City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 26, 2021 **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*

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CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 22, 2021 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3, 25-27, and 29 On The Consent Agenda.

SITE PLAN SURETIES

3. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To August 25, 2022. (CONSENT AGENDA)

   Sponsors: Paula Kortas

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

4. Consideration Of Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee.

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

5. Consideration Of Resolution 2021-131, A Resolution To Annex Parcel 106-9.00, Consisting Of 1.58 Acres, Property Located North Of Henpeck Lane And West Of Lewisburg Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

6. Consideration Of Ordinance 2021-35, An Ordinance To Zone 1.58 Acres Into The Neighborhood Commercial (NC) District, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike.

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

7. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

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

8. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

9. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

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

10. Consideration Of Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee.

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

11. Consideration Of Resolution 2021-121, A Resolution To Annex 841 Old Charlotte Pike, Consisting Of 58.64 Acres, Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike And Adjoining The City Limits Within The Northwest Part Of The Franklin Urban Growth Boundary (UGB).

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

12. Consideration Of Ordinance 2021-26, An Ordinance To Zone 58.64 Acres Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, And Scenic Corridor Overlay (SCO) District For The Property Located North Of Old Charlotte Pike East And West of Del Rio Pike, 841 Old Charlotte Pike. (Hamilton PUD Subdivision)

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

13. Consideration Of Resolution 2021-122, A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike.

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

14. Consideration Of Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee.

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

15. Consideration Of Resolution 2020-292, A Resolution To Annex Five Properties, Consisting Of 295.275 Acres, Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

16. Consideration Of Ordinance 2020-34, An Ordinance To Zone 295.275 Acres Planned (PD 1.84) District, Hillside/Hillcrest Overlay (HHO) District, And Scenic Corridor Overlay (SCO) District For The Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. (Poplar Farms PUD Subdivision)

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

17. Consideration Of Resolution 2020-293, A Resolution Approving A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road.

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

18. Consideration Of Ordinance 2021-36, An Ordinance To Rezone 0.86 Acres From Residential 1 (R1) District To Residential 2 (R2) District For The Property Located South Of Boyd Mill Avenue And East Of Horton Lane, At 3104 Horton Lane.

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

19. Consideration Of Ordinance 2021-30, An Ordinance To Rezone 60.50 Acres From Planned (PD 6.45/155,679) District To Planned (PD 6.75/144,258) District For The Property Located South Of Lynnwood Way And West Of Franklin Road, At 120 Davenport Boulevard (Gateway Village PUD Subdivision).

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

20. Consideration Of Resolution 2021-125, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard.

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

21. Consideration of Ordinance 2021-33, An Ordinance To Rezone 197.82 Acres From Planned (PD 2.99/1,134,625) District To Planned (PD 5.44/1,050,926/345) District For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike (Berry Farms Town Center PUD Subdivision).

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

22. Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

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

23. Consideration Of Ordinance 2021-34, An Ordinance To Rezone 25.18 Acres From Planned (PD) District To Regional Commerce 6 (RC6) District For The Property Located South Of Old Peytonsville Road And West Interstate 65.

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

24. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 3, Relocating Previously Approved Entitlements Of 300,000 Square Feet Of Office Space, 74,200 Square Feet Of Commercial, And 400 Multifamily Residential Units Within The Boundaries Of The Development, On 40.47 Acres, Located South Of Peytonsville Road And West Of Pratt Lane.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 4309 S. Carothers Road Subdivision, Site Plan, Constructing A 6,000 Square Foot Retail Building, A 9,500 Square Foot Daycare Building, And A 3,888 Square Foot Convenience Store, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

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

26. 4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

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

27. Parish Presbyterian Church, Site Plan (Multi-Purpose Building), Constructing A 9,910 Square Foot Multi-Purpose Building, On 13.86 Acres, Located Near The Intersection Of Clovercroft Road And Wilson Pike. (CONSENT AGENDA)

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

28. Tavistock Subdivision, Preliminary Plat, Creating 7 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 7.43 Acres, Located West of Kirkwood Drive and North Of Clovercroft Road, At 4060 Clovercroft Road.

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

29. Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34, Creating 2 Single Family Residential Lots, On 0.208 Acres, Located Near The Intersection Of Park Street And 11th Avenue South. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

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CALL TO ORDER

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

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

Board Members Absent: Jenny Williamson

Chair Lindsey read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 24, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes June 24 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the June 24, 2021 meeting.

Alderman Petersen moved, seconded by Commissioner McLemore, to Approve the Minutes.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION:	Motion to Approve the Minutes, Item 1, by Commissioner Ann Petersen second by Commissioner Alma McLemore; Motion Passed 7-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr
NOES:	None
ABSTAIN:	Nick Mann

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, stated the Planning Commission and Board of Zoning Appeals virtual training will be held on Friday, November 5th from 8 am to noon. This will complete the requirement for continuing education. Registration information will be sent at a later date.

Ms. Wright stated that the applicant for Items 5, 6, and 7 had requested deferral to the August 26, 2021 Planning Commission meeting. She stated that, if desired, the Commission could add these items to the Consent Agenda for deferral to next month's meeting.

Ms. Wright stated that the applicant for Items 14, 15, and 16 had submitted a request to withdraw these items from the agenda. She stated that since notifications had already been mailed to the public, she would recommend leaving the items as non-consent items since there may be public comment.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 4, And 22-27 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3,4 and 22-27.

Items 5, 6, and 7 are requested to be added to the Consent Agenda for deferral to the August 26, 2021 meeting, at the request of the applicant.

Chair Lindsey asked for a motion..

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the Consent Agenda and add Items 5,6, and 7 to the Consent Agenda for deferral to the August 26, 2021 meeting.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	Motion to approve the Consent Agenda and add Items 5-7 for deferral to the August 26th FMPC Meeting, Item 2, by Commissioner Scott Harrison second by Commissioner Michael Orr;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

SITE PLAN SURETIES

3. Franklin Park Subdivision, Site Plan, (Apartments); Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Reduce And Extend The Performance Agreement For Drainage Improvements To January 27, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

4. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Release The Maintenance Agreement for Drainage/Detention Improvements; Extend The Performance Agreement For Access And Sidewalks Improvements To July 28, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

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

Attachments:
1. AERIAL 4416 Peytonsville Road
2. RES 2021-110 PLAN OF SERVICES 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

This item was deferred until the August 26, 2021 Planning Commission Meeting.

6. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:
1. AERIAL 4416 Peytonsville Road
2. RES 2021-111 ANNEXATION 4416 PEYTONSVILLE ROAD_with Exhibit_Law Approved

This item was deferred until the August 26, 2021 Planning Commission Meeting.

7. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

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

Attachments:
1. AERIAL 4416 Peytonsville Road
2. ORD 2021-22__ZONING 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

This item was deferred until the August 26, 2021 Planning Commission Meeting.

8. Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP 4325 Long Ln Annex
2. RES 2021-117 4325 Long Lane_POS_with Exhibits_Law Approved
3. 4325 Long Lane Vicinity Map

Mr. Joseph Bryan, Principal Planner, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the property of 7.01 acres.

The Property is located within the Milcrofton water service area and within the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Staff recommended Approval of Resolution 2021-117 to the Board of Mayor and Aldermen (BOMA).

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that, at this time, there is not a Master Plan. He stated that his client is interested in being annexed into the Small Area Plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-117 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-117, Item 8, by Commissioner Scott Harrison second by Commissioner Jimmy Franks; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

9. Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:
1. MAP 4325 Long Ln Annex
2. RES 2021-118 4325 Long Lane_Annexation_with Exhibits_Law Approved
3. 4325 Long Lane Vicinity Map

Mr. Bryan, Principal Planner, stated that the property is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB), and the property helps fill an existing hole in the city limit locations along Long Lane. This property falls into the Goose Creek drainage basin.

The property is within the Regional Commerce Design Concept as defined by the Envision Franklin Land Use Plan. No development plan or site plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

Staff recommended Approval of Resolution 2021-118 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-118 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked for the map showing the entire vicinity to be shown.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-118, Item 9, by Commissioner Scott Harrison second by Commissioner Marcia Allen; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

10. Consideration Of Ordinance 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane.

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

Attachments:
1. MAP 4325 Long Ln Zone
2. ORD 2021-24 4325 Long Lane_Zone Ord_with Exhibit.Law Approved
3. 4325 Long Ln Survey

Mr. Bryan, Principal Planner, stated the applicant is requesting to zone the property at 4325 Long Lane Estate Residential (ER), should the Plan of Services, RES 2021-117, and Annexation, RES 2021-118, be approved by BOMA. Envision Franklin places this parcel into the Regional Commerce Design District. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and meets the recommendations of Envision Franklin. No corresponding site plan or development plan for the property has been submitted at this time.

Staff recommended Approval of Ordinance 2021-24 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-24 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-24, Item 10, by Commissioner Alma McLemore second by Commissioner Michael Orr;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

11. Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP 4432 Pratt Lane Annex
2. RES 2021-119_4432 PRATT LN_POS_with Exhibits_Law Approved 2.pdf
3. 4432 Pratt Lane Vicinity Map
4. October 2021 Election Timeline

Mr. Bryan, Principal Planner, stated that the City had received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezonings and development plans.

Staff recommended Approval of Resolution 2021-119 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that there was not a plan for the property at this time. However, the property owner is interested in being annexed into the Small Area Plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Mann, to recommend Approval of Resolution 2021-119 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-119, Item 11, by Commissioner Scott Harrison second by Commissioner Nick Mann; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

12. Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP 4432 Pratt Lane Annex
2. RES 2021-120_4432 PRATT LN_ANNEXATION_with Exhibits_Law Approved 2
3. 4432 Pratt Lane Vicinity Map
4. October 2021 Election Timeline

Mr. Bryan, Principal Planner, stated the City has received annexation requests for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 26, 2021 in conjunction with the Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request.

The property at 4432 Pratt Lane is within close proximity to other parcels that were annexed into the City Limits in 2020, and partially fills in a "donut hole" created by past annexations.

Staff recommended Approval of Resolution 2021-120 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-120 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-120, Item 12, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

13. Consideration Of Ordinance 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.

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

Attachments:
1. MAP 4432 Pratt Lane Annex
2. ORD 2021-25_4432 PRATT LN_ZONE ORD_with Exhibits_Law Approved
3. 4432 Pratt Ln Rezoning Request-6.10.2021
4. October 2021 Election Timeline

Mr. Bryan, Principal Planner, stated that the applicant is requesting to zone the property at 4432 Pratt Lane Estate Residential (ER), should the Plan of Services, RES 2021-119, and Annexation, RES 2021-120, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted at this time.

Staff recommended Approval of Ordinance 2021-25 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-25 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-25, Item 13, by Commissioner Scott Harrison second by Commissioner Alma McLemore; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

14. Consideration Of Resolution 2021-114, A Resolution Adopting A Plan Of Services For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berrys Chapel Road, By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP Cal Turner Jr. Properties
2. RES 2021-114 PLAN OF SERVICES CAL TURNER JR. PROPERTIES_with Exhibit A_Law Approved.pdf
3. October 2021 Election Timeline
4. Fieldstone Parkway Exhibit
5. Request for Withdrawal 7.19.2021

Chair Lindsey stated that this Item had been noted for withdrawal.

Ms. Chelsea Randolph, Principal Planner, stated that there was no presentation since the applicant had requested withdrawal from the agenda.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Resolution 2021-114.
1. Mr. Mark Plotkin, 158 Carphilly Circle - Opposed. Mr. Plotkin stated that he was concerned about the extension of Fieldstone Parkway. He stated that he would like to see the extension of Fieldstone Parkway removed from the Thoroughfare Plan.
2. Mr. Sam Whittier, 238 Heathstone Circle - Opposed. Mr. Whittier stated that he was concerned about

traffic and noise from the extension of Fieldstone Parkway and flooding issues from development. He stated he would like to see the extension of Fieldstone Parkway removed from the Thoroughfare Plan.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he represented the previous owner. He stated that the property was sold earlier in July. The new owner of the property asked that this application be withdrawn and is not interested in annexing the property at this time.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to withdraw Resolution 2021-114 from the agenda.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Withdrawn the Resolution 2021-114, Item 14, by Commissioner Marcia Allen second by Commissioner Scott Harrison; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

15. Consideration Of Resolution 2021-115, A Resolution Requesting A Referendum For The Annexation Of Three Properties, Located East Of Hillsboro Road And South Of South Berrys Chapel Road, And Outside Of The Northern Portion Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP Cal Turner Jr. Properties
2. RES 2021- 115 ANNEXATION WITH REFERENDUM CAL TURNER JR. PROPERTIES_with Exhibit A_Law Approved.pdf
3. SURVEY Annexation and POS - Cal Turner Jr., Properties
4. October 2021 Election Timeline
5. Fieldstone Parkway Exhibit
6. Request for Withdrawal 7.19.2021

Chair Lindsey stated that this Item had been noted for withdrawal.

Ms. Chelsea Randolph, Principal Planner, stated that there was no presentation since the applicant had requested withdrawal from the agenda.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Allen, to withdraw Resolution 2021-115 from the agenda.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Withdrawn the Resolution 2021-115, Item 15, by Commissioner Michael Orr second by Commissioner Marcia Allen; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

16. Consideration Of Ordinance 2021-23, An Ordinance To Zone 60.18 Acres Estate Residential (ER) District, For Three Properties Located East Of Hillsboro Road And South Of South Berrys Chapel Road.

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

Attachments:
1. MAP Cal Turner Jr. Properties
2. ORD 2021-23 ZONING ASSOCIATED WITH REFERENDUM ANNEXATION CAL TURNER, JR_with Exhibit A_Law Approved
3. SURVEY Annexation and POS - Cal Turner Jr., Properties
4. October 2021 Election Timeline
5. Request for Withdrawal 7.19.2021

Chair Lindsey stated that this Item had been noted for withdrawal.

Ms. Chelsea Randolph, Principal Planner, stated that there was no presentation since the applicant had requested withdrawal from the agenda.

Chair Lindsey asked if there were any citizen comments.

The following citizen spoke concerning Ordinance 2021-23:

Mr. Cossy Pachares, 144 Carphilly Circle - Opposed. Mr. Pachares requested a motion to permanently remove Fieldstone Parkway extension from the Long Range Thoroughfare Plan.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that this would require a separate

Resolution brought forward at another time.

Ms. Randolph stated, for clarification, the staff report outlines that the building of Fieldstone Parkway is required, not with annexation, but with development.

Chair Lindsey stated that Mr. Pachares could speak with his Alderman about this request. He stated that there was a process for this type of request.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to withdraw Ordinance 2021-23 from the agenda.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated the request to remove the Fieldstone Parkway extension from the Thoroughfare Plan would probably not happen. She stated that as development happens, there is a commitment to continuity. She stated that he should talk to his alderman.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Withdrawn the Ordinance 2021-23, Item 16, by Commissioner Scott Harrison second by Commissioner Jimmy Franks; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

17. Consideration Of Ordinance 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.

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

Attachments:
1. MAP Ropers Knob HHO Rez
2. ORD 2021-29 ROPERS KNOB HHO_with Exhibits_Law Approved.pdf
3. 2021-07-01 Ropers Knob Rezoning Sheets
4. Proposed HHO Overlay Surveyed line

Mr. Joseph Bryan, Principal Planner, stated that the HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities,

aesthetic qualities, and viewshed by limiting the development and preventing overly obtrusive uses within the overlay.

The subject property consists of approximately 202 acres and is located east of Franklin Road and south of Mack Hatcher within the vicinity of Roper's Knob. The proposed HHO line fails to protect the existing tree line, particularly on the eastern portion of the property, and does not meet the intent and purpose of the HHO. It was apparent to staff, while on the site visit, that the base of the hill fell along the existing tree line. Staff believes that moving the HHO beyond the tree line would allow for the potential of the tree line to be removed, and for development to be built at a height that would begin to block the viewshed of this natural resource. Additionally, by locating the HHO line closer to the steeper grade, new development would further disrupt the viewshed of Roper's Knob and the surrounding area. Therefore, Staff does not support the proposed re-structuring of the HHO line for this property.

Staff recommended Disapproval of Ordinance 2021-29 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Ordinance 20021-29:
1. Mr. Alan Simms, 119 Lewisburg Ave - Opposed. Mr. Simms agreed with Staff's recommendation.
2. Ms. Elaine Harrison, 322 Ash Drive - Opposed. Ms. Harrison was concerned about her property's proximity to the proposed line adjustment. Mr. Bryan showed a map showing the proposed line and the proximity to Ms. Harrison's property. It was shown that Ms. Harrison's property would not be within the proposed boundary adjustment area. Ms. Harrison stated that her family had lived at the property for over 50 years. She stated that her family was told by the City that they could not build behind their property. She also introduced several neighbors from Ash Drive who were opposed to the boundary adjustment.
3. Mr. Hershell Bailey, 322 Ash Drive - Opposed. He stated that Ms. Harrison was his mother. He was concerned about the wildlife, traffic and destruction that this may bring to the neighborhood. He asked if this Ordinance, if disapproval was recommended, could come back again. Mr. Bryan explained that the Planning Commission would make a recommendation to the Board of Mayor and Aldermen (BOMA), but BOMA would make the final decision. Mr. Bailey asked for further clarification about the line adjustment. Ms. Amy Diaz-Barriga and Ms. Wright explained the motion. Ms. Wright stated that the proposed line is the Hillside Hillcrest Overlay. She explained that this protects this district. She stated that the applicant is requesting to move the boundary which could allow for development potential. Ms. Wright stated that, at this time, the development plan is not known. This plan would come at a future date, if the line is adjusted.

The Applicant was represented by Mr. Greg Gamble and Mr. Matt Huff, Gamble Design Collaborative. Mr. Huff gave copies of the presentation to the Commission. This will be added to the record. Mr. Huff gave details about the purpose of the Hillside Hillcrest Overlay (HHO). He presented a map showing the topography. He detailed current man made areas such as the existing football field, berm, and buildings which are located on the western side of the site. The east side of the HHO becomes more of a straight line. Aerial pictures and several photos of the property were shown in the presentation. An aerial view showing where the new boundary would be located was shown. Mr. Huff stated that, per the slopes, the new proposed line makes more sense. He also discussed the tree canopies and the protected areas. He showed potential tree areas which could be removed, which is only 2% of the site. In summary, they are

asking for 14 acres to be removed from the HHO which would include the man made slopes and buildings and areas not visible from Franklin Road or Mack Hatcher Parkway.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Disapproval of Ordinance 2021-29 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Franks stated that he had visited the site. He stated that the line adjustment which would back up to Ash Drive is not reasonable. He stated that this adjustment could also remove the tree canopy.

Mr. Huff stated that these were not trees that they were proposing to remove. He stated that these trees would be necessary for a buffer on a proposed development plan.

Commissioner Franks stated that, as it stands, he cannot support this item.

Commissioner Allen stated that there are overlays and districts in place for a reason. She stated that developers need to work with these districts and parameters. She stated that the views need to be protected. For this reason, she would recommend disapproval.

Commissioner Harrison stated that developer needed to work within the current parameters and protect the homes on Ash Drive. For this reason, he would recommend disapproval.

Commissioner Orr stated that he did not have a problem reworking the map and that there would need to be a buffer backing up to Ash Drive. He stated that the Ash Drive area should be taken out.

Commissioner Mann stated that he did not like the possible removal of some of the trees.

Chair Lindsey stated that the majority of citizens want to see this area preserved. He stated that any decision for development would have to be palatable for the Planning Commission and the citizens of Franklin. He stated that the challenge is to create something that respects Ropers Knob. He stated this will be a great challenge.

Commissioner McLemore stated that the residents of Ash Drive need to be protected.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Disapproval to the Board of Mayor and Aldermen the Ordinance 2021-29, Item 17, by Commissioner Marcia Allen second by Commissioner Alma McLemore;

	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

Ms. Wright added that, if the Applicant chooses to move forward with the request, it would proceed to the BOMA Worksession on August 10th and the Public Hearing on September 14th**.**

18. Consideration Of Ordinance 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).

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

Attachments:
1. MAP Emeline Acres PUD
2. ORD 2021-28 EMELINE ACRES PUD REZ_with Exhibits_Law Approved.pdf
3. Emeline Acres Rezoning Survey
4. Citizen Comment 06.22.2021
5. HZC Disapproval Recommendation for Emeline Acres PUD Subdivision 7.22.21

Mr. Joseph Bryan, Principal Planner, stated that the rezoning request is being requested to accommodate the proposed Emeline Acres PUD Subdivision. Envision Franklin places these parcels into the Conservation Subdivision Design Concept, which states, "These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations."

The Emeline Acres PUD development plan does not meet the recommendations and guiding principles of Envision Franklin, therefore the proposed entitlements associated with the rezoning are not appropriate for the subject property. Additionally, the plan as submitted will not meet be able to meet the proposed density. Lots 11-15 as designed along Mack Hatcher do not meet frontage requirements and will need to be removed. Because of that, and because the likelihood that these lots could not be absorbed elsewhere in the plan, the proposed density is also unreasonable.

Staff recommended Disapproval of Ordinance 2021-28 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Ordinance 2021-28.
1. Mr. Bob Ravener, 221 3rd Ave South - Opposed. His concerns include the density of the proposed plan. He stated that Envision Franklin is a well thought out document, and this property should not rezoned.
2. Mr. Alan Simms, 119 Lewisburg Ave - Opposed. He stated that he agreed with Commissioner Allen that the developers need to work within the current zoning.
3. Mr. Miles Johnson, 107 Harlinsdale Court - Opposed. He stated that they did not want another Iron Horse development.
4. Mr. Roderick Heller, 1344 Carnton Lane - Opposed. Mr. Heller stated Franklin is known for its historical preservation, and this rezoning could undo this. He stated that the viewshed and this property need to be protected. He would like to see this property follow the preservation plan of Eastern Flank and

Harlinsdale.
5. Mr. Brian Smallwood, 103 Harlinsdale Court - Opposed. He asked that the zoning stay the same.

