City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 27, 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 September 22, 2022 FMPC Minutes.

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The January 2023-January 2024 FMPC Calendar.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the

matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included with the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

3. Consideration Of Approval Of Items 4-22 And 28-31 On The Consent Agenda.

SITE PLAN SURETIES

4. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Accept The Landscaping Phase I (Assisted Living) Improvement, Release The Performance Agreement And Establish A Maintenance Agreement To October 20, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGRENDA)

   Sponsors: Melodie Brady

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1, Extend The Performance Agreement For Drainage, Green Infrastructure, Sidewalks And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

7. Amelia Park PUD Subdivision, Site Plan, Sections 2-6, Extend The Performance Agreement For Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 4 And Landscaping Section 6 Improvements To October 26, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Drainage Improvement To April 27, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

9. Echelon PUD Subdivision, Site Plan, Sections 1-3, Extend The Performance Agreement For Landscaping Buffers Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Grace Point Church Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Phase B Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

11. Hard Bargain Development Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

12. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Drainage And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Stormwater Drainge / Detention On Area 2 Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

14. Ovation Subdivision, Site Plan, (Infrastructure), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

15. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

16. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

17. Richland Close Subdivision, Site Plan, Extend The Performance Agreement For Drainage, Green Infrastructure, Landscaping And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

18. Rizer Point PUD Subdivision, Site Plan, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

19. Rizer Point PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 26, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

21. Stream Valley PUD Subdivision, Site Plan, Section 13, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

22. Travel Centers Of America Subdivision, Site Plan, Extend The Performance Agreement For Green Infrastructure Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

23. Consideration of Resolution 2022-66, A Resolution Amending The Carothers Glen PUD Subdivision To Extend The Vested Rights, For The Property Located At 4338 And 4340 South Carothers Road.

Sponsors: Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

24. 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 1406 Cannon Street, And 319, 401, 403, And 405 Battle Avenue.
FMPC 6/23/22, 5-2 to deny
FMPC 8/25/22, 8-0 to defer to 9/22/22
FMPC 9/25/22, 8-0 to defer to 10/27/22

Sponsors: Amy Diaz-Barriga, Joseph Bryan

25. Consideration Of Ordinance 2022-38, An Ordinance To Rezone 7.0 Acres From Agricultural (AG) District To Residential 2 (R2) District For The Property Located East Of Hillsboro Road And North And South Of Poteat Place.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

26. Consideration Of Ordinance 2022-34, An Ordinance To Rezone 301.89 Acres From Planned (PD) District To Planned (PD 54,982) District For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane (Aspen Grove PUD Subdivision, Section A).

Sponsors: Amy Diaz-Barriga, Joseph Bryan

27. Consideration Of Resolution 2022-60, A Resolution Approving A Revised Development Plan For Aspen Grove PUD Subdivision, Section A, With 1 Modification Of Development Standards (Building Elements), For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

28. Bicentennial Park, Site Plan, Establishing Easements And Amenities For A City Park, On 12.85 Acres, Located At 200 And 214 North Margin Street. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

29. The Factory At Franklin PUD Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

30. Stream Valley PUD Subdivision, Final Plat, Section 10, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 20.99 Acres, Located West Interstate 65 and North And SouthOf Rockport Avenue. (CONSENT AGENDA)

    Sponsors: Amy Diaz-Barriga, Joseph Bryan

31. Villages At Southbrooke PUD Subdivision, Final Plat, Section 2, Creating 44 Residential Lots And 5 Open Space Lots, On 10.83 Acres, Located At 1049 Southbrooke Boulevard. (CONSENT AGENDA)

    Sponsors: Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

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CALL TO ORDER

Chair Roger Lindsey called the meeting to order at 7:01 pm.

Commissioners Present: Jenny Williamson, Jimmy Franks, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Roger Lindsey, Marcia Allen, Scott Harrison

Commissioners Absent: None

APPROVAL OF MINUTES

1. Consideration Of Approval Of The August 25, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 minutes of August 25 2022

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Ann Petersen to Approve the Minutes from the August 25, 2022, meeting. The motion carried 9-0.

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.

Ms. Diaz-Barriga stated that after the agenda had been published, it was brought to staff's attention that the mailing requirements for the rezoning request for Item 21 (Consideration of Ordinance 2022-19) was not postmarked the minimum of 15 days prior to the meeting. The applicant delivered the mailers to the post office 15 days prior to the meeting but the post office did not process the mailers until the next day. Staff will ask the Commission to defer Consideration of Ordinance 2022-19 to the October 27, 2022, meeting. Ms. Diaz-Barriga further stated that by law Ordinance 2022-19 could not be heard in this meeting.

Chair Lindsey informed that those present this evening are welcome to stay for the meeting and they can be heard, but Consideration of Ordinance 2022-19 would not be heard other than the vote for deferral.

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 3-18 And 22-26 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-18 and 22-26 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Drainage Offsite And Green Infrastructure Offsite Improvements To September 28, 2023; Accept The Sidewalks Offsite And Green Infrastructure Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Accept The Landscaping Phase 2 (Villas) Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Sidewalks And Streets Improvements To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1; Accept The Sidewalk Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalks And Green Infrastructure Improvements To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Ralston Row PUD Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To March 23, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Riverbluff PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To March 23, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September, 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Synergy Bank Addition Subdivision, Site Plan, Revision 3 (Phases 3 And 4); Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Westhaven PUD Subdivision, Final Plat, Section 40; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

19. 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. ORD 2022-21 OPTIMA FRANKLIN PUD REZ_Combined_Law approved (2)
3. 2022.07.07_The Optima Franklin - Rezoning Plan

Staff Presentation: Joseph Bryan. The applicant is requesting rezoning of the property from Regional Commerce 6 to Planned District to accommodate the Optima Franklin PUD subdivision. The proposed entitlements include 10.15 dwelling units per acre, 203,968 square feet of nonresidential space and 130 hotel rooms. Of the 203,968 square feet of nonresidential space,137,908 square feet of commercial space is already existing at the NHC facility as it is part of the

parcel. Envision Franklin places this property in the Regional Commerce Design Concept, which states that these areas contain high intensity activity centers that attract large numbers of people and employers from both within and outside of the city. These areas include major employment and revenue generators that are a valuable community resource. The proposed zoning and entitlements are consistent with the recommendations of Envision Franklin and are compatible with the established uses in the surrounding area. Mr. Bryan stated that staff recommends approval of Ordinance 2022-21 to the Board of Mayor and Aldermen.

Chair Lindsey asked if anyone from the public would like to speak regarding this item. There were none.

Applicant Presentation: Scotty Bernick, Ragan-Smith Associates. Mr. Bernick stated the property is over 34 acres and has been a vacant lot where school buses have been parked. The application proposes a mixed-use development including a hotel, commercial, and multifamily. A live-work component will be part of the site. Mr. Bernick noted that although there are no plans for a transit stop, the group would like to consider a stop within the development. The plans have been updated to note a potential transit stop. Mr. Bernick stated that the area has the infrastructure and the closeness to the interstate for this type of development. Several studies were conducted from Cool Springs Boulevard and Mallory Lane looking at the site, which resulted in no obstructed view from the viewshed. Mr. Bernick noted that the hotel and commercial space were adjusted to open the view of Ropers Knob. In regards to the rezoning request, Mr. Bernick noted that it is here to implement the guiding principals for Envision Franklin. Specific to tight setbacks, mixed uses with a responsible ratio of uses. There are unique site conditions on this vacant lot. It is quite linear in fashion, including some significant grade from previous excavations. Mr. Bernick stated that in relationship to property uses, building forms and heights of the site closely align with the RC 6 designation. Mr. Bernick summarized by stating that the application meets most of the principles recommended in Envision Franklin for the Regional Commerce district.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Michael Orr to recommend approval of Ordinance 2022-21 to the Board of Mayor and Aldermen.

Chair Lindsey asked for discussion on the motion. There was none.

The motion carried 9-0.

20. 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. Conditions of Approval_04_updated 9.15.2022
4. Pages from Pages 1-2 from 2022.09.01_21-0233 The Optima Franklin-2
5. Pages from Pages 3-7 from 2022.09.01_21-0233 The Optima Franklin-3
6. Pages 8-14 from 2022.09.01_21-0233 The Optima Franklin-2
7. Pages 15-21 from 2022.09.01_21-0233 The Optima Franklin-3
8. Pages 22-24 from 2022.09.01_21-0233 The Optima Franklin-4

Staff Presentation: Joseph Bryan. Mr. Bryan stated that the development plan proposes 348 attached residential dwelling units, 203,968 square feet of non-residential space and 130 hotel keys on 34.30 acres. According to Envision Franklin, this property aligns with the regional commerce design concept for new development. The guidelines state that new development should have integrated designs with coordinated access, amenities and cohesive architecture that fits within the context of the corridor. Buildings should be arranged so that they help frame/define the streets, creating a deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. The proposed application meets the recommendations of Envision Franklin by providing a mix of uses including commercial, retail, housing, and hotel rooms, all in a cohesive and walkable design. A trail system at the rear of the property connects to the existing Franklin City Park Trail system for access to the nearby Aspen Grove Park. The site layout provides an urban feel with building-lined streets, walkable development and architecture that is consistent with the style of the corridor. Mr. Bryan stated that Jimmy Wiseman would add additional remarks about the proposed development.

Mr. Wiseman stated that staff does support the plan with conditions, provided in the proposal packet, relating to traffic impact for a new development. A traffic impact analysis for a development this size is required and reviewed by the city along with a third-party consultant. The first round of the impact analysis noted improvements that are listed in the packet and were all modeled as part of the transportation model. The study was reviewed, and the improvements/implementation discussed with the applicant. Mr. Wiseman stated that it became clear the applicant did not want to make a certain number of the recommended improvements. Specifically, at Cool Springs Blvd. and Mallory Lane, the improvements include an additional southbound left turn lane with widening to the west on Mallory to maintain the existing through lane. To achieve the three southbound left turn lanes, a modification to the southbound "on" ramp of interstate 65 would be required. An additional northbound right turn lane on Mallory Lane would also be required. Mr. Wiseman stated that these are all the conditions of approval before the Commission. Mr. Wiseman further stated that when the traffic impact analysis says that an intersection is not meeting the level of service D required in the guidelines, then the applicant is required to make improvements that meet the guideline standard. Currently, the intersection is at the level of service E. Considering the new development and its traffic impact, the level of service F for turning movements will worsen traffic conditions. Staff recommends that traffic improvements be required for this development. Mr. Wiseman stated that Mr. Gerth also had final comments on the development plan.

Mr. Gerth stated that the development plan aligns nicely with the Envision Franklin goals. Mr. Gerth noted the pedestrian-friendly area and compact redevelopment and development that is likely in the years ahead in Cool Springs. There are a lot of surface parking lots in Cool Springs with several inquiries received for redevelopment. The transportation study showed certain levels of failure at intersections. The city engineer and traffic engineer provide guidance on strategies to either maintain the level of service E or to potentially lower or improve the level of service. Mr. Gerth stated that after two meetings it became clear the developers did not want to make the traffic improvements recommended by the study. The traffic impact study has been submitted to third-party consultants, but the final updates have not been received back to finalize and approve the traffic impact analysis. There are four options that the Board of Mayor and Aldermen and the Planning Commission should consider regarding this development. Until the road impact offset agreement is received, the development plan cannot move forward.

Four options for the board to consider and provide guidance on:
1) Improvements to the Mallory Lane/Cool Springs intersection and improvement of the southbound I-65 "on" ramp should be the financial responsibility of the Optima team.
2) Ask staff to create a capital project sheet for the Mallory Lane/Cool Springs Blvd. intersection and the I-65 southbound "on" ramp for future consideration by BOMA for capital project prioritization.
3) The Optima team is not required to make any improvements to the Mallory Lane/Cool Springs Blvd. intersection/ I-65 southbound "on" ramp and the team must acknowledge the intersection failure per the TIA.
4) Combine the arterial road impact fees that this development will pay with other unallocated arterial road impact fees that are available. The Optima team would manage these improvements at the intersection of Mallory Lane/Cool Springs Blvd. and the I-65 southbound "on" ramp.

Mr. Gerth noted that staff strongly recommends the board consider option #4. The improvement of the Mallory Lane/Cool Springs Blvd. intersection/ I-65 southbound "on" ramp will impact the citizens and visitors positively. The intent is for the funds to cover the cost of both improvements, but Optima will have to manage the project.

Mr. Gerth stated that the options for the Planning Commission to consider for this meeting are:
1) Recommend approval with staff conditions regarding traffic improvement at Mallory Lane/Cool Springs Blvd. intersection and the I-65 southbound "on" ramp. How the improvements are accomplished would be a decision for BOMA to make.
2) Recommend deferral of the proposal until BOMA has had an opportunity to consider alternative funding sources for the identified improvements.
3) Denial of the project.

Mr. Wiseman clarified that the initial traffic impact analysis, as mentioned, did have the improvements modeled. A second TIA was submitted where the improvements were removed from the model. Staff is in the process of analyzing what the actual impacts are if the improvements at this intersection are not made. The finalized study has not been received; therefore, it would be inappropriate to discuss and answer questions regarding number details.

Chair Lindsey asked if anyone from the public would like to make a comment on the proposed development plan.

Alderman Burger stated her concerns about traffic is that this area is part of the ward she represents. Although the traffic seems to move well, Alderman Burger said she is told that the intersection is failing. Obviously, there needs to be a plan for traffic in this area, but why is it the responsibility of these developers to make improvements to an intersection that is about a mile from where the subject property is located? Alderman Burger stated that it doesn't seem fair for the improvements to be the responsibility of the developer. The traffic problem needs to be addressed by the City of Franklin and not necessarily by the developers of the subject property.

Applicant Presentation: Scotty Bernick, Ragan-Smith Associates. Mr. Bernick stated that through discussions back and forth with staff and Mr. Gerth that there are possible solutions for improvement to the traffic flow. From the developer's point of view, the proposed improvements may be out of proportion for the impact of the development project. Mr. Bernick respectively asks for a favorable recommendation to present the project to BOMA.

Cameron Bean, Developer. Mr. Bean stated that the developers agreed to participate in the traffic mitigation but have not been able to come to an agreement. The TIA requirements reference proportionality for the developer, for traffic improvements, at intersections that are at this level of service. Funds have been proposed to assist with mitigating traffic improvements, but at a proportionate rate based on the level of the impact of the development. The developers have demonstrated through the transit additions, sensitivity to the Ropers Knob viewshed and the connectivity of the greenway, among others, that a partnership is desired. Mr. Bean concluded by saying that they would like to be partners and pay a proportional share of the traffic improvements.

Commissioner Harrison asked Mr. Wiseman to confirm that the final traffic impact analysis had not been received.

Mr. Wiseman stated that once the final TIA has been received, specifics can be discussed relating to the level of service expected at the Mallory Lane/Cool Springs intersection. Unofficially, Mr. Wiseman stated that a level F service at the intersection is the expected outcome.

Mr. Gerth asked that everyone speak clearly into the microphone so to be heard in the back of the room.

Commissioner McLemore moved to approve Resolution 2022-46, with staff conditions, to BOMA, seconded by Commissioner Orr.

Commissioner Harrison stated that under the guidelines, a project cannot be approved that would allow an intersection to be at a level of service F. The proposal should be heard by the Board of Mayor and Aldermen.

Commissioner McLemore stated that is why the motion was made.

Commissioner Allen added that the traffic in Cool Springs affects everyone in the city, not just the homeowners and retailers that live and/or work in the ward. The impact fees are in place to help offset the costs of developmental impact on the area.

Commissioner Franks stated that the traffic improvements should fall under capital improvement and the City of Franklin needs to do an RFP and commission Public Works for the improvements.

Ms. Diaz-Barriga stated that the motion is for approval with conditions based on the conditions that are attached, which is to implement these offsite improvements at the site plan stage. If BOMA decides something different than that, the changed condition would have to come back to the Planning Commission for concurrence.

Ms. Billingsley explained that state law says that the Planning Commission must consider the whole development. If BOMA alters the development plan in some way and the Planning Commission has not seen the change, the plan would return to the Commission for concurrence. The Planning Commission could recommend that BOMA reconsider for a specific reason. The Planning Commission is considered the body of experts and needs to be aware of all parts of the development plan.

Commissioner Petersen asked Ms. Billingsley to send her information regarding this law. Commissioner Petersen also stated that a development plan is not seen in most rezonings. If you read the conditions, it says "it shall be implemented

at the site plan stage." This means that it must be built.

Commissioner Franks asked if the Commission approves the motion for recommendation, would there be a requirement for the improvements to be made?

Commissioner Mann stated that yes, the condition states that the improvements shall be implemented.

Ms. Diaz-Barriga stated that the condition does not say how the improvements are to be implemented, but that they shall be implemented.

Chair Lindsey stated that once the plan goes through that process, the Planning Commission understands the direction BOMA would like to go with the project.

Ms. Diaz-Barriga suggested that if deferral is the choice the Planning Commission makes, the process is similar. Once BOMA has had an opportunity to determine alternative funding resources, the proposal would then be sent back to the Planning Commission for review and approval.

Commissioner Petersen stated that she was not comfortable with the conditions.

Commissioner Allen stated that she is comfortable with the conditions because if the Planning Commission approves the motion without conditions, the developers would not be responsible for the improvements. It is up to BOMA to determine how the money is dispersed.

Chair Lindsey stated that approval of the motion, with conditions, represents a starting point.

Commissioner Petersen asked Mr. Wiseman about the TIA that was previously completed in the Cool Springs area that updated the technical street standards.

Mr. Wiseman stated that the TIA was a part of the update and completed around 2019 to 2020.

Commissioner Petersen asked about projects that were recently approved.

Commissioner Harrison stated that those were infrastructure improvements.

Commissioner Petersen stated that the guidelines recommend that projects within a half a mile be responsible for possible traffic improvements.

Mr. Wisemen stated that the previous impact analysis guidelines stated that a study of a failed intersection could be conducted if it was determined by the city engineer and the traffic engineer that it was necessary. The updated guidelines are more specific.

Commissioner Franks asked what would happen if the project moved forward without any conditions? BOMA could be the body to enforce the conditions.

There being no further discussion, Chair Lindsey asked the Commissioners to vote by roll call.

ACTION:	**Motion of recommendation of approval to the Board of Mayor and Alderman with Conditions Resolution 2022-46 by Commissioner Alma McLemore seconded by Commissioner Michael Orr;** **Motion Passed 8-1**
AYES:	**Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Ann Petersen, Jenny Williamson**
NOES:	**Nick Mann**
ABSTAIN:	**None**

21. 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 1406 Cannon Street, And 319, 401, 403, And 405 Battle Avenue.

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

Attachments:
1. MAP Franklin Elem Sub Rez
2. 2022-19 ORD REZONE TO RESIDENTIAL_Combined_LAW APPROVED (2)
3. 2022-09-01 227418 FSSD Elementary ReZoning 9.1.22

Chair Lindsey stated that this item was publicly noticed but will be deferred to the next meeting, as discussed earlier, in announcements from staff. If there is anyone from the public who would like to speak, you may have your two minutes.

Jared Sullivan, 419 Figuers Drive. Mr. Sullivan read a prepared statement and one is included with the minutes. Mr. Sullivan stated that the community is strongly opposed to the rezoning. The community would like to keep the property zoned for civic use as the property has been since the 1860's. Mr. Sullivan referred to the packet he provided to the Commission and staff. The packet included information regarding an offer from a local private school to purchase the property from FSSD. The community would love to see a school or church so that the community could continue to enjoy the area. Mr. Sullivan stated that the Commission was told a mistruth by FSSD. Mr. Esslinger stated that the playground and open space would continue to be available to the public, but shortly after the August meeting, "keep-out" signs were posted at the soccer field behind Franklin Elementary. Mr. Sullivan stated that he believes that FSSD does not want the community's input regarding the use of this area. Mr. Sullivan asked the Commission to act in the interest of the community.

There being no further discussion, Chair Lindsey asked for a motion to defer to the October FMPC meeting.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr, that Item 22 be deferred until the October 27, 2022, Planning Commission meeting. The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Simmons Ridge PUD Subdivision, Final Plat, Section 6, Creating 22 Single-Family Residential Lots, 22 Attached Residential Lots, And 2 Open Spaces, On 7.53 Acres, Located East Of South Carothers Road And North Of Honey Bush Circle. (CONSENT AGENDA)

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

Attachments:
1. MAP 7947 Simmons Ridge PUD Subdivision, Final Plat, Section 6
2. 7947 Simmons Ridge PUD Subdivision, Final Plat, Section 6 Conditions of Approval_01
3. Simmons Ridge PUD Subdivision, Final Plat, Section 6 (CASHIERED ON 072522) - submittal 002

The item was Approved on Consent Agenda.

23. Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11, Identifying Townhome Unit Locations Within Lots And Revising Easements, On 12.78 Acres, Located North Of Murfreesboro Road And West Of Royal Oaks Boulevard. (CONSENT AGENDA)

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

Attachments:
1. MAP 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 & 11
2. 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 and Conditions of Approval_02
3. FINAL PLAT 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 & 11 (1)
4. FINAL PLAT 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 & 11 (2)

The item was Approved on Consent Agenda.

24. Robinson Lake, Site Plan (Dam Rehabilitation), Rehabilitating The Existing Dam, Providing Riparian Buffer Enhancements, Providing A Trail, And Adding A Parking Lot, On 75.5 Acres, Located East Of Interstate 65 And West Of Carothers Parkway, At 3439 Carothers Parkway. (CONSENT AGENDA)

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

Attachments:
1. MAP 7945 Robinson Lake, Site Plan (Dam Rehabilitation)
2. 7945 Robinson Lake, Site Plan (Dam Rehabilitation) Conditions of Approval_01
3. Pages from City of Franklin - Pages 1-8 Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022
4. Pages 8-16 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-2
5. Pages 17- 24 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-3
6. Pages 25-32 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-4
7. Pages 33-40 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022
8. Pages 41-48 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-2
9. Pages 49-56 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-3
10. Pages 57-64 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-4
11. Pages 65-71 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-5
12. Pages 72-74 from City of Franklin - Robinson Lake Site Plan (Dam Rehabilitation) 8-31-2022-6

The item was Approved on Consent Agenda.

25. The Factory At Franklin PUD Subdivision, Site Plan, Revision 1, Reconfiguring Parking Layout And Adding Open Space Lots, On 20.06 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

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

Attachments:
1. MAP The Factory PUD SP Rev 1
2. 7941 Factory at Franklin PUD SP Rev1_Conditions of Approval_01
3. The Factory at Franklin PUD Subdivision, Site Plan, Revision 1 (Parking Revisions) (Paid with Check 080922) - submittal 003_Part1
4. The Factory at Franklin PUD Subdivision, Site Plan, Revision 1 (Parking Revisions) (Paid with Check 080922) - submittal 003_Part2
5. The Factory at Franklin PUD Subdivision, Site Plan, Revision 1 (Parking Revisions) (Paid with Check 080922) - submittal 003_Part3
6. The Factory at Franklin PUD Subdivision, Site Plan, Revision 1 (Parking Revisions) (Paid with Check 080922) - submittal 003_Part4

The item was Approved on Consent Agenda.

26. Shawnee PUD Subdivision, Site Plan, Developing 26 Attached Residential Units And 1 Open Space Lot, On 2.24 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Shawnee PUD, SP
2. 7916 Shawnee PUD SP_Conditions of Approval_01
3. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part1
4. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part2
5. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part3
6. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part4
7. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part5
8. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part6
9. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part7
10. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part8
11. Shawnee PUD Subdivision, Site Plan (CASHIERED ON 071122) - submittal 003_Part9

The item was Approved on Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

27. Consideration Of Ordinance 2022-26, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Update.

Sponsors: Emily Wright, Kelly Dannenfelser

Attachments: 1. ZO Presentation FMPC 9 22 2022
2. 2022-26 An Ordinance to Amend the Franklin Zoning Ordinance and Zoning Map_Law Approved 09.14.22

It was requested for this item to be heard before item 19.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jimmy Franks to approve to move this item up in the agenda. The motion carried 9-0.

Staff Presentation: Kelly Dannenfelser. Ms. Dannenfelser stated that a list of proposed amendments was discussed at the July Joint Conceptual Workshop and later at the BOMA work sessions. The proposed amendments include updating the ordinance to reflect the state model floodplain ordinance which are minimal to what is already required. Ms. Dannenfelser stated that the changes were definitional to the standards themselves. The second is allowing parking in the floodway for publicly owned and operated parks for activities like canoe launches along the river and for parking at Bicentennial Park. The third is allowing a small building addition in the downtown district for buildings without triggering the parking requirement. Following BOMA feedback, it is limited to one building and up to a thousand feet to provide more flexibility for building owners for enclosed spaces underneath their rear decks or staircases, without requiring additional parking. The fourth update clarifies the number of rental nights permitted when a property owner is renting their home on a part time basis as a short-term vacation rental. This aligns with the criteria for a property owner to be a permanent occupant of the home, which is already in a zoning ordinance and sets a limit of 113 nights per calendar year. The fifth is permitting overhead utility line improvements for system upgrades that are not associated with development that already serve existing and existing service areas. The sixth is allowing for parking signs within parking lots that designate specific parking spaces. Examples would include reserved order pick-up signs at grocery stores. Basically, the signs would indicate or designate that the parking space is for a certain use. What is proposed, is not to further regulate those other than what is required by building codes for ADA-accessible spaces. This also applies to the Historic Preservation Overlay. The seventh is making improvements to the performance agreements which ensure that there is enough funding available for the improvements to be completed, as promised by the developer. The improvements include increasing the initial performance agreement amount, increasing the number of improvements that must be completed before a performance agreement can be reduced, and not allowing the one-time reduction to be less than 50% of the original calculation of that performance agreement. Also, to add a fee for inspections that will involve a municipal code update. The fee would cover the administrative costs of an inspection of the site.

REZONING:
1. A scenic corridor overlay line work refinement. This does not change the SCO, it refines the lines because of the new GIS tool that allows users the ability to trace the right of way, which is where the scenic corridor overlay is measured from. Ms. Dannenfelser referred to overhead presentation maps to show what the slight changes would look like.
- **Map of Lewisburg Pike, south of Goose Creek Bypass that includes a minor reduction of less than 30 feet or a reduction of just over 30 feet.**
- **Map of New Hwy. 96 West includes minor reductions or reductions around old Charlotte Hwy. Also, a minor addition on the east side of Mack Hatcher Pkwy.**
- **Map of Del Rio Pike, Carlisle Lane, and Old Charlotte Hwy. There are a mix of reductions and a small addition. Ms. Dannenfelser noted that any lot that is 2.25 acres or less is exempt from the SCO because the intent is to create a scenic corridor for new development. Lots of this size have deeper setbacks and landscape requirements and are not intended for existing single-family lots, but for new development.**
- **Map of Mack Hatcher and Franklin Road. There are minor reductions and a small number of minor additions. This is a minor change that refines the line work so that it is more accurate in terms of measuring from that right of way line.**
- **Map of Murfreesboro Road between Mack Hatcher and Downtown Franklin. The areas noted are minor reductions and an addition, but the areas are single family lots which are exempt.**

2. Rezonings for several properties on Natchez Street that are in the National Register Historic District. The properties include Shorter Chapel, Franklin's Green Book House, and the Bazelia S. Harris Community Life Center. This will bring these legally established uses into the CI district as institutional uses that are more appropriate than zoning for a residential district and better addresses proper signage usage for these needs. The HZC recommended approval to FMPC at the September meeting for nomination of these properties into the local historic district.

Ms. Dannenfelser stated that following the recommendation to the Board, there will be a public hearing (after this meeting), a work session and the first reading on October 25, 2022. A second reading and public hearing will take place

on November 22, 2022. The third reading and final reading will be on December 13, 2022. The anticipated effective date will be January 1, 2023.

Chair Lindsey asked if there were any public comments on this item.

Dr. Kenneth Hill, Pastor of Shorter Chapel AME Church in Franklin. Dr. Hill stated that Shorter Chapel has been a sacred place of civic pride and public value for the City of Franklin for 155 years. Originally organized in 1868 and moved to its current location at 255 Natchez Street. Natchez Street was the residential, commercial, and institutional heartbeat of Franklin's African American community throughout the 20th century. In 2007, the Shorter Chapel AME Church, Bazelia Harris Community Life Center, became a dream that came true because of a generous donation by Bazelia Harris, a former teacher and member of the church. Ms. Harris became known as Ms. Shorter Chapel. Her gift provided the funds to purchase land across the street from the church for the new community center, which will be used for church, civic community meetings and religious education. The gift from Ms. Harris was left in the church in a trust that is overseen by Shorter Chapel Trustees. Shorter Chapel is requesting rezoning of its properties to the Civic Institutional and the Historic Preservation Overlay District. The request for rezoning would better reflect its current usage and to restore and preserve the historic properties. The chapel has a long history of outreach and community partnerships and has been blessed with providing a spiritual home for thousands of people over the years. Dr. Hill finished by stating that he looks forward to continuing to serve the Franklin community and beyond and thanks God for this privilege to serve. "I am Dr. Kenneth Hill and I approve this message."

Chair Lindsey asked if there were any other citizens who would like to speak. There were none.

Chair Lindsey asked the Commission for a motion to recommend approval to BOMA on the item.

Commissioner Harrison moved to approve a favorable recommendation to BOMA, seconded by Commissioner Orr.

Commissioner Franks commented on the current bond issue. There are a significant number of restrictions on the current bond. The restrictions are as strenuous as any in the state and to continue to reinforce the bond will place a burden on the future building and future of diversified low-priced homes. Commissioner Franks stated that he could not support this and believes that more discussion is needed. This places a burden on affordable housing for the future. Commissioner Franks requests a deferral so that the appropriate amount of discussion could take place.

Ms. Billingsley asked if Commissioner Franks was making a motion to defer to the next meeting.

Commissioner Franks stated yes, "I would like to make a motion to defer to the next meeting." This would allow time to talk to developers and stakeholders to discuss the issues of bond restrictions.

Chair Lindsey stated that there is a motion to defer by Commissioner Franks, seconded by Commissioner Harrison.

Commissioner Harrison stated that he seconded the motion to defer so that discussion and understanding of the bond issue could occur.

Commissioner McLemore stated that if the Commission defers to the next meeting, then the complete Consideration of Ordinance 2022-26 would be deferred. It appears that discussion about bond restrictions is the only part requiring deferral. Is it possible to separate the bond discussion for the complete proposal?

Ms. Billingsley confirmed that the item before the Planning Commission is the whole ordinance that changes the zoning ordinance. Comments could be inserted that state who and why someone does or does not support the rezoning, but BOMA is the only body that could pull out a section of Ordinance 2022-26.

Commissioner Allen stated that either the complete Ordinance 2022-26 is recommended to BOMA, or the complete ordinance is deferred to the next meeting.

Ms. Billingsley suggested that a request could be made to BOMA asking to pull out a section of the ordinance, but the decision would be decided by BOMA.

Ms. Dannenfelser clarified that this amendment is not not allowing a performance agreement reduction. It is changing the number of improvements that must be completed before the reduction can be requested and then limiting the maximum reduction amount to 50% of the original performance agreement calculation. Right now, it's 25%, so it would be raised by 25%. There could still be a reduction, but it changes the amount that could be reduced. The issue is these securities have been around for a long time and there isn't enough money in the surety to pay for the completion of the improvement that was promised by the developer as part of the approved plan. The requirements are trying to make sure that we have adequate funds to be able to complete the improvements if they are not completed by the developer.

Commissioner Orr stated that the overall bond amount after this is going to be the exact same as before. The difference is the reduction factors will change.

Ms. Dannenfelser stated that staff is proposing increasing the original calculation from 110% of the performance agreement amount to 125% of the estimated amount to actually complete the improvements and have the funds to do so.

Commissioner Mann stated that he disagrees because the entire intent is to hold the developer responsible for doing what they promised to do in the first place. So much time is put into reading, discussing, and approving the plans that are presented to the city and then to have some not adhere to those plans means that there is very little recourse we have as a community. The planning boards are the only enforcement mechanisms the community has that means something. The change is supported because of the release mechanisms going from 125% down to 110%, but the enforcement part is necessary.

Chair Lindsey stated that over time the problems have manifested resulting in projects not getting finished because of insufficient money left and the developer failing to complete the work. The problem is the way the system is structured, and changes need to be made. The real focus is that this change is not to the cost of completing a project, but the ability to even get a project completed.

Commissioner Franks said that he would like to add comments as Ms. Billingsley suggested and let the board take up the issue of bonds specifically.

Chair Lindsey stated that the motion on the floor is for deferral to the next meeting.

ACTION:	**Motion to Defer Item 27 to the the next FMPC meeting made by Commissioner Franks, seconded by Commissioner Harrison;**
AYES:	**Scott Harrison, Jimmy Franks**
NOES:	**Marcia Allen, Roger Lindsey, Michael Orr, Alma McLemore, Nick Mann, Ann Petersen, Jenny Williamson**
ABSTAIN:	**None**

Chair Lindsey stated that the motion to defer failed by a vote of 2-7.

Chair Lindsey stated we are back to the main motion to recommend approval to BOMA.

Commissioner Franks stated that he would like to add his comments. Commissioner Franks stated that be advised, the unintended consequences of the bond and an additional restriction of the increase in of the bond.

Motion to Approve to recommend approval of Ordinance 2022-26 to BOMA by Commissioner Harrison, seconded by Commissioner Orr;

Chair Lindsey asked for discussion on the motion. There was none.

The motion carried 9-0.

The Planning Commission discussed one component in particular, the changes to performance agreements and sureties' requirements, and requested that the Board review this section in their discussions.

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 Michael Orr, seconded by Commissioner Marcia Allen to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 08:23 p.m.

_____ _____

Chair Date

COMMUNITY RESPONSE: 1406 CANNON STREET REZONING

The Battle-Everbright-Figures neighborhood strongly opposes the rezoning of 1406 Cannon. A few points we hope the Planning Commission will consider:

A private school has offered $7 million for 1406 Cannon, which is $2 million more than FSSD has said it needs to build its new facility on Eddy Lane. I acquired a copy of the offer through a records request, which I've included. There is real demand for this property as a civic space; let it remain as it is. Because once it's gone, the community will never get it back.

Our community wants 1406 Cannon to remain zoned civic, no matter how it's used. Private school, nursing home, cemetery, whatever: that's our preference as taxpayers. And Joey Bryan, of the Planning staff, told me on a Sept 2nd call that 1406 Cannon can stay zoned civic and be in accordance with Envision Franklin. In other words, the Planning Commission *may* rezone 1406 Cannon, but it doesn't have to, in Mr. Bryan's professional opinion.

FSSD told you a mistruth during the August meeting. Dr. David Esslinger told the Commission—presumably to assuage concerns about the potential loss of the old 1406 Cannon playground—that FSSD would continue to allow the community to access its other playgrounds in the neighborhood. [At 44:30 in the YouTube recording.] Days later, FSSD put a brand-new keep-out sign at the soccer field behind Franklin Elementary. [Photo included.] I'm anything but a conspiracy theorist, but the timing of this new sign struck me as curious. Is FSSD retaliating against our community for pushing back against its efforts to rezone 1406 Cannon? It seems that way.

FSSD doesn't speak for us. To our community's tremendous offense, FSSD likes to tell the Planning Commission and BOMA that it is acting in our interest by trying to rezone and sell 1406 Cannon. That's not true. We overwhelmingly oppose the rezoning effort. But FSSD wouldn't know: the school district voted to sell 1406 Cannon in the middle of a pandemic that killed a million Americans without notifying anyone in our community, either by mail or with signs or with a notice in the newspaper, about its plans. That's not transparency. That's not what good government does. You represent us, not FSSD, and we urge you to act in the interest of the community.

Thank you for your consideration. —*Jared Sullivan (615-974-5536)*

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Esslinger,

I pray this email finds you enjoying a prosperous week.

On behalf of Franklin Classical School (FCS), I wanted to thank you for the dialogue last week regarding the status of the FSSD building sale.
With the information you provided, I was able to work through a pricing exercise that removed the lots you mentioned and reduced the acreage to
+/- 6.76 acres including the building known as the Central Office Annex.

In anticipation of this follow-up email, I was able to discuss with the FCS Leadership the possibility of providing you with a purchase price for consideration. As we discussed, my clients use of the property
eliminates several obstacles for any developer going forward and the possibility of tying things up for an exorbitant amount of time for the due diligence process. We feel that an offer of **$7,000,000.00** would be a fair price for all involved with this transaction. If you find this offer acceptable, I would be happy to organize a Purchase & Sale Agreement for
your review and comment.

Thanks again for the opportunity to work with you on this exciting project. As we share in the common desire to effectively equip the next generation, it just makes this endeavor even more special.

God bless you and the FSSD staff,

Seth T. McDowell
AGILITAS Property Development, Inc.
2031 N. Mt. Juliet Road
Suite 200
Mt. Juliet, TN 37122
E smcdowell@apdinc.us
O (615) 327-8788

From: Seth McDowell
Sent: Tuesday, February 1, 2022 4:52 PM
To: esslingerday@FSSD.org


NO
TRESPASSING
AUTHORIZED
PERSONNEL
ONLY
PROHIBIDA
LA ENTRADA
SOLO
PERSONAL
AUTORIZADO

FRANKLIN MUNICIPAL PLANNING COMMISSION MEETINGS AND DEADLINES

January 2023-January 2024

RED dates indicate deadlines moved due to City Observed Holiday

Neighborhood meeting (for PUDs and EF Amendments) must be scheduled with staff by this date	Pre-Application Submittal Deadline (9:00 AM): submit plans prior to or on this date	Pre-Application meeting day	Applicable Neighborhood meeting dates for PUDs and EF Amendments (contingent on availability)	Initial Submittal Deadline (5:00 PM) and Joint Conceptual Workshop Application Deadline	Checkprints returned to applicant (NOON) *staff comments due 11:00 AM*	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)	
11/23/2022	11/28/2022	12/6/2022	12/6 - 12/7	12/12/2022	12/22/22@3pm	1/5/2023	1/18/2023	1/26/2023	
12/22/2022	12/27/2022	1/3/2023	1/3 - 1/5	1/9/2023	1/24/2023	2/2/2023	2/15/2023	2/23/2023	
1/20/2023	**1/23/2023**	**1/31/2023**	**1/31 - 2/2**	**2/6/2023**	**2/21/2023**	**3/2/2023**	**3/15/2023**	**3/23/2023**	*
2/24/2023	2/27/2023	3/7/2023	3/7 - 3/9	3/13/2023	3/28/2023	4/6/2023	4/19/2023	4/27/2023	
3/24/2023	3/27/2023	4/4/2023	4/4 - 4/6	4/10/2023	4/25/2023	5/4/2023	5/17/2023	5/25/2023	
4/21/2023	**4/24/2023**	**5/2/2023**	**5/2 - 5/4**	**5/8/2023**	**5/23/2023**	**6/1/2023**	**6/14/2023**	**6/22/2023**	*
5/26/2023	5/26/23 @ 12pm	6/6/2023	6/6 - 6/8	6/12/2023	6/27/2023	7/6/2023	7/19/2023	7/27/2023	
6/23/2023	6/26/2023	7/5/2023	7/5 - 7/6	7/10/2023	7/25/2023	8/3/2023	8/16/2023	8/24/2023	
7/28/2023	**7/31/2023**	**8/8/2023**	**8/8 - 8/10**	**8/14/2023**	**8/29/2023**	**9/7/2023**	**9/20/2023**	**9/28/2023**	*
8/25/2023	8/28/2023	9/5/2023	9/5 - 9/7	9/11/2023	9/26/2023	10/5/2023	10/18/2023	10/26/2023	
	No November Planning Commission Meeting								
9/22/2023	**9/25/2023**	**10/3/2023**	**10/3 - 10/5**	**10/9/2023**	**10/24/2023**	**11/2/2023**	**12/6/2023**	**12/14/2023**	*
11/22/2023	11/27/2023	12/5/2023	12/5 - 12/7	12/11/2023	12/22/22@ 3pm	1/4/2024	1/17/2024	1/25/2024	

*** Envision Franklin Amendments are only reviewed quarterly by the FMPC**

DRAFT

City of Franklin

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

File #: 21-03702

DATE: October 10, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Echelon PUD Subdivision, Site Plan, Sections 1-3, Extend The Performance Agreement For Landscaping Buffers Improvement To October 26, 2023. (CONSENT AGENDA)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends

City of Franklin

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

File #: 21-03618

DATE: September 26, 2022

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration of Resolution 2022-66, A Resolution Amending The Carothers Glen PUD Subdivision To Extend The Vested Rights, For The Property Located At 4338 And 4340 South Carothers Road.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

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

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

THE REQUEST

The request is to extend the vesting period for two years, or until December 9, 2024, to allow the applicant to secure any necessary permits and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for The Carothers Glen PUD was approved by BOMA on December 10, 2019. The plan includes 45 single-family lots with no modification of standards. BOMA approved the plans,

as recommended by the Planning Commission, but removed the conditions of approval requiring that lots less than 65' in width may not have homes with front loaded garages per Envision Franklin and this request does not propose any changes.

CURRENT STATUS
This plan is within the first three-year period and is vested until December 9, 2022. They currently have a site plan awaiting One-Stop approval.

APPLICANT REQUEST
In their request letter, the developer cited multiple attempts to obtain the necessary sewer easement from the neighboring land-owner of the Lockwood Glen Subdivision and working with staff to realign Carothers Road due to an associated development not having a start date for their project as reasons for the delays in progress.

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

In reviewing the plan against the current City regulations, the current plan generally complies. If the extension were not approved, the biggest challenge this plan may have, if it is required to meet current development standards, is meeting the building type requirements for a house in Chapter 6.3. The house building type restricts the amount of the front facade that can be taken up by a front-facing garage to not more than 40% (measured from the outside edges of the doors) of the total linear width of the front facade. While the elevations are conceptual in nature in the Development Plan, the elevations indicate that they may not meet the current regulations for the house building type.

The Planning Commission and the Board of Mayor and Aldermen must decide if approving the vesting extension is in the best interest of the community. Should the request for vesting extension be denied, the applicant may continue to work towards meeting the first vesting milestone prior to their vesting expiring.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2022-66 if they determine that the continuation of vested rights is in the best interest of the community.

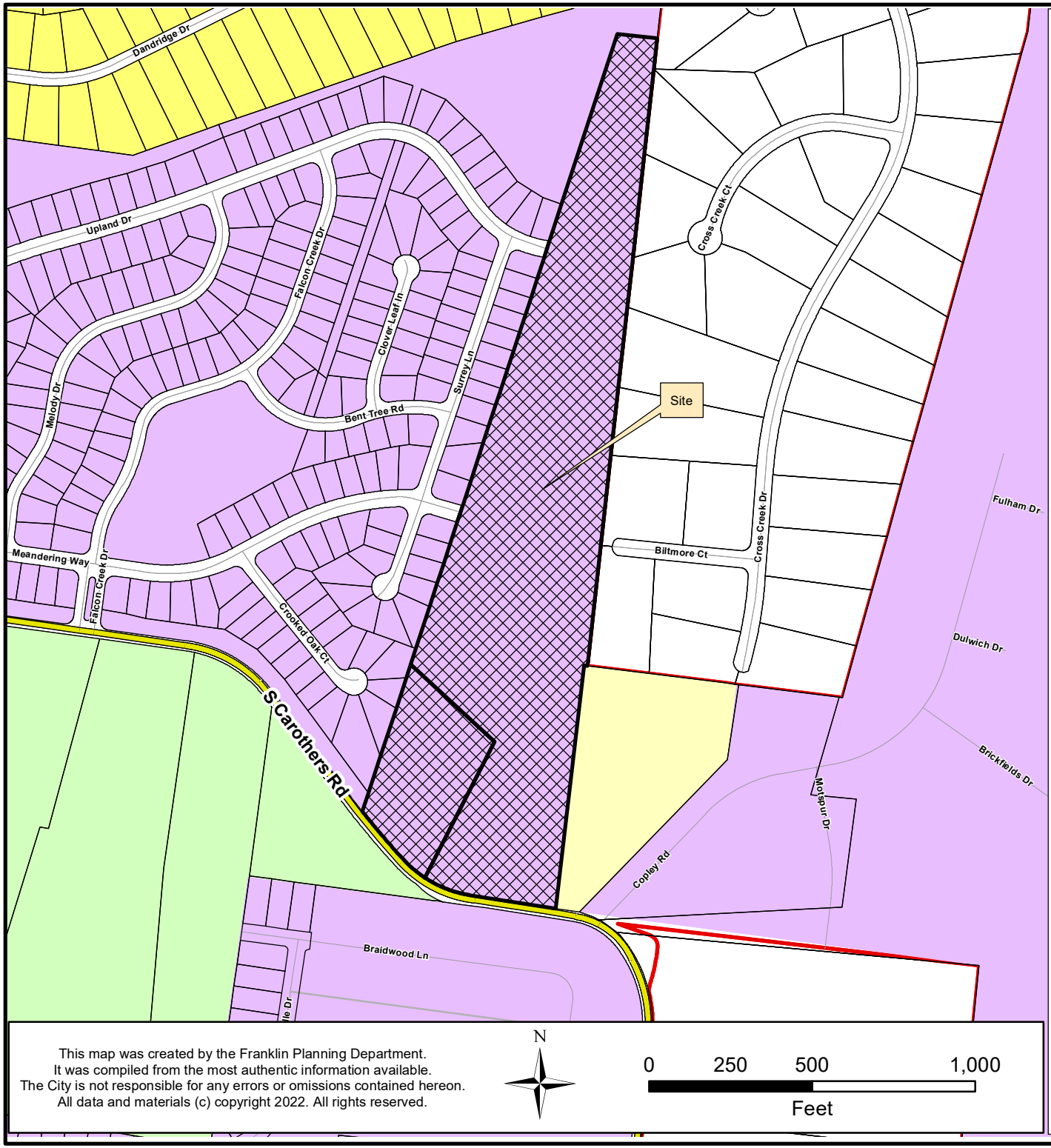

EXHIBIT A
RESOLUTION 2022-66
CAROTHERS GLEN PUD SUBDIVISION
VESTING EXTENSION REQUEST

Project Information
Vested Zoning: PD 2.03
Existing Land Use: Vacant
Proposed Land Use: Single - Family Residential
Vested Overlays: MECO - 6
Site Acreage: 22.07 acres
Proposed Stories: 2 stories
Proposed Number of Dwelling Units: 45

Legend

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

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It was compiled from the most authentic information available.
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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2022-66

A RESOLUTION AMENDING THE CAROTHERS GLEN PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED IN THE NORTH OF SOUTH CAROTHERS ROAD AND EAST OF SURREY LANE, AT 4338 AND 4340 SOUTH CAROTHERS ROAD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-34; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2019-88; and

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

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

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

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

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

WHEREAS, the applicant has requested an extension of the vesting period for two years, until December 9, 2024.

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
089-30	19.07
089-30.01	3
Total	22.07

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 Carothers Glen PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Apex Village PUD
Base Zone District	PD4 (2.030)
Character Area Overlay	MECO-6
Other Zoning Overlays	
Development Standard	Conventional
Number of Dwelling Units	45
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.75
Open Space Requirements	Formal 1.12 acres required Informal 2.12 acres required
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on December 10, 2019, and was set to expire on December 9, 2022. The amended development plan will now have until December 9, 2024, to secure any necessary permits and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of ten (10) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years

from the date of the original approval of the preliminary development plan December 10, 2019, and shall remain at December 9, 2029.

SECTION VI. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the originally 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 VII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

_____
Eric S. Stuckey
City Administrator

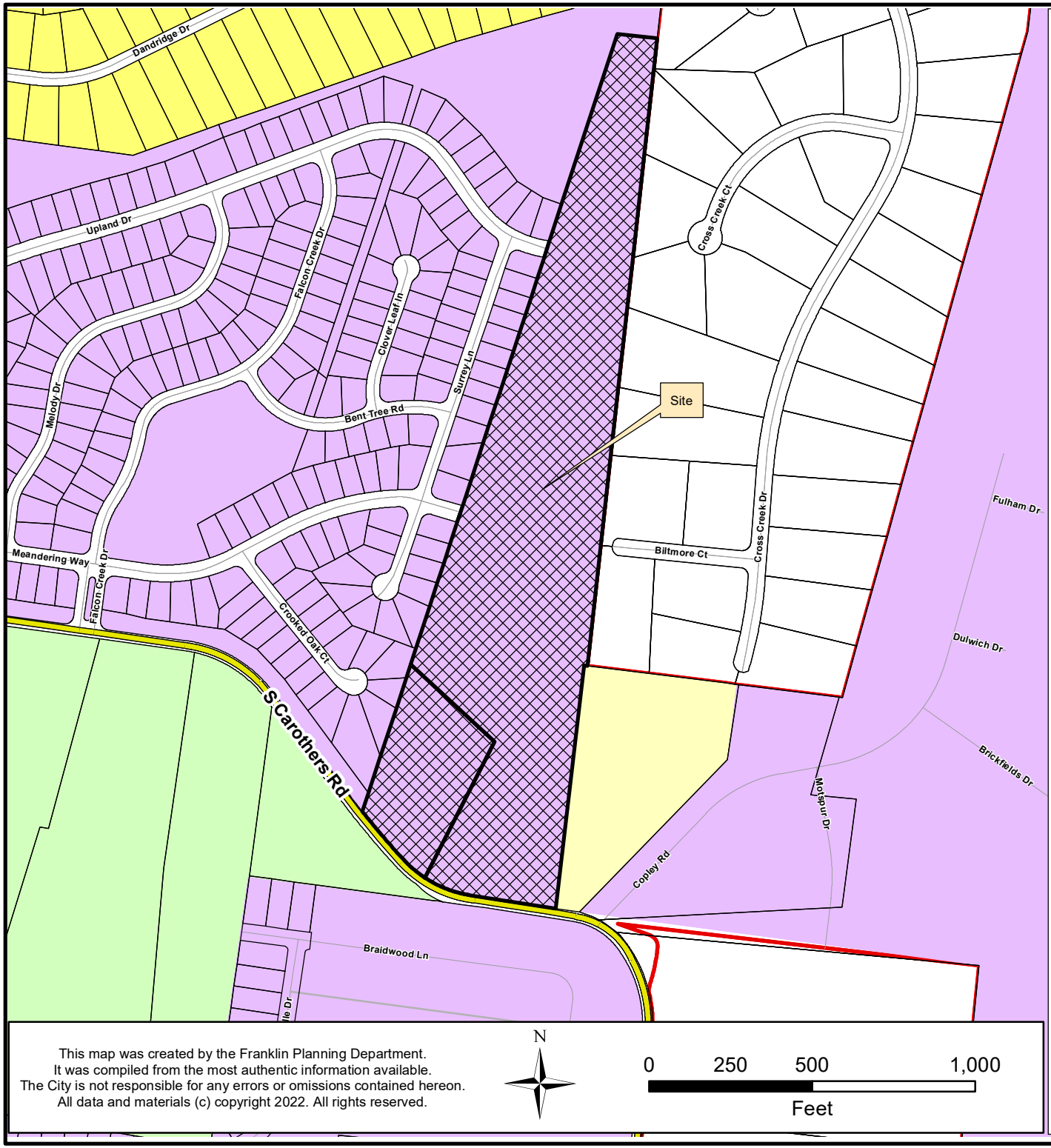
_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



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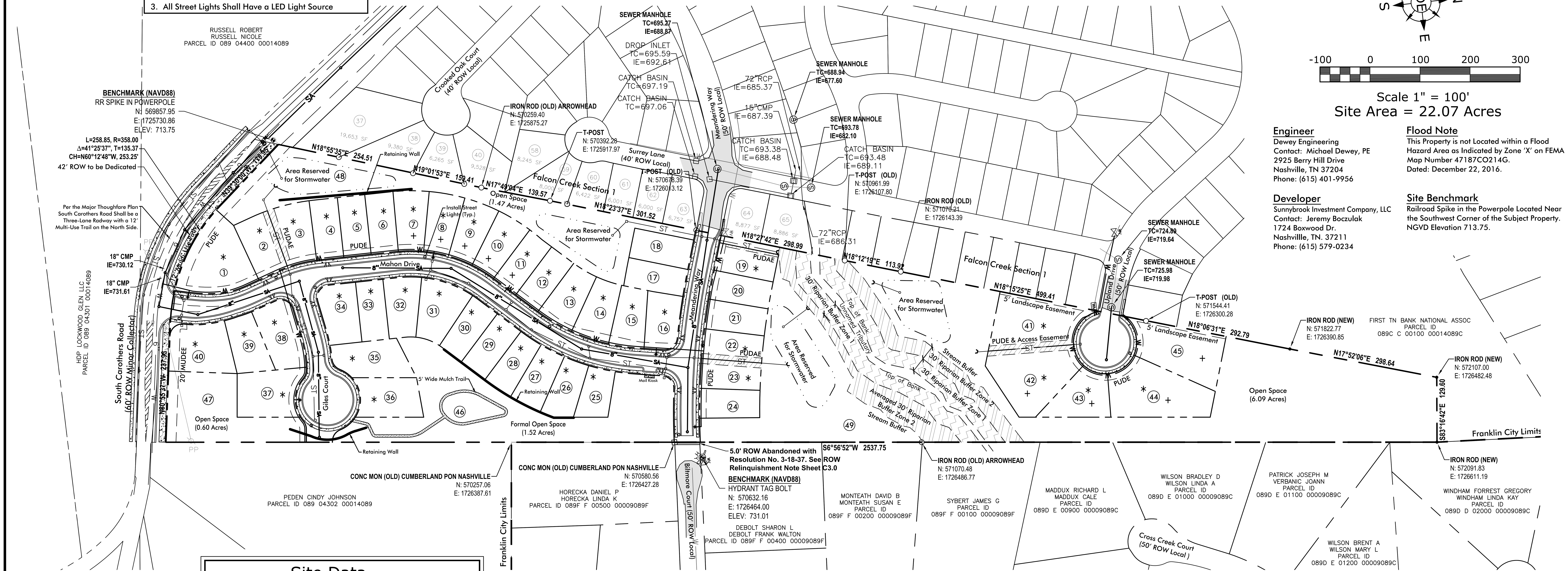

Scale 1" = 100'

Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
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Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashvillle, TN. 37211
Phone: (615) 579-0234

Site Benchmark
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5	6600
6	6679
7	7391
8	7413
9	7433
10	7452
11	6646
12	6626
13	7864
14	7864
15	7415
16	7373
17	6791
18	7200
19	6677
20	6807
21	6862
22	6862
23	6862
24	6862
25	6022

Lot Table	
Lot #	Area (sf)
26	6876
27	7117
28	6585
29	7080
30	6942
31	9589
32	7853
33	6600
34	8623
35	10310
36	9767
37	11519
38	9872
39	7704
40	11798
41	16675
42	18223
43	9636
44	18892
45	16491
46	66285
47	26310
48	64021
49	265326

Parkland Calculations
45 Residential Units Requested
35 Residential Units x 1,200 sf = 42,000 sf
10 Residential Units x 600 sf = 6,000 sf
6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance. Fees Shall be Due at Final Plat.

Site Data

PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashvillle, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than
	120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)

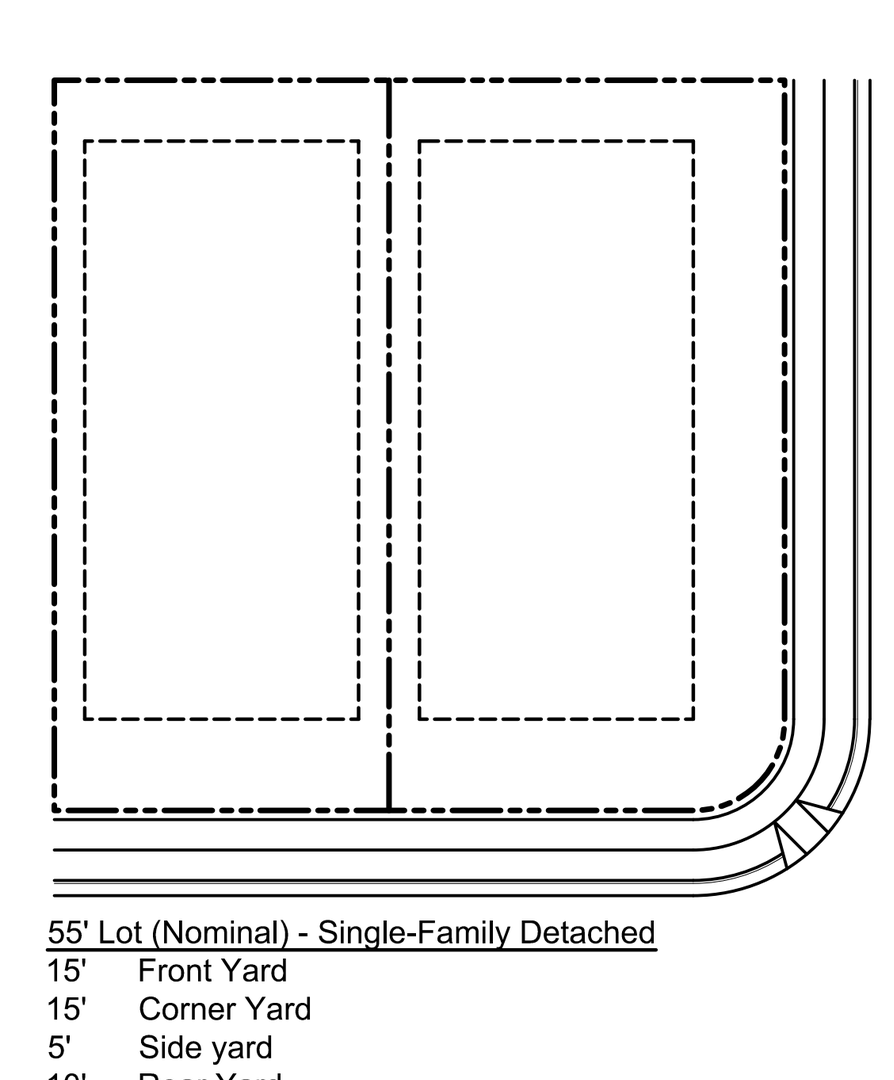
Falcon Creek Lot Table		
Lot #	Area (sf)	75% Area (sf)
38	9380	7035
39	6265	4699
40	9528	7146
58	8245	6184
59	8000	6000
60	6422	4817
61	6001	4501
62	6000	4500
63	6757	5068
64	8877	6658
65	6626	4970

Note: 75% Lot Area Column is Used for Adjacent Lot Table

Carothers Glen Adjacent Lot Table		
Lot #	Area (sf)	75% Area (sf)
7	7391	7035
8	7413	7146
9	7433	7146
10	7452	3184
18	7200	4501
19	6677	6658

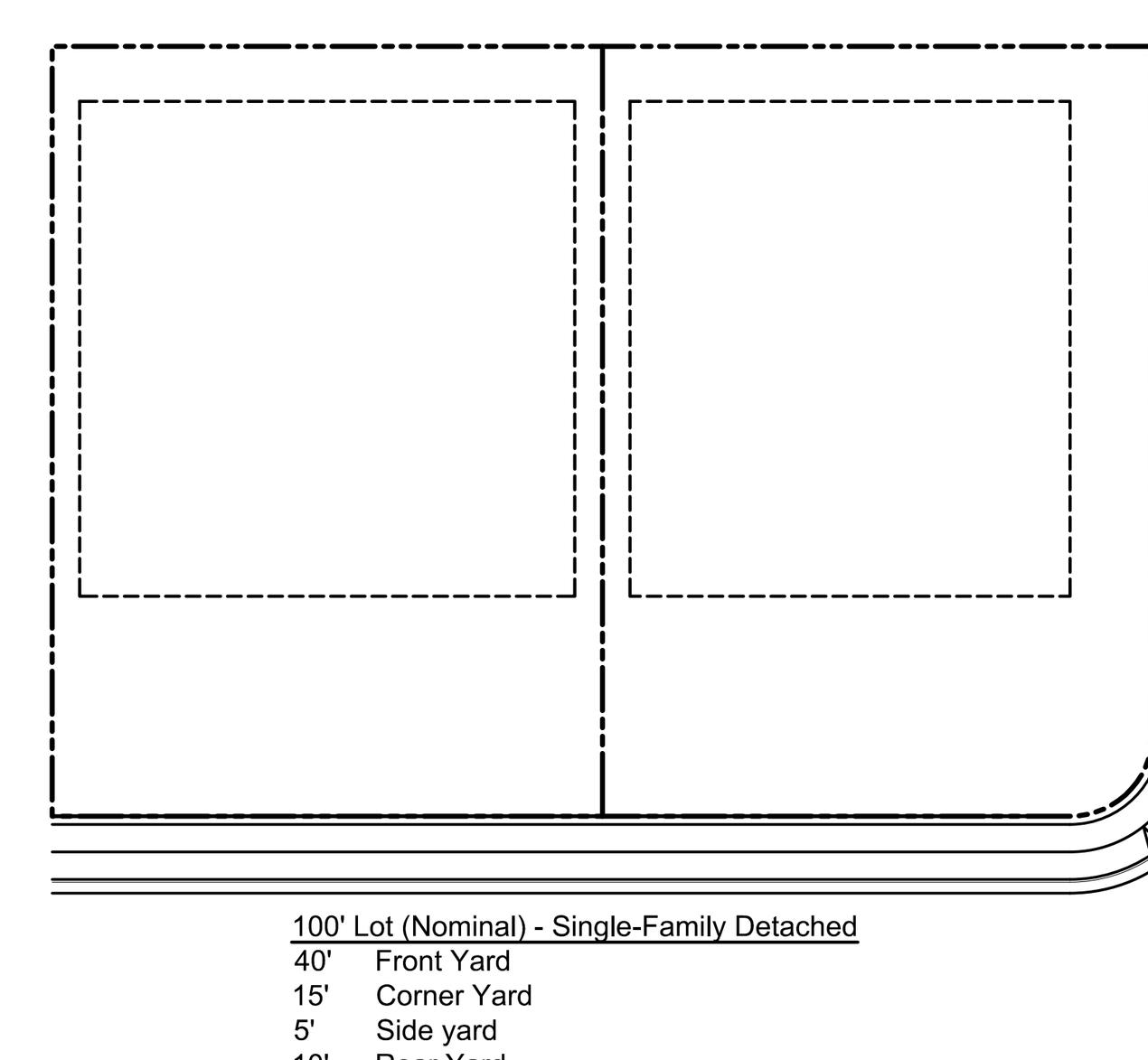
Note: Where Carothers Glen Lot Straddles Two or More Falcon Creek Lots the Largest Area Falcon Creek Lot Area is Used for Comparison

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.



Lot Standards (Lots 2-39 & 41-45)

Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1 & 40)

Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above. Lots 2, 3, 19, 22, 23, 41 and 42, are Critical Lots and Include PUDAE's on the Residential Lot.

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.80 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS	
5 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 61	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 61	DAILY ENTER: 448
DAILY EXIT: 61	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 00113565 STATE OF TENNESSEE

Revisions:

Drawing Notes:
COF Project #7070 (Development Plan)
COF Project #7069 (Rezoning Request)

Date: May 21, 2020

Carothers Glen

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

DEWEY ENGINEERING

Overall Development Plan

C2.0

Carothers Land Development Company, LLC
4300 SIDCO DR STE 200
NASHVILLE, TN 37204-4537 USA

September 19, 2022

VIA EMAIL

Ms. Amy Diaz Barriga
City of Franklin, Department of Planning & Sustainability
109 3rd Avenue South
Franklin, TN 37064

RE: **Project Information COF Project Number: 7070**
Applicant: Michael Dewey, Dewey Engineering
Owner: Carothers Glen Land Development, Company, LLC

Dear Amy:

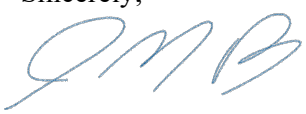
Carothers Glen Land Development Company, LLC respectfully requests a two-year vesting extension for the Carothers Glen PUD Subdivision Plan (Most recent Consideration Of Resolution 2019-88). The Resolution approval of the Development Plan was on December 10, 2019 and vested for a period of three (3) years. The expiration date of the Development Plan (if Site Plan Approval is not obtained, permits are not procured, and site preparation is not yet begun) is December 9, 2022. We respectfully request a two-year vesting extension so (when approved), it would extend the new vesting expiration date to December 9, 2024.

The reason for this request is that unforeseen challenges have presented themselves with multiple attempts to obtain the necessary sewer easement from neighboring land-owner of the Lochwood Glen Subdivision (believed to be operated by Ted Terry of Crescent Homes TN, LLC). We also spent the better part of 18 months working diligently with staff in engineering and roads to realign Carothers Road, due to the fact that Coletta Park not having a start date. These have both impacted our ability to start the development.

We are continuing to move forward with this plan, and are actively working with Vernon Gerth, Assistant City Administrator, to proceed with condemnation to obtain the necessary easements for the sewer. That said, a vesting extension would allow us more flexibility to go through the lengthy condemnation proceedings to obtain our easements and start the project.

We respectfully ask that you bring this before the Franklin Municipal Planning Commission for their approval recommendation and then to the Franklin Board of Mayor and Alderman for approval.

Sincerely,



Jeremy M. Boczulak
Manager
Carothers Glen Land Development Company, LLC

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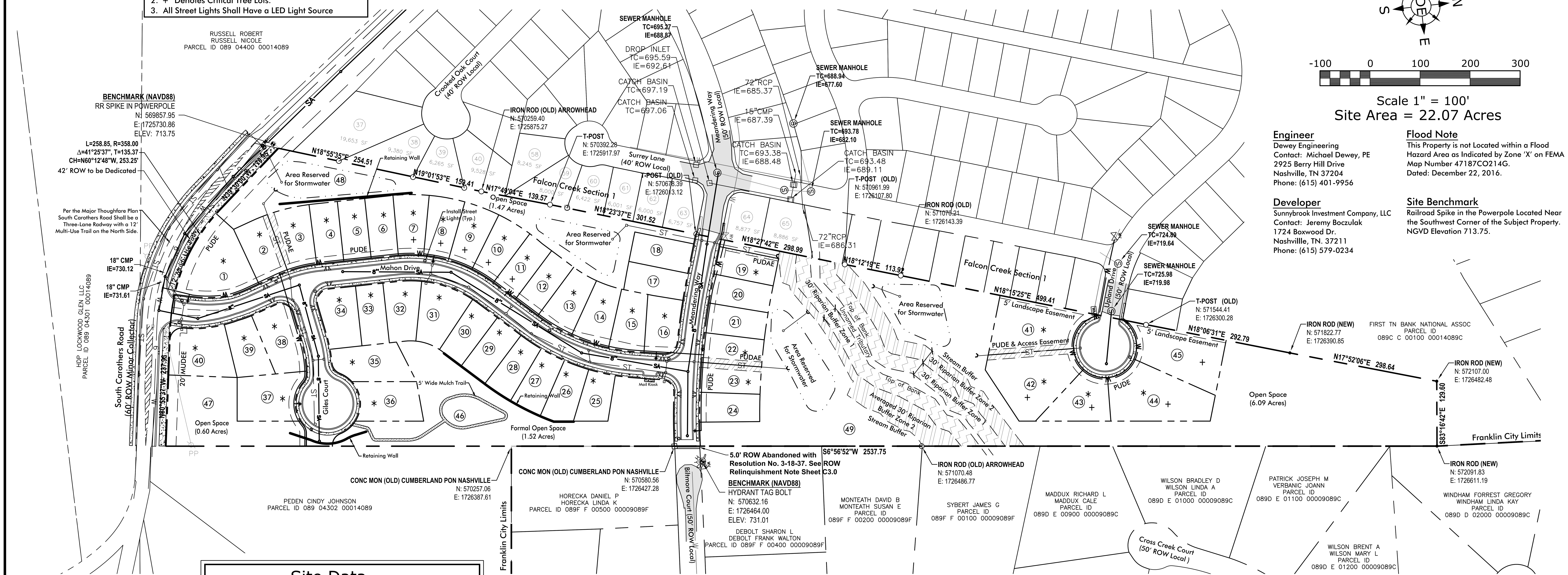

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SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashvillle, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than
	120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)

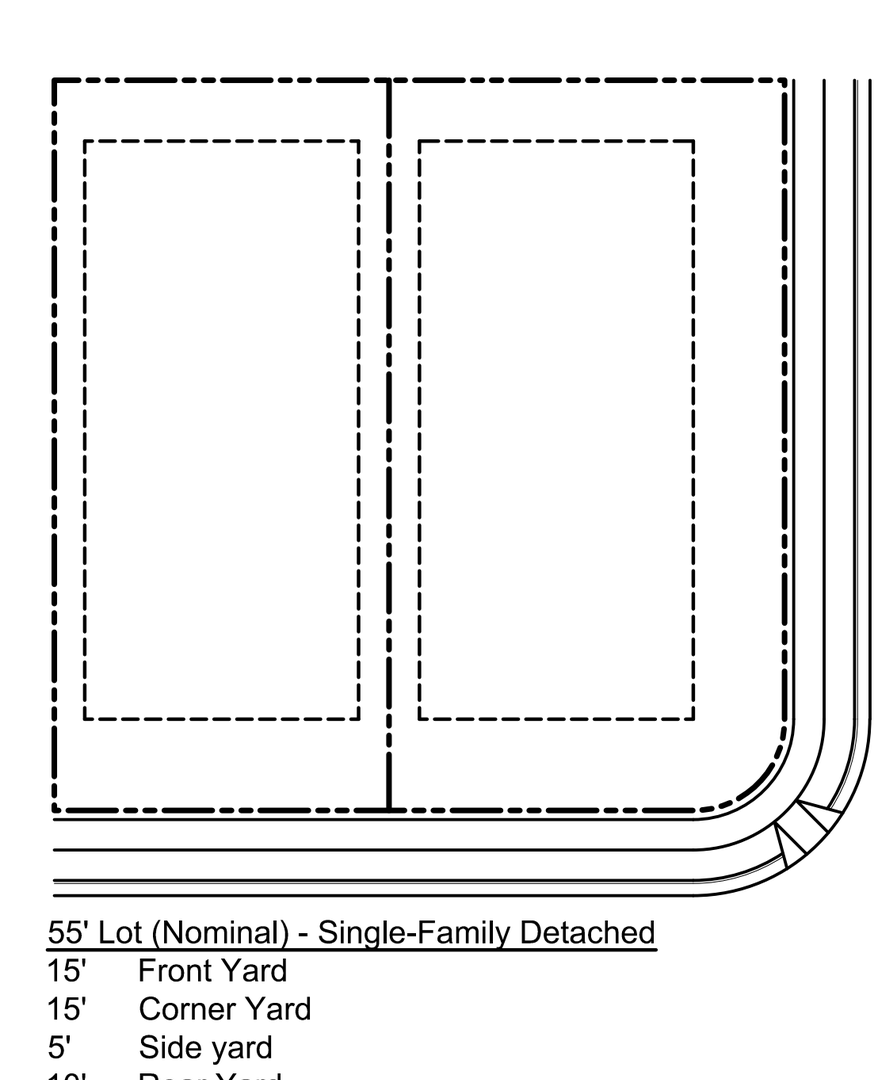
Falcon Creek Lot Table		
Lot #	Area (sf)	75% Area (sf)
38	9380	7035
39	6265	4699
40	9528	7146
58	8245	6184
59	8000	6000
60	6422	4817
61	6001	4501
62	6000	4500
63	6757	5068
64	8877	6658
65	6626	4970

Note: 75% Lot Area Column is Used for Adjacent Lot Table

Carothers Glen Adjacent Lot Table		
Lot #	Area (sf)	75% Area (sf)
7	7391	7035
8	7413	7146
9	7433	7146
10	7452	3184
18	7200	4501
19	6677	6658

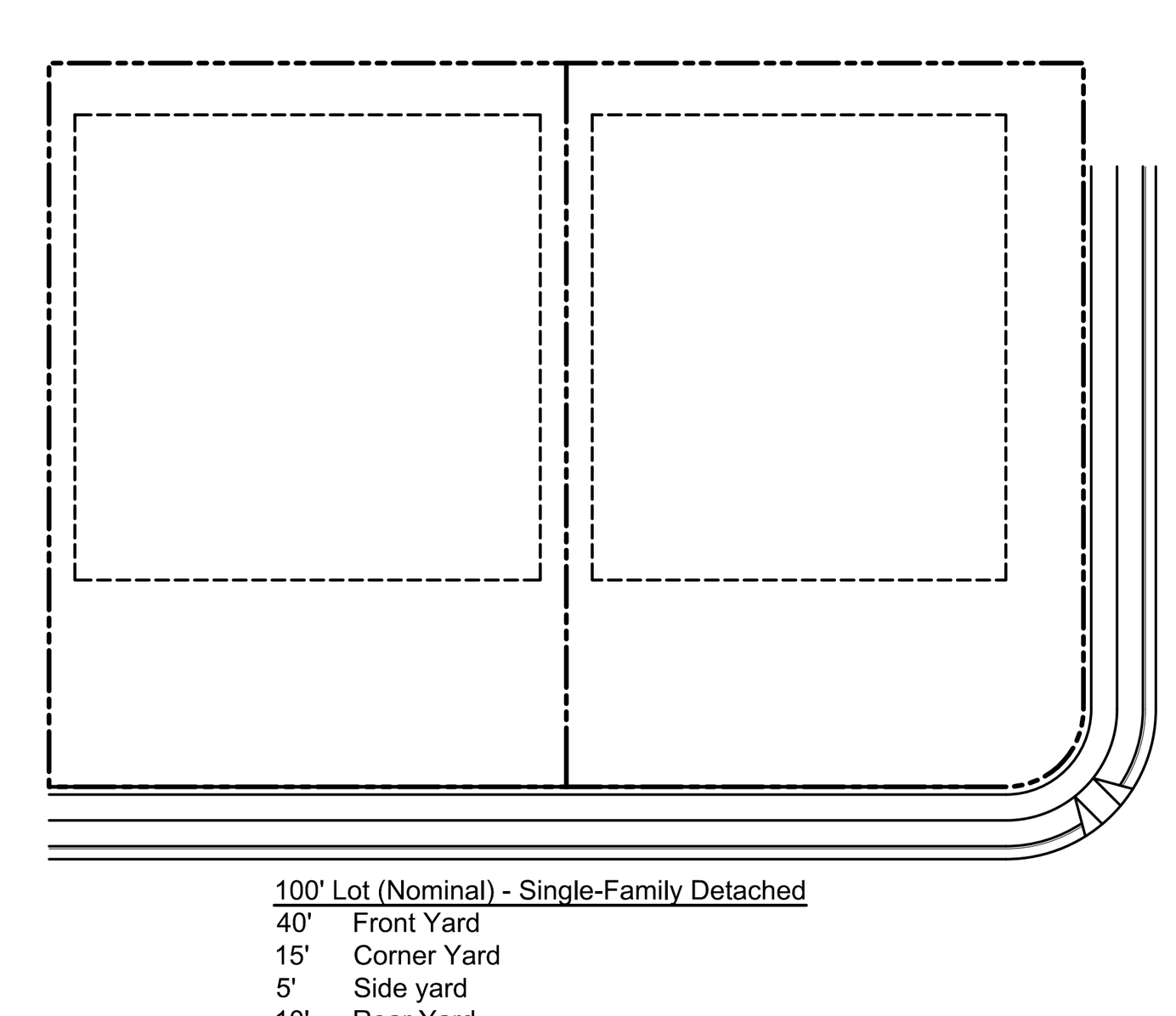
Note: Where Carothers Glen Lot Straddles Two or More Falcon Creek Lots the Largest Area Falcon Creek Lot Area is Used for Comparison

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.



Lot Standards (Lots 2-39 & 41-45)

Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1 & 40)

Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above. Lots 2, 3, 19, 22, 23, 41 and 42, are Critical Lots and Include PUDAE's on the Residential Lot.

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.80 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS

5 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 61	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 61	DAILY ENTER: 448
DAILY EXIT: 61	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 00113365 STATE OF TENNESSEE

Revisions:

Drawing Notes:
COF Project #7070 (Development Plan)
COF Project #7069 (Rezoning Request)

Date: May 21, 2020

Carothers Glen

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

DEWEY ENGINEERING

Overall Development Plan

C2.0

4 of 10

RESOLUTION 2019-88
As Amended

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS GLEN PUD SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF SOUTH CAROTHERS ROAD AND EAST OF SURREY LANE, AT 4338 & 4340 SOUTH CAROTHERS 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 2019-34; 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
089-30	19.07
089-30.01	3
Total	22.07

Law Dept. approved (2) 12.10.19

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 Carothers Glen as follows:

Entitlements	Carothers Glen
Base Zone District	SD-R 2.03
Character Area Overlay	MECO-6
Other Zoning Overlays	
Development Standard	Conventional
Number of Dwelling Units	45
Number of Nonresidential Square Footage	NA
Number of Hotel Rooms	NA
Connectivity Index	1.75
Open Space Requirements	Formal 1.12 acres required Informal 2.12 acres required
Number of Phases in Development	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2019-34, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

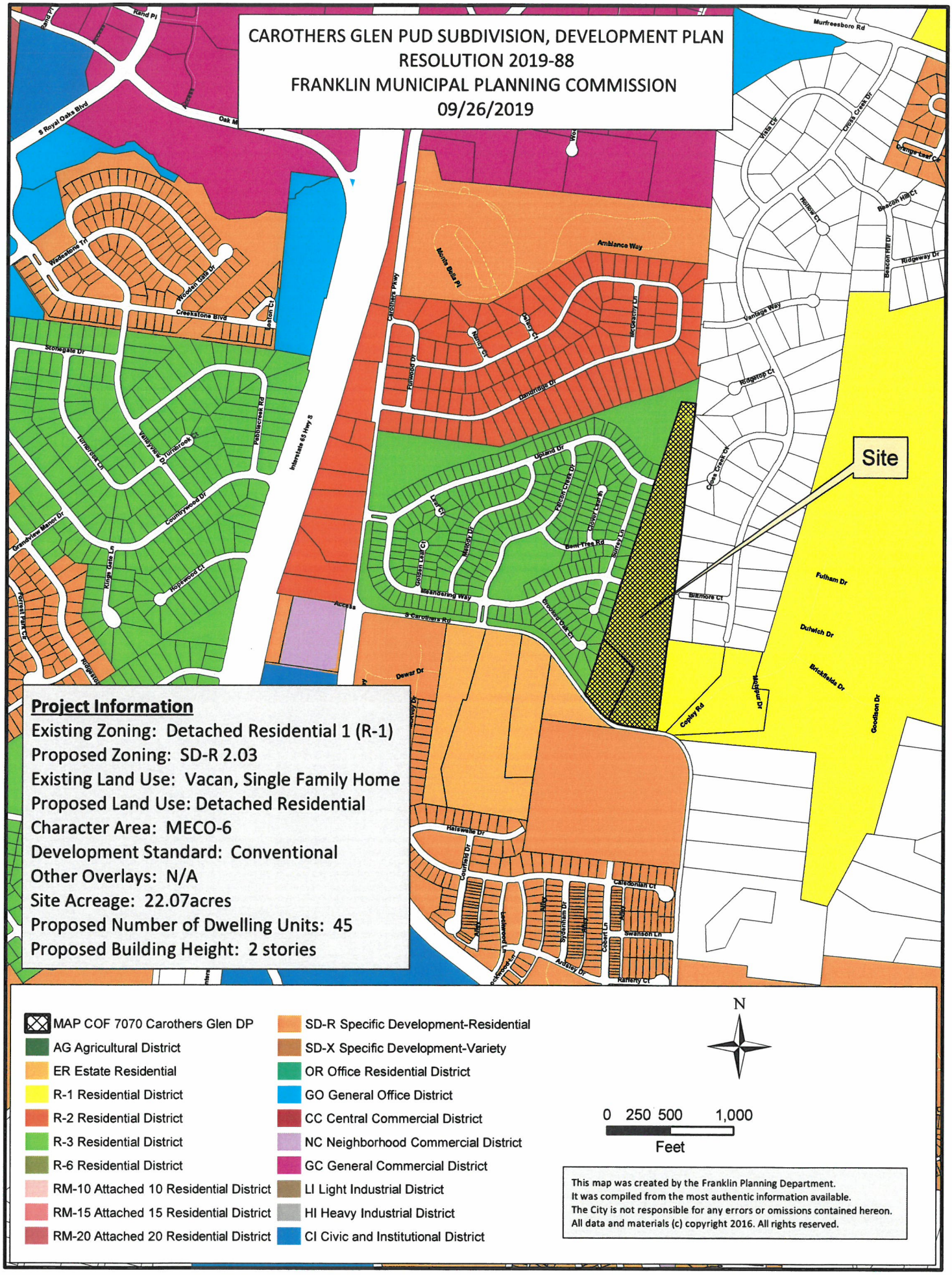
Approved as to form by:

Shauna R. Billingsley
City Attorney

Law Dept. approved (2) 12.10.19

PREAPPLICATION CONFERENCE:	July 2, 2019
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	August 22, 2019
NEIGHBORHOOD MEETING:	July 24, 2019
PLANNING COMMISSION RECOMMENDED APPROVAL:	9/26/2019
PUBLIC HEARING AND BOMA APPROVAL:	12/10/2019 7-1

Law Dept. approved (2) 12.10.19


CAROTHERS GLEN PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2019-88
FRANKLIN MUNICIPAL PLANNING COMMISSION
09/26/2019
Project Information
Existing Zoning: Detached Residential 1 (R-1)
Proposed Zoning: SD-R 2.03
Existing Land Use: Vacan, Single Family Home
Proposed Land Use: Detached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 22.07acres
Proposed Number of Dwelling Units: 45
Proposed Building Height: 2 stories
Site
MAP COF 7070 Carothers Glen DP
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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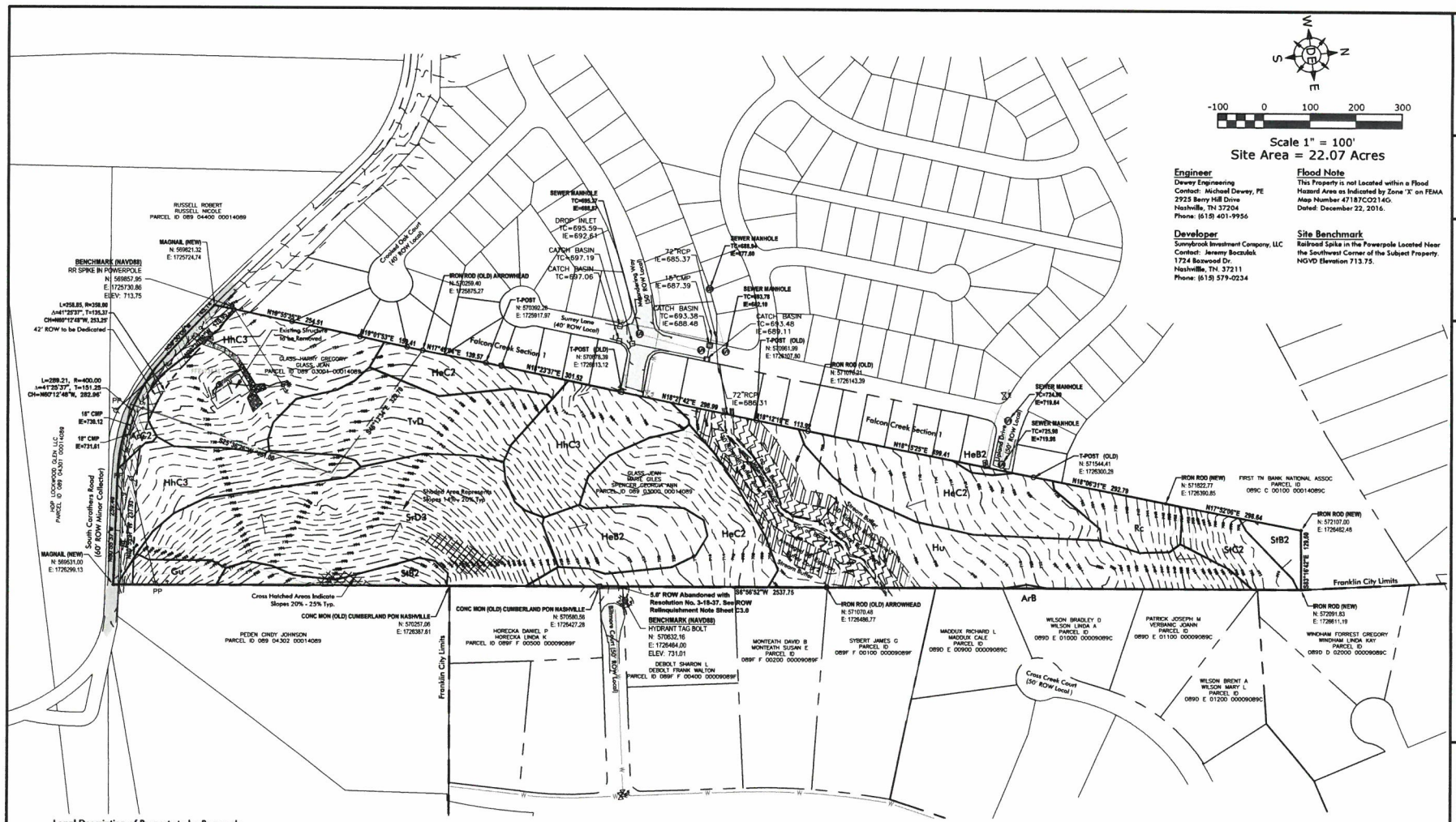


Legal Description of Property to be Rezoned:

Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Revisions:

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: August 12, 2019

Carothers Glen

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

DEWEY ENGINEERING

Overall Existing Conditions Plan

C1.0

2 of 10

City of Franklin

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

File #: 21-03260

DATE: October 19, 2022

TO: Franklin Municipal Planning Commission

FROM: 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 1406 Cannon Street, And 319, 401, 403, And 405 Battle Avenue.
FMPC 6/23/22, 5-2 to deny
FMPC 8/25/22, 8-0 to defer to 9/22/22
FMPC 9/25/22, 8-0 to defer to 10/27/22

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 prior to the September FMPC meeting that the public notification mailings this month did not meet the requirements of being postmarked at least 15 days prior to the FMPC meeting (Section 20.2.9 of the Zoning Ordinance). The applicant provided a Public Notice Affidavit to the City believing they had met the requirement, as they had dropped off the mailers at the post office at least 15 days prior to the FMPC meeting. However, a citizen provided their mailer to staff after the agenda had been published in the paper, showing that the post office did not postmark them until the following day (being only 14 days prior to the meeting). The request was deferred to the October 27, 2022 FMPC meeting in order to meet public notification requirements. The City has received the public notice affidavit stating the notices were mailed on October 5th, 2022.

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.

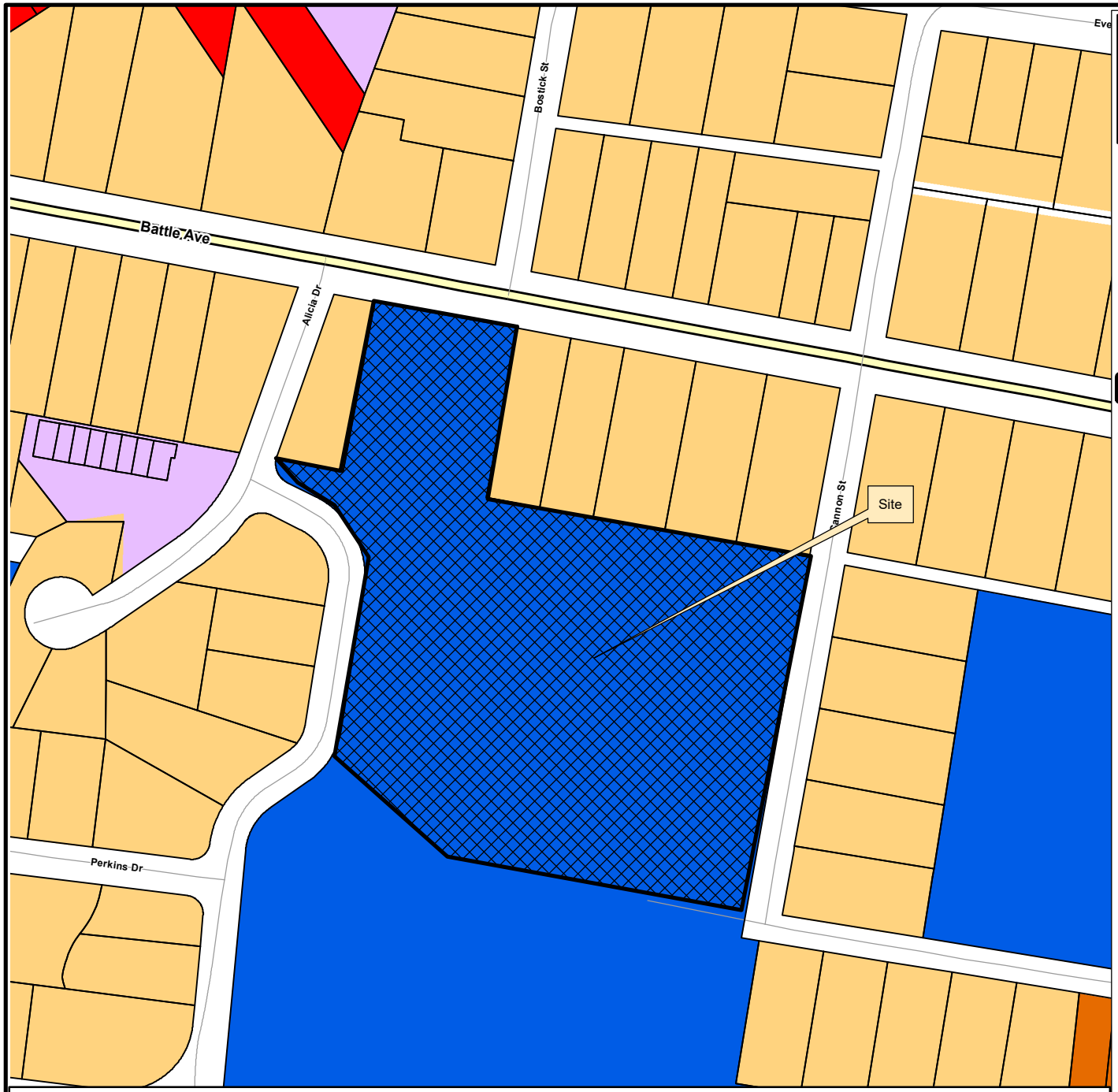
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

At the June meeting, the Franklin Municipal Planning Commission voted 5-2 to deny the rezoning request.
Staff recommends that the Planning Commission recommend approval of Ordinance 2022-19 to the Board of Mayor and Aldermen.



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

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 1406 CANNON STREET AND 319, 401, 403 AND 405 BATTLE AVENUE

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

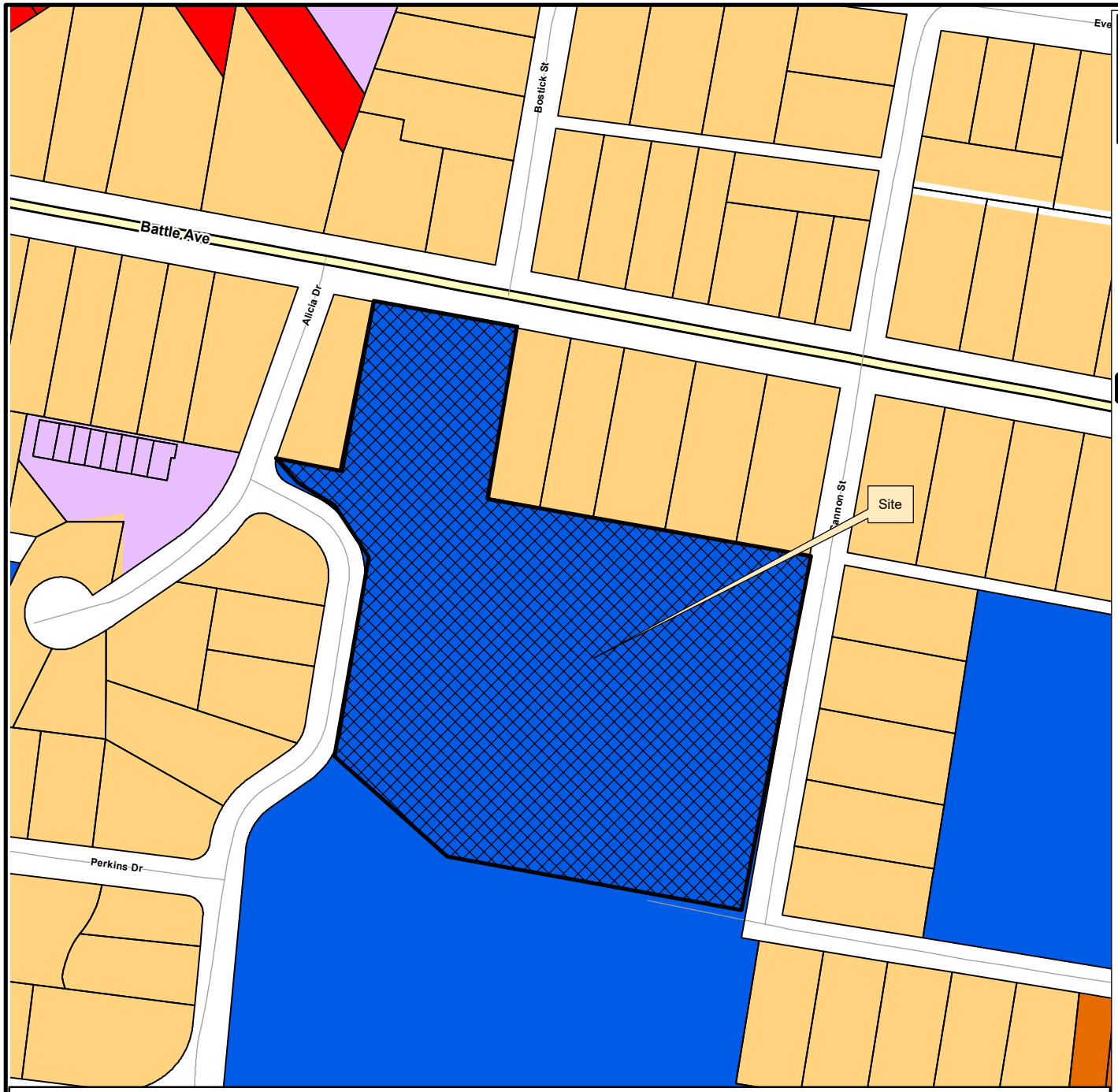
PLANNING COMMISSION RECOMMENDED: _____

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

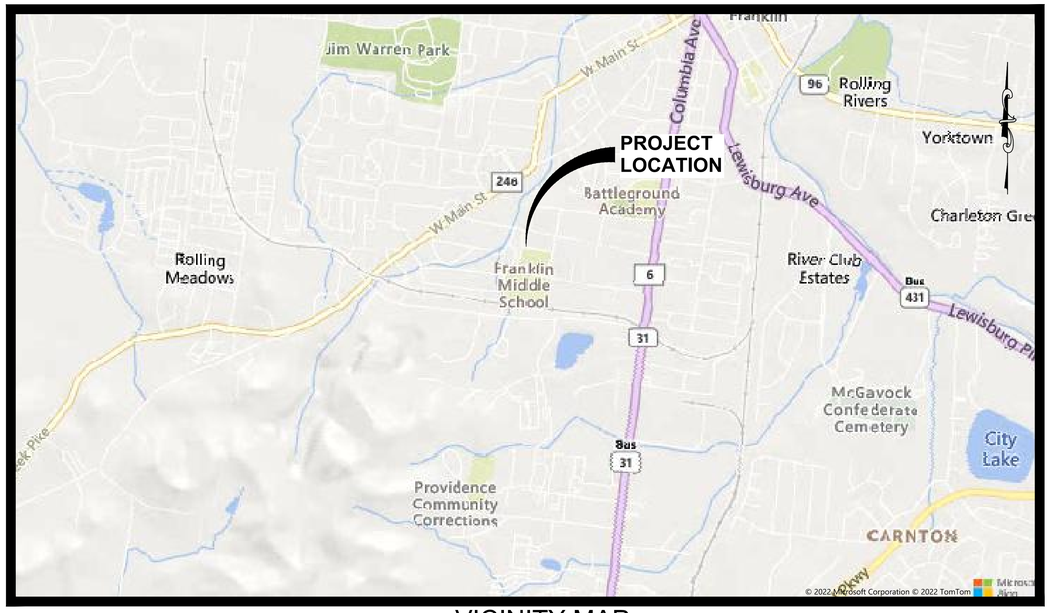
HISTORIC FRANKLIN TENNESSEE

FUTURE LOT 2 AND THE NORTHERLY PORTION OF PARCEL 1 BEING 7.885 ACRES

PARCEL 1.02 / 319 BATTLE AVE.
PARCEL 1.03 / 401 BATTLE AVE.
PARCEL 1.04 / 403 BATTLE AVE.
PARCEL 1.05 / 405 BATTLE AVE.
PARCEL 1.06 / 1406 CANNON ST

CITY OF FRANKLIN PROJECT NUMBER : 7860

Dated: 05/09/2022
Resubmittal: 09/01/2022



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 III
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
COMMERCE
NO. 103750
STATE OF TENNESSEE
08/30/22

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

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

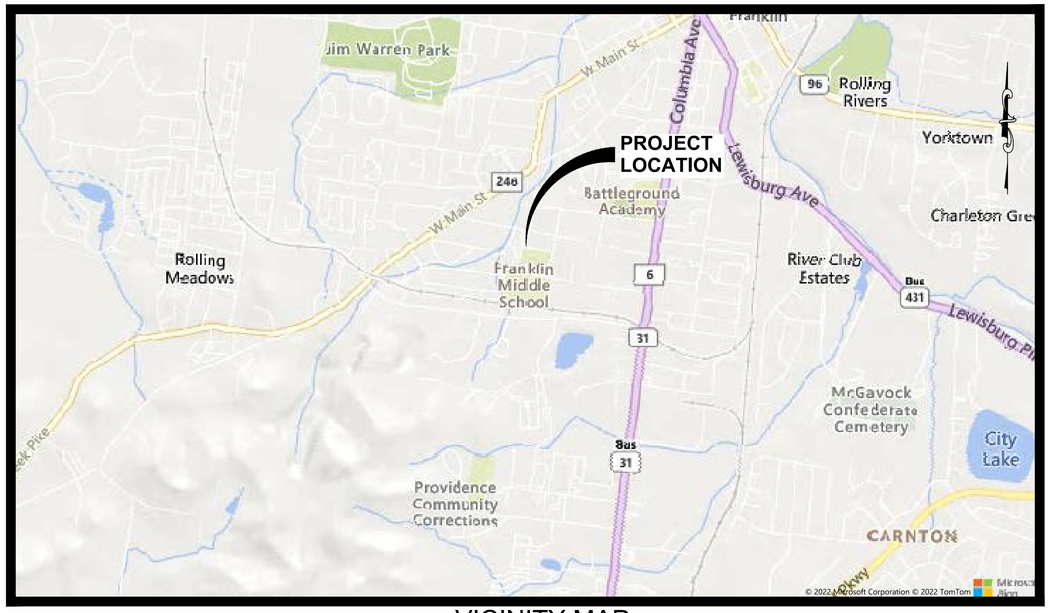

ORIGINAL RAILROAD RIGHT OF WAY SHOWN HEREON TAKEN FROM FINAL PLAT OF THE BROOKESTONE TOWNHOMES AS OF RECRD IN PB P53, PAGE 58
BOSTICK STREET
LOCAL STREET
ALICIA DRIVE
(50' R.O.W. P.B. P53, PG. 58)
LOCAL STREET
BATTLE AVENUE
(80' R.O.W. BOOK 73, PG. 452)
LOCAL STREET
SUNSET MANOR
P.B. 73, PG. 452
CANNON STREET
(50' R.O.W.)
LOCAL STREET
16' ALLEY
FIGUERS DRIVE
(50' R.O.W. P.B. 2, PG. 27)
FAIRGROU
GRAVEL DRIVE ACROSS PROP LINE
ANCHOR EASEMENT SCALED FROM PLAT BOOK 2, PAGE 27
ANCHOR EASEMENT SCALED FROM PLAT BOOK 2, PAGE 27
LOT 2
MAP 78O, GROUP "A" PARCEL 1.06
6.746 ACRES
293,585.60 SF
1406 CANNON ST
NOTE:
THIS AREA TO BE RE-ZONED FROM "CI" CIVIC AND INSTITUTIONAL TO R4
MAP 78J, GROUP"G", PARCEL 42.00
DONNA LYNCH
BOOK 3605, PG. 870
MAP 78J, GROUP"G", PARCEL 41.00
WILLIAM & ALLYSON ANDREWS
BOOK 7646, PG. 420
MAP 78J, GROUP"G", PARCEL 40.00
WAVES INC.
BOOK 1202, PG. 828
MAP 78J, GROUP"G", PARCEL 38.00
RAYMOND & GENEVA RAGSDALE
BOOK 1600, PG. 690
MAP 78J, GROUP"G", PARCEL 39.00
JONATHAN SHELL & CAYLEE FORD
BOOK 6490, PG. 139
MAP 78J, GROUP"G", PARCEL 2.00
WETZER
MAP 78J, GROUP"G", PARCEL 3.00
MAP 78O, GROUP "A" PARCEL 1.05
LOT 13
0.306 AC.
405 BATTLE AVE.
MAP 78O, GROUP "A" PARCEL 1.04
LOT 12
0.278 AC.
403 BATTLE AVE.
MAP 78O, GROUP "A" PARCEL 1.03
LOT 11
0.278 AC.
401 BATTLE AVE.
MAP 78O, GROUP "A" PARCEL 1.02
LOT 10
0.278 AC.
319 BATTLE AVE.
MAP 78J, GROUP"G", PARCEL 1.00
JOHN & KATIE HOUSTON
BOOK 7343, PG. 83
LOT 7 & PART OF LOT 8
MAP 78J, GROUP"G", PARCEL 2.00
BENJAMIN & STEPHANIE COLLINS
BOOK 7641, PG. 583
LOTS 5 & 6
MAP 78J, GROUP"G", PARCEL 3.00
JAMES K. TURNER
BOOK 6106, PG. 233
LOTS 3 & 4
MAP 78J, GROUP"G", PARCEL 4.00
SHIRLEY & WILLIAM BROWNE
BOOK 1714, PG. 984
LOTS 1 & 2
MAP 78J, GROUP"G", PARCEL 5.00
HOWARD YANCY
BOOK 6508, PG. 470
MAP 78O, GROUP "A" PARCEL 1.00
MAP 78J, GROUP"F", PARCEL 17.00
BRANDON OGLES
BOOK 2218, PG. 978
IP(N)
IPIPE(O)
IPIPE(O)
IPIPE(O)
IPIPE(O)
IPIPE(O)
IPIPE(O)
IP(N)
IP(N)
IP(N

FUTURE LOT 2 AND THE NORTHERLY PORTION OF PARCEL 1 BEING 7.885 ACRES

PARCEL 1.02 / 319 BATTLE AVE.
PARCEL 1.03 / 401 BATTLE AVE.
PARCEL 1.04 / 403 BATTLE AVE.
PARCEL 1.05 / 405 BATTLE AVE.
PARCEL 1.06 / 1406 CANNON ST

CITY OF FRANKLIN PROJECT NUMBER : 7860

Dated: 05/09/2022
Resubmittal: 09/01/2022



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 III
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
COMMERCE
NO. 103750
STATE OF TENNESSEE
08/30/22

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

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



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

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.

FUTURE LOT 2 AND THE NORTHERLY PORTION OF PARCEL 1 BEING 7.885 ACRES

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 R. GUM, JR. 2787 REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 08/30/22 NO. 102700 STATE OF TENNESSEE

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: 8/1/2022 1:27:35 PM | ARCHODES | LOCATION: C:\USERS\ARCHODES\DOCUMENTS_LHFR DESIGN\227416 - FSSD NEW CENTRAL OFFICE-SURVEY - 227416\C-BASE 227416.DWG
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From:	Rebecca Richardson
To:	Planning Intake
Subject:	Comments Regarding Rezoning/Development Plans - Item 24
Date:	Thursday, October 27, 2022 11:19:05 AM

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.

My name is Rebecca Richardson and I live a 506 Figuers Drive.
I am unable to attend the planning meeting tonight.

I am writing regarding item 24 under the rezoning and development plans discussion - the rezoning of the FSSD annex property at 1406 Cannon from Civic Institutional (CI) to Residential 4 (R4).

This was previously brought before you on 6.23.22 and was denied 5-2 after concerns from the community were brought forward. This item was deferred on 8.25 and 9.25 due to FSSD's inability to follow proper protocol.

As I have stated, my concerns remain the same -- FSSD seems to be more concerned with making money on the sale of this property than considering the best interest of the neighborhood in which this property sits as is evident by their failure to follow proper procedures time and again during this ongoing process. FSSD has made zero effort to meet with the community - my neighbors and I have had to track down information, email individually, go to their meetings to speak publicly on the record and request public information from the city regarding this matter.

I have personally requested in public comment at a FSSD school board meeting and in email that FSSD add a PUD to their request to rezone this property. Many of our neighbors have as well. We have requested a PUD because as the current request stands it is essentially a blanket blank check for a developer. FSSD has talked about beautiful manicured yards, sidewalk, etc. The reality is we know what this will look like - we have witnessed this redevelopment happen on Everbright as older homes with character and lots of green space were bought and razed to be replaced with massive zero lot line homes that are not at all in keeping with the traditional character of the neighborhood. The intent of the PUD requested is to insure the community has voice in what future R4 development would look like. Without a PUD changing your votes to yes on this item would be giving a blank check to a developer and would not be protecting the surrounding community.

Traffic in this area continues to be an issue. We don't have the infrastructure to support a large neighborhood development. Traffic on Columbia Ave. is already terrible during the morning and evening rush hour. We know that this traffic will become much worse during the upcoming expansion of Columbia Ave. West Main has the same issue with dense traffic both morning and evening. Additionally, FSSD is currently using their property at 1406 Cannon as their bus barn until their new home is complete. This has actually increased traffic issues starting even earlier in the afternoons as those buses leave the property to run their afternoon

routes. The added chaos of the bus traffic makes me even more concerned about any number of homes that would go there without any kind of plan in place.

FSSD’s rezoning proposal, as it stands, runs counter to the city’s development guide, Envision Franklin, which states that “the emphasis in historic areas is to preserve the established character.” This property is part of our historic neighborhood’s established character! There are 2 acres of green space that the community uses on evenings and weekends and has used for decades. There are currently no plans to protect that green space as a haven of sorts since there are no parks in our area and limited sidewalks. We have asked, at minimum, for FSSD to add a provision by way of the PUD to protect that space and preserve the surrounding neighborhood charm. They have continued to ignore the community's concerns and requests. At this point FSSD has stopped responding to requests for communication in general yet they continue to say that they are acting in our best interest.

To my understanding there is a local private school that has expressed interest in purchasing the property with intentions to renovate and move their location to the site. This would be much more in keeping with the integrity of the neighbrohood and would cause considerably less mess and noise than an entire residential development. My neighbors and I would LOVE to see a school move into the space.
It seems odd to me that FSSD would request the change to R4. They are requesting a zoning change for a property that they will have no stake in after the rezoning. Why not sell as is and allow the new owner to request the zoning if they desire as they would be an actual stakeholder?

I respectfully ask that the Planning Commission follows its 6/23 vote to deny rezoning of this property because as the request stands currently it is a blank check to development. It doesn't need to be. Provision could and should be in place to ensure that the character of our neighborhood so close to downtown is preserved and that the community has a voice is what will happen as far as future development of this property goes. FSSD has brazenly chosen to ignore the concerns and requests of our community to simply have some checks in place by way of a PUD.

Again, taking all of this into consideration, I ask that you vote to deny the rezoning of the property listed in item 24.
--
Rebecca Richardson
506 Figuers Drive
214.649.7334

From: Caroline Morris
To: Planning Intake
Subject: VOTE NO on 1406 Cannon Rezone
Date: Thursday, October 27, 2022 11:49:47 AM

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.

Hello,

As a resident who lives on Figuers Drive, I'm asking that you **vote NO** to rezoning the annex at 1406 Cannon. The neighborhood wants 1406 Cannon to remain zoned for civic use, as it has been for 70+ years, no matter how it's used (church, school, etc).

Franklin Special School District has done little to engage our community and **does not** represent the overwhelming majority of neighbors who want to keep it zoned for civic use.

As the Planning Commission, please vote in the interest of our community.

Best,
Caroline

City of Franklin

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

File #: 21-03596

DATE: September 15, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2022-38, An Ordinance To Rezone 7.0 Acres From Agricultural (AG) District To Residential 2 (R2) District For The Property Located East Of Hillsboro Road And North And South Of Poteat Place.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7962
Applicant: Greg Gamble, GDC
Owner: Poteat Place Ventures, LLC, Kevin Estes, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property located east of Hillsboro Road and North and South of Poteat Place from Agricultural (AG) to Residential 2 (R2). The subject property consists of 7.0 acres. Envision Franklin places the property in the Single Family Design concept, which states that new development in these areas, "should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations" and that, "new developments should transition from the existing development patterns in adjacent neighborhoods." The proposed rezoning is consistent with the recommendations of Envision Franklin. The R-2 District requires a minimum lot size for new lots to be 15,000 square feet with a minimum lot width of 75 feet. All new single-family homes must also front onto a public street. The adjacent subdivision (Monticello) is zoned R2, so the request is also consistent with surrounding zoning.

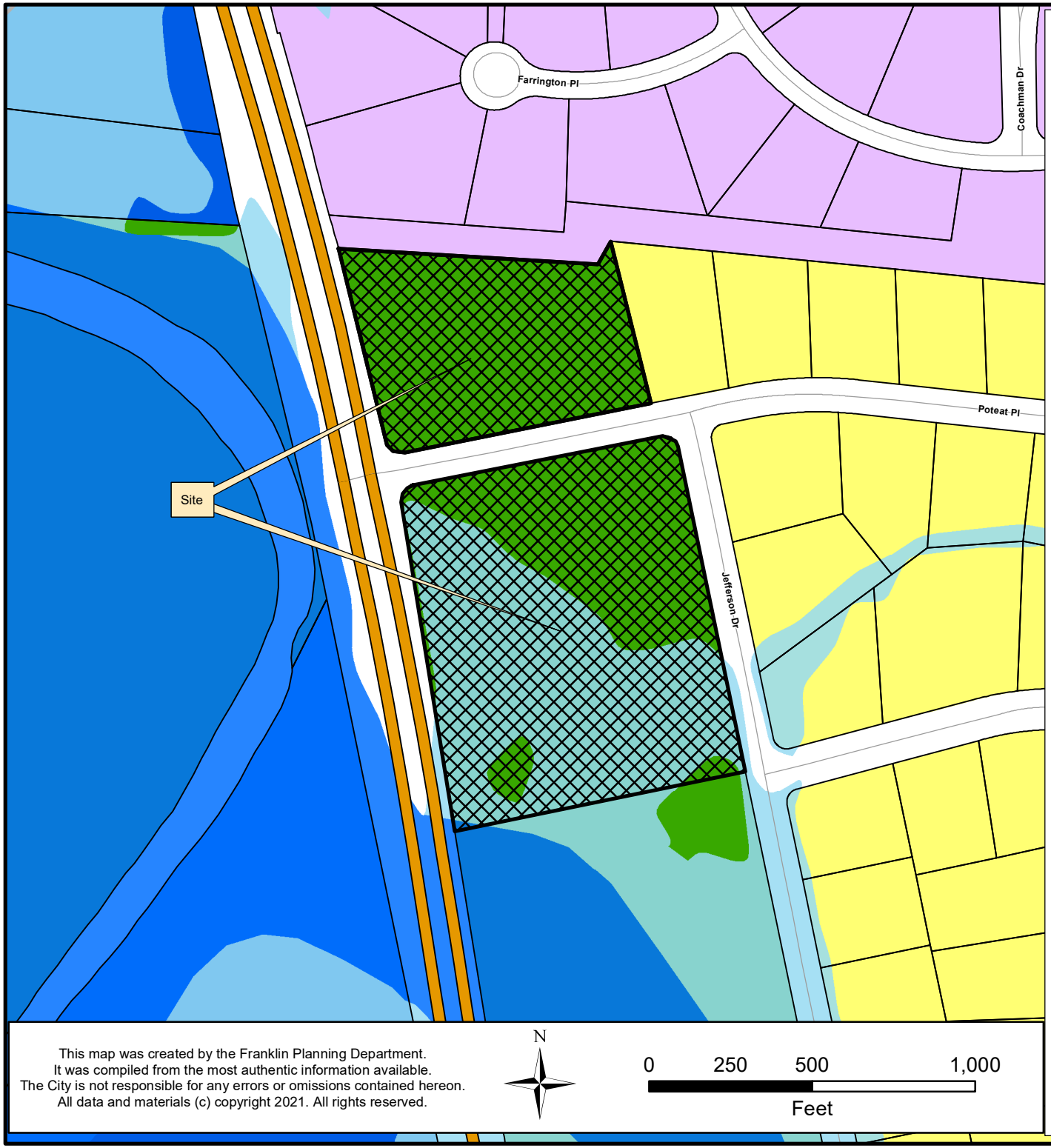
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-38.



POTEAT PLACE REZONING
ORDINANCE 2022-38

Project Information
Existing Zoning: AG
Proposed Zoning: R-2
Overlay Districts: FWO, FFO
Site Acreage: 7.0 acres
Proposed Nonresidential Square Footage: 0

Legend

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

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It was compiled from the most authentic information available.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2022-38

AN ORDINANCE TO REZONE 7.0 ACRES FROM AGRICULTURAL (AG) DISTRICT TO RESIDENTIAL 2 (R2) DISTRICT FOR THE PROPERTY LOCATED EAST OF HILLSBORO ROAD AND NORTH AND SOUTH OF POTEAT PLACE.

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

WHEREAS, the Residential 2 (R2) 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 **Agricultural (AG)** District to **Residential 2 (R2)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
52O-27.01	7.0
Total	7.0

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

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

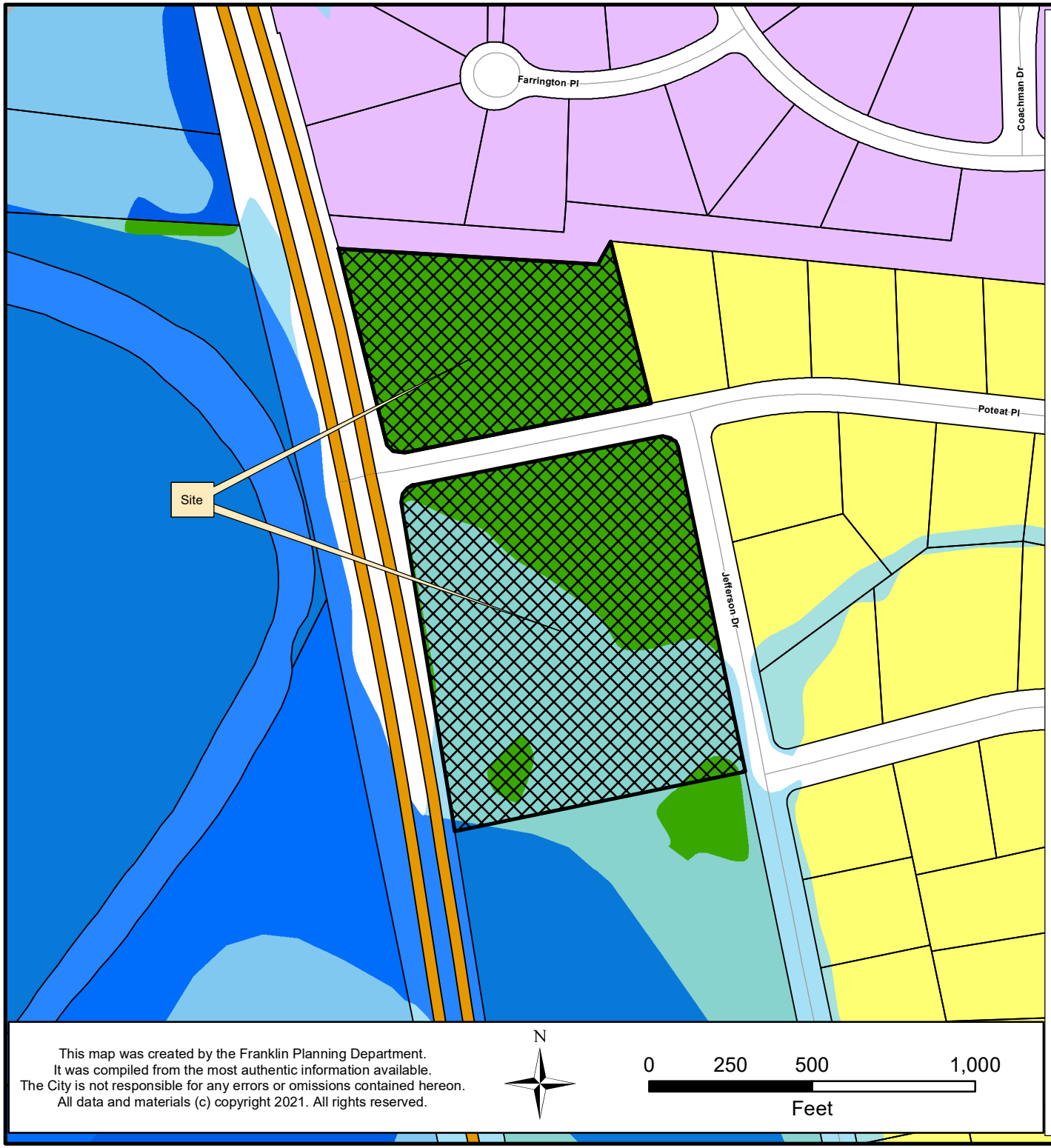
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



POTEAT PLACE REZONING
ORDINANCE 2022-38

Project Information
Existing Zoning: AG
Proposed Zoning: R-2
Overlay Districts: FWO, FFO
Site Acreage: 7.0 acres
Proposed Nonresidential Square Footage: 0

Legend

- Poteat Place Rezoning
- Floodway Fringe Overlay
- Floodway Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
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- HI Heavy Industrial District

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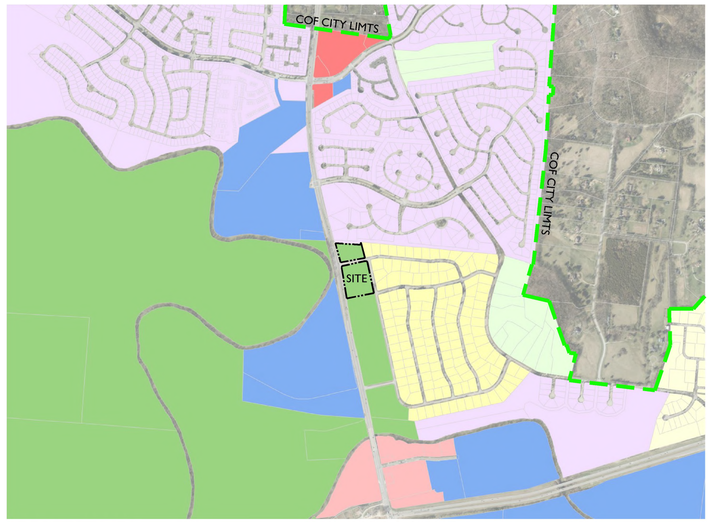
HISTORIC FRANKLIN TENNESSEE

POTEAT PLACE REZONING

REZONING
COF# 7962

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



VICINITY MAP

N NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	POTEAT PLACE REZONING
PROJECT NUMBER:	7962
ADDRESS:	POTEAT PLACE
PARCEL(S):	MAP 52O, GROUP A, PARCEL 27.01
ACREAGE / SF OF SITE:	7.0 AC / 304,820 SF
BASE ZONING:	AGRICULTURE
PROPOSED ZONING:	R-2
ZONING OVERLAYS:	FWO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
MAX BUILDING HEIGHT:	2.5-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED
MINIMUM REQUIRED LSA:	40% (2.8 AC)
OPEN SPACE REQUIRED:	N/A
NATURAL AREA REQUIRED:	N/A
TREE CANOPY:	1.39 AC
RETENTION ACREAGE REQUIRED:	48% (0.67 AC)

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER / DEVELOPER:

LAND SOLUTIONS COMPANY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

OWNER:

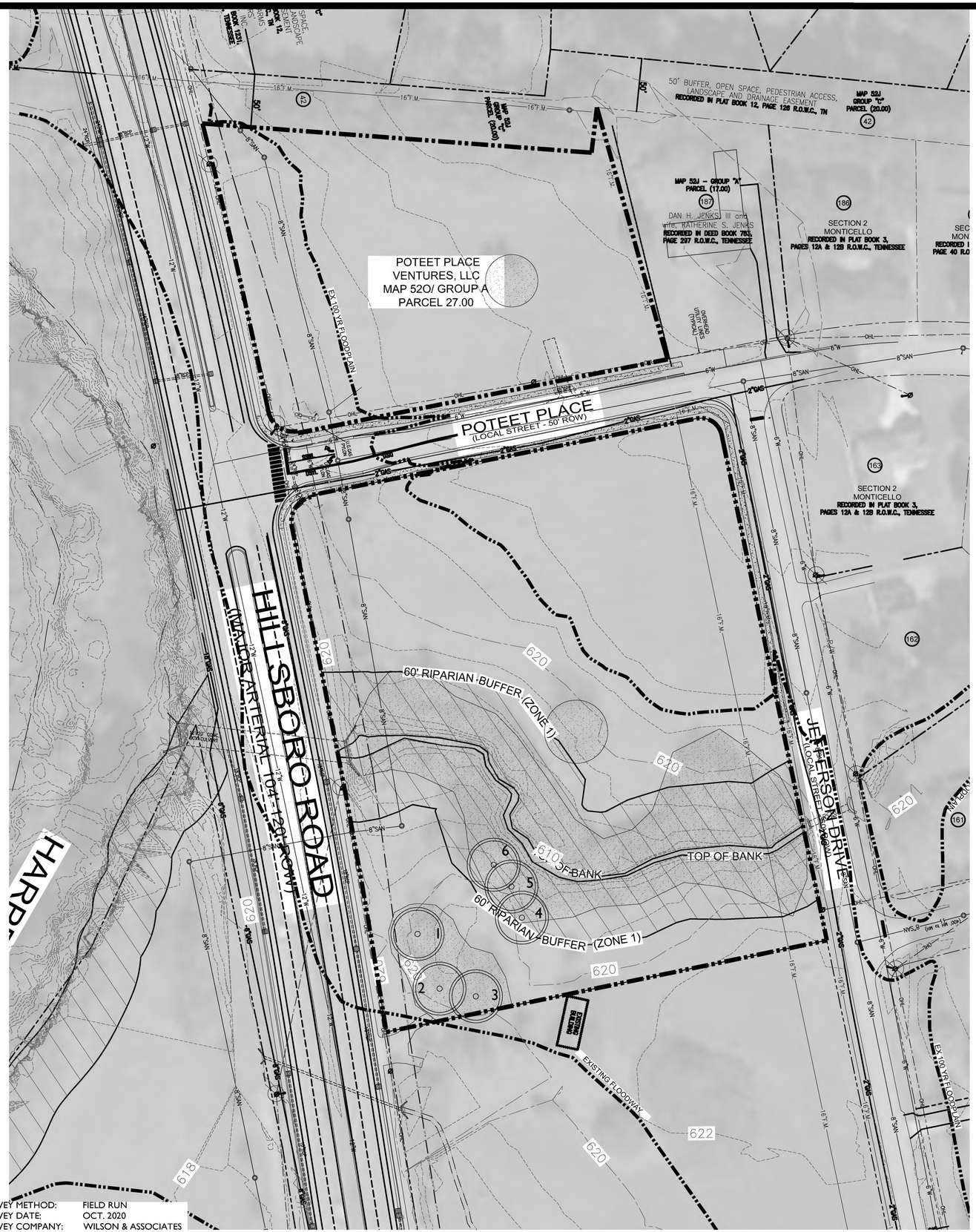
MAP 52O, GROUP A, PARCEL 27.00
POTEAT PLACE VENTURES, LLC
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
KEVIN@LANDSOLUTIONSCO.COM

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 10.06.22

RESUBMITTAL: 10.6.2022

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SPECIMEN TREES

NO.	SIZE (INCHES)	SPECIES	REMOVED	RETAINED
1	36	ELM		X
2	30	ELM		X
3	30	ELM		X
4	24	WALNUT		X
5	24	ELM		X
6	28	HACKBERRY		X

TOTAL NUMBER OF INCHES REMOVED	0
NUMBER OF REPLACEMENT INCHES REQUIRED	0

TOTAL SPECIMEN INCHES: 172"
GOOD SPECIMEN INCHES REMOVED: 0"
REQUIRED REPLACEMENT: 0"

SITE DATA CHART

PROJECT NAME:	POTEAT PLACE REZONING
PROJECT NUMBER:	7962
ADDRESS:	POTEAT PLACE
PARCEL(S):	MAP 52O, GROUP A, PARCEL 27.01
ACREAGE / SF OF SITE:	7.0 AC / 304,820 SF
BASE ZONING:	AGRICULTURE
PROPOSED ZONING:	R-2
ZONING OVERLAYS:	FWO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
MAX BUILDING HEIGHT:	2.5-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED
MINIMUM REQUIRED LSA:	40% (2.8 AC)
OPEN SPACE REQUIRED:	N/A
NATURAL AREA REQUIRED:	N/A
TREE CANOPY:	1.39 AC
RETENTION ACREAGE REQUIRED:	48% (0.67 AC)

LEGAL DESCRIPTION

PROPERTY DESCRIPTION - TRACT "A" MAP 52O - GROUP "A" - P/O PARCEL 27.00

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. BEING BOUNDED ON THE NORTH BY FIELDSTONE FARMS - SECTION P - REVISION 1 AS OF RECORD IN PLAT BOOK 12, PAGE 126, REGISTER'S OFFICE, WILLIAMSON COUNTY (R.O.W.C.), TENNESSEE, ON THE EAST BY SECTION 2 - MONTICELLO AS OF RECORD IN PLAT BOOK 3, PAGES 12A & 12B R.O.W.C., TENNESSEE, ON THE SOUTH BY POTEAT PLACE (60' PUBLIC R.O.W.) AND ON THE WEST BY HILLSBORO ROAD - S.R.106 - U.S.HWY.231 (PUBLIC R.O.W. - WIDTH VARIES) AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JTA LAND SURVEYING, INC. ENTITLED: ALTA/NSPS LAND TITLE SURVEY OF THE STEPHEN B. & ROBERT M. EATHERLY PROPERTY - JOB NUMBER: 2021-064 - DATED: APRIL 5, 2021 AND LAST REVISED: APRIL 15, 2021 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF HILLSBORO ROAD - S.R.106-U.S.HWY.231 (AS WIDENED), THAT IS 333.4 FEET MORE OR LESS NORTH OF THE CENTERLINE OF POTEAT PLACE (60' PUBLIC R.O.W.). SAID IRON ROD (OLD) ALSO BEING IN THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID FIELDSTONE FARMS - SECTION P -REVISION 1 AND HAVING A TENNESSEE STATE PLANE COORDINATE OF N=591,948.12, E=1,707,002.59; THENCE,

1. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID HILLSBORO ROAD, WITH THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID FIELDSTONE FARMS - SECTION P - REVISION 1, SOUTH 85 DEGREES 42 MINUTES 23 SECONDS EAST A DISTANCE OF 367.41 FEET TO AN IRON ROD (OLD); THENCE,
2. CONTINUING WITH AN OFFSET IN SAID SOUTHERLY BOUNDARY LINE, NORTH 06 DEGREES 50 MINUTES 57 SECONDS EAST A DISTANCE OF 42.99 FEET TO A 18" HACKBERRY TREE AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 187 AS SHOWN ON THE AFORESAID FINAL PLAT OF SECTION 2 - MONTICELLO; THENCE,
3. LEAVING THE SOUTHERLY BOUNDARY OF FIELDSTONE FARMS, WITH THE WESTERLY PROPERTY LINE OF LOT 187, SOUTH 15 DEGREES 40 MINUTES 08 SECONDS EAST A DISTANCE OF 246.40 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID POTEAT PLACE AT THE SOUTHWEST PROPERTY CORNER OF LOT 187; THENCE,
4. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF POTEAT PLACE, SOUTH 78 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 354.96 FEET TO AN IRON ROD (NEW); THENCE,
5. WITH AN OFFSET IN SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 1.68 FEET TO AN IRON ROD (NEW) AT THE SOUTHEASTERLY END, OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF POTEAT PLACE AND HILLSBORO ROAD AS WIDENED BY DEED BOOK 1634, PAGE 533 R.O.W.C., TENNESSEE; THENCE,
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PROPERTY TITLE REFERENCE:

THIS TRACT IS ALL OF PARCEL A AS DEEDED TO STEPHEN B. EATHERLY AND ROBERT M. EATHERLY AS OF RECORD INDEED BOOK 6307, PAGE 410 R.O.W.C., TENNESSEE EXCLUDING THAT PORTION THAT WAS CONVEYED TO THE STATE OFTENNESSEE FOR RIGHT-OF-WAY PURPOSES AS OF RECORD IN DEED BOOK 1634, PAGE 533 R.O.W.C., TENNESSEE.

PROPERTY DESCRIPTION - TRACT "D" MAP 52O - GROUP "A" - P/O PARCEL 27.00 (4.85 ACRE TRACT)

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. BEING BOUNDED ON THE NORTH BY POTEAT PLACE (60' PUBLIC R.O.W.), ON THE EAST BY JEFFERSON DRIVE (PUBLIC R.O.W. - WIDTH VARIES), ON THE SOUTH BY THE REMAINING LANDS OF STEPHEN B. EATHERLY AND ROBERT M. EATHERLY AND ON THE WEST BY HILLSBORO ROAD - S.R.106-U.S.HWY.231 (PUBLIC R.O.W.-WIDTH VARIES), BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JTA LAND SURVEYING, INC. ENTITLED: ALTA/NSPS LAND TITLE SURVEY OF THE STEPHEN B. & ROBERT M. EATHERLY PROPERTY - JOB NUMBER: 2021-064 - DATED: APRIL 5, 2021 AND LAST REVISED: APRIL 15, 2021, AS FOLLOWS:

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1. WITH SAID RETURN CURVE, HAVING A 23.46-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 37.01 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF POTEAT PLACE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 33DEGREES 40 MINUTES 48 SECONDS EAST, 33.29 FEET; THENCE,
2. WITH AN OFFSET IN THE SOUTHERLY RIGHT-OF-WAY OF POTEAT PLACE, NORTH 11 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 1.64 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF POTEAT PLACE; THENCE,
3. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID POTEAT PLACE, NORTH 78 DEGREES 44 MINUTES 43 SECONDS EAST A DISTANCE OF 370.39 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF POTEAT PLACE AND THE AFORESAID JEFFERSON DRIVE; THENCE,
4. WITH SAID RETURN CURVE, HAVING A 20.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.24 FEET TO AN IRON ROD (OLD) IN THE WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE. SAIDCURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 30 MINUTES 16 SECONDS EAST, 28.16 FEET; THENCE,
5. WITH THE WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE, SOUTH 11 DEGREES 45 MINUTES 16 SECONDS EAST, 486.23 FEET TO AN IRON ROD (NEW); THENCE,
6. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE, A WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, SOUTH 78 DEGREES 14 MINUTES 44 SECONDS WEST, 423.81 FEET TO AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HILLSBORO ROAD; THENCE,
7. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILLSBORO ROAD, NORTH 08 DEGREES 58 MINUTES 42 SECONDS WEST, 30.94 FEET TO AN IRON ROD (NEW); THENCE,
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9. NORTH 11 DEGREES 30 MINUTES 58 SECONDS WEST, 160.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 211,322 SQUARE FEET OR 4.85 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

PROPERTY TITLE REFERENCE:

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N

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

POTEAT PLACE REZONING
REZONING
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT
10.06.22

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

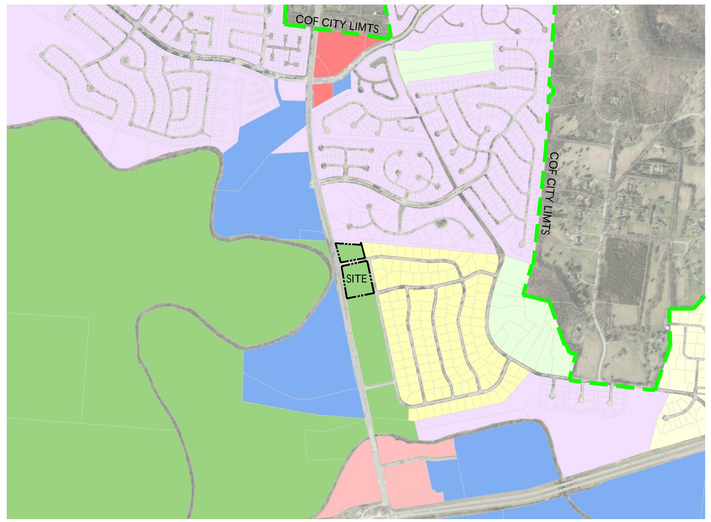
SHEET
C1.0

COF # 7962

POTEAT PLACE REZONING

REZONING
COF# 7962

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



VICINITY MAP

N NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER / DEVELOPER:

LAND SOLUTIONS COMPANY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

OWNER:

MAP 52O, GROUP A, PARCEL 27.00
POTEAT PLACE VENTURES, LLC
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
KEVIN@LANDSOLUTIONSCO.COM

SITE DATA CHART

PROJECT NAME:	POTEAT PLACE REZONING
PROJECT NUMBER:	7962
ADDRESS:	POTEAT PLACE
PARCEL(S):	MAP 52O, GROUP A, PARCEL 27.01
ACREAGE / SF OF SITE:	7.0 AC / 304,820 SF
BASE ZONING:	AGRICULTURE
PROPOSED ZONING:	R-2
ZONING OVERLAYS:	FWO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
MAX BUILDING HEIGHT:	2.5-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED
MINIMUM REQUIRED LSA:	40% (2.8 AC)
OPEN SPACE REQUIRED:	N/A
NATURAL AREA REQUIRED:	N/A
TREE CANOPY:	1.39 AC
RETENTION ACREAGE REQUIRED:	48% (0.67 AC)

SHEET INDEX

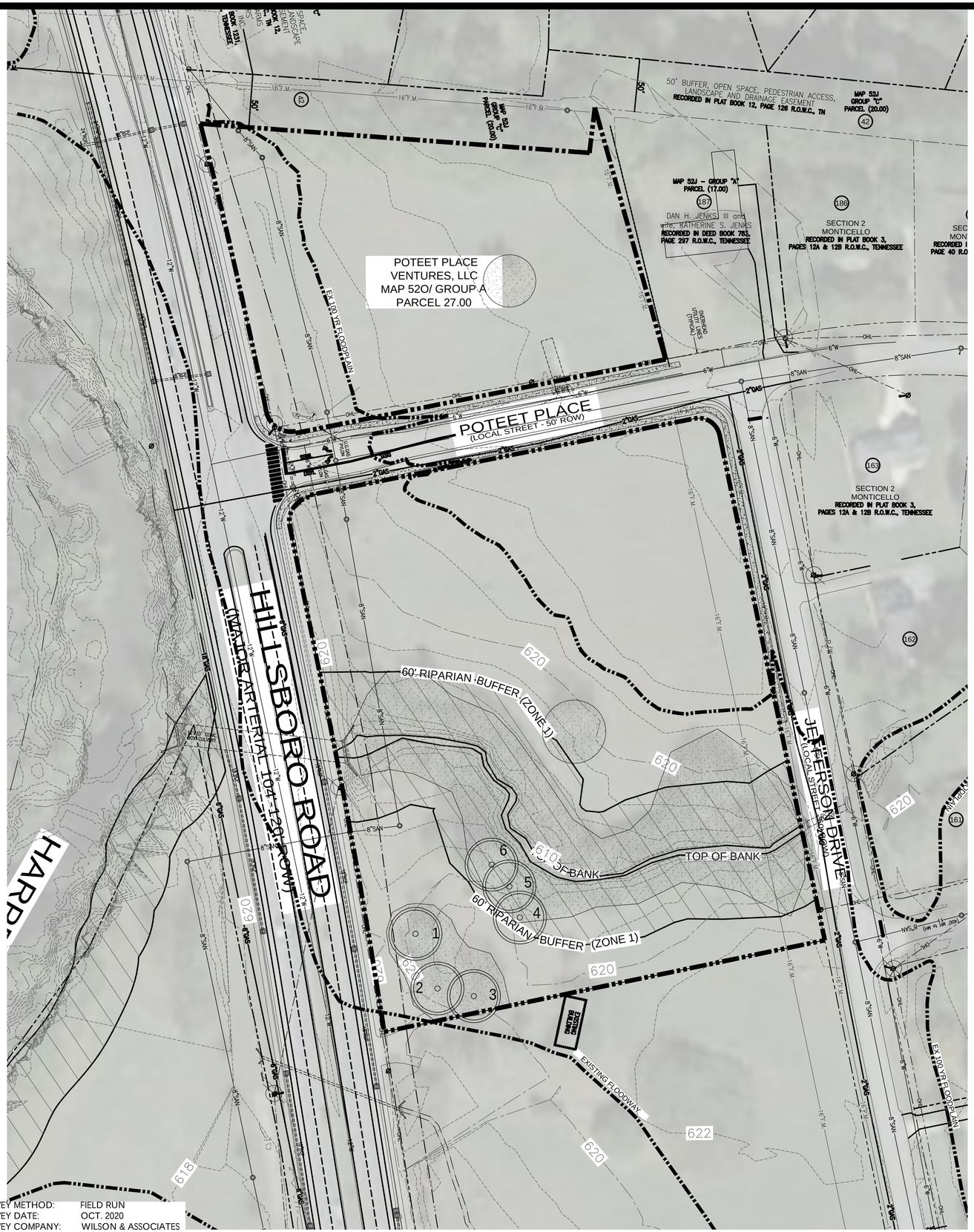
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 10.06.22

RESUBMITTAL: 10.6.2022

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SPECIMEN TREES

NO.	SIZE (INCHES)	SPECIES	REMOVED	RETAINED
1	36	ELM		X
2	30	ELM		X
3	30	ELM		X
4	24	WALNUT		X
5	24	ELM		X
6	28	HACKBERRY		X

TOTAL NUMBER OF INCHES REMOVED	0
NUMBER OF REPLACEMENT INCHES REQUIRED	0

TOTAL SPECIMEN INCHES: 172"
GOOD SPECIMEN INCHES REMOVED: 0"
REQUIRED REPLACEMENT: 0"

SITE DATA CHART

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LEGAL DESCRIPTION

PROPERTY DESCRIPTION - TRACT "A" MAP 52O - GROUP "A" - P/O PARCEL 27.00

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PROPERTY DESCRIPTION - TRACT "D" MAP 52O - GROUP "A" - P/O PARCEL 27.00 (4.85 ACRE TRACT)

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. BEING BOUNDED ON THE NORTH BY POTEAT PLACE (60' PUBLIC R.O.W.), ON THE EAST BY JEFFERSON DRIVE (PUBLIC R.O.W. - WIDTH VARIES), ON THE SOUTH BY THE REMAINING LANDS OF STEPHEN B. EATHERLY AND ROBERT M. EATHERLY AND ON THE WEST BY HILLSBORO ROAD - S.R.106-U.S.HWY.231 (PUBLIC R.O.W. -WIDTH VARIES). BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JTA LAND SURVEYING, INC. ENTITLED: ALTA/NSPS LAND TITLE SURVEY OF THE STEPHEN B. & ROBERT M. EATHERLY PROPERTY - JOB NUMBER: 2021-064 - DATED: APRIL 5, 2021 AND LAST REVISED: APRIL 15, 2021, AS FOLLOWS:

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

POTEAT PLACE REZONING

REZONING

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 1300 22

Revision Date

OVERALL EXISTING CONDITIONS

SHEET C1.0

COF # 7962

City of Franklin

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

File #: 21-03497

DATE: September 6, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2022-34, An Ordinance To Rezone 301.89 Acres From Planned (PD) District To Planned (PD 54,982) District For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane (Aspen Grove PUD Subdivision, Section A).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7938
Applicant: Luke Klausner, Chastain Skillman
Owner: Vanderbilt University, Maragret Emley, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property from Planned (PD) District to Planned (PD 54,982) District in order to establish and expand the entitlements for the Aspen Grove PUD Subdivision, Section A where the Legends Golf Course is located. The 54,982 square feet of nonresidential space accommodates the proposed additions to existing buildings that are part of RES 2022-60, which is also included on this agenda. Envision Franklin places this property in the Recreation Design Concept, which supports the proposed entitlements.

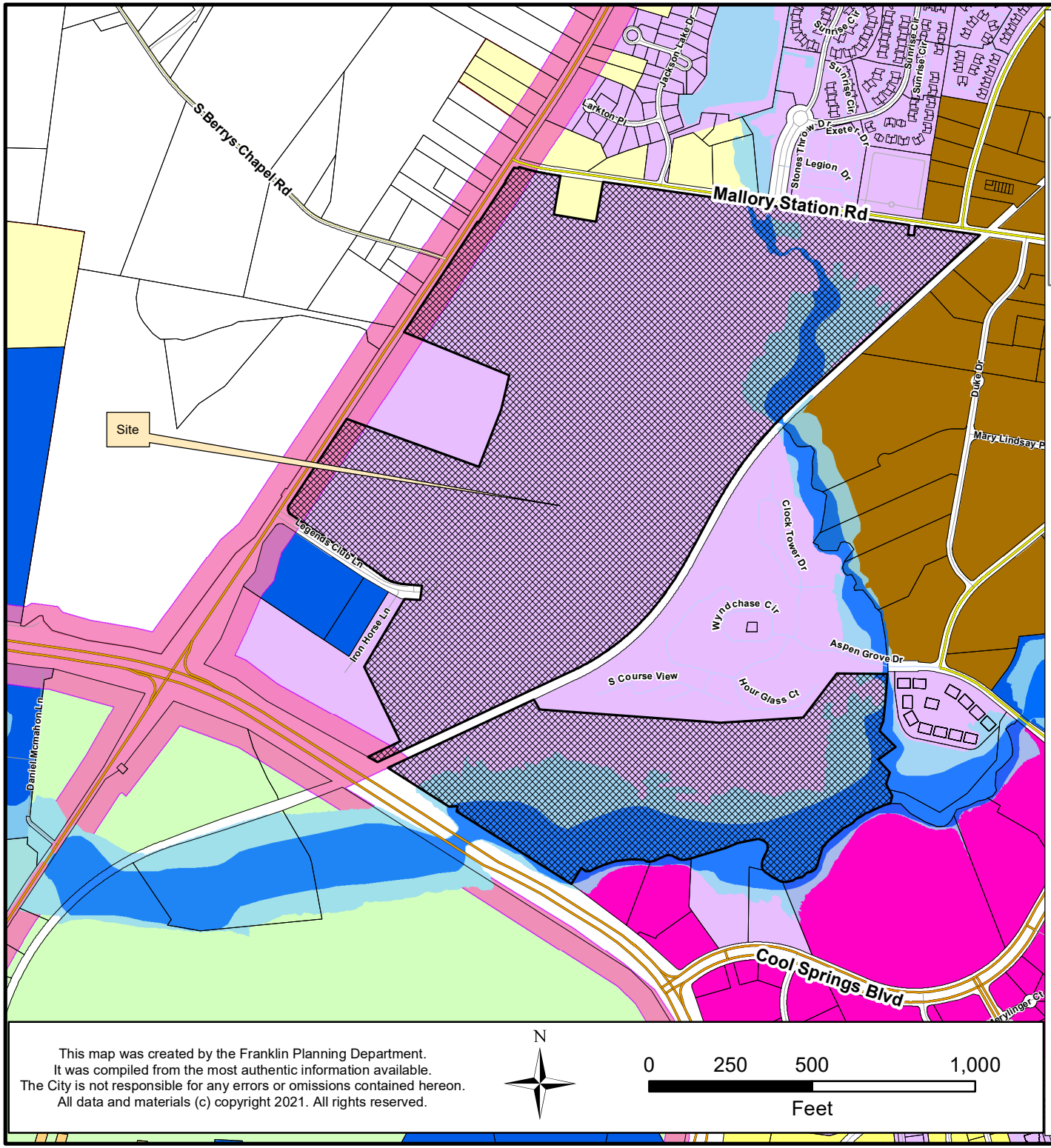
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-34.



ASPEN GROVE PUD SUBDIVISION
ORDINANCE 2022-34
RESOLUTION 2022-60

Project Information
Existing Zoning: PD
Proposed Zoning: PD 54,982
Overlay Districts: FWO, FFO, SCO
Site Acreage: 301.89 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 54,982

Legend

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

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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 2022-34

AN ORDINANCE TO REZONE 301.89 ACRES FROM PLANNED (PD) DISTRICT TO PLANNED (PD 54,982) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND NORTH OF LEGENDS CLUB LANE, LOCATED AT 1500 LEGENDS CLUB LANE (ASPEN GROVE PUD SUBDIVISION, SECTION A)

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

WHEREAS, the Planned (PD 54,982) 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 2022-60, 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 **Planned (PD)** District to **Planned (PD 54,982)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
053-109.01	301.89
Total	301.89

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

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

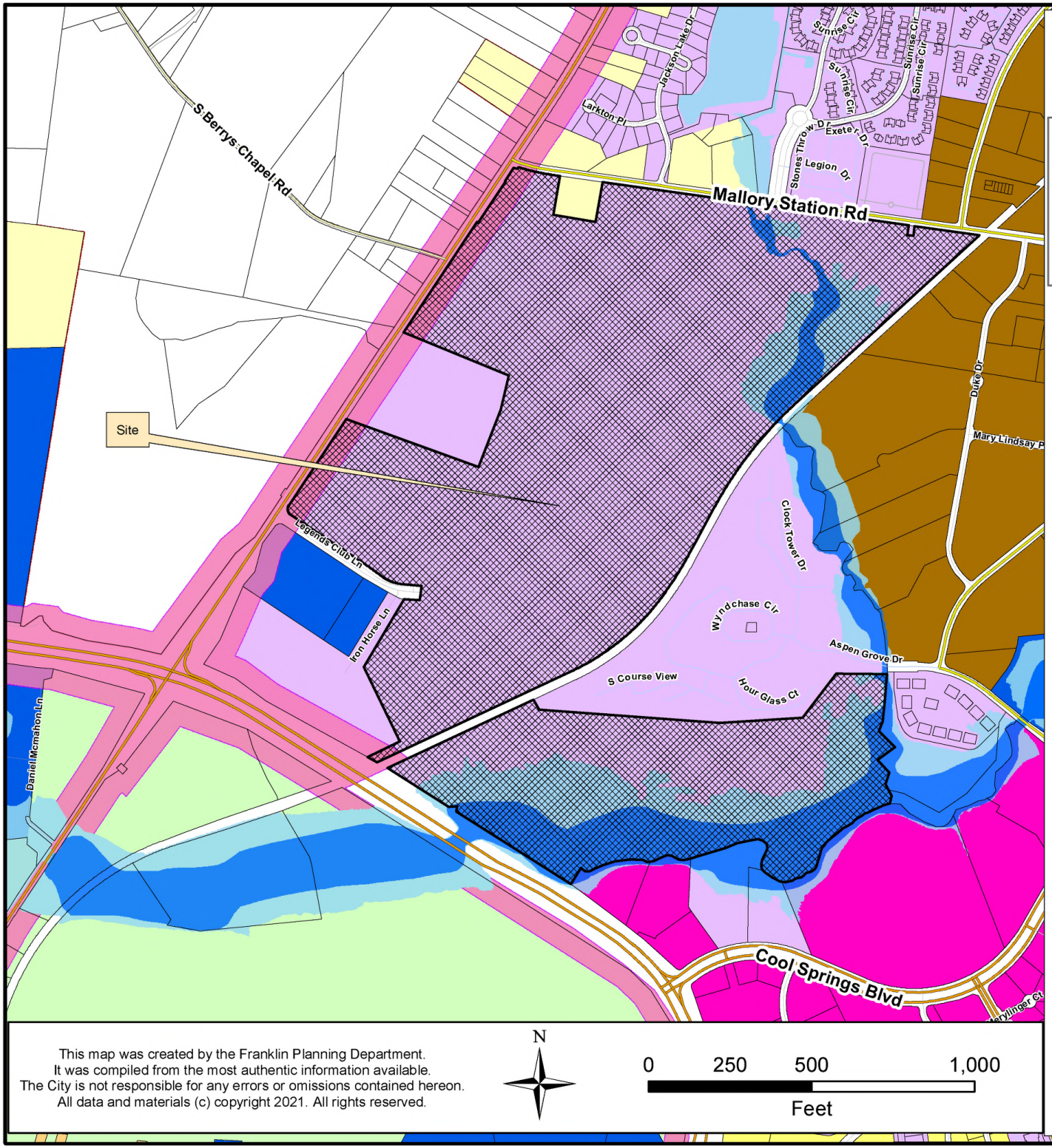
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



ASPEN GROVE PUD SUBDIVISION
ORDINANCE 2022-34
RESOLUTION 2022-60

Project Information
Existing Zoning: PD
Proposed Zoning: PD 54,982
Overlay Districts: FWO, FFO, SCO
Site Acreage: 301.89 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 54,982

Legend

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

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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

PD ENTITLEMENTS	
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING (EXISTING)	12,530 SF
PAVILION (EXISTING)	5,850 SF
GOLF HITTING BAYS (EXISTING)	2,002 SF
TOTAL	54,982 SF

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.

REZONING PLAN FOR:

VANDERBILT UNIVERSITY

ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2

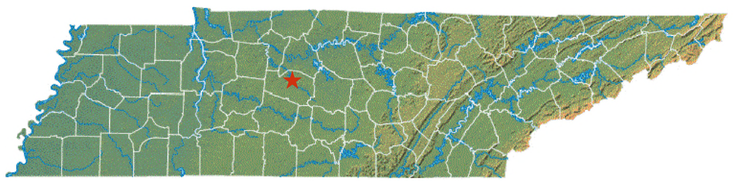
1500 LEGENDS CLUB LANE, FRANKLIN, TENNESSEE 37064

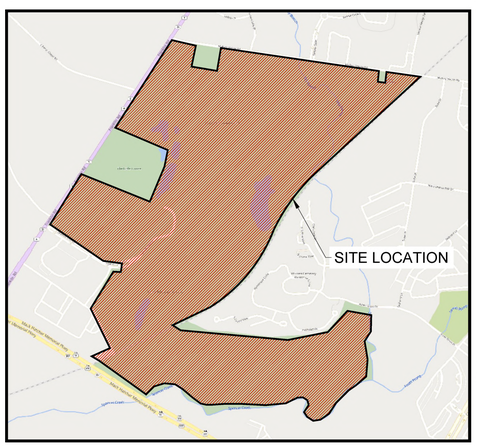
OCTOBER 6, 2022

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 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.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

- ZONING ORDINANCE: JANUARY 1, 2022
- SUBDIVISION REGULATIONS: DECEMBER 12, 2019
- TRANSPORTATION AND 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



NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

A MODIFICATION OF STANDARD 6.8 COMMERCIAL/MIXED-USE BUILDING TYPE.

1. TO ALLOW FOR PITCHED GABLE ROOF ON COMMERCIAL/MIXED-USE BUILDING.

OWNER:
VANDERBILT UNIVERSITY
MARGARET LIDDON EMLEY
110 21ST AVENUE S, STE #1110
NASHVILLE, TENNESSEE 37203
(615) 343-5160

ARCHITECT:
MEYERS + ASSOCIATES ARCHITECTURE
CHRIS MEYERS
232 N. THIRD STREET
COLUMBUS, OHIO 43215
(614) 221-9433

ENGINEER OF RECORD:
CHASTAIN SKILLMAN, INC.
LUCAS P. KLAUSNER, P.E.
215 CENTERVIEW DRIVE, STE #113
BRENTWOOD, TENNESSEE 37027
(863) 646-1402

INDEX

SHEET NUMBER	SHEET DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS
C1.2	DETAILED EXISTING CONDITIONS
C1.3	DETAILED EXISTING CONDITIONS
C1.4	NEIGHBORHOOD CONTEXT PLAN
C2.0	OVERALL DEVELOPMENT PLAN

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
COVER SHEET

LUCAS P. KLAUSNER
REGISTERED
No. 124933
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C0.0

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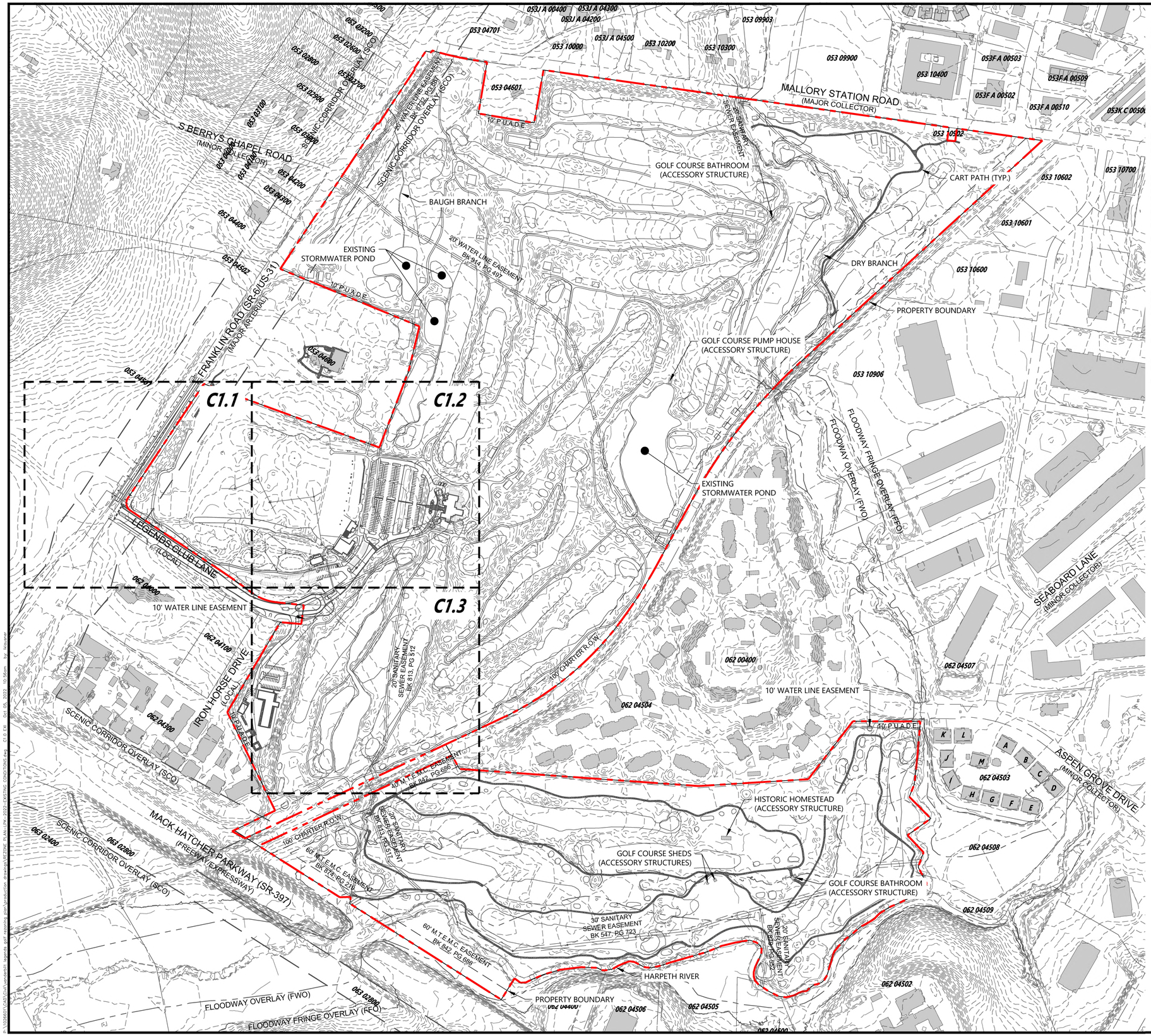

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF: 15.10 AC (5%) 1,315,033 SF: 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5 C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STORMWATER NARRATIVE:

THE EXISTING SITE STORMWATER ROUTES THROUGH AN EXISTING STORM SEWER SYSTEM TO BE DETAINED AND TREATED IN EXISTING STORMWATER PONDS. FROM THE STORMWATER PONDS, THE STORMWATER OUTFALLS INTO EITHER BAUGH BRANCH, THE HARPETH RIVER, OR DRY BRANCH.