The Applicant was represented by Ms. Katie Rudowsky, Kiser-Vogrin. Ms. Rudowsky asked to combine the rezoning and development plan presentation. She stated that they had worked with the Church and City Aldermen to develop the current plan. The community would feature walking and biking trails, recreational center and pool. She stated that the homes will surround a central green space area. There will be just over 50% open space as required by Envision Franklin. Also, they are including a 150 ft. scenic corridor along Franklin Road and Mack Hatcher Parkway as required. This will include fence, trees, trails, and landscaping. They intend, along with the City of Franklin Parks, to extend the trail to Harlinsdale Manor along Spencer Creek. They intend to protect the existing tree lines adjacent to Mack Hatcher and Franklin Road. In addition, the intend to preserve Creekside Manor as a community building. They are proposing 33 multiplex units with 4 units each and 34 single family homes. They are addressing the size of single family units with larger lot widths. They understand that the single family homes would need to be approved by the Historic Zoning Commission. The current plan shows a variety of multiplex plans. Ms. Rudowsky stated that they are in agreement with staff conditions with the exception of conditions 20, 25 and 88. Condition 20 concerns Envision Franklin and 25 concerns the lot widths. Ms. Rudowsky stated that they plan to protect the historic integrity of the site. The new plan proposes lots that are no smaller than 50 ft. and up to 85 ft. wide. There are several areas with open space along Franklin Road. She then addressed comment 88. This comment states that the longest length of a mews alley is 800 linear feet. Due to several site constraints along the western tract, they are requesting a Modification of Standards as stated in Item 19.

Mr. Bryan clarified that the conditions that the Applicant was referring to are addressed with the development plan in Item 19.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Disapproval of Ordinance 2021-28 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated Envision Franklin was appropriate for this site. She agreed with the Staff recommendation.

Commissioner Mann stated that he is also on the Historic Zoning Commission and is concerned about the density of this plan. He stated that he will recommend disapproval.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Disapproval to the Board of Mayor and Aldermen the

	Ordinance 2021-28, Item 18, by Commissioner Marcia Allen second by Commissioner Alma McLemore;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

19. Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road.

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

Attachments:
1. MAP Emeline Acres PUD
2. RES 2021-124 EMELINE ACRES PUD DP_with Exhibits_Law Approved.pdf
3. 7579 Emeline Acres PUD DP_Conditions of Approval_01
4. Emeline Acres PUD Development Plan Sheet
5. Emeline Acres Development Plan Re-submittal_Part1
6. Emeline Acres Development Plan Re-submittal_Part2
7. Emeline Acres Development Plan Re-submittal_Part3
8. Citizen Comment 06.22.2021
9. HZC Disapproval Recommendation for Emeline Acres PUD Subdivision 7.22.21
10. context lot width Harlinsdale Manor area
11. context lot width Old Liberty to Factory

Mr. Joseph Bryan, Principal Planner, stated that the proposed development consist of 33 single-family lots and 32 multiplex buildings with 4 units per building, for a total of 161 dwelling units. The subject property consists of approximately 61 acres and is located within the Conservation Design Concept as defined by Envision Franklin. Envision Franklin states that new development within Conservation Subdivision, "should preserve a minimum of 50 percent open space".

Envision Franklin gives special consideration for new development in the area around the Franklin Road-Mack Hatcher intersection and identifies Franklin Road as the last rural gateway into Downtown Franklin. It also serves as the entrance to the Franklin Road Historic District that exemplifies the transition from rural to urban settlement through historic resources that are listed on National Register of Historic Places. As such, Envision Franklin recommends that Big House, or multiplexes, and Farmstead Compound concepts may be appropriate in addition to single-family residential and that, "the form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. The height of new buildings should be no taller than those nearby historic resources."

The plan as proposed provides narrower lots that are incongruous to the rural nature of this area, with smaller lot widths leading to building forms that accentuate height over width. There are no lots narrower than 56’ that currently face this section of Franklin Road. Additionally, the longest run of existing lots in a row is 7, and in these areas lots are a combination of lots under 100’ wide and over 100’ wide. No lot being proposed with this plan that fronts Franklin Road are wider than 100'. The plan as proposed is not compatible what has been built in the surrounding area. Additionally, the long side porches are not typical of the middle Tennessee vernacular and more associated with coastal Carolina.

On June 14, 2021, the Historic Zoning Commission gave a preliminary recommendation of disapproval based on their findings that, "The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact. The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor." A full summary of their recommendation of disapproval is included as an exhibit.

The four lots facing Mack Hatcher, Lots 11-14, do not meet frontage requirements as all new single family and multiplex buildings must front onto a public road, and these lots as designed front onto a mews alley. These lots must be removed and if they cannot be reworked into the overall layout, the applicant will need to reduce the number of multiplex buildings in order to maintain single-family housing as the primary use, per Envision Franklin.

It is the professional opinion of City Staff that the proposed locations for the emergency access lanes, particularly on the eastern side of Franklin Road, will require extensive grading and retaining walls, which is in conflict with the Envision Franklin statement that "Grading that dramatically alters site vegetation and topography should be prohibited. Development should use the existing, natural topography and minimize grading to the maximum extent practicable."

Lastly, the street layout as designed, specifically the secondary connection for the cul-de-sac, would require additional access easements from the church property that have not yet been granted. The number of residential units allowed on the cul-de-sac will be affected if this access easement cannot be obtained.

The following Modification of Standards is proposed:
MOS #1:
The applicant is requesting one Modification of Standards to increase the maximum lengths of a mews alley from 800' to 965'. The Zoning Ordinance was recently updated to include the mews as an alley alternative with a maximum length of 800' to break up block lengths. The applicant will need to remove these lots and adjust the mews and street network accordingly.

Staff recommended Disapproval of MOS #1.

Staff recommended Disapproval of Resolution 2021-124 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Resolution 2021-124:
1. Mr. Alan Simms, 119 Lewisburg Ave - Opposed.
2. Ms. Julie Fuller, 905 Caleb Court - Opposed. Ms. Fuller is the Chairperson for the Board of Trustees for Franklin First United Methodist Church. She shared their concerns about how the development would affect the church property which includes property becoming a public right of way and cut through traffic.
3. Mr. Rod Heller, 1344 Carnton Lane - Opposed. Mr. Heller suggested establishing a Public/Private Partnership to purchase this property for a City park like Harlinsdale.
4. Mr. Bob Ravener, 221 3rd Ave South - Opposed. He stated that this gateway into Franklin should be

protected.

The Applicant was represented by Mr. Christian Dial, Capital Investment Group. The Applicant stated that he was available for any additional questions. He stated that they had been working very hard since last fall. He stated that they are trying to accommodate Envision Franklin for this property and maintain the viewshed.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner Orr, to recommend Disapproval of Resolution 2021-124 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann stated that this development is not appropriate for this property. He wants to see stronger support from the Historic Zoning Commission.

Chair Lindsey asked for a motion for Modification of Standards 1.

Commissioner Allen moved, seconded by Commissioner Harrison, to disapprove MOS 1.

Chair Lindsey asked for any discussion on the motion to disapprove MOS 1.

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

Chair Lindsey asked for a roll call vote.

The motion to disapprove MOS 1 carried unanimously.

ACTION:	Motion to Disapprove MOS 1 by Commissioner Allen second by Commissioner Harrison; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

Chair Lindsey asked for any discussion on the main motion, as amended.

There being none, Chair Lindsey asked for a vote on the main motion, as amended.

Chair Lindsey asked for a roll call vote.

The main motion, as amended, carried unanimously.

ACTION:	Motion to Recommend Disapproval to the Board of Mayor and Aldermen the Resolution 2021-124, Item 19, by Commissioner Nick Mann second by Commissioner Michael Orr; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

20. Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision)

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

Attachments:
1. MAP 7585 West Franklin Park PUD Subdivision
2. ORD 2021-27 WEST FRANKLIN PARK PUD, REZONING_with Exhibits_Law Approved
3. REZONING PLAN 7585 West Franklin Park PUD Subdivision

Ms. Chelsea Randolph, Principal Planner, stated that the applicant is requesting to rezone 32.43 acres from Regional Commerce 12 (RC12) District to Planned (PD 17.11/320,116) District. Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states that parcels within this concept should be " high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City". Envision Franklin supports the proposed PD zoning for this parcel and the proposed uses shown within the associated development plan, Resolution 2021-123.

Staff recommended Approval of Ordinance 2021-27 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Ms. Katie Rudowsky, Kiser-Vogrin. Ms. Rudowsky stated showed the current Master Plan for the remaining buildable acreage at Franklin Park. The intent is to re-envision the plan to allow for a mix of uses that better energizes the existing amenities such as walkability, along with future commercial and residential buildings on the site. They are not requesting and changes to the existing Franklin Park I and II office buildings. They are requesting 280 residential units in Block A. These buildings will be four to five stories high with structured parking. Two hundred residential units are proposed for Block B. These buildings would also be four to five stories high with structured parking. Lot C would be a four to five story mixed use building with 75 units for sale and 5000 sq. ft. ground floor commercial. Block D would be the Franklin Park III office building. In total, this plan includes 331,000 sq. ft. of office space, 555 residential units, and 20,000 sq. ft of commercial space. Ms. Rudowsky showed several artist renderings of the proposed plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Ordinance 2021-27 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Chair Lindsey asked about the layout of the plan. He asked if there was sufficient space between the building and the amphitheater.

Mr. Mike Hathaway, 906 Studio Architects, stated that they intend to be respectful of the existing layout. He stated that this would create a 24-hour community.

Commissioner Franks asked if the units would be for sale or for rent.

Mr. Hathaway stated that the intent was to have for sale units.

Commissioner Franks stated that he would not support this plan if they planned to change it in the future.

Mr. Jeff Furman, the owner of Franklin Park, stated that the 75 units in the front building would be for sale units.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-27, Item 20, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

21. Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle.

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

Attachments:
1. MAP 7587 West Franklin Park PUD Subdivision, Development Plan
2. RES 2021-123 WEST FRANKLIN PARK PUD DEVELOPMENT PLAN_with Exhibits_Law Approved
3. CONDITIONS OF APPROVAL 7587 West Franklin Park PUD Subdivision, Development Plan
4. Development Plan Site Layout
5. Conceptual Elevations
6. Development Plan pages 1-11
7. Development Plan Pages 9-23

Ms. Chelsea Randolph, Principal Planner, stated that the proposed West Franklin Park PUD Subdivision is a development consisting of approximately 32.43 acres located north Of McEwen Drive and east of

Interstate 65, addressed as 6100 and 6700 Tower Circle. The applicant is proposing approximately 555 dwelling units consisting of rent and for sale multifamily, approximately 311,216 square feet of office space, and 8,900 square feet of retail for a site that is comprised of 32.43 acres. The properties were originally part of a unified site plan that has partially developed. The change from primarily commercial to primarily residential prompted the request for a zoning change to Planned Development and the requirement of a development plan.

Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision Franklin. It nearly eliminates surface area parking lots by constructing buildings with internal parking garages and meets all parking requirements within the zoning ordinance. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

Envision Franklin also states that "New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

The focus on multi-family development on this site allows for a cohesive development of urban living. There are a variety of ground floor retail options along with proposed office space that could serve as potential work spaces for residents. In addition, connections to exiting multi-use trail will enhance the walkability of the proposed plan. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes ten open spaces that vary by type. These types range from pocket park and greenway to plaza and outdoor dining area. Neighborhood amenities such as a pool area for residents are also proposed.

Staff recommended Approval, with Conditions, of Resolution 2021-23 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Ms. Katie Rudowsky, Kiser-Vogrin.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend Approval, with Conditions, of Resolution 2021-23 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann asked if there would be retail on the first floor.

Ms. Hathaway stated that Building E and the residential "for sale" unit building would each have retail or restaurant activity on the first floor.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2021-123, Item 21, by Commissioner Jimmy Franks second by Commissioner Alma McLemore;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Berry Farms Reams Fleming Tract PUD Subdivision, Final Plat, Revision 5, Creating 2 Commercial Lots And 2 Open Space Lots, On 35 Acres, Located South of McBride Lane and East of Reams Fleming Boulevard. (CONSENT AGENDA)

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

Attachments:
1. MAP BFRM FP Rev 5
2. 7581 BFRF FP_Rev5_Conditions of Approval_01
3. 7581 Berry Farms WA 19-1385 Plat Lot 1-Set

This item was approved on the Consent Agenda.

23. Eastworks PUD Subdivision, Final Plat (Formerly Cool Springs East Subdivision, Section 1, Lot 5), Creating 2 Commercial Lots, On 49.97 Acres, Located At 9009 Carothers Parkway. (CONSENT AGENDA)

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

Attachments:
1. MAP Eastworks PUD FP
2. 7549 Eastworks PUD FP_Conditions of Approval_01
3. Eastworks Subdivision-plat

This item was approved on the Consent Agenda.

24. The Fields At Reese Farms PUD Subdivision, Final Plat, Section 1, Creating 41 Lots And 5 Open Space Lots, On 14.086 Acres, Located North Of The Intersection Of Del Rio Pike And Hillsboro Road. (CONSENT AGENDA)

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

Attachments:
1. MAP The Fields at Reese Farms PUD Subdivision, Final Plat, Section 1
2. CONDITIONS OF APPROVAL 7584 The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1
3. PLAT 7584 The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1

This item was approved on the Consent Agenda.

25. Waters Edge PUD Subdivision, Final Plat, Section 6, Creating 72 Lots And 4 Open Space Lots, On 18.497 Acres, Located Southwest Of The Intersection Of Carothers Parkway and Mainstream Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Waters Edge PUD Subdivision, Final Plat, Section 6
2. CONDITIONS OF APPROVAL 7543 Waters Edge PUD Subdivision, Final Plat, Section 6 Conditions of Approval_01
3. PLAT 7543 Waters Edge PUD Subdivision, Final Plat, Section 6

This item was approved on the Consent Agenda.

26. Westhaven PUD Subdivision, Final Plat, Section 56, Creating 12 Lots, On 3.99 Acres, Located At South Of The Intersection Cheltenham Avenue And Nelson Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section 56
2. CONDITIONS OF APPROVAL 7592 Westhaven PUD Subdivision, Final Plat, Section 56
3. PLAT 7592 Westhaven PUD Subdivision, Final Plat, Section 56

This item was approved on the Consent Agenda.

27. Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension), Creating 2 Open Space Lots And Dedicate Public Right-Of-Way And Create Public Easements, On 1.258 Acres, Located At South Of Townsend Boulevard And Highway 96. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension)
2. CONDITIONS OF APPROVAL 7594 Westhaven PUD Subdivision, Final Plat (Townsend Blvd Extension)
3. PLAT 7594 Westhaven PUD Subdivision, Final Plat (Townsend Blvd Extension)

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any other business. There was none.

ADJOURN

Commissioner Mann moved, seconded by Commissioner Orr, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

There being no further business, the meeting adjourned at 8:58 p.m.

ACTION:	Motion to Adjourn by Commissioner Nick Mann second by Commissioner Michael Orr; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

_____ _____

Chair Date



354 Franklin Road HHO Rezoning

Franklin Municipal Planning Commission Meeting

July 22, 2021

Land Owners:
Cumberland & Western Resources LLC
Owner Representative: Greg Betterton

Design Team:
Gamble Design Collaborative

GDC
gamble design collaborative



EXISTING HHO

4.4 HHO—Hillside Hillcrest Overlay District

4.4.1 Purpose

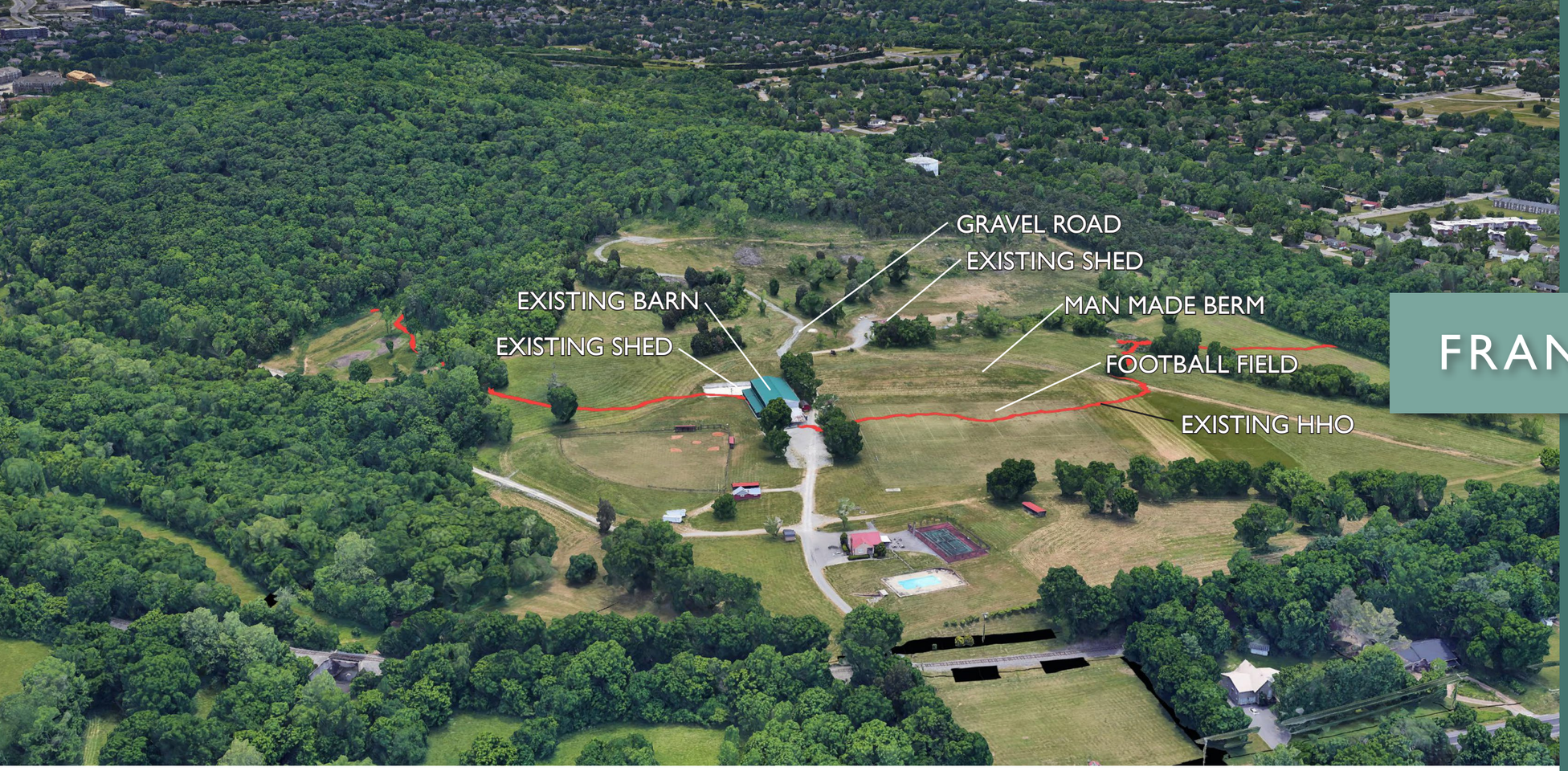
The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed.

4.4.2 District Boundaries

The HHO boundaries shall be determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.

TOPOGRAPHY

- The existing HHO seems to follow the guidelines of the zoning ordinance in some places, but not in others



FRANKLIN ROAD SIDE

- Open fields, barns and man made slope are all within the current HHO

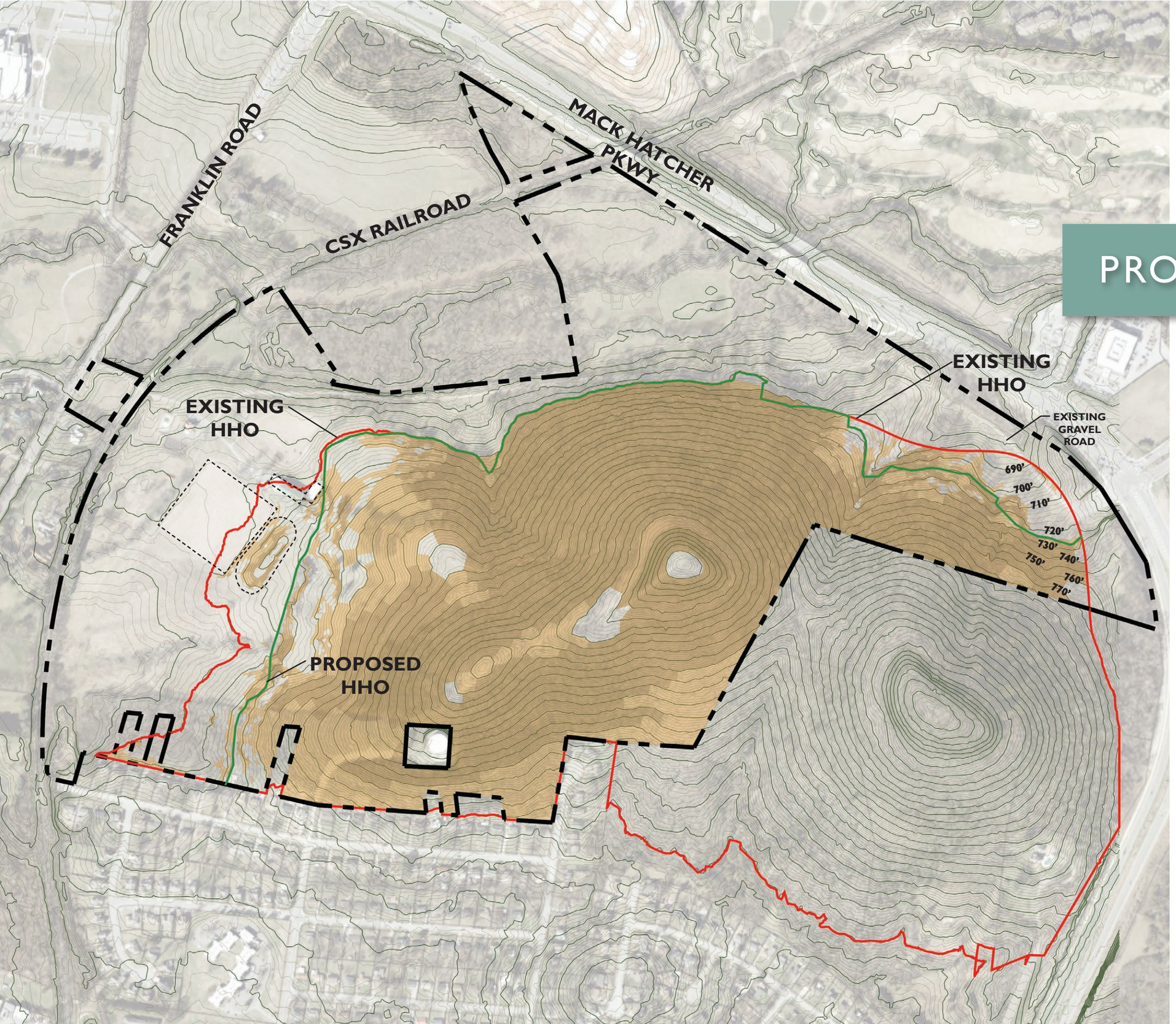


FRANKLIN ROAD STREET VIEW

MACK HATCHER SIDE

- Actual tree line flagged to create proposed HHO Line

PROPOSED HHO



MACK HATCHER SIDE

- Gravel Road and associated grading within the existing HHO



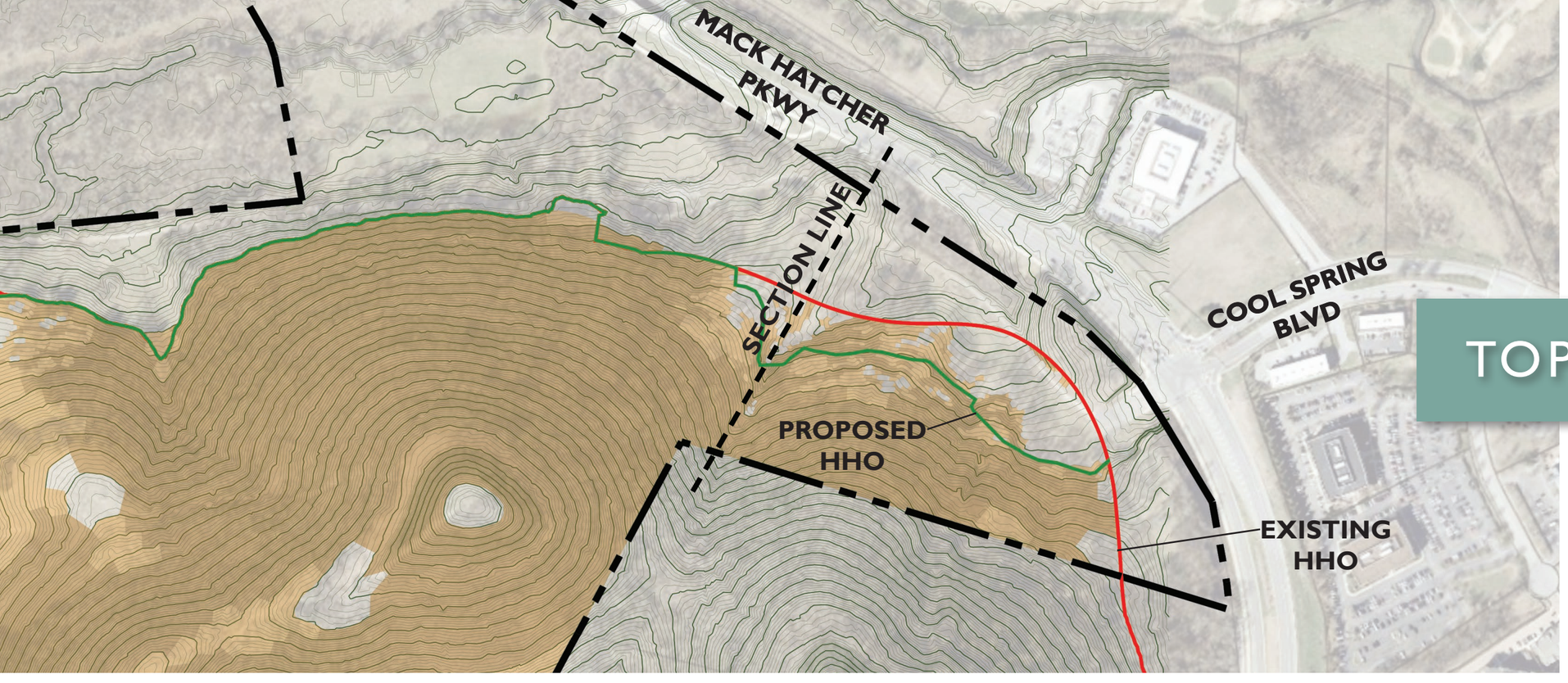


MACK HATCHER SIDE

- Actual tree line flagged to create proposed HHO Line

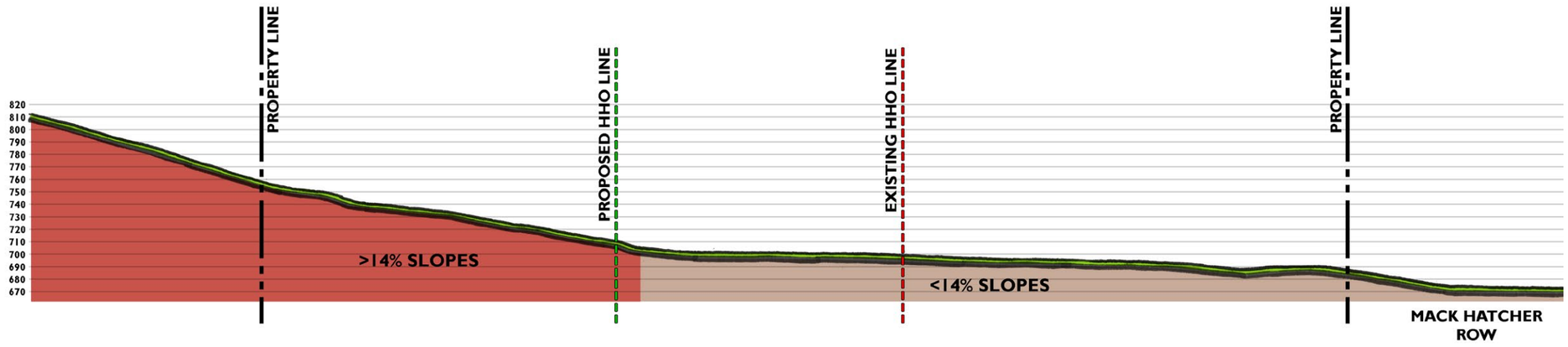
MACK HATCHER SIDE

- Actual tree line flagged to create proposed HHO Line



TOPOGRAPHY

- Proposed HHO more in line with actual existing conditions.
- Steep slopes, tree line, and viewsheds all taken into account





TREE CANOPY

- Only 2% of the existing tree canopy on the site could be potentially affected by the proposed HHO line. The rest would be protected by steep slopes within the 500' HHO Buffer



SUMMARY

HHO AREA CHART

Existing: 111.87 AC

Removed: 14.22 AC

Proposed: 97.65 AC

REZONING JUSTIFICATION

- Open fields, barns and man made slope no longer within the HHO boundary
- Removed areas of HHO fall below sight lines of Mack Hatcher Pkwy and Franklin Road
- 98% of existing tree canopy within the current HHO would still be protected

From: John Vaughn
To: Planning Intake
Subject: Creekside Manor Development
Date: Tuesday, June 22, 2021 8:54:17 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.

Planning Department, City of Franklin,

I attended the Neighborhood meeting on 06/02/21 for the Creekside Development. We are looking to relocate to a new development in this area and have been following the progress of Creekside and Brownland Farms. We really like this location and it appears that this will be a nice development. Due to the limited space, I understand the need for the Multiplex Units in order to improve the economics for the Developer; however, I would be more in favor of the Single Family Lots being a little larger (especially wider) and all about the same width (75 feet to 100 feet). Also, I would prefer that the Single Family Lots have some type of access from the front. Although they face Franklin Rd, they will only have vehicle access from the rear alley. I would prefer that these lots have a street in the front of these units that could have some limited parking along the street or eliminate the rear alley access and only have front access for the Single Family Lots. On the Neighborhood call, I asked about not having front access for visitors and the Developer indicated that this proposal was like some of the Single Family Lots in Berry Farms. I like the lots in Berry Farms but I am not familiar with any in that Development that do not have street access in the front of the lot. This is a really nice location and I believe Single Family Lots with street access (more like Harlinsdale Manor) would be better suited for this area.

Thanks for allowing me to provide my input and we are anxious for new development in the area of Mack Hatcher/Franklin Rd or Mack Hatcher/Hillsboro Rd and appreciate the due diligence of the Planning Department.

John Vaughn

4005 Arno Rd

Franklin, TN



CAPITAL INVESTMENT GROUP, INC.

KV+D KISER VOGRIN DESIGN

Original Master Plan

CREEKSIDE

FRANKLIN, WILLIAMSON COUNTY, TN

FULMER LUCAS

STUDIO M ARCHITECTURE & PLANNING



CAPITAL INVESTMENT GROUP, INC.

KV+D KISER VOGRIN DESIGN

Revised Master Plan

CREEKSIDE

FRANKLIN, WILLIAMSON COUNTY, TN

FULMER LUCAS

STUDIO M ARCHITECTURE & PLANNING



SF-5 Elevation
Option 1

SF-5 Elevation
Option 2



SF-6 Elevation
Option 1

SF-6 Elevation
Option 2

Architectural Elevations

CREEKSIDE

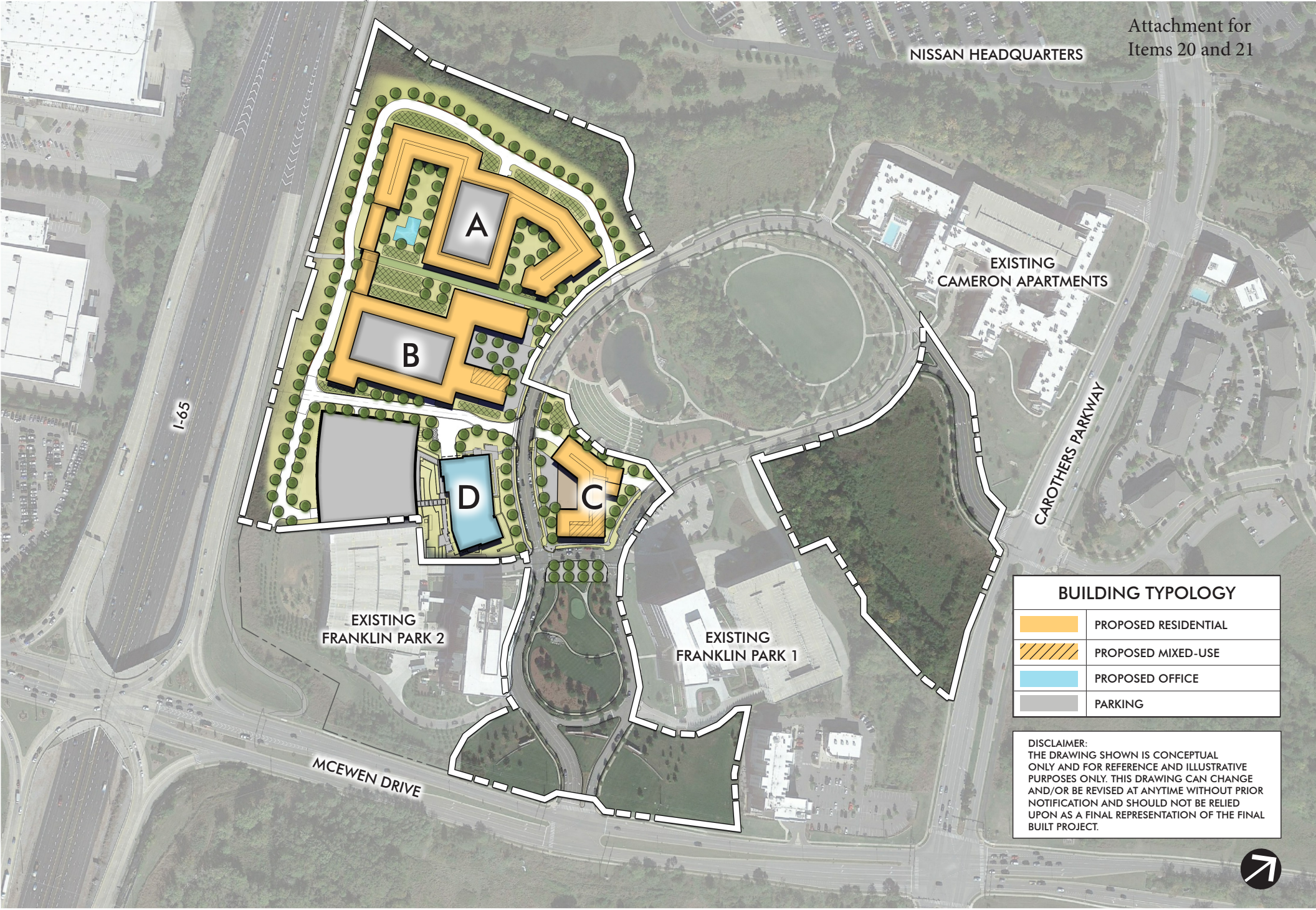
FRANKLIN, WILLIAMSON COUNTY, TN

CAPITAL INVESTMENT GROUP, INC.

KV+D KISER VOGRIN DESIGN

FULMER LUCAS

STUDIO M ARCHITECTURE & PLANNING



NORTHWOOD RAVIN

KV+D KISER VOGRIN DESIGN

Overall Master Plan

FRANKLIN PARK

FRANKLIN, WILLIAMSON COUNTY, TN

Kimley»Horn 906 STUDIO ARCHITECTS



NORTHWOOD RAVIN

KV+D KISER VOGRIN DESIGN

RENDERING

FRANKLIN PARK

FRANKLIN, WILLIAMSON COUNTY, TN

Kimley»Horn

906 STUDIO ARCHITECTS



NORTHWOOD RAVIN

KV+D KISER VOGRIN DESIGN

RENDERING

FRANKLIN PARK

FRANKLIN, WILLIAMSON COUNTY, TN

Kimley»Horn

906 STUDIO ARCHITECTS

City of Franklin

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

File #: 21-02361

DATE: August 13, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To August 25, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 21-02300

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7615
Applicant: Tim Turner, T-Square Engineering
Owner: Russell Johnson

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located North of Henpeck Lance and West of Lewsiburg Pike, adjacent to the Ivybrook Academy property. Resolution 2021-130 is a City of Franklin drafted plan of services for the property being considered as part of the proposed request for annexation, Resolution 2021-131. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 1.58 acres.

The property is located within the HB&TS water service area. An approximately 3,000-foot extension would be needed to serve the property with reclaimed water. Because of this distance, reclaimed water will not be required to be extended to the property. The property is located within the Goose Creek basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-130 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
RES 2021-130
RES 2021-131
ORD 2021-35
4325 LONG LANE ANNEXATION
1.58 ACRES
SAINT JAMES
TATTIN
HOLLY HILL
ASCOT
ELLINGTON
DOUGLASS GLEN
BEECHLAWN
Site
HENPECK
GILBERT
LEWISBURG
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property
Existing City Limits
N
0 250 500 1,000 1,500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-130

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY NORTH OF HENPECK LANE AND WEST OF LEWISBURG PIKE, BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, Russell Johnson, ("Owner") of property located North of Henpeck Lane and West of Lewisburg Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located North of Henpeck Lane and West of Lewisburg Pike, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-9.00	1.58
Total	1.58

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

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

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

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

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

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

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

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through HB&TS prior to annexation.
3. The Owners shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 3,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is not anticipated to construct any additional sewer lines, as a sanitary sewer service was extended to the property line.
3. The Owners shall not be required to extend the sanitary sewer main to provide service to the Property.
4. The Owners shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owners shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owners shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Henpeck Lane. Lewisburg Pike is a limited access arterial roadway. Any access location must be approved by the City of Franklin Engineering Department. The Property to the south was required to extend an access easement to the adjacent property line. Any development of this parcel shall require the full connection through this easement to access Henpeck Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The property is located within the Neighborhood Commercial Design Concepts as defined in the Envision Franklin Land Use Plan. The Neighborhood Commercial Design Concept contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a zoning district and any applicable overlay districts.

K. Parks and Recreation

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

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental Services

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

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

ADOPTED THIS _____.

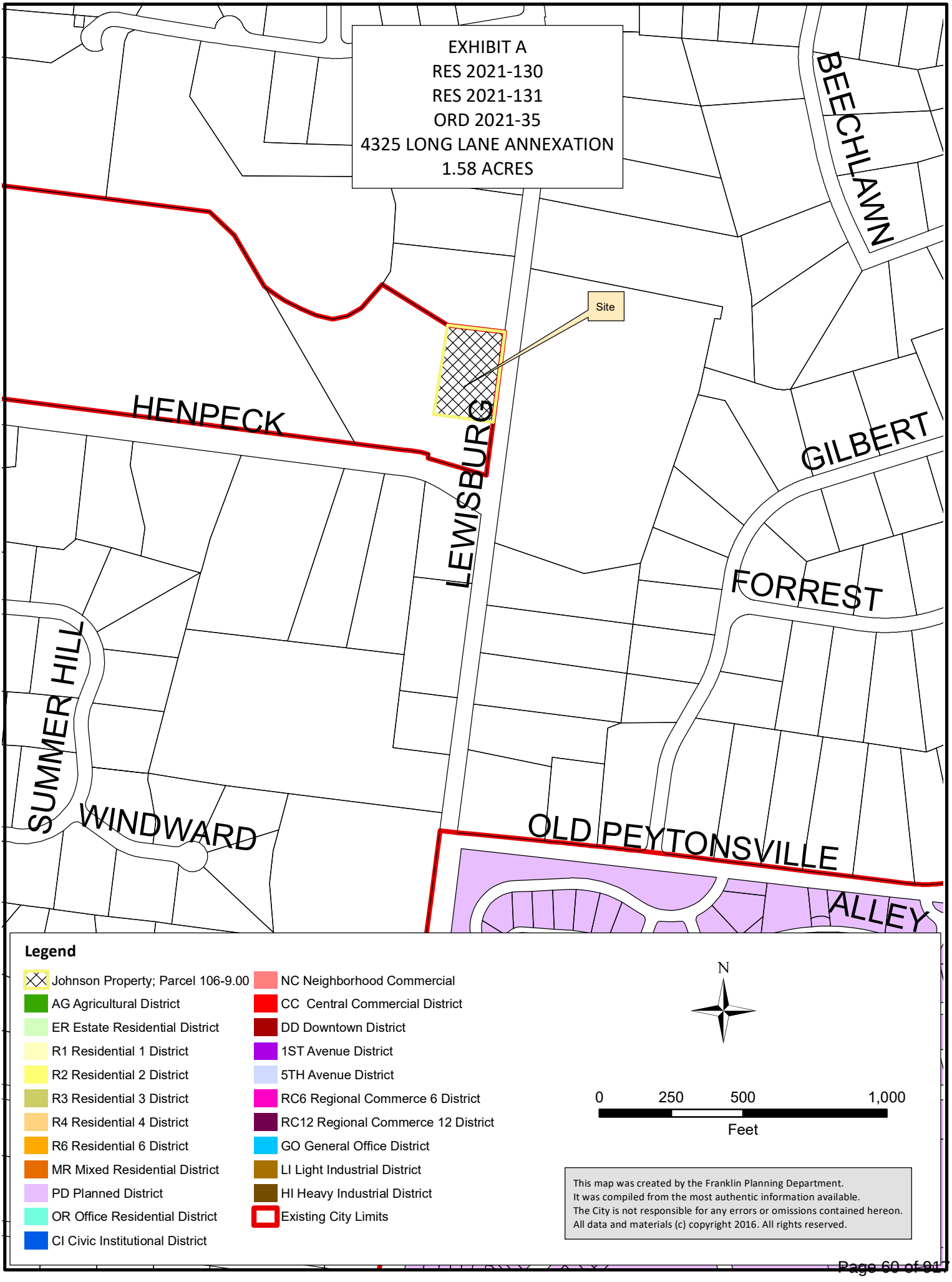
_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law Dept. approved 08.02.21


EXHIBIT A
RES 2021-130
RES 2021-131
ORD 2021-35
4325 LONG LANE ANNEXATION
1.58 ACRES
Site
BEECHLAWN
HENPECK
LEWISBURG
GILBERT
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property; Parcel 106-9.00
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
Existing City Limits
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

(4) PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.



GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
Scale: 1" = 20'

OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 7/7/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

7/7/21

PROJECT
21-0126

SHEET
1 OF 1

COF Project #521614

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

(4) PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.



OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7/7/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

7/7/21

PROJECT
21-0126

SHEET
1 OF 1

COF Project #521614

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

City of Franklin

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

File #: 21-02301

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2021-131, A Resolution To Annex Parcel 106-9.00, Consisting Of 1.58 Acres, Property Located North Of Henpeck Lane And West Of Lewisburg Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7615
Applicant: Tim Turner, T-Square Engineering
Owner: Russell Johnson

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

The subject property is within the Neighborhood Commercial Design Concept as defined by the Envision Franklin Land Use Plan. No development plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-131 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
RES 2021-130
RES 2021-131
ORD 2021-35
4325 LONG LANE ANNEXATION
1.58 ACRES
SAINT JAMES
TATTIN
HOLLY HILL
ASCOT
ELLINGTON
DOUGLASS GLEN
BEECHLAWN
Site
HENPECK
GILBERT
LEWISBURG
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property
Existing City Limits
N
0
250
500
1,000
1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-131

A RESOLUTION TO ANNEX PARCEL 106-9.00, CONSISTING OF 1.58 ACRES, PROPERTY LOCATED NORTH OF HENPECK LAND AND WEST OF LEWISBURG PIKE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Russell Johnson, ("Owner") of property located at North of Henpeck Lance and West of Lewisburg Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

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

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-130; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
106-9.00	1.58
Total	1.58

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

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

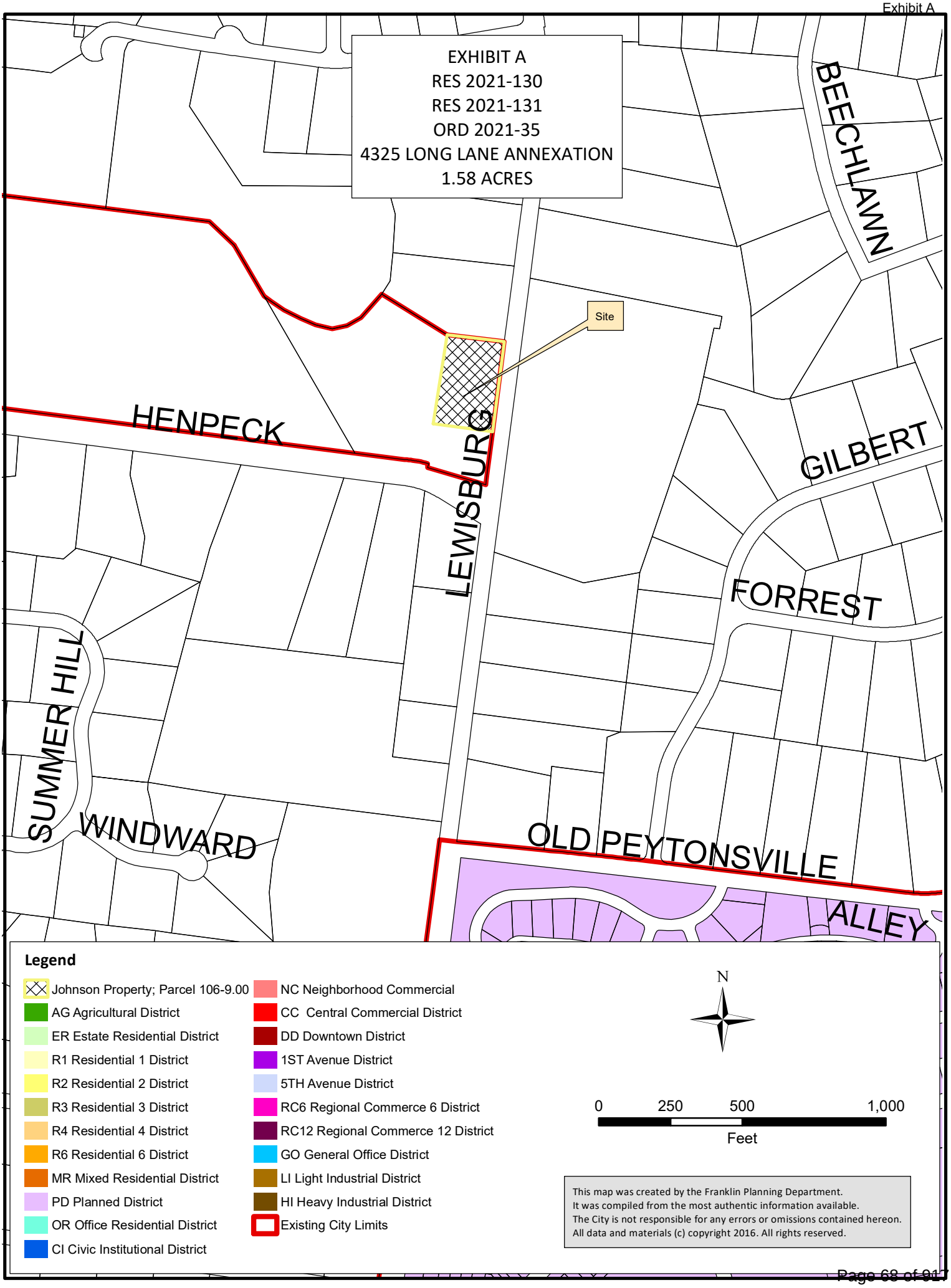
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


EXHIBIT A
RES 2021-130
RES 2021-131
ORD 2021-35
4325 LONG LANE ANNEXATION
1.58 ACRES
Site
BEECHLAWN
HENPECK
LEWISBURG
GILBERT
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property; Parcel 106-9.00
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
Existing City Limits
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

(4) PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.



GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
Scale: 1" = 20'

HENPECK LANE
MAJOR COLLECTOR

EXISTING SANITARY SEWER

EXISTING SANITARY SEWER EASEMENT

1268 LEWISBURG PIKE
MAP 106, PARCEL 26.00
VARNEDOE PROPERTIES LLC

FRANKLIN CITY LIMITS

N7° 24' 00.50"E 324.840'

30' BUFFER (ZONE 1)

UNNAMED CREEK

30' BUFFER (ZONE 1)

30' BUFFER (ZONE 2)

N83° 04' 00.50"W 213.187'

S82° 35' 00.00"E 215.070'

FRANKLIN CITY LIMITS

FRANKLIN CITY LIMITS

S7° 22' 54.78"W 323.041'

0 LEWISBURG PIKE
MAP 106, PARCEL 9.00
DEED BK 7423, PAGE 160 (LOT 2)
PLAT BOOK P36, PAGE 26, R.O.W.C., TN
(1.58 ACRES)

1256 LEWISBURG PIKE
MAP 106, PARCEL 9.03
THOMAS RANDALL MORREN & LOU MILLER MORREN

IVYBROOK ACADEMY
1268 LEWISBURG PIKE
MAP 106, PARCEL 26.00
VARNEDOE PROPERTIES LLC

NEAREST NATIONAL REGISTER PROPERTY (1251 LEWISBURG PIKE)
232'
SEE NOTE 2

LEWISBURG PIKE (HWY 431)
MAJOR ARTERIAL

OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 7/7/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

7/7/21

PROJECT
21-0126

SHEET
1 OF 1

COF Project #521614

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

(4) PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.



OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 7/7/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

7/7/21

PROJECT
21-0126

SHEET
1 OF 1

COF Project #521614

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

City of Franklin

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

File #: 21-02302

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2021-35, An Ordinance To Zone 1.58 Acres Into The Neighborhood Commercial (NC) District, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7616
Applicant: Tim Turner, T-Square Engineering
Owner: Russell Johnson

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property Neighborhoood Commercial (NC), should the Plan of Services, RES 2021-130, and Annexation, RES 2021-131, be approved by BOMA. Envision Franklin places this parcel into the Neighborhood Commercial Design District. Properties within the Neighborhood Commercial Design Concept, "contain a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability." Envision Franklin further states that new "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The proposed rezoning request is consistent with the recommendation of Envision Franklin. No corresponding site plan or development plan has been submitted for review at this time.

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 Ordinance 2021-35 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
RES 2021-130
RES 2021-131
ORD 2021-35
4325 LONG LANE ANNEXATION
1.58 ACRES
SAINT JAMES
TATTIN
HOLLY HILL
ASCOT
ELLINGTON
DOUGLASS GLEN
BEECHLAWN
Site
HENPECK
GILBERT
LEWISBURG
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property
Existing City Limits
N
0 250 500 1,000 1,500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-35

AN ORDINANCE TO ZONE 1.58 ACRES INTO THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT, FOR THE PROPERTY LOCATED NORTH OF HENPECK LANE AND WEST OF LEWISBURG PIKE.

WHEREAS, Russell Johnson, ("Owner") of property located North of Henpeck Lane and West of Lewisburg Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2021-130 and Resolution 2021-131; and

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

WHEREAS, the Neighborhood Commercial (NC) district provides zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

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

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: **Neighborhood Commercial (NC) District**:

PREMISES CONSIDERED

Map-Parcel	Acres
106-9.00	1.58
Total	1.58

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

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

[Signature page to follow]

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

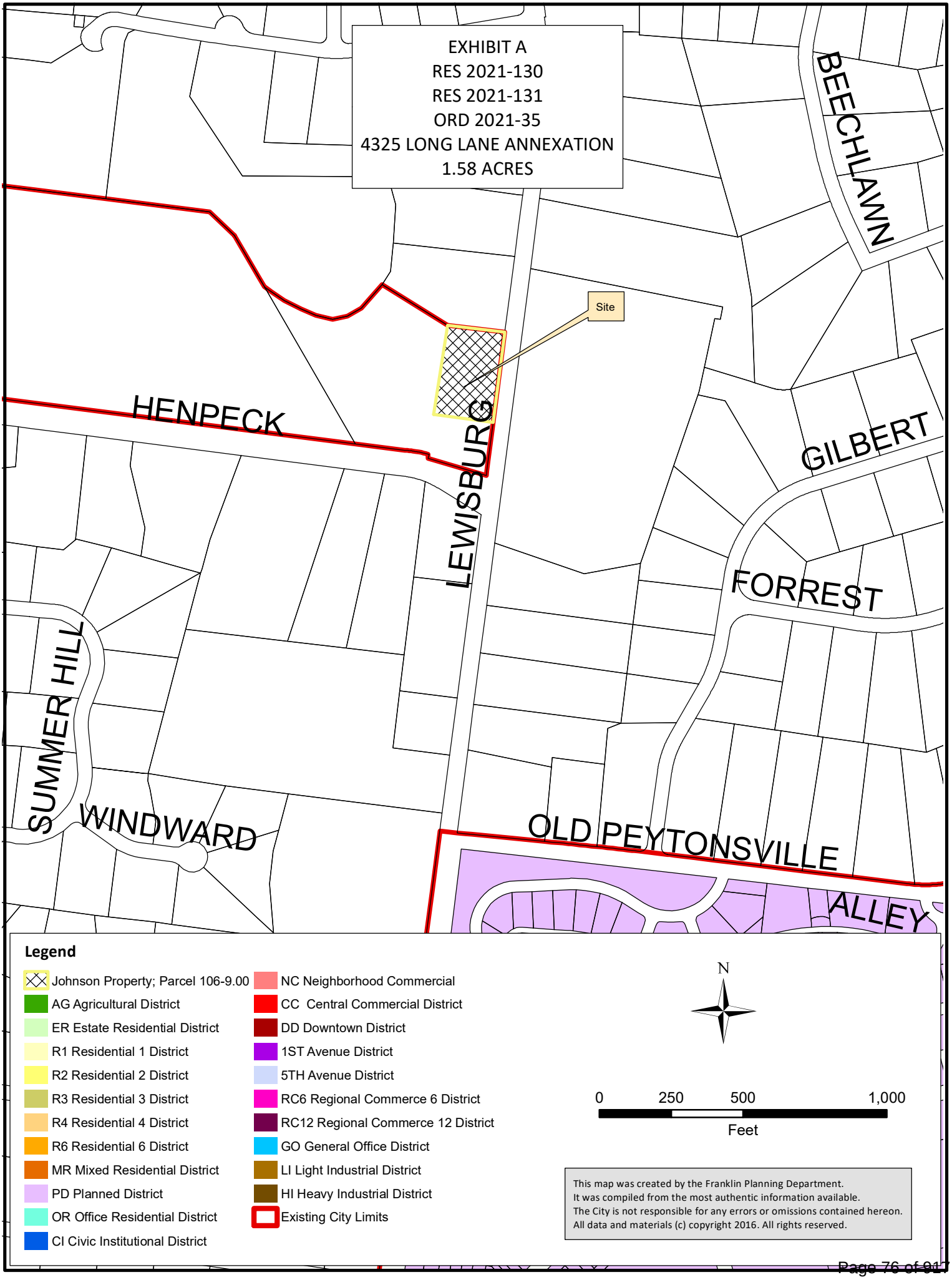
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


EXHIBIT A
RES 2021-130
RES 2021-131
ORD 2021-35
4325 LONG LANE ANNEXATION
1.58 ACRES
Site
BEECHLAWN
HENPECK
LEWISBURG
GILBERT
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property; Parcel 106-9.00
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
Existing City Limits
N
0 250 500 1,000
Feet
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LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

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(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.



GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
Scale: 1" = 20'

EXISTING SANITARY SEWER

EXISTING SANITARY SEWER EASEMENT

1268 LEWISBURG PIKE
MAP 106, PARCEL 26.00
VARNEDOE PROPERTIES LLC

FRANKLIN CITY LIMITS

N7° 24' 00.50"E 324.840'

30' BUFFER (ZONE 1)

UNNAMED CREEK

30' BUFFER (ZONE 1)

30' BUFFER (ZONE 2)

N83° 04' 00.50"W 213.187'

S82° 35' 00.00"E 215.070'

FRANKLIN CITY LIMITS

FRANKLIN CITY LIMITS

S7° 22' 54.78"W 323.041'

0 LEWISBURG PIKE
MAP 106, PARCEL 9.00
DEED BK 7423, PAGE 160 (LOT 2)
PLAT BOOK P36, PAGE 26, R.O.W.C., TN
(1.58 ACRES)

1256 LEWISBURG PIKE
MAP 106, PARCEL 9.03
THOMAS RANDALL MORREN & LOU MILLER MORREN

HENPECK LANE
MAJOR COLLECTOR

IVYBROOK ACADEMY
1268 LEWISBURG PIKE
MAP 106, PARCEL 26.00
VARNEDOE PROPERTIES LLC

LEWISBURG PIKE (HWY 431)
MAJOR ARTERIAL

NEAREST NATIONAL REGISTER PROPERTY (1251 LEWISBURG PIKE)
232°
SEE NOTE 2

OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 7/7/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

7/7/21

PROJECT
21-0126

SHEET
1 OF 1

COF Project #521614

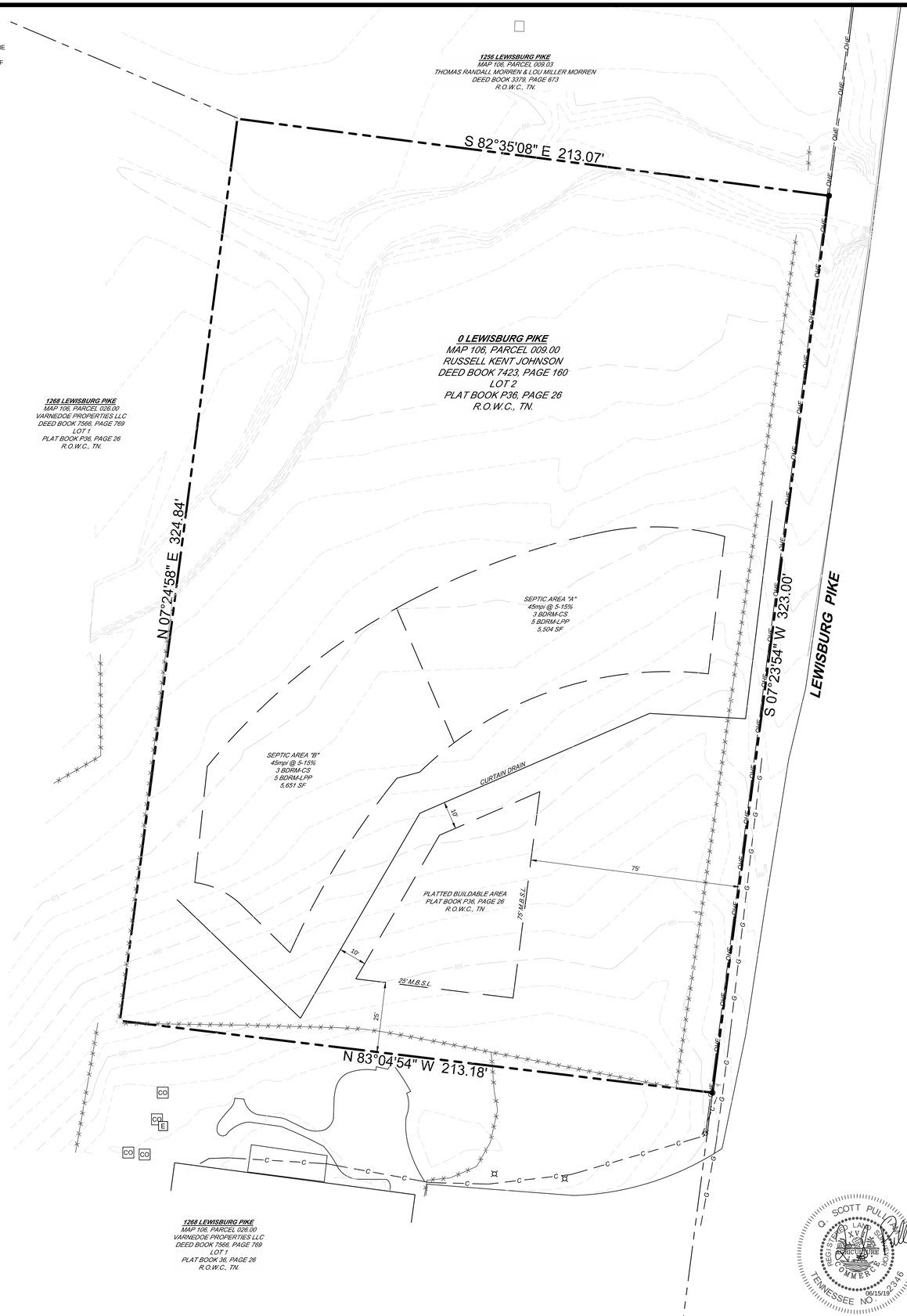
T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

GPS SURVEY NOTES

FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 06-15-19 UTILIZING A TOPCON GR-5 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORD OF CORS STATIONS REFERENCED TO NAD 83 (NO TRANS) (EPOCH 2010.00), GEOID 2012AU0.

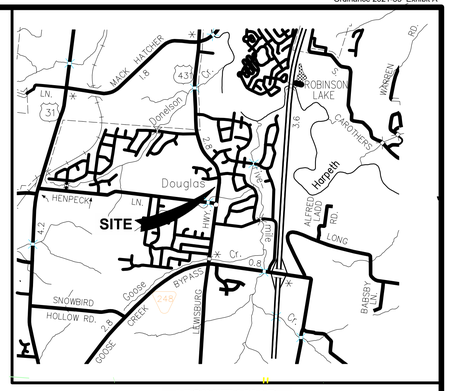
POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H0.05', V0.10'.

COMBINED GRID FACTOR: 1.00000000 CENTERED OF FIXED STATION AS SHOWN HEREON.



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	FENCE
	ROAD CENTERLINE
G	GAS
OHE	OVERHEAD ELECTRIC
S	SANITARY SEWER
OHT	OVERHEAD TELEPHONE
W	WATER
	IP(O) - IRON PIN OLD
	IP(S) - IRON PIN SET
	GAS METER
GV	GAS VALVE
	GUY WIRE
	FIRE HYDRANT
	MAILBOX
	SANITARY SEWER MANHOLE
	UTILITY POLE
	WATER METER
WV	WATER VALVE
	TREE



VICINITY MAP
N.T.S.

NOTES

1. DEED REFERENCE: BEING THE PROPERTY CONVEYED TO RUSSELL KENT JOHNSON AS OF RECORD IN RECORD BOOK 7423, PAGE 160, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
2. PROPERTY SHOWN AS PARCEL (009.00) ON WILLIAMSON COUNTY PROPERTY MAP 106.
3. PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
3. NORTH ARROW BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ONSITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON; HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
5. THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F, EFFECTIVE DATE 09-29-2006.
6. NO ENCROACHMENTS ARE VISIBLE AND/OR APPARENT ON GROUND OR IN DEED.
7. A RIGHT-OF-WAY EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP COOPERATION AS OF RECORD IN DEED BOOK 577, PAGE 144, OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY AFFECTS THIS PROPERTY. IS BLANKET IN NATURE,AND ITS EXACT LOCATION CANNOT BE SHOWN ON THE FACE OF THIS SURVEY.
8. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.

N

TN STATE PLANE
(NAD83)

20' 0' 20' 40'
SCALE IN FEET

TOTAL AREA = 69,035 S.F. OR 1.58 AC.

BOUNDARY & TOPOGRAPHHIC SURVEY
OF
0 LEWISBURG PIKE
TAX MAP 106, PARCEL 009.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
M2GROUP LLC
P.O. BOX 848
FRANKLIN, TN 37065

Q. SCOTT PULLIAM LAND SURVEYOR REGISTERED TENNESSEE NO. 2346 06/15/19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A CATEGORY "1" SURVEY AND MEETS THE REQUIREMENTS AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS DESCRIBED UNDER CHARTER 0820-4 IN THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.

BY: _____ DATE: 06/15/19
Q. SCOTT PULLIAM TNRLS#2346

QSP
Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon,, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmnt.

LEWISBURG PIKE.DWG / Monday, June 17, 2019 12:48:31 PM

LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

(4) PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.



GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
Scale: 1" = 20'

OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7/7/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

7/7/21

PROJECT
21-0126

SHEET
1 OF 1

COF Project #521614

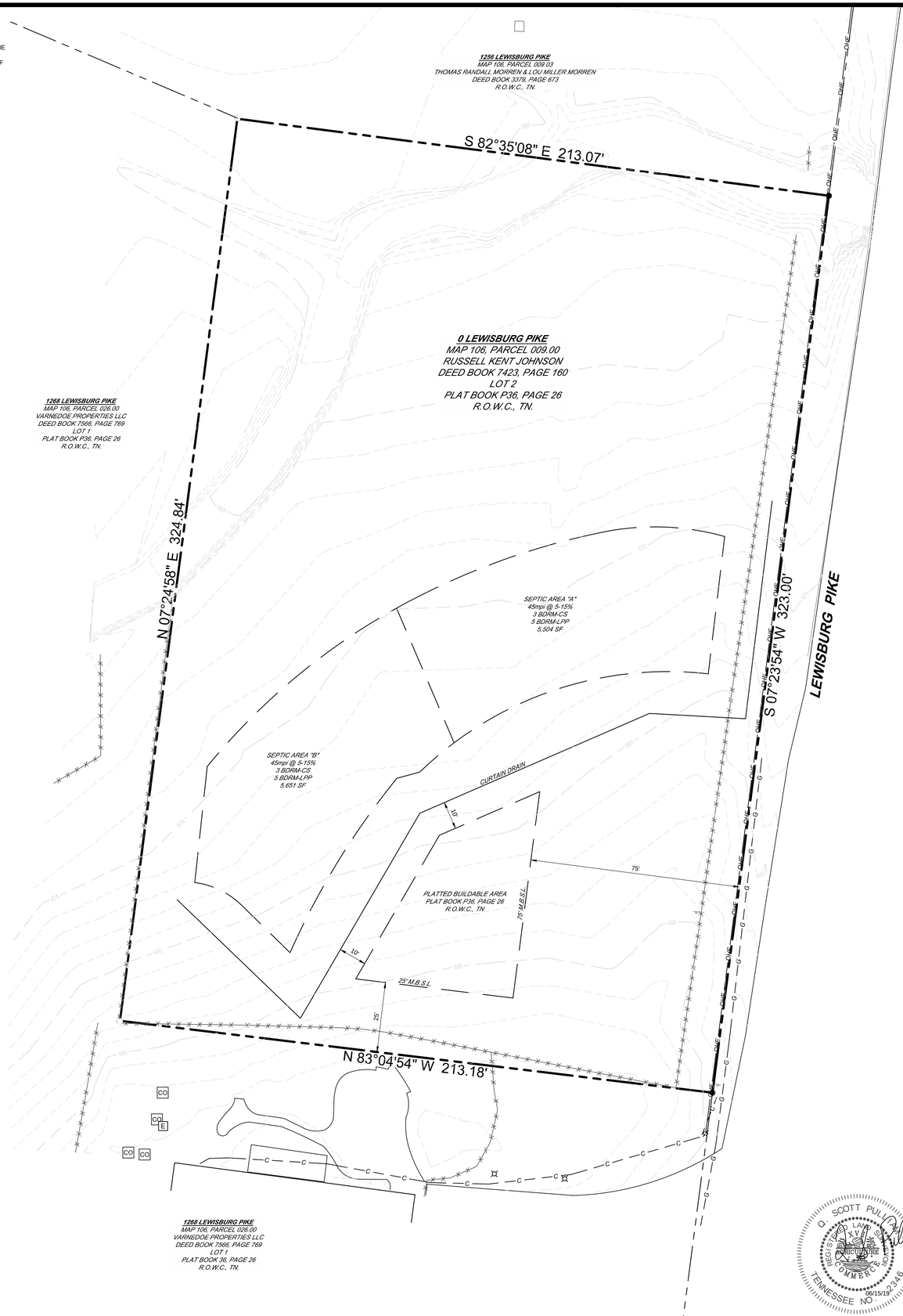
T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

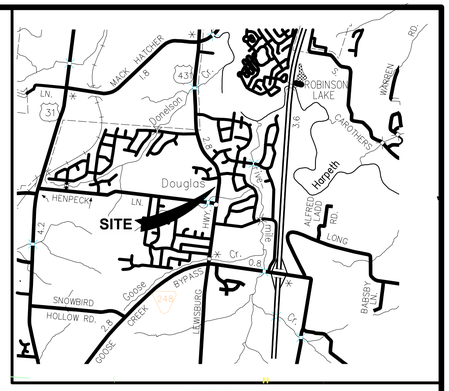
GPS SURVEY NOTES

FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 06-15-19 UTILIZING A TOPCON GR-5 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORD OF CORS STATIONS REFERENCED TO NAD 83 (NO TRANS) (EPOCH 2010.00), GEOID 2012AU0.

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H0.05', V0.10'.

COMBINED GRID FACTOR: 1.00000000 CENTERED OF FIXED STATION AS SHOWN HEREON.





VICINITY MAP
N.T.S.

NOTES

1. DEED REFERENCE: BEING THE PROPERTY CONVEYED TO RUSSELL KENT JOHNSON AS OF RECORD IN RECORD BOOK 7423, PAGE 160, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
2. PROPERTY SHOWN AS PARCEL (009.00) ON WILLIAMSON COUNTY PROPERTY MAP 106.
3. PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
3. NORTH ARROW BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ONSITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON; HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
5. THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F, EFFECTIVE DATE 09-29-2006.
6. NO ENCROACHMENTS ARE VISIBLE AND/OR APPARENT ON GROUND OR IN DEED.
7. A RIGHT-OF-WAY EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP COOPERATION AS OF RECORD IN DEED BOOK 577, PAGE 144, OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY AFFECTS THIS PROPERTY. IS BLANKET IN NATURE,AND ITS EXACT LOCATION CANNOT BE SHOWN ON THE FACE OF THIS SURVEY.
8. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	FENCE
	ROAD CENTERLINE
G	GAS
OHE	OVERHEAD ELECTRIC
S	SANITARY SEWER
OHT	OVERHEAD TELEPHONE
W	WATER
	IP(O) - IRON PIN OLD
	IP(S) - IRON PIN SET
	GAS METER
GV	GAS VALVE
	GUY WIRE
	FIRE HYDRANT
	MAILBOX
	SANITARY SEWER MANHOLE
	UTILITY POLE
	WATER METER
WV	WATER VALVE
	TREE

N

TN STATE PLANE
(NAD83)

20' 0' 20' 40'
SCALE IN FEET

TOTAL AREA = 69,035 S.F. OR 1.58 AC.

BOUNDARY & TOPOGRAPHHIC SURVEY
OF
0 LEWISBURG PIKE
TAX MAP 106, PARCEL 009.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
M2GROUP LLC
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Q. SCOTT PULLIAM LAND SURVEYOR REGISTERED TENNESSEE NO. 2346 06/15/19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A CATEGORY "1" SURVEY AND MEETS THE REQUIREMENTS AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS DESCRIBED UNDER CHARTER 0820-4 IN THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.

BY: _____ DATE: 06/15/19
Q. SCOTT PULLIAM TNRLS#2346

QSP
Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon,, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmnt.

LEWISBURG PIKE.DWG / Monday, June 17, 2019 12:48:31 PM

City of Franklin

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

File #: 21-02159

DATE: August 4, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: Not Assigned
Applicant: City of Franklin
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
Resolution 2021-110 is a City of Franklin drafted Plan of Services for the annexed property being considered as part of the associated annexation request. The Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of approximately 2.86 acres, addressed as 4416 Peytonsville Road. The property lies within the short-term priority growth area and will be within the 500 ft. HHO Buffer upon annexation. The property is a City-owned property, acquired during the development of the recently constructed Fire Station Number 7.

Water is located within the Milcrofton service area. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. The Major Thoroughfare Plan shows the extensions of Goose Creek Bypass extending east through the majority of this property.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-110 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
MCBRIDE
LONG
IRVINE
TINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
N
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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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1,000
2,000
3,000
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Feet

RESOLUTION 2021-110

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4416 PEYTONSVILLE ROAD BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytonsville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-02800	2.86
Total	2.86

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

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

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

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

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

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

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

A. Water

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

ISSUES TO CONSIDER: *N/A*

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 600-foot extension would be required to serve the Property. However, the property lies within the Milcrofton service area. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: *N/A*

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the _sanitary sewer infrastructure required to serve anticipated flow from the Reams-Fleming development to the furthest property boundaries to provide service to the Property.
4. The sanitary sewer main is anticipated to be a minimum of an 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

D. Stormwater

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

ISSUES TO CONSIDER: *N/A*

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytonsville Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be

determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Peytonsville Road and Goose Creek Bypass Extension. The existing driveway cuts may remain. In the event either parcel is developed, an access management study shall be required in order to determine appropriate driveway spacing is achieved from the future Goose Creek Bypass and Peytonsville Road intersection. Additional density on either parcel is not appropriate unless access can be provided through another lot to the south or east.*

F. Traffic Control

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

ISSUES TO CONSIDER: *N/A*

G. Street Lighting

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

ISSUES TO CONSIDER: *N/A*

H. Street Name Signs

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

ISSUES TO CONSIDER: *N/A*

I. Fire Protection

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

ISSUES TO CONSIDER: *N/A*

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin categorizes this parcel as Regional Commerce Design Concept. Envision Franklin states, these areas should contain “high-intensity activity centers that attract large numbers of people and employees from both within and outside the City.” It further states, “These areas include major employment and revenue generators that are valuable community resources.”

3. Upon annexation, this Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. The annexation of this property would help enclose one of the "donut holes" of the City's Urban Growth Boundary.

ISSUES TO CONSIDER:

- *This property is identified in the short-term priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay District has been identified for this properties and will affect future development: The property is within the 500 ft. HHO Buffer.*

K. Parks and Recreation

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

ISSUES TO CONSIDER: *N/A*

L. Police Protection

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

ISSUES TO CONSIDER: *N/A*

M. Building and Code Inspection Services

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

ISSUES TO CONSIDER: *N/A*

N. Garbage and Recycling Pickup and Environmental Services

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

ISSUES TO CONSIDER: *N/A*

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

ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
MCBRIDE
LONG
IRVINE
RINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
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City of Franklin

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

File #: 21-02160

DATE: August 4, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: Not Assigned
Applicant: City of Franklin
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
The site proposed to be annexed is approximately 2.86 acres and is adjacent to the City of Franklin's existing boundaries. The property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road. The property is within the City's southern portion of the Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Regional Commerce, Regional office, or Research and Development uses.

The City of Franklin acquired this property in the process of development of the new fire station adjacent to 4416 Peytonsville Road, and this annexation helps fill the gaps in the city limits. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. The Major Thoroughfare Plan shows the extension of Goose Creek Bypass extending east through the majority of this property. A separate Zoning request and Plan of Services accompany this annexation request.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-111 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
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Site
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Existing City Limits
4416 Peytonsville Road
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RESOLUTION 2021-111

A RESOLUTION TO ANNEX 4416 PEYTONSVILLE ROAD, CONSISTING OF 2.86 ACRES, PROPERTY LOCATED AT THE TERMINUS OF THE INTERSECTION OF GOOSE CREEK BYPASS AND PEYTONSVILLE ROAD AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytonsville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

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

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-110; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
117.28	2.86
Total	2.89

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

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

Law Dept. approved 06.21.21

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

ATTEST:

By: _____
Eric S. 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: _____


EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
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GOOSE CREEK
INTERSTATE 65
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Feet

City of Franklin

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

File #: 21-02158

DATE: August 4, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

PURPOSE:

PROJECT INFORMATION
COF Project Number: Not Assigned
Applicant: City of Franklin
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
The requested zoning for 4416 Peytonsville Road is Civic Institutional (CI). Envision Franklin places 4416 Peytonsville Road in the Regional Commerce Design Concept, and it states that parcels within this concept should be, "high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City." Envision Franklin also supports the proposed CI zoning for this parcel, and CI zoning is most appropriate for government-owned properties. There is currently no proposed development for the property.

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 Ordinance 2021-22 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
MCBRIDE
LONG
IRVINE
TINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
N
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It was compiled from the most authentic information available.
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3,000
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ORDINANCE 2021-22

AN ORDINANCE TO ZONE 2.86 ACRES CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED AT THE TERMINUS OF THE INTERSECTION OF GOOSE CREEK BYPASS AND PEYTONSVILLE ROAD AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB) (4416 PEYTONSVILLE ROAD).

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytonsville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary "(UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2021-110 and Resolution 2021-111; and

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

WHEREAS, the Civic Institutional (CI) district provides zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

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

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Civic Institutional (CI) district:

PREMISES CONSIDERED

Map-Parcel	Acres
117.28	2.86
Total	2.86

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

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

ATTEST:

By: _____
Eric S. 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: _____


EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
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Existing City Limits
4416 Peytonsville Road
N
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Feet

City of Franklin

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

File #: 21-02168

DATE: August 12, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7161
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Shanan and Stewart Campbell

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for a parcel located north of Old Charlotte Pike East and west of Del Rio Pike and adjoining the City limits within the western part of the Franklin Urban Growth Boundary (UGB). Resolution 2021-2116 is a City of Franklin drafted plan of services for the property being considered in the proposed request for annexation, Resolution 2021-121.

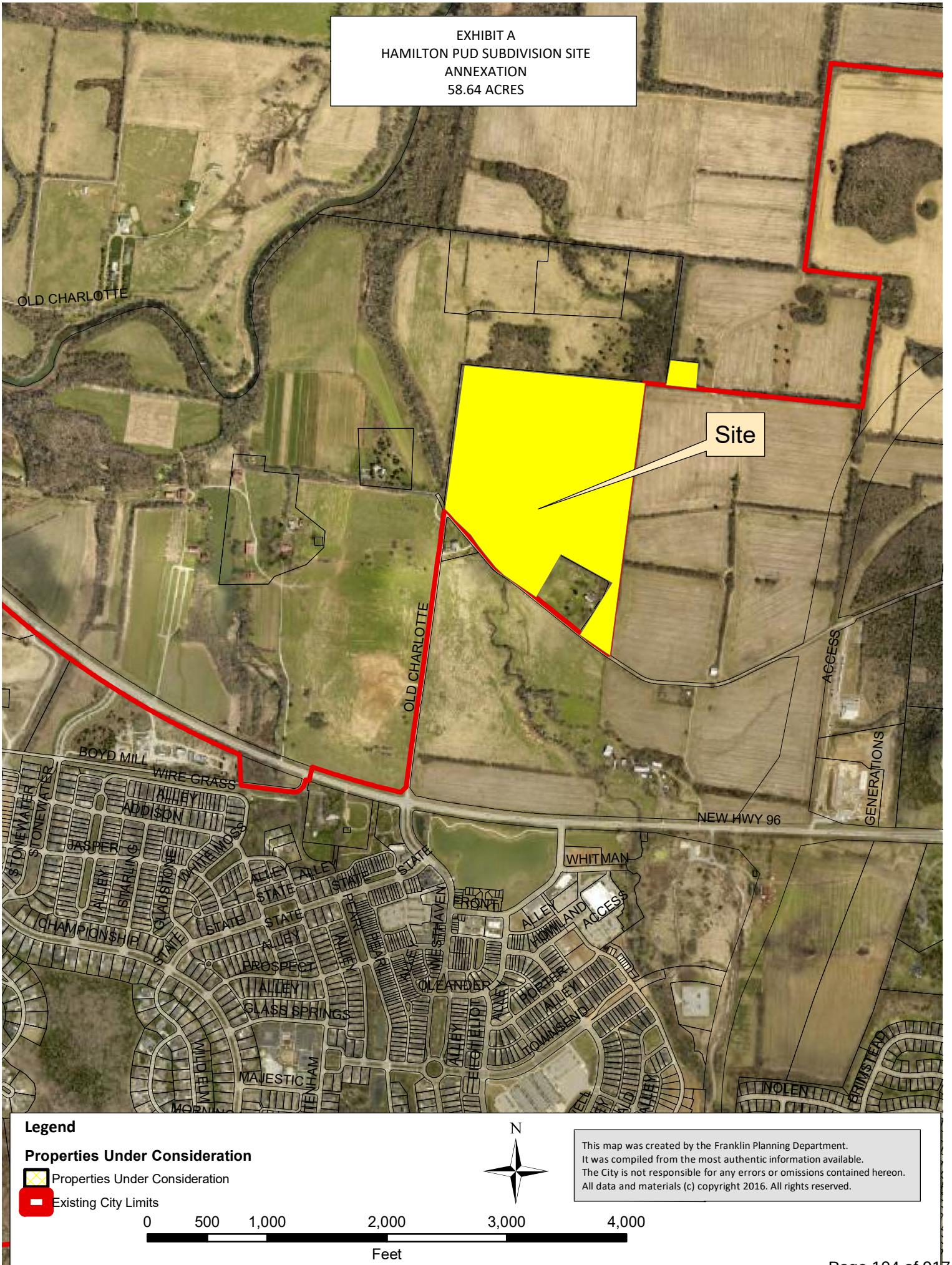
The property is located within the Hillsboro, Burwood & TS Utility District (HB&TS) Service Area. Water availability shall be approved and provided through HB&TS prior to annexation. The property lies within the West Basin service area. The owner shall be required to extend the sanitary sewer main from the Westhaven sanitary sewer lift station to the property to be annexed to provide service to the property. The owner shall be required to provide a completed study of the Westhaven sanitary sewer lift station to verify the lift station has the capacity to handle the additional flows generated by the associated development. In addition, the owner shall be required to provide engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this property. The Plan of Services outlines that the property is within the Conservation Subdivision design concept in Envision Franklin. Access to the property shall be provided from Old Charlotte Pike. Currently, Carlisle Lane between Old Charlotte Pike and Del Rio Pike needs improvements prior to any additional traffic being added to the corridor. The roadways constructed as part of this development shall comply with the City street standards.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-116 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
HAMILTON PUD SUBDIVISION SITE
ANNEXATION
58.64 ACRES
Site
OLD CHARLOTTE
OLD CHARLOTTE
NEW HWY 96
ACCESS
GENERATIONS
BOYD MILL
WIRE GRASS
ALLEY
ADDISON
STONEWATER
JASPER
WHITEMOSS
STARLING
GLADSTONE
CHAMPIONSHIP
STATE
PROSPECT
GLASS SPRINGS
WHITMAN
FRONT
ALLEY
ACCESS
OLEANDER
HORTER
TOWNSEND
MAJESTIC
NOLEN
BRIMSTEAD
Legend
Properties Under Consideration
Properties Under Consideration
Existing City Limits
N
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RESOLUTION 2021-116

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 841 OLD CHARLOTTE PIKE, BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, Stewart Campbell, Jr., Legacy Trust, ("Owner") of property located at 841 Old Charlotte Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located north of Old Charlotte Pike East and west of Del Rio Pike, contiguous to the City limits, within the UGB, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
64 - 700	58.64
Total	58.64

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a minimal extension would be required to serve the Property. Depending on the planned use of this property, a reclaimed water main extension may be required.

C. Wastewater

1. The Property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer mains from the Property to the Westhaven Sanitary Sewer Lift Station to provide service to the Property.
3. The Owner shall be required to provide a completed study of the Westhaven Sanitary Sewer Lift Station to verify the lift station has the capacity to handle the additional flows generated by this development.
4. The Owner shall be required to submit engineering calculations to determine final sanitary sewer main sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
7. All wastewater requirements listed herein are approximate based on the information available at the time of drafting of this plan of service. Additional infrastructure requirements may be needed depending on layout of the project and additional details provided by the developer.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Old Charlotte Pike. Currently Carlisle Lane between Old Charlotte Pike and Del Rio Pike needs improvements prior to any additional traffic being added to the corridor.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin identifies this property as Conservation Subdivision. This design concept supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted towards scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan, pursuant to the requirements of the Zoning Ordinance if applicable to the requested Zoning District.