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

THOMAS P. KLUG
REGISTERED
LICENSED
LANDSCAPE
ARCHITECT
124935
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.0

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

OVERALL EXISTING CONDITIONS

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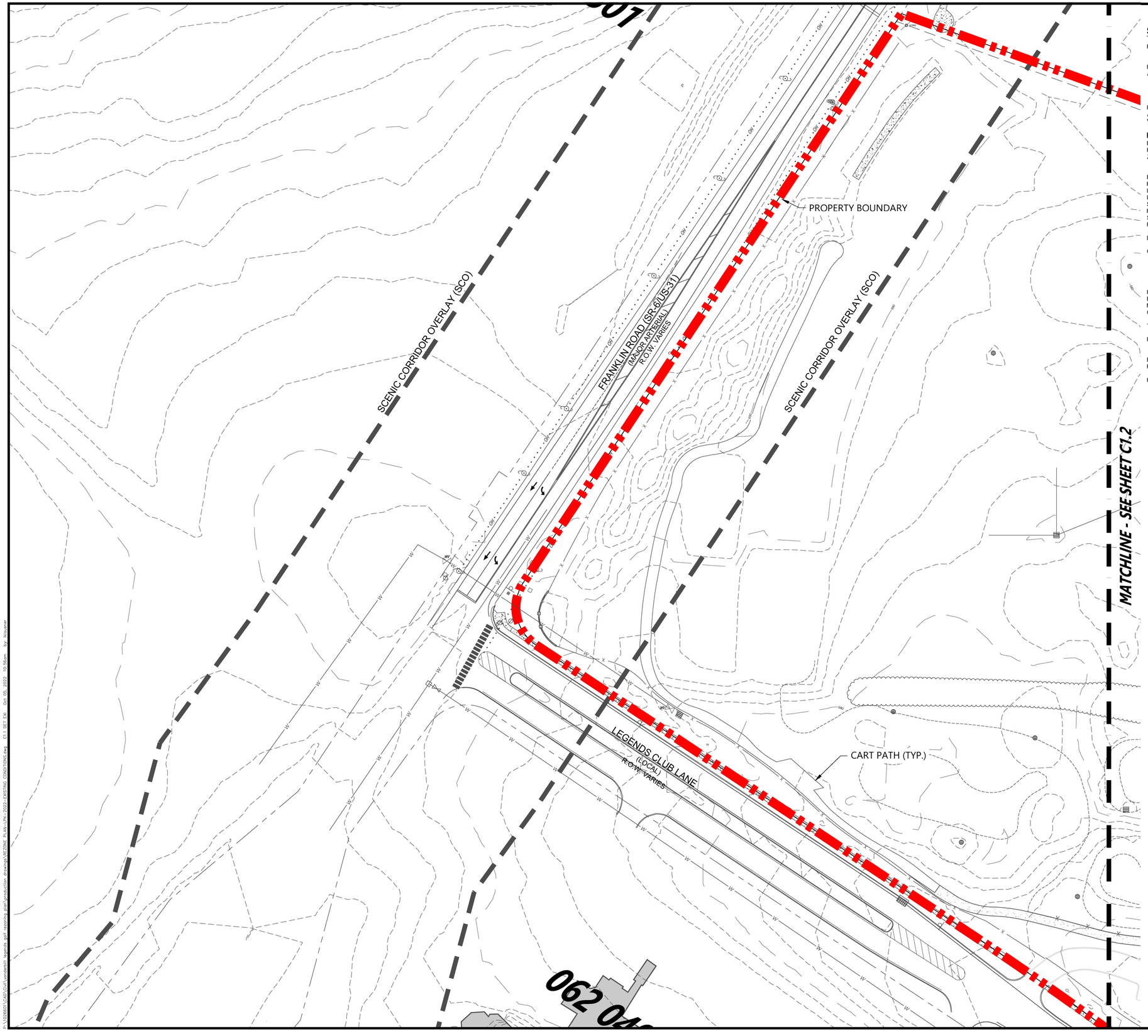

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
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ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

DETAILED EXISTING CONDITIONS

JOSEPH F. KLAUS
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.1

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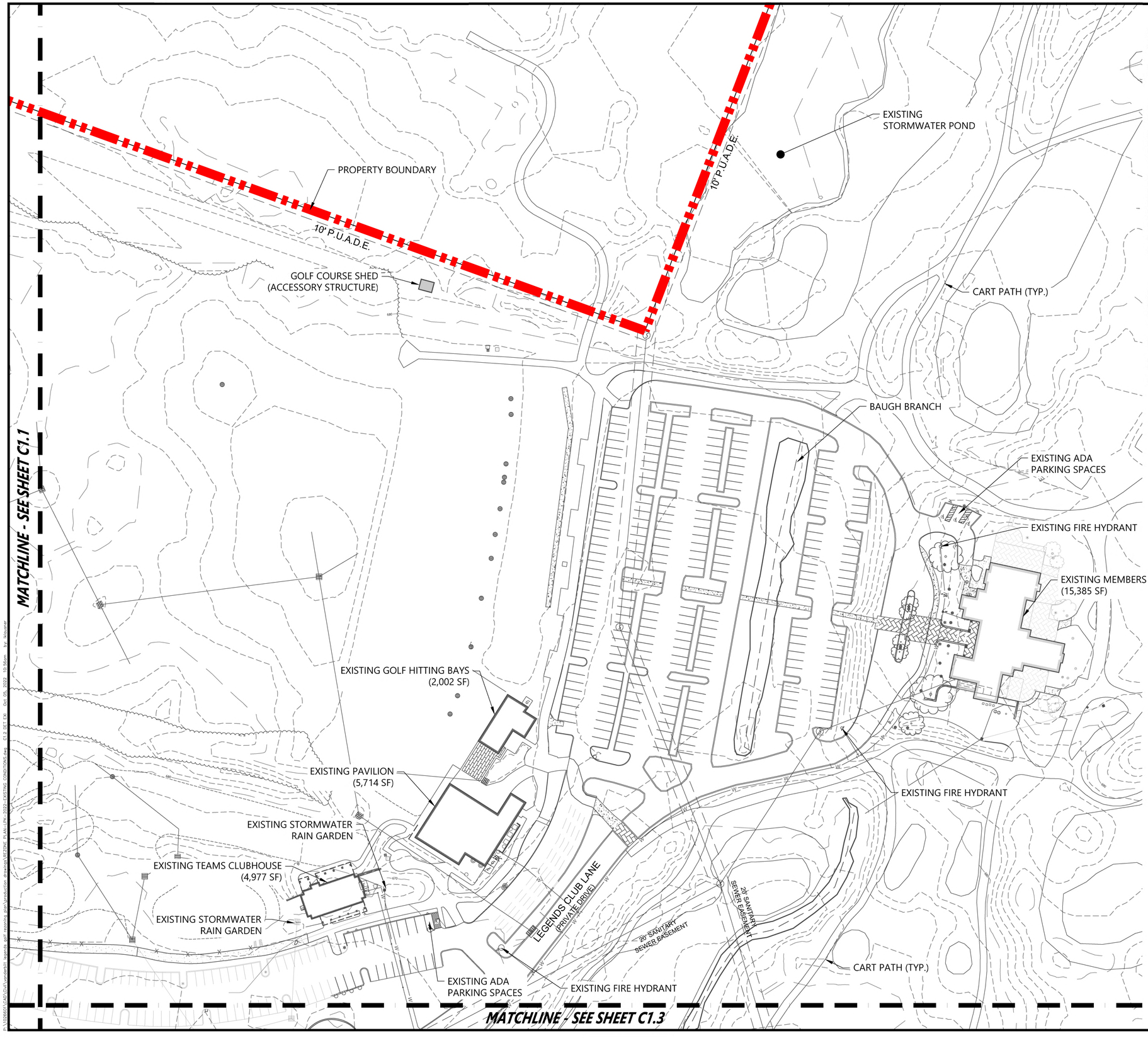

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VESTING (IF APPLICABLE):	N/A

REGULATIONS:

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FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
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REAR:	5' MIN.
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LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

DETAILED EXISTING CONDITIONS

JAMES F. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
724157
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.2

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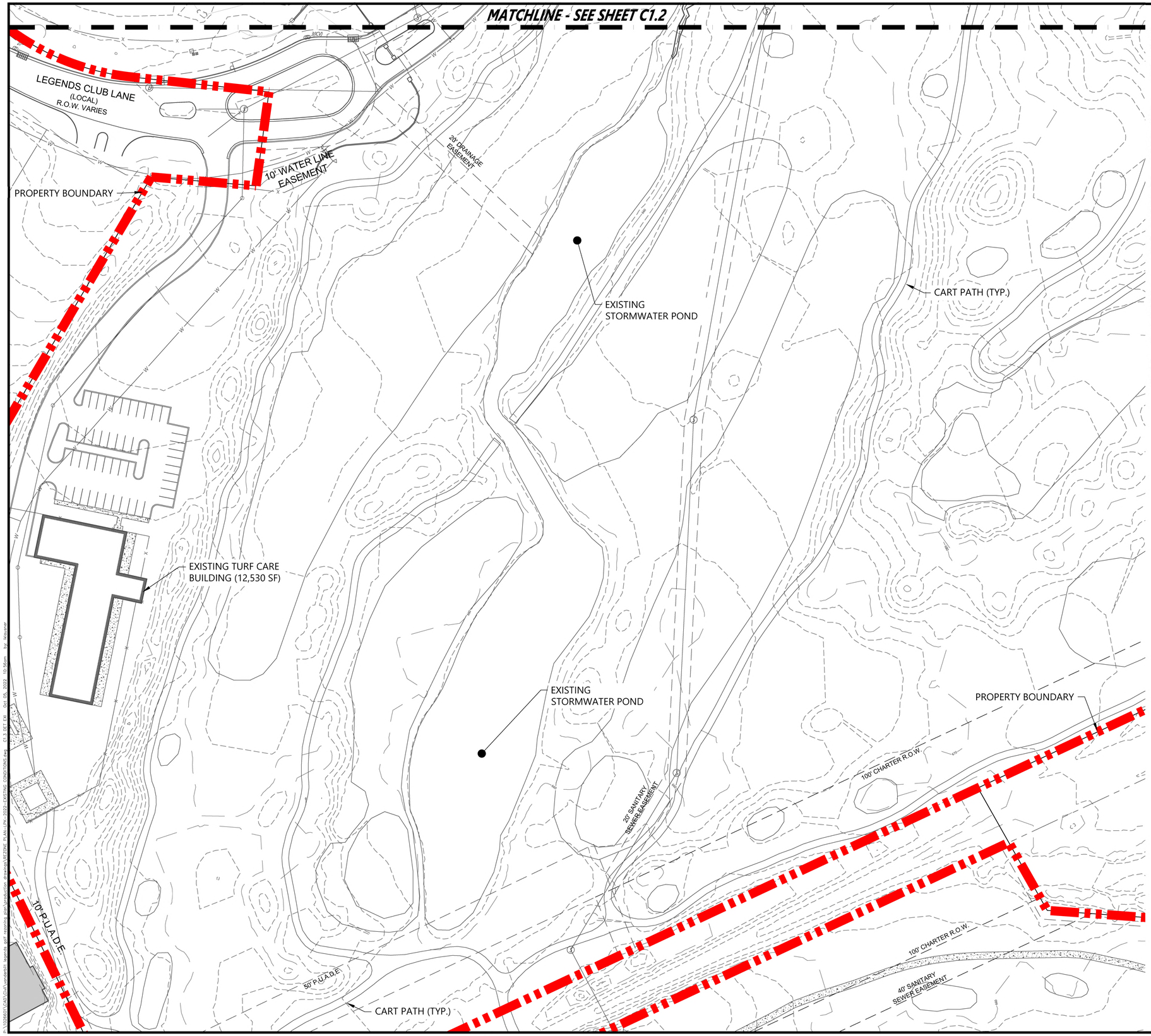

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
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PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 50' 100'
SCALE: 1" = 50'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402
© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

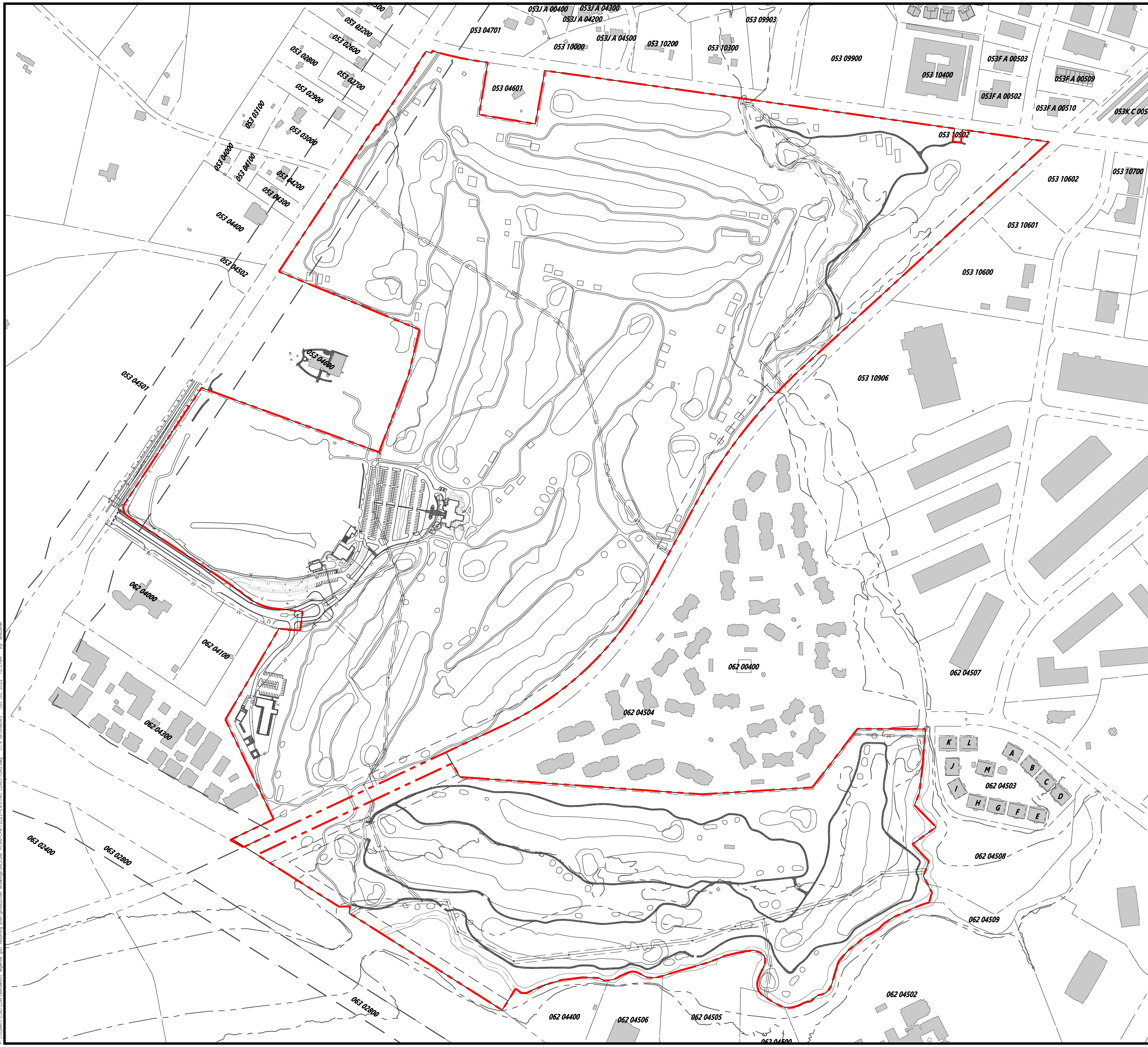
DETAILED EXISTING CONDITIONS

STATE OF TENNESSEE
TIMOTHY P. KLUSMAN
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.3

P:\2056\01\CAD\Civil\Vanderbilt legends golf rezoning plan\Introduction drawings\REZONE PLAN - LRK - 2022 - EXISTING CONDITIONS.dwg C1.3 DET EXI Oct 05, 2022 10:56pm by: tklusman



500' NEIGHBORS LIST:

PROPERTY STREET	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
463 FRANKLIN RD	OSBORN PHYLLIS H	463 FRANKLIN RD	FRANKLIN	TN	37069
459 FRANKLIN RD	PRIME NASHVILLE LLC	1019 WHITES CREEK PIKE	NASHVILLE	TN	37207
455 FRANKLIN RD	HITCHENS ERICA C	455 FRANKLIN RD	FRANKLIN	TN	37069
449 -51 FRANKLIN RD	GINN JOHN	451 FRANKLIN RD	FRANKLIN	TN	37069
443 FRANKLIN RD	CHADWELL LORETTA P	443 FRANKLIN RD	FRANKLIN	TN	37069
439 FRANKLIN RD	DEVANEY JEANINE M	439 FRANKLIN RD	FRANKLIN	TN	37069
435 FRANKLIN RD	GUTU OLESEA	435 FRANKLIN RD	FRANKLIN	TN	37069
431 FRANKLIN RD	PARKER WILLIAM J	431 FRANKLIN RD	FRANKLIN	TN	37069
2272 S BERRYS CHAPEL RD	LANGHANS H DAVID SR	2215 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2268 S BERRYS CHAPEL RD	FRAZIER JAMES A	2268 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
447 FRANKLIN RD	DENTON L M JR	447 FRANKLIN RD	FRANKLIN	TN	37069
2267 S BERRYS CHAPEL RD	VENCILL KAL E	2267 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2271 S BERRYS CHAPEL RD	BRAZZELL DAN	101 WINDSOR WAY	FRANKLIN	TN	37069
2269 S BERRYS CHAPEL RD	BLEDSOE JOAN WELLS	2269 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
411 FRANKLIN RD	DAVIS JAMES E SR	1504 THOMPSONS STA RD W	THOMPSONS STA	TN	37179
FRANKLIN RD	MEADOWS FAMILY L P	395 FRANKLIN RD	FANKLIN	TN	37069
FRANKLIN RD	MEADOWS CHERYL SUE IRR TRUST	395 FRANKLIN RD	FRANKLIN	TN	37069
400 FRANKLIN RD	TENNESSEE GOLF FOUNDATION	400 FRANKLIN RD	FRANKLIN	TN	37069
117 MALLORY STATION RD	FLORES DEBORA ANN ETAL	117 MALLORY STA RD	FRANKLIN	TN	37067
460 FRANKLIN RD	GINN JOHN R	460 FRANKLIN RD	FRANKLIN	TN	37069
200 MALLORY STATION RD	WM AT FRANKLIN TN DEV LLC	901 WABASH AVE #300	TERRE HAUTE	IN	47807
SUNRISE CIR	VILLAGES OF MORNINGSIDE	109 INTERNATIONAL DR #220	FRANKLIN	TN	37067
101 SUNRISE CIR	VILLAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
130 MALLORY STATION RD	BUTLER SCOTT	4505 S CAROTHERS RD	FRANKLIN	TN	37064
152 MALLORY STATION RD	MAUPIN WILLIAM JAMES	152 MALLORY STA RD	FRANKLIN	TN	37067
MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	230 PARK AVE 12TH FLOOR	NEW YORK	NY	10169
501 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
507 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
513 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
520 DUKE DR	ALIGNED EQUITY PARTNERS LLC	7010 CREWS LN	BRENTWOOD	TN	37207
460 DUKE DR	DUKE DRIVE VENTURE JV ETAL	7123 CROSSROADS BLVD #C	BRENTWOOD	TN	37027
500 DUKE DR	ALIGNED EQUITY PARTNERS LLC	500 DUKE DR	FRANKLIN	TN	37067
1500 LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
457 DUKE DR	GPT TPG 455 DUKE LLC	118 16TH AVE S STE 200	NASHVILLE	TN	37203
1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
1892 GEN GEO PATTON DR	RICHARDS TIMOTHY P	1892 GEN GEO PATTON DR	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
1896 GEN GEO PATTON DR	MALLORY CROSSING	1896 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027
106 JACKSON LAKE DR	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
110 JACKSON LAKE DR	BEZUIDENHOUT HECTOR A	110 JACKSON LAKE DR	FRANKLIN	TN	37069
200 LARKTON PL	NEWTON MICHAEL A	200 LARKTON PLACE	FRANKLIN	TN	37069
204 LARKTON PL	KOPJOE ROBERT FRANK	204 LARKTON PL	FRANKLIN	TN	37069
208 LARKTON PL	GUILLERMO LAURENCE ESPIRITU	208 LARKTON PLACE	FRANKLIN	TN	37069
212 LARKTON PL	GOLDMAN GEORGE	212 LARKTON PLACE	FRANKLIN	TN	37069
213 LARKTON PL	TAYLOR MARSHALL T	213 LARKTON PLACE	FRANKLIN	TN	37069
211 LARKTON PL	BUZZARD SCOTT	211 LARKTON PLACE	FRANKLIN	TN	37069
209 LARKTON PL	FRISBY TERRY	209 LARKTON PLACE	FRANKLIN	TN	37069
207 LARKTON PL	BROWN LAWRENCE	207 LARKTON PLACE	FRANKLIN	TN	37069
205 LARKTON PL	STOVALL ARLENE ROBERTSON	205 LARKTON PLACE	FRANKLIN	TN	37069
203 LARKTON PL	DENNIS ROBERT D	203 LARKTON PLACE	FRANKLIN	TN	37069
201 LARKTON PL	HENECKE GARY A	201 LARKTON PL	FRANKLIN	TN	37069
101 JACKSON LAKE DR	YOONUS NAVAS	1429 W RUNNING BROOK RD	NASHVILLE	TN	37209
258 MALLORY STATION RD	COOL SPRINGS STORAGE LLC	1138 N GERMANTOWN PKWY #101-371	CORDOVA	TN	38016
101 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
131 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
145 LEGENDS CLUB LN	ST IRON HORSE LLC	4600 NORTH FAIRFAX DR #1000	ARLINGTON	VA	22203
MACK HATCHER PKWY	MIDDLE TN ELECTRIC MEMBERSHIP CORP	810 COMMERCIAL CT	MURFREESBORO	TN	37129
201 COOL SPRINGS BLVD	P & K LLC	3310 ASPEN GROVE DR #302	FRANKLIN	TN	37067
211 -13 COOL SPRINGS BLVD	NHC HEALTHCARE COOL SPRINGS LLC	211 COOL SPRINGS BLVD	FRANKLIN	TN	37067
No Data	ELDER BARBARA	3201 ASPEN GROVE DR #D-1	FRANKLIN	TN	37067
3100 ASPEN GROVE DR	PBONE ASPEN GROVE LLC	PO BOX 92129	SOUTHLAKE	TX	76092
151 COOL SPRINGS BLVD	FRANKLIN LAND CO LLC	3200 SOUTHWEST FWY #1870	HOUSTON	TX	77027
125 COOL SPRINGS BLVD	VM ASPEN MOB LLC	425 SEVENTH ST NE	CHARLOTTESVILLE	VA	22902
325 SEABOARD LN	SVT ASPEN CORP CENTER 100 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
101 COOL SPRINGS BLVD	CSLP GP	85 SOUTH SERVICE RD	PLAINVIEW	NY	10803
405 DUKE DR	SVT ASPEN CORP CENTER 200 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
315 COOL SPRINGS BLVD	SVT ASPEN GROVE OFFICE CENTER II L	591 W PUTNAM AVE	GREENWICH	CT	6830
318 SEABOARD LN	OLEN ASPEN GROVE CORP	7 CORP PLAZA DR	NEWPORT BEACH	CA	92660
3150 ASPEN GROVE DR	AEDC FEDERAL CREDIT UNION	520 AIRPARK DR	TULLAHOMA	TN	37388
354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	2200 LAPSLEY LN	BOWLING GREEN	KY	42103
No Data	OFFICE PROPERTY GROUP LLC	1894 GEN GEO PATTON DR #300	FRANKLIN	TN	37067
No Data	REDDY NEELIMA	805 SINGLETON LN	BRENTWOOD	TN	37027
No Data	WITTMAN KAREN	3201 ASPEN GROVE DR #G-1	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
No Data	DISTEFANO MARINA	2525 BELLE BROOK DR	FRANKLIN	TN	37067-8154
No Data	SMITH ELIZABETH	3201 ASPEN GROVE #J-1	FRANKLIN	TN	37067
No Data	MITCHELL-SNIDER SHERRI	3201 ASPEN GROVE DR #G-8	FRANKLIN	TN	37067
No Data	CRAWFORD KATHLEEN	PO BOX 191426	SAN FRANCISCO	CA	94119
No Data	MARLOW SUSAN	3201 ASPEN GROVE DR #G-10	FRANKLIN	TN	37067
No Data	SLUSS LEA A	3201 ASPEN GROVE DR #H-2	FRANKLIN	TN	37067
No Data	HOLT JERRY C	1014 MANLEY LN	BRENTWOOD	TN	37027
No Data	KELLICK PATRICK	117 STILLWIND CT	NOLENSVILLE	TN	37135
No Data	MARLIN MARVIN RICHARD JR	6586 EUDAILEY COVINGTON RD	COLLEGE GROVE	TN	37046
No Data	ROBERTS JOSHUA R	3201 ASPEN GROVE DR #F-9	FRANKLIN	TN	37067
No Data	STOUT MARY JANE	3201 ASPEN GROVE DR #F10	FRANKLIN	TN	37067
No Data	RUPE RUSSELL	356 WISE RD	FRANKLIN	TN	37064
No Data	HORTON GLENDA K	3201 ASPEN GROVE DR #F-5	FRANKLIN	TN	37067
No Data	BELEW CHARLES L	402 CHATSWORTH CT	FRANKLIN	TN	37064
No Data	THOMPSON MATTHEW	3201 ASPEN GROVE DR #G-3	FRANKLIN	TN	37067
No Data	KONDAPAVULURU PRASAD	1801 MORGAN FARMS WAY	BRENTWOOD	TN	37027
No Data	FDVR INC	3201 ASPEN GROVE DR #G-7	FRANKLIN	TN	37067
No Data	HOOVER ANGLEA R	3201 ASPEN GROVE DR #H-3	FRANKLIN	TN	37067
No Data	COTHRON JILLIAN	3201 ASPEN GROVE DR #H5	FRANKLIN	TN	37067
No Data	HALEY CONSTANCE JEAN T LIV TR	3201 ASPEN GROVE DR #M-9	FRANKLIN	TN	37067
No Data	WALL W THOMAS JR	3201 ASPEN GROVE DR M 10	FRANKLIN	TN	37067
No Data	MARTIN ROBERT M	1025 CUMBERLAND PARK DR	FRANKLIN	TN	37069
No Data	LYMAN ISABEL C	3201 ASPEN GROVE DR #M7	FRANKLIN	TN	37067
No Data	STROUD GAIL ALEXANDER REV LIV TRUST	1515 MARYMOUNT DR	FRANKLIN	TN	37067
No Data	JOHNSON DAVID	445 AUTUMN LAKE TRL	FRANKLIN	TN	37067
No Data	WILSON MICHAEL B	333 SLIDERS KNOB AVE	FRANKLIN	TN	37067
No Data	HEIBERT JOHN W JR	8012 KNOLL CT	BRENTWOOD	TN	37027
No Data	HULETT RANDY L	1894 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE UNIT H-1	FRANKLIN	TN	37067
No Data	DOOLEY KATHLEEN C	3201 ASPEN GROVE DR #I1	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	HIGGINS SUSAN LEE	3201 ASPEN GROVE DR #G4	FRANKLIN	TN	37067-4866
No Data	FRIESEN GARY DAVID	3201 ASPEN GROVE DRIVE G6	FRANKLIN	TN	37067
No Data	MCTAVISH TODD	3201 ASPEN GROVE DR #H-4	FRANKLIN	TN	37067
No Data	NOFFSINGER KARLA M LIV TR	3201 ASPEN GROVE DR #H-6	FRANKLIN	TN	37067
No Data	MCBRIDE JASON L	9917 CO RD 78	ALICEVILLE	AL	35442
No Data	FLYNN CLAIRE E	3201 ASPEN GROVE DR M-6	FRANKLIN	TN	37067
No Data	SHEARER CYNTHIA	3201 ASPEN GROVE DR #M-8	FRANKLIN	TN	37067
No Data	RIGGINS RICHARD	3201 ASPEN GROVE DR I-6	FRANKLIN	TN	37067
No Data	RUSTAN TERRY J	3201 APEN GROVE DR #I-7	FRANKLIN	TN	37067
No Data	KELLIHER MATTHEW E TR	23142 SOMERSET CIR	DANA POINT	CA	92629
No Data	MANNING POLLY	3201 ASPEN GROVE DR #I-9	FRANKLIN	TN	37067
No Data	WOOD DONALD F	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
No Data	VOONA SATISH K	349 SHADOW CREEK DR	BRENTWOOD	TN	37027
No Data	MEEHAN DENNIS M	707 WELSH LN	FRANKLIN	TN	37064
No Data	GOLDSBERRY JAMES E JR	2051 HUNTERWOOD DR	BRENTWOOD	TN	37027
No Data	RAHEB MONICA M	3201 ASPEN GROVE DR #I-5	FRANKLIN	TN	37067
No Data	GLUSAC WILLIAM L	3201 ASPEN GROVE DR J-3	FRANKLIN	TN	37067
No Data	JAIN SUSHIL K	104 WHEAT ST	MARTIN	TN	38237
No Data	HILL EMIKO ABE	3201 ASPEN GROVE DR #I-10	FRANKLIN	TN	37067
No Data	MOORE CHERI A	3201 ASPEN GROVE DR #H-9	FRANKLIN	TN	37067
No Data	CELIA-FALASCHI THERESA	156 RAVENHILL RD	ORINDA	CA	94563
No Data	CARTER LYNN	3201 ASPEN GROVE DR #J-6	FRANKLIN	TN	37067
No Data	KELLEY MAURY & RAQUEL J TRUST	3201 ASPEN GROVE DR UNIT J-7	FRANKLIN	TN	37067
No Data	WALTERS SUZANNE TR	621 BRADLEY CT	FRANKLIN	TN	37067
No Data	KRISHNASARMA SASIKALA B ETAL	5626 COTTONPORT DR	BRENTWOOD	TN	37027
No Data	GRANSTAFF BRETT	115 MAIN ST #215	CARTHAGE	TN	37030
No Data	KELLEY MAURICE JACKSON SR TRUST	3201 ASPEN GROVE DR I-2	FRANKLIN	TN	37067
No Data	JASPER WANDA OBER LIV TR	3201 ASPEN GROVE DR #I-4	FRANKLIN	TN	37067
No Data	CAVELL JULIE ANN	3201 ASPEN GROVE DR #J2	FRANKLIN	TN	37067
No Data	RUSSELL JAMES R	3201 ASPEN GROVE DR #J-4	FRANKLIN	TN	37067
No Data	CARTER RICHARD T JR	3201 ASPEN GROVE DR J-10	FRANKLIN	TN	37067
No Data	RICHARDS REV LIV TRUST	233 WATERBURY CIR	FRANKLIN	TN	37067
No Data	DAVIS CHARLES F	3201 ASPEN GROVE DR	FRANKLIN	TN	37067
No Data	TERRY JAMES G	3201 ASPEN GROVE #K-5	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	DOUSE STEVEN C	3201 ASPEN GROVE DR #K-7	FRANKLIN	TN	37067
No Data	BRAZELL DWIGHT W	3201 ASPEN GROVE DR #K8	FRANKLIN	TN	37067
No Data	ADAMS REV LIV TRUST	8255 DALEWOOD CT	BRENTWOOD	TN	37027
No Data	NICHOLS CLAYTON C	3201 ASPEN GROVE DR #K-4	FRANKLIN	TN	37067
No Data	WOOD W E REV LEGACY TRUST	3201 ASPEN GROVE DR K-9	FRANKLIN	TN	37067
No Data	WEAVER DENNIS	3201 ASPEN GROVE DR #K-1	FRANKLIN	TN	37067
No Data	AIMAR LINDSAY	3201 ASPEN GROVE DR #A-2	FRANKLIN	TN	37067
No Data	JAIN PUSHPENDRA K	438 E HAMPTON CT	COOKEVILLE	TN	38501
No Data	JAIN ANIL K	62 GOVERNORS WAY	BRENTWOOD	TN	37027
No Data	LOWENTHAL JAY N	3604 CHALMETTE CT	NASHVILLE	TN	37215
No Data	WILLIAMS DANIEL E	3201 ASPEN GROVE DR #A5	FRANKLIN	TN	37067
No Data	MASON DONALD L	8209 VADEN DR	BRENTWOOD	TN	37027
No Data	MCDONALD FAMILY LIV TRUST	3201 ASPEN GROVE DR #A-1	FRANKLIN	TN	37067
No Data	HERMAN LINDSAY TAYLOR	3201 ASPEN GROVE DR #L-1	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE DR #F-2	FRANKLIN	TN	37067
No Data	TSAI STEVEN	3201 ASPEN GROVE DR #F-3	FRANKLIN	TN	37067
No Data	DAVIS KARMA E FAMILY TRUST	3201 ASPEN GROVE APT F-4	FRANKLIN	TN	37067
No Data	GLO LORENZO Y TRUST	3201 ASPEN GROVE DR #L4	FRANKLIN	TN	37067
No Data	WALTHERS LANE C	1948 LAFROMBOISE ST	EUMCLAW	WA	98022
No Data	KIZILISIK SEMIHA R	3201 ASPEN GROVE DR L-6	FRANKLIN	TN	37067
No Data	HORD BARBARA I	3201 ASPEN GROVE #L-7	FRANKLIN	TN	37067
No Data	JOHNSON FAM TRUST	3201 ASPEN GROVE DR #L-8	FRANKLIN	TN	37067
No Data	BREKKE CHAR	3201 ASPEN GROVE DR #K-10	FRANKLIN	TN	37067
No Data	BRAUN-ESCOBAR FRIEDA	14314 NW 14TH ST	PEMBROKE PINES	FL	33028
No Data	CLEVENGER JULIE JOHNSON	PO BOX 120907	NASHVILLE	TN	37212
No Data	HOLLOWAY ELLEN	3201 ASPEN GROVE #L-2	FRANKLIN	TN	37064
No Data	FROULA JUDITH	3201 ASPEN GROVE DR #L-9	FRANKLIN	TN	37067

NOTES:

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

0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION
DATE
NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

NEIGHBORHOOD CONTEXT PLAN

LUCAS P. KLAUSNER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 124025 STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.4

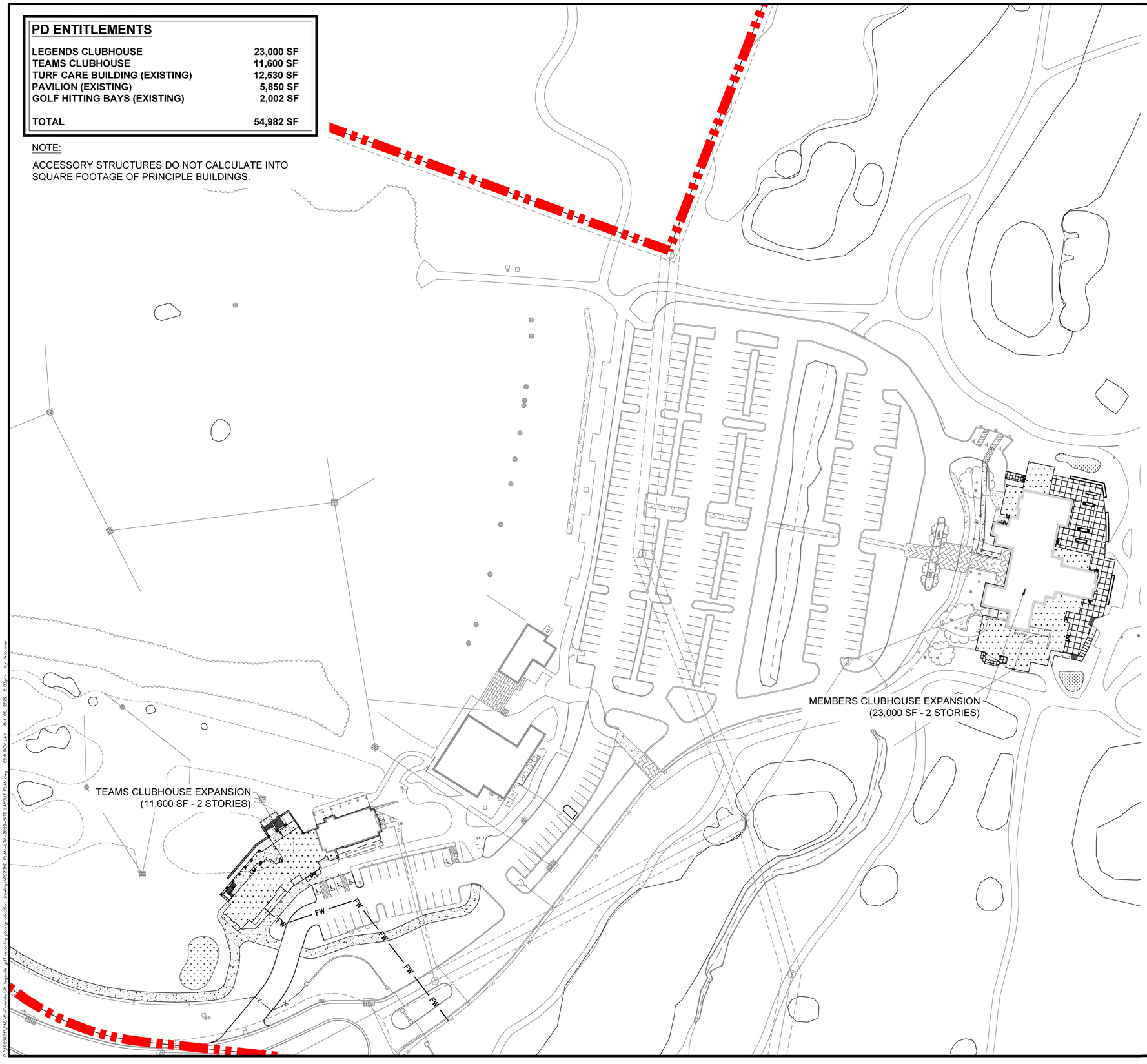
P:\1026601\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN-LPK-2022-EXISTING CONDITIONS.dwg C1.4 NEIGHBORS Oct 05, 2022 10:57am by: lklausner

PD ENTITLEMENTS

LEGENDS CLUBHOUSE	**23,000 SF**
TEAMS CLUBHOUSE	**11,600 SF**
TURF CARE BUILDING (EXISTING)	**12,530 SF**
PAVILION (EXISTING)	**5,850 SF**
GOLF HITTING BAYS (EXISTING)	**2,002 SF**
TOTAL	**54,982 SF**

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S) :	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF, 15.10 AC (5%) 1,315,033 SF, 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STATEMENT OF IMPACTS: PROPOSED BUIDLINGS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
WATER DEMAND: **7,025 GPD**

SANITARY SEWER FACILITIES
SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN
SANITARY SEWER DEMAND: **7,225 GPD**

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS UTILIZED FOR THE IRRIGATION OF THE GOLF COURSE.
REUSE WATER DEMAND: **264,394 GPD**

DRAINAGE FACILITIES
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS SOUTH TO THE HARPETH RIVER. ONE DRAINS EAST TO DRY BRANCH. ONE DRAINS THROUGH THE SITE TO BAUGH BRANCH.

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN. WITH ALL THE PROPOSED CONSTRUCTION LOCATED INTERNALLY TO THE EXISTING SITE, NO ROW OR EXISTING ACCESS IS TO BE AFFECTED AND SHALL REMAIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION:	2.9 MI (FRANKLIN POLICE HEADQUARTERS)
NEAREST FIRE STATION:	2.1 MI (FIRE STATION #3)
NEAREST RECREATIONAL FACILITY:	2.8 MI (ASPEN GROVE PARK)

PROJECTED TRIPS GENERATED
NO ADDITIONAL TRIPS WILL BE GENERATED WITH THE PROPOSED ADDITIONS. EXISTING TRIPS ARE APPROXIMATELY 350 TRIPS PER DAY.

PROJECTED STUDENT POPULATION
NO PROJECTED STUDENT POPULATION FOR THIS PROJECT AS NO RESIDENTIAL LOTS ARE PROPOSED.

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

LEGEND

FLOODWAY OVERLAY (FWO)

FLOODWAY FRINGE OVERLAY (FFO)

SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 80' 160'
SCALE: 1" = 80'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(853) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

OVERALL DEVELOPMENT PLAN

JASON P. KLUSMAN
REGISTERED
LANDSCAPE
ARCHITECT
No. 724513
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C2.0

P:\1026501\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN--LPK--2022--SITE LAYOUT PLAN.dwg C2.0 REV LAY Oct 05, 2022 2:03pm lpk lkloumer

PD ENTITLEMENTS	
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING (EXISTING)	12,530 SF
PAVILION (EXISTING)	5,850 SF
GOLF HITTING BAYS (EXISTING)	2,002 SF
TOTAL	54,982 SF

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.

REZONING PLAN FOR:

VANDERBILT UNIVERSITY

ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2

1500 LEGENDS CLUB LANE, FRANKLIN, TENNESSEE 37064

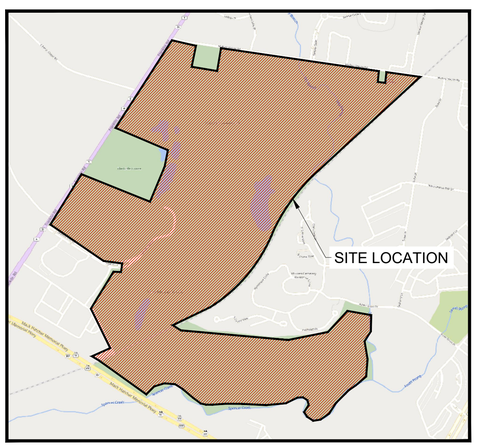
OCTOBER 6, 2022

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 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.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

- ZONING ORDINANCE: JANUARY 1, 2022
- SUBDIVISION REGULATIONS: DECEMBER 12, 2019
- TRANSPORTATION AND 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



NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

A MODIFICATION OF STANDARD 6.8 COMMERCIAL/MIXED-USE BUILDING TYPE.

1. TO ALLOW FOR PITCHED GABLE ROOF ON COMMERCIAL/MIXED-USE BUILDING.

OWNER:
VANDERBILT UNIVERSITY
MARGARET LIDDON EMLEY
110 21ST AVENUE S, STE #1110
NASHVILLE, TENNESSEE 37203
(615) 343-5160

ARCHITECT:
MEYERS + ASSOCIATES ARCHITECTURE
CHRIS MEYERS
232 N. THIRD STREET
COLUMBUS, OHIO 43215
(614) 221-9433

ENGINEER OF RECORD:
CHASTAIN SKILLMAN, INC.
LUCAS P. KLAUSNER, P.E.
215 CENTERVIEW DRIVE, STE #113
BRENTWOOD, TENNESSEE 37027
(863) 646-1402

INDEX

SHEET NUMBER	SHEET DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS
C1.2	DETAILED EXISTING CONDITIONS
C1.3	DETAILED EXISTING CONDITIONS
C1.4	NEIGHBORHOOD CONTEXT PLAN
C2.0	OVERALL DEVELOPMENT PLAN

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S).:	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
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PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

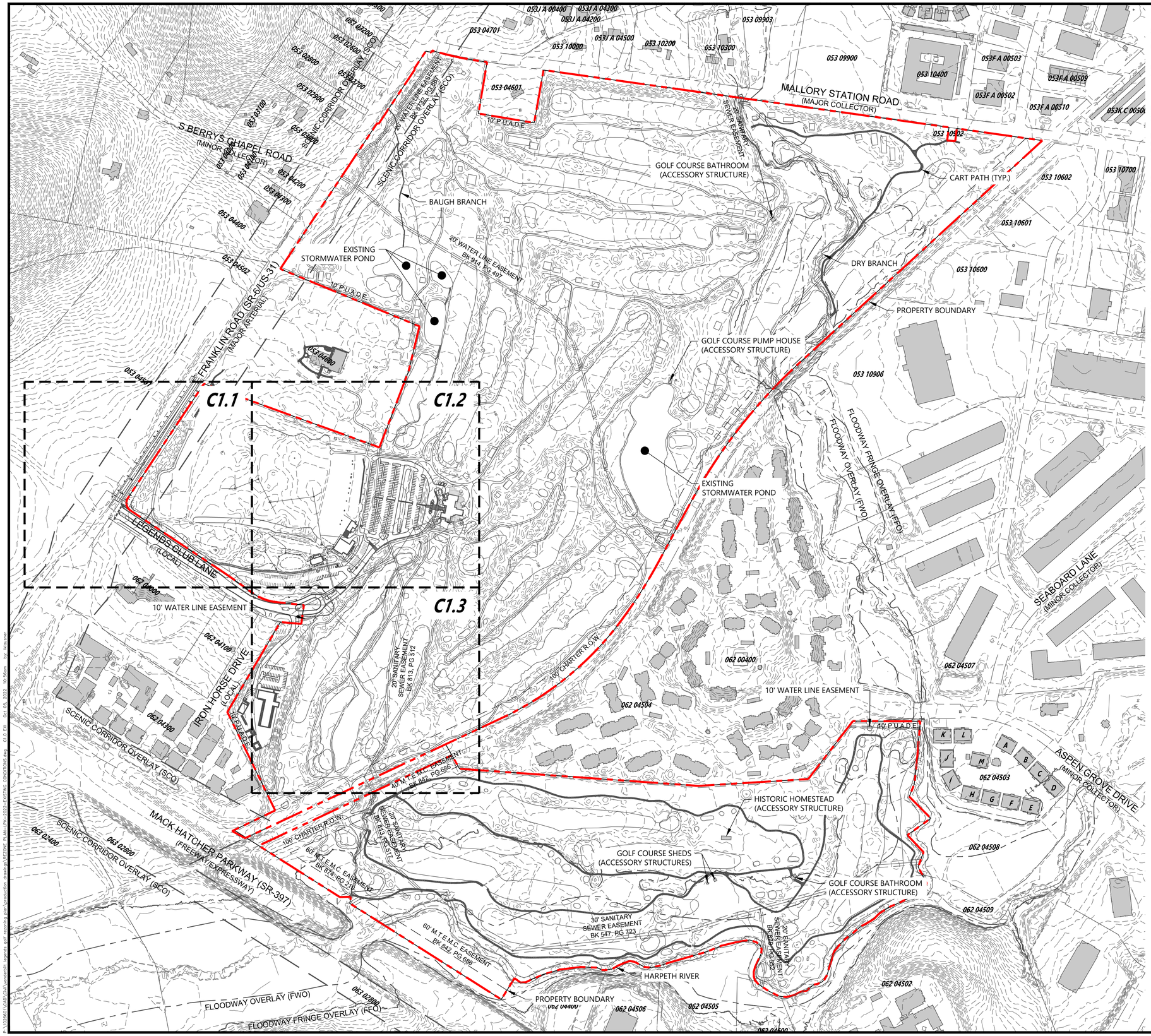
VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
COVER SHEET

LUCAS P. KLAUSNER
REGISTERED
ARCHITECT
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C0.0

P:\7026501\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN - LPK - 2022 - COVER.dwg 10:39am by: bklausner Oct 05, 2022 CO.0 COV



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PARCEL(S):	053 10901 00008053
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VESTING (IF APPLICABLE):	N/A

REGULATIONS:

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FRONTAGE TYPES APPLIED:	LANDSCAPE
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LOT SIZE (RESIDENTIAL):	N/A
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FRONT:	5' MIN.
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REAR:	5' MIN.
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PAVILION	5,850 SF
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EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STORMWATER NARRATIVE:

THE EXISTING SITE STORMWATER ROUTES THROUGH AN EXISTING STORM SEWER SYSTEM TO BE DETAINED AND TREATED IN EXISTING STORMWATER PONDS. FROM THE STORMWATER PONDS, THE STORMWATER OUTFALLS INTO EITHER BAUGH BRANCH, THE HARPETH RIVER, OR DRY BRANCH.

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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

0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
OVERALL EXISTING CONDITIONS

RICHARD P. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
224525
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.0

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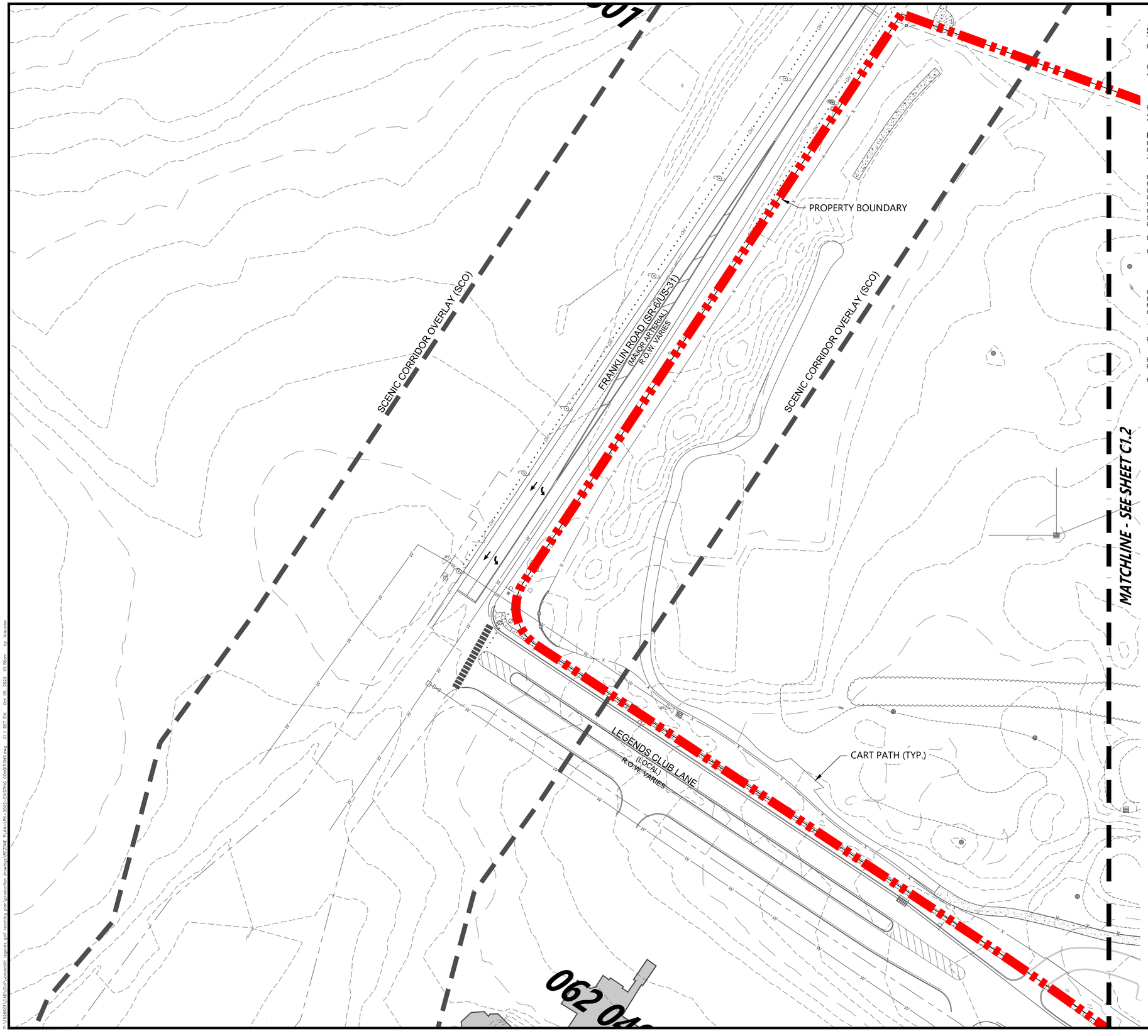

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
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PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
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PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
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PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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Know what's below.
Call before you dig.

0 50' 100'
SCALE: 1" = 50'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

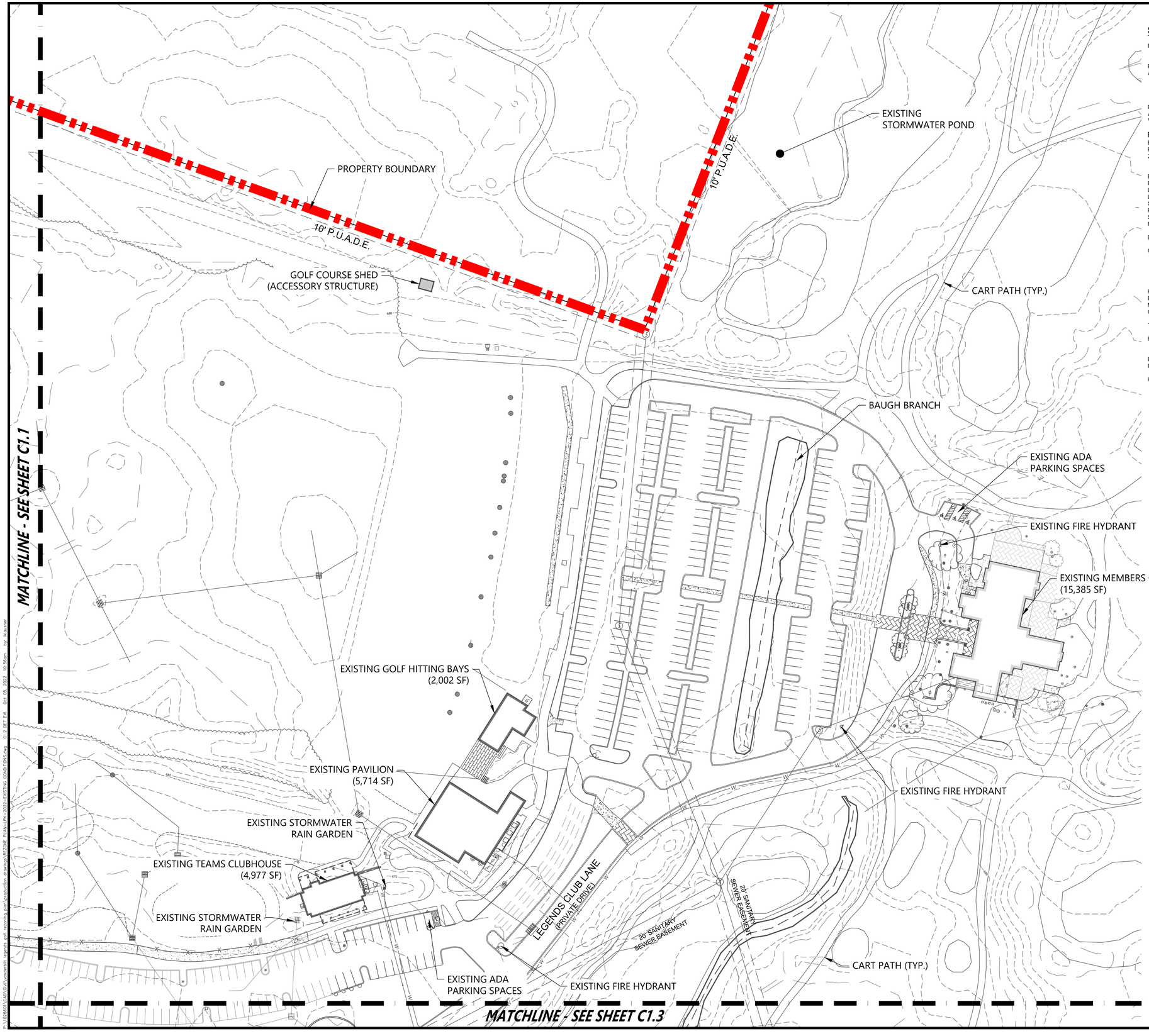
DETAILED EXISTING CONDITIONS

JAMES T. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
324157
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.1

P:\070560\VOB\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN-1PK-2022-EXISTING CONDITIONS.dwg C1.1 DET EXI Oct 05, 2022 10:56pm by: hbaumer



SITE DATA

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PARCEL(S):	053 090I 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

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LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
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SIDE:	5' MIN.
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PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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0 50' 100'
SCALE: 1" = 50'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 646-1402
© 2022 CHASTAIN SKILLMAN

DESCRIPTION
DATE
NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
DETAILED EXISTING CONDITIONS

REGISTERED LANDSCAPE ARCHITECT JAMES T. KLAUS 324937 STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.2

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MATCHLINE - SEE SHEET C1.2

LEGENDS CLUB LANE
(LOCAL)
R.O.W. VARIES

PROPERTY BOUNDARY

10' WATER LINE EASEMENT

20' DRAINAGE EASEMENT

EXISTING STORMWATER POND

CART PATH (TYP.)

EXISTING TURF CARE BUILDING (12,530 SF)

EXISTING STORMWATER POND

PROPERTY BOUNDARY

100' CHARTER R.O.W.

20' SANITARY SEWER EASEMENT

10' P.U.A.D.E.

50' P.U.A.D.E.

CART PATH (TYP.)

100' CHARTER R.O.W.

40' SANITARY SEWER EASEMENT

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
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VESTING (IF APPLICABLE):	N/A

REGULATIONS:

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215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 646-1402

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DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

DETAILED EXISTING CONDITIONS

MICHAEL P. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.3

P:\12065\01\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN - LPK - 2022 - EXISTING CONDITIONS.dwg C1.3 DET EXI Oct 05, 2022 10:56pm by: lkrusmer



P:\1026601\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN-LPK-2022-EXISTING CONDITIONS.dwg C1.4 NEIGHBORS Oct 05, 2022 10:57am by: lklausner

500' NEIGHBORS LIST:

PROPERTY STREET	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
463 FRANKLIN RD	OSBORN PHYLLIS H	463 FRANKLIN RD	FRANKLIN	TN	37069
459 FRANKLIN RD	PRIME NASHVILLE LLC	1019 WHITES CREEK PIKE	NASHVILLE	TN	37207
455 FRANKLIN RD	HITCHENS ERICA C	455 FRANKLIN RD	FRANKLIN	TN	37069
449 -51 FRANKLIN RD	GINN JOHN	451 FRANKLIN RD	FRANKLIN	TN	37069
443 FRANKLIN RD	CHADWELL LORETTA P	443 FRANKLIN RD	FRANKLIN	TN	37069
439 FRANKLIN RD	DEVANEY JEANINE M	439 FRANKLIN RD	FRANKLIN	TN	37069
435 FRANKLIN RD	GUTU OLESEA	435 FRANKLIN RD	FRANKLIN	TN	37069
431 FRANKLIN RD	PARKER WILLIAM J	431 FRANKLIN RD	FRANKLIN	TN	37069
2272 S BERRYS CHAPEL RD	LANGHANS H DAVID SR	2215 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2268 S BERRYS CHAPEL RD	FRAZIER JAMES A	2268 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
447 FRANKLIN RD	DENTON L M JR	447 FRANKLIN RD	FRANKLIN	TN	37069
2267 S BERRYS CHAPEL RD	VENCILL KAL E	2267 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2271 S BERRYS CHAPEL RD	BRAZZELL DAN	101 WINDSOR WAY	FRANKLIN	TN	37069
2269 S BERRYS CHAPEL RD	BLEDSOE JOAN WELLS	2269 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
411 FRANKLIN RD	DAVIS JAMES E SR	1504 THOMPSONS STA RD W	THOMPSONS STA	TN	37179
FRANKLIN RD	MEADOWS FAMILY L P	395 FRANKLIN RD	FANKLIN	TN	37069
FRANKLIN RD	MEADOWS CHERYL SUE IRR TRUST	395 FRANKLIN RD	FRANKLIN	TN	37069
400 FRANKLIN RD	TENNESSEE GOLF FOUNDATION	400 FRANKLIN RD	FRANKLIN	TN	37069
117 MALLORY STATION RD	FLORES DEBORA ANN ETAL	117 MALLORY STA RD	FRANKLIN	TN	37067
460 FRANKLIN RD	GINN JOHN R	460 FRANKLIN RD	FRANKLIN	TN	37069
200 MALLORY STATION RD	WM AT FRANKLIN TN DEV LLC	901 WABASH AVE #300	TERRE HAUTE	IN	47807
SUNRISE CIR	VILLAGES OF MORNINGSIDE	109 INTERNATIONAL DR #220	FRANKLIN	TN	37067
101 SUNRISE CIR	VILLAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
130 MALLORY STATION RD	BUTLER SCOTT	4505 S CAROTHERS RD	FRANKLIN	TN	37064
152 MALLORY STATION RD	MAUPIN WILLIAM JAMES	152 MALLORY STA RD	FRANKLIN	TN	37067
MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	230 PARK AVE 12TH FLOOR	NEW YORK	NY	10169
501 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
507 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
513 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
520 DUKE DR	ALIGNED EQUITY PARTNERS LLC	7010 CREWS LN	BRENTWOOD	TN	37207
460 DUKE DR	DUKE DRIVE VENTURE JV ETAL	7123 CROSSROADS BLVD #C	BRENTWOOD	TN	37027
500 DUKE DR	ALIGNED EQUITY PARTNERS LLC	500 DUKE DR	FRANKLIN	TN	37067
1500 LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
457 DUKE DR	GPT TPG 455 DUKE LLC	118 16TH AVE S STE 200	NASHVILLE	TN	37203
1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
1892 GEN GEO PATTON DR	RICHARDS TIMOTHY P	1892 GEN GEO PATTON DR	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
1896 GEN GEO PATTON DR	MALLORY CROSSING	1896 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027
106 JACKSON LAKE DR	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
110 JACKSON LAKE DR	BEZUIDENHOUT HECTOR A	110 JACKSON LAKE DR	FRANKLIN	TN	37069
200 LARKTON PL	NEWTON MICHAEL A	200 LARKTON PLACE	FRANKLIN	TN	37069
204 LARKTON PL	KOPJOE ROBERT FRANK	204 LARKTON PL	FRANKLIN	TN	37069
208 LARKTON PL	GUILLERMO LAURENCE ESPIRITU	208 LARKTON PLACE	FRANKLIN	TN	37069
212 LARKTON PL	GOLDMAN GEORGE	212 LARKTON PLACE	FRANKLIN	TN	37069
213 LARKTON PL	TAYLOR MARSHALL T	213 LARKTON PLACE	FRANKLIN	TN	37069
211 LARKTON PL	BUZZARD SCOTT	211 LARKTON PLACE	FRANKLIN	TN	37069
209 LARKTON PL	FRISBY TERRY	209 LARKTON PLACE	FRANKLIN	TN	37069
207 LARKTON PL	BROWN LAWRENCE	207 LARKTON PLACE	FRANKLIN	TN	37069
205 LARKTON PL	STOVALL ARLENE ROBERTSON	205 LARKTON PLACE	FRANKLIN	TN	37069
203 LARKTON PL	DENNIS ROBERT D	203 LARKTON PLACE	FRANKLIN	TN	37069
201 LARKTON PL	HENECKE GARY A	201 LARKTON PL	FRANKLIN	TN	37069
101 JACKSON LAKE DR	YOONUS NAVAS	1429 W RUNNING BROOK RD	NASHVILLE	TN	37209
258 MALLORY STATION RD	COOL SPRINGS STORAGE LLC	1138 N GERMANTOWN PKWY #101-371	CORDOVA	TN	38016
101 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
131 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
145 LEGENDS CLUB LN	ST IRON HORSE LLC	4600 NORTH FAIRFAX DR #1000	ARLINGTON	VA	22203
MACK HATCHER PKWY	MIDDLE TN ELECTRIC MEMBERSHIP CORP	810 COMMERCIAL CT	MURFREESBORO	TN	37129
201 COOL SPRINGS BLVD	P & K LLC	3310 ASPEN GROVE DR #302	FRANKLIN	TN	37067
211 -13 COOL SPRINGS BLVD	NHC HEALTHCARE COOL SPRINGS LLC	211 COOL SPRINGS BLVD	FRANKLIN	TN	37067
No Data	ELDER BARBARA	3201 ASPEN GROVE DR #D-1	FRANKLIN	TN	37067
3100 ASPEN GROVE DR	PBONE ASPEN GROVE LLC	PO BOX 92129	SOUTHLAKE	TX	76092
151 COOL SPRINGS BLVD	FRANKLIN LAND CO LLC	3200 SOUTHWEST FWY #1870	HOUSTON	TX	77027
125 COOL SPRINGS BLVD	VM ASPEN MOB LLC	425 SEVENTH ST NE	CHARLOTTESVILLE	VA	22902
325 SEABOARD LN	SVT ASPEN CORP CENTER 100 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
101 COOL SPRINGS BLVD	CSLP GP	85 SOUTH SERVICE RD	PLAINVIEW	NY	10803
405 DUKE DR	SVT ASPEN CORP CENTER 200 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
315 COOL SPRINGS BLVD	SVT ASPEN GROVE OFFICE CENTER II L	591 W PUTNAM AVE	GREENWICH	CT	6830
318 SEABOARD LN	OLEN ASPEN GROVE CORP	7 CORP PLAZA DR	NEWPORT BEACH	CA	92660
3150 ASPEN GROVE DR	AEDC FEDERAL CREDIT UNION	520 AIRPARK DR	TULLAHOMA	TN	37388
354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	2200 LAPSLEY LN	BOWLING GREEN	KY	42103
No Data	OFFICE PROPERTY GROUP LLC	1894 GEN GEO PATTON DR #300	FRANKLIN	TN	37067
No Data	REDDY NEELIMA	805 SINGLETON LN	BRENTWOOD	TN	37027
No Data	WITTMAN KAREN	3201 ASPEN GROVE DR #G-1	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
No Data	DISTEFANO MARINA	2525 BELLE BROOK DR	FRANKLIN	TN	37067-8154
No Data	SMITH ELIZABETH	3201 ASPEN GROVE #J-1	FRANKLIN	TN	37067
No Data	MITCHELL-SNIDER SHERRI	3201 ASPEN GROVE DR #G-8	FRANKLIN	TN	37067
No Data	CRAWFORD KATHLEEN	PO BOX 191426	SAN FRANCISCO	CA	94119
No Data	MARLOW SUSAN	3201 ASPEN GROVE DR #G-10	FRANKLIN	TN	37067
No Data	SLUSS LEA A	3201 ASPEN GROVE DR #H-2	FRANKLIN	TN	37067
No Data	HOLT JERRY C	1014 MANLEY LN	BRENTWOOD	TN	37027
No Data	KELLICK PATRICK	117 STILLWIND CT	NOLENSVILLE	TN	37135
No Data	MARLIN MARVIN RICHARD JR	6586 EUDAILEY COVINGTON RD	COLLEGE GROVE	TN	37046
No Data	ROBERTS JOSHUA R	3201 ASPEN GROVE DR #F-9	FRANKLIN	TN	37067
No Data	STOUT MARY JANE	3201 ASPEN GROVE DR #F10	FRANKLIN	TN	37067
No Data	RUPE RUSSELL	356 WISE RD	FRANKLIN	TN	37064
No Data	HORTON GLENDA K	3201 ASPEN GROVE DR #F-5	FRANKLIN	TN	37067
No Data	BELEW CHARLES L	402 CHATSWORTH CT	FRANKLIN	TN	37064
No Data	THOMPSON MATTHEW	3201 ASPEN GROVE DR #G-3	FRANKLIN	TN	37067
No Data	KONDAPAVULURU PRASAD	1801 MORGAN FARMS WAY	BRENTWOOD	TN	37027
No Data	FDVR INC	3201 ASPEN GROVE DR #G-7	FRANKLIN	TN	37067
No Data	HOOVER ANGLEA R	3201 ASPEN GROVE DR #H-3	FRANKLIN	TN	37067
No Data	COTHRON JILLIAN	3201 ASPEN GROVE DR #H5	FRANKLIN	TN	37067
No Data	HALEY CONSTANCE JEAN T LIV TR	3201 ASPEN GROVE DR #M-9	FRANKLIN	TN	37067
No Data	WALL W THOMAS JR	3201 ASPEN GROVE DR M 10	FRANKLIN	TN	37067
No Data	MARTIN ROBERT M	1025 CUMBERLAND PARK DR	FRANKLIN	TN	37069
No Data	LYMAN ISABEL C	3201 ASPEN GROVE DR #M7	FRANKLIN	TN	37067
No Data	STROUD GAIL ALEXANDER REV LIV TRUST	1515 MARYMOUNT DR	FRANKLIN	TN	37067
No Data	JOHNSON DAVID	445 AUTUMN LAKE TRL	FRANKLIN	TN	37067
No Data	WILSON MICHAEL B	333 SLIDERS KNOB AVE	FRANKLIN	TN	37067
No Data	HEIBERT JOHN W JR	8012 KNOLL CT	BRENTWOOD	TN	37027
No Data	HULETT RANDY L	1894 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE UNIT H-1	FRANKLIN	TN	37067
No Data	DOOLEY KATHLEEN C	3201 ASPEN GROVE DR #I1	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	HIGGINS SUSAN LEE	3201 ASPEN GROVE DR #G4	FRANKLIN	TN	37067-4866
No Data	FRIESEN GARY DAVID	3201 ASPEN GROVE DRIVE G6	FRANKLIN	TN	37067
No Data	MCTAVISH TODD	3201 ASPEN GROVE DR #H-4	FRANKLIN	TN	37067
No Data	NOFFSINGER KARLA M LIV TR	3201 ASPEN GROVE DR #H-6	FRANKLIN	TN	37067
No Data	MCBRIDE JASON L	9917 CO RD 78	ALICEVILLE	AL	35442
No Data	FLYNN CLAIRE E	3201 ASPEN GROVE DR M-6	FRANKLIN	TN	37067
No Data	SHEARER CYNTHIA	3201 ASPEN GROVE DR #M-8	FRANKLIN	TN	37067
No Data	RIGGINS RICHARD	3201 ASPEN GROVE DR I-6	FRANKLIN	TN	37067
No Data	RUSTAN TERRY J	3201 APEN GROVE DR #I-7	FRANKLIN	TN	37067
No Data	KELLIHER MATTHEW E TR	23142 SOMERSET CIR	DANA POINT	CA	92629
No Data	MANNING POLLY	3201 ASPEN GROVE DR #I-9	FRANKLIN	TN	37067
No Data	WOOD DONALD F	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
No Data	VOONA SATISH K	349 SHADOW CREEK DR	BRENTWOOD	TN	37027
No Data	MEEHAN DENNIS M	707 WELSH LN	FRANKLIN	TN	37064
No Data	GOLDSBERRY JAMES E JR	2051 HUNTERWOOD DR	BRENTWOOD	TN	37027
No Data	RAHEB MONICA M	3201 ASPEN GROVE DR #I-5	FRANKLIN	TN	37067
No Data	GLUSAC WILLIAM L	3201 ASPEN GROVE DR J-3	FRANKLIN	TN	37067
No Data	JAIN SUSHIL K	104 WHEAT ST	MARTIN	TN	38237
No Data	HILL EMIKO ABE	3201 ASPEN GROVE DR #I-10	FRANKLIN	TN	37067
No Data	MOORE CHERI A	3201 ASPEN GROVE DR #H-9	FRANKLIN	TN	37067
No Data	CELIA-FALASCHI THERESA	156 RAVENHILL RD	ORINDA	CA	94563
No Data	CARTER LYNN	3201 ASPEN GROVE DR #J-6	FRANKLIN	TN	37067
No Data	KELLEY MAURY & RAQUEL J TRUST	3201 ASPEN GROVE DR UNIT J-7	FRANKLIN	TN	37067
No Data	WALTERS SUZANNE TR	621 BRADLEY CT	FRANKLIN	TN	37067
No Data	KRISHNASARMA SASIKALA B ETAL	5626 COTTONPORT DR	BRENTWOOD	TN	37027
No Data	GRANSTAFF BRETT	115 MAIN ST #215	CARTHAGE	TN	37030
No Data	KELLEY MAURICE JACKSON SR TRUST	3201 ASPEN GROVE DR I-2	FRANKLIN	TN	37067
No Data	JASPER WANDA OBER LIV TR	3201 ASPEN GROVE DR #I-4	FRANKLIN	TN	37067
No Data	CAVELL JULIE ANN	3201 ASPEN GROVE DR #J2	FRANKLIN	TN	37067
No Data	RUSSELL JAMES R	3201 ASPEN GROVE DR #J-4	FRANKLIN	TN	37067
No Data	CARTER RICHARD T JR	3201 ASPEN GROVE DR J-10	FRANKLIN	TN	37067
No Data	RICHARDS REV LIV TRUST	233 WATERBURY CIR	FRANKLIN	TN	37067
No Data	DAVIS CHARLES F	3201 ASPEN GROVE DR	FRANKLIN	TN	37067
No Data	TERRY JAMES G	3201 ASPEN GROVE #K-5	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	DOUSE STEVEN C	3201 ASPEN GROVE DR #K-7	FRANKLIN	TN	37067
No Data	BRAZELL DWIGHT W	3201 ASPEN GROVE DR #K8	FRANKLIN	TN	37067
No Data	ADAMS REV LIV TRUST	8255 DALEWOOD CT	BRENTWOOD	TN	37027
No Data	NICHOLS CLAYTON C	3201 ASPEN GROVE DR #K-4	FRANKLIN	TN	37067
No Data	WOOD W E REV LEGACY TRUST	3201 ASPEN GROVE DR K-9	FRANKLIN	TN	37067
No Data	WEAVER DENNIS	3201 ASPEN GROVE DR #K-1	FRANKLIN	TN	37067
No Data	AIMAR LINDSAY	3201 ASPEN GROVE DR #A-2	FRANKLIN	TN	37067
No Data	JAIN PUSHPENDRA K	438 E HAMPTON CT	COOKEVILLE	TN	38501
No Data	JAIN ANIL K	62 GOVERNORS WAY	BRENTWOOD	TN	37027
No Data	LOWENTHAL JAY N	3604 CHALMETTE CT	NASHVILLE	TN	37215
No Data	WILLIAMS DANIEL E	3201 ASPEN GROVE DR #A5	FRANKLIN	TN	37067
No Data	MASON DONALD L	8209 VADEN DR	BRENTWOOD	TN	37027
No Data	MCDONALD FAMILY LIV TRUST	3201 ASPEN GROVE DR #A-1	FRANKLIN	TN	37067
No Data	HERMAN LINDSAY TAYLOR	3201 ASPEN GROVE DR #L-1	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE DR #F-2	FRANKLIN	TN	37067
No Data	TSAI STEVEN	3201 ASPEN GROVE DR #F-3	FRANKLIN	TN	37067
No Data	DAVIS KARMA E FAMILY TRUST	3201 ASPEN GROVE APT F-4	FRANKLIN	TN	37067
No Data	GLO LORENZO Y TRUST	3201 ASPEN GROVE DR #L4	FRANKLIN	TN	37067
No Data	WALTHERS LANE C	1948 LAFROMBOISE ST	EUMCLAW	WA	98022
No Data	KIZILISIK SEMIHA R	3201 ASPEN GROVE DR L-6	FRANKLIN	TN	37067
No Data	HORD BARBARA I	3201 ASPEN GROVE #L-7	FRANKLIN	TN	37067
No Data	JOHNSON FAM TRUST	3201 ASPEN GROVE DR #L-8	FRANKLIN	TN	37067
No Data	BREKKE CHAR	3201 ASPEN GROVE DR #K-10	FRANKLIN	TN	37067
No Data	BRAUN-ESCOBAR FRIEDA	14314 NW 14TH ST	PEMBROKE PINES	FL	33028
No Data	CLEVENGER JULIE JOHNSON	PO BOX 120907	NASHVILLE	TN	37212
No Data	HOLLOWAY ELLEN	3201 ASPEN GROVE #L-2	FRANKLIN	TN	37064
No Data	FROULA JUDITH	3201 ASPEN GROVE DR #L-9	FRANKLIN	TN	37067

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

NEIGHBORHOOD CONTEXT PLAN

LUCAS P. KLAUSNER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124025
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

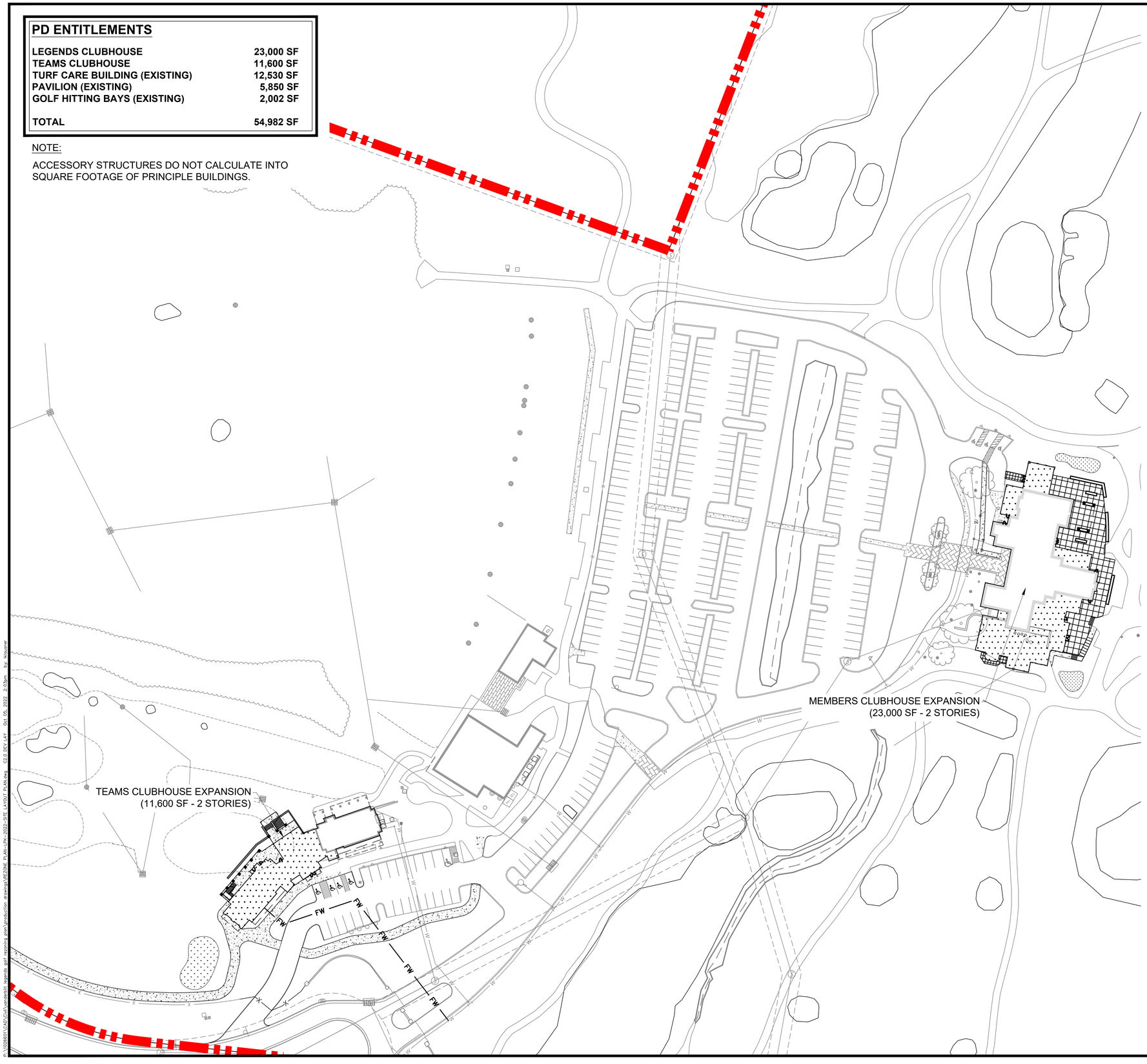
SHEET NUMBER:
C1.4

PD ENTITLEMENTS

LEGENDS CLUBHOUSE	**23,000 SF**
TEAMS CLUBHOUSE	**11,600 SF**
TURF CARE BUILDING (EXISTING)	**12,530 SF**
PAVILION (EXISTING)	**5,850 SF**
GOLF HITTING BAYS (EXISTING)	**2,002 SF**
TOTAL	**54,982 SF**

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S).:	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STATEMENT OF IMPACTS: PROPOSED BUIDLINGS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
WATER DEMAND: **7,025 GPD**

SANITARY SEWER FACILITIES
SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN
SANITARY SEWER DEMAND: **7,225 GPD**

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS UTILIZED FOR THE IRRIGATION OF THE GOLF COURSE.
REUSE WATER DEMAND: **264,394 GPD**

DRAINAGE FACILITIES
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS SOUTH TO THE HARPETH RIVER. ONE DRAINS EAST TO DRY BRANCH. ONE DRAINS THROUGH THE SITE TO BAUGH BRANCH.

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN. WITH ALL THE PROPOSED CONSTRUCTION LOCATED INTERNALLY TO THE EXISTING SITE, NO ROW OR EXISTING ACCESS IS TO BE AFFECTED AND SHALL REMAIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION:	2.9 MI (FRANKLIN POLICE HEADQUARTERS)
NEAREST FIRE STATION:	2.1 MI (FIRE STATION #3)
NEAREST RECREATIONAL FACILITY:	2.8 MI (ASPEN GROVE PARK)

PROJECTED TRIPS GENERATED
NO ADDITIONAL TRIPS WILL BE GENERATED WITH THE PROPOSED ADDITIONS. EXISTING TRIPS ARE APPROXIMATELY 350 TRIPS PER DAY.

PROJECTED STUDENT POPULATION
NO PROJECTED STUDENT POPULATION FOR THIS PROJECT AS NO RESIDENTIAL LOTS ARE PROPOSED.

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

LEGEND

FLOODWAY OVERLAY (FWO)

FLOODWAY FRINGE OVERLAY (FFO)

SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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

0 80' 160'
SCALE: 1" = 80'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

OVERALL DEVELOPMENT PLAN

RICHARD P. KLUSMAN
REGISTERED
LANDSCAPE
ARCHITECT
124013
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C2.0

P:\1026601\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN-LPK-2022-SITE LAYOUT PLAN.dwg C2.0 REV LAY Oct 05, 2022 2:03pm by: lskoumer

City of Franklin

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

File #: 21-03498

DATE: September 6, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2022-60, A Resolution Approving A Revised Development Plan For Aspen Grove PUD Subdivision, Section A, With 1 Modification Of Development Standards (Building Elements), For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7939
Applicant: Luke Klausner, Chastain Skillman
Owner: Vanderbilt University, Maragret Emley, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Aspen Grove PUD Subdivision, Section A to establish entitlements for the property and expand two of the existing buildings at the Vanderbilt Legends Golf Course. The property consists of 301.89 acres and is proposed to be zoned Planned (PD 54,982) District. The 54,982 square feet of nonresidential space comprise both the existing square footage and the additions to the main club house and training facility. The property was initially rezoned to Intermediate Business (B-3) District in 1987 with ORD 87-46. The golf course was later established in 1990 and the land platted as Section A in 1991. Envision Franklin places this property in the Recreation Design Concept, which supports the proposed use of a golf course. No residential density is being proposed with this development plan revision.

Modifications Of Standards:

MOS #1: Allow pitched, gabled roof forms for the Commercial/Mixed-Use Building Type.

The applicant is requesting to allow a pitched or gable or roof form for the proposed building additions. Section 6.8 of the Zoning Ordinance requires that the commercial/mixed-use building type have a parapet feature and flat roof. Because these are additions to commercial buildings that were constructed under a previous Zoning Ordinance, Staff can support the proposed MOS request in order to maintain architectural design consistency with the existing buildings.

Staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

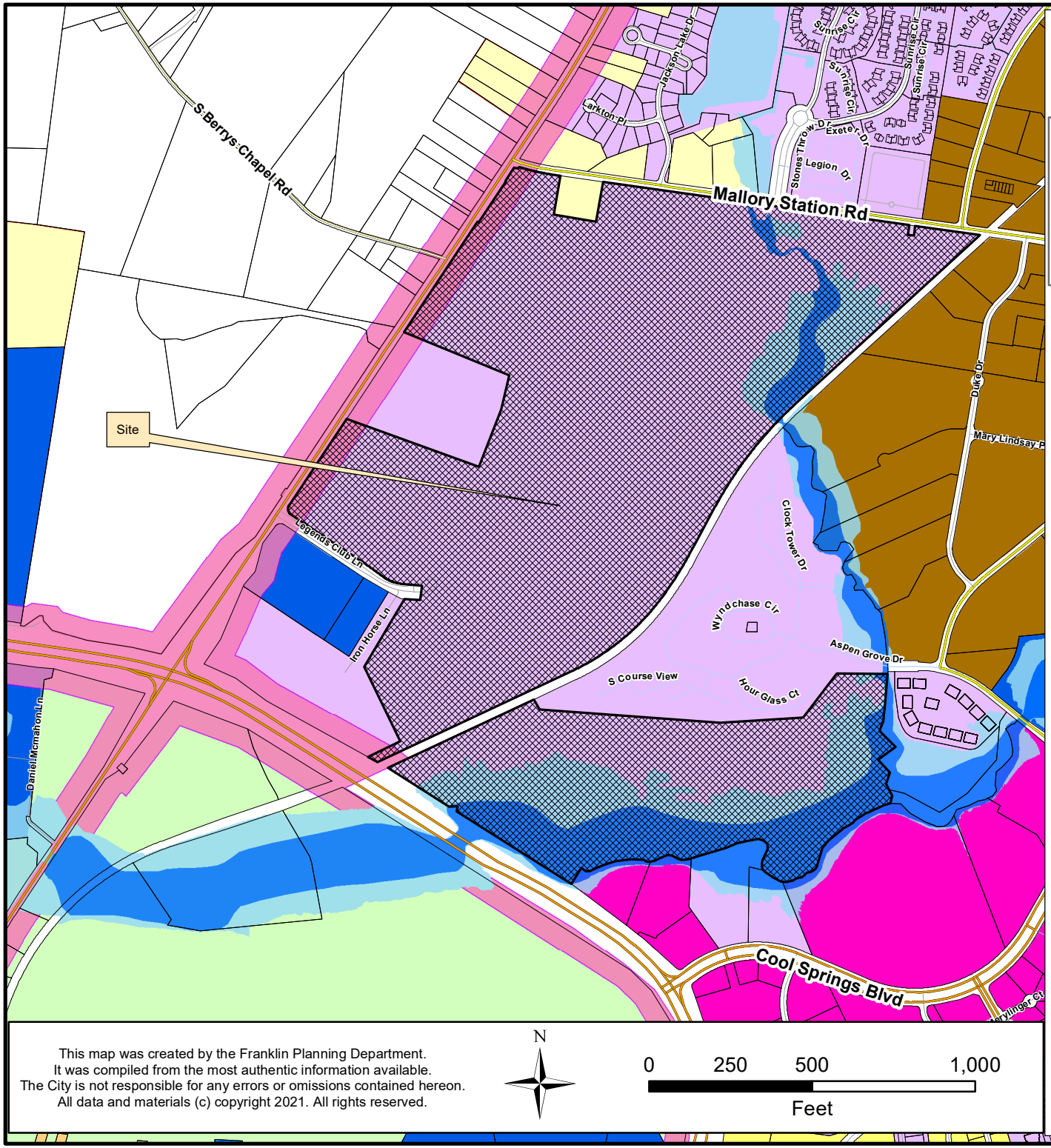
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online 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 2022-60 with conditions.



ASPEN GROVE PUD SUBDIVISION
ORDINANCE 2022-34
RESOLUTION 2022-60

Project Information
Existing Zoning: PD
Proposed Zoning: PD 54,982
Overlay Districts: FWO, FFO, SCO
Site Acreage: 301.89 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 54,982

Legend

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

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It was compiled from the most authentic information available.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7939

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Checklist

General Issues

33. Streets

kevin.long@franklintn.gov Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. Right-of-way reservation, and not dedication, shall be provided along State Routes (SR). *[COF Streets 2.2.4 (4)]*

Franklin Road (SR-6/US-31) is considered a **Major Arterial** and is included in Project #**9** of the Connect Franklin Comprehensive Transportation Network Plan for future widening.

Applicant shall be aware that right-of-way reservation will be determined at Site Plan and recorded with the Final Plat.

9 FRANKLIN ROAD (SR-6/US-31)
MACK HATCHER PARKWAY (SR-397) TO MALLORY STATION ROAD

Major arterial widening of Franklin Road (SR-6/US-31) from Mallory Station to Mack Hatcher (SR-397). This road will be widen from 2 to 4 lanes.

PROJECT OVERVIEW	
OVERALL COST:	$15,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.84 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (East Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



68 CONNECT FRANKLIN: A Comprehensive Transportation Network Plan

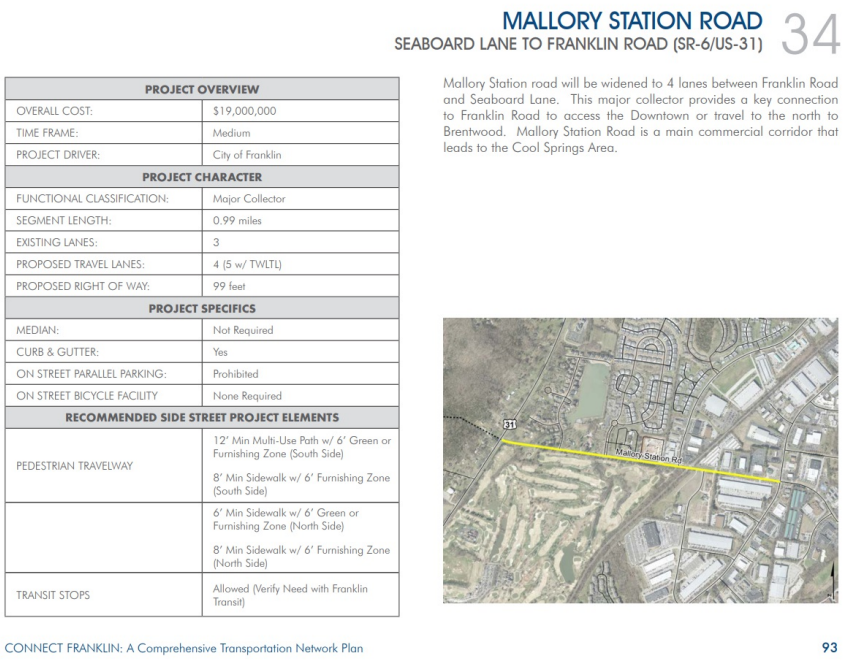
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)
[Edited By Kevin Long]

34. Streets

kevin.long@franklintn.gov Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. Right-of-way reservation, and not dedication, shall be provided along State Routes (SR). *[COF Streets 2.2.4 (4)]*

Mallory Station Road is considered a **Major Collector** and is included in Project #**34** of the Connect Franklin Comprehensive Transportation Network Plan for future widening.

Applicant shall be aware right-of-way dedication will be calculated at Site Plan and recorded with the Final Plat.



MALLORY STATION ROAD 34
SEABOARD LANE TO FRANKLIN ROAD (SR-6/US-31)

PROJECT OVERVIEW	
OVERALL COST:	$19,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.99 miles
EXISTING LANES:	3
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (South Side) 8' Min Sidewalk w/ 6' Furnishing Zone (South Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (North Side) 8' Min Sidewalk w/ 6' Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Mallory Station road will be widened to 4 lanes between Franklin Road and Seaboard Lane. This major collector provides a key connection to Franklin Road to access the Downtown or travel to the north to Brentwood. Mallory Station Road is a main commercial corridor that leads to the Cool Springs Area.

CONNECT FRANKLIN: A Comprehensive Transportation Network Plan 93

(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.)

Engineering - Development Plan Checklist

General Issues

20. B. General Information

lance.fittro@franklintn.gov This comment is to be addressed with the revised final plat, and **does not hinder approval of the Development Plan**:

A revised final plat shall be required in order to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. A title report for the subject property shall be provided to the surveyor for use in preparing the final plat to ensure that the various easements recorded by separate instrument are accurately reflected on the plat with deed book and page number references for their recording. The revised plat may be submitted concurrent with the Site Plan, and shall be approved and recorded prior to issuance of a Building Permit.

Planning

General Issues

35. Modification of Standards

joseph.bryan@franklintn.gov	Advisory comment: Staff supports MOS 1 to match the design and character of the existing buildings.

38. Advisory Comment: Frontage requirements Clubhouse

joseph.bryan@franklintn.gov	ADVISORY COMMENT: Please keep in mind that the additions to the Clubhouse are very close to increasing the existing square footage by 50%. Once additions totaling more than 50% are proposed, the entire building has to come into conformance with the frontage requirements of the building, meaning that all parking will need to be relocated to the side or rear of the structure (section 7.1.1). The 50% is CUMULATIVE, so the additional square footage added during this development will be combined with any future additions to determine if the 50% threshold has been met. This comment will remain open as Advisory. It does not hinder the approval of the Development Plan.

RESOLUTION 2022-60

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR ASPEN GROVE PUD SUBDIVISION, SECTION A, WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS), FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND NORTH OF LEGENDS CLUB LANE, LOCATED AT 1500 LEGENDS CLUB LANE

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 86-47 on November 10, 1987; 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; 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, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2022-34.

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
053-109.01	301.89
Total	301.89

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 Aspen Grove PUD, Section A are as follows:

Entitlements	Aspen Grove PUD, Section A
Base Zone District	PD 54,982
Other Zoning Overlays	SCO, FWO, FFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	54,982
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1
Original Concept Plan Approval	Ordinance No. 87-46 Date of approval: 11/10/87
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 pitched gable roof for the Commercial/Mixed-Use Building Type Approved: _____ Denied: _____	6.8 – Commercial/Mixed Use Building Type-Building Elements Parapets required (non-gable roof form). *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2022-34, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

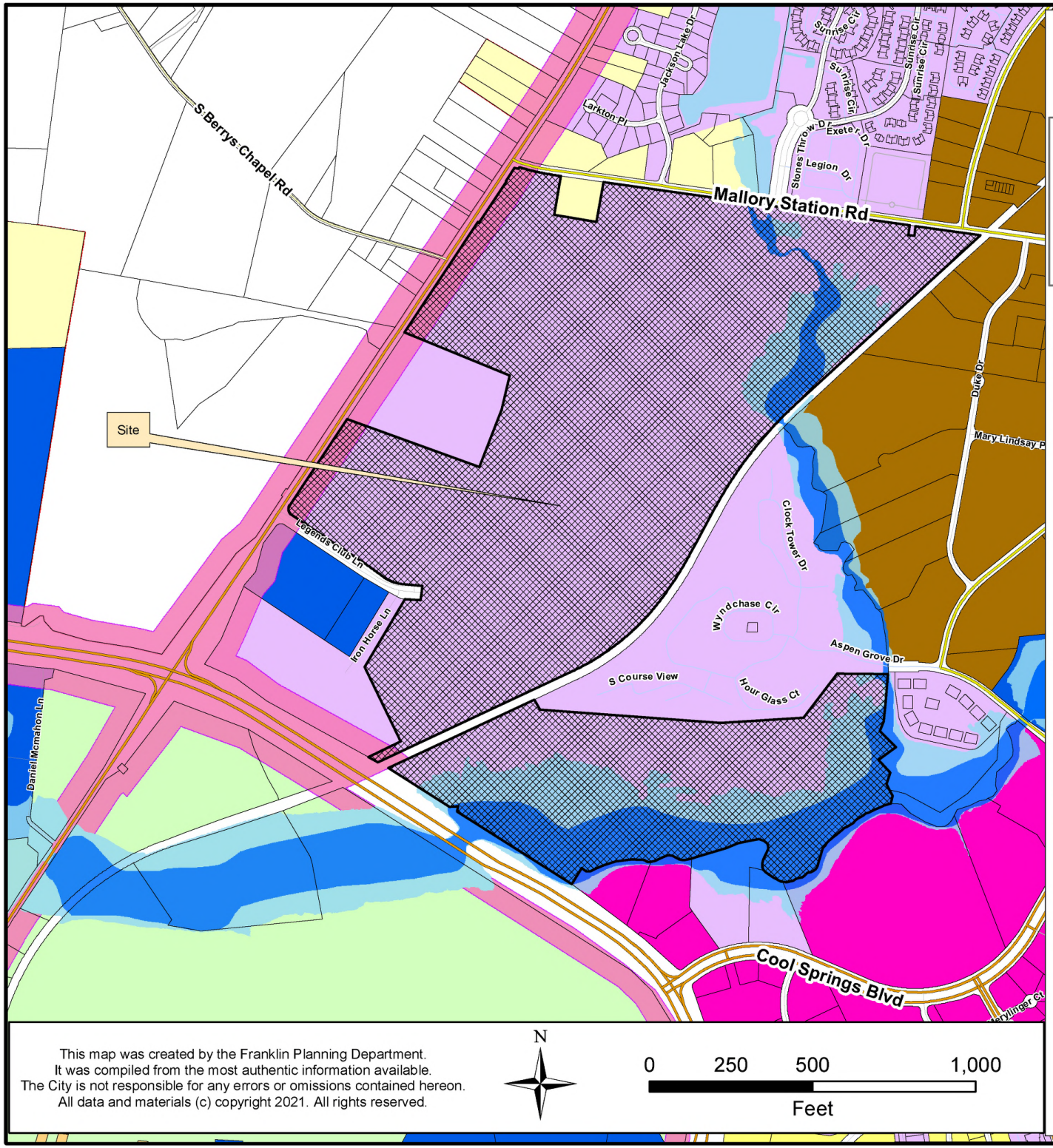
PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



ASPEN GROVE PUD SUBDIVISION
ORDINANCE 2022-34
RESOLUTION 2022-60

Project Information
Existing Zoning: PD
Proposed Zoning: PD 54,982
Overlay Districts: FWO, FFO, SCO
Site Acreage: 301.89 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 54,982

Legend

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

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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

PD ENTITLEMENTS	
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING (EXISTING)	12,530 SF
PAVILION (EXISTING)	5,850 SF
GOLF HITTING BAYS (EXISTING)	2,002 SF
TOTAL	54,982 SF

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.

REZONING PLAN FOR:

VANDERBILT UNIVERSITY

ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2

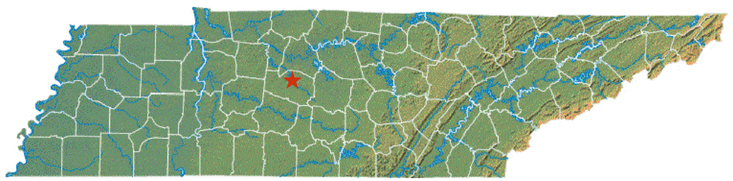
1500 LEGENDS CLUB LANE, FRANKLIN, TENNESSEE 37064

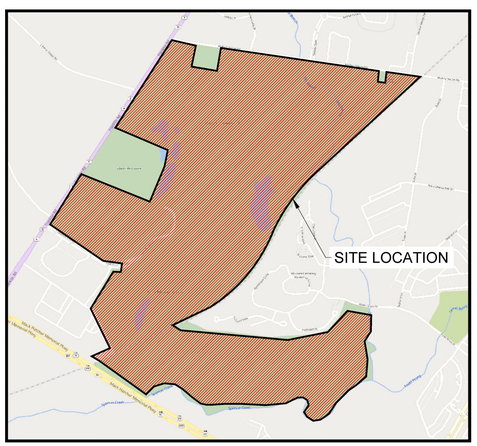
OCTOBER 6, 2022

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 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.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

- ZONING ORDINANCE: JANUARY 1, 2022
- SUBDIVISION REGULATIONS: DECEMBER 12, 2019
- TRANSPORTATION AND 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



NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

A MODIFICATION OF STANDARD 6.8 COMMERCIAL/MIXED-USE BUILDING TYPE.

1. TO ALLOW FOR PITCHED GABLE ROOF ON COMMERCIAL/MIXED-USE BUILDING.

OWNER:
VANDERBILT UNIVERSITY
MARGARET LIDDON EMLEY
110 21ST AVENUE S, STE #1110
NASHVILLE, TENNESSEE 37203
(615) 343-5160

ARCHITECT:
MEYERS + ASSOCIATES ARCHITECTURE
CHRIS MEYERS
232 N. THIRD STREET
COLUMBUS, OHIO 43215
(614) 221-9433

ENGINEER OF RECORD:
CHASTAIN SKILLMAN, INC.
LUCAS P. KLAUSNER, P.E.
215 CENTERVIEW DRIVE, STE #113
BRENTWOOD, TENNESSEE 37027
(863) 646-1402

INDEX

SHEET NUMBER	SHEET DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS
C1.2	DETAILED EXISTING CONDITIONS
C1.3	DETAILED EXISTING CONDITIONS
C1.4	NEIGHBORHOOD CONTEXT PLAN
C2.0	OVERALL DEVELOPMENT PLAN

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

COVER SHEET

LUCAS P. KLAUSNER
REGISTERED
TENNESSEE
124933
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C0.0

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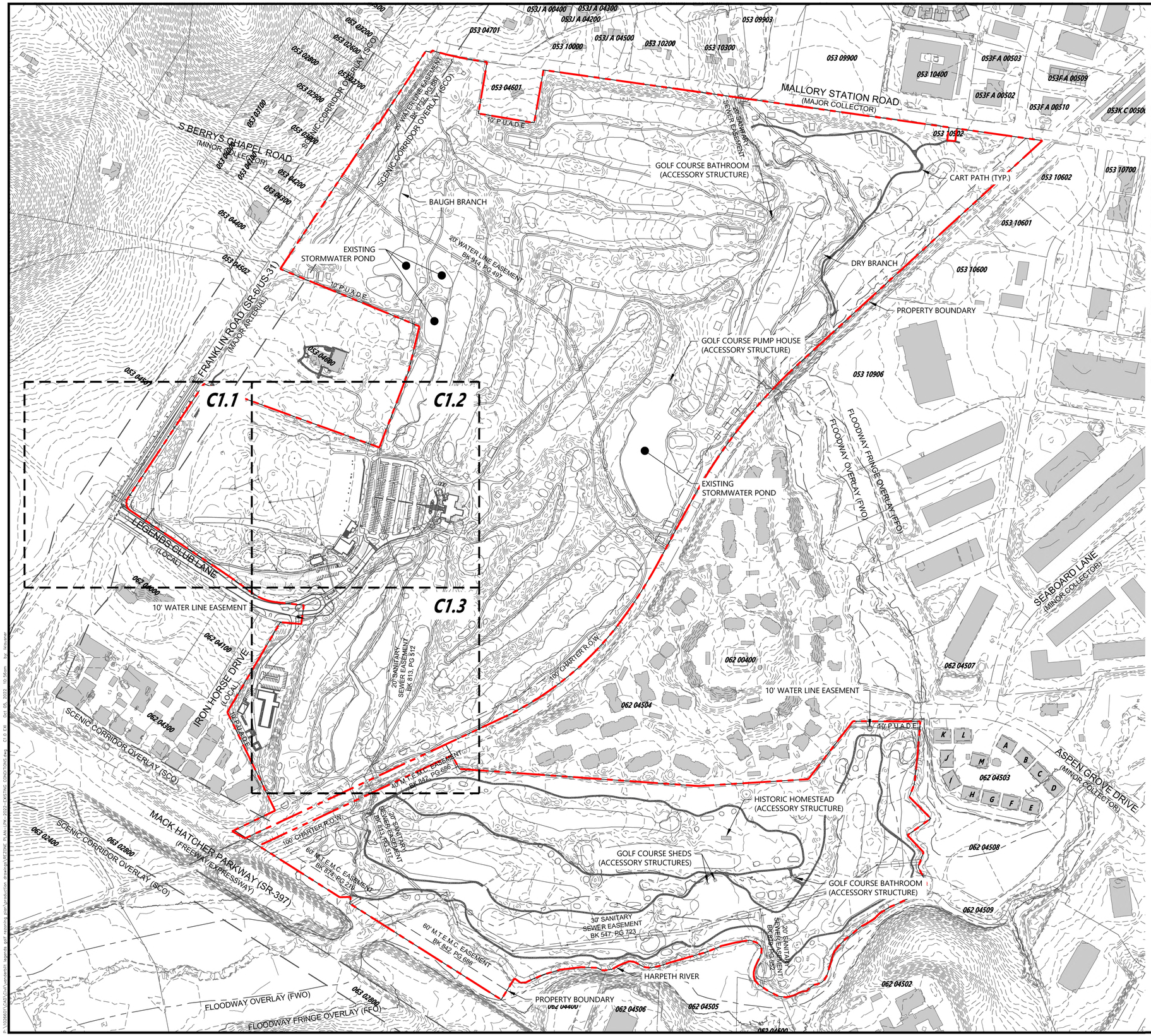

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF: 15.10 AC (5%) 1,315,033 SF: 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5 C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STORMWATER NARRATIVE:

THE EXISTING SITE STORMWATER ROUTES THROUGH AN EXISTING STORM SEWER SYSTEM TO BE DETAINED AND TREATED IN EXISTING STORMWATER PONDS. FROM THE STORMWATER PONDS, THE STORMWATER OUTFALLS INTO EITHER BAUGH BRANCH, THE HARPETH RIVER, OR DRY BRANCH.

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
OVERALL EXISTING CONDITIONS

CHRISTOPHER P. KLUG
REGISTERED
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.0

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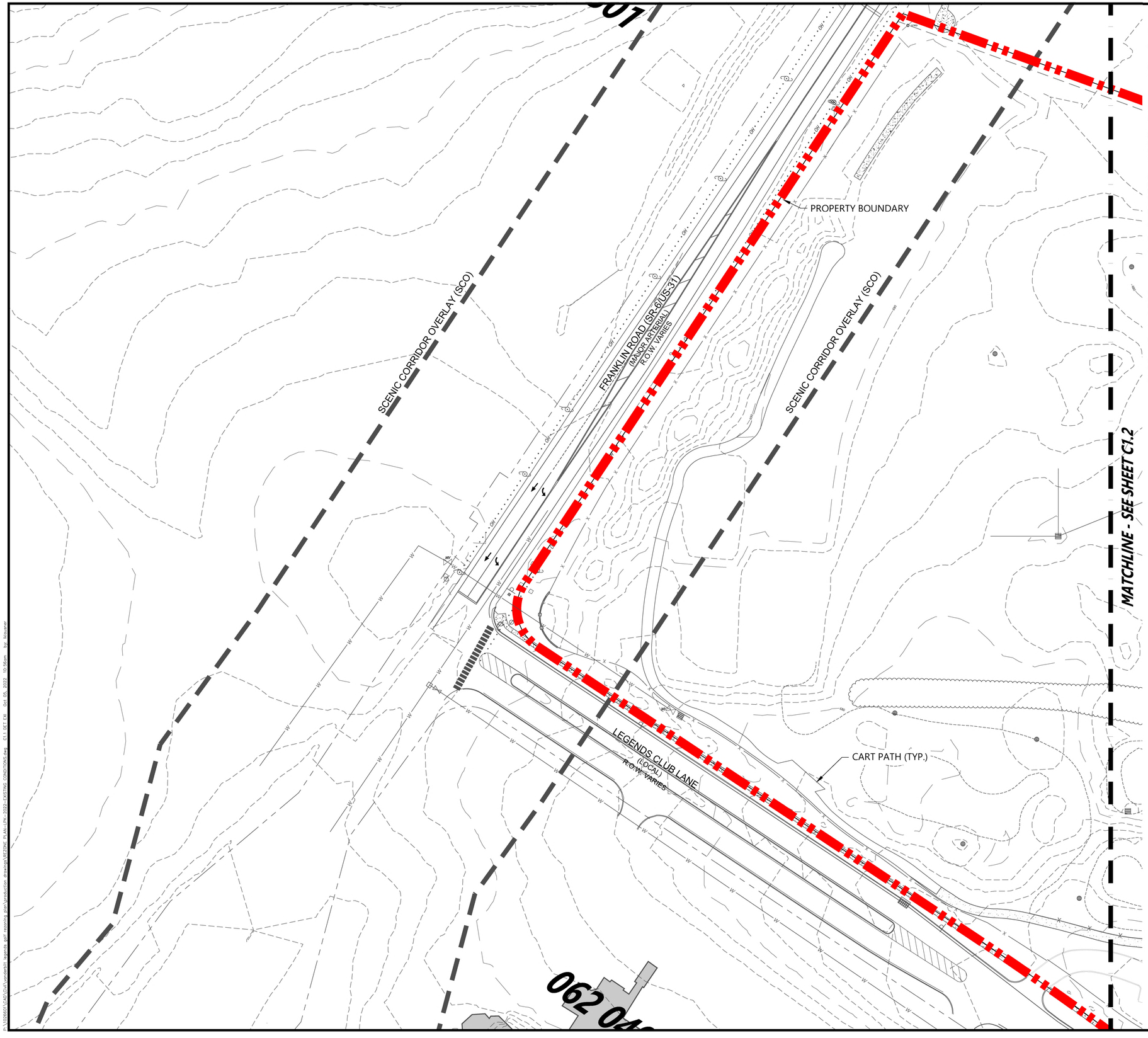

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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

0 50' 100'
SCALE: 1" = 50'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

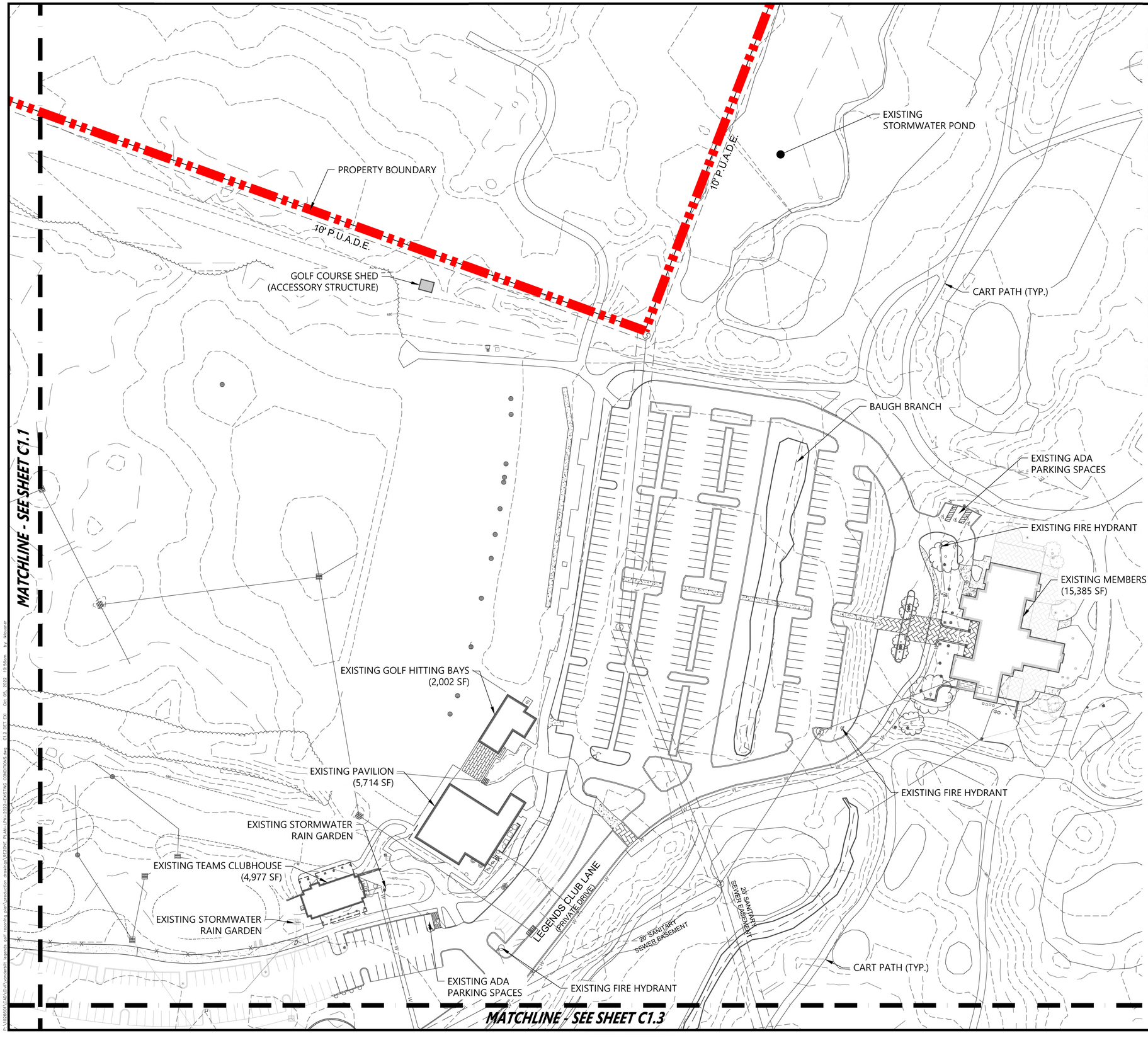
DETAILED EXISTING CONDITIONS

JOSEPH F. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
724157
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.1

P:\VDB60\VUX\Civil\Vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN - UNI - 2022 - EXISTING CONDITIONS.dwg C1.1 EX1 EXI Oct 05, 2022 10:56pm by: hdouma



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
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EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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SCALE: 1" = 50'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

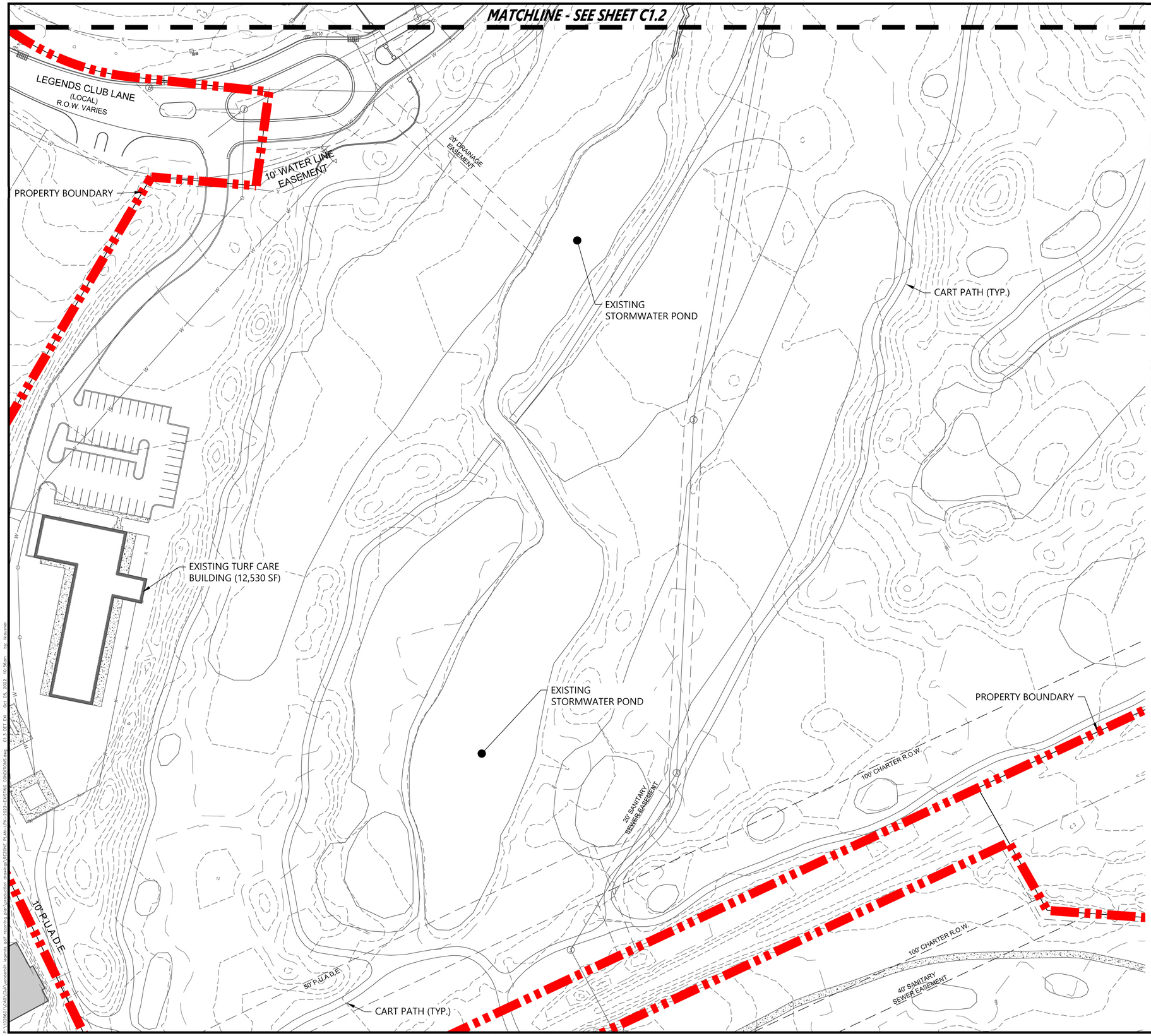
DETAILED EXISTING CONDITIONS

JAMES F. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
724157
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.2

P:\07660\01\CAD\Civil\sheets\1 legends golf rezoning plan\production drawings\REZONE PLAN - DRK 2022\ EXISTING CONDITIONS.dwg C1.2 EST EXI Oct 05, 2022 10:56pm by: rkleuser



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S):	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
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GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
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LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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SCALE: 1" = 50'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
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(865) 846-1402
© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

DETAILED EXISTING CONDITIONS

STATE OF TENNESSEE
TIMOTHY P. KLUSMAN
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
114933
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.3

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500' NEIGHBORS LIST:

PROPERTY STREET	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
463 FRANKLIN RD	OSBORN PHYLLIS H	463 FRANKLIN RD	FRANKLIN	TN	37069
459 FRANKLIN RD	PRIME NASHVILLE LLC	1019 WHITES CREEK PIKE	NASHVILLE	TN	37207
455 FRANKLIN RD	HITCHENS ERICA C	455 FRANKLIN RD	FRANKLIN	TN	37069
449 -51 FRANKLIN RD	GINN JOHN	451 FRANKLIN RD	FRANKLIN	TN	37069
443 FRANKLIN RD	CHADWELL LORETTA P	443 FRANKLIN RD	FRANKLIN	TN	37069
439 FRANKLIN RD	DEVANEY JEANINE M	439 FRANKLIN RD	FRANKLIN	TN	37069
435 FRANKLIN RD	GUTU OLESEA	435 FRANKLIN RD	FRANKLIN	TN	37069
431 FRANKLIN RD	PARKER WILLIAM J	431 FRANKLIN RD	FRANKLIN	TN	37069
2272 S BERRYS CHAPEL RD	LANGHANS H DAVID SR	2215 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2268 S BERRYS CHAPEL RD	FRAZIER JAMES A	2268 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
447 FRANKLIN RD	DENTON L M JR	447 FRANKLIN RD	FRANKLIN	TN	37069
2267 S BERRYS CHAPEL RD	VENCILL KAL E	2267 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2271 S BERRYS CHAPEL RD	BRAZZELL DAN	101 WINDSOR WAY	FRANKLIN	TN	37069
2269 S BERRYS CHAPEL RD	BLEDSOE JOAN WELLS	2269 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
411 FRANKLIN RD	DAVIS JAMES E SR	1504 THOMPSONS STA RD W	THOMPSONS STA	TN	37179
FRANKLIN RD	MEADOWS FAMILY L P	395 FRANKLIN RD	FANKLIN	TN	37069
FRANKLIN RD	MEADOWS CHERYL SUE IRR TRUST	395 FRANKLIN RD	FRANKLIN	TN	37069
400 FRANKLIN RD	TENNESSEE GOLF FOUNDATION	400 FRANKLIN RD	FRANKLIN	TN	37069
117 MALLORY STATION RD	FLORES DEBORA ANN ETAL	117 MALLORY STA RD	FRANKLIN	TN	37067
460 FRANKLIN RD	GINN JOHN R	460 FRANKLIN RD	FRANKLIN	TN	37069
200 MALLORY STATION RD	WM AT FRANKLIN TN DEV LLC	901 WABASH AVE #300	TERRE HAUTE	IN	47807
SUNRISE CIR	VILLAGES OF MORNINGSIDE	109 INTERNATIONAL DR #220	FRANKLIN	TN	37067
101 SUNRISE CIR	VILLAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
130 MALLORY STATION RD	BUTLER SCOTT	4505 S CAROTHERS RD	FRANKLIN	TN	37064
152 MALLORY STATION RD	MAUPIN WILLIAM JAMES	152 MALLORY STA RD	FRANKLIN	TN	37067
MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	230 PARK AVE 12TH FLOOR	NEW YORK	NY	10169
501 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
507 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
513 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
520 DUKE DR	ALIGNED EQUITY PARTNERS LLC	7010 CREWS LN	BRENTWOOD	TN	37207
460 DUKE DR	DUKE DRIVE VENTURE JV ETAL	7123 CROSSROADS BLVD #C	BRENTWOOD	TN	37027
500 DUKE DR	ALIGNED EQUITY PARTNERS LLC	500 DUKE DR	FRANKLIN	TN	37067
1500 LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
457 DUKE DR	GPT TPG 455 DUKE LLC	118 16TH AVE S STE 200	NASHVILLE	TN	37203
1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
1892 GEN GEO PATTON DR	RICHARDS TIMOTHY P	1892 GEN GEO PATTON DR	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
1896 GEN GEO PATTON DR	MALLORY CROSSING	1896 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027
106 JACKSON LAKE DR	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
110 JACKSON LAKE DR	BEZUIDENHOUT HECTOR A	110 JACKSON LAKE DR	FRANKLIN	TN	37069
200 LARKTON PL	NEWTON MICHAEL A	200 LARKTON PLACE	FRANKLIN	TN	37069
204 LARKTON PL	KOPJOE ROBERT FRANK	204 LARKTON PL	FRANKLIN	TN	37069
208 LARKTON PL	GUILLERMO LAURENCE ESPIRITU	208 LARKTON PLACE	FRANKLIN	TN	37069
212 LARKTON PL	GOLDMAN GEORGE	212 LARKTON PLACE	FRANKLIN	TN	37069
213 LARKTON PL	TAYLOR MARSHALL T	213 LARKTON PLACE	FRANKLIN	TN	37069
211 LARKTON PL	BUZZARD SCOTT	211 LARKTON PLACE	FRANKLIN	TN	37069
209 LARKTON PL	FRISBY TERRY	209 LARKTON PLACE	FRANKLIN	TN	37069
207 LARKTON PL	BROWN LAWRENCE	207 LARKTON PLACE	FRANKLIN	TN	37069
205 LARKTON PL	STOVALL ARLENE ROBERTSON	205 LARKTON PLACE	FRANKLIN	TN	37069
203 LARKTON PL	DENNIS ROBERT D	203 LARKTON PLACE	FRANKLIN	TN	37069
201 LARKTON PL	HENECKE GARY A	201 LARKTON PL	FRANKLIN	TN	37069
101 JACKSON LAKE DR	YOONUS NAVAS	1429 W RUNNING BROOK RD	NASHVILLE	TN	37209
258 MALLORY STATION RD	COOL SPRINGS STORAGE LLC	1138 N GERMANTOWN PKWY #101-371	CORDOVA	TN	38016
101 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
131 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
145 LEGENDS CLUB LN	ST IRON HORSE LLC	4600 NORTH FAIRFAX DR #1000	ARLINGTON	VA	22203
MACK HATCHER PKWY	MIDDLE TN ELECTRIC MEMBERSHIP CORP	810 COMMERCIAL CT	MURFREESBORO	TN	37129
201 COOL SPRINGS BLVD	P & K LLC	3310 ASPEN GROVE DR #302	FRANKLIN	TN	37067
211 -13 COOL SPRINGS BLVD	NHC HEALTHCARE COOL SPRINGS LLC	211 COOL SPRINGS BLVD	FRANKLIN	TN	37067
No Data	ELDER BARBARA	3201 ASPEN GROVE DR #D-1	FRANKLIN	TN	37067
3100 ASPEN GROVE DR	PBONE ASPEN GROVE LLC	PO BOX 92129	SOUTHLAKE	TX	76092
151 COOL SPRINGS BLVD	FRANKLIN LAND CO LLC	3200 SOUTHWEST FWY #1870	HOUSTON	TX	77027
125 COOL SPRINGS BLVD	VM ASPEN MOB LLC	425 SEVENTH ST NE	CHARLOTTESVILLE	VA	22902
325 SEABOARD LN	SVT ASPEN CORP CENTER 100 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
101 COOL SPRINGS BLVD	CSLP GP	85 SOUTH SERVICE RD	PLAINVIEW	NY	10803
405 DUKE DR	SVT ASPEN CORP CENTER 200 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
315 COOL SPRINGS BLVD	SVT ASPEN GROVE OFFICE CENTER II L	591 W PUTNAM AVE	GREENWICH	CT	6830
318 SEABOARD LN	OLEN ASPEN GROVE CORP	7 CORP PLAZA DR	NEWPORT BEACH	CA	92660
3150 ASPEN GROVE DR	AEDC FEDERAL CREDIT UNION	520 AIRPARK DR	TULLAHOMA	TN	37388
354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	2200 LAPSLEY LN	BOWLING GREEN	KY	42103
No Data	OFFICE PROPERTY GROUP LLC	1894 GEN GEO PATTON DR #300	FRANKLIN	TN	37067
No Data	REDDY NEELIMA	805 SINGLETON LN	BRENTWOOD	TN	37027
No Data	WITTMAN KAREN	3201 ASPEN GROVE DR #G-1	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
No Data	DISTEFANO MARINA	2525 BELLE BROOK DR	FRANKLIN	TN	37067-8154
No Data	SMITH ELIZABETH	3201 ASPEN GROVE #J-1	FRANKLIN	TN	37067
No Data	MITCHELL-SNIDER SHERRI	3201 ASPEN GROVE DR #G-8	FRANKLIN	TN	37067
No Data	CRAWFORD KATHLEEN	PO BOX 191426	SAN FRANCISCO	CA	94119
No Data	MARLOW SUSAN	3201 ASPEN GROVE DR #G-10	FRANKLIN	TN	37067
No Data	SLUSS LEA A	3201 ASPEN GROVE DR #H-2	FRANKLIN	TN	37067
No Data	HOLT JERRY C	1014 MANLEY LN	BRENTWOOD	TN	37027
No Data	KELLICK PATRICK	117 STILLWIND CT	NOLENSVILLE	TN	37135
No Data	MARLIN MARVIN RICHARD JR	6586 EUDAILEY COVINGTON RD	COLLEGE GROVE	TN	37046
No Data	ROBERTS JOSHUA R	3201 ASPEN GROVE DR #F-9	FRANKLIN	TN	37067
No Data	STOUT MARY JANE	3201 ASPEN GROVE DR #F10	FRANKLIN	TN	37067
No Data	RUPE RUSSELL	356 WISE RD	FRANKLIN	TN	37064
No Data	HORTON GLENDA K	3201 ASPEN GROVE DR #F-5	FRANKLIN	TN	37067
No Data	BELEW CHARLES L	402 CHATSWORTH CT	FRANKLIN	TN	37064
No Data	THOMPSON MATTHEW	3201 ASPEN GROVE DR #G-3	FRANKLIN	TN	37067
No Data	KONDAPAVULURU PRASAD	1801 MORGAN FARMS WAY	BRENTWOOD	TN	37027
No Data	FDVR INC	3201 ASPEN GROVE DR #G-7	FRANKLIN	TN	37067
No Data	HOOVER ANGLEA R	3201 ASPEN GROVE DR #H-3	FRANKLIN	TN	37067
No Data	COTHRON JILLIAN	3201 ASPEN GROVE DR #H5	FRANKLIN	TN	37067
No Data	HALEY CONSTANCE JEAN T LIV TR	3201 ASPEN GROVE DR #M-9	FRANKLIN	TN	37067
No Data	WALL W THOMAS JR	3201 ASPEN GROVE DR M 10	FRANKLIN	TN	37067
No Data	MARTIN ROBERT M	1025 CUMBERLAND PARK DR	FRANKLIN	TN	37069
No Data	LYMAN ISABEL C	3201 ASPEN GROVE DR #M7	FRANKLIN	TN	37067
No Data	STROUD GAIL ALEXANDER REV LIV TRUST	1515 MARYMOUNT DR	FRANKLIN	TN	37067
No Data	JOHNSON DAVID	445 AUTUMN LAKE TRL	FRANKLIN	TN	37067
No Data	WILSON MICHAEL B	333 SLIDERS KNOB AVE	FRANKLIN	TN	37067
No Data	HEIBERT JOHN W JR	8012 KNOLL CT	BRENTWOOD	TN	37027
No Data	HULETT RANDY L	1894 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE UNIT H-1	FRANKLIN	TN	37067
No Data	DOOLEY KATHLEEN C	3201 ASPEN GROVE DR #I1	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	HIGGINS SUSAN LEE	3201 ASPEN GROVE DR #G4	FRANKLIN	TN	37067-4866
No Data	FRIESEN GARY DAVID	3201 ASPEN GROVE DRIVE G6	FRANKLIN	TN	37067
No Data	MCTAVISH TODD	3201 ASPEN GROVE DR #H-4	FRANKLIN	TN	37067
No Data	NOFFSINGER KARLA M LIV TR	3201 ASPEN GROVE DR #H-6	FRANKLIN	TN	37067
No Data	MCBRIDE JASON L	9917 CO RD 78	ALICEVILLE	AL	35442
No Data	FLYNN CLAIRE E	3201 ASPEN GROVE DR M-6	FRANKLIN	TN	37067
No Data	SHEARER CYNTHIA	3201 ASPEN GROVE DR #M-8	FRANKLIN	TN	37067
No Data	RIGGINS RICHARD	3201 ASPEN GROVE DR I-6	FRANKLIN	TN	37067
No Data	RUSTAN TERRY J	3201 APEN GROVE DR #I-7	FRANKLIN	TN	37067
No Data	KELLIHER MATTHEW E TR	23142 SOMERSET CIR	DANA POINT	CA	92629
No Data	MANNING POLLY	3201 ASPEN GROVE DR #I-9	FRANKLIN	TN	37067
No Data	WOOD DONALD F	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
No Data	VOONA SATISH K	349 SHADOW CREEK DR	BRENTWOOD	TN	37027
No Data	MEEHAN DENNIS M	707 WELSH LN	FRANKLIN	TN	37064
No Data	GOLDSBERRY JAMES E JR	2051 HUNTERWOOD DR	BRENTWOOD	TN	37027
No Data	RAHEB MONICA M	3201 ASPEN GROVE DR #I-5	FRANKLIN	TN	37067
No Data	GLUSAC WILLIAM L	3201 ASPEN GROVE DR J-3	FRANKLIN	TN	37067
No Data	JAIN SUSHIL K	104 WHEAT ST	MARTIN	TN	38237
No Data	HILL EMIKO ABE	3201 ASPEN GROVE DR #I-10	FRANKLIN	TN	37067
No Data	MOORE CHERI A	3201 ASPEN GROVE DR #H-9	FRANKLIN	TN	37067
No Data	CELIA-FALASCHI THERESA	156 RAVENHILL RD	ORINDA	CA	94563
No Data	CARTER LYNN	3201 ASPEN GROVE DR #J-6	FRANKLIN	TN	37067
No Data	KELLEY MAURY & RAQUEL J TRUST	3201 ASPEN GROVE DR UNIT J-7	FRANKLIN	TN	37067
No Data	WALTERS SUZANNE TR	621 BRADLEY CT	FRANKLIN	TN	37067
No Data	KRISHNASARMA SASIKALA B ETAL	5626 COTTONPORT DR	BRENTWOOD	TN	37027
No Data	GRANSTAFF BRETT	115 MAIN ST #215	CARTHAGE	TN	37030
No Data	KELLEY MAURICE JACKSON SR TRUST	3201 ASPEN GROVE DR I-2	FRANKLIN	TN	37067
No Data	JASPER WANDA OBER LIV TR	3201 ASPEN GROVE DR #I-4	FRANKLIN	TN	37067
No Data	CAVELL JULIE ANN	3201 ASPEN GROVE DR #J2	FRANKLIN	TN	37067
No Data	RUSSELL JAMES R	3201 ASPEN GROVE DR #J-4	FRANKLIN	TN	37067
No Data	CARTER RICHARD T JR	3201 ASPEN GROVE DR J-10	FRANKLIN	TN	37067
No Data	RICHARDS REV LIV TRUST	233 WATERBURY CIR	FRANKLIN	TN	37067
No Data	DAVIS CHARLES F	3201 ASPEN GROVE DR	FRANKLIN	TN	37067
No Data	TERRY JAMES G	3201 ASPEN GROVE #K-5	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	DOUSE STEVEN C	3201 ASPEN GROVE DR #K-7	FRANKLIN	TN	37067
No Data	BRAZELL DWIGHT W	3201 ASPEN GROVE DR #K8	FRANKLIN	TN	37067
No Data	ADAMS REV LIV TRUST	8255 DALEWOOD CT	BRENTWOOD	TN	37027
No Data	NICHOLS CLAYTON C	3201 ASPEN GROVE DR #K-4	FRANKLIN	TN	37067
No Data	WOOD W E REV LEGACY TRUST	3201 ASPEN GROVE DR K-9	FRANKLIN	TN	37067
No Data	WEAVER DENNIS	3201 ASPEN GROVE DR #K-1	FRANKLIN	TN	37067
No Data	AIMAR LINDSAY	3201 ASPEN GROVE DR #A-2	FRANKLIN	TN	37067
No Data	JAIN PUSHPENDRA K	438 E HAMPTON CT	COOKEVILLE	TN	38501
No Data	JAIN ANIL K	62 GOVERNORS WAY	BRENTWOOD	TN	37027
No Data	LOWENTHAL JAY N	3604 CHALMETTE CT	NASHVILLE	TN	37215
No Data	WILLIAMS DANIEL E	3201 ASPEN GROVE DR #A5	FRANKLIN	TN	37067
No Data	MASON DONALD L	8209 VADEN DR	BRENTWOOD	TN	37027
No Data	MCDONALD FAMILY LIV TRUST	3201 ASPEN GROVE DR #A-1	FRANKLIN	TN	37067
No Data	HERMAN LINDSAY TAYLOR	3201 ASPEN GROVE DR #L-1	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE DR #F-2	FRANKLIN	TN	37067
No Data	TSAI STEVEN	3201 ASPEN GROVE DR #F-3	FRANKLIN	TN	37067
No Data	DAVIS KARMA E FAMILY TRUST	3201 ASPEN GROVE APT F-4	FRANKLIN	TN	37067
No Data	GLO LORENZO Y TRUST	3201 ASPEN GROVE DR #L4	FRANKLIN	TN	37067
No Data	WALTHERS LANE C	1948 LAFROMBOISE ST	EUMCLAW	WA	98022
No Data	KIZILISIK SEMIHA R	3201 ASPEN GROVE DR L-6	FRANKLIN	TN	37067
No Data	HORD BARBARA I	3201 ASPEN GROVE #L-7	FRANKLIN	TN	37067
No Data	JOHNSON FAM TRUST	3201 ASPEN GROVE DR #L-8	FRANKLIN	TN	37067
No Data	BREKKE CHAR	3201 ASPEN GROVE DR #K-10	FRANKLIN	TN	37067
No Data	BRAUN-ESCOBAR FRIEDA	14314 NW 14TH ST	PEMBROKE PINES	FL	33028
No Data	CLEVENGER JULIE JOHNSON	PO BOX 120907	NASHVILLE	TN	37212
No Data	HOLLOWAY ELLEN	3201 ASPEN GROVE #L-2	FRANKLIN	TN	37064
No Data	FROULA JUDITH	3201 ASPEN GROVE DR #L-9	FRANKLIN	TN	37067

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

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DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

NEIGHBORHOOD CONTEXT PLAN

LUCAS P. KLAUSNER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124025
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C1.4

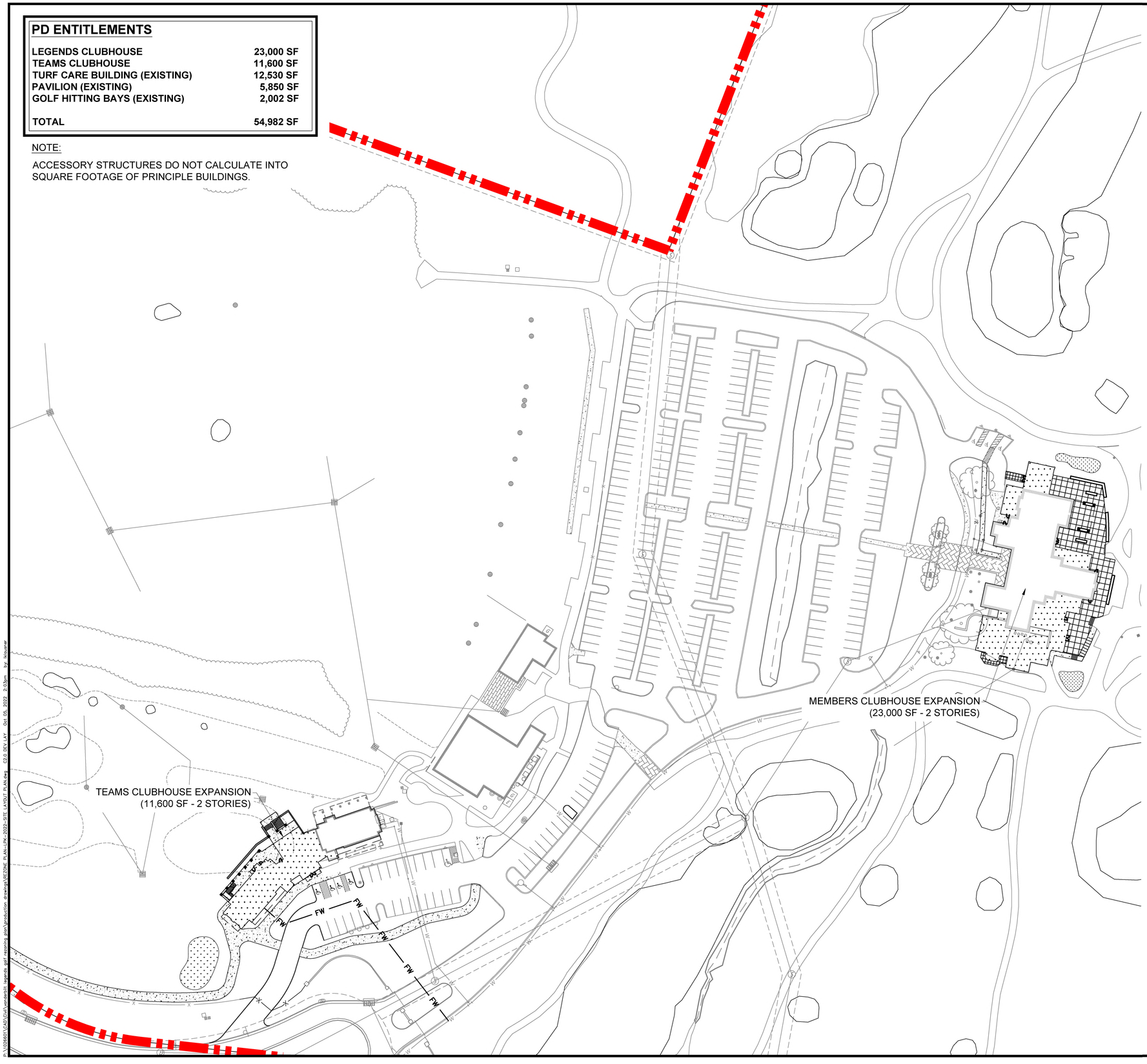
P:\1026601\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN-LPK-2022-EXISTING CONDITIONS.dwg C1.4 NEIGHBORS Oct 05, 2022 10:57am by: lklausner

PD ENTITLEMENTS

LEGENDS CLUBHOUSE	**23,000 SF**
TEAMS CLUBHOUSE	**11,600 SF**
TURF CARE BUILDING (EXISTING)	**12,530 SF**
PAVILION (EXISTING)	**5,850 SF**
GOLF HITTING BAYS (EXISTING)	**2,002 SF**
TOTAL	**54,982 SF**

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S) :	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF, 15.10 AC (5%) 1,315,033 SF, 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STATEMENT OF IMPACTS: PROPOSED BUIDLINGS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
WATER DEMAND: **7,025 GPD**

SANITARY SEWER FACILITIES
SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN
SANITARY SEWER DEMAND: **7,225 GPD**

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS UTILIZED FOR THE IRRIGATION OF THE GOLF COURSE.
REUSE WATER DEMAND: **264,394 GPD**

DRAINAGE FACILITIES
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS SOUTH TO THE HARPETH RIVER. ONE DRAINS EAST TO DRY BRANCH. ONE DRAINS THROUGH THE SITE TO BAUGH BRANCH.

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN. WITH ALL THE PROPOSED CONSTRUCTION LOCATED INTERNALLY TO THE EXISTING SITE, NO ROW OR EXISTING ACCESS IS TO BE AFFECTED AND SHALL REMAIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION:	2.9 MI (FRANKLIN POLICE HEADQUARTERS)
NEAREST FIRE STATION:	2.1 MI (FIRE STATION #3)
NEAREST RECREATIONAL FACILITY:	2.8 MI (ASPEN GROVE PARK)

PROJECTED TRIPS GENERATED
NO ADDITIONAL TRIPS WILL BE GENERATED WITH THE PROPOSED ADDITIONS. EXISTING TRIPS ARE APPROXIMATELY 350 TRIPS PER DAY.

PROJECTED STUDENT POPULATION
NO PROJECTED STUDENT POPULATION FOR THIS PROJECT AS NO RESIDENTIAL LOTS ARE PROPOSED.

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

LEGEND

FLOODWAY OVERLAY (FWO)

FLOODWAY FRINGE OVERLAY (FFO)

SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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811
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0 80' 160'
SCALE: 1" = 80'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(853) 646-1402

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DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, REZONING PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

OVERALL DEVELOPMENT PLAN

JASON P. KLUSMAN
REGISTERED
LANDSCAPE
ARCHITECT
No. 724513
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7938

SHEET NUMBER:
C2.0

P:\1026501\CAD\Civil\vanderbilt legends golf rezoning plan\production drawings\REZONE PLAN--LPK--2022--SITE LAYOUT PLAN.dwg C2.0 REV LAY Oct 05, 2022 2:03pm by: lkloumer

PD ENTITLEMENTS	
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING (EXISTING)	12,530 SF
PAVILION (EXISTING)	5,850 SF
GOLF HITTING BAYS (EXISTING)	2,002 SF
TOTAL	54,982 SF

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.

DEVELOPMENT PLAN FOR:

VANDERBILT UNIVERSITY

ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2

1500 LEGENDS CLUB LANE, FRANKLIN, TENNESSEE 37064

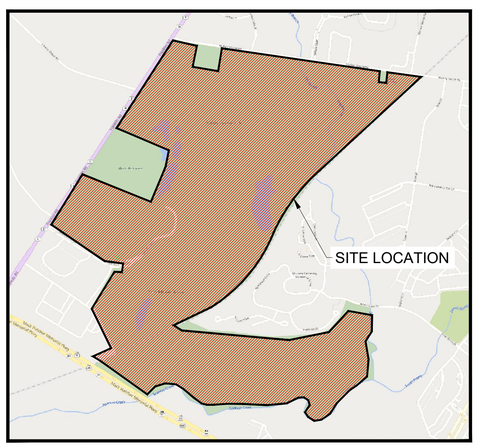
OCTOBER 6, 2022

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 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.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

- ZONING ORDINANCE: JANUARY 1, 2022
- SUBDIVISION REGULATIONS: DECEMBER 12, 2019
- TRANSPORTATION AND 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



NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

A MODIFICATION OF STANDARD 6.8 COMMERCIAL/MIXED-USE BUILDING TYPE.

1. TO ALLOW FOR PITCHED GABLE ROOF ON COMMERCIAL/MIXED-USE BUILDING.

OWNER:
VANDERBILT UNIVERSITY
MARGARET LIDDON EMLEY
110 21ST AVENUE S, STE #1110
NASHVILLE, TENNESSEE 37203
(615) 343-5160

ARCHITECT:
MEYERS + ASSOCIATES ARCHITECTURE
CHRIS MEYERS
232 N. THIRD STREET
COLUMBUS, OHIO 43215
(614) 221-9433

ENGINEER OF RECORD:
CHASTAIN SKILLMAN, INC.
LUCAS P. KLAUSNER, P.E.
215 CENTERVIEW DRIVE, STE #113
BRENTWOOD, TENNESSEE 37027
(863) 646-1402

INDEX

SHEET NUMBER	SHEET DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS
C1.2	DETAILED EXISTING CONDITIONS
C1.3	DETAILED EXISTING CONDITIONS
C1.4	OVERALL EXISTING SLOPE MAP
C1.5	NEIGHBORHOOD CONTEXT PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	OVERALL GOLF COURSE HOLE PLAN
C3.0	CONCEPTUAL ARCHITECTURE
C3.1	CONCEPTUAL ARCHITECTURE
C4.0	GRADING AND DRAINAGE PLAN
C5.0	OVERALL UTILITY PLAN
C6.0	AUTOTURN - FIRE TRUCK

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S).:	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
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HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
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PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

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DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
COVER SHEET

LUCAS P. KLAUSNER, REGISTERED PROFESSIONAL ENGINEER, 124937, STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C0.0

P:\12060\01\CAD\Cad\vanderbilt legends golf development plan\production drawings\DEV PLAN - LPK - 2022 - 10\DEP.dwg Oct 05, 2022 - 9:36am by: lklausner

SITE DATA

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PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STORMWATER NARRATIVE:

THE EXISTING SITE STORMWATER ROUTES THROUGH AN EXISTING STORM SEWER SYSTEM TO BE DETAINED AND TREATED IN EXISTING STORMWATER PONDS. FROM THE STORMWATER PONDS, THE STORMWATER OUTFALLS INTO EITHER BAUGH BRANCH, THE HARPETH RIVER, OR DRY BRANCH.

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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0 250' 500'

SCALE: 1" = 250'

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215 CENTERVIEW DRIVE
SUITE #113
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(865) 646-1402

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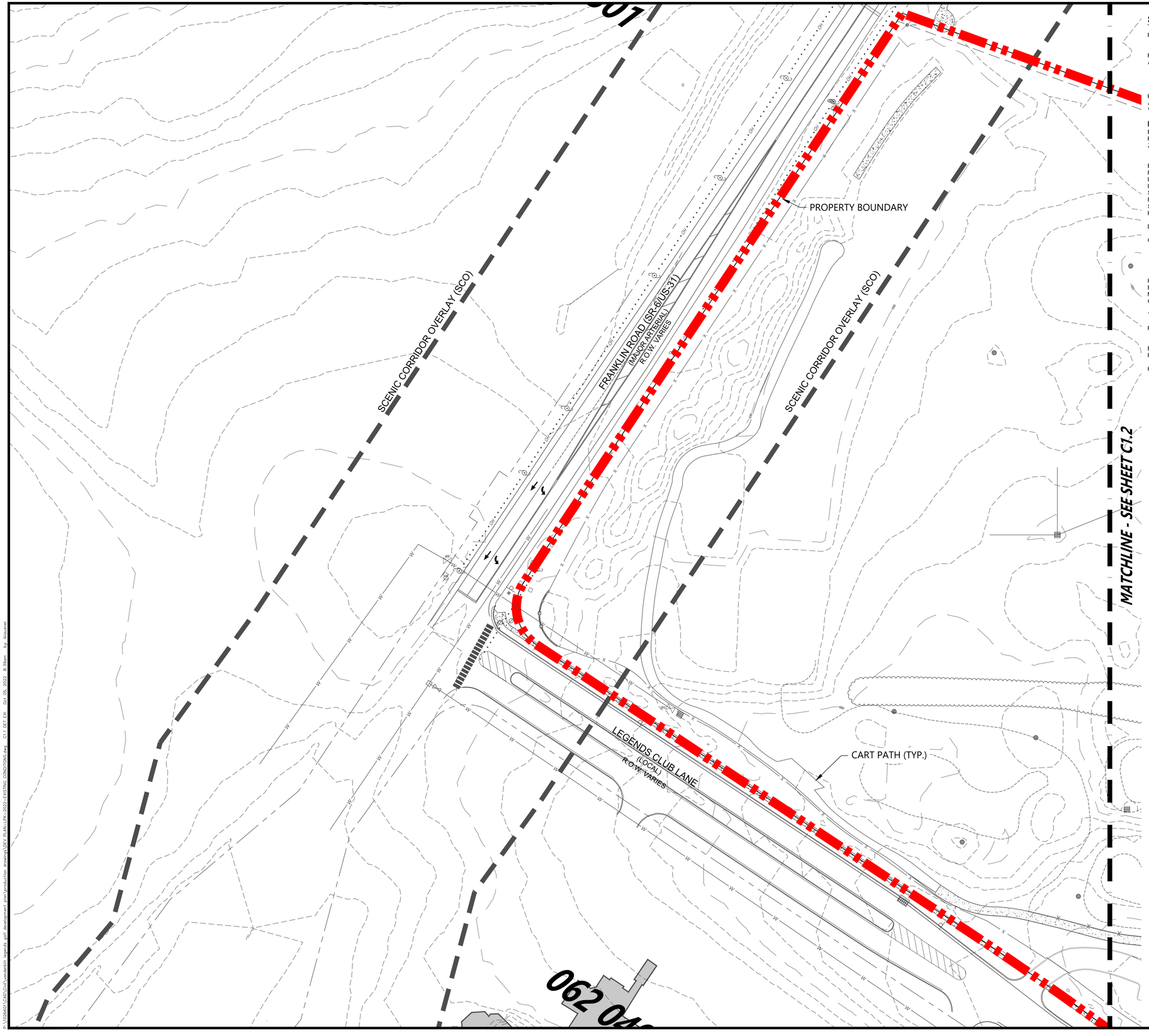
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
OVERALL EXISTING CONDITIONS

REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C1.0



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S).:	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 50' 100'
SCALE: 1" = 50'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

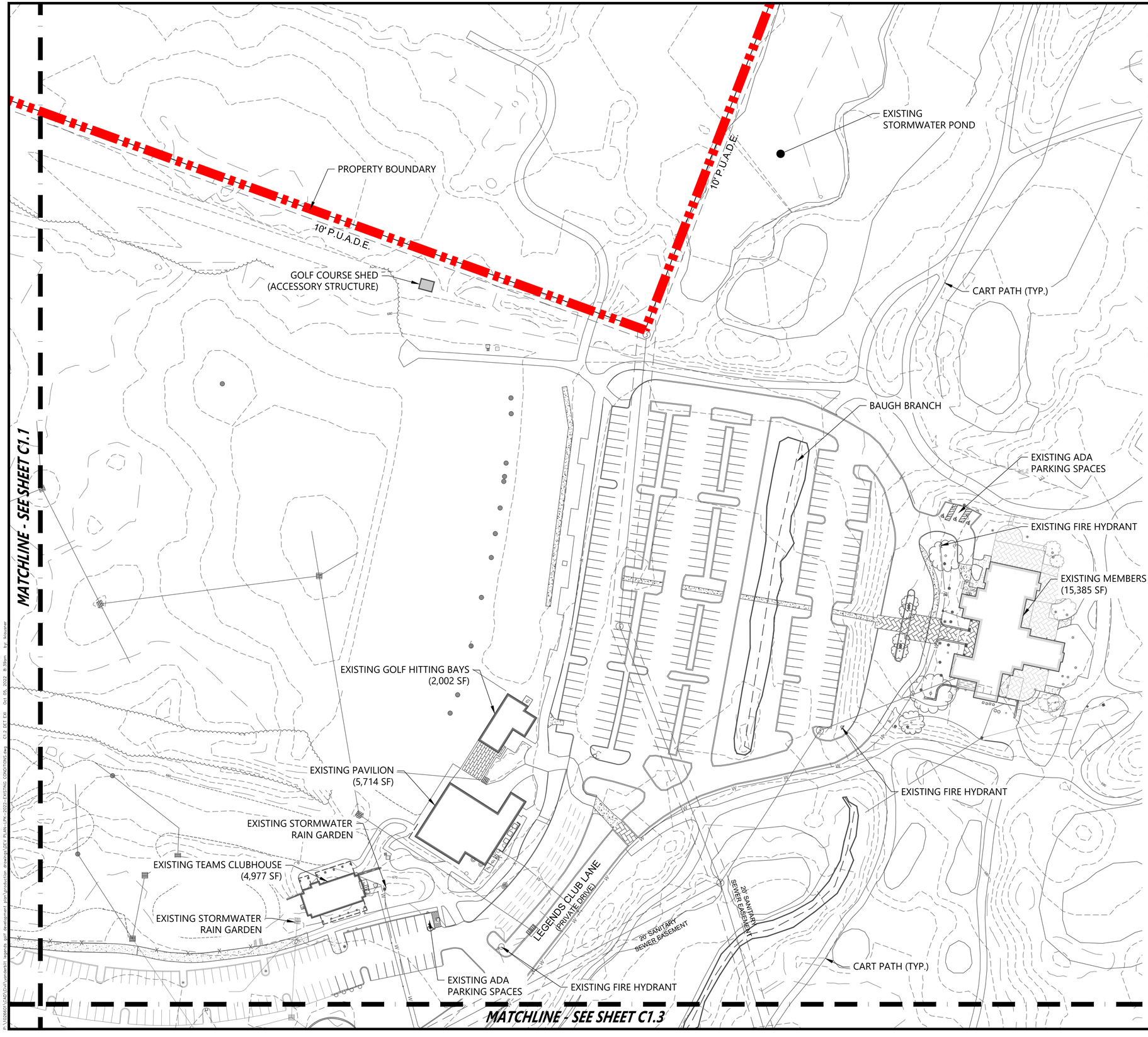
DETAILED EXISTING CONDITIONS

JAMES T. KLAUS
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C1.1

P:\VU0660\01\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN - PW - 2022 - EXISTING CONDITIONS.dwg C1.1 DET EXI Oct 05, 2022 8:39am by: tkloutier



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S).:	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
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HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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CHASTAIN SKILLMAN
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SUITE #113
BRENTWOOD, TN 37027
(865) 646-1402
© 2022 CHASTAIN SKILLMAN

DESCRIPTION
DATE
NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
DETAILED EXISTING CONDITIONS

REGISTERED LANDSCAPE ARCHITECT TIMOTHY P. KLAUS 334 STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C1.2

P:\70560\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN - PH 2022\ EXISTING CONDITIONS.dwg C1.2 DET EXI Oct 05, 2022 8:39am by: tklaustmr

MATCHLINE - SEE SHEET C1.2

LEGENDS CLUB LANE
(LOCAL)
R.O.W. VARIES

PROPERTY BOUNDARY

10' WATER LINE EASEMENT

20' DRAINAGE EASEMENT

EXISTING
STORMWATER POND

CART PATH (TYP.)

EXISTING TURF CARE
BUILDING (12,530 SF)

EXISTING
STORMWATER POND

PROPERTY BOUNDARY

100' CHARTER R.O.W.

20' SANITARY
SEWER EASEMENT

10' P.U.A.D.E.

50' P.U.A.D.E.

CART PATH (TYP.)

100' CHARTER R.O.W.