K. Parks and Recreation

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

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

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental Services

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

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

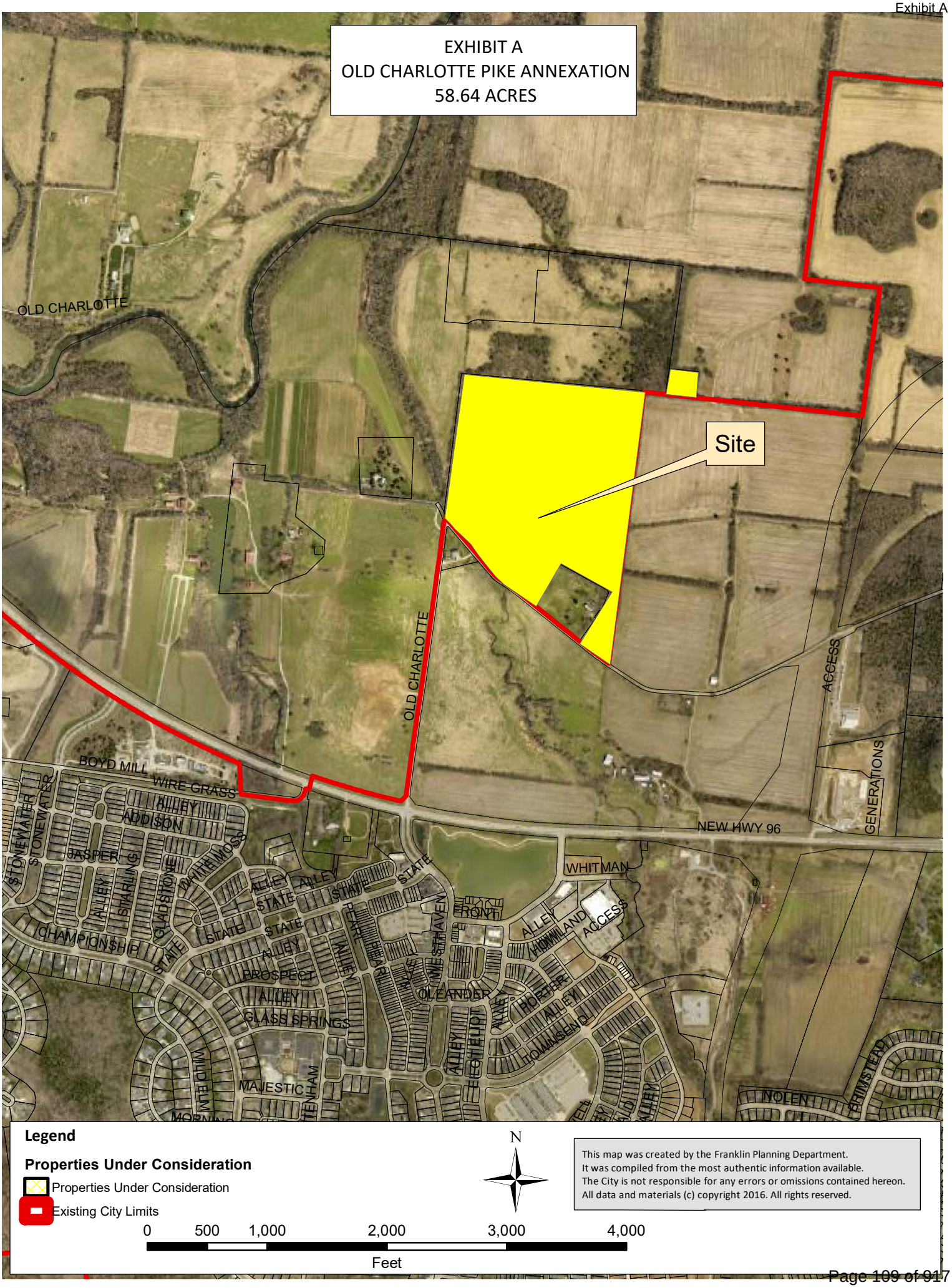
ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

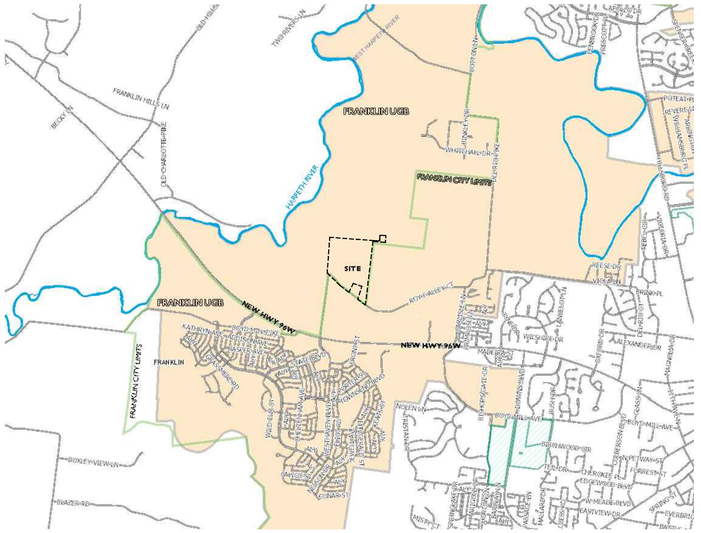

EXHIBIT A
OLD CHARLOTTE PIKE ANNEXATION
58.64 ACRES
Site
OLD CHARLOTTE
OLD CHARLOTTE
NEW HWY 96
ACCESS
GENERATIONS
BOYD MILL
WIRE GRASS
ALLEY
ADDISON
JASPER
STONEWATER
WHITEMOSS
STARLING
GLADSTONE
CHAMPIONSHIP
STATE
PROSPECT
GLASS SPRINGS
MAJESTIC
WILDFLOWER
MORNING
PEARL
WESTHAVEN
FRONT
WHITMAN
ADAMLAND
ACCESS
OLEANDER
HORTER
TOWNSEND
FECHTELIOT
NOLEN
BRIMSTEAD
Legend
Properties Under Consideration
Properties Under Consideration
Existing City Limits
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OLD CHARLOTTE PIKE PD

REZONING APPLICATION

PD (1.0)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

OLD CHARLOTTE PIKE

SITE DATA

SUBDIVISION/DEVELOPMENT:	OLD CHARLOTTE PIKE PD
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 64, PARCEL 007
ADDRESS	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	58.62 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
OTHER APPLICABLE OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION

SHEET INDEX

C0.0	COVER SHEET
C1.0	REZONING PLAN
C1.1	REZONING PLAN ENLARGEMENT
C1.2	REZONING PLAN ENLARGEMENT
C1.3	REZONING PLAN ENLARGEMENT
C1.4	REZONING PLAN ENLARGEMENT

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:
KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

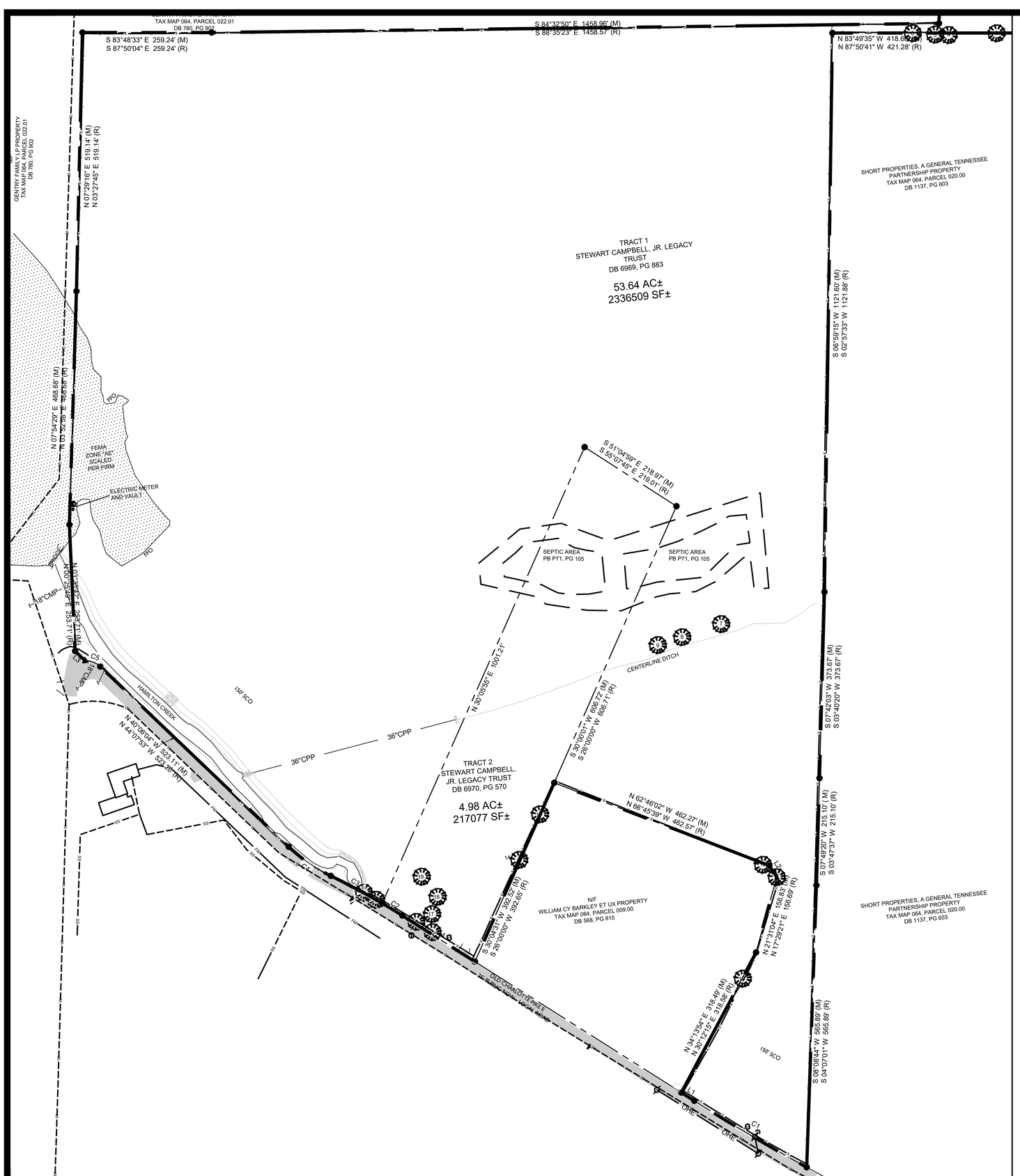
DEVELOPER:
CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

OWNER:
SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT

Initial Submittal: June 7, 2021

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



DEVELOPMENT AREA

064 00700 00005064
STEWART CAMPBELL JR. LEGACY TRUST
MGA - 1 (WILLIAMSON COUNTY)
TRACT 1: DB 6969, PG 883
53.64 ACRES
TRACT 2: DB 6970, PG 570
4.98 ACRES
TOTAL: 58.62 ACRES

ADJACENT PROPERTIES

064 02000 00005064
SHORT PROPERTIES
DB 1137, PG 603
AG - AGRICULTURAL DISTRICT
191.59 ACRES

064 02201 00005064
GENTRY FAMILY LP
DB 780, PG 902
MGA - 1 (WILLIAMSON COUNTY)
358.93 ACRES

051 01300 00006051
HARDING VENTURES LLC
DB 6751, PG 964
MGA - 1 (WILLIAMSON COUNTY)
570.84 ACRES

064 02001 00005064
SOUTHERN LAND CO LLC
PB 35, PG 72
AG - AGRICULTURAL DISTRICT
1.30 ACRES

064 00900 00005064
WILLIAM & REBECCA BARKLEY
MGA -1 (WILLIAMSON COUNTY)
5.06 ACRES

SURVEYOR:

DAVE HOBBS, PE, PLS
YOUNG, HOBBS & ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040

SITE DATA

EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ENVISION FRANKLIN DESIGN CONCEPT:	CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS:	SCENIC CORRIDOR OVERLAY FLOODWAY FRINGE OVERLAY
ACREAGE:	58.62 ACRES

BOUNDARY KEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.89'	4214.91'	3°33'36"	N 53°13'40" W	261.85'
C1 R	261.92'	4214.91'	3°33'38"	N 57°14'54" W	261.88'
C2 M	47.40'	1401.78'	1°56'15"	N 52°32'53" W	47.40'
C2 R	47.21'	1401.78'	1°55'47"	N 56°25'58" W	47.21'
C3 M	116.76'	1401.78'	4°46'20"	N 55°43'43" W	116.72'
C3 R	116.68'	1401.78'	4°46'09"	N 59°46'56" W	116.64'
C4 M	103.18'	328.04'	18°01'16"	N 49°08'33" W	102.75'
C4 R	103.26'	328.04'	18°02'07"	N 53°08'57" W	102.83'
C5 M	33.25'	41.99'	45°22'28"	N 62°46'20" W	32.39'
C5 R	33.26'	41.99'	45°23'18"	N 66°48'32" W	32.40'

LINE	BEARING	DISTANCE
L1 M	N 51°24'04" W	30.80'
L1 R	N 55°28'05" W	30.84'
L2 M	N 26°38'53" W	27.48'
L2 R	N 31°00'39" W	27.53'
L3 M	N 39°56'44" W	28.04'
L3 R	N 44°07'53" W	28.14'
L4 M	N 51°23'23" W	172.47'
L4 R	N 55°28'05" W	172.71'

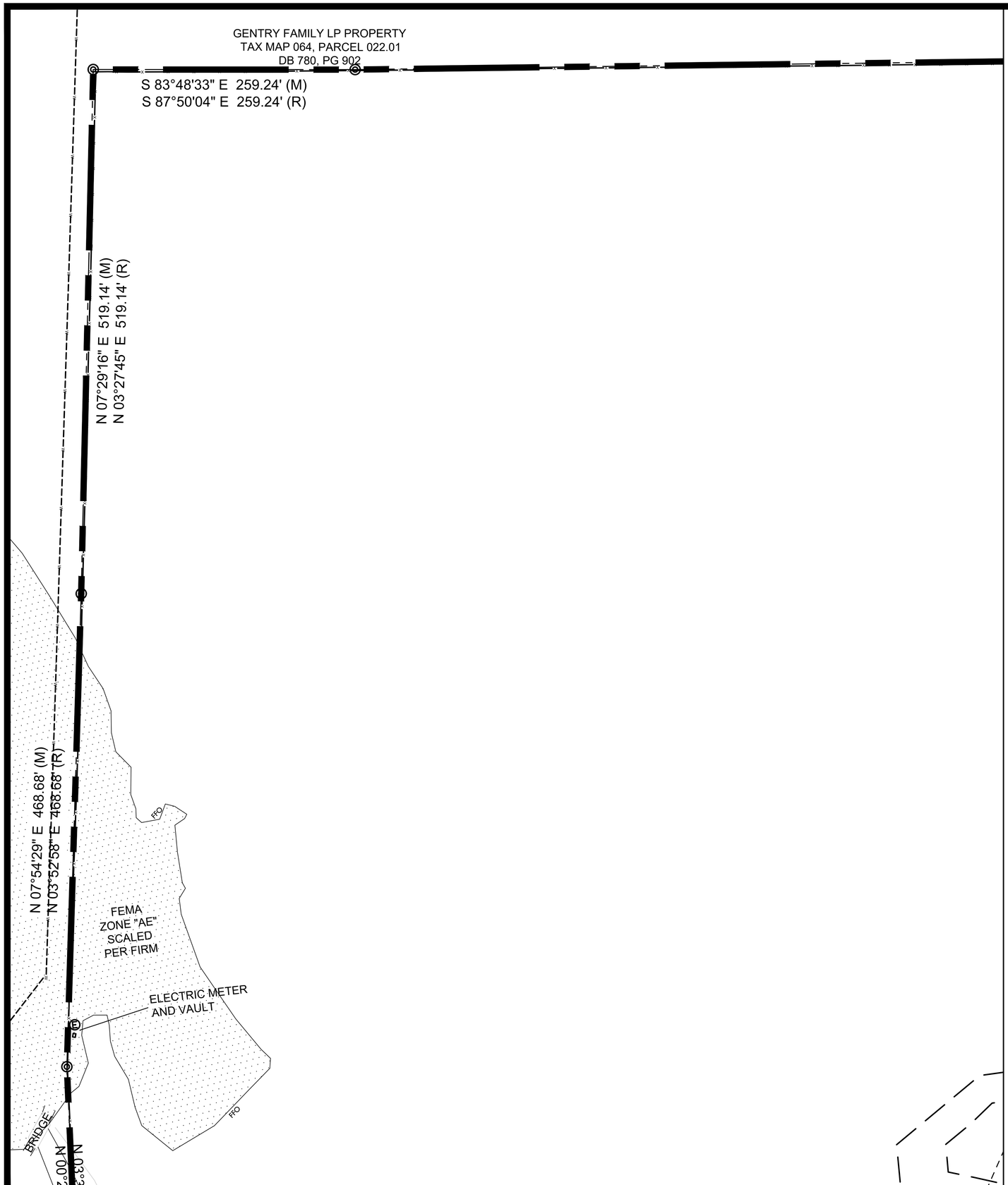
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSKAM
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
5/24/21

Revision Date
△
△
△
△

SHEET
C1.0
COF # xxxx



BOUNDARY KEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.89'	4214.91'	3°33'36"	N 53°13'40" W	261.85'
C1 R	261.92'	4214.91'	3°33'38"	N 57°14'54" W	261.88'
C2 M	47.40'	1401.78'	1°56'15"	N 52°32'53" W	47.40'
C2 R	47.21'	1401.78'	1°55'47"	N 56°25'58" W	47.21'
C3 M	116.76'	1401.78'	4°46'20"	N 55°43'43" W	116.72'
C3 R	116.68'	1401.78'	4°46'09"	N 59°46'56" W	116.64'
C4 M	103.18'	328.04'	18°01'16"	N 49°08'33" W	102.75'
C4 R	103.26'	328.04'	18°02'07"	N 53°08'57" W	102.83'
C5 M	33.25'	41.99'	45°22'28"	N 62°46'20" W	32.39'
C5 R	33.26'	41.99'	45°23'18"	N 66°48'32" W	32.40'

LINE	BEARING	DISTANCE
L1 M	N 51°24'04" W	30.80'
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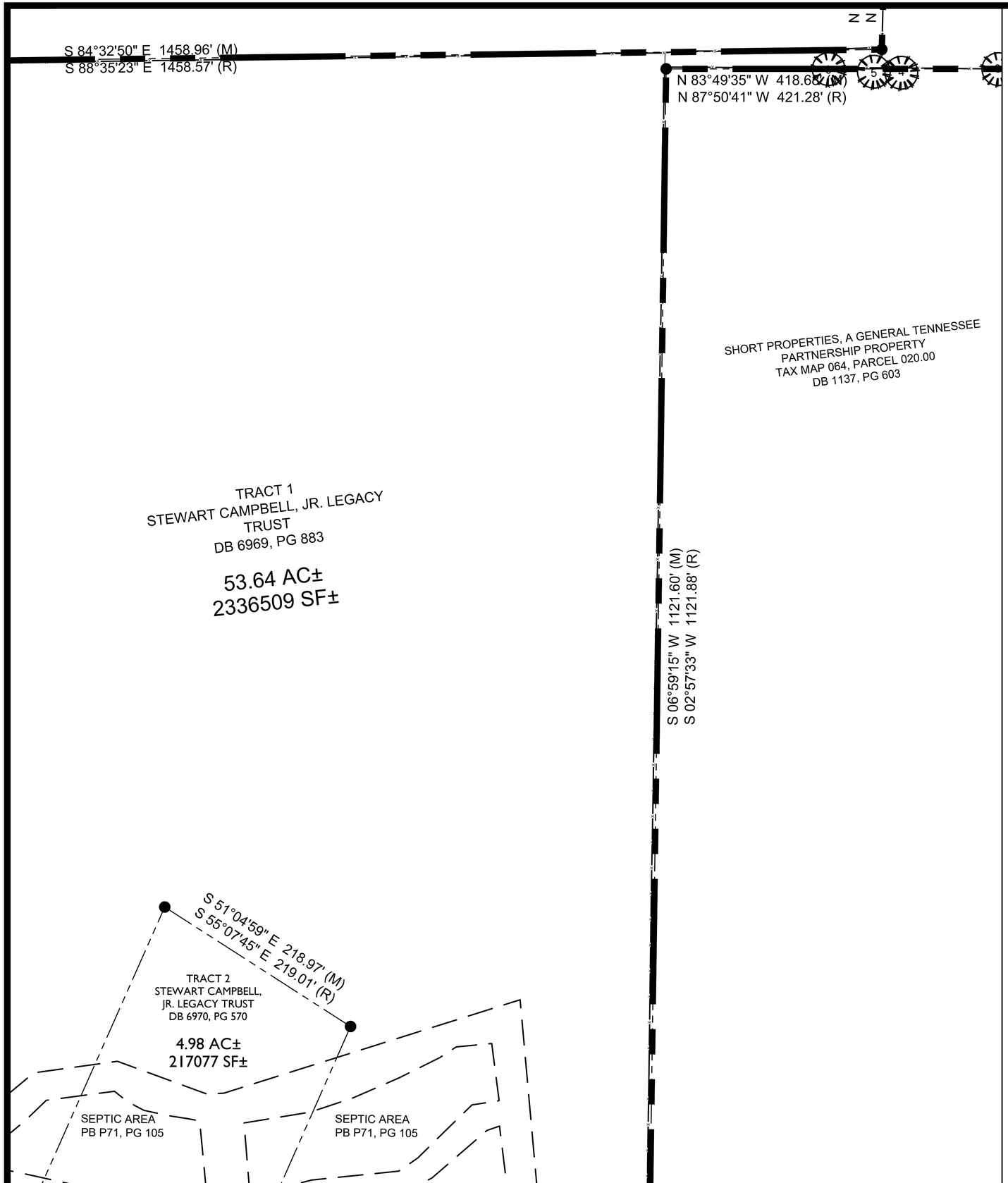
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

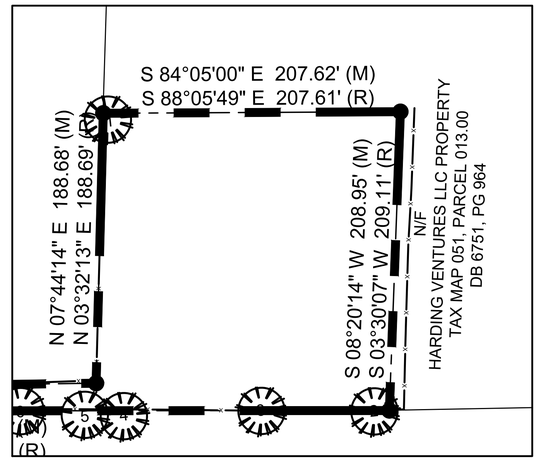
OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
CI.1
COF # xxxx





BOUNDARY KEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.89'	4214.91'	3°33'36"	N 53°13'40" W	261.85'
C1 R	261.92'	4214.91'	3°33'38"	N 57°14'54" W	261.88'
C2 M	47.40'	1401.78'	1°56'15"	N 52°32'53" W	47.40'
C2 R	47.21'	1401.78'	1°55'47"	N 56°25'58" W	47.21'
C3 M	116.76'	1401.78'	4°46'20"	N 55°43'43" W	116.72'
C3 R	116.68'	1401.78'	4°46'09"	N 59°46'56" W	116.64'
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C5 R	33.26'	41.99'	45°23'18"	N 66°48'32" W	32.40'