40' SANITARY
SEWER EASEMENT

SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
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VESTING (IF APPLICABLE):	N/A

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LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
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REAR:	5' MIN.
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HISTORIC RESOURCE TREAMENT:	NO

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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0 50' 100'
SCALE: 1" = 50'

CHASTAIN SKILLMAN

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215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

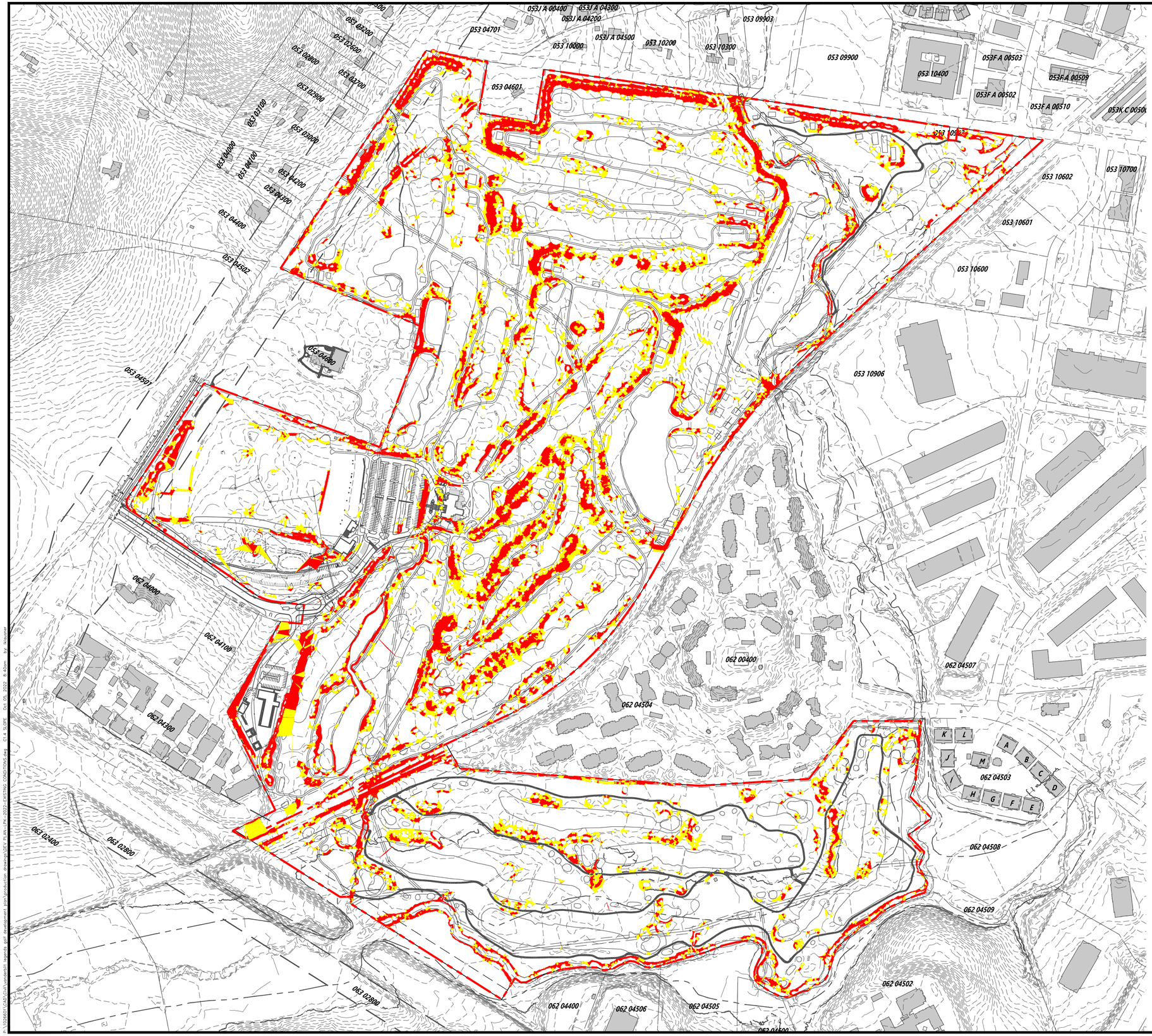
DETAILED EXISTING CONDITIONS

JAMES P. KLAUS
REGISTERED
ARCHITECT
124932
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C1.3

P:\12065\01\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN - DPC 2022\ EXISTING CONDITIONS.dwg C1.3 DET EXI Oct 05, 2022 8:39pm by: bbaumer



Slopes Table		
Minimum Slope	Maximum Slope	Color
14.00%	19.99%	
20.00%	Vertical	

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

OVERALL EXISTING SLOPE MAP

JAMES P. KLAUS
REGISTERED
LANDSCAPE
ARCHITECT
224937
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C1.4

P:\12565\USA\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN - DRC 2022\ EXISTING CONDITIONS.dwg C1.4 SLOPE Oct 05, 2022 8:40am by: kmosher



500' NEIGHBORS LIST:

PROPERTY STREET	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
463 FRANKLIN RD	OSBORN PHYLLIS H	463 FRANKLIN RD	FRANKLIN	TN	37069
459 FRANKLIN RD	PRIME NASHVILLE LLC	1019 WHITES CREEK PIKE	NASHVILLE	TN	37207
455 FRANKLIN RD	HITCHENS ERICA C	455 FRANKLIN RD	FRANKLIN	TN	37069
449 -51 FRANKLIN RD	GINN JOHN	451 FRANKLIN RD	FRANKLIN	TN	37069
443 FRANKLIN RD	CHADWELL LORETTA P	443 FRANKLIN RD	FRANKLIN	TN	37069
439 FRANKLIN RD	DEVANEY JEANINE M	439 FRANKLIN RD	FRANKLIN	TN	37069
435 FRANKLIN RD	GUTU OLESEA	435 FRANKLIN RD	FRANKLIN	TN	37069
431 FRANKLIN RD	PARKER WILLIAM J	431 FRANKLIN RD	FRANKLIN	TN	37069
2272 S BERRYS CHAPEL RD	LANGHANS H DAVID SR	2215 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2268 S BERRYS CHAPEL RD	FRAZIER JAMES A	2268 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
447 FRANKLIN RD	DENTON L M JR	447 FRANKLIN RD	FRANKLIN	TN	37069
2267 S BERRYS CHAPEL RD	VENCILL KAL E	2267 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
2271 S BERRYS CHAPEL RD	BRAZZELL DAN	101 WINDSOR WAY	FRANKLIN	TN	37069
2269 S BERRYS CHAPEL RD	BLEDSOE JOAN WELLS	2269 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
411 FRANKLIN RD	DAVIS JAMES E SR	1504 THOMPSONS STA RD W	THOMPSONS STA	TN	37179
FRANKLIN RD	MEADOWS FAMILY L P	395 FRANKLIN RD	FANKLIN	TN	37069
FRANKLIN RD	MEADOWS CHERYL SUE IRR TRUST	395 FRANKLIN RD	FRANKLIN	TN	37069
400 FRANKLIN RD	TENNESSEE GOLF FOUNDATION	400 FRANKLIN RD	FRANKLIN	TN	37069
117 MALLORY STATION RD	FLORES DEBORA ANN ETAL	117 MALLORY STA RD	FRANKLIN	TN	37067
460 FRANKLIN RD	GINN JOHN R	460 FRANKLIN RD	FRANKLIN	TN	37069
200 MALLORY STATION RD	WM AT FRANKLIN TN DEV LLC	901 WABASH AVE #300	TERRE HAUTE	IN	47807
SUNRISE CIR	VILLAGES OF MORNINGSIDE	109 INTERNATIONAL DR #220	FRANKLIN	TN	37067
101 SUNRISE CIR	VILLAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
130 MALLORY STATION RD	BUTLER SCOTT	4505 S CAROTHERS RD	FRANKLIN	TN	37064
152 MALLORY STATION RD	MAUPIN WILLIAM JAMES	152 MALLORY STA RD	FRANKLIN	TN	37067
MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	230 PARK AVE 12TH FLOOR	NEW YORK	NY	10169
501 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
507 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
513 DUKE DR	MALLORY VALLEY UTILITY DISTRICT OF	PO BOX 936	FRANKLIN	TN	37065
520 DUKE DR	ALIGNED EQUITY PARTNERS LLC	7010 CREWS LN	BRENTWOOD	TN	37207
460 DUKE DR	DUKE DRIVE VENTURE JV ETAL	7123 CROSSROADS BLVD #C	BRENTWOOD	TN	37027
500 DUKE DR	ALIGNED EQUITY PARTNERS LLC	500 DUKE DR	FRANKLIN	TN	37067
1500 LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
457 DUKE DR	GPT TPG 455 DUKE LLC	118 16TH AVE S STE 200	NASHVILLE	TN	37203
1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
1892 GEN GEO PATTON DR	RICHARDS TIMOTHY P	1892 GEN GEO PATTON DR	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
1896 GEN GEO PATTON DR	MALLORY CROSSING	1896 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027
106 JACKSON LAKE DR	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
110 JACKSON LAKE DR	BEZUIDENHOUT HECTOR A	110 JACKSON LAKE DR	FRANKLIN	TN	37069
200 LARKTON PL	NEWTON MICHAEL A	200 LARKTON PLACE	FRANKLIN	TN	37069
204 LARKTON PL	KOPJOE ROBERT FRANK	204 LARKTON PL	FRANKLIN	TN	37069
208 LARKTON PL	GUILLERMO LAURENCE ESPIRITU	208 LARKTON PLACE	FRANKLIN	TN	37069
212 LARKTON PL	GOLDMAN GEORGE	212 LARKTON PLACE	FRANKLIN	TN	37069
213 LARKTON PL	TAYLOR MARSHALL T	213 LARKTON PLACE	FRANKLIN	TN	37069
211 LARKTON PL	BUZZARD SCOTT	211 LARKTON PLACE	FRANKLIN	TN	37069
209 LARKTON PL	FRISBY TERRY	209 LARKTON PLACE	FRANKLIN	TN	37069
207 LARKTON PL	BROWN LAWRENCE	207 LARKTON PLACE	FRANKLIN	TN	37069
205 LARKTON PL	STOVALL ARLENE ROBERTSON	205 LARKTON PLACE	FRANKLIN	TN	37069
203 LARKTON PL	DENNIS ROBERT D	203 LARKTON PLACE	FRANKLIN	TN	37069
201 LARKTON PL	HENECKE GARY A	201 LARKTON PL	FRANKLIN	TN	37069
101 JACKSON LAKE DR	YOONUS NAVAS	1429 W RUNNING BROOK RD	NASHVILLE	TN	37209
258 MALLORY STATION RD	COOL SPRINGS STORAGE LLC	1138 N GERMANTOWN PKWY #101-371	CORDOVA	TN	38016
101 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
131 LEGENDS CLUB LN	CHURCH FIRST PRESBYTERIAN AT FRANKL	101 LEGENDS CLUB LN	FRANKLIN	TN	37064
145 LEGENDS CLUB LN	ST IRON HORSE LLC	4600 NORTH FAIRFAX DR #1000	ARLINGTON	VA	22203
MACK HATCHER PKWY	MIDDLE TN ELECTRIC MEMBERSHIP CORP	810 COMMERCIAL CT	MURFREESBORO	TN	37129
201 COOL SPRINGS BLVD	P & K LLC	3310 ASPEN GROVE DR #302	FRANKLIN	TN	37067
211 -13 COOL SPRINGS BLVD	NHC HEALTHCARE COOL SPRINGS LLC	211 COOL SPRINGS BLVD	FRANKLIN	TN	37067
No Data	ELDER BARBARA	3201 ASPEN GROVE DR #D-1	FRANKLIN	TN	37067
3100 ASPEN GROVE DR	PBONE ASPEN GROVE LLC	PO BOX 92129	SOUTHLAKE	TX	76092
151 COOL SPRINGS BLVD	FRANKLIN LAND CO LLC	3200 SOUTHWEST FWY #1870	HOUSTON	TX	77027
125 COOL SPRINGS BLVD	VM ASPEN MOB LLC	425 SEVENTH ST NE	CHARLOTTESVILLE	VA	22902
325 SEABOARD LN	SVT ASPEN CORP CENTER 100 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
ASPEN GROVE DR	PARKSIDE OWNERS ASSOCIATION	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
101 COOL SPRINGS BLVD	CSLP GP	85 SOUTH SERVICE RD	PLAINVIEW	NY	10803
405 DUKE DR	SVT ASPEN CORP CENTER 200 L P	591 W PUTNAM AVE	GREENWICH	CT	6830
315 COOL SPRINGS BLVD	SVT ASPEN GROVE OFFICE CENTER II L	591 W PUTNAM AVE	GREENWICH	CT	6830
318 SEABOARD LN	OLEN ASPEN GROVE CORP	7 CORP PLAZA DR	NEWPORT BEACH	CA	92660
3150 ASPEN GROVE DR	AEDC FEDERAL CREDIT UNION	520 AIRPARK DR	TULLAHOMA	TN	37388
354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	2200 LAPSLEY LN	BOWLING GREEN	KY	42103
No Data	OFFICE PROPERTY GROUP LLC	1894 GEN GEO PATTON DR #300	FRANKLIN	TN	37067
No Data	REDDY NEELIMA	805 SINGLETON LN	BRENTWOOD	TN	37027
No Data	WITTMAN KAREN	3201 ASPEN GROVE DR #G-1	FRANKLIN	TN	37067
No Data	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185
No Data	DISTEFANO MARINA	2525 BELLE BROOK DR	FRANKLIN	TN	37067-8154
No Data	SMITH ELIZABETH	3201 ASPEN GROVE #J-1	FRANKLIN	TN	37067
No Data	MITCHELL-SNIDER SHERRI	3201 ASPEN GROVE DR #G-8	FRANKLIN	TN	37067
No Data	CRAWFORD KATHLEEN	PO BOX 191426	SAN FRANCISCO	CA	94119
No Data	MARLOW SUSAN	3201 ASPEN GROVE DR #G-10	FRANKLIN	TN	37067
No Data	SLUSS LEA A	3201 ASPEN GROVE DR #H-2	FRANKLIN	TN	37067
No Data	HOLT JERRY C	1014 MANLEY LN	BRENTWOOD	TN	37027
No Data	KELLICK PATRICK	117 STILLWIND CT	NOLENSVILLE	TN	37135
No Data	MARLIN MARVIN RICHARD JR	6586 EUDAILEY COVINGTON RD	COLLEGE GROVE	TN	37046
No Data	ROBERTS JOSHUA R	3201 ASPEN GROVE DR #F-9	FRANKLIN	TN	37067
No Data	STOUT MARY JANE	3201 ASPEN GROVE DR #F10	FRANKLIN	TN	37067
No Data	RUPE RUSSELL	356 WISE RD	FRANKLIN	TN	37064
No Data	HORTON GLENDA K	3201 ASPEN GROVE DR #F-5	FRANKLIN	TN	37067
No Data	BELEW CHARLES L	402 CHATSWORTH CT	FRANKLIN	TN	37064
No Data	THOMPSON MATTHEW	3201 ASPEN GROVE DR #G-3	FRANKLIN	TN	37067
No Data	KONDAPAVULURU PRASAD	1801 MORGAN FARMS WAY	BRENTWOOD	TN	37027
No Data	FDVR INC	3201 ASPEN GROVE DR #G-7	FRANKLIN	TN	37067
No Data	HOOVER ANGLEA R	3201 ASPEN GROVE DR #H-3	FRANKLIN	TN	37067
No Data	COTHRON JILLIAN	3201 ASPEN GROVE DR #H5	FRANKLIN	TN	37067
No Data	HALEY CONSTANCE JEAN T LIV TR	3201 ASPEN GROVE DR #M-9	FRANKLIN	TN	37067
No Data	WALL W THOMAS JR	3201 ASPEN GROVE DR M 10	FRANKLIN	TN	37067
No Data	MARTIN ROBERT M	1025 CUMBERLAND PARK DR	FRANKLIN	TN	37069
No Data	LYMAN ISABEL C	3201 ASPEN GROVE DR #M7	FRANKLIN	TN	37067
No Data	STROUD GAIL ALEXANDER REV LIV TRUST	1515 MARYMOUNT DR	FRANKLIN	TN	37067
No Data	JOHNSON DAVID	445 AUTUMN LAKE TRL	FRANKLIN	TN	37067
No Data	WILSON MICHAEL B	333 SLIDERS KNOB AVE	FRANKLIN	TN	37067
No Data	HEIBERT JOHN W JR	8012 KNOLL CT	BRENTWOOD	TN	37027
No Data	HULETT RANDY L	1894 GEN GEO PATTON DR #100	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE UNIT H-1	FRANKLIN	TN	37067
No Data	DOOLEY KATHLEEN C	3201 ASPEN GROVE DR #I1	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	HIGGINS SUSAN LEE	3201 ASPEN GROVE DR #G4	FRANKLIN	TN	37067-4866
No Data	FRIESEN GARY DAVID	3201 ASPEN GROVE DRIVE G6	FRANKLIN	TN	37067
No Data	MCTAVISH TODD	3201 ASPEN GROVE DR #H-4	FRANKLIN	TN	37067
No Data	NOFFSINGER KARLA M LIV TR	3201 ASPEN GROVE DR #H-6	FRANKLIN	TN	37067
No Data	MCBRIDE JASON L	9917 CO RD 78	ALICEVILLE	AL	35442
No Data	FLYNN CLAIRE E	3201 ASPEN GROVE DR M-6	FRANKLIN	TN	37067
No Data	SHEARER CYNTHIA	3201 ASPEN GROVE DR #M-8	FRANKLIN	TN	37067
No Data	RIGGINS RICHARD	3201 ASPEN GROVE DR I-6	FRANKLIN	TN	37067
No Data	RUSTAN TERRY J	3201 APEN GROVE DR #I-7	FRANKLIN	TN	37067
No Data	KELLIHER MATTHEW E TR	23142 SOMERSET CIR	DANA POINT	CA	92629
No Data	MANNING POLLY	3201 ASPEN GROVE DR #I-9	FRANKLIN	TN	37067
No Data	WOOD DONALD F	3201 ASPEN GROVE DR #H-7	FRANKLIN	TN	37067
No Data	VOONA SATISH K	349 SHADOW CREEK DR	BRENTWOOD	TN	37027
No Data	MEEHAN DENNIS M	707 WELSH LN	FRANKLIN	TN	37064
No Data	GOLDSBERRY JAMES E JR	2051 HUNTERWOOD DR	BRENTWOOD	TN	37027
No Data	RAHEB MONICA M	3201 ASPEN GROVE DR #I-5	FRANKLIN	TN	37067
No Data	GLUSAC WILLIAM L	3201 ASPEN GROVE DR J-3	FRANKLIN	TN	37067
No Data	JAIN SUSHIL K	104 WHEAT ST	MARTIN	TN	38237
No Data	HILL EMIKO ABE	3201 ASPEN GROVE DR #I-10	FRANKLIN	TN	37067
No Data	MOORE CHERI A	3201 ASPEN GROVE DR #H-9	FRANKLIN	TN	37067
No Data	CELIA-FALASCHI THERESA	156 RAVENHILL RD	ORINDA	CA	94563
No Data	CARTER LYNN	3201 ASPEN GROVE DR #J-6	FRANKLIN	TN	37067
No Data	KELLEY MAURY & RAQUEL J TRUST	3201 ASPEN GROVE DR UNIT J-7	FRANKLIN	TN	37067
No Data	WALTERS SUZANNE TR	621 BRADLEY CT	FRANKLIN	TN	37067
No Data	KRISHNASARMA SASIKALA B ETAL	5626 COTTONPORT DR	BRENTWOOD	TN	37027
No Data	GRANSTAFF BRETT	115 MAIN ST #215	CARTHAGE	TN	37030
No Data	KELLEY MAURICE JACKSON SR TRUST	3201 ASPEN GROVE DR I-2	FRANKLIN	TN	37067
No Data	JASPER WANDA OBER LIV TR	3201 ASPEN GROVE DR #I-4	FRANKLIN	TN	37067
No Data	CAVELL JULIE ANN	3201 ASPEN GROVE DR #J2	FRANKLIN	TN	37067
No Data	RUSSELL JAMES R	3201 ASPEN GROVE DR #J-4	FRANKLIN	TN	37067
No Data	CARTER RICHARD T JR	3201 ASPEN GROVE DR J-10	FRANKLIN	TN	37067
No Data	RICHARDS REV LIV TRUST	233 WATERBURY CIR	FRANKLIN	TN	37067
No Data	DAVIS CHARLES F	3201 ASPEN GROVE DR	FRANKLIN	TN	37067
No Data	TERRY JAMES G	3201 ASPEN GROVE #K-5	FRANKLIN	TN	37067
No Data	KHAN IMTIAZ	202 WELL SPRING CT	BRENTWOOD	TN	37027
No Data	DOUSE STEVEN C	3201 ASPEN GROVE DR #K-7	FRANKLIN	TN	37067
No Data	BRAZELL DWIGHT W	3201 ASPEN GROVE DR #K8	FRANKLIN	TN	37067
No Data	ADAMS REV LIV TRUST	8255 DALEWOOD CT	BRENTWOOD	TN	37027
No Data	NICHOLS CLAYTON C	3201 ASPEN GROVE DR #K-4	FRANKLIN	TN	37067
No Data	WOOD W E REV LEGACY TRUST	3201 ASPEN GROVE DR K-9	FRANKLIN	TN	37067
No Data	WEAVER DENNIS	3201 ASPEN GROVE DR #K-1	FRANKLIN	TN	37067
No Data	AIMAR LINDSAY	3201 ASPEN GROVE DR #A-2	FRANKLIN	TN	37067
No Data	JAIN PUSHPENDRA K	438 E HAMPTON CT	COOKEVILLE	TN	38501
No Data	JAIN ANIL K	62 GOVERNORS WAY	BRENTWOOD	TN	37027
No Data	LOWENTHAL JAY N	3604 CHALMETTE CT	NASHVILLE	TN	37215
No Data	WILLIAMS DANIEL E	3201 ASPEN GROVE DR #A5	FRANKLIN	TN	37067
No Data	MASON DONALD L	8209 VADEN DR	BRENTWOOD	TN	37027
No Data	MCDONALD FAMILY LIV TRUST	3201 ASPEN GROVE DR #A-1	FRANKLIN	TN	37067
No Data	HERMAN LINDSAY TAYLOR	3201 ASPEN GROVE DR #L-1	FRANKLIN	TN	37067
No Data	No Data	3201 ASPEN GROVE DR #F-2	FRANKLIN	TN	37067
No Data	TSAI STEVEN	3201 ASPEN GROVE DR #F-3	FRANKLIN	TN	37067
No Data	DAVIS KARMA E FAMILY TRUST	3201 ASPEN GROVE APT F-4	FRANKLIN	TN	37067
No Data	GLO LORENZO Y TRUST	3201 ASPEN GROVE DR #L4	FRANKLIN	TN	37067
No Data	WALTHERS LANE C	1948 LAFROMBOISE ST	EUMCLAW	WA	98022
No Data	KIZILISIK SEMIHA R	3201 ASPEN GROVE DR L-6	FRANKLIN	TN	37067
No Data	HORD BARBARA I	3201 ASPEN GROVE #L-7	FRANKLIN	TN	37067
No Data	JOHNSON FAM TRUST	3201 ASPEN GROVE DR #L-8	FRANKLIN	TN	37067
No Data	BREKKE CHAR	3201 ASPEN GROVE DR #K-10	FRANKLIN	TN	37067
No Data	BRAUN-ESCOBAR FRIEDA	14314 NW 14TH ST	PEMBROKE PINES	FL	33028
No Data	CLEVENGER JULIE JOHNSON	PO BOX 120907	NASHVILLE	TN	37212
No Data	HOLLOWAY ELLEN	3201 ASPEN GROVE #L-2	FRANKLIN	TN	37064
No Data	FROULA JUDITH	3201 ASPEN GROVE DR #L-9	FRANKLIN	TN	37067

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

Know what's below.
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0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

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DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN,
SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

NEIGHBORHOOD CONTEXT PLAN

LUCAS P. KLAUSNER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 124025 STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C1.5

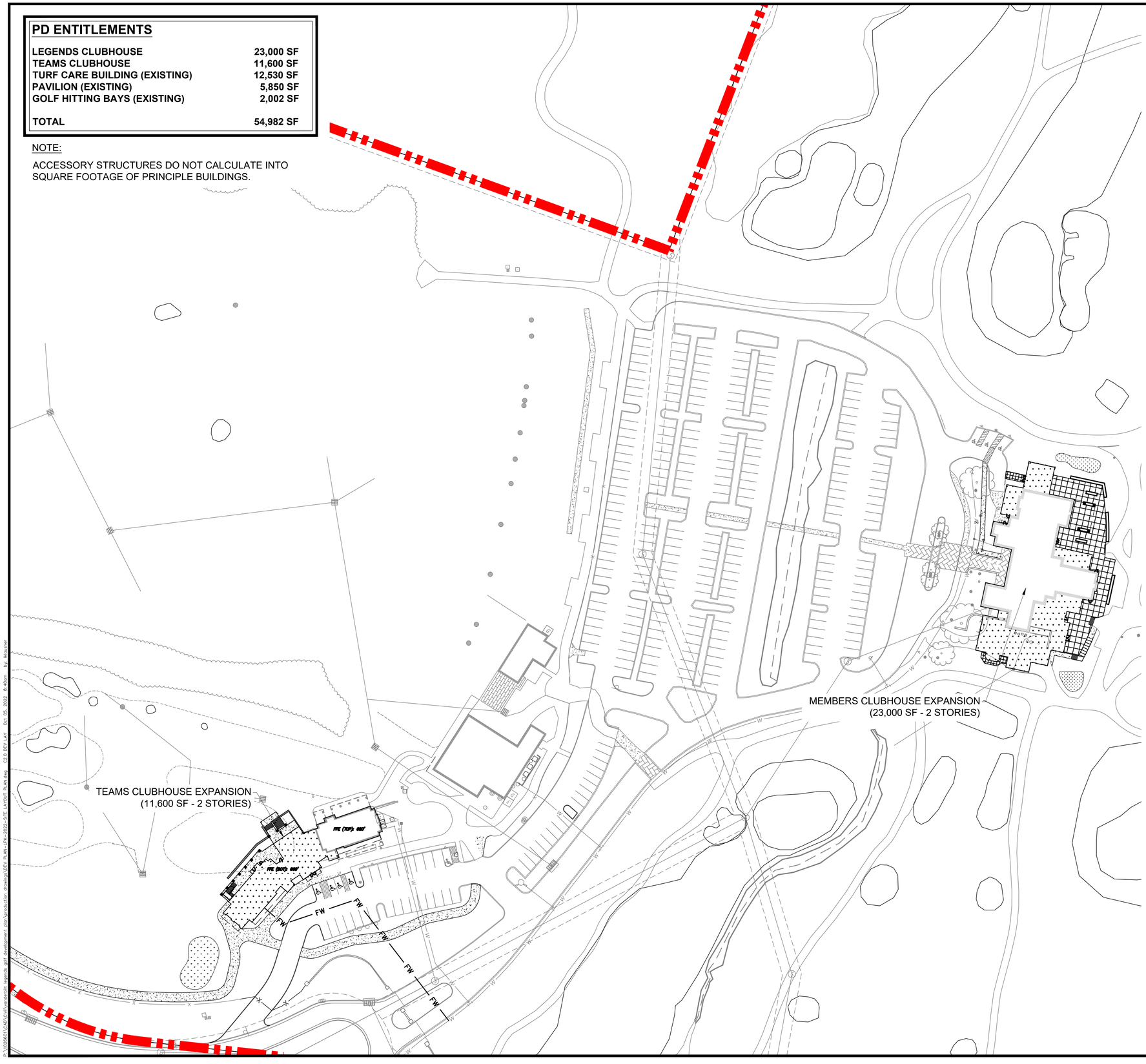
P:\1026601\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN-LPK-2022-EXISTING CONDITIONS.dwg C1.5 NEIGHBORS Oct 05, 2022 8:40am by: lklausner

PD ENTITLEMENTS

LEGENDS CLUBHOUSE	**23,000 SF**
TEAMS CLUBHOUSE	**11,600 SF**
TURF CARE BUILDING (EXISTING)	**12,530 SF**
PAVILION (EXISTING)	**5,850 SF**
GOLF HITTING BAYS (EXISTING)	**2,002 SF**
TOTAL	**54,982 SF**

NOTE:

ACCESSORY STRUCTURES DO NOT CALCULATE INTO SQUARE FOOTAGE OF PRINCIPLE BUILDINGS.



SITE DATA

PROJECT NAME:	ASPEN GROVE PUD SUBDIVISION DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
PROJECT NUMBER:	COF #7939
ADDRESS:	1500 LEGENDS CLUB LANE (MEMBERS CLUBHOUSE) 1460 LEGENDS CLUB LANE (ACADEMY BUILDING & PAVILION) 1440 LEGENDS CLUB LANE (TEAMS FACILITY) 1445 LEGENDS CLUB LANE (TURF MAINTENANCE FACILITY) FRANKLIN, TENNESSEE 37064
PARCEL(S).:	053 10901 00008053
ACREAGE / SF OF SITE:	301.89 AC. (13,150,328 FT²)
VESTING (IF APPLICABLE):	N/A

REGULATIONS:

BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	PD - PLANNED DISTRICT / 54,982 SF
ZONING OVERLAY:	FWO (FLOODWAY OVERLAY) FFO (FLOODWAY FRINGE OVERLAY) SCO (SCENIC CORRIDOR OVERLAY)
BUILDING TYPES APPLIED:	COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	5' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
DWELLING UNIT COUNT (BY TYPE):	N/A
GOLF COURSE SF (BY USE):	54,982 SF
LEGENDS CLUBHOUSE	23,000 SF
TEAMS CLUBHOUSE	11,600 SF
TURF CARE BUILDING	12,530 SF
PAVILION	5,850 SF
GOLF HITTING BAYS	2,002 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	3 STORIES MAX.
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	657,516 SF; 15.10 AC (5%) 1,315,033 SF; 30.19 AC (10%)
TREE CANOPY RETENTION ACREAGE:	NO TREE REMOVAL IS PROPOSED
PARKING REQUIRED (BY USE):	50 SPACES PER 9 HOLES (PER CLAUSE 10.1.5.C - CITY OF GALLATIN) 200 (6 ADA) (GOLF COURSE)
EXISTING PARKING (BY USE):	392 (4 ADA) (GOLF COURSE)
PROPOSED PARKING (BY USE):	346 (8 ADA) (GOLF COURSE)
HISTORIC RESOURCE TREAMENT:	NO

STATEMENT OF IMPACTS: PROPOSED BUIDLINGS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
WATER DEMAND: **7,025 GPD**

SANITARY SEWER FACILITIES
SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN
SANITARY SEWER DEMAND: **7,225 GPD**

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS UTILIZED FOR THE IRRIGATION OF THE GOLF COURSE.
REUSE WATER DEMAND: **264,394 GPD**

DRAINAGE FACILITIES
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS SOUTH TO THE HARPETH RIVER. ONE DRAINS EAST TO DRY BRANCH. ONE DRAINS THROUGH THE SITE TO BAUGH BRANCH.

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN. WITH ALL THE PROPOSED CONSTRUCTION LOCATED INTERNALLY TO THE EXISTING SITE, NO ROW OR EXISTING ACCESS IS TO BE AFFECTED AND SHALL REMAIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION:	2.9 MI (FRANKLIN POLICE HEADQUARTERS)
NEAREST FIRE STATION:	2.1 MI (FIRE STATION #3)
NEAREST RECREATIONAL FACILITY:	2.8 MI (ASPEN GROVE PARK)

PROJECTED TRIPS GENERATED
NO ADDITIONAL TRIPS WILL BE GENERATED WITH THE PROPOSED ADDITIONS. EXISTING TRIPS ARE APPROXIMATELY 350 TRIPS PER DAY.

PROJECTED STUDENT POPULATION
NO PROJECTED STUDENT POPULATION FOR THIS PROJECT AS NO RESIDENTIAL LOTS ARE PROPOSED.

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

LEGEND

FLOODWAY OVERLAY (FWO)

FLOODWAY FRINGE OVERLAY (FFO)

SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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811
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0 80' 160'
SCALE: 1" = 80'

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CHASTAIN-SKILLMAN
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DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

OVERALL DEVELOPMENT PLAN

JOSEPH P. KLUSMAN
REGISTERED
LANDSCAPE
ARCHITECT
No. 324013
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C2.0

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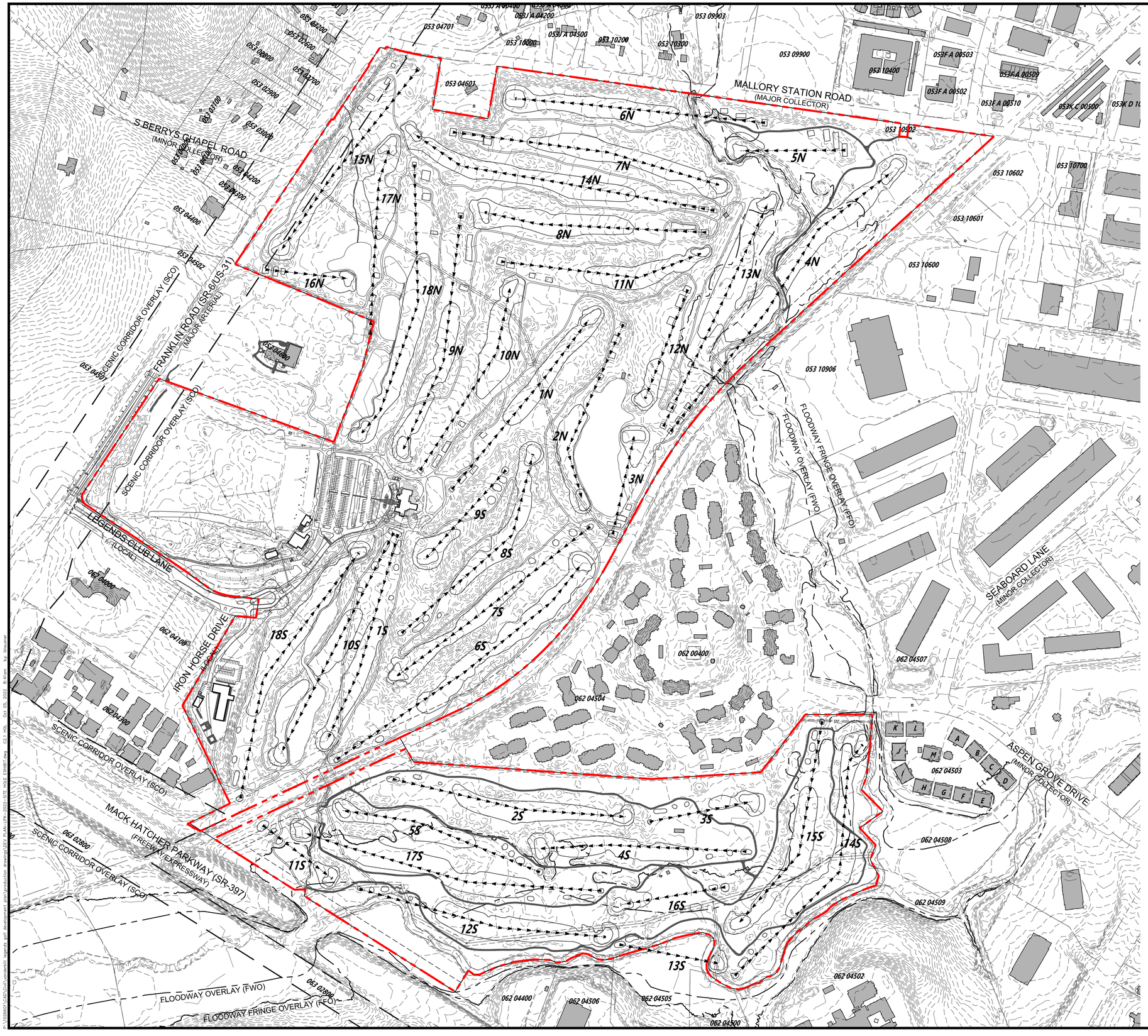

LEGEND

- FLOODWAY OVERLAY (FWO)
- FLOODWAY FRINGE OVERLAY (FFO)
- SCENIC CORRIDOR OVERLAY (SCO)

NOTES:

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811
Know what's below.
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0 250' 500'
SCALE: 1" = 250'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 846-1402

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DESCRIPTION

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VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
OVERALL GOLF COURSE HOLE PLAN

REGISTERED LANDSCAPE ARCHITECT
ROBERT P. KLASSEN
10/6/2022
STATE OF TENNESSEE

PROJECT No:
COF #7939

SHEET NUMBER:
C2.1

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EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

CONCEPTUAL MEMBER CLUBHOUSE ELEVATIONS

NOTE: THESE ELEVATIONS HAVE BEEN DESIGN TO MEET, TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION. THE CONCEPT ELEVATIONS PROVIDED INDICATE THE PROPOSED STANDARDS AND CHARACTER OF THE EXISTING TEAM CLUBHOUSE AND MEMBER CLUBHOUSE BUILDINGS AND THEIR PROPOSED ADDITIONS.

FRANKLIN CODES DEPARTMENT: (615) 794-7012
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

PROPOSED EXTERIOR MATERIALS:

EXTERIOR VENEER:
- PREDOMINATELY FIBER CEMENT BOARD SIDING AT TEAM CLUBHOUSE
- PREDOMINATELY STUCCO AT MEMBER CLUBHOUSE
- STONE AT BASE OF BOTH CLUBHOUSE BUILDINGS AND EXISTING ACCENT AREAS

ROOF MATERIAL:
- PREDOMINATELY ASPHALT OR FIBERGLASS DIMENSIONAL SHINGLES TO MATCH EXISTING
- STANDING SEAM METAL ROOF AS AN ACCENT

GENERAL NOTES:

1. TEAM CLUBHOUSE FINISH LOWER LEVEL ELEVATION (669.0) AND FINISH UPPER LEVEL ELEVATION (680.0) ARE TO MATCH EXISTING.
2. MEMBER CLUBHOUSE FINISH LOWER LEVEL ELEVATION (687.8) AND FINISH MAIN LEVEL ELEVATION (698.0) ARE TO MATCH EXISTING.

NOTE: ALL TYPICAL ELEVATIONS AND/OR RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE NOT INDICATIVE OF THE FINAL SITE PLAN APPROVAL. AT SITE PLAN, ALL ELEVATIONS MUST MEET THE ZONING ORDINANCE REQUIREMENTS OF THE INDICATED BUILDING TYPE.

CHASTAIN SKILLMAN

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VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

CONCEPTUAL ARCHITECTURE

THOMAS P. KLAUS JR. REGISTERED ARCHITECT 23425 STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C3.0

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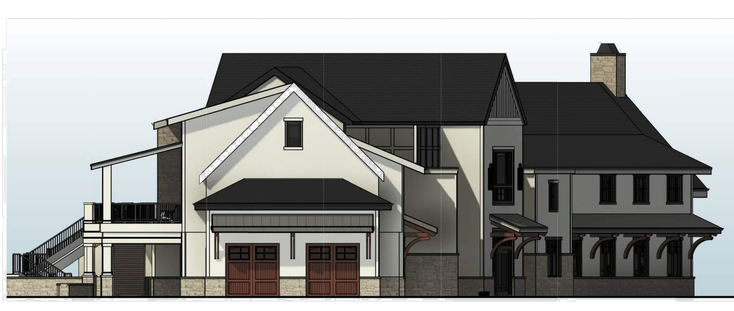
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CONCEPTUAL TEAM CLUBHOUSE ELEVATIONS

NOTE: THESE ELEVATIONS HAVE BEEN DESIGN TO MEET, TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION. THE CONCEPT ELEVATIONS PROVIDED INDICATE THE PROPOSED STANDARDS AND CHARACTER OF THE EXISTING TEAM CLUBHOUSE AND MEMBER CLUBHOUSE BUILDINGS AND THEIR PROPOSED ADDITIONS.

FRANKLIN CODES DEPARTMENT: (615) 794-7012
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

PROPOSED EXTERIOR MATERIALS:

EXTERIOR VENEER:
- PREDOMINATELY FIBER CEMENT BOARD SIDING AT TEAM CLUBHOUSE
- PREDOMINATELY STUCCO AT MEMBER CLUBHOUSE
- STONE AT BASE OF BOTH CLUBHOUSE BUILDINGS AND EXISTING ACCENT AREAS

ROOF MATERIAL:
- PREDOMINATELY ASPHALT OR FIBERGLASS DIMENSIONAL SHINGLES TO MATCH EXISTING
- STANDING SEAM METAL ROOF AS AN ACCENT

GENERAL NOTES:

1. TEAM CLUBHOUSE FINISH LOWER LEVEL ELEVATION (669.0) AND FINISH UPPER LEVEL ELEVATION (680.0) ARE TO MATCH EXISTING.
2. MEMBER CLUBHOUSE FINISH LOWER LEVEL ELEVATION (667.8) AND FINISH MAIN LEVEL ELEVATION (698.0) ARE TO MATCH EXISTING.

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CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
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DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

CONCEPTUAL ARCHITECTURE

REGISTERED ARCHITECT
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C3.1

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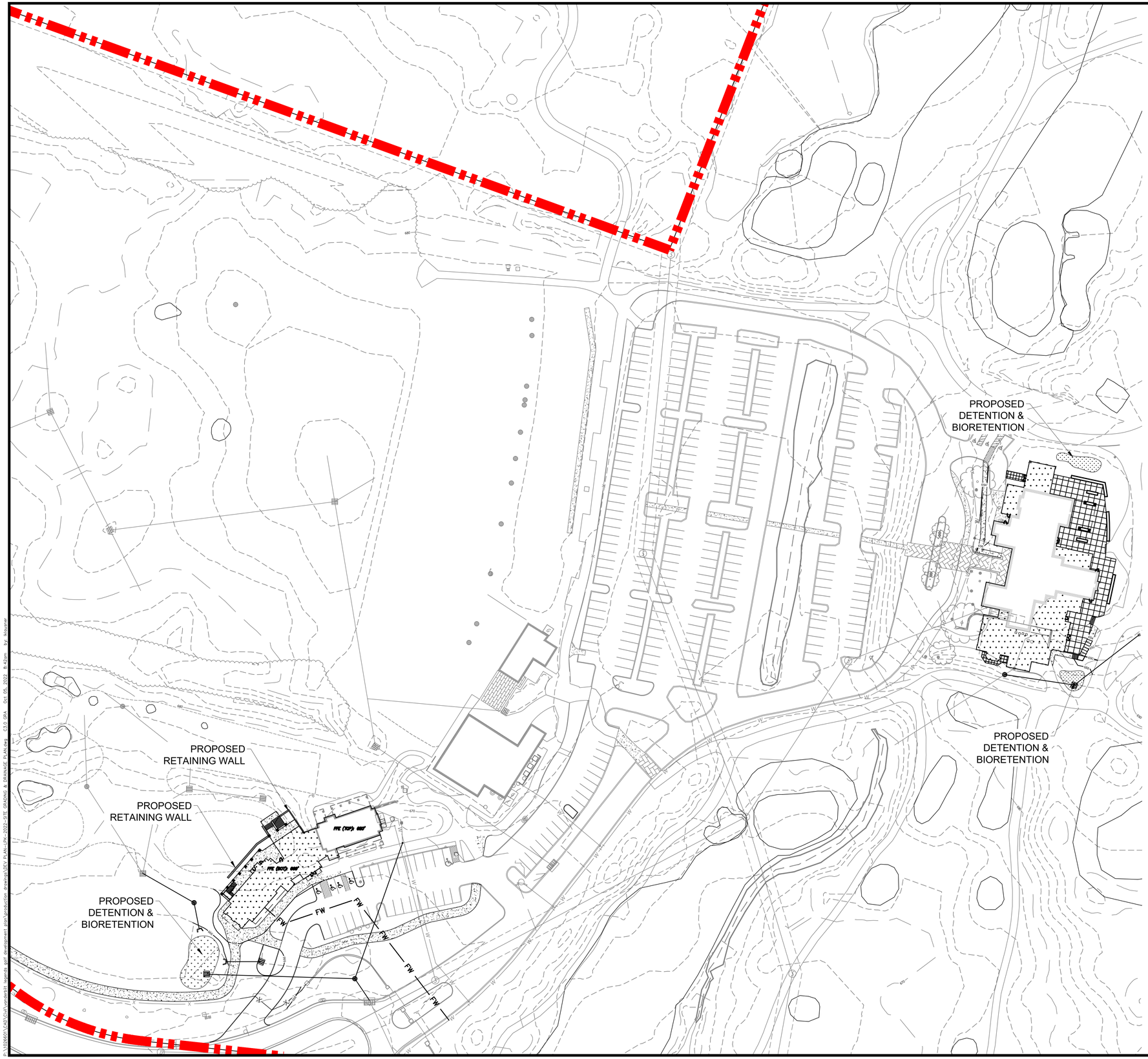


STORMWATER NARRATIVE & STATEMENT OF IMPACT:

- THE EXISTING SITE STORMWATER ROUTES THROUGH AN EXISTING STORM SEWER SYSTEM TO BE DETAINED AND TREATED IN EXISTING STORMWATER PONDS. FROM THE STORMWATER PONDS, THE STORMWATER OUTFALLS INTO EITHER BAUGH BRANCH, THE HARPETH RIVER, OR DRY BRANCH.
- FOR THE MEMBER'S CLUBHOUSE EXPANSION, ADDITIONAL DRAINAGE AREA WILL BE ROUTED TO PROPOSED GREEN INFRASTRUCTURE AREAS LOCATED TO THE NORTH AND SOUTH OF THE BUILDING. THESE AREAS WILL ACCOUNT FOR WATER QUALITY AND QUANTITY. THE GREEN INFRASTRUCTURE AREAS WILL THEN BE ROUTED TO OUTFALL TO THE EXISTING BAUGH BRANCH OUTFALL BY A STORM SEWER SYSTEM.
- FOR THE TEAM'S CLUBHOUSE EXPANSION, THE EXISTING RAIN GARDEN, LOCATED TO THE WEST OF THE EXISTING BUILDING, WILL BE REMOVED AND A PROPOSED GREEN INFRASTRUCTURE AREA IS PROPOSED TO PROVIDE WATER QUALITY AND QUANTITY FOR THE SITE. THE GREEN INFRASTRUCTURE AREA WILL THE BE ROUTED THROUGH A STORM SEWER SYSTEM TO THE EXISTING STORMWATER POND OUTFALL.
- OVERALL IMPERVIOUS AREA WILL REMAIN APPROXIMATELY THE SAME AS EXISTING IMPERVIOUS AREA WILL BE REPLACED WITH PERVIOUS INFRASTRUCTURE. THE BUILDING ADDITIONS WILL BE TREATED AND DETAINED WITHIN THE GREEN INFRASTRUCTURE AREAS SHOWN ON THE PLAN.

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

GRADING & DRAINAGE CHART

SITE AREA: 226.17 AC.

IMPERVIOUS AREA: 10.52 AC.

DISTURBED AREA: 1.50 AC.

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 50' 100'

SCALE: 1" = 50'

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

NUMBER	DATE	DESCRIPTION

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

GRADING AND DRAINAGE PLAN

RICHARD P. KLUSH
REGISTERED
ENGINEER
NUMBER
124373
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C4.0

P:\1024601\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN--DPK--2022--SITE GRADING & DRAINAGE PLAN.dwg C3.0 GRA Oct 05, 2022 8:42am by: lklaumer

READ HYDRANT FOR
FIRE FLOW TEST
(1420' NORTH)

EXISTING FIRE HYDRANT

EXISTING WATER SERVICE

EXISTING SANITARY SERVICE

EXISTING FIRE HYDRANT

FLOW HYDRANT FOR
FIRE FLOW TEST
(850' WEST)

EXISTING FIRE HYDRANT

EXISTING WATER SERVICE

EXISTING SANITARY SERVICE

PROPOSED FIRE LINE

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 SERVICE:
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
(615) 628-0237
CONTACT: KAREN YORK

SEWER SERVICE:
CITY OF FRANKLIN
109 3RD AVENUE S
FRANKLIN, TN 37064
(615) 794-4572
CONTACT: BEN MCNEIL

WATER & SEWER DATA CHART	
WATER:	TOTAL FLOW IN GPD: 7,025 GPD
SEWER:	TOTAL FLOW IN GPD: 7,225 GPD

FIRE HYDRANT FLOW TEST:
LOCATION: VANDERBILT LEGENDS GOLF CLUB
STREET: FRANKLIN ROAD
FLOW HYDRANT: INTERSECTION OF FRANKLIN ROAD AND LEGENDS CLUB LANE
RESIDUAL HYDRANT: INTERSECTION OF FRANKLIN ROAD AND S BERRYS CHAPEL ROAD
HYDRANT OUTLET DIAMETER: 2"
MAIN SIZE: 12"
STATIC PRESSURE: 110 PSI
RESIDUAL PRESSURE: 101 PSI
FLOW: 1,067 GPM
FLOW @ 20 PSI: 5240.6 GPM
DURATION: 5 MIN
DATE: 8/26/2022
TIME: 9:30 AM
PERFORMED BY: HETHCOAT & DAVIS, INC.

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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

0 80' 160'
SCALE: 1" = 80'

CHASTAIN SKILLMAN
CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION
DATE
NUMBER

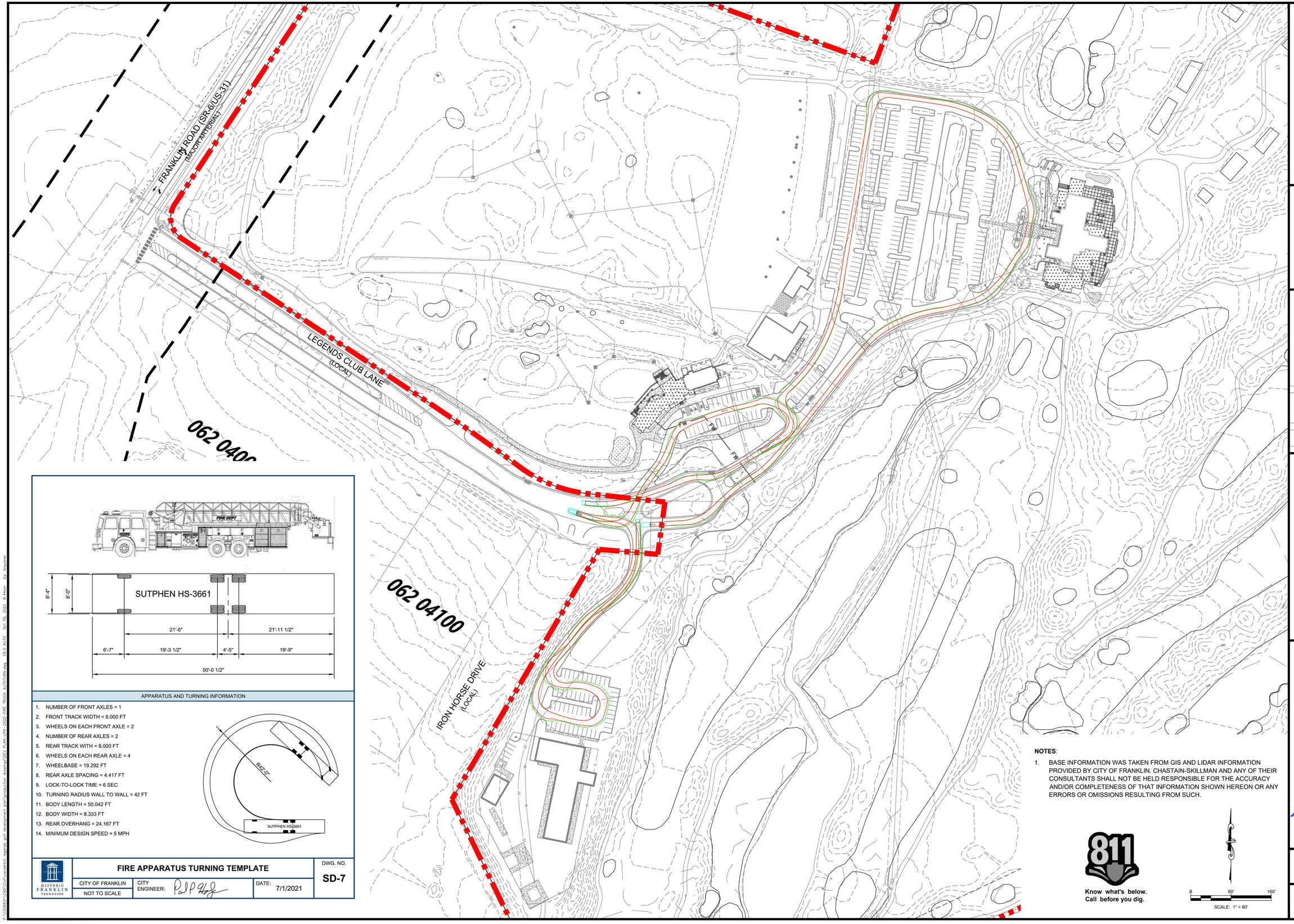
VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE
OVERALL UTILITY PLAN

JOSEPH P. KLAUS
REGISTERED
PROFESSIONAL
ENGINEER
124317
STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C5.0

P:\1026601\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN-UPK--2022--SITE UTILITY PLAN.dwg C5.0 UTI Oct 05, 2022 8:43am by: tkbusmer



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH

HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

DWG. NO. **SD-7**

NOTES:

1. BASE INFORMATION WAS TAKEN FROM GIS AND LIDAR INFORMATION PROVIDED BY CITY OF FRANKLIN. CHASTAIN-SKILLMAN AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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(863) 646-1402

© 2022 CHASTAIN SKILLMAN

DESCRIPTION

DATE

NUMBER

VANDERBILT UNIVERSITY
ASPEN GROVE PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION A, REVISION 2 (LEGENDS GOLF CLUB)
1500 LEGENDS CLUB LANE

AUTOTURN - FIRE TRUCK

PHILIP P. KLAUS REGISTERED LANDSCAPE ARCHITECT No. 1245 STATE OF TENNESSEE
10/6/2022

PROJECT No:
COF #7939

SHEET NUMBER:
C6.0

P:\1026601\CAD\Civil\vanderbilt legends golf development plan\production drawings\DEV PLAN-UPK-2022-FIRE TRUCK AUTOTURN.dwg C6.0 AUTO Oct 05, 2022 8:44am by: kbaumer

City of Franklin

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

File #: 21-03723

DATE: October 11, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Bicentennial Park, Site Plan, Establishing Easements And Amenities For A City Park, On 12.85 Acres, Located At 200 And 214 North Margin Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7961
Applicant: Drew Hardison, Barge Design Solutions, Inc
Owner: City of Franklin, Shahad Abdulrahman, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the further development of Bicentennial Park located at 214 North Margin Street. The property consists of 12.85 acres and is zoned Civic Institutional (CI). The plan includes development of new trails and site features, additional parking, and a building consisting of 23,300 square feet. The building is a reconstruction of the original building from the former industrial site that then served as outdoor pavilion space for events. It was damaged and razed after an ice storm in 2021. The property is owned by the City of Franklin and the plan is part of the Bicentennial Park Capital Project. Because the property is zoned CI and located in the Historic Preservation Overlay, the site plan must be reviewed and approved by the Franklin Municipal Planning Commission.

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

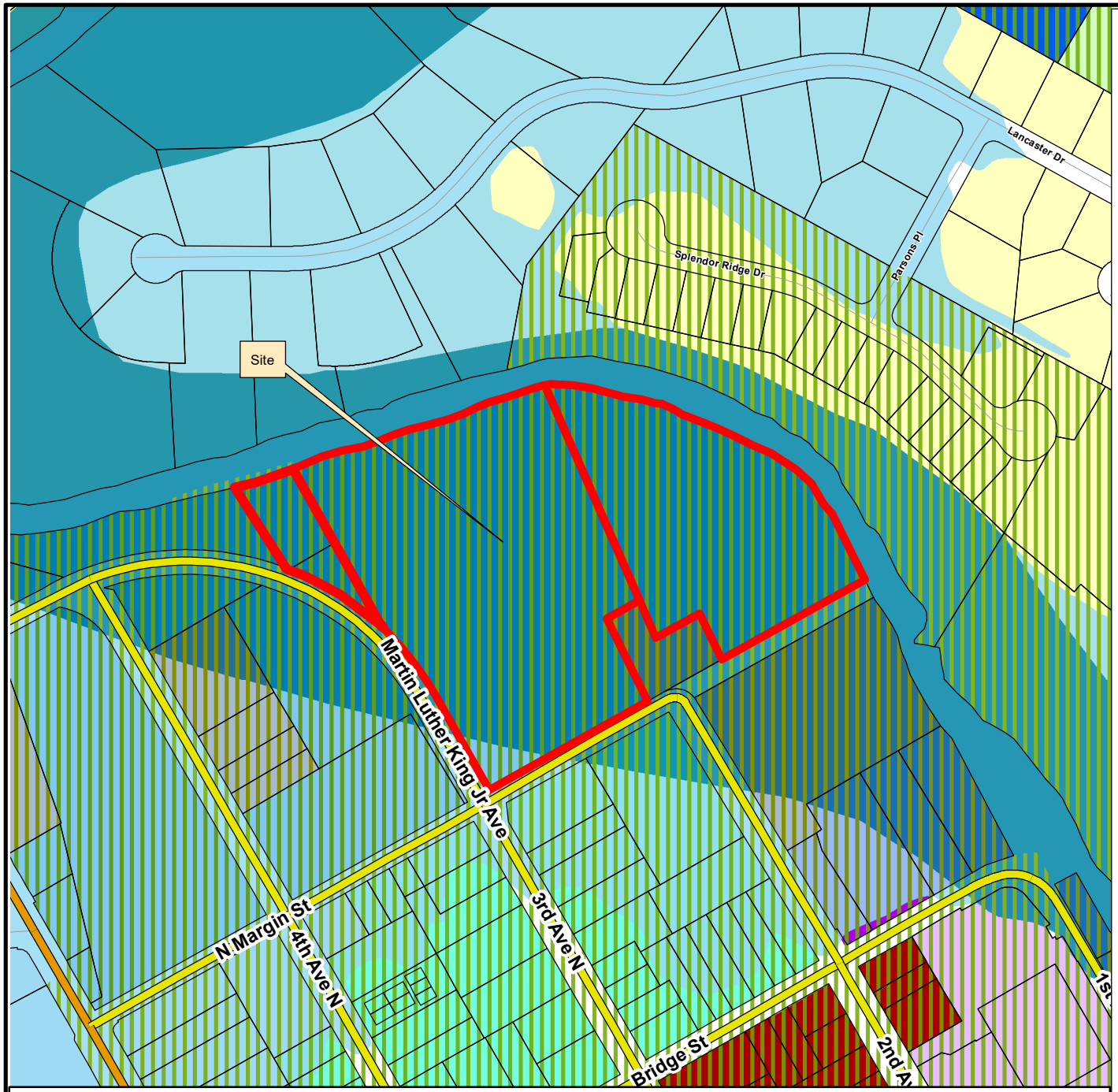
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or 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 the Bicentennial Park Site Plan with conditions.



BICENTENNIAL PARK, SITE PLAN

Project Information

Existing Zoning: CI
Overlay Districts: HPO, FWO, CFO
The CFO is not shown on the map for clarity purposes, but the site is located within the overlay boundaries
Site Acreage: 12.85 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 0

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7961

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

55. B. General Information

lance.fittro@franklintn.gov	Follow-up meeting with Engineering, Stormwater, and Planning staff is needed to discuss applicability of various City of Franklin ordinances and standards to this City of Franklin project, and documentation of any variances or waivers needed for the proposed development.

FIRE--Planning--DRT

General Issues

2. Auto-Turn

stephen.otero@Franklintn.gov	The truck is still showing driving on the curb on sheet EX-01. Please correct and resubmit.

MIT

100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06.pdf

59. Fiber Optic

mikep@franklintn.gov	Show existing fiberoptic interconnect conduit and pull boxes per plan provided in project documents - runs from pull box to utility pole. Part of main fiber loop [Edited By Mike Proctor]

Performance Agreement and Surety

General Issues

44. Engineering Sureties

kevin.long@franklintn.gov	**No sureties are associated with this 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.)***

58. Landscape

jason.arnold@franklintn.gov	There is not a Landscape Surety associated with this site plan.

Stormwater

General Issues

14. Bioretention

jeff.willoughby@franklintn.gov

1. Please specify a container size for the Northwind Switchgrass and include in the base chart.
2. Add a note 3 on sheet L2.1a below seed mix composition that the riparian planting of the seed mix applies to all riparian buffers located onsite both the mitigated and existing areas.

PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	4' O.C.	4,446

NOTE:

1. PLUGS TO BE PLANTED IN ACCORDANCE WITH PLUG SCHEDULE IN ALL AREAS WITH RIPARIAN PLANTING MIX.
2. RIPARIAN SEED MIX TO BE SUPPLIED BY STEPHENS SEED & SUPPLY 615-922-2121. MAY TO SEPTEMBER ADD 5 LBS / AC BROWN TOP MILLET (PANICUM RAMOSUM) TO MIX. OCTOBER TO APRIL ADD 32 LBS / AC OATS (AVENA SATIVA) TO MIX

[Edited By Jeff Willoughby]

19. Riparian Buffer

jeff.willoughby@franklintn.gov Any additional riparian buffer widths and areas shall be shown on all sheets. This has only been shown on the buffer management plans.
[Edited By Jeff Willoughby]

51. Drainage

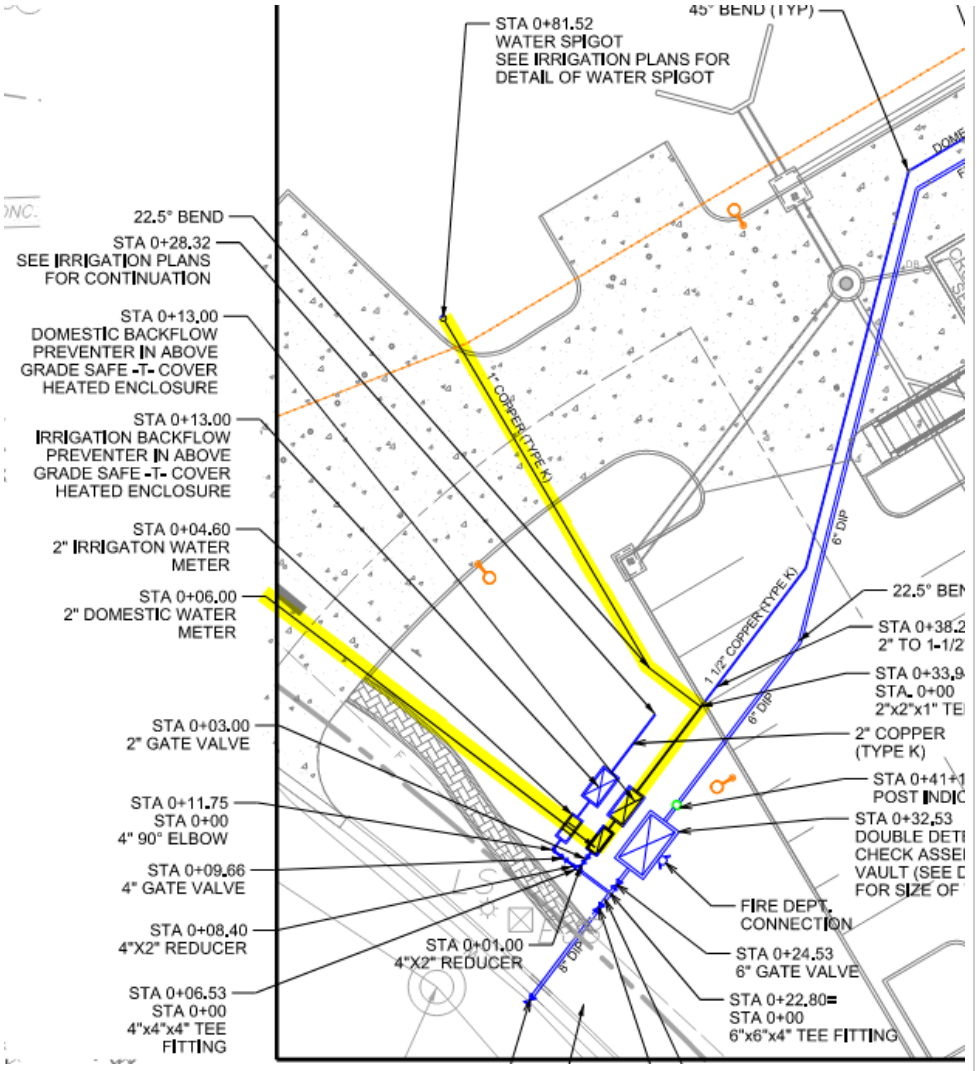
ellen.moore@franklintn.gov Comment to remain open as the issue is worked through with Shahad and Paul.

Water/Sewer

General Issues

35. Proposed water

ben.mcneil@franklintn.gov Understood, the water spigot is shown connecting to the domestic water which means that you will pay sanitary charges for the water usage. If the hydrant is to be used for irrigation purposes, if may be connected to the irrigation line to not pay sewage charges. This is up to the applicant, but this does need to be considered.



Zoning

General Issues

25. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as a project reminder. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO or FWO.

CONSTRUCTION DOCUMENTS
FOR
BICENTENNIAL PARK IMPROVEMENTS
CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

CONTACTS

OWNER/DEVELOPER: CITY OF FRANKLIN

CIVIL ENGINEER: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: DREW HARDISON, P.E. (615-252-4296)

SURVEYOR: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: JUDY JUDSON, RLS (615-252-4318)

MECHANICAL ENGINEER: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: DANIEL GIBBS, P.E. (615-252-4281)

ELECTRICAL ENGINEER: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: BRIAN LANDRY, P.E. (615-252-4229)

ARCHITECT: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: KERRY OSBORNE, AIA NCARB (615-252-4266)

LANDSCAPE ARCHITECT: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: JOHN BROWN, PLA (423-805-9745)

STRUCTURAL ENGINEER: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: ETHAN JOHNSON , P.E. (615-252-4233)

IRRIGATION SUB CONSULTANT: CLARK IRRIGATION DESIGN & CONSULTING,INC
P.O. BOX 693 LAVONIA, GA 30553
CONTACT: MICHAEL CLARK (770-262-8116)

AGENCY CONTACTS

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: 615-595-4693
CONTACT: DALE HOOD

GAS
ATMOS ENERGY
810 CRESCENT CENTRE DRIVE, SUITE 600
FRANKLIN, TN 37067
PHONE: 615-771-8369
CONTACT: ABBY DAVIS

CITY OF FRANKLIN
109 3RD AVENUE SOUTH, FRANKLIN, TN 37067
ENGINEERING: SHAHAD ABDULRAHMAN
PHONE: 615-550-6708
ENGINEERING: DAVID HODNETT
PHONE: 615-550-8414

SURVEYOR
BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
PHONE: 615-252-4318
CONTACT: JUDY JUDSON

WATER/SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL

ENGINEER
BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
PHONE: 615-252-4329
CONTACT: ADRIAN WARD

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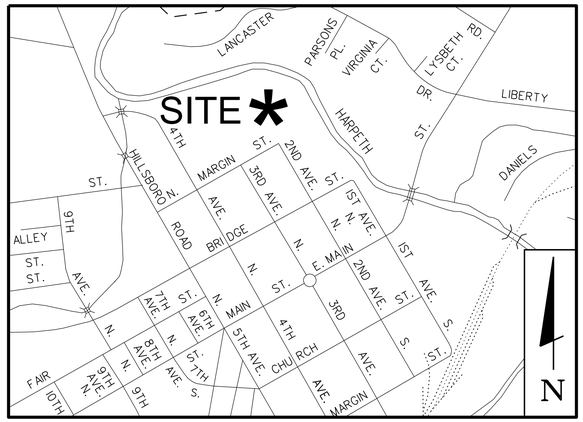
811
www.call811.com



LOCATION MAP
NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	BICENTENNIAL PARK IMPROVEMENTS
PROJECT NUMBER:	COF #
ADDRESS:	200 & 214 N MARGIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
MAP, GROUP, PARCEL NUMBERS:	63N, D, 063N D 00300 00009063N, 063N D 00100 00009063N
EXISTING ZONING:	CI - CIVIC AND INSTITIONAL DISTRICT
ACREAGE OF SITE:	12.85 AC
SETBACKS:	FRONT AND SIDE STREET: 20 FT SIDE YARD: 10 FT REAR YARD: 25 FT
OWNER:	CITY OF FRANKLIN
ADDRESS:	P.O. BOX 305 FRANKLIN, TN 37065
BUILDING SQUARE FOOTAGE:	EXISTING BUILDING: 23,300 SF
LANDSCAPE SURFACE RATIO PROVIDED:	0.56
LANDSCAPE SURFACE RATIO REQUIRED:	0.40
BUFFERS:	60 FT STREAM BUFFER
APPLICABLE ZONING OVERLAY DISTRICTS:	FFO, FWO, HPO AND CFO

INDEX OF DRAWINGS

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C0.0	COVER SHEET
C0.1	CIVIL CONSTRUCTION NOTES
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0A	SITE LAYOUT PLAN
C2.0B	ROW ACQUISITION PLAN
C2.1	PLAZA LAYOUT SHEET
C2.2	TYPICAL SECTIONS & PAVEMENT SCHEDULE
C3.0A	GRADING AND DRAINAGE PLAN
C3.0B	ENLARGED GRADING AND DRAINAGE PLAN
C3.0D	ENLARGED GRADING AND DRAINAGE PLAN
C3.0E	DRAINAGE TABLES
C3.0F	PRE-CONSTRUCTION DRAINAGE MAP
C3.0H	POST-CONSTRUCTION DRAINAGE MAP
C3.1	INITIAL EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C3.2	INTERMEDIATE EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C3.3	FINAL EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C3.5	GRADING, DRAINAGE AND EPSC DETAILS
C3.5A	GRADING, DRAINAGE AND EPSC DETAILS
C3.5B	GRADING, DRAINAGE AND EPSC DETAILS
C3.5C	GRADING, DRAINAGE AND EPSC DETAILS
C3.5D	GRADING, DRAINAGE AND EPSC DETAILS
C3.5E	GRADING, DRAINAGE AND EPSC DETAILS
C3.5F	GRADING, DRAINAGE AND EPSC DETAILS
C4.1	TRAFFIC CONTROL PLAN
C4.2	NORTH MARGIN STREET EXTENSION
C4.3	SITE DETAILS
C4.3A	SITE DETAILS
C4.3B	SITE DETAILS
C4.3C	SITE DETAILS
C4.31	SITE DETAILS
C4.32	SITE DETAILS
C4.33	SITE DETAILS
C5.0	SITE UTILITY PLAN
C5.2	SANITARY SEWER RELOCATION PLAN AND PROFILE
C5.3	UTILITY DETAILS
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L1.00	TREE PROTECTION & RIPARIAN BUFFER PLAN
L1.01	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
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L2.0D	LANDSCAPE PLAN- FUTURE PHASE
L2.1	PLANTING SCHEDULE & NOTES
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L2.1B	LANDSCAPE DETAILS
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IR1.00	IRRIGATION OVERALL SHEET LAYOUT
IR1.01	IRRIGATION SCHEDULES AND NOTES
IR1.02	IRRIGATION PLAN
IR1.03	IRRIGATION PLAN
IR1.04	IRRIGATION PLAN
IR1.05	IRRIGATION PLAN
IR1.06	IRRIGATION PLAN
IR1.09	IRRIGATION DETAILS
IR1.10	IRRIGATION DETAILS
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A1.00	SITE PLAN
A1.01	PAVILION PLAN
A1.02	PAVILION REFLECTED CEILING PLAN
A1.03	ROOF PLAN
A2.01	PAVILION ELEVATIONS
A3.01	PAVILION SECTIONS
A3.02	PAVILION WALL SECTIONS
A4.01	ENLARGED DRAWINGS / DETAILS
A4.02	ENLARGED DRAWINGS / DETAILS
A4.03	DOOR & FINISH SCHEDULES / DOOR DETAILS
A9.01	RENDERINGS
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S0.02	STATEMENT OF SPECIAL INSPECTIONS
SD1.01	FOUNDATION DEMOLITION PLAN
S1.01	FOUNDATION & SLAB PLAN
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S2.01	FOUNDATION SECTIONS
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P6.01	PLUMBING RISER SCHEMATICS
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E0.12	ELECTRICAL SITE PLAN - PART B
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E1.02	PAVILION POWER & SYSTEMS PLAN
E5.01	ELECTRICAL DETAILS
E5.02	ELECTRICAL DETAILS
E6.01	ELECTRICAL ONE-LINE SCHEDULES
E6.02	ELECTRICAL SCHEDULES

EXISTING UTILITY NOTE
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER UNDERGROUND SYSTEMS (INVERTS, DEPTHS, ETC.) PRIOR TO CONSTRUCTION, BEFORE ORDERING STRUCTURES, CONDUITS, AND ANY OTHER NEEDED MATERIAL. CONTRACTOR IS TO NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

FEMA NOTE:
THIS PROPERTY IS LOCATED IN A ZONE AE FLOOD AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0211G, DATED DECEMBER 22, 2016. (ZONE "AE")

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

STORMWATER ASSURANCE
ALL REGIONAL STORMWATER QUALITY INFRASTRUCTURE SHALL BE INSTALLED AND FUNCTIONING PROPERLY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENTS USING THEM.

CITY OF FRANKLIN PROJECT NUMBER =7961

BARGE DESIGN SOLUTIONS

PROJECT No. 35968-01

MARCH 25, 2022 100% CONSTRUCTION DOCUMENTS

AUGUST 08, 2022 100% CONSTRUCTION DOCUMENTS - REVISED

SEPT. 12, 2022 DRT COMMENTS RESUBMITTAL

OCT. 06, 2022 DRT COMMENTS RESUBMITTAL

CONSTRUCTION DOCUMENTS
FOR
BICENTENNIAL PARK IMPROVEMENTS
CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

ANDREW BLAKE HARDISON REGISTERED ENGINEER 120595 AGRICULTURE COMMERCE STATE OF TENNESSEE
10-6-2022

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DEMOLITION NOTES:

1. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES TREES AND STUMPS. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING. REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS AND BASE MATERIAL. NOTIFY CITY OF FRANKLIN/ ENGINEER IF STRUCTURES AND UTILITIES NOT SHOWN ON THESE PLANS ARE ENCOUNTERED PRIOR TO DEMOLITION/REMOVAL.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE "SOIL MANAGEMENT PLAN". BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION. ALL NORMAL DEBRIS SHALL BE TAKEN TO A CLASS 1 LANDFILL.
3. CONTRACTOR TO NOTIFY THE CITY OF FRANKLIN TWO WEEKS PRIOR TO DEMOLITION TO ALLOW REMOVAL OF SALVAGEABLE MATERIALS. OTHERWISE, PROTECT ALL EXISTING TREES TO REMAIN AND PROTECT ALL ITEMS TO BE TURNED OVER TO THE CITY OF FRANKLIN DURING ALL OPERATIONS OF DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES TO ANY EXISTING ITEMS TO BE TURNED OVER TO THE CITY OF FRANKLIN. SCHEDULED PROTECTED ITEMS WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY OF FRANKLIN.
4. CONTRACTOR TO REMOVE ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED FROM THE SITE UNLESS DIRECTED OTHERWISE.
5. CONTRACTOR SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVIDING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB SCHEDULED TO REMAIN DAMAGED DURING DEMOLITION IS TO BE REPLACED AT CONTRACTOR'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, SILT FENCES, FILTER SOCKS & INLET PROTECTION WHERE WATER DRAINS OFF DISTURBED AREAS. SEE EROSION CONTROL NOTES.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS. CONTRACTOR TO MAINTAIN A CLEAN SITE DURING ACTIVE WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRE-CONSTRUCTION INSPECTIONS (AS REQUIRED) FOR HAZARDOUS MATERIALS BY A QUALIFIED FIRM. CONTRACTOR SHALL BE RESPONSIBLE FOR SOLICITING QUALIFIED PERSONNEL FOR PROPER REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION PER ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. IN ADDITION, THE APPROVED SOIL MANAGEMENT PLAN DATED 6/1/2020 WILL BE FOLLOWED.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICE MAY NOT BE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
16. DEMOLITION WORK SHALL BE COORDINATED WITH ALL ADJACENT USES. ALL DEMOLITION AREAS SHALL BE SECURED TO ALLOW SAFE ACCESS ONLY TO CONSTRUCTION PERSONNEL.

TREE REMOVAL, PRUNING AND VEGETATIVE REMOVAL NOTES

1. ALL DESIGNATED TREES TO BE FULLY REMOVED INCLUSIVE OF BELOW GRADE ROOT MASS. NO BURNING WILL BE ALLOWED.
2. ALL AREAS DESIGNATED TO BE CLEARED BY CONTRACTOR OR SELECTIVELY CLEARED ARE TO BE FLAGGED IN THE FIELD PRIOR TO CLEARING. NOTED FLAGGING LIMITS ARE TO BE APPROVED BY L.A. PRIOR TO COMMENCING CLEARING.

TREE PROTECTION NOTES

1. IF SO INDICATED ON THE SITE PLAN TO REMAIN, THE CONTRACTOR SHALL PROTECT ANY PLANT MATERIAL FROM DAMAGE OR ANY SCARRING. A MINIMUM AREA SHALL BE THE DRIP LINE OF THE TREE UNLESS OTHERWISE NOTED.SEE SHEET L1.00 FOR TREE PRESERVATION NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

SITE NOTES:

1. ALL CURB TURNOUTS, EDGES OF PAVEMENT, AND STRIPING RADII ARE FIVE FEET (5') UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB/SIDEWALK & EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO NOTIFY LOCAL MUNICIPALITIES CONSTRUCTION COMPLIANCE DIVISION THREE DAYS PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL BID & PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL PERMANENTLY MARK AND PROVIDE GPS LOCATIONS FOR ALL STUBBED OUT SERVICES.
6. ALL PAVING, PAVING PRODUCTS, METHODS, ETC. ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) EXCEPT HOWEVER, THE VARIOUS SUB-SECTIONS ENTITLED "BASIS FOR PAYMENT" SHALL NOT BE APPLICABLE.
7. ALL CONCRETE PERTAINING TO THE SITE PLAN AND RELATED EXTERIOR CONCRETE ITEMS SHALL BE Fc' = 4,000 PSI, AS DEFINED BY ACI STANDARDS, AIR ENTRAINED. THE APPLICABLE PROVISIONS OF ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, SHALL ALSO APPLY.
8. WHERE EXISTING PAVEMENT IS CUT, IT SHALL BE CUT IN A NEAT, STRAIGHT LINE PERPENDICULAR TO EDGE AND THROUGH FULL PAVEMENT AND BASE.
9. THE CONTRACTOR WILL PROVIDE ALL CONSTRUCTION STAKING AND PROVIDE COPIES OF THE SAME, INCLUDING CUT SHEETS, TO THE CITY OF FRANKLIN. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PROJECT CONTROL AND BENCHMARKS ESTABLISHED IN THE FIELD.

GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE CONTRACTOR 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.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. IN THE EVENT THAT BONES ARE UNCOVERED DURING CONSTRUCTION, CONSTRUCTION MUST HALT IMMEDIATELY. STATE ARCHAEOLOGISTS MUST THEN BE CONTACTED ALONG WITH LOCAL LAW ENFORCEMENT AND THE LOCAL MEDICAL EXAMINER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE AND APPROPRIATE SLOPE TO DRAIN ALL WALKS AND SWALES, REGARDLESS OF WHETHER THE PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY PAVED AREAS AND SHALL MEET ADA REQUIREMENTS.
8. ALL PROPOSED CONTOURS REPRESENT PROPOSED FINISHED SURFACE GRADE AND ANY PROPOSED PROFILES AND/OR CROSS-SECTIONS REPRESENT THE SAME FINISHED SURFACE.
9. COMPLETE ALL CLEARING AND GRUBBING OPERATIONS FOR EXCAVATION AREAS BEFORE STARTING EXCAVATION OPERATIONS. DISTURB ONLY THOSE AREAS NECESSARY FOR THE CURRENT PHASE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROTECT ANY AND ALL EXISTING STRUCTURES, PIPES, CULVERTS, CONDUITS, WIRES OR OTHER ITEMS TO REMAIN. HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY DAMAGE THAT MAY RESULT FROM HIS OPERATIONS.
10. AT ALL TIMES MAINTAIN THE AREA SO IT WILL BE WELL DRAINED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
11. EXCAVATE AREAS OF YIELDING OR UNSTABLE MATERIAL AND BACKFILL WITH APPROVED MATERIAL.
12. ALL NEW PIPES AND UTILITIES UNDER EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE IN ACCORDANCE WITH CITY STANDARDS.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITY OWNERS PRIOR TO SUBMITTING HIS BID, SO THAT HE MAY DETERMINE THE EXTENT OF DELAYS THAT UTILITY RELOCATIONS AND/OR ADJUSTMENTS MAY HAVE UPON THE SCHEDULING OF 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 SHALL REMAIN IN PLACE. IT IS SPECIFIED AND AGREED THAT THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR INCONVENIENCE CAUSED BY UTILITY ADJUSTMENTS.
2. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY OWNERS PRIOR TO INTERRUPTING ANY GAS, WATER, SEWER SERVICES, POWER, OR FIBER. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY CUSTOMERS AT LEAST 24 HOURS BEFORE INTERRUPTING THE CUSTOMERS' SERVICE. WHERE INDIVIDUAL SERVICES ARE TO BE DISCONTINUED FOR MORE THAN 4 HOURS, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PROVIDING TEMPORARY SERVICE SATISFACTORY TO THE AFFECTED CUSTOMER. THE REPAIR OR REPLACEMENT OF UTILITY COMPONENTS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE UTILITY OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THESE ACTIVITIES AND COMPENSATION SHALL BE INCLUDED IN THE CONTRACT PRICES FOR OTHER ITEMS.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. SHOULD SPECIAL EQUIPMENT BE REQUIRED TO WORK OVER AND AROUND THE UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FROM FURNISHING SPECIAL EQUIPMENT SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
4. ANY EXISTING STORM SEWER DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS RAPIDLY AS POSSIBLE AND THEN BE INSPECTED BY ITS RESPECTIVE OWNER. THE ENGINEER SHALL DETERMINE IF DAMAGE IS THE RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OF AN UNAVOIDABLE CAUSE. IF IT IS DEEMED THAT THE DAMAGE WAS DUE TO CONTRACTOR'S NEGLIGENCE, THE CONTRACTOR SHALL REPAIR THE STRUCTURE AT HIS OWN EXPENSE.
5. IF ANY SANITARY SEWER IS DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY'S OWNER. REPAIR OF THE SEWER SHALL THEN BE ACCORDING TO THE OWNER'S INSTRUCTIONS. THE ENGINEER SHALL DETERMINE IF DAMAGE IS THE RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OF AN UNAVOIDABLE CAUSE. IF IT IS DEEMED THAT THE DAMAGE WAS DUE TO THE CONTRACTOR'S NEGLIGENCE, THE CONTRACTOR SHALL MAKE REPAIRS AT HIS OWN EXPENSE.

STORM DRAINAGE NOTES:

1. ALL POLYVINYL CHLORIDE PIPE (PVC) AND JOINT MATERIALS SHALL BE SCHED 40 PVC PIPE AND SHALL CONFORM TO ASTM D-3034 SPECIFICATIONS WITH ELASTOMETRIC O-RING GASKETS FOR BELL AND SPIGOT JOINTS. ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL CONFORM TO ASTM-D-3350 AND BE CORRUGATED, DUAL WALL, SMOOTH INTERIOR PIPE.
2. SUBMITTALS FOR APPROVAL BY THE A/E ARE REQUIRED FOR ALL PIPE AND APPURTENANT PRODUCTS.
3. ALL PIPE JOINTS AND JOINT MATERIAL ARE TO PROVIDE A WATERTIGHT CONNECTION.
4. ALL PIPE TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS TO THE LINES AND GRADES AS SHOWN ON THE PLANS. BACKFILL TRENCHES IN 6" LIFTS AND COMPACT EACH LIFT IN ACCORDANCE WITH THE EMBANKMENT COMPACTION REQUIREMENTS. ALL BACKFILL IS TO BE IN ACCORDANCE WITH CITY STANDARDS.
5. AFTER COMPLETION OF EACH SECTION OF PIPE, PROTECT FROM SEDIMENT AND DEBRIS ACCUMULATION INSIDE OF THE PIPE. CLEAN AND FLUSH ALL SEDIMENT FROM THE PIPE AND DISCHARGE IN ACCORDANCE WITH THE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL. AFTER INSTALLATION AND DURING THE REMAINDER OF THE CONSTRUCTION PERIOD PROVIDE INLET PROTECTION FOR STORM WATER PIPES AND INLET STRUCTURES PER THE EROSION CONTROL PLAN TO PREVENT SILT ACCUMULATION IN THE STORMWATER SYSTEM.

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 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 TN IMPAIRED WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION. BMP LOCATIONS WILL BE USED FRO SEDIMENT TRAP DURING CONSTRUCTION.
10. NO VEGETATION IS TO BE DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
11. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE CITY OF FRANKLIN. PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL FOR ALL STOCKPILES. TAKE CARE TO AVOID MIXING SUBSOIL AND OTHER UNSUITABLE MATERIAL WITH THE TOPSOIL.
12. ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF FINAL GRADING. ANY AREAS LEFT UNDISTURBED FOR 14 DAYS SHALL HAVE ADEQUATE STABILIZATION. ALL SLOPES 3:1 OR STEEPER SHALL RELIEVE EROSION CONTROL MATTING AND BE STABILIZED WITHIN 7 DAYS.
13. ALL 3:1 SLOPES AND STEEPER SHALL HAVE TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN EROSION CONTROL MATTING APPLIED OVER SEED BED (OR PRE-APPROVED ALTERNATE)
14. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
15. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.
16. CONTRACTOR TO NOTIFY CITY OF FRANKLIN THREE DAYS PRIOR TO BEGINNING WORK.
17. FILL SHALL BE PLACED PER THE GEOTECHNICAL REPORT.
18. INSTALL SILT FENCE AROUND ANY STOCK PILES.
19. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH TDEC BMP MANUAL. CONTRACTOR TO COORDINATE EXACT LOCATION WITH CITY ENGINEER DURING PRE CONSTRUCTION MEETING.
20. ALL LIMITS OF CONCRETE / PAVEMENT SHALL BE SODDED (6') SIX FEET OUT FROM EDGE OF PAVEMENT.
21. RUNOFF FROM THIS SITE DRAINS TO THE HARPETH RIVER VIA CLOSED PIPE SYSTEMS.
22. THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP) FOR BMP FACT SHEETS AND DETAILS FOR INFORMATION AND GUIDANCE IN APPLYING TEMPORARY CONSTRUCTION SITE MANAGEMENT PRACTICES TO DISTURBED AREAS.

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. 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 THE CONTRACTOR'S OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE CITY'S AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. THE SEWER LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
9. TRANSITION JOINTS ON SEWER PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH ADAPTERS IN LIEU OF CONCRETE COLLAR WALLS.
10. SERVICE LATERALS EXTENDING TO THE PROPERTY LINE SHALL EACH HAVE A CLEANOUT AT THE PROPERTY LINE. SERVICE LATERALS TO HAVE MIN. 2% SLOPE.
11. ALL CONNECTIONS TO EXISTING MANHOLES MUST BE CORED AND BOOTED AND THE INVERTS REFORMED.
12. TOPS OF ALL MANHOLES SHALL BE RAISED TO BE AT LEAST FLUSH OR ABOVE NEW FINISHED GRADES AND VISIBLE.
13. MANHOLES RAISED 8 INCHES OR LESS SHALL BE DONE BY THE USE OF CONCRETE RINGS OR "DOUGHNUTS". MANHOLES RAISED GREATER THAN 8" SHALL REQUIRE THE REMOVAL OF THE CONE SECTION AND PLACEMENT OF THE APPROPRIATE SIZE MANHOLE RISER. THE CONE SECTION SHALL THEN BE REINSTALLED OR REPLACED DEPENDING ON CONDITION.
14. ADEQUATE SUPPORT SHALL BE PROVIDED FOR ALL PIPE. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. ANY ROCK FOUND IN THE PIPE TRENCH SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE.
15. A MINIMUM OF 36" OF EARTHEN OR OTHER SUITABLE COVER SHALL BE PROVIDED OVER THE TOP OF THE PIPE TO PREVENT FREEZING.
16. A. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AWWA STANDARD C600 AND/OR MANUFACTURER'S INSTALLATION PROCEDURES.
    B. THE TEST PRESSURE OF THE INSTALLED PIPE SHALL BE A MINIMUM OF 150 PSI OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER.
    C. ALLOWABLE LEAKAGE SHALL BE NO GREATER THAN CALCULATED BY L= SD P/133,200 WHERE L IS THE ALLOWABLE LEAKAGE IN GALLONS/HOUR, S IS THE LENGTH OF PIPE TESTED IN FEET, D IS THE PIPE DIAMETER IN INCHES AND P IS THE TEST PRESSURE IN PSI.
17. A. DISINFECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT AWWA STANDARD C651, SHALL BE PERFORMED WHEN THE MAINS ARE WHOLEY OR PARTIALLY DEWATERED, AND WILL INCLUDE TRENCH TREATMENT, SWABBING WITH HYPOCHLORITE SOLUTION, FLUSHING AND/OR SLUG CHLORINATION, AS APPROPRIATE.
    B. BACTERIOLOGICAL TESTING SHOULD BE PERFORMED AFTER REPAIRS ARE COMPLETE BUT THE MAIN MAY BE RETURNED TO SERVICE PRIOR TO COMPLETION OF TESTING TO MINIMIZE CUSTOMER OUT-OF-SERVICE TIME , IF APPROPRIATE.
    C. LEAKS OR BREAKS REPAIRED UNDER PRESSURE WITH CLAMPING DEVICES REQUIRE NO DISINFECTION.
18. ALL NON-METALLIC PIPE SHALL BE MARKED IN THE FIELD BY DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION.
19. WATER MAINS SHALL BE LAID 10 FEET (EDGE TO EDGE) FROM SANITARY, STORM OR OTHER APPURTENANT FACILITIES, OR THE BOTTOM OF THE MAIN SHALL BE A MINIMUM OF 18" ABOVE THE TOP OF SEWER PIPE, OR THE SEWER PIPE SHALL BE CONSTRUCTED TO WATER LINE SPECIFICATIONS AND PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
20. WATER MAINS PASSING BELOW SEWERS SHALL HAVE BOTH MAINS AND SEWERS CONSTRUCTED TO WATER MAIN SPECIFICATIONS WITH 18" OF VERTICAL SEPARATION, ADEQUATE STRUCTURAL SUPPORT, AND JOINTS EQUIDISTANT FROM THE CROSSING POINT.
21. THERE SHALL BE NO CROSS-CONNECTIONS BETWEEN THE WATER SYSTEM AND ANY OTHER PIPING OR SEWER FACILITIES OF ANY SORT WHEREBY UNSAFE OR CONTAMINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.

EXISTING UTILITY NOTE

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER UNDERGROUND SYSTEMS (INVERTS, DEPTHS, ETC.) PRIOR TO CONSTRUCTION, BEFORE ORDERING STRUCTURES, CONDUITS, AND ANY OTHER NEEDED MATERIAL. CONTRACTOR IS TO NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE FLOOD AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0211G, DATED DECEMBER 22, 2016. (ZONE "AE")

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120505 — STATE OF TENNESSEE — 10-6-2022

CIVIL CONSTRUCTION NOTES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-05-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-12-2022	DPT. COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	DPT. CD DRT COMMENTS RESPONSE

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FILE NO. 35968-01

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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. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983), ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.

3. BASED UPON A GRAPHIC SCALE THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 0211 F, DATED SEPTEMBER 29, 2006. ZONE "AE".

4. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

5. CONTOUR INTERVAL ONE-FOOT, CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL



LEGEND

MAPPING SYMBOLS AND CODES			
AIR CONDITIONER (AC)	MANHOLE (MH)	CENTERLINE	℄
CATCH BASIN (CB)	CONCRETE MONUMENT OLD (MON(O))	CONCRETE AREA	
CABLE TELEVISION (CATV)	CONCRETE MONUMENT NEW (MON(N))	ASPHALT AREA	
DOUBLE CATCH BASIN (DCB)	P.K. NAIL OLD (PK(O))	GRAVEL AREA	
TRIPLE CATCH BASIN (TCB)	P.K. NAIL NEW (PK(N))	EDGE OF WOODS LINE	
ELECTRIC JUNCTION BOX (EJB)	POWER LIGHT POLE (PLP)	EASEMENT LINE	
ELECTRIC METER (EM)	POWER MANHOLE (PMH)	FENCE LINE	— x — x — x —
ELECTRIC TRANSFORMER (ETF)	POWER POLE (PP)	GAS LINE	— G —
FINISHED FLOOR ELEVATION (F.F.E.)	POWER TELEPHONE LIGHT POLE (PTLP)	OVERHEAD POWER LINE	— OHP —
FIRE HYDRANT (FH)	POWER TELEPHONE POLE (PTP)	OVERHEAD TELEPHONE LINE	— OHT —
FLAG POLE (FP)	RIGHT-OF-WAY MONUMENT (RWM)	OVERHEAD POWER AND TELEPHONE LINE	— OHP&T —
GAS METER (GM)	SPRINKLER HEAD/VALVE (SPH,SPV)	PROPERTY LINE	
GUY POLE (GP)	SANITARY SEWER MANHOLE (SAMH)	SANITARY SEWER LINE	— SA —
GAS VALVE (GV)	SIGN (SN)	STORMWATER LINE	— ST —
GUY WIRE (GW)	STEAM MANHOLE (STMH)	UNDERGROUND POWER LINE	— UGP —
IRON ROD NEW (IR(N))	STORMWATER MANHOLE (SWMH)	UNDERGROUND TELEPHONE LINE	— UGT —
IRON ROD OLD (IR(O))	TELEPHONE JUNCTION BOX (TJB)	WATER LINE	— W —
IRON PIPE OLD (IP(O))	TELEPHONE LIGHT POLE (TLP)	GUARDRAIL	
IRON SPIKE OLD (IS(O))	TELEPHONE POLE (TP)	EDGE OF WATER	
LIGHT STANDARD METAL/WOOD (LS/LP)	TREE - EVERGREEN		
MAIL BOX (MB)	WATER METER (WM)		
POST	WATER VALVE (WV)		
POST INDICATOR VALVE (PIV)			

SITE DATA CHART

PROJECT NAME:	BICENTENNIAL PARK IMPROVEMENTS
PROJECT NUMBER:	COF #
ADDRESS:	200 & 214 N MARGIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
MAP, GROUP, PARCEL NUMBERS:	63N, D, 063N D 00300 00009063N, 063N D 00100 00009063N
EXISTING ZONING:	CI - CIVIC AND INSTITIONAL DISTRICT
CHARACTER AREA:	DOWNTOWN FRANKLIN LOCAL HISTORIC DISTRIC
ACREAGE OF SITE:	12.85 AC
SETBACKS:	FRONT AND SIDE STREET: 20 FT SIDE YARD: 10 FT REAR YARD: 25 FT
OWNER:	CITY OF FRANKLIN
ADDRESS:	P.O. BOX 305 FRANKLIN, TN 37065
BUILDING SQUARE FOOTAGE:	EXISTING BUILDING: 23,300 SF
LANDSCAPE SURFACE RATIO PROVIDED:	0.40
LANDSCAPE SURFACE RATIO REQUIRED:	0.66
BUFFERS:	60 FT STREAM BUFFER

SLOPE ANALYSIS LEGEND:

14%-19.99% SLOPE (PRE -GRADING)

GREATER THAN 20% SLOPE (PRE -GRADING)

GRADING & DRAINAGE DATA CHART

SITE AREA: 12.85 AC
IMPERVIOUS AREA: 0.54 AC
GRAVEL AREA: 2.50 AC
DISTURBED AREA: 9.33 AC
CN: 80

EXISTING DRAINAGE PATTERNS:

THE EXISTING SITE CAN BE BROKEN INTO TWO DRAINAGE BASINS, DA1 AND DA2. THE WESTERLY DRAINAGE BASIN, DA1, SHEET FLOWS IN A NORTH WESTERLY DIRECTION AND EVENTUALLY DRAINS INTO THE HARPETH RIVER, JUST OFFSITE. THE EASTERLY DRAINAGE BASIN, DA2, FLOWS INTO A NATURAL DRAINAGE SWALE IN THE CENTER OF THE SITE AND OUTFALLS INTO THE HARPTH RIVER. THERE IS NO EXISTING STORMWATER QUALITY OR QUANTITY FEATURES ONSITE. THE EXISTING SOIL TYPE IS LINDELL SILT LOAM, LP. THE EXISTING SITE HAS A CURVE NUMBER OF 80.

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

N

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-21-2022

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-15-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	09-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	06-06-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-12-2022	PERMIT COMMENTS RESPONSE
1	MY	ABH	10-04-2022	100% CD SET COMMENTS RESPONSE

EXISTING CONDITIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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NOTE:

1. CONTRACTOR SHALL PROVIDE SMOOTH, STRAIGHT SAWCUT LINES ALONG THE EDGES OF ALL PAVEMENT, CURB AND GUTTER, AND SIDEWALK REMOVALS.

KEYNOTE LEGEND:

1. COORDINATE WITH MTEMC TO REMOVE OVERHEAD POWER LINES.
2. SAWCUT AND REMOVE EXISTING CURB AND GUTTER AND ASPHALT AS NEEDED
3. PROTECT EXISTING LIGHT POLE AND POWER POLE
5. SAWCUT AND REMOVE EXISTING PAVEMENT AND BRICK CROSS WALK SEE SHEET C2.0 FOR PROPOSED CROSS WALK
6. REMOVE AND REINSTALL EXISTING SIGN. TOUCH UP PAINT AS REQUIRED FOLLOWING INSTALLATION.
7. REMOVE FENCE
8. PROTECT EXISTING JUNCTION BOX ADJUST TO PROPOSED GRADE AS NEEDED
9. SAWCUT, REMOVE AND REPLACE THIS SECTION OF EXISTING SIDEWALK
10. REMOVE HEADWALL WITH 12" CMP PIPE
11. SAWCUT AND REMOVE BRICK PAVER SIDEWALK
12. COORDINATE WITH THE CITY OF FRANKLIN AND MTEMC TO REMOVE POWER POLE AND GUY WIRES
13. REMOVE WATER VALVE AND WATER METER. CUT AND CAP SERVICE AT MAIN. COORDINATE WITH CITY OF FRANKLIN
14. REMOVE 12" RCP PIPE
15. REMOVE AREA DRAIN AND ASSOCIATED PIPING
16. REMOVE CONCRETE PAD AND CONCRETE STEPS
17. RELOCATE EXISTING 10 SANITARY SEWER LINE SEE SHEET C5.2 FOR DETAILS
18. REMOVE 36" RCP PIPE AND HEADWALLS
19. REMOVE AREA DRAIN WITH 36" CMP PIPE
20. PROTECT EXISTING SIGN
21. REMOVE AND RESTORE PORTION OF DUST COLLECTOR (SEE DETAIL 3, SHEET C4.3C)
22. REMOVE BOLLARD
23. REMOVE 18" RCP PIPE
24. EXISTING OVERHEAD POWER LINE TO REMAIN.
25. PLUG EXISTING MANHOLE INVERT, CUT AND CAP EXISTING SEWER MAIN AND FILL WITH FLOWABLE FILL.
26. REMOVE EXISTING SIGN
27. REMOVE 6" PVC STUB-OUT
28. REMOVE HEADWALL
29. SAWCUT EXISTING PAVEMENT
30. SAWCUT AND REMOVE EXISTING RAMP AS NEEDED.
31. COORDINATE WITH MTEMC TO RELOCATE EXISTING GUY WIRE TO AVOID CONFLICT WITH PROPOSED SIDEWALK IN THIS AREA.

LEGEND:

- REMOVE TREE
- REMOVE ASPHALT
- 1.5" MILL AND OVERLAY
- REMOVE CONCRETE
- TREE PROTECTION FENCING (SEE DETAIL 16, SHEET L2.1B
- PIPE REMOVAL
- PIPE ABANDONMENT
- CONSTRUCTION FENCING

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

N

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-25-2022	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-19-2022	PKT CORRECTS TO REMARKS
1	MY	ABH	10-04-2022	100% CD DRT COMMENTS RESPONSE

C1.1

FILE NO. 35968-01

DEMOLITION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120595 — STATE OF TENNESSEE — 10-11-2022

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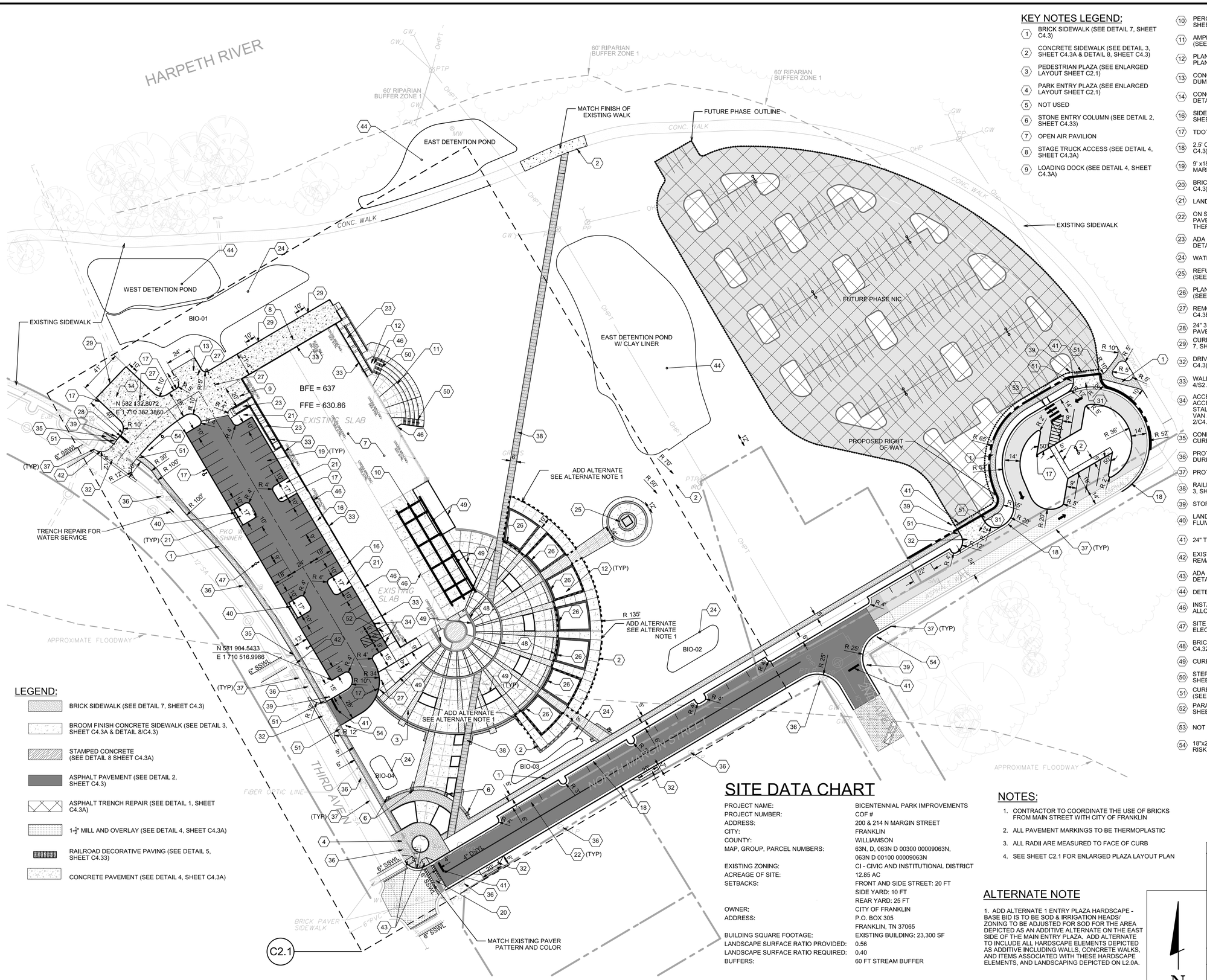

KEY NOTES LEGEND:

1. BRICK SIDEWALK (SEE DETAIL 7, SHEET C4.3)
2. CONCRETE SIDEWALK (SEE DETAIL 3, SHEET C4.3A & DETAIL 8, SHEET C4.3)
3. PEDESTRIAN PLAZA (SEE ENLARGED LAYOUT SHEET C2.1)
4. PARK ENTRY PLAZA (SEE ENLARGED LAYOUT SHEET C2.1)
5. NOT USED
6. STONE ENTRY COLUMN (SEE DETAIL 2, SHEET C4.33)
7. OPEN AIR PAVILION
8. STAGE TRUCK ACCESS (SEE DETAIL 4, SHEET C4.3A)
9. LOADING DOCK (SEE DETAIL 4, SHEET C4.3A)
10. PERGOLA SHADE TRELLIS (SEE DETAILS SHEET L7.04)
11. AMPHITHEATER TERRACED SEATING (SEE DETAIL 1, SHEET C4.31)
12. PLANTING BED (SEE LANDSCAPE ARCH. PLANS)
13. CONCRETE PAD FOR TEMPORARY DUMPSTERS (SEE DETAIL 4, SHEET C4.3A)
14. CONCRETE PAD FOR PORTABLE TOILETS (SEE DETAIL 4, SHEET C4.3A)
16. SIDEWALK WITH TURNDWON CURB (SEE DETAIL 7 SHEET C4.3B)
17. TDOT 6" DETACHED CURB (PER RP-VC-10)
18. 2.5' CURB AND GUTTER (SEE DETAIL 1, SHEET C4.3)
19. 9' x18' PARKING STALL. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC
20. BRICK CROSSWALK (SEE DETAIL 6, SHEET C4.3)
21. LANDSCAPE ISLAND
22. ON STREET PARALLEL PARKING (8' x 22'). ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC
23. ADA RAMP (SEE ARCHITECTURAL FOR DETAIL)
24. WATER QUALITY AREA
25. REFURBISHED DUST COLLECTOR FEATURE (SEE DETAIL 3, SHEET C4.3C)
26. PLANTER RETAINING WALL (SEE DETAIL 1 SHEET C4.33)
27. REMOVABLE BOLLARDS (SEE DETAIL 6, SHEET C4.3B)
28. 24" 3M STAMARK HIGH PERFORMANCE CONTRAST PAVEMENT MARKING TAPE OR APPROVED EQUAL
29. CURB CUT WITH SPLASH BLOCK (SEE DETAIL 7, SHEET C3.5B)
32. DRIVEWAY APRON (SEE DETAIL 5, SHEET C4.3)
33. WALL (SEE STRUCTURAL PLANS - 4/S2.01, 11/S1.01, 12/S2.01)
34. ACCESSIBLE PARKING AND SIGN R7-8 (12"x18" ACCESSIBLE RESERVED PARKING), ONE STALL WILL HAVE THE ADDITIONAL R7-8P (18"x9" VAN ACCESSIBLE PLAQUE) SEE DETAILS SS-6/C4.3B, 2/C4.3B, 3/C4.3B, 4C4.3B
35. CONNECT TO EXISTING BRICK SIDEWALK AND CURB RAMP
36. PROTECT POWER POLES AND LIGHT POLES DURING CURB INSTALLATION
37. PROTECT EXISTING CURB AND GUTTER
38. RAILROAD DECORATIVE PAVING (SEE DETAIL 3, SHEET C4.33)
39. STOP SIGN (SEE DETAIL 5, SHEET C4.3B)
40. LANDSCAPE ISLAND WITH 2' WIDE GUTTER FLUME
41. 24" THERMOPLASTIC STOP BAR
42. EXISTING W11-2 AND W16-7P SIGNAGE TO REMAIN
43. ADA COMPLIANT BRICK CURB RAMP (SEE DETAIL 4, SHEET C4.3)
44. DETENTION POND
46. INSTALL "NO SKATEBOARDS/BICYCLES ALLOWED UNDER PAVILION" SIGN IN PAVILION.
47. SITE LIGHTING. COORDINATE WITH ELECTRICAL PLANS
48. BRICK ACCENT BAND (SEE DETAIL 2, SHEET C4.32)
49. CURB PLANTER (DETAIL 1/C4.3B)
50. STEPS AT AMPHITHEATER (SEE DETAIL 1, SHEET C4.32)
51. CURB TRANSITION FROM 6" TO FLUSH OVER 4' (SEE DETAIL 6, SHEET C4.3A)
52. PARALLEL ADA CURB RAMP (SEE DETAIL 5, SHEET C4.3A)
53. NOT USED
54. 18"x24" FLOOD ZONE PARK AT YOUR OWN RISK SIGN

LEGEND:

- BRICK SIDEWALK (SEE DETAIL 7, SHEET C4.3)
- BROOM FINISH CONCRETE SIDEWALK (SEE DETAIL 3, SHEET C4.3A & DETAIL 8/C4.3)
- STAMPED CONCRETE (SEE DETAIL 8 SHEET C4.3A)
- ASPHALT PAVEMENT (SEE DETAIL 2, SHEET C4.3)
- ASPHALT TRENCH REPAIR (SEE DETAIL 1, SHEET C4.3A)
- 1-½" MILL AND OVERLAY (SEE DETAIL 4, SHEET C4.3A)
- RAILROAD DECORATIVE PAVING (SEE DETAIL 5, SHEET C4.33)
- CONCRETE PAVEMENT (SEE DETAIL 4, SHEET C4.3A)

SITE DATA CHART

PROJECT NAME:	BICENTENNIAL PARK IMPROVEMENTS
PROJECT NUMBER:	COF #
ADDRESS:	200 & 214 N MARGIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
MAP, GROUP, PARCEL NUMBERS:	63N, D, 063N D 00300 00009063N, 063N D 00100 00009063N
EXISTING ZONING:	CI - CIVIC AND INSTITUTIONAL DISTRICT
ACREAGE OF SITE:	12.85 AC
SETBACKS:	FRONT AND SIDE STREET: 20 FT SIDE YARD: 10 FT REAR YARD: 25 FT
OWNER:	CITY OF FRANKLIN
ADDRESS:	P.O. BOX 305 FRANKLIN, TN 37065
BUILDING SQUARE FOOTAGE:	EXISTING BUILDING; 23,300 SF
LANDSCAPE SURFACE RATIO PROVIDED:	0.56
LANDSCAPE SURFACE RATIO REQUIRED:	0.40
BUFFERS:	60 FT STREAM BUFFER

NOTES:

1. CONTRACTOR TO COORDINATE THE USE OF BRICKS FROM MAIN STREET WITH CITY OF FRANKLIN
2. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC
3. ALL RADII ARE MEASURED TO FACE OF CURB
4. SEE SHEET C2.1 FOR ENLARGED PLAZA LAYOUT PLAN

ALTERNATE NOTE

1. ADD ALTERNATE 1 ENTRY PLAZA HARDSCAPE - BASE BID IS TO BE SOD & IRRIGATION HEADS/ ZONING TO BE ADJUSTED FOR SOD FOR THE AREA DEPICTED AS AN ADDITIVE ALTERNATE ON THE EAST SIDE OF THE MAIN ENTRY PLAZA. ADD ALTERNATE TO INCLUDE ALL HARDSCAPE ELEMENTS DEPICTED AS ADDITIVE INCLUDING WALLS, CONCRETE WALKS, AND ITEMS ASSOCIATED WITH THESE HARDSCAPE ELEMENTS, AND LANDSCAPING DEPICTED ON L2.0A.

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PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206 PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

N

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-4572

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — AGRICULTURAL — COMMERCE — No. 120505 — STATE OF TENNESSEE — 10-21-2022

SITE LAYOUT PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
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1	MY	ABH	10-05-2022	100% CD DRT COMMENTS RESPONSE

C2.0A

FILE NO. 35968-01

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R.O.W. ACQUISITION TABLE

TRACT NO.	PROPERTY OWNERS	COUNTY RECORDS				TOTAL AREA ACRES	AREA TO BE ACQUIRED ACRES	AREA REMAINING ACRES	TEMPORARY CONSTRUCTION EASEMENT SF		TEMPORARY SLOPE EASEMENT SF	
		TAX MAP NO.	PARCEL NO.	DEED DOCUMENT REFERENCE BK.	PAGE	TOTAL	TOTAL	TOTAL	TOTAL	DOC.	TOTAL	DOC.
1	CHARLIE B MITCHELL JR	063N	00200	7177	930	0.51	0.51	0.00				

LEGEND:

ROW ACQUISITION

HARPETH RIVER

60' RIPARIAN BUFFER ZONE 1

CONC. WALK

PHASE II BOUNDARY LINE

MAP 063N, PARCEL 00100
CITY OF FRANKLIN
INST. NO. 210807

MAP 063N, PARCEL 00200
CHARLIE B MITCHELL JR
INST. NO. 210808

MAP 063N, PARCEL 00300
CITY OF FRANKLIN
INST. NO. 210809

MAP 063N, PARCEL 06500
CHARLIE B MITCHELL JR
INST. NO. 210757

MAP 063N, PARCEL 00301
ROBERT N MOORE JR
INST. NO. 210810

MAP 063N, PARCEL 00100
ROBERT N MOORE JR
INST. NO. 210837

EXISTING SLAB

N 60° 12' 57" E
64.96'

N 16° 47' 37" W
187.39'

S 60° 16' 30" W
173.10'

NORTH MARGIN STREET

THIRD AVE N

2ND AVE N

ASPHALT WALK

APPROXIMATE FLOODWAY

FIBER OPTIC LINE

BRICK PAVER SIDEWALK

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
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MAG NAIL IN POWER POLE
ELEVATION = 629.35
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COF PROJECT #: 7961

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	MY	ABH	10-06-2022	100% CD DRT COMMENTS RESPONSE

C2.0B

FILE NO. 35968-01

ROW ACQUISITION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 254-5672

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-11-2022

10/5/2022
1:13:14 PM
MTYaseen
LandRes.pen Workspace: LandRes

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LEGEND:

- BRICK SIDEWALK (SEE DETAIL 7, SHEET C4.3)
- BROOM FINISH (SEE DETAIL 3, SHEET C4.3A)
- STAMPED CONCRETE (SEE DETAIL 8 SHEET C4.3A)
- ASPHALT PAVEMENT (SEE DETAIL 2, SHEET C4.3)
- RAILROAD DECORATIVE PAVING (SEE DETAIL 5, SHEET C4.33)
- BENCH (SEE HARDSCAPE SCHEDULE SHEET L2.1)
- TRASH RECEPTACLE (SEE HARDSCAPE SHEDULE SHEET L2.1)
- BIKE RACK (SEE HARDSCAPE SCHEDULE SHEET L2.1)
- DRINKING FOUNTAIN (SEE HARDSCAPE SHEDULE SHEET L2.1)
- PICNIC TABLE (SEE HARDSCAPE SHEDULE SHEET L2.1)

KEY NOTES LEGEND:

1. BRICK SIDEWALK (SEE DETAIL 7, SHEET C4.3)
2. CONCRETE SIDEWALK (SEE DETAIL 3, SHEET C4.3A & DETAIL 8, SHEET C4.3)
3. PEDESTRIAN PLAZA (SEE ENLARGED LAYOUT SHEET C2.1)
4. PARK ENTRY PLAZA (SEE ENLARGED LAYOUT SHEET C2.1)
5. NOT USED
6. STONE ENTRY COLUMN (SEE DETAIL 2, SHEET C4.33)
7. OPEN AIR PAVILION
8. STAGE TRUCK ACCESS (SEE DETAIL 4, SHEET C4.3A)
9. LOADING DOCK (SEE DETAIL 4, SHEET C4.3A)
10. PERGOLA SHADE TRELLIS (SEE DETAILS SHEET L7.04)
11. AMPHITHEATER TERRACED SEATING (SEE DETAIL 1, SHEET C4.31)
12. PLANTING BED (SEE LANDSCAPE ARCH. PLANS)
13. CONCRETE PAD FOR TEMPORARY DUMPSTERS (SEE DETAIL 4, SHEET C4.3A)
14. CONCRETE PAD FOR PORTABLE TOILETS (SEE DETAIL 4, SHEET C4.3A)
16. SIDEWALK WITH TURNDOWN CURB (DETAIL 7, SHEET C4.3B)
17. TDOT 6" DETACHED CURB (PER RP-VC-10)
18. 2.5' CURB AND GUTTER (SEE DETAIL 1, SHEET C4.3)
19. 9' x18' PARKING STALL. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC
20. BRICK CROSSWALK (SEE DETAIL 6, SHEET C4.3)
21. LANDSCAPE ISLAND
22. ON STREET PARALLEL PARKING (8' x 22'). ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC
23. ADA RAMP (SEE ARCHITECTURAL FOR DETAIL)
24. WATER QUALITY AREA
25. REFURBISHED DUST COLLECTOR FEATURE (SEE DETAIL 3, SHEET C4.3C)
26. PLANTER RETAINING WALL (SEE DETAIL 1 SHEET C4.33)
27. REMOVABLE BOLLARDS (SEE DETAIL 6, SHEET C4.3B)
28. 24" 3M STAMARK HIGH PERFORMANCE CONTRAST PAVEMENT MARKING TAPE OR APPROVED EQUAL
29. CURB CUT WITH SPLASH BLOCK (SEE DETAIL 7, SHEET C3.5B)
32. DRIVEWAY APRON (SEE DETAIL 5, SHEET C4.3)
33. WALL (SEE STRUCTURAL PLANS, 11/S1.01, 4/S2.01, 12/S2.01)
34. ACCESSIBLE PARKING AND SIGN R7-8 (12"x18" ACCESSIBLE RESERVED PARKING). ONE STALL WILL HAVE THE ADDITIONAL R7-8P (18"x9" VAN ACCESSIBLE PLAQUE) SEE DETAILS SS-6/C4.3B, 2/C4.3B, 3/C4.3B, 4/C4.3B
35. CONNECT TO EXISTING BRICK SIDEWALK AND CURB RAMP
36. PROTECT POWER POLES AND LIGHT POLES DURING CURB INSTALLATION
37. PROTECT EXISTING CURB AND GUTTER
38. RAILROAD DECORATIVE PAVING (SEE DETAIL 3, SHEET C4.33)
39. STOP SIGN (SEE DETAIL 5, SHEET C4.3B)
40. LANDSCAPE ISLAND WITH 2' WIDE GUTTER FLUME
41. 24" THERMOPLASTIC STOP BAR
42. EXISTING W11-2 AND W16-7P SIGNAGE TO REMAIN
43. ADA COMPLIANT BRICK CURB RAMP (SEE DETAIL 4, SHEET C4.3)
44. DETENTION POND
46. INSTALL "NO SKATEBOARDS/BICYCLES ALLOWED UNDER PAVILION" SIGN IN PAVILION.
47. SITE LIGHTING. COORDINATE WITH ELECTRICAL PLANS
48. BRICK ACCENT BAND (SEE DETAIL 2, SHEET C4.32)
49. CURB PLANTER (DETAIL 1/C4.3B)
50. STEPS AT AMPHITHEATER (SEE DETAIL 1, SHEET C4.32)
51. CURB TRANSITION FROM 6" TO FLUSH OVER 4' (SEE DETAIL 6, SHEET C4.3A)
52. PARALLEL ADA CURB RAMP (SEE DETAIL 1, SHEET C4.3C)
53. NOT USED
54. 18"x24" FLOOD ZONE PARK AT YOUR OWN RISK SIGN

NORTH MARGIN STREET

THIRD AVE N

COORDINATE LOCATION OF SITE FURNITURE IN FIELD WITH LANDSCAPE ARCHITECT

ADD ALTERNATE SEE ALTERNATE NOTE 1 SHEET C2.0A

EXP JOINT (TYP)

FUTURE 13 VIRTUES OF BEN FRANKLIN ENGRAVED IN STONE PLAQUES (TYP)

ALIGN CURB PLANTER w/ CORNER OF EXISTING BUILDING

CURB PLANTER TO ALIGN WITH CONCRETE BAND

ALIGN WITH END OF EXISTING BUILDING

ALIGN WITH END OF PAVILION

CONTROL JOINT (TYP.)

CONCRETE CHEEK WALL (DETAIL 4/C4.32)

RETAINING WALL A (15 LF, DETAIL 11/S2.01)

RETAINING WALL A (70 LF, DETAIL 11/S2.01)

RETAINING WALL B (DETAIL 12/S2.01)

RETAINING WALL A (281 LF, DETAIL 11/S2.01)

RETAINING WALL C (90 LF, DETAIL 4/S2.01)

BEGIN STONE VENEER WALL

END STONE VENEER WALL

RETAINING WALL C (DETAIL 4/S2.01)

END WALL A

END WALL B

END WALL A BEGIN WALL B

ALIGN PERGOLA W/ PAVILION COLUMNS

CENTERED BETWEEN COLUMNS

2' RIVER STONE FILTER BAND (2'-6" STONES TYP) SEE DETAIL 3/ C4.32

ADD ALTERNATE SEE ALTERNATE NOTE 1 SHEET C2.0A

ALIGN WITH EDGE OF BLDG. COLUMN

BACK OF CURB

FACE OF EXISTING CURB

12"SA

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

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

N

SCALE: 1 INCH = 20 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 255-6372

JON RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT TENNESSEE
10-6-22

PLAZA LAYOUT SHEET

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-25-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	09-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	06-08-2022	100% CD SUBMITTAL TO DRT
0	MY	JRB	09-12-2022	DRT COMMENTS RESUBMITTAL
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

C2.1

FILE NO. 35968-01

$DATE$
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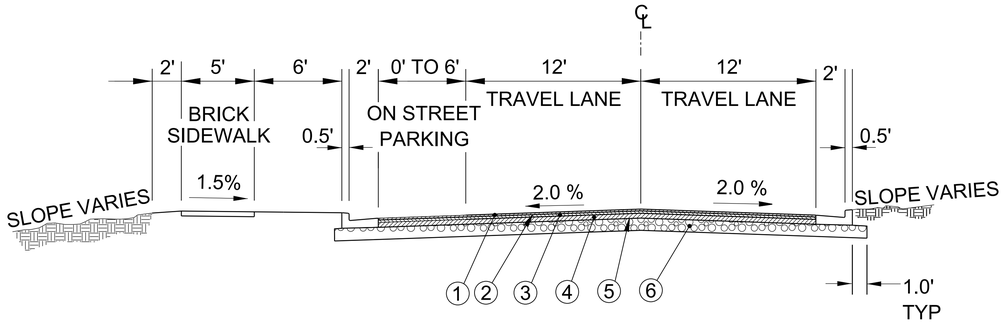
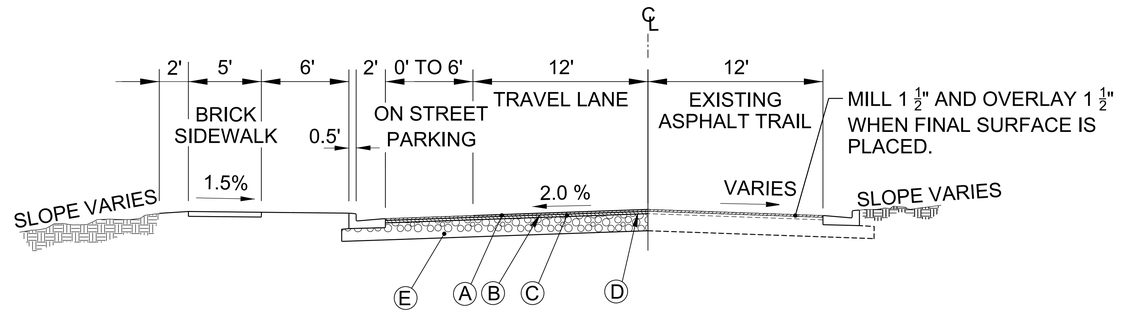


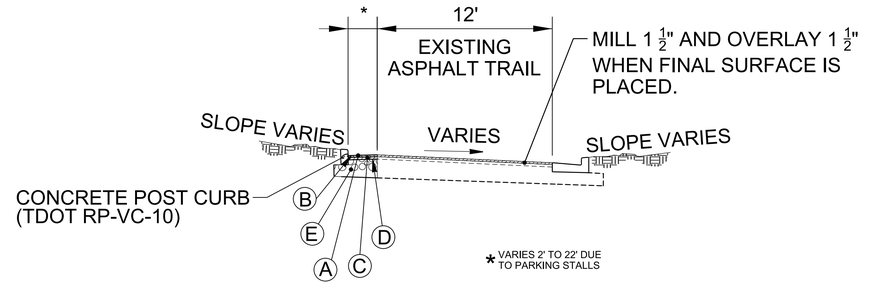
NORTH MARGIN STREET SECTION

STA. 0+00 to 4+70.00



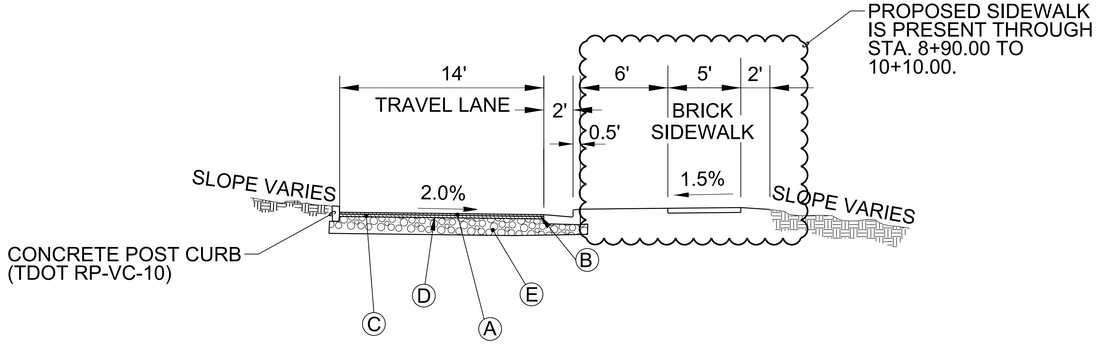
NORTH MARGIN STREET SECTION

STA. 4+69.74 to 7+00.00



NORTH MARGIN STREET SECTION

STA. 7+00.00 to 7+78.00



NORTH MARGIN STREET SECTION

STA. 7+78.00 to 10+38.95

PROPOSED PAVEMENT SCHEDULE (COLLECTOR PAVEMENT SECTION RD-2)	
①	1-1/2" BITUMINOUS SURFACE COURSE 411-02-.10 ACS MIX (PG 70-22) GRADING D RDWY
②	403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
③	3"- BITUMINOUS AGGREGATE BASE 307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
④	4" BITUMINOUS AGGREGATE BASE (460 LB/SY) 307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
⑤	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LB/SY
⑥	10" MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

PROPOSED PAVEMENT SCHEDULE (LOCAL PAVEMENT SECTION RD-3)	
Ⓐ	1-1/2" BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
Ⓑ	403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
Ⓒ	3"- BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 62-22) GRADING B-M2
Ⓓ	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LB/SY
Ⓔ	8" MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON REGISTERED ENGINEER 120505 STATE OF TENNESSEE AGRICULTURE COMMERCE
10-11-2022

TYPICAL SECTIONS & PAVEMENT SCHEDULE

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	MY	ABH	04-24-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RES.SUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	100% CONST. RESUBMITTAL
1	MY	ABH	10-05-2022	100% CD CORT COMMENTS RESPONSE

C2.2

FILE NO. 35968-01

10/5/2022
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LandRes.pen Workspace: LandRes

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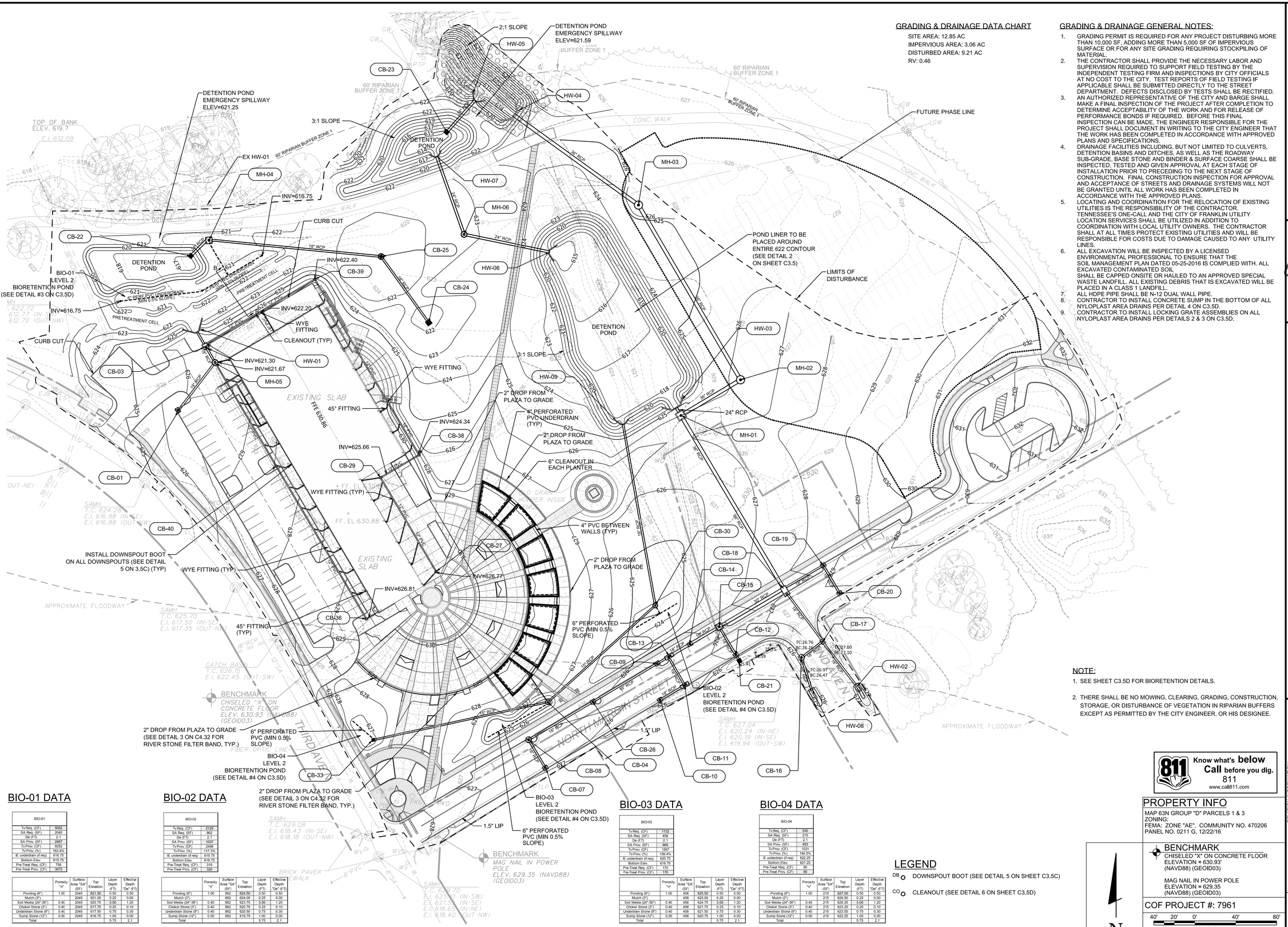

GRADING & DRAINAGE DATA CHART

SITE AREA: 12.85 AC
IMPERVIOUS AREA: 3.06 AC
DISTURBED AREA: 9.21 AC
RV: 0.46

GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE CONTRACTOR 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 AND BARGE 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 DOCUMENT 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 PRECEDING 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 SERVICES 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 EXCAVATION WILL BE INSPECTED BY A LICENSED ENVIRONMENTAL PROFESSIONAL TO ENSURE THAT THE SOIL MANAGEMENT PLAN DATED 05-25-2016 IS COMPLIED WITH. ALL EXCAVATED CONTAMINATED SOIL SHALL BE CAPPED ONSITE OR HAULED TO AN APPROVED SPECIAL WASTE LANDFILL. ALL EXISTING DEBRIS THAT IS EXCAVATED WILL BE PLACED IN A CLASS 1 LANDFILL.
7. ALL HDPE PIPE SHALL BE N-12 DUAL WALL PIPE.
8. CONTRACTOR TO INSTALL CONCRETE SUMP IN THE BOTTOM OF ALL NYLOPLAST AREA DRAINS PER DETAIL 4 ON C3.5D.
9. CONTRACTOR TO INSTALL LOCKING GRATE ASSEMBLIES ON ALL NYLOPLAST AREA DRAINS PER DETAILS 2 & 3 ON C3.5D.

NOTE:

1. SEE SHEET C3.5D FOR BIORETENTION DETAILS.
2. 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.

BIO-01 DATA

BIO-01	
Tv Req. (CF)	5052
SA Req. (SF)	2045
De (FT)	2.1
SA Prov. (SF)	2467
Tv Prov. (CF)	8252
Tv Prov. (%)	163.4%
IE underdrain (if req)	616.75
Bottom Elev.	615.75
Pre-Treat Req. (CF)	756
Pre-Treat Prov. (CF)	3072

	Porosity "n"	Surface Area "SA" (SF)	Top Elevation	Layer Depth (FT)	Effective Depth "De" (FT)
Ponding (6")	1.00	2045	621.50	0.50	0.50
Mulch (3")		2045	621.00	0.25	0.00
Soil Media (24"-36")	0.40	2045	620.75	3.00	1.20
Choker Stone (3")	0.40	2045	617.75	0.25	0.10
Underdrain Stone (9")	0.40	2045	617.50	0.75	0.30
Sump Stone (12")	0.00	2045	616.75	1.00	0.00
Total				5.75	2.1

BIO-02 DATA

BIO-02	
Tv Req. (CF)	2129
SA Req. (SF)	862
De (FT)	2.1
SA Prov. (SF)	1037
Tv Prov. (CF)	2498
Tv Prov. (%)	117.3%
IE underdrain (if req)	619.75
Bottom Elev.	618.75
Pre-Treat Req. (CF)	319
Pre-Treat Prov. (CF)	320

	Porosity "n"	Surface Area "SA" (SF)	Top Elevation	Layer Depth (FT)	Effective Depth "De" (FT)
Ponding (6")	1.00	862	624.50	0.50	0.50
Mulch (3")		862	624.00	0.25	0.00
Soil Media (24"-36")	0.40	862	623.75	3.00	1.20
Choker Stone (3")	0.40	862	620.75	0.25	0.10
Underdrain Stone (9")	0.40	862	620.50	0.75	0.30
Sump Stone (12")	0.00	862	619.75	1.00	0.00
Total				5.75	2.1

BIO-03 DATA

BIO-03	
Tv Req. (CF)	1132
SA Req. (SF)	458
De (FT)	2.1
SA Prov. (SF)	665
Tv Prov. (CF)	1567
Tv Prov. (%)	138.4%
IE underdrain (if req)	620.75
Bottom Elev.	619.75
Pre-Treat Req. (CF)	170
Pre-Treat Prov. (CF)	170

	Porosity "n"	Surface Area "SA" (SF)	Top Elevation	Layer Depth (FT)	Effective Depth "De" (FT)
Ponding (6")	1.00	458	625.50	0.50	0.50
Mulch (3")		458	625.00	0.25	0.00
Soil Media (24"-36")	0.40	458	624.75	3.00	1.20
Choker Stone (3")	0.40	458	621.75	0.25	0.10
Underdrain Stone (9")	0.40	458	621.50	0.75	0.30
Sump Stone (12")	0.00	458	620.75	1.00	0.00
Total				5.75	2.1

BIO-04 DATA

BIO-04	
Tv Req. (CF)	530
SA Req. (SF)	215
De (FT)	2.1
SA Prov. (SF)	453
Tv Prov. (CF)	1031
Tv Prov. (%)	194.5%
IE underdrain (if req)	622.25
Bottom Elev.	621.25
Pre-Treat Req. (CF)	80
Pre-Treat Prov. (CF)	80

	Porosity "n"	Surface Area "SA" (SF)	Top Elevation	Layer Depth (FT)	Effective Depth "De" (FT)
Ponding (6")	1.00	215	627.00	0.50	0.50
Mulch (3")		215	626.50	0.25	0.00
Soil Media (24"-36")	0.40	215	626.25	3.00	1.20
Choker Stone (3")	0.40	215	623.25	0.25	0.10
Underdrain Stone (9")	0.40	215	623.00	0.75	0.30
Sump Stone (12")	0.00	215	622.25	1.00	0.00
Total				5.75	2.1

LEGEND

DB DOWNSPOUT BOOT (SEE DETAIL 5 ON SHEET C3.5C)

CO CLEANOUT (SEE DETAIL 6 ON SHEET C3.5D)

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

N

BARGE DESIGN SOLUTIONS
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ANDREW BLAKE HARRISON REGISTERED ENGINEER XVI 2020 PROFESSIONAL AGRICULTURE COMMERCE No. 120505 STATE OF TENNESSEE 10-21-2022

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
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0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-15-2022	2ND C. CORRECTION SUBMITTAL
1	MY	ABH	10-04-2022	100% CD DRT COMMENTS RESPONSE

GRADING AND DRAINAGE PLAN
BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

C3.0A

FILE NO. 35968-01

10/5/2022 2:52:15 PM MTYaseen LandRes.pen Workspace: LandRes

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GRADING & DRAINAGE GENERAL NOTES:

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2. THE CONTRACTOR SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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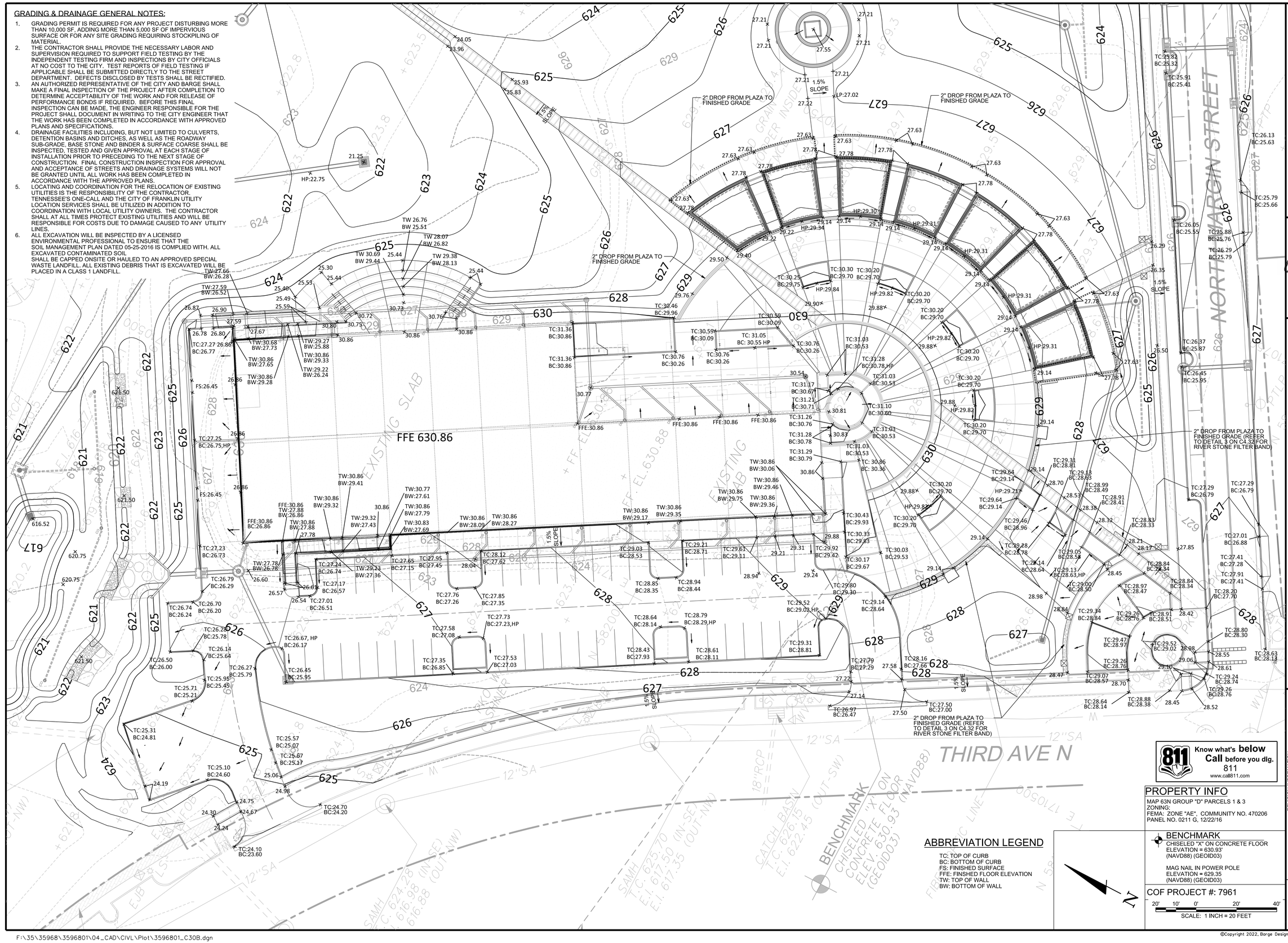

ABBREVIATION LEGEND

TC: TOP OF CURB
BC: BOTTOM OF CURB
FS: FINISHED SURFACE
FFE: FINSHED FLOOR ELEVATION
TW: TOP OF WALL
BW: BOTTOM OF WALL

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

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

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615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 255-6572

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120595 — STATE OF TENNESSEE — 10-21-2022

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-15-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-12-2022	100% COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	100% CD DRC COMMENTS RESPONSE

ENLARGED GRADING AND DRAINAGE PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

C3.0B

FILE NO. 35968-01

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LandRes.pen Workspace: LandRes

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GRADING & DRAINAGE GENERAL NOTES:

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LIMITS OF DISTURBANCE
LIMITS OF FUTURE PHASE
POND LINER TO BE PLACED AROUND ENTIRE 622 CONTOUR (SEE DETAIL 2 ON SHEET C3.5)
60' RIPARIAN BUFFER ZONE 1
2.3% SLOPE
2% SLOPE

TC:32.91 BC:32.41
TC:32.00 BC:31.50
TC:32.92 BC:32.42
TC:32.14 BC:31.64
TC:32.07 BC:31.57
TC:32.35 BC:31.85
TC:32.27 BC:31.77
TC:31.55 BC:31.05
TC:32.42 BC:31.92
TC:29.16 BC:28.66

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 120595 — 10-12-2022

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CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

C3.0D

FILE NO. 35968-01

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DRAINAGE PIPE TABLE

PIPE NO.	PIPE SIZE	FROM		TO		LENGTH	SLOPE
		STR. ID	OUTLET ELEV	STR. ID	INLET ELEV		
1	18" RCP	CB-01	622.18	MH-05	621.70	59.4	0.81%
2	18" RCP	MH-05	621.70	CB-03	621.60	17.4	0.57%
3	18" RCP	CB-03	621.60	HW-01	621.50	17.5	0.57%
4	18" RCP	CB-07	622.02	CB-08	621.86	32.0	0.50%
5	15" RCP	CB-33	622.11	CB-04	620.43	174.5	0.96%
6	15" RCP	CB-04	620.43	CB-30	619.73	141.4	0.50%
7	18" RCP	CB-08	621.86	CB-26	621.49	73.0	0.51%
8	18" RCP	CB-26	621.49	CB-09	621.12	73.0	0.51%
9	18" RCP	CB-09	621.12	CB-13	621.05	13.7	0.51%
10	18" RCP	CB-13	621.05	CB-14	620.80	23.4	1.07%
11	18" RCP	CB-10	621.44	CB-11	621.26	28.0	0.64%
12	18" RCP	HW-08	623.30	CB-16	622.50	33.0	2.42%
13	18" RCP	CB-11	621.26	CB-13	621.05	32.0	0.66%
14	18" RCP	CB-21	621.50	CB-12	621.38	6.9	1.74%
15	18" RCP	CB-12	621.38	CB-15	620.24	32.0	3.56%
16	18" RCP	CB-16	622.50	CB-17	622.34	26.0	0.62%
17	18" RCP	HW-02	624.50	CB-17	622.34	53.5	4.04%
18	18" RCP	CB-17	622.34	CB-18	621.37	62.5	1.55%
19	18" RCP	CB-20	622.65	CB-19	622.33	31.8	1.01%
20	18" RCP	CB-19	622.32	CB-18	621.37	45.1	2.11%
21	30" RCP	CB-15	620.24	CB-18	619.87	73.4	0.50%
22	18" RCP	CB-14	620.80	CB-15	620.24	33.2	1.69%
23	18" RCP	CB-30	619.73	HW-09	618.50	180.4	0.68%
24	36" RCP	CB-18	619.87	MH-01	618.56	197.0	0.66%
25	24" RCP	MH-01	618.56	HW-03	618.50	10.5	0.57%
26	36" RCP	MH-01	618.56	MH-02	617.95	108.1	0.56%
27	36" RCP	MH-02	617.75	MH-03	615.73	197.8	1.02%
28	36" RCP	MH-03	615.53	HW-04	614.00	150.5	1.02%
29	24" RCP	CB-22	616.52	MH-04	616.37	23.4	0.64%
30	24" RCP	CB-23	613.00	HW-05	612.70	42.0	0.71%
31	24" RCP	HW-06	614.50	MH-06	614.07	85.3	0.50%
32	24" RCP	MH-06	614.07	HW-07	613.66	81.1	0.51%
33	18" RCP	CB-24	617.73	CB-25	617.22	79.5	0.64%
34	18" RCP	CB-25	617.22	MH-04	616.37	169.1	0.50%
35	12" PVC (SCH 80)	CB-27	626.46	CB-29	625.66	106.6	0.75%
36	12" PVC (SCH 80)	CB-29	625.66	CB-38	624.34	43.6	3.03%
37	12" PVC (SCH 80)	CB-38	624.34	CB-39	622.40	199.8	0.97%
38	12" PVC (SCH 80)	CB-39	622.40	CB-03	621.60	125.2	0.64%
39	12" PVC (SCH 80)	CB-36	626.81	CB-40	623.65	173.5	1.82%
40	12" PVC (SCH 80)	CB-40	623.65	MH-05	621.70	117.7	1.66%
41	6" PVC (SCH 80) (INCLUDES ALL 29 DOWNSPOUT LATERALS) (MIN SLOPE OF 1%)	N/A	N/A	N/A	N/A	418.0	VARIES

DRAINAGE STRUCTURE SCHEDULE

STR. ID	STR. TYPE	DEPTH	GRATE ELEV	INVERT IN	INVERT OUT	STANDARD DRAWINGS
CB-01	SINGLE CURB INLET	3.77	625.95	N/A	622.18	D-CB-12LP, D-CBB-12A
CB-03	SINGLE CURB INLET	4.87	626.47	621.60 SW 621.60 SE 621.60 S	621.60	D-CB-12P, D-CBB-12A
CB-04	48" OUTLET STRUCTURE W/ DOMED GRATE	5.07	625.50	620.43 W 620.43 NW 620.43 SW	620.43	D-MH-2, DETAIL 2 ON 3.5D
CB-07	SINGLE CURB INLET	4.08	626.10	N/A	622.02	D-CB-12P, D-CBB-12A
CB-08	SINGLE CURB INLET	4.09	625.95	621.86 SE 621.86 NW	621.86	D-CB-12RA, D-CBB-12A
CB-09	SINGLE CURB INLET	4.29	625.41	621.12	621.12	D-CB-12P, D-CBB-12A
CB-10	SINGLE CURB INLET	3.98	625.42	N/A	621.44	D-CB-12P, D-CBB-12A
CB-11	DOUBLE CURB INLET	4.06	625.32	621.26 E 621.26 S	621.26	D-CB-14P, D-CBB-12A
CB-12	SINGLE CURB INLET	4.66	626.04	621.38	621.38	D-CB-12P, D-CBB-12A
CB-13	DOUBLE CURB INLET	4.27	625.32	621.05 SW 621.05 SE	621.05	D-CB-14P, D-CBB-12A
CB-14	SINGLE CURB INLET	4.58	625.38	620.80 SW 620.80 SE 620.80 NE	620.80	D-CB-12SB, D-CBB-12A
CB-15	SINGLE CURB INLET	5.53	625.77	620.24 NE 620.24 SE	620.24	D-CB-12SB, D-CBB-12A
CB-16	SINGLE CURB INLET	3.89	626.39	622.50	622.50	D-CB-12RA, D-CBB-12A
CB-17	SINGLE CURB INLET	4.69	627.03	622.34 W 622.34 S	622.34	D-CB-12P, D-CBB-12A
CB-18	9'x4' SINGLE CURB INLET	7.17	627.04	619.87 W 621.37 E 621.37 S	619.87	D-CB-12SC, D-CBB-12A
CB-19	SINGLE CURB INLET	5.24	627.56	622.33	622.32	D-CB-12P, D-CBB-12A
CB-20	SINGLE CURB INLET	4.96	627.61	N/A	622.65	D-CB-12P, D-CBB-12A
CB-21	SINGLE AREA DRAIN	3.91	625.41	N/A	621.50	D-CB-42S, D-CBB-42
CB-22	OUTLET STRUCTURE	3.48	620.00	N/A	616.52	SEE DETAIL ON C3.5I
CB-23	OUTLET STRUCTURE	8.75	621.75	613.00	613.00	SEE DETAIL ON C3.5J
CB-24	SINGLE AREA DRAIN	3.52	621.25	N/A	617.73	D-CB-42S, D-CBB-42
CB-25	SINGLE AREA DRAIN	3.94	621.16	617.22	617.22	D-CB-42RB, D-CBB-42
CB-26	SINGLE CURB INLET	4.06	625.55	621.49	621.49	D-CB-12P, D-CBB-12A
CB-27	30" NYLOPLAST STRUCTURE WITH SOLID COVER ASSEMBLY, TYPE B	2.54	629.00	626.46	626.46	SEE DETAIL ON C3.5D
CB-29	30" NYLOPLAST STRUCTURE WITH SOLID COVER ASSEMBLY, TYPE B	5.11	630.77	625.66	625.66	SEE DETAIL ON C3.5D
CB-30	48" OUTLET STRUCTURE W/ DOMED GRATE	4.77	624.50	619.73 SW 619.73 SE	619.73	D-MH-2, DETAIL 2 ON 3.5D
CB-33	28"x28" OUTLET STRUCTURE WITH DOMED GRATE	4.39	626.50	622.11	622.11	SEE DETAIL 2 ON C3.5A & DETAIL 2 ON 3.5D
CB-36	30" NYLOPLAST STRUCTURE WITH SOLID COVER ASSEMBLY, TYPE B	3.07	629.88	626.81	626.81	SEE DETAILS ON C3.5D
CB-38	30" NYLOPLAST STRUCTURE WITH SOLID COVER ASSEMBLY, TYPE B	4.16	628.50	624.34	624.34	SEE DETAILS ON C3.5D
CB-39	30" NYLOPLAST STRUCTURE WITH SOLID COVER ASSEMBLY, TYPE B	3.60	626.00	622.40	622.40	SEE DETAILS ON C3.5D
CB-40	30" NYLOPLAST STRUCTURE WITH SOLID COVER ASSEMBLY, TYPE B	4.39	628.04	623.65	623.65	SEE DETAILS ON C3.5D
MH-01	7'x7' STORM MANHOLE	7.44	626.00	618.56	618.56 N 618.56 NE	D-MH-2, D-MH-6, (SEE WEIR WALL DETAIL #4 ON C3.5A)
MH-02	84" STORM MANHOLE	8.57	626.32	617.95	617.75	D-MH-2, D-MH-3
MH-03	84" STORM MANHOLE	10.72	626.25	615.73	615.53	D-MH-2, D-MH-3
MH-04	5'2" x 5'2" STORM MANHOLE	4.83	621.20	616.37 SW 616.37 SE 616.37 S	616.37	D-MH-5
MH-05	60" STORM MANHOLE	4.80	626.50	621.70 SW 621.70 SE 622.70 NE	621.70	D-MH-2, D-MH-3
MH-06	60" STORM MANHOLE	8.68	622.75	614.07	614.07	D-MH-2, D-MH-3
HW-01	18" WINGED HEADWALL	N/A	N/A	N/A	621.50	SEE DETAIL ON C3.5G
HW-02	18" MITERED HEADWALL	N/A	N/A	N/A	624.50	SD-MSE-1
HW-03	24" WINGED HEADWALL	N/A	N/A	N/A	618.50	SEE DETAIL ON C3.5G
HW-04	36" WINGED HEADWALL	N/A	N/A	N/A	614.00	D-PE-1
HW-05	24" WINGED HEADWALL	N/A	N/A	N/A	612.70	SEE DETAIL ON C3.5G
HW-06	24" WINGED HEADWALL	N/A	N/A	614.50	N/A	SEE DETAIL ON C3.5G
HW-07	24" WINGED HEADWALL	N/A	N/A	N/A	613.66	SEE DETAIL ON C3.5G
HW-08	18" STRAIGHT HEADWALL	N/A	N/A	N/A	623.30	D-PE-4
HW-09	18" WINGED HEADWALL	N/A	N/A	N/A	618.50	SEE DETAIL ON C3.5G

NOTES:

1. GRATE ELEVATION FOR CURB INLETS IS GIVEN AT THE CENTER -BACK OF THE CASTING, AT THE BOTTOM OF CURB. GRATE ELEVATIONS FOR ALL OTHER STRUCTURES ARE AT THE CENTER OF THE STRUCTURE.
2. ANY CONNECTION FOR FLEXIBLE PIPE (HDPE OR PVC) TO PRECAST CONCRETE STRUCTURES SHALL HAVE A Z LOK STM CONNECTOR AS MANUFACTURED BY A LOK PRODUCTS, INC, A KOR-N SEAL BOOT OR APPROVED EQUAL. THE CONNECTOR SHALL PROVIDE A FLEXIBLE, WATERTIGHT SEAL BETWEEN THE PIPE AND THE CONCRETE STRUCTURE.

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ANDREW BLAKE HARRISON II
REGISTERED ENGINEER
No. 120595
STATE OF TENNESSEE
10-6-2022

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C3.0E

FILE NO. 35968-01

10/5/2022
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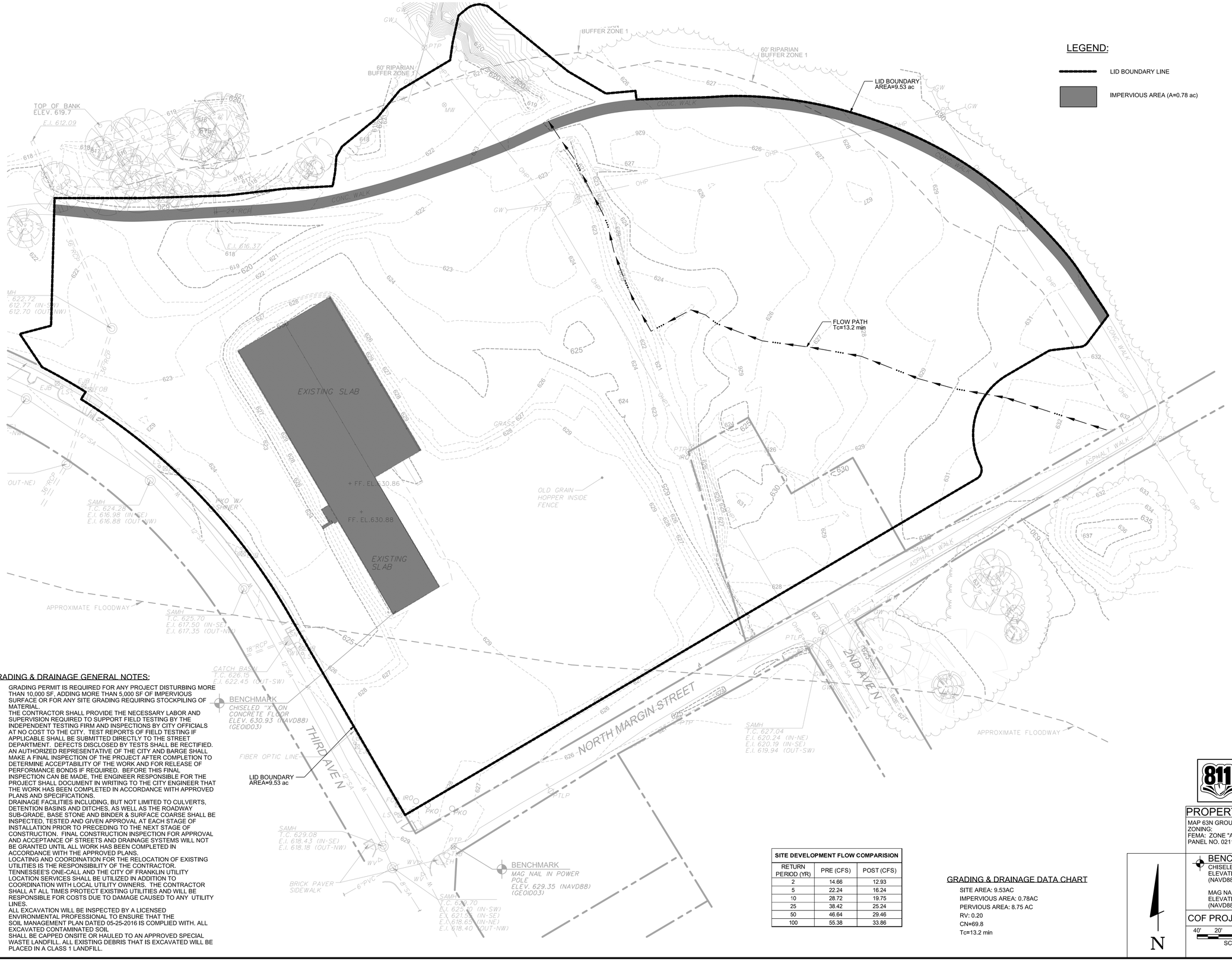

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SITE DEVELOPMENT FLOW COMPARISION

RETURN PERIOD (YR)	PRE (CFS)	POST (CFS)
2	14.66	12.93
5	22.24	16.24
10	28.72	19.75
25	38.42	25.24
50	46.64	29.46
100	55.38	33.86

GRADING & DRAINAGE DATA CHART

SITE AREA: 9.53AC
IMPERVIOUS AREA: 0.78AC
PERVIOUS AREA: 8.75 AC
RV: 0.20
CN=69.8
Tc=13.2 min

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-11-2022

PRE-CONSTRUCTION DRAINAGE MAP

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-14-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	06-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	DRT COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	100% CD SET COMMENTS RESPONSE

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

N

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

C3.0F

FILE NO. 35968-01

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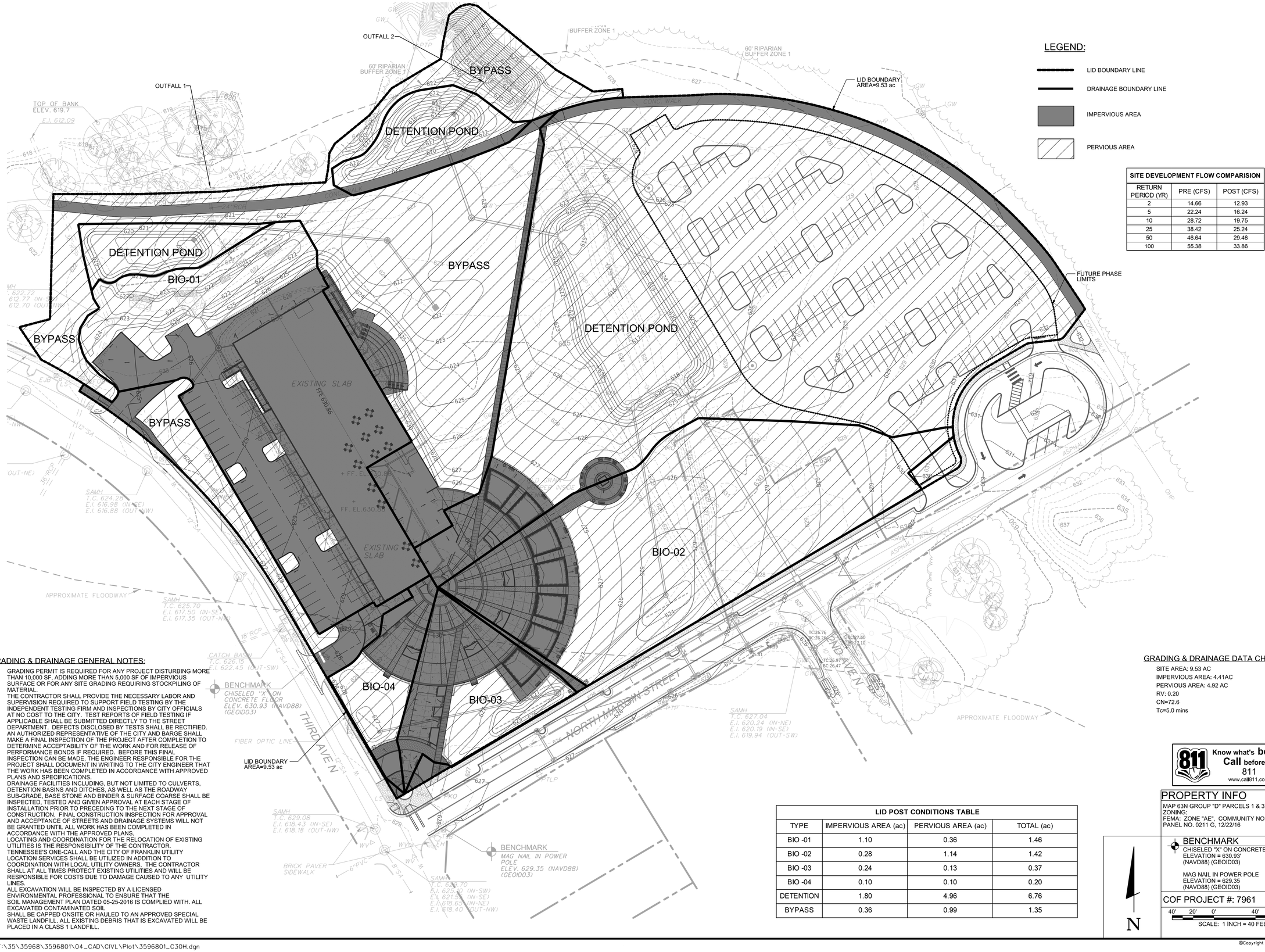

SITE DEVELOPMENT FLOW COMPARISION		
RETURN PERIOD (YR)	PRE (CFS)	POST (CFS)
2	14.66	12.93
5	22.24	16.24
10	28.72	19.75
25	38.42	25.24
50	46.64	29.46
100	55.38	33.86

GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE CONTRACTOR 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 AND BARGE 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 DOCUMENT 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 PRECEDING 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 SERVICES 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 EXCAVATION WILL BE INSPECTED BY A LICENSED ENVIRONMENTAL PROFESSIONAL TO ENSURE THAT THE SOIL MANAGEMENT PLAN DATED 05-25-2016 IS COMPLIED WITH. ALL EXCAVATED CONTAMINATED SOIL SHALL BE CAPPED ONSITE OR HAULED TO AN APPROVED SPECIAL WASTE LANDFILL. ALL EXISTING DEBRIS THAT IS EXCAVATED WILL BE PLACED IN A CLASS 1 LANDFILL.

LID POST CONDITIONS TABLE			
TYPE	IMPERVIOUS AREA (ac)	PERVIOUS AREA (ac)	TOTAL (ac)
BIO -01	1.10	0.36	1.46
BIO -02	0.28	1.14	1.42
BIO -03	0.24	0.13	0.37
BIO -04	0.10	0.10	0.20
DETENTION	1.80	4.96	6.76
BYPASS	0.36	0.99	1.35

GRADING & DRAINAGE DATA CHART

SITE AREA: 9.53 AC
IMPERVIOUS AREA: 4.41AC
PERVIOUS AREA: 4.92 AC
RV: 0.20
CN=72.6
Tc=5.0 mins

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C3.0H

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STATE OF TENNESSEE
No. 120505
10-11-2022

POST-CONSTRUCTION DRAINAGE MAP

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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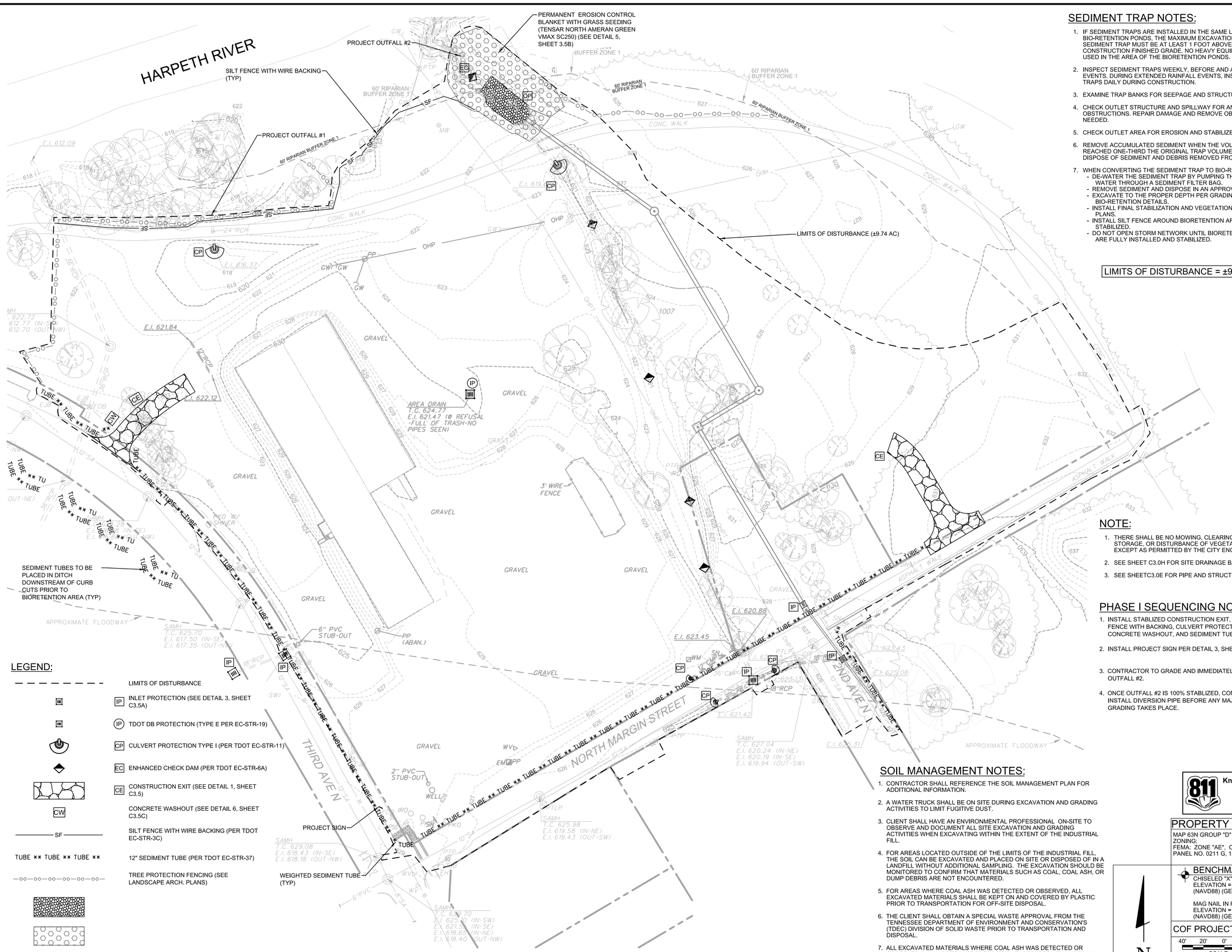

SEDIMENT TRAP NOTES:

1. IF SEDIMENT TRAPS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT TRAP MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. INSPECT SEDIMENT TRAPS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT TRAPS DAILY DURING CONSTRUCTION.
3. EXAMINE TRAP BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
4. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
5. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
6. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL TRAP VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE TRAP.
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   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

LIMITS OF DISTURBANCE = ±9.74 AC

NOTE:

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2. SEE SHEET C3.0H FOR SITE DRAINAGE BASINS.
3. SEE SHEETC3.0E FOR PIPE AND STRUCTURE INFORMATION.

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2. INSTALL PROJECT SIGN PER DETAIL 3, SHEET 3.5A.
3. CONTRACTOR TO GRADE AND IMMEDIATELY STABLIZE OUTFALL #2.
4. ONCE OUTFALL #2 IS 100% STABLIZED, CONTRACTOR TO INSTALL DIVERSION PIPE BEFORE ANY MAJOR CLEARING OR GRADING TAKES PLACE.

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7. ALL EXCAVATED MATERIALS WHERE COAL ASH WAS DETECTED OR OBSERVED SHALL BE TRANSPORTED TO THE MIDDLEPOINT LANDFILL IN MURFREESBORO, TN FOR DISPOSAL.

LEGEND:

- LIMITS OF DISTURBANCE
- IP — INLET PROTECTION (SEE DETAIL 3, SHEET C3.5A)
- IP — TDOT DB PROTECTION (TYPE E PER EC-STR-19)
- CP — CULVERT PROTECTION TYPE I (PER TDOT EC-STR-11)
- EC — ENHANCED CHECK DAM (PER TDOT EC-STR-6A)
- CE — CONSTRUCTION EXIT (SEE DETAIL 1, SHEET C3.5)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- SF — SILT FENCE WITH WIRE BACKING (PER TDOT EC-STR-3C)
- TUBE ** TUBE ** TUBE ** — 12" SEDIMENT TUBE (PER TDOT EC-STR-37)
- TREE PROTECTION FENCING (SEE LANDSCAPE ARCH. PLANS)

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ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120595 — STATE OF TENNESSEE — 10-27-2022

INITIAL EROSION PREVENTION AND SEDIMENT CONTROL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

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FILE NO. 35968-01

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HARPETH RIVER

PERMANENT EROSION CONTROL BLANKET WITH GRASS SEEDING (TENSAR NORTH AMERAN GREEN VMAX SC250) (SEE DETAIL 5, SHEET 3.5B)

PROJECT OUTFALL #2

SILT FENCE WITH WIRE BACKING (TYP)

PROJECT OUTFALL #1

60' RIPARIAN BUFFER ZONE 1

LIMITS OF DISTURBANCE (±9.74 AC)

SEDIMENT TUBES TO BE PLACED IN DITCH DOWNSTREAM OF CURB CUTS PRIOR TO BIORETENTION AREA (TYP)

AREA DRAIN
T.C. 624.77
E.I. 621.47 (@ REFUSAL -FULL OF TRASH-NO PIPES SEEN)

3' WIRE FENCE

6" PVC STUB-OUT

2" PVC STUB-OUT

PROJECT SIGN

WEIGHTED SEDIMENT TUBE (TYP)

THIRD AVEN N

NORTH MARGIN STREET

END AVEN N

APPROXIMATE FLOODWAY

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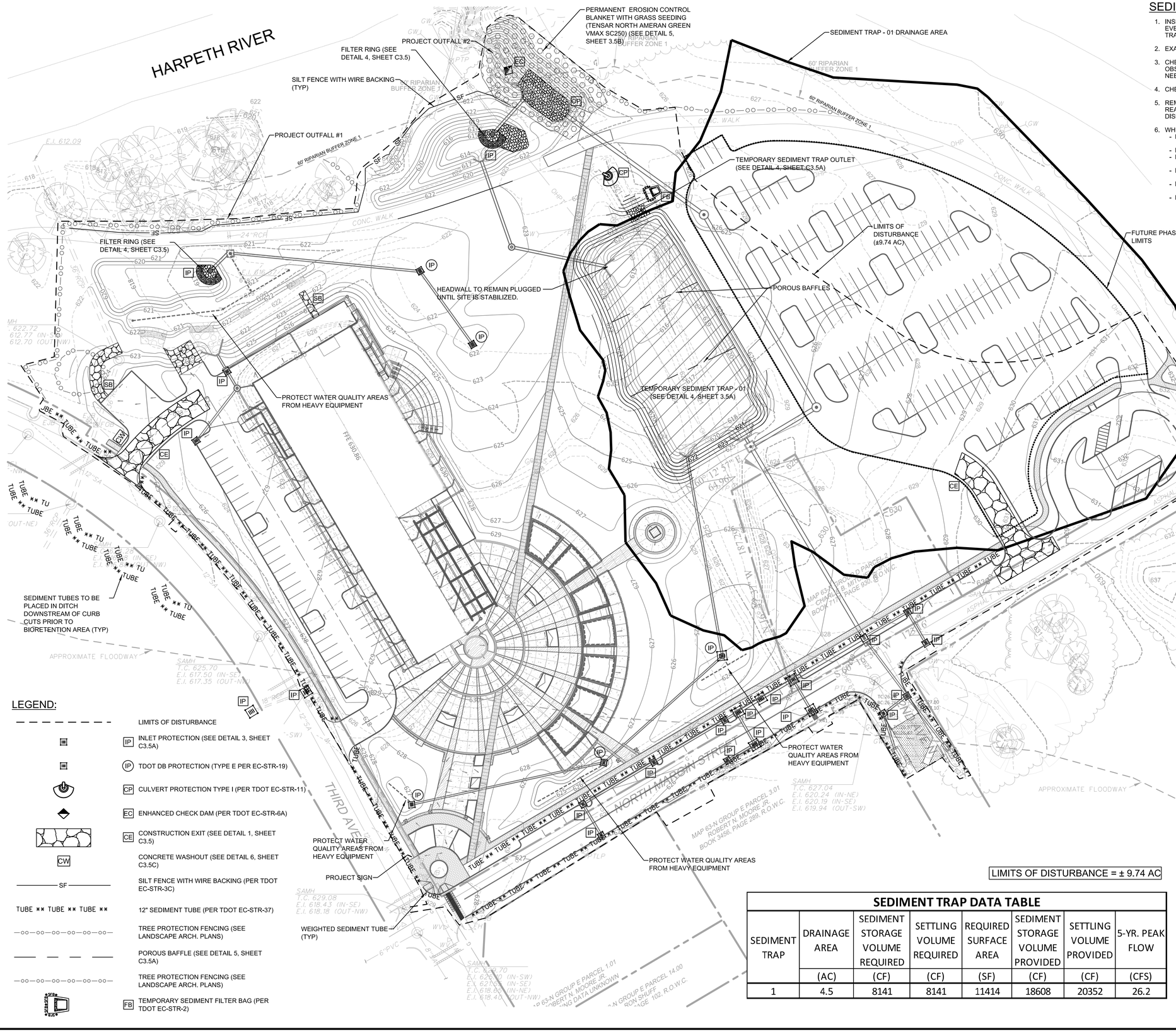

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PHASE II SEQUENCING NOTES:

1. CONTRACTOR TO MAINTAIN ALL EPSC MEASURES INSTALLED IN PHASE I
2. CONTRACTOR SHALL INSTALL THE SEDIMENT TRAP. FOLLOWING INSTALLATION OF THE SEDIMENT TRAP, THE CONTRACTOR CAN PERFORM THE EARTHWORK AND INSTALL THE STORMWATER INFRASTRUCTURE
3. CONTRACTOR SHALL INSTALL DETENTION BASIN #2 AND STABILIZE. NO WATER SHALL BE DIRECTED THROUGH BMPS UNTIL THEY ARE STABILIZED.
4. CONTRACTOR TO MAINTAIN ALL EPSC MEASURES INSTALLED IN PHASE I
5. INSTALL ADDITIONAL EPSC MEASURES AS PROJECT IS PHASED.
6. ONCE THE SITE HAS BEEN STABILIZED, THE BOTTOM OF THE BIORETENTION AREA SHALL BE EXCAVATED TO ALLOW FOR THE PLACEMENT OF THE CRUSHED STONE AND FILTER MEDIA.

NOTE:

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6. THE CLIENT SHALL OBTAIN A SPECIAL WASTE APPROVAL FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S (TDEC) DIVISION OF SOLID WASTE PRIOR TO TRANSPORTATION AND DISPOSAL.
7. ALL EXCAVATED MATERIALS WHERE COAL ASH WAS DETECTED OR OBSERVED SHALL BE TRANSPORTED TO THE MIDDLEPOINT LANDFILL IN MURFREESBORO, TN FOR DISPOSAL.

LEGEND:

- LIMITS OF DISTURBANCE
- IP — INLET PROTECTION (SEE DETAIL 3, SHEET C3.5A)
- IP — TDOT DB PROTECTION (TYPE E PER EC-STR-19)
- CP — CULVERT PROTECTION TYPE I (PER TDOT EC-STR-11)
- EC — ENHANCED CHECK DAM (PER TDOT EC-STR-6A)
- CE — CONSTRUCTION EXIT (SEE DETAIL 1, SHEET C3.5)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- SF — SILT FENCE WITH WIRE BACKING (PER TDOT EC-STR-3C)
- TUBE ** TUBE ** TUBE ** — 12" SEDIMENT TUBE (PER TDOT EC-STR-37)
- TREE PROTECTION FENCING (SEE LANDSCAPE ARCH. PLANS)
- POROUS BAFFLE (SEE DETAIL 5, SHEET C3.5A)
- TREE PROTECTION FENCING (SEE LANDSCAPE ARCH. PLANS)
- FB — TEMPORARY SEDIMENT FILTER BAG (PER TDOT EC-STR-2)

LIMITS OF DISTURBANCE = ± 9.74 AC

SEDIMENT TRAP DATA TABLE

SEDIMENT TRAP	DRAINAGE AREA	SEDIMENT STORAGE VOLUME REQUIRED	SETTLING VOLUME REQUIRED	REQUIRED SURFACE AREA	SEDIMENT STORAGE VOLUME PROVIDED	SETTLING VOLUME PROVIDED	5-YR. PEAK FLOW
	(AC)	(CF)	(CF)	(SF)	(CF)	(CF)	(CFS)
1	4.5	8141	8141	11414	18608	20352	26.2

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

N

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	03-04-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	06-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	100% COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	100% CD DRC COMMENTS RESPONSE

INTERMEDIATE EROSION PREVENTION AND SEDIMENT CONTROL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

C3.2

FILE NO. 35968-01

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615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272
ANDREW BLAKE HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 120595 — 10-6-2022

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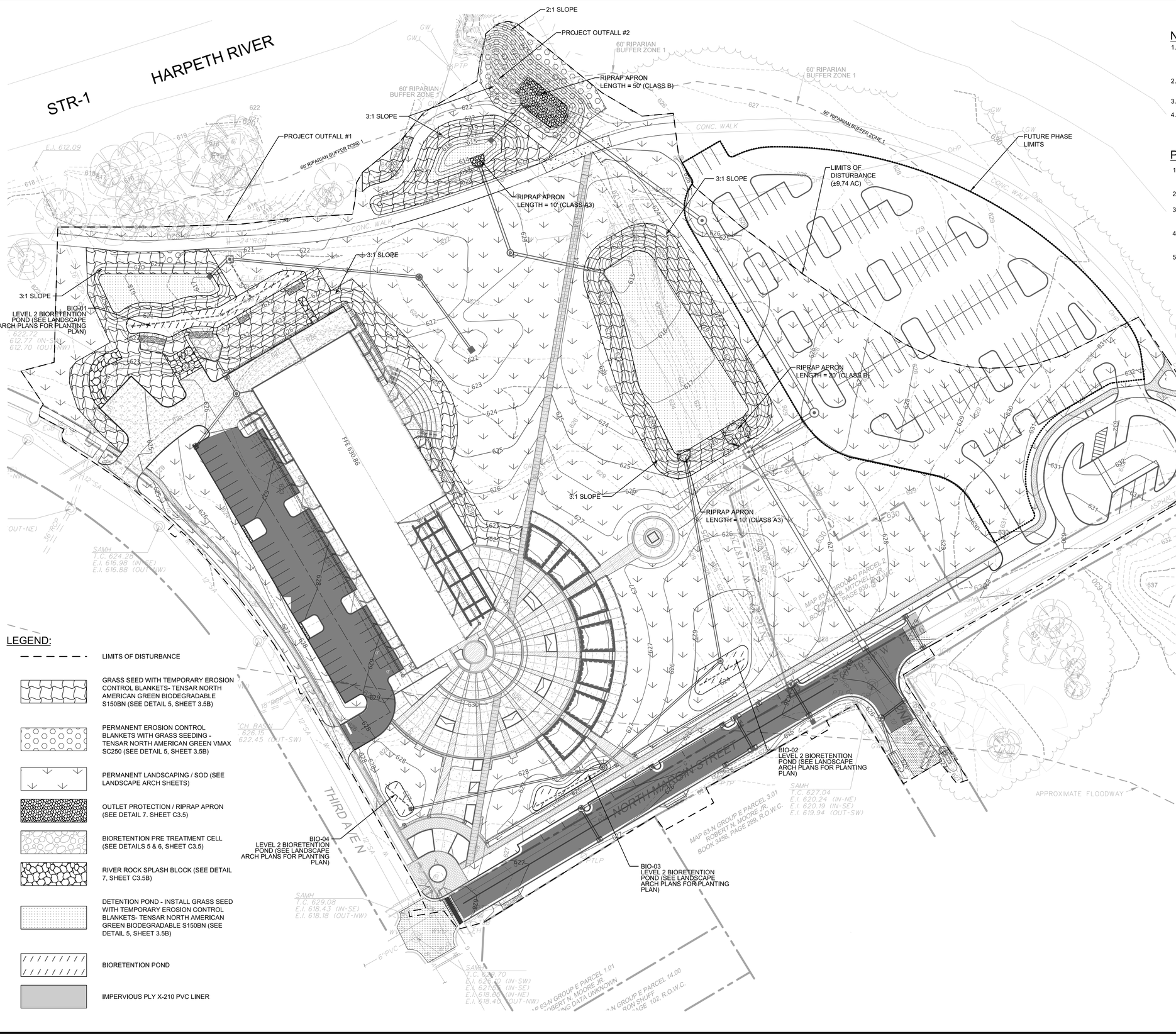

NOTE:

1. THE FINAL EXCAVATION OF PONDS AND ADDITION OF STONE AND FILTER MEDIA MUST NOT BE INSTALLED UNTIL SEDIMENT TRAPS HAVE BEEN DEWATERED, DREGED, AND STABILIZED TO AVOID CLOGGING BIORETENTION PONDS.
2. SEE LANDSCAPE PLANS FOR ADDITIONAL SEEDING, SODDING, AND OTHER VEGETATION.
3. SEE SHEET C3.0G FOR SITE DRAINAGE BASINS.
4. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

PHASE III SEQUENCING NOTES:

1. CONTRACTOR TO MAINTAIN ALL EPSC MEASURES INSTALLED DURING PHASE I AND II UNTIL NO LONGER REQUIRED.
2. CONTRACTOR TO COMPLETE FINAL GRADING.
3. CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT TRAPS ONCE SITE HAS BEEN STABILIZED.
4. APPLY SOD, SEED AND STRAW/MATTING TO ALL DISTURBED AREAS.
5. CONTRACTOR TO SUBMIT NOTICE OF TERMINATION (NOT) WITH TDEC ONCE SITE IS STABILIZED.

LEGEND:

- LIMITS OF DISTURBANCE
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS- TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET 3.5B)
- PERMANENT EROSION CONTROL BLANKETS WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET 3.5B)
- PERMANENT LANDSCAPING / SOD (SEE LANDSCAPE ARCH SHEETS)
- OUTLET PROTECTION / RIPRAP APRON (SEE DETAIL 7. SHEET C3.5)
- BIORETENTION PRE TREATMENT CELL (SEE DETAILS 5 & 6, SHEET C3.5)
- RIVER ROCK SPLASH BLOCK (SEE DETAIL 7, SHEET C3.5B)
- DETENTION POND - INSTALL GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS- TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET 3.5B)
- BIORETENTION POND
- IMPERVIOUS PLY X-210 PVC LINER

SOIL MANAGEMENT NOTES:

1. CONTRACTOR SHALL REFERENCE THE SOIL MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.
2. A WATER TRUCK SHALL BE ON SITE DURING EXCAVATION AND GRADING ACTIVITIES TO LIMIT FUGITIVE DUST.
3. CLIENT SHALL HAVE AN ENVIRONMENTAL PROFESSIONAL ON-SITE TO OBSERVE AND DOCUMENT ALL SITE EXCAVATION AND GRADING ACTIVITIES WHEN EXCAVATING WITHIN THE EXTENT OF THE INDUSTRIAL FILL.
4. FOR AREAS LOCATED OUTSIDE OF THE LIMITS OF THE INDUSTRIAL FILL, THE SOIL CAN BE EXCAVATED AND PLACED ON SITE OR DISPOSED OF IN A LANDFILL WITHOUT ADDITIONAL SAMPLING. THE EXCAVATION SHOULD BE MONITORED TO CONFIRM THAT MATERIALS SUCH AS COAL, COAL ASH, OR DUMP DEBRIS ARE NOT ENCOUNTERED.
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LIMITS OF DISTURBANCE = ±9.74 AC

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PROPERTY INFO

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ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

N

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ANDREW BLAKE HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 120505 — 10-21-2022

FINAL EROSION PREVENTION AND SEDIMENT CONTROL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	AMH	06-05-2020	DEVELOPMENT SUBMITTAL
	MY	ABH	08-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	100% COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	100% CD DPC COMMENTS RESPONSE

C3.3

FILE NO. 35968-01

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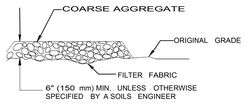
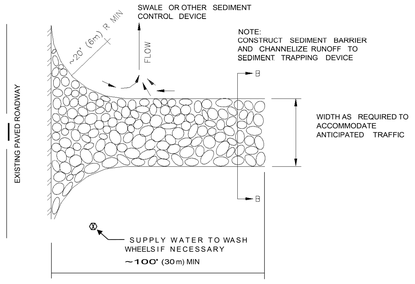
ACTIVITY: Stabilized Construction Entrance — TCP- 01



SECTION B-B
N.T.S.



PLAN VIEW
N.T.S.

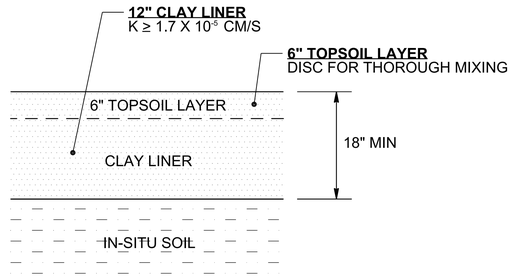
Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management | TCP-01-5 | January 2014

1 C3.5 TCP-01-1 CONSTRUCTION ENTRANCE
N.T.S

NOTES:

1. THE SELECT CLAY SHALL CONSIST OF A 12"-THICK LAYER OF COMPACTED CLAY. THE LAYER OF LOW PERMEABILITY SOIL WILL BE PLACED IN SIX-INCH COMPACTED LIFTS AT A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698, OR AS DETERMINED BY LABORATORY DATA OBTAINED FROM REMODELED SAMPLES. CLAY SOILS SHALL BE MONITORED TO EXCLUDE ROCKS LARGER THAN 2 INCHES, ROOTS, AND OTHER UNACCEPTABLE MARTERIAL.



2 C3.5 EAST DETENTION POND LINER
N.T.S

3 C3.5 NOT USED
N.T.S

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ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120505 — STATE OF TENNESSEE — 10-21-2022

GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	MY	ABH	04-06-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
1	MY	ABH	08-19-2022	DNT COMMENTS RESPONSE
	MY	ABH	10-04-2022	100% CD DNT COMMENTS RESPONSE

C3.5

FILE NO. 35968-01

Chapter 7 — *Management Practices*

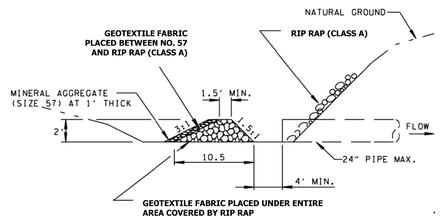
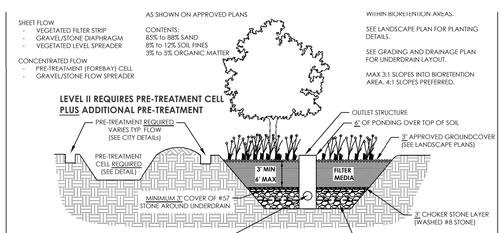


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

4 C3.5 FILTER RING DETAIL
N.T.S



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, 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 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 SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

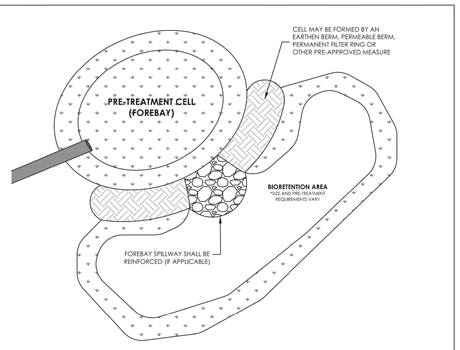
CONSTRUCTION SEQUENCING:

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 FLAG 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.

BIORETENTION LEVEL 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 (02) (DWG.NO.)	DIRECTOR OF ENGINEERING	7/22/19 (DATE)
07/22/2019 (EFFECTIVE DATE)	STORMWATER COORDINATOR	7/22/19 (DATE)

5 C3.5 GIP-01 BIORETENTION LEVEL 2
N.T.S



PRE-TREATMENT CELL NOTES:

1. LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL TREATMENT
2. STORAGE VOLUME = 15% OF TREATMENT VOLUME (Tv)
3. 2:1 LENGTH/WIDTH DESIGN
4. DISSIPATION REQUIRED FOR EXPECTED RATES OF DISCHARGE
5. PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIORETENTION AREAS
6. PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING FILTER MEDIA

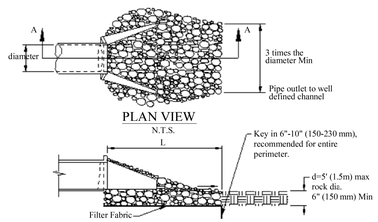


N.T.S.

Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
(DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)

6 C3.5 PRE TREATMENT CELL
N.T.S

ACTIVITY: Outlet Protection — PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m ³/s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014

7 C3.5 PESC-07-3 OUTLET PROTECTION
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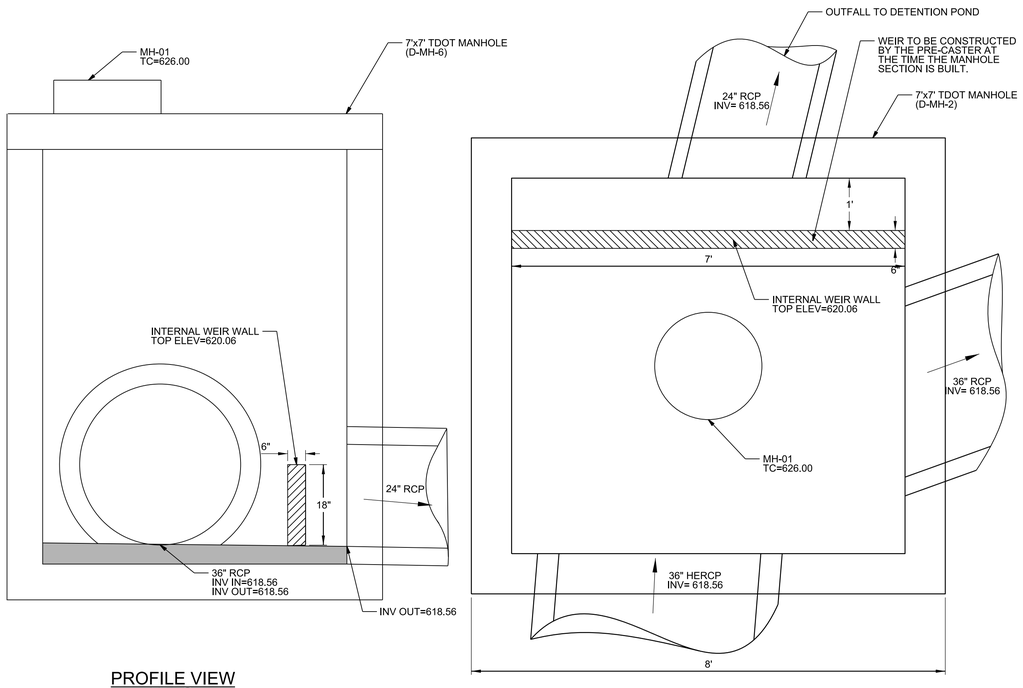
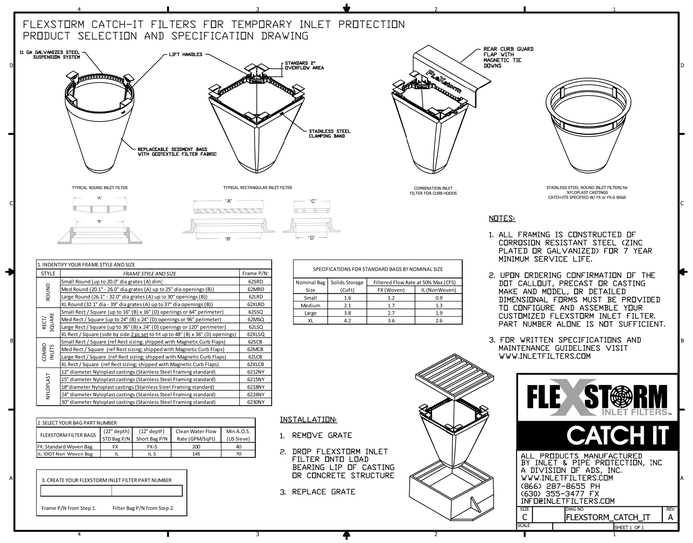


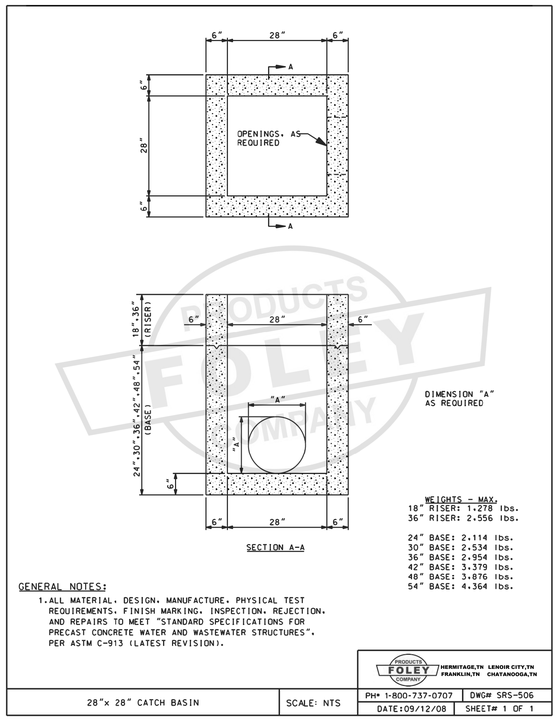
PROFILE VIEW
N.T.S.

PLAN VIEW
N.T.S.

1 C3.5A WEIR WALL DETAIL FOR MH-01
N.T.S



3 C3.5A INLET PROTECTION
N.T.S



2 C3.5A 28"X28" CATCH BASIN
N.T.S

SEDIMENT TRAP DATA TABLE

SEDIMENT TRAP	DRAINAGE AREA	SEDIMENT STORAGE VOLUME REQUIRED	SETTLING VOLUME REQUIRED	REQUIRED SURFACE AREA	SEDIMENT STORAGE VOLUME PROVIDED	SETTLING VOLUME PROVIDED	5-YR. PEAK FLOW
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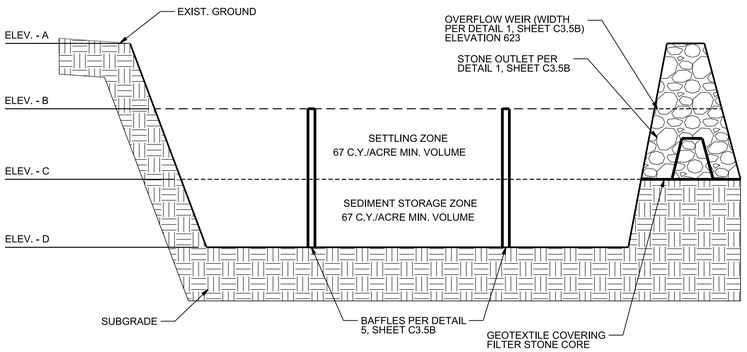
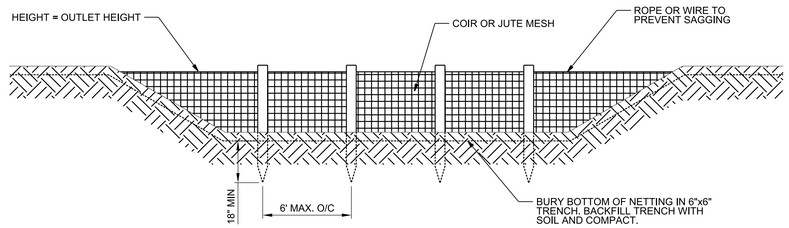
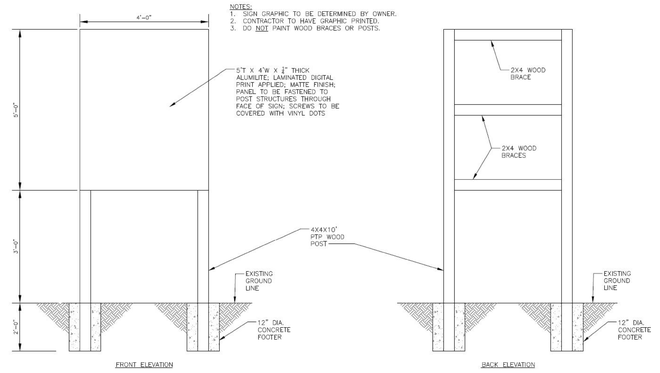


SECTION THROUGH OUTLET

4 C3.5A SEDIMENT TRAP
N.T.S



5 C3.5A POROUS BAFFLES
N.T.S



6 C3.5A PROJECT SIGN
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120595
STATE OF TENNESSEE
COMMERCE
10-21-2022

GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

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	MY	ABH	08-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
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	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
1	MY	ABH	08-19-2022	DOT COMMENTS RESUBMITTAL
	MY	ABH	10-04-2022	100% CD DOT COMMENTS RESPONSE

C3.5A

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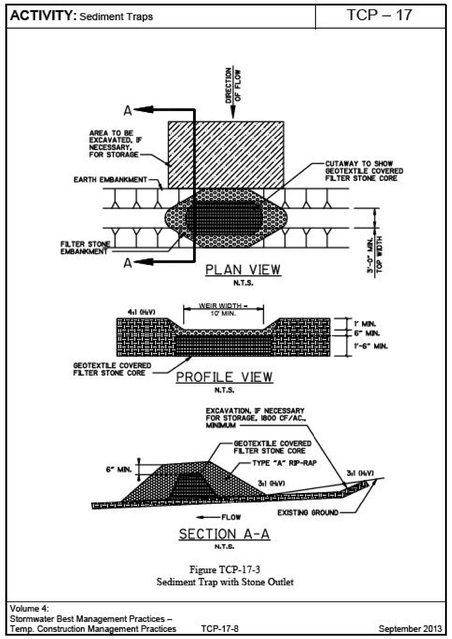
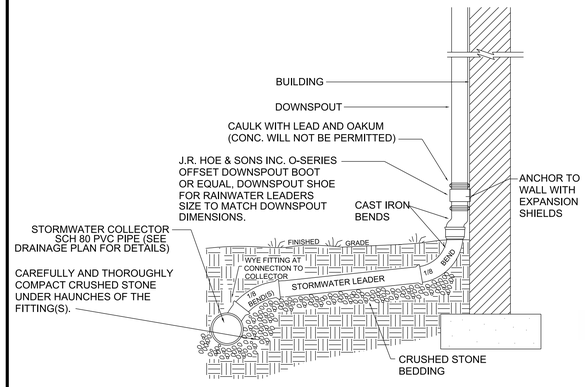


1 C3.5B TCP-17-8 STONE SEDIMENT TRAP OUTLET N.T.S

2 C3.5B NOT USED N.T.S

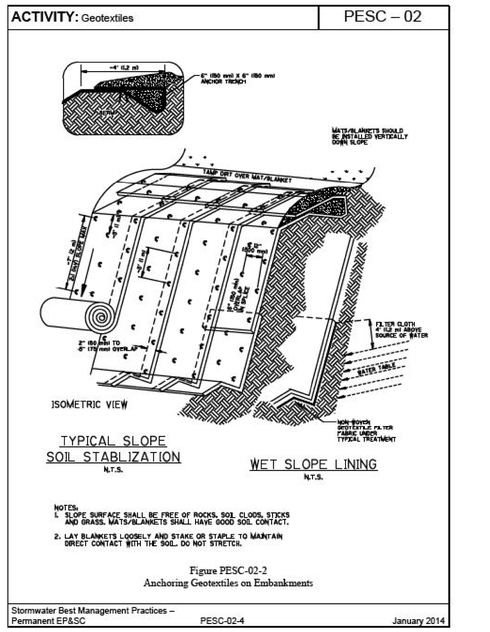
3 C3.5B NOT USED N.T.S

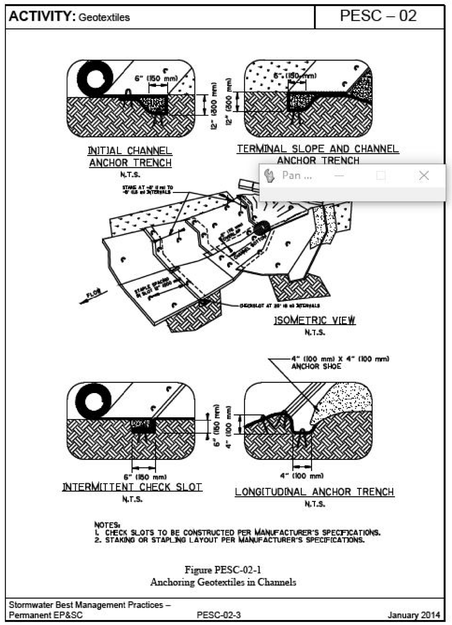


NOTE:

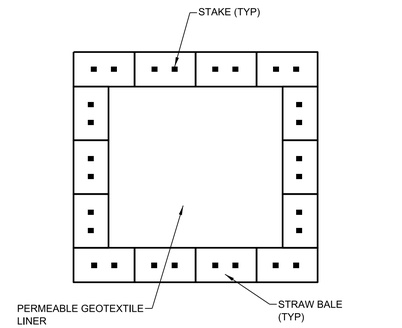
1. COORDINATE WITH ARCHITECT FOR LOCATIONS.
2. USE STAINLESS STEEL SHIELDED COUPLINGS ON ALL FLEXIBLE CONNECTIONS FROM CAST IRON DOWNSPOUT TO PVC.

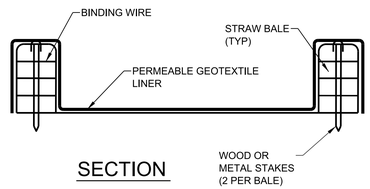
4 C3.5B DOWNSPOUT CONNECTION N.T.S





5 C3.5B PESC-02-3 & 4 ANCHORNG GEOTEXTILES N.T.S

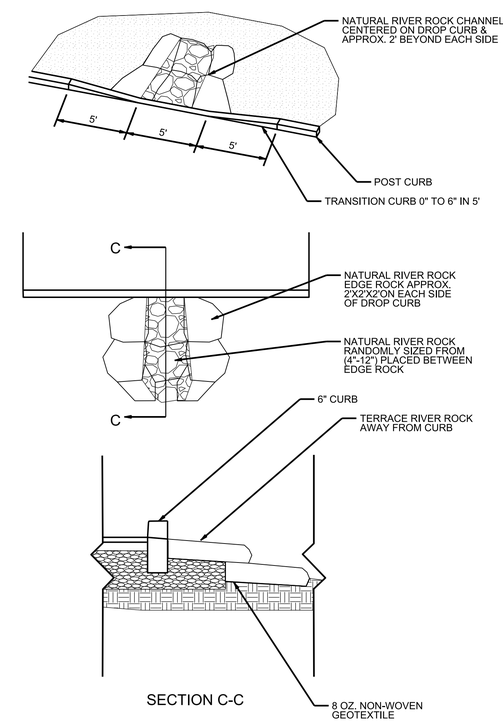




NOTES:

1. LOCATE CONCRETE WASHOUT A MINIMUM OF 50 FT AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
2. CONCRETE WASHOUT STRUCTURE SHALL BE SIZED TO HANDLE SOLIDS, WASH SLURRY, AND RAINFALL AND INCLUDE A MINIMUM OF 4" FREEBOARD.
3. THE STORAGE AREA SHALL BE LINED WITH A PERMEABLE GEOTEXTILE LINER TO ALLOW WATER TO INFILTRATE.

6 C3.5B CONCRETE WASHOUT N.T.S



7 C3.5B RIVER ROCK SPLASH BLOCK N.T.S

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ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120505 — STATE OF TENNESSEE — 10-12-2022

GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-06-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	09-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-19-2022	DNT COMMENTS RESUBMITTAL
1	MY	ABH	10-04-2022	100% CD DNT COMMENTS RESPONSE

C3.5B

FILE NO. 35968-01

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LandRes.pen Workspace: LandRes

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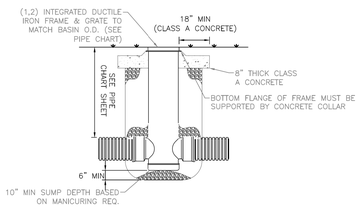
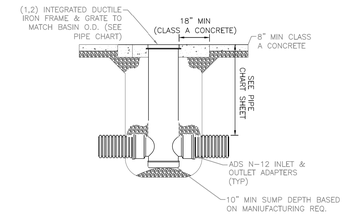
NYLOPLAST DRAIN BASIN INSTALLED IN GRASS AREAS



NYLOPLAST DRAIN BASIN INSTALLED IN CONCRETE SIDEWALK



1) GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3) DRAIN BASIN TO BE CUSTOM MANUFACTURED ACORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4) DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDEP (ADS N-12).
5) ALL CONNECTIONS SHALL BE WATER TIGHT.
6) BACKFILL PER TDOT STANDARD DRAWING FOR FLEXIBLE PIPE INSTALLATION.

HISTORIC FRANKLIN TENNESSEE	NYLOPLAST DRAIN BASIN		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P. Holzen	DATE: 6/1/2021	CS26
NOT TO SCALE			

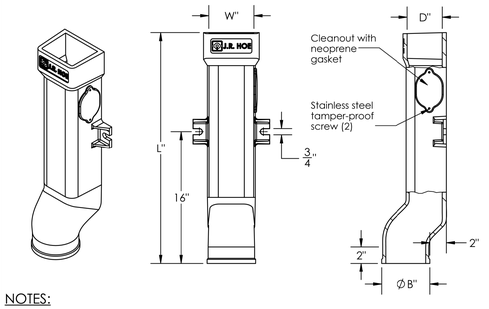
1 C3.5C NYLOPLAST DRAIN BASIN N.T.S

2 C3.5C NOT USED N.T.S

3 C3.5C NOT USED N.T.S

4 C3.5C NOT USED N.T.S

O-Series: Offset Downspout Boots



NOTES:

As manufactured by:
J.R. Hoe & Sons Inc.
101 Ironwood Rd., Middlesboro, KY 40965
1-800-245-5521 | www.downspoutboots.com

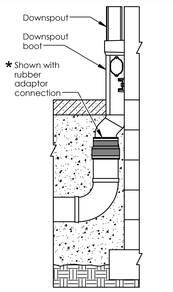
Manufactured from ASTM A-48 Class 30 Gray Iron

Side cleanout a standard option for all downspout boots 20" or greater in length. Cast iron cover with neoprene gasket is fastened over cleanout window on main body with stainless steel tamper proof screws.

Downspout boots over 40" in length are supplied in 2-piece assemblies for ease of installation.

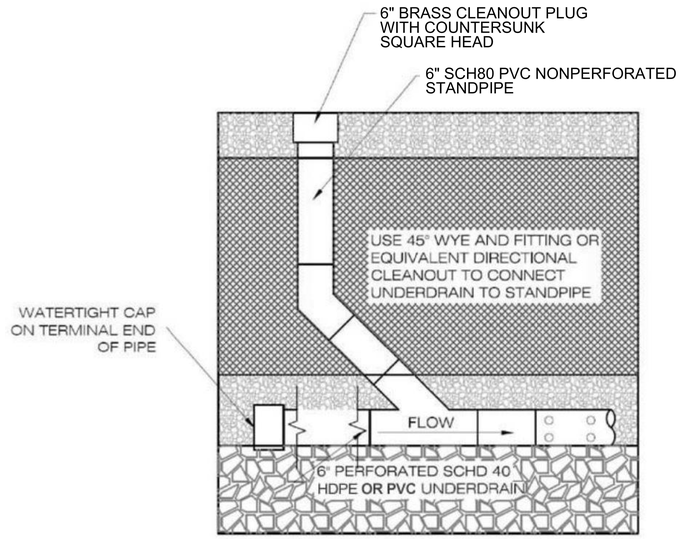
Install downspout boots with stainless steel expansion anchors where integral lug slots meet the building wall.

Downspout boots feature contoured, flow-efficient interior design; no boxed corners, weld seams, or choke points that increase risk of clogging.



* NOTE:
USE STAINLESS STEEL SHIELDED COUPLING ON FLEXIBLE CONNECTION.

5 C3.5C DOWNSPOUT BOOT N.T.S



6 C3.5C STANDARD CLEANOUT N.T.S

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ANDREW BLAKE HARRISON REGISTERED ENGINEER XVI 120505 AGRICULTURE COMMERCE STATE OF TENNESSEE
10-25-2022

GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-25-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-19-2022	DNT COMMENTS RESPONSE
1	MY	ABH	10-04-2022	100% CD DNT COMMENTS RESPONSE

C3.5C

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LandRes.pen Workspace: LandRes

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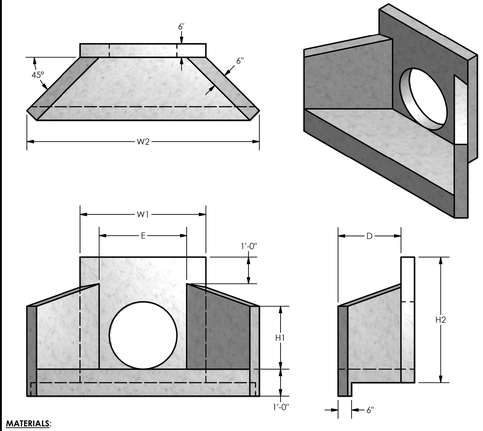
HEADWALL SIZE	W1	W2	H1	H2	D	E	TONS	BLOCKS
12"	2'-6"	3'-9"	0'-7"	2'-6"	1'-6"	1'-0"	0.55	N/A
15", 18"	3'-2"	4'-9"	1'-3"	3'-2"	1'-2"	1'-9"	0.92	1
24"	4'-2"	8'-2"	2'-0"	4'-2"	1'-8"	2'-9"	1.73	3
30", 36"	4'-8"	8'-8"	2'-4"	4'-8"	2'-4"	3'-3"	1.92	3
42", 48"	5'-8"	10'-11"	3'-6"	5'-9"	3'-0"	4'-3"	3.33	4
54", 60"	6'-5"	12'-6"	4'-0"	6'-5"	3'-5"	5'-0"	3.77	7
66", 72"	8'-5"	13'-5"	5'-7"	8'-0"	3'-0"	7'-0"	5.30	9
78", 84", 90", 96"	10'-2"	15'-10"	4'-0"	9'-0"	3'-4"	8'-4"	7.31	11



MATERIALS:
CONCRETE: 4,000 PSI, TYPE I/II CEMENT

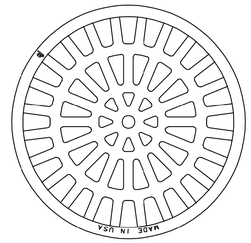
NOTES:
SEE PAGE 3.6 FOR HEADWALL SIZING

PARTS SHOWN:
30" HEADWALL FOR Ø18" RCP

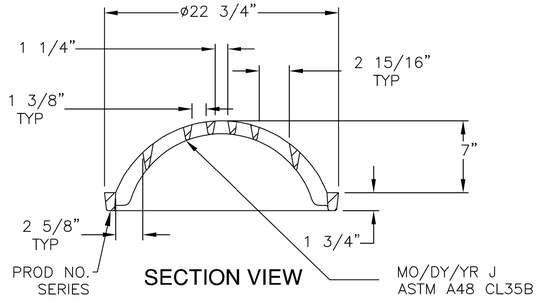
PRODUCTS FOLEY COMPANY | **REINFORCED CONCRETE PIPE** | HEADWALLS | **3.5**

1 C3.5D CONCRETE WINGED HEADWALL

1020 02 Grate



PLAN VIEW



SECTION VIEW

Product Number
00102045
Design Features
-Materials
Gray Iron (CL35B)
-Load Rating
Heavy Duty
-Open Area
147 sq in
-Coating
Dipped
-√ Designates Machined Surface

Certification
- ASTM A48
-
-
-Country of Origin: USA

Drawing Revision
3/27/2003 Designer: TCL
3/15/2022 Revised By: DAE

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.
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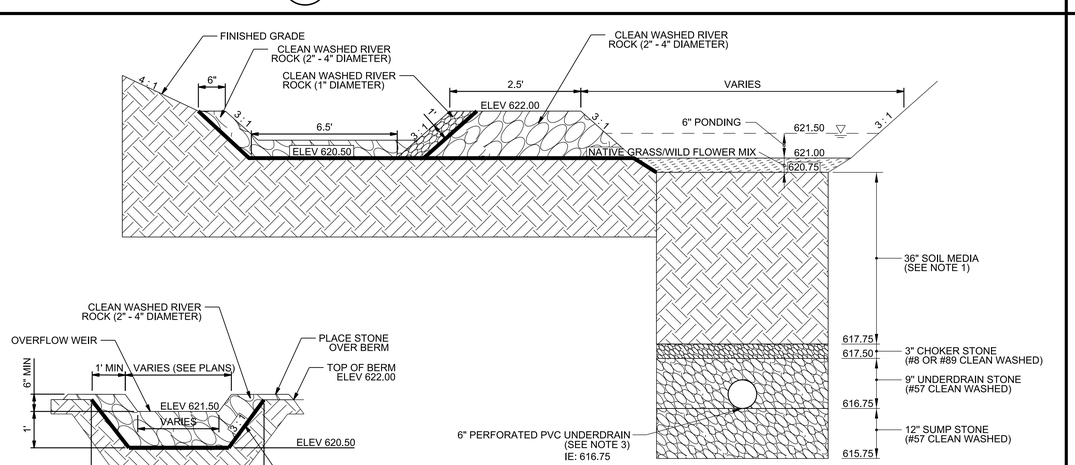
Contact
800 626 4653
ejco.com

2 C3.5D DOMED GRATE DETAIL N.T.S



SECTION B - B

PRE TREATMENT CELL SPILLWAY SECTION

POND AREA REQUIRED

POND SURFACE AREA = 2,171 SF
PRETREATMENT VOLUME = 805 CF

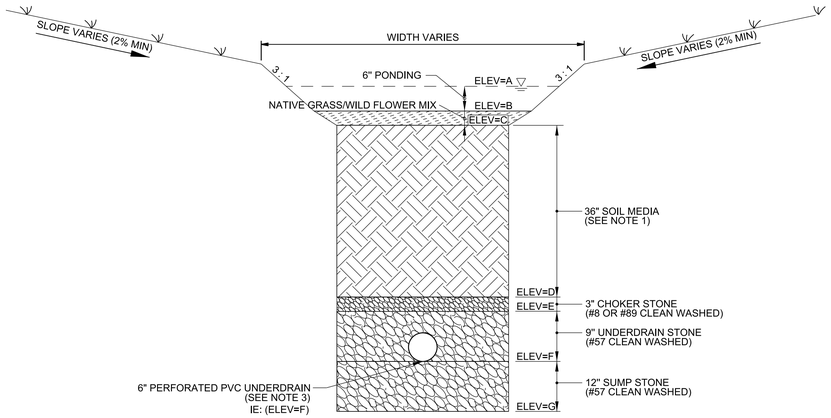
POND AREA PROVIDED

POND SURFACE AREA = 2,467 SF
PRETREATMENT VOLUME = 3,072 CF

NOTES:

1. PLANTING SOILS (FILTER MEDIA) MUST CONTAIN: 85% TO 88% SAND; 8% TO 12% SOIL FINES; 3% - 5% ORGANIC MATTER.
2. SEE LANDSAPE ARCHITECT PLANS FOR NATIVE GRASS/WILDFLOWER MIX.
3. UNDERDRAIN PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW, AND A MINIMUM GRADE OF 0.5 PERCENT WHICH MUST BE MAINTAINED.
4. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY THE CITY OF FRANKLIN AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.
5. SEE LANDSCAPE PLAN FOR PLANTING PLAN.

3 C3.5D BIOPOND #1 SCALE: NTS



SECTION VIEW

NOTES:

1. PLANTING SOILS (FILTER MEDIA) MUST CONTAIN: 85% TO 88% SAND; 8% TO 12% SOIL FINES; 3% - 5% ORGANIC MATTER.
2. SEE LANDSAPE ARCHITECT PLANS FOR NATIVE GRASS/WILDFLOWER MIX.
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5. SEE LANDSCAPE PLAN FOR PLANTING PLAN.

BIORETENTION POND ELEVATION TABLE

BIO POND #	ELEV A	ELEV B	ELEV C	ELEV D	ELEV E	ELEV F	ELEV G
BIO-02	624.50	624.00	623.75	620.75	620.50	619.75	619.75
BIO-03	625.50	625.00	624.75	621.75	621.50	620.75	619.75
BIO-04	627.00	626.50	626.25	623.25	623.00	622.25	621.25

4 C3.5D BIOPOND (#2 - #4) SCALE: NTS

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GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DESCRIPTION	DATE
	MY	ABH	100% CD DEVELOPMENT SUBMITTAL	08-05-2020
	MY	ABH	DESIGN DEVELOPMENT RES/SUBMITTAL	09-25-2020
0	MY	ABH	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
	MY	ABH	100% CD SUBMITTAL - REVISED	06-06-2022
	MY	ABH	2ND CORRECTIONS RESUBMITTAL	08-15-2022
1	MY	ABH	100% CD DRT COMMENTS RESPONSE	10-04-2022

C3.5D

FILE NO. 35968-01

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LandRes.pen Workspace: LandRes

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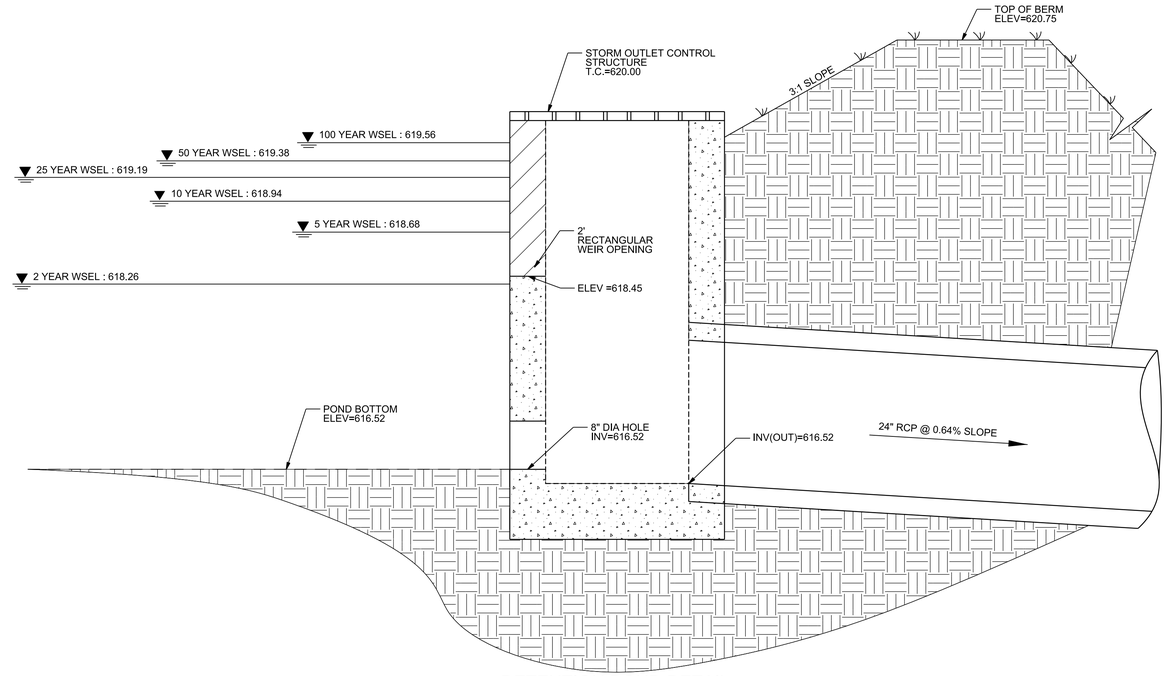
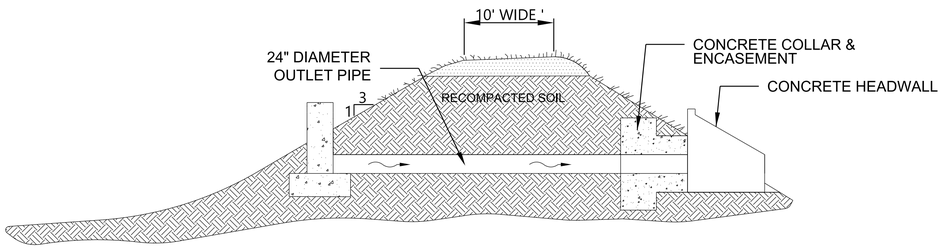


DETENTION POND DETAIL
N.T.S.

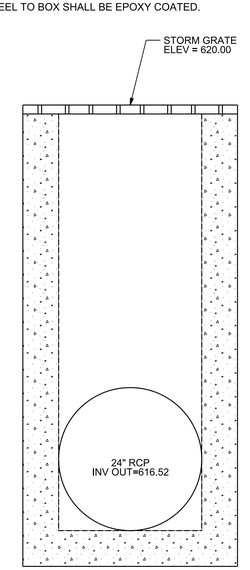


POND EMBANKMENT NOTES:

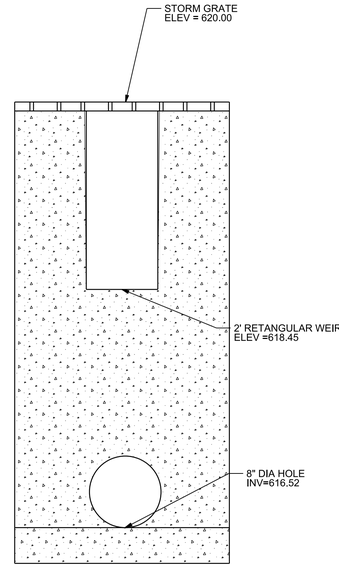
1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT +/- 3% IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE INSTALLED ALONG THE CENTERLINE OF THE EMBANKMENT. THE TRENCH MUST EXTEND AT LEAST 2 FEET INTO STABLE IMPERVIOUS SOIL WITH A MINIMUM BOTTOM WIDTH OF 4 FEET AND SIDE SLOPES OF 2:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRAINED DURING THE BACKFILLING/COMPACTING OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE POND SHALL BE STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. PROPERLY STABILIZED PIPE THROUGH EMBANKMENT WITH PROPER COMPACTION OF NO LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS. HAND COMPACT AROUND PIPE TO ENSURE ADEQUATE COMPACTION. DO NOT OVER COMPACT SO MUCH THAT UPLIFT IS CREATED ON THE PIPE. USE A MINIMUM OF 2 FEET OF FILL OVER BARREL BEFORE DRIVING OVER.

EMBANKMENT DETAIL
N.T.S.

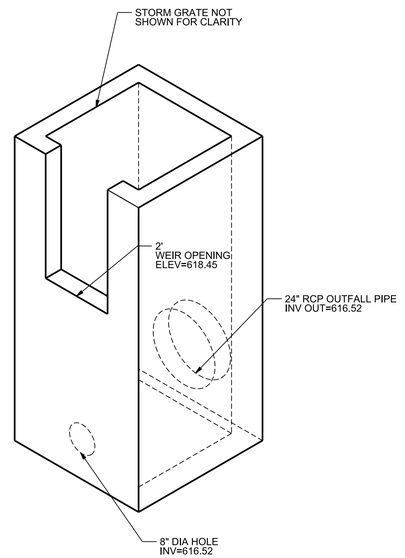
NOTES:
1) MODIFIED TDOT CONCRETE NO. 42 CB (32"X32"). PRECAST SUPPLIER TO MODIFY RENFORCING STEEL AS REQUIRED.
2) ALL PIPE CONNECTIONS SHALL BE WATER TIGHT.
3) ALL BOLTS THAT ARE NECESSARY FOR FASTENING STEEL TO BOX SHALL BE EPOXY COATED.



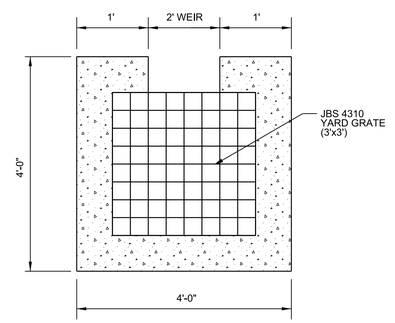
BACK VIEW
N.T.S.



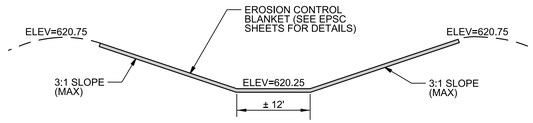
FRONT VIEW
N.T.S.



ISOMETRIC VIEW
N.T.S.



TOP VIEW
N.T.S.



EMERGENCY SPILLWAY DETAIL
N.T.S.

1 C3.5E WEST DETENTION POND DETAILS
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-21-2022

GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-01-2021	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-25-2021	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-19-2022	DNT COMMENTS RESUBMITTAL
1	MY	ABH	09-26-2022	100% CD DNT COMMENTS RESPONSE

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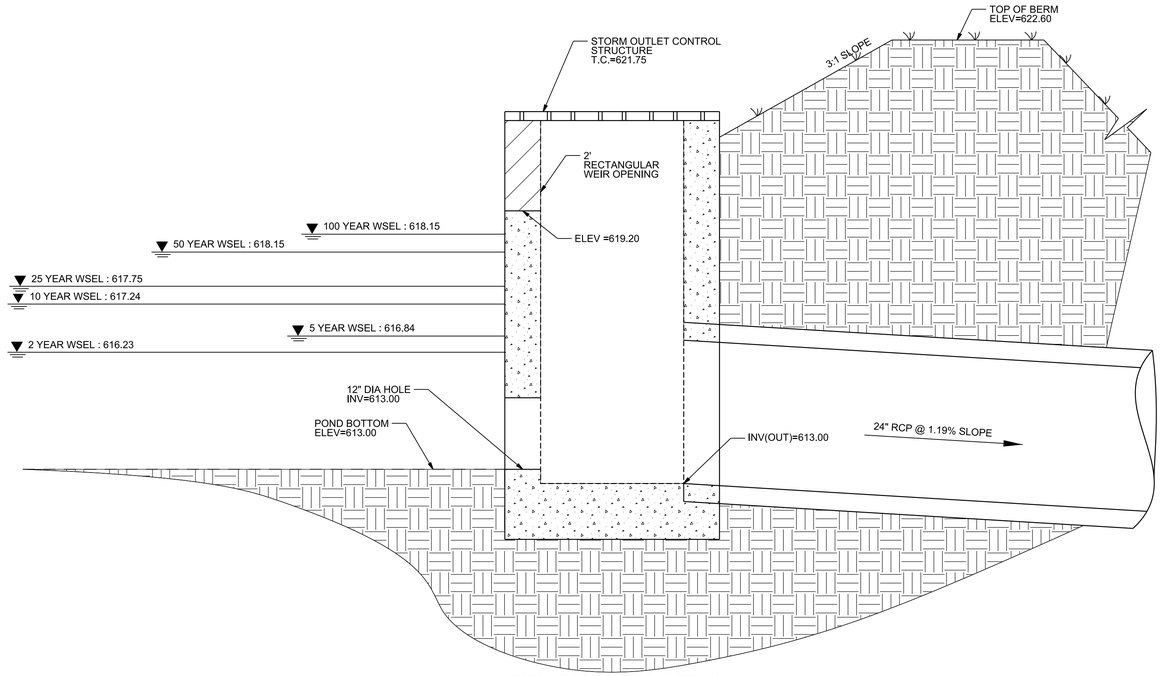
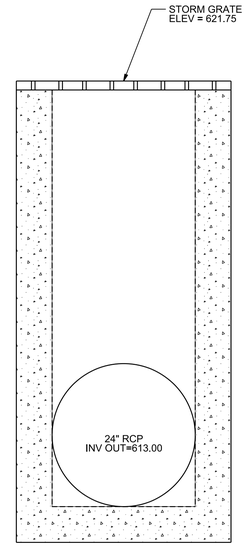


DETENTION POND DETAIL
N.T.S.

NOTES:
1) MODIFIED TDOT CONCRETE NO. 42 CB (32"X32"). PRECAST SUPPLIER TO MODIFY RENFORCING STEEL AS REQUIRED.
2) ALL PIPE CONNECTIONS SHALL BE WATER TIGHT.
3) ALL BOLTS THAT ARE NECESSARY FOR FASTENING STEEL TO BOX SHALL BE EPOXY COATED.



BACK VIEW
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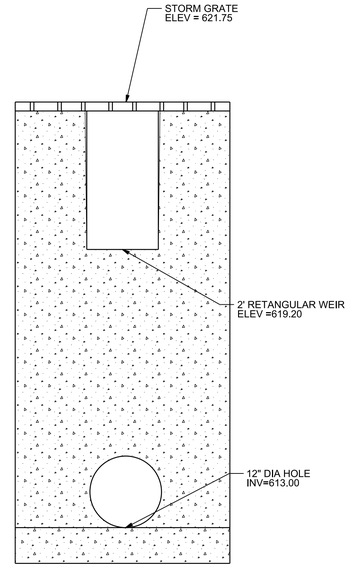

FRONT VIEW
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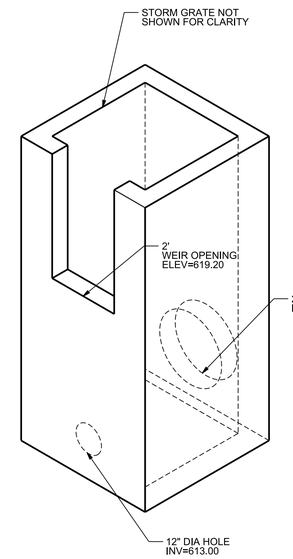

ISOMETRIC VIEW
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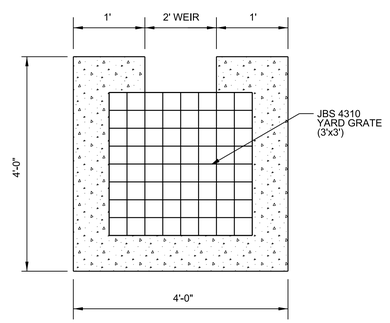

TOP VIEW
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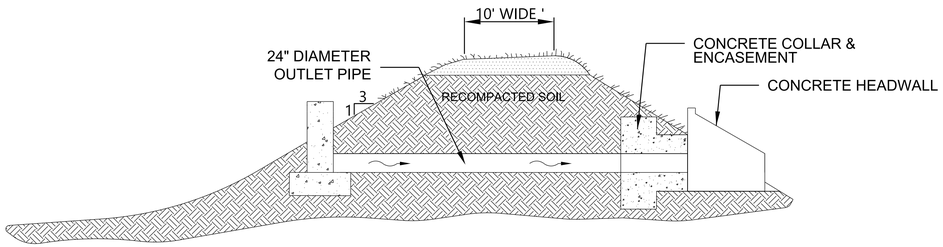
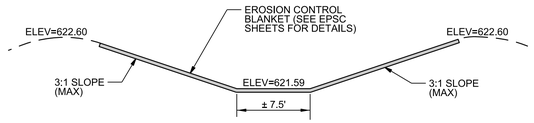
TOP OF CREST=622.60



POND EMBANKMENT NOTES:

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT +/- 3% IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE INSTALLED ALONG THE CENTERLINE OF THE EMBANKMENT. THE TRENCH MUST EXTEND AT LEAST 2 FEET INTO STABLE IMPERVIOUS SOIL WITH A MINIMUM BOTTOM WIDTH OF 4 FEET AND SIDE SLOPES OF 2:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRAINED DURING THE BACKFILLING/COMPACTING OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE POND SHALL BE STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. PROPERLY STABILIZED PIPE THROUGH EMBANKMENT WITH PROPER COMPACTION OF NO LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS. HAND COMPACT AROUND PIPE TO ENSURE ADEQUATE COMPACTION. DO NOT OVER COMPACT SO MUCH THAT UPLIFT IS CREATED ON THE PIPE. USE A MINIMUM OF 2 FEET OF FILL OVER BARREL BEFORE DRIVING OVER.

EMBANKMENT DETAIL
N.T.S.



EMERGENCY SPILLWAY DETAIL
N.T.S.

1 C3.5F N.T.S

EAST DETENTION POND DETAILS

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ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-21-2022

GRADING, DRAINAGE AND EPSC DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DESCRIPTION	DATE
	MY	ABH	DESIGN DEVELOPMENT SUBMITTAL	06-25-2020
	MY	ABH	DESIGN DEVELOPMENT RESUBMITTAL	09-25-2020
0	MY	ABH	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
	MY	ABH	100% CD SUBMITTAL - REVISED	08-08-2022
	MY	ABH	DNT COMMENTS RESUBMITTAL	09-15-2022
1	MY	ABH	100% CD DNT COMMENTS RESPONSE	10-04-2022

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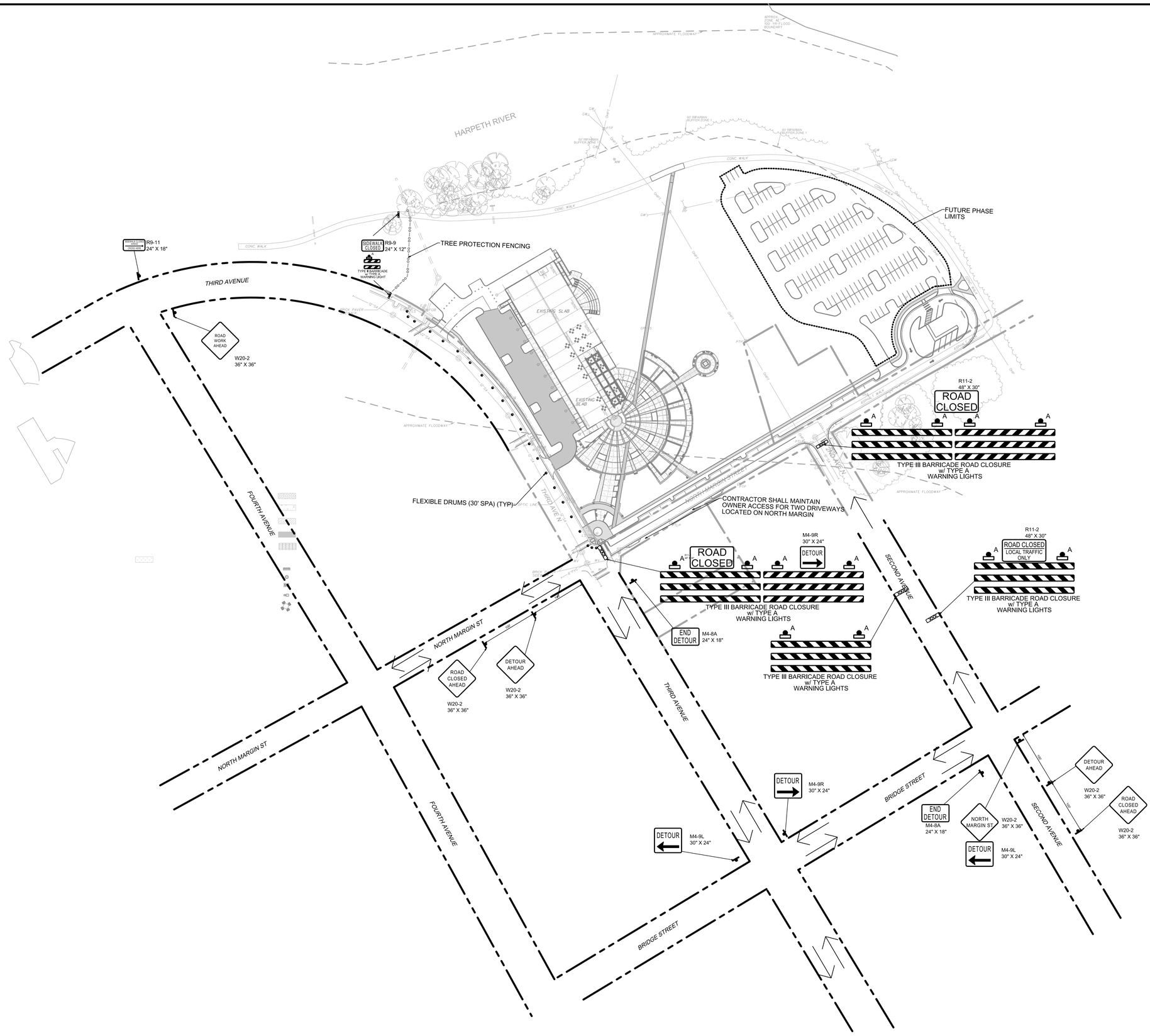

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ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-11-2022

TRAFFIC CONTROL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-27-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	09-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-29-2022	DOT COMMENTS RESPONSE
1	MY	ABH	10-04-2022	100% CD DOT COMMENTS RESPONSE

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

PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

80' 40' 0' 80' 160'
SCALE: 1 INCH = 80 FEET

N

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ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120505 — STATE OF TENNESSEE — 10-21-2022

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PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

DATUM

TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

NORTH MARGIN STREET EXTENSION

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	100% CONSTRUCTION PERMITTING
1	MY	ABH	10-26-2022	100% CD DRT COMMENTS RESPONSE

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FILE NO. 35968-01

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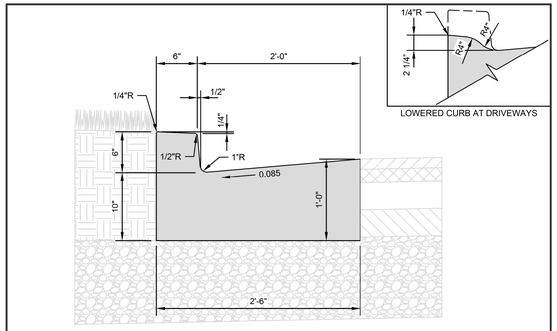
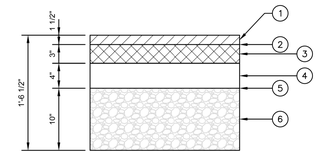


NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER"

HISTORIC FRANKLIN TENNESSEE	ARTERIAL AND COLLECTOR CURB AND GUTTER			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-1
	NOT TO SCALE			

1 C4.3 PR-1 CURB AND GUTTER N.T.S



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - BITUMINOUS AGGREGATE BASE (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
6. 10" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

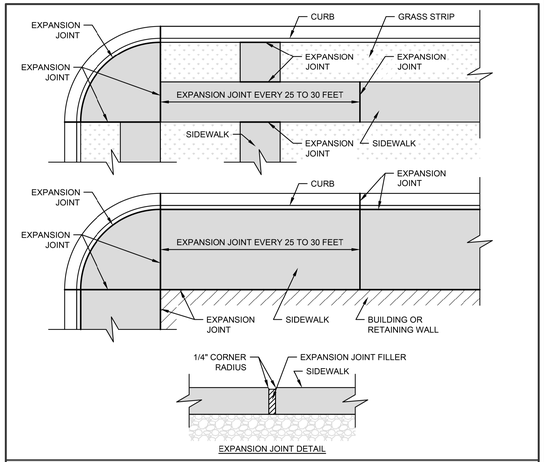
NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR COLLECTOR PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RD-2
	NOT TO SCALE			

NOTE:
CONTRACTOR SHALL USE PAVEMENT THICKNESS FROM 3RD AVE. TO 2ND AVE.

2 C4.3 RD-2 PAVEMENT SECTION N.T.S



EXPANSION JOINT DETAIL

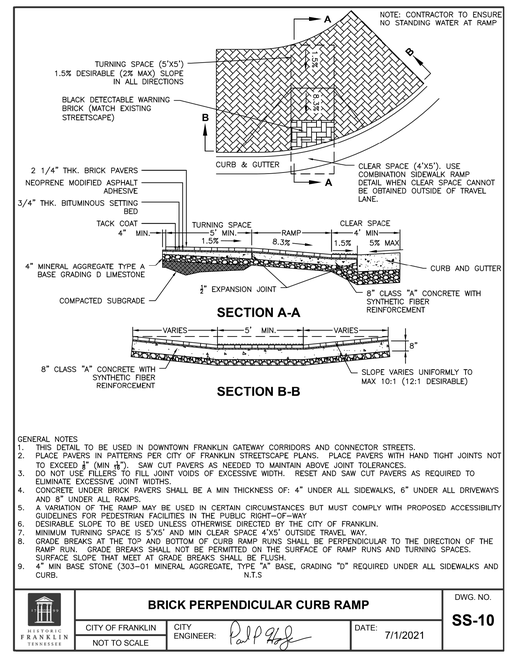
NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-10
	NOT TO SCALE			

3 C4.3 RP-10 SIDEWALK EXPANSION JOINT N.T.S

NOTE: CONTACTOR TO ENSURE NO STANDING WATER AT RAMP

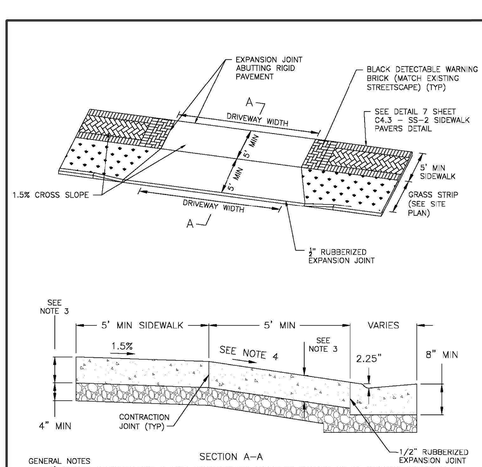


GENERAL NOTES
1. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.
2. PLACE PAVERS IN PATTERNS PER CITY OF FRANKLIN STREETSCAPE PLANS. PLACE PAVERS WITH HAND TIGHT JOINTS NOT TO EXCEED ⅛" (MIN ¼"). SAW CUT PAVERS AS NEEDED TO MAINTAIN ABOVE JOINT TOLERANCES.
3. DO NOT USE FILLERS TO FILL JOINT VOIDS OF EXCESSIVE WIDTH. RESET AND SAW CUT PAVERS AS REQUIRED TO ELIMINATE EXCESSIVE JOINT WIDTHS.
4. CONCRETE UNDER BRICK PAVERS SHALL BE A MIN THICKNESS OF: 4" UNDER ALL SIDEWALKS, 6" UNDER ALL DRIVEWAYS AND 8" UNDER ALL RAMPS.
5. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
6. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
7. MINIMUM TURNING SPACE IS 5'X5' AND MIN CLEAR SPACE 4'X5' OUTSIDE TRAVEL WAY.
8. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
9. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS AND CURB.

N.T.S

HISTORIC FRANKLIN TENNESSEE	BRICK PERPENDICULAR CURB RAMP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	SS-10
	NOT TO SCALE			

4 C4.3 SS-10 BRICK PERPENDICULAR CURB RAMP N.T.S



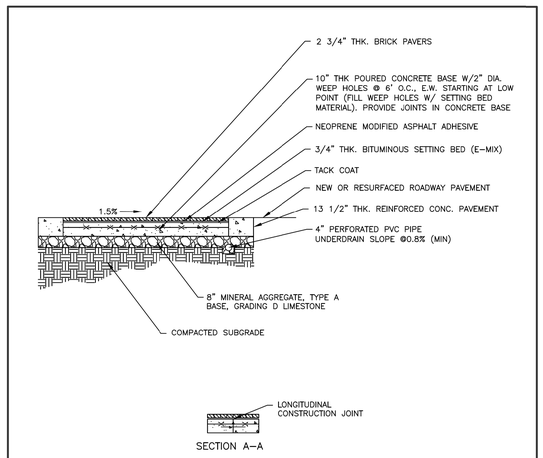
SECTION A–A

GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D") REQUIRED UNDER ALL DRIVEWAYS
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
4. DRIVEWAY RAMP GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS
5. BLACK DETECTABLE WARNING PAVERS SHALL BE PROVIDED AT COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE. PAVERS SHALL MATCH EXISTING 3RD AVE NORTH STREETSCAPE.

N.T.S

HISTORIC FRANKLIN TENNESSEE	CONCRETE DRIVEWAY APRON W/ GRASS STRIP AND BRICK SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE:	RP-5A
	NOT TO SCALE			

5 C4.3 RP-5A DRIVEWAY APRON N.T.S



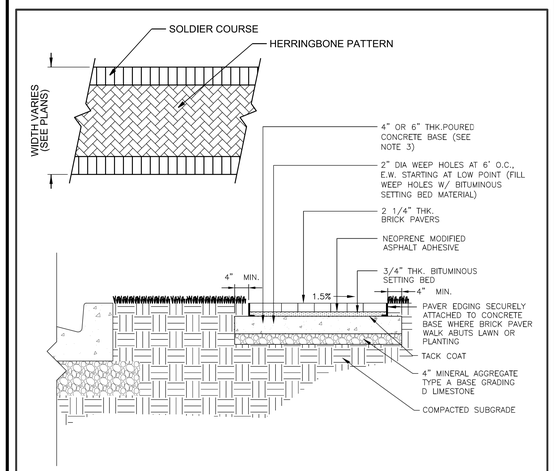
SECTION A–A

GENERAL NOTES
1. PLACE PAVERS IN PATTERNS PER CITY OF FRANKLIN STREETSCAPE PLANS. PLACE PAVERS WITH HAND TIGHT JOINTS (MAX 1/16", USE 4" X 8" PAVERS AS SHOWN. SAW CUT PERIMETER PAVERS ABUTTING CONCRETE PAVEMENT ONLY AS NEEDED TO FILL VOIDS. SEE CITY OF FRANKLIN PAVER SPECIFICATIONS FOR INSTALLATION.
2. DO NOT USE FILLERS TO FILL JOINT VOIDS OF EXCESSIVE WIDTH BETWEEN THE BRICK PAVERS AND THE ABUTTING CONCRETE PAVEMENT. CUT PAVERS TO FIT.
3. INSTALL CONCRETE PAVEMENT JOINTS AND REINFORCEMENT BARS IN ACCORDANCE WITH LANS AND DETAILS AND SECTION A–A
4. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

N.T.S

HISTORIC FRANKLIN TENNESSEE	CROSSWALK 2 3/4" THICK BRICK PAVERS ON CONCRETE BASE			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	SS-1
	NOT TO SCALE			

6 C4.3 SS-1 CROSSWALK PAVERS N.T.S

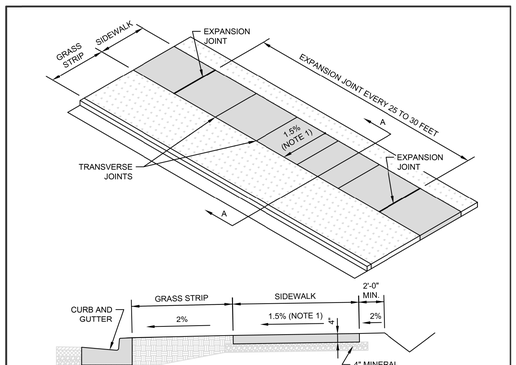


GENERAL NOTES
1. PLACE PAVERS IN PATTERNS PER CITY OF FRANKLIN STREETSCAPE PLANS. PLACE PAVERS WITH HAND TIGHT JOINTS NOT TO EXCEED 1/8" (MIN 1/16"). SAW CUT PAVERS AS NEEDED TO MAINTAIN ABOVE JOINT TOLERANCES.
2. DO NOT USE FILLERS TO FILL JOINT VOIDS OF EXCESSIVE WIDTH. RESET AND SAW CUT PAVERS AS REQUIRED TO ELIMINATE EXCESSIVE JOINT WIDTHS.
3. 4" THK POURED CONCRETE BASE ON ALL SIDEWALKS AND 6" THK PURED CONCRETE BASE ON ALL DRIVEWAYS.
4. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

N.T.S

HISTORIC FRANKLIN TENNESSEE	2 1/4" THICK BRICK PAVERS ON CONCRETE BASE			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	SS-2
	NOT TO SCALE			

7 C4.3 SS-2 SIDEWALK PAVERS N.T.S



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-8
	NOT TO SCALE			

8 C4.3 CONCRETE SIDEWALK N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120505 — STATE OF TENNESSEE — 10-11-2022

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION / DESCRIPTION
	MY	ABH	04-30-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	06-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	05-06-2022	100% CD SUBMITTAL - REVISED
1	MY	ABH	08-12-2022	DRT COMMENTS RESUBMITTAL
	MY	ABH	09-09-2022	100% CD SET COMMENTS RESPONSE

C4.3

FILE NO. 35968-01

10/5/2022
1:41:49 PM
MTYaseen
LandRes.pen Workspace: LandRes

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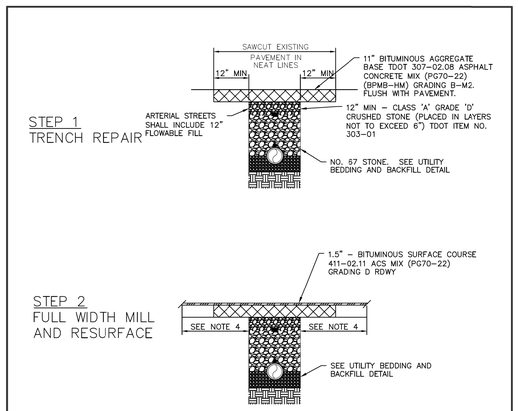
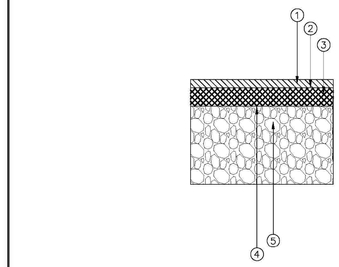


NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR PARKING COLLECTOR AND ARTERIAL STREET			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 1/1/2020	RD-7
	NOT TO SCALE			

1 C4.3A ASPHALT PAVEMENT TRENCH REPAIR
N.T.S



PAVEMENT SCHEDULE

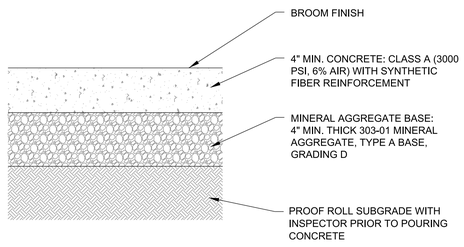
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPVB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12.9S/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S

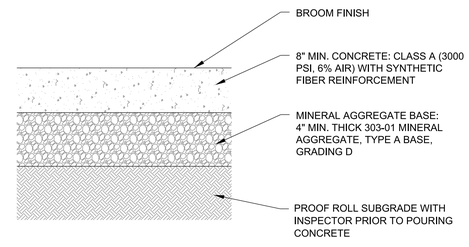
HISTORIC FRANKLIN TENNESSEE	PARKING LOT PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 4/15/2021	PK1
	NOT TO SCALE			

2 C4.3A PARKING LOT PAVEMENT SECTION
N.T.S



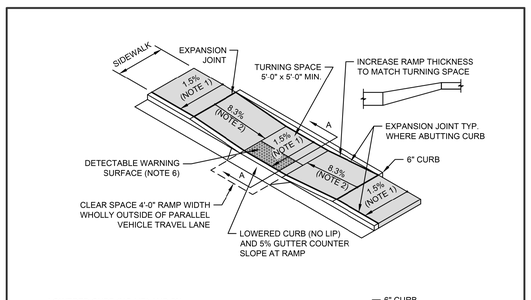
NOTES:
1. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWINGS RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS.
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP (EX. BUILDINGS).
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   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.

3 C4.3A 4" CONCRETE SIDEWALK
N.T.S



NOTES:
1. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWINGS RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS.
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP (EX. BUILDINGS).
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   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.

4 C4.3A 8" CONCRETE PAVEMENT
N.T.S

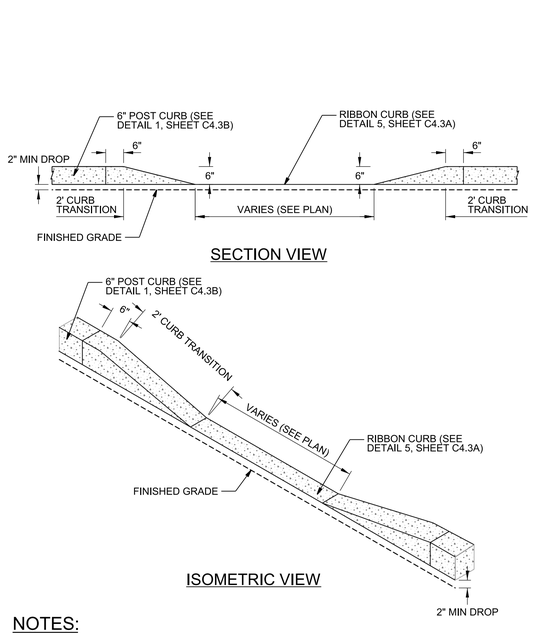


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

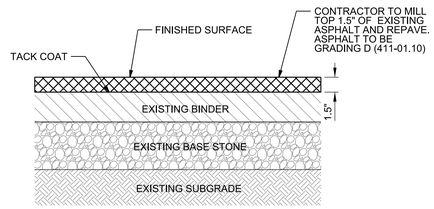
HISTORIC FRANKLIN TENNESSEE	PARALLEL CURB RAMP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-14
	NOT TO SCALE			

5 C4.3A PARALLEL CURB RAMP
N.T.S

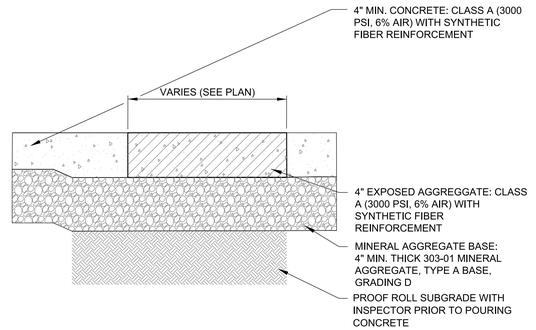


NOTES:
1. MINIMUM DROP OF 2" FROM TOP OF RIBBON CURB TO FINISHED GRADE.

6 C4.3A CURB CUT TRANSITION
N.T.S



7 C4.3A MILL & OVERLAY DETAIL
N.T.S



NOTES:
1. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWINGS RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS.
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP (EX. BUILDINGS).
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE 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.

8 C4.3A 4" STAMPED CONCRETE
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-6-2022

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-04-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	06-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
	MY	ABH	05-06-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	05-12-2022	DRT COMMENTS RESUBMITTAL
1	MY	ABH	10-04-2022	100% CD SET COMMENTS RESPONSE

C4.3A

FILE NO. 35968-01

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LandRes.pen Workspace: LandRes

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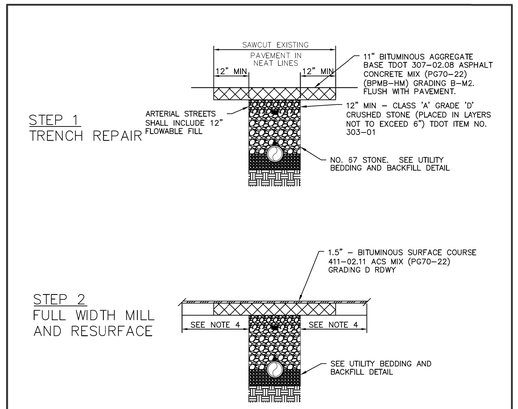
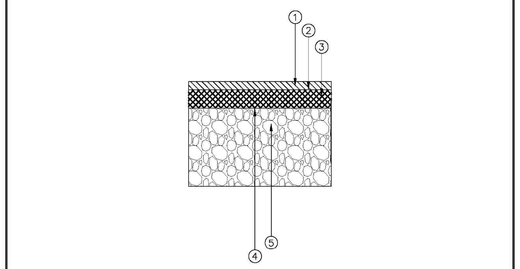


NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR PARKING COLLECTOR AND ARTERIAL STREET		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 1/1/2020	RD-7
	NOT TO SCALE		

1 C4.3A ASPHALT PAVEMENT TRENCH REPAIR
N.T.S



PAVEMENT SCHEDULE

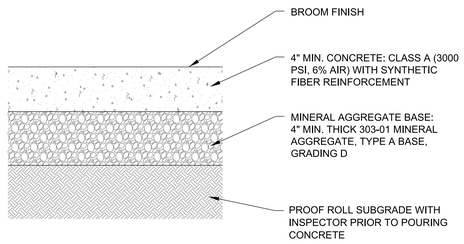
1. 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPVB-HM) GRADING B-M2
4. PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12.9S/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S

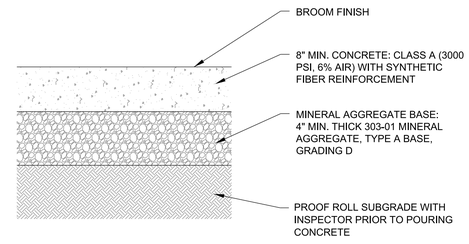
HISTORIC FRANKLIN TENNESSEE	PARKING LOT PAVEMENT SECTION		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 4/15/2021	PK1
	NOT TO SCALE		

2 C4.3A PARKING LOT PAVEMENT SECTION
N.T.S



NOTES:
1. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWINGS RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS.
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP (EX. BUILDINGS).
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   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.

3 C4.3A 4" CONCRETE SIDEWALK
N.T.S



NOTES:
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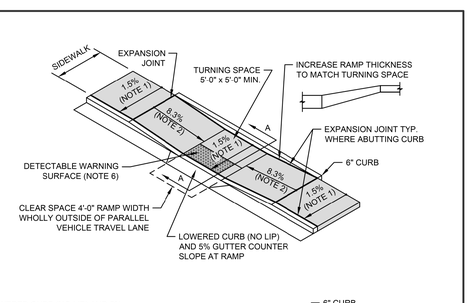
4 C4.3A 8" CONCRETE PAVEMENT
N.T.S

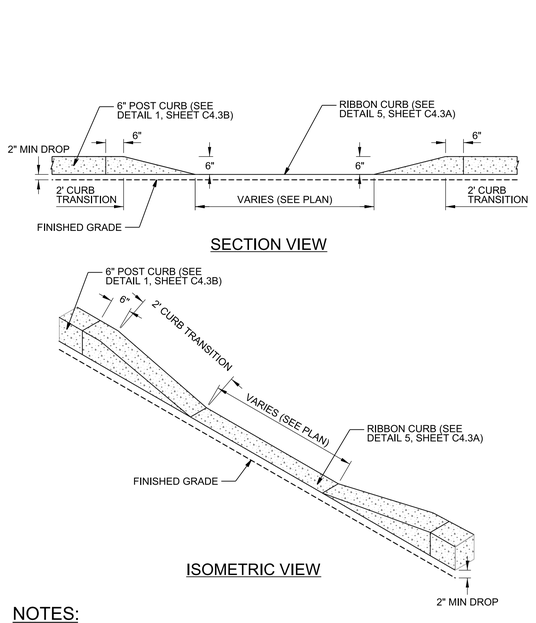


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

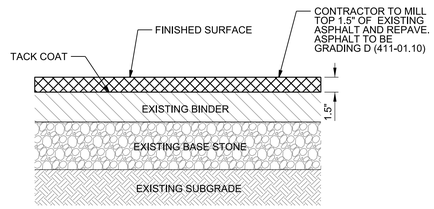
HISTORIC FRANKLIN TENNESSEE	PARALLEL CURB RAMP		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-14
	NOT TO SCALE		

5 C4.3A PARALLEL CURB RAMP
N.T.S

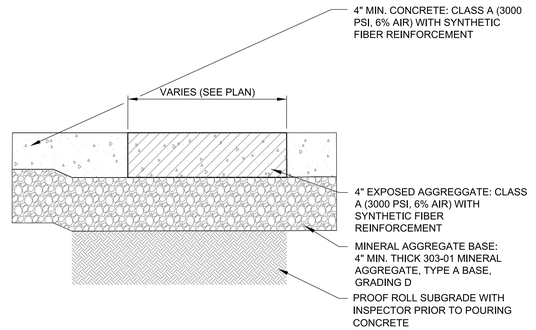


NOTES:
1. MINIMUM DROP OF 2" FROM TOP OF RIBBON CURB TO FINISHED GRADE.

6 C4.3A CURB CUT TRANSITION
N.T.S



7 C4.3A MILL & OVERLAY DETAIL
N.T.S



NOTES:
1. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWINGS RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS.
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP (EX. BUILDINGS).
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE 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.

8 C4.3A 4" STAMPED CONCRETE
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON REGISTERED ENGINEER XVI PROFESSIONAL AGRICULTURE COMMERCE No. 120505 STATE OF TENNESSEE
10-6-2022

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-15-2021	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	06-09-2021	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
	MY	ABH	05-06-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	05-12-2022	DRT COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	100% CD SET COMMENTS RESPONSE

C4.3A

FILE NO. 35968-01

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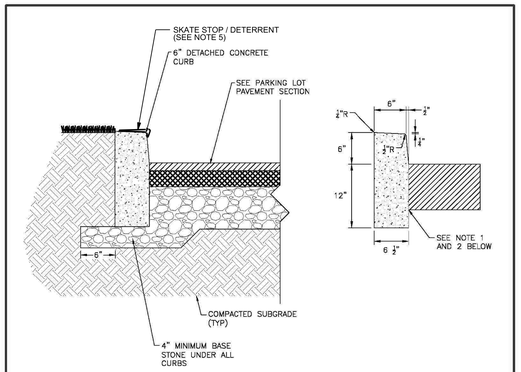
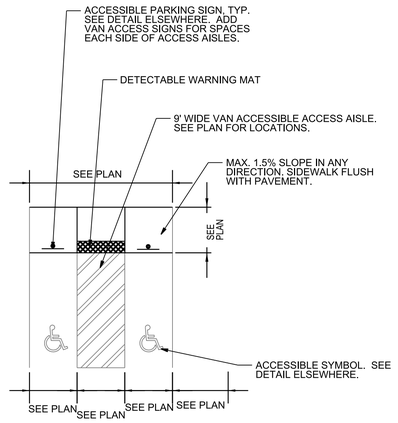


1. CONCRETE EXPANSION JOINT MATERIAL IS TO BE ½" THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER.
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A) AT TANGENT POINTS OF CIRCULAR CURBS.
   B) BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C) AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
   D) TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E) 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.
3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
4. EDGES OF JOINTS SHALL BE FINISHED ON ½" RADII.
5. INSTALL SKATE STOP DETERRENTS IN CURBS LOCATED IN ALL PEDESTRIAN AREAS. SEE SF-5 IN SITE FURNISHINGS SCHEDULE ON L2.1 FOR ADDITIONAL SKATE STOP INFORMATION.

N.T.S.

HISTORIC FRANKLIN TENNESSEE	6" DETACHED CONCRETE CURB			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 4/15/2021	PK15
	NOT TO SCALE			

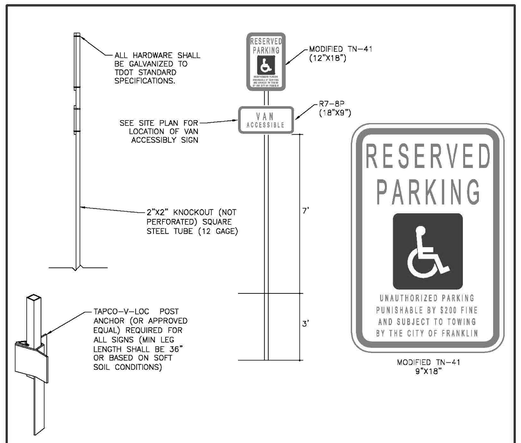
1 C4.3B CONCRETE POST CURB N.T.S



NOTE:

1. ALL SPACE LIMIT LINES SHOULD BE SOLID WHITE LINES 4" WIDE. MAXIMUM 2% SLOPE IN ANY DIRECTION FOR PARKING SPACES AND ACCESS ISLES.
2. ALL MARKINGS SHALL BE THERMOPLASTIC

2 C4.3B ACCESSIBLE PARKING SPACE N.T.S

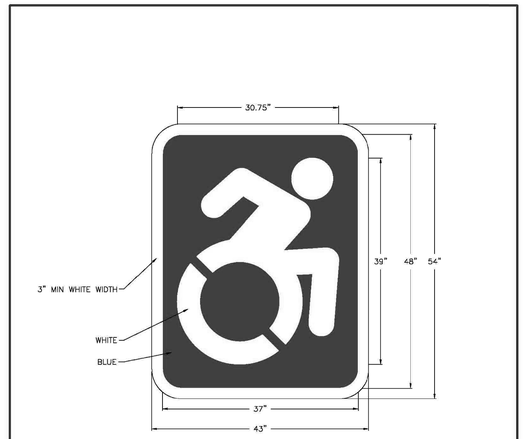


GENERAL NOTES
1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A-2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

N.T.S

HISTORIC FRANKLIN TENNESSEE	ADA ACCESSIBLE SIGNS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 4/15/2021	PK6
	NOT TO SCALE			

3 C4.3B ACCESSIBLE SIGN N.T.S

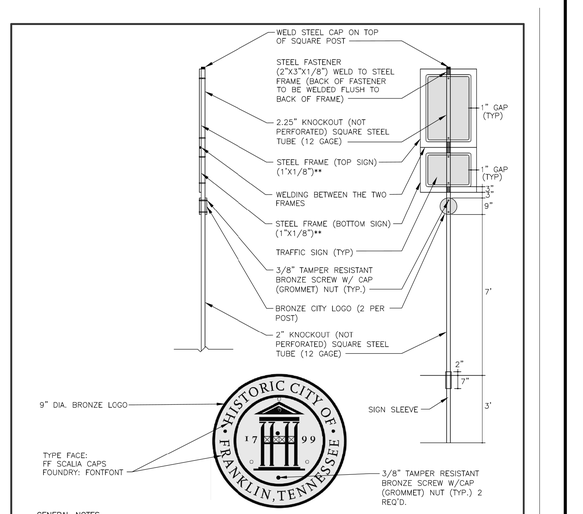


GENERAL NOTES
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. THE ACCESSIBLE SYMBOL SHALL BE WHITE AND SHALL HAVE A BLUE BACKGROUND.
3. PAVEMENT MARKING SHALL COMPLY WITH MUTCD MINIMUM STANDARDS.

N.T.S

HISTORIC FRANKLIN TENNESSEE	ACTIVE ACCESSIBILITY PARKING SPACE PAVEMENT MARKING			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 4/15/2021	PK8
	NOT TO SCALE			

4 C4.3B ACCESSIBLE SYMBOL N.T.S



GENERAL NOTES
1. ALL BLACK ART SHALL BE RAISED FROM THE BACKGROUND TO CREATE A SUBSTANTIAL EMBOSSED APPEARANCE AND SHALL BE NATURAL BRONZE COLOR/FINISH
2. SUBMIT SHOP DRAWINGS TO CITY FOR APPROVAL PRIOR TO FABRICATION
3. FINISH FRAME AND POST PER SPECS. FINISH COLOR OF STEEL FRAME, 2" AND 2.25" KNOCKOUT SQ. STEEL TUBE TO MATCH SHERWIN WILLIAMS #PGS8-90245 (80% GLOSS) (FRANKLIN GREEN)
4. GRIND ALL WELDS SMOOTH
5. FINISH BACKS OF ALL TRAFFIC SIGNS PER CITY STREET SPECS. FINISH COLOR TO MATCH SHERWIN WILLIAMS #PGS8-90245 (80% GLOSS) (FRANKLIN GREEN).
6. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

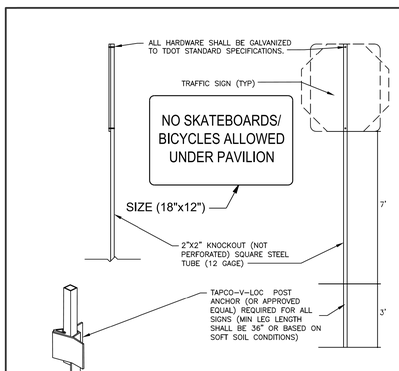
N.T.S

HISTORIC FRANKLIN TENNESSEE	TYPICAL STREET SIGN			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	SS-6
	NOT TO SCALE			

5 C4.3B TYPICAL STREET SIGN N.T.S

NOTE:

1. SIGN TO BE MOUNTED TO PAVILION.



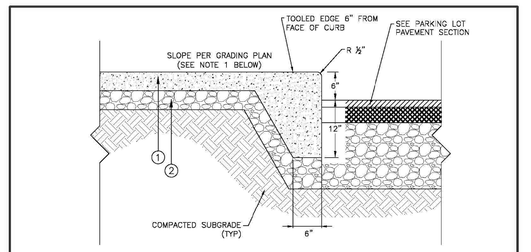
GENERAL NOTES
1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. DECORATIVE AND POWDER COATED POST ARE ALLOWED BUT SHALL BE MAINTAINED BY THE HOMEOWNERS OR BUSINESS ASSOCIATION WITHIN DEVELOPMENTS. ALL NON-STANDARD DECORATIVE POST AND BREAKAWAY MOUNTING DETAILS SHALL BE SUBMITTED TO THE STREET DEPARTMENT FOR REVIEW AND APPROVAL.
5. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A-2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

N.T.S

HISTORIC FRANKLIN TENNESSEE	LOCAL STREET SIGN			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-21
	NOT TO SCALE			

6 C4.3B PAVILION SIGNAGE N.T.S

6A C4.3B NOT USED N.T.S



PAVEMENT SCHEDULE

① 4" CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.

② 4" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

1. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
2. SEE EXPANSION JOINT DETAIL. EXPANSION JOINTS SHALL BE PLACED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

HISTORIC FRANKLIN TENNESSEE	SIDEWALK WITH 6" TURNDOWN CURB			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 4/15/2021	PK19
	NOT TO SCALE			

7 C4.3B SIDEWALK WITH TURNDOWN CURB N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON REGISTERED ENGINEER XVI PLANNER AGRICULTURE COMMERCE No. 120505 STATE OF TENNESSEE 10-12-2022

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	05-04-2020	DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
1	MY	ABH	09-12-2022	DRT COMMENTS RESUBMITTAL
	MY	ABH	09-29-2022	100% CD SET COMMENTS RESPONSE

C4.3B

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1 C4.3C NOT USED
N.T.S

2 C4.3C NOT USED
N.T.S

2 C4.3C NOT USED
N.T.S





3 C4.3C GRAIN HOPPER DEMOLITION
N.T.S

NOTE:

1. CONTACT AND COORDINATE WITH THE CITY OF FRANKLIN PRIOR TO DEMOLITION.

4 C4.3C NOT USED
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-12-2022

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-05-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	08-12-2022	DRT COMMENTS RESUBMITTAL
1	MY	ABH	09-06-2022	100% CD DRT COMMENTS RESPONSE

C4.3C

FILE NO. 35968-01

10/5/2022
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LandRes.pen Workspace: LandRes

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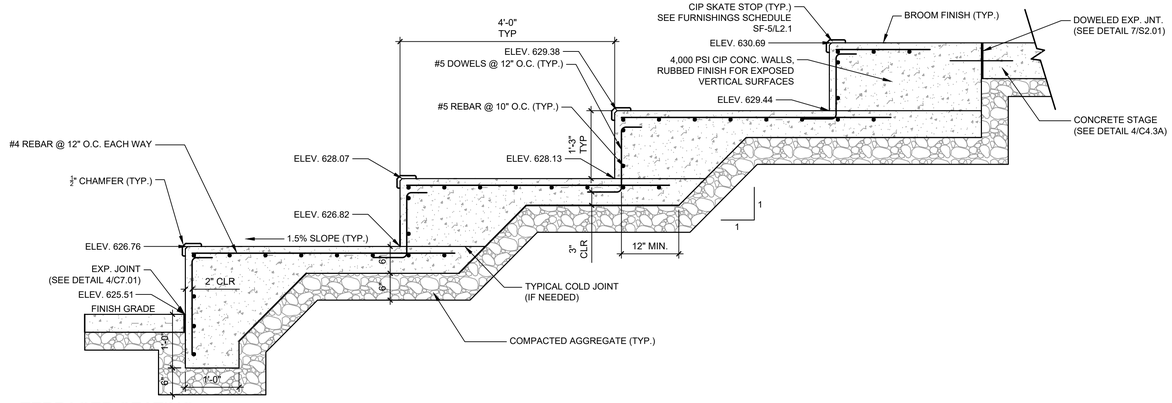
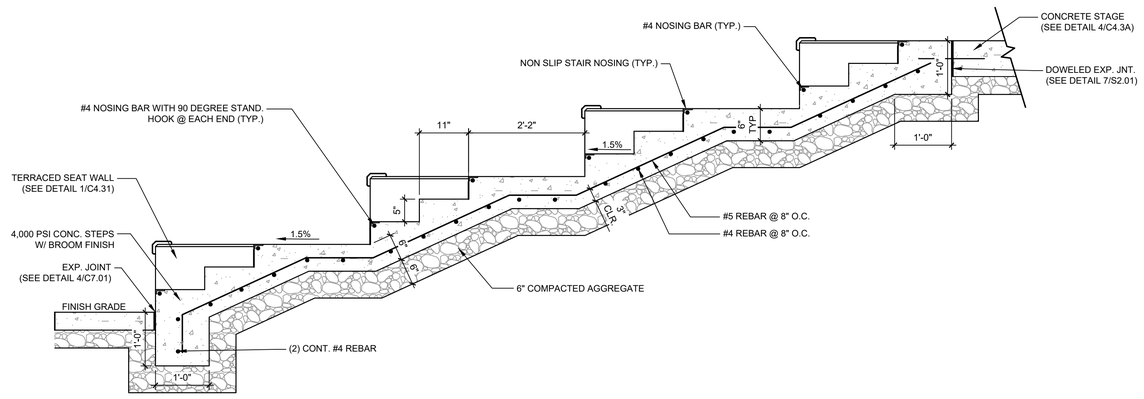
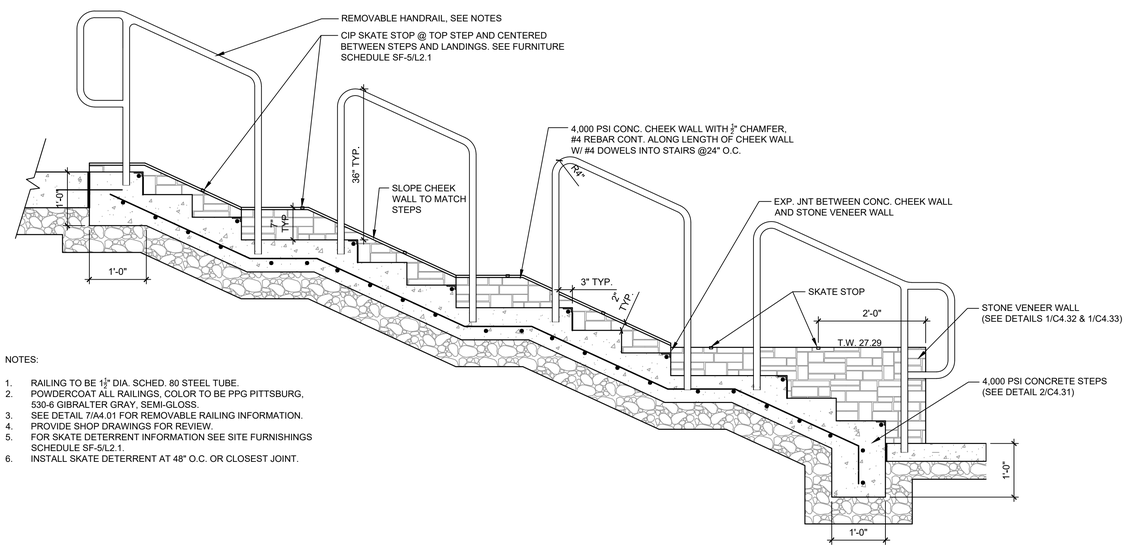


1 C4.31 TERRACED SEATING
3/4" = 1'-0"



2 C4.31 STEPS @ TERRACED SEATING
3/4" = 1'-0"



NOTES:

1. RAILING TO BE 1½" DIA. SCHED. 80 STEEL TUBE.
2. POWDERCOAT ALL RAILINGS, COLOR TO BE PPG PITTSBURG, 530-6 GIBRALTER GRAY, SEMI-GLOSS.
3. SEE DETAIL 7/A4.01 FOR REMOVABLE RAILING INFORMATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW.
5. FOR SKATE DETERRENT INFORMATION SEE SITE FURNISHINGS SCHEDULE SF-5/L2.1.
6. INSTALL SKATE DETERRENT AT 48" O.C. OR CLOSEST JOINT.

4 C4.31 CHEEK WALLS @ STEPS
3/4" = 1'-0"

DETAIL NOT USED

N 3 C4.31 SEATING WALL/ STAIR PLAN -
SCALE: 3/4" = 1'-0"

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JOHN RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 334
10-6-22

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	08-08-2022	100% CD SUBMITTAL TO DRT
0	MY	JRB	09-23-2022	DRT COMMENTS RESUBMITTAL
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

C4.31

FILE NO. 35968-01

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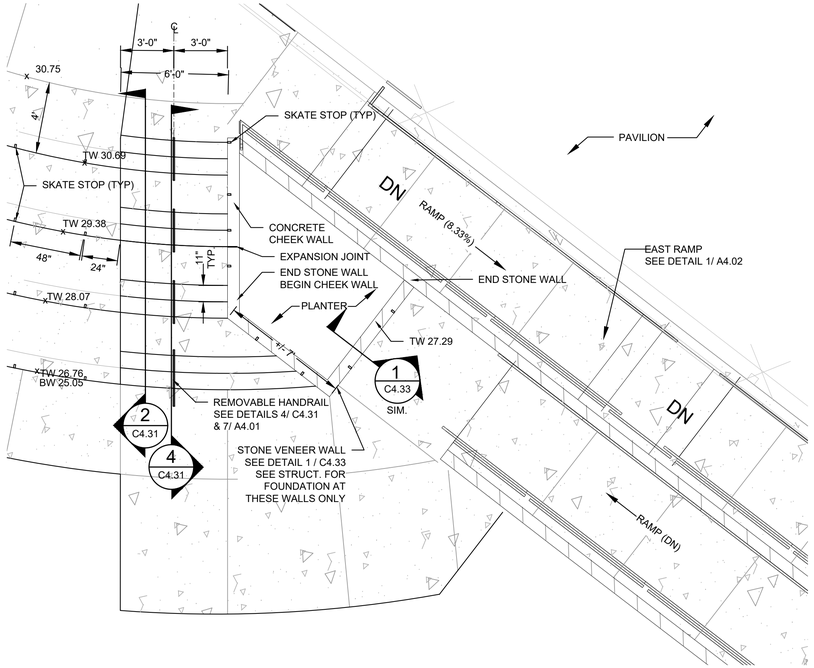
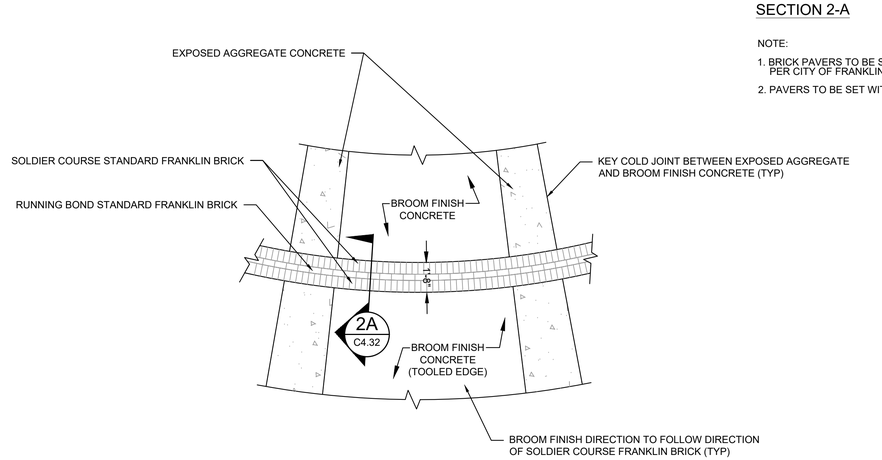
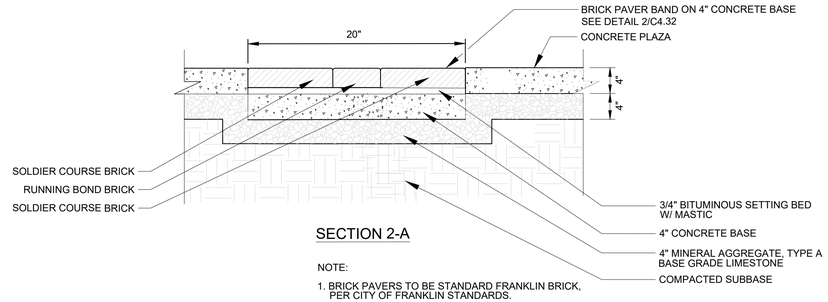


N 1 C4.32 STEPS @ AMPHITHEATER PLAN
1/4" = 1'-0"

3 C4.32 RIVER STONE FILTER BAND
N.T.S.



2 C4.32 PAVER BAND @ PLAZA
1/4" = 1'-0"



SECTION 2-A

NOTE:

1. BRICK PAVERS TO BE STANDARD FRANKLIN BRICK, PER CITY OF FRANKLIN STANDARDS.
2. PAVERS TO BE SET WITH TIGHT CLOSE JOINTS.

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-6572

JOHN RUSSELL BROWN
REGISTERED
ARCHITECT
TENNESSEE
LANDSCAPE ARCHITECT
10-6-22

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	06-28-2022	100% CD SUBMITTAL TO DRT
0	MY	JRB	09-07-2022	DRT COMMENTS RESUBMITTAL
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

SITE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

N

C4.32

FILE NO. 35968-01

$DATE$
$TIME$
$INSTR$
$USER$
TBL

DGN

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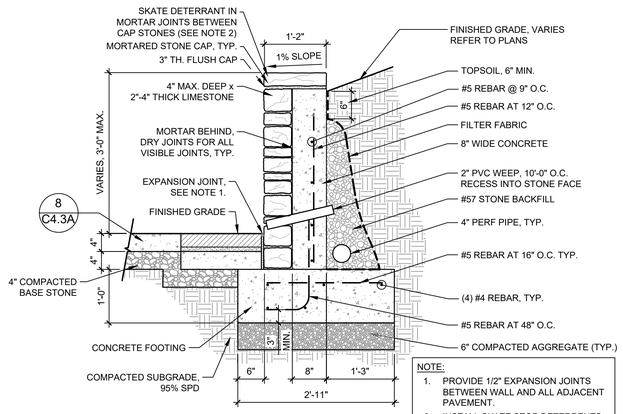
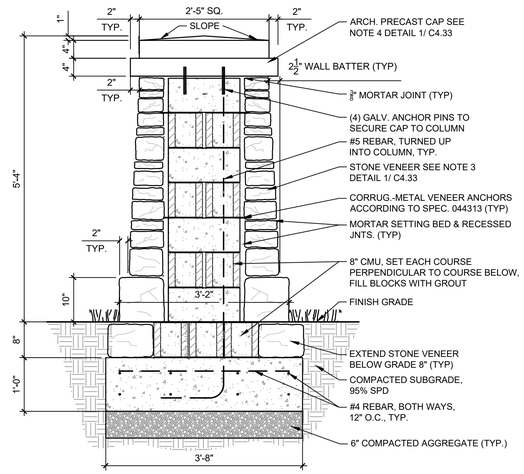


NOTE:
1. PROVIDE 1/2" EXPANSION JOINTS BETWEEN WALL AND ALL ADJACENT PAVEMENT.
2. INSTALL SKATE STOP DETERRENTS IN STONE PLANTER WALLS LOCATED IN ALL PEDESTRIAN AREAS. SEE SF-5 IN SITE FURNISHINGS SHEDULE ON L2.1 FOR ADDITIONAL SKATE STOP INFORMATION

1 C4.33 **STONE PLANTER WALL SECTION**
3/4" = 1'-0"



2 C4.33 **STONE COLUMN - SECTION**
3/4" = 1'-0"

GENERAL NOTES

1. STAMPED CONCRETE PAVEMENT TO BE CREATED USING RAILROAD STAMP. PRODUCT NUMBER BST8900 (WWW.BUTTERFIELDCOLOR.COM)
2. COLORS FOR STAMPED CONCRETE TO BE AS MANUFACTURED BY BUTTERFIELD COLOR IN THE "ELEMENT" COLOR FAMILY AS FOLLOWS:
   COLOR 1 – RAILROAD TIMBERS TO BE BAS–19, KONA BROWN.
   COLOR 2 – RAIL TRACKS TO BE BAS–18, WEATHERED BRONZE.
   COLOR 3 – STONE BALLAST TO BE ELE–128, GRAY
3. A LIQUID RELEASE AGENT IS APPLIED TO THE STAMP PRIOR TO USING AND THROUGHOUT THE STAMPING PROCESS CALLED "PERMA–CAST CLEAR LIQUID RELEASE". WWW.BUTTERFIELDCOLOR.COM/PRODUCT–CATEGORY/ANTIQUING–AND–RELEASE–AGENTS
4. AFTER CONCRETE CUREW, THE AREA IS REQUIRED TO BE POWER WASHED TO REMOVE ANY ELEASE AGENT AND ALLOWED TO DRY PRIOR TO COLOR APPLICATION.
5. AFTER CURING OF COLOR AGENT, APPLY "CLEAR GROUND–CURE AND SEAL" TO FINISHED CONCRETE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. WWW.BUTTERFIELDCOLOR/PRODUCT–CATEGORY/CURING–AND SEALING.
6. BUTTERFIELD COLOR CONTACT INFORMATION:
   NASHVILLE POWER RENTAL AND SALES
   HTTPS://PRSCONCRETE.COM
   615–837–1450
7. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
8. SEE EXPANSION JOINT DETAIL. EXPANSION JOINTS SHALL BE PLACED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. 4" MIN BASE STONE (303–01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

HISTORIC FRANKLIN TENNESSEE	**INTERURBAN RAILWAY DECORATIVE STAMPED CONCRETE TRAIL**		DWG. NO. **CS14**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021	
NOT TO SCALE			

3 C4.33 **RAILROAD DECORATIVE STAMPED CONCRETE WALK**
(N.T.S)

GENERAL NOTES
1. BOLLARD POST SHALL BE MODEL R–7902 MANUFACTURED BY RELIANCE FOUNDRY OR APPROVED EQUAL
2. BLACK POLYESTER POWDER COATING REQUIRED

HISTORIC FRANKLIN TENNESSEE	**REMOVABLE BOLLARD**		DWG. NO. **CS22**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021	
NOT TO SCALE			

4 C4.33 **REMOVABLE BOLLARD - END SECTION**
(N.T.S)

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615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-6572

JOHN RUSSELL BOYD — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 10-6-22

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

SITE DETAILS

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	08-08-2022	100% CD SUBMITTAL TO DRT
0	JAY	JRB	09-23-2022	100% CD DRT COMMENTS RESPONSE
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

C4.33

FILE NO. 35968-01

$DATE$
$TIME$
$USER$
$XREF$
TBL

DGN

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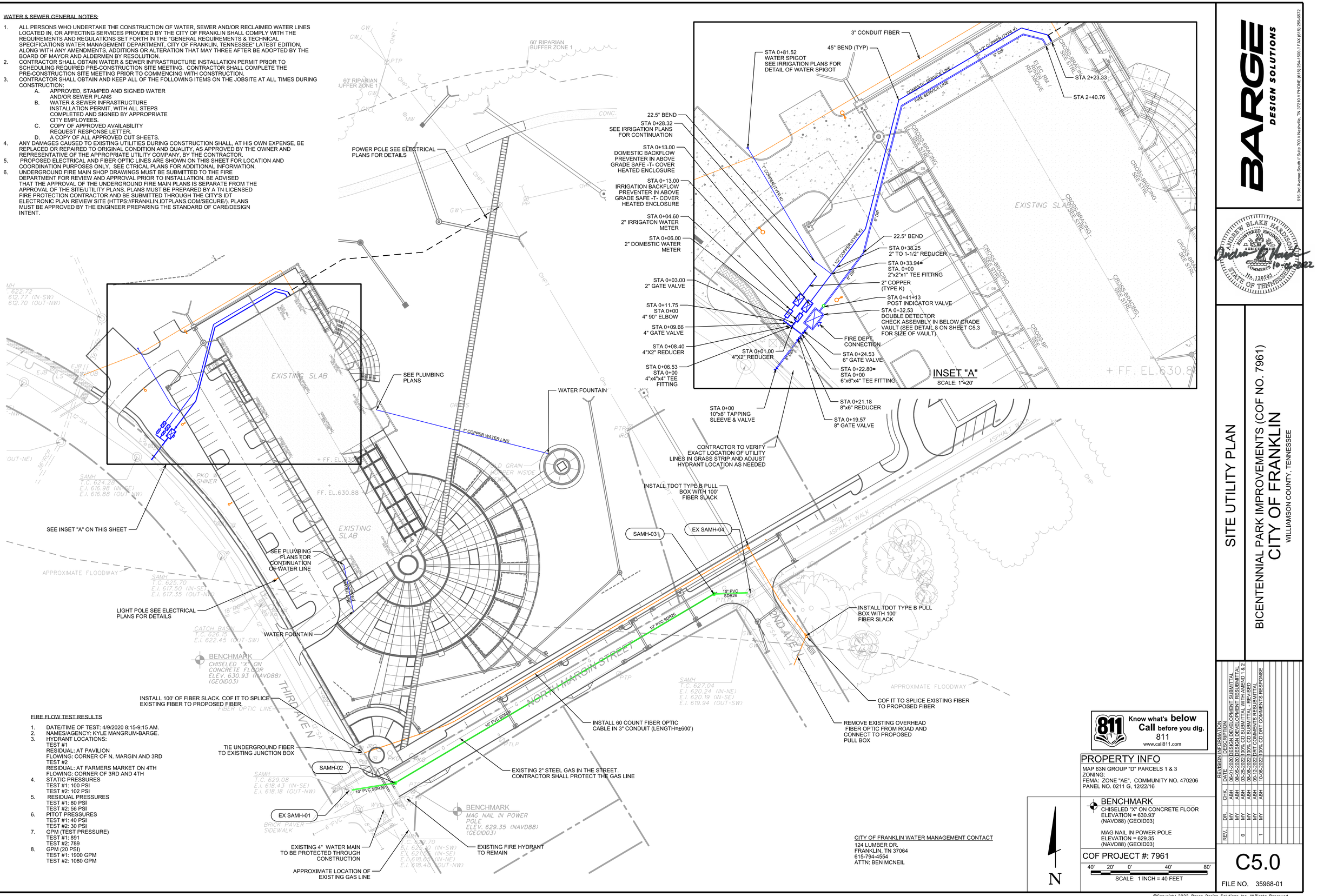
WATER & SEWER GENERAL NOTES:

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 THREE AFTER 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. 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.
5. PROPOSED ELECTRICAL AND FIBER OPTIC LINES ARE SHOWN ON THIS SHEET FOR LOCATION AND COORDINATION PURPOSES ONLY. SEE CTRICAL PLANS FOR ADDITIONAL INFORMATION.
6. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT THE APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE (HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/). PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

FIRE FLOW TEST RESULTS

1. DATE/TIME OF TEST: 4/9/2020 8:15-9:15 AM.
2. NAMES/AGENCY: KYLE MANGRUM-BARGE.
3. HYDRANT LOCATIONS:
   TEST #1
   RESIDUAL: AT PAVILION
   FLOWING: CORNER OF N. MARGIN AND 3RD
   TEST #2
   RESIDUAL: AT FARMERS MARKET ON 4TH
   FLOWING: CORNER OF 3RD AND 4TH
4. STATIC PRESSURES
   TEST #1: 100 PSI
   TEST #2: 102 PSI
5. RESIDUAL PRESSURES
   TEST #1: 80 PSI
   TEST #2: 56 PSI
6. PITOT PRESSURES
   TEST #1: 40 PSI
   TEST #2: 30 PSI
7. GPM (TEST PRESSURE)
   TEST #1: 891
   TEST #2: 789
8. GPM (20 PSI)
   TEST #1: 1900 GPM
   TEST #2: 1080 GPM



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615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 254-5672

ANDREW BLAKE HARRISON — REGISTERED ENGINEER — No. 120595 — STATE OF TENNESSEE — 10-21-2022

SITE UTILITY PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-24-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	06-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	IDT COMMENTS RESUBMITTAL
1	MY	ABH	10-06-2022	100% CD DIRT COMMENTS RESPONSE

C5.0

FILE NO. 35968-01

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

10/5/2022
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MTYaseen
LandRes.pen Workspace: LandRes

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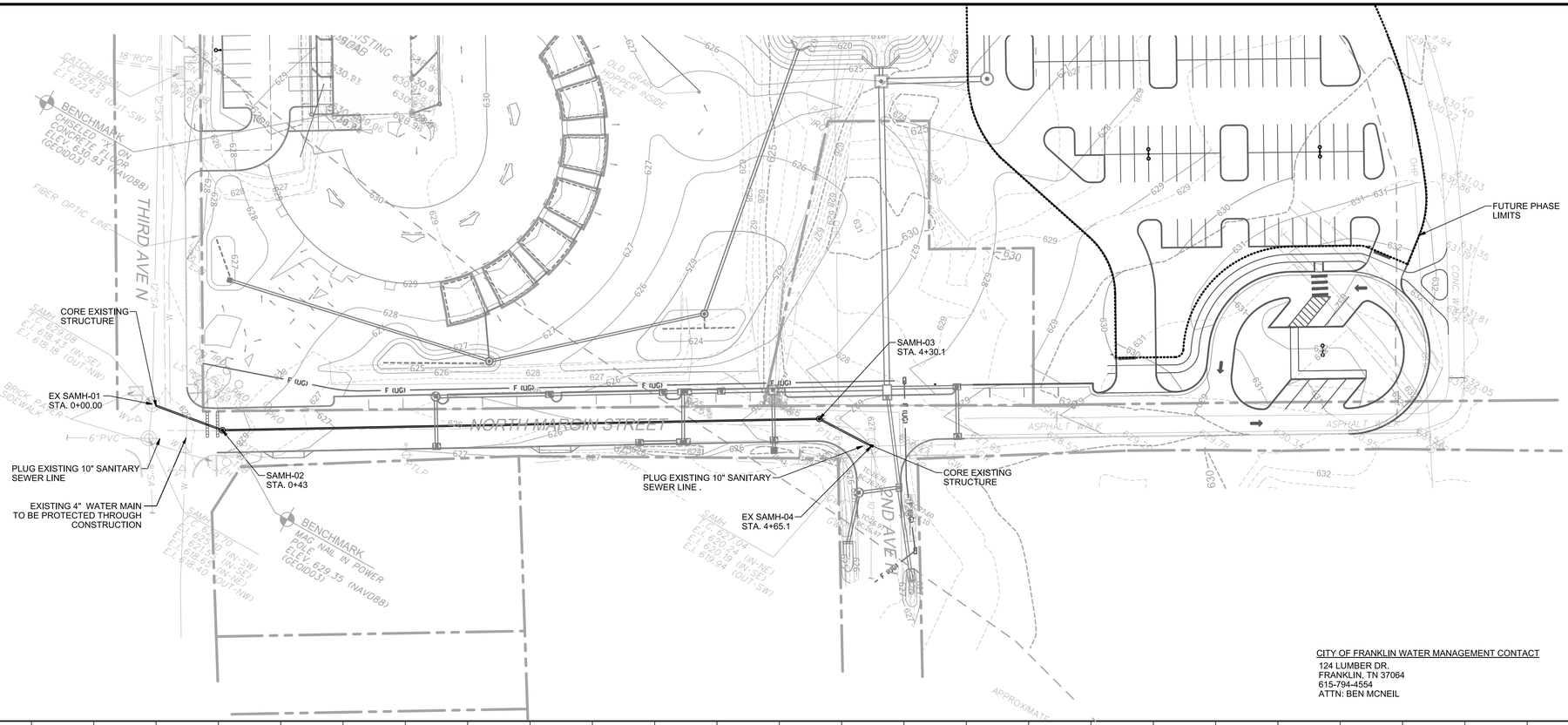
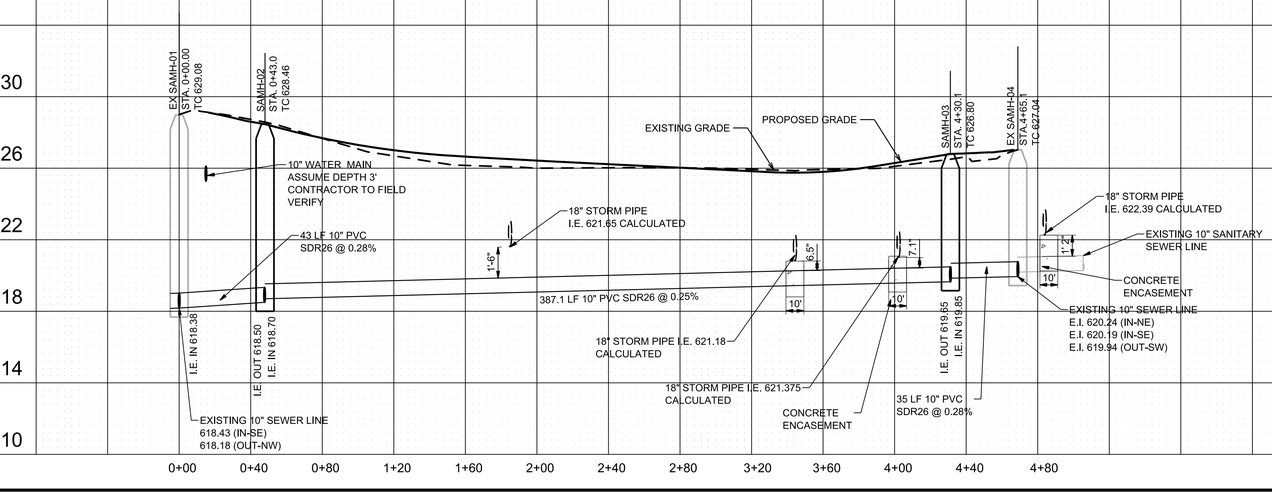
GENERAL NOTES:

1. CONTRACTOR TO PROVIDE BYPASS PUMPING PLAN PRIOR TO CONSTRUCTION OF THE PUBLIC SEWER MAIN.



CITY OF FRANKLIN WATER MANAGEMENT CONTACT

124 LUMBER DR.
FRANKLIN, TN 37064
615-794-4554
ATTN: BEN MCNEIL



PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

DATUM

TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

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ANDREW BLAKE HARRISON
REGISTERED ENGINEER
No. 120505
STATE OF TENNESSEE
10-12-2022

SANITARY SEWER RELOCATION PLAN AND PROFILE

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	MY	ABH	09-04-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	09-25-2020	DESIGN DEVELOPMENT RES.SUBMITTAL
	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
0	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	09-12-2022	DRC COMMENTS RESPONSE
1	MY	ABH	10-06-2022	100% CD DRC COMMENTS RESPONSE

C5.2

FILE NO. 35968-01

10/5/2022
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LandRes.pen Workspace: LandRes

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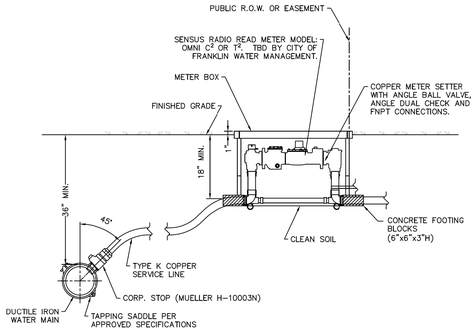
NOTES: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1730BB18) AND COVER (PG1730HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.

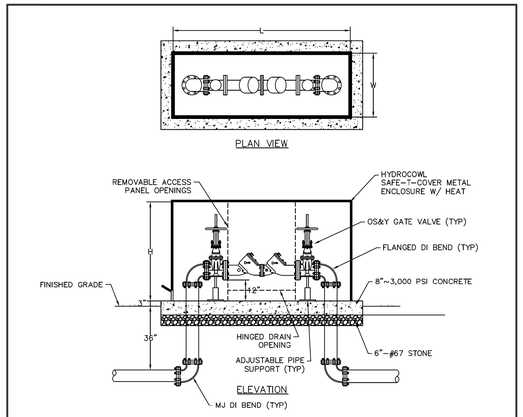


METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RMB173018-SW-W 17"X30"X18"	720-609-WOFF-660 (NOTE 1)
2"	RMB173018-SW-W 17"X30"X18"	720-710-KOFF-770 (NOTE 1)

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
6) BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

HISTORIC FRANKLIN TENNESSEE	1-1/2" AND 2" WATER SERVICE ASSEMBLIES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-2

1 C5.30 W-8 2" METER DETAIL N.T.S

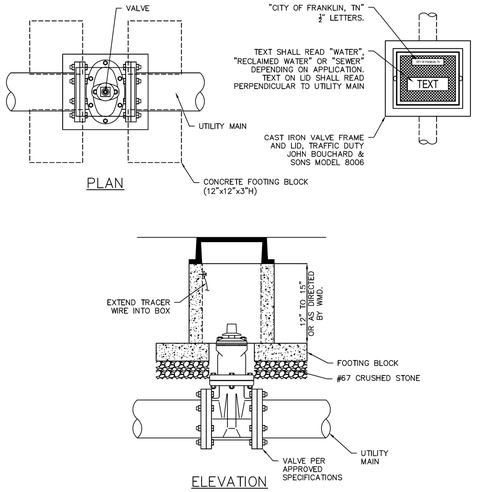


BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD (W"xL")
4"	400-AL	25"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	BACKFLOW PREVENTER FOR 4"-8" LINES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-8

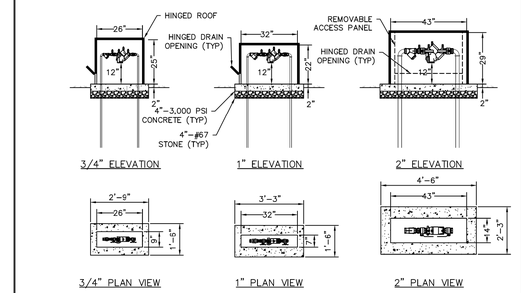
2 C5.30 W-4 4-8" BACK FLOW PREVENTER DETAIL N.T.S



NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

HISTORIC FRANKLIN TENNESSEE	CONCRETE VALVE BOX		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		G-2

3 C5.30 G-2 CONCRETE VALVE BOX N.T.S

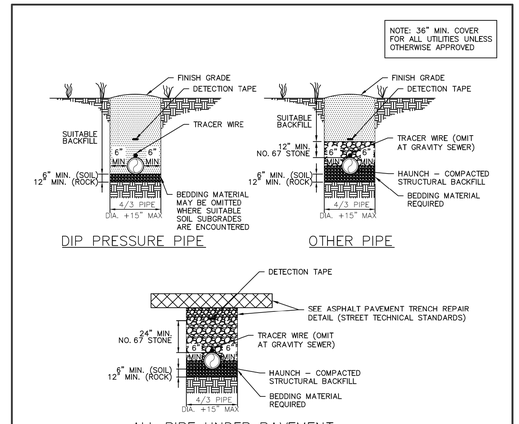


BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC. PAD
¾"	75SN-AL	9"	26"	25"	1'-6"X2'-9"
1"	100S-AL	7"	32"	22"	1'-6"X3'-3"
1.5" AND 2"	200S-AL	14"	43"	29"	2'-3"X4'-6"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4", 1", 1-1/2", AND 2" LINES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-6

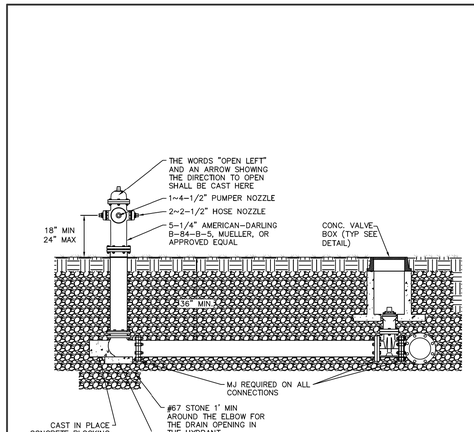
2 C5.30 W-6 2" BACK FLOW PREVENTER N.T.S



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

HISTORIC FRANKLIN TENNESSEE	UTILITY BEDDING AND BACKFILL DETAIL		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		G-8

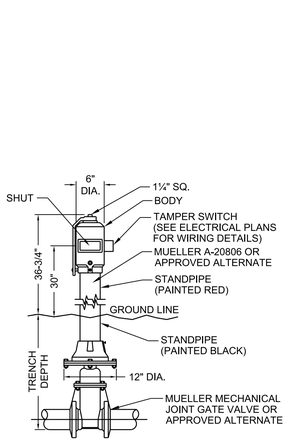
5 C5.30 G-8 UTILITY BEDDING AND BACKFILL N.T.S



NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

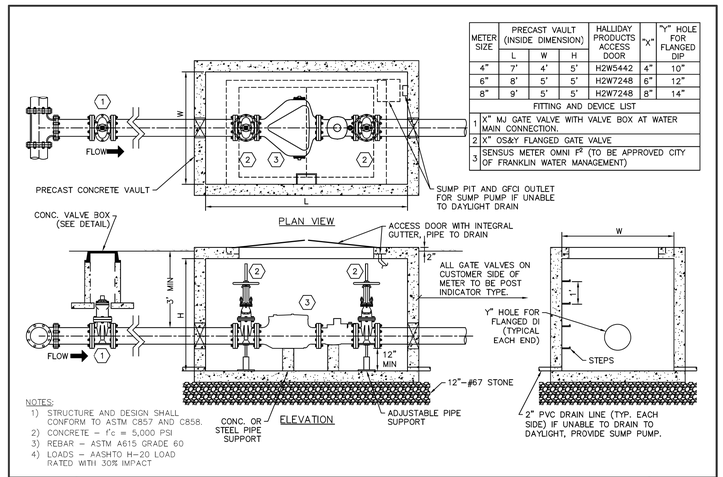
HISTORIC FRANKLIN TENNESSEE	FIRE HYDRANT SETTING		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-9

6 C5.30 W-9 FIRE HYDRANT SETTING N.T.S



POST INDICATOR VALVE

7 C5.30 N.T.S



METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"X"	"Y" HOLE FOR FLANGED DIP
4"	7'	4'	5'	H2W5442	4"	10"
6"	8'	5'	5'	H2W7248	6"	12"
8"	9'	5'	5'	H2W7248	8"	14"

	FITTING AND DEVICE LIST
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" OS&Y FLANGED GATE VALVE
3	SENSUS METER OMNI F² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)

NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT

HISTORIC FRANKLIN TENNESSEE	4"-8" FIRE METER		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-4

8 C5.30 4"-8" FIRE METER N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-5500 // FAX (615) 254-5572

ANDREW BLAKE HARRISON REGISTERED ENGINEER No. 120505 STATE OF TENNESSEE 10-17-2022

UTILITY DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	04-30-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	MY	ABH	05-06-2022	100% CD SUBMITTAL - REVISED
	MY	ABH	05-12-2022	DRT COMMENTS RESPONSE
1	MY	ABH	09-09-2022	100% CD SET COMMENTS RESPONSE

C5.3

FILE NO. 35968-01

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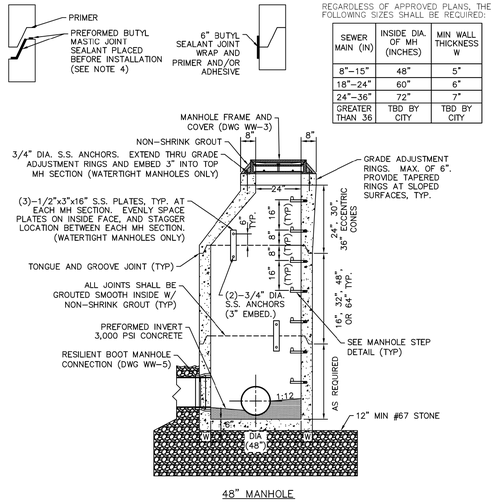


REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

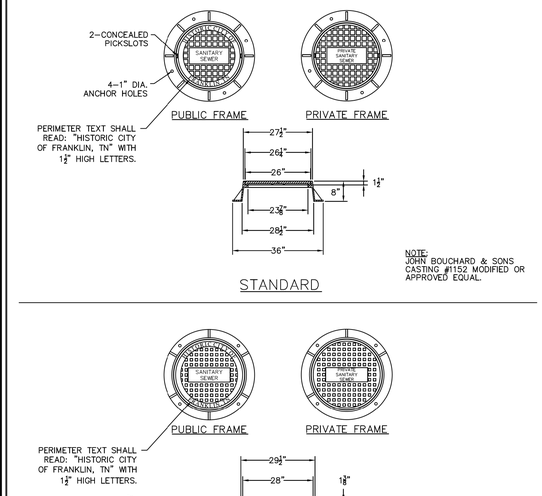
SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

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.

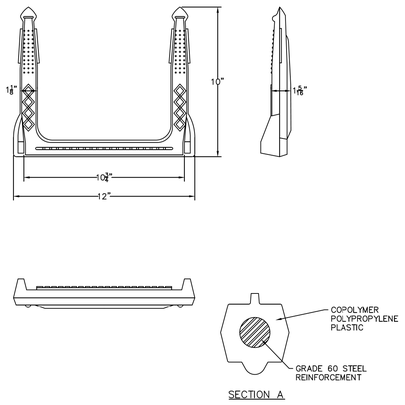
HISTORIC FRANKLIN TENNESSEE	48" DIAMETER PRECAST MANHOLE		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-1
NOT TO SCALE			

1 C5.3A WW-1 PRECAST MANHOLE
N.T.S



HISTORIC FRANKLIN TENNESSEE	MANHOLE FRAME AND COVER		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-3
NOT TO SCALE			

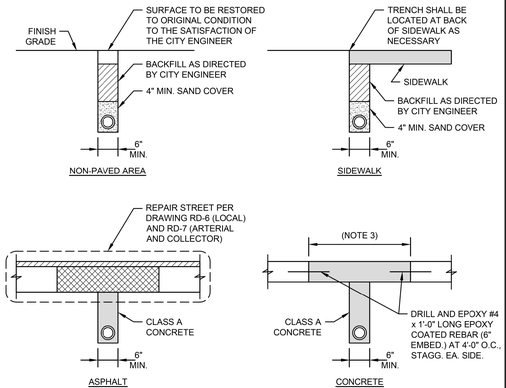
2 C5.3A WW-3 MANHOLE FRAME AND COVER
N.T.S



NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

HISTORIC FRANKLIN TENNESSEE	MANHOLE AND VAULT STEPS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-4
NOT TO SCALE			

3 C5.3A WW-4 MANHOLE AND VAULT STEPS
N.T.S



NOTES
1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. TRENCH DEPTH SHALL BE 2'-0" MIN. SHOULD THE COF STREET DEPARTMENT ALLOW A LESSER DEPTH DUE TO FIELD CONDITIONS, THE CONDUIT SHALL BE CONCRETE-ENCASED IN ALL APPLICATIONS.
5. CONDUIT, PULL BOXES, AND POLES ARE TO BE INSTALLED AND LEVEL TO FINAL GRADE PRIOR TO POURING SIDEWALKS.
6. WARNING TAPE: TYPE 2 TAPE INSTALLED AT 12" BELOW FINISH GRADE (ALL TRENCHES)
7. TRACER WIRE: COPPER CLAD, 12 GA. MIN. WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET (ALL TRENCHES)
8. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
9. CONDUIT:
   A. SEE PLANS FOR NUMBER AND SIZE.
   B. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
   C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).
   D. PROVIDE JET LINE OR EQUAL PULL STRING.

HISTORIC FRANKLIN TENNESSEE	CONDUIT TRENCH BACKFILL		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2020	ITS-2
NOT TO SCALE			

4 C5.3A ITS-2 CONDUIT TRENCH BACKFILL
N.T.S

5 C5.3A NOT USED
N.T.S

6 C5.3A NOT USED
N.T.S

7 C5.3A NOT USED
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-5272

ANDREW BLAKE HARRISON XVI — REGISTERED ENGINEER — AGRICULTURAL & BIOSYSTEMS — COMMERCE — No. 120505 — STATE OF TENNESSEE — 10-6-2022

UTILITY DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	NW	ABH	06-03-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	MY	ABH	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
	MY	ABH	08-08-2022	100% CD SUBMITTAL - REVISED
1	MY	ABH	09-12-2022	DRT COMMENTS RESUBMITTAL
	MY	ABH	10-06-2022	100% CD DRT COMMENTS RESPONSE

C5.3A

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LEGEND:

- TREE PROTECTION FENCING SEE SHEET L2.1B
- ADDITIONAL AVERAGED MITIGATED RIPARIAN BUFFER ZONE 1 (+/- 14, 210 SF)
- BUFFER ENCROACHMENT (+/-14,193 SF)

BUFFER MANAGEMENT NOTES:

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

2. ANY DISEASED, DYING, OR ENDANGERING PLANT MATERIAL SHALL BE REMOVED AS NEEDED.

3. RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL AND TREATMENT OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS, AND A NATIVE SEED MIX OR FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY. A NATIVE MILKWEED SPECIES SHALL BE SPECIFIED IN THE SEED MIX.

4. ALL BUFFER SIGNAGE SHALL BE CLEARLY VISIBLE AND KEPT IN GOOD LEGIBLE CONDITION.

5. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER SEED MIX INSTALLATION AS WELL AS ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

6. SEE SHEETS L2.1 & 2.1A FOR PLANTING NOTES, SCHEDULES, AND DETAILS.

NOTES:

1. SIGNAGE TO BE INSTALLED AS SHOWN.

2. CITY OF FRANKLIN WILL PROVIDE BUFFER SIGN FOR CONTRACTOR TO INSTALL.

3. BUFFER SIGN TO BE INSTALLED ON A 5' TALL STANDARD 2" KNOCKOUT POST WITH TAPCO-V-LOC POST ANCHOR (OR APPROVED EQUAL).

1 / C2.0 **BUFFER SIGNAGE**
SCALE: NTS

SITE DATA CHART

PROJECT NAME:	BICENTENNIAL PARK IMPROVEMENTS
PROJECT NUMBER:	COF #
ADDRESS:	200 & 214 N MARGIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
MAP, GROUP, PARCEL NUMBERS:	63N, D, 063N D 00300 00009063N, 063N D 00100 00009063N
EXISTING ZONING:	CI - CIVIC AND INSTITUTIONAL DISTRICT
CHARACTER AREA:	DOWNTOWN FRANKLIN LOCAL HISTORIC DISTRIC
ACREAGE OF SITE:	12.85 AC
SETBACKS:	FRONT AND SIDE STREET: 20 FT SIDE YARD: 10 FT REAR YARD: 25 FT
OWNER:	CITY OF FRANKLIN
ADDRESS:	P.O. BOX 305 FRANKLIN, TN 37065
BUILDING SQUARE FOOTAGE:	EXISTING BUILDING: 23,300 SF
LANDSCAPE SURFACE RATIO PROVIDED:	0.56
LANDSCAPE SURFACE RATIO REQUIRED:	0.40
BUFFERS:	60 FT STREAM BUFFER

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

N

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS

JOHN RUSSELL BROWN — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE — 10-6-22

RIPARIAN BUFFER PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DESCRIPTION	DATE
	AKC	JRB	04-27-2020 DESIGN DEVELOPMENT SUBMITTAL	
	AKC	JRB	09-25-2020 DESIGN DEVELOPMENT RESUBMITTAL	
0	AKC	JRB	03-25-2022 100% CD SUBMITTAL WITH AMEND 1 & 2	
	JAL	JRB	08-08-2022 100% CD SUBMITTAL - REVISED	
	JAL	JRB	09-12-2022 DPR COMMENTS RESUBMITTAL	
1	MY	ABH	10-06-2022 100% CD DPR COMMENTS RESPONSE	

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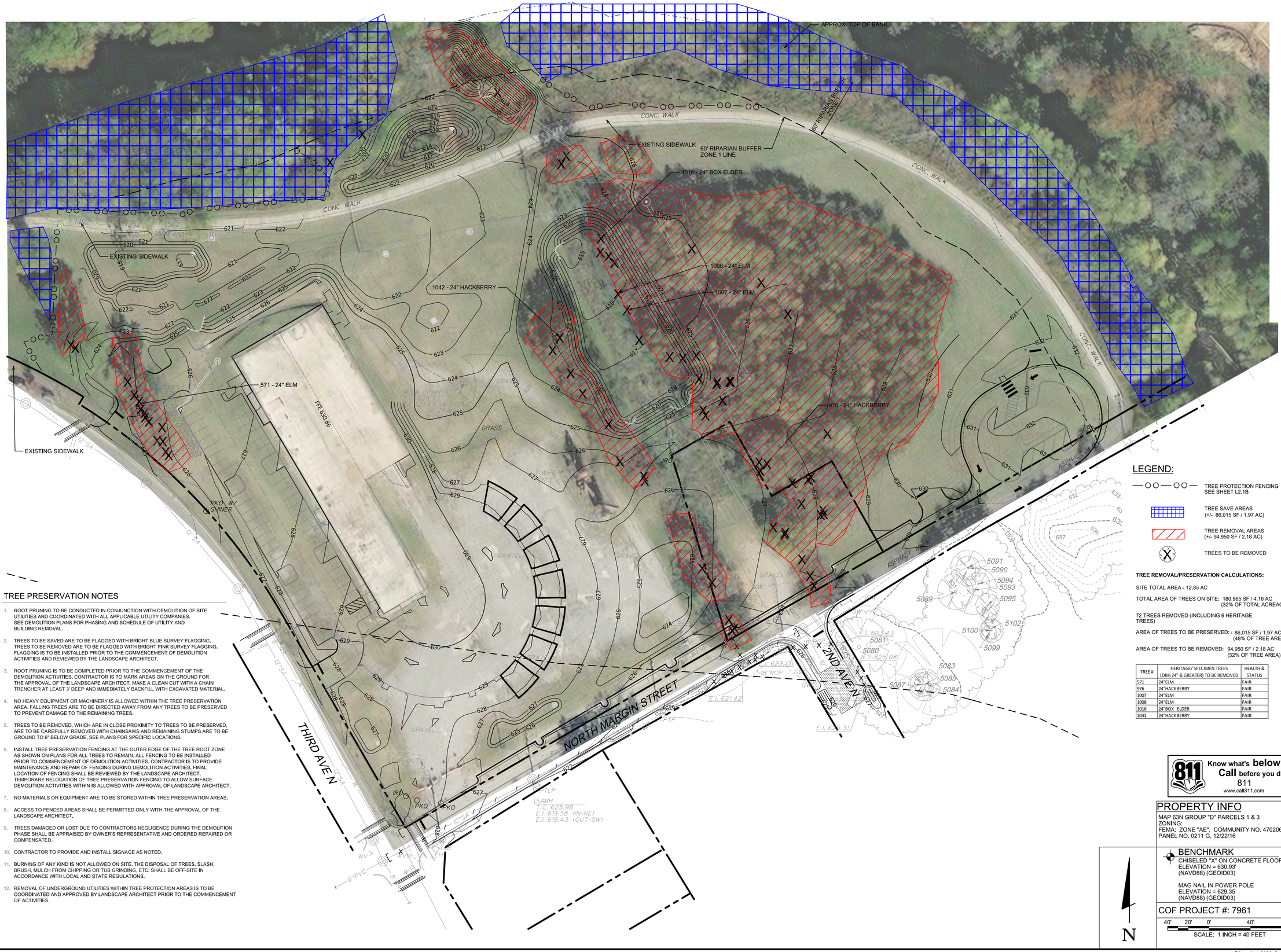

TREE PRESERVATION NOTES

1. ROOT PRUNING TO BE CONDUCTED IN CONJUNCTION WITH DEMOLITION OF SITE UTILITIES AND COORDINATED WITH ALL APPLICABLE UTILITY COMPANIES. SEE DEMOLITION PLANS FOR PHASING AND SCHEDULE OF UTILITY AND BUILDING REMOVAL.
2. TREES TO BE SAVED ARE TO BE FLAGGED WITH BRIGHT BLUE SURVEY FLAGGING. TREES TO BE REMOVED ARE TO BE FLAGGED WITH BRIGHT PINK SURVEY FLAGGING. FLAGGING IS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES AND REVIEWED BY THE LANDSCAPE ARCHITECT.
3. ROOT PRUNING IS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE DEMOLITION ACTIVITIES. CONTRACTOR IS TO MARK AREAS ON THE GROUND FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. MAKE A CLEAN CUT WITH A CHAIN TRENCHER AT LEAST 3' DEEP AND IMMEDIATELY BACKFILL WITH EXCAVATED MATERIAL.
4. NO HEAVY EQUIPMENT OR MACHINERY IS ALLOWED WITHIN THE TREE PRESERVATION AREA. FALLING TREES ARE TO BE DIRECTED AWAY FROM ANY TREES TO BE PRESERVED TO PREVENT DAMAGE TO THE REMAINING TREES.
5. TREES TO BE REMOVED, WHICH ARE IN CLOSE PROXIMITY TO TREES TO BE PRESERVED, ARE TO BE CAREFULLY REMOVED WITH CHAINSAWS AND REMAINING STUMPS ARE TO BE GROUND TO 6" BELOW GRADE, SEE PLANS FOR SPECIFIC LOCATIONS.
6. INSTALL TREE PRESERVATION FENCING AT THE OUTER EDGE OF THE TREE ROOT ZONE AS SHOWN ON PLANS FOR ALL TREES TO REMAIN. ALL FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. CONTRACTOR IS TO PROVIDE MAINTENANCE AND REPAIR OF FENCING DURING DEMOLITION ACTIVITIES, FINAL LOCATION OF FENCING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. TEMPORARY RELOCATION OF TREE PRESERVATION FENCING TO ALLOW SURFACE DEMOLITION ACTIVITIES WITHIN IS ALLOWED WITH APPROVAL OF LANDSCAPE ARCHITECT.
7. NO MATERIALS OR EQUIPMENT ARE TO BE STORED WITHIN TREE PRESERVATION AREAS.
8. ACCESS TO FENCED AREAS SHALL BE PERMITTED ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. TREES DAMAGED OR LOST DUE TO CONTRACTORS NEGLIGENCE DURING THE DEMOLITION PHASE SHALL BE APPRAISED BY OWNER'S REPRESENTATIVE AND ORDERED REPAIRED OR COMPENSATED.
10. CONTRACTOR TO PROVIDE AND INSTALL SIGNAGE AS NOTED.
11. BURNING OF ANY KIND IS NOT ALLOWED ON SITE. THE DISPOSAL OF TREES, SLASH, BRUSH, MULCH FROM CHIPPING OR TUB GRINDING, ETC. SHALL BE OFF-SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
12. REMOVAL OF UNDERGROUND UTILITIES WITHIN TREE PROTECTION AREAS IS TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ACTIVITIES.

LEGEND:

- TREE PROTECTION FENCING SEE SHEET L2.1B
- TREE SAVE AREAS (+/- 86,015 SF / 1.97 AC)
- TREE REMOVAL AREAS (+/- 94,950 SF / 2.18 AC)
- TREES TO BE REMOVED

TREE REMOVAL/PRESERVATION CALCULATIONS:

SITE TOTAL AREA - 12.85 AC

TOTAL AREA OF TREES ON SITE: 180,965 SF / 4.16 AC (32% OF TOTAL ACREAGE)

72 TREES REMOVED (INCLUDING 6 HERITAGE TREES)

AREA OF TREES TO BE PRESERVED: : 86,015 SF / 1.97 AC (48% OF TREE AREA)

AREA OF TREES TO BE REMOVED: 94,950 SF / 2.18 AC (52% OF TREE AREA)

TREE #	HERITAGE/ SPECIMEN TREES (DBH 24" & GREATER) TO BE REMOVED	HEALTH & STATUS
571	24"ELM	FAIR
976	24"HACKBERRY	FAIR
1007	24"ELM	FAIR
1008	24"ELM	FAIR
1016	24"BOX ELDER	FAIR
1042	24"HACKBERRY	FAIR

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

MAG NAIL IN POWER POLE
ELEVATION = 629.35
(NAVD88) (GEOID03)

COF PROJECT #: 7961

N

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS

JOHN RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 22 — 10-6

TREE PRESERVATION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MKT	AKC	04-15-2020	DESIGN DEVELOPMENT SUBMITTAL
		JRB	06-25-2020	DESIGN DEVELOPMENT RESUBMITTAL
0		AKC	03-28-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
		JRB	06-06-2022	100% CD SUBMITTAL - REVISED
	JAL	JRB	08-25-2022	BOT COMMENTS RESPONSE
1	JAL	ABH	09-06-2022	100% CD BOT COMMENTS RESPONSE
	MKT			

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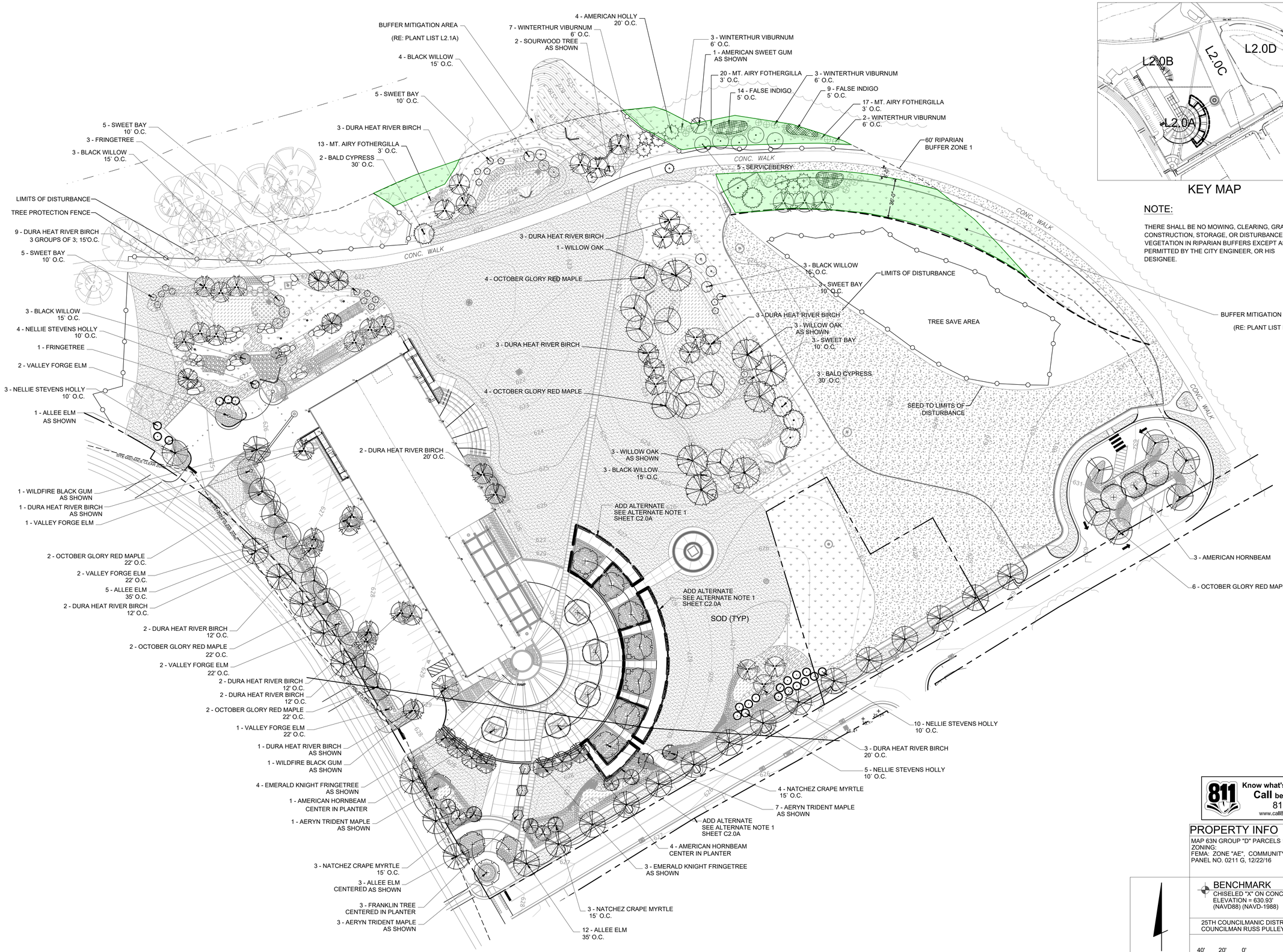

NOTE:

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.

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (NAVD-1988)

25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

N

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-6572

JON RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
NO. 328
10-6-22

LANDSCAPE PLAN - TREES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	06-16-2022	100% CD SUBMITTAL TO DRT
0	JAL	JRB	08-26-2022	100% CD RESUBMITTAL TO DRT
0	MW	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

L2.0

FILE NO. 35968-01

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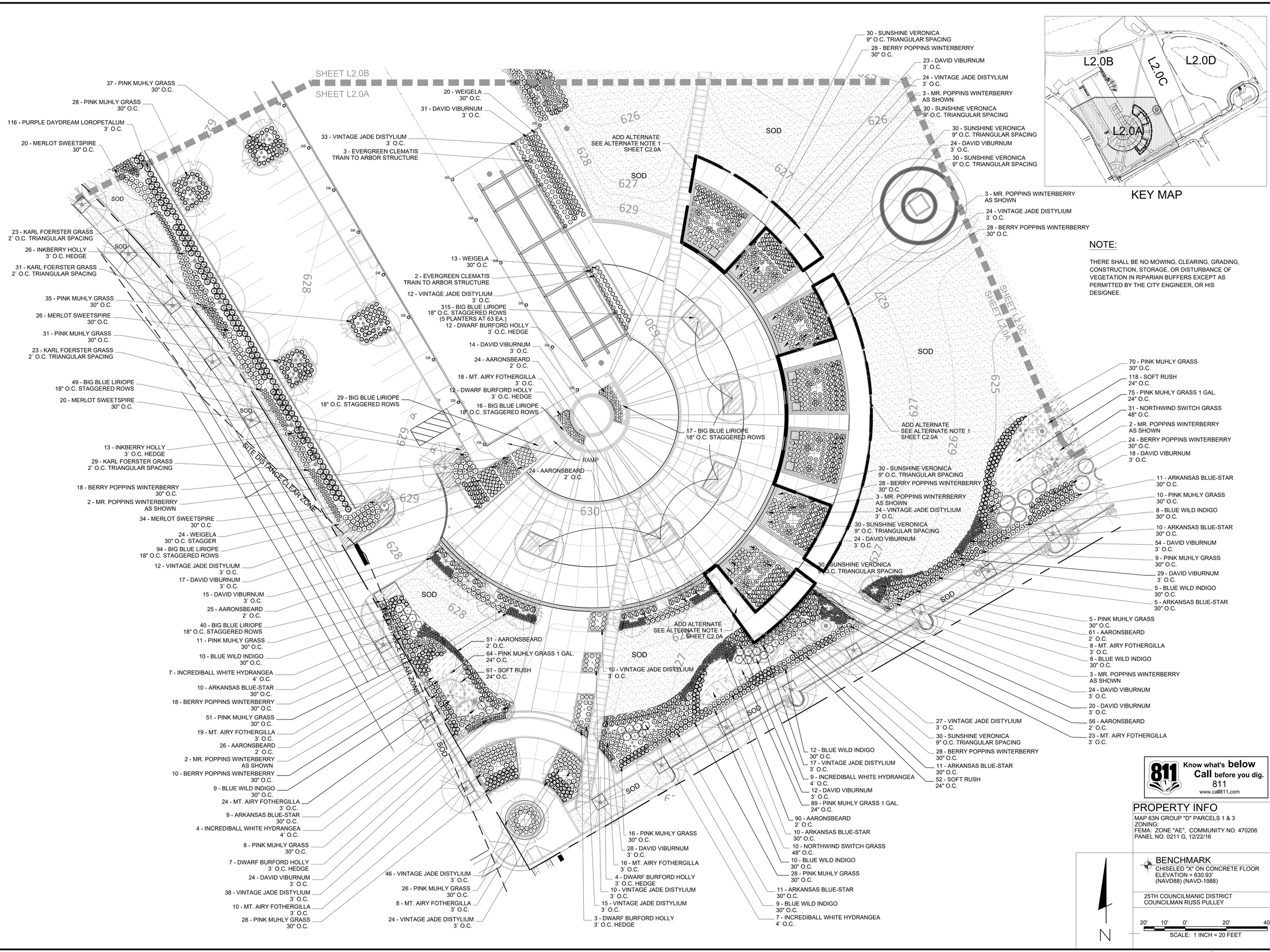
SHEET L2.0B
SHEET L2.0A
SHEET L2.0C
SHEET L2.0A
37 - PINK MUHLY GRASS 30" O.C.
28 - PINK MUHLY GRASS 30" O.C.
116 - PURPLE DAYDREAM LOROPETALUM 3` O.C.
20 - MERLOT SWEETSPIRE 30" O.C.
SOD
23 - KARL FOERSTER GRASS 2` O.C. TRIANGULAR SPACING
26 - INKBERRY HOLLY 3` O.C. HEDGE
31 - KARL FOERSTER GRASS 2` O.C. TRIANGULAR SPACING
35 - PINK MUHLY GRASS 30" O.C.
26 - MERLOT SWEETSPIRE 30" O.C.
31 - PINK MUHLY GRASS 30" O.C.
23 - KARL FOERSTER GRASS 2` O.C. TRIANGULAR SPACING
49 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS
20 - MERLOT SWEETSPIRE 30" O.C.
13 - INKBERRY HOLLY 3` O.C. HEDGE
29 - KARL FOERSTER GRASS 2` O.C. TRIANGULAR SPACING
18 - BERRY POPPINS WINTERBERRY 30" O.C.
2 - MR. POPPINS WINTERBERRY AS SHOWN
34 - MERLOT SWEETSPIRE 30" O.C.
24 - WEIGELA 30" O.C. STAGGER
94 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS
12 - VINTAGE JADE DISTYLIUM 3` O.C.
17 - DAVID VIBURNUM 3` O.C.
15 - DAVID VIBURNUM 3` O.C.
25 - AARONSBEARD 2` O.C.
40 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS
11 - PINK MUHLY GRASS 30" O.C.
10 - BLUE WILD INDIGO 30" O.C.
7 - INCREDIBALL WHITE HYDRANGEA 4` O.C.
10 - ARKANSAS BLUE-STAR 30" O.C.
18 - BERRY POPPINS WINTERBERRY 30" O.C.
51 - PINK MUHLY GRASS 30" O.C.
19 - MT. AIRY FOTHERGILLA 3` O.C.
26 - AARONSBEARD 2` O.C.
2 - MR. POPPINS WINTERBERRY AS SHOWN
10 - BERRY POPPINS WINTERBERRY 30" O.C.
9 - BLUE WILD INDIGO 30" O.C.
24 - MT. AIRY FOTHERGILLA 3` O.C.
9 - ARKANSAS BLUE-STAR 30" O.C.
4 - INCREDIBALL WHITE HYDRANGEA 4` O.C.
8 - PINK MUHLY GRASS 30" O.C.
7 - DWARF BURFORD HOLLY 3` O.C. HEDGE
24 - DAVID VIBURNUM 3` O.C.
38 - VINTAGE JADE DISTYLIUM 3` O.C.
10 - MT. AIRY FOTHERGILLA 3` O.C.
28 - PINK MUHLY GRASS 30" O.C.
SITE DISTANCE CLEAR ZONE
20 - WEIGELA 30" O.C.
31 - DAVID VIBURNUM 3` O.C.
33 - VINTAGE JADE DISTYLIUM 3` O.C.
3 - EVERGREEN CLEMATIS TRAIN TO ARBOR STRUCTURE
ADD ALTERNATE SEE ALTERNATE NOTE 1 SHEET C2.0A
13 - WEIGELA 30" O.C.
2 - EVERGREEN CLEMATIS TRAIN TO ARBOR STRUCTURE
12 - VINTAGE JADE DISTYLIUM 3` O.C.
315 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS (5 PLANTERS AT 63 EA.)
12 - DWARF BURFORD HOLLY 3` O.C. HEDGE
14 - DAVID VIBURNUM 3` O.C.
24 - AARONSBEARD 2` O.C.
18 - MT. AIRY FOTHERGILLA 3` O.C.
12 - DWARF BURFORD HOLLY 3` O.C. HEDGE
16 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS
29 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS
17 - BIG BLUE LIRIOPE 18" O.C. STAGGERED ROWS
RAMP
24 - AARONSBEARD 2` O.C.
51 - AARONSBEARD 2` O.C.
64 - PINK MUHLY GRASS 1 GAL. 24" O.C.
61 - SOFT RUSH 24" O.C.
10 - VINTAGE JADE DISTYLIUM 3` O.C.
46 - VINTAGE JADE DISTYLIUM 3` O.C.
26 - PINK MUHLY GRASS 30" O.C.
8 - MT. AIRY FOTHERGILLA 3` O.C.
24 - VINTAGE JADE DISTYLIUM 3` O.C.
16 - PINK MUHLY GRASS 30" O.C.
28 - DAVID VIBURNUM 3` O.C.
16 - MT. AIRY FOTHERGILLA 3` O.C.
4 - DWARF BURFORD HOLLY 3` O.C. HEDGE
10 - VINTAGE JADE DISTYLIUM 3` O.C.
15 - VINTAGE JADE DISTYLIUM 3` O.C.
3 - DWARF BURFORD HOLLY 3` O.C. HEDGE
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
28 - BERRY POPPINS WINTERBERRY 30" O.C.
23 - DAVID VIBURNUM 3` O.C.
24 - VINTAGE JADE DISTYLIUM 3` O.C.
3 - MR. POPPINS WINTERBERRY AS SHOWN
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
24 - DAVID VIBURNUM 3` O.C.
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
3 - MR. POPPINS WINTERBERRY AS SHOWN
24 - VINTAGE JADE DISTYLIUM 3` O.C.
28 - BERRY POPPINS WINTERBERRY 30" O.C.
ADD ALTERNATE SEE ALTERNATE NOTE 1 SHEET C2.0A
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
28 - BERRY POPPINS WINTERBERRY 30" O.C.
3 - MR. POPPINS WINTERBERRY AS SHOWN
24 - VINTAGE JADE DISTYLIUM 3` O.C.
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
24 - DAVID VIBURNUM 3` O.C.
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
ADD ALTERNATE SEE ALTERNATE NOTE 1 SHEET C2.0A
27 - VINTAGE JADE DISTYLIUM 3` O.C.
30 - SUNSHINE VERONICA 9" O.C. TRIANGULAR SPACING
28 - BERRY POPPINS WINTERBERRY 30" O.C.
11 - ARKANSAS BLUE-STAR 30" O.C.
52 - SOFT RUSH 24" O.C.
12 - BLUE WILD INDIGO 30" O.C.
17 - VINTAGE JADE DISTYLIUM 3` O.C.
9 - INCREDIBALL WHITE HYDRANGEA 4` O.C.
12 - DAVID VIBURNUM 3` O.C.
89 - PINK MUHLY GRASS 1 GAL. 24" O.C.
90 - AARONSBEARD 2` O.C.
10 - ARKANSAS BLUE-STAR 30" O.C.
10 - NORTHWIND SWITCH GRASS 48" O.C.
10 - BLUE WILD INDIGO 30" O.C.
28 - PINK MUHLY GRASS 30" O.C.
11 - ARKANSAS BLUE-STAR 30" O.C.
9 - BLUE WILD INDIGO 30" O.C.
7 - INCREDIBALL WHITE HYDRANGEA 4` O.C.
3 - MR. POPPINS WINTERBERRY AS SHOWN
24 - VINTAGE JADE DISTYLIUM 3` O.C.
28 - BERRY POPPINS WINTERBERRY 30" O.C.
ADD ALTERNATE SEE ALTERNATE NOTE 1 SHEET C2.0A
70 - PINK MUHLY GRASS 30" O.C.
118 - SOFT RUSH 24" O.C.
75 - PINK MUHLY GRASS 1 GAL. 24" O.C.
31 - NORTHWIND SWITCH GRASS 48" O.C.
2 - MR. POPPINS WINTERBERRY AS SHOWN
24 - BERRY POPPINS WINTERBERRY 30" O.C.
18 - DAVID VIBURNUM 3` O.C.
11 - ARKANSAS BLUE-STAR 30" O.C.
10 - PINK MUHLY GRASS 30" O.C.
8 - BLUE WILD INDIGO 30" O.C.
10 - ARKANSAS BLUE-STAR 30" O.C.
54 - DAVID VIBURNUM 3` O.C.
9 - PINK MUHLY GRASS 30" O.C.
29 - DAVID VIBURNUM 3` O.C.
5 - BLUE WILD INDIGO 30" O.C.
5 - ARKANSAS BLUE-STAR 30" O.C.
5 - PINK MUHLY GRASS 30" O.C.
61 - AARONSBEARD 2` O.C.
8 - MT. AIRY FOTHERGILLA 3` O.C.
8 - BLUE WILD INDIGO 30" O.C.
3 - MR. POPPINS WINTERBERRY AS SHOWN
24 - DAVID VIBURNUM 3` O.C.
20 - DAVID VIBURNUM 3` O.C.
56 - AARONSBEARD 2` O.C.
23 - MT. AIRY FOTHERGILLA 3` O.C.
626
627
628
629
630
625
SOD
SOD
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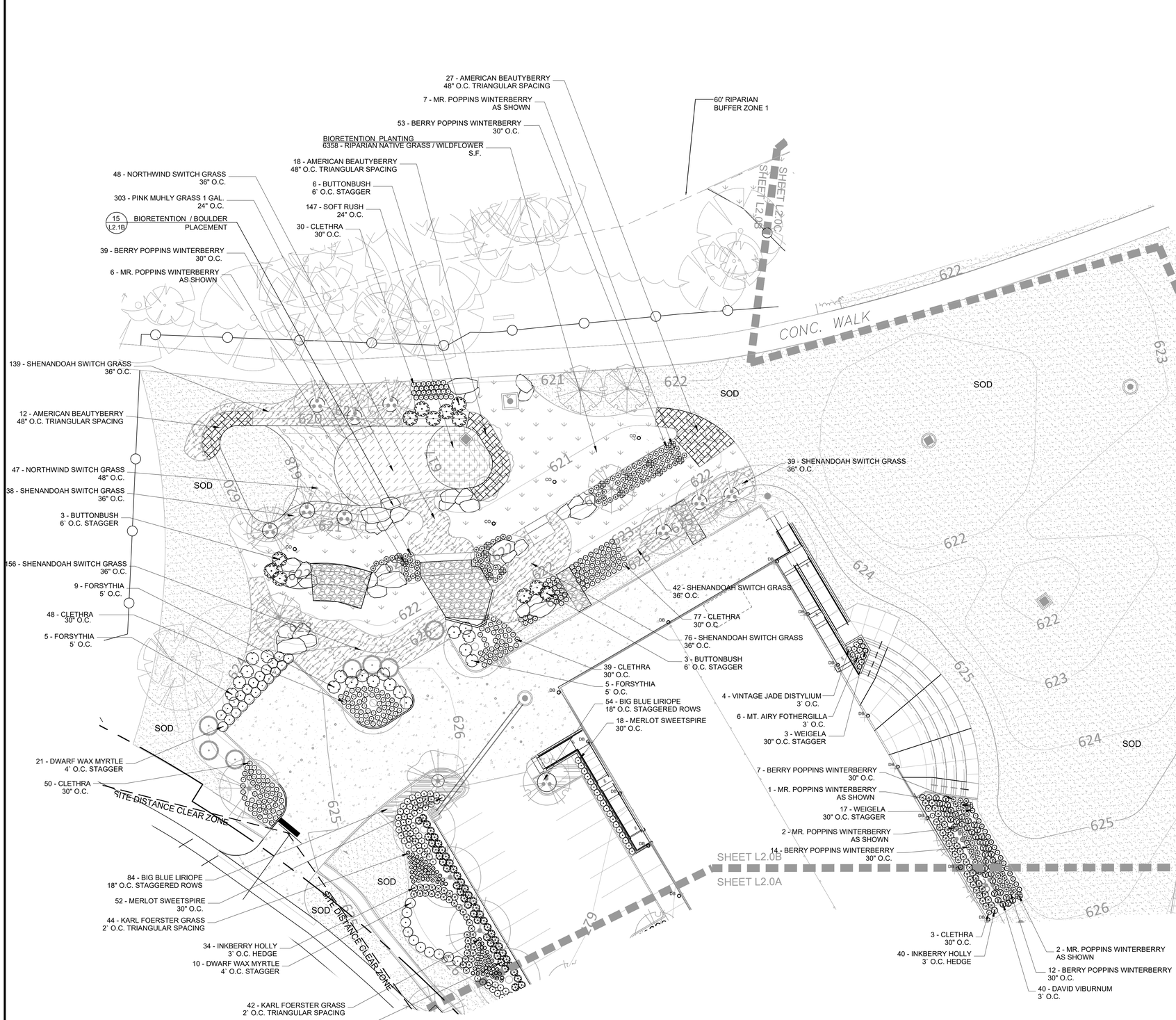

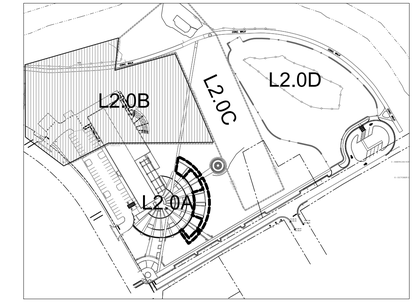

KEY MAP

NOTE:

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.

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (NAVD-1988)

25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

N

SCALE: 1 INCH = 20 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-6572

JOHN RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT TENNESSEE
10-6-22

LANDSCAPE PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV	DR	CHK	DATE	REVISION INFORMATION DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
0	JAL	JRB	08-08-2022	100% CD SUBMITTAL TO DRT
0	MY	JRB	09-14-2022	100% CD DRT COMMENTS RESUBMITTAL
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

L2.0B

FILE NO. 35968-01

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TBL

DGN

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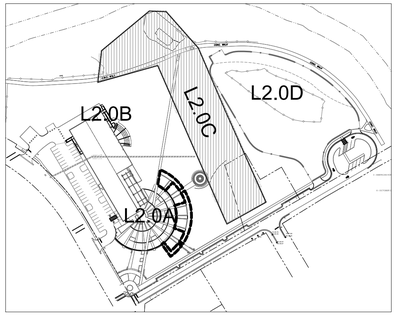

KEY MAP

BIORETENTION PLANTING
14,236 - RIPARIAN NATIVE GRASS / WILDFLOWER S.F.

BIORETENTION PLANTING
14,336 - RIPARIAN NATIVE GRASS / WILDFLOWER S.F.

60' RIPARIAN BUFFER ZONE 1

130 - SHENANDOAH SWITCH GRASS 36" O.C.

162 - NORTHWIND SWITCH GRASS 48" O.C.

211 - PINK MUHLY GRASS 1 GAL. 24" O.C.

12,236 - RIPARIAN NATIVE GRASS / WILDFLOWER S.F.

SHEET L2.0D
SHEET L2.0C

108 - SHENANDOAH SWITCH GRASS 36" O.C.

SOD

71 - PINK MUHLY GRASS 1 GAL. 24" O.C.

31 - NORTHWIND SWITCH GRASS 48" O.C.

SHEET L2.0C
SHEET L2.0A

118 - SOFT RUSH 24" O.C.

75 - PINK MUHLY GRASS 1 GAL. 24" O.C.

SOD

SOD

SOD

SOD

SHEET L2.0C
SHEET L2.0B

314 - NORTHWIND SWITCH GRASS 48" O.C.

1218 - PINK MUHLY GRASS 1 GAL. 24" O.C.

226 - SOFT RUSH 24" O.C.

55 - NORTHWIND SWITCH GRASS 48" O.C.

119 - SOFT RUSH 24" O.C.

313 - PINK MUHLY GRASS 1 GAL. 24" O.C.

111 - NORTHWIND SWITCH GRASS 48" O.C.

SHEET L2.0C
SHEET L2.0B

CONC. WALK

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25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DESCRIPTION	DATE
	MY	ABH	DESIGN DEVELOPMENT SUBMITTAL	06-01-2020
	MY	ABH	DESIGN DEVELOPMENT RESUBMITTAL	08-05-2020
0	JAL	JRB	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
0	JAL	JRB	100% CD SUBMITTAL TO DRT	08-05-2022
0	MAY	JRB	100% CD DRT COMMENTS RESUBMITTAL	09-30-2022
0	GH	JRB	100% CD DRT COMMENTS RESPONSE	10-06-2022

LANDSCAPE PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

L2.0C

FILE NO. 35968-01

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 254-6572

JOHN RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT TENNESSEE
10-6-22

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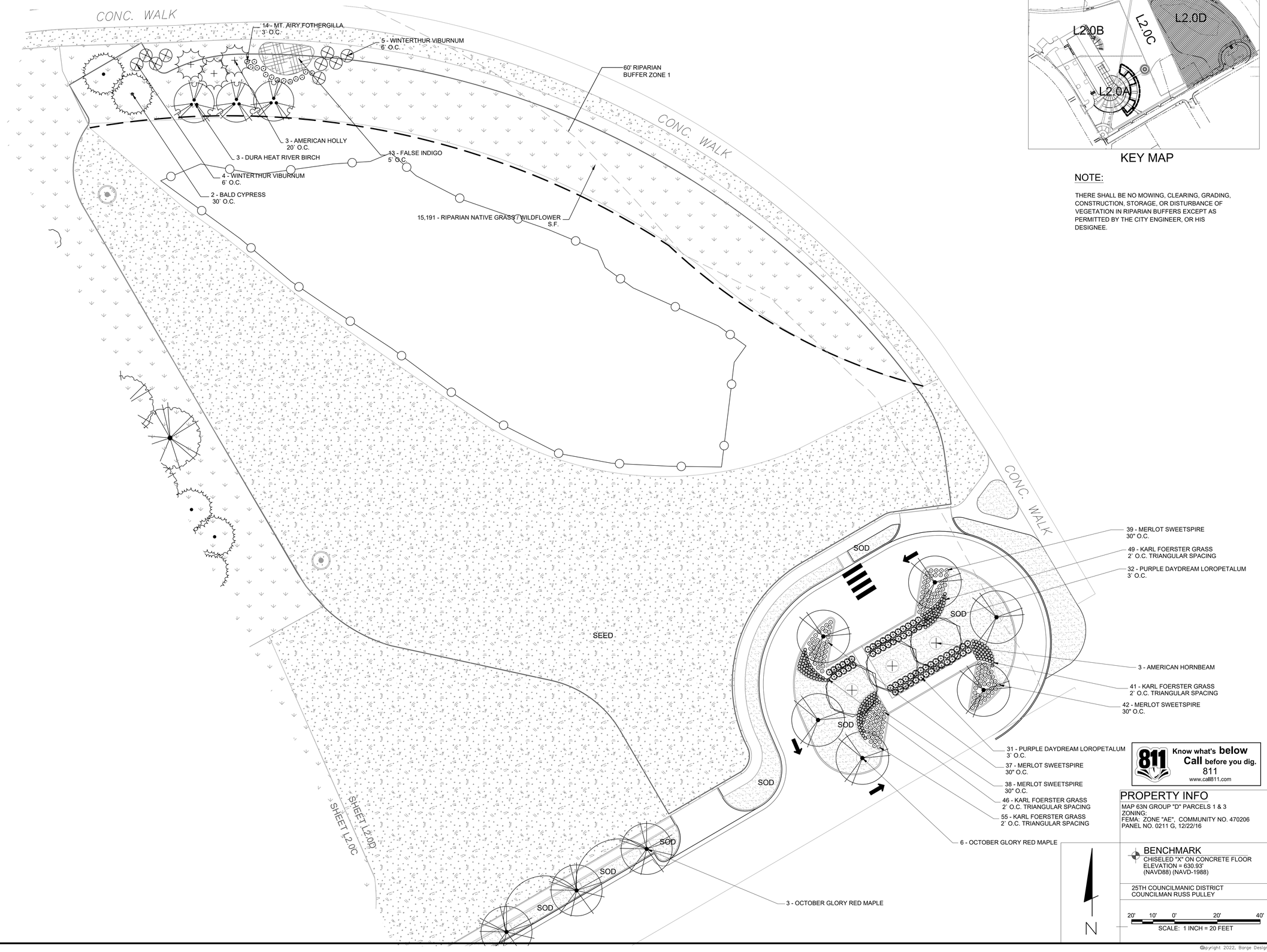

KEY MAP

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PROPERTY INFO

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JON RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10-6-22

LANDSCAPE PLAN - TURNAROUND

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

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	MY	ABH	08-05-2020 DESIGN DEVELOPMENT RESUBMITTAL	
0	JAL	JRB	03-25-2022 100% CD SUBMITTAL WITH AMEND 1 & 2	
0	JAL	JRB	08-26-2022 100% CD SUBMITTAL DRT	
0	MY	JRB	09-21-2022 100% CD SUBMITTAL	
0	GH	JRB	10-06-2022 100% CD DRT COMMENTS RESPONSE	

L2.0D

FILE NO. 35968-01

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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;
     1. Trees with forked trunks are acceptable if all the following conditions are met:
     2. The fork occurs in the upper one-third of the tree;
     3. One fork is less than two-thirds the diameter of the dominant fork; and
   - B. 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, whichever 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.

GENERAL NOTES

1. PRIOR TO THE START OF WORK, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, ETC., AND SHALL TAKE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH IMPROVEMENTS. IN THE EVENT ANY UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.

2. EXAMINE SUBGRADE UPON WHICH WORK IS TO BE PERFORMED. VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, NOTIFY LANDSCAPE CONTRACTOR IN WRITING OF THIS FACT OR OTHER UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITE CONDITIONS HAVE BEEN ACCEPTED "AS IS" BY THE CONTRACTOR.

3. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY OTHER RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.

4. PROTECT EXISTING GRASS AREAS, TREES, AND OTHER VEGETATION TO REMAIN.

5. DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPE QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES REQUIRED TO COVER SPECIFIED AREAS AT THE DESIGNATED SPACING.

7. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE PLANTED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.

8. PRIOR TO PLANTING, THE CONTRACTOR IS TO OBTAIN SOIL TESTS FOR ALL PLANTING AREAS TO DETERMINE IF THE PROPER SOIL PH IS PRESENT. RESULTS FROM THESE TESTS ARE TO BE SENT TO THE LANDSCAPE ARCHITECT. IF THE TEST INDICATES IMPROPER PH, THEN THE LANDSCAPE CONTRACTOR IS TO ADD LIME OR SULFUR TO PROVIDE THE PROPER SOIL PH.

9. 9. SUBSTANTIAL COMPLETION: WILL BE PROVIDED AFTER THE CONTRACTOR HAS SATISFACTORILY COMPLETED WORK REQUIREMENTS AS SPECIFIED. THE LA WILL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION AND PROVIDE A PUNCH LIST OF OBSERVED DEFICIENCIES.

10. FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT WILL PROVIDE THE FINAL INSPECTION AFTER THE CONTRACTOR HAS SATISFACTORILY CORRECTED THE DEFICIENCIES ON THE SUBSTANTIAL COMPLETION PUNCH LIST. SHOULD THE LANDSCAPE ARCHITECT INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.

11. AFTER FINAL ACCEPTANCE AND PRIOR TO END OF WARRANTY PERIOD, CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL THAT HAS DIED OR HAS DEFECTS, INCLUDING UNSATISFACTORY GROWTH, IN THE OPINION OF THE LANDSCAPE ARCHITECT.

12. DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION.

13. CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, DRAINAGE AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.

14. NO PARKING, STORAGE, STOCKPILING, CONCRETE WASHOUT, OR DISTURBANCE TO BE DONE WITHIN TREE SAVE AREAS.

15. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

16. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND THE REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF THE WORK.

17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL,STATE, AND FEDERAL CONSTRUCTION CODES AND SECURING ALL NECESSARY PERMITS.

18. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE GUARANTEE PERIOD TO SATISFY HIMSELF THAT ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

LANDSCAPE NOTES

1. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED.
2. AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL
3. BURLAP AND TWINE REMOVED.

4. DIMENSIONS FOR HEIGHTS, SPREAD, AND TRUNK SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AND AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5. THE LOCATION OF ALL TREES, SHRUBS, AND GROUND COVER AREAS SHOWN ON THE PLAN SHALL BE STAKED/FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.

6. PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

7. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN
8. PERMISSION FROM THE LANDSCAPE ARCHITECT.

9. REMOVE ALL STRINGS AND OTHER TIES FROM TREES.

10. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.

11. MINIMIZE DAMAGE TO THE ROOT BALL WHEN INSTALLING ALL PLANT MATERIAL. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE CAREFULLY LOOSENED OR CUT.

12. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.

13. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.

14. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE.

15. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE ARCHITECT. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH LANDSCAPE ARCHITECT APPROVAL.

16. ALL PLANT BEDS SHALL BE SPRAYED WITH PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIVALENT), APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL. AVOID OVER APPLICATION INTO SEEDED GRASS AREAS.

17. ALL PLANTING BEDS AND TREE PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MULCH LAYER AND TO BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WATER RUNOFF OR WIND.

18. THE VENDOR SHALL NOTIFY THE LANDSCAPE ARCHITECT BEFORE SHIPMENTS ARE MADE SO THAT ARRANGEMENTS CAN BE MADE FOR INSPECTION AND TESTING OF STOCK.

19. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GUYING, FERTILIZING, APPLICATION OF
20. INSECTICIDES/HERBICIDES, AND FOR THE WATERING AND MAINTENANCE TO INCLUDE BUT NOT LIMITED TO WEEDING, MULCHING, AND STRAIGHTENING OF ALL INSTALLED PLANT MATERIAL, INCLUDING SOD AND SEED AREAS, UNTIL FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.

21. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.

22. GROUND COVER SPACING PATTERN SHALL BE AS INDICATED ON TYPICAL SPACING PATTERN USING SPACING DIMENSION AS SHOWN ON PLANS AND SCHEDULE.

23. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS TO REJECT UNSATISFACTORY OR DEFECTIVE AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.

24. REPLACEMENT PLANT MATERIAL SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO , GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.

25. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.

26. PLANT BED PREPARATION: THOROUGHLY DISC, SCARIFY, & LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE ROCKS, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT OR MAINTENANCE OPERATIONS. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

27. REFER TO THE GRADING PLAN FOR ROUGH GRADES OF PLANTING BEDS. FINAL GRADES ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

28. PLANT MATERIAL TO BE PLACED AS SHOWN ON THE PLANTING PLANS. ALL PLANT MATERIAL SHALL BE SUBJECTED TO APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AND MULCHING.

29. DO NOT SCALE FROM DRAWING.

30. NEW SHRUB PLANTING IS TO BE A MINIMUM OF 24" AWAY FROM EXISTING TREES.

31. PLANTING PLAN IS FOR THE LOCATION AND IDENTIFICATION OF VEGETATION ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THIS PLAN.

32. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE OF ALL PLANTING PITS AND PLANT BEDS PRIOR TO INSTALLATION.

33. THE PLANTING SOIL MIX SHALL CONSIST OF THE FOLLOWING:

FOR TREES, SHRUB, AND GROUNDCOVERS
50% TOPSOIL
50% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
1 PART - STERILIZED COW MANURE
COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES
SPECIFIED BY MANUFACTURER
LIME (AS RECOMMENDED IN SOIL ANALYSIS)

34. IF TOPSOIL FOR LANDSCAPE WORK IS NOT AVAILABLE ON-SITE THEN TOPSOIL MUST BE FURNISHED AS SPECIFIED.

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.

SEEDING NOTES

1. 4" OF TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED UNLESS NOTED OTHERWISE. INSTALL AND STABILIZE TOPSOIL PRIOR TO SEEDING.

2. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.

3. SEEDING IS TO BE DONE AS AREAS ARE READY. IF THE CONSTRUCTION SCHEDULE ALLOWS, SEEDING APPLICATION SHOULD BE DONE ACCORDING TO THE OPTIMUM SEEDING DATES DEPICTED IN THE SEEDING SCHEDULE. A TEMPORARY SEED AND APPLICATION IS TO BE ADDED TO THE SEED MIX DURING THE DATES LISTED IN THE SEED SCHEDULE. TIMING OF SEEDING IS TO BE AS NOTED ON DRAWINGS OR SPECIFICATIONS.

4. THE VENDOR SHALL NOTIFY THE LANDSCAPE ARCHITECT BEFORE SHIPMENTS ARE MADE SO THAT ARRANGEMENTS CAN BE MADE FOR INSPECTION AND TESTING OF STOCK.

5. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT , SAMPLES OF THE SEED MAY BE TAKEN FOR CHECK AGAINST THE CERTIFIED LABORATORY REPORT. SAMPLING AND TESTING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF AGRICULTURE

SEEDING NOTES CONT.

6. SEED BED PREPARATION: THOROUGHLY DISC, SCARIFY, & LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE ROCKS, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT OR MAINTENANCE OPERATIONS. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

7. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION AND MAXIMUM PERCENTAGE OF WEED SEED.

8. SEED ALL DISTURBED AREAS (THAT ARE NOT TO BE PAVED, PLANTED, OR SODDED). SEED VARIETY TO BE GRANDE 3 FESCUE, 10 LBS PER 1,000 SF.

9. PROTECT ALL SLOPES 3:1 OR STEEPER AGAINST EROSION WITH EROSION CONTROL BLANKETS/MATERIALS OR ACCEPTED SUBSTITUTION. INSTALL BLANKETS/MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS

10. UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT, SEEDING OPERATIONS SHALL BE LIMITED TO THE FOLLOWING PLANTING PERIODS. (SPRING - APRIL 1 THROUGH JUNE 1)

11. FERTILIZER: CONTRACTOR SHALL PERFORM A SOIL TEST PRIOR TO SEEDING AND APPLICATION OF ANY SOIL AMENDMENTS, AND SUBMIT RESULTS OF SOIL TESTS TO LANDSCAPE ARCHITECT FOR APPROVAL. APPLY ALL AMENDMENTS PER SOIL TEST RECOMMENDATIONS. SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS IMMEDIATELY BEFORE FINAL LAND PREPARATION AND MIX THOROUGHLY WITH THE SOIL.

12. PERMANENT VEGETATIVE COVER OF AT LEAST 95% IS REQUIRED FOR FINAL ACCEPTANCE.

13. REPAIR AND RESEED ALL ERODED OR DISTURBED SEEDED AREAS WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED. .

14. APPLY A 1/2" TO 3/4" LAYER OF THRASHED RYE, OAT, OR WHEAT STRAW, OR BERMUDA GRASS HAY FOR SEEDING APPLICATIONS. APPLY MULCH ON ALL SEEDED AREAS IMMEDIATELY FOLLOWING SEEDING OPERATIONS. MAINTAIN A COVER OF MULCH UNTIL SEEDS HAVE GERMINATED AND SEEDLINGS ARE A MINIMUM OF 2" HEIGHT AND MOWING OPERATIONS HAVE BEGUN. FIELD ADJUST FOR UNIFORM COVERAGE.

15. AREAS WILL BE REPLANTED IF PERMANENT VEGETATION IS DISTURBED OR NOT ESTABLISHED. CONTRACTOR TO MECHANICALLY REMOVE GROWTH OF OVER 12" PRIOR TO OVERSEEDING AND RESEEDING MEADOW AREAS IN THE SPRING TO ALLOW GROWTH OF PERMANENT VEGETATION.

16. THE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF SEEDED AREAS UNTIL 95% PERMANENT GRASS COVER IS ESTABLISHED AND SEEDED AREAS EXHIBIT HEALTHY AND VIGOROUS GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.

17. WHEN REQUIRED TO SEED FESCUE SEED OUTSIDE OF SPECIFIED PLANTING PERIODS, ADD AN ADDITIONAL 3 POUNDS PER 1,000 SQUARE FEET OF ANNUAL RYE GRASS.

SOD NOTES

1. SOD ALL AREAS AS INDICATED ON THE PLANS. SOD IS TO BE SOIL BASED SOD FOR ALL AREAS OF THE BASE PLAN. SOD VARIETY IS TO BE TIFTUF BERMUDA GRASS. ALL SOD PLANTED IN BOTTOM OF RETENTION BASINS TO BE SAND BASED TIFTUF SOD. ALL SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. ALL DRAINAGE SWALES ARE TO RECEIVE A 6' WIDE BAND OF SOD. PROVIDE A 3' WIDE BAND OF SOD AROUND ALL DRAINAGE INLETS.

2. 6" OF TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SODDED, INSTALLED AND STABILIZED PRIOR TO SOD.

3. SOD BED PREPARATION: LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. ADD SOIL AMENDMENTS IN ACCORDANCE WITH SOIL TEST REQUIREMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

4. THE SOIL SHALL BE THROUGHLY TILLED TO DEPTH OF FOUR (4) INCHES AND TWENTY-FIVE (25) POUNDS OF A COMPLETE FERTILIZER PER ONE THOUSAND (1,000) SQUARE FEET OF LAWN AREA SHALL BE ADDED. FOLLOWING THIS, THE SOD AREA SHALL BE GRADED TO REMOVE ALL RIDGES AND DEPRESSIONS, AND THE SURFACE CLEARED OF ALL STONE AND DEBRIS.

5. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL,RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.

6. SOD IS TO BE LAID AS SOON AS IT IS DELIVERED TO PLANTING AREAS. ONLY HEALTHY, MOIST, AND GREEN SOD IS TO BE LAID. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN 24 HOURS OF DELIVERY IS UNACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

7. FERTILIZER: CONTRACTOR SHALL PERFORM A SOIL TEST PRIOR TO SODDING AND APPLICATION OF ANY SOIL AMENDMENTS, AND SUBMIT RESULTS OF SOIL TESTS TO LANDSCAPE ARCHITECT FOR APPROVAL. APPLY ALL AMENDMENTS PER SOIL TEST RECOMMENDATIONS. SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS IMMEDIATELY BEFORE FINAL LAND PREPARATION AND MIX THOROUGHLY WITH THE SOIL.

8. SOD IS TO BE ROLLED AND WATERED WITHIN 10 DAYS OF INSTALLATION.

SOD NOTES CONT.

9. AFTER TWO WEEKS, TOPDRESS AND THOROUGHLY WATER. TOPDRESS SHALL CONSIST OF .5 TO 1 POUND: 38% UREA FORMALDEHYDE PER 1,000 S.F. AND 20 POUNDS OF 6-12-12 FERTILIZER.

10. TOP DRESS SODDED AREAS WITH CLEAN, WEED FREE BUILDER'S SAND MAY BE REQUIRED IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT TO FILL ANY DEPRESSIONS OR IRREGULARITIES IN THE SOD.

11. REPAIR AND RESOD ALL ERODED OR DISTRUBED SOD AREAS WHERE DESIRED VEGETATIVE COVER HAS NOT BEEN ESTABLISHED, OR WHERE NOXIOUS WEEDS EMERGE.

12. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF SODDED AREAS UNTIL AREAS EXHIBIT HEALTHY AND VIGOROUS GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.

13. SEE SPECIFICATIONS FOR PLACEMENT OF SOD.

NATIVE SEED INSTALLATION NOTES

1. PREPARATION
   - 1.1. OBTAIN SOIL SAMPLES FROM THE PROJECT AREA AND PROVIDE SOILS ANALYSIS REPORT FROM INDEPENDENT TESTING LAB WHICH INCLUDES RECOMMENDED SOIL AMENDMENTS REQUIRED FOR SPECIFIC PLANT TYPE.
   - 1.2. BEFORE BEGINNING SEEDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL AND FINAL GRADING, AND HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
2. SEED APPLICATION
   - 2.1. PERFORM ALL SEEDING AND RELATED WORK AS A CONTINUOUS OPERATION. SOW SEED AS SOON AS THE SEED BED HAS BEEN PREPARED AND PERFORM SUBSEQUENT WORK IN A CONTINUOUS MANNER.
   - 2.2. PREPARE AREA TO BE SEEDED WITH NATIVE GRASS AND WILD FLOWER SEED. IF EXISTING VEGETATION IS PRESENT, SPRAY EXISTING VEGETATION WITH A GLYPHOSATE HERBICIDE, SUCH AS ROUNDUP, ACCORDING TO MANUFACTURER'S RECOMMENDATION. WAIT 10 DAYS TO ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PROBLEM PERENNIAL WEEDS SUCH AS QUACKGRASS, BROMEGRASS, CANADA THISTLE, AND CLOVER ARE PRESENT, TREAT THE FIELD WITH A GLYSOPHATE THREE TIMES THROUGHOUT ONE FULL GROWING SEASON, AT SIX TO EIGHT WEEK INTERVALS. IF PLANTING IN LATE SPRING OR EARLY SUMMER, APPLY A GLYSOPHATE TO THE SITE WHEN NEWLY-SPROUTED WEEDS ARE TWO TO THREE INCHES TALL. WAIT 10 DAYS AFTER SPRAYING. LIGHTLY TILL DESIGNATED AREA TO A MAXIMUM DEPTH OF 1". PERFORM THIS WORK ONLY WHEN SOIL IS IN A TILLABLE AND WORKABLE CONDITION. CLEAR ROCKS, LIMBS, AND DEAD PLANT MATERIAL. SMOOTH PLANTING SURFACE.
   - 2.3. SOW SEED USING A SPECIALIZED NO-TILL FLUFFY SEED DRILL DESIGNED FOR NATIVE GRASS AND WILDFLOWER SEED INSTALLATIONS AS MANUFACTURED TRUAX SEED DRILL (763) 537-6639 OR APPROVED EQUIVALENT.
   - 2.4. DO NOT SEED WHEN WIND EXCEED 5 MPH. DISTRIBUTE SEED EVENLY OVER THE ENTIRE AREA BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
   - 2.5. SOW SEED MIXTURE AT SPECIFIED RATE.
   - 2.6. PERFORM NO SEEDING DURING WINDY WEATHER OR WHEN THE GROUND SURFACE IS FROZEN, WET, OR OTHERWISE UNTILLABLE.
   - 2.7. LIGHTLY RAKE SEEDED AREA INTO TOP 1/8" SOIL.
   - 2.8. LIGHTLY ROLL SEEDED AREA WITH ROLLER.
   - 2.9. WATER SEEDED AREA WITH FINE SPRAY.
   - 2.10. AFTER SEEDING APPLY HYDROMULCH ACCORDING TO MANUFACTURER'S RECOMMENDATION THE SAME DAY AS SEEDING IS COMPLETE.
   - 2.10.1. UTILIZE THE HYDROMULCH, AS PRE-PACKAGED BY THE MANUFACTURER TO ASSURE MATERIAL PERFORMANCE. APPLY HYDROMULCH TO GEOTECHNICALLY STABLE AREAS CONSTRUCTED SO THAT RUNOFF IS DIVERTED AWAY FROM THE FACE OF ANY SLOPES. COMPLY WITH THE MANUFACTURER'S MIXING RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
3. CLEAN-UP AND PROTECTION
   - 3.1. NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SEEDED GROUND.
   - 3.2. DISPOSE OF ALL SURPLUS MATERIALS AS DIRECTED BY THE OWNER.
4. INSPECTIONS
   - 4.1. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SEEDING WITHIN PERIODICALLY DAYS AFTER PLANTING AND EVALUATE IF IT IS ACCEPTABLE.
5. MAINTENANCE
   - 5.1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE AREAS SEEDED WITH NATIVE GRASSES/ WILDFLOWERS, INCLUDING WATERING, UNTIL AN ACCEPTABLE STAND OF NATIVE GRASSES AND WILDFLOWERS IS ACHIEVED.
   - 5.2. CONTRACTOR RESPONSIBLE FOR REPAIRING AND RESEEDING ANY AREAS THAT ERODE PRIOR TO FINAL ACCEPTANCE OF SEE

PLANT SCHEDULE - BASE

QUANTITY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	TREES					
11	ACER BUERGERIANUM `ABMTF` TM	AERYN TRIDENT MAPLE	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
12	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
30	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	B&B / CONT	3-3 1/2	12-14'	3-5 TRUNKS, LARGEST TRUNK SHOULD MEET CAL. REQS.
8	CARPINUS CAROLINIANA 'ORANGE CRUSH'	AMERICAN HORNBEAM	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
2	ILEX OPACA	AMERICAN HOLLY	B&B / CONT	3" Min.	12-14'	FULL TO GROUND, STRAIGHT DOMINATE LEADER, FULL
24	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
19	NYSSA SYLVATICA `WILDFIRE`	WILDFIRE BLACK GUM	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
16	SALIX NIGRA	BLACK WILLOW	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
5	TAXODIUM DISTICHUM 'GREEN WHISPER'	BALD CYPRESS	B&B / CONT	3-3 1/2	12-14'	FULL TO GROUND, GOOD FORM, DENSE
8	ULMUS AMERICANA `VALLEY FORGE`	VALLEY FORGE ELM	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
	SMALL TREES					
20	CHIONANTHUS VIRGINICUS `EMERALD KNIGHT`	EMERALD KNIGHT FRINGETREE	B&B / CONT	2-2 1/2"	10-12'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
3	FRANKLINIA ALATAMAHA	FRANKLIN TREE	B&B / CONT	2-2 1/2"	6-8'	STANDARD,MATCHING, FULL, WELL BRANCHED
12	ILEX X `NELLIE R STEVENS`	NELLIE STEVENS HOLLY	B&B / CONT	2-2 1/2"	6-8'	FULL TO GROUND, GOOD FORM, DENSE
8	LAGERSTROEMIA INDICA X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	B&B / CONT	2-2 1/2"	12-14'	STANDARD, STRAIGHT DOMINANT LEADER, FULL, DENSE
21	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B / CONT	2-2 1/2"	6-8'	3-5 TRUNKS, LARGEST TRUNK SHOULD MEET CAL. REQS.
	SHRUBS					
151	CALLICARPA AMERICANA	BEAUTYBERRY	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
46	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
420	CLETHRA ALNIFOLIA `HUMMINGBIRD`	SUMMERSWEET CLETHRA	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
383	DISTYLIUM X `VINTAGE JADE`	VINTAGE JADE DISTYLIUM	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
19	FORSYTHIA X INTERMEDIA `SHOW OFF`	GOLDEN-BELLS FORSYTHIA	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
142	FOTHERGILLA GARDENII `MT. AIRY`	MT. AIRY FOTHERGILLA	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
17	HYDRANGEA ARBORESCENS `INCREDIBALL`	INCREDIBALL WHITE HYDRANGEA	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
38	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
113	ILEX GLABRA `SHAMROCK`	INKBERRY HOLLY	#5		30-36"	FULL, DENSE, WELL ROOTED IN POT
70	ILEX VERTICILLATA `MR. POPPINS`	MR. POPPINS WINTERBERRY (MALE)	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
600	ILEX VERTICILLATA BERRY POPPINS	BERRY POPPINS WINTERBERRY (FEMALE)	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
326	ITEA VIRGINICA `MERLOT`	MERLOT SWEETSPIRE	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
220	LOROPETALUM CHINENSE `PURPLE DAYDREAMD`	`PURPLE DAYDREAM` LOROPETALUM	#5		30-36"	FULL, DENSE, WELL ROOTED IN POT
31	MYRICA PUSILLA	DWARF WAX MYRTLE	#5		30-36"	FULL, DENSE, WELL ROOTED IN POT
456	VIBURNUM DAVIDII	DAVID VIBURNUM	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
83	WEIGELA FLORIDA `MIDNIGHT WINE` TM	WEIGELA	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
	GRASSES					
383	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER GRASS	#2		12-15"	FULL, DENSE, WELL ROOTED IN POT
251	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	#3		12-15"	FULL, DENSE, WELL ROOTED IN POT
	PERENNIALS					
40	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1		12-15"	FULL, DENSE, WELL ROOTED IN POT
44	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	#1		12-15"	FULL, DENSE, WELL ROOTED IN POT
	VINES					
6	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#1		6-9"	MULTIPLE RUNNERS, WELL ROOTED IN POT
2	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	#1		6-9"	MULTIPLE RUNNERS, WELL ROOTED IN POT
	GROUND COVER					
1801	CAREX LURIDA	LURID SEDGE	#SP4			FULL, DENSE, WELL ROOTED IN POT
364	HYPERICUM CALYCINUM	AARONSBEARD	#3		6-9"	FULL, DENSE, WELL ROOTED IN POT
252	JUNCUS EFFUSUS	SOFT RUSH (Total plants req. 18,119)	72 PER TRAY			FULL, DENSE, WELL ROOTED IN POT
726	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	#SP6			FULL, DENSE, WELL ROOTED IN POT
390	VERONICA REPENS 'SUNSHINE	SUNSHINE VERONICA	#SP4			FULL, DENSE, WELL ROOTED IN POT
	SOD / SEED					
118611	CYNODON DACTYLON 'TIFWAY 419'	BERMUDA SOD	SF		SOD	CERTIFIED PURE, DISEASE, PEST AND WEED FREE
82403	CYNODON DACTYLON 'TIFWAY 419'	REINFORCED BERMUDA SEED	SF		SOD	CERTIFIED PURE, DISEASE, PEST AND WEED FREE
	RIPARIAN PLANTINGS					
29603	RIPARIAN PLANTING (9 LBS SEED MIX PER ACRE) (REFER TO RIPARIAN SCHEDULE FOR EXACT MIX)	NATIVE GRASS / WILDFLOWER MIX	SF			CERTIFIED PLS, DISEASE, PEST AND WEED FREE
	BIORETENTION BOULDERS					
60	36" NATIVE FIELDSTONE BOULDER		EA		36" MIN	NATIVE FIELDSTONE BOULDERS TO BE FIELD LOCATED /
40	30" NATIVE FIELDSTONE BOULDER		EA		30" MIN	STACKED TO CREATE A NATURAL LOOKING BOULDER PILE.
40	24" NATIVE FIELDSTONE BOULDER		EA		24" MIN	INDIVIDUAL BOULDER SITING AT DISCRETION OF
40	18" NATIVE FIELDSTON BOULDER		EA		18" MIN	LANDSCAPE ARCHITECT.

PLANT SCHEDULE - BUFFER MITIGATION

QUANTITY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	TREES					
8	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	B&B / CONT	3-3 1/2	12-14'	3-5 TRUNKS, LARGEST TRUNK SHOULD MEET CAL. REQS.
7	ILEX OPACA	AMERICAN HOLLY	B&B / CONT	3" Min.	12-14'	FULL TO GROUND, STRAIGHT DOMINATE LEADER, FULL
1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	B&B / CONT	2-2 1/2"	6-8'	STRAIGHT DOMINANT LEADER, DENSE, WELL BRANCHED
2	OXYDENDRON ARBOREUM	SOURWOOD	B&B / CONT	2-2 1/2"	6-8'	STRAIGHT DOMINANT LEADER, DENSE, WELL BRANCHED
2	TAXODIUM DISTICHUM 'GREEN WHISPER'	BALD CYPRESS	B&B / CONT	3-3 1/2	12-14'	FULL TO GROUND, GOOD FORM, DENSE
	SMALL TREES					
5	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	SERVICEBERRY	B&B / CONT	1-1 1/2"	6-8'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
	SHRUBS					
36	AMORPHA FRUTICOSA	FALSE INDIGO	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
64	FOTHERGILLA GARDENII 'MT AIRY'	MT AIRY FOTHERGILLA	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
24	VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
	RIPARIAN PLANTINGS					
26291	RIPARIAN PLANTINGS (9 LBS SEED MIX PER ACRE) (REFER TO RIPARIAN SCHEDULE FOR EXACT MIX)	NATIVE GRASS / WILDFLOWER	SF			

PLANT SCHEDULE - ADD ALTERNATE

QUANTITY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	TREES					
3	ACER BUERGERIANUM `ABMTF` TM	AERYN TRIDENT MAPLE	B&B / CONT	3-3 1/2	12-14'	STRAIGHT DOMINANT LEADER, FULL CROWN, DENSE
	SHRUBS					
77	DISTYLIUM X `VINTAGE JADE`	VINTAGE JADE DISTYLIUM	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
9	ILEX VERTICILLATA `MR. POPPINS`	MR. POPPINS WINTERBERRY (MALE)	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
95	ILEX VERTICILLATA BERRY POPPINS	BERRY POPPINS WINTERBERRY (FEMALE)	#3		18-21"	FULL, DENSE, WELL ROOTED IN POT
84	VIBURNUM DAVIDII	DAVID VIBURNUM	#3		15-18"	FULL, DENSE, WELL ROOTED IN POT
	GROUND COVER					
150	VERONICA REPENS 'SUNSHINE	SUNSHINE VERONICA	#SP4			FULL, DENSE, WELL ROOTED IN POT

PLANT SCHEDULE - RIPARIAN PLANTING MIX

NATIVE RIPARIAN SEED MIX (APPLY NATIVIE RIPARIAN MIX AT A RATE OF 9 LBS PER ACRE)

	BOTANICAL NAME	COMMON NAME	LBS PER ACRE	UNIT
	NATIVE GRASSES			
	ANDROPOGON GERARDII	BIG BLUE STEM	0.25	LBS
	ELYMUS CANADENSIS	CANADA WILD RYE	0.50	LBS
	ELYMUS HYSTIX	BOTTLEBRUSH GRASS	0.50	LBS
	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	1.50	LBS
	PANICUM ANCEPS	FALL PANICUM	0.50	LBS
	PANICUM VIRGATUM	SWITCHGRASS (CNR)	0.50	LBS
	SORGHASTRUM NUTANS	INDIAN GRASS	0.50	LBS
	TRIDENS FLAVUS	PURPLE TOP	0.25	LBS
	UNIOLA LATIFOLIA	RIVER OATS	0.50	LBS
			5.00	LBS

	BOTANICAL NAME	COMMON NAME	OUNCES per ACRE	UNIT
	NATIVE WILDFLOWERS / SEDGES/ FORBS			
**	ASCLEPIAS INCARNATA	SWAMP MILKWEED	3.00	OZ
	BIDENS ARISTOSA	SHOWY TICKSEED	7.20	OZ
	CAREX LUPULINA	HOP SEDGE	1.40	OZ
	CAREX LURIDA	SHALLOW SEDGE	1.40	OZ
	CAREX VULPENOIDEA	FOX SEDGE	1.40	OZ
	CASSIA MARILANDICA	WILD SENNA	5.00	OZ
	CLEMATIS VIRGINIANA	VIRGIN'S BOWER	1.40	OZ
	EUPATORIUM FISTULOSUM	JOE PYE WEED	1.00	OZ
	EUPATORIUM PEFOLIATUM	BONESET	1.40	OZ
	GLYCERIA STRIATA	FOWL MANA GRASS	1.60	OZ
	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	1.40	OZ
	HIBISCUS MOSCHEUTOS	ROSEMALLOW	2.80	OZ
	IRIS VIRGINICA	BLUE FLAG	5.20	OZ
	JUNCUS EFFUSUS	SOFT RUSH	1.20	OZ
	JUNCUS TENUIS	PATH RUSH	1.20	OZ
	LEERSIA ORYZOIDES	RICE CUT GRASS	2.40	OZ
	MIMMULUS RINGENS	MONKEY FLOWER	1.20	OZ
	PENSTEMON DIGITALIS	SMOOTH BEARDTONGUE	1.20	OZ
	PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAIN MINT	1.40	OZ
	RUDBECKIA TRILOBA	BROWNEYED SUSAN	1.60	OZ
	SCIRPUS ATROVIRENS	GREEN BULLRUSH	1.40	OZ
	SCIRPUS CYPERINUS	WOOL GRASS	1.40	OZ
	SOLIDAGO ALTISSIMA	TALL GOLDENROD	1.40	OZ
	SOLIDAGO RIDGIDA	RIDGID GOLDENROD	1.40	OZ
	TRADESCANTIA OHIENSIS	OHIO SPIDERWORT	2.20	OZ
	VERBENA HASTATA	BLUE VERVAIN	1.30	OZ
	VERBESINA ALTERNIFOLIA	YELLOW WINGSTEM	5.30	OZ
	VERBESINA VIRGINICA	WHITE WINGSTEM	2.60	OZ
	VERNONIA ALTISSIMA	IRONWEED	2.60	OZ
			64.00	**OZ**
	**REQUIRED NATIVE MILKWEED			
		TOTAL GRASS / WILDFLOWER MIX PER ACRE	**9**	**LBS**

BOTANICAL NAME	COMMON NAME	SPACING	QUANTITY
PLUGS			
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	4' O.C.	4,446

NOTE:

1. PLUGS TO BE PLANTED IN ACCORDANCE WITH PLUG SCHEDULE IN ALL AREAS WITH RIPARIAN PLANTING MIX.
2. RIPARIAN SEED MIX TO BE SUPPLIED BY STEPHENS SEED & SUPPLY 615-922-2121. MAY TO SEPTEMBER ADD 5 LBS / AC BROWN TOP MILLET (PANICUM RAMOSUM) TO MIX. OCTOBER TO APRIL ADD 32 LBS / AC OATS (AVENA SATIVA) TO MIX

LANDSCAPE RESPONSIBILITIES NOTE

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
to be completed by applicant

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: ______________________
Contact Name
Phone Number
Landscape Architect: JOHN BROWN (423)-756-3025
Contact Name
Phone Number
Franklin Planning Department: (615) 791-3212 phone

LANDSCAPE CALCULATIONS

9/12/2022

Franklin Bicentennial Park
Landscape Calculations

Summary (Acres)

Total Property Acreage	13.36
Tree Save Areas	-2.01
Subtotal Area	11.35
Minimum Landscape Surface Area (40% for CI Zone)	4.54
Landscape Surface area Provided (56%)	6.42

Landscape Requirements (ACI - Aggregate Caliper Inch)
Canopy Trees Required (82 ACI*/Acre) = **363 Caliper Inches Required**
Understory Trees Required (21 ACI*/Acre) = **93 Caliper Inches Required**
Shrubs Required (96 / Acre) = **424 Shrubs Required**

	Required Qty. (Cal. Inches Trees)	Provided Qty. (Cal. Inches Trees)	Caliper Inch Surplus/(Shortage)
Deciduous Canopy Trees (75% total ACI)	272	379	107
BASE - LANDSCAPE			
3" Caliper Deciduous Trees		363	
2" Caliper Deciduous Trees		16	
Evergreen Canopy Trees (25% Total ACI Minimum)	91	21	-70
BASE - LANDSCAPE			
3" (12-14' HT) Caliper Evergreen Trees		21	
2" (10-12' HT) Caliper Evergreen Trees		0	
Deciduous Understory Trees (75% total ACI)	70	120	50
BASE - LANDSCAPE			
2" Caliper Deciduous Trees		120	
Evergreen Understory Trees (25% Total ACI Minimum)	23	24	1
BASE - LANDSCAPE			
2" (10-12' HT) Caliper Evergreen Trees		24	
Deciduous Shrub Requirement	318	2,060	1,742
BASE - LANDSCAPE			
Deciduous Shrubs		2,060	
Evergreen Shrubs (25% Miniumum)	101	1,022	921
BASE - LANDSCAPE			
Evergreen Shrubs		1,022	

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 834
10-6-22

PLANTING SCHEDULE & CALCULATIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	08-08-2022	100% CD SUBMITTAL TO DRT
0	MY	JRB	09-12-2022	DRT COMMENTS RESUBMITTAL
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

L2.1A

FILE NO. 35968-01

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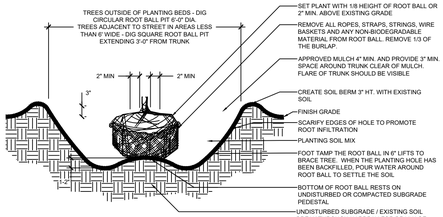
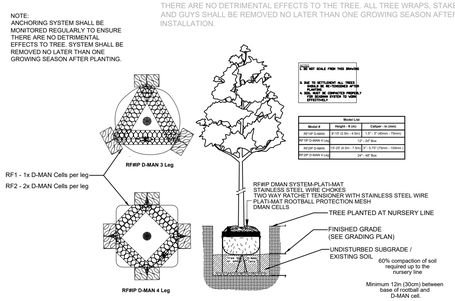


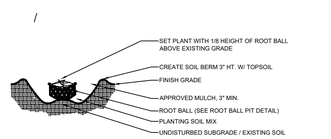
1 ROOT BALL PIT- SINGLE TREE DETAIL
N.T.S.

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



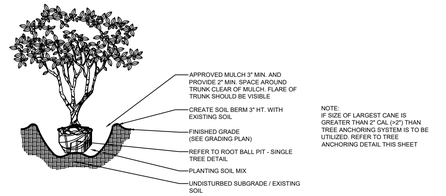
10 TREE ANCHOR DETAIL (TREES > 2" CAL.)
N.T.S.

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



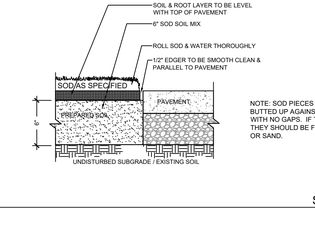
3 SMALL DECIDUOUS TREE PLANTING (<2"CAL) - SINGLE TREE
N.T.S.

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



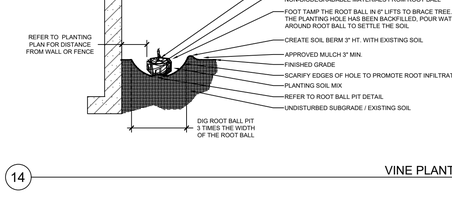
4 MULTI-TRUNK TREE PLANTING - SINGLE TREE
N.T.S.

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



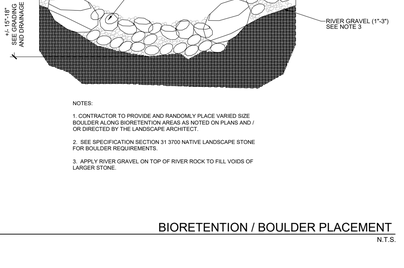
5 EVERGREEN TREE PLANTING - SINGLE TREE
N.T.S.

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

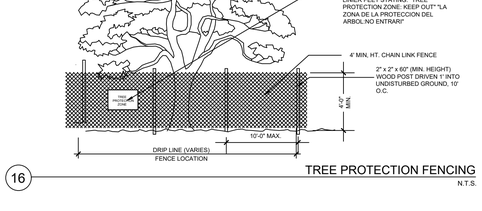


6 TREE PLANTING - ON SLOPE
N.T.S.

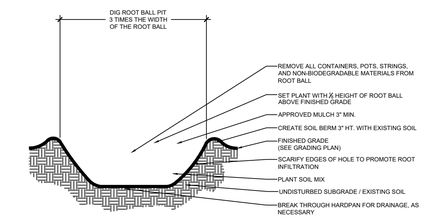
NOTE: ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO ENSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE WRAPS, STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER INSTALLATION.



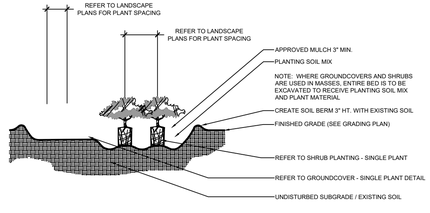
7 TREE IN CURBED PLANTER
N.T.S.



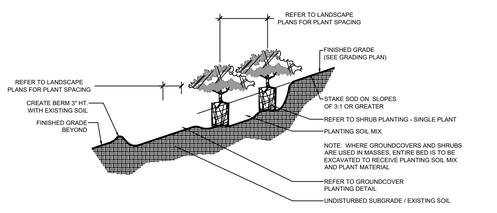
8 SHRUB PLANTING - SINGLE PLANT
N.T.S.



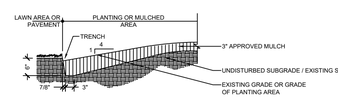
9 GROUNDCOVER - SINGLE PLANT
N.T.S.



10 SHRUB & GROUNDCOVER PLANTING
N.T.S.



11 SHRUB & GROUNDCOVER PLANTING ON SLOPE
N.T.S.

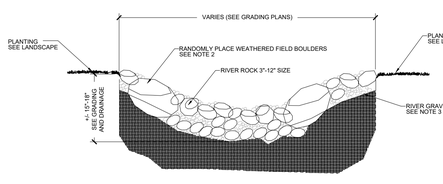


12 TRENCH EDGE DETAIL
N.T.S.

NOTE: SOD PIECES ARE TO BE BUTTED UP AGAINST EACH OTHER WITH NO GAPS. IF THERE ARE GAPS THEY SHOULD BE FILLED WITH SOD OR SAND.

13 SOD DETAIL
N.T.S.

14 VINE PLANTING
N.T.S.



NOTES:

1. CONTRACTOR TO PROVIDE AND RANDOMLY PLACE VARIED SIZE BOULDER ALONG BIORETENTION AREAS AS NOTED ON PLANS AND / OR DIRECTED BY THE LANDSCAPE ARCHITECT.

2. SEE SPECIFICATION SECTION 31 3700 NATIVE LANDSCAPE STONE FOR BOULDER REQUIREMENTS.

3. APPLY RIVER GRAVEL ON TOP OF RIVER ROCK TO FILL VOIDS OF LARGER STONE.

15 BIORETENTION / BOULDER PLACEMENT
N.T.S.

TREE PROTECTION FENCING

(a.) All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the City of Franklin landscaping standards shall be fenced before grading or other land-disturbing activity begins. Fencing shall extend at at least one foot in distance from the edge of the tree for each one inch of DBH, so that, at a minimum, each tree's critical root zone is protected, but in no case shall the tree fence be less than ten feet from the trunk. The Department of Building and Neighborhood Services shall consider existing site conditions in determining the exact location of any tree protection fencing.

(b.) All fencing required shall be chain link fencing at least four feet in height and secured using appropriate posts spaced no more than ten feet apart. Such chain link fencing is not required to be vinyl coated.

(c.) Signs shall be installed on the tree protection fence visible on all sides of the fenced in area at a rate of at least one sign for every linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL NO SE PERMITE ENTRAR"

16 TREE PROTECTION FENCING
N.T.S.

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1900 // FAX (615) 254-6572

JON RUSSELL BROOKS REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 2301 LANDSCAPE ARCHITECT
10-6-22

LANDSCAPE DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
	MY	ABH	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
0	JAL	JRB	08-08-2022	100% CD SUBMITTAL TO DRT
0	JAL	JRB	09-09-2022	100% CD DRT COMMENTS RESPONSE
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

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FILE NO. 35968-01

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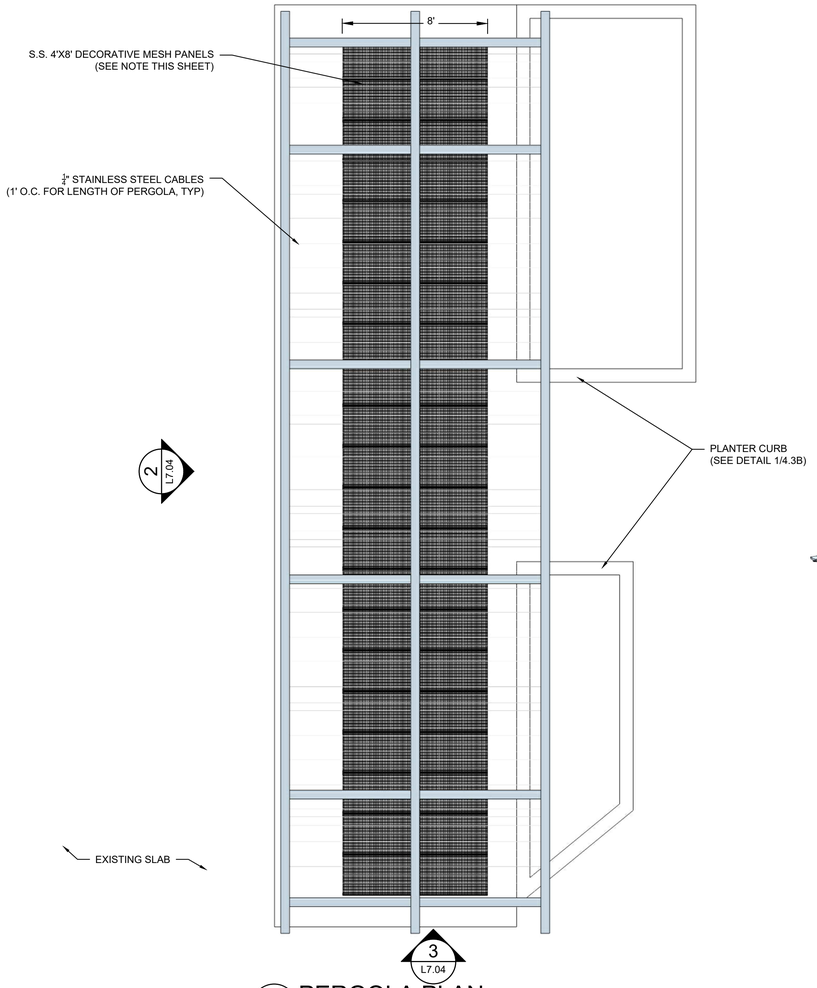
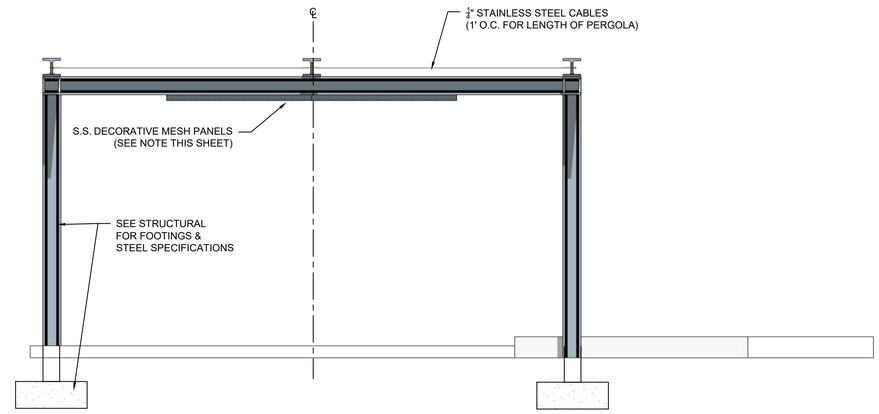
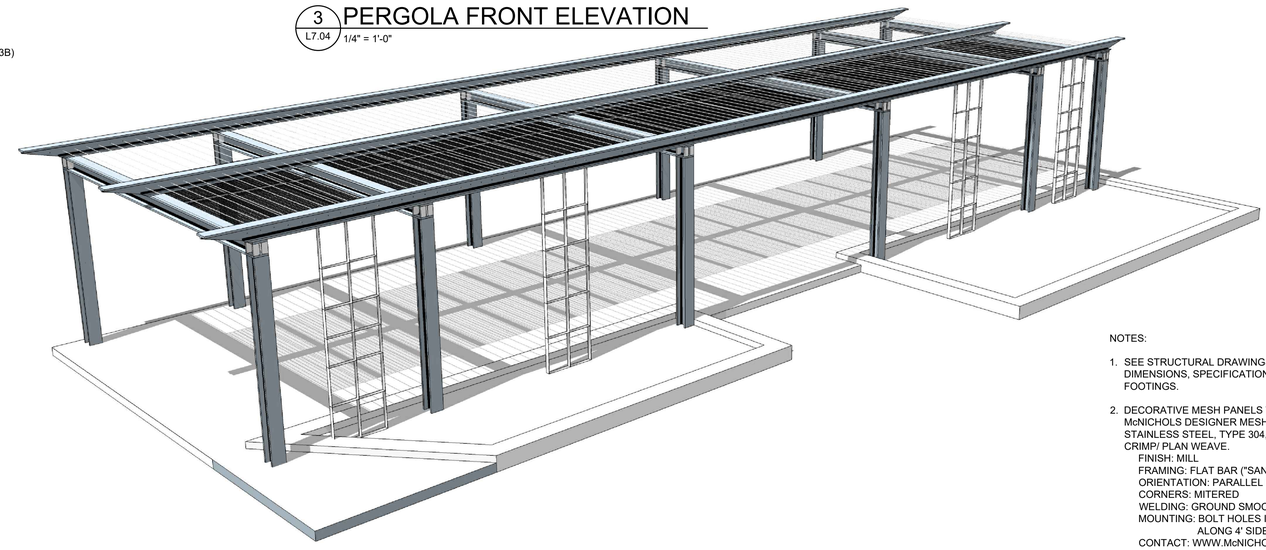


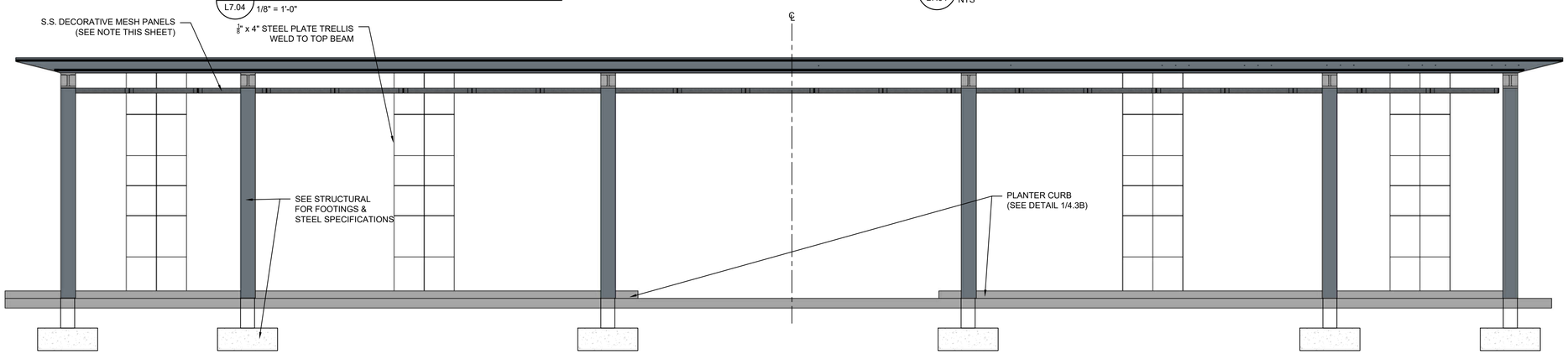
1 L7.04 PERGOLA PLAN
1/8" = 1'-0"



3 L7.04 PERGOLA FRONT ELEVATION
1/4" = 1'-0"



4 L7.04 PERGOLA PERSPECTIVE
NTS



2 L7.04 PERGOLA SIDE ELEVATION
1/4" = 1'-0"

NOTES:

1. SEE STRUCTURAL DRAWINGS FOR STEEL DIMENSIONS, SPECIFICATIONS, CONNECTIONS, & FOOTINGS.
2. DECORATIVE MESH PANELS TO BE 48"X96" McNICHOLS DESIGNER MESH , SHIRE 2105, STAINLESS STEEL, TYPE 304, WOVEN-LOCK CRIMP/ PLAN WEAVE.
   FINISH: MILL
   FRAMING: FLAT BAR ("SANDWICH")
   ORIENTATION: PARALLEL PATTERN
   CORNERS: MITERED
   WELDING: GROUND SMOOTH (STANDARD)
   MOUNTING: BOLT HOLES IN FRAME12" O.C. ALONG 4' SIDE ONLY
   CONTACT: WWW.McNICHOLS.COM
3. SUBMIT SHOP DRAWINGS FRO APPROVAL PRIOR TO FABRICATION.

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
10-6-22

PERGOLA DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

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	MY	ABH	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
0	JAL	JRB	03-25-2022	100% CD SUBMITTAL WITH AMEND. 1 & 2
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0	MY	JRB	09-07-2022	DRT COMMENTS RESUBMITTAL
0	GH	JRB	10-06-2022	100% CD DRT COMMENTS RESPONSE

L7.04

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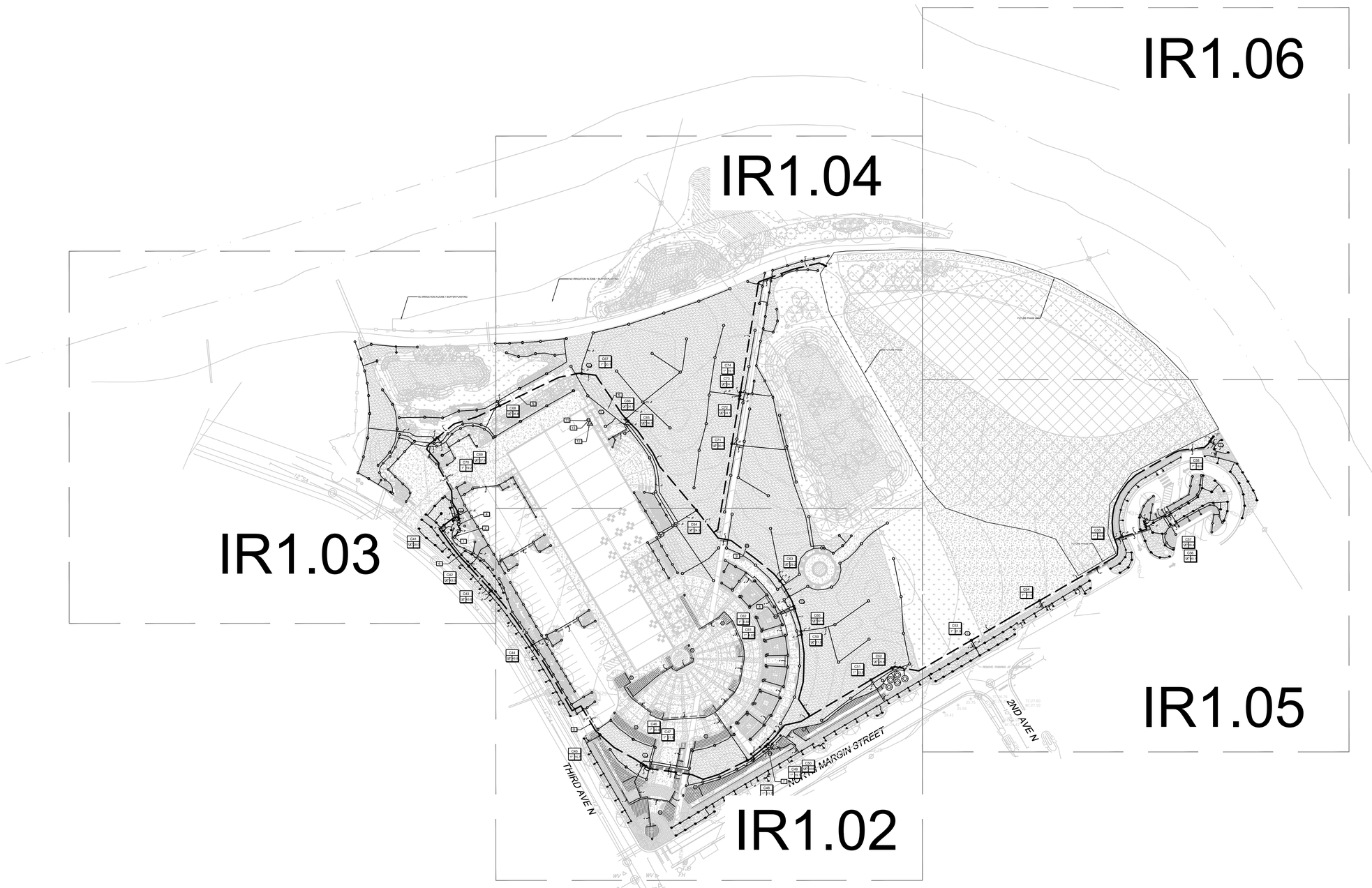

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 234-1500 // FAX (615) 255-6572

DATE: 03-25-2022

IRRIGATION OVER ALL SHEET LAYOUT

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	RKC	JB	05-18-2020	DESIGN DEVELOPMENT
	MDC	JB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (NAVD-1988)

25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

IR1.00

FILE NO. 35968-01

$DATE$
$TIME$
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DGN

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GENERAL NOTES

1. ALL TRENCHING TO BE OUTSIDE OF TREE DRIP LINE
2. MAINLINE TO HAVE MINIMUM OF 18" OF COVER AND A MINIMUM OF 18" OFF OF THE HARDSCAPE
3. LATERALS TO HAVE MINIMUM OF 12" OF COVER AND A MINIMUM OF 12" OFF OF THE HARDSCAPE
4. NO ROCKS, BOULDERS OR SHARP OBJECTS TO BE IN TRENCH BACKFILL
5. ALL PIPE TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS
6. SPRINKLERS AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS
7. TWO WIRE CONTROL WIRE TO BE 14 GA UL 2 CONDUCTOR, JACKETED AND APPROVED BY 2-WIRE CONTROLLER MANUFACTURER
8. ALL 2-WIRE CONTROL WIRE TO HAVE 14GA "BLUE" TRACER WIRE FROM THE CONTROLLER TO ALL CONTROL VALVES. TRACER WIRE TO HAVE A 24" LOOP LOCATED IN EACH CONTROL VALVE AND ISOLATION VALVE BOXES.
9. WIRE SPLICES TO BE DONE AS PER DETAILS
10. ALL WIRE SPLICES OUTSIDE OF CONTROL VALVE BOX TO BE IN 10" VALVE BOX
11. TWO WIRE CONDUCTORS TO BE COLOR CODED
12. CONTRACTOR SHALL INSTALL MANUFACTURES GROUNDING EQUIPMENT ON BOTH THE POWER AND OUTPUT SIDES OF CONTROLLER, ALL GROUNDING POINTS TO BE INSTALLED AS PER PLANS AND DETAILS
13. AT EACH VALVE AND CHANGE IN MAINLINE DIRECTION CONTRACTOR TO INSTALL A 30" LOOP OF EXTRA WIRE
14. SPRINKLERS ARE TO BE ADJUSTED TO AVOID OVER-SPRAY INTO NON-IRRIGATED AREAS
15. ELECTRIC CONTROL VALVES ARE TO BE INSTALLED IN VALVE BOXES AS FOLLOWS
    14" RECTANGULAR MINIMUM FOR EACH ELECTRIC CONTROL VALVE
    JUMBO VALVE BOX FOR DRIP ZONE KITS
16. SPRINKLERS TO BE INSTALLED 12" FROM FOUNDATIONS AND 2" FROM HARDSCAPE
17. ALL PIPING TO BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS
18. ALL VALVES, QUICK COUPLER VALVES, WIRE SPLICES TO BE IN LANDSCAPED BEDS WHEREVER POSSIBLE
19. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER COVERAGE OF AREA TO BE IRRIGATED, MAKE ADJUSTMENTS AS NECESSARY
20. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE EXISTING UTILITIES REPAIRING ANY DAMAGES AT HIS OWN COST
21. PLAN IS DIAGRAMMATIC TO IMPROVE CLARITY ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY LINES AND LANDSCAPED AREAS
22. ANY DISCREPANCIES BETWEEN THE PLAN AND THE SITE TO BE REFERRED TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION
23. CONTRACTOR TO PROVIDE 1 YEAR WARRANTEE OF ALL PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZATION AND SPRING START-UP
24. CONTRACTOR TO PROVIDE OWNER AND OR LANDSCAPE ARCHITECT RECORD DRAWING PRIOR TO SUBSTANTIAL COMPLETION.
25. INSTALLATION OF IRRIGATION SLEEVES IS THE IRRIGATION CONTRACTORS RESPONSIBILITY IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR SLEEVE INSTALLATION PRIOR TO PAVEMENT INSTALLATION
26. CLEANUP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS LEAVE AREA NEAT, CLEAN AND READY FOR OWNERS USE PROVIDE CLEAN PAVEMENT SURFACES INCLUDING AREAS OF PUBLIC R.O.W.

TWO WIRE CONTROL SYSTEM NOTES

1. ALL DECODER WIRE SPLICE CONNECTORS TO BE 3M DBR\Y-6 OR BETTER.
2. ALL DECODER TO VALVE SOLENOID SPLICE CONNECTORS TO BE 3M DBR\Y-6 OR BETTER
3. ALL GROUNDING POINTS TO HAVE BL-LA01 LIGHTNING ARRESTOR INSTALLED INLINE AS PER MANUFACTURER'S REQUIREMENTS AND INSTALLED AS PER DETAIL.
4. RAIN SENSOR TO BE WIRED TO DECODER WIRE WITH BL-5402 PAUSE BICODER.
5. ALL BASELINE PRODUCTS TO BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND OR REQUIREMENTS.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BASELINE INSTALLATION TRAINING PRIOR TO PROJECT START, NOTIFY IRRIGATION CONSULTANT WHEN TRAINING HAS BEEN COMPLETED.
7. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO OBTAIN BASELINE EXTENDED 5 YEAR WARRANTEE. PROVIDE 5 YEAR WARRANTEE PRIOR TO SUBSTANTIAL COMPLETION
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR TRAINING OWNERS STAFF, AS NEEDED, ON THE OPERATION AND MAINTENANCE OF BASELINE CONTROL SYSTEM.
9. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE PROGRAMMING AND OPERATION OF BASELINE CONTROL SYSTEM FOR 6 MONTHS FROM THE DAY THE CONTROLLER BECOMES FUNCTIONAL. CONTRACTOR TO PROVIDE THE OWNERS REPRESENTATIVE A COMPUTER SPREAD SHEET THAT SHOWS EACH PROGRAM, OPERATIONAL DAYS AND RUN TIMES PER ZONE.
10. EACH CONTROLLER PROGRAM TO BE ASSOCIATED TO THE SPECIFIC MOISTURE SENSOR FOR THAT AREA. ONCE PLANT MATERIAL HAS GROWN IN OPERATE SYSTEM BASED ON MOISTURE SENSOR OPERATION.
11. CONTROLLER AND FLOW SENSOR ARE TO BE PROGRAMMED FOR FLOW MAXIMIZATION.

DRIP ZONE NOTES

1. IT IS IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EACH PLANT IS WITHIN THE DRIPLINE WETTED PATTERN ON NO LESS THAN 2 SIDES.
2. DRIPLINE TO BE LAID OUT AND INSTALLED AS DETAIL EXAMPLES.
3. DRIPLINE TO BE INSTALLED IN GRID FASHION WITH TUBING ON 18" CENTERS, ELBOWS AND TEES ARE TO BE USED FOR CHANGES IN DIRECTION, LOOPING OF DRIPLINE IS NOT ACCEPTABLE.
4. DRIPLINE IS TO BE INSTALLED, TESTED AND INSPECTED TO ENSURE EACH EMITTER FUNCTIONS PROPERLY PRIOR TO COVERING WITH MULCH.
5. ALL DRIPLINE SUPPLY PIPING TO BE CL 200 PVC.
6. ALL PIPING WITHIN A DRIP ZONE THAT IS UNDER THE HARDSCAPE TO BE CL 200 PVC.
7. DRIPLINE TO BE STAKED DOWN EVERY 3' AND WITHIN 1' OF ALL FITTING OUTLETS.
8. ALL FLUSH VALVES ARE TO BE INSPECTED FOR PROPER OPERATION.
9. IRRIGATION CONTRACTOR TO MEET WITH DRIP COMPONENT MANUFACTURERS REPRESENTATIVE AND OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION TO REVIEW DRIP COMPONENT CONSTRUCTION, OPERATION AND MAINTENANCE.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Irrigation system water source to be a 2" service line to a 2" water meter and RPZ backflow preventer, see civil plan.
2	System requirements are 51 gpm at a static pressure of 80 psi. Verify available flow and static pressure prior to construction. If either is insufficient notify the owners representative.
4	Install Master Valve(MV) and Flow Sensor(F) as per plan detail and manufacturers instructions. Set up MV and F in the existing Baseline controller to monitor flow and shut down MV or zone on over flow.
5	All 2-Wire cable to be installed in 1-1/4" SCH 40 PVC conduit as per plan details.
6	Pipe location is diagrammatic. Install all pipe and controller wire as per plan notes and details.
7	Moisture sensor for perimeter shrub zones program.
8	Moisture sensor for shrub zones within the hardscape program.
9	Moisture sensor for general turf zones program.
11	Install the Baseline Substation in the elevated electrical area. Coordinate the exact location with the owners representative. All wire to and from the substation to be in SCH 40 PVC electrical conduit.
12	Provide and install the cell data modem in the substation. Connect the substation to the existing 3200 controller. Complete all programming for a fully operational 3200 and substation control system.
13	Add substation and cell modem to the City of Franklin`s Baseline BaseManager account.

CRITICAL ANALYSIS

Generated:	2022-03-24 13:27
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Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	120 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	77.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	51 GPM
Flow Available at POC:	120 GPM
Residual Flow Available:	69 GPM
Pressure Req. at Critical Station:	54.99 PSI
Loss for Fittings:	0.45 PSI
Loss for Main Line:	4.48 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.14 PSI
Loss for Master Valve:	2.77 PSI
Loss for Water Meter:	1.98 PSI
Critical Station Pressure at POC:	76.81 PSI
Pressure Available:	77 PSI
Residual Pressure Available:	0.19 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
C41	Rain Bird PEB	1-1/2"	Turf Spray	28.01	1.44 in/h
C42	Rain Bird PEB	1-1/2"	Shrub Spray	42.97	1.23 in/h
C43	Rain Bird PEB	1-1/2"	Turf Spray	43.59	1.96 in/h
C44	Rain Bird PEB	1-1/2"	Shrub Spray	45.82	1.29 in/h
C45	Rain Bird PEB	1"	Turf Spray	15.67	2.29 in/h
C46	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	20.03	0.7 in/h
C47	Rain Bird PEB	1"	Turf Rotary	21.90	0.38 in/h
C48	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	11.68	0.68 in/h
C49	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	19.07	0.73 in/h
C50	Rain Bird PEB	1-1/2"	Turf Spray	34.61	1.99 in/h
C51	Rain Bird PEB	1"	Turf Spray	23.48	2.3 in/h
C52	Rain Bird PEB	1-1/2"	Turf Rotor	26.57	0.5 in/h
C53	Rain Bird PEB	1"	Turf Spray	21.46	1.57 in/h
C54	Rain Bird PEB	1"	Turf Spray	11.03	1.98 in/h
C55	Rain Bird PEB	1"	Turf Spray	19.05	1.5 in/h
C56	Rain Bird PEB	1-1/2"	Turf Spray	40.15	1.4 in/h
C57	Rain Bird PEB	1-1/2"	Shrub Spray	30.44	1.53 in/h
C58	Rain Bird PEB	1"	Turf Spray	18.94	1.3 in/h
C59	Rain Bird PEB	1-1/2"	Turf Rotor	31.30	0.58 in/h
C60	Rain Bird PEB	1-1/2"	Turf Rotor	32.12	0.39 in/h
C61	Rain Bird PEB	1"	Turf Rotary	6.03	0.31 in/h
C62	Rain Bird PEB	1"	Shrub Rotary	5.55	0.43 in/h
C63	Rain Bird PEB	1-1/2"	Turf Rotor	29.22	0.54 in/h
C64	Rain Bird PEB	1-1/2"	Shrub Spray	24.34	1.29 in/h
C65	Rain Bird PEB	1-1/2"	Turf Rotor	36.26	0.52 in/h
C66	Rain Bird PEB	1-1/2"	Turf Rotor	24.06	0.22 in/h
C67	Rain Bird PEB	1"	Turf Rotor	20.05	0.47 in/h
C68	Rain Bird PEB	1-1/2"	Turf Rotary	36.83	0.35 in/h
C69	Rain Bird PEB	1-1/2"	Shrub Spray	37.48	1.26 in/h
C70	Rain Bird PEB	1"	Turf Rotary	19.17	0.38 in/h
C71	Rain Bird PEB	1-1/2"	Turf Rotor	30.07	0.49 in/h
C72	Rain Bird PEB	1-1/2"	Turf Rotor	24.06	0.44 in/h
C73	Rain Bird PEB	1-1/2"	Turf Rotor	24.06	0.24 in/h
C74	Rain Bird PEB	1"	Turf Rotary	15.08	0.29 in/h
Unknown	Cap for future use		Cap (as indicated for future use)	30.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	30.00	Unknown

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST LCS RCS CST SST	Rain Bird 1806-SAM-PRS 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.
Q T H TQ F	Rain Bird 1806-SAM-PRS 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.
4V 6V 18V	Rain Bird 1806-SAM-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.
8HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-SAM-PRS HE-VAN Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.
EST LCS RCS CST SST	Rain Bird 1812-SAM-PRS 15 Strip Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating Device.
Q T H TQ F	Rain Bird 1812-SAM-PRS 12 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating Device.
8HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1812-SAM-PRS HE-VAN Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating Device.
T	Rain Bird 1806-SAM-P45 with Hunter MP Corner Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 45 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105.
LST RST SST	Rain Bird 1806-SAM-P45 with Hunter MP Strip Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 45 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.
M L O	Rain Bird 1806-SAM-P45 with Hunter MP1000 Turf Rotator, 6" pop-up with check valve, pressure regulated to 45 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
K Q R	Rain Bird 1806-SAM-P45 with Hunter MP2000 Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 45 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
B Y A	Rain Bird 1806-SAM-P45 with Hunter MP3000 Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 45 psi, MP Rotator nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
LB	Rain Bird 1806-SAM-P45 with Hunter MP3500 Turf Rotator, 6.0" pop-up with factory installed check valve, pressure regulated to 45 psi, MP Rotator nozzle. LB=light brown adjustable arc, 90-210.
K Q R	Rain Bird 1812-SAM-P45 with Hunter MP2000 Shrub Rotator, 12" pop-up with check valve, pressure regulated to 45 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
B Y A	Rain Bird 1812-SAM-P45 with Hunter MP3000 Shrub Rotator, 12" pop-up with check valve, pressure regulated to 45 psi, MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.

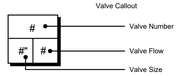
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
1.5	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.
2.0	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.
2.5	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.
4.0	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.
5.0	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.
6.0	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.
8.0	Rain Bird 5004-PL-PC, FC-R Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.
P	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.
D	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.
	Drip Tree Ring Rain Bird XFCV-06-18 inline drip tubing installed as per plan Drip Tree Ring details.
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
MV	Buckner-Superior 3100 1-1/2" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3".
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer
MS	Baseline BL-5315 biSensor Soil Moisture Sensor
CM	Baseline BL-CLOUD-LTE-VZ-X Cell module for BL-1000 and BL-3200 controllers with one year data service included.
SS	Baseline BL-SUBSTN-X 16 Gauge, powder-coated Cabinet-Wall Mount Enclosure
FS	Baseline BL-PFS150 1.5" Baseline 1.5" PVC Flow Sensor with Integrated Flow Decoder, Flow Sensor is two-wire ready with a Flow biCoder built into the tee insert
X X	Cap for future use Cap at the mainline or lateral line for future use. The pressure and flow provided to that location are indicated next to the cap symbol.
G	2-Wire Grounding Point Install as per plan detail and manufacturers instructions.
M	Water Meter 2"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout



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PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (NAVD-1988)

25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

BARGE DESIGN SOLUTIONS
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DATE: 03-25-2022

IRRIGATION SCHEDULES AND NOTES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	RKC	JB	05-18-2020	DESIGN DEVELOPMENT
	MDC	JB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2

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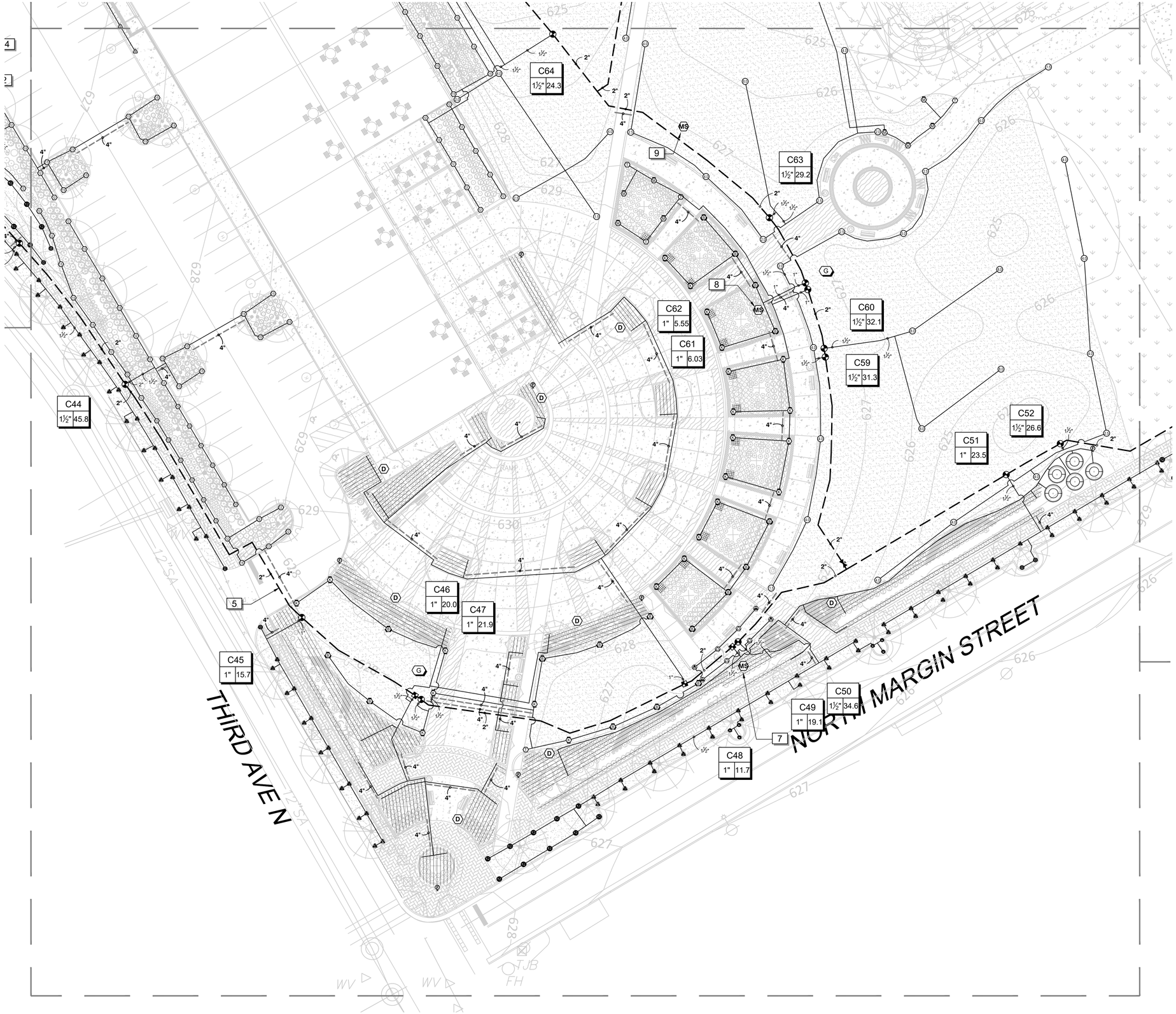

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1" = 20'

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IRRIGATION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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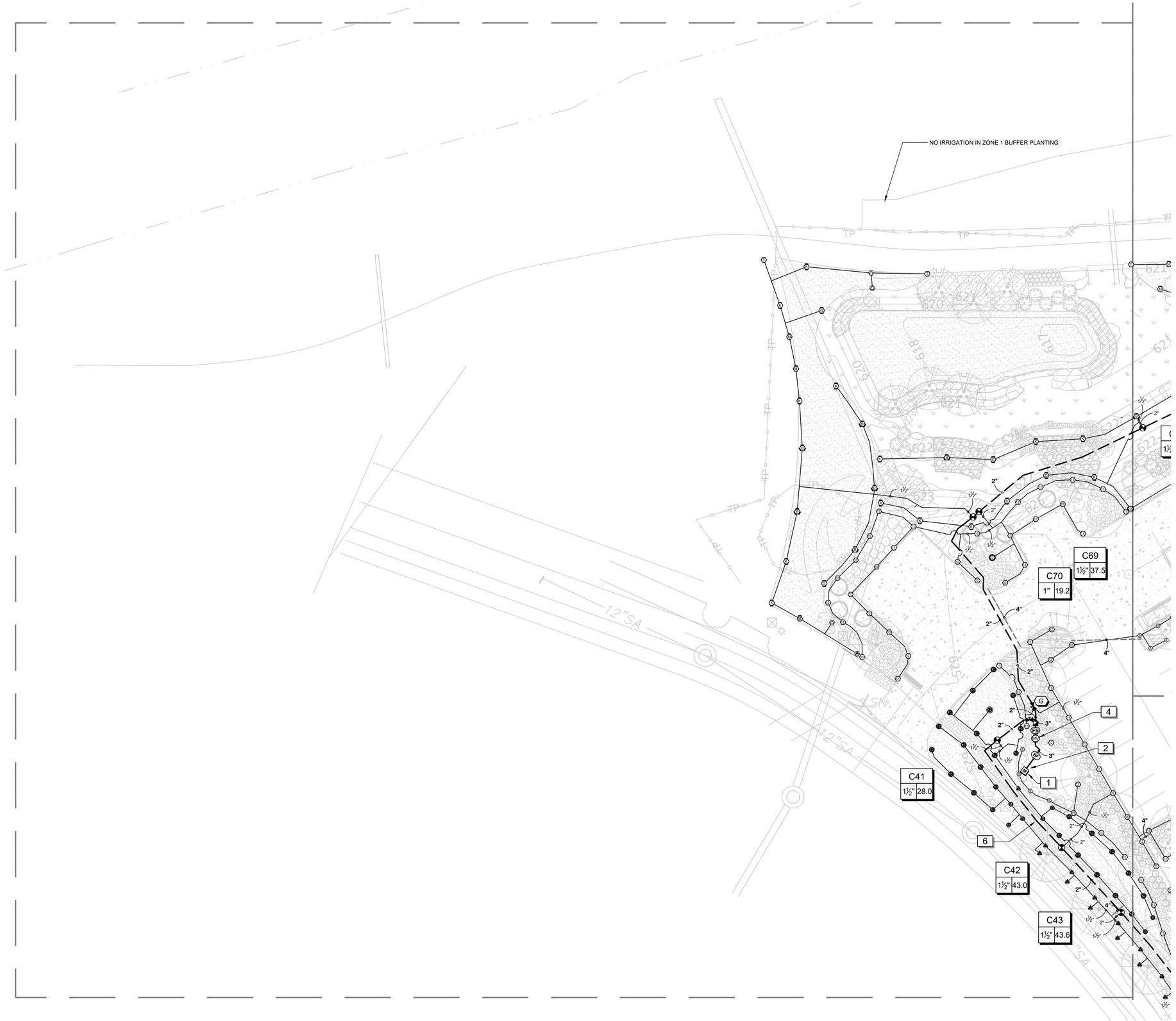

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IRRIGATION PLAN

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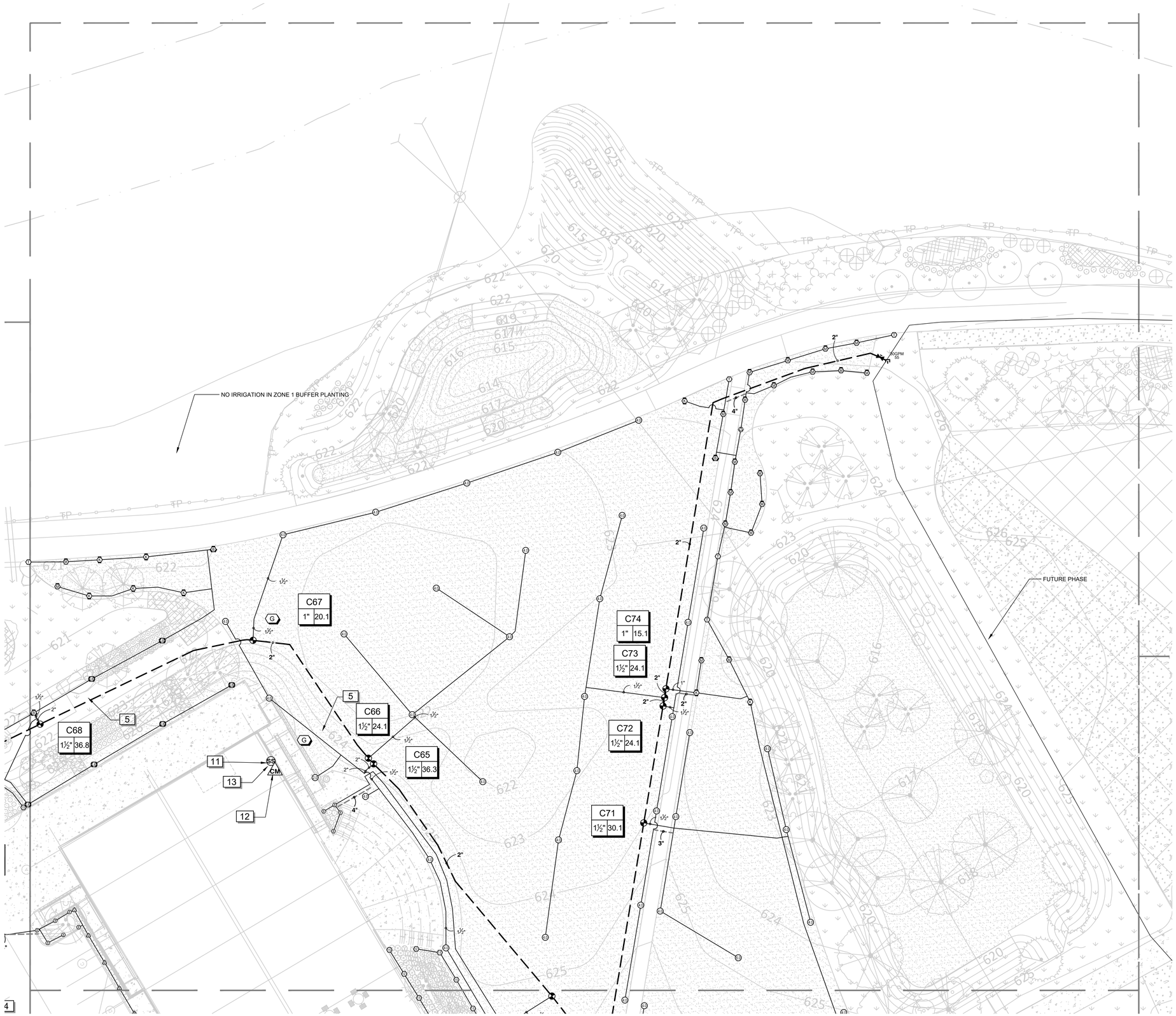

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WILLIAMSON COUNTY, TENNESSEE

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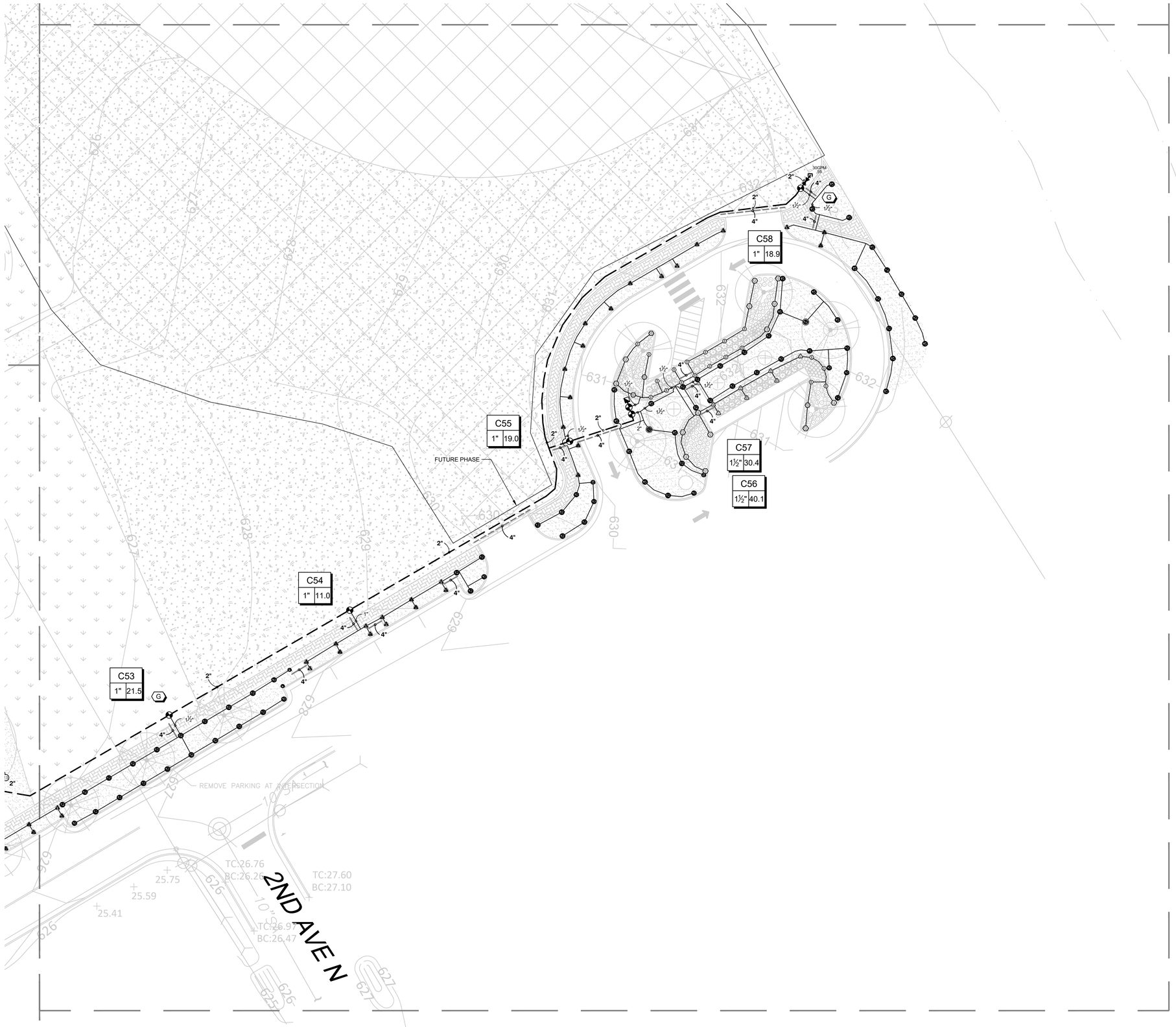

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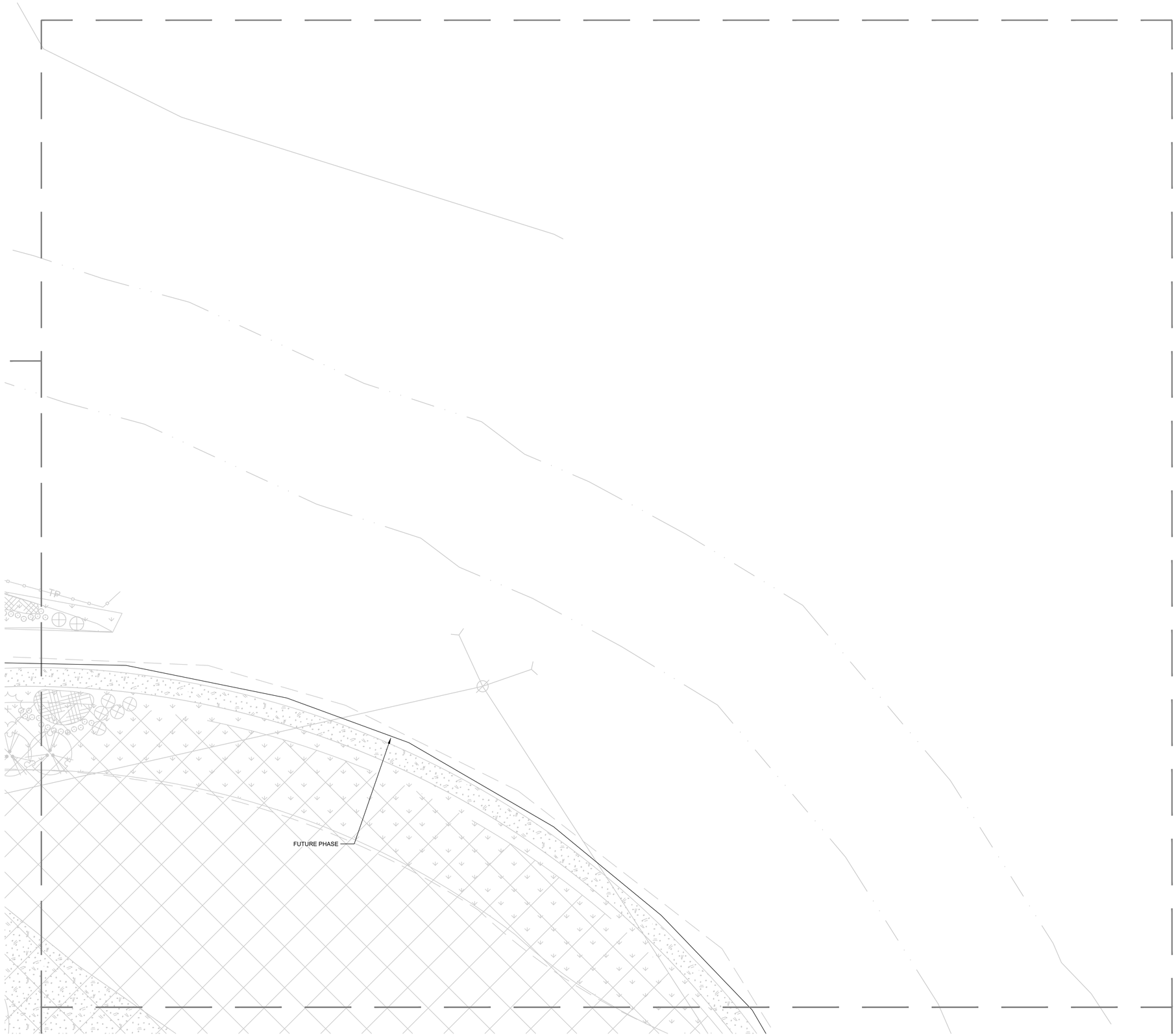

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DGN

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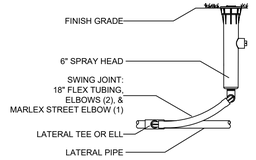
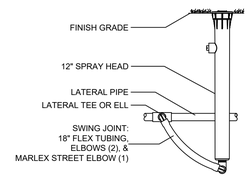


1 6" SPRAY BODY
NTS



2 12" SPRAY BODY
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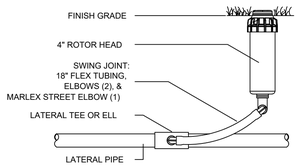
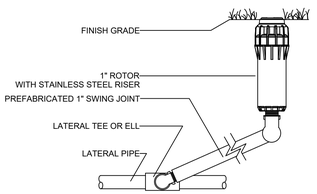


3 3/4" INLET ROTOR
NTS



4 1" INLET ROTOR
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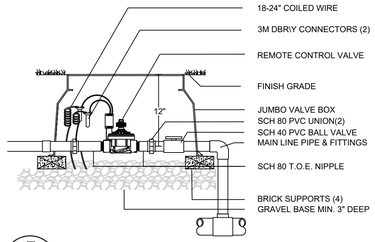

5 ELECTRIC CONTROL VALVE
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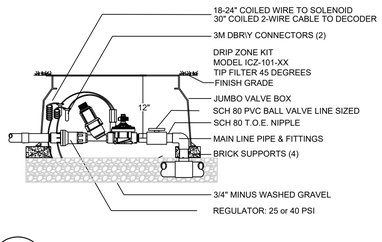

6 DRIP CONTROL ZONE
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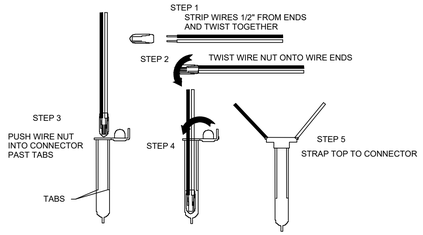
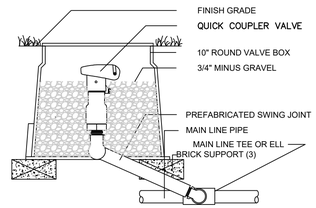


7 WIRE CONNECTION 3M-DBR6-Y
NTS



8 QUICK COUPLER VALVE
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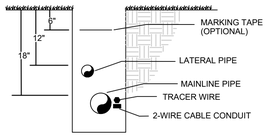
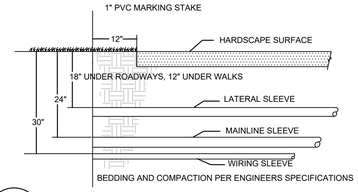


9 TRENCH, PIPE AND WIRE
NTS



10 SLEEVING
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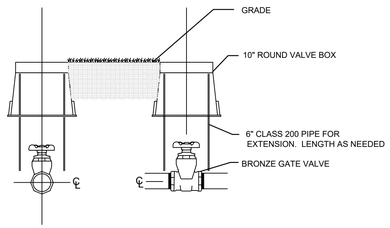
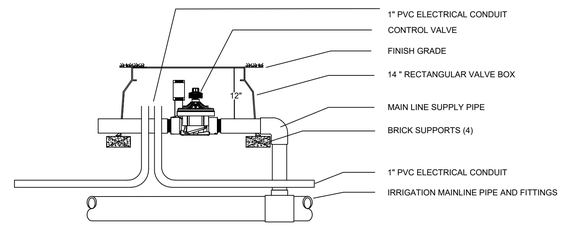
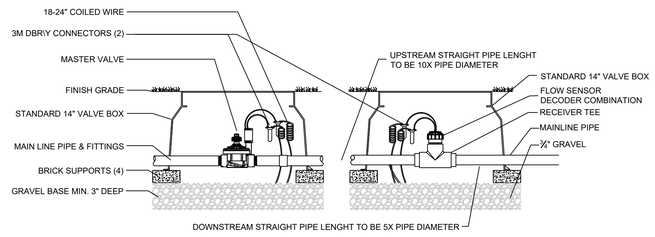


11 ISOLATION VALVE DETAIL
NTS

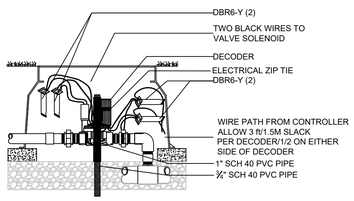


12 IRRIGATION SUPPLY VALVE AND CONTROL WIRE CONDUIT
NTS

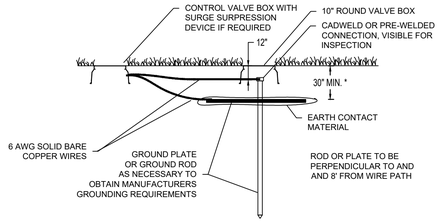
SIDE VIEW



13 MASTER VALVE FLOW SENSOR
NTS



14 DECODER VALVE BOX INSTALLATION
NTS



15 TWO WIRE GROUNDING POINT DETAIL
NTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 255-6572

DATE: 03-25-2022

IRRIGATION DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	RKC	JB	05-18-2020	DESIGN DEVELOPMENT
	MDC	JB	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2

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

PROPERTY INFO

MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (NAVD-1988)

25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

IR1.09

FILE NO. 35968-01

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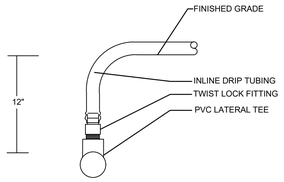
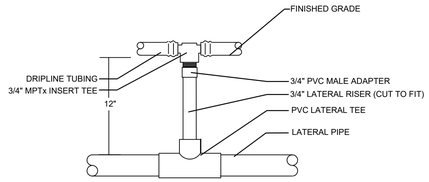
$DATE$
$TIME$
$INSTR$
$USER$
TBL

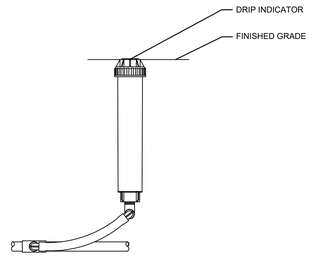
DGN



16 START CONNECTION LATERAL TO DRIPLINE
NTS



17 START CONNECTION LATERAL TO DRIPLINE (WITH PVC RISER)
NTS



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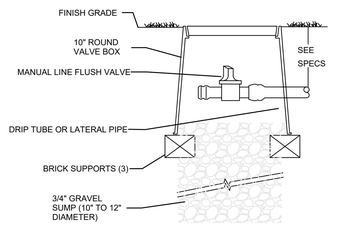

19 MANUAL LINE FLUSHING VALVE
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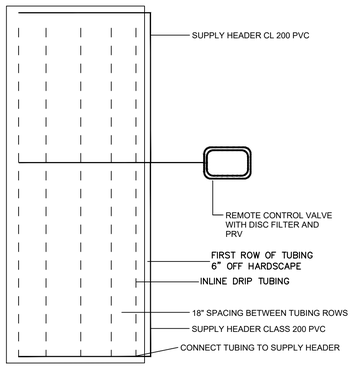
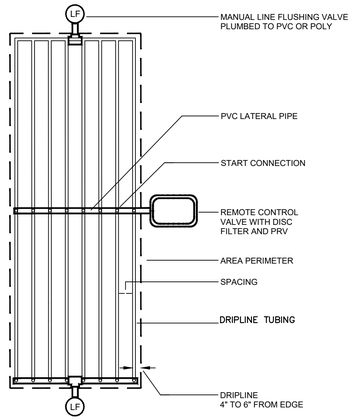


20 INLINE DRIP TUBING FOR SHRUBS
NTS



21 CENTER FEED LAYOUT
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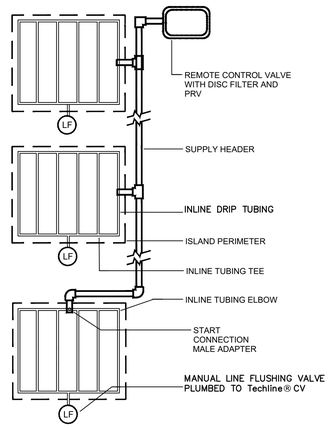

22 ISLAND LAYOUT
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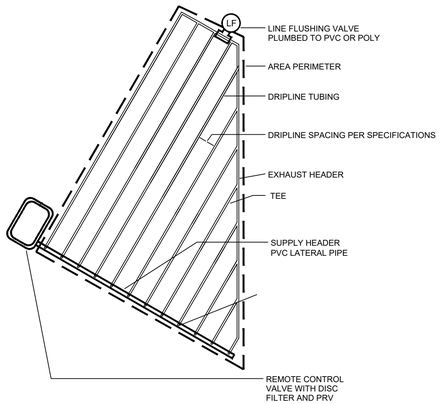

23 IRREGULAR AREA
NTS

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615 3rd Avenue South // Suite 700 // Nashville, TN 37210 // PHONE (615) 254-1500 // FAX (615) 255-6572

DATE: 03-25-2022

IRRIGATION DETAILS

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25TH COUNCILMANIC DISTRICT
COUNCILMAN RUSS PULLEY

IR1.10

FILE NO. 35968-01

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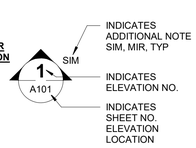
STANDARD ABBREVIATIONS

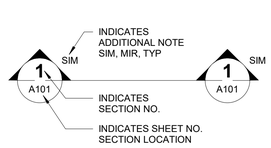
A	
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUST(ABLE)
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTIRAL
ASPH	ASPHALT
ATT	ATTACH(ED)
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCHMARK
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BOW	BOTTOM OF WALL
BRG	BEARING
BUR	BUILT-UP ROOF
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRUGATED
CPT	CARPET
CT	CERAMIC TILE
CTSK	COUNTERSUNK
CU	CUBIC
CU FT	CUBIC FEET
CU YD	CUBIC YARD
CW	CURTAIN WALL
D	
D	DEPTH
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	
EF	EACH FACE
EFEC	EXISTING FIRE EXTINGUISHER CABINET
EIFS	EXTERIOR INSULATION FINISHING SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISHED
FLR	FLOOR
FO	FACE OF
FOG	FACE OF GLAZING
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRMG	FRAMING
FRP	FIBERGLASS REINFORCED POLYMER
FRT	FIRE RETARDANT TREATED
FSTN	FASTEN
FTG	FOOTING
G	
GA	GAUGE
GALV	GALVANIZE(D)
GL	GLASS / GLAZING
GYP BD	GYPSUM BOARD
H	
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
I	
ID	INTERIOR DIAMETER
INSUL	UNSULATED
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
KIT	KITCHEN
L	
L	LENGTH
LAM	LAMINATE(D)
LGS	LIGHT GAUGE STUD
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVR	LOUVER

M	
MATL	MATERIAL
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MO	MASONRY OPENING
MR GYP. BD.	MOISTURE RESISTANT GYPSUM BOARD
N	
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
P	
PB	PROTECTION BOARD
PJ	PANEL JOINT
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PT	PRESSURE TREATED
PTD	PAINTED
R	
R	RISE
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
RFEC	RECESSED FIRE EXTINGUISHER CABINET
RO	ROUGH OPENING
RVL	REVEAL
S	
SAFB	SOUND ATTENUATION FIRE BLANKET
SAN	SANITARY
SCH	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SFE	SURFACE MOUNTED FIRE EXTINGUISHER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPOSAL
SPEC	SPECIFICATIONS
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
SQ YD	SQUARE YARDS
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
T	
T	TREAD
TEMP	TEMPORARY
THK	THICKNESS
THOLD	THRESHOLD
TLT	TOILET
TMPD	TEMPERED
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRTD	TREATED
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VIF	VERIFY IN FIELD
W	
W/	WITH (INCLUDED)
W/O	WITHOUT
WC	WATER CLOSET
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOFING
WWM	WELDED WIRE MESH

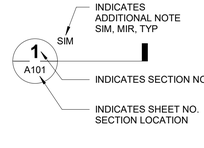
EXTERIOR ELEVATION



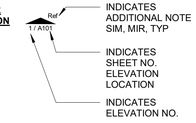
BUILDING SECTION



DETAIL SECTION



INTERIOR ELEVATION



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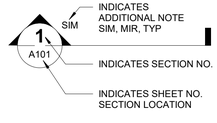
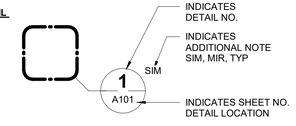


PLAN/DETAIL CALLOUT



DOOR TAG 101

KEY NOTE ?

REVISION TAG 1 VE--

ROOM TAG Room name 101

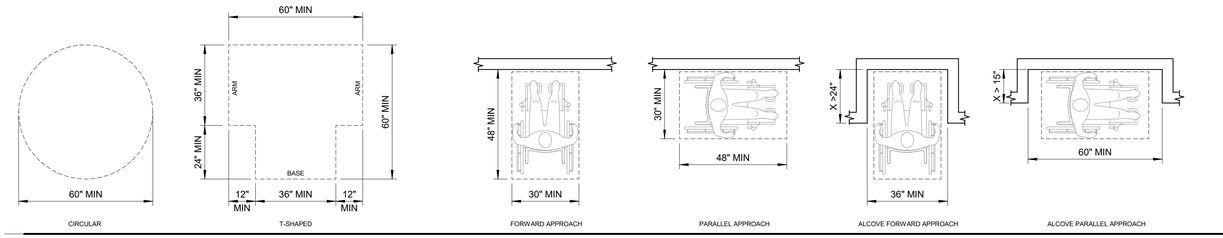
WALL TYPE G12-2F

WINDOW TAG 1t

GENERAL PROJECT NOTES

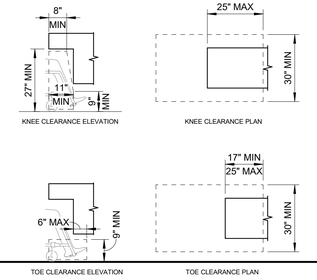
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT, IN A TIMELY MANNER TO AVOID DELAYS, BEFORE CONTINUING WITH CONSTRUCTION.
- ALL TYPICAL INTERIOR STUDS TO BE MIN 20 GA BY WIDTH INDICATED ON WALL RATINGS AND TYPES DRAWINGS . GAUGE, FLANGE SIZE, AND SPACING TO BE PER MANUF SPECIFIC LOAD TABLE, BASED ON 5 PSF LATERAL LOAD (UNO), FOR MAX VERT SPAN.
- EXTEND ALL SMOKE AND RATED PARTITIONS TO DECK ABOVE. FILL ALL VOIDS WITH SEALANT AS REQUIRED AND CAULK CONTINUOUS FOR A SMOKETIGHT SEAL.

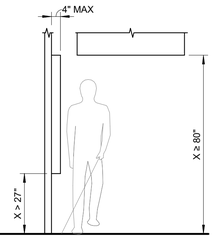
ANNOTATION SYMBOL LEGEND



TURNING SPACE
ICC A117.1/ADA §304.3

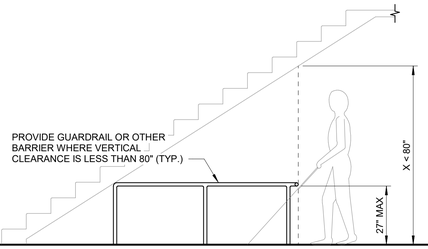
CLEAR FLOOR OR GROUND SPACE
ICC A117.1/ADA §305

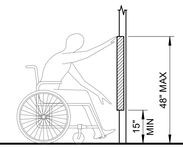


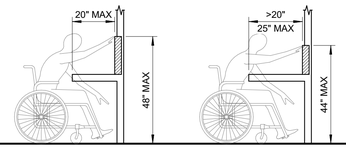


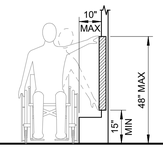
KNEE AND TOE CLEARANCES
ICC A117.1/ADA §306.2 & §306.3

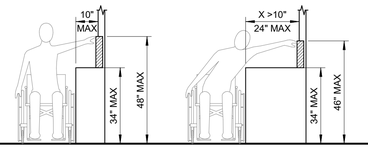
PROTRUDING OBJECTS IN *CIRCULATION* PATH
ICC A117.1/ADA §307.2







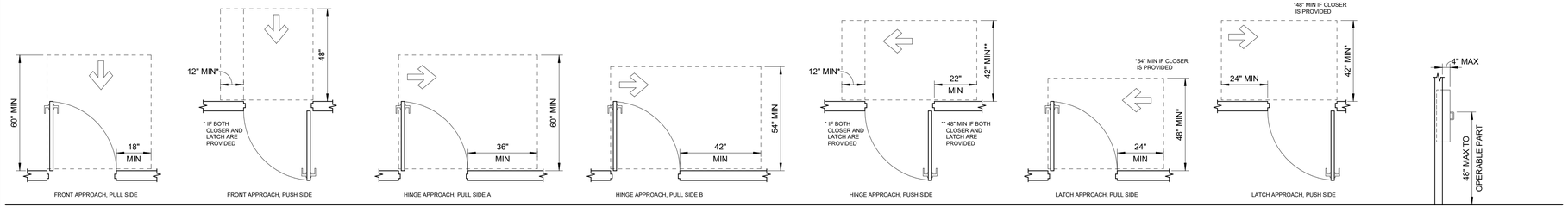




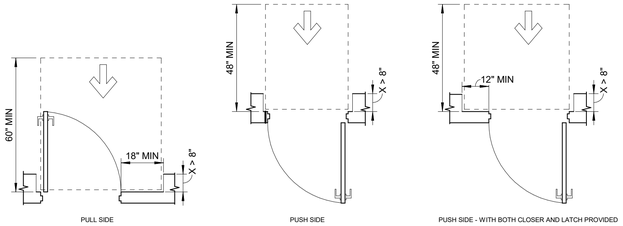
VERTICAL CLEARANCE
ICC A117.1/ADA §307.4

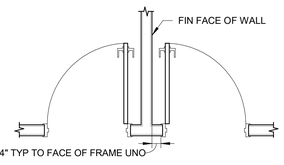
FORWARD REACH
ICC A117.1/ADA §308.2

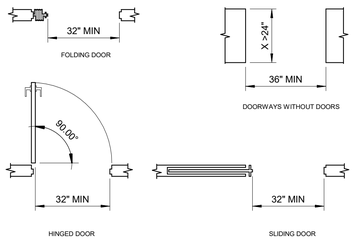
SIDE REACH
ICC A117.1/ADA §308.3



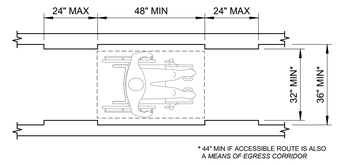
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS
ICC A117.1 §404.2.3
ADA §404.2.4







FIRE EXTINGUISHER CABINET ACCESSIBLE HEIGHT
ICC A117.1/ADA §308.2.1 & §308.3.1



MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES
ICC A117.1 §404.2.3.5
ADA §404.2.4.3

STANDARD LAYOUT FOR DOORS ADJACENT TO A WALL

CLEAR WIDTH OF DOORWAYS
ICC A117.1 §404.2.2
ADA §404.2.3

CLEAR WIDTH OF AN ACCESSIBLE ROUTE
ICC A117.1 §403.5
ADA §403.5.1

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AGRICULTURE COMMERCE
NO. 0010139
STATE OF TENNESSEE

GENERAL INFORMATION AND ACCESSIBILITY REQUIREMENTS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	REVISION INFORMATION	DESCRIPTION:
0	KMM	JKO	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET
AG0.01
FILE NO.: 3596801

Discipline Sort: 0.0
File: AG0.01, GENERAL INFORMATION AND ACCESSIBILITY REQUIREMENTS
Drawing: BIM 360://3596801 - Bicentennial Park/3596801_PLA_V20.rvt
Print Date: 9/30/2022 4:11:36 PM

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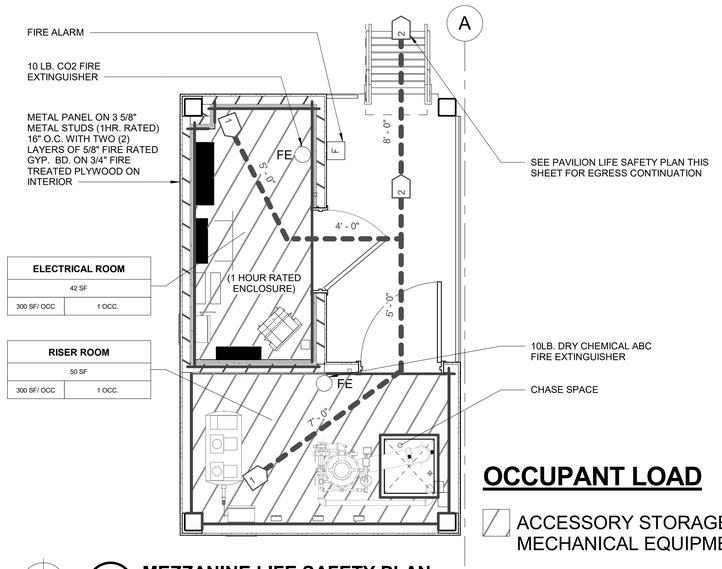


OCCUPANT LOAD

ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

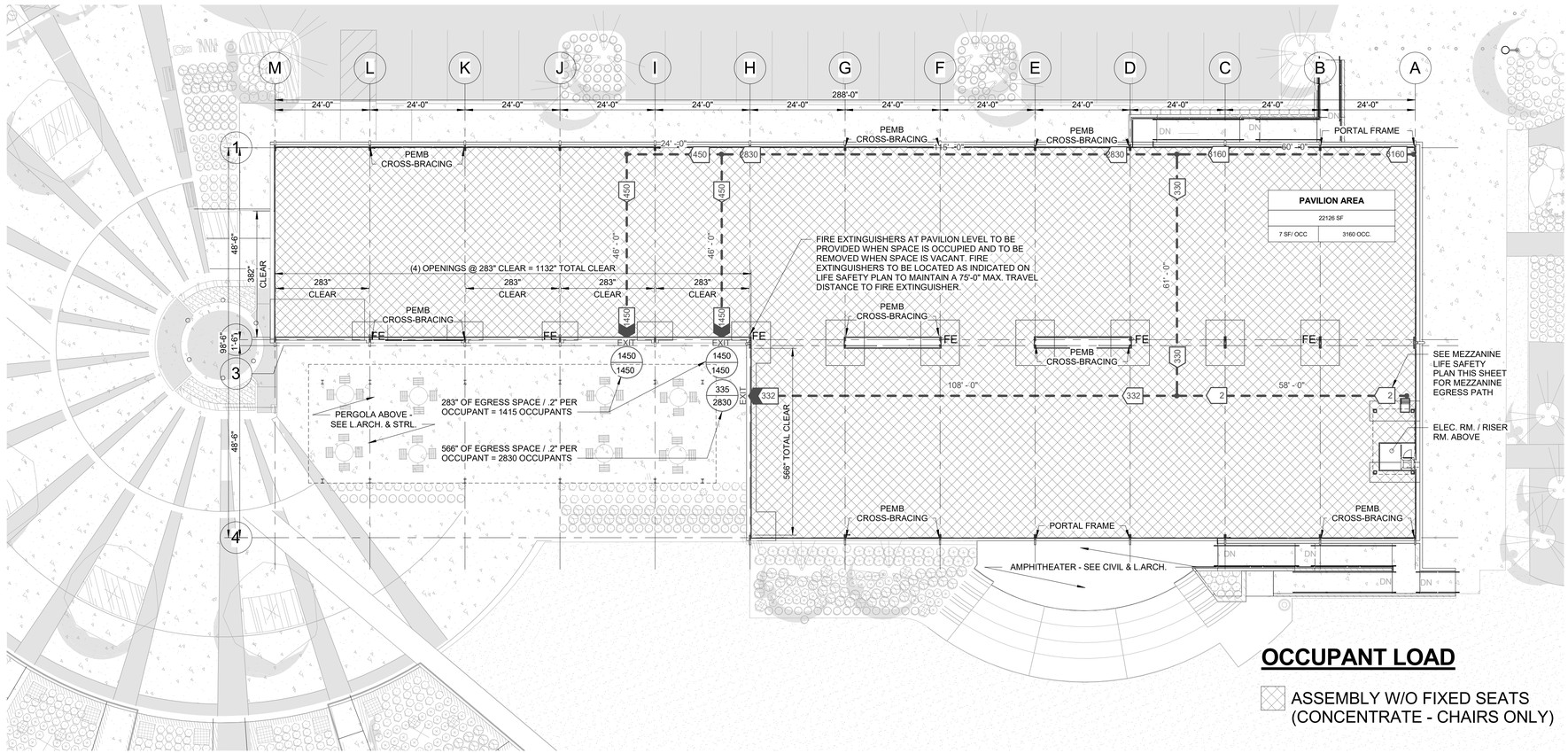
N

PLAN NORTH

2 AG1.01

MEZZANINE LIFE SAFETY PLAN

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



OCCUPANT LOAD

ASSEMBLY W/O FIXED SEATS (CONCENTRATE - CHAIRS ONLY)

N

PLAN NORTH

1 AG1.01

PAVILION LIFE SAFETY PLAN

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

BUILDING CODE INFORMATION

PROJECT CODE REVIEW FOR:
FRANKLIN BICENTENNIAL PARK
CITY OF FRANKLIN, TENNESSEE

CONTACT
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(615) 794-2103
LISAC@FRANKLINTN.GOV

ARCHITECT
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KERRY.OSBORNE@BARGEDESIGN.COM

AUTHORITY HAVING JURISDICTION:
CITY OF FRANKLIN
BUILDING AND NEIGHBORHOODS SERVICES DEPT.
109 3RD AVE. SOUTH
FRANKLIN, TN 37064
(615) 791-3217

APPLICABLE CODES
- 2018 International Building Code including Appendices D, G, and K
- 2018 International Energy Conservation Code
- 2018 International Fire Code including Appendices B, C, and D
- 2018 NFPA Life Safety Code 101
- 2017 National Electric Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2017 ICC A 117.1 Accessible and Useable Buildings and Facilities
- 2018 International Existing Building Code
- 2018 International Property Maintenance Code

MINIMUM DESIGN LOADS:
LIVE LOADS - SEE STRUCTURAL

OCCUPANCY CLASSIFICATION:
PAVILION - GROUP A-3 ASSEMBLY

TYPE OF CONSTRUCTION:
TYPE II-B UNPROTECTED NON-COMBUSTIBLE, SPRINKLERED
NOTE: PAVILION IS OPEN TO THE EXTERIOR AND HAS NO WALLS AROUND THE PERIMETER WITH THE EXCEPTION OF THE ELECTRICAL ROOM / RISER ROOM. MOUNTING CABLE FOR A REMOVABLE RAIN CURTAIN (BY OTHERS) SHALL BE PROVIDED FOR INSTALLATION DURING INCLEMENT WEATHER. REFER TO STRUCTURAL FOR MOUNTING CABLE INFORMATION.

ALLOWABLE BUILDING HEIGHT:
TABLE 504.3, GROUP A-3 75 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
TABLE 504.4, GROUP A-3 3

ALLOWABLE AREA:
TABLE 503, GROUP A-3,S1 38,000

FIRE RESISTANCE RATING REQUIREMENTS:
IBC (TABLE 601): TYPE **IIB** (UNPROTECTED/UNSPRINKLERED)
0 HOUR: STRUCTURAL FRAME
0 HOUR: EXTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: INTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: FLOOR CONSTRUCTION
0 HOUR: ROOF CONSTRUCTION

OCCUPANCY SEPARATION:
SINGLE OCCUPANCY / NOT APPLICABLE

ACTUAL GROSS FLOOR AREA (IBC DEFINITION):
FIRST FLOOR: 22,761 S.F.
SECOND FLOOR: 166 S.F.

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
DRINKING FOUNTAINS PROVIDED OUTSIDE PAVILION - SEE CIVIL FOR LOCATIONS
SERVICE SINK N/A

LIFE SAFETY LEGEND

FE FIRE EXTINGUISHER MOUNTING LOCATION

\# ACTUAL EGRESS CAPACITY

\# MAXIMUM EGRESS CAPACITY

\# CUMULATIVE NUMBER OF OCCUPANTS ALONG PATH OF EGRESS

#'-#" EGRESS TRAVEL DISTANCE

EGRESS TRAVEL PATH

SQUARE FOOTAGE	
SF/PERSON	CALC'ED. OCCUPANTS
EXPECTED NUMBER OF OCCUPANTS	

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AGRICULTURE COMMERCE
No. 0101533
STATE OF TENNESSEE

CODE REVIEW & LIFE SAFETY PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK	DATE	DESCRIPTION:
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
	KMM	JKO	03-25-2022	100% CD SUBMITTAL WITH AMEND.1 & 2
0	KMM	JKO	04/14/2022	100% CD SUBMITTAL - REVISED
1	KMM	JKO	09/12/2022	DRT COMMENTS RESUBMITTAL
2	KMM	JKO	09/12/2022	DRT COMMENTS RESUBMITTAL
3	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET

AG1.01

FILE NO.: 3596801

Discipline Sort: 6.0
Drawing: AG1.01 - CODE REVIEW & LIFE SAFETY PLAN
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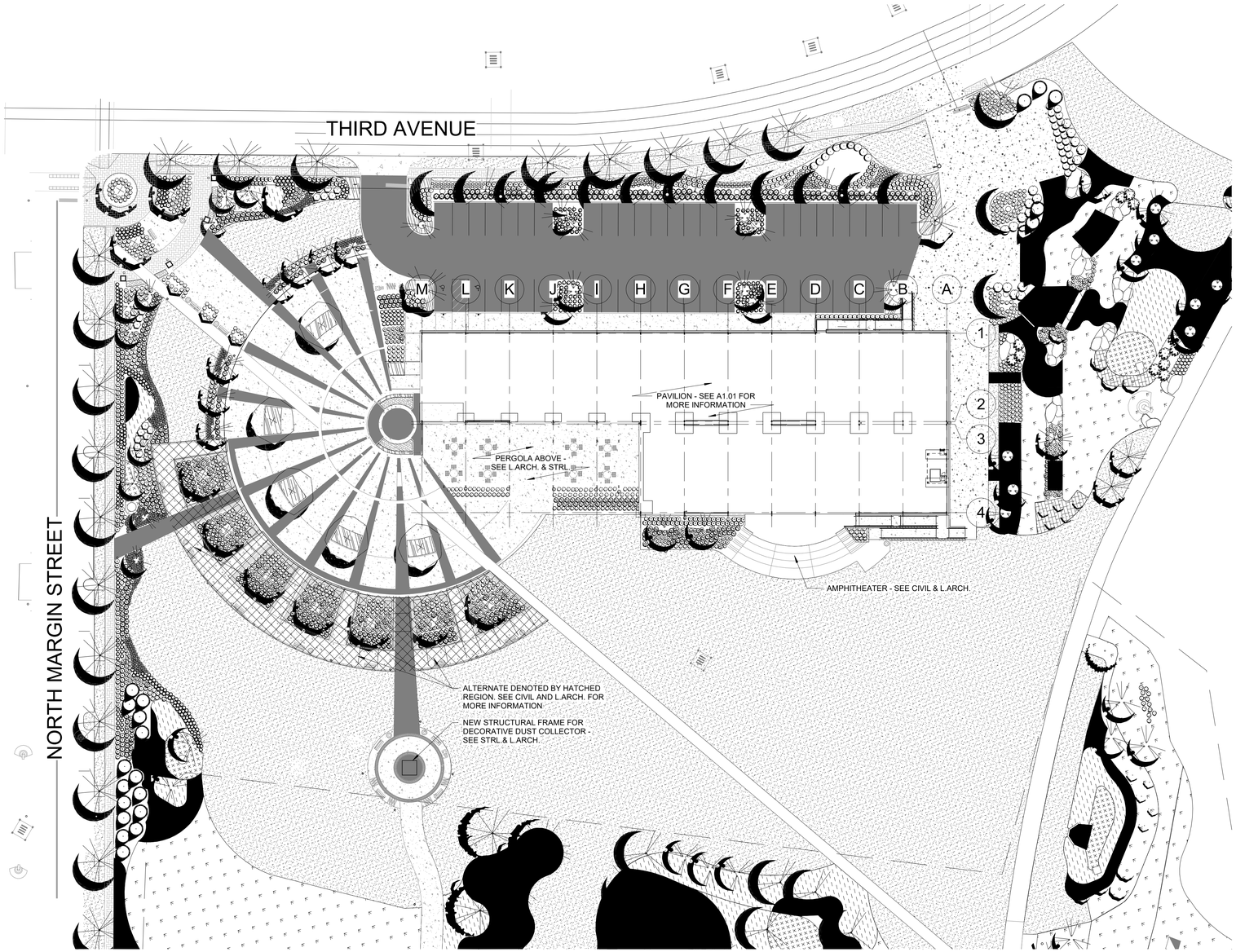
GENERAL PLAN NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. RAIN CURTAIN EXTENTS TO BE VERIFIED IN FIELD. RAIN CURTAIN PROVIDED BY OTHERS. SEE STRUCTURAL FOR CABLE SYSTEM FOR RAIN CURTAIN ATTACHMENT. REFER TO PLAN FOR RAIN CURTAIN LOCATIONS.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. SEE SHEET A3.02 FOR WALL TYPES.
J. PROVIDE GUARDRAILS AT ALL CROSS BRACING LOCATIONS AS INDICATED ON PLAN.
K. NOTE THAT PAVILION IS OPEN TO THE EXTERIOR AND HAS NO WALLS AROUND THE PERIMETER WITH THE EXCEPTION OF THE ELECTRICAL ROOM / RISER ROOM.



N
PLAN NORTH

1 / A1.00 **SITE PLAN**
SCALE: 1/32" = 1'-0"

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No. C0101535
STATE OF TENNESSEE

SITE PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DATE	REVISION INFORMATION DESCRIPTION
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	09/25/2020	100% CD SUBMITTAL WITH ADDND 1 & 2
1	KMM	JKO	09/28/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET

A1.00

FILE NO.: 3596801

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Drawing: A1.00 - SITE PLAN
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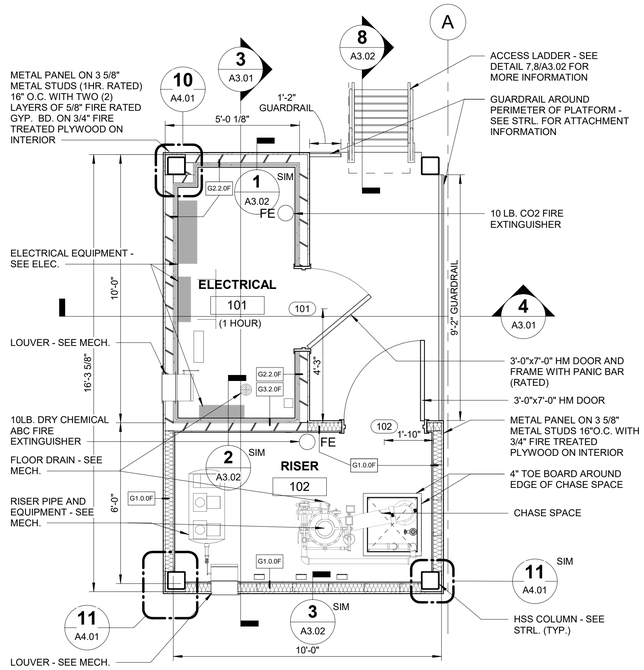
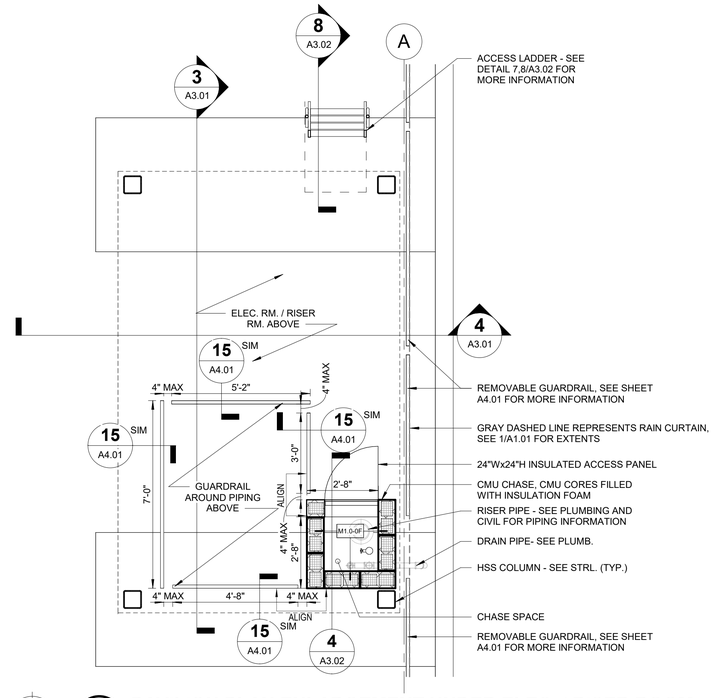


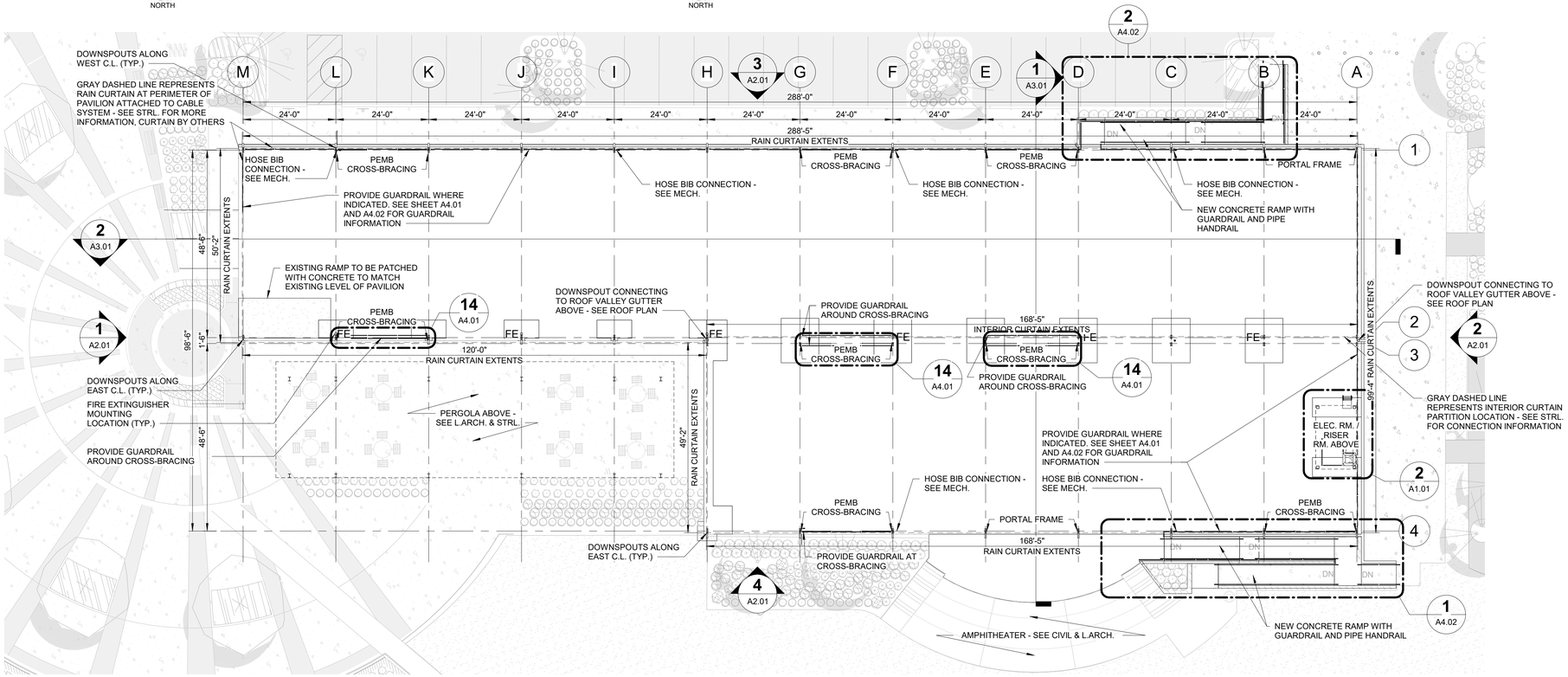
3 A1.01 ENLARGED PLAN AT ELEC. / RISER ROOM

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



2 A1.01 PAVILION PLAN ENLARGEMENT UNDER ELEC. / RISER ROOM

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



1 A1.01 PAVILION PLAN

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

GENERAL PLAN NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
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COMMERCE
No. AC010539
STATE OF TENNESSEE

PAVILION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION - DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	08/29/2022	100% CD SUBMITTAL WITH ADDEND. 1 & 2
1	KMM	JKO	09/26/2022	100% CD SUBMITTAL, REVISED
2	KMM	JKO	09/12/2022	DRT COMMENTS RESUBMITTAL
3	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:

A1.01

FILE NO.: 3596801

Discipline Sort: 0.3
Drawing: A1.01_PAVILION PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PLA_V20.rvt
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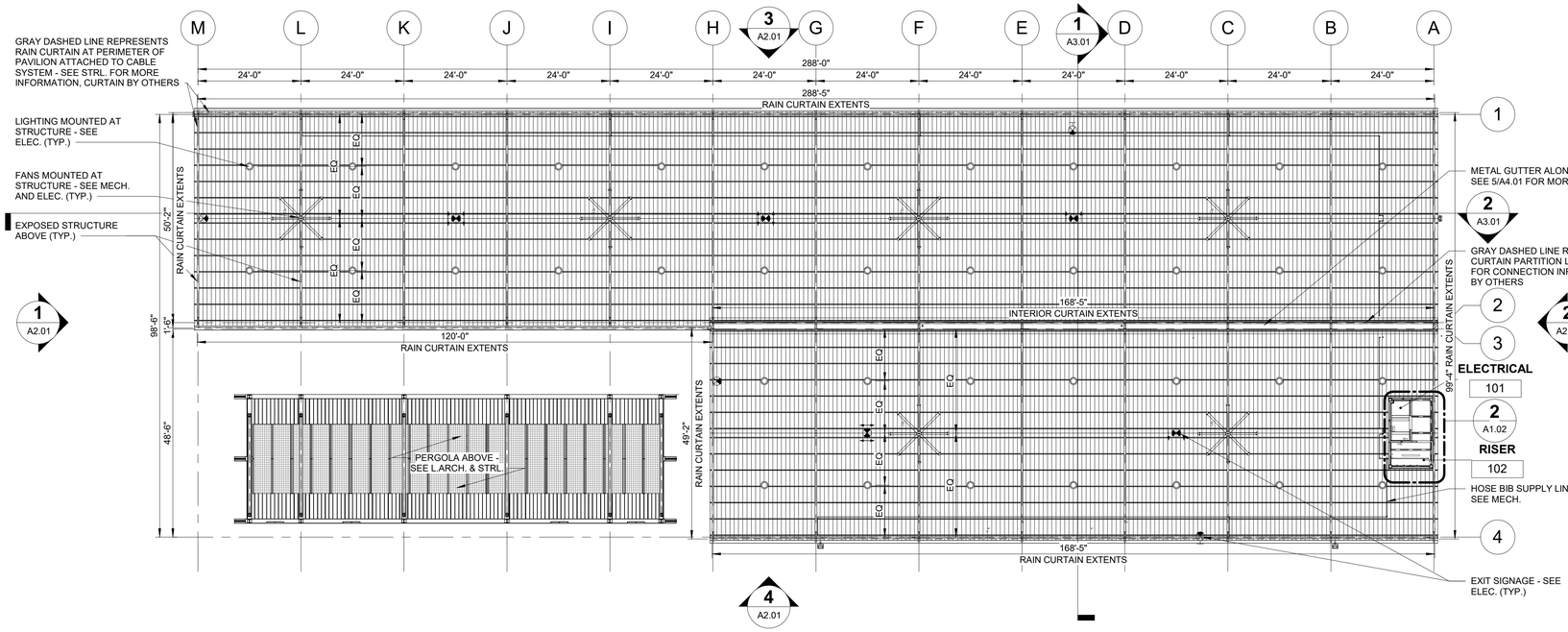
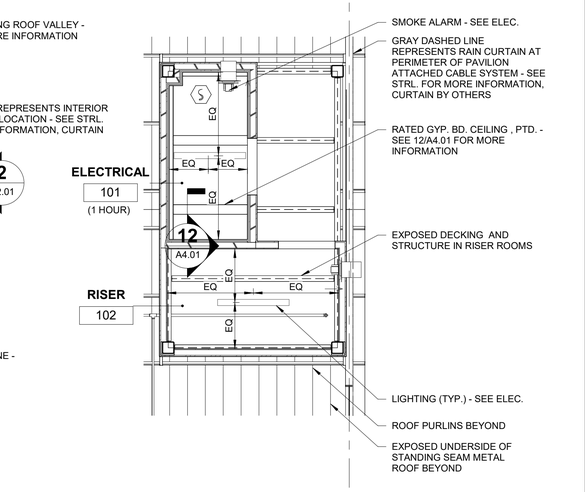
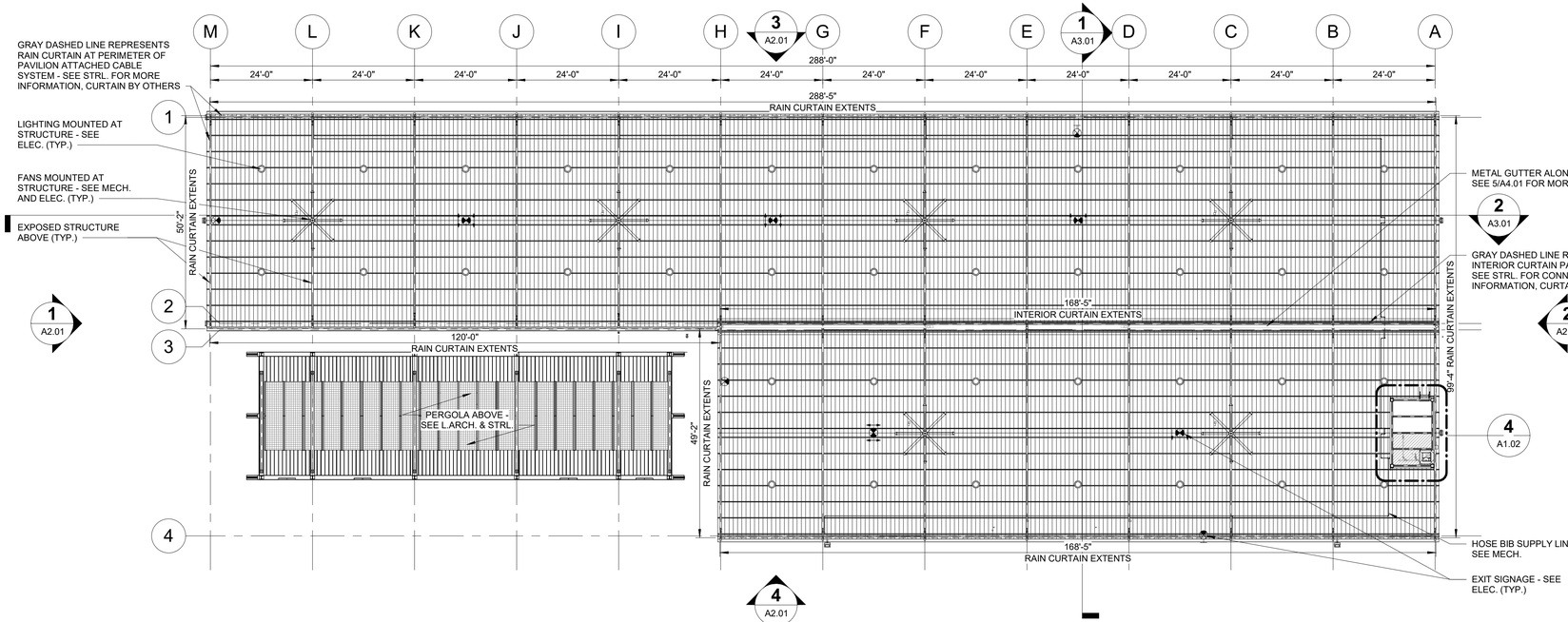


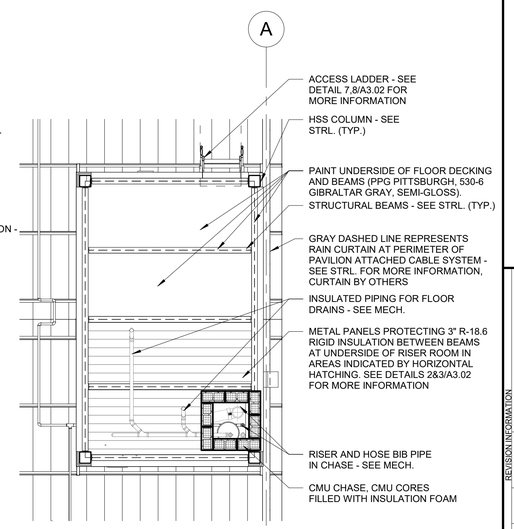
1 PAVILION RCP AT ELEC./RISER ROOM LEVEL
1 A1.02 — SCALE: 1/16" = 1'-0"



2 ENLARGED RCP AT ELEC. / RISER ROOM
2 A1.02 — SCALE: 1/4" = 1'-0"



3 PAVILION RCP AT T.O. SLAB
3 A1.02 — SCALE: 1/16" = 1'-0"



4 ENLARGED RCP UNDER ELEC. / RISER ROOM
4 A1.02 — SCALE: 1/4" = 1'-0"

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AGRICULTURE COMMERCE
NO. 0010539
STATE OF TENNESSEE

PAVILION REFLECTED CEILING PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION INFORMATION	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	10/26/2020	CD SUBMITTAL WITH AHJ&SN 1 & 2
1	KMM	JKO	10/28/2022	100% CD RFC COMMENTS RESPONSE

SHEET

A1.02

FILE NO.: 3596801

Discipline Sort: 0.3
Drawing: A1.02 - PAVILION REFLECTED CEILING PLAN
File: BM 360 /3596801 - Bicentennial Park/3596801_PLA_V20.rvt
Time / Date: 9/30/2022 4:05:19 PM

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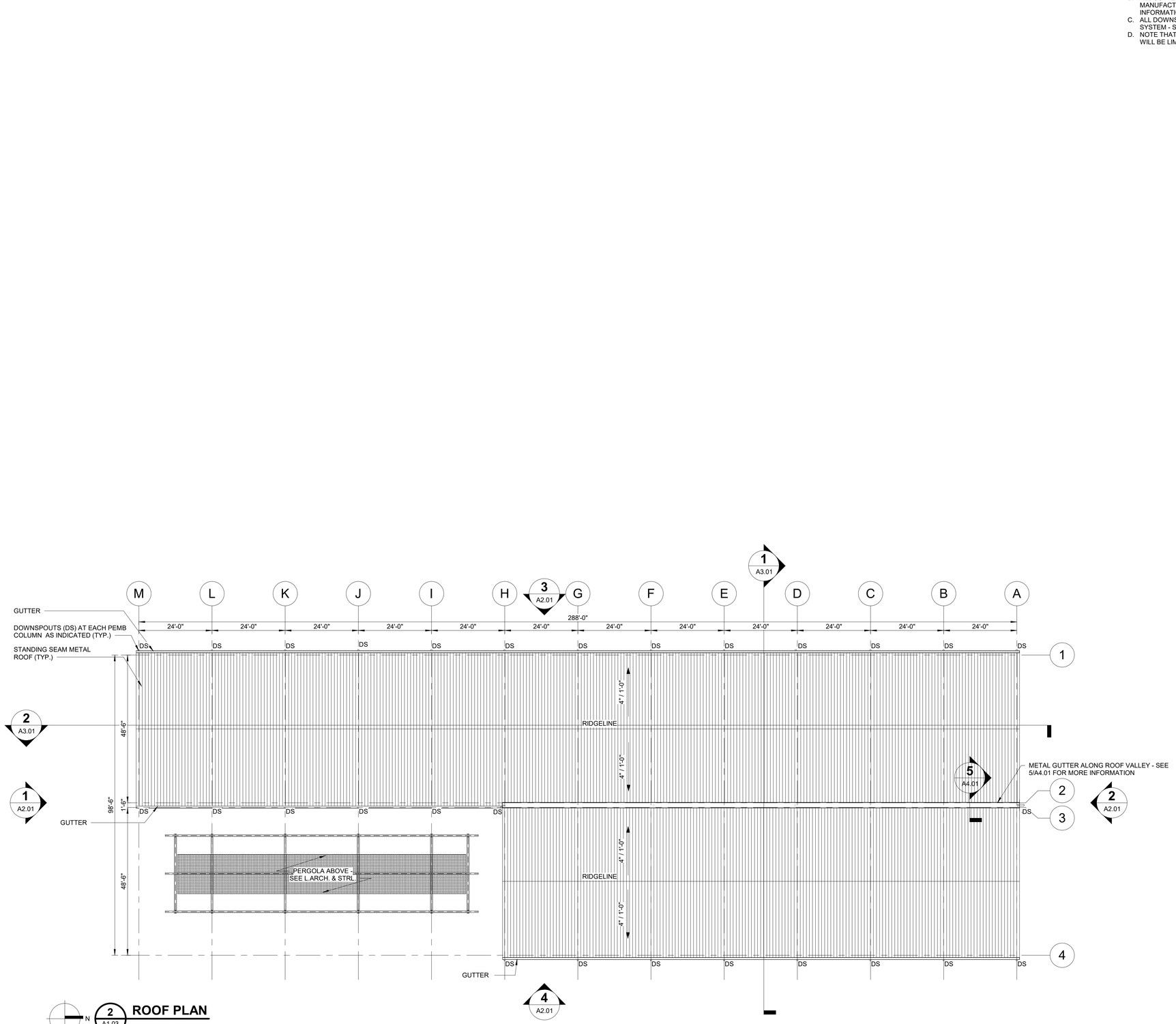
GENERAL ROOF PLAN NOTES

A. VERIFY ROOF PURLINS ARE LEVEL FOR STANDING SEAM ROOF TO PREVENT OIL-CANING.
B. ALL GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED AND SIZED BY PEMB MANUFACTURER. SEE METAL BUILDING SYSTEMS SPECIFICATION FOR MORE INFORMATION.
C. ALL DOWNSPOUTS SHALL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
D. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.



2 A1.03 **ROOF PLAN**
SCALE: 1/16" = 1'-0"

PLAN NORTH

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JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00101533
STATE OF TENNESSEE

ROOF PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DATE	REVISION/INFORMATION DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	10/26/2022	100% CD SUBMITTAL WITH ADDENDUM 1 & 2
1	KMM	JKO	01/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:
A1.03
FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A1.03 - ROOF PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_A_V20.rvt
Time / Date: 9/9/2022 4:19:19 PM

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GENERAL ELEVATION NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
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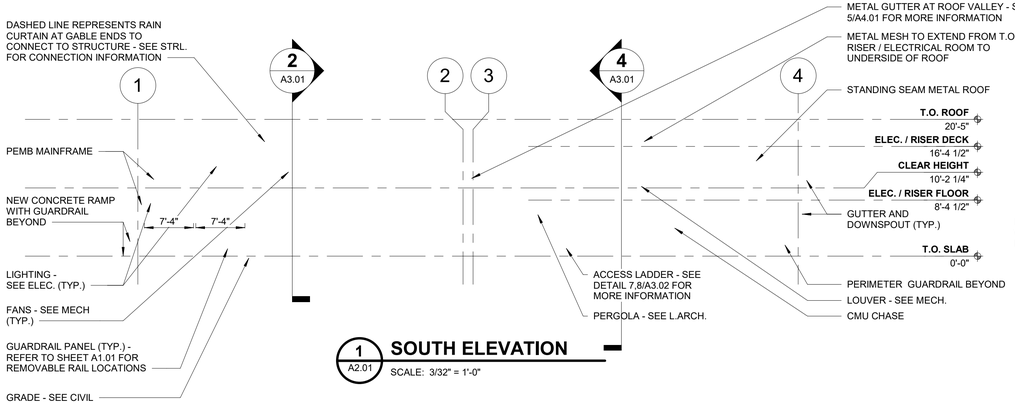
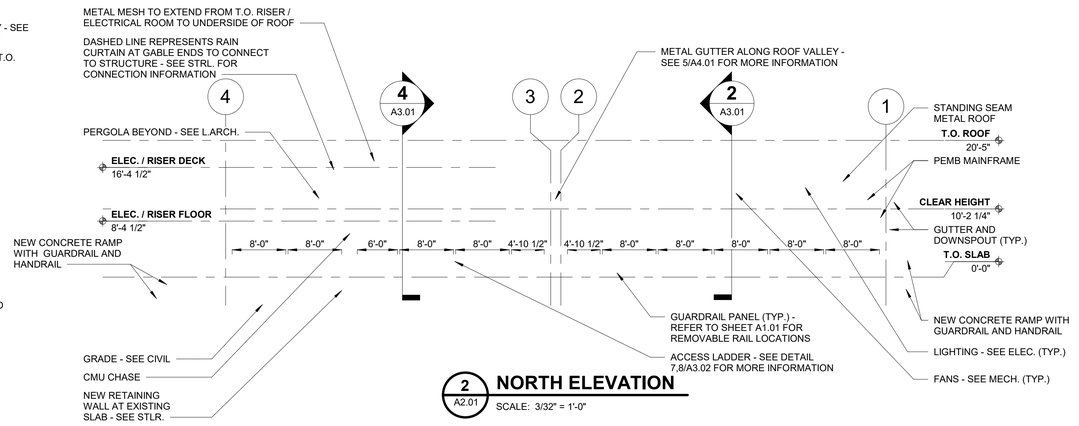


1 A2.01 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



2 A2.01 **NORTH ELEVATION**
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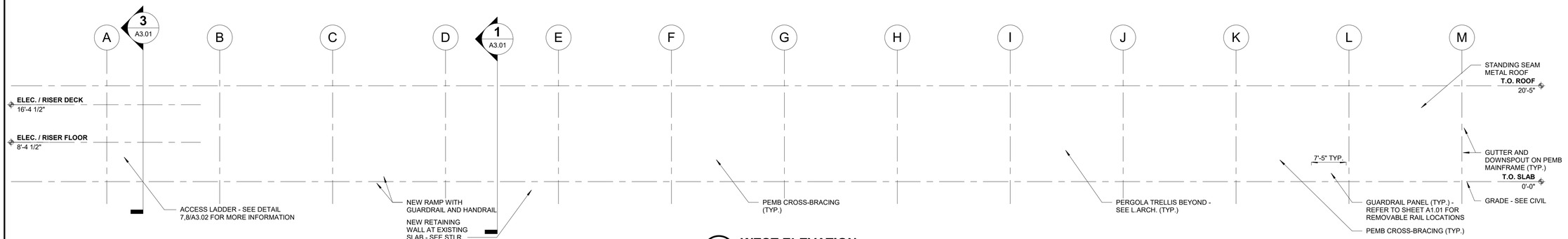

3 A2.01 **WEST ELEVATION**
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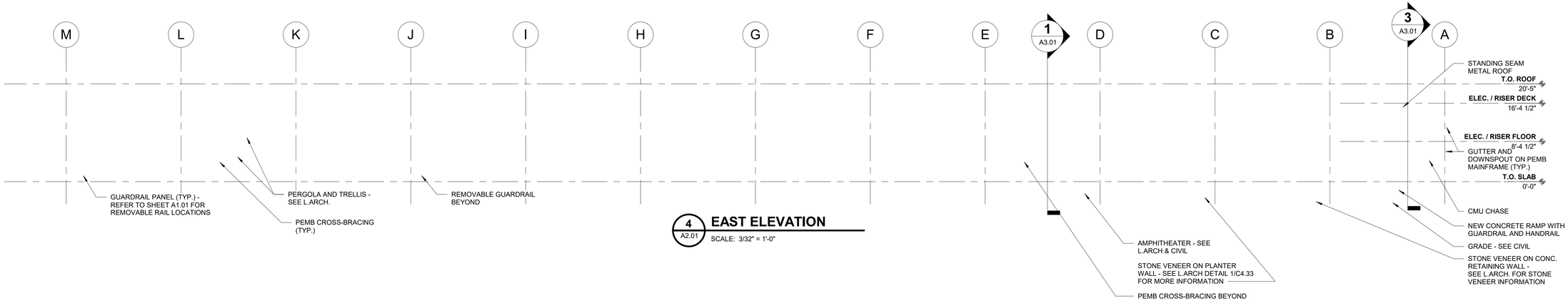

4 A2.01 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

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STATE OF TENNESSEE

PAVILION ELEVATIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/06/2020	100% CD SUBMITTAL
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1	KMM	JKO	09/03/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	09/12/2022	DRT COMMENTS RESUBMITTAL
3	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET
A2.01
FILE NO.: 3596801

Discipline Sort: 6.2
Drawing: A2.01 - PAVILION ELEVATIONS
File: Bill 360:3596801 - Bicentennial Park\3596801_PV_A_r20.rvt
Time / Date: 9/9/2022 3:41:51 PM

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GENERAL SECTION / DETAIL NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
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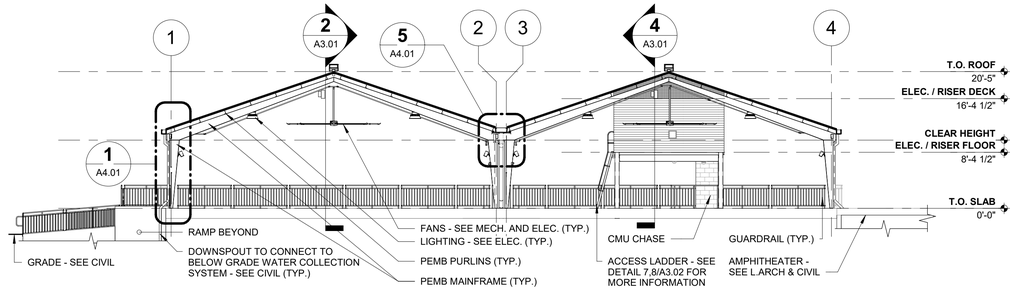
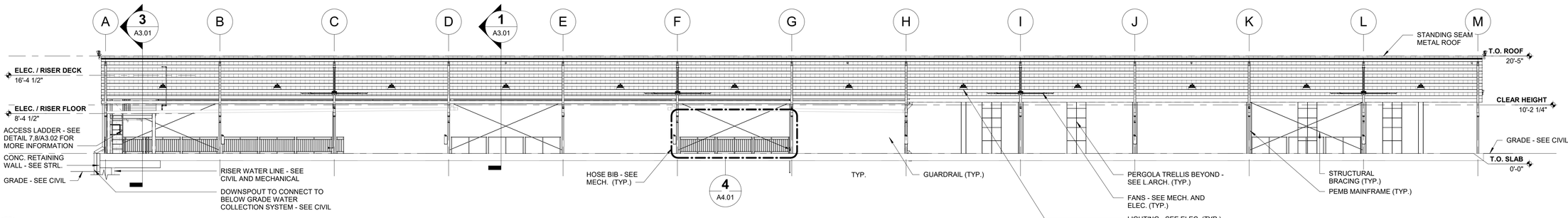
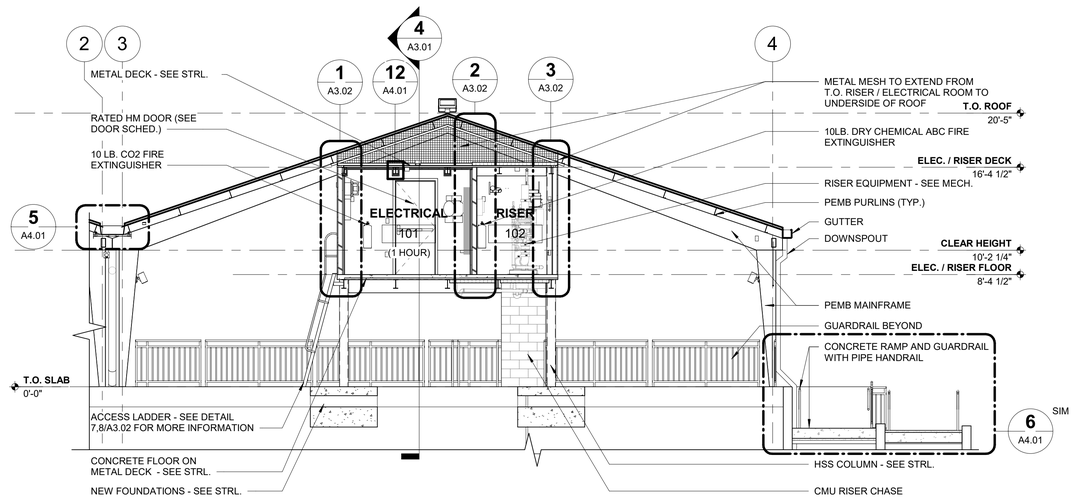
I. PROVIDE SLIP JOINTS IN HANDRAILS AS REQ'D.



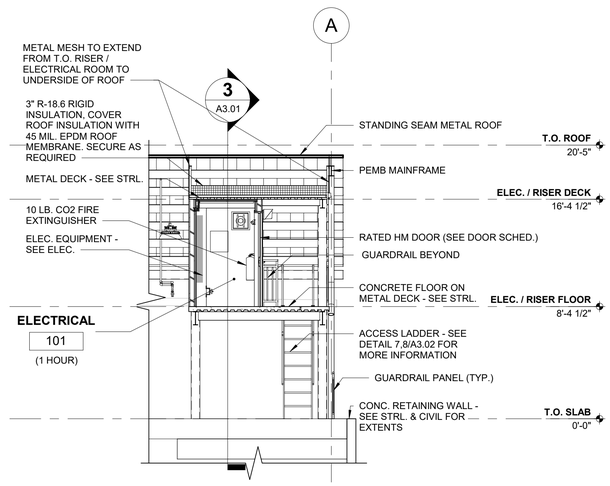
1 / A1.01 PAVILION SECION 1
SCALE: 3/32" = 1'-0"



2 / A1.01 PAVILION SECTION 2
SCALE: 3/32" = 1'-0"



3 / A1.01 ELECTRICAL ROOM / RISER ROOM SECTION 1
SCALE: 3/16" = 1'-0"



4 / A1.01 ELECTRICAL ROOM / RISER ROOM SECTION 2
SCALE: 3/16" = 1'-0"

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REG. 0201053
STATE OF TENNESSEE

PAVILION SECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DATE	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	09/25/2020	100% CD SUBMITTAL WITH ADDND 1 & 2
1	KMM	JKO	09/28/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:
A3.01
FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A3.01_PAVILION SECTIONS
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_A_V20.rvt
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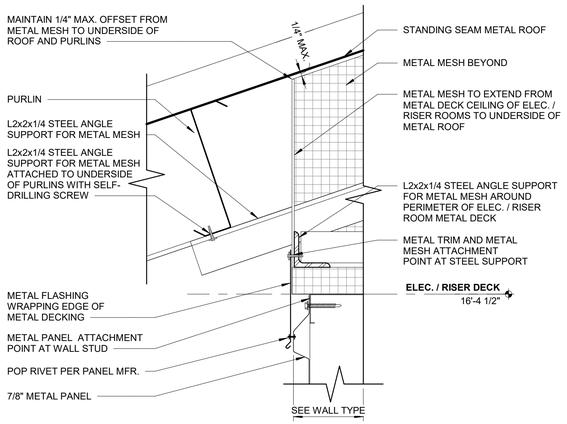
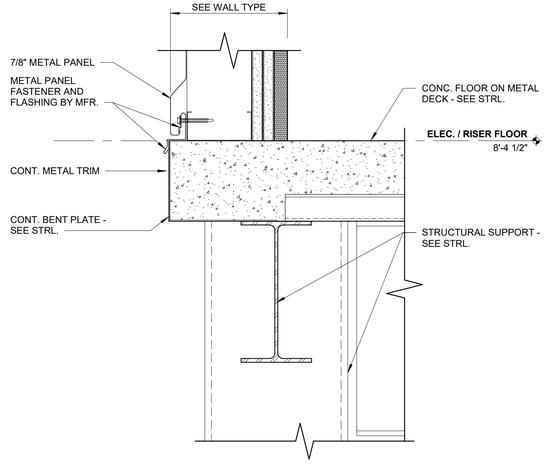




METAL MESH NOTES

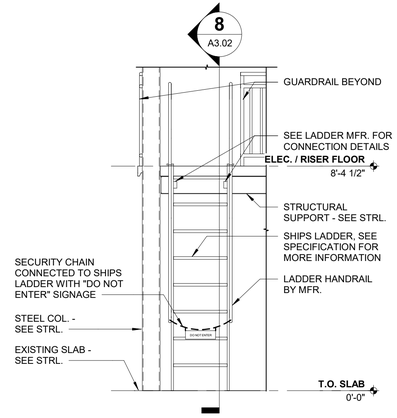
- MESH TO BE MCNICHOLS WIRE MESH, ITEM NUMBER 3601222B048 OR EQUIVALENT
- MESH TYPE - SQUARE
- CONSTRUCTION TYPE - WELDED
- PRIMARY MATERIAL - CARBON STEEL (CS)
- ALLOY, GRADE OR TYPE - COLD ROLLED (CR)
- MATERIAL FINISH - HOT DIPPED GALVANIZED
- WEAVE OR TRIM TYPE - WELDED, TRIMMED
- MESH SIZE 1" X 1"
- OPENING SIZE 0.8800" X 0.8800"
- WIRE DIAMETER/WIRE GAUGE 0.120" THICK (11 GAUGE)
- WIRE ENDS - TRIMMED ON ALL FOUR SIDES OF SHEET WITH STANDARD OVERHANG OF 1/8" OR LESS
- PERCENT OPEN AREA 77%
- WEIGHT - 0.96 LBS./SQUARE FOOT
- PRODUCT FORM - SHEET
- SIZES (WIDTH X LENGTH) 48" X 120"
- MESH SHEETS TO BE CUT TO SIZE IN FIELD AROUND PURLINS AND MATCHING SLOPE OF UNDERSIDE OF STANDING SEAM ROOF
- MESH TO BE PRIMED PER PAINTING SPECIFICATION AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS)

5 A3.02 METAL MESH DETAIL

SCALE: 3" = 1'-0"

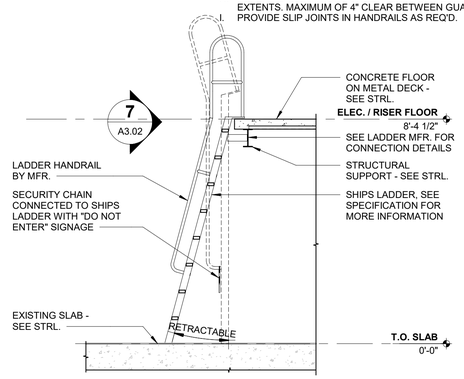
6 A3.02 TRIM DETAIL AT BOTTOM OF METAL PANEL

SCALE: 3" = 1'-0"



7 A3.02 PAVILION MEZZANINE ACCESS ELEVATION

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



8 A1.01 PAVILION MEZZANINE ACCESS SECTION

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

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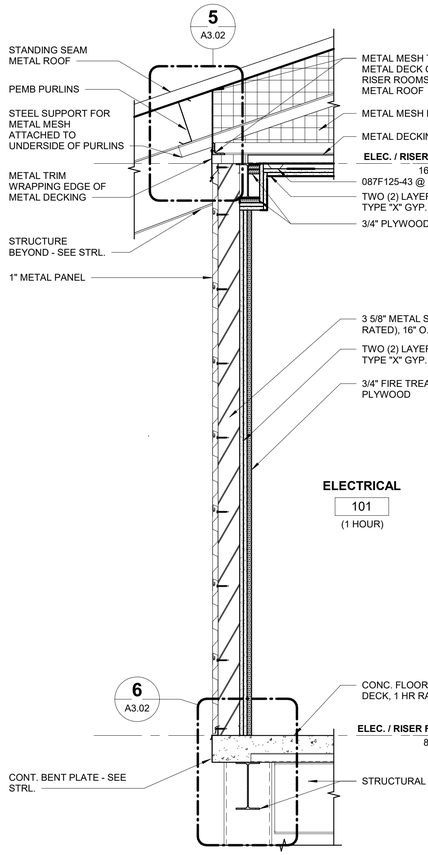
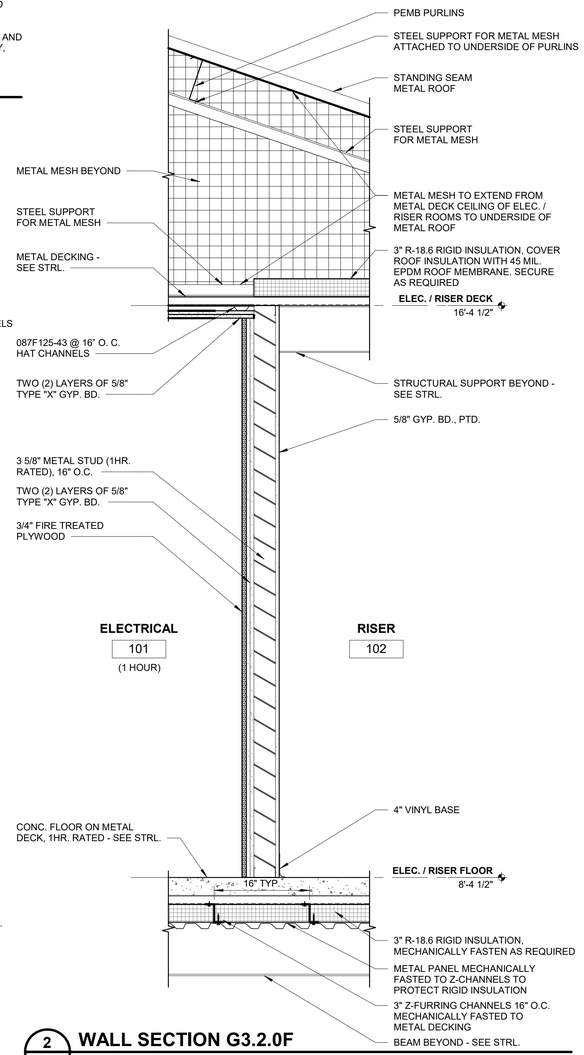


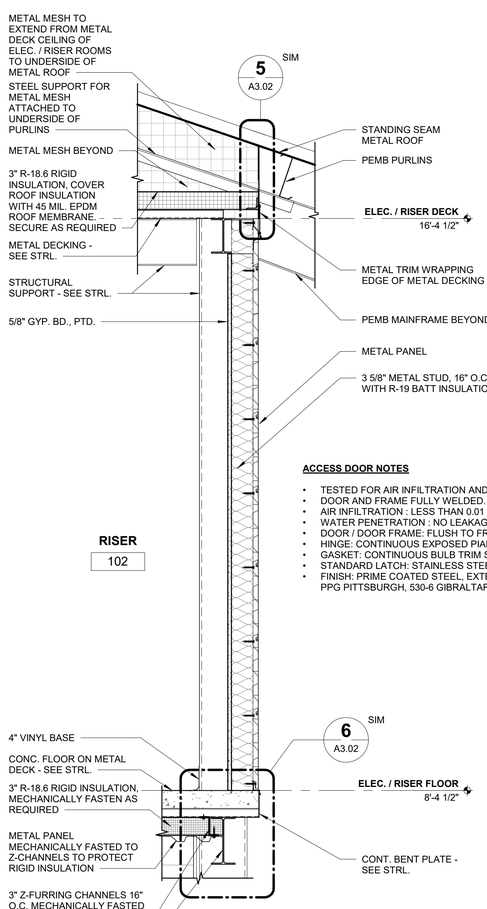
1 A1.01 WALL SECTION G2.2.0F

SCALE: 1" = 1'-0"



2 A1.01 WALL SECTION G3.2.0F

SCALE: 1" = 1'-0"

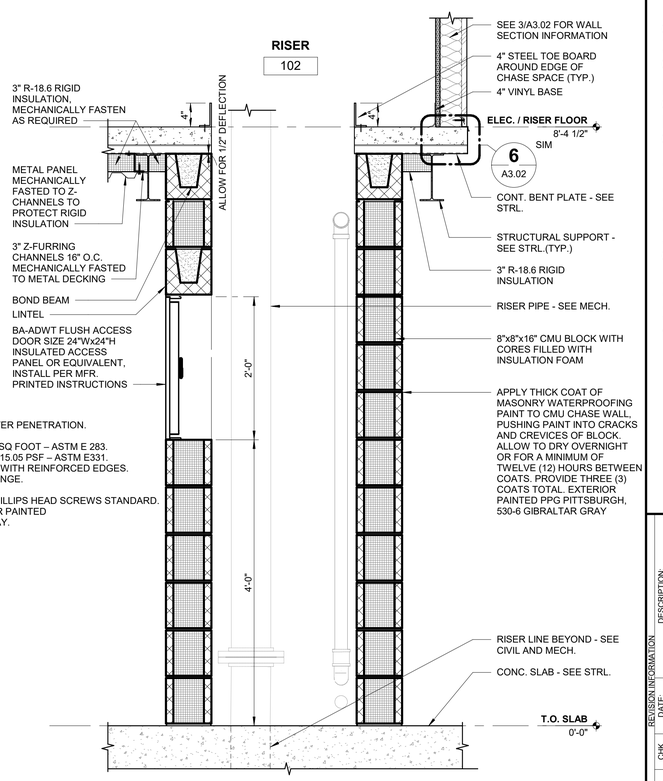


3 A1.01 WALL SECTION G1.0.0F

SCALE: 1" = 1'-0"

ACCESS DOOR NOTES

- TESTED FOR AIR INFILTRATION AND WATER PENETRATION.
- DOOR AND FRAME FULLY WELDED.
- AIR INFILTRATION : LESS THAN 0.01 CFM/SQ FOOT – ASTM E 283.
- WATER PENETRATION : NO LEAKAGE AT 15.05 PSF – ASTM E331.
- DOOR / DOOR FRAME: FLUSH TO FRAME WITH REINFORCED EDGES.
- HINGE: CONTINUOUS EXPOSED PIANO HINGE.
- GASKET: CONTINUOUS BULB TRIM SEAL.
- STANDARD LATCH: STAINLESS STEEL PHILLIPS HEAD SCREWS STANDARD.
- FINISH: PRIME COATED STEEL, EXTERIOR PAINTED PPG PITTSBURGH, 530-6 GIBRALTAR GRAY.



4 A1.01 WALL SECTION AT MASONRY CHASE M1.0-0F

SCALE: 1" = 1'-0"

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PAVILION WALL SECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	REVISION INFORMATION DESCRIPTION:	DATE
0	KMM	JKO	100% CD SUBMITTAL	09/08/2020
1	KMM	JKO	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
			100% CD DRT COMMENTS RESPONSE	10/06/2022

SHEET:

A3.02

FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A3.02 - PAVILION WALL SECTIONS
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Time / Date: 9/9/2022 4:11:27 PM

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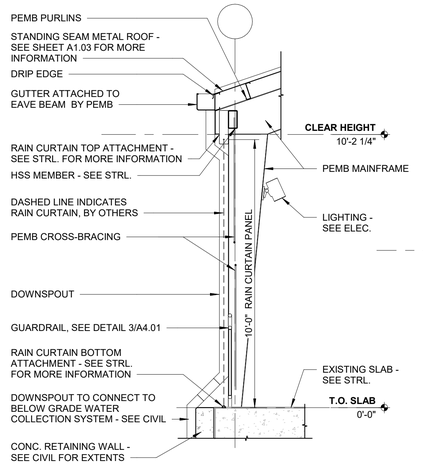
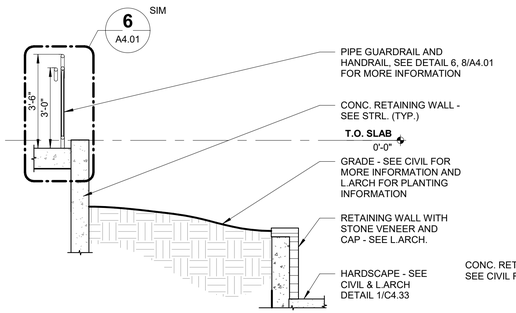
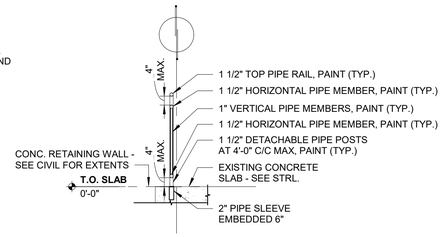


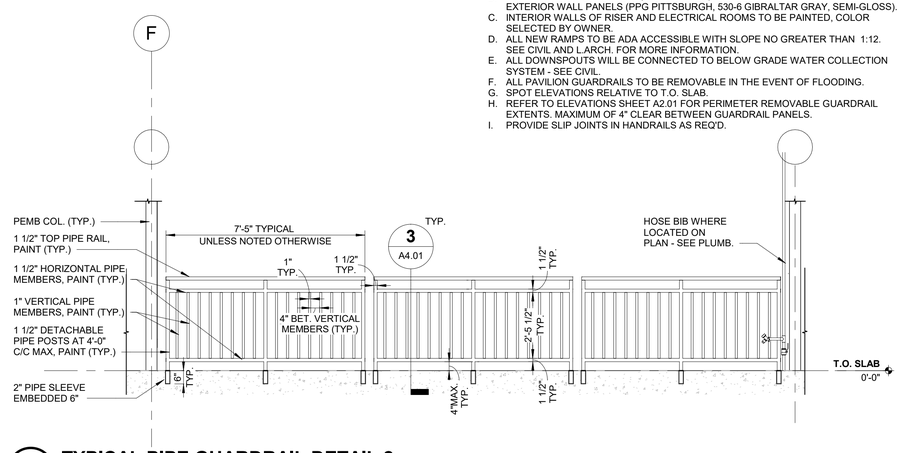
1 A3.01 TYPICAL GABLE END
SCALE: 3/8" = 1'-0"



2 A4.02 RAMP AT AMPHITHEATER RETAINING WALL
SCALE: 3/8" = 1'-0"

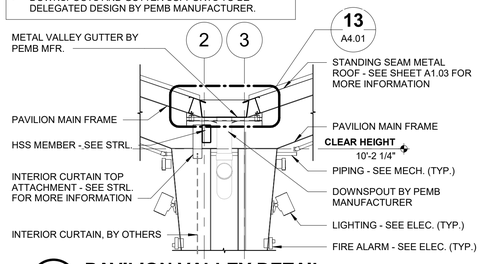


3 A4.01 TYPICAL PIPE GUARDRAIL DETAIL 1
SCALE: 3/8" = 1'-0"

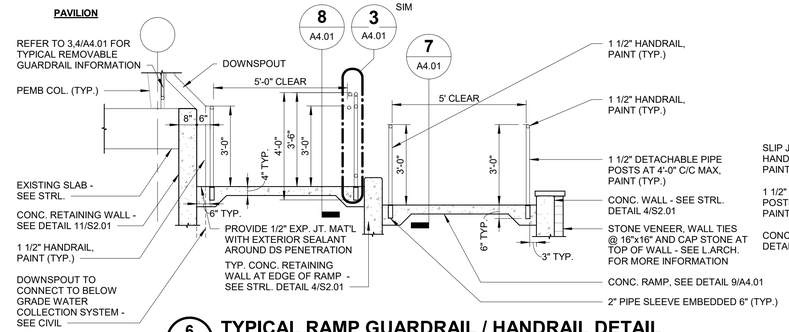


4 A3.01 TYPICAL PIPE GUARDRAIL DETAIL 2
SCALE: 3/8" = 1'-0"

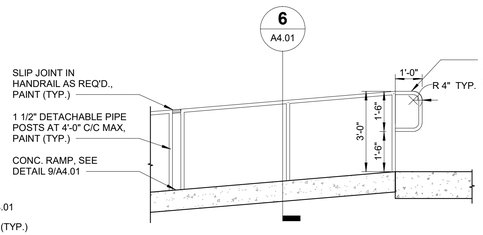
METAL VALLEY GUTTER NOTES:
- LENGTH AND DEPTH OF GUTTER TO BE DELEGATED DESIGN BY PEMB MANUFACTURER.
- GUTTER TO SLOPE OUTWARD TOWARD DRAINS.
- DOWNSPOUTS AND GUTTER SUPPORTS TO BE DELEGATED DESIGN BY PEMB MANUFACTURER.



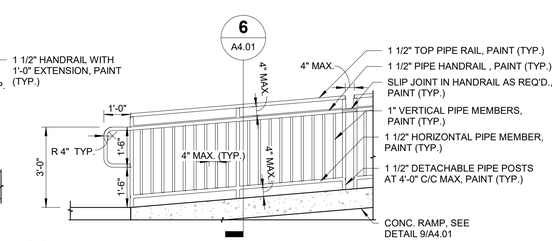
5 A1.03 PAVILION VALLEY DETAIL
SCALE: 3/8" = 1'-0"



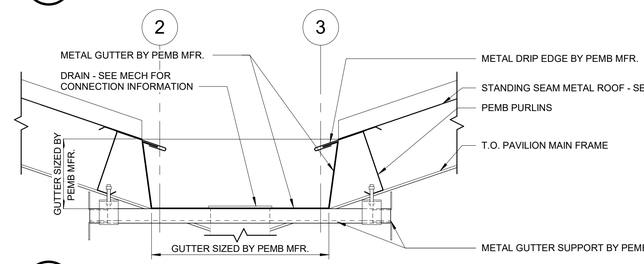
6 A4.01 TYPICAL RAMP GUARDRAIL / HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



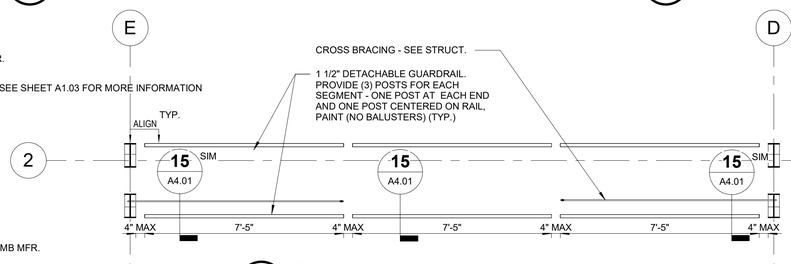
7 A4.01 TYPICAL RAMP HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



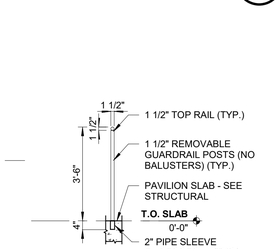
8 A4.01 TYPICAL RAMP GUARDRAIL WITH HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



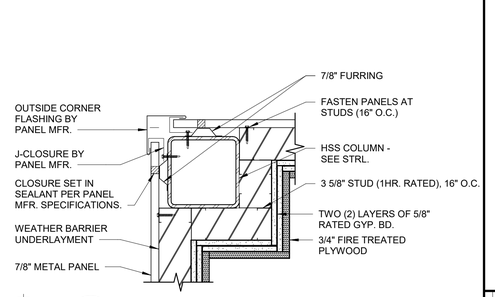
13 A4.01 PAVILION VALLEY CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



14 A4.01 GUARDRAIL AT CROSS BRACING
SCALE: 3/8" = 1'-0"

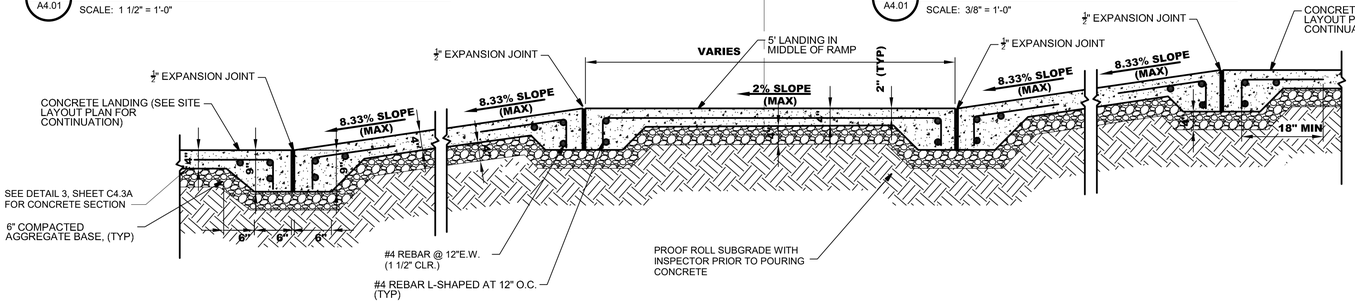


15 A4.01 GUARDRAIL SECTION
SCALE: 3/8" = 1'-0"



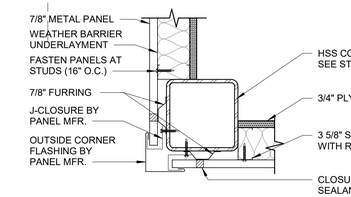
N
PLAN NORTH

10 A4.01 ELECTRICAL ROOM COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"



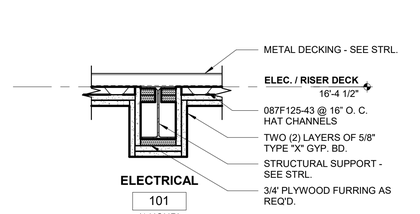
RAMP NOTES:
1. FOR PREPARATION OF PAVEMENT SUBGRADE, SEE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. GRAVEL BASE COURSE MIXTURES SHOULD CONFORM TO REQUIREMENTS OF SECTION 303 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
3. PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND 5% TO 7% ENTRAINED AIR.
4. PROVIDE MINIMUM 18" OVERLAP FOR ALL STEEL REINFORCING.
5. ALL REINFORCEMENT SHALL HAVE A MINIMUM COVER OF 1 1/2".
6. CONTRACTOR TO USE CONCRETE REINFORCEMENT WITH DURAFIBER 3/4" POLYPROPYLENE MIX AT A DOSING RATE OF 1.5 LBS/CY.
7. REFER TO ARCHITECTURAL DRAWINGS REGARDING ADJOINING WALLS OR HANDRAILS FOR RAMP.

9 A4.01 TYPICAL RAMP DETAIL
SCALE: 3/4" = 1'-0"



N
PLAN NORTH

11 A4.01 RISER ROOM COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"



12 A4.01 RATED CEILING ASSEMBLY @ ELEC. ROOM
SCALE: 1 1/2" = 1'-0"

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JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. C010539
STATE OF TENNESSEE

ENLARGED DRAWINGS / DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DESCRIPTION:	DATE:
	KMM	JKO	DESIGN DEVELOPMENT SUBMITTAL	08/03/2020
	KMM	JKO	100% CD SUBMITTAL	09/08/2020
0	KMM	JKO	03-25-2022 100% CD SUBMITTAL WITH AMEND 1 & 2	
1	KMM	JKO	10/06/2022 100% CD SUBMITTAL WITH ARCH RFI'S	
2	KMM	JKO	10/06/2022 100% CD DRT COMMENTS RESPONSE	

SHEET
A4.01
FILE NO.: 3596801

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Discipline:Sort 6.3
A4.01_ENLARGED DRAWINGS / DETAILS
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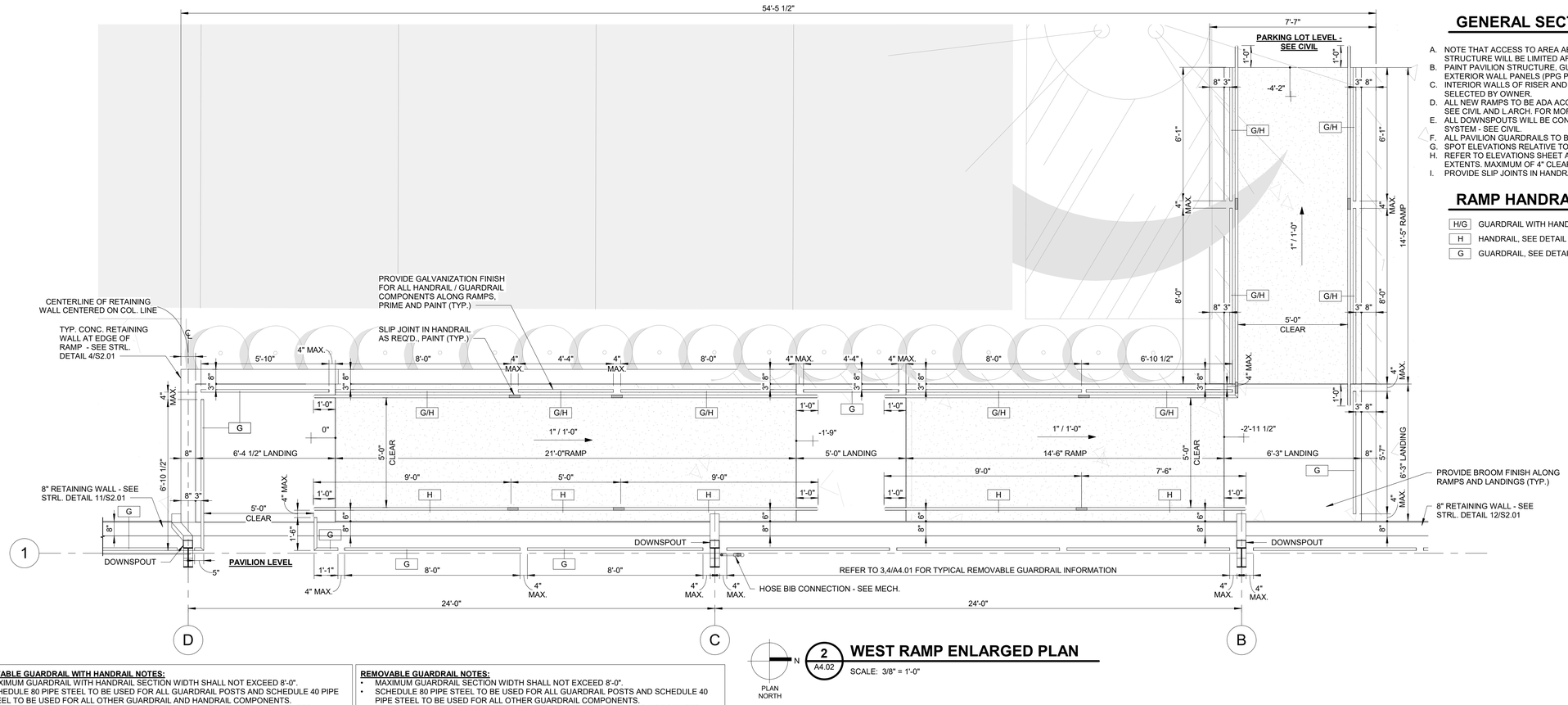


GENERAL SECTION / DETAIL NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. SPOT ELEVATIONS RELATIVE TO T.O. SLAB.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. PROVIDE SLIP JOINTS IN HANDRAILS AS REQ'D.

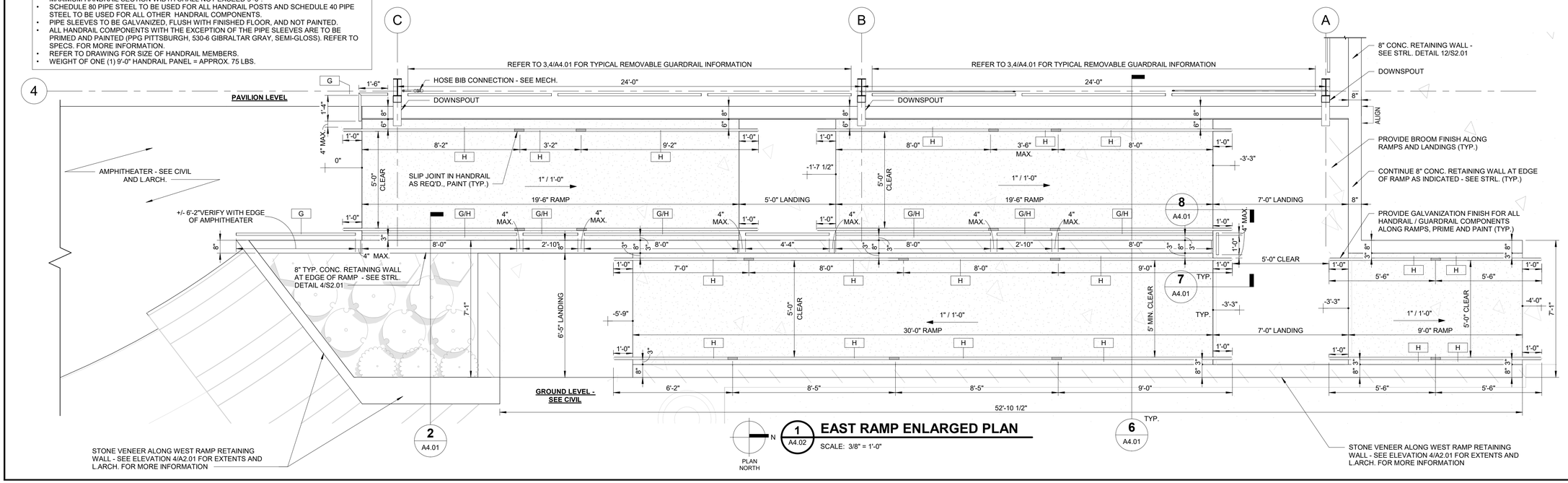
RAMP HANDRAIL / GUARDRAIL LEGEND

H/G	GUARDRAIL WITH HANDRAIL, SEE DETAIL 6,8/A4.01
H	HANDRAIL, SEE DETAIL 6,7/A4.01
G	GUARDRAIL, SEE DETAIL 4,6/A4.01

REMOVABLE GUARDRAIL WITH HANDRAIL NOTES:
- MAXIMUM GUARDRAIL WITH HANDRAIL SECTION WIDTH SHALL NOT EXCEED 8'-0".
- SCHEDULE 80 PIPE STEEL TO BE USED FOR ALL GUARDRAIL POSTS AND SCHEDULE 40 PIPE STEEL TO BE USED FOR ALL OTHER GUARDRAIL AND HANDRAIL COMPONENTS.
- PIPE SLEEVES TO BE GALVANIZED, FLUSH WITH FINISHED FLOOR, AND NOT PAINTED.
- ALL GUARDRAIL AND HANDRAIL COMPONENTS WITH THE EXCEPTION OF THE PIPE SLEEVES ARE TO BE PRIMED AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS). REFER TO SPECS. FOR MORE INFORMATION.
- REFER TO DRAWING FOR SIZE OF HANDRAIL AND GUARDRAIL MEMBERS.
- WEIGHT OF ONE (1) 8'-0" GUARDRAIL PANEL WITH HANDRAIL = APPROX. 207 LBS.

REMOVABLE GUARDRAIL NOTES:
- MAXIMUM GUARDRAIL SECTION WIDTH SHALL NOT EXCEED 8'-0".
- SCHEDULE 80 PIPE STEEL TO BE USED FOR ALL GUARDRAIL POSTS AND SCHEDULE 40 PIPE STEEL TO BE USED FOR ALL OTHER GUARDRAIL COMPONENTS.
- PIPE SLEEVES TO BE GALVANIZED, FLUSH WITH FINISHED FLOOR, AND NOT PAINTED.
- ALL GUARDRAIL COMPONENTS WITH THE EXCEPTION OF THE PIPE SLEEVES ARE TO BE PRIMED AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS). REFER TO SPECS. FOR MORE INFORMATION.
- REFER TO DRAWINGS FOR SIZE OF GUARDRAIL MEMBERS.
- WEIGHT OF ONE (1) 8'-0" GUARDRAIL PANEL = APPROX. 182 LBS.
- WEIGHT OF ONE (1) 7'-5" GUARDRAIL PANEL (TYP. EAST AND WEST SIDES OF PAVILION) = APPROX. 169 LBS.

REMOVABLE HANDRAIL NOTES:
- MAXIMUM HANDRAIL SECTION WIDTH SHALL NOT EXCEED 9'-0".
- SCHEDULE 80 PIPE STEEL TO BE USED FOR ALL HANDRAIL POSTS AND SCHEDULE 40 PIPE STEEL TO BE USED FOR ALL OTHER HANDRAIL COMPONENTS.
- PIPE SLEEVES TO BE GALVANIZED, FLUSH WITH FINISHED FLOOR, AND NOT PAINTED.
- ALL HANDRAIL COMPONENTS WITH THE EXCEPTION OF THE PIPE SLEEVES ARE TO BE PRIMED AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS). REFER TO SPECS. FOR MORE INFORMATION.
- REFER TO DRAWING FOR SIZE OF HANDRAIL MEMBERS.
- WEIGHT OF ONE (1) 9'-0" HANDRAIL PANEL = APPROX. 75 LBS.



N PLAN NORTH

2 / A4.02 WEST RAMP ENLARGED PLAN
SCALE: 3/8" = 1'-0"

N PLAN NORTH

1 / A4.02 EAST RAMP ENLARGED PLAN
SCALE: 3/8" = 1'-0"

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ENLARGED DRAWINGS / DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DESCRIPTION:	DATE
	KMM	JKO	100% CD SUBMITTAL	09/08/2020
0	KMM	JKO	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
1	KMM	JKO	100% CD DRT COMMENTS RESPONSE	10/06/2022

SHEET:
A4.02
FILE NO.: 3596801

Discipline Sort: 6.2
Drawing: A4.02 - ENLARGED DRAWINGS / DETAILS
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Time / Date: 9/9/2022 4:39:16 PM

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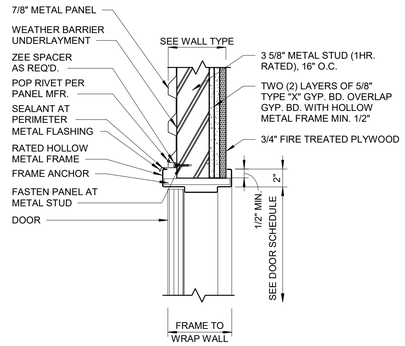
ROOM SCHEDULE

Number	Name	Area	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
101	ELECTRICAL	40 SF	GRADE B PLYWOOD	NONE	CONC.	PTD. GYP. BD.	1 HR
102	RISER	54 SF	PTD. GYP. BD.	4" VINYL	CONC.	NONE	

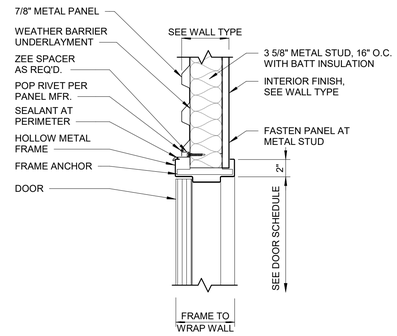
DOOR SCHEDULE

Door Number	LEAF INFORMATION						FRAME INFORMATION					Hardware	Fire Rating	Comments
	Leaf Type	Width	Height	Thickness	Material	Finish	Frame Type	Material	Finish	Jamb	Head			
101	F	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	HM	PTD.	2/A4.03	4/A4.03	1	1 HR	
102	F	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	HM	PTD.	1/A4.03	3/A4.03	2	-	



1 A4.03 RATED DOOR HEAD DETAIL

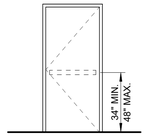
SCALE: 1 1/2" = 1'-0"



3 A4.03 DOOR HEAD DETAIL

SCALE: 1 1/2" = 1'-0"

DOOR LEAF TYPE



F
FLUSH

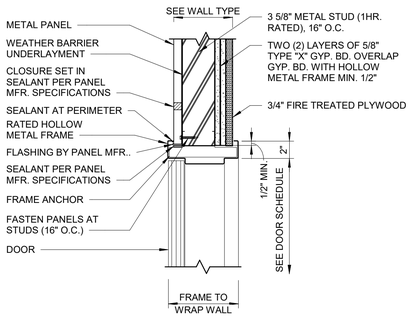
(REFER TO DOOR SCHEDULE FOR SIZES)

HARDWARE SETS

1. PANIC BAR, CLOSER, LEFT HAND WEATHERPROOF LOCK SET BY TRILOGY STANDALONE DIGITAL LOCKSET WITH DEADBOLT AND MORTISE (T2 DL2700) OR EQUIVALENT, HINGES
2. WEATHER STRIPPING, THRESHOLD, CLOSER, LEFT HAND WEATHER PROOF LOCK SET BY TRILOGY STANDALONE DIGITAL LOCKSET WITH DEADBOLT AND MORTISE (T2 DL2700) OR EQUIVALENT, HINGES

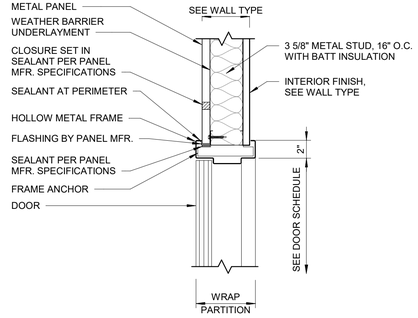
DOOR GENERAL NOTES

1. ALL DOOR LEAFS AND FRAMES TO BE PAINTED PPG PITTSBURGH, 530-6 GIBRALTAR GRAY.



2 A4.03 RATED DOOR JAMB

SCALE: 1 1/2" = 1'-0"



4 A4.03 DOOR JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

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REG. 0201053
STATE OF TENNESSEE

DOOR & FINISH SCHEDULES / DOOR DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION INFORMATION	DESCRIPTION:
			ISSUE	
0	KMM	JKO	09/09/2020	100% CD SUBMITTAL
1	KMM	JKO	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:

A4.03

FILE NO.: 3596801

Discipline Sort: 0.3
Drawing: A4.03 - DOOR & FINISH SCHEDULES / DOOR DETAILS
File: BIM 360://3596801 - Bicentennial Park/3596801_PK_A_V20.rvt
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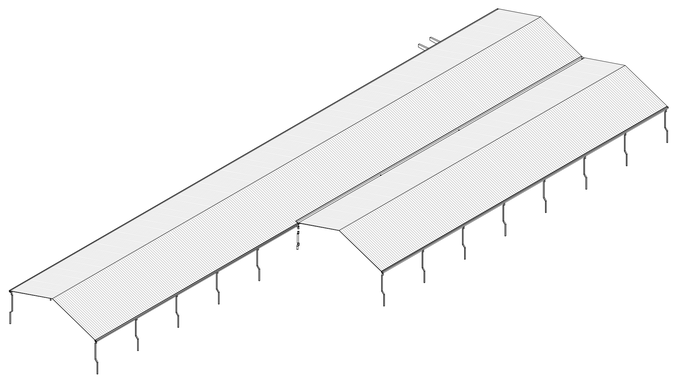
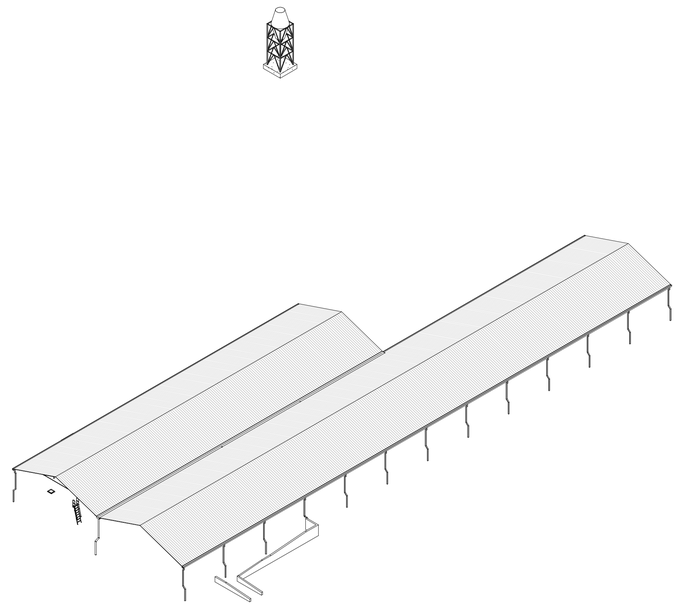
PERSPECTIVE 1



PERSPECTIVE 2



ISOMETRIC 1

ISOMETRIC 2

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RENDERINGS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
	KMM	JKO	09/24/2020	100% CD SUBMITTAL WITH AMEND 1 & 2
0	KMM	JKO	05/13/2022	100% CD SUBMITTAL - REVISED
1	KMM	JKO	08/08/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:

A9.01

FILE NO.: 3596801

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CODES AND STANDARDS

THE FOLLOWING CODES AND STANDARDS HAVE BEEN USED AS THE BASIS FOR DESIGN AND/OR SHALL BE UTILIZED BY THE CONTRACTOR TO ESTABLISH MINIMUM LEVELS OF QUALITY AND CONSTRUCTION TECHNIQUES.

1. GENERAL

   A. 2018 INTERNATIONAL BUILDING CODE.
   B. AMERICAN SOCIETY OF CIVIL ENGINEERS, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7-16).
   C. AMERICAN SOCIETY OF CIVIL ENGINEERS, "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION" (ASCE 37-14).

2. CONCRETE

   A. AMERICAN CONCRETE INSTITUTE, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-14).
   B. AMERICAN CONCRETE INSTITUTE, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301-10).

3. STRUCTURAL STEEL

   A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "MANUAL OF STEEL CONSTRUCTION," 14TH EDITION.
   B. AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE - STEEL" (AWS D1.1:2015).
   C. AMERICAN IRON AND STEEL INSTITUTE, "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", (AISI S100-16).
   D. STEEL DECK INSTITUTE, "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, AND ROOF DECKS".

4. MASONRY

   A. AMERICAN CONCRETE INSTITUTE, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-13).
   B. AMERICAN CONCRETE INSTITUTE, "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1-13).

DESIGN CRITERIA

THE STRUCTURES HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS:

1. ROOF DEAD LOADS

STANDING SEAM ROOF	2 PSF
SPRINKLERS	4 PSF
COLLATERAL	2 PSF
FANS	150 LB EA.
STEEL FRAMING	ACTUAL

1. MEZZANINE DEAD LOADS

SLAB ON DECK	35 PSF
COLLATERAL	15 PSF
STEEL FRAMING	ACTUAL

2. SNOW LOADS

GROUND SNOW LOAD (Pg)	10 PSF
FLAT ROOF SNOW LOAD (Pf)	9.2 PSF
EXPOSURE FACTOR (Ce)	1.0
IMPORTANCE FACTOR (Is)	1.1
THERMAL FACTOR (Ct)	1.2
SLOPE FACTOR (Cs)	1.0
RIDGE SNOW LOAD	4.6 PSF (0.30' THICK)
VALLEY SNOW LOAD	18.5 PSF (1.21' THICK)

3. RAIN LOADS

DESIGN RAINFALL INTENSITY (i)	3.39 INCHES (100-YEAR, 1-HOUR RAINFALL)

4. LIVE LOADS

ROOF LIVE LOAD	20 PSF (REDUCIBLE)
MEZZANINE	100 PSF (UNREDUCIBLE)

5. WIND LOADS

PAVILION

BASIC DESIGN WIND SPEED (V)	110 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (Vasd)	85.2 MPH
RISK CATEGORY	III
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFF. (GCpi)	+/- 0.00
ULTIMATE C&C WIND PRESSURES	SEE THIS SHEET

MEZZANINE

INTERNAL PRESSURE COEFF. (GCpi)	+/- 0.18
ULTIMATE C&C WALL WIND PRESSURES	+20 PSF / -26 PSF (10 SF EFFECTIVE AREA)

CASE FOR RAIN CURTAINS ATTACHED TO PAVILION SHALL BE CONSIDERED IN PEMB DESIGN:

BASIC DESIGN WIND SPEED (V)	82.5 MPH (ASCE 37)
ALLOWABLE STRESS DESIGN WIND SPEED (Vasd)	63.9 MPH
INTERNAL PRESSURE COEFF. (GCpi)	+/- 0.55
ULTIMATE C&C WALL WIND PRESSURES	+16 PSF / -20 PSF (10 SF EFFECTIVE AREA)

6. SEISMIC LOADS

SEISMIC IMPORTANCE FACTOR (I_e)	1.25
RISK CATEGORY	III
0.2 SEC MAPPED SPECTRAL ACCELERATION (S_S)	0.289g
1.0 SEC MAPPED SPECTRAL ACCELERATION (S_1)	0.142g
SITE CLASS	C
0.2 SEC DESIGN SPECTRAL ACCELERATION (S_{DS})	0.250g
1.0 SEC DESIGN SPECTRAL ACCELERATION (S_{D1})	0.142g
SEISMIC DESIGN CATEGORY	C
BASIC SEISMIC FORCE RESISTING SYSTEM	STRUCTURAL STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
RESPONSE MODIFICATION COEFFICIENT (R)	3
SEISMIC RESPONSE COEFFICIENT (C_s)	0.104
DESIGN BASE SHEAR	0.104 X W
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE

PRE-ENGINEERED METAL BUILDING

1. DESIGN OF STRUCTURE SHALL BE IN ACCORDANCE WITH THE “CODES AND STANDARDS” AND “DESIGN CRITERIA” AS LISTED ON THIS DRAWING.
2. THE METAL BUILDING MANUFACTURER SHALL BE SOLELY RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE SUPERSTRUCTURE INCLUDING PURLINS, RIGID FRAMES, COLUMNS, GIRTS, BASEPLATES, X-BRACES, AND ANCHOR BOLTS (EXCLUDING EMBEDMENT). A STRUCTURAL ENGINEER REGISTERED IN THE PROJECT STATE SHALL DESIGN THE MEMBERS OR DIRECTLY SUPERVISE THE DESIGN AND AFFIX HIS SEAL TO ALL DRAWINGS AND DESIGN CALCULATIONS.
3. THE METAL BUILDING MANUFACTURER SHALL BE RESPONSIBLE FOR THE ANCHOR BOLT DESIGN, INCLUDING QUANTITY, DIAMETER, AND MATERIAL TYPE TO ADEQUATELY TRANSFER BUILDING COLUMN REACTIONS TO THE FOUNDATION. MINIMUM EMBEDMENT LENGTHS SHALL BE AS SHOWN ON THE FOUNDATION DRAWINGS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE THE ANCHOR BOLTS SPECIFIED AND VERIFY QUANTITY AND PLACEMENT LOCATIONS OF ANCHOR BOLTS WITH METAL BUILDING MANUFACTURER.
5. HORIZONTAL DRIFT OF THE RIGID FRAMES AND BRACED FRAMES SHALL NOT EXCEED H/100 UNDER SERVICE LOAD COMBINATIONS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ROOFING REQUIREMENTS.
7. ALL BOLTED CONNECTIONS SHALL HAVE AT LEAST TWO BOLTS.
8. NO FIELD MODIFICATIONS SHALL BE MADE TO ANY PRIMARY OR SECONDARY STRUCTURAL MEMBER EXCEPT AS AUTHORIZED IN WRITING BY BUILDING MANUFACTURER DESIGN ENGINEER AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
9. FOOTINGS, PEDESTALS, SLABS AND ANCHOR BOLT EMBEDMENT ARE PRELIMINARY AND ARE SUBJECT TO CHANGE UNTIL FINAL STAMPED REACTIONS AND SHOP DRAWINGS ARE APPROVED BY THE ENGINEER OF RECORD.
10. THE BUILDING COLUMNS SHALL HAVE PINNED BASES AND TRANSFER NO MOMENT TO THE FOUNDATIONS.

FOUNDATIONS

1. THE FOUNDATIONS WERE DESIGNED BASED ON THE FOLLOWING NET ALLOWABLE SOIL BEARING PRESSURES:

   ISOLATED SPREAD FOUNDATIONS 2,000 PSF

2. FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS REPORTED IN THE GEOTECHNICAL STUDY REPORT PREPARED BY AMEC, DATED FEBRUARY, 2008.
3. ALLOWABLE BEARING PRESSURES ARE BASED ON BEARING AGAINST FIRM, UNDISTURBED SOIL AND OR ENGINEERED BACKFILL. WHERE UNACCEPTABLE MATERIAL OCCURS, EXCAVATE AND REPLACE WITH ENGINEERED FILL AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
4. ALL FOUNDATION BEARING SURFACES SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER PRIOR TO STEEL OR CONCRETE PLACEMENT TO ENSURE THAT THE BEARING SURFACES ARE CONSISTENT WITH THE ALLOWABLE BEARING PRESSURES NOTED.
5. EXISTING SOIL WHICH IS DEEMED NON-USEABLE BY THE GEOTECHNICAL ENGINEER DUE TO FAILURE OF THE CONTRACTOR TO PROMPTLY DE-WATER THE SITE SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL AT THE CONTRACTOR’S EXPENSE.
6. DESIGN OF TEMPORARY AND PERMANENT SHORING FOR EXCAVATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. FOR WALLS OR GRADE WALLS HAVING FILL ON EACH SIDE, PROCEED WITH BACKFILLING OPERATIONS SIMULTANEOUSLY IN UNIFORM LIFTS. DIFFERENTIAL ELEVATION OF TOP OF LIFTS BETWEEN EACH SIDE SHALL NOT EXCEED 18 INCHES.
8. POST-INSTALLED ANCHOR EPOXY SHALL BE HILTI HIT-RE 500 V3 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. HOLES FOR EPOXIED ANCHORS OR REBAR SHALL BE DRY CUT BY ROTARY PERCUSSION DRILLING TO ASSURE A ROUGHENED SURFACE. AFTER DRILLING, THE HOLES SHALL BE THOROUGHLY CLEANED AND REVIEWED BY THE TESTING AGENCY.
10. CONTRACTOR SHALL PROVIDE BONDING AGENT TO ALL SURFACES BETWEEN EXISTING AND FRESH CONCRETE. BONDING AGENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. PRIOR TO APPLICATION OF BONDING AGENT, THE EXISTING CONCRETE BASE SURFACE SHALL BE THOROUGHLY CLEANED TO REMOVE ANY GREASE, OIL OR OTHER CONTAMINANTS THAT MAY PREVENT ADEQUATE BOND TO THE EXISTING CONCRETE. REMOVE WEAK OR DETERIORATED CONCRETE TO SOUND CONCRETE.
12. WHERE FOUNDATIONS ABUT OR ARE NEAR EXISTING FOUNDATIONS, CAREFULLY HAND-EXCAVATE AND DETERMINE BOTTOM OF EXISTING FOUNDATION. NEW FOUNDATIONS SHALL NOT UNDERMINE EXISTING FOUNDATIONS AND SHALL NOT BE INSTALLED BELOW ADJACENT EXISTING FOUNDATIONS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
13. CONTRACTOR SHALL PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT EXISTING CONSTRUCTION AND PERSONNEL FROM SLIDES OR CAVE-INS AND COMPLY FULLY WITH SAFETY REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES.
14. WHERE FOOTING EXCAVATIONS ARE TO REMAIN EXPOSED TO RAINFALL, FROST, ICE OR OTHER ADVERSE CONDITIONS THAT MIGHT HARMFULLY AFFECT THE SUBGRADE, EXCAVATIONS SHALL BE UNDERCUT AND A THREE (3) INCH MUD MAT OF MINIMUM 3000 PSI STRENGTH CONCRETE SHALL BE PLACED TO PROTECT THE SUBGRADE. IF NECESSARY TO PROTECT SUBGRADE SOILS, CONTRACTOR SHALL PROVIDE DEWATERING EQUIPMENT AND DRAINAGE TO REMOVE EXCESS MOISTURE AND MAINTAIN DRY EXCAVATIONS UNTIL CONCRETE WORK IS COMPLETED.

CONCRETE

1. MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI.
2. CONCRETE SHALL BE PROPORTIONED, BATCHED, MIXED, PLACED, CONSOLIDATED, AND CURED IN ACCORDANCE WITH ACI 301, 304, 308, 309 AND 318.
3. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
4. UNLESS OTHERWISE SHOWN, THE CONCRETE CLEAR COVER AT ALL REINFORCING STEEL SHALL BE:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	2"

5. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED IN ACCORDANCE WITH ACI 304 AND ACI 309.
6. PROVIDE 3/4"x3/4"x 45 DEGREE CHAMFERED CORNERS AT ALL EXPOSED CONCRETE CORNERS UNO.

REINFORCING STEEL FOR CONCRETE

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 (DEFORMED).
2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A1064 AND SHALL BE PROVIDED IN FLAT SHEETS ONLY. FABRIC SHALL LAP TWO FULL MESHES AND BE SECURELY FASTENED AT EACH SIDE AND EACH END.
3. DETAILING, FABRICATION AND ERECTION OF REINFORCING STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ACI 315, "DETAILS AND DETAILING OF REINFORCED CONCRETE STRUCTURES", SP-66, THE CRSI, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" AND ACI 318.
4. REINFORCING STEEL SHALL BE CONTINUOUS ACROSS ALL CONSTRUCTION JOINTS, UNO.
5. REINFORCING STEEL SHALL NOT BE HEATED OR WELDED AND MUST BE DRY AND FREE OF CONTAMINANTS SUCH AS RUST, DIRT, GREASE, AND PROTECTIVE COATINGS.
6. ALL BAR SPLICES AND EMBEDMENT LENGTHS SHOWN ON DRAWINGS SHALL BE SAME LENGTH AS CLASS B TENSION SPLICES IN ACCORDANCE WITH ACI 318.
7. REINFORCING BAR HOOKS SHALL BE ACI STANDARD HOOKS.

ANCHOR RODS

1. ANCHOR RODS SHALL CONFORM TO ASTM F1554 GRADE 36, UNO.
2. COLUMN ANCHOR BOLT HOLES SHALL BE OVERSIZED IN ACCORDANCE WITH AISC “MANUAL OF STEEL CONSTRUCTION."
3. ANCHOR RODS SHALL BE BE FREE OF CUTTING OILS, GREASE AND OTHER CONTAMINANTS.
4. ALL ANCHOR RODS SHALL INCLUDE ONE HEAVY HEX NUT (ASTM A562) AND A HARDENED WASHER (ASTM F436).
5. ANCHOR RODS MUST BE LOCATED BY MEANS OF A TEMPLATE AND BE SECURED PRIOR TO CONCRETE PLACEMENT.
6. DO NOT HAND SET OR WET STICK ANCHOR RODS. ANCHOR ROD LAYOUT, QUANTITY, DIAMETER, AND PROJECTION SHALL BE AS SHOWN.
7. THE FOUNDATION CONTRACTOR SHALL EMPLOY A LICENSED PROFESSIONAL SURVEYOR TO PROVIDE A DETAILED SURVEY OF BOTH THE ANCHOR ROD LAYOUT AND THE FINAL ANCHOR ROD LOCATIONS. SURVEY AND MARK, BY SCRIBING, THE COLUMN CENTERLINES BETWEEN ALL ANCHOR RODS.
8. THE FOUNDATION CONTRACTOR IS RESPONSIBLE FOR SETTING ANCHOR RODS PLUMB AND SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO REQUIRED MODIFICATION DUE TO MISPLACED ANCHOR RODS.
9. THE ANCHOR RODS SHALL BE KEPT CLEAN AND PROTECTED AT ALL TIMES.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE SHOWN:

WIDE FLANGE SHAPES	ASTM A992
CHANNELS, ANGLES, & PLATES	ASTM A36
SMOOTH ROD	ASTM A36
THREADED ROD	ASTM A36
HSS, RECTANGULAR OR SQUARE	ASTM A500 GR. C, 50 KSI
STEEL PIPE	ASTM A53, GR. B
ANCHOR RODS W/ CLASS 2A UNCUT THREADS	ASTM F1554, GR AS INDICATED
HIGH STRENGTH BOLTS	ASTM A325 OR ASTM 490
HARDENED WASHERS	ASTM F436
HEAVY HEX NUTS	ASTM A563
WELDING ELECTRODES	AWS A5.1 OR A5.5 E-70XX

   ELECTRODES WITH CHARPY V-NOTCH (CVN) TEST VALUES OF A MINIMUM 20 FOOT-POUNDS AT -20 DEGREES FAHRENHEIT ARE TO BE USED AT THE FOLLOWING LOCATIONS:
   i. COMPLETE JOINT PENETRATION WELDS
   ii. BEAM TO COLUMN MOMENT CONNECTIONS – INCLUDING FLANGE, WEB AND CONTINUITY PLATE FILLET AND PARTIAL JOINT PENETRATION WELDS

2. STRUCTURAL STEEL DESIGN, DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO:
   1. AISC, "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
   2. AISC, "CODE OF STANDARD PRACTICE", INCLUDING COMMENTARY
   3. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 AND A490 BOLTS"
3. WELDING SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE" AND BE PERFORMED BY CERTIFIED WELDERS USING E70XX WELDING ELECTRODES.
4. REMOVE RUST, DIRT, PAINT AND GALVANIZING FROM STEEL PRIOR TO WELDING.
5. WELDS SHOWN ON STRUCTURAL DRAWINGS ARE MINIMUM DESIGN REQUIREMENTS. USE THE MINIMUM WELD SIZE PER AISC WHERE WELD SIZE IS NOT INDICATED. THE FABRICATOR’S SHOP DRAWINGS SHALL REFLECT WELDS IN ACCORDANCE WITH AWS / AISC REQUIREMENTS.
6. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION.
7. CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS SHALL BE DESIGNED, COORDINATED AND INSPECTED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROJECT STATE. SUBMIT SIGNED AND SEALED CALCULATIONS AS A FORMAL SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. PER THE AISC CODE OF STANDARD PRACTICE, PROVIDE CORRELATION BETWEEN CALCULATIONS AND CONNECTIONS SHOWN ON THE STRUCTURAL STEEL SHOP DRAWINGS.
8. BOLTED CONNECTIONS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE.
9. UNLESS NOTED OTHERWISE, MINIMUM BOLT SIZE IS 3/4” DIAMETER GRADE A325N. INSTALL HIGH STRENGTH BEARING BOLTS TO A SNUG TIGHT CONDITION AS DEFINED BY AISC. LOCK WASHERS AND LOCK NUTS ARE STRICTLY PROHIBITED. GRADE A490 BOLTS ARE ACCEPTABLE WHEN REQUIRED FOR HIGHER LOAD CONDITIONS. DO NOT USE THE SAME DIAMETER OF GRADE A325 AND A490 BOLTS ON THE PROJECT.
10. BEAM CONNECTIONS SHALL BE STANDARD, SIMPLE SHEAR CONNECTIONS WITH DOUBLE FRAMING ANGLES UNO. IN NO CASE SHALL THE LENGTH OF THE FRAMED CONNECTION BE LESS THAN ONE-HALF OF THE "T" DIMENSION OF THE BEAM WEB.
11. CONNECTION ANGLES SHALL BE 5/16" MINIMUM THICKNESS.
12. MINIMUM BOLTED CONNECTION SHALL BE AS FOLLOWS:
    1. DEPTH: 6" - 10" USE 2 ROWS OF BOLTS
    2. DEPTH: 12" - 18" USE 3 ROWS OF BOLTS
13. BEAM REACTIONS ARE SHOWN ON THE DRAWINGS IN LRFD FORMAT. IN CASES WHERE NO REACTIONS ARE PROVIDED, THE CONNECTION SHALL BE DESIGNED FOR A MINIMUM FORCE OF 15 KIPS, UNO.
14. ALL BOLTED CONNECTION HOLES ARE TO BE STANDARD HOLES. SHORT SLOTTED HOLES ARE NOT PERMITTED, UNO (I.E. HOLE DIA. = BOLT DIA. + 1/16").
15. STEEL SURFACES THAT ARE TO RECEIVE SPRAYED ON FIREPROOFING OR WILL BE WELDED/BOLTED SHALL NOT BE PAINTED.
16. NO OPENINGS SHALL BE CUT IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED IN THE STRUCTURAL DRAWINGS.
17. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE MAY REQUIRE ADDITIONAL SUPPORT TO MAINTAIN STABILITY BEFORE COMPLETION.

STEEL DECK

1. STEEL DECK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE STEEL DECK INSTITUTE (SDI).
2. PROVIDE 1 1/2” MINIMUM DECK END BEARING.
3. PROVIDE SHEET METAL CLOSURE PLATES AT COLUMNS AS REQUIRED TO PREVENT LEAKAGE OF CONCRETE.
4. FLOOR DECK SHALL BE GALVANIZED (G90) AND PRIMED WITH GRAY BOTTOM.

COLD-FORMED METAL FRAMING

1. THE COLD-FORMED METAL FRAMING SIZES SHOWN ON THE ARCH. DRAWINGS ARE MINIMUM SIZES ONLY. THE COLD-FORMED METAL FRAMING MANUFACTURER SHALL ASSUME FULL RESPONSIBILITY FOR THE STRUCTURAL DESIGN OF THE COLD-FORMED METAL FRAMING AND THE CONNECTIONS.
2. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR REVIEW SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE.
3. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OR THE MANUFACTURER OF FULL RESPONSIBILITY FOR THE DESIGN OF THE COLD-FORMED METAL FRAMING AND THE CONNECTIONS.
4. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DESIGN CRITERIA.
5. COLD-FORMED METAL FRAMING MAY BE CONNECTED BY EITHER WELDS OR SCREWS SIZED BY THE MANUFACTURER FOR THE SPECIFIED DESIGN LOADS.
6. NON-LOAD BEARING COLD-FORMED METAL FRAMING STUDS SHOULD BE ATTACHED DIRECTLY TO STRUCTURE ABOVE WITH SLOTTED VERTICAL DEFLECTION CLIPS TO ALLOW FOR MOVEMENT.

REINFORCED MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 LIGHT-WEIGHT HOLLOW LOAD BEARING BLOCK UNITS.
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE S
3. HORIZONTAL JOINT REINFORCING SHALL BE W1.7 (9 GAGE), GALVANIZED, LADDER TYPE SPACED AT 16" OC, PROVIDE MIN 8" LAP AT ALL SPLICE LOCATIONS.
4. COMPRESSIVE STRENGTH OF CONCRETE MASONRY AS DEFINED IN THE ACI 530.1 SPECIFICATION SHALL BE f'm = 2,000 PSI MINIMUM AT 28 DAYS.
5. ALL CORES CONTAINING REINFORCING SHALL BE FULLY GROUTED. GROUT SHALL CONFORM TO ASTM C476 WITH A 3000 PSI MINIMUM COMPRESSIVE STRENGTH. GROUT SHALL HAVE A SLUMP OF 8" TO 10".

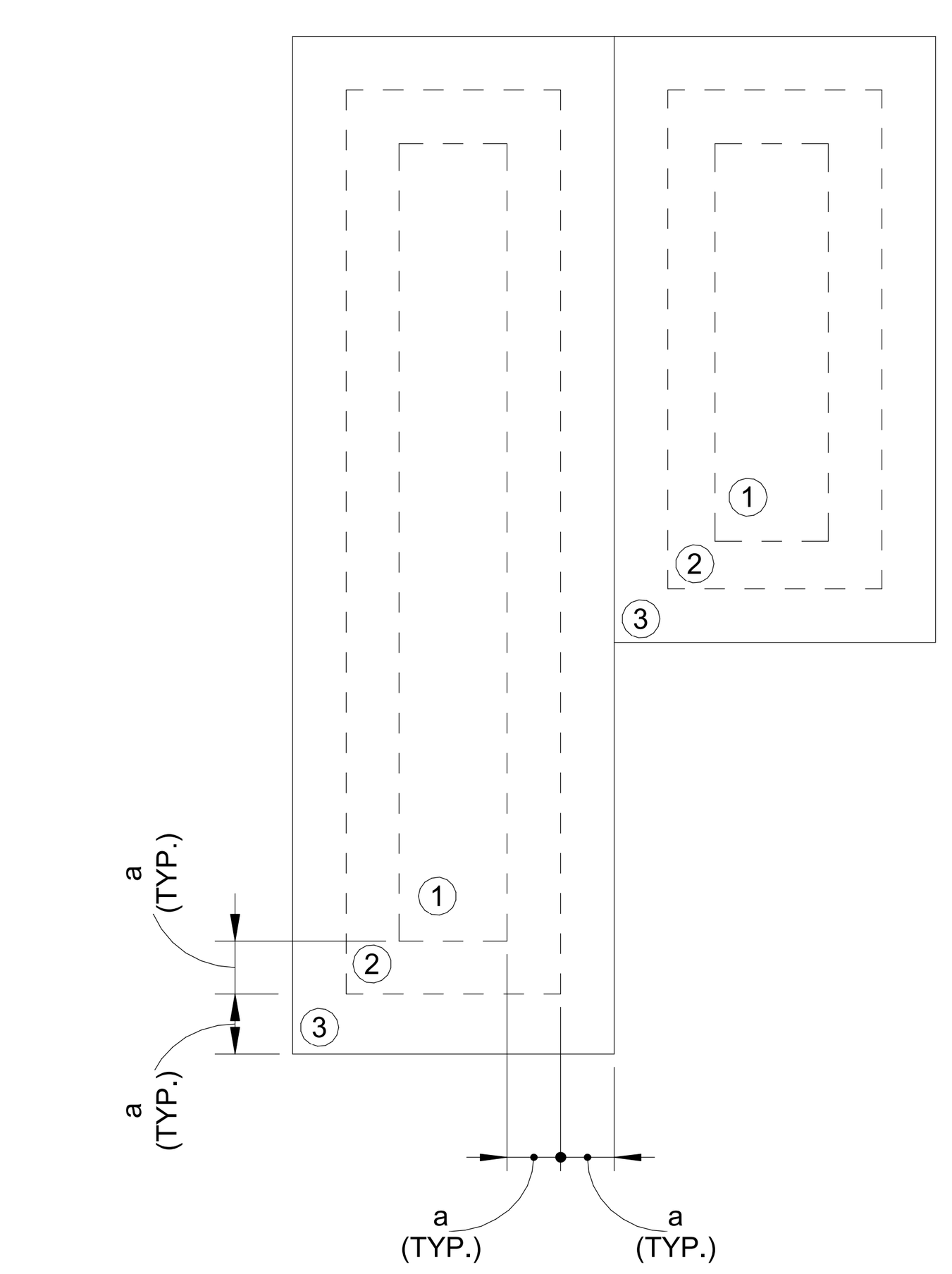
ROOF COMPONENTS AND CLADDING LOADS (ULT.)

EFFECTIVE WIND AREA	ROOF ZONE		
	1	2	3
> 100 SF	8 PSF		
	-24 PSF		
< 100 SF	8 PSF	13 PSF	
	-24 PSF	-35 PSF	
< 20 SF	8 PSF	13 PSF	16 PSF
	-24 PSF	-35 PSF	-47 PSF

Notes

1. See sketch this sheet for description of zones
2. Plus and minus signs signify pressures acting toward and away from the surfaces respectively
3. Each component shall be designed for maximum positive and negative pressures

Use a = 5 feet



GENERAL REQUIREMENTS

1. GENERAL NOTES AND TYPICAL DETAILS DESCRIBE GENERAL CRITERIA APPLICABLE TO ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT REGARDLESS OF WHETHER OR NOT THEY ARE SPECIFICALLY REFERENCED IN THE PLANS OR DETAILS.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE STRUCTURAL ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND CIVIL DOCUMENTS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
4. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AT THE JOBSITE, FOR FABRICATION PROCESSES, AND FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION.
5. NO SUBSTITUTIONS OF MATERIAL WILL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
6. SHOP DRAWINGS SHALL NOT BE REVIEWED FOR APPROVAL UNLESS CHECKED BY THE FABRICATOR AND APPROVED BY THE CONTRACTOR.
7. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, FEDERAL AND OWNERS SAFETY REGULATIONS WHILE WORKING. STRUCTURAL ENGINEER DOES NOT ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
8. CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE STARTING WORK. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY. NOTIFY STRUCTURAL ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.
10. CONTRACTOR IS RESPONSIBLE FOR FIELD SURVEY OF ALL EXISTING CONSTRUCTION TO VERIFY EXISTING CONDITIONS PRIOR TO SHOP DRAWING PREPARATION AND/OR FABRICATION. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN DESIGN DRAWINGS AND EXISTING CONDITIONS.
11. DELEGATED OR PERFORMANCE BASED DESIGNS SPECIFIED IN THE CONTRACT DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. SUBMITTALS OF SUCH DESIGNS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF THE PROJECT. REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE FOR CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD SHALL NOT IMPLY ANY RESPONSIBILITY FOR DESIGN OF SUCH ELEMENTS. CONTRACTOR HAS RESPONSIBILITY FOR DIMENSIONAL ACCURACY, MEETING THE DESIGN INTENT, CONFORMANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS AND STRUCTURAL ADEQUACY.

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GENERAL NOTES & DESIGN CRITERIA

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR	CHK	DATE:	DESCRIPTION:
	JRL	EWJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JRL	EWJ	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET:
S0.01
FILE NO.: 35968-01

Discipline Sort: 8.0
Drawing: S0.01 , GENERAL NOTES & DESIGN CRITERIA
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Time / Date: 10/6/2022 11:43:47 AM

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STATEMENT OF SPECIAL INSPECTIONS - IBC 2018

THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PERFORM INSPECTIONS DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND THE FOLLOWING TABLES. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

CONTRACTOR RESPONSIBILITIES

THE CONTRACTOR SHALL SUBMIT TO THE BUILDING OFFICIAL AND THE ARCHITECT A WRITTEN STATEMENT OF RESPONSIBILITY THAT CONTAINS THE FOLLOWING:

1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED WITHIN THIS STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGEMENT THAT CONTROL SHALL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING, AND THE DISTRIBUTION OF REPORTS.
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

THE STRUCTURAL TESTING/INSPECTION AGENCY THAT IS TO ACT AS THE SPECIAL INSPECTOR WILL BE HIRED BY THE OWNER.

CONTRACTOR SHALL PAY FOR ANY ADDITIONAL STRUCTURAL TESTING/INSPECTION REQUIRED FOR WORK OR MATERIALS NOT COMPLYING WITH THE CONSTRUCTION DOCUMENTS DUE TO NEGLIGENCE OR NONCONFORMANCE AND SHALL PAY FOR ANY ADDITIONAL STRUCTURAL TESTING/INSPECTION REQUIRED FOR HIS CONVENIENCE.

CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SPECIAL INSPECTOR IS PRESENT FOR ALL WORK REQUIRING SPECIAL INSPECTION. ANY WORK THAT REQUIRES SPECIAL INSPECTION AND IS PERFORMED WITHOUT THE SPECIAL INSPECTOR BEING PRESENT IS SUBJECT TO BEING DEMOLISHED AND RECONSTRUCTED.

CONTRACTOR HAS THE FOLLOWING RESPONSIBILITIES TO THE SPECIAL INSPECTOR:

1. PROVIDE COPY OF CONSTRUCTION DOCUMENTS TO THE SPECIAL INSPECTOR.
2. NOTIFY THE SPECIAL INSPECTOR SUFFICIENTLY IN ADVANCE OF OPERATIONS TO ALLOW ASSIGNMENT OF PERSONNEL AND SCHEDULING OF TESTS.
3. COOPERATE WITH SPECIAL INSPECTOR AND PROVIDE ACCESS TO WORK.
4. PROVIDE SAMPLES OF MATERIALS TO BE TESTED IN REQUIRED QUANTITIES.
5. PROVIDE STORAGE SPACE FOR THE SPECIAL INSPECTOR'S EXCLUSIVE USE, SUCH AS FOR STORING AND CURING CONCRETE TESTING SAMPLES.
6. PROVIDE LABOR TO ASSIST THE SPECIAL INSPECTOR IN PERFORMING TESTS/INSPECTIONS.

SPECIAL INSPECTOR RESPONSIBILITIES

SPECIAL INSPECTOR SHALL MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE BUILDING CODE AND SHALL DISTRIBUTE THESE RECORDS TO THE BUILDING OFFICIAL, ARCHITECT, AND STRUCTURAL ENGINEER ON A MONTHLY BASIS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL. AT THE CONCLUSION OF THE PROJECT THE SPECIAL INSPECTOR SHALL SUBMIT A WRITTEN STATEMENT THAT THE SPECIAL INSPECTIONS DURING CONSTRUCTION HAVE COMPLIED WITH THIS STRUCTURAL STATEMENT OF SPECIAL INSPECTIONS AND THAT ANY DISCREPANCIES NOTED DURING CONSTRUCTION HAVE BEEN CORRECTED.

IBC 2018 - TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
PERFORM CLASSFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

IBC 2018 - TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
INSPECTION OF REINFORCING STEEL AND VERIFY PLACEMENT.	-	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3
INSPECTION OF ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2
INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	-	X	ACI 318: 17.8.2
VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4
AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172 ASTM C31, ACI 318: 26.5, 26.12
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)

REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL STEEL (AISC 360-10)

SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLES AND THE REQUIREMENTS GIVEN IN AISC 360-10 CHAPTER N.

QC- QUALITY CONTROL (QC) INSPECTION TASKS SHALL BE PERFORMED BY THE FABRICATOR'S OR ERECTOR'S QUALITY CONTROL INSPECTOR (QCI). TASKS IN THE FOLLOWING TABLES LISTED FOR QC ARE THOSE INSPECTIONS PERFORMED BY THE QCI TO ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. FOR QC INSPECTION, THE APPLICABLE CONSTRUCTION DOCUMENTS ARE THE SHOP DRAWINGS AND ERECTION DRAWINGS, AND THE ERECTION DRAWINGS, AND THE APPLICABLE REFERENCED SPECIFICATIONS, CODES AND STANDARDS.

QA- QUALITY ASSURANCE (QA) INSPECTION OF FABRICATED ITEMS SHALL BE MADE AT THE FABRICATOR'S PLANT. THE QUALITY ASSURANCE INSPECTOR (QAI) SHALL SCHEDULE THIS WORK TO MINIMIZE INTERRUPTION TO THE WORK OF THE FABRICATOR. QA INSPECTION OF THE ERECTED STEEL SYSTEM SHALL BE MADE AT THE PROJECT SITE. THE QAI SHALL SCHEDULE THIS WORK TO MINIMIZE INTERRUPTION TO THE WORK OF THE ERECTOR. QA INSPECTION TASKS SHALL BE PERFORMED BY THE QAI, IN ACCORDANCE WITH AISC 360-10 SECTIONS N5.4, N5.6 AND N5.7. TASKS IN THE FOLLOWING TABLES LISTED FOR QA ARE THOSE INSPECTIONS PERFORMED BY THE QAI TO ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. CONCURRENT WITH THE SUBMITTAL OF SUCH REPORTS TO THE AUTHORITY HAVING JURISDICTION (AHJ), ENGINEER OF RECORD (EOR) OR OWNER, THE QA AGENCY SHALL SUBMIT TO THE FABRICATOR AND ERECTOR: (1) INSPECTION REPORTS, AND (2) NONDESTRUCTIVE TESTING REPORTS.

O- OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.

P- PERFORM THESE TASKS FOR EACH WELDED JOINT, MEMBER, BOLTED CONNECTION, OR STEEL ELEMENT.

AISC 360-10 TABLE N5.4-1
INSPECTION TASKS PRIOR TO WELDING

INSPECTION TASKS PRIOR TO WELDING	QC	QA
WELDING PROCEDURE SPECIFICATIONS (WPSS) AVAILABLE	P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O
WELDER IDENTIFICATION SYSTEM	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATION • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)	O	O
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, GAPS AT ROOT) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	O	O
CHECK WELDING EQUIPMENT	O	-

[1] THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

AISC 360-10 TABLE N5.4-2
INSPECTION TASKS DURING WELDING

INSPECTION TASKS DURING WELDING	QC	QA
USE OF QUALIFIED WELDERS	O	O
CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL	O	O
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE	O	O
WPS FOLLOWED • SETTINGS ON WELDING EQUIPMENT • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, OH)	O	O
WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	O	O

AISC 360-10 TABLE N5.4-3
INSPECTION TASKS AFTER WELDING

INSPECTION TASKS AFTER WELDING	QC	QA
WELDS CLEANED	O	O
SIZE, LENGTH AND LOCATION OF WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA • CRACK PROHIBITION • WELD/BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY	P	P
ARC STRIKES	P	P
K-AREA[1]	P	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P

[1] WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PREFORMED IN THE K-AREA, VISUALY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD.

AISC 360-10 TABLE N5.6-1
INSPECTION TASKS PRIOR TO BOLTING

INSPECTION TASKS PRIOR TO BOLTING	QC	QA
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O	O
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	O
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	O
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	O
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	O

AISC 360-10 TABLE N5.6-2
INSPECTION TASKS DURING BOLTING

INSPECTION TASKS DURING BOLTING	QC	QA
FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	O
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	O
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	O
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	O

AISC 360-10 TABLE N5.6-3
INSPECTION TASKS AFTER BOLTING

INSPECTION TASKS AFTER BOLTING	QC	QA
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P

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STATEMENT OF SPECIAL INSPECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR	CHK	DATE:	DESCRIPTION:
	JRL	EWJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JRL	EWJ	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET:
S0.02
FILE NO.: 35968-01

Discipline Sort: 8.0
Drawing: S0.02, STATEMENT OF SPECIAL INSPECTIONS
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_S_V20.rvt
Time / Date: 10/6/2022 11:43:48 AM

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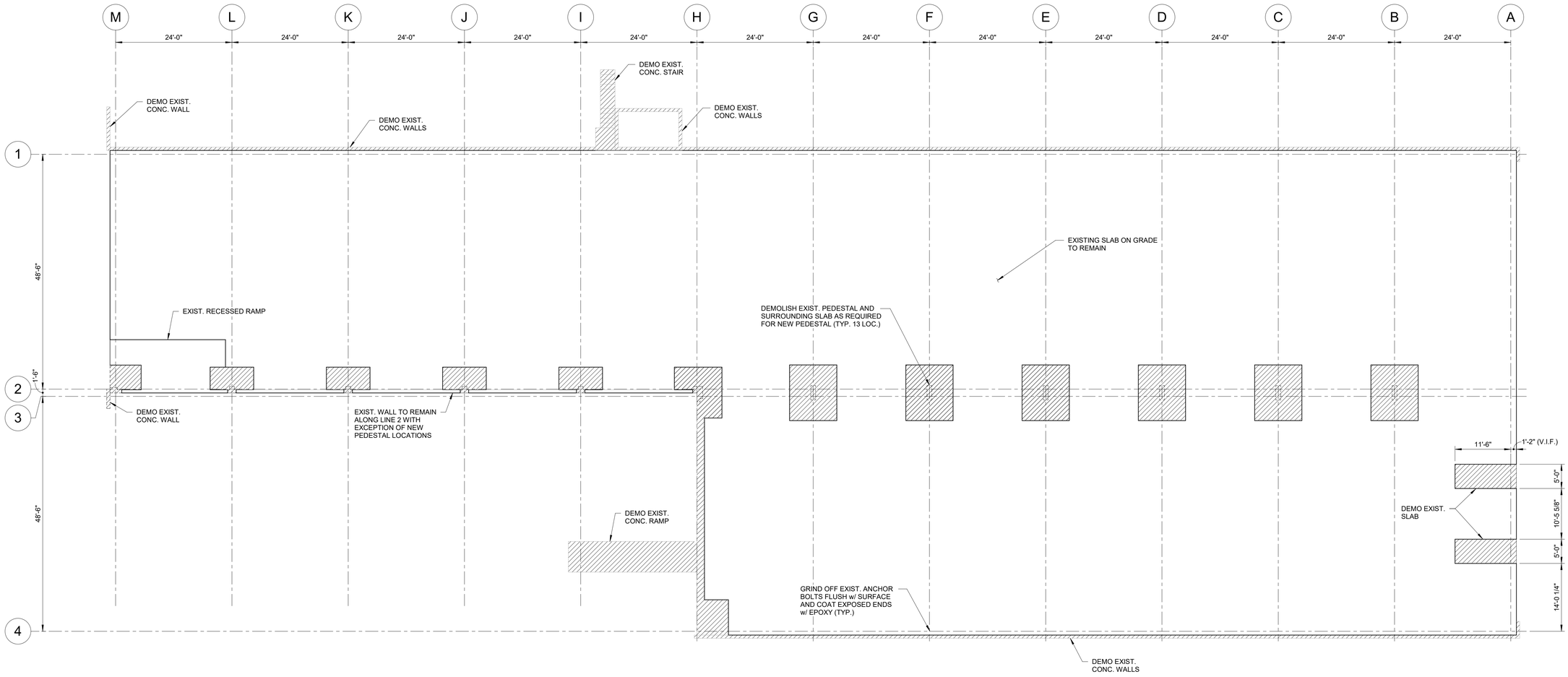
NOTES:

1. CONTRACTOR TO REPAIR ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION.
2. COORDINATE w/ DEMOLITION DRAWINGS ON ALL OTHER DISCIPLINE DRAWINGS.
3. ALL CONCRETE REMOVAL WILL BE DONE BY SAW CUTTING AND LIFT REMOVAL. LINES SHALL BE CUT NEATLY AND STRAIGHT ACCORDING TO EXTENTS SHOWN ON PLAN.
4. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING CONCRETE FROM THE SITE.
5. CONTRACTOR SHALL PROTECT EXISTING SLAB FROM UNDERMINING DURING DEMOLITION OPERATIONS.



N

1 SD1.01 **FOUNDATION DEMOLITION PLAN**

SCALE: 3/32" = 1'-0"

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FOUNDATION DEMOLITION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	JRL	EWJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	09-5-2022	100% CD SUBMITTAL WITH ADDS 1 & 2
1	JRL	EWJ	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

SD1.01

FILE NO.: 35968-01

Disciplines Sort: 8.0
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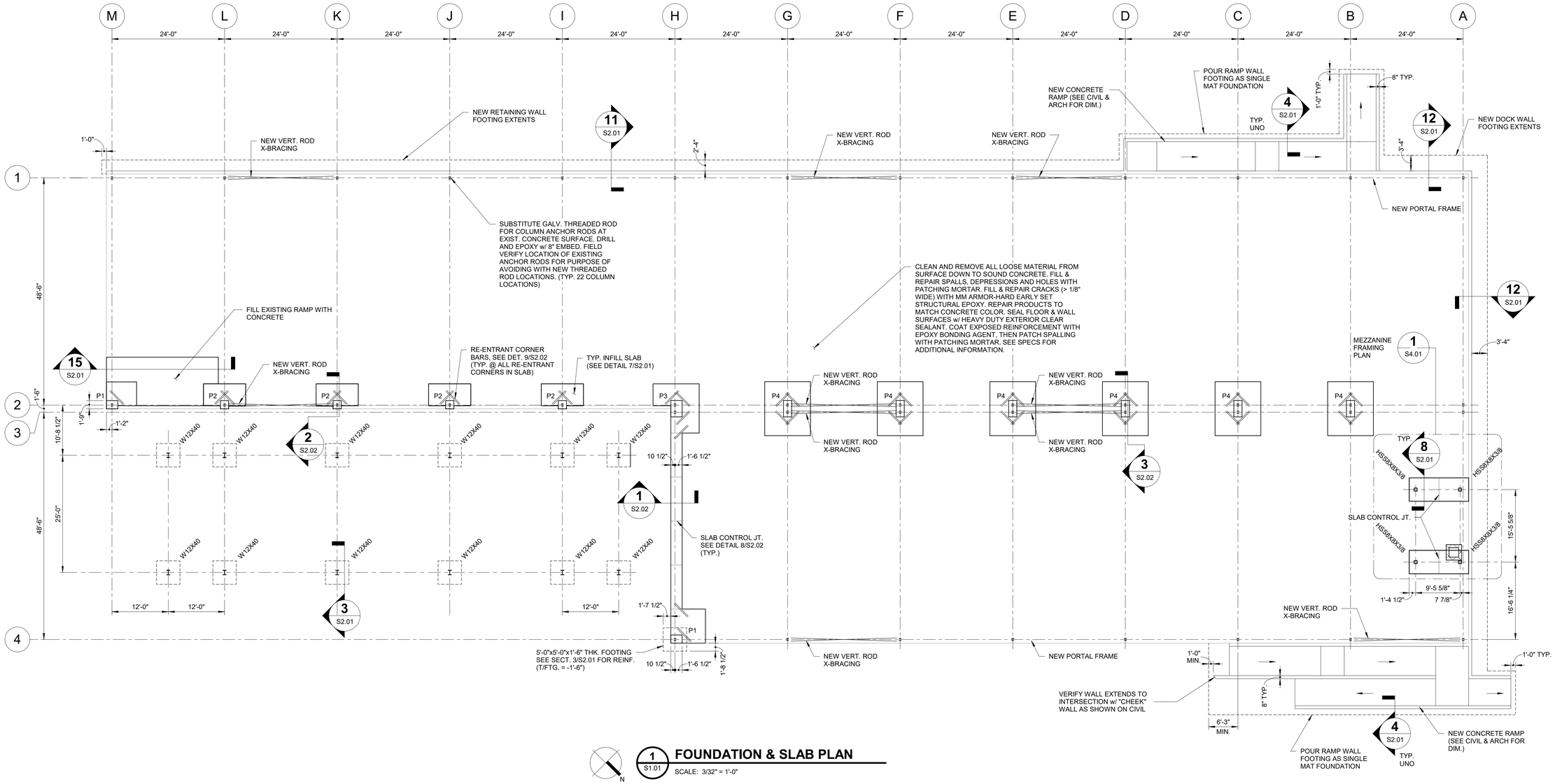
NOTES:

1. REFER TO DWGS. S0.01 & S0.02 FOR GENERAL NOTES AND SPECIAL INSPECTIONS.
2. ALL ELEVATIONS ARE BASED ON A PAVILION FINISHED FLOOR ELEVATION OF 0'-0". SEE CIVIL FOR ACTUAL FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL FOR DIMENSIONS NOT SHOWN.
4. ——► INDICATES SLOPE
5. INTENT OF COLUMN LINES IS TO ALIGN WITH EXISTING ANCHOR BOLT GROUP CENTERLINES. FIELD VERIFY COLUMN LINE DIMENSIONS MATCH EXISTING ANCHOR BOLT GROUP CENTERLINES PRIOR TO FABRICATION.
6. PX - INDICATES PEDESTAL MARK. SEE DETAILS ON DWG. S2.02.



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1 S1.01 FOUNDATION & SLAB PLAN

SCALE: 3/32" = 1'-0"

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FOUNDATION & SLAB PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION: DESCRIPTION:
	JRL	EWJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	03-31-2021	100% CD SUBMITTAL WITH ARB #2
1	JRL	EWJ	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

S1.01

FILE NO.: 35968-01

Discipline Sort: S 1.1
Drawing: S1.01 - FOUNDATION & SLAB PLAN
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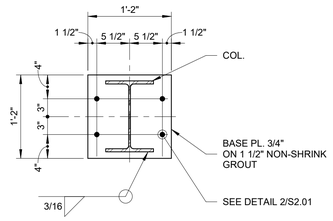
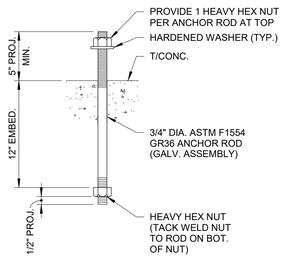


1 BASE PLATE DETAIL
S2.01

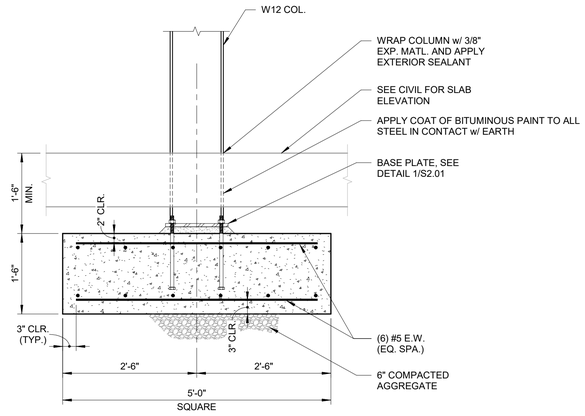
SCALE: 1" = 1'-0"



NOTE: SHIMS/LEVELING NUTS NOT SHOWN FOR CLARITY.

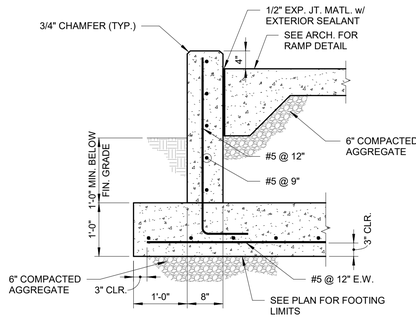
2 ANCHOR ROD DETAIL
S2.01

NTS



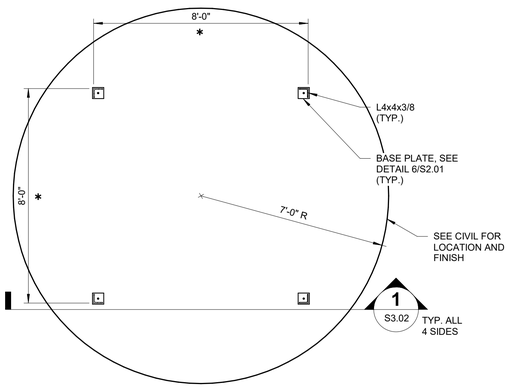
3 SECTION
S1.01

SCALE: 3/4" = 1'-0"



4 TYPICAL RAMP WALL
S2.01

SCALE: 3/4" = 1'-0"

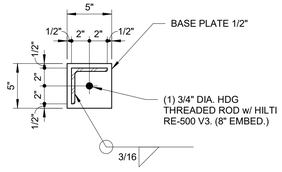


5 DUST COLLECTOR SUPPORT FOUNDATION PLAN
S2.01

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

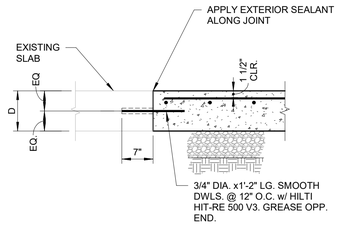
NOTE:

1. ✱ FIELD VERIFY WIDTH REQUIRED TO SUPPORT EDGE OF REFURBISHED DUST COLLECTOR FEATURE. COORDINATE CONNECTION w/ STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION.



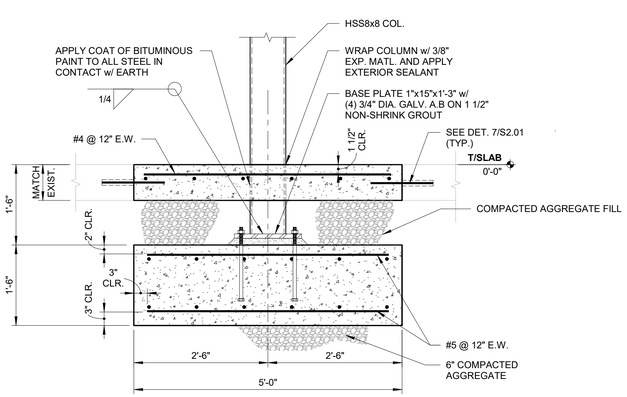
6 BASE PLATE DETAIL
S2.01

SCALE: 1 1/2" = 1'-0"



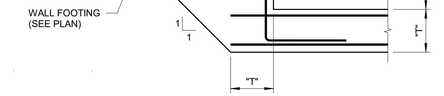
7 TYP. SLAB CONSTRUCTION JOINT AT EXIST. SLAB
S2.01

NTS



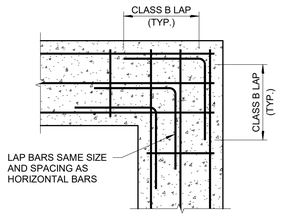
8 SECTION
S2.01

SCALE: 3/4" = 1'-0"



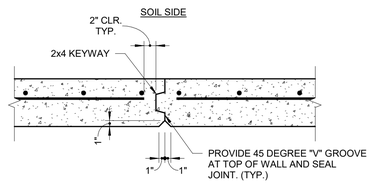
9 FOOTING STEP DETAIL
S2.01

NTS



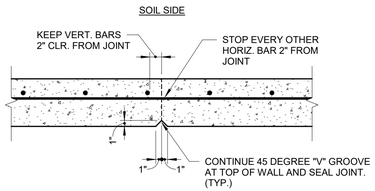
10 TYPICAL FOOTING/WALL CORNER
S2.01

NTS



13 WALL CONSTRUCTION JOINT DETAIL
S2.01

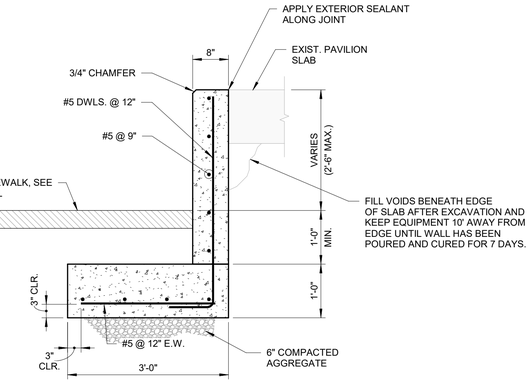
NTS



NOTE: SPACE JOINTS NO GREATER THAN 12' O.C.

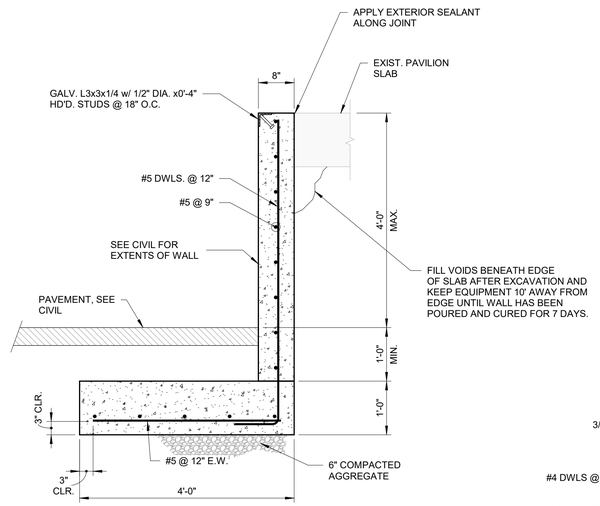
14 WALL CONTROL JOINT
S2.01

NTS



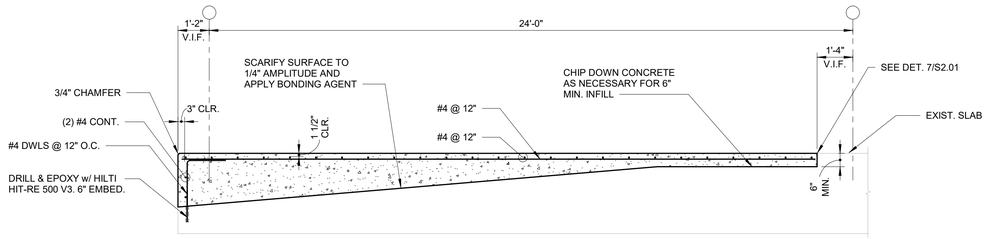
11 RETAINING WALL @ SIDEWALK
S1.01

SCALE: 3/4" = 1'-0"



12 DOCK RETAINING WALL
S2.01

SCALE: 3/4" = 1'-0"



15 SECTION
S1.01

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

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FOUNDATION SECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION INFORMATION - DESCRIPTION:
	JRL	EWJ	06-01-2020 DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020 DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020 100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	10-05-2020 CITY COMMENTS TO MEET MILESTONE 2
1	JRL	EWJ	10-06-2022 100% CD DRT COMMENTS RESPONSE

SHEET

S2.01

FILE NO.: 35968-01

Discipline Sort: 8.3
Drawing: S2.01, FOUNDATION SECTIONS
File: BIM 360:/35968001 - Bicentennial Park\35968001_PV_S_V23.rvt
Time / Date: 10/6/2022 1:14:53 AM

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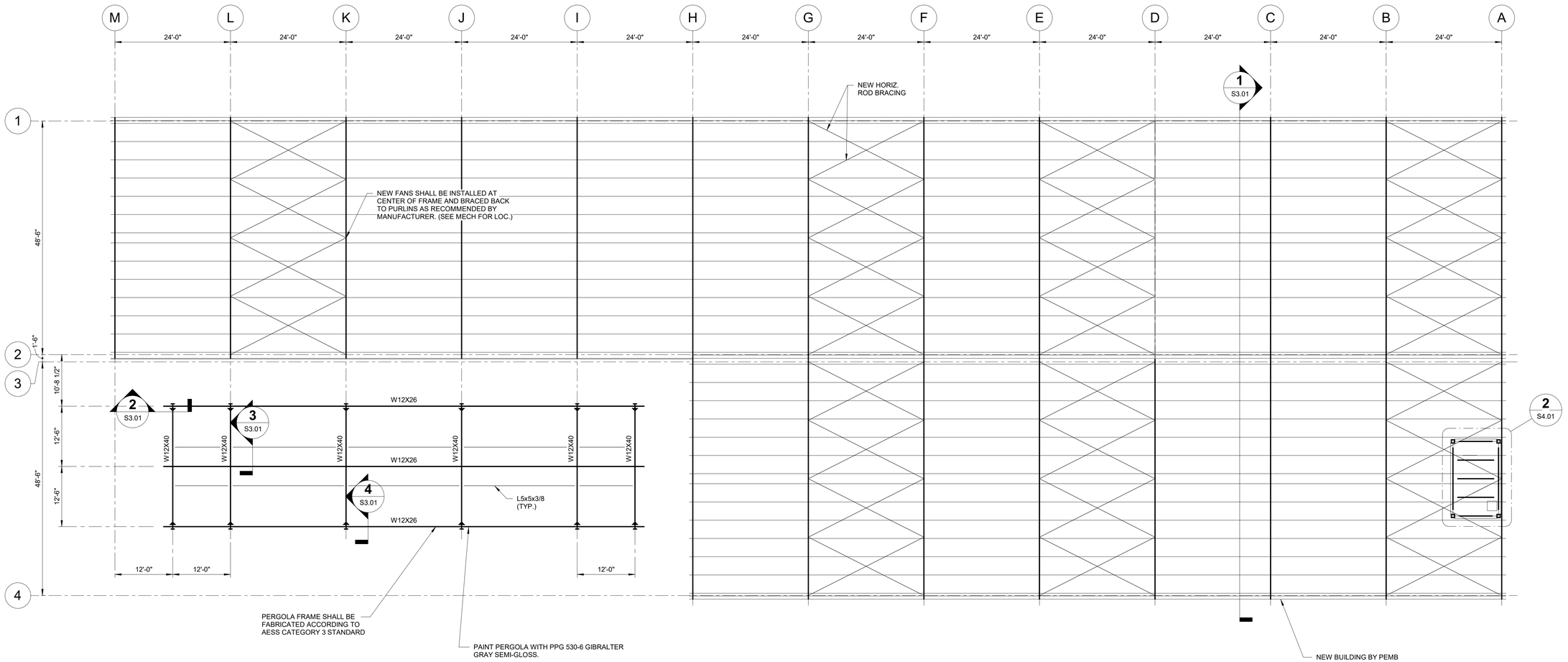
NOTES:

1. REFER TO DWGS. S0.01 & S0.02 FOR GENERAL NOTES AND SPECIAL INSPECTIONS.
2. ALL ELEVATIONS ARE BASED ON A PAVILION FINISHED FLOOR ELEVATION OF 0'-0". SEE CIVIL FOR ACTUAL FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL FOR DIMENSIONS NOT SHOWN.
4. ▲ INDICATES MOMENT CONNECTION.
5. FIELD VERIFY COLUMN LINE DIMENSIONS MATCH EXISTING PRIOR TO FABRICATION.



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1 S1.02 ROOF FRAMING PLAN

SCALE: 3/32" = 1'-0"

NOTE:

1. GALVANIZE AND PAINT ALL STEEL FRAMING.

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ETHAN W. JOHNSON REGISTERED ENGINEER AGRICULTURE No. 120295 STATE OF TENNESSEE

ROOF FRAMING PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
	JRL	EWJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	03-24-2021	100% CONSTRUCTION DOCUMENTS # 2
1	JRL	EWJ	10-06-2022	100% CD PRT COMMENTS RESPONSE

SHEET

S1.02

FILE NO.: 35968-01

Discipline Sort: S.4
Drawing: S1.02 - ROOF FRAMING PLAN
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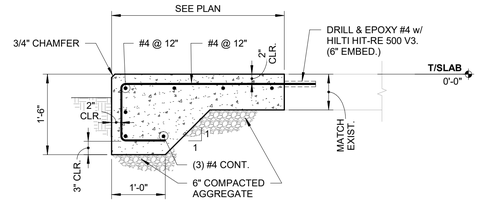
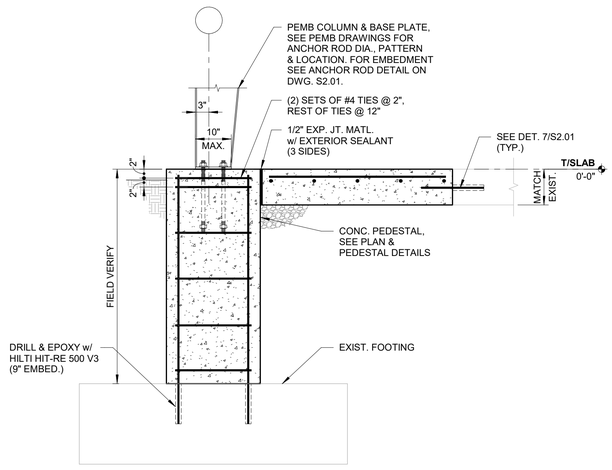


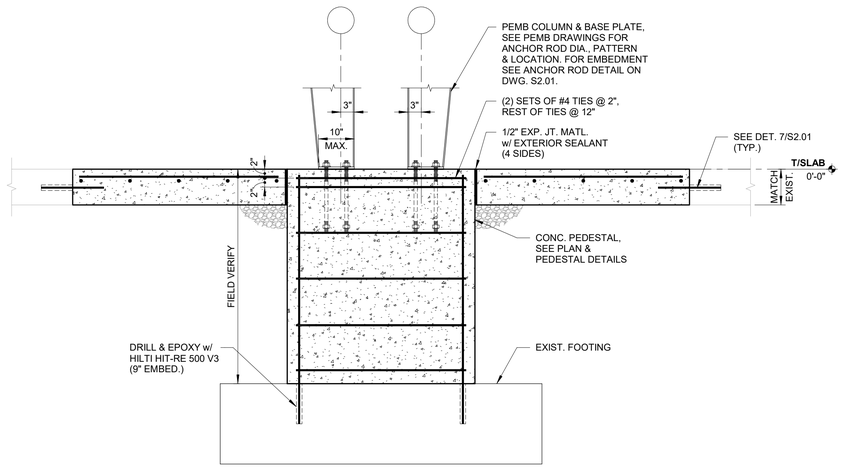
1 S1.01 SECTION

SCALE: 3/4" = 1'-0"



2 S1.01 SECTION

SCALE: 3/4" = 1'-0"



3 S1.01 SECTION

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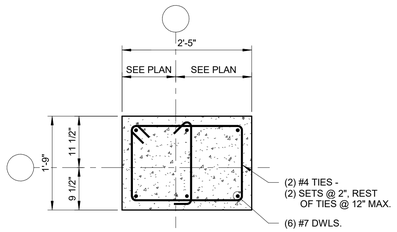
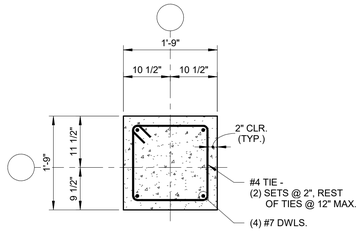


4 S2.02 PEDESTAL P1 DETAIL

SCALE: 3/4" = 1'-0"



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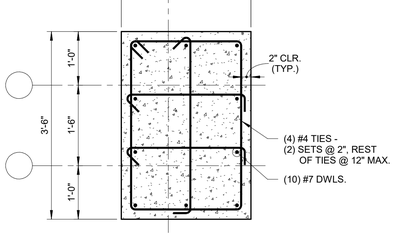
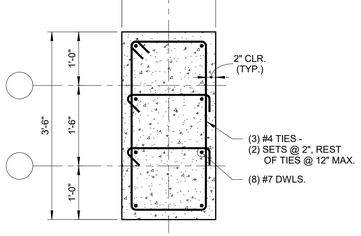


6 S2.02 PEDESTAL P3 DETAIL

SCALE: 3/4" = 1'-0"



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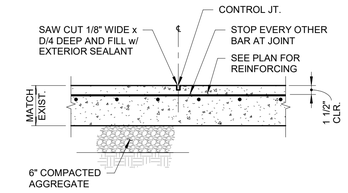
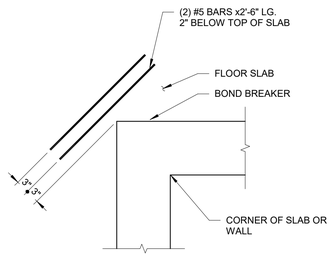


8 S2.02 TYPICAL SLAB CONTROL JOINT

NTS



9 S2.02 TYP. SLAB AT RE-ENTRANT CORNERS

NTS

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FOUNDATION SECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
0	JRL	EWJ	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JRL	EWJ	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET
S2.02
FILE NO.: 35968-01

Disciplines Sort: S 2
Drawing: S2.02 - FOUNDATION SECTIONS
File: BIM 360://35968-01 - Bicentennial Park/S35968-01_PV_S_V20.rvt
Time / Date: 10/5/2022 11:43:53 AM

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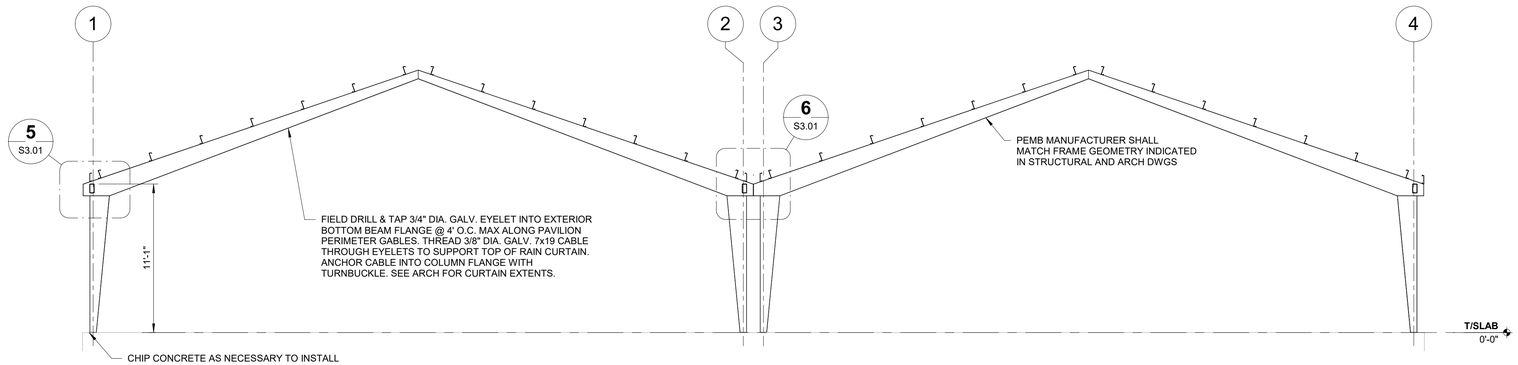

1 SECTION S1.02
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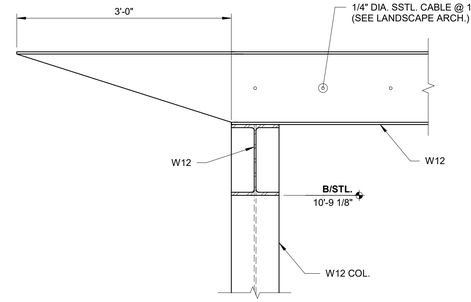

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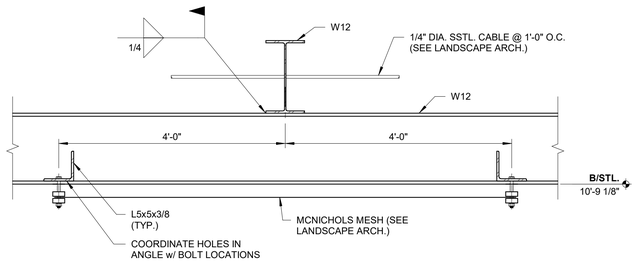

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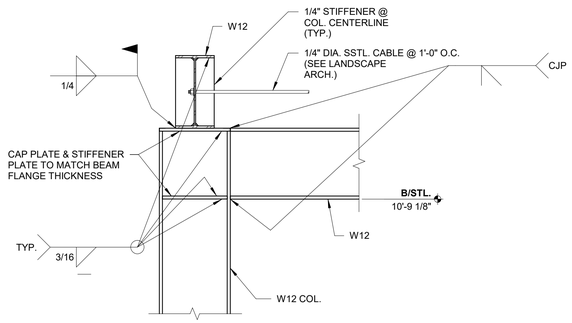

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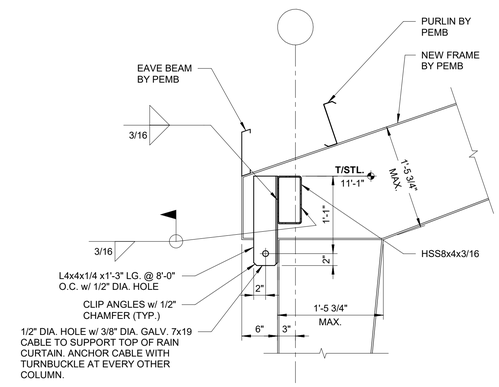

5 DETAIL S3.01
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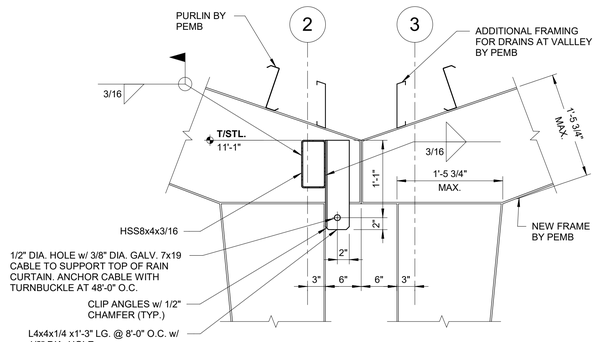

6 DETAIL S3.01
SCALE: 1" = 1'-0"

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FRAMING SECTIONS & DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK	DESCRIPTION:
	JRL	EWJ	06-01-2020 DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020 DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020 100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	10-04-2021 100% CD MATCH WITH ADDENDUM # 2
1	JRL	EWJ	10-06-2022 100% CD DRT COMMENTS RESPONSE

SHEET
S3.01
FILE NO.: 35968-01

Discipline-Sort: S-4
Drawing: S3.01 - FRAMING SECTIONS & DETAILS
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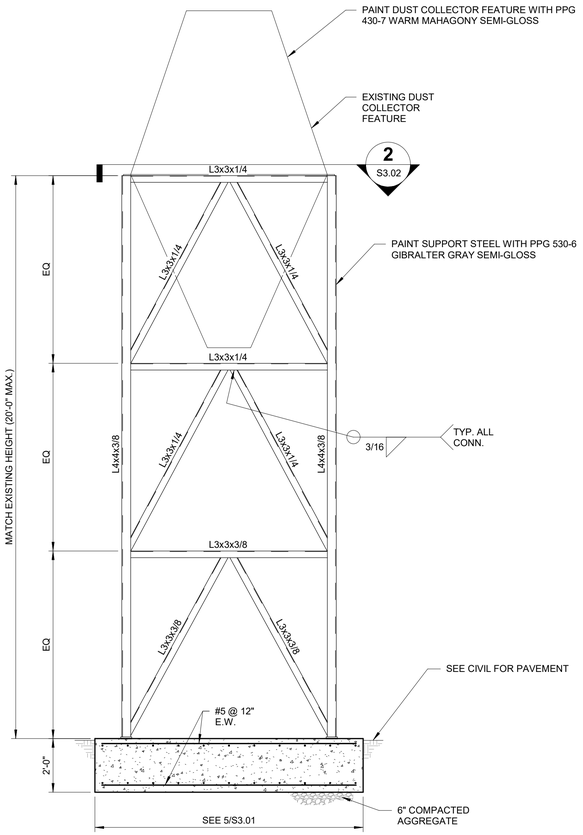

1 S3.02 SECTION

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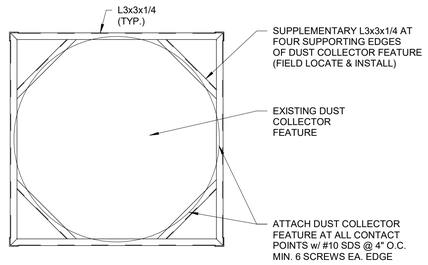

2 S3.02 SECTION

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

NOTE:

1. GALVANIZE AND PAINT ALL STEEL FRAMING.

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FRAMING SECTIONS & DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JRL	EWJ	10-06-2022	100% CD DNT COMMENTS RESPONSE

REVISION INFORMATION

SHEET

S3.02

FILE NO.: 35968-01

Discipline Sort: S.4
Drawing: S3.02 - FRAMING SECTIONS & DETAILS
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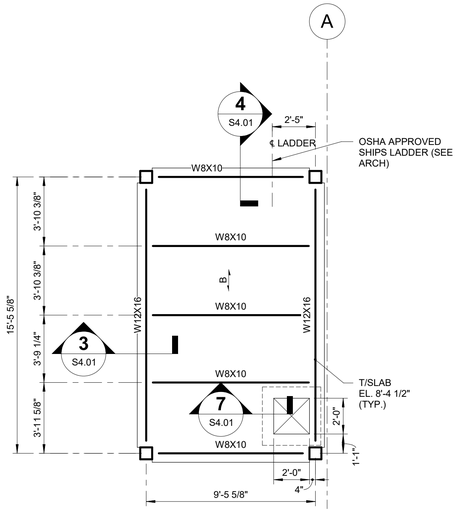
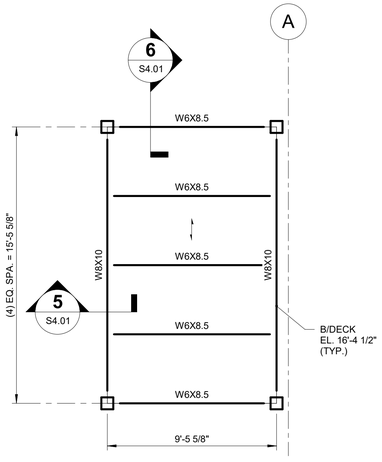


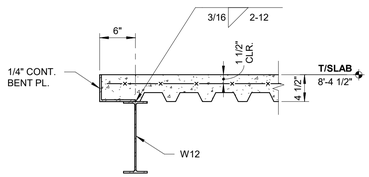
1 MEZZANINE FRAMING PLAN
S4.01

SCALE: 1/4" = 1'-0"



2 MEZZANINE ROOF FRAMING PLAN
S4.01

SCALE: 1/4" = 1'-0"

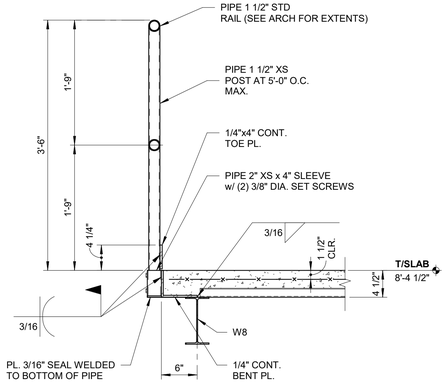


3 SECTION
S4.01

SCALE: 1" = 1'-0"

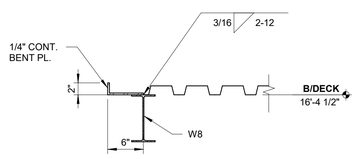
NOTES:

1. REFER TO DWGS. S0.01 & S0.02 FOR GENERAL NOTES AND DESIGN CRITERIA.
2. ALL ELEVATIONS ARE BASED ON A PAVILION FINISHED FLOOR ELEVATION OF 0'-0". SEE CIVIL FOR ACTUAL FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL FOR DIMENSIONS NOT SHOWN.
4. ◄—► INDICATES SPAN OF 1.5B22 METAL DECK. ATTACH TO FRAMING IN 36/3 PATTERN w/ HILTI X-HSN 24 AND S-SLC 02 M HWH SIDELAP CONNECTORS @ 18" O.C.
5. ◄—B—► INDICATES SPAN OF 4 1/2" TOTAL THICKNESS LIGHT-WEIGHT CONCRETE SLAB ON 1.5VL20 VULCRAFT COMPOSITE DECK. REINFORCE w/ 4X4-W2.1xW2.1 W.W.R. AND ATTACH TO FRAMING IN 36/3 PATTERN w/ HILTI X-ENP-19-L15 AND S-SLC 02 M HWH SIDELAP CONNECTORS @ 18" O.C.
6. GALVANIZE AND PAINT ALL STEEL FRAMING.



4 SECTION
S4.01

SCALE: 1" = 1'-0"



5 SECTION
S4.01

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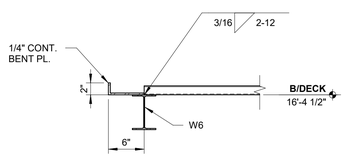

6 SECTION
S4.01

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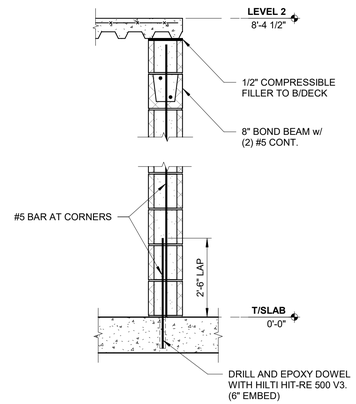
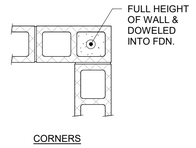


7 SECTION
S4.01

SCALE: 3/4" = 1'-0"



8 VERT. WALL REINFORCING
S4.01

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MEZZANINE FRAMING PLANS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION:
	JRL	EWJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	JRL	EWJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	JRL	EWJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	JRL	EWJ	03-15-2021	100% CONSTRUCTION DOCUMENTS & 2
1	JRL	EWJ	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

S4.01

FILE NO.: 35968-01

Disciplines Sort: S.4
Drawing: S4.01_MEZZANINE FRAMING PLANS
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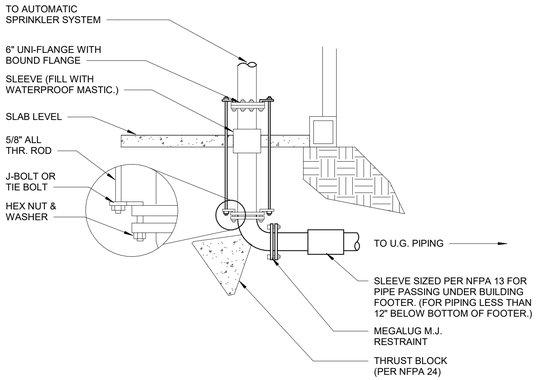
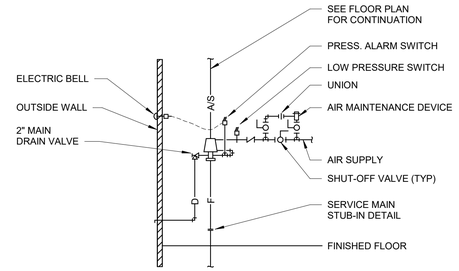


1 SERVICE MAIN STUB-IN DETAIL

F0.01 NTS



2 DRY PIPE FIRE PROTECTION RISER

F0.01 NTS

3 LOW POINT DRAIN DETAIL

F0.01 NTS

NOTE:
ALL EXTERIOR STEEL HARDWARE SHALL BE GALVANIZED.

4 TEAR DROP HANGER W/BEAM TOP BEAM CLAMP DETAIL

F0.01 NTS

SCOPE OF WORK

1. PROVIDE COMPLETE FIRE PROTECTION FOR ALL PORTIONS OF THE BUILDING. PROTECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 AND THE AUTHORITY HAVING JURISDICTION.
2. THE SYSTEM LAYOUT DRAWINGS PROVIDED ARE INTENDED TO ESTABLISH THE GENERAL ARRANGEMENT OF THE FIRE SUPPRESSION SYSTEM AND NOT TO ESTABLISH A DETAILED SCOPE OF WORK. THE LAYOUT DRAWINGS MAY NOT INDICATE ALL SYSTEM COMPONENTS REQUIRED. THEY ARE NOT TO BE USED AS OR CONSIDERED FABRICATION OR SHOP DRAWINGS. THE CONTRACTOR MAY DEVIATE FROM THE PIPING LAYOUT AND HEAD LAYOUT INDICATED TO IMPROVE SYSTEM PERFORMANCE, SYSTEM EFFICIENCY, OR SIMPLIFY INSTALLATION. THESE DEVIATIONS SHALL NOT ALTER THE BASIC FEATURES OF THE SYSTEM.
3. THE CONTRACTOR SHALL PREPARE DETAILED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS BASED UPON ALL OF THE APPLICABLE REQUIREMENTS OF NFPA 13 AND SHALL SUBMIT THEM FOR REVIEW. CALCULATIONS TO BE PERFORMED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.
4. IN PREPARATION OF SHOP DRAWINGS, THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND OTHER AVAILABLE PERTINENT INFORMATION. THE CONTRACTOR SHALL MODIFY THE PIPING LAYOUT, SYSTEM ARRANGEMENT AND HEAD SPACING AS MAY BE REQUIRED AVOID CONFLICTS WITH OTHER WORK AND TO ALLOW NORMAL MAINTENANCE OF SYSTEM AND OTHER BUILDING COMPONENTS.
5. IN PREPARATION OF SHOP DRAWINGS, THE CONTRACTOR SHALL ADJUST THE GENERAL ARRANGEMENT OF THE SYSTEM AS NEEDED TO COMPLY WITH NFPA REQUIREMENTS. THIS INCLUDES BUT IS NOT LIMITED TO ADJUSTMENTS OR MODIFICATIONS TO COMPLY WITH SPRINKLER SPACING REQUIREMENTS; TO AVOID OBSTRUCTIONS TO SPRINKLER DISCHARGE OR OBSTRUCTIONS THAT PREVENT SPRINKLER DISCHARGE FROM REACHING THE HAZARD; TO PROTECT CONCEALED SPACES, SHAFTS, VERTICAL OPENINGS; TO PROTECT HOIST WAYS, DOCKS AND PLATFORMS; AND TO PROTECT SPECIAL HAZARD OCCUPANCIES.
6. IN PREPARATION OF SHOP DRAWINGS AND HYDRAULIC CALCULATIONS, SIZE PIPING TO MAINTAIN WATER VELOCITIES BELOW 20 FEET PER SECOND AND SIZE PIPING TO MAINTAIN THE MINIMUM FACTOR OF SAFETY INDICATED.
7. AFTER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND ANY COMMENTS INCORPORATED, SUBMIT THE DRAWINGS AND CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION. OBTAIN THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
8. COMPLY WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. OBTAIN APPROVAL OF THE AUTHORITY HAVING JURISDICTION OF THE COMPLETED INSTALLATION.

GENERAL NOTES:

1. SPRINKLER WORK SHALL BE PERFORMED BE A LICENSED SPRINKLER CONTRACTOR. THIS INCLUDES ALL INTERIOR WORK AND EXTERIOR WORK FROM THE POINT OF CONNECTION TO THE WATER SUPPLY.
2. REFER TO CIVIL DRAWINGS FOR EXTERIOR COMPONENTS OF FIRE PROTECTION SYSTEM.
3. PROTECTION AGAINST EARTHQUAKE DAMAGE AS DEFINED IN NFPA 13 IS REQUIRED FOR THIS FACILITY BASED UPON THE CRITERIA ESTABLISHED IN THE INTERNATIONAL BUILDING CODE.
4. SPRINKLERS SHALL HAVE ORDINARY TEMPERATURE RATINGS UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.
5. IN SPACES WITH SUSPENDED CEILINGS, ROUTE PIPING ABOVE CEILINGS. ADJUST PIPING TO AVOID CONFLICTS WITH OTHER WORK.
6. CONCEAL PIPING FROM VIEW IN FINISHED SPACES.
7. FIELD MEASURE CEILING HEIGHTS PRIOR TO FABRICATION. FABRICATE PIPING INSTALLED CEILING HEIGHT.

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 115039 STATE OF TENNESSEE

FIRE PROTECTION LEGENDS, DETAILS, AND GENERAL NOTES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION INFORMATION DATE	DESCRIPTION:
	LMB	PCJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	LMB	PCJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	SRW	PCJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	PCJ	DCG	03-05-2021	CD SUBMITTAL WITH ARB #1 & 2
1	PCJ	DCG	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

F0.01

FILE NO.: 35968-01

Discipline Sort: 10.0
Drawing: F0.01 - FIRE PROTECTION LEGENDS, DETAILS, AND GENERAL NOTES
File: BIM 360://35968/01 - Bicentennial Park/35968/01_PV_M_V20.rvt
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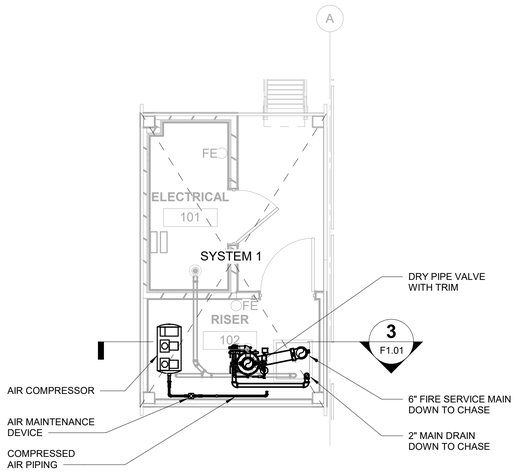
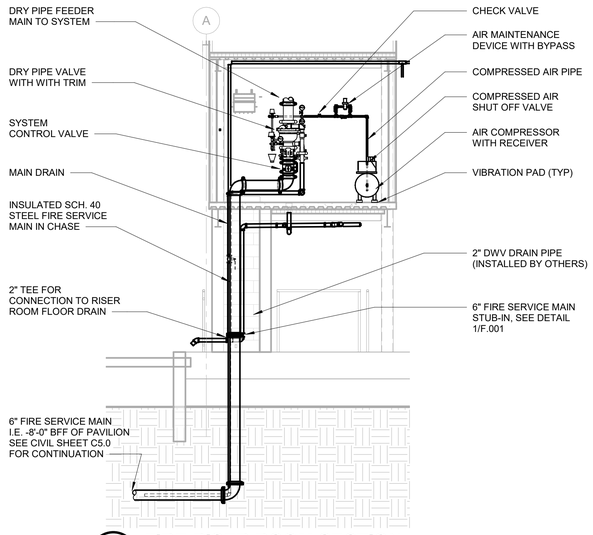


N
PLAN NORTH

2 F1.01 **FIRE PROTECTION OVERALL MEZZANINE - PLAN**

SCALE: 1/4" = 1'-0"



3 F1.01 **FIRE RISER ROOM SECTION**

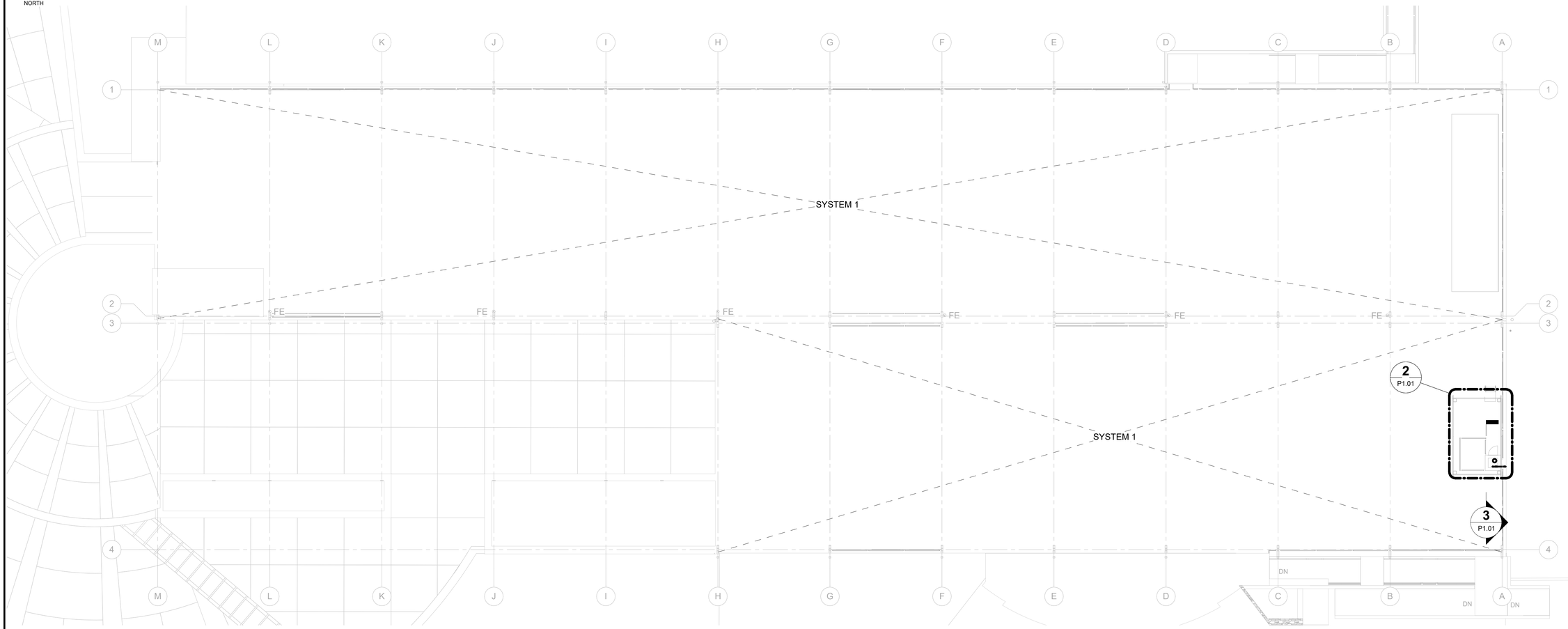
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. COORDINATE PIPE ROUTING, EQUIPMENT, AND SPRINKLER LAYOUT WITH OTHER TRADES.
2. DESIGN SPRINKLER SYSTEM FOR SEISMIC CATEGORY C. PROVIDE SEISMIC RESTRAINTS IN ACCORDANCE WITH NFPA 13.
3. REFER TO SPECIFICATION 211316 FOR SPRINKLER DESIGN REQUIREMENTS AND PRELIMINARY HYDRANT FLOW TEST RESULTS.
4. BACKFLOW PREVENTER AND FDC TO BE LOCATED IN HEATED ENCLOSURE IN YARD. REFER TO CIVIL DRAWING C5.0.
5. INSULATE FIRE SERVICE MAIN IN CHASE. PROVIDE 2" THICK FIBERGLASS PIPE INSULATION WITH FIELD APPLIED ALUMINUM JACKET ON SERVICE PIPING UP TO DRY VALVE.
6. INSTALL SPRINKLER HEADS UNDER MEZZANINE WITH HEAD GUARDS.
7. ROUTE FIRE SPRINKLER TRUNK PIPING ALONG COLUMN LINES AT MAIN FRAMES AND BRANCH PIPING ALONG PURLINS FOR PROPER STRUCTURAL SUPPORT
8. PROVIDE SPRINKLER COVERAGE ABOVE AND BELOW MEZZANINE.
9. PROVIDE LOW POINT DRAINS AS REQUIRED TO DRAIN SYSTEM THROUGHOUT BUILDING.
10. SPACE SPRINKLER HEADS AROUND HVLS FANS ACCORDING TO NFPA 13 SECTION 11.1.7.

FIRE SPRINKLER SYSTEM SCHEDULE

ROOM	SYSTEM NUMBER	SYSTEM TYPE	HAZARD	AREA OF COVERAGE	DENSITY (gpm/ft²)	K-FACTOR	TEMPERATURE RATING	HEAD TYPE	HOSE STREAM (gpm)	DURATION (min.)
PAVILION	1	DRY	OH1	SEE PLAN	0.15 / 1500	5.6	ORDINARY	UPRIGHT	250	60



N
PLAN NORTH

1 F1.01 **FIRE PROTECTION OVERALL - PLAN**

SCALE: 3/32" = 1'-0"

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER AGRICULTURE CIVIL STRUCTURAL No. 115039 STATE OF TENNESSEE

FIRE PROTECTION OVERALL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
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	LMB	PCJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	SRW	PCJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	PCJ	DCG	09-15-2022	100% CD SUBMITTAL WITH AHJ REVISIONS & 2
1	PCJ	DCG	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

F1.01

FILE NO.: 35968-01

Discipline Sort: 112
Drawing: F1.01 - FIRE PROTECTION OVERALL PLAN
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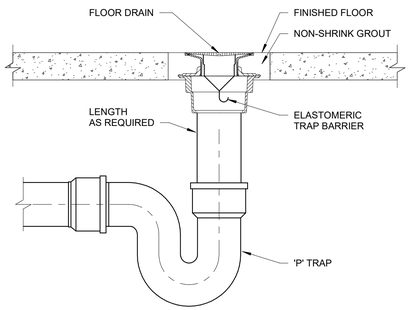
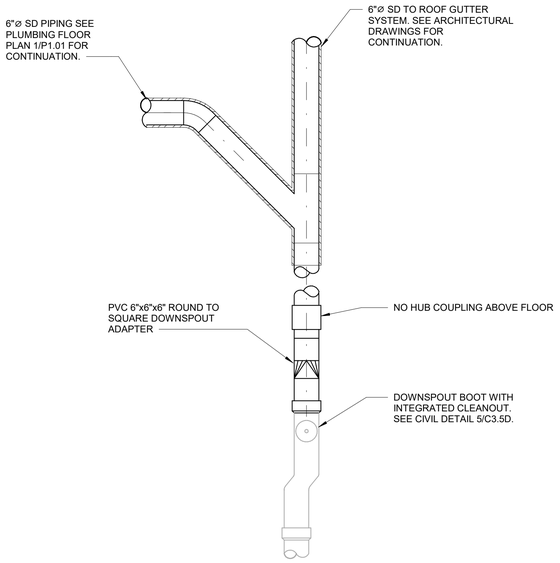


1 / P0.01 FLOOR DRAIN

NTS



3 / P0.01 STORM DRAIN DOWNSPOUT DETAIL

NTS

PLUMBING LEGEND

SYMBOL	DESCRIPTION	ABBV.
	COLD WATER	DCW
	STORM DRAIN (ABOVE SLAB)	SD
	STORM DRAIN (BELOW SLAB)	SD
	EXISTING TO BE REMOVED	
	EXISTING TO REMAIN	
	FLOOR DRAIN	FD
	UNION IN LINE	
	CAP OR PLUG	
	TEE	
	ELBOW	
EXT.C.O.	EXTERIOR CLEANOUT	EXT.C.O.
	DIRECTION OF FLOW	
WC-1, ETC.	FIXTURE IDENTIFICATION (SEE PLUMBING SCHEDULE)	
AFF	ABOVE FINISHED FLOOR	AFF
BFF	BELOW FINISHED FLOOR	BFF
AFG	ABOVE FINISHED GRADE	AFG
BOP	BOTTOM OF PIPE	

PLUMBING FIXTURE CONNECTION SCHEDULE

IDENTITY	FIXTURE	C.W.	H.W.	WASTE	VENT	REMARKS
BV-1	BALL VALVE	---	---	---	---	VICTAULIC BALL VALVE, BRONZE BODY, FULL PORT, FEMALE THREADED.
CO-1	CLEANOUT	---	---	SEE PLAN	---	ROUND NO-HUB CLEANOUT WITH BRASS PLUG.
FD-1	FLOOR DRAIN	1/2"	---	SEE PLAN	2"	ZURN Z415B-P-VP DURA-COATED CAST IRON, 2 PIECE BODY FLOOR DRAIN WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, ROUND ADJUSTABLE NICKEL-BRONZE STRAINER WITH VANDAL-PROOF SCREWS WITH TRAP GUARD.
HB-1	HOSE BIBB	1/2"	---	---	---	MURDOCK M-3618 CHROME-PLATED BRONZE WALL HYDRANT WITH REMOVABLE KEY, HOSE THREADED SPOUT, INTEGRAL ANTI-SIPHON VACUUM BREAKER IN CONFORMANCE WITH ANSI/ASSE 1011.

GENERAL NOTES (PLUMBING):

1. THE PLUMBING DRAWINGS ARE DIAGRAMMATIC AND SHOW THE RELATIONSHIP BETWEEN FIXTURES AND CONNECTIONS. DO NOT SCALE THE DRAWINGS. FOR EXACT LOCATIONS VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. COORDINATE PLUMBING WORK WITH THE WORK OF OTHER TRADES AND NOTIFY OTHERS OF ANY CHANGES OF ANY CHASE OR ACCESS REQUIREMENTS FOR HIS PORTION OF THE WORK.
3. INSTALL PLUMBING IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES, CONTRACTOR TO PAY FOR PERMITS, FEES, INSPECTIONS AND CONNECTIONS AS MAY BE REQUIRED FOR THIS WORK.
4. VENT PIPING TO PENETRATE AND EXTEND A MINIMUM OF 12" ABOVE TOP OF ROOF. FLASH AND SEAL WEATHERTIGHT TO ROOF.
5. DRAIN PIPING 2 1/2" AND SMALLER TO SLOPE A MINIMUM OF 1/4" PER FOOT, 3" AND LARGER TO SLOPE A MINIMUM OF 1/8" PER FOOT. SLOPE POTABLE WATER LINES AT A MINIMUM OF 1/8" PER FOOT TO LOW POINTS.
6. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN SLOPE GRADIENT.
7. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT TO INTERFERE WITH USE OF SPACE.
8. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.
9. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS OR CONNECTED EQUIPMENT.
10. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
11. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED.
12. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
13. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PARTS OF SYSTEM, OR VERTICAL RISERS. INSTALL MANUAL AIR VENTS AT HIGH POINTS OF PORTABLE WATER LINES.
14. INSTALL BALL VALVES FOR THROTTLING, BYPASS OR MANUAL FLOW CONTROL SERVICES.
15. PROVIDE NEW WATER SERVICE COMPLETE WITH REDUCED PRESSURE BACKFLOW PREVENTER AND PRESSURE REDUCING VALVE WITH STRAINER AND BY-PASS.
16. DRAIN PIPING INSIDE BUILDING BELOW FLOOR TO BE SOLID-WALL PVC PIPE WITH FITTINGS CONFORMING TO ASTM D 2321, ASTM D 2665 AND ASTM D 3311. JOIN PIPE AND FITTINGS IN ACORDANCE WITH ASTM F402, ASTM D 2855, AND ASTM D 2665 APPENDIXES. EMBED UNDERGROUND PIPE IN 6" OF SAND ALL AROUND PIPE.
17. DRAIN PIPING ABOVE THE SLAB TO BE SOLID-WALL PVC PIPE WITH FITTINGS CONFORMING TO ASTM D 2665 AND ASTM D 3311. JOIN PIPE AND FITTINGS IN ACORDANCE WITH ASTM F402, ASTM D 2855, AND ASTM D 2665 APPENDIXES.
18. COLD WATER PIPING ABOVE GRADE TO BE ASTM B88 TYPE L HARD DRAWN COPPER TUBING WITH ASME B16.18 CAST BRONZE OR ASME B16.33 WROUGHT COPPER AND BRONZE FITTINGS AND ASTM B32 LEAD-FREE SOLDER, GRADE 95TA JOINTS.
19. COLD WATER PIPING BELOW GRADE TO BE ASTM B88 TYPE K SOFT DRAWN COPPER TUBING WITH ASME B16.18 CAST BRONZE OR ASME B16.22 WROUGHT COPPER AND BRONZE FITTINGS AND ASTM B32 SOLDER, GRADE 95TA JOINTS WITH NEW JOINTS BELOW SLAB.
20. COLD WATER PIPING ABOVE GRADE, EXCEPT WHERE NOTED OTHERWISE, TO BE INSULATED WITH 1 1/2" FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET, CAULK WALL AND FLOOR PENETRATIONS. INSULATION MUST HAVE A K-FACTOR OF .24.
21. ADJUST STOPS AND VALVES FOR INTENDED WATER FLOW RATE TO FIXTURES WITHOUT SPLASHING, NOISE OR OVERFLOW.
22. EXTEND CLEANOUTS TO FINISHED FLOOR OR WALL SURFACE. LUBRICATE THREADED CLEANOUT PLUG WITH MIXTURE OF GRAPHITE AND LINSEED OIL. ENSURE CLEARANCE OF CLEANOUT FOR RODDING OF DRAINAGE SYSTEM. IN CASE EXTERIOR CLEANOUTS AND CONCRETE FLUSH WITH GRADE.
23. INSTALL APPROVED POTABLE WATER PROTECTION DEVICE ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR.
24. HANGERS FOR PIPE SIZES 1/2" TO 1 1/2" TO BE CARBON STEEL, ADJUSTABLE SWIVEL, SPLIT RING.
25. WALL SUPPORT FOR PIPE SIZES TO 3" TO BE CAST-IRON HOOK.
26. COPPER PIPE SUPPORT TO BE CARBON STEEL RING, ADJUSTABLE, COPPER PLATED.
27. INSTALL HANGERS TO PROVIDE MINIMUM 1/2" SPACE BETWEEN FINISH COVERING AND ADJACENT WORK, USE HANGERS WITH 1 1/2" MINIMUM VERTICAL ADJUSTMENT.
28. PLACE A HANGAR WITHIN 12" OF EACH HORIZONTAL ELBOW AND SUPPORTED RISER PIPING INDEPENDENTLY OF CONNECTED HORIZONTAL PIPING.
29. PROVIDE SLEEVES FOR PIPES THROUGH CONCRETE FLOORS AND MASONRY WALLS AND FIREPROOF CAULK SLEEVES IN ACCORDANCE WITH NFPA REQUIREMENTS.
30. SIZE SLEEVES LARGE ENOUGH TO ALLOW FOR MOVEMENT DUE TO EXPANSION AND CONTRACTION. PROVIDE FOR CONTINUOUS INSULATION WRAPPING OF GLASS FIBER TYPE, NON-COMBUSTIBLE. PROVIDE FLEXIBLE FLASHING AND METAL COUNTER FLASHING WHERE PIPING PENETRATES WHETHER OR WATERPROOFED WALLS, FLOORS AND ROOFS.
31. WHERE PIPING PENETRATES FLOOR, CEILING OR WALL, CLOSE OFF SPACE BETWEEN PIPE AND ADJACENT WORK WITH STUFFING INSULATION AND CAULK SEAL. PROVIDE CLOSE FITTING METAL COLLAR OR ESCUTCHEON COVERS AT BOTH SIDES OF PENETRATION.
32. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE STARTING WORK, THAT WALL AND FLOOR FINISHES ARE PREPARED AND READY FOR INSULATION OF FIXTURES, THAT ELECTRICAL POWER IS AVAILABLE AND OF THE CORRECT CHARACTERISTICS.
33. INSTALL EACH FIXTURE "P" TRAP SUCH THAT IT IS EASILY REMOVABLE FOR SERVICING AND CLEANING.
34. INSTALL COMPONENTS LEVEL AND PLUMB.
35. SEAL FIXTURES TO WALL AND FLOOR SURFACE WITH SEALANT IN ACCORDANCE WITH SEALANT MANUFACTURE'S REQUIREMENTS FOR PREPARATION OF SURFACE AND MATERIAL INSULATION INSTRUCTIONS, COLOR TO MATCH FIXTURE.
36. BALL VALVES FOR DOMESTIC WATER SERVICE TO BE FULL PORT, BRONZE, 2 PIECE BODY.

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER AGRICULTURE No. 115030 STATE OF TENNESSEE

PLUMBING LEGENDS, DETAILS, AND GENERAL NOTES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DATE	DESCRIPTION:
	LMB	PCJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	LMB	PCJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	SRW	PCJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	EVJ	DCS	03-31-2021	100% CD SUBMITTAL WITH ARB #3 & 2
1	PCJ	DCG	10-06-2022	100% CD DRT COMMENTS RESPONSE

P0.01

FILE NO.: 35968-01

Discipline Sort: 1 | 0 | P0.01 PLUMBING LEGENDS, DETAILS, AND GENERAL NOTES
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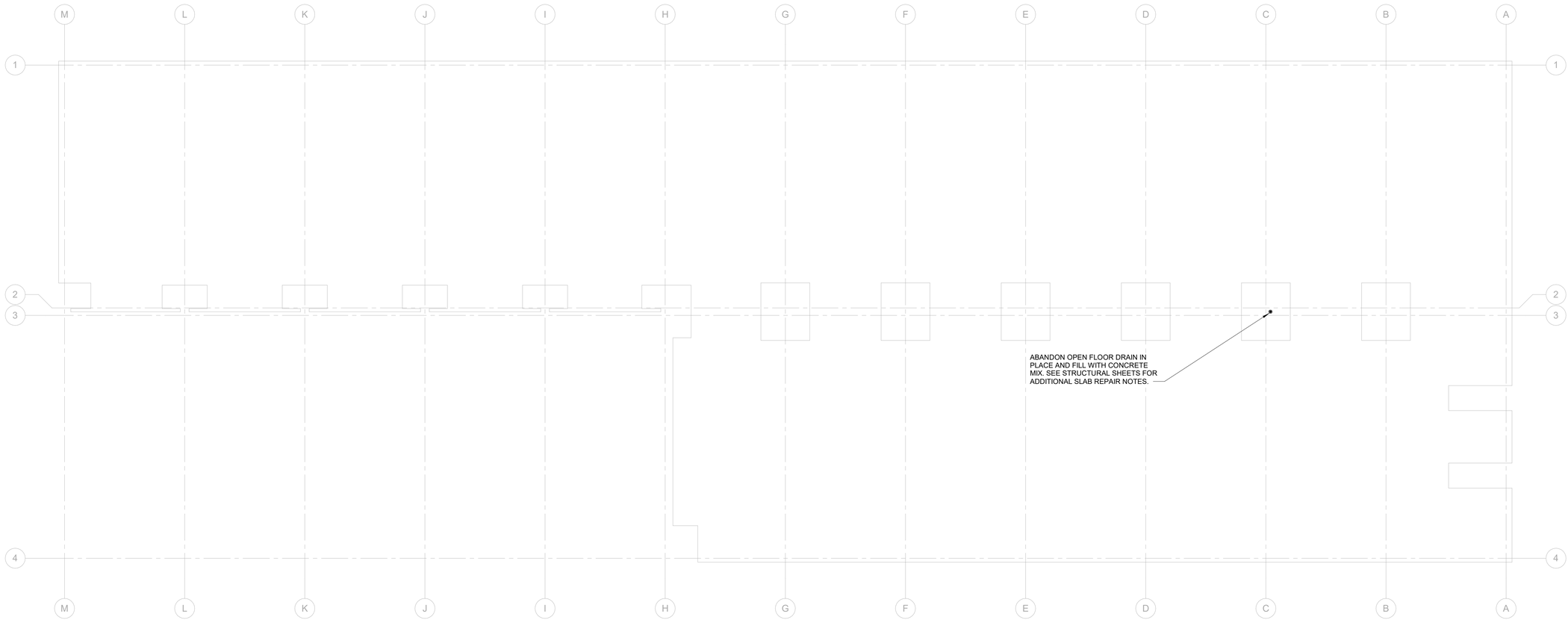

N
PLAN NORTH

1 / PD1.01 **PLUMBING OVERALL - DEMO PLAN**

SCALE: 3/32" = 1'-0"

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 115031 STATE OF TENNESSEE

PLUMBING OVERALL DEMOLITION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
	LMB	PCJ	06-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	LMB	PCJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
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0	PCJ	DCG	03-24-2021	100% CD SUBMITTAL WITH ADD ALT # 2
1	PCJ	DCG	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

PD1.01

FILE NO.: 35968-01

Discipline Sort: 111
Drawing: PD1.01 PLUMBING OVERALL DEMOLITION PLAN
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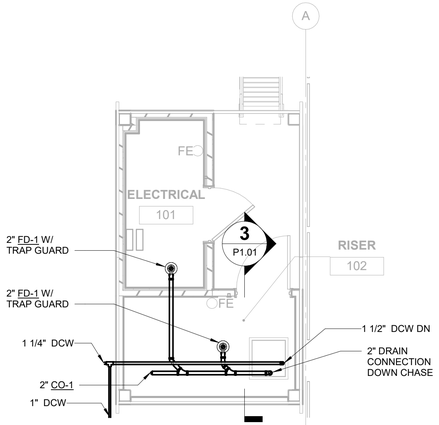
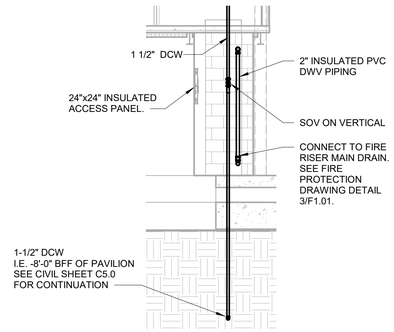


2 P1.01 PLUMBING MEZZANINE PLAN

SCALE: 1/4" = 1'-0"



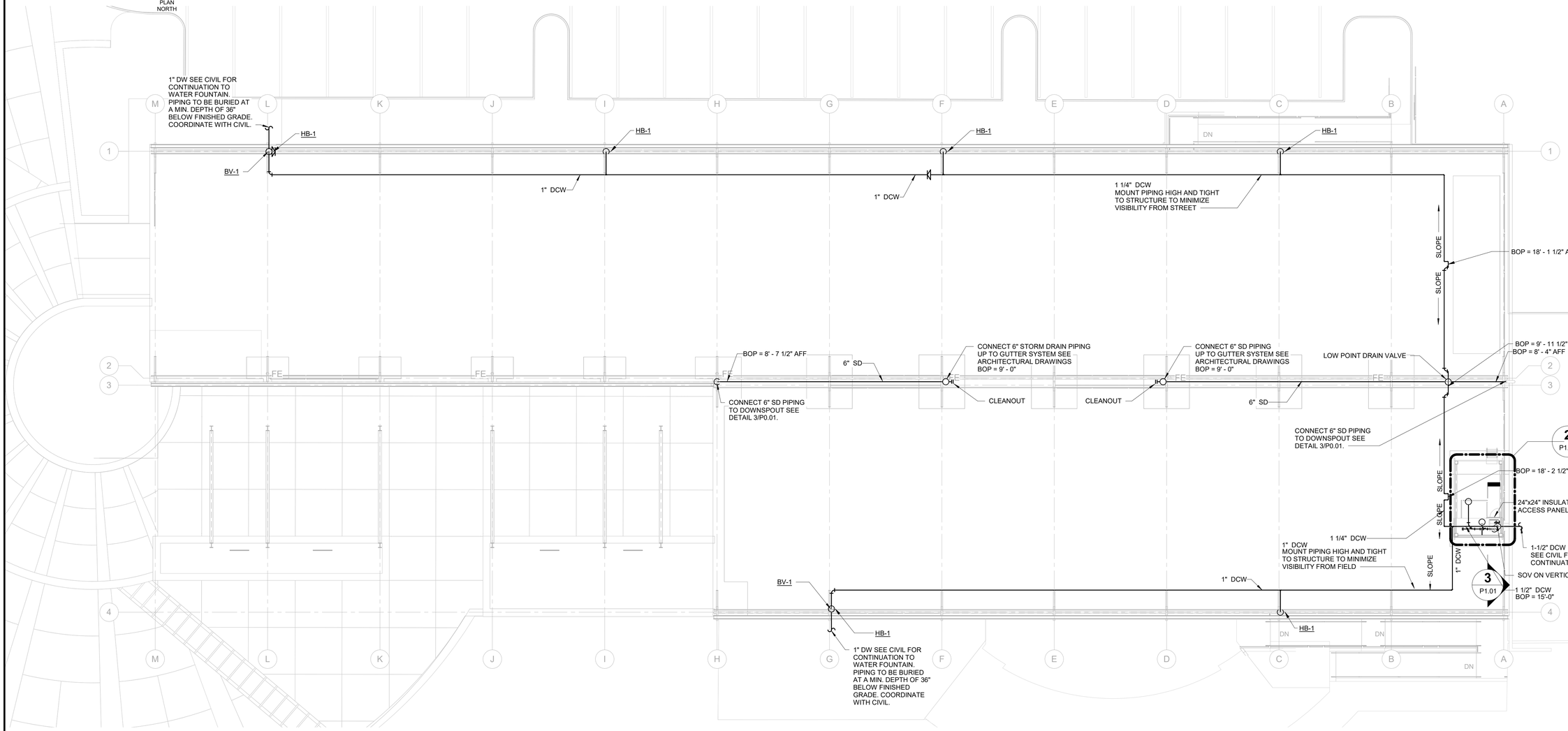
3 P1.01 SECTION AT CHASE

SCALE: 1/4" = 1'-0"

PLAN NORTH

GENERAL NOTES:

1. PROVIDE HEAT TRACE FOR ALL NEW PAVILION DOMESTIC COLD WATER PIPING SHOWN AND EXPOSED PLUMBING BELOW MEZZANINE. SEE ELECTRICAL FOR DETAILS.
2. CONTRACTOR TO INSTALL PROVISIONS FOR WINTERIZATION TO FACILITATE COMPLETE DOMESTIC COLD WATER PIPING SYSTEM DRAINAGE INCLUDING LOW POINT DRAINS TO PREVENT WATER FROM BEING TRAPPED.
3. REMOVE AND REPLACE/REPAIR FLOOR SLAB AT UNDERGROUND PIPING ENTERING AND LEAVING THE PAVILION. SERVICES TO INCLUDE PLUMBING AND FIRE PROTECTION.
4. TUCK DCW PIPING FOR HOSE BIBBS INTO STRUCTURAL COLUMNS AND MOUNT HOSE BIBBS ON FACE OF COLUMN WEB.
5. ABOVE GROUND DOMESTIC COLD WATER PIPING SHALL BE INSULATED AND PROVIDE WITH A WHITE PVC JACKETING.
6. ABOVE GROUND STORM DRAIN PIPING SHALL BE EXPOSED WHITE PVC PIPING.
7. EXPOSED PIPING AND INSULATION UNDER MEZZANINE SHALL BE PAINTED BLACK.



PLAN NORTH

1 P1.01 PLUMBING OVERALL - PLAN

SCALE: 3/32" = 1'-0"

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER AGRICULTURE No. 115030 STATE OF TENNESSEE

PLUMBING OVERALL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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1	PCJ	DCG	10-06-2022	100% CD DRT COMMENTS RESPONSE

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P1.01

FILE NO.: 35968-01

Discipline Sort: 11.4 PLUMBING OVERALL PLAN
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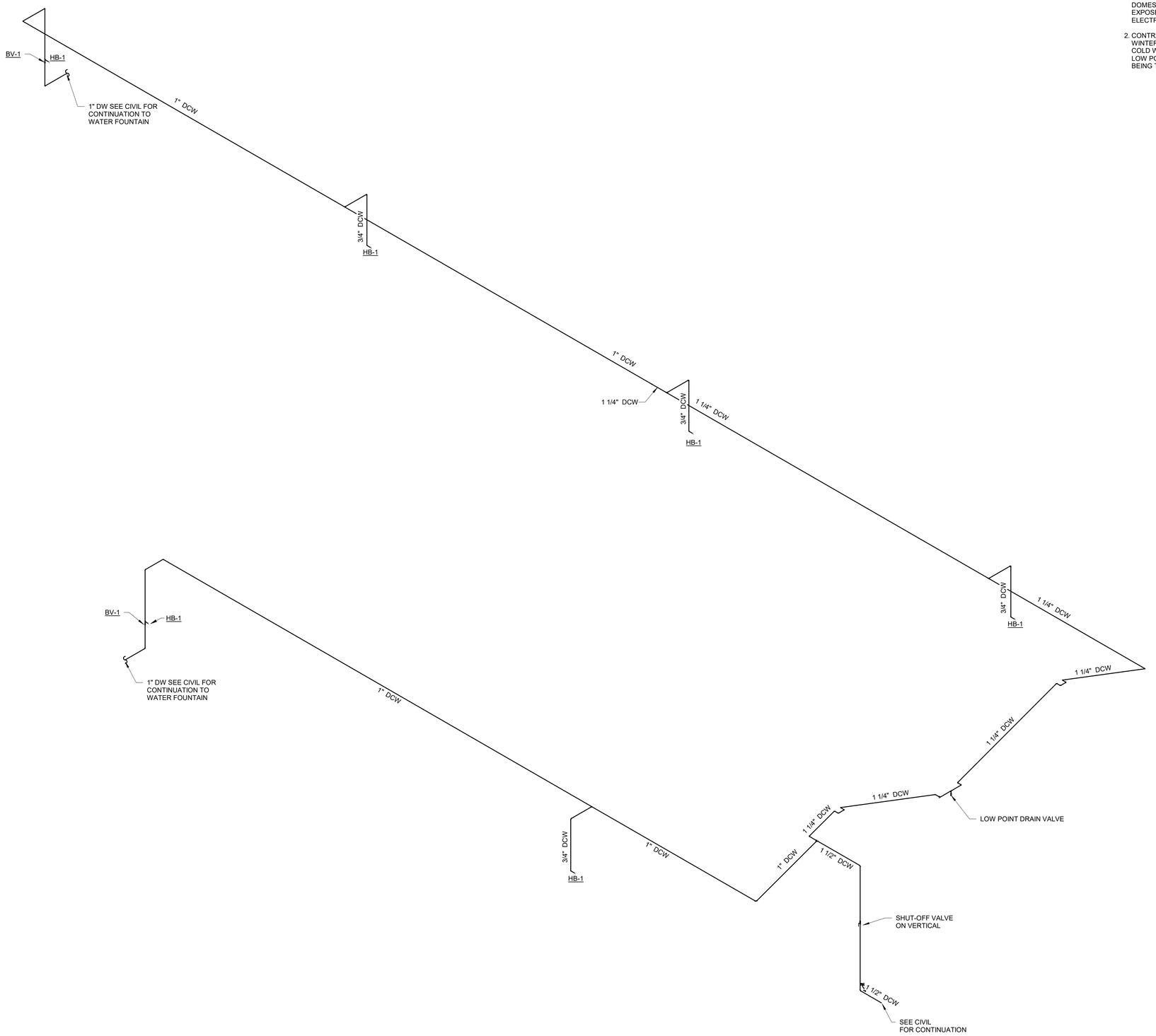
GENERAL NOTES:

1. PROVIDE HEAT TRACE FOR ALL NEW PAVILION DOMESTIC COLD WATER PIPING SHOWN AND EXPOSED PLUMBING BELOW MEZZANINE. SEE ELECTRICAL FOR DETAILS.
2. CONTRACTOR TO INSTALL PROVISIONS FOR WINTERIZATION TO FACILITATE COMPETE DOMESTIC COLD WATER PIPING SYSTEM DRAINAGE INCLUDING LOW POINT DRAINS TO PREVENT WATER FROM BEING TRAPPED.



1 P6.01 DOMESTIC WATER RISER

NTS

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 115039 STATE OF TENNESSEE

PLUMBING RISER SCHEMATICS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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P6.01

FILE NO.: 35968-01

Discipline Sort: 11.5
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HVAC LEGEND

SYMBOL	DESCRIPTION	ABBV.
	MANUAL VOLUME DAMPER	MVD
	NEW DUCTWORK	
	EXHAUST FAN ON ROOF	EF
T	THERMOSTAT	T'STAT
H	HUMIDISTAT	H'STAT
HS	HUMIDITY SENSOR	
S	WALL MOUNTED ON/OFF SWITCH	
	MOTORIZED DAMPER ACTUATOR	DMPR.MTR.
	AIRFLOW DIRECTION RETURN / EXHAUST	
	AIRFLOW DIRECTION SUPPLY	
SA	SUPPLY AIR	
RA	RETURN AIR	
OA	OUTSIDE AIR	
OFE	OWNER-FURNISHED EQUIPMENT	
AFF	ABOVE FINISHED FLOOR	
B.O.D.	BOTTOM OF DUCT	
NIC	NOT IN CONTRACT	
FBO	FURNISHED BY OTHERS	
	CONNECT TO EXISTING	
##"Ø X-# CFM	DIFFUSER NECK SIZE DIFFUSER SCHEDULE CFM NOTE: DUCT RUNOUT TO NECK SAME SIZE UNLESS OTHERWISE NOTED	

GENERAL NOTES (MECHANICAL):

1. FURNISH LABOR, INSTALL MATERIALS AND EQUIPMENT, AND INCLUDE SERVICES AND INCIDENTALS PROPER TO THE INSTALLATION OF WORK INVOLVED FOR A COMPLETE AND OPERATING FACILITY.
2. GUARANTEE WORK TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE OR AS REQUIRED BY SPECIFICATIONS.
3. THE CONTRACTOR TO OBTAIN AND PAY FOR REQUIRED PERMITS, FEES AND INSPECTIONS FOR THE PROJECT.
4. PROVIDE EQUIPMENT THAT BEARS ACCEPTANCE LABEL FROM CERTIFIED TESTING LABORATORY (UL OF OTHER).
5. COORDINATE WITH OTHER TRADES, SPECS AND DRAWINGS, AND OWNER'S DIRECTIONS.
6. SURVEY JOB SITE OBTAIN A FULL UNDERSTANDING OF THE WORK INVOLVED IN CONNECTION WITH EXISTING CONDITIONS. ADDITIONAL FEES WILL NOT BE PAID FOR MISSING OR OVERLOOKED CONDITIONS REQUIRING ADDITIONAL WORK IF DETERMINED BY THE ENGINEER THAT SAID CONDITIONS COULD HAVE BEEN REASONABLY DETECTED DURING THE JOB SURVEY.
7. EQUIPMENT SELECTION AS SHOWN ON THE DRAWING IS FOR DESIGN PURPOSES ONLY. ACTUAL INSTALLED EQUIPMENT MAY DIFFER FROM THAT SHOWN. EQUIPMENT PERFORMANCE CHARACTERISTICS AND TYPE ARE THE GOVERNING FACTORS IN SUBSTITUTION "OR EQUAL" COORDINATE EQUIPMENT ELECTRICAL REQUIREMENTS WITH ELECTRICAL DRAWINGS.
8. THE MECHANICAL DRAWINGS ARE GENERALLY DIAGRAMMATIC AND SHOW THE RELATIONSHIP BETWEEN EQUIPMENT AND CONNECTIONS. DO NOT SCALE THE DRAWINGS FOR EXACT SIZE OR LOCATION. DETAILS AND ASSEMBLY DRAWINGS ARE SPECIFIC AND SHOULD BE CLOSELY FOLLOWED.
9. INSTALL THE MECHANICAL SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION, THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE,NFPA 90A, NFPA 54, ETC.
10. UNLESS OTHERWISE NOTED, MOUNT WALL THERMOSTATS AT 4'-0" ABOVE FINISH FLOOR AND SET 70 DEGREES F.. FOR HEATING AND 75 DEGREES F. FOR COOLING.
11. ADJUST THE FINAL LOCATION OF GRILLS AND DIFFUSERS AS NECESSARY TO CLEAR THE STRUCTURAL SYSTEM. COORDINATE LOCATION OF CEILING AIR DISTRIBUTION DEVICES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND INSTALLED GRILLED SYSTEM.
12. COORDINATE THE LOCATIONS OF EQUIPMENT TO PROVIDE NECESSARY CLEARANCES FOR PERFORMANCE AND MAINTENANCE.

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE No. 115030 STATE OF TENNESSEE

MECHANICAL LEGENDS AND GENERAL NOTES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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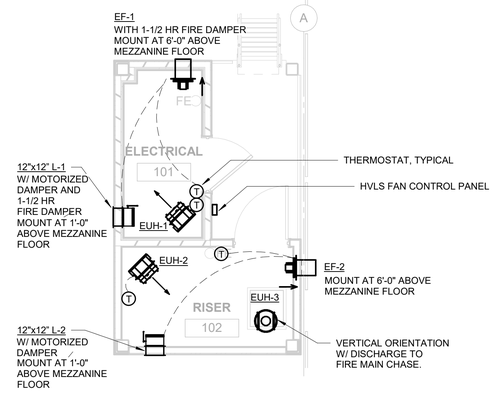
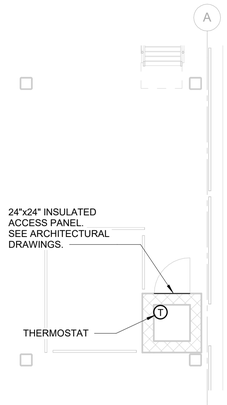


PLAN NORTH

2 M1.01 MECHANICAL MEZZANINE PLAN

SCALE: 1/4" = 1'-0"



PLAN NORTH

3 M1.01 MECHANICAL ENLARGED FLOOR PLAN

SCALE: 1/4" = 1'-0"

F-6
MOUNT AT 12'-6" AFF AND ATTACH
TO CENTER OF BUILDING FRAME STEEL,
TYPICAL 6

F-5 F-4 F-2 F-3 F-1

2 M1.01
3 M1.01

PLAN NORTH

1 M1.01 MECHANICAL OVERALL - PLAN

SCALE: 3/32" = 1'-0"

BARGE DESIGN SOLUTIONS

DANIEL C. GIBBS REGISTERED ENGINEER STATE OF TENNESSEE AGRICULTURE No. 115035

MECHANICAL OVERALL PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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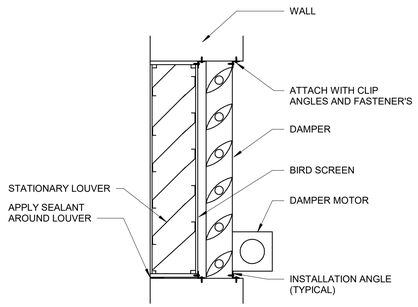
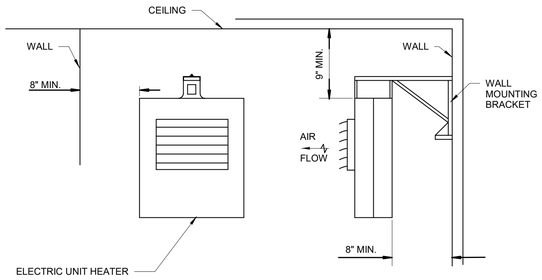


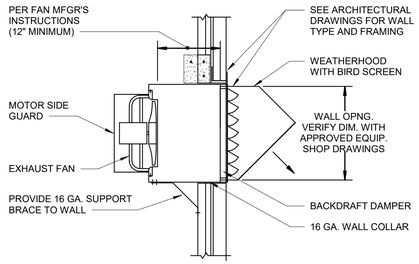
1 M9.01 LOUVER AND DAMPER DETAIL

NTS



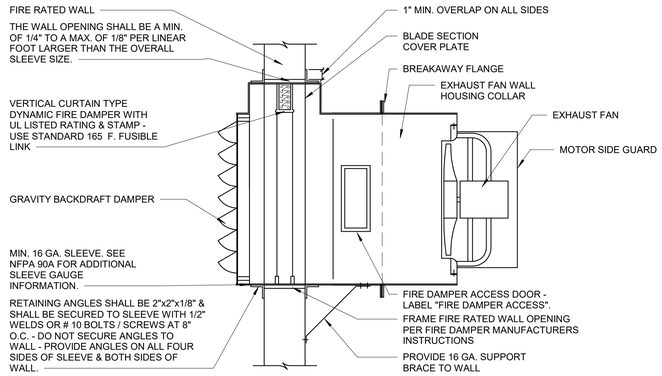
2 M9.01 WALL MOUNTED ELECTRIC UNIT HEATER DETAIL

NTS



3 M9.01 WALL EXHAUST FAN WITH WEATHER HOOD DETAIL

NTS



4 M9.01 WALL EXHAUST FAN WITH FIRE DAMPER DETAIL AT ELECTRICAL ROOM

NTS

LOUVER / DAMPER SCHEDULE

IDENT.	MANUFACTURER / MODEL NO.	WIDTH x HEIGHT (IN.)	MOUNTING HEIGHT	DEPTH	CFM	PRESSURE DROP (IN.)	FREE AREA (SQ. FT.)	SCREEN TYPE	DAMPER ACTUATOR	DAMPER TYPE	DAMPER POWER	REMARKS
L-1	RUSKIN / L375D	12" x 12"	12"	4"	140	.03	0.35	BIRD	RLH-120	BACKDRAFT	120/1/60	1,2,4,5
L-2	RUSKIN / L375D	12" x 12"	12"	4"	140	.03	0.35	BIRD	RLH-120	BACKDRAFT	120/1/60	1,3,4,5

1. PROVIDE WITH MOTORIZED DAMPER.
2. INTERLOCK WITH EF-1.
3. INTERLOCK WITH EF-2.
4. ELECTRICAL TO PROVIDE DISCONNECT SWITCH.
5. PAINT TO MATCH BUILDING EXTERIOR. COLOR BY ARCHITECT FROM FULL COLOR OPTIONS.

FAN SCHEDULE

IDENT.	DESCRIPTION	SERVICE / LOCATION	MANUFACTURER / MODEL NO.	CFM	ESP IN W.C.	DRIVE TYPE	FAN RPM	MOTOR HP	V/PH/HZ	WEIGHT	REMARKS
EF-1	SIDEWALL EXHAUST	ELECTRICAL 101	GREENHECK / SE1-8-440-VG	140	0.25	DIRECT	1493	1/15	115/60/1	51	3,4,5,6
EF-2	SIDEWALL EXHAUST	RISER 102	GREENHECK / SE1-8-440-VG	140	0.25	DIRECT	1493	1/15	115/60/1	51	3,4,5,6,7
F-1	HVLS FAN	PAVILION	BIG ASS FANS / ESSENCE 14'	---	---	DIRECT	56	1	208/60/1	96	1,2,5,6
F-2	HVLS FAN	PAVILION	BIG ASS FANS / ESSENCE 14'	---	---	DIRECT	56	1	208/60/1	96	1,2,5,6
F-3	HVLS FAN	PAVILION	BIG ASS FANS / ESSENCE 14'	---	---	DIRECT	56	1	208/60/1	96	1,2,5,6
F-4	HVLS FAN	PAVILION	BIG ASS FANS / ESSENCE 14'	---	---	DIRECT	56	1	208/60/1	96	1,2,5,6
F-5	HVLS FAN	PAVILION	BIG ASS FANS / ESSENCE 14'	---	---	DIRECT	56	1	208/60/1	96	1,2,5,6
F-6	HVLS FAN	PAVILION	BIG ASS FANS / ESSENCE 14'	---	---	DIRECT	56	1	208/60/1	96	1,2,5,6

1. PROVIDE AND INTERFACE WITH BAFCON HVLS FAN CONTROL PANEL ON MEZZANINE LEVEL IN WEATHERPROOF, LOCKABLE GUARD/COVER.
2. PROVIDE WITH 6 FT EXTENSION TUBE.
3. INTERLOCK FAN WITH MOTORIZED DAMPER OF ROOM SERVICED AND PROVIDE THERMOSTAT.
4. PROVIDE WITH BACKDRAFT DAMPER.
5. ELECTRICAL TO PROVIDE DISCONNECT SWITCH.
6. INTERLOCK FAN WITH FIRE ALARM SYSTEM TO SHUTDOWN IN THE EVENT OF A FIRE.
7. PROVIDE WITH WEATHER HOOD.

ELECTRIC HEATER SCHEDULE

IDENT.	MANUFACTURER / MODEL NO.	CAPACITY (KW)	MOUNTING HEIGHT	SERVING	CONTROLS	V/PH/HZ	REMARKS
EUH-1	CHROMALOX / HD3D-300	3	7'-0"	ELECTRICAL 101	THERMOSTAT	208/3/60	1,3
EUH-2	CHROMALOX / HD3D-500	5	7'-0"	RISER 102	THERMOSTAT	208/3/60	1,3
EUH-3	CHROMALOX / HD3D-300	3	7'-0"	RISER 102	THERMOSTAT	208/3/60	2,3

1. PROVIDE REMOTE THERMOSTAT AND LOCATE AS SHOWN ON FLOOR PLAN.
2. PROVIDE REMOTE THERMOSTAT AND LOCATE IN PIPE CHASE NEAR ACCESS PANEL AS SHOWN ON FLOOR PLAN.
3. ELECTRICAL TO PROVIDE DISCONNECT SWITCH.

BARGE DESIGN SOLUTIONS

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MECHANICAL DETAILS AND SCHEDULES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION INFORMATION - DATE	DESCRIPTION:
	LMB	PCJ	04-01-2020	DESIGN DEVELOPMENT SUBMITTAL
	LMB	PCJ	08-05-2020	DESIGN DEVELOPMENT RESUBMITTAL
	SRW	PCJ	09-08-2020	100% CONSTRUCTION DOCUMENTS
0	PCJ	DCG	03-15-2022	CD SUBMITTAL WITH ADDENDUM # 2
1	PCJ	DCG	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

M9.01

FILE NO.: 35968-01

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Discipline Sort: 13.0
Drawing: M9.01 - MECHANICAL DETAILS AND SCHEDULES
File: BIM 360://35968/01 - Bicentennial Park/035968/01_PV_M_V20.rvt
Time / Date: 10/5/2022 10:54:47 AM

ELECTRICAL LEGEND

POWER PLANS

SYMBOL	DESCRIPTION
	SURFACE MOUNTED PANELBOARD - 480Y/277 VOLT / 208Y/120 VOLT
	FLUSH MOUNTED PANELBOARD - 480Y/277 VOLT, 208Y/120 VOLT
	DRY-TYPE TRANSFORMER - SEE SCHEDULE
##/##P/##	NON FUSED DISCONNECT SWITCH WITH VIEWING WINDOW-SW. AMPS/POLES/ENCLOSURE/ACC. AS NOTED
##/(##)/#P/##	FUSED DISCONNECT SWITCH WITH VIEWING WINDOW-SW. AMPS (FUSE SIZE)/POLES/ENCLOSURE/ACC. AS NOTED
CS-#	COMBINATION MOTOR STARTER - SEE SCHEDULE OR NOTES
MS-#	MOTOR STARTER/CONTROLLER - SEE SCHEDULE OR NOTES
S^M	LOCKABLE MANUAL MOTOR STARTING SWITCH WITH OVERLOADS
S^T	LOCKABLE MOTOR RATED TOGGLE SWITCH
	DUPLEX CONVIENIENCE RECEPTACLE, SURFACE / RECESSED MOUNTED, NEMA 5-20R
DC	RECEPTACLE ON DROP CORD DEVICE - SEE PLAN
	QUADRAPLEX CONVIENIENCE RECEPTACLE, SURFACE / RECESSED MOUNTED, NEMA 5-20R
b / b	SPECIAL PURPOSE SINGLE RECEPTACLE OUTLET, SURFACE / RECESS MOUNTED, SUBSCRIPT INDICATES NEMA CONFIGURATION
b	DUPLEX CONVENIENCE FLOOR RECEPTACLE, SUBSCRIPT INDICATES NEMA CONFIGURATION
	FLOOR BOX FOR FURNITURE CONNECTION
CO	CONDUIT ONLY
1	ELECTRIC MOTOR - HORSEPOWER AS INDICATED ("F" INDICATES FRACTIONAL HP)
D	ELECTRIC DAMPER MOTOR
T	THERMOSTAT
J	JUNCTION BOX WITH BLANK COVER - SIZE PER SPEC'S
	CONDUIT EXPOSED ON CEILING OR WALL - MINIMUM (2) #12, (1) #12G- 3/4 "C
	CONDUIT CONCEALED IN FLOOR OR UNDERGROUND - MINIMUM (2) #12, (1) #12G- 3/4 "C
	CONDUIT CONCEALED IN CEILING OR WALL - MINIMUM (2) #12, (1) #12G- 3/4 "C
	FLEXIBLE CONDUIT
/ C	CONDUIT TURNING UP/DOWN
C	CONTROL CONDUIT
DC	CONDUIT WITH DIRECT CURRENT CONDUCTORS
1 E**/E**	DETAIL REFERENCE- UPPER NUMBER INDICATES DETAIL NUMBER, LOWER LEFT INDICATES REFERENCE PLAN DRAWING NUMBER, LOWER RIGHT INDICATES DRAWING NUMBER ON WHICH DETAIL APPEARS

GROUNDING PLANS

SYMBOL	DESCRIPTION
	GROUND ROD
	GROUND ROD IN GROUNDING WELL
G	GROUNDING CONDUCTOR - INSTALLED AS NOTED
G	GROUNDING CONDUCTOR EXOTHERMIC WELDED CONNECTION

SYSTEMS PLANS

SYMBOL	DESCRIPTION
7	KEYED NOTE INDICATOR
	FLOOR TELEPHONE / DATA OUTLET (MINIMUM OF TWO CAT 6 FOR DATA)
TV	CATV OUTLET, SINGLE GANG BOX, MOUNTED ADJACENT TO DESIGNATED TV POWER OUTLET - PROVIDE RG6 IN 3/4" CONDUIT TO COMMUNICATIONS ROOM ON FLOOR
DS	ELECTRIC DOOR STRIKE
CR	CARD READER (PROVIDED BY MSFC) FOR SECURITY SYSTEM MOUNTED AT 52" AFF - PROVIDE BACKBOX, TEMPORARY COVER AND WIRING / RACEWAYS TO SECURITY SYSTEM
	WI-FI ACCESS LOCATION - PROVIDE 20' OF SLACK CAT5E CABLE COILED UP AT LOCATION FOR CONNECTION BY MSFC
	FIRE ALARM STROBE, WALL MOUNTED - 15 CD UNLESS OTHERWISE NOTED
	FIRE ALARM HORN / STROBE, WALL MOUNTED - 15 CD UNLESS OTHERWISE NOTED
CO	CEILING MOUNTED SMOKE DETECTOR (CO FOR CARBON MONOXIDE)
CO	CEILING MOUNTED HEAT DETECTOR (CO FOR CARBON MONOXIDE)
	DUCT SMOKE DETECTOR
AOM	FIRE ALARM ADDRESSABLE OUTPUT MODULE
SPD	SURGE PROTECTION DEVICE
S	PAGING SYSTEM PROJECTION SPEAKER - MOUNTED AT 10' AFF

ELECTRICAL LEGEND

LIGHTING PLANS

SYMBOL	DESCRIPTION
F	LUMINAIRE TYPE INDICATOR - SEE LUMINAIRE SCHEDULE
	RECESSED MOUNTED LINEAR LUMINAIRE
	SURFACE OR PENDANT MOUNTED LINEAR LUMINAIRE
	RECESSED MOUNTED LUMINAIRE
	BOLLARD LUMINAIRE
	WALL OR BRACKET MOUNTED LUMINAIRE
	RECESSED MOUNTED LINEAR LUMINAIRE WITH EMERGENCY
	SURFACE OR PENDANT MOUNTED LINEAR LUMINAIRE WITH EMERGENCY
	RECESSED MOUNTED LUMINAIRE WITH EMERGENCY
	SURFACE MOUNTED LUMINAIRE WITH EMERGENCY
	WALL MOUNTED EMERGENCY LIGHTING UNIT
	CEILING MOUNTED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED - SHADING REPRESENTS NUMBER AND LOCATION OF FACE(S) (WITH DIRECTIONAL ARROWS)
	WALL MOUNTED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED - SHADING REPRESENTS NUMBER AND LOCATION OF FACE(S) (WITH DIRECTIONAL ARROWS)
	TRACK LIGHTING SYSTEM, SURFACE-MOUNTED
$	RECESSED SINGLE-POLE TOGGLE SWITCH
$a	RECESSED SINGLE-POLE TOGGLE SWITCH - SUPERSCRIPT DENOTES SWITCHING CIRCUIT
$OS	WALL MOUNTED SWITCH WITH OCCUPANCY SENSOR
$OC	PIR SENSOR, ON-OFF COMBINATION SWITCH
$D	DIMMER SWITCH
OS	OCCUPANCY SENSOR WALL MOUNTED
OS	OCCUPANCY SENSOR CEILING MOUNTED
	SITE LIGHTING POLE & LUMINAIRE
	SITE LIGHTING BOLLARD LUMINAIRE
ILS	INTEGRATED LIGHTING SYSTEM CONTROLLER

ABBREVIATIONS

SYMBOL	DESCRIPTION
ABC	ABOVE COUNTERTOP OR LAVATORY
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
C	CONDUIT
DP	DISTRIBUTION PANEL
EM	EMERGENCY
EWC	ELECTRIC WATER COOLER
FAR	FUSE AS REQUIRED
G/GRD	GROUND
FODP	FIBER OPTIC DISTRIBUTION PANEL
FBO	FURNISHED BY OTHER DIVISION, INSTALLED AND/OR CONNECTED BY THIS DIVISION
OFE	OWNER FURNISHED EQUIPMENT, CONTRACTOR INSTALLED
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
LC	LIGHTING CONTACTOR
LP	LIGHTING PANEL
MCC	MOTOR CONTROL CENTER
MS / CS	MOTOR STARTER / COMBINATION STARTER
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
PLC	PROGRAMMABLE LOGIC CONTROLLER
PP	POWER PANEL
RMC	RIGID STEEL CONDUIT
RP	RECEPTACLE PANEL
RTU	REMOTE TERMINAL UNIT
SPD	SURGE PROTECTION DEVICE
UG(S)	UNDERGROUND SECONDARY (<600V)
UNO	UNLESS NOTED OTHERWISE
WP	WEATHERPROOF
WTP	WATER TREATMENT PLANT
XFMR/T	TRANSFORMER

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ELECTRICAL LEGEND

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK	DATE	DESCRIPTION:
	JFS	BWL	06-29-2020	DESIGN DEVELOPMENT SUBMITTAL
	JFS	BWL	09-08-2020	100% CD SUBMITTAL
0	JFS	BWL	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JFS	BWL	10-05-2022	100% CD DRT COMMENTS RESPONSE

SHEET

E0.01

FILE NO.: 3596801

Discipline Sort: 14.0
Drawing: E0.01 - ELECTRICAL LEGEND
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
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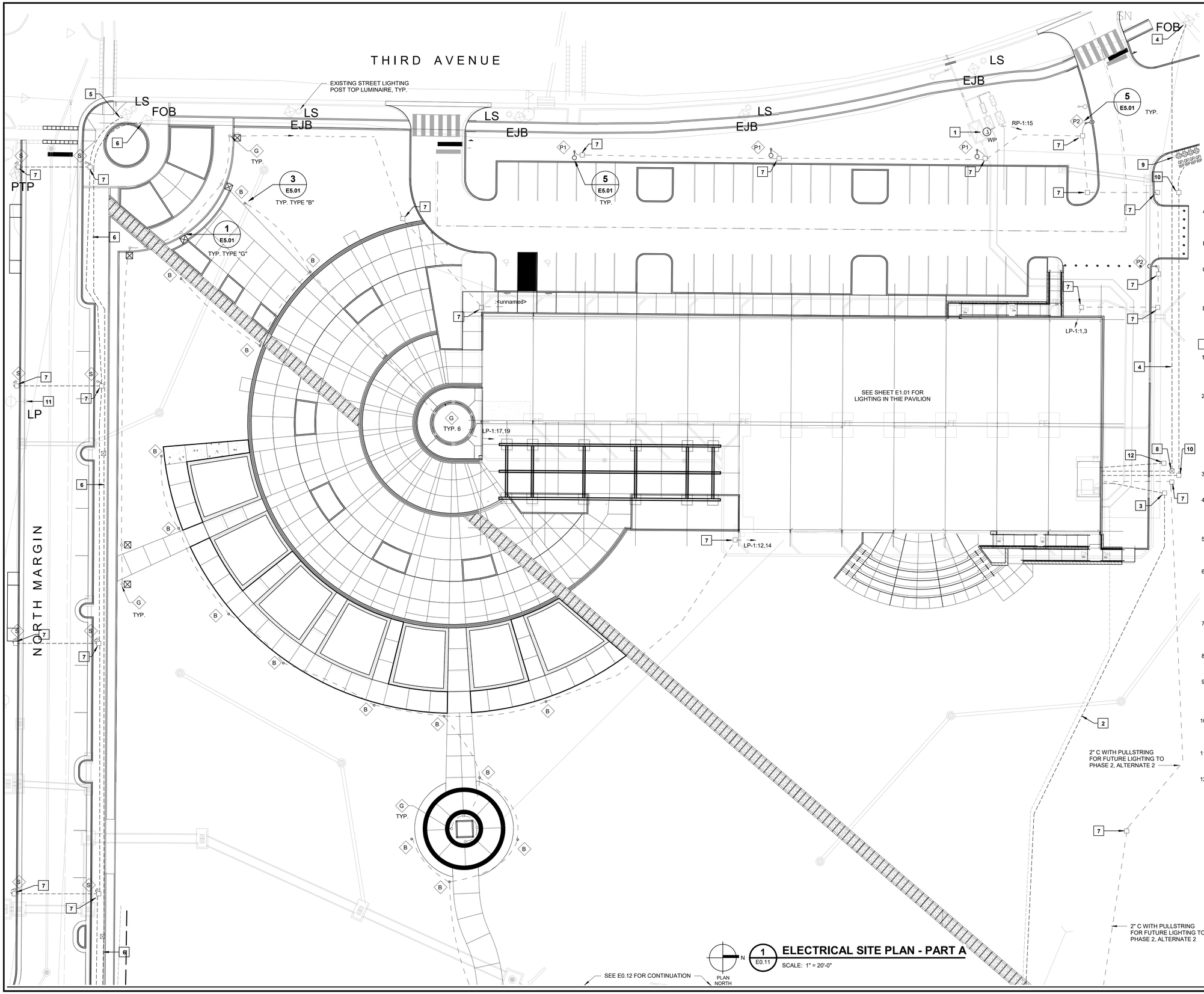

ELECTRICAL GENERAL NOTES:

A. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES TO AVOID CONFLICTS WITH UNDERGROUND WATER, SANITARY, AND OTHER UTILITY LINES.

B. CONTACT CITY OF FRANKLIN I.T. DEPARTMENT (ATTN: MIKE PROCTOR, 615-550-6607) FOR WORK INVOLVING EXTENSION OF FIBER.

C. ALL SITE LIGHTING BRANCH CIRCUTING SHALL BE CONCRETE ENCASED WHERE IT PASSES BELOW PAVED SURFACES FOR AUTOMOBILE TRAFFIC. CONCRETE ENCASEMENT SHALL EXTEND MINIMUM 3' BEYOND EDGE OF PAVEMENT.

D. ALL SITE LIGHTING BRANCH CIRCUITS SHALL BE #8 (PHASE AND NEUTRAL) & #10 (GROUND). ALL SITE CONDUIT SHALL BE 2" UON.

KEYED NOTES:

1 JUNCTION BOX FOR CONNECTION OF HEATERS ASSOCIATED WITH SAFE-T-COVER ENCLOSURES (ONE HEATER PER SAFE-T-COVER ENCLOSURE). COORDINATE WITH OTHER TRADES PRIOR TO ROUGH-IN.

2 UNDERGROUND SECONDARY FROM RISER POLE TO BUILDING ELECTRICAL ROOM (SEE SHEET E1.02) PER DETAIL 7, SHEET E5.01. CONTRACTOR TO INSTALL ALL CONDUIT, PULL BOXES, PULL STRING, SCH. 80 PVC RISER, ETC. MTEMC TO PULL ALL WIRE TO METER. COORDINATE UTILITY POLE PER DETAIL 8 ON SHEET E5.01. COORDINATE MTEMC SERVICE WITH MR. BRAD BRANDON (MTEMC FRANKLIN SERVICE DESIGNER, 6150465-5601) AT MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION. SEE ONE-LINE FOR MORE INFORMATION.

3 MTEMC APPROVED PULL BOX FOR SECONDARY ELECTRIC SERVICE CONDUCTORS. SEE DETAIL 8, SHEET E5.01 FOR MORE INFORMATION.

4 PROVIDE 2"C FROM EXISTING FIBER PULL BOX ON THIRD AVENUE TO BUILDING ELECTRICAL ROOM. SEE SHEET E1.02 FOR CONTINUATION. PROVIDE 24-STRAND SINGLE-MODE FIBER W/ LOCATOR WIRE AND PULL STRING.

5 CONNECT STREET LIGHTING ON NORTH MARGIN STREET TO EXISTING CIRCUITS AT INDICATED PULL BOX. COORDINATE WITH CITY OF FRANKLIN PUBLIC WORKS.

6 PROVIDE 3"C WITH (2) 1" INTERDUCTS FOR EXTENSION OF FIBER ON NORTH MARGIN STREET. CONTRACTOR TO INSTALL CORNING 48 STRAND SINGLE MODE FIBER W/ LOCATOR WIRE AND PULL STRING. LEAVE 100' SLACK IN ALL PROPOSED AND EXISTING PULL BOXES. COF TO SPLICE FIBER OPTICS. COORDINATE WITH COF I.T. DEPARTMENT.

7 24" X 24" X 18" DEEP HAND HOLE FOR EXTENSION OF LIGHTING BRANCH CIRCUITS, EQUAL TO QUAZITE HEAVY DUTY SERIES W/ TIER 22 COVER, LOGO "LIGHTING".

8 TDOT TYPE "B" PULL BOX FIBER W/ HEAVY DUTY COVER, LOGO "FIBER". PROVIDE 100' SLACK IN PROPOSED AND EXISTING PULL BOXES.

9 (4) RECEPTACLE PEDESTALS FOR POWER TO TEMPORARY REST ROOM TRAILERS, EQUAL TO ARLINGTON INDUSTRIES #GPD 19B. INSTALL PER MANUFACTURER'S INSTRUCTIONS. CONNECT (2) TO CIRCUIT RP-1:38 AND (2) TO CIRCUIT RP-1:40.

10 18" X 18" X 18" DEEP HAND HOLE FOR EXTENSION OF POWER BRANCH CIRCUITS, EQUAL TO QUAZITE HEAVY DUTY SERIES W/ TIER 22 COVER, LOGO "POWER".

11 CONTRACTOR TO COORDINATE REMOVAL OF STREET LIGHT WITH MTEMC FOLLOWING INSTALLATION OF NEW LIGHTING.

12 18" X 18" X 18" DEEP HAND HOLE FOR FUTURE CONDUIT ACCESS TO ELECTRICAL ROOM, EQUAL TO QUAZITE HEAVY DUTY SERIES W/ TIER 22 COVER, LOGO "POWER". SEE SHEET E1.01 FOR ELECTRICAL ROOM PLAN.

1 E0.11 **ELECTRICAL SITE PLAN - PART A**
SCALE: 1" = 20'-0"

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ELECTRICAL SITE PLAN - PART A

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
	JFS	BWL	08-28-2020	DESIGN DEVELOPMENT SUBMITTAL
	JFS	BWL	09-09-2020	100% CD SUBMITTAL
0	JFS	BWL	03-25-2022	100% CD SUBMITTAL WITH AMEND.1 & 2.

REVISION INFORMATION

SHEET
E0.11
FILE NO.: 3596801

Discipline Sort: 14.1
E0.11 - ELECTRICAL SITE PLAN - PART A
Drawing: BIM 360://3596801 - Bicentennial Park/3596801_PLE_V23.rvt
File:
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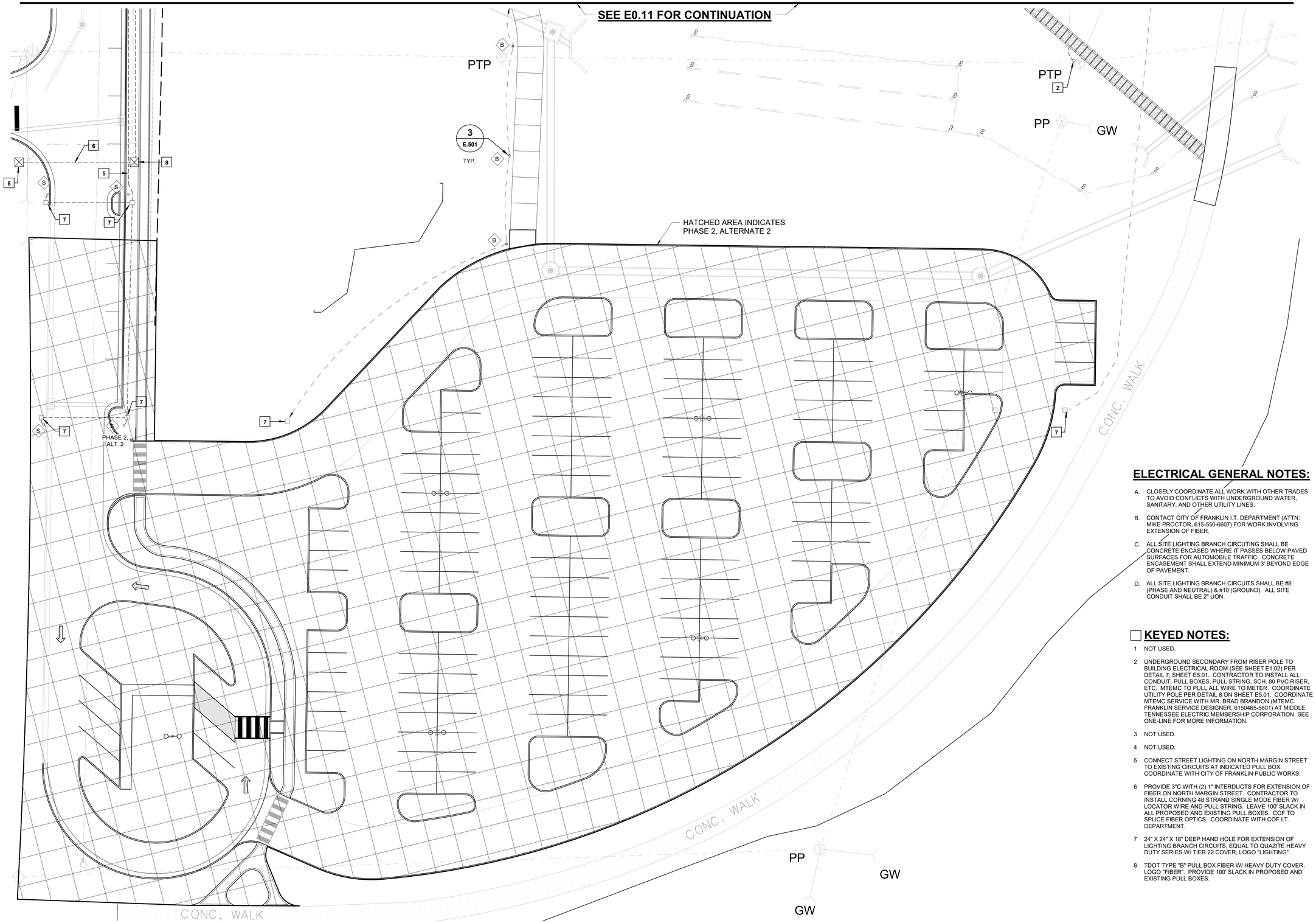
SEE E0.11 FOR CONTINUATION



ELECTRICAL GENERAL NOTES:

A. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES TO AVOID CONFLICTS WITH UNDERGROUND WATER, SANITARY, AND OTHER UTILITY LINES.

B. CONTACT CITY OF FRANKLIN I.T. DEPARTMENT (ATTN: MIKE PROCTOR, 615-550-6607) FOR WORK INVOLVING EXTENSION OF FIBER.

C. ALL SITE LIGHTING BRANCH CIRCUTING SHALL BE CONCRETE ENCASED WHERE IT PASSES BELOW PAVED SURFACES FOR AUTOMOBILE TRAFFIC. CONCRETE ENCASEMENT SHALL EXTEND MINIMUM 3' BEYOND EDGE OF PAVEMENT.

D. ALL SITE LIGHTING BRANCH CIRCUITS SHALL BE #8 (PHASE AND NEUTRAL) & #10 (GROUND). ALL SITE CONDUIT SHALL BE 2" UON.

KEYED NOTES:

1 NOT USED.

2 UNDERGROUND SECONDARY FROM RISER POLE TO BUILDING ELECTRICAL ROOM (SEE SHEET E1.02) PER DETAIL 7, SHEET E5.01. CONTRACTOR TO INSTALL ALL CONDUIT, PULL BOXES, PULL STRING, SCH. 80 PVC RISER, ETC. MTEMC TO PULL ALL WIRE TO METER. COORDINATE UTILITY POLE PER DETAIL 8 ON SHEET E5.01. COORDINATE MTEMC SERVICE WITH MR. BRAD BRANDON (MTEMC FRANKLIN SERVICE DESIGNER, 6150465-5601) AT MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION. SEE ONE-LINE FOR MORE INFORMATION.

3 NOT USED.

4 NOT USED.

5 CONNECT STREET LIGHTING ON NORTH MARGIN STREET TO EXISTING CIRCUITS AT INDICATED PULL BOX. COORDINATE WITH CITY OF FRANKLIN PUBLIC WORKS.

6 PROVIDE 3"C WITH (2) 1" INTERDUCTS FOR EXTENSION OF FIBER ON NORTH MARGIN STREET. CONTRACTOR TO INSTALL CORNING 48 STRAND SINGLE MODE FIBER W/ LOCATOR WIRE AND PULL STRING. LEAVE 100' SLACK IN ALL PROPOSED AND EXISTING PULL BOXES. COF TO SPLICE FIBER OPTICS. COORDINATE WITH COF I.T. DEPARTMENT.

7 24" X 24" X 18" DEEP HAND HOLE FOR EXTENSION OF LIGHTING BRANCH CIRCUITS, EQUAL TO QUAZITE HEAVY DUTY SERIES W/ TIER 22 COVER, LOGO "LIGHTING".

8 TDOT TYPE "B" PULL BOX FIBER W/ HEAVY DUTY COVER, LOGO "FIBER". PROVIDE 100' SLACK IN PROPOSED AND EXISTING PULL BOXES.

PLAN NORTH

1 E0.12 **ELECTRICAL SITE PLAN - PART B**

SCALE: 1" = 20'-0"

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ELECTRICAL SITE PLAN - PART B

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK	REVISION INFORMATION - DESCRIPTION:
	JFS	BWL	05-29-2020 DESIGN DEVELOPMENT SUBMITTAL
	JFS	BWL	09-08-2020 100% CD SUBMITTAL
0	JFS	BWL	03-25-2022 100% CD SUBMITTAL WITH AMEND 1 & 2
1	JFS	BWL	10-05-2022 100% CD DRT COMMENTS RESPONSE

SHEET

E0.12

FILE NO.: 3596801

Discipline Sort: 14.2
Drawing: E0.12 - ELECTRICAL SITE PLAN - PART B
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
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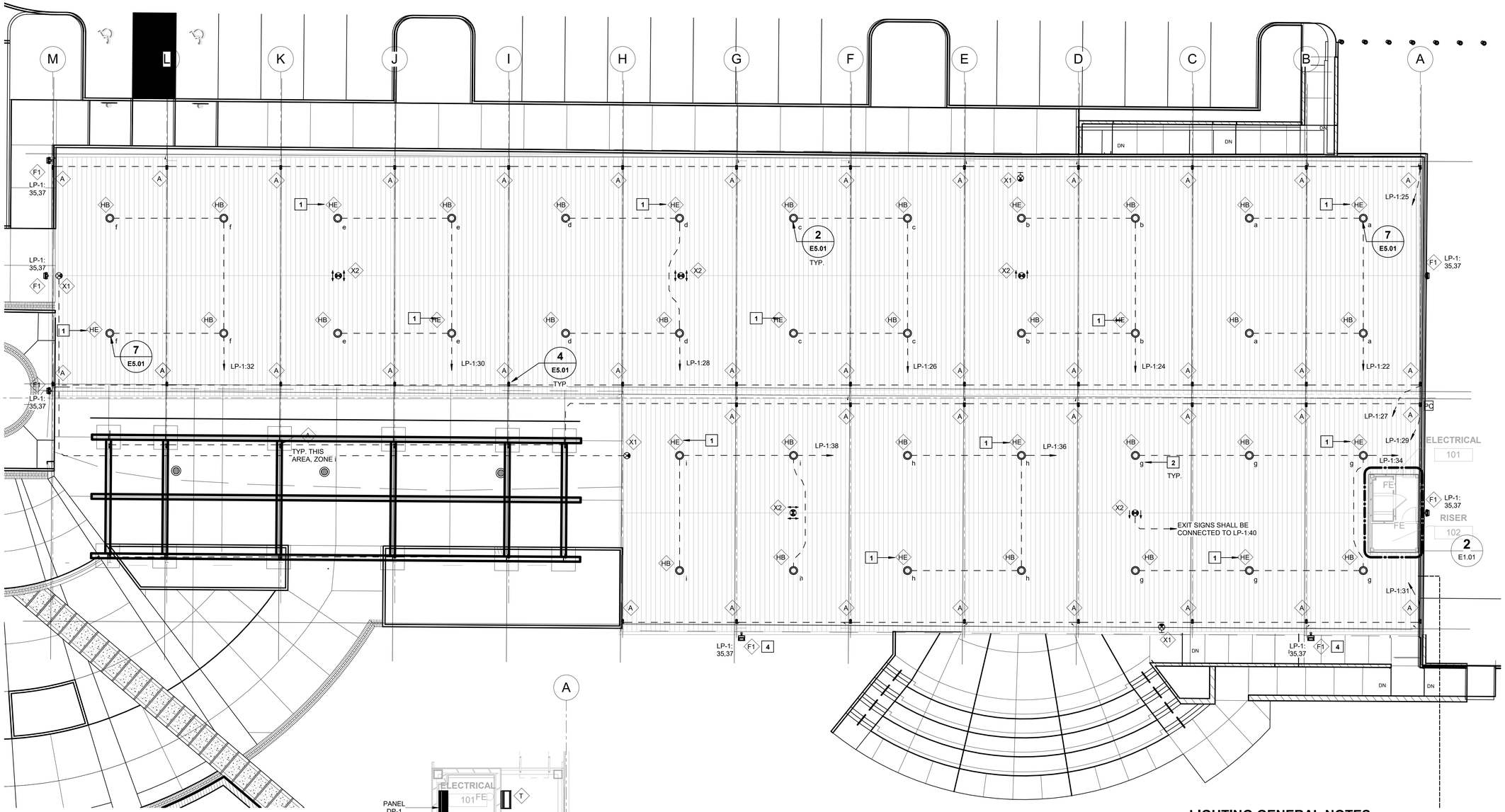

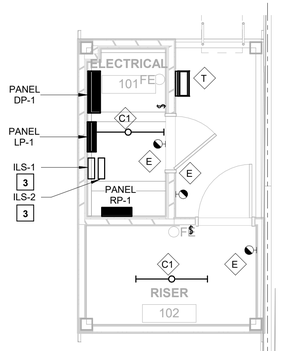

1 E1.01 PAVILION LIGHTING PLAN

SCALE: 3/32" = 1'-0"

PLAN NORTH

2 E1.01 ENLARGED PLAN - ELEC. & RISER ROOMS

SCALE: 1/4" = 1'-0"

LIGHTING GENERAL NOTES:

A. COORDINATE INSTALLATION OF ALL LIGHTING WITH OTHER TRADES, MECHANICAL EQUIPMENT , STRUCTURAL MEMBERS, ETC.

B. ALL LIGHTING IN PAVILION (OTHER THAN ELEC. RM AND RISER RM.) SHALL BE SWITCHED BY PROGRAMMABLE CONTROLLER.

KEYED NOTES:

1 PROVIDE UNSWITCHED PHASE CONDUCTOR TO EGRESS LUMINAIRES TO MAINTAIN BATTERY CHARGING UNDER NORMAL CONDITIONS.

2 SUBSCRIPT INDICATES LIGHTING ZONE FOR PROGRAMMABLE CONTROL. PROVIDE LABOR & MATERIALS TO EXTEND ZONE CONTROL CIRCUIT TO CONTROLLER IN ELECTRICAL ROOM.

3 INTEGRATED LIGHTING SYSTEM CONTROL BOX, EQUAL TO CRESTRON GLPAC-DIMFLV, SERIES 8. PROVIDE ALL COMPONENTS FOR A COMPLETE OPERATIONAL SYSTEM. COORDINATE INSTALLATION WITH CITY OF FRANKLIN I.T. PERSONNEL. MOUNT BELOW I.T. CABINET.

4 MOUNT TO BOTTOM OF BEAM WITH GALVANIZED HARDWARE.

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615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
Phone: 615/254-7400 / Fax:615/255-6972

BRIAN WILLIAM LANDRY REGISTERED ENGINEER AGRICULTURE COMMERCE No. 119571 STATE OF TENNESSEE

PAVILION LIGHTING PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV	DR.	CHK	REVISION INFORMATION: DESCRIPTION:
	JFS	BWL	08-28-2020 DESIGN DEVELOPMENT SUBMITTAL
	JFS	BWL	09-09-2020 100% CD SUBMITTAL
0	JFS	BWL	03-26-2022 100% CD SUBMITTAL (4TH AMEND 1 & 2
1	JFS	BWL	10-06-2022 100% CD DNT COMMENTS RESPONSE

SHEET

E1.01

FILE NO.: 3596801

Discipline Sort: 14.1
Drawing: E1.01 - PAVILION LIGHTING PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V23.rvt
Time / Date: 3/3/2022 2:45:42 PM

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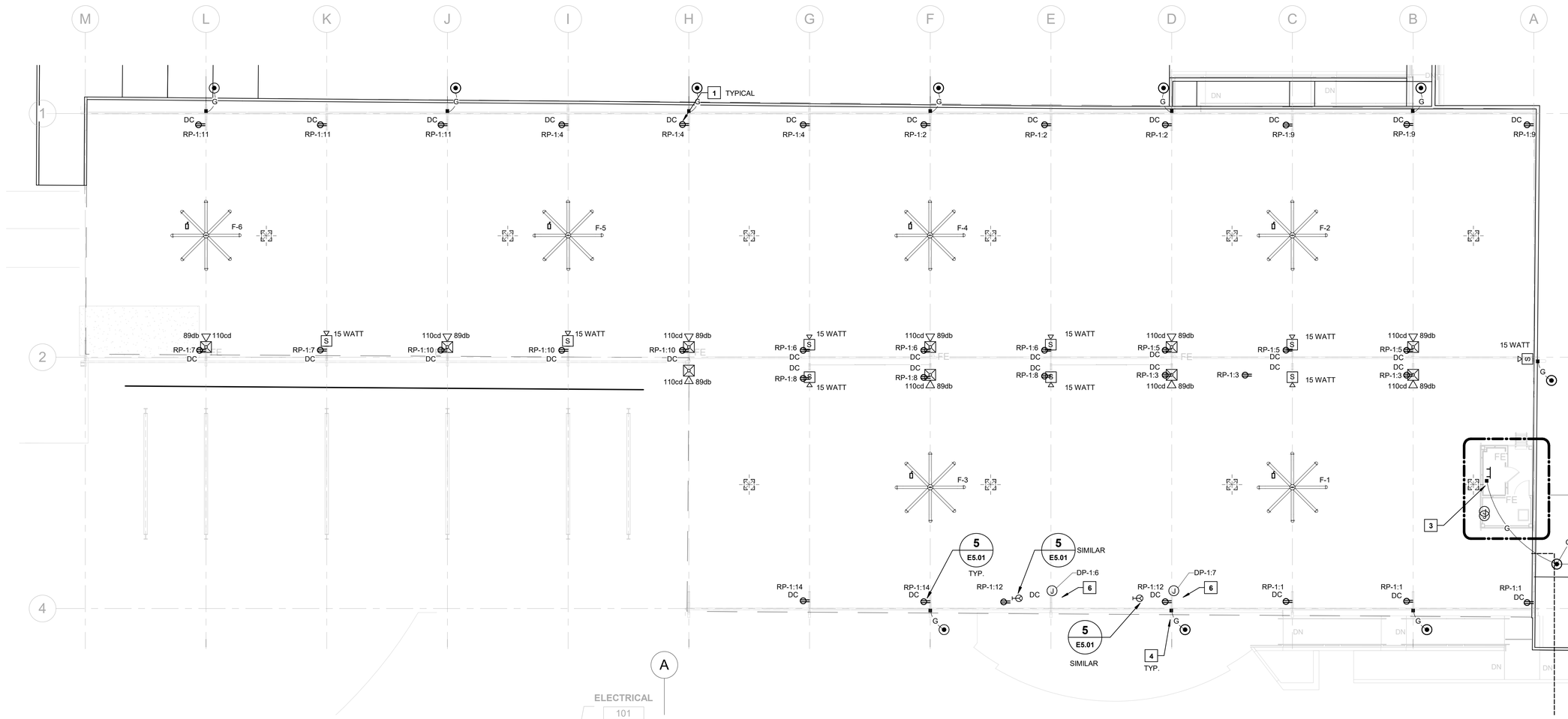

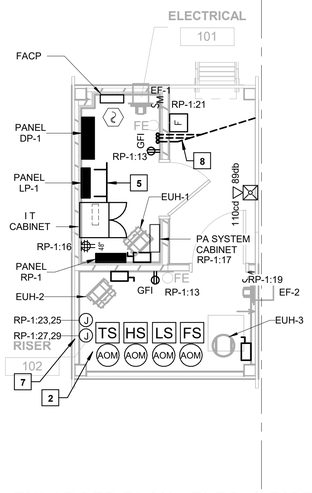

N
PLAN NORTH

1 PAVILION POWER & SYSTEMS PLAN
E1.02

SCALE: 3/32" = 1'-0"

2 ENLARGED PLAN - ELEC. & RISER ROOMS
E1.02

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. SEE "MECHANICAL EQUIPMENT CONNECTION SCHEDULE", SHEET E6.02 FOR POWER REQUIREMENTS AT UNITS

KEYED NOTES:

1 DROP RECEPTACLE, EQUAL TO REELCRAFT L4525-123-7, MOUNTED TO BUILDING FRAME. COORDINATE RETRACTED HEIGHT FROM PAVILION FINISH FLOOR WITH OWNER.

2 PROVIDE, INSTALL, AND COMMISSION MONITOR MODULES FOR STATUS MONITORING OF A TAMPER SWITCH, FLOW SWITCH, LOW AIR PRESSURE SWITCH, AND HIGH AIR PRESSURE SWITCH AT THIS LOCATION. ADDITIONALLY PROVIDE VOLTAGE SUPPRESSION AND MONITOR MODULES TO MONITOR THE STATUS OF TWO TAMPER SWITCHES AND ONE POST INDICATOR VALVE (SEE C5.0 FOR LOCATION).

3 CONNECT TO GROUND BAR IN ELECTRICAL ROOM.

4 PROVIDE EXOTHERMIC WELD TO INDICATED COLUMN AND BOND TO 10' X 3/4" COPPER CLAD STEEL GROUND ROD.

5 MOUNT MAIN GROUND BAR BELOW PANEL "RP-1". SEE DETAIL 4, SHEET E5.02.

6 CORD REEL FOR STAGE POWER, BASIS OF DESIGN KH INDUSTRIES RTMH4L-WW-K6K. PROVIDE A 125/250V, 3P, 4W LOCKING RECEPTACLE ON END OF CORD. MOUNT ON SIDE OF BUILDING FRAME. COORDINATE RETRACTED HEIGHT FROM PAVILION FINISH FLOOR WITH OWNER.

7 JUNCTION BOXES FOR HEAT TRACE CONNECTION, DESIGNATE "HT-1" & "HT-2". COORDINATE WITH OTHER TRADES FOR EXACT LOCATION.

8 (3) 1" C FOR FUTURE CONDUIT ACCESS TO ELECTRICAL ROOM. EXTEND DOWN TO BELOW FINISH SLAB AND UNDERGROUND TO PULL BOX. SEE SITE PLAN, SHEET E0.11 FOR CONTINUATION.

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PAVILION POWER & SYSTEMS PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
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SHEET
E1.02
FILE NO.: 3596801

Disciplines Sort: 14.0
Drawing: E1.02 - PAVILION POWER & SYSTEMS PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
Time / Date: 9/9/2022 9:45:54 PM

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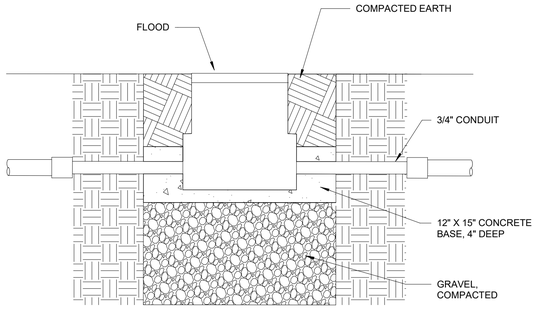
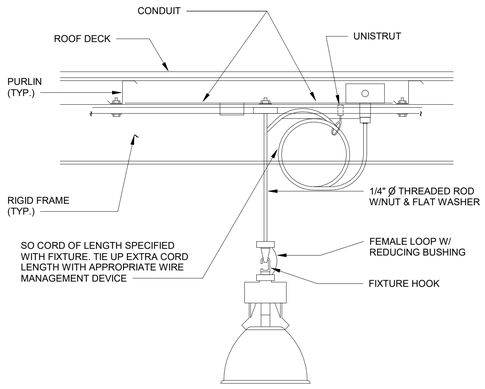


1 E5.01 DETAIL - IN GRADE LUMINAIRE

NTS



2 E5.01 DETAIL - HIGH BAY LUMINAIRE

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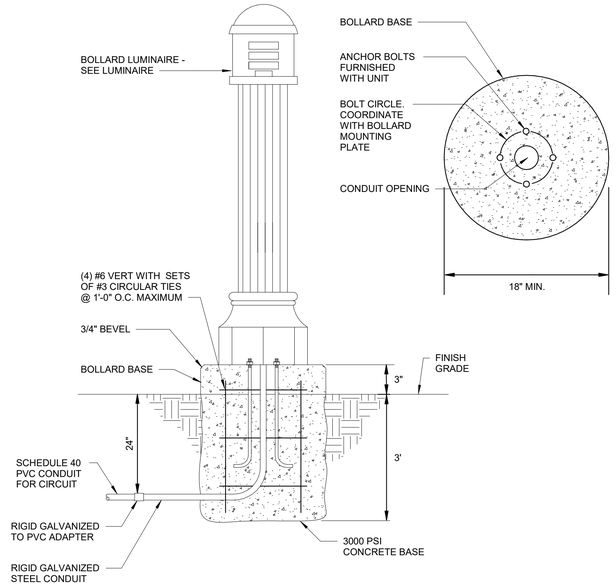
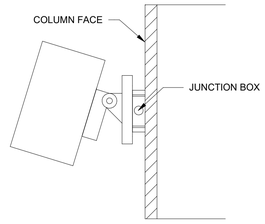


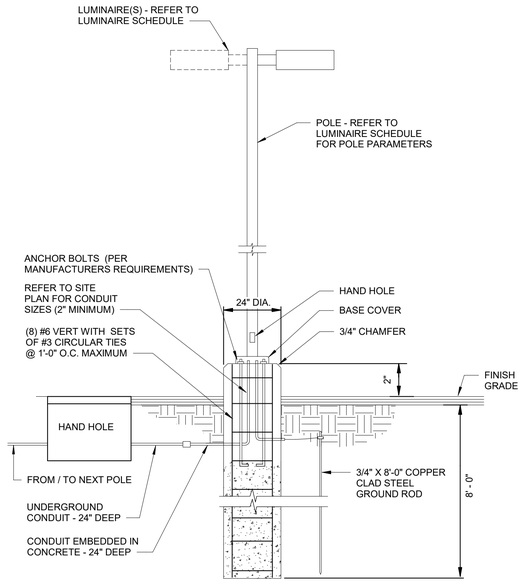
3 E5.01 DETAIL - SITE BOLLARD LUMINAIRE

NTS



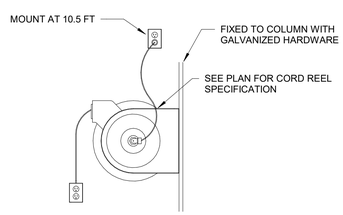
4 E5.01 DETAIL - TYPE A MOUNTING

NTS



5 E5.01 DETAIL - POLE MOUNTED AREA LUMINAIRE

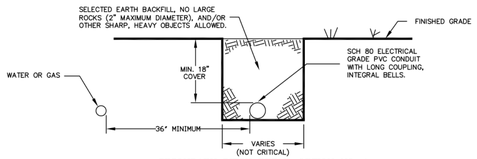
NTS



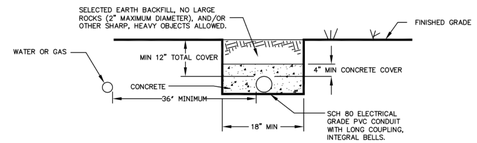
6 E5.01 DETAIL - CORD REEL RECEPTACLE

NTS

FOLLOWING OPTIONS ALLOWED AT DISCRETION OF MTEMC ENGINEERING WHERE ROCK WILL NOT ALLOW DWG 1S TO WORK.



SECONDARY DITCH DETAIL OPTION NO. 1



SECONDARY DITCH DETAIL OPTION NO. 2

NOTES:

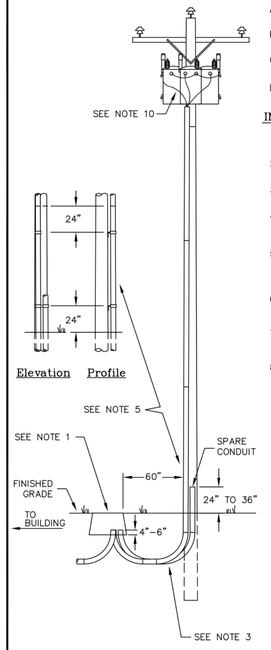
1. CONDUITS RUN HORIZONTAL TO WATER OR GAS LINES MUST HAVE A MINIMUM 36" HORIZONTAL SEPARATION.
2. TELEPHONE OR CABLE UTILITY MINIMUM SEPARATION FROM MTEMC DUCTS SHALL BE EITHER:
   a.) 36" PARALLEL
   b.) 12" VERTICAL
3. ALL FOREIGN UTILITY PERPENDICULAR CROSSINGS MUST HAVE 12" MINIMUM SEPARATION FROM MTEMC DUCTS. 4. USE SECONDARY DITCH DETAIL 1S WHERE PRACTICAL; USE ONE OF THE ABOVE OPTIONS ONLY IF DETAIL 1S IS NOT PRACTICAL.
4. NO SHARP BENDS WILL BE ALLOWED. HORIZONTAL BENDS MUST BE GREATER THAN 6' RADIUS. CONTRACTOR SHOULD PLAN RUNS TO BUILDING SITES SUCH THAT NO SHARP BENDS WILL BE NECESSARY TO SERVE THE BUILDING.
5. INSTALL JETLINE PULL STRING WITH MINIMUM 200 LB TENSILE STRENGTH IN EACH CONDUIT.

SCALE: 3/4"=1'-0"

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	SECONDARY DITCH DETAIL	REVISED: 5-24-19 DES.: ILG APPR.: ____ DRAWN: RDR 2S 06/2019

7 E5.01 MTEMC SECONDARY DITCH

NTS



NOTES:

A. Where applicable, all electrical installations shall meet the current National Electric Code requirements.
B. Conduit risers shall be placed on pole such that no conflict exists between riser and foreign utilities.
C. Contact MTEMC personnel for location of meter base. Where applicable, place meter on building.
D. If Required a material charge as stated in MTEMC OB-102-N shall be paid before final approval.

INSTALLATION NOTES:

1. Developer shall purchase and install an MTEMC approved 24"x36"x18" deep secondary pull box as shown.
2. Customer shall extend conductor tails 18" minimum above the top of the pull box.
3. Developer shall purchase and install two 90° elbows with 24" radius between pull box and pole as shown.
4. Conduit size shall be one (1) 4" permanent and one (1) spare 4" schedule 80 PVC unless otherwise approved by MTEMC Engineering.
5. Developer shall provide a 4" spacer located between pole and riser conduit such as a 4x4 or a piece of 4" conduit so that MTEMC can install proper straps and position the riser conduit on the pole appropriately.
6. Contact MTEMC for ditch inspection at 1-877-886-8362 Service for approval of pull box and conduit installation. 24-hour notification is required.
7. MTEMC shall install the remaining sections of conduit riser, straps, conductor, and connectors inside the box after ditch inspection approval.
8. All elbows to be Schedule 80 PVC.

DATE	REVISION	BY
6-5-17	REVISED CONDUITS	ANL
3-4-16	GENERAL REVISIONS	KDO
2-22-12	NOTE REGARDING SCH 80 PVC ELBOWS	CBW
1-9-12	REMOVED NOTES FOR SMALLER CONDUCTOR	CBW
5-11-09	GENERAL REVISIONS	RDR

MTEMC

COMMERCIAL UNDERGROUND SECONDARY

SCALE: NONE	APPROVED	DATE MAY 9, 2000
PREPARED BY: KT	DRAWING NO. COM-7	SHEET 1
DRAWN BY: WHD		OF 1 SHEETS 06/2019
CHECKED BY:		

8 E5.01 MTEMC POLE RISER

NTS

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ELECTRICAL DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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0	JFS	BWL	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JFS	BWL	10-06-2022	100% CD DOT COMMENTS RESPONSE

E5.01

FILE NO.: 3596801

Discipline Sort: 1 E
Drawing: E5.01 ELECTRICAL DETAILS
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
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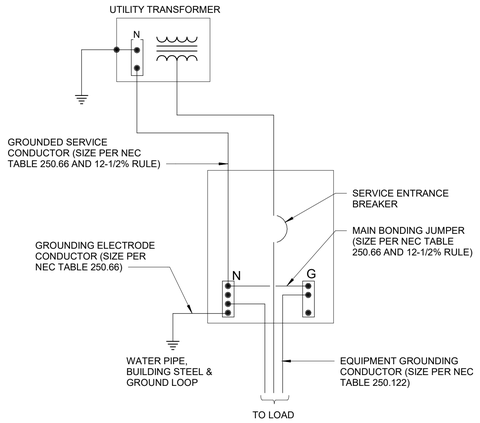
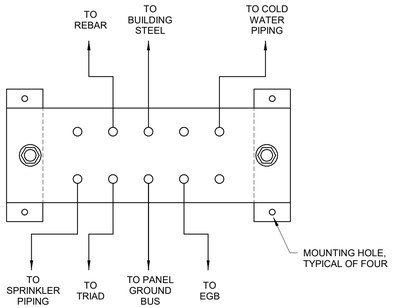


1 DETAIL - SERVICE ENTRANCE GROUNDING
E5.02

NTS



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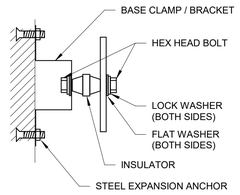
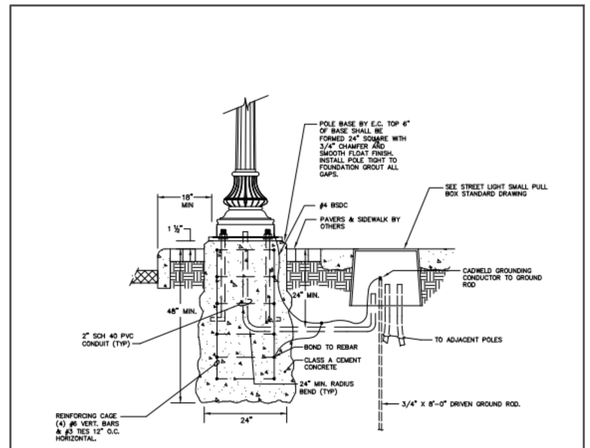


SECTION

GENERAL NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL.
2. PROVIDE 1 MOUNTING POINT PER 305mm (12") OF BAR LENGTH.
3. HOLES MAY BE ADDED IF REQUIRED.



NOTES:

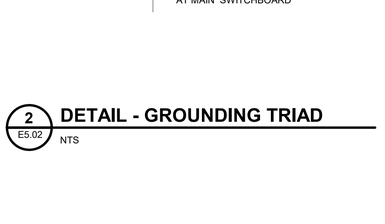
1. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREET.
2. PROVIDE POLE LENGTH REQUIRED BY SOIL CONDITIONS AND POLE / LUMINAIRE (INCLUDING WIND LOADING.)
3. WHERE REQUIRED BY SITE CONDITIONS, PROVIDE SPREAD--TYPE FOOTING.
4. FOUNDITIONS SHALL BE DESIGNED BY LICENSED ENGINEER

N.T.S

HISTORIC FRANKLIN TENNESSEE	STREETSCAPE LIGHT POLE BASE DETAIL		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DATE: 1/1/2020	L-4
NOT TO SCALE			

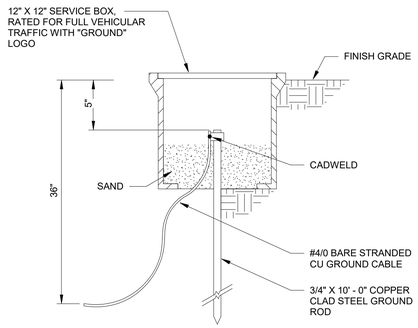
7 DETAIL - STREET LIGHT POLE BASE
E5.02

NTS



2 DETAIL - GROUNDING TRIAD
E5.02

NTS



3 DETAIL - GROUND TEST WELL
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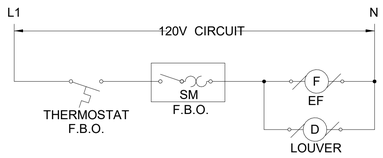
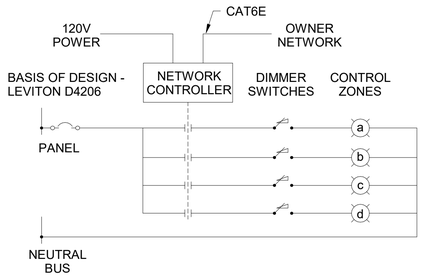
NTS



5 FAN & LOUVER SCHEMATIC
E5.02

NTS



6 NETWORK LIGHTING CONTROL
E5.02

NTS

4 DETAIL - MAIN GROUND BAR
E5.02

NTS

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ELECTRICAL DETAILS

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1	JFS	BWL	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET

E5.02

FILE NO.: 3596801

Discipline Sort 14.7
Discipline ELECTRICAL DETAILS
Drawing E5.02
File BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
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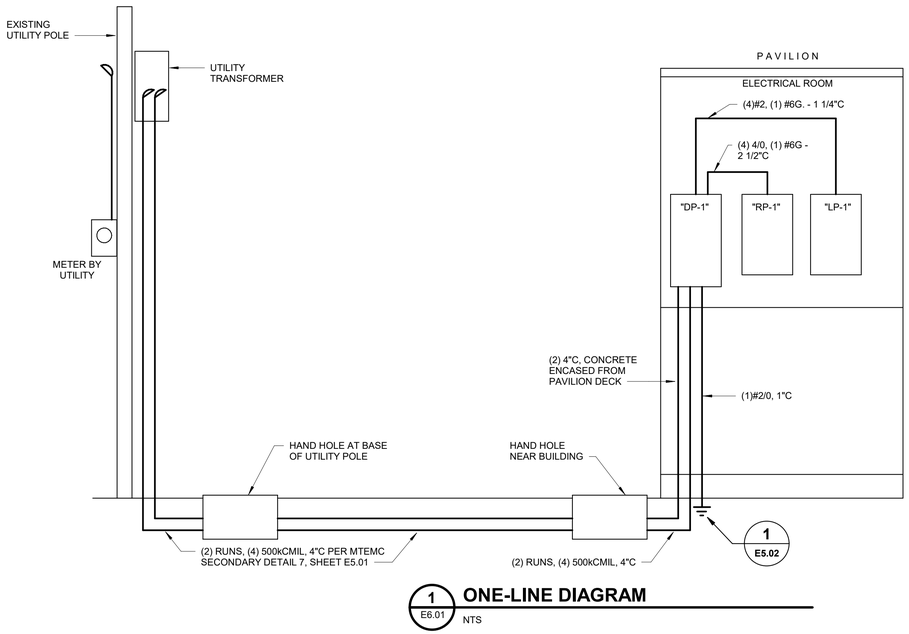
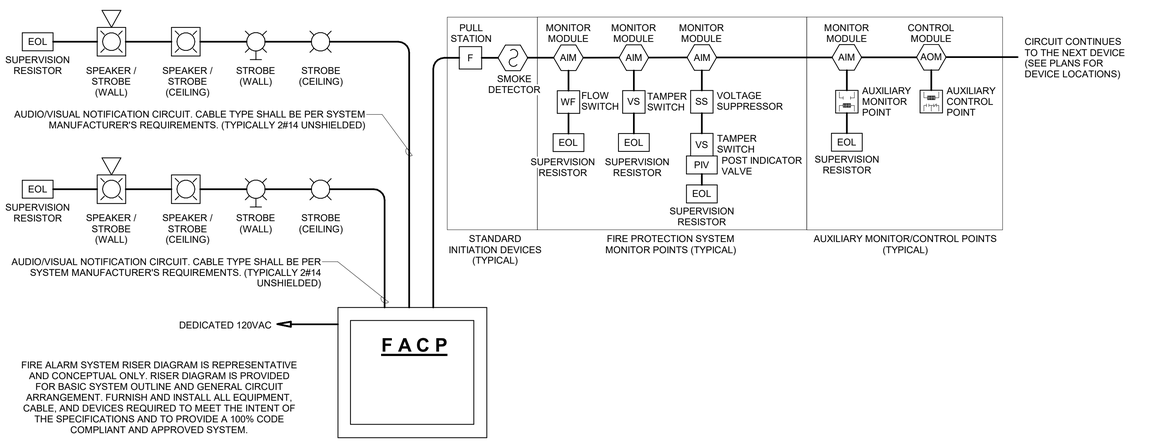


1 E6.01 **ONE-LINE DIAGRAM**

NTS



2 E6.01 **FIRE ALARM RISER DIAGRAM**

NTS

FIRE ALARM SYSTEM (FAS) GENERAL NOTES:

A. REFER TO SHEET E0.01 FOR SYMBOL SCHEDULE AND GENERAL NOTES.

B. INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH ALL PERTINENT CODES, REGULATIONS, RULES, AND LAWS OF THE AUTHORITY, AND LOCAL JURISDICTION, AS WELL AS PER PLANS AND SPECIFICATIONS.

C. THE CONTRACTOR SHALL FURNISH ALL LABOR, SERVICES AND MATERIALS NECESSARY TO INSTALL A COMPLETE, AND FUNCTIONAL FIRE ALARM SYSTEM AND BE LICENSED IN THE JURISDICTION FOR FIRE ALARM SYSTEM INSTALLATION. PROVIDE NICET LEVEL TWO MINIMUM CERTIFICATION FOR SUPERVISORS OF INSTALLATION TEAMS AND COMMISSIONING TECHNICIANS. THE CONTRACTOR SHALL HAVE SUCCESSFULLY INSTALLED A SIMILAR FIRE DETECTION SYSTEM AND SIGNALING CONTROL COMPONENTS ON A PREVIOUS PROJECT OF COMPARABLE SIZE AND COMPLEXITY.

D. EACH AUTOMATIC OR MANUAL INITIATING DEVICE SHALL BE A SINGLE ADDRESSABLE POINT.

E. MONITORING OF ALL FIRE PUMP CONTROLLERS, POST INDICATOR VALVES, SECTIONAL CONTROL VALVES, SPRINKLER FLOW SWITCHES, AND SPRINKLER VALVE TAMPER SWITCHES SHALL BE PROVIDED. PROVIDE EXTERIOR NOTIFICATION APPLIANCES AT THE LOCATION OF ALL SUPPRESSION SYSTEM RISERS. CLOSE COORDINATION WITH THE SPRINKLER SYSTEM DESIGN DOCUMENTS AND THE SPRINKLER SYSTEM CONTRACTOR IS REQUIRED.

F. INCOMING 120VAC 60HZ POWER TO FIRE ALARM PANELS SHALL BE DEDICATED AND EQUIPPED WITH ADDITIONAL SURGE SUPPRESSION SEPARATE FROM THE FIRE ALARM PANEL. PROVIDE A LOCKING BREAKER FOR ALL 120VAC POWER FEEDS TO FIRE ALARM EQUIPMENT AND LABEL IN RED TEXT AS "FIRE ALARM SYSTEM".

G. ALL STROBES SHALL FLASH IN SYNCHRONIZATION. ALL WALL MOUNTED STROBES SHALL BE PLACED 80" TO 96" A.F.F. FROM THE BOTTOM OF THE LENS .

H. LOCATE SMOKE DETECTORS AND HEAT DETECTORS SO AS TO BE ACCESSIBLE FOR TESTING AND MAINTENANCE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

I. PROVIDE FOR 20% EXPANSION ON ALL ADDRESSABLE LOOPS, VISUAL CIRCUITS, AUDIBLE CIRCUITS, POWER SUPPLIES, AMPLIFIERS, BATTERIES, AND INTERNAL PANEL EXPANSION .

J. PROVIDE AND INSTALL THE REQUIRED INPUT AND OUTPUT CONNECTIONS TO ANCILLARY SYSTEMS. THIS INCLUDES BUT IS NOT LIMITED TO SHUTTING OFF ANY / ALL SOUND MAKING SYSTEMS, PAGING SYSTEMS AND BACKGROUND MUSIC SYSTEMS IN THE EVENT OF AN ALARM CONDITION .

K. ALL EXTERIOR UNDERGROUND WIRING WILL BE RATED AND LISTED FOR OUTDOOR USE AND BE CAPABLE OF BEING SUBMERGED UNDER WATER, SURGE PROTECTION SHALL BE INSTALLED AT EACH END OF ALL EXTERIOR MONITORED DEVICES.

L. ALL FIRE ALARM CABLE WILL BE FIRE ALARM LISTED FOR INTENDED USE AND SHALL HAVE ITS LISTING ON THE OUTER JACKET. ALL FIRE ALARM CABLE SHALL HAVE AN OUTER JACKET THAT IS RED IN COLOR. THIS INCLUDES ALL CABLING USED FOR ANY FIRE ALARM DEVICE(S) INCLUDING PIV'S, SCV'S, FLOW SWITCHES, OR ANY OTHER MONITORED POINT CONNECTED TO THE FIRE ALARM SYSTEM. ALL FIRE ALARM CABLE SHALL BE INSTALLED IN CONDUIT FROM DEVICE UP TO THE CEILING SPACE INCLUDING IN WALL INSTALLATIONS.

M. PROVIDE CONDUCTORS POWER SUPPLIES AND WIRE GAUGE NECESSARY TO SUPPLY EACH STROBE WITH 110cd PER DEVICE.

N. PROVIDE MINIMUM 15db ABOVE AMBIENT FIRE ALARM AUDIBLE NOTIFICATION SIGNAL FOR ALL AREAS.

O. PROVIDE AND INSTALL A FIRE ALARM MANUAL PULL STATION WITH 5'-0" OF EVERY EGRESS DOOR.

P. PROVIDED SUFFICIENT EMERGENCY BATTERY BACKUP TO PROVIDE ALL FIRE ALARM EQUIPMENT 24 HOURS OF STAND BY POWER FOLLOWED BY 5 MINUTES OF ALARM.

Q. SMOKE AND HEAT DETECTORS SHALL BE NO CLOSER THAN 3'-0" FROM ANY HVAC DIFFUSER OR RETURN AIR GRILL.

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BRIAN WILLIAM LANDRY REGISTERED ENGINEER AGRICULTURE COMMERCE No. 119571 STATE OF TENNESSEE

ELECTRICAL ONE-LINE SCHEDULES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
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SHEET

E6.01

FILE NO.: 3596801

Discipline Sort: 14 E
Drawing: E6.01 - ELECTRICAL ONE-LINE SCHEDULES
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
Plot Date: 9/30/2022 3:48:17 PM

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RP-1

Service: 120/208 Wye , 3 ϕ , 4 W
Location: ELECTRICAL 101

Supply From: DP-1

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	Drop Cord Receptacle	20 A	1	0.5	0.5					1	20 A	Drop Cord Receptacle	2
3	Drop Cord Receptacle	20 A	1			0.5	0.5			1	20 A	Drop Cord Receptacle	4
5	Drop Cord Receptacle	20 A	1					0.5	0.5	1	20 A	Drop Cord Receptacle	6
7	Drop Cord Receptacle	20 A	1	0.4	0.5					1	20 A	Drop Cord Receptacle	8
9	Drop Cord Receptacle	20 A	1			0.5	0.5			1	20 A	Drop Cord Receptacle	10
11	Drop Cord Receptacle	20 A	1					0.5	0.4	1	20 A	Drop Cord Receptacle	12
13	Receptacles, Riser Rm. & Elec. Rm.	20 A	1	0.4	0.4					1	20 A	Drop Cord Receptacle	14
15	Water Boxes Frost Heaters	20 A	1			0.5	0.4			1	20 A	I T Receptacle	16
17	P A System Cabinet	20 A	1					0.5	0.6	2	20 A	HVLS Fan F-1	18
19	Exhaust Fan EF-2 & L2	20 A	1	0.2	0.6								20
21	Exhaust Fan EF-1 & L1	20 A	1			0.2	0.6			2	20 A	HVLS Fan F-2	22
23	Heat Trace	25 A	2					0.3	0.6				24
25				0.3	0.6					2	20 A	HVLS Fan F-3	26
27	Heat Trace	25 A	2			0.5	0.6						28
29								0.5	0	1	20 A	Spare	30
31	HVLS Fan F-4	20 A	2	0.6	0					1	20 A	Spare	32
33						0.6	0			1	20 A	Spare	34
35	HVLS Fan F-5	20 A	2					0.6	0	1	20 A	Spare	36
37				0.6	0.7					1	20 A	Receptacle Pedestal - Portable Rest Room	38
39	HVLS Fan F-6	20 A	2			0.6	0.7			1	20 A	Receptacle Pedestal - Portable Rest Room	40
41								0.6					42
			Total Load:	6.3 kVA		7 kVA		6 kVA					
			Total Amps:	53 A		58 A		48 A					

Load Classification	Connected Load	Estimated Demand	Panel Totals	
Motor	7848 VA	8160 VA		
Receptacle	6840 VA	6840 VA	**Total Conn. Load:**	19 kVA
Power	1500 VA	1500 VA	**Total Est. Demand:**	19 kVA
Miscellaneous	1000 VA	1000 VA	**Total Conn.:**	52 A
			Total Est. Demand:	53 A

ENCLOSURE DATA
Mounting: SURFACE
Feeds: TOP
MCB Frame: MLO
MCB Trip: MLO
Enclosure: NEMA 12

BUS DATA
Bus Material: COPPER
Bus Rating: 225 AMPS
Fault Rating: 10kAIC
Neutral Bus: Included
Ground Bus: Included

Remarks and Accessories:

DP-1

Service: 120/208 Wye,3 ϕ,4 W
Location: ELECTRICAL 101

Supply From:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	LOAD PHASE A	PHASE B	PHA...	Remarks
1	LP-1	3	100 A	100 A	3.4 kVA	3.2 kVA	2.7 kVA	
2	RP-1	3	225 A	200 A	6.3 kVA	6.8 kVA	5.7 kVA	
3	EUH-2	3	100 A	20 A	1.7 kVA	1.7 kVA	1.7 kVA	
4	EUH-3	3	100 A	20 A	1.0 kVA	1.0 kVA	1.0 kVA	
5	EUH-1	3	100 A	20 A	1.0 kVA	1.0 kVA	1.0 kVA	
6	Stage Power Cord Drop	2	100 A	50 A	5.5 kVA	5.5 kVA		
7	Stage Power Cord Drop	2	100 A	50 A	5.5 kVA	5.5 kVA		
8								
9								
10								
11								
12								
				Total Conn. Load:	24.3 kVA	24.7 kVA	12.1 kVA	
				Total Amps:	218 A	222 A	101 A	

Load Classification	Connected Load	Estimated Demand	Panel Totals	
Heating	11000 VA	11000 VA		
Lighting	6968 VA	8710 VA	**Total Conn. Load:**	61.2 kVA
Lighting - Exterior	2478 VA	3098 VA	**Total Est. Demand:**	63.8 kVA
Miscellaneous	23000 VA	23000 VA	**Total Conn.:**	170 A
Motor	7848 VA	8160 VA	**Total Est. Demand:**	177 A
Power	1500 VA	1500 VA		
Receptacle	6840 VA	6840 VA		

ENCLOSURE DATA:
Mounting: SURFACE
Feeds: BOTTOM
MCB Frame: 600 A
MCB Trip: 600 A
Enclosure: NEMA 12

BUS DATA
Bus Material: COPPER
Bus Rating: 600 AMPS
Fault Rating: 42kAIC
Neutral Bus: Included
Ground Bus: Included

Remarks and Accessories:
PROVIDE SERVICE ENTRANCE LABEL

LP-1

Service: 120/208 Wye , 3 ϕ , 4 W
Location: ELECTRICAL 101

Supply From: DP-1

CKT	Circuit Description	Trip	Poles	A (kVA)		B (kVA)		C (kVA)		Poles	Trip	Circuit Description	CKT
1	Lighting - Exterior	20 A	2	0.3	0					--	--	Space	2
3						0.3	0			--	--	Space	4
5									0	--	--	Future Phase 2 Lighting	6
7					0					--	--	Future Phase 2 Lighting	8
9	Spare	20 A	1			0	0			--	--	Space	10
11	Flood Lighting	20 A	2					0.4	0.7	2	20 A	Lighting - Exterior	12
13				0.4	0.7								14
15	Spare	20 A	1			0	0			--	--	Space	16
17	Lighting - Exterior	20 A	2					0.2	0	--	--	Space	18
19				0.2	0					--	--	Space	20
21	Future Phase 2 Lighting	--	--			0	0.5			1	20 A	Lighting - Zone a	22
23	Future Phase 2 Lighting	--	--					0	0.5	1	20 A	Lighting - Zone b	24
25	Accent Lighting	20 A	1	0.1	0.5					1	20 A	Lighting - Zone c	26
27	Accent Lighting	20 A	1			0.1	0.5			1	20 A	Lighting - Zone d	28
29	Accent Lighting	20 A	1					0.2	0.1	1	20 A	Lighting - Zone e	30
31	Accent Lighting	20 A	1	0.1	0.5					1	20 A	Lighting - Zone f	32
33	Lighting - Elec. Rm., Riser Rm.	20 A	1			0.9	0.8			1	20 A	Lighting - Zone g	34
35	Spare	20 A	1					0	0.5	1	20 A	Lighting - Zone h	36
37	Spare	20 A	1	0	0.5					1	20 A	Lighting - Zone i	38
39	Spare	20 A	1			0	0.1			1	20 A	Exit Signs	40
41	Spare	20 A	1					0	0	1	20 A	Spare	42
			Total Load:	3.4 kVA		3 kVA		3 kVA					
			Total Amps:	29 A		27 A		23 A					

Load Classification	Connected Load	Estimated Demand	Panel Totals	
Lighting - Exterior	2478 VA	3098 VA		
Lighting	6968 VA	8710 VA	**Total Conn. Load:**	9 kVA
			Total Est. Demand:	12 kVA
			Total Conn.:	26 A
			Total Est. Demand:	32 A

ENCLOSURE DATA
Mounting: SURFACE
Feeds: TOP
MCB Frame: MLO
MCB Trip: MLO
Enclosure: NEMA 1

BUS DATA
Bus Material: COPPER
Bus Rating: 100 AMPS
Fault Rating: 10kAIC
Neutral Bus: Included
Ground Bus: Included

Remarks and Accessories:
PROVIDE A (18) POLE MECHANICALLY HELD CONTACTOR IN PANEL FOR CONTROL OF EXTERIOR LIGHTING. CONNECT CONTACTOR CONTROL VIA PHOTOCELL.

PROVIDE LOCK-ON DEVICE ON CIRCUIT 40.

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	MODEL NUMBER	Barge LTG Description	MOUNTING	LAMPS	VOLTAGE	REMARKS (DESCRIPTION/ACCESSORIES)
A	GOTHAM	ICO4WTRC 35/10 AR LD 30D 120 GZ10 JBX DN 90CRI DDBT	COLUMN MOUNT LED ACCENT LUMINAIRE	SURFACE	9.8 W, 1062 LUMENS	MVOLT	MOUNT TO COLUMN
B	HESS	VC800-70-M-MT-A-16S-S-SG	HARDSCAPE BOLLARD LUMINAIRE	CONCRETE BASE	37W, 1634 LUMENS	MVOLT	MOUNT PER MANUFACTURER'S RECOMMENDATIONS
C1	LITHONIA	CSS-L48-4000LM-120-35K-80CRI	LED CHANNEL LUMINAIRE	SURFACE	W, LUMENS	MVOLT	LED STRIP LUMINAIRE
E	LITHONIA	ELM2-LED HO	LED EMERGENCY EGRESS LUMINAIRE	WALL	WHITE LED	MVOLT	PROVIDE WITH BATTERY PACK
F1	HOLOPHANE	PSLED-P4-30K-208-KM-BZSDP-20kV-NL-06-23	TENON-MOUNT LED FLOOD	SURFACE	123W, 15451 LUMENS	MVOLT	PROVIDE PSLEDUBV-BZSDP VISOR
G	HYDREL	M97710-B-LED-P2-35K-MVOLT-MFL-FLC-34B-STR-LDIM-BZ	IN-GRADE LED UPLIGHT	IN-GRADE, FLUSH	7.2W	MVOLT	IP68 RATED, IN-GROUND RECESSING SLEEVE
HB	HOLOPHANE	PHG-12L-35K-80CRI-AS-P-H-MGG-PF 129	LED PENDANT	PENDANT	131W, 18,103 LUMENS	MVOLT	MOUNT 14' AFF
HE	HOLOPHANE	PHG-12L-35K-80CRI-AS-P-H-MGG-PF 129	LED PENDANT	PENDANT	131W, 18,103 LUMENS	MVOLT	MOUNT 14' AFF, PROVIDE BATTERY BACK
P1	HOLOPHANE	MGLEDM-P2-30K-MVOLT-FT-UN-AO	LED AREA LUMINAIRE	POLE	153W, 19621 LUMENS	MVOLT	SINGLE LED LUMINAIRE, TYPE IV, BRONZE FINISH ON POLE SSS-4-A-30-S-F-C-1-X-G
P2	HOLOPHANE	MGLEDM-P2-30K-MVOLT-MG-UN-AO	LED AREA LUMINAIRE	POLE	52W, 7413 LUMENS	MVOLT	SINGLE LED LUMINAIRE, TYPE II, BRONZE FINISH ON POLE SSS-4-A-30-S-F-C-1-X-G
P3	HOLOPHANE	(2) MGLEDM-P1-30K-MVOLT-NR-UN-AO	LED AREA LUMINAIRE	POLE	(2) 52W, 7413 LUMENS	MVOLT	TWO-HEAD LED LUMINAIRE, TYPE IV, BRONZE FINISH ON POLE SSS-4-A-30-S-F-C-1-X-G
S	HOLOPHANE	WSE2-P30-40K-AS-CMC-3-CMC-3-AO	DECORATIVE POLE W/POST TOP LED LUMINAIRE	POST TOP	60W, 7281 LUMENS	MVOLT	POLE, WDA-14FT-J19P07RP99-PO24-PROVS-BAD30H4RP99P024EBBRP99P024FGIUSSRP99P024RFD214670
T	LITHONIA	TWR1-LED-ALO-MVOLT-DDBTXD	LED WALLPACK	SURFACE	14W, 1100 LUMENS	MVOLT	MOUNT 6'-6" ABOVE LANDING
X1	LITHONIA	LHQM-LED-G-HO	ILLUMINATED EXIT SIGN, EDGE LIT	WALL / PENDANT	GREEN LED	MVOLT	SINGLE FACED EXIT SIGN
X2	LITHONIA	LHQM-LED-G-HO	ILLUMINATED EXIT SIGN, EDGE LIT	WALL / PENDANT	GREEN LED	MVOLT	SINGLE FACED EXIT SIGN

EQUIPMENT CONNECTION SCHEDULE

EQPT ID	DESCRIPTION	LOCATION	SOURCE	VOLT/PH	kW	HP	FLA	CIRCUIT	DISC (NOTE #)	STARTER (NOTE #)	ADD. NOTES
EUH-1	UNIT HEATER	ELECTRICAL ROOM	DP-1:13	208/3	3.0		8.3	3/4": (3) #10, (1) #10G	1		
EUH-2	UNIT HEATER	RISER ROOM	DP-1:9	208/3	5.0		13.8	3/4": (3) #10, (1) #10G	1		
EUH-3	UNIT HEATER	RISER ROOM (CHASE)	DP-1:11	208/3	3.0		8.3	3/4": (3) #10, (1) #10G	1		
EF-1	EXHAUST FAN & LOUVER L-1	ELECTRICAL ROOM	RP-1:21	120/1		1/15	2.8	3/4": (2) #10, (1) #10G	2		3
EF-2	EXHAUST FAN & LOUVER L-2	RISER ROOM	RP-1:19	120/1		1/15	2.8	3/4": (2) #10, (1) #10G	2		3
F-1	HVLS FAN	OPEN AREA OF PAVILION	RP-1:18	208/1		1	10	3/4": (2) #10, (1) #10G	4		
F-2	HVLS FAN	OPEN AREA OF PAVILION	RP-1:22	208/1		1	10	3/4": (2) #10, (1) #10G	4		
F-3	HVLS FAN	OPEN AREA OF PAVILION	RP-1:26	208/1		1	10	3/4": (2) #10, (1) #10G	4		
F-4	HVLS FAN	OPEN AREA OF PAVILION	RP-1:31	208/1		1	10	3/4": (2) #10, (1) #10G	4		
F-5	HVLS FAN	OPEN AREA OF PAVILION	RP-1:35	208/1		1	10	3/4": (2) #10, (1) #10G	4		
F-6	HVLS FAN	OPEN AREA OF PAVILION	RP-1:39	208/1		1	10	3/4": (2) #10, (1) #10G	4		
HT-1	HEAT TRACE	RISER ROOM	RP-1:23	208/1			21	3/4": (2) #10, (1) #10G			
HT-2	HEAT TRACE	RISER ROOM	RP-1:27	208/1			21	3/4": (2) #10, (1) #10G			

NOTES:

1. PROVIDE 240V, NEMA 1, 30A, 3 POLE HEAVY-DUTY DISCONNECT SWITCH WITH FUSING AS REQUIRED FOR LOAD.
2. PROVIDE MANUAL MOTOR STARTER W/ OVERLOADS.
3. PROVIDE CONNECTION FOR SIMULTANEOUS OPERATION OF ASSOCIATED LOUVER.
4. PROVIDE 240V, NEMA 3R, 30A, 2 POLE HEAVY-DUTY DISCONNECT SWITCH WITH FUSING AS REQUIRED FOR LOAD.

Discipline Sort: 14.8
Drawing: E6.02, ELECTRICAL SCHEDULES
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_E_V20.rvt
Time / Date: 9/30/2022 5:46:30 PM

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572



ELECTRICAL SCHEDULES

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR	CHK	DATE:	DESCRIPTION:
	JFS	BWL	08-28-2020	DESIGN DEVELOPMENT SUBMITTAL
	JFS	BWL	09-08-2020	100% CD SUBMITTAL
0	JFS	BWL	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	JFS	BWL	10-06-2022	100% CD DRT COMMENTS RESPONSE

SHEET:
E6.02
FILE NO.: 3596801

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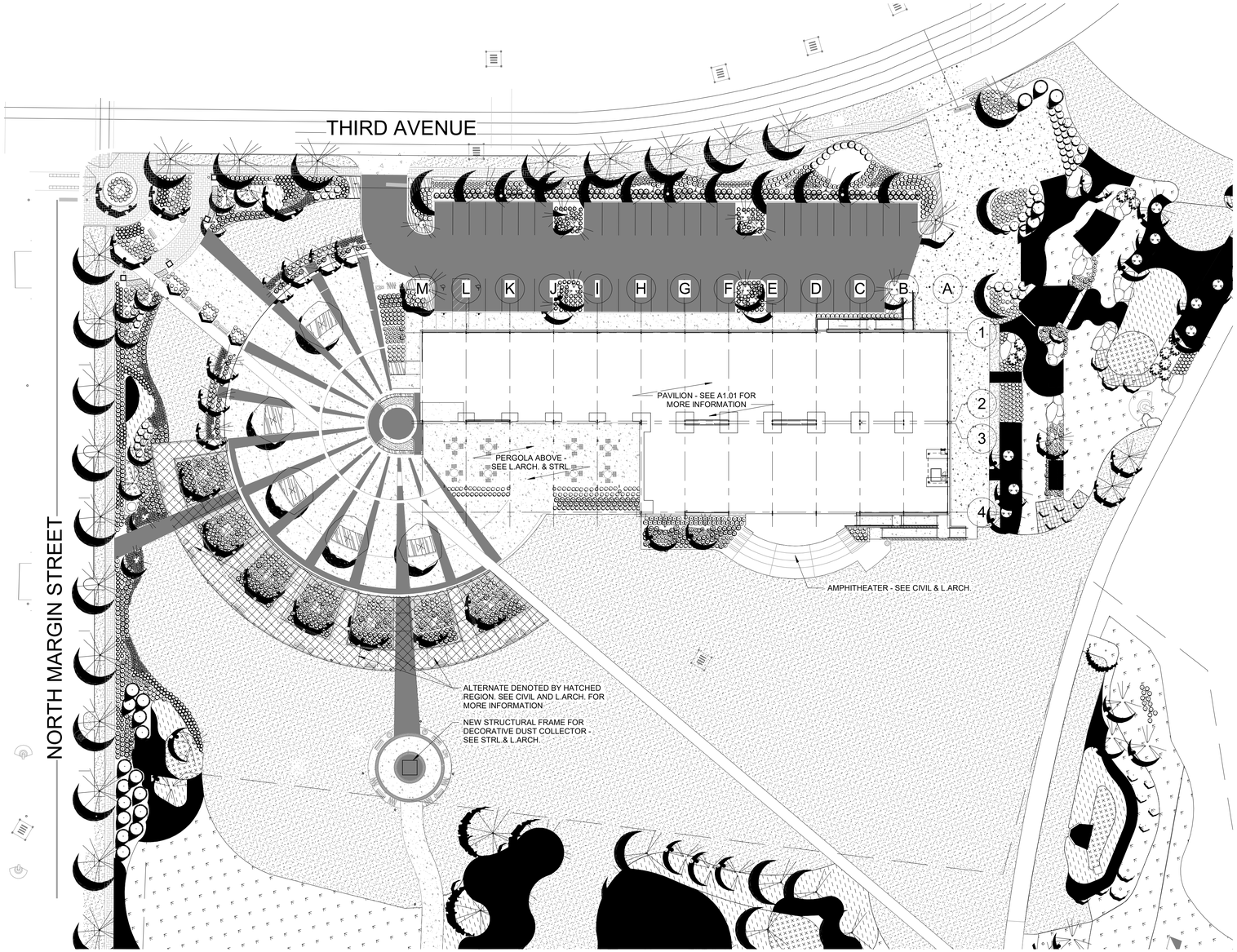
GENERAL PLAN NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. RAIN CURTAIN EXTENTS TO BE VERIFIED IN FIELD. RAIN CURTAIN PROVIDED BY OTHERS. SEE STRUCTURAL FOR CABLE SYSTEM FOR RAIN CURTAIN ATTACHMENT. REFER TO PLAN FOR RAIN CURTAIN LOCATIONS.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. SEE SHEET A3.02 FOR WALL TYPES.
J. PROVIDE GUARDRAILS AT ALL CROSS BRACING LOCATIONS AS INDICATED ON PLAN.
K. NOTE THAT PAVILION IS OPEN TO THE EXTERIOR AND HAS NO WALLS AROUND THE PERIMETER WITH THE EXCEPTION OF THE ELECTRICAL ROOM / RISER ROOM.



N
PLAN NORTH

1 / A1.00 **SITE PLAN**
SCALE: 1/32" = 1'-0"

BARGE DESIGN SOLUTIONS
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Phone: 615.254.1000 / Fax:615.256.5977

JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. C0101535
STATE OF TENNESSEE

SITE PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR	CHK	DATE	DESCRIPTION
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	09/25/2020	100% CD SUBMITTAL WITH ADDND 1 & 2
1	KMM	JKO	09/28/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET

A1.00

FILE NO.: 3596801

Discipline Sort: 6.0
Drawing: A1.00 - SITE PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_A_V20.rvt
Time | Date: 9/9/2022 4:08:36 PM

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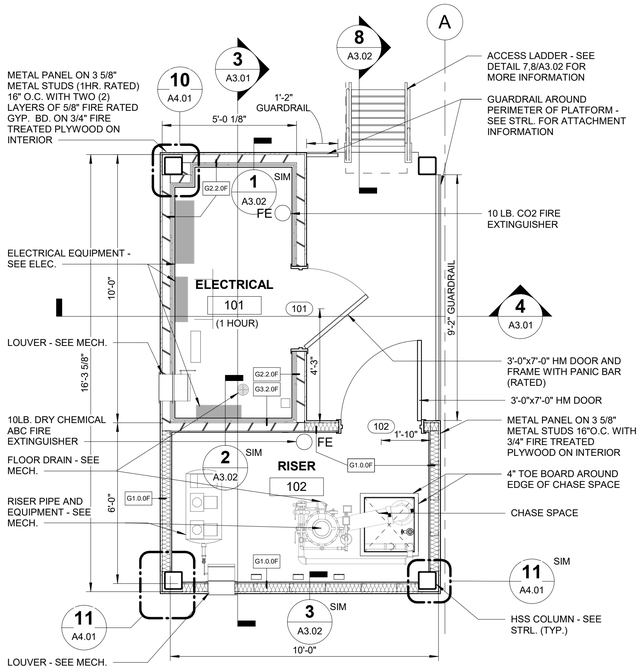
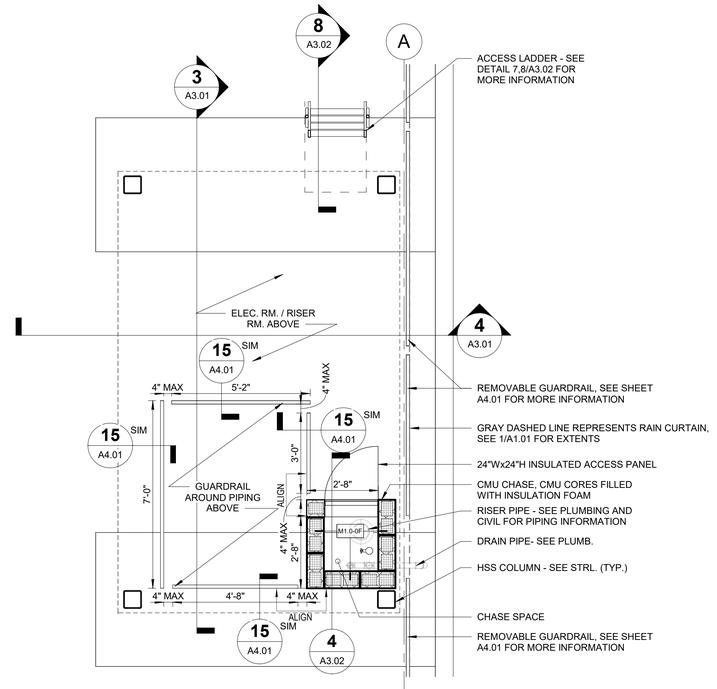


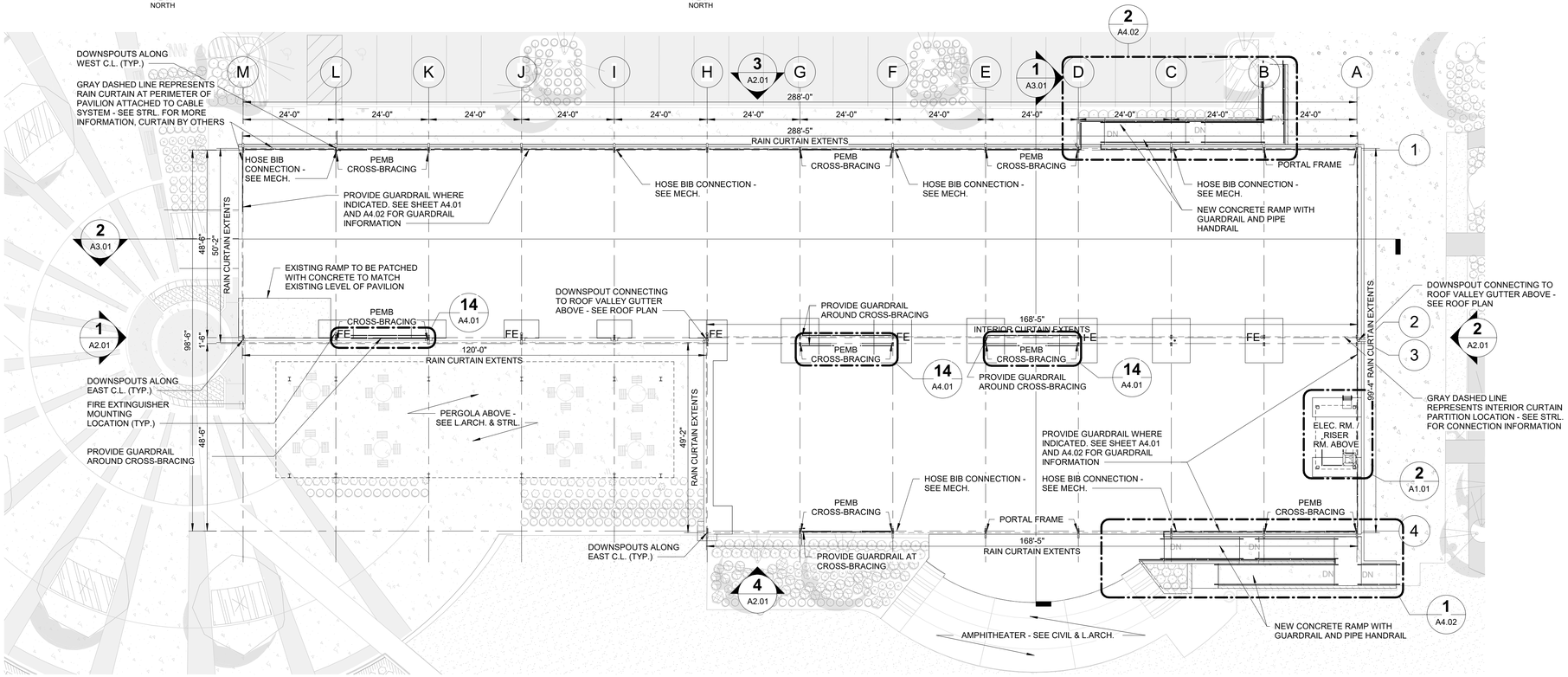
3 A1.01 ENLARGED PLAN AT ELEC. / RISER ROOM

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



2 A1.01 PAVILION PLAN ENLARGEMENT UNDER ELEC. / RISER ROOM

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



1 A1.01 PAVILION PLAN

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

GENERAL PLAN NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. RAIN CURTAIN EXTENTS TO BE VERIFIED IN FIELD. RAIN CURTAIN PROVIDED BY OTHERS. SEE STRUCTURAL FOR CABLE SYSTEM FOR RAIN CURTAIN ATTACHMENT. REFER TO PLAN FOR RAIN CURTAIN LOCATIONS.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. SEE SHEET A3.02 FOR WALL TYPES.
J. PROVIDE GUARDRAILS AT ALL CROSS BRACING LOCATIONS AS INDICATED ON PLAN.
K. NOTE THAT PAVILION IS OPEN TO THE EXTERIOR AND HAS NO WALLS AROUND THE PERIMETER WITH THE EXCEPTION OF THE ELECTRICAL ROOM / RISER ROOM.

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PAVILION PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION - DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	04/29/2022	100% CD SUBMITTAL WITH ARCHD. 1 & 2
1	KMM	JKO	08/26/2022	100% CD SUBMITTAL, REVISED
2	KMM	JKO	09/12/2022	DRT COMMENTS RESUBMITTAL
3	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:

A1.01

FILE NO.: 3596801

Discipline Sort: 0.3
Drawing: A1.01_PAVILION PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PLA_V20.rvt
Time / Date: 9/30/2022 4:05:51 PM

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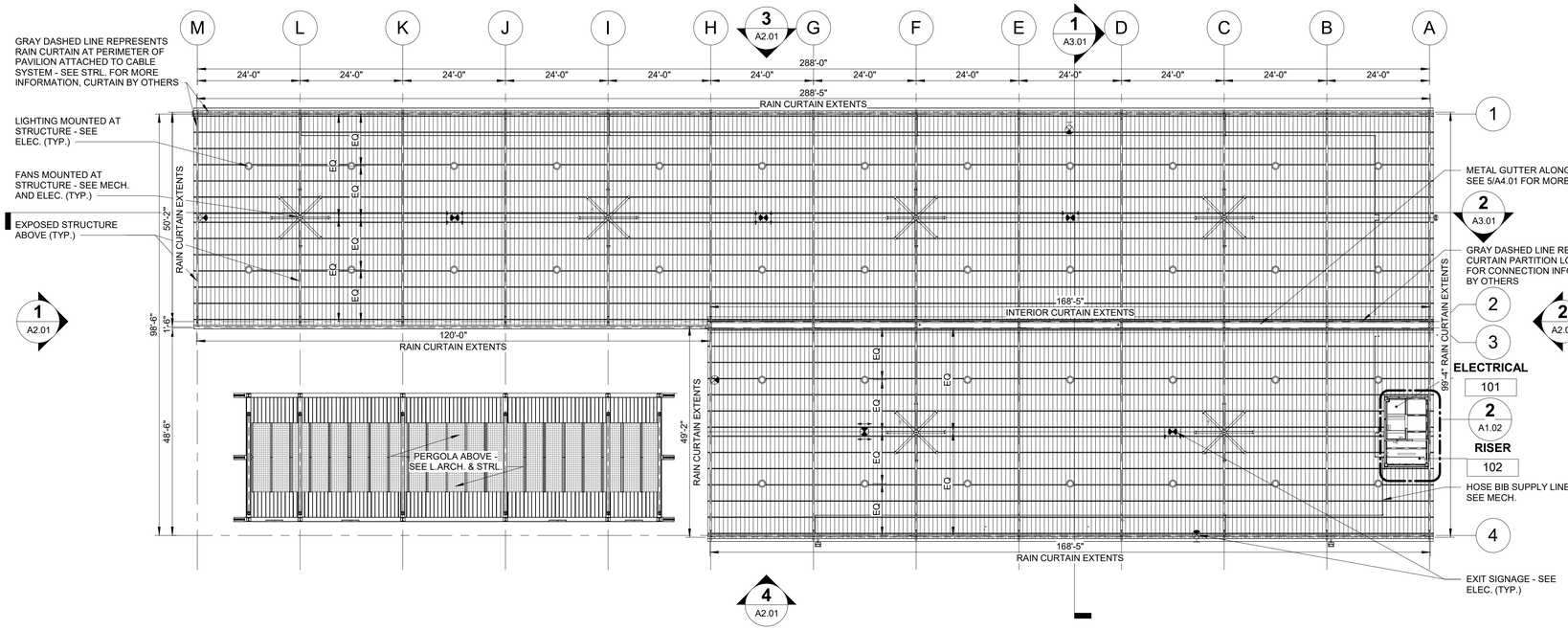
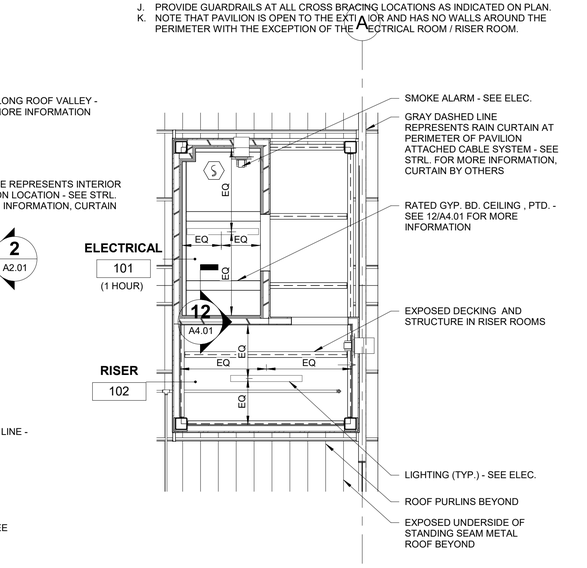
GENERAL PLAN NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. RAIN CURTAIN EXTENTS TO BE VERIFIED IN FIELD. RAIN CURTAIN PROVIDED BY OTHERS. SEE STRUCTURAL FOR CABLE SYSTEM FOR RAIN CURTAIN ATTACHMENT. REFER TO PLAN FOR RAIN CURTAIN LOCATIONS.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. SEE SHEET A3.02 FOR WALL TYPES.
J. PROVIDE GUARDRAILS AT ALL CROSS BRACING LOCATIONS AS INDICATED ON PLAN.
K. NOTE THAT PAVILION IS OPEN TO THE EXTERIOR AND HAS NO WALLS AROUND THE PERIMETER WITH THE EXCEPTION OF THE ELECTRICAL ROOM / RISER ROOM.



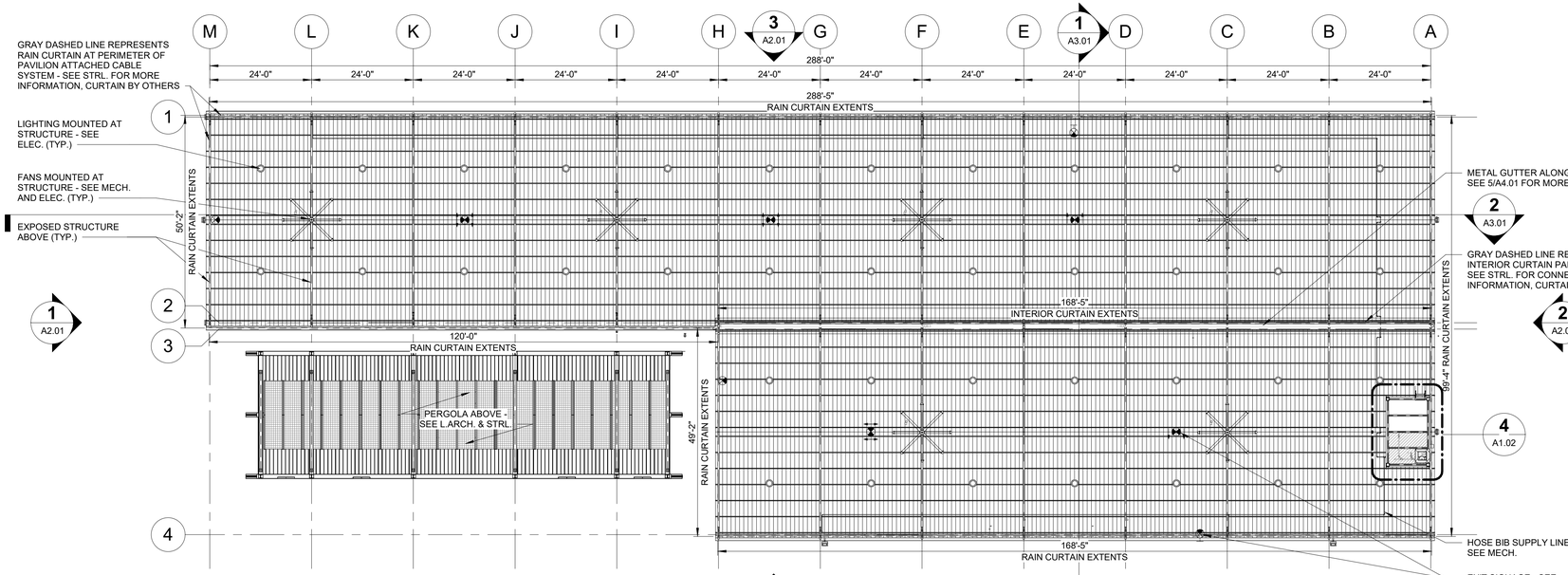
PAVILION RCP AT ELEC./RISER ROOM LEVEL

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



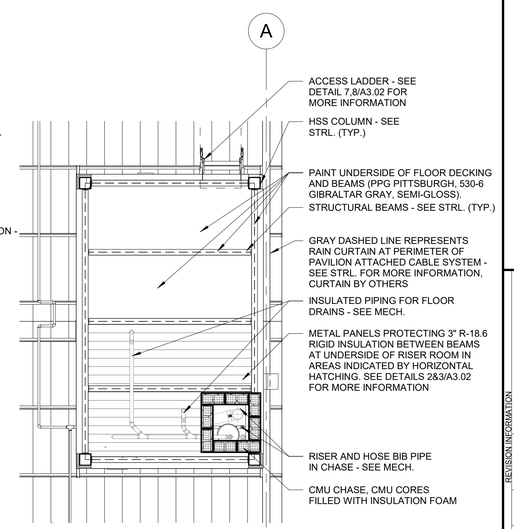
ENLARGED RCP AT ELEC. / RISER ROOM

SCALE: 1/4" = 1'-0"



PAVILION RCP AT T.O. SLAB

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



ENLARGED RCP UNDER ELEC. / RISER ROOM

SCALE: 1/4" = 1'-0"

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JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 0010539
STATE OF TENNESSEE

PAVILION REFLECTED CEILING PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION INFORMATION	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	10/26/2020	100% CD SUBMITTAL WITH ANSWS 1 & 2
1	KMM	JKO	10/28/2022	100% CD RFI COMMENTS RESPONSE

SHEET

A1.02

FILE NO.: 3596801

Discipline Sort: 0.3
Drawing: A1.02 - PAVILION REFLECTED CEILING PLAN
File: BM 360 /3596801 - Bicentennial Park/3596801_PLA_V20.rvt
Time / Date: 9/30/2022 4:05:19 PM

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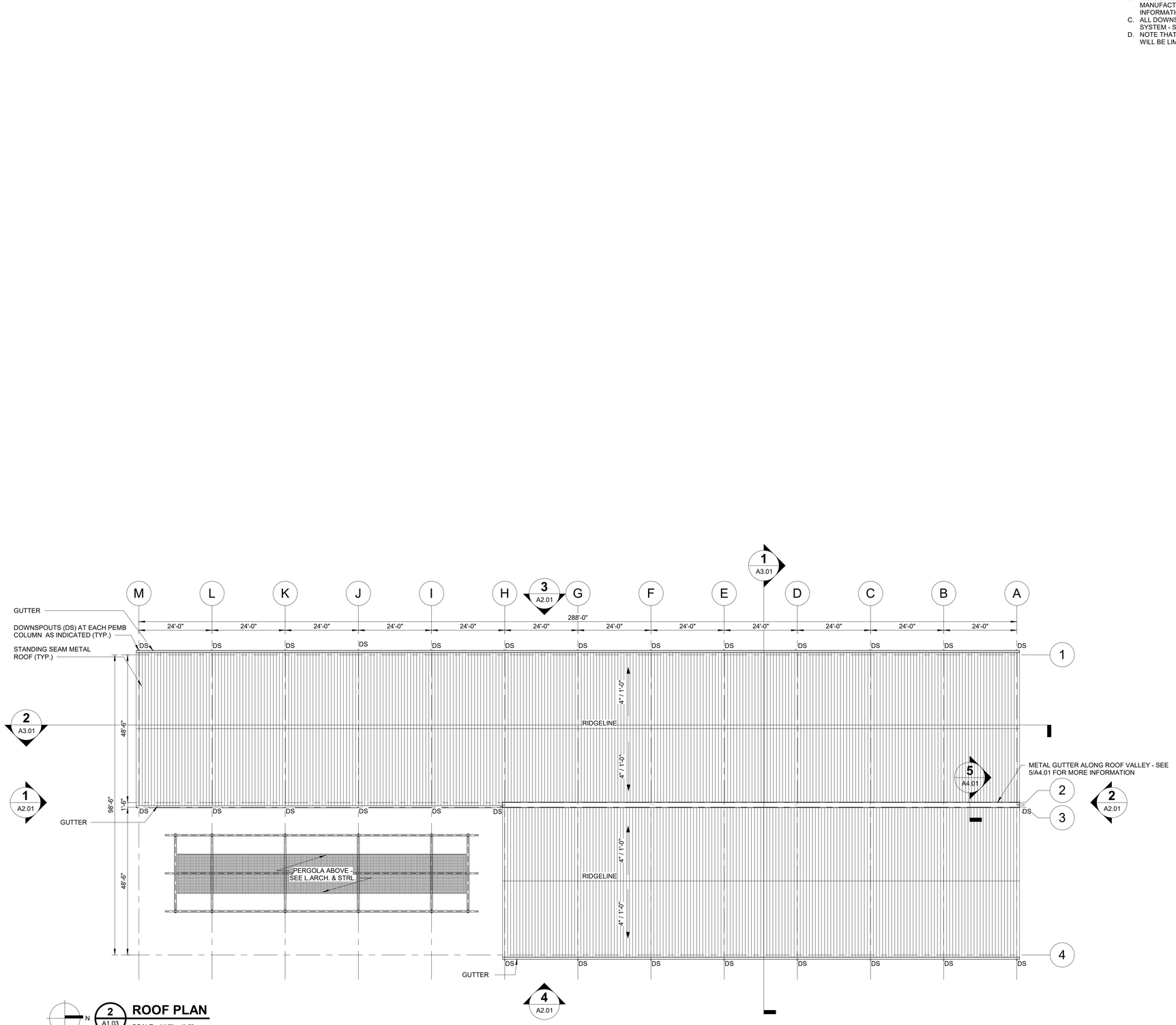
GENERAL ROOF PLAN NOTES

A. VERIFY ROOF PURLINS ARE LEVEL FOR STANDING SEAM ROOF TO PREVENT OIL-CANING.
B. ALL GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED AND SIZED BY PEMB MANUFACTURER. SEE METAL BUILDING SYSTEMS SPECIFICATION FOR MORE INFORMATION.
C. ALL DOWNSPOUTS SHALL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
D. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.



N
PLAN NORTH

2 A1.03 **ROOF PLAN**
SCALE: 1/16" = 1'-0"

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AGRICULTURE
COMMERCE
NO. 00101533
STATE OF TENNESSEE

ROOF PLAN

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DATE	REVISION INFORMATION DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	10/26/2022	100% CD SUBMITTAL WITH ADDENDUM 1 & 2
1	KMM	JKO	01/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:
A1.03
FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A1.03 - ROOF PLAN
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_A_V20.rvt
Time / Date: 9/9/2022 4:19:15 PM

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GENERAL ELEVATION NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
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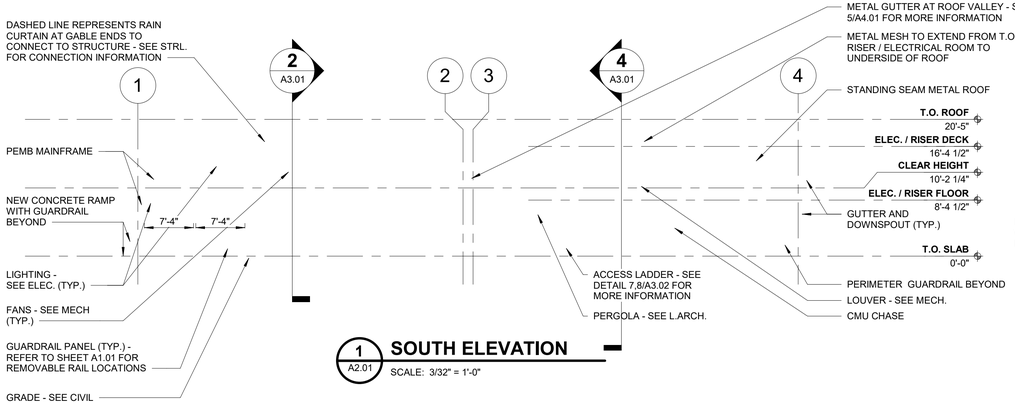
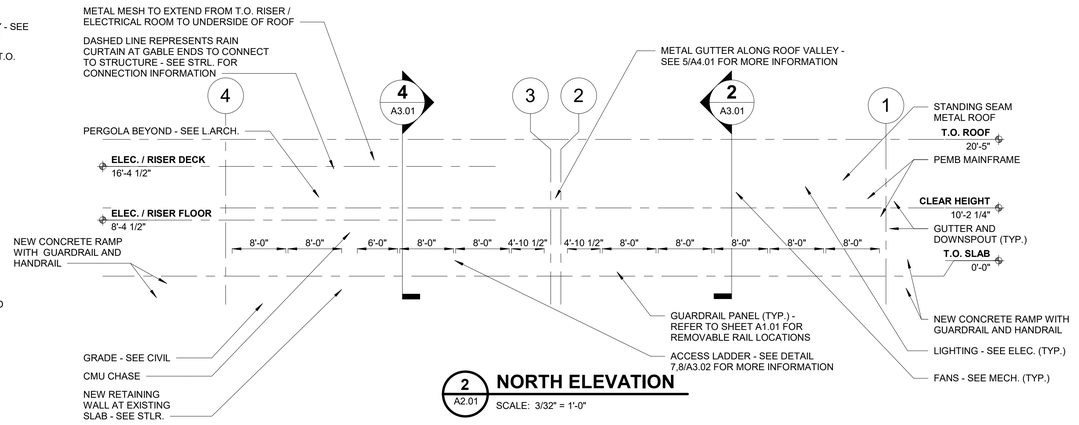
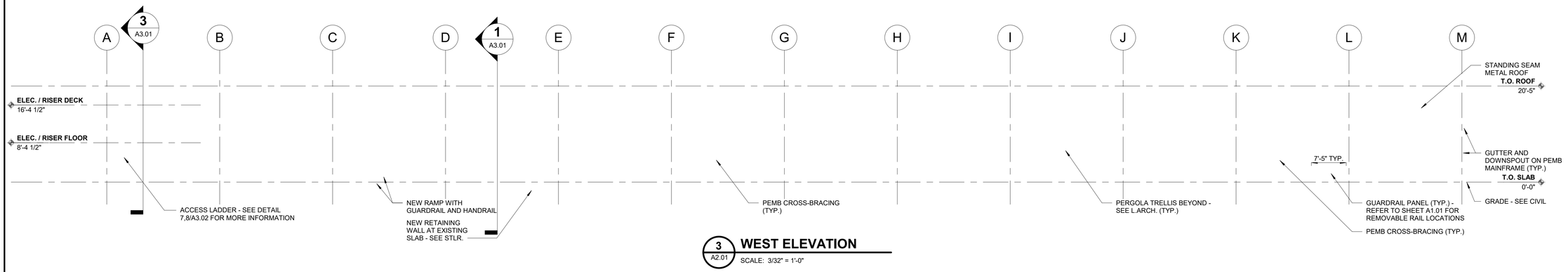
E. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
F. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.



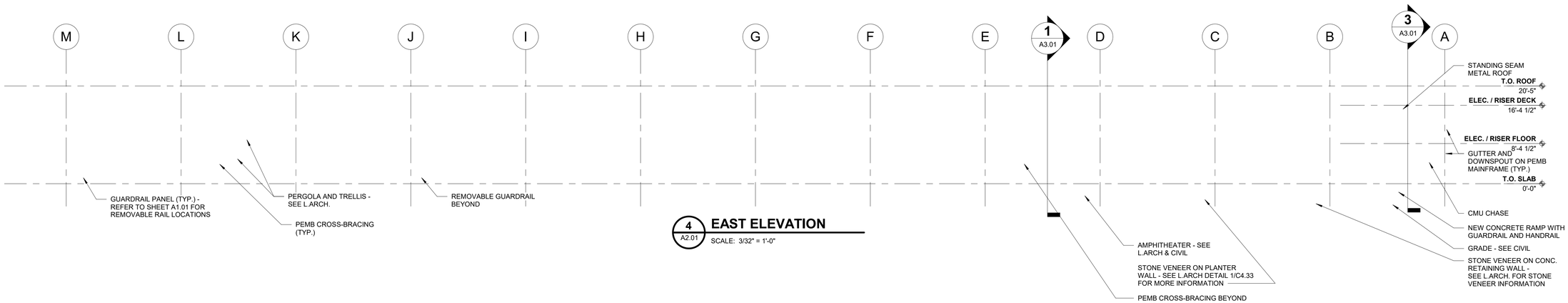
1 A2.01 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



2 A2.01 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



3 A2.01 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"



4 A2.01 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

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AGRICULTURE
COMMERCE
No. 0101539
STATE OF TENNESSEE

PAVILION ELEVATIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/06/2020	100% CD SUBMITTAL
0	KMM	JKO	08/06/2020	100% CD SUBMITTAL WITH AMEND 1 & 2
1	KMM	JKO	08/28/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	09/12/2022	DRT COMMENTS RESUBMITTAL
3	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET
A2.01
FILE NO.: 3596801

Discipline Sort: 6.2
Drawing: A2.01 - PAVILION ELEVATIONS
File: Bill 360 /3596801 - Bicentennial Park\3596801_PV_A_r20.rvt
Time / Date: 9/9/2022 3:41:51 PM

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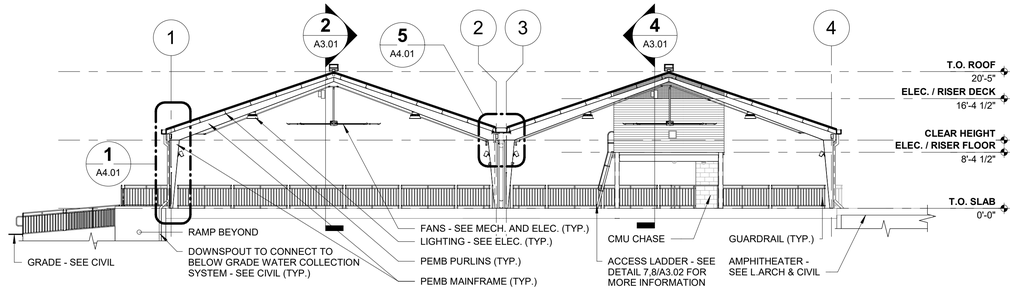
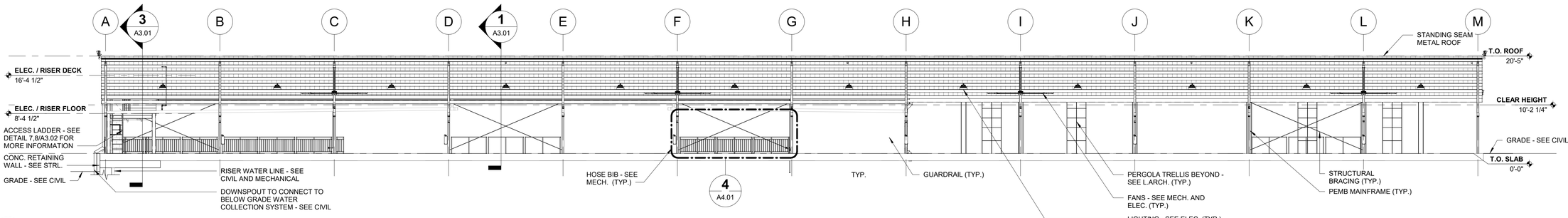
GENERAL SECTION / DETAIL NOTES

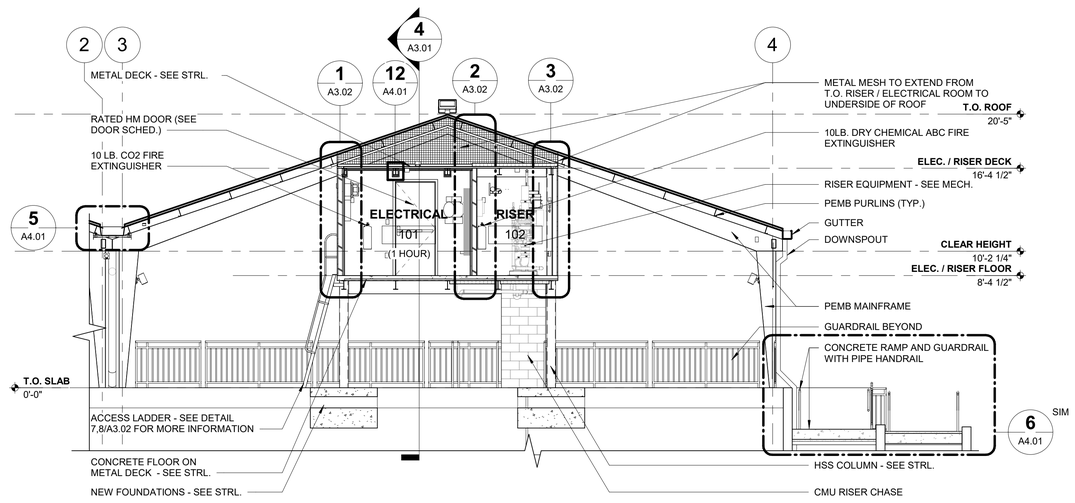
A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. SPOT ELEVATIONS RELATIVE TO T.O. SLAB.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. PROVIDE SLIP JOINTS IN HANDRAILS AS REQ'D.



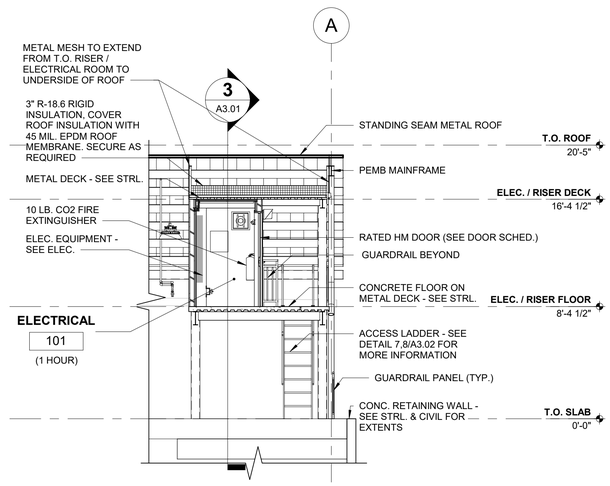
1 / A1.01 PAVILION SECION 1
SCALE: 3/32" = 1'-0"



2 / A1.01 PAVILION SECTION 2
SCALE: 3/32" = 1'-0"



3 / A1.01 ELECTRICAL ROOM / RISER ROOM SECTION 1
SCALE: 3/16" = 1'-0"



4 / A1.01 ELECTRICAL ROOM / RISER ROOM SECTION 2
SCALE: 3/16" = 1'-0"

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JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE COMMERCE
REG. 00101533
STATE OF TENNESSEE

PAVILION SECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DATE	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
	KMM	JKO	09/25/2020	100% CD SUBMITTAL WITH ADDND 1 & 2
0	KMM	JKO	09/28/2022	100% CD SUBMITTAL - REVISED
1	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE
2	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:
A3.01
FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A3.01_PAVILION SECTIONS
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_A_V20.rvt
Time / Date: 9/5/2022 4:10:05 PM

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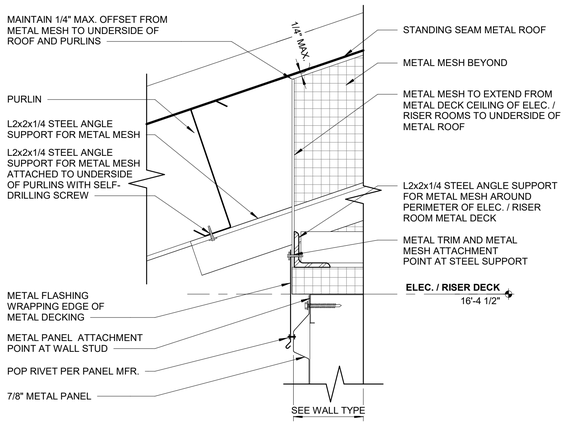
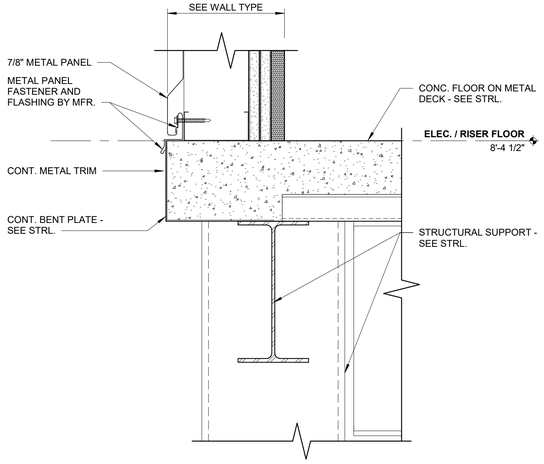




METAL MESH NOTES

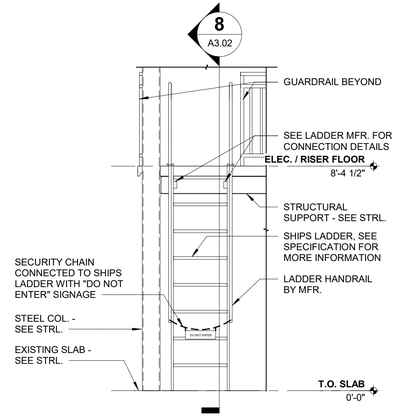
- MESH TO BE MCNICHOLS WIRE MESH, ITEM NUMBER 3601222B048 OR EQUIVALENT
- MESH TYPE - SQUARE
- CONSTRUCTION TYPE - WELDED
- PRIMARY MATERIAL - CARBON STEEL (CS)
- ALLOY, GRADE OR TYPE - COLD ROLLED (CR)
- MATERIAL FINISH - HOT DIPPED GALVANIZED
- WEAVE OR TRIM TYPE - WELDED, TRIMMED
- MESH SIZE 1" X 1"
- OPENING SIZE 0.8800" X 0.8800"
- WIRE DIAMETER/WIRE GAUGE 0.120" THICK (11 GAUGE)
- WIRE ENDS - TRIMMED ON ALL FOUR SIDES OF SHEET WITH STANDARD OVERHANG OF 1/8" OR LESS
- PERCENT OPEN AREA 77%
- WEIGHT - 0.96 LBS./SQUARE FOOT
- PRODUCT FORM - SHEET
- SIZES (WIDTH X LENGTH) 48" X 120"
- MESH SHEETS TO BE CUT TO SIZE IN FIELD AROUND PURLINS AND MATCHING SLOPE OF UNDERSIDE OF STANDING SEAM ROOF
- MESH TO BE PRIMED PER PAINTING SPECIFICATION AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS)

5 A3.02 METAL MESH DETAIL

SCALE: 3" = 1'-0"

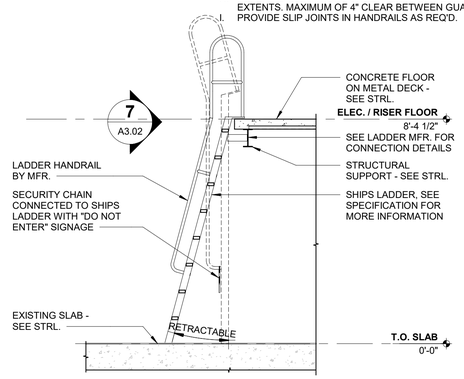
6 A3.02 TRIM DETAIL AT BOTTOM OF METAL PANEL

SCALE: 3" = 1'-0"



7 A3.02 PAVILION MEZZANINE ACCESS ELEVATION

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



8 A1.01 PAVILION MEZZANINE ACCESS SECTION

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

GENERAL SECTION / DETAIL NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
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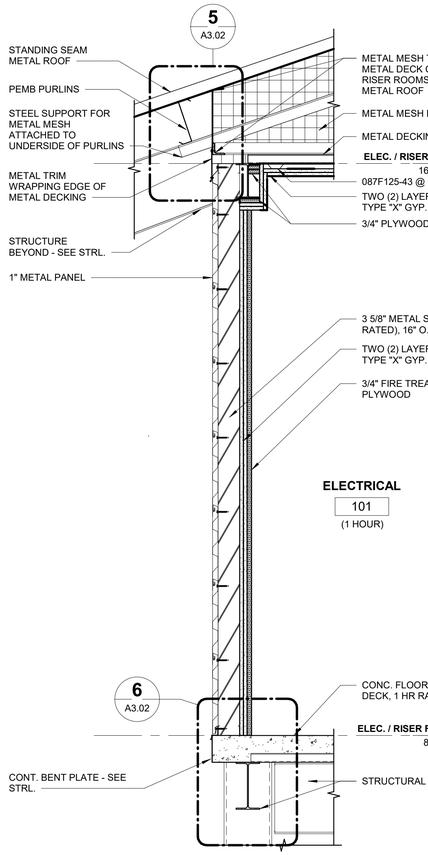
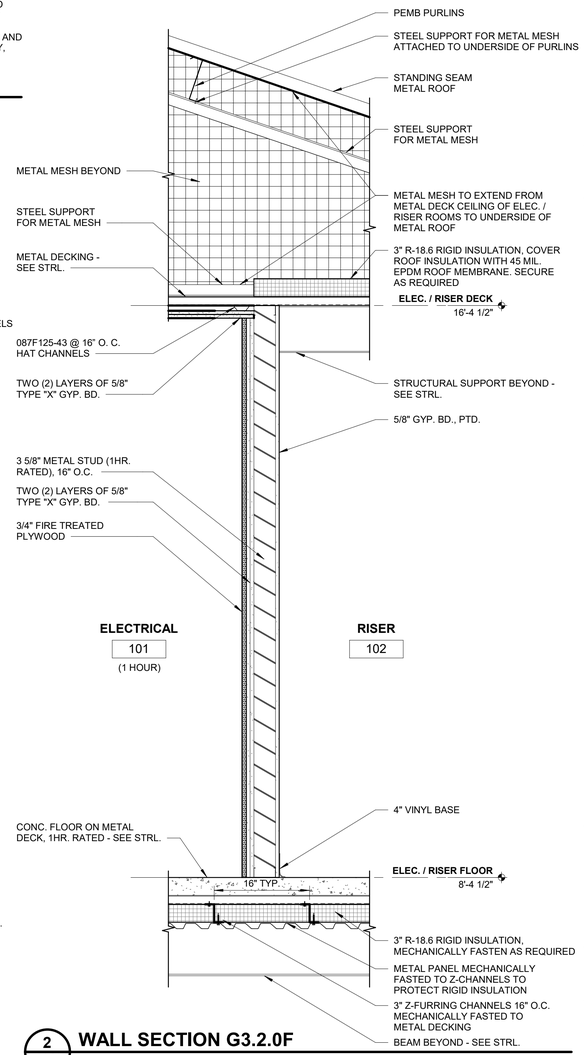
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. SPOT ELEVATIONS RELATIVE TO T.O. SLAB.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. PROVIDE SLIP JOINTS IN HANDRAILS AS REQ'D.



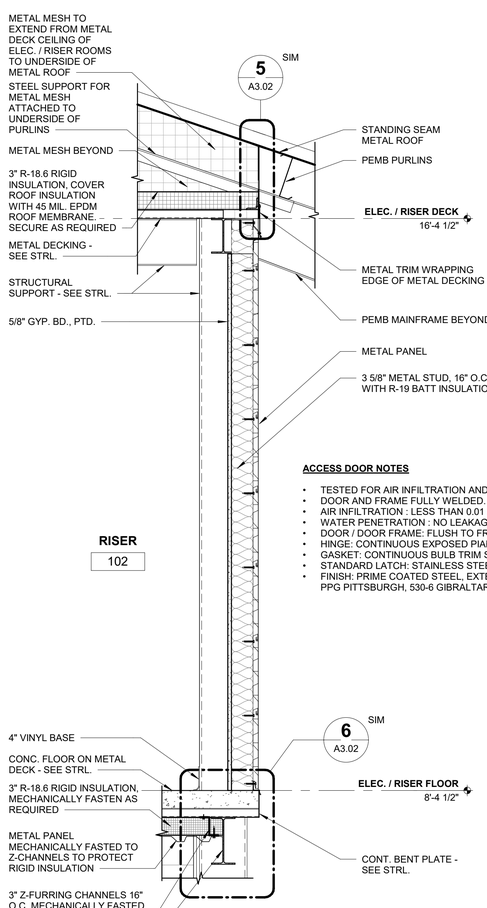
1 A1.01 WALL SECTION G2.2.0F

SCALE: 1" = 1'-0"



2 A1.01 WALL SECTION G3.2.0F

SCALE: 1" = 1'-0"

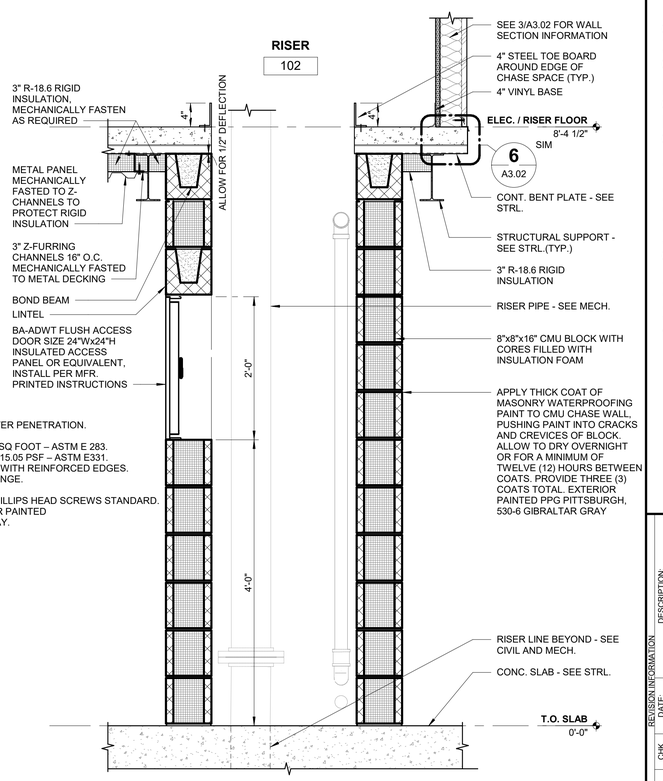


3 A1.01 WALL SECTION G1.0.0F

SCALE: 1" = 1'-0"

ACCESS DOOR NOTES

- TESTED FOR AIR INFILTRATION AND WATER PENETRATION.
- DOOR AND FRAME FULLY WELDED.
- AIR INFILTRATION : LESS THAN 0.01 CFM/SQ FOOT – ASTM E 283.
- WATER PENETRATION : NO LEAKAGE AT 15.05 PSF – ASTM E331.
- DOOR / DOOR FRAME: FLUSH TO FRAME WITH REINFORCED EDGES.
- HINGE: CONTINUOUS EXPOSED PIANO HINGE.
- GASKET: CONTINUOUS BULB TRIM SEAL.
- STANDARD LATCH: STAINLESS STEEL PHILLIPS HEAD SCREWS STANDARD.
- FINISH: PRIME COATED STEEL, EXTERIOR PAINTED PPG PITTSBURGH, 530-6 GIBRALTAR GRAY.



4 A1.01 WALL SECTION AT MASONRY CHASE M1.0-0F

SCALE: 1" = 1'-0"

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COMMERCE
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PAVILION WALL SECTIONS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	REVISION/INFORMATION DESCRIPTION:	DATE
0	KMM	JKO	100% CD SUBMITTAL	09/08/2020
1	KMM	JKO	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
			100% CD DRT COMMENTS RESPONSE	10/06/2022

SHEET:
A3.02
FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A3.02 - PAVILION WALL SECTIONS
File: BIM 360://3596801 - Bicentennial Park/3596801_PV_A_V20.rvt
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GENERAL SECTION / DETAIL NOTES

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G. SPOT ELEVATIONS RELATIVE TO T.O. SLAB.
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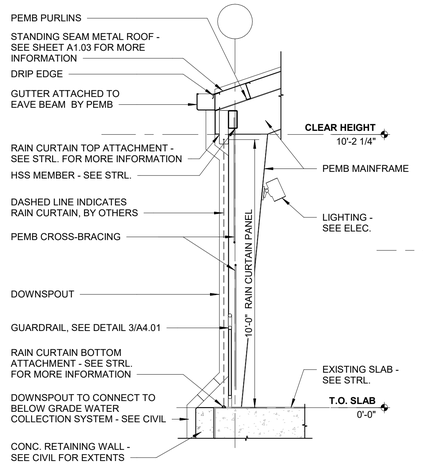
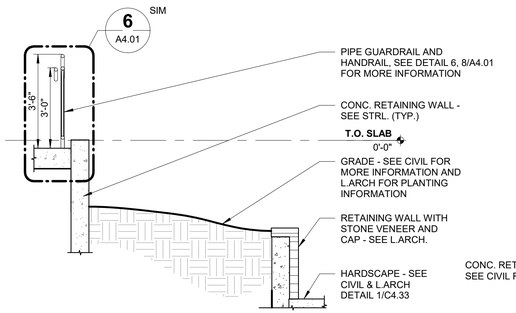
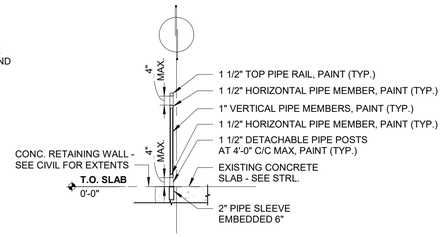
I. PROVIDE SLIP JOINTS IN HANDRAILS AS REQ'D.



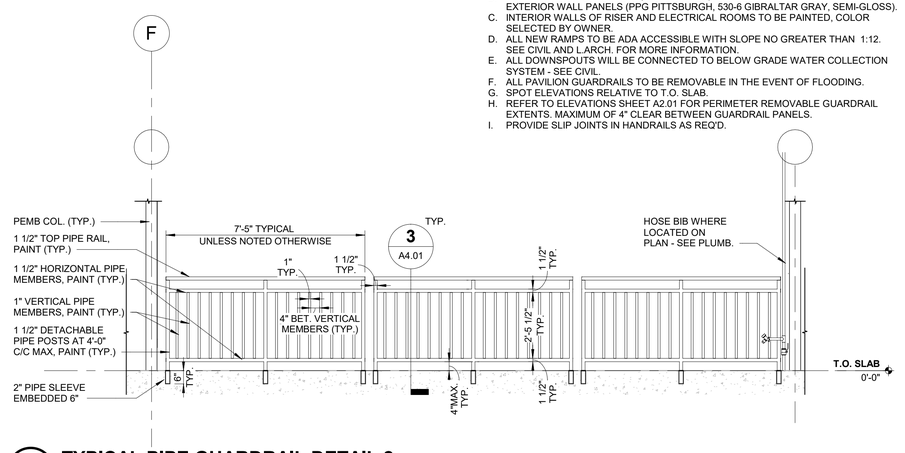
1 A3.01 TYPICAL GABLE END
SCALE: 3/8" = 1'-0"



2 A4.02 RAMP AT AMPHITHEATER RETAINING WALL
SCALE: 3/8" = 1'-0"

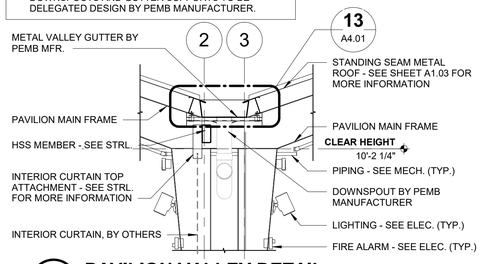


3 A4.01 TYPICAL PIPE GUARDRAIL DETAIL 1
SCALE: 3/8" = 1'-0"

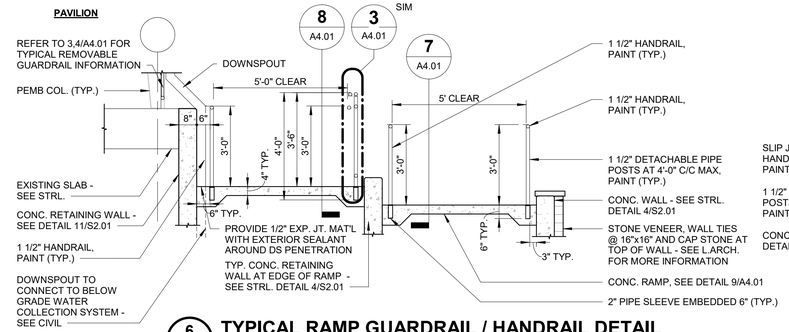


4 A3.01 TYPICAL PIPE GUARDRAIL DETAIL 2
SCALE: 3/8" = 1'-0"

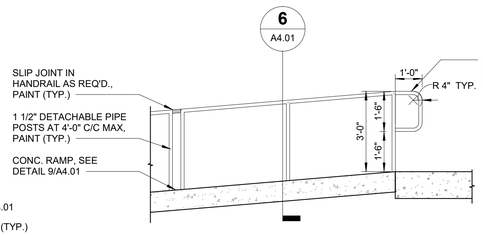
METAL VALLEY GUTTER NOTES:
- LENGTH AND DEPTH OF GUTTER TO BE DELEGATED DESIGN BY PEMB MANUFACTURER.
- GUTTER TO SLOPE OUTWARD TOWARD DRAINS.
- DOWNSPOUTS AND GUTTER SUPPORTS TO BE DELEGATED DESIGN BY PEMB MANUFACTURER.



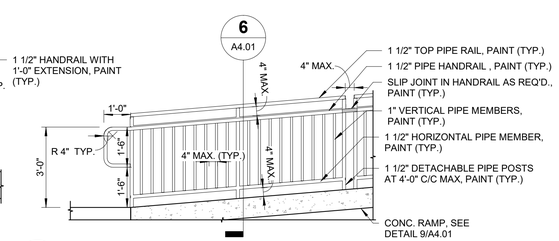
5 A1.03 PAVILION VALLEY DETAIL
SCALE: 3/8" = 1'-0"



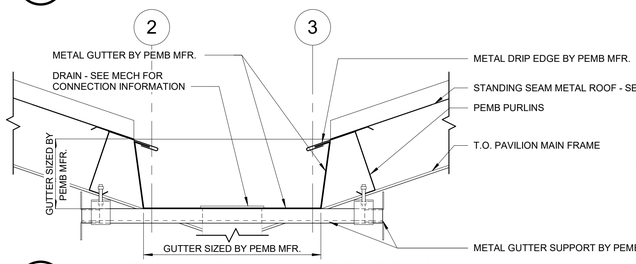
6 A4.01 TYPICAL RAMP GUARDRAIL / HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



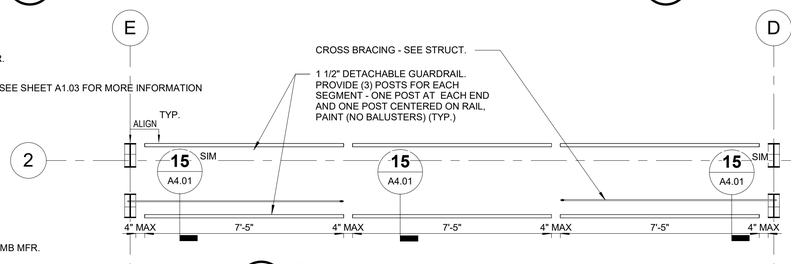
7 A4.01 TYPICAL RAMP HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



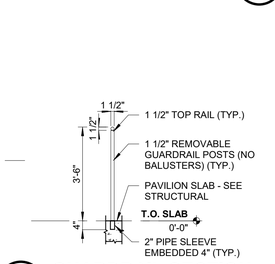
8 A4.01 TYPICAL RAMP GUARDRAIL WITH HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



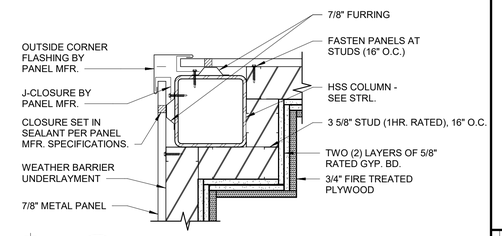
13 A4.01 PAVILION VALLEY CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



14 A4.01 GUARDRAIL AT CROSS BRACING
SCALE: 3/8" = 1'-0"

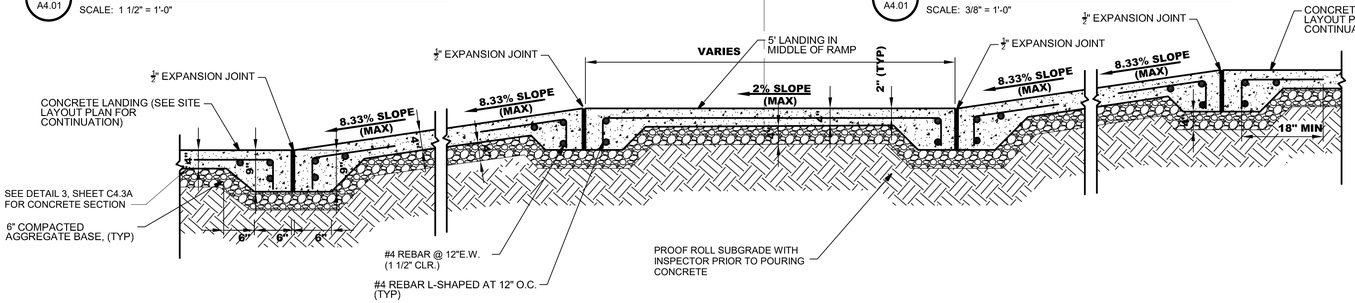


15 A4.01 GUARDRAIL SECTION
SCALE: 3/8" = 1'-0"



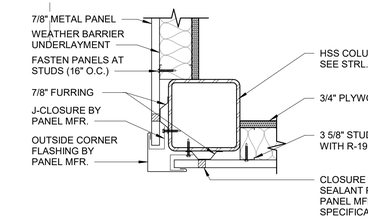
N
PLAN NORTH

10 A4.01 ELECTRICAL ROOM COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"



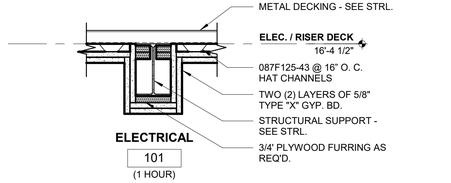
RAMP NOTES:
1. FOR PREPARATION OF PAVEMENT SUBGRADE, SEE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. GRAVEL BASE COURSE MIXTURES SHOULD CONFORM TO REQUIREMENTS OF SECTION 303 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
3. PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND 5% TO 7% ENTRAINED AIR.
4. PROVIDE MINIMUM 18" OVERLAP FOR ALL STEEL REINFORCING.
5. ALL REINFORCEMENT SHALL HAVE A MINIMUM COVER OF 1 1/2".
6. CONTRACTOR TO USE CONCRETE REINFORCEMENT WITH DURAFIBER 3/4" POLYPROPYLENE MIX AT A DOSING RATE OF 1.5 LBS/CY.
7. REFER TO ARCHITECTURAL DRAWINGS REGARDING ADJOINING WALLS OR HANDRAILS FOR RAMP.

9 A4.01 TYPICAL RAMP DETAIL
SCALE: 3/4" = 1'-0"



N
PLAN NORTH

11 A4.01 RISER ROOM COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"



12 A4.01 RATED CEILING ASSEMBLY @ ELEC. ROOM
SCALE: 1 1/2" = 1'-0"

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Phone: 615.254.1000 / Fax:615.256.5977

JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. C010539
STATE OF TENNESSEE

ENLARGED DRAWINGS / DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR.	CHK.	REVISION/INFORMATION	DATE
	KMM	JKO	DESIGN DEVELOPMENT SUBMITTAL	08/03/2020
	KMM	JKO	100% CD SUBMITTAL	09/08/2020
0	KMM	JKO	03-25-2022 100% CD SUBMITTAL WITH AMEND 1 & 2	
1	KMM	JKO	10/06/2022 100% CD SUBMITTAL WITH CITY COMMENTS	
2	KMM	JKO	10/06/2022 100% CD DRT COMMENTS RESPONSE	

SHEET
A4.01
FILE NO.: 3596801

Discipline:Sort 8.3
A4.01_ENLARGED DRAWINGS / DETAILS
Drawing:
File:
Time / Date: 9/9/2022 4:35:19 PM
BIM 360://3596801 - Bicentennial Park//3596801_PV_A_V20.rvt

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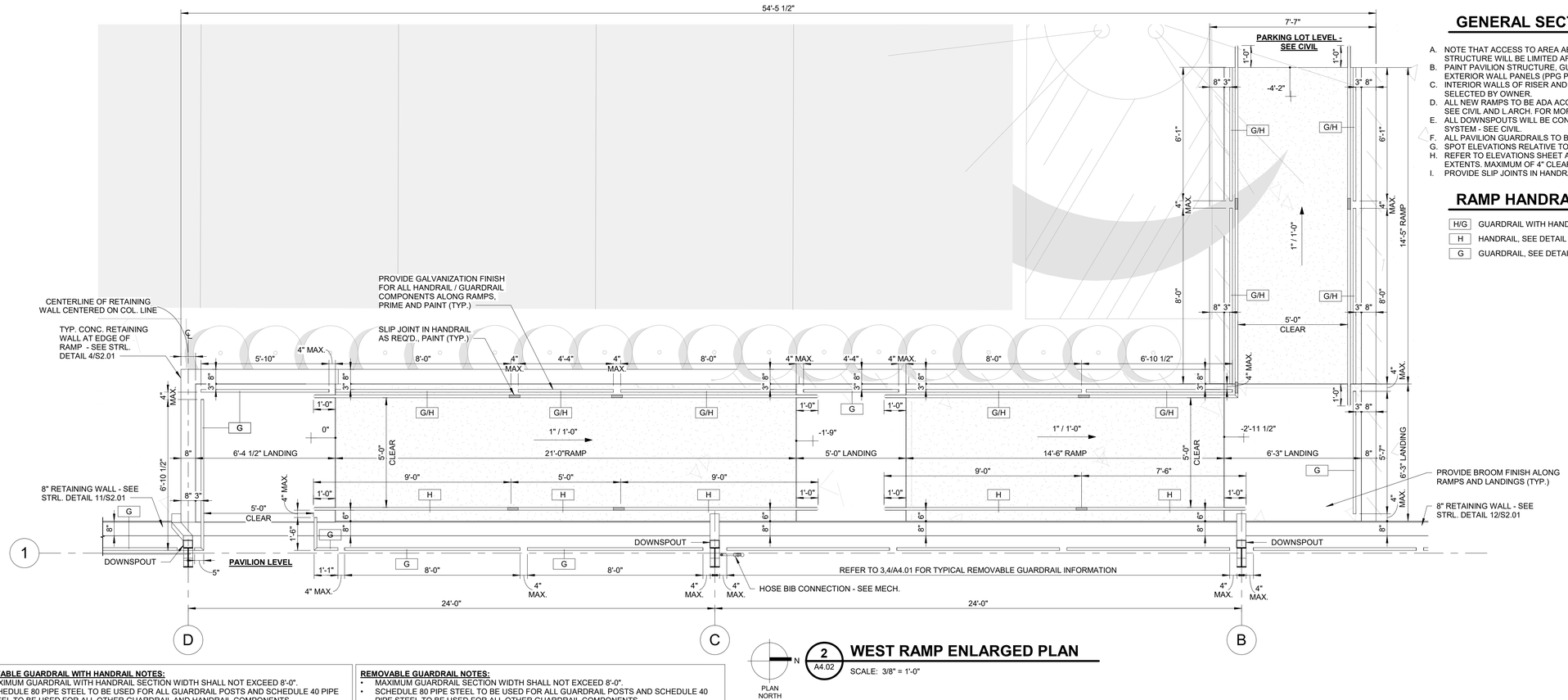


GENERAL SECTION / DETAIL NOTES

A. NOTE THAT ACCESS TO AREA ABOVE ELECTRICAL ROOM / RISER ROOM STRUCTURE WILL BE LIMITED AFTER ROOF IS INSTALLED.
B. PAINT PAVILION STRUCTURE, GUARDRAILS, AND ELECTRICAL ROOM / RISER ROOM EXTERIOR WALL PANELS (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS).
C. INTERIOR WALLS OF RISER AND ELECTRICAL ROOMS TO BE PAINTED, COLOR SELECTED BY OWNER.
D. ALL NEW RAMPS TO BE ADA ACCESSIBLE WITH SLOPE NO GREATER THAN 1:12. SEE CIVIL AND L.ARCH. FOR MORE INFORMATION.
E. ALL DOWNSPOUTS WILL BE CONNECTED TO BELOW GRADE WATER COLLECTION SYSTEM - SEE CIVIL.
F. ALL PAVILION GUARDRAILS TO BE REMOVABLE IN THE EVENT OF FLOODING.
G. SPOT ELEVATIONS RELATIVE TO T.O. SLAB.
H. REFER TO ELEVATIONS SHEET A2.01 FOR PERIMETER REMOVABLE GUARDRAIL EXTENTS. MAXIMUM OF 4" CLEAR BETWEEN GUARDRAIL PANELS.
I. PROVIDE SLIP JOINTS IN HANDRAILS AS REQ'D.

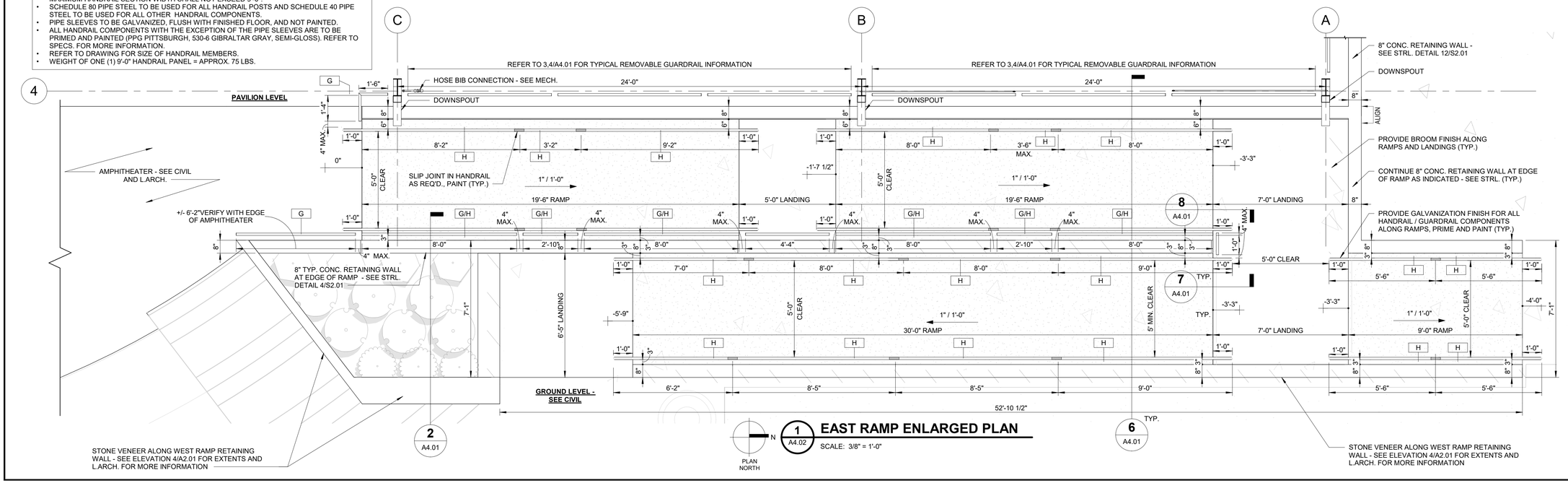
RAMP HANDRAIL / GUARDRAIL LEGEND

H/G	GUARDRAIL WITH HANDRAIL, SEE DETAIL 6,8/A4.01
H	HANDRAIL, SEE DETAIL 6,7/A4.01
G	GUARDRAIL, SEE DETAIL 4,6/A4.01

REMOVABLE GUARDRAIL WITH HANDRAIL NOTES:
- MAXIMUM GUARDRAIL WITH HANDRAIL SECTION WIDTH SHALL NOT EXCEED 8'-0".
- SCHEDULE 80 PIPE STEEL TO BE USED FOR ALL GUARDRAIL POSTS AND SCHEDULE 40 PIPE STEEL TO BE USED FOR ALL OTHER GUARDRAIL AND HANDRAIL COMPONENTS.
- PIPE SLEEVES TO BE GALVANIZED, FLUSH WITH FINISHED FLOOR, AND NOT PAINTED.
- ALL GUARDRAIL AND HANDRAIL COMPONENTS WITH THE EXCEPTION OF THE PIPE SLEEVES ARE TO BE PRIMED AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS). REFER TO SPECS. FOR MORE INFORMATION.
- REFER TO DRAWING FOR SIZE OF HANDRAIL AND GUARDRAIL MEMBERS.
- WEIGHT OF ONE (1) 8'-0" GUARDRAIL PANEL WITH HANDRAIL = APPROX. 207 LBS.

REMOVABLE GUARDRAIL NOTES:
- MAXIMUM GUARDRAIL SECTION WIDTH SHALL NOT EXCEED 8'-0".
- SCHEDULE 80 PIPE STEEL TO BE USED FOR ALL GUARDRAIL POSTS AND SCHEDULE 40 PIPE STEEL TO BE USED FOR ALL OTHER GUARDRAIL COMPONENTS.
- PIPE SLEEVES TO BE GALVANIZED, FLUSH WITH FINISHED FLOOR, AND NOT PAINTED.
- ALL GUARDRAIL COMPONENTS WITH THE EXCEPTION OF THE PIPE SLEEVES ARE TO BE PRIMED AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS). REFER TO SPECS. FOR MORE INFORMATION.
- REFER TO DRAWINGS FOR SIZE OF GUARDRAIL MEMBERS.
- WEIGHT OF ONE (1) 8'-0" GUARDRAIL PANEL = APPROX. 182 LBS.
- WEIGHT OF ONE (1) 7'-5" GUARDRAIL PANEL (TYP. EAST AND WEST SIDES OF PAVILION) = APPROX. 169 LBS.

REMOVABLE HANDRAIL NOTES:
- MAXIMUM HANDRAIL SECTION WIDTH SHALL NOT EXCEED 9'-0".
- SCHEDULE 80 PIPE STEEL TO BE USED FOR ALL HANDRAIL POSTS AND SCHEDULE 40 PIPE STEEL TO BE USED FOR ALL OTHER HANDRAIL COMPONENTS.
- PIPE SLEEVES TO BE GALVANIZED, FLUSH WITH FINISHED FLOOR, AND NOT PAINTED.
- ALL HANDRAIL COMPONENTS WITH THE EXCEPTION OF THE PIPE SLEEVES ARE TO BE PRIMED AND PAINTED (PPG PITTSBURGH, 530-6 GIBRALTAR GRAY, SEMI-GLOSS). REFER TO SPECS. FOR MORE INFORMATION.
- REFER TO DRAWING FOR SIZE OF HANDRAIL MEMBERS.
- WEIGHT OF ONE (1) 9'-0" HANDRAIL PANEL = APPROX. 75 LBS.



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STATE OF TENNESSEE

ENLARGED DRAWINGS / DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	DESCRIPTION:	DATE
0	KMM	JKO	100% CD SUBMITTAL	09/08/2020
1	KMM	JKO	100% CD SUBMITTAL WITH AMEND 1 & 2	03-25-2022
			100% CD DRT COMMENTS RESPONSE	10/06/2022

SHEET:
A4.02
FILE NO.: 3596801

Discipline Sort: 6.2
Drawing: A4.02 - ENLARGED DRAWINGS / DETAILS
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Time / Date: 9/9/2022 4:39:16 PM

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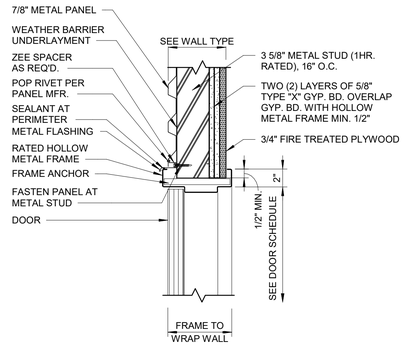
ROOM SCHEDULE

Number	Name	Area	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
101	ELECTRICAL	40 SF	GRADE B PLYWOOD	NONE	CONC.	PTD. GYP. BD.	1 HR
102	RISER	54 SF	PTD. GYP. BD.	4" VINYL	CONC.	NONE	

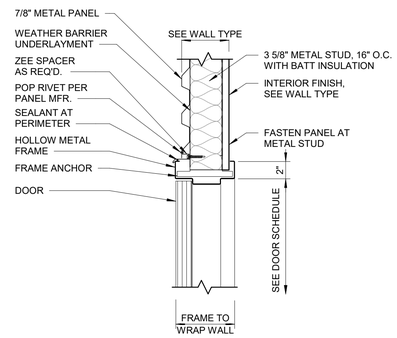
DOOR SCHEDULE

Door Number	LEAF INFORMATION						FRAME INFORMATION					Hardware	Fire Rating	Comments
	Leaf Type	Width	Height	Thickness	Material	Finish	Frame Type	Material	Finish	Jamb	Head			
101	F	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	HM	PTD.	2/A4.03	4/A4.03	1	1 HR	
102	F	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	HM	PTD.	1/A4.03	3/A4.03	2	-	



1 A4.03 RATED DOOR HEAD DETAIL

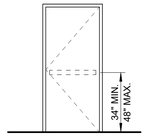
SCALE: 1 1/2" = 1'-0"



3 A4.03 DOOR HEAD DETAIL

SCALE: 1 1/2" = 1'-0"

DOOR LEAF TYPE



F
FLUSH

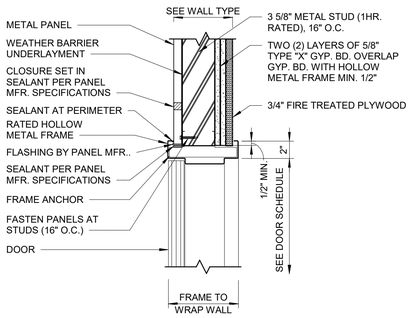
(REFER TO DOOR SCHEDULE FOR SIZES)

HARDWARE SETS

1. PANIC BAR, CLOSER, LEFT HAND WEATHERPROOF LOCK SET BY TRILOGY STANDALONE DIGITAL LOCKSET WITH DEADBOLT AND MORTISE (T2 DL2700) OR EQUIVALENT, HINGES
2. WEATHER STRIPPING, THRESHOLD, CLOSER, LEFT HAND WEATHER PROOF LOCK SET BY TRILOGY STANDALONE DIGITAL LOCKSET WITH DEADBOLT AND MORTISE (T2 DL2700) OR EQUIVALENT, HINGES

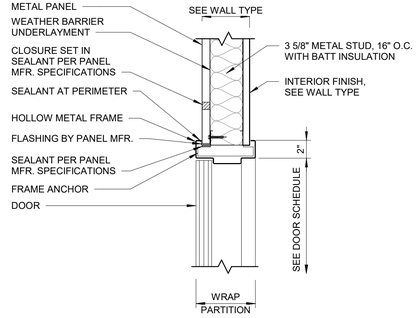
DOOR GENERAL NOTES

1. ALL DOOR LEAFS AND FRAMES TO BE PAINTED PPG PITTSBURGH, 530-6 GIBRALTAR GRAY.



2 A4.03 RATED DOOR JAMB

SCALE: 1 1/2" = 1'-0"



4 A4.03 DOOR JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

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REG. 0201053
STATE OF TENNESSEE

DOOR & FINISH SCHEDULES / DOOR DETAILS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV.	DR	CHK	REVISION INFORMATION	DESCRIPTION:
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	03-25-2022	100% CD SUBMITTAL WITH AMEND 1 & 2
1	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:

A4.03

FILE NO.: 3596801

Discipline Sort: 0.3
Drawing: A4.03 - DOOR & FINISH SCHEDULES / DOOR DETAILS
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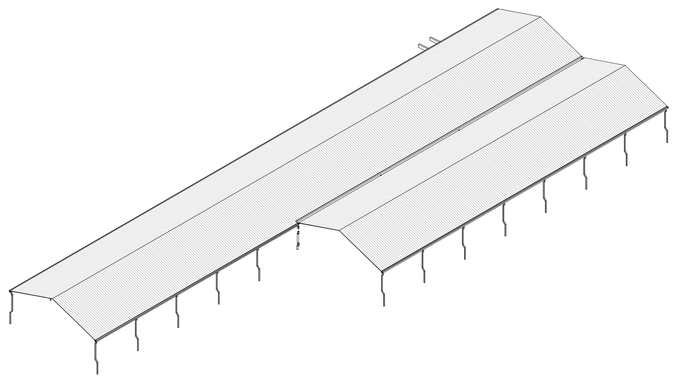
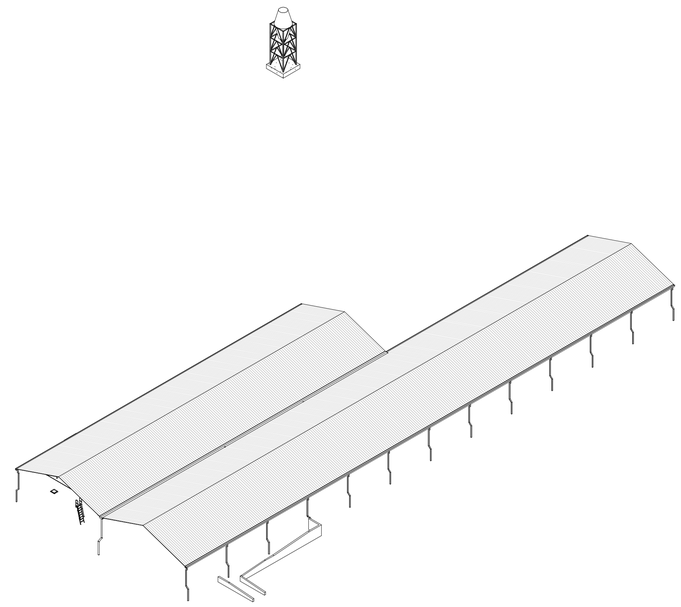
PERSPECTIVE 1



PERSPECTIVE 2



ISOMETRIC 1

ISOMETRIC 2

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RENDERINGS

BICENTENNIAL PARK IMPROVEMENTS (COF NO. 7961)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION:
	KMM	JKO	06/01/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	08/03/2020	DESIGN DEVELOPMENT SUBMITTAL
	KMM	JKO	09/08/2020	100% CD SUBMITTAL
0	KMM	JKO	03/15/2021	100% CD SUBMITTAL WITH AMEND 1 & 2
1	KMM	JKO	08/03/2022	100% CD SUBMITTAL - REVISED
2	KMM	JKO	10/06/2022	100% CD DRT COMMENTS RESPONSE

SHEET:

A9.01

FILE NO.: 3596801

Discipline Sort: 6.3
Drawing: A9.01_RENDERINGS
File: BIM 360://3596801 1- Bicentennial Park//3596801_PV_A_V20.rvt
Time / Date: 9/9/2022 3:49:57 PM

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City of Franklin

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

File #: 21-03725

DATE: October 11, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

The Factory At Franklin PUD Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7964
Applicant: Logan McCraw, TTL Inc.
Owner: Factory Partners, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 commercial lot and establish easements for the property located at 230 Franklin Road. The property consists of 20.15 acres and is zoned Planned (PD) District. The property contains The Factory at Franklin PUD Subdivision that was first approved as a concept plan in the 1990s. The corresponding site plan for the property is currently tracking through the final one stop review process. The plat shall not be recorded until the site plan has received final approval.

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)

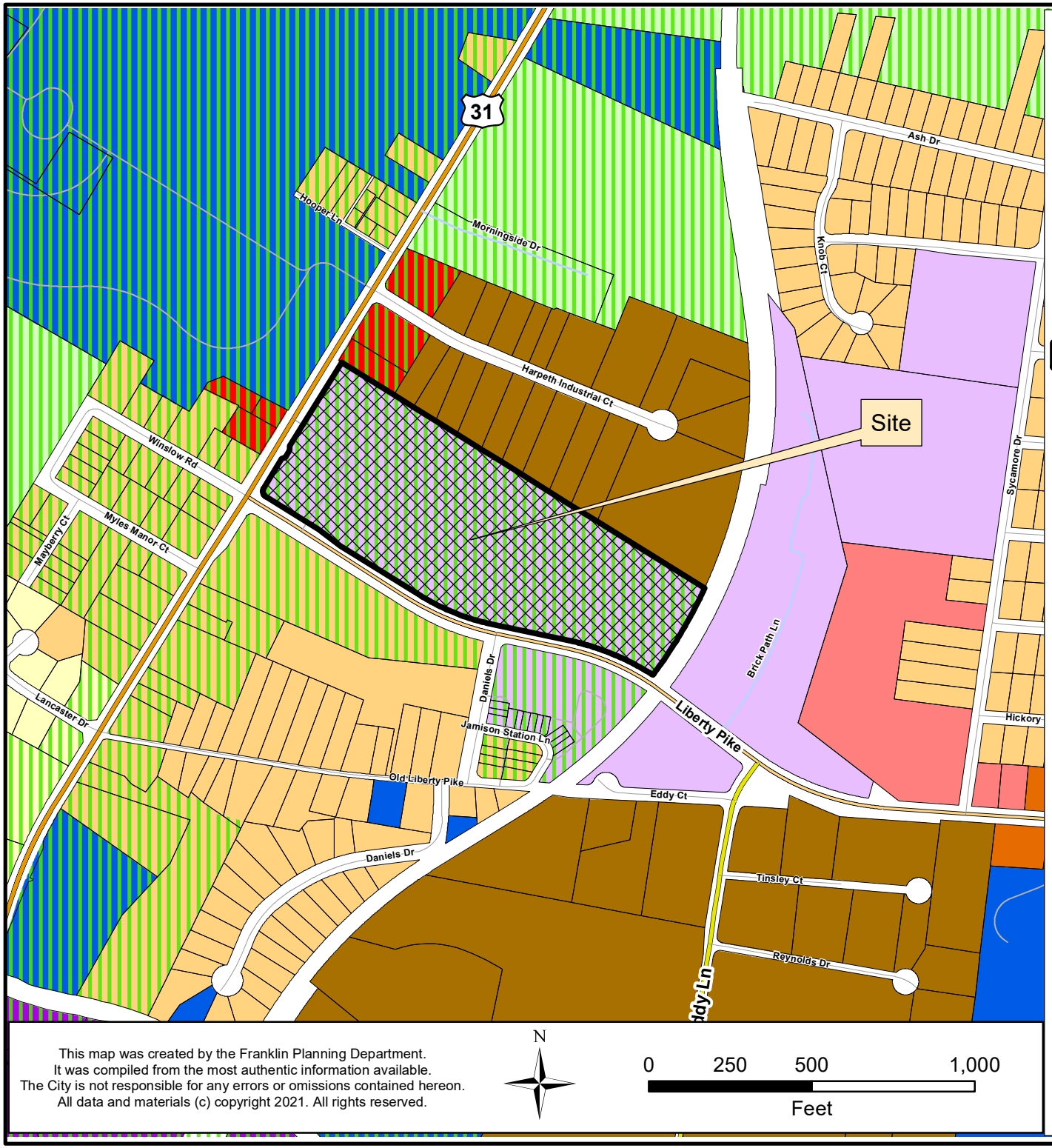
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Factory at Franklin PUD Subdivision Final Plat with conditions.



THE FACTORY AT FRANKLIN PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: PD
Overlay Districts: CFO, HPO
The CFO is not shown on the map for clarity purposes, but the site is located within the overlay boundaries
Site Acreage: 20.15 acres
Proposed Nonresidential Sq Footage: 157,337

Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7964

CONDITIONS OF APPROVAL:

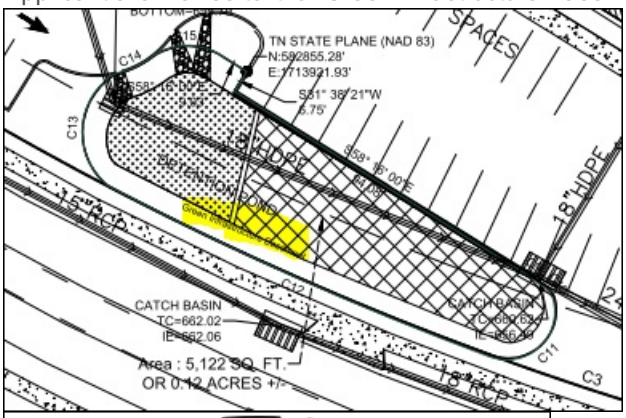
Open Issues: 15 These issues are currently being filtered

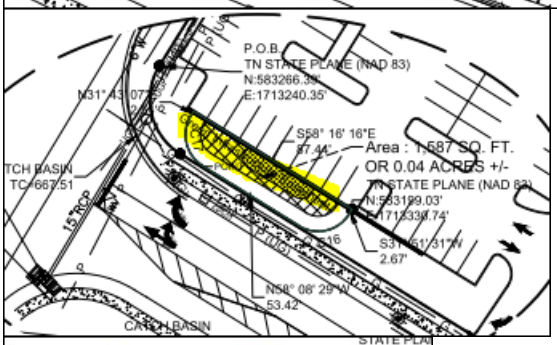
Engineering - Final Plat Checklist

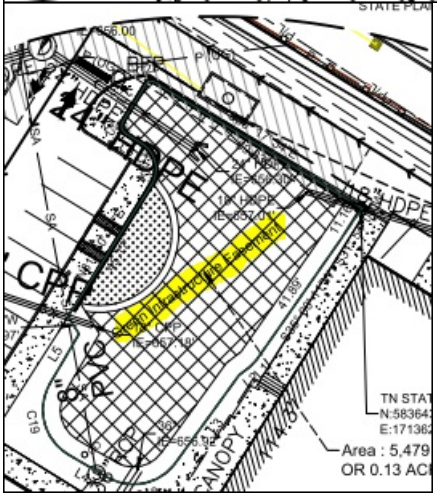
General Issues

1. Final Plat Legibility

joe.marlo@franklintn.gov Applicant shall revise text for Green Infrastructure Easements on Sheet 1 to be legible.







2. 0. General Information

joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the Site Plan (COF 7941) which is being reviewed concurrently with this final plat, including Conditions of Approval for the Site Plan, are reflected on the final plat.

The final plat shall match the site plan.

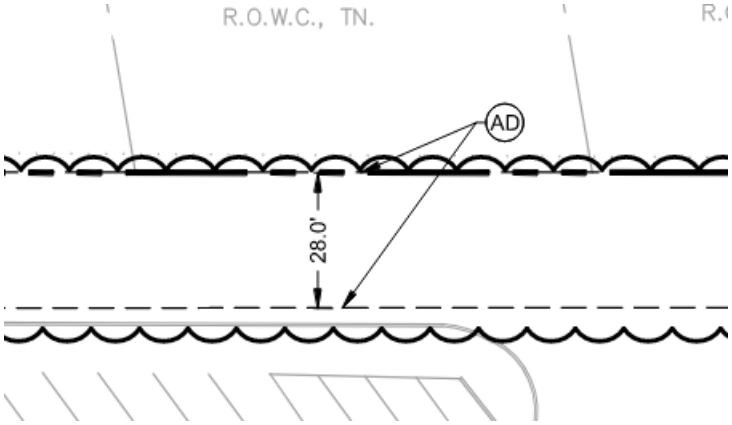
8. Franklin Road

joe.marlo@franklintn.gov *Comment not adequately addressed.*

The Final Plat shall reflect the completed construction of the Franklin Road Improvements, including storm infrastructure, similar to that shown on the associated Site Plan.

20. C. Final Plat

lance.fittro@franklintn.gov The applicant shall show dimension for the cross-access easements for drive aisle(s) on the lot such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets, including those to the north as per the condition of approval for the associated site plan. Note that the cross-access easement now shown on the site plan COF #7941 is currently shown as 28.0' in width as measured from the property line along the northern property boundary:



A Modification of Standards for Connectivity has been requested with Revision 2 of the Development Plan which is being reviewed concurrently with this final plat submittal. In the event that the MOS is approved by the BOMA prior to submittal of the final plat to One Stop, cross-access with the adjoining properties to the north may be modified according to the final outcome of the MOS request.

22. C. Final Plat

lance.fittro@franklintn.gov Applicant shall submit records request for City of Franklin Right-of-Way Project No. 96085-02 in order to document and accurately reflect associated easements on the plat. Public records requests can be submitted through the City of Franklin's justfoia portal at:

https://franklintn.justfoia.com/publicportal/home/newrequest

23. C. Final Plat

lance.fittro@franklintn.gov The applicant shall provide easement locations and deed book and page number references on the plat for the following encumbrances listed on the warranty deed recorded in Book 8750 Page 743:

1) Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2) Agreement for Dedication of Public Utilities and Drainage Easement to United Cities Gas Company, of record in Book 1157, page 126, Register's Office of Williamson County, Tennessee.

3) Right-of-way Easements to Middle Tennessee Electric Membership Corporation, of record in Book 4485, page 919; Book 4486, page 22; Book 5512, page 588; and Book 8564, page 155, Register's Office of Williamson County, Tennessee.

4) Agreement for fence between Louisville and Nashville Railroad Company and W.P. Cannon, of record in Book 67, page 587, Register's Office of Williamson County, Tennessee.

5) Easement granted to Tennessee Electric Power Company of record in Book 64, page 29, Register's Office for Williamson County, Tennessee.

6) All matters shown on the survey dated August 7, 2012, by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, Littlejohn Engineering Associates, job No. 20120217.

7) All matters shown on the survey dated June 18, 2021, by David Lee Cyphers, TN PLS No. 2779, H & H Land Surveying, Inc., Job No. 2021-0250.

8) All matters shown on the survey dated July 31, 2021, by Jeffery K. Kimbro, PLS, Tennessee Registered Land Surveyor No. 1756, S&ME, Project No. 216265, last revised September 29, 2021.

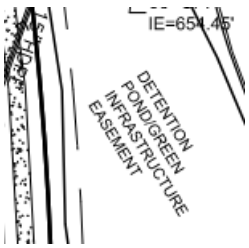
9) Agreement for Dedication of Easements conveyed to the City of Franklin, Tennessee of record in Book 8122, page 464, Register's Office of Williamson County, Tennessee.

10) Right of way and Charter Easement of the CSX Transportation Railway which lies on and across the property.

[Edited By Lance Fittro]

24. C. Final Plat

lance.fittro@franklintn.gov Applicant shall show the existing detention pond as having a Public Drainage Easement rather than Green Infrastructure Easement.



FIRE--Planning--DRT

General Issues

10. Utilities

stephen.otero@Franklintn.gov	Hydrants are still being shown with other drawing elements on them. Please revise and provide the sheet numbers where they are shown clearly in your comment. Thank you.

Performance Agreement and Surety

General Issues

19. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 7941 (The Factory at Franklin PUD Subdivision, Site Plan, Revision 1 (Parking Revisions)** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

30. Project name

joseph.bryan@franklintn.gov	Applicant shall revise the plat name to "The Factory At Franklin PUD Subdivision, Final Plat" Applicant shall revise all sheets to reflect the revised name in the title bar.

Preservation/HZC

General Issues

29. HPO

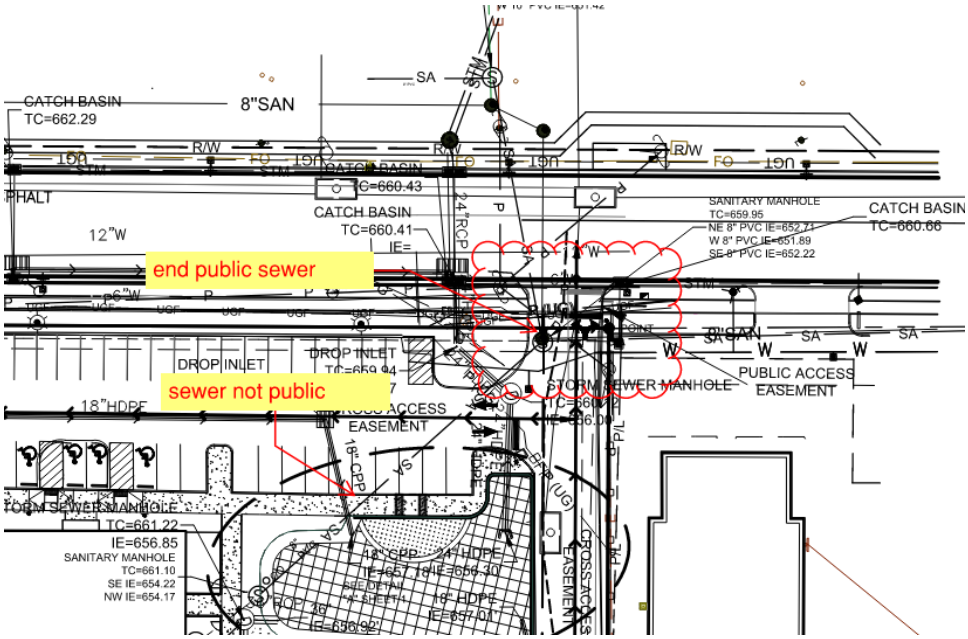
amanda.rose@franklintn.gov	The applicant shall add the HPO (Historic Preservation Overlay) as an applicable zoning overlay within the "zoning information" note on each page. Staff acknowledges that this is a new comment.

Water/Sewer

General Issues

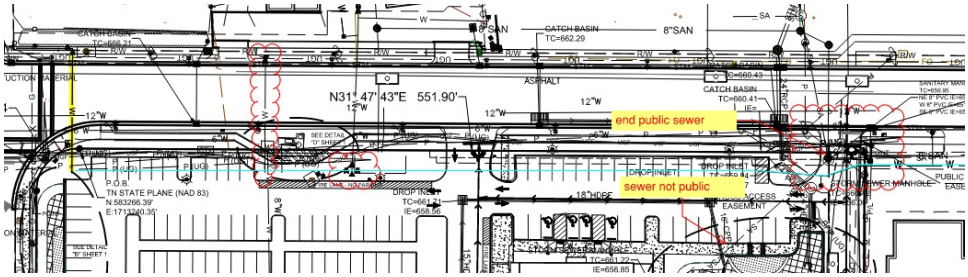
13. Sanitary sewer

ben.mcneil@franklintn.gov The applicant shall provide all sanitary sewer sizes and denote where the private and public sewer begin and end. In addition, the drawing are not clear due to the amount of utility information, the applicant shall clear up the drawings where the sewer utility is shown serving the building.



14. Water

ben.mcneil@franklintn.gov The applicant shall submit the existing water line location and exclusive easements. All water utility line sizes shall be shown as well. The water has numerous places where stubs are shown ending in parking area. The waterline extends across the site, but no easements or line information is shown, the applicant shall correct.



15. Water service

ben.mcneil@franklintn.gov	The applicant shall include all public water service line work and denote public vs private.

16. Fire hydrants

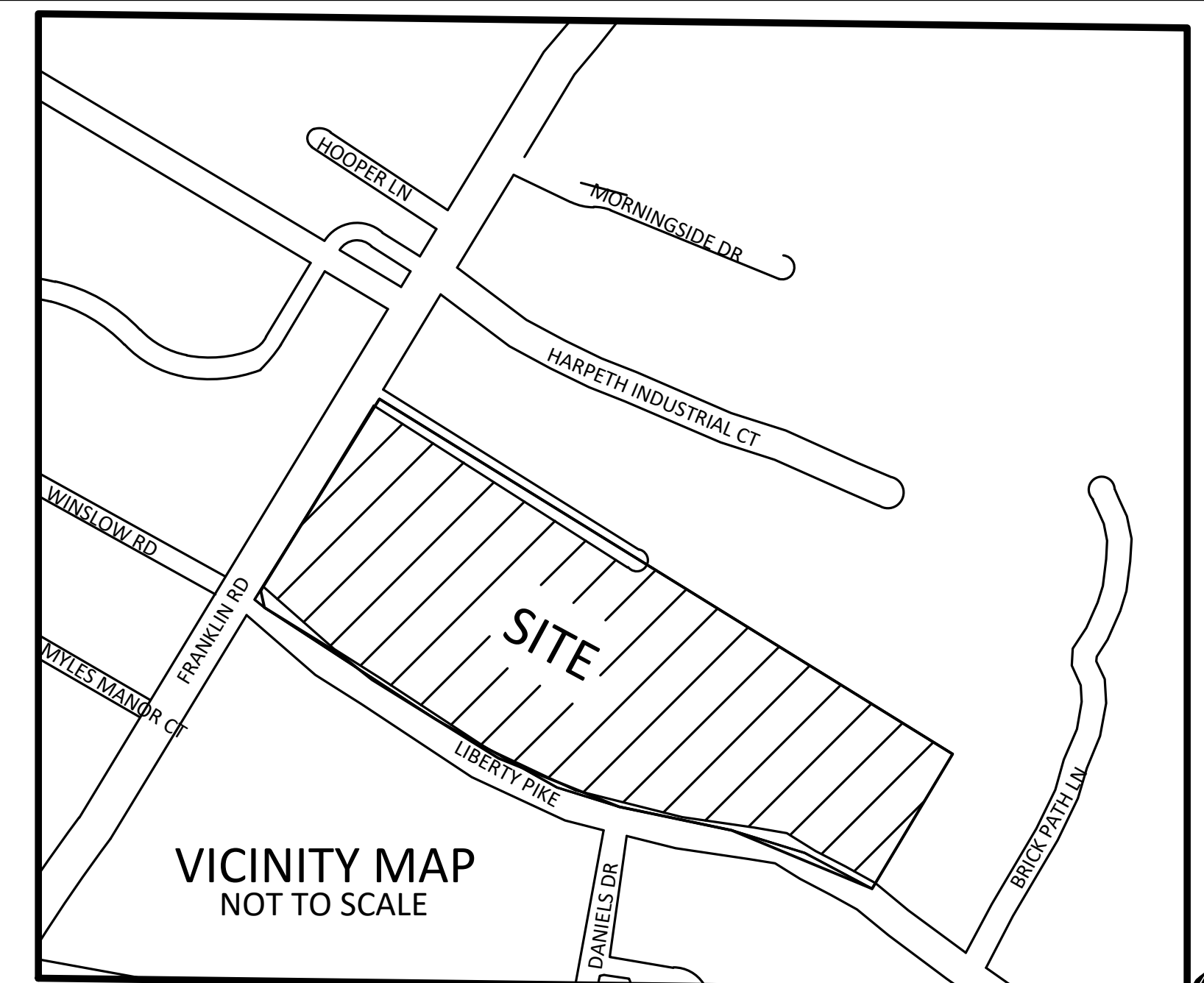
ben.mcneil@franklintn.gov	The applicant shall show all fire hydrants and line work related to private fire line. This information shall be labeled as public vs private. The current hydrant locations are not legible.

FINAL PLAT
LOT 1
FACTORY AT FRANKLIN

Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C9	S56° 03' 14"E	11.05'	11.06'	77.84'	008°08'28"
C10	S39° 47' 38"E	4.79'	4.87'	7.57'	036°52'25"
C11	S47° 52' 49"W	24.72'	30.61'	13.81'	127°01'40"
C12	N66° 12' 24"W	120.51'	120.60'	920.33'	007°30'29"
C13	N03° 51' 05"E	32.39'	38.04'	19.68'	110°46'01"
C14	N65° 27' 29"E	11.14'	11.22'	26.74'	024°02'43"
C15	N87° 35' 04"E	19.93'	21.16'	17.75'	068°17'53"
C16	S76° 51' 31"W	24.04'	26.70'	17.00'	090°00'00"
C17	N13° 14' 01"W	24.02'	26.68'	17.00'	089°54'17"
C18	S78° 02' 27"W	19.68'	21.49'	14.90'	082°39'13"
C19	N14° 34' 23"W	20.84'	23.07'	14.90'	088°43'47"
C20	N13° 41' 57"W	11.22'	12.49'	7.89'	090°44'42"
C21	N13° 11' 38"W	4.24'	4.71'	3.00'	090°00'09"
C22	N76° 33' 24"E	2.84'	3.15'	2.02'	089°29'55"

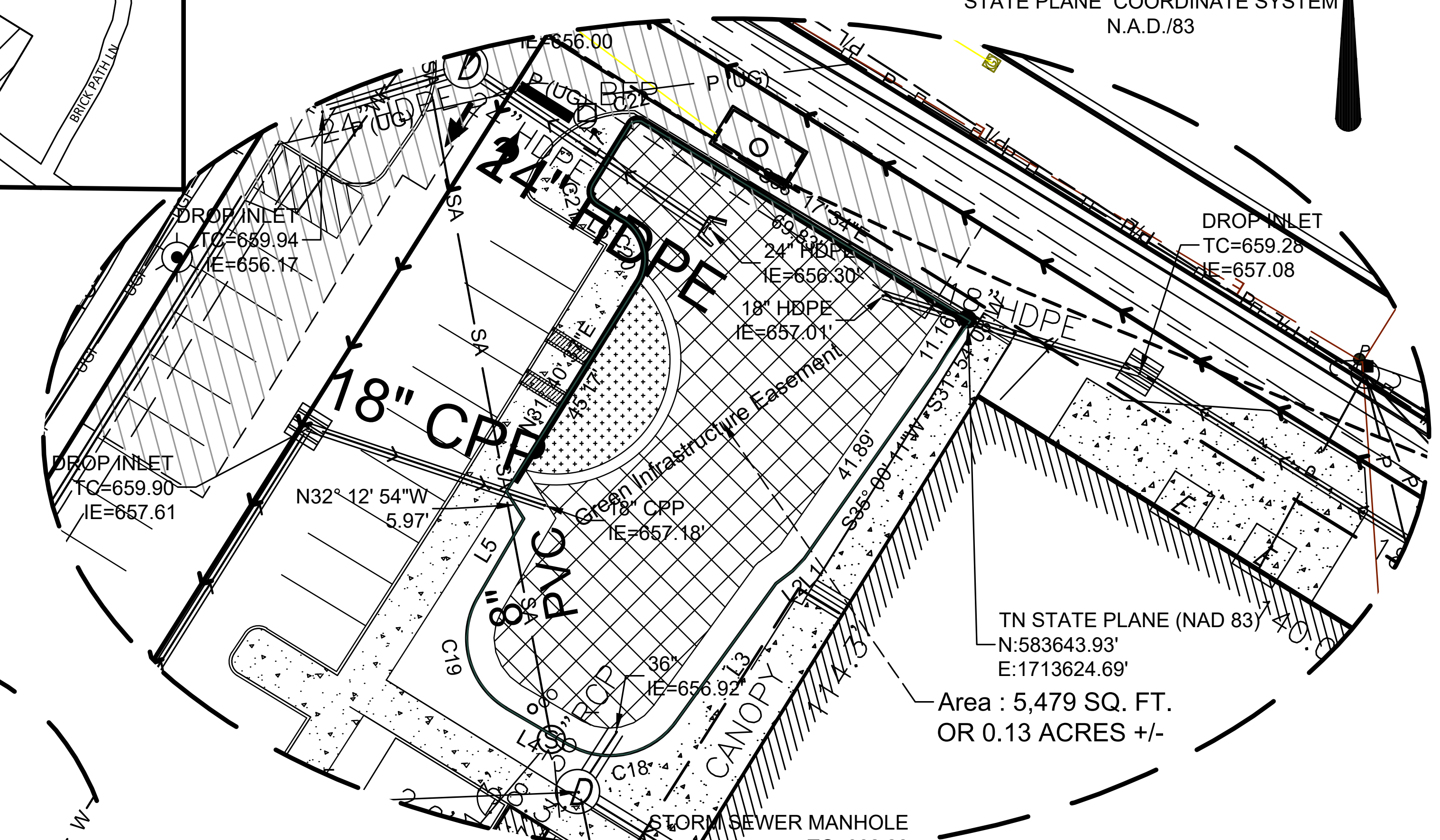
NOTES

1. Purpose of this plat is to add easements and to create 1 lot.
2. Maintenance of all stormwater management features shall be the responsibility of the property owner (s) or the HOA.
3. 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.
4. 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 without the written consent of the City Engineer or his designee.
5. 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 my 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.
6. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
7. It will be the responsibility of the subdivider or the owner to include the above referenced easements as an integral part of the subdivision in such a manner that said areas will be owned and maintained by the present owner or by a prospective property owner unless otherwise noted.
8. The deed to the property shown does not address mineral rights, an accurate title search and/or commitment can confirm the ownership of said mineral rights.
9. A title commitment/ search was not furnished at time of survey, therefore this survey is subject to an accurate title commitment/ search.
10. Bearings and distances take precedence over scale.
11. Setbacks are as per zoning,
12. Property is subject to covenants, easements, rights of way and restrictions of record and not of record.
13. This survey does not address the existence or non-existence of wetlands areas.
14. Parking and hardscape features on the west side of the property are based on proposed plans and are subject to change.
15. Cross Access Easements shall provide perpetual, non exclusive access for the prupose of vehicular and pedestrian ingress and egress across the access easement. property owner(s) shall maintain and keep the cross assess easement within their development in a commercially reasonable condtition and state of repair.

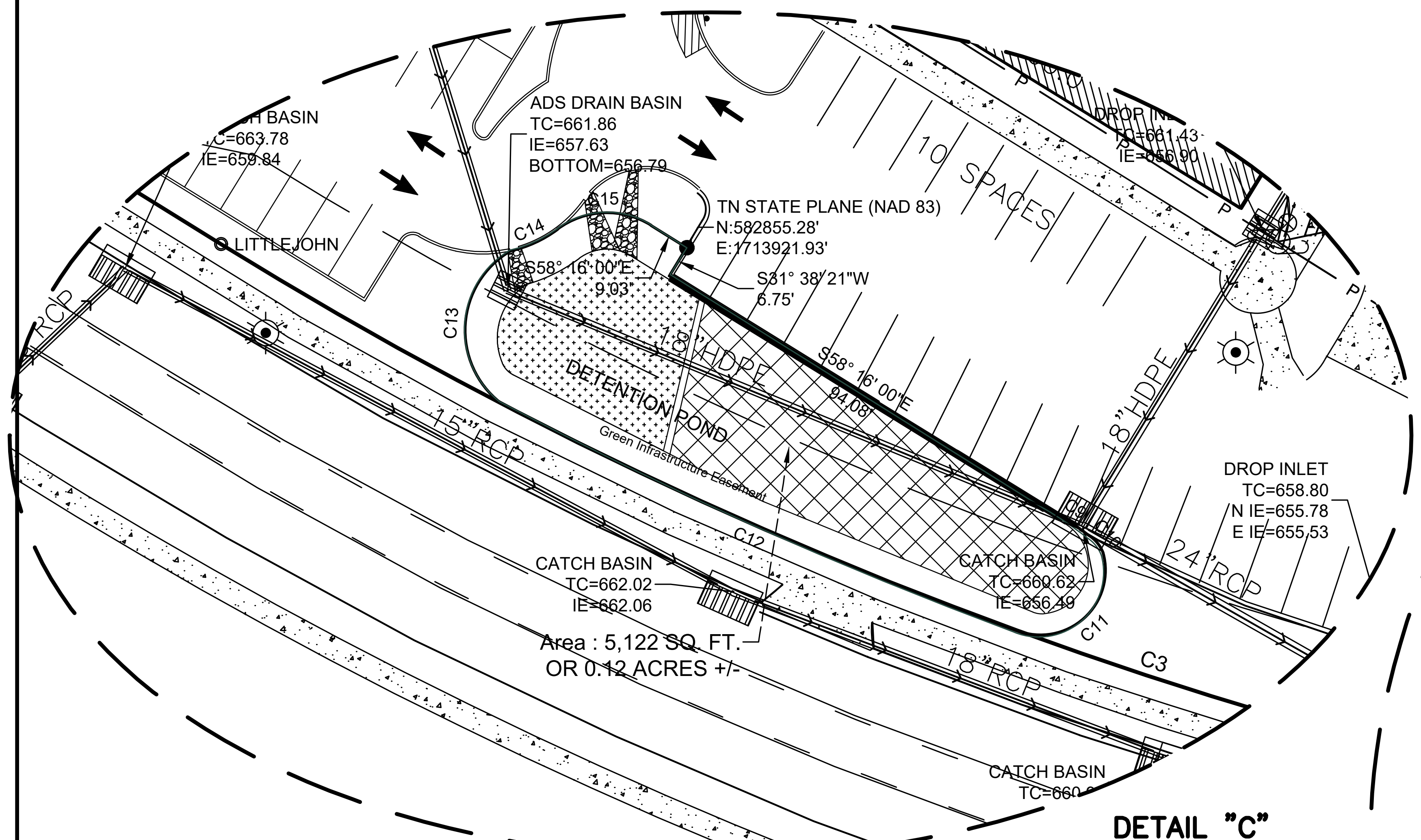


Line Table		
Line #	Direction	Length
L1	S43°45'38"W	3.08'
L2	S52°36'36"W	3.84'
L3	S35°53'46"W	31.47'
L4	N59°48'52"W	13.48'
L5	N30°22'43"E	16.81'
L6	N58°11'42"W	5.57'
L7	N31°48'27"E	13.00'

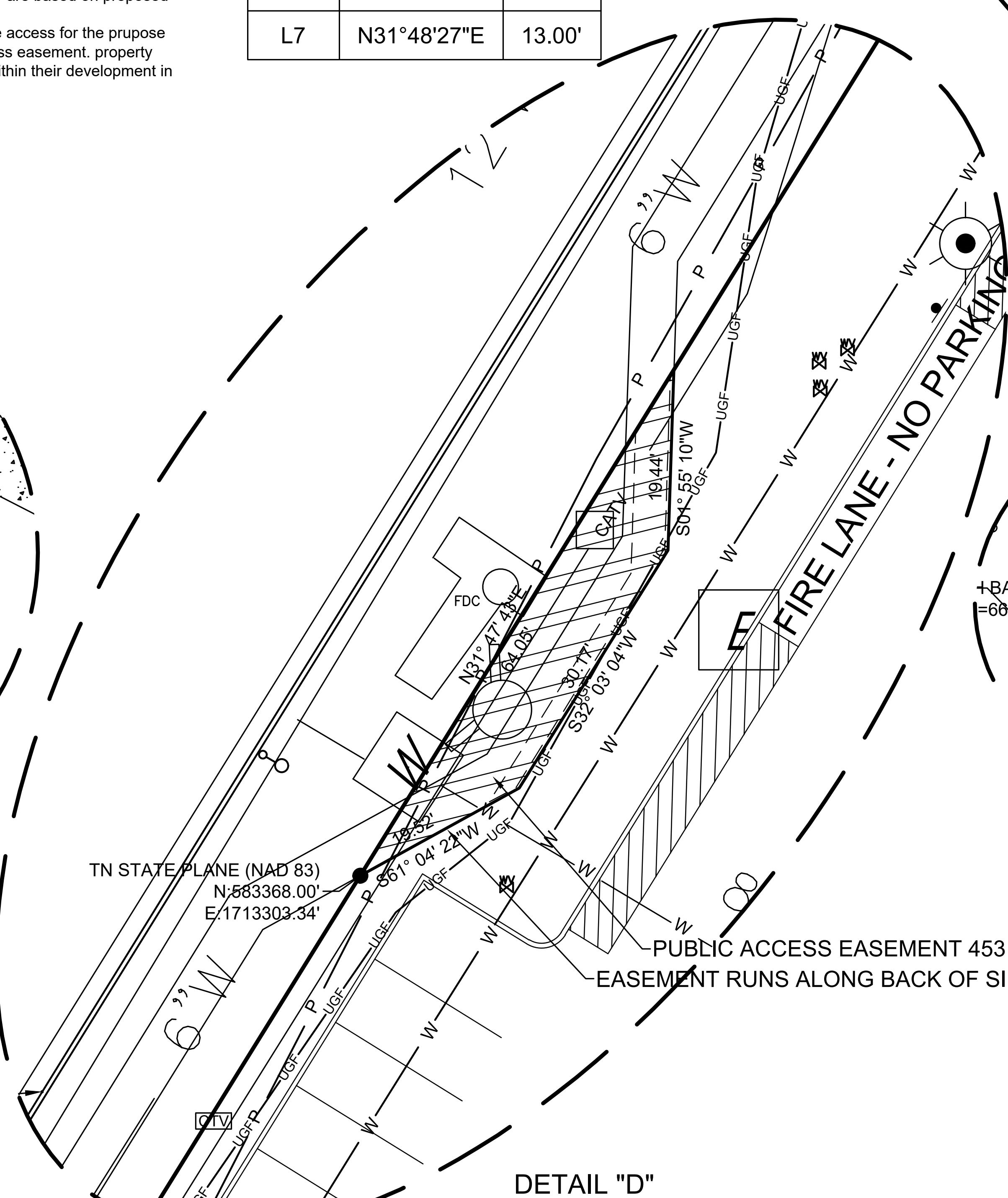
NORTH BASED UPON TENNESSEE STATE PLANE COORDINATE SYSTEM N.A.D./83



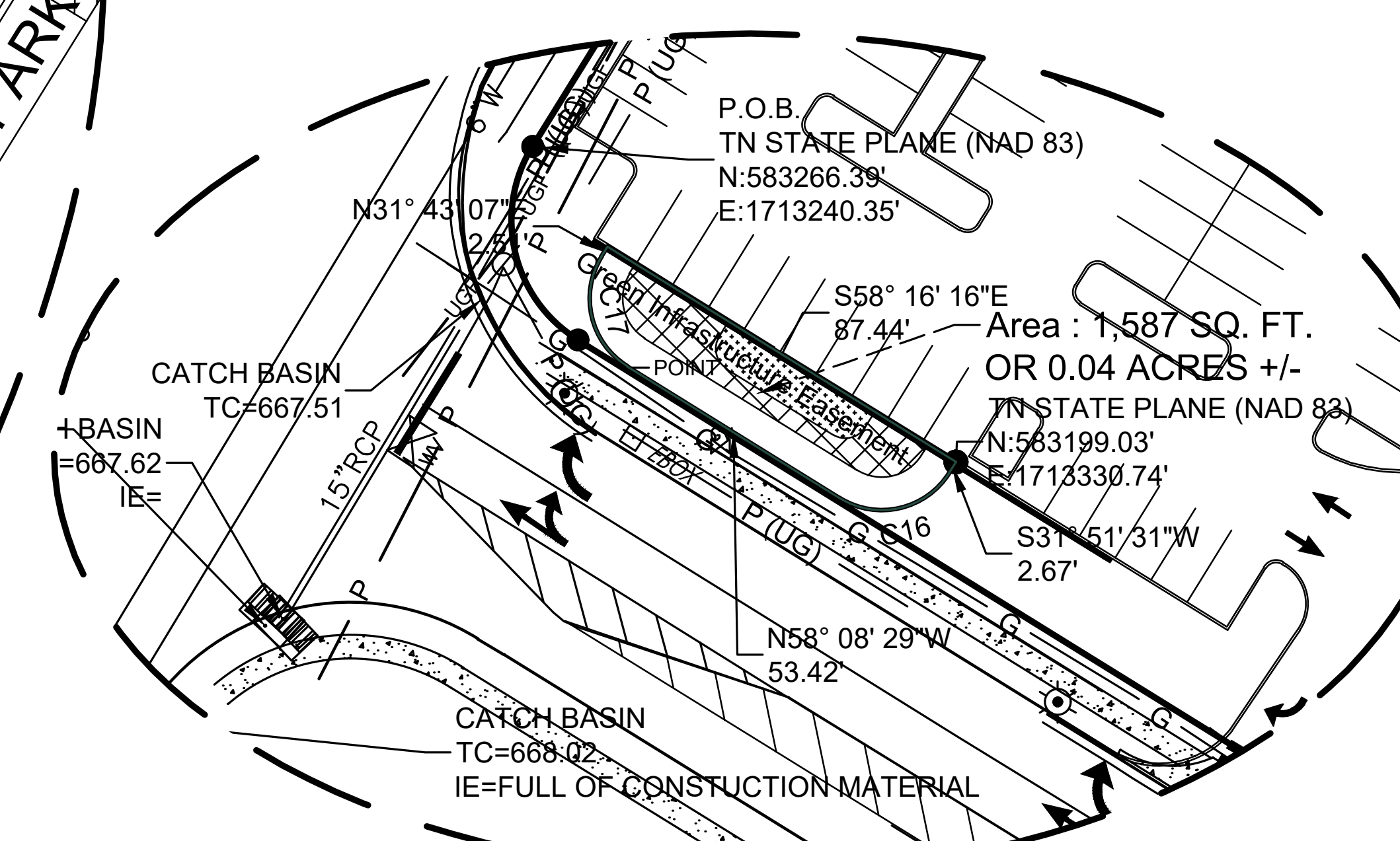
DETAIL "A"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

NO.	ISSUED	DATE

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
1 OF 5

PROJECT NUMBER 21-12-03153

STATE OF TENNESSEE , MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

TTL

330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

PLOTTED ON:Friday, October 7, 2022 1:00:45 PM
X:\2021\12\21-12-03153 (Factory at Franklin Topo)\Survey\The Factory Final with proposed.dwg

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).

________ 20____ DATE   ________ EMA DEPARTMENT OR AUTHORIZED REPRESENTATIVE   ________ TITLE /DEPT.

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER, PAGE, R.O.W.C., 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 THEN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MINICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS 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 AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK________, PAGE _______R.O.W.C. TENNESSEE.

________ OWNER(S)   ________ 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 24th DAY OF AUGUST 2022.

LOGAN MCCRARY — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2887

SURVEYOR   10-7-2022 DATE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN ________________ 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   ________ 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 ________ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $___________FOR THE WATER SYSTEM AND $__________ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

________ DIRECTOR WATER MANAGEMENT DEPARTMENT   ________ DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF ADDRESSES

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

________ 20____ DATE   ________ IT DEPARTMENT   ________ TITLE /DEPT.

CERTIFICATE OF APPROVAL FOR RECORDING

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

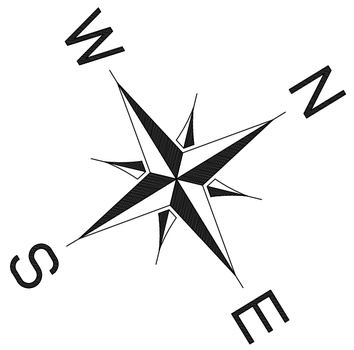
________ SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION   DATE

FINAL PLAT
LOT 1
FACTORY AT FRANKLIN

FINAL PLAT
9-7-2022
DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES	20.15 ACRES	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	FACTORY PARTNERS LLC	CIVIL DISTRICT	263



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- G G UNDERGROUND GAS LINE
- W W WATER LINE
- P P OVERHEAD UTILITY LINE
- SA SA SANITARY SEWER LINE
- CROSS ACCESS EASEMENT
- CENTERLINE
- STORM PIPE

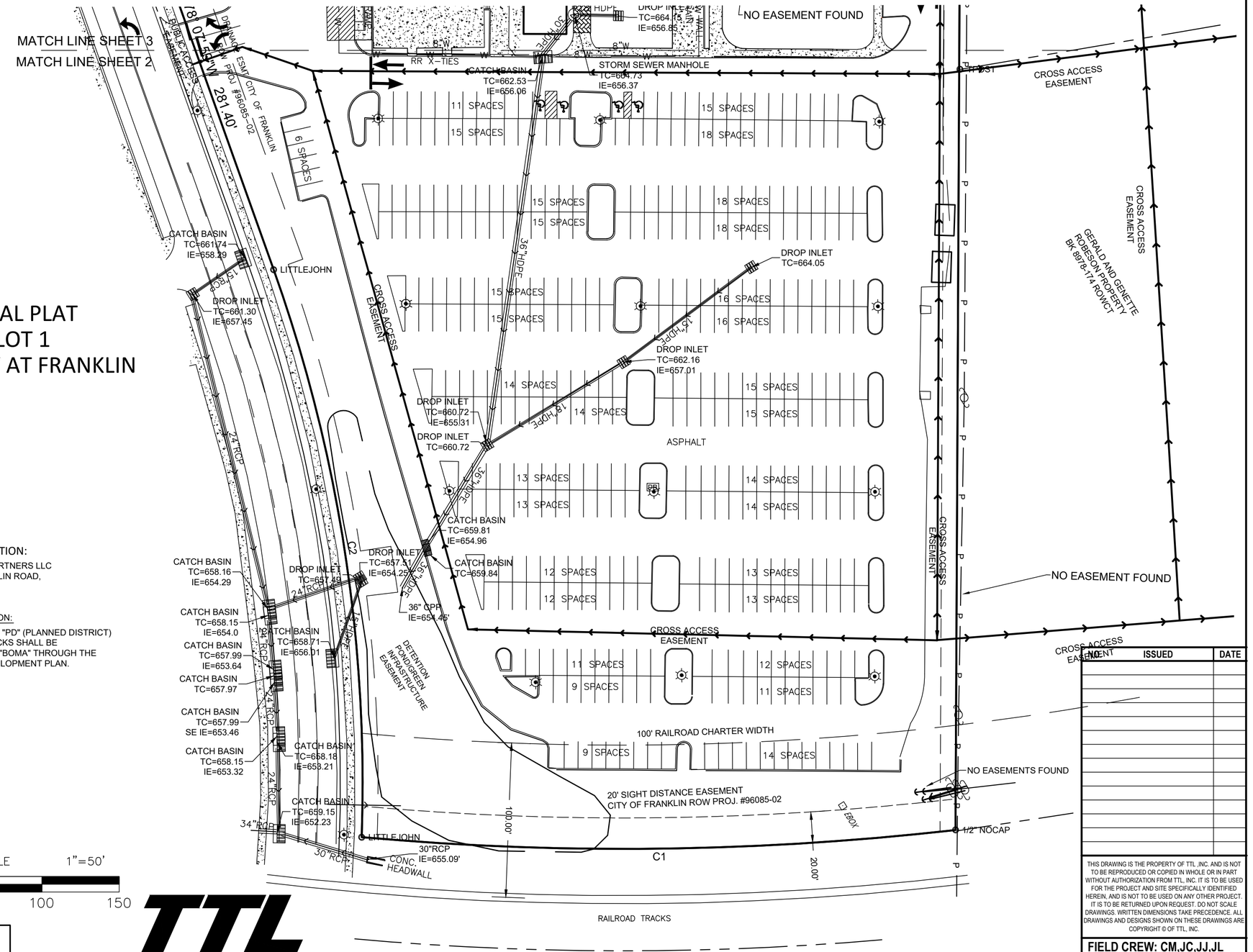
N.A.D.= NORTH AMERICAN DATUM
MBSL= MINIMUM BUILDING SETBACK LINE
SAS= SANITARY SEWER
ROWCT= REGISTER OF DEEDS OFFICE WILLIAMSON COUNTY, TN
PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT
GIS= GEOGRAPHICAL INFORMATION SYSTEM
POB=POINT OF BEGINNING
TC=TOP OF CASTING
IE=INVERT ELEVATION
HDPE=HIGH DENSITY POLYETHYLENE
PVC=POLYEVINYL CHLORIDE
RCP=REINFORCED CONCRETE PIPE

- EBOX ELECTRIC BOX
- UTILITY POLE
- TRANS=TRANSFORMER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- AC AIR CONDITIONER
- LIGHT POLE
- AC AIR CONDITIONER
- DROP INLET
- ADS DROP INLET (PLASTIC)
- PIV POST INDICATOR VALVE

- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- CONCRETE MONUMENT
- CONCRETE
- PUDE DB.8122, PG. 464 ROWCT
- BUILDING
- TEMP. CONST. EASEMENT DB.8122, PG. 464 ROWCT
- GREEN INFRASTRUCTURE EASEMENT

GRAPHIC SCALE 1"=50'
0 50 100 150

FINAL PLAT
LOT 1
FACTORY AT FRANKLIN



OWNER INFORMATION:
OWNER: FACTORY PARTNERS LLC
ADDRESS: 230 FRANKLIN ROAD,
FRANKLIN TN. 37064

ZONNING INFORMATION:
PROPERTY IS ZONED- "PD" (PLANNED DISTRICT)
ALL BUILDING SETBACKS SHALL BE
DETERMINED BY THE "BOMA" THROUGH THE
ADOPTION OF A DEVELOPMENT PLAN.

NO	ISSUED	DATE

THIS DRAWING IS THE PROPERTY OF TTL ,INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT AUTHORIZATION FROM TTL, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. ALL DRAWINGS AND DESIGNS SHOWN ON THESE DRAWINGS ARE COPYRIGHT © OF TTL, INC.

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
2 OF 5

PROJECT NUMBER 21-12-03153

TTL
330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

WILLIAMSON COUNTY, TENNESSEE
COF # 7941
PROJECT # 7964

FLOOD CERTIFICATION

This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47187 C 0211G Zone X) of the City of Franklin, Williamson County, Tennessee, Dated: Dec. 22, 2016, unless otherwise noted on survey.

GPS Certification:

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 8-24-22 utilizing a Carlson BRx7 dual frequency receiver with on site Base and Rover. The grid coordinates of the Fixed Station(s) shown were derived using an existing control provided, referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Conus).

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.07'

Combined Grid Factor: 0.99992264

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC DATE DATE

MTEMC SIGNATURE

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

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATIO

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER, PAGE, R.O.W.C., 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 THEN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MINICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE_____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____R.O.W.C. TENNESSEE.

OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SURVEY IS AT 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 24th DAY OF AUGUST

LOGAN MCCRAY REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 2287

SURVEYOR 10-7-2022 DATE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN _____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 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 _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

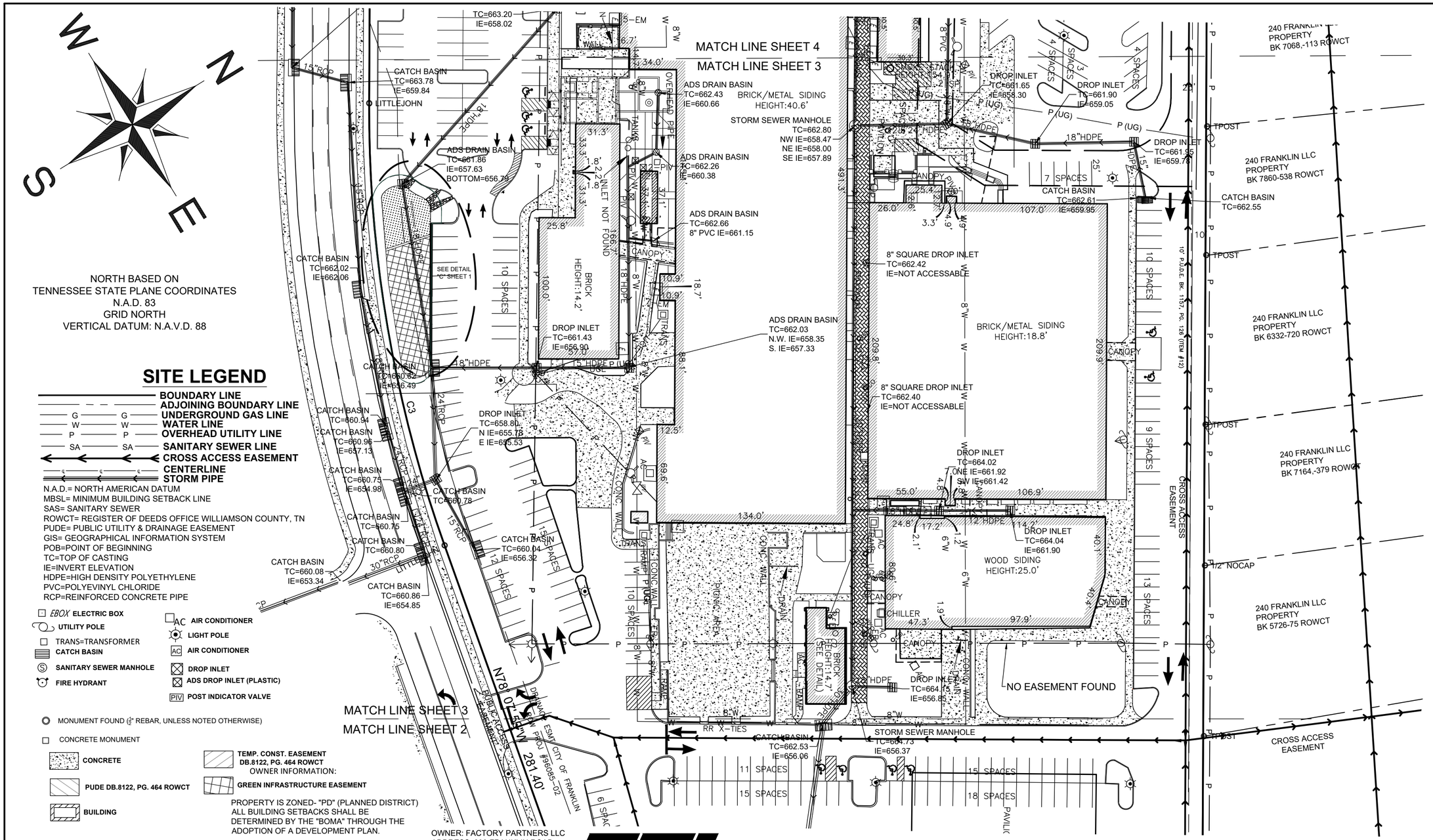
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT LOT 1 FACTORY AT FRANKLIN

FINAL PLAT 9-7-2022 DATE	230 FRANKLIN ROAD, FRANKLIN TN. 37064 MAP 063M, GROUP A, PARCEL 21 BK. 8750 PAGE 749 , R.O.W.C.T.
TOTAL ACRES 20.15 ACRES	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC	CIVIL DISTRICT 263

PLOTTED ON:Friday, October 7, 2022 1:01:14 PM
X:\2021\21-12-03153 (Factory at Franklin TopoNSurvey\The Factory Final with proposed.dwg



SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- UNDERGROUND GAS LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- CROSS ACCESS EASEMENT
- CENTERLINE
- STORM PIPE

N.A.D.= NORTH AMERICAN DATUM
MBSL= MINIMUM BUILDING SETBACK LINE
SAS= SANITARY SEWER
ROWCT= REGISTER OF DEEDS OFFICE WILLIAMSON COUNTY, TN
PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT
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POB=POINT OF BEGINNING
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HDPE=HIGH DENSITY POLYETHYLENE
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- EBOX ELECTRIC BOX
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- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- AC AIR CONDITIONER
- LIGHT POLE
- AC AIR CONDITIONER
- DROP INLET
- ADS DROP INLET (PLASTIC)
- PIV POST INDICATOR VALVE
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- CONCRETE MONUMENT
- CONCRETE
- PUDE DB.8122, PG. 464 ROWCT
- BUILDING
- TEMP. CONST. EASEMENT DB.8122, PG. 464 ROWCT
- GREEN INFRASTRUCTURE EASEMENT

OWNER INFORMATION:

PROPERTY IS ZONED- "PD" (PLANNED DISTRICT)
ALL BUILDING SETBACKS SHALL BE
DETERMINED BY THE "BOMA" THROUGH THE
ADOPTION OF A DEVELOPMENT PLAN.

NO.	ISSUED	DATE

THIS DRAWING IS THE PROPERTY OF TTL ,INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT AUTHORIZATION FROM TTL, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. ALL DRAWINGS AND DESIGNS SHOWN ON THESE DRAWINGS ARE COPYRIGHT © OF TTL, INC.

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
3 OF 5

PROJECT NUMBER 21-12-03153

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC DATE DATE

MTEMC SIGNATURE

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

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATIO

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER. PAGE, R.O.W.C., 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 THEN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MINICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS 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 AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____R.O.W.C. TENNESSEE.

OWNER(S) 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 INSTALLED OR INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 24th DAY OF AUGUST, 2022.

LOGAN MCCRARY LICENSED LAND SURVEYOR TENNESSEE NO. 2287

SURVEYOR 10-7-2022 DATE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN _____ 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 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 _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN,.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT
LOT 1
FACTORY AT FRANKLIN

FINAL PLAT 9-7-2022 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES 20.15 ACRES
TOTAL LOTS 1
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC
CIVIL DISTRICT 263

TTL
330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

WILLIAMSON COUNTY, TENNESSEE
COF # 7941
PROJECT # 7964

FLOOD CERTIFICATION

This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47187 C 0211G Zone X) of the City of Franklin, Williamson County, Tennessee, Dated: Dec. 22, 2016, unless otherwise noted on survey.

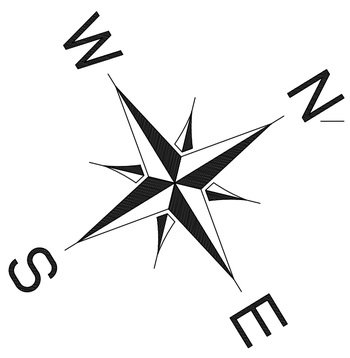
GPS Certification:

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 8-24-22 utilizing a Carlson BRx7 dual frequency receiver with on site Base and Rover. The grid coordinates of the Fixed Station(s) shown were derived using an existing control provided, referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Conus).

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.07'

Combined Grid Factor: 0.99992264

PLOTTED ON:Friday, October 7, 2022 1:03:05 PM
X:\2021\12\21-12-03153 (Factory at Franklin Topo)\Survey\The Factory Final with proposed.dwg



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- G — G UNDERGROUND GAS LINE
- W — W WATER LINE
- P — P OVERHEAD UTILITY LINE
- SA — SA SANITARY SEWER LINE
- CROSS ACCESS EASEMENT
- S — S CENTERLINE
- STORM PIPE

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- PIV POST INDICATOR VALVE

- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
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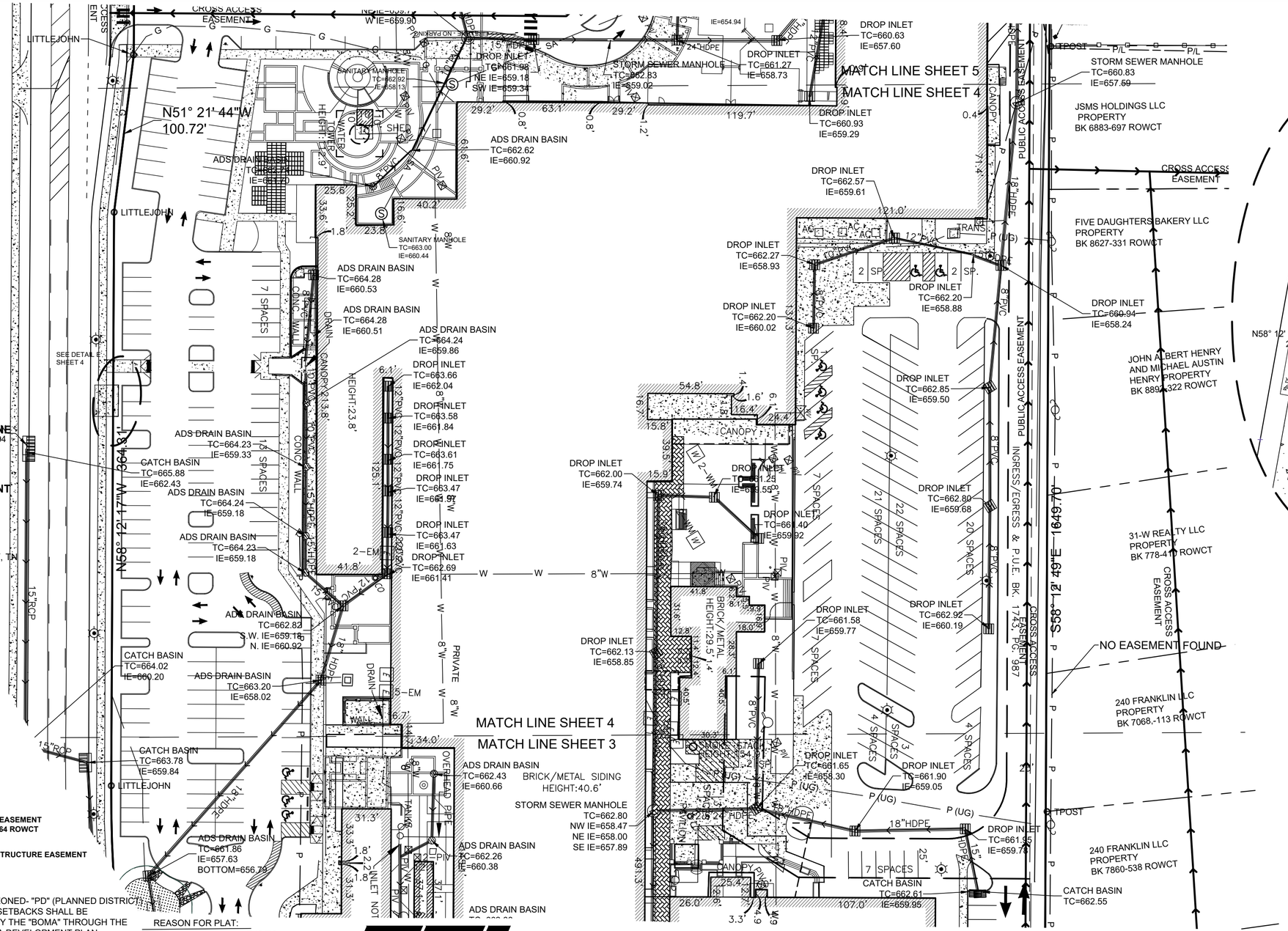
- CONCRETE
- PUDE DB.8122, PG. 464 ROWCT
- BUILDING
- TEMP. CONST. EASEMENT DB.8122, PG. 464 ROWCT
- GREEN INFRASTRUCTURE EASEMENT

PROPERTY IS ZONED- "PD" (PLANNED DISTRICT)
ALL BUILDING SETBACKS SHALL BE
DETERMINED BY THE "BOMA" THROUGH THE
ADOPTION OF A DEVELOPMENT PLAN.

REASON FOR PLAT:
PURPOSE OF THIS PLAT IS TO
ADD EASEMENTS AND TO CREATE 1 LOT.



NO.	ISSUED	DATE

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FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
4 OF 5

PROJECT NUMBER 21-12-03153

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC DATE DATE

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DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATIO

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LOGAN MCCRARY REGISTERED LAND SURVEYOR TENNESSEE NO. 2287

SURVEYOR 10-7-2022 DATE

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DIRECTOR, STREETS DEPARTMENT DATE 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 _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

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SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN,.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

TTL
330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

WILLIAMSON COUNTY, TENNESSEE
COF # 7941
PROJECT # 7964

GRAPHIC SCALE 1"=50'
0 50 100 150

FLOOD CERTIFICATION

This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47187 C 0211G Zone X) of the City of Franklin, Williamson County, Tennessee, Dated: Dec. 22, 2016, unless otherwise noted on survey.

GPS Certification:

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 8-24-22 utilizing a Carlson BRx7 dual frequency receiver with on site Base and Rover. The grid coordinates of the Fixed Station(s) shown were derived using an existing control provided, referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Conus).

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.07'

Combined Grid Factor: 0.99992264

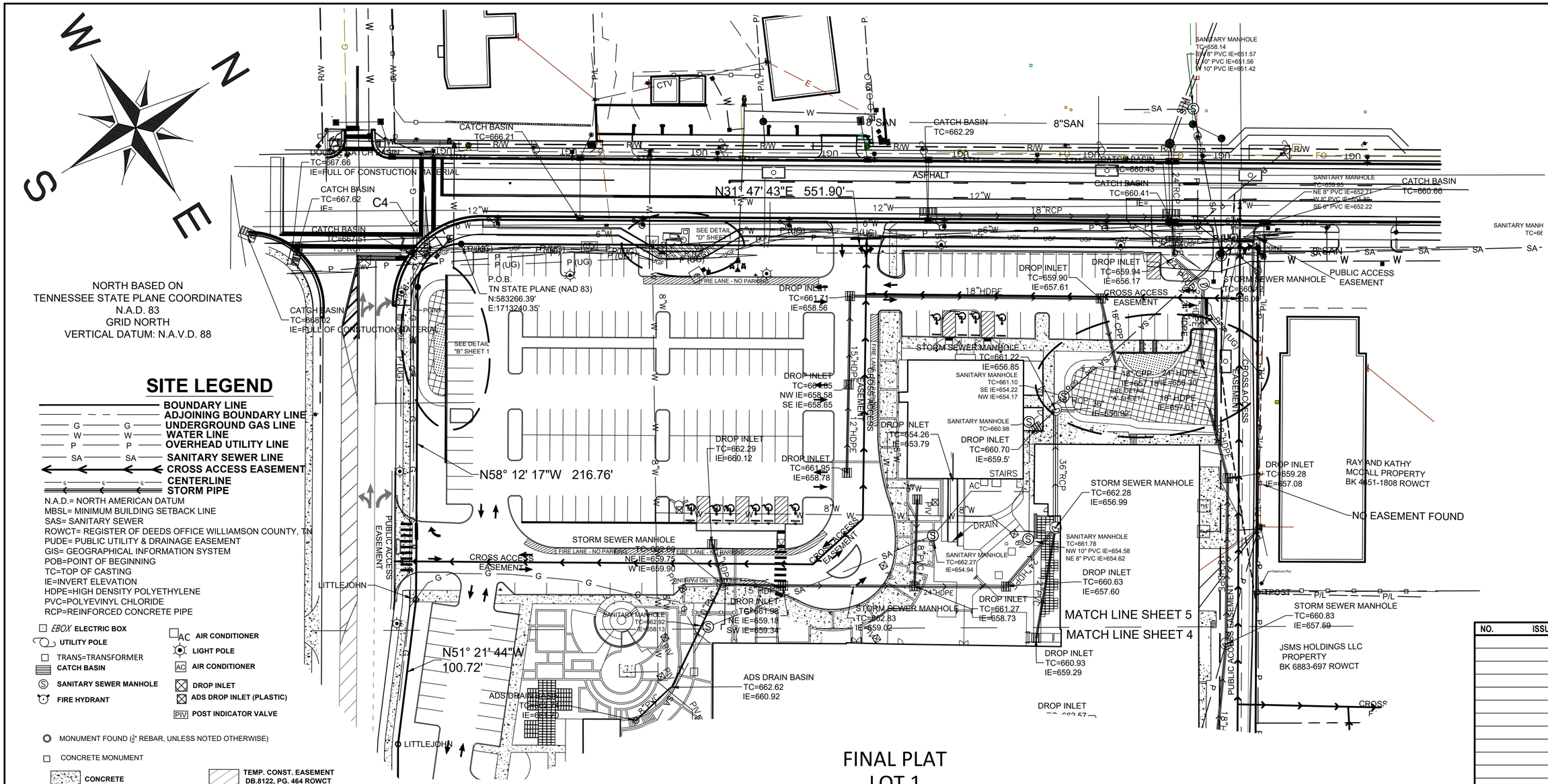
FINAL PLAT LOT 1 FACTORY AT FRANKLIN

FINAL PLAT 9-7-2022 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES 20.15 ACRES
TOTAL LOTS 1
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC
CIVIL DISTRICT 263

PLOTTED ON:Friday, October 7, 2022 1:14:29 PM
X:\2021\12\21-12-03153 (Factory at Franklin Topo)\Survey\The Factory Final with proposed.dwg



SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- G — G — UNDERGROUND GAS LINE
- W — W — WATER LINE
- P — P — OVERHEAD UTILITY LINE
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- PUDE DB.8122, PG. 464 ROWCT
- BUILDING
- TEMP. CONST. EASEMENT DB.8122, PG. 464 ROWCT
- GREEN INFRASTRUCTURE EASEMENT

OWNER INFORMATION:
OWNER: FACTORY PARTNERS LLC
ADDRESS: 230 FRANKLIN ROAD,
FRANKLIN TN. 37064

PROPERTY IS ZONED- "PD" (PLANNED DISTRICT)
ALL BUILDING SETBACKS SHALL BE DETERMINED BY THE "BOMA" THROUGH THE ADOPTION OF A DEVELOPMENT PLAN.

FINAL PLAT
LOT 1
FACTORY AT FRANKLIN

GRAPHIC SCALE 1"=50'
0 50 100 150

330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

WILLIAMSON COUNTY, TENNESSEE
COF # 7941
PROJECT # 7964

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This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47187 C 0211G Zone X) of the City of Franklin, Williamson County, Tennessee, Dated: Dec. 22, 2016, unless otherwise noted on survey.

GPS Certification:

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 8-24-22 utilizing a Carlson BRx7 dual frequency receiver with on site Base and Rover. The grid coordinates of the Fixed Station(s) shown were derived using an existing control provided, referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Conus).

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.07'

Combined Grid Factor: 0.99992264

NO.	ISSUED	DATE

THIS DRAWING IS THE PROPERTY OF TTL ,INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT AUTHORIZATION FROM TTL, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. ALL DRAWINGS AND DESIGNS SHOWN ON THESE DRAWINGS ARE COPYRIGHT © OF TTL, INC.

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
5 OF 5

PROJECT NUMBER 21-12-03153

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC DATE DATE

MTEMC SIGNATURE

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

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATIO

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER. PAGE. R.O.W.C., 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 THEN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MINICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS 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 AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____R.O.W.C. TENNESSEE.

OWNER(S) 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 IN THE GROUND. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 24TH DAY OF AUGUST, 2022

LOGAN MCCRARY 2887 TENNESSEE REGISTERED LAND SURVEYOR

SURVEYOR 10-7-2022 DATE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN _____ 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 _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN,.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT
LOT 1
FACTORY AT FRANKLIN

FINAL PLAT 9-7-2022 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES	20.15 ACRES	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	FACTORY PARTNERS LLC	CIVIL DISTRICT	263

PLOTTED ON:Friday, October 7, 2022 1:15:46 PM
X:\2021\12\21-12-03153 (Factory at Franklin Topo)\Survey\The Factory Final with proposed.dwg

City of Franklin

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

File #: 21-03724

DATE: October 11, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Stream Valley PUD Subdivision, Final Plat, Section 10, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 20.99 Acres, Located West Interstate 65 and North And SouthOf Rockport Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7963
Applicant: Tyler Ring, Stream Valley Franklin, LLC
Owner: Stream Valley Franklin, LLC, Tyler Ring, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 34 single family residential lots and 3 open space lots on 20.99 acres as Section 10 of the Stream Valley PUD Subdivision. The site plan for Section 10 was approved in July 2019.

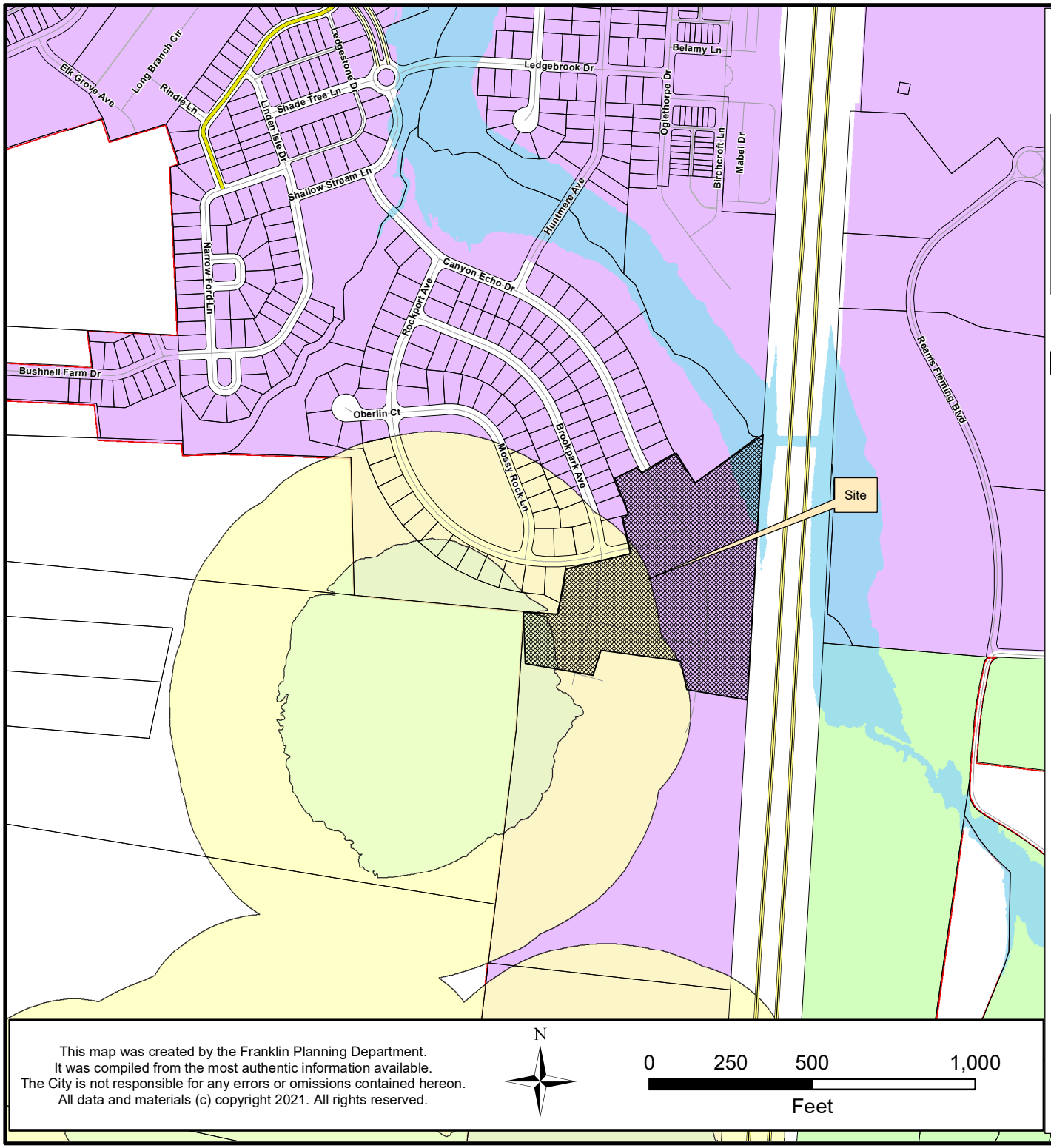
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included 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 Planning Commission approve Stream Valley PUD Subdivision, Final Plat, Section 10 with conditions.



STREAM VALLEY PUD SUBDIVISION
FINAL PLAT, SECTION 10

Project Information
Existing Zoning: PD
Proposed Zoning: PD
Overlay Districts: HHO, FFO
Site Acreage: 20.998 acres
Proposed Number of Dwelling Units: 34
Proposed Nonresidential Square Footage: 0

Legend

- Stream Valley PUD Subdivision, Section 10
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Floodway Fringe Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7963

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Addressing

General Issues

8. Address

lori.jarosz@franklintn.gov Lot 204 is 2038 Canyon Echo Drive.

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

lance.fittro@franklintn.gov This is an added comment regarding a condition of approval placed on the Stream Valley Section 11 site plan which affects the Section 10 final plat:

As a condition of approval for the Brookpark Ave cul-de-sac length in excess of 500' and the proposed number of homes on the cul-de-sac in excess of 20 homes, all new homes on the western cul-de-sac shall require sprinklers for fire suppression to be installed with the home construction. This applies for Lots 369-371 and 396 within Section 10. The Applicant shall add the note below for these affected lots in Section 10:

"Lots 369, 370, 371 and 396 shall require sprinklers for fire suppression to be installed with the home construction."

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 6999 (Stream Valley PUD Subdivision, Site Plan, Section 10)** shall be transferred to this final plat as a condition of approval.

Stormwater

General Issues

3. Plats

jeff.willoughby@franklintn.gov Do not include the area that is being encroached upon. Just show the additional buffer areas and sqft that is being provided.
[Edited By Jeff Willoughby]

DocuSign Envelope ID: F3711091-5520-4878-8384-5725324BAA9B

SITE DATA

PROJECT NAME:	STREAM VALLEY PUD SUBDIVISION, SECTION 10, FINAL PLAT
COF PROJECT #:	7963
SUBDIVISION:	STREAM VALLEY PUD SUBDIVISION
NUMBER OF LOTS:	37
LOT NUMBERS:	199-204, 279-280, 307-308, 311-320, 369-381, 396, 423, 425-426
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:	20.998 AC.
MINIMUM REQUIRED SETBACK LINES:	GARDEN LOTS (203, 204, 307, 308, 311-320, 372-381, 396)
FRONT YARD:	15 FEET
SIDE YARD:	5 FEET, 10 FEET ON CORNER LOT
REAR YARD:	15 FEET
MINIMUM REQUIRED SETBACK LINES:	MANOR LOTS (199-202, 279-280, 369-371)
FRONT YARD:	25 FEET
SIDE YARD:	5 FEET, 10 FEET ON CORNER LOT
REAR YARD:	15 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	± 3.25 ACRES
LINEAR FOOTAGE OF NEW ROADS	± 2,876 FEET
LINEAR FOOTAGE OF ALLEYS	0 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.)

AREA TABLE			AREA TABLE		
LOT	SQ. FT.	ACREAGE	LOT	SQ. FT.	ACREAGE
199	11,321	0.26	318	8,343	0.19
200	11,792	0.27	319	8,324	0.19
201	16,607	0.38	320	8,320	0.19
202	13,647	0.31	369	11,050	0.25
203	13,467	0.31	370	11,050	0.25
204	13,155	0.30	371	11,050	0.25
279	11,043	0.25	372	8,706	0.20
280	14,667	0.34	373	8,472	0.19
307	8,135	0.19	374	8,472	0.19
308	8,135	0.19	375	8,255	0.19
311	8,035	0.18	376	8,071	0.19
312	8,135	0.19	377	8,596	0.20
313	12,327	0.28	378	9,764	0.22
314	12,271	0.28	379	7,800	0.18
315	8,220	0.19	380	7,801	0.18
316	8,220	0.19	381	8,818	0.20
317	8,297	0.19	396	10,387	0.24

OPEN SPACE AREA TABLE		
LOT	SQ. FT.	ACREAGE
423	168,971	3.88
425	51,218	1.18
426	212,071	4.87

R/W AREA TABLE		
LOT	SQ. FT.	ACREAGE
AIKEN LN.	26,040	0.60
BROOKPARK AVE.	30,678	0.70
CANYON ECHO DR.	65,821	1.51
LENORA CT.	5,529	0.13
ROCKPORT AVE.	13,612	0.31
TOTAL R/W DEDICATION	141,670	3.25

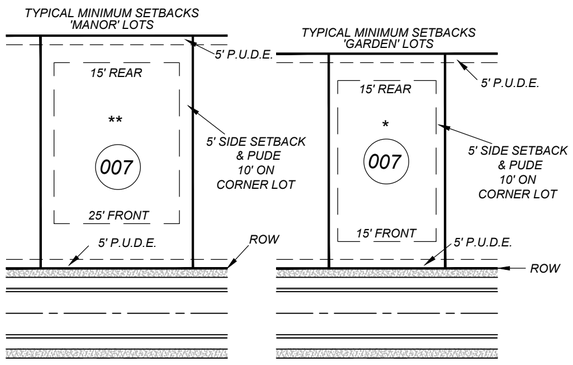


N

GRAPHIC SCALE (IN FEET)

500 0 250 500 1000

1 inch = 500 ft.



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.

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

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 34 RESIDENTIAL 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 DENOTED ELI-LLC.
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. 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.
17. 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 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 APPROVAL OF WATER SYSTEM

I HERBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN STREAM VALLEY PUD SUBDIVISION, SECTION 10, 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

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 10, 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 10, 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) 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____.

10/5/2022

ENERGY LAND AND INFRASTRUCTURE, LLC

DocuSigned by:

NAME: _____

509F4C57426D4E0...

BY: CHRISTOPHER BLAKE SEXTON, RLS 2400

DATE: 10/5/2022

DocuSigned by:
CHRISTOPHER BLAKE SEXTON
REGISTERED LAND SURVEYOR
509F4C57426D4E0...
AGRICULTURE
COMMERCE
10/5/2022
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 10 FINAL PLAT

OWNER: STREAM VALLEY FRANKLIN, LLC

SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: PMC/CBS	DATE: 09/06/2022
SCALE: 1"=500'	JOB NO: 8097.1
CLOSURE: >1:10,000	COF PROJECT NO. 7963

SHEET 1 OF 3

Filename: W:\8097\PN Stream Valley, Section 10\S_DAP\Production\Final Plat\Stream Valley Section 10 Final Plat Rpst.dwg
Layout Name: Layout
Plotted: Wednesday, October 05, 2022 - 4:24 pm
By: paulc

DocuSign Envelope ID: F3711091-5520-4878-8384-5725324BAA9B

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- SEWER MANHOLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- STORM STRUCTURE
- HEADWALL
- 2035 — 911 ADDRESS
- 1 — LOT NUMBER
- PROPERTY LINE
- ADJOINER TRACT
- R/W — RIGHT-OF-WAY
- SETBACK LINE
- EXISTING EASEMENT EDGE
- PERMANENT EASEMENT
- 8" W — WATER LINE
- 8" S — SEWER LINE
- ST — STORM PIPE
- CURB
- FLOODWAY BUFFER ZONE

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

* GARDEN LOTS
** MANOR LOTS

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

CANYON ECHO DRIVE (50' PUBLIC R/W)
BROOKPARK AVENUE (50' PUBLIC R/W)
MOSSY ROCK LANE (50' PUBLIC R/W)
ROCKPORT AVENUE (50' PUBLIC R/W)
AIKEN LANE (50' PUBLIC R/W)
2044 CANYON ECHO DR.
5049 ROCKPORT AVE.
3010 CANYON ECHO DR.
STREAM VALLEY SUBDIVISION SECTION 8 PLAT BOOK 61, PAGE 105 R.O.W.C.TN.
STREAM VALLEY SUBDIVISION SECTION 9 PLAT BOOK 62, PAGE 72 R.O.W.C.TN.
FIVE MILE CREEK
LOOKOUT HILL BRANCH
INTERSTATE 65
20' PUDE PLAT BOOK 61, PAGE 105 R.O.W.C.TN.
20' SANITARY SEWER EASEMENT
30' AVERAGE RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
30' ZONE 1 RIPARIAN BUFFER
30' ZONE 2 RIPARIAN BUFFER
TOP OF BANK
FFO
ADDITIONAL BUFFER, AREA A 2152 SF
VARIABLE WIDTH SEWER EASEMENT
BUFFER AVERAGING, AREA B 6358 SF

MATCH LINE — SHEET 2 OF 3 / SHEET 3 OF 3

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N86° 40' 40"W	40.00'
L4	N76° 42' 52"E	32.38'
L5	N13° 17' 08"W	59.28'
L6	N36° 29' 24"W	40.41'
L7	N21° 39' 08"W	80.62'
L8	S81° 28' 52"E	44.85'
L9	S60° 46' 12"W	29.94'
L10	N60° 46' 12"E	29.94'
L11	N14° 50' 07"E	33.35'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C4	110.31	775.00	N81° 15' 29"E	110.22
C5	32.75	1025.00	S29° 12' 21"E	32.75
C6	108.38	975.00	S33° 18' 20"E	108.32
C7	660.67	825.00	S13° 32' 54"E	643.16
C9	113.93	1025.00	S33° 18' 20"E	113.87
C10	33.02	775.00	S35° 16' 10"E	33.01
C11	61.23	37.00	S13° 21' 38"W	54.48
C12	64.44	225.00	S68° 58' 30"W	64.22
C13	78.76	275.00	N68° 58' 30"E	78.49
C14	61.23	37.00	S71° 49' 13"E	54.48
C15	424.41	775.00	S08° 43' 21"E	419.13
C17	40.37	425.00	N77° 53' 09"W	40.35
C18	58.12	37.00	N30° 09' 53"W	52.33
C19	172.32	775.00	N08° 27' 57"E	171.96
C20	48.49	37.00	N39° 38' 17"E	45.09
C23	58.12	37.00	N59° 50' 07"E	52.33
C24	45.12	475.00	S77° 53' 09"E	45.10
C27	126.43	725.00	N09° 50' 23"E	126.27
C28	68.61	37.00	N48° 16' 42"W	59.19

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____.

10/5/2022

ENERGY LAND AND INFRASTRUCTURE, LLC
DocuSigned by:
NAME: 509F4C57426D4E0...
BY: CHRISTOPHER BLAKE SEXTON, RLS 2400
DATE: 10/5/2022

DocuSigned by:
CHRISTOPHER BLAKE SEXTON
509F4C57426D4E0...
10/5/2022
TENNESSEE NO. 2400

ENERGY LAND & INFRASTRUCTURE
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NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

FINAL PLAT

STREAM VALLEY PUD SUBDIVISION SECTION 10 FINAL PLAT

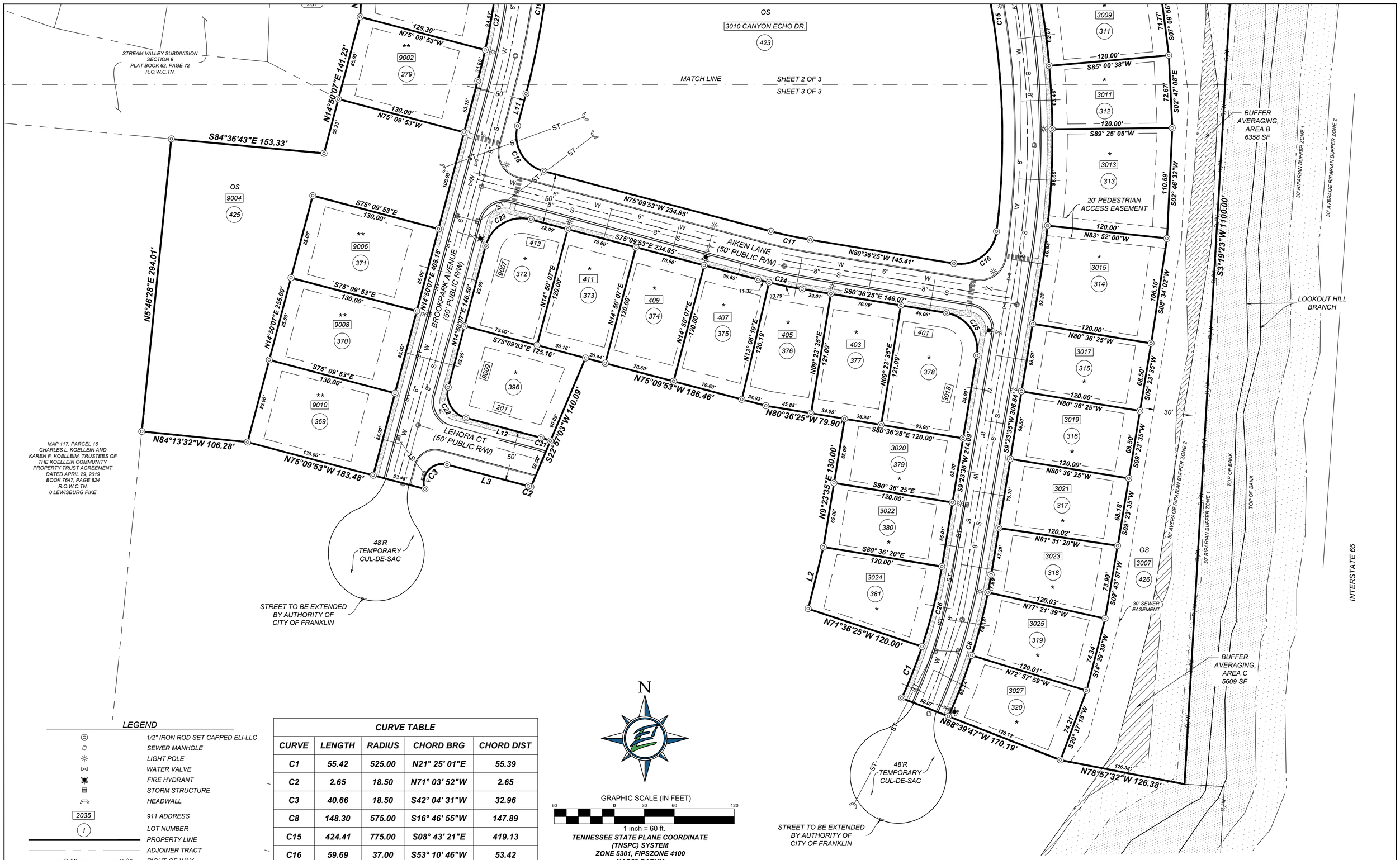
OWNER: STREAM VALLEY FRANKLIN, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: PMC/CBS — DATE: 09/06/2022
SCALE: 1"=60' — JOB NO: 8097.1
CLOSURE: >1:10,000 — COF PROJECT NO. 7963

SHEET 2 OF 3

Filename: W:\8097\1 BN Stream Valley, Section 10\3_LDP\Production\Final Plat\Stream Valley Section 10 Final Plat Revi.dwg
Layout Name: Layout (2)
Plotted: Wednesday, October 05, 2022 - 4:26 pm
By: paulc

DocuSign Envelope ID: F3711091-5520-4878-8384-5725324BAA9B



LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- SEWER MANHOLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- STORM STRUCTURE
- HEADWALL
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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

* GARDEN LOTS
** MANOR LOTS

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	55.42	525.00	N21° 25' 01"E	55.39
C2	2.65	18.50	N71° 03' 52"W	2.65
C3	40.66	18.50	S42° 04' 31"W	32.96
C8	148.30	575.00	S16° 46' 55"W	147.89
C15	424.41	775.00	S08° 43' 21"E	419.13
C16	59.69	37.00	S53° 10' 46"W	53.42
C17	40.37	425.00	N77° 53' 09"W	40.35
C18	58.12	37.00	N30° 09' 53"W	52.33
C19	172.32	775.00	N08° 27' 57"E	171.96
C21	9.73	68.50	N71° 05' 44"W	9.72
C22	39.27	25.00	N30° 09' 53"W	35.36
C23	58.12	37.00	N59° 50' 07"E	52.33
C24	45.12	475.00	S77° 53' 09"E	45.10
C25	58.12	37.00	S35° 36' 25"E	52.33
C26	82.46	525.00	S13° 53' 35"W	82.38
C27	100.48	525.00	N20° 58' 23"E	100.32

LINE TABLE		
LINE	DIRECTION	LENGTH
L2	N13° 53' 47"E	63.55'
L3	N75° 09' 53"W	84.19'
L11	N14° 50' 07"E	33.35'
L12	N75° 09' 53"W	77.75'

N

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

CERTIFICATE OF SURVEY

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10/5/2022

ENERGY LAND AND INFRASTRUCTURE, LLC

DocuSigned by:
NAME: _____
509F4C57426D4E0...

BY: CHRISTOPHER BLAKE SEXTON, RLS 2400

DATE: 10/5/2022

DocuSigned by:
CHRISTOPHER BLAKE SEXTON
509F4C57426D4E0...
10/5/2022
TENNESSEE NO. 2400

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NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

FINAL PLAT

STREAM VALLEY PUD SUBDIVISION SECTION 10 FINAL PLAT

OWNER: STREAM VALLEY FRANKLIN, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: PMC/CBS
SCALE: 1"=60 '
CLOSURE: >1:10,000
DATE: 09/06/2022
JOB NO: 8097.1
COF PROJECT NO. 7963

SHEET 3 OF 3

Filename: W:\8097\1 BN Stream Valley, Section 10\3_CAD\Production\Final Plat\Stream Valley Section 10 Final Plat Revl.dwg
Layout Name: Layout (3)
Plotted: Wednesday, October 05, 2022 - 4:26 pm
By: pmc

City of Franklin

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

File #: 21-03726

DATE: October 11, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Villages At Southbrooke PUD Subdivision, Final Plat, Section 2, Creating 44 Residential Lots And 5 Open Space Lots, On 10.83 Acres, Located At 1049 Southbrooke Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7965
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Southbrooke, LLC, Mike Ford, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 44 single-family and attached residential lots and 5 open space lots for Section 2 of the Villages At Southbrooke PUD Subdivision. The property consists of 10.83 acres and is located at 1049 Southbrooke Boulevard. The site plan for Section 2 was approved in October 2021.

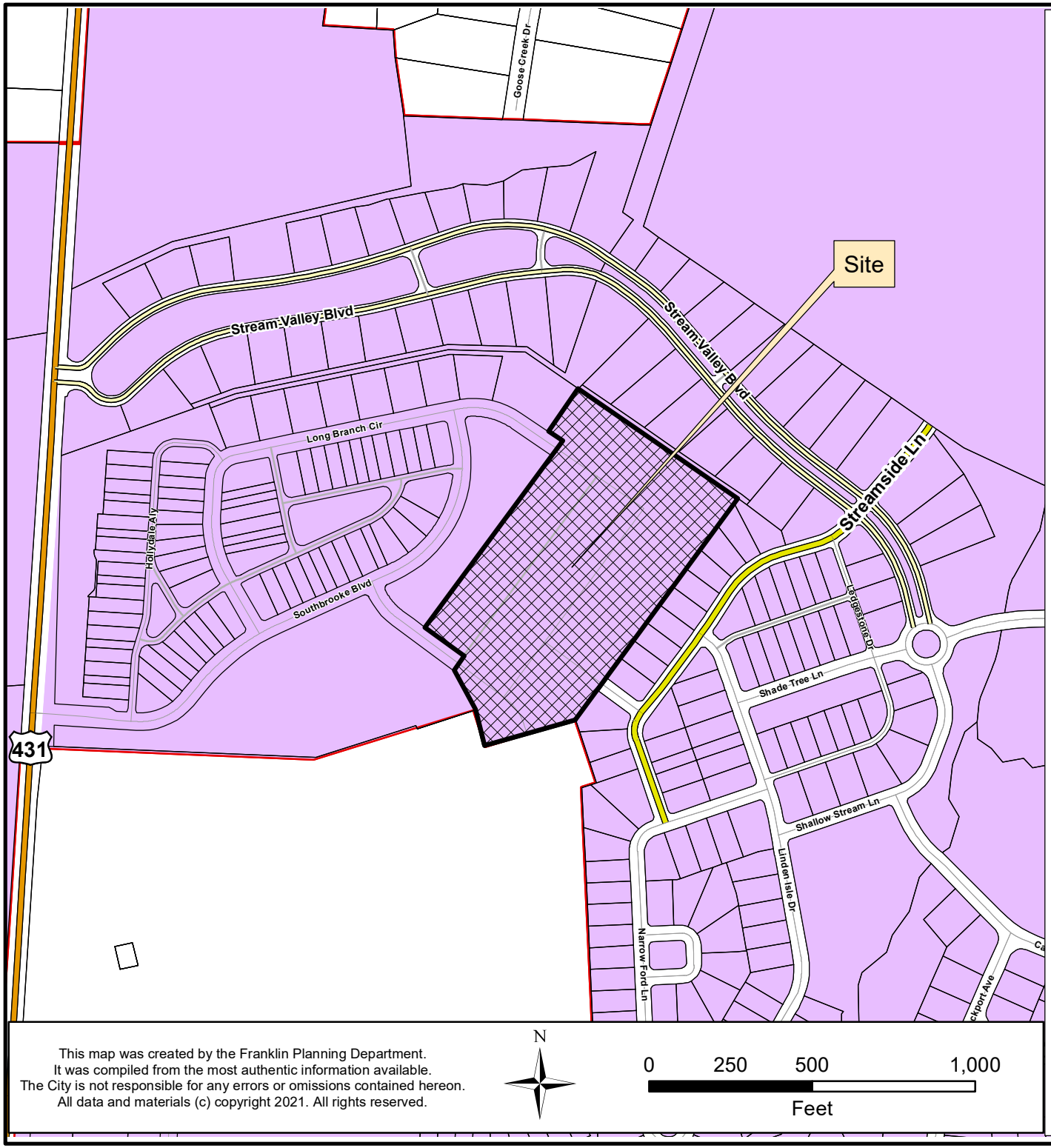
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 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 Planning Commission approve Villages At Southbrooke PUD Subdivision, Final Plat, Section 2 with conditions.



VILLAGES OF SOUTHBROOKE PUD SUBDIVISION FINAL PLAT

Project Information
Existing Zoning: PD
Overlay Districts: NONE
Site Acreage: 10.83 acres

Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7965

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

lance.fittro@franklintn.gov

This comment is for City staff reference and **does not hinder approval of the final plat**:

NOTE TO STAFF:

Lots 197 through 205 are designated as Critical Lots for Drainage on the plat and require grading information to be shown on the plot plan to verify that all downspouts are collected with roof leaders discharging to pop-up drains in the front yard areas behind the sidewalk to prevent stormwater runoff from discharging to existing residential lots to the rear.

Parks

General Issues

1. Parkland Impact Fee

kevinl@franklintn.gov The Parkland Fees are due at the final plat. This plat can move to Onestop but fees must be paid at this time to move forward from Onestop.

As of 10-7-22 no fees have been received so "conditional approval" will be the reply until these fees are received.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7578 (Villages at Southbrooke PUD Subdivision, Site Plan, Section 2)** shall be transferred to this final plat as a condition of approval.

LEGEND

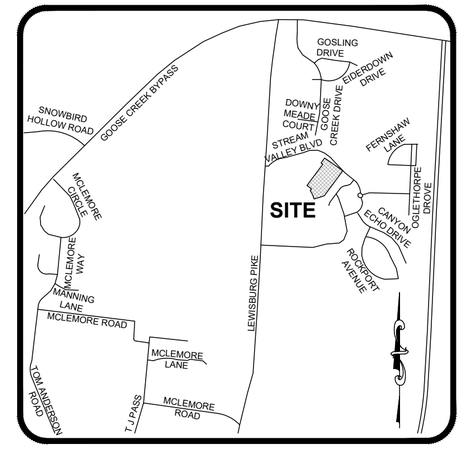
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE		FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	POND	
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	R.O.W.	RIGHT OF WAY
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT

(*) CRITICAL LOT NOTE:

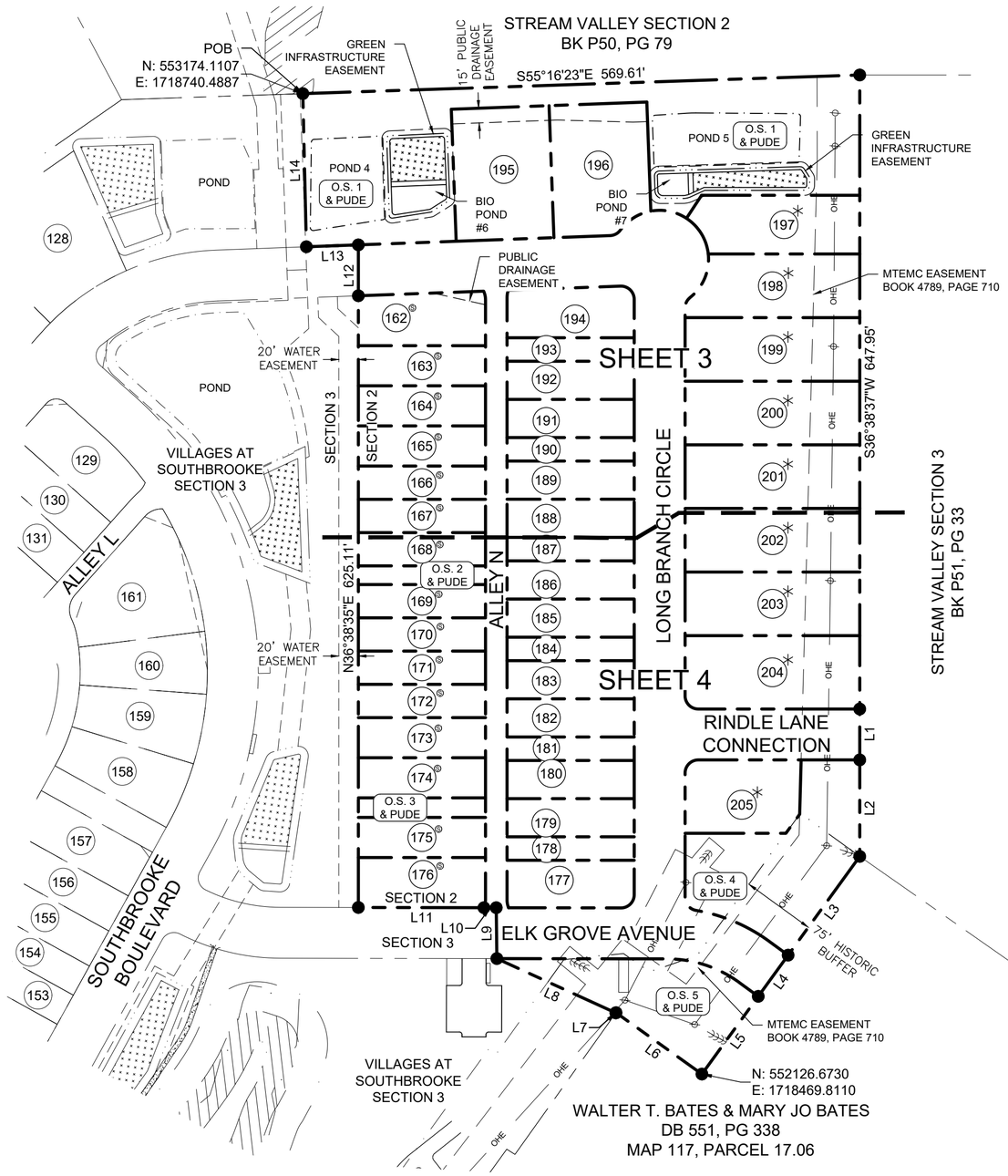
LOTS 197 - 205 HAVE BEEN DEEMED CRITICAL LOTS DUE TO DRAINAGE. LOTS 197 - 205 TO HAVE ALL DOWNSPOUTS COLLECTED WITH ROOF LEADERS DISCHARGING TO POP-UP DRAINS IN THE FRONT YARD AREAS BEHIND THE SIDEWALK TO PREVENT STORMWATER RUN-OFF FROM REACHING ADJACENT RESIDENTIAL PROPERTIES.

(S) SPRINKLER SYSTEM NOTE:

LOTS 162 TO 176 REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.



VICINITY MAP
NOT TO SCALE



Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
162	6935.89	0.159
163	5330.00	0.122
164	5330.00	0.122
165	5330.00	0.122
166	4420.00	0.101
167	4420.00	0.101
168	4420.00	0.101
169	4420.00	0.101
170	4420.00	0.101
171	4420.00	0.101
172	4420.00	0.101
173	5330.00	0.122
174	5330.00	0.122
175	5330.00	0.122
176	6640.33	0.152
177	6274.43	0.144
178	3120.00	0.072
179	5070.00	0.116
180	5070.00	0.116
181	3120.00	0.072
182	5070.00	0.116
183	5070.00	0.116

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
184	3120.00	0.072
185	5070.00	0.116
186	5070.00	0.116
187	3120.00	0.072
188	5070.00	0.116
189	5070.00	0.116
190	3120.00	0.072
191	5070.00	0.116
192	5070.00	0.116
193	3120.00	0.072
194	6568.92	0.151
195	13500.00	0.310
196	12939.57	0.297
197	9901.02	0.227
198	10746.59	0.247
199	11605.73	0.266
200	11605.69	0.266
201	11605.65	0.266
202	11605.62	0.266
203	11605.58	0.266
204	13351.89	0.307
205	8650.60	0.199

Parcel Line Table		
Line #	Length	Direction
L1	52.00'	S36°38'37"W
L2	98.64'	S36°38'37"W
L3	124.67'	S72°35'41"W
L4	52.00'	S72°35'41"W
L5	98.12'	S72°35'41"W
L6	107.92'	N17°48'26"W
L7	0.32'	S72°08'37"W
L8	133.72'	N28°49'04"W
L9	52.00'	N35°57'53"E
L10	12.57'	N53°15'30"W
L11	128.40'	N53°15'30"W
L12	52.04'	N36°38'35"E
L13	53.16'	N55°28'01"W
L14	156.57'	N35°19'10"E

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	54549.60	1.252
O.S. 2	2484.42	0.057
O.S. 3	2600.00	0.060
O.S. 4	20066.76	0.461
O.S. 5	14279.26	0.328

HATCH LEGEND

BIO POND

RIPARIAN BUFFER ZONE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

VILLAGES AT SOUTHBROOKE

SECTION 2

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — TENNESSEE — NO. 2089 — 10/4/22

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

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.830	TOTAL NO. OF LOTS:	49
ACRES NEW RD/ST:	2.110 (ROW)	L.F. OF NEW RD/ST:	2178.13
ACRES OPEN SPACE:	2.158	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/04/2022

WA PROJECT NO. 18-1022 COF PROJECT NO. 7965 SHEET 1 0F 4

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SC	COMMUNICATION BOX	C	HANDICAP SPACE		FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	POND	
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	R.O.W.	RIGHT OF WAY
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS CREATING 44 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND REDEFINING MTE EASEMENTS WITHIN THE BOUNDARY OF THE SECTION 2 FINAL PLAT.
2. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 19.01 ON PROPERTY TAX MAP 117 IN THE 10TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDING OF LOT 2001 SHOWN ON THE FINAL PLAT ENTITLED "VILLAGES AT SOUTHBROOKE FINAL PLAT SECTION 1" AS RECORDED IN PLAT BOOK P77, PAGE 69, R.O.W.C. THIS PLAT ALSO VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDING OF MTE EASEMENTS IN PLAT BOOK 4789. PAGE 710, R.O.W.C. WITHIN THE BOUNDARY OF THE SECTION 2 FINAL PLAT.
4. ZONING: (PD) PLANNED DISTRICT.

BUILDING TYPES	ALLEY LOADED (SMALL LOTS)
LOT WIDTHS	34', 41', & 56'
SETBACKS	
FRONT	15'
REAR	5'
SIDE	5'
STREET SIDE	10'
ALLEY SIDE	10'
BUILDING TYPES	STREET LOADED (LARGE LOTS)
LOT WIDTHS	65', 85', & 100-125'
SETBACKS	
FRONT	15'
REAR	20'
SIDE	5'
STREET SIDE:	10'
ALLEY SIDE:	10'
BUILDING TYPES	TOWNHOMES (ATTACHED PRODUCT LOTS)
LOT WIDTHS	20' & 24'
SETBACKS	
FRONT	15'
REAR	5'
SIDE	0'
STREET SIDE:	10'
ALLEY SIDE:	10'

5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
8. 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.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
10. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
11. AT ALL TEMPORARY TURNAROUNDS AND STREET STUBS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOME OWNERS'S ASSOCIATION.
13. 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.
14. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. 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.
16. MINERAL RIGHTS ARE TO BE HELD BY SOUTHBROOKE, LLC.
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. 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.
19. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
20. PARKLAND REQUIREMENTS:
    a. 205 UNITS X $4,304 = $882,320
    b. 25% OF THE TOTAL PROJECT HAS BEEN PAID AT FIRST PLAT WHICH IS $220,580 IS NON-REIMBURSABLE AND SHALL REMAIN IN QUAD 2.
    c. 44 LOTS ARE BEING CREATED WITH THIS INITIAL PLAT AT PRORATED RATIO OF $3,228 EACH = $142,032
    d. $142,032 NEEDED BEFORE PLAT CAN BE APPROVED AND FILED.
21. APPLICANT MAY BE REIMBURSED FOR 25% OR UP TO $220,580 OF THE PRIVATE PARKLAND CONSTRUCTION FOR AMENITIES LABELED IN THE PARKLAND AGREEMENT. THIS IS NOT FOR ANY OTHER CONSTRUCTION OUTSIDE THE LIMITS OF PARKLAND RELATED AREAS OR AS SHOWN IN THE PARKLAND IMPACT AGREEMENT OR REFERRING EXHIBITS.
22. 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.
23. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV 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: 0.07'
    b. DATE OF SURVEY: 02/12/21
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 3, ZONE 7 REVISED NO COMBINED GRID FACTORS WERE USED.
24. MTE IS RESPONSIBLE FOR AND SHALL MAINTAIN THE MTE ACCESS ROAD ON THE PROPERTY.
25. LANDSCAPING WITHIN THE HISTORIC BUFFER SHALL BE PRESERVED AND MAINTAINED.

OWNER: SOUTHBROOKE, LLC
MIKE FORD - GENERAL PARTNER
554 FRANKLIN RD, #300
FRANKLIN, TN 37069

ENGINEER: LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: JENNIFER SPEICH
JENNIFER@LANDSOLUTIONSCO.NET
(615) 712-7497

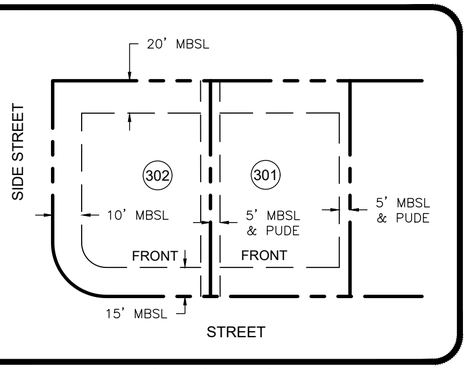
SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM

(*) CRITICAL LOT NOTE:

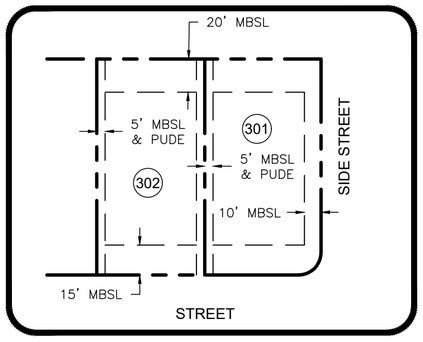
LOTS 197 - 205 HAVE BEEN DEEMED CRITICAL LOTS DUE TO DRAINAGE. LOTS 197 - 205 TO HAVE ALL DOWNSPOUTS COLLECTED WITH ROOF LEADERS DISCHARGING TO POP-UP DRAINS IN THE FRONT YARD AREAS BEHIND THE SIDEWALK TO PREVENT STORMWATER RUN-OFF FROM REACHING ADJACENT RESIDENTIAL PROPERTIES.

(S) SPRINKLER SYSTEM NOTE:

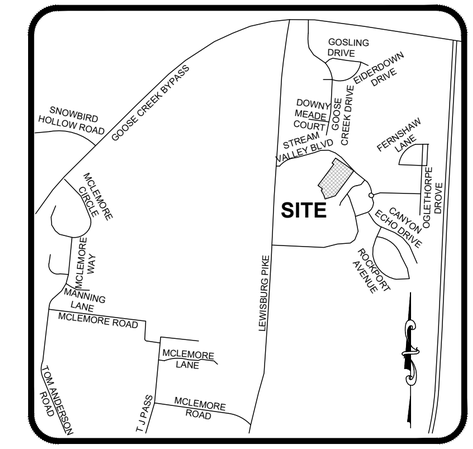
LOTS 162 TO 176 REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.



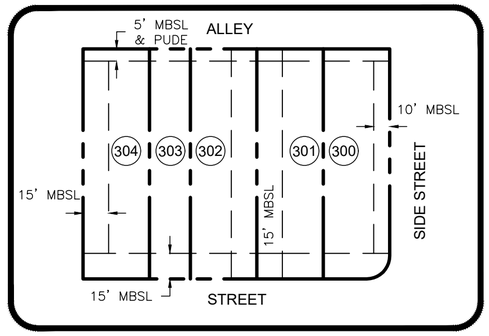
TYPICAL LOT LAYOUT
100'-125' STREET LOADED
(LARGE LOTS)
N.T.S.



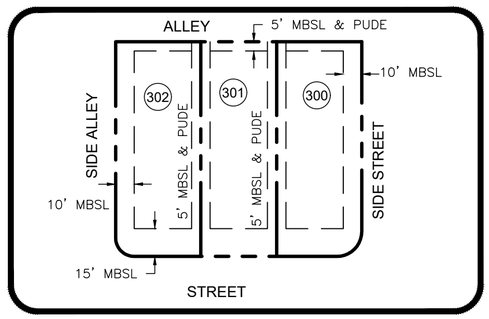
TYPICAL LOT LAYOUT
65' STREET LOADED
(LARGE LOTS)
N.T.S.



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- TOWNHOMES
(ATTACHED PRODUCT)
N.T.S.



TYPICAL LOT LAYOUT- ALLEY LOADED
(SMALL LOTS)
N.T.S.

VILLAGES AT SOUTHBROOKE

SECTION 2

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 2, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM

HB&TS UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF 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 28TH DAY OF MAY, 2021

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE — NO. 2089 — 10/4/22

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

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 1462, PAGE 840, 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 RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: N/A

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 2, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

RECORDING STAMP HERE

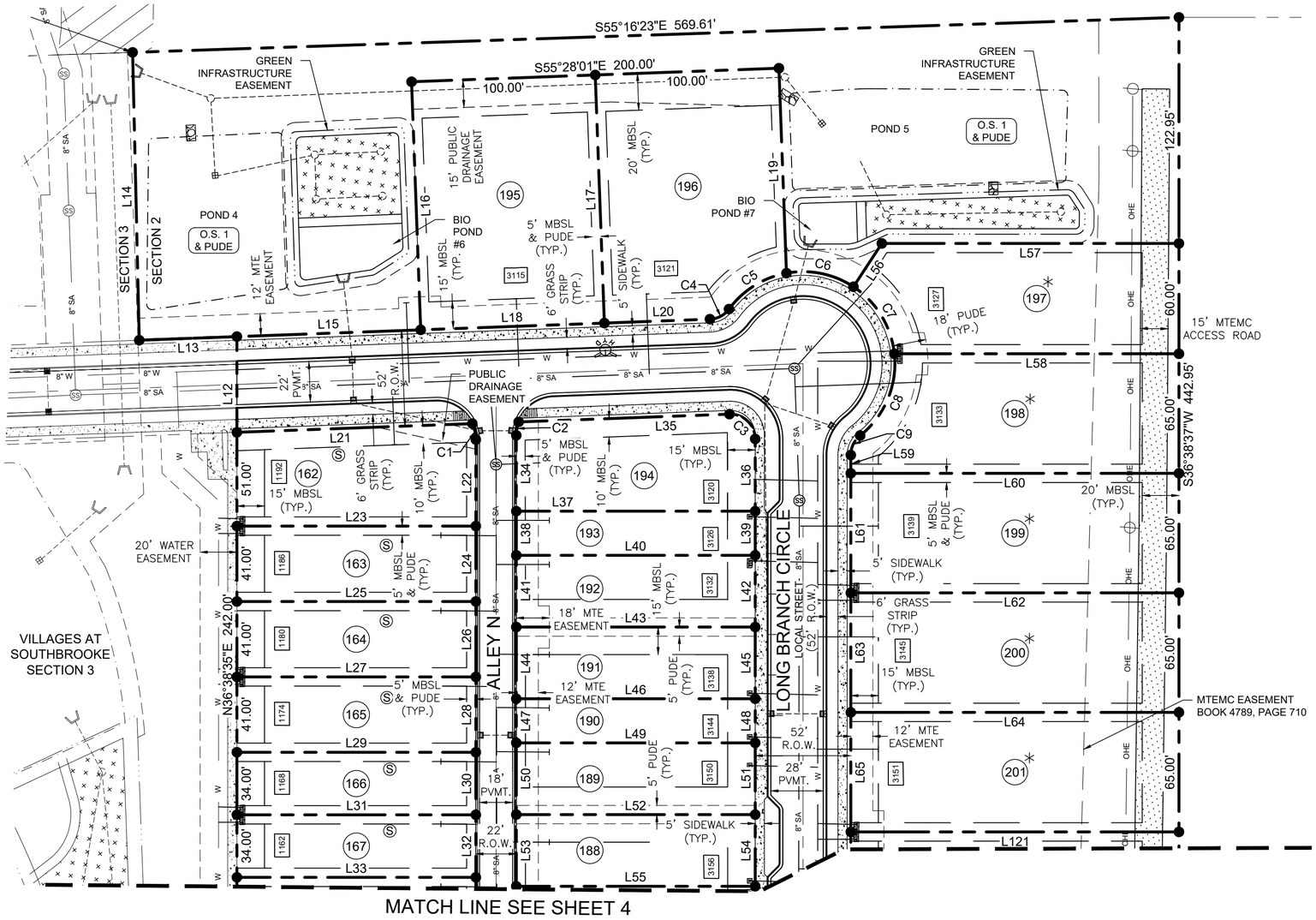
IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.830	TOTAL NO. OF LOTS:	49
ACRES NEW RD/ST:	2.110 (ROW)	L.F. OF NEW RD/ST:	2178.13
ACRES OPEN SPACE:	2.158	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/04/2022

WA PROJECT NO. 18-1022 COF PROJECT NO. 7965 SHEET 2 0F 4



CRITICAL LOT NOTE:

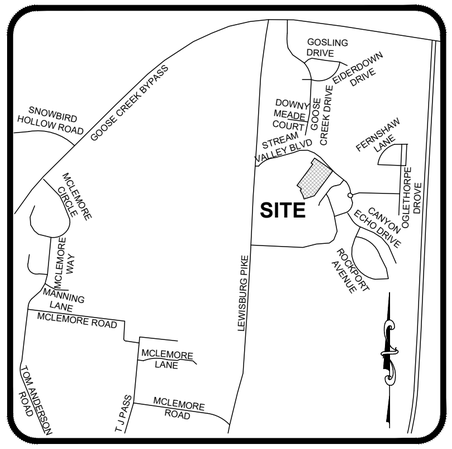
LOTS 197 - 205 HAVE BEEN DEEMED CRITICAL LOTS DUE TO DRAINAGE. LOTS 197 - 205 TO HAVE ALL DOWNSPOUTS COLLECTED WITH ROOF LEADERS DISCHARGING TO POP-UP DRAINS IN THE FRONT YARD AREAS BEHIND THE SIDEWALK TO PREVENT STORMWATER RUN-OFF FROM REACHING ADJACENT RESIDENTIAL PROPERTIES.

HATCH LEGEND

BIO POND

RIPARIAN BUFFER ZONE

MTEMC ACCESS ROAD



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L12	52.04'	N36°38'35"E
L13	53.16'	N55°28'01"W
L14	156.57'	N35°19'10"E
L15	100.07'	S55°28'01"E
L16	135.00'	N34°31'59"E
L17	135.00'	S34°31'59"W
L18	100.00'	S55°28'01"E
L19	111.52'	N34°31'59"E
L20	57.46'	S55°28'01"E
L21	128.20'	N55°28'01"W
L22	47.01'	N36°38'35"E
L23	130.00'	S53°21'25"E
L24	41.00'	N36°38'35"E
L25	130.00'	S53°21'25"E
L27	130.00'	S53°21'25"E
L28	41.00'	N36°38'35"E
L29	130.00'	S53°21'25"E
L30	34.00'	N36°38'35"E

Parcel Line Table		
Line #	Length	Direction
L31	130.00'	S53°21'25"E
L32	34.00'	N36°38'35"E
L33	130.00'	S53°21'25"E
L34	41.25'	S36°38'35"W
L35	114.78'	N55°28'01"W
L36	39.27'	N36°38'35"E
L37	130.00'	S53°21'25"E
L38	24.00'	S36°38'35"W
L39	24.00'	N36°38'35"E
L40	130.00'	S53°21'25"E
L41	39.00'	S36°38'35"W
L42	39.00'	N36°38'35"E
L43	130.00'	S53°21'25"E
L44	39.00'	S36°38'35"W
L45	39.00'	N36°38'35"E
L46	130.00'	S53°21'25"E
L47	24.00'	S36°38'35"W
L48	24.00'	N36°38'35"E
L49	130.00'	S53°21'25"E

Parcel Line Table		
Line #	Length	Direction
L50	39.00'	S36°38'35"W
L51	39.00'	N36°38'35"E
L52	130.00'	S53°21'25"E
L53	39.00'	S36°38'35"W
L54	39.00'	N36°38'35"E
L55	130.00'	S53°21'25"E
L56	28.15'	S69°55'15"W
L57	161.67'	N53°21'23"W
L58	154.84'	N53°21'23"W
L59	9.94'	S36°38'35"W
L60	178.55'	N53°21'23"W
L61	65.00'	S36°38'35"W
L62	178.55'	N53°21'23"W
L63	65.00'	S36°38'35"W
L64	178.55'	N53°21'23"W
L65	65.00'	S36°38'35"W
L121	178.55'	N53°21'23"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.98'	21.00'	24° 30' 10"	N24° 23' 30"E	8.91'
C2	7.43'	21.03'	20° 15' 07"	S46° 47' 04"W	7.40'
C3	21.70'	13.50'	92° 06' 36"	N9° 24' 43"W	19.44'
C4	12.14'	13.50'	51° 32' 03"	S81° 14' 03"E	11.74'
C5	37.76'	50.00'	43° 16' 27"	S85° 21' 51"E	36.87'
C6	38.09'	50.00'	43° 38' 53"	S41° 54' 12"E	37.18'
C7	44.15'	50.00'	50° 35' 40"	S5° 13' 05"W	42.73'
C8	50.32'	50.00'	57° 39' 43"	S59° 20' 47"W	48.22'
C9	12.14'	13.50'	51° 32' 03"	S62° 24' 37"W	11.74'

GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2089 — 10/4/22

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

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VILLAGES AT SOUTHBROOKE

SECTION 2

FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.830	TOTAL NO. OF LOTS:	49
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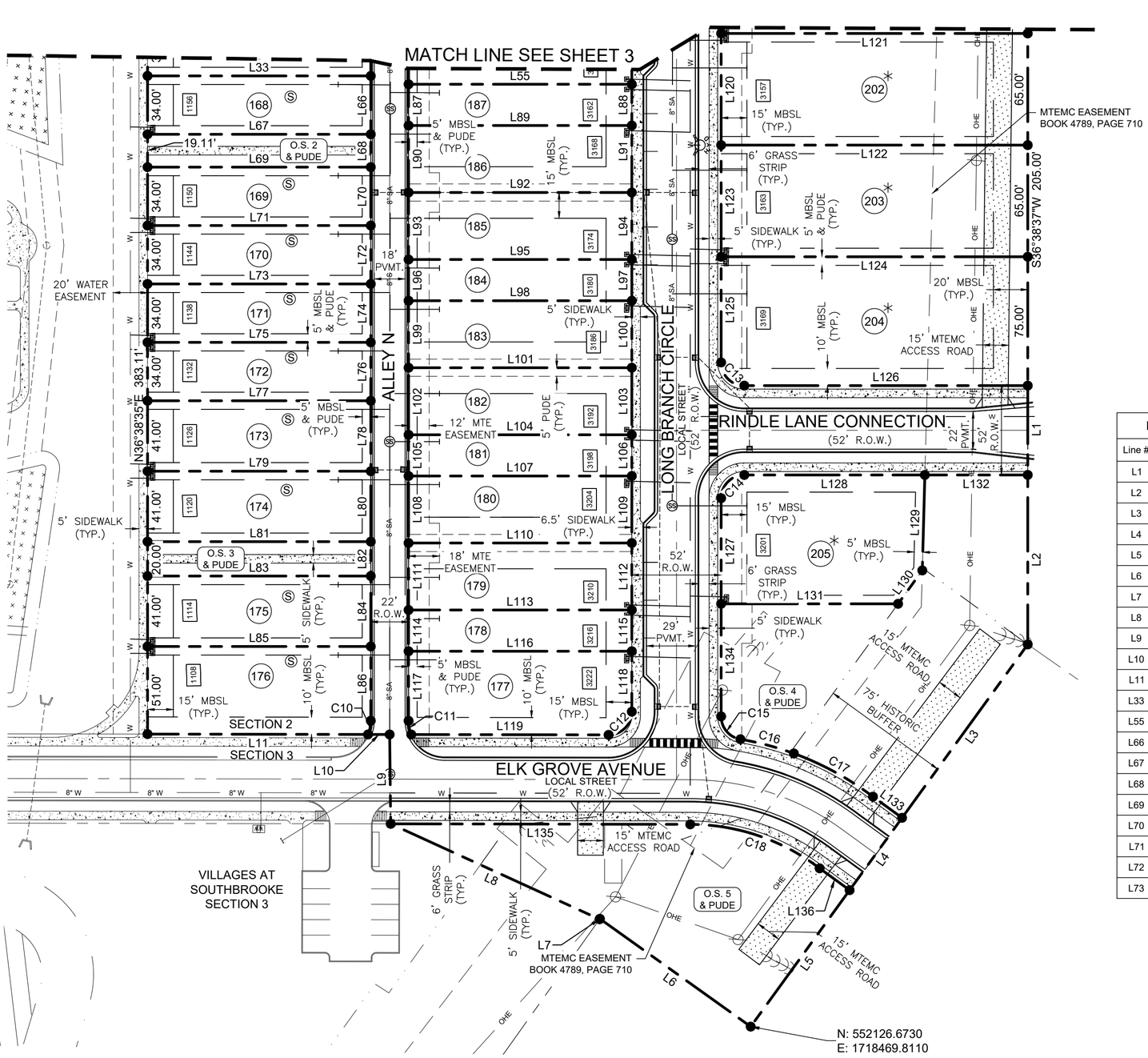
ACRES OPEN SPACE:	2.158	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/04/2022

WA PROJECT NO. 18-1022 COF PROJECT NO. 7965 SHEET 3 0F 4



CRITICAL LOT NOTE:

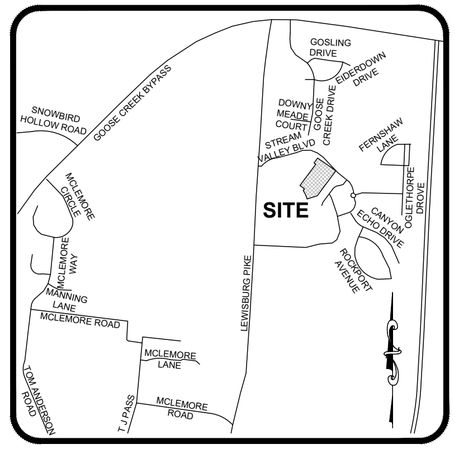
LOTS 197 - 205 HAVE BEEN DEEMED CRITICAL LOTS DUE TO DRAINAGE. LOTS 197 - 205 TO HAVE ALL DOWNSPOUTS COLLECTED WITH ROOF LEADERS DISCHARGING TO POP-UP DRAINS IN THE FRONT YARD AREAS BEHIND THE SIDEWALK TO PREVENT STORMWATER RUN-OFF FROM REACHING ADJACENT RESIDENTIAL PROPERTIES.

HATCH LEGEND

BIO POND

RIPARIAN BUFFER ZONE

MTEMC ACCESS ROAD



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L1	52.00'	S36°38'37"W
L2	98.64'	S36°38'37"W
L3	124.67'	S72°35'41"W
L4	52.00'	S72°35'41"W
L5	98.12'	S72°35'41"W
L6	107.92'	N17°48'26"W
L7	0.32'	S72°08'37"W
L8	133.72'	N28°49'04"W
L9	52.00'	N35°57'53"E
L10	12.57'	N53°15'30"W
L11	128.40'	N53°15'30"W
L33	130.00'	S53°21'25"E
L55	130.00'	S53°21'25"E
L66	34.00'	N36°38'35"E
L67	130.00'	S53°21'25"E
L68	19.11'	N36°38'35"E
L69	130.00'	S53°21'25"E
L70	34.00'	N36°38'35"E
L71	130.00'	S53°21'25"E
L72	34.00'	N36°38'35"E
L73	130.00'	S53°21'25"E

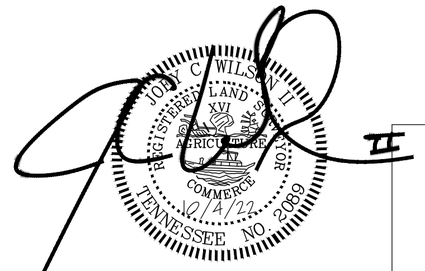
Parcel Line Table		
Line #	Length	Direction
L74	34.00'	N36°38'35"E
L75	130.00'	S53°21'25"E
L76	34.00'	N36°38'35"E
L77	130.00'	S53°21'25"E
L78	41.00'	N36°38'35"E
L79	130.00'	S53°21'25"E
L80	41.00'	N36°38'35"E
L81	130.00'	S53°21'25"E
L82	20.00'	N36°38'35"E
L83	130.00'	S53°21'25"E
L84	41.00'	N36°38'35"E
L85	130.00'	S53°21'25"E
L86	43.19'	N36°38'35"E
L87	24.00'	S36°38'35"W
L88	24.00'	N36°38'35"E
L89	130.00'	S53°21'25"E
L90	39.00'	S36°38'35"W
L91	39.00'	N36°38'35"E
L92	130.00'	S53°21'25"E
L93	39.00'	S36°38'35"W
L94	39.00'	N36°38'35"E

Parcel Line Table		
Line #	Length	Direction
L95	130.00'	S53°21'25"E
L96	24.00'	S36°38'35"W
L97	24.00'	N36°38'35"E
L98	130.00'	S53°21'25"E
L99	39.00'	S36°38'35"W
L100	39.00'	N36°38'35"E
L101	130.00'	S53°21'25"E
L102	39.00'	S36°38'35"W
L103	39.00'	N36°38'35"E
L104	130.00'	S53°21'25"E
L105	24.00'	S36°38'35"W
L106	24.00'	N36°38'35"E
L107	130.00'	S53°21'25"E
L108	39.00'	S36°38'35"W
L109	39.00'	N36°38'35"E
L110	130.00'	S53°21'25"E
L111	39.00'	S36°38'35"W
L112	39.00'	N36°38'35"E
L113	130.00'	S53°21'25"E
L114	24.00'	S36°38'35"W
L115	24.00'	N36°38'35"E

Parcel Line Table		
Line #	Length	Direction
L116	130.00'	S53°21'25"E
L117	40.52'	S36°38'35"W
L118	35.19'	N36°38'35"E
L119	114.91'	S53°15'30"E
L120	65.00'	S36°38'35"W
L121	178.55'	N53°21'23"W
L122	178.55'	N53°21'23"W
L123	65.00'	S36°38'35"W
L124	178.55'	N53°21'23"W
L125	61.50'	S36°38'35"W
L126	165.05'	S53°21'23"E
L127	61.50'	S36°38'35"W
L128	105.13'	N53°21'23"W
L129	55.58'	S38°10'46"W
L130	24.01'	S72°35'41"W
L131	103.04'	N53°21'23"W
L132	59.92'	N53°21'23"W
L133	20.94'	S17°21'02"E
L134	65.52'	S36°38'35"W
L135	174.44'	N53°15'30"W
L136	21.58'	N17°21'02"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	8.24'	21.03'	22° 27' 48"	N47° 53' 19"E	8.19'
C11	8.17'	21.00'	22° 17' 39"	S25° 29' 46"W	8.12'
C12	21.23'	13.50'	90° 05' 55"	N81° 41' 33"E	19.11'
C13	21.21'	13.50'	89° 59' 58"	S8° 21' 24"E	19.09'
C14	21.21'	13.50'	90° 00' 00"	S81° 38' 35"W	19.09'
C15	18.94'	13.50'	80° 22' 47"	S3° 32' 48"E	17.42'
C16	32.24'	176.00'	10° 29' 41"	S38° 29' 22"E	32.19'
C17	52.67'	176.21'	17° 07' 33"	S24° 42' 55"E	52.47'
C18	80.99'	124.41'	37° 17' 59"	N34° 34' 59"W	79.57'

GRAPHIC SCALE: 1" = 50'



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

VILLAGES AT SOUTHBROOKE

SECTION 2

FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.830	TOTAL NO. OF LOTS:	49
ACRES NEW RD/ST:	2.110 (ROW)	L.F. OF NEW RD/ST:	2178.13
ACRES OPEN SPACE:	2.158	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/04/2022

WA PROJECT NO. 18-1022 COF PROJECT NO. 7965 SHEET 4 0F 4

RECORDING STAMP HERE

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