LINE	BEARING	DISTANCE
L1 M	N 51°24'04" W	30.80'
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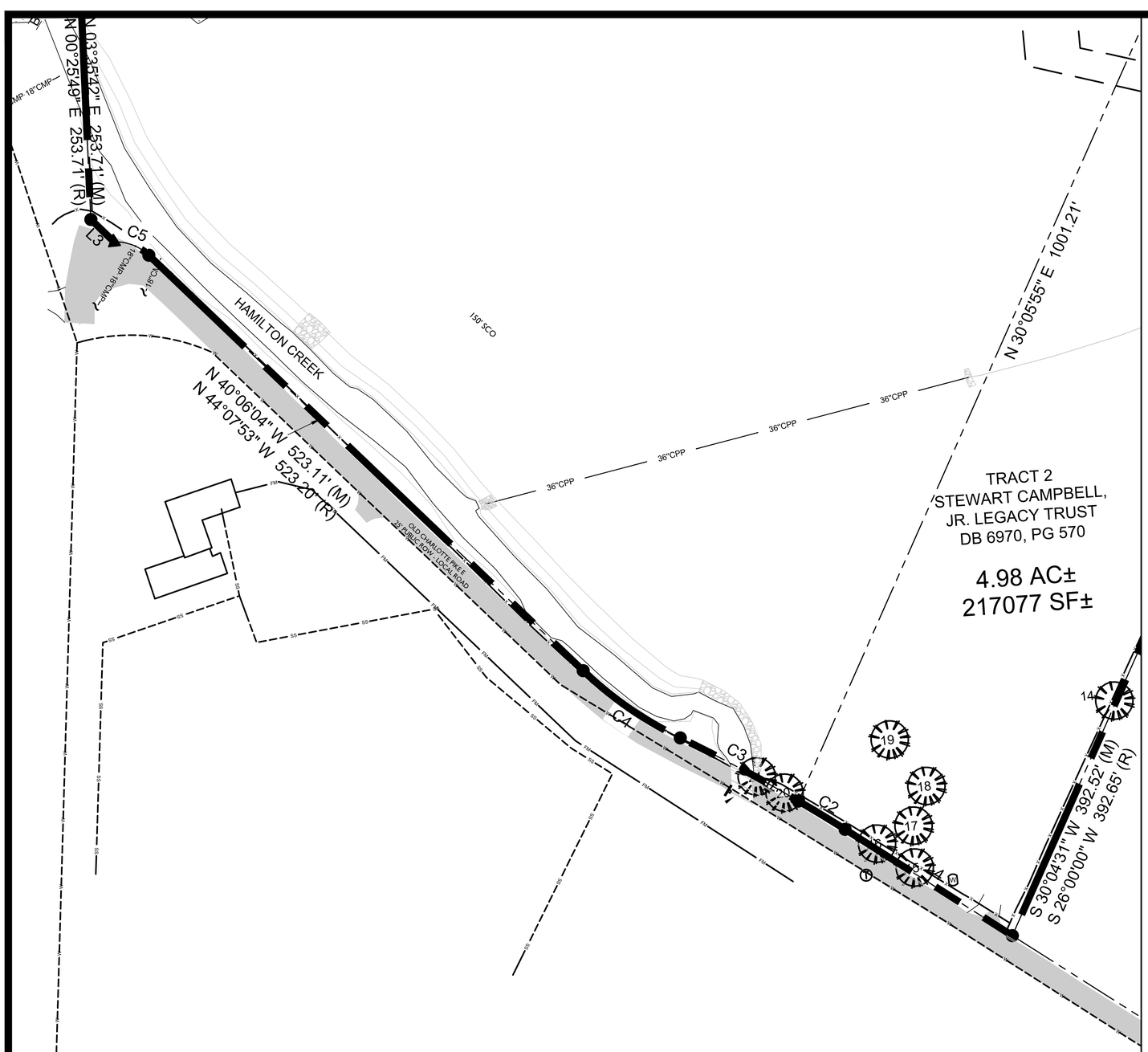
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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SHEET
C1.2
COF # xxxx



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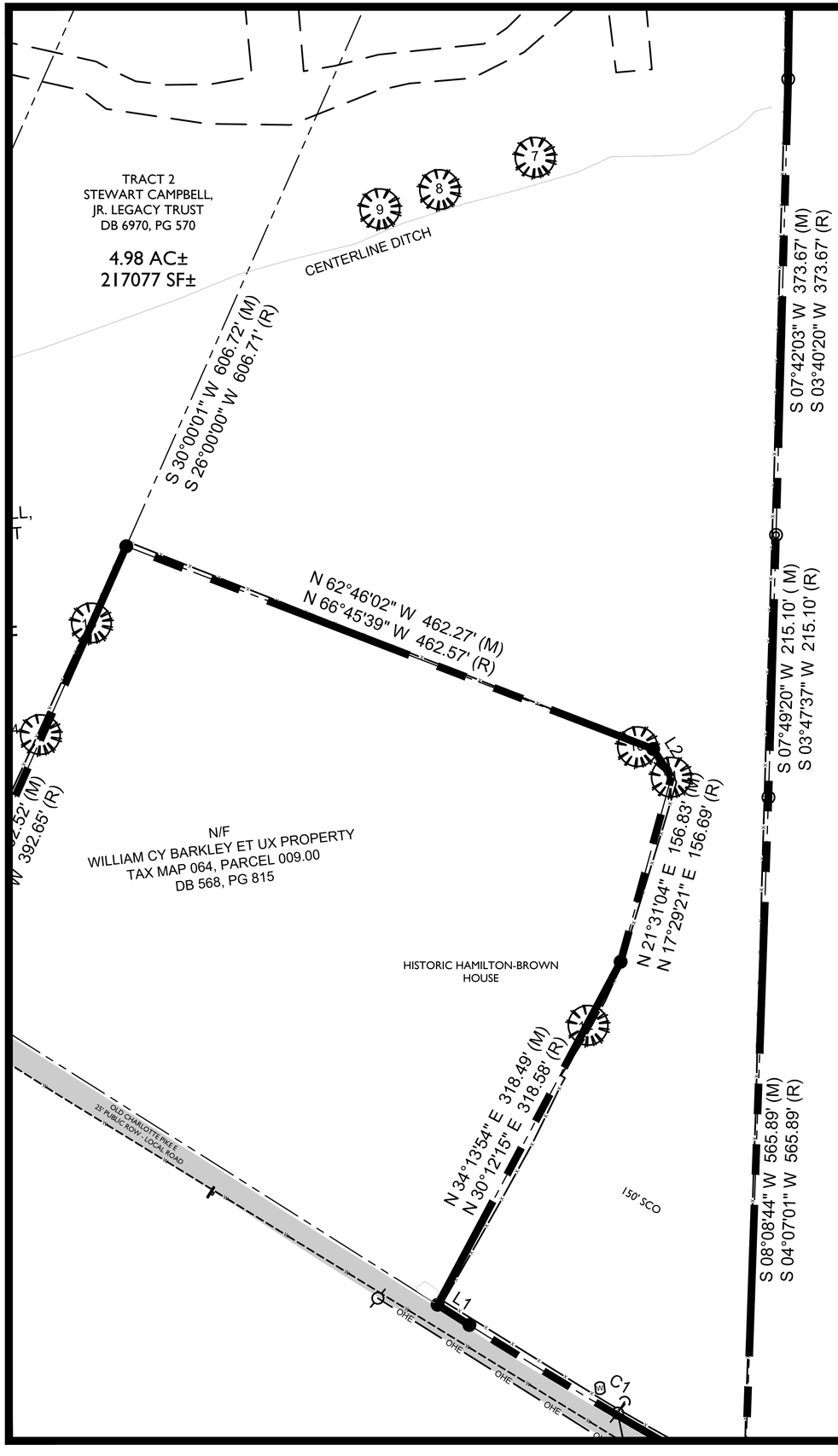
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JEFFREY A. ROSATI
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STATE OF TENNESSEE

Revision Date
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SHEET
C1.3
COF # xxxx



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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date
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SHEET
C1.4
COF # xxxx

City of Franklin

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

File #: 21-02169

DATE: August 12, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2021-121, A Resolution To Annex 841 Old Charlotte Pike, Consisting Of 58.64 Acres, Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike And Adjoining The City Limits Within The Northwest Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7161
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Shanan and Stewart Campbell

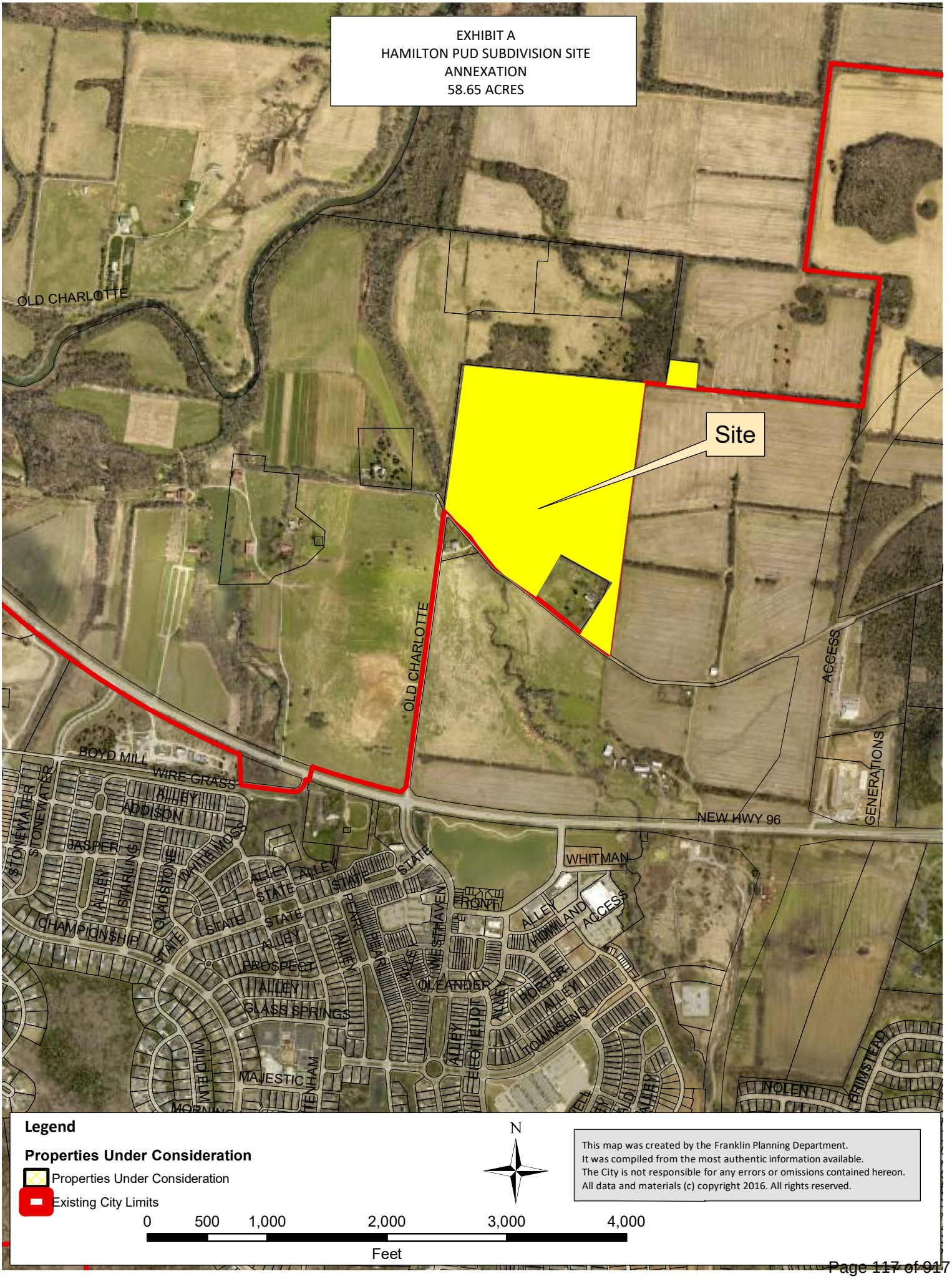
BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located north of Old Charlotte Pike East and west of Del Rio Pike at 841 Old Charlotte Pike. It is contiguous to the City limits and is within the western portion of the City's Urban Growth Boundary (UGB). This property falls into the West drainage basin. The West basin was identified as a short-term capability area in the 2018 growth study. The subject property requesting annexation is within the Conservation Subdivision Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-121 be recommended to the Board of Mayor and Aldermen for approval.


EXHIBIT A
HAMILTON PUD SUBDIVISION SITE
ANNEXATION
58.65 ACRES
Site
OLD CHARLOTTE
OLD CHARLOTTE
NEW HWY 96
ACCESS
GENERATIONS
BOYD MILL
WIRE GRASS
ALLEY
ADDISON
STONEWATER
JASPER
WHITEMOSS
STARLING
GLADSTONE
CHAMPIONSHIP
STATE
PROSPECT
GLASS SPRINGS
WHITMAN
FRONT
ALLEY
ACCESS
OLEANDER
PORTER
TOWNSEND
MAJESTIC
MIDDLETON
NOLEN
BRIMSTEAD
Legend
Properties Under Consideration
Properties Under Consideration
Existing City Limits
N
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.
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RESOLUTION 2021-121

A RESOLUTION TO ANNEX 841 OLD CHARLOTTE PIKE , CONSISTING OF 58.64 ACRES, PROPERTY LOCATED NORTH OF OLD CHARLOTTE PIKE EAST AND WEST OF DEL RIO PIKE AND ADJOINING THE CITY LIMITS WITHIN THE NORTHWEST PART OF THE FRANKLIN URBAN GROWTH BOUNDARY ("UGB").

WHEREAS, Stewart Campbell, Jr., ("Owner") of property located at 841 Old Charlotte Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

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

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-116; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
64 - 700	58.64
Total	58.64

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

SECTION III. That the annexed Property shall become part of Aldermanic Ward 2.

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

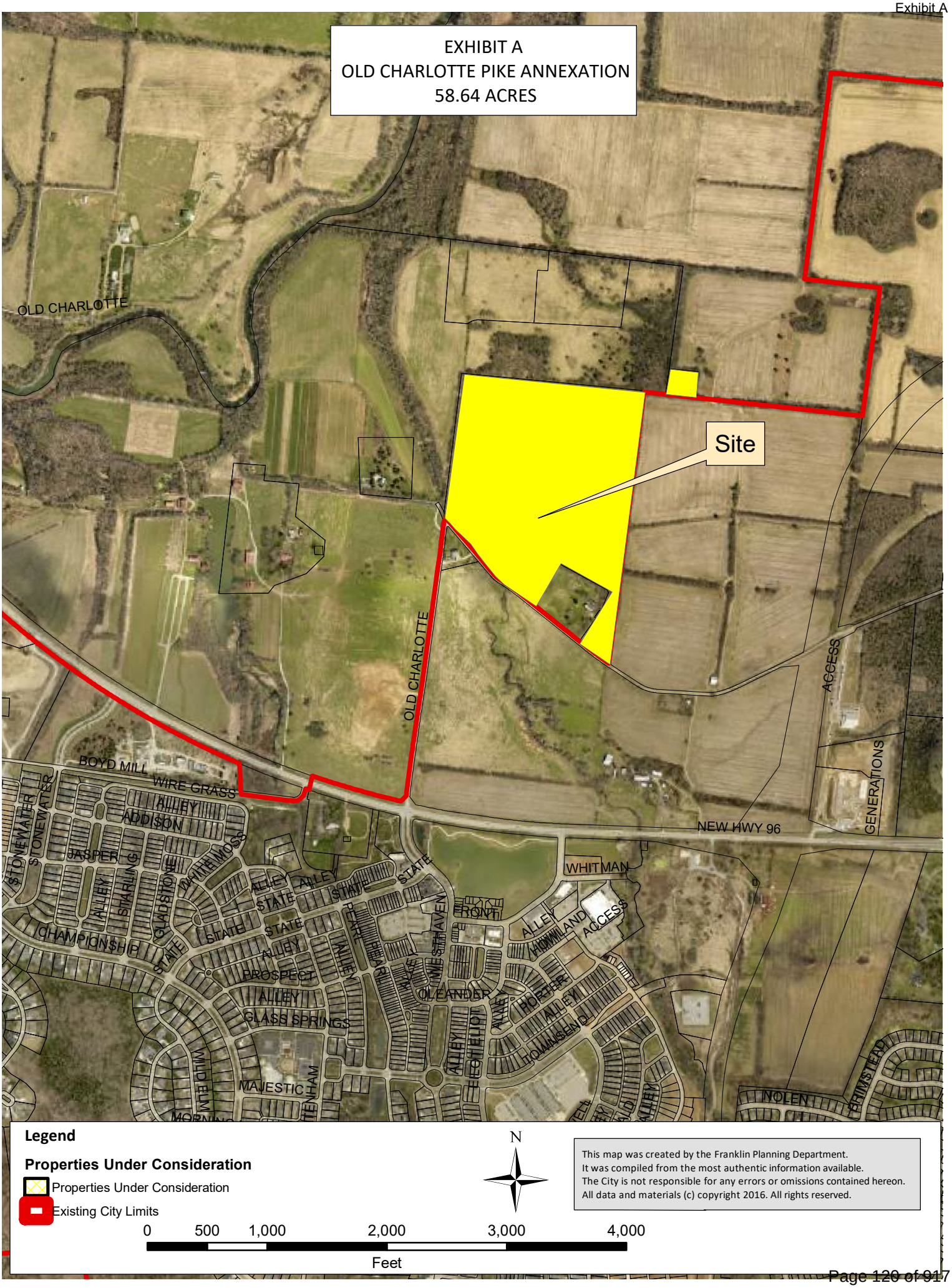
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

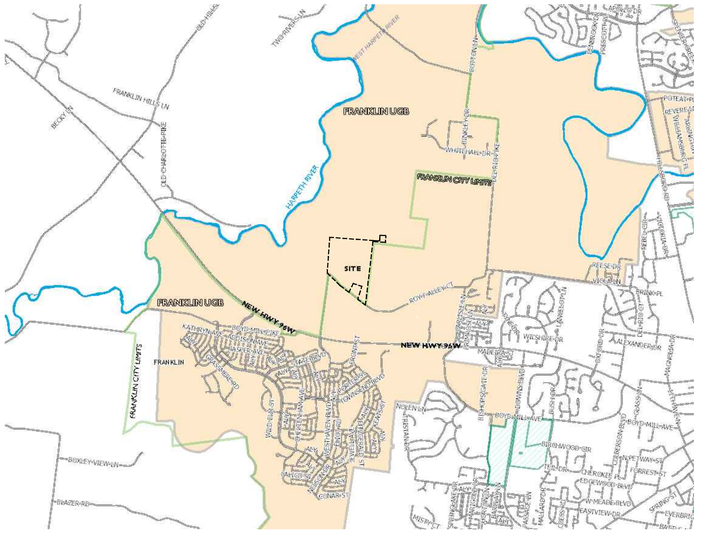

EXHIBIT A
OLD CHARLOTTE PIKE ANNEXATION
58.64 ACRES
Site
OLD CHARLOTTE
OLD CHARLOTTE
ACCESS
GENERATIONS
NEW HWY 96
BOYD MILL
WIRE GRASS
ALLEY
ADDISON
STONEWATER DR
JASPER CT
WHITE MOSS
STARLING
GLADSTONE
CHAMPIONSHIP
STATE
PROSPECT
GLASS SPRINGS
PEARL HARBOR
WESTHAVEN
FRONT
WHITMAN
ALLEY
ADAMLAND
ACCESS
OLEANDER
HORTER
TOWNSEND
FECHTELIOT
MAJESTIC
WILDFLOWER
NOLEN
BRIMSTEAD
Legend
Properties Under Consideration
Properties Under Consideration
Existing City Limits
N
This map was created by the Franklin Planning Department.
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OLD CHARLOTTE PIKE PD

REZONING APPLICATION

PD (1.0)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

OLD CHARLOTTE PIKE

SITE DATA

SUBDIVISION/DEVELOPMENT:	OLD CHARLOTTE PIKE PD
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 64, PARCEL 007
ADDRESS	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	58.62 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
OTHER APPLICABLE OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION

SHEET INDEX

C0.0	COVER SHEET
C1.0	REZONING PLAN
C1.1	REZONING PLAN ENLARGEMENT
C1.2	REZONING PLAN ENLARGEMENT
C1.3	REZONING PLAN ENLARGEMENT
C1.4	REZONING PLAN ENLARGEMENT

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:

KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

DEVELOPER:

CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

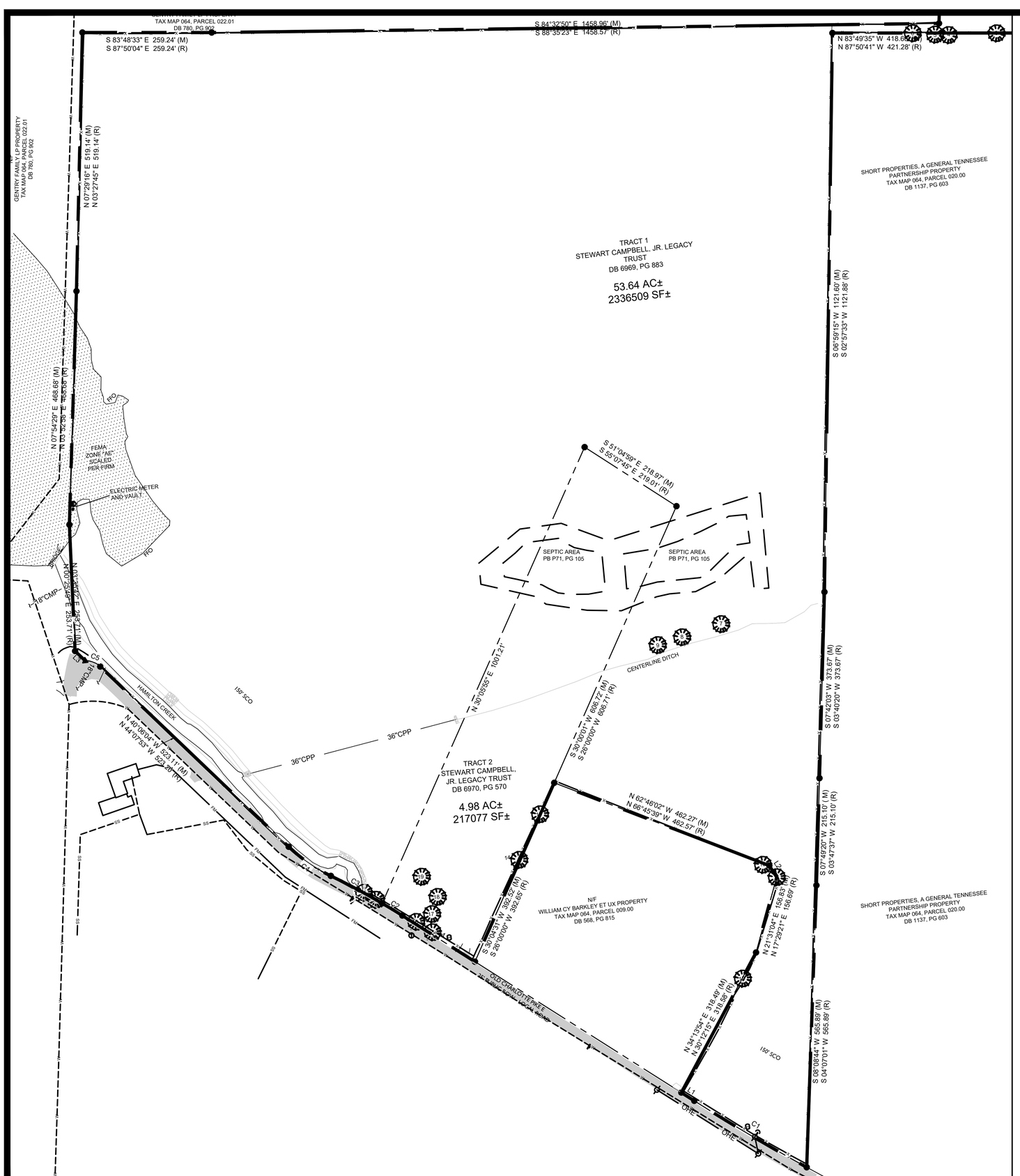
OWNER:

SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

JEFFREY A. ROSATI
REGISTERED
LICENSED LANDSCAPE ARCHITECT

Initial Submittal: June 7, 2021

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



DEVELOPMENT AREA

064 00700 00005064
STEWART CAMPBELL JR. LEGACY TRUST
MGA - 1 (WILLIAMSON COUNTY)
TRACT 1: DB 6969, PG 883
53.64 ACRES
TRACT 2: DB 6970, PG 570
4.98 ACRES
TOTAL: 58.62 ACRES

ADJACENT PROPERTIES

064 02000 00005064
SHORT PROPERTIES
DB 1137, PG 603
AG - AGRICULTURAL DISTRICT
191.59 ACRES

064 02201 00005064
GENTRY FAMILY LP
DB 780, PG 902
MGA - 1 (WILLIAMSON COUNTY)
358.93 ACRES

051 01300 00006051
HARDING VENTURES LLC
DB 6751, PG 964
MGA - 1 (WILLIAMSON COUNTY)
570.84 ACRES

064 02001 00005064
SOUTHERN LAND CO LLC
PB 35, PG 72
AG - AGRICULTURAL DISTRICT
1.30 ACRES

064 00900 00005064
WILLIAM & REBECCA BARKLEY
MGA -1 (WILLIAMSON COUNTY)
5.06 ACRES

SURVEYOR:

DAVE HOBBS, PE, PLS
YOUNG, HOBBS & ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040

SITE DATA

EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ENVISION FRANKLIN DESIGN CONCEPT:	CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS:	SCENIC CORRIDOR OVERLAY FLOODWAY FRINGE OVERLAY
ACREAGE:	58.62 ACRES

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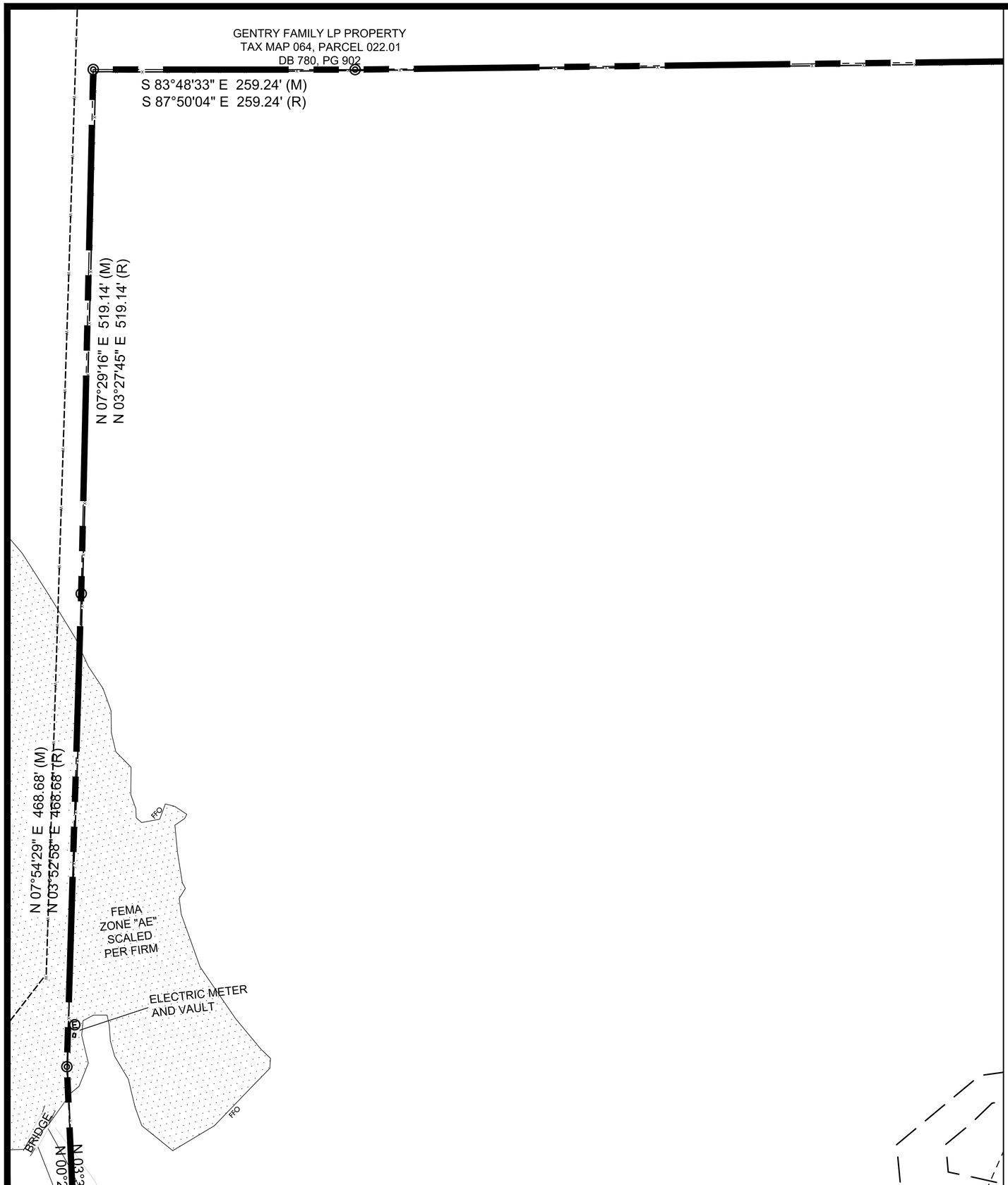
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OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
2021

Revision Date
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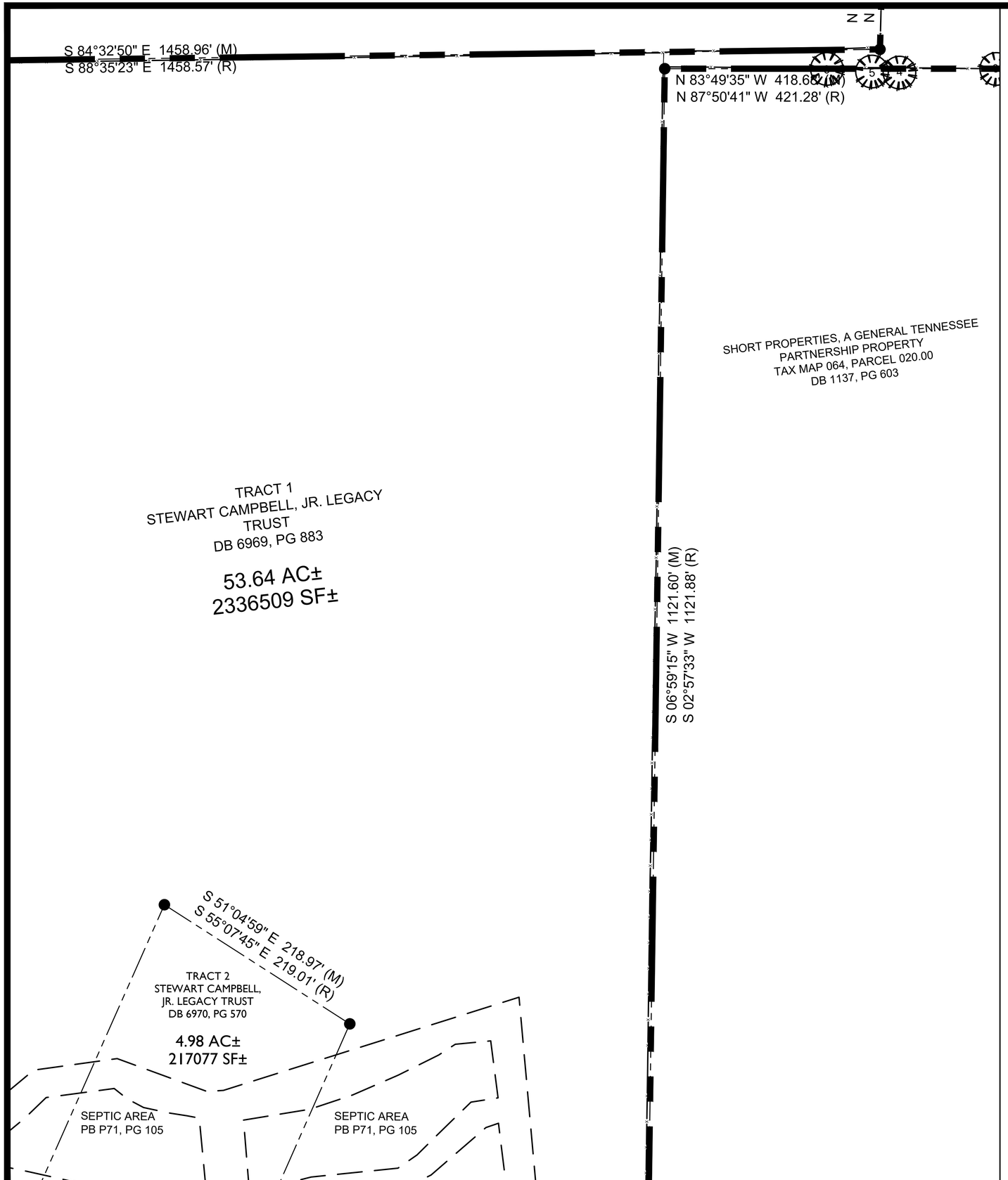
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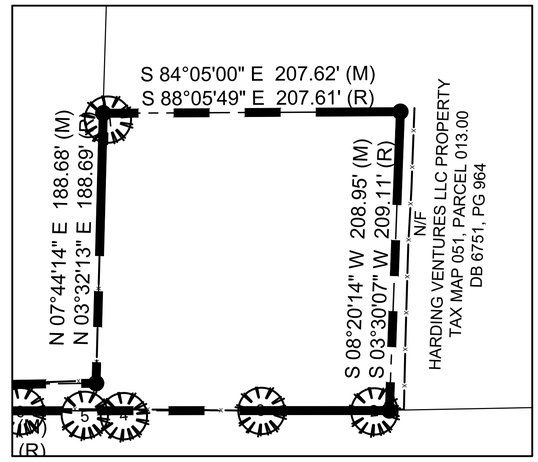
OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date
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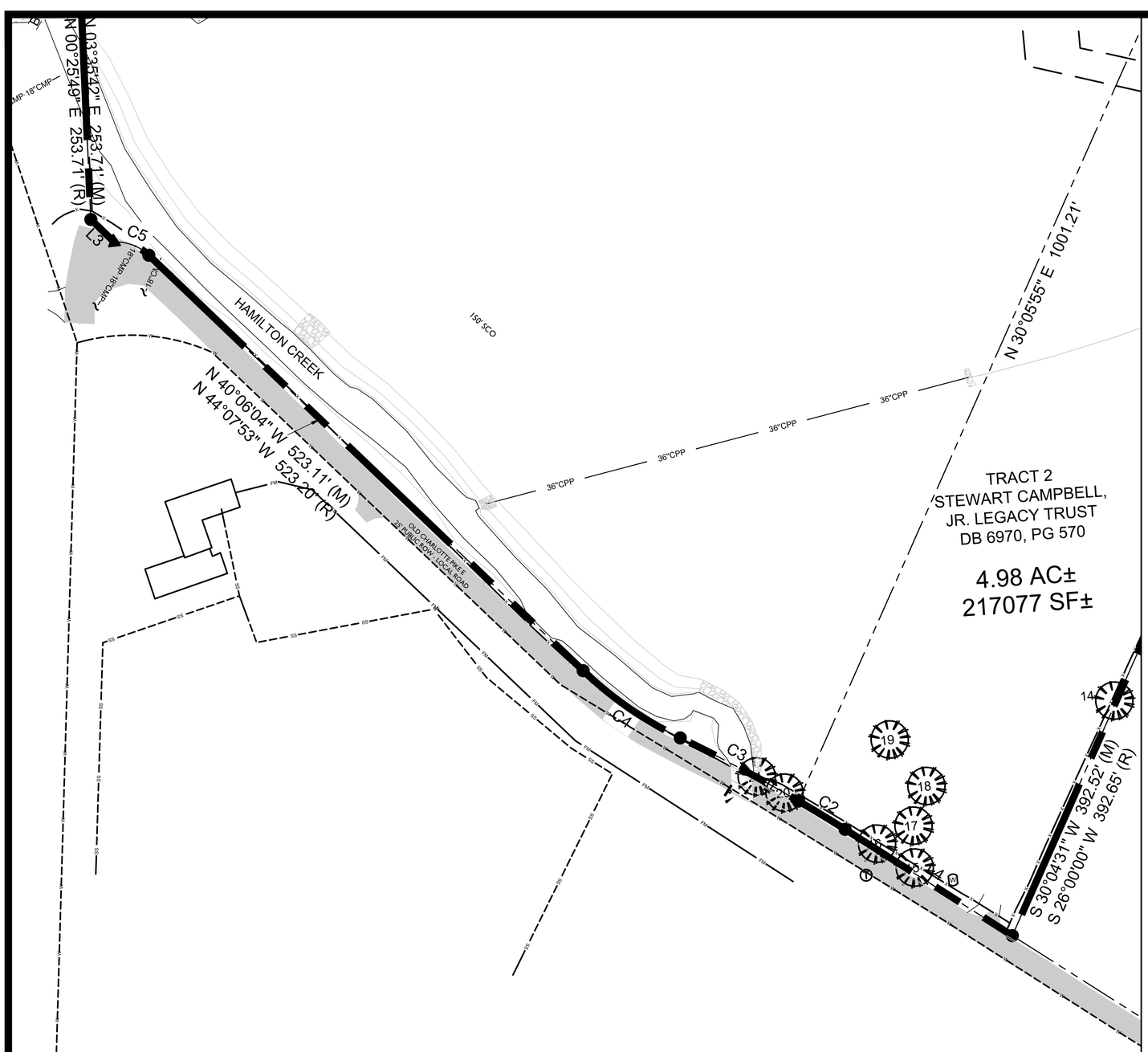
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date
△
△
△
△

SHEET
C1.2
COF # xxxx



BOUNDARY KEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.89'	4214.91'	3°33'36"	N 53°13'40" W	261.85'
C1 R	261.92'	4214.91'	3°33'38"	N 57°14'54" W	261.88'
C2 M	47.40'	1401.78'	1°56'15"	N 52°32'53" W	47.40'
C2 R	47.21'	1401.78'	1°55'47"	N 56°25'58" W	47.21'
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LINE	BEARING	DISTANCE
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L2 R	N 31°00'39" W	27.53'
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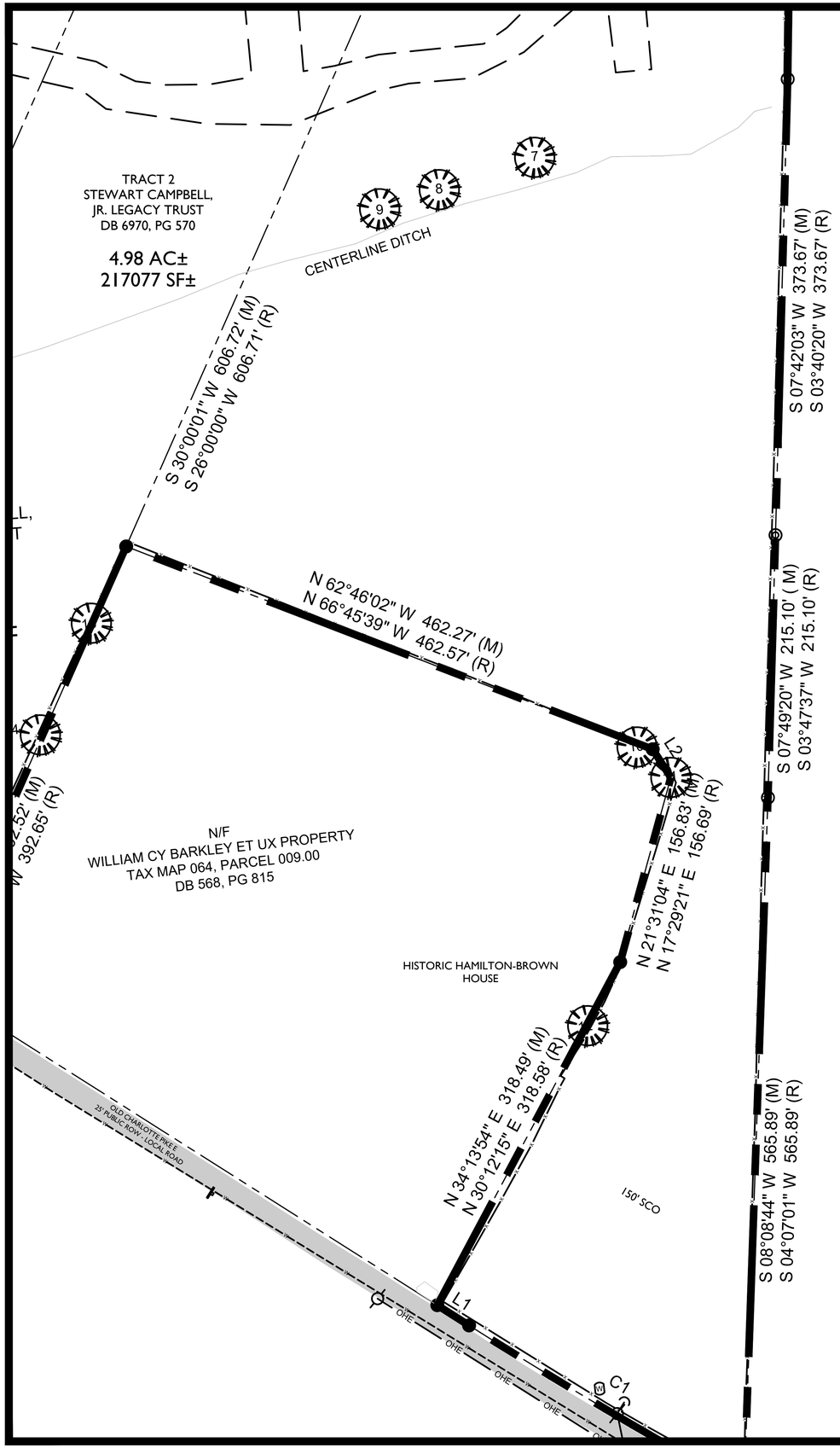
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LANDSCAPE ARCHITECT
STATE OF TENNESSEE

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SHEET
C1.3
COF # xxxx



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OLD CHARLOTTE PIKE PD
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date
△
△
△
△

SHEET
C1.4
COF # xxxx

City of Franklin

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

File #: 21-02167

DATE: August 12, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2021-26, An Ordinance To Zone 58.64 Acres Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, And Scenic Corridor Overlay (SCO) District For The Property Located North Of Old Charlotte Pike East And West of Del Rio Pike, 841 Old Charlotte Pike. (Hamilton PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7590
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Shanan and Stewart Campbell

BACKGROUND/STAFF COMMENTS:
The applicant is requesting the zoning of 58.62 acres to Planned District (PD 1.00), Flood Fringe Overlay (FFO) District, and Scenic Corridor Overlay (SCO) to accommodate the proposed development plan for Hamilton PUD Subdivision. The Development Plan has been submitted concurrently.

Envision Franklin places this property in the Conservation Subdivision Design Concept. The Conservation Subdivision Design concept supports "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents The Conservation Subdivision Design Concept also highlights that, "Residential lots and infrastructure should be located to respect natural features and to maximize the proximity of lots to open space. Residential lots should be clustered to preserve a minimum of 50 percent of natural open space." The proposed development plan provides the 50% open space required in addition to respecting the features that exist on the property, such as the Historic Hamilton-Brown house. The proposed zoning is appropriate for this Design Concept.

PROCEDURAL REQUIREMENTS:

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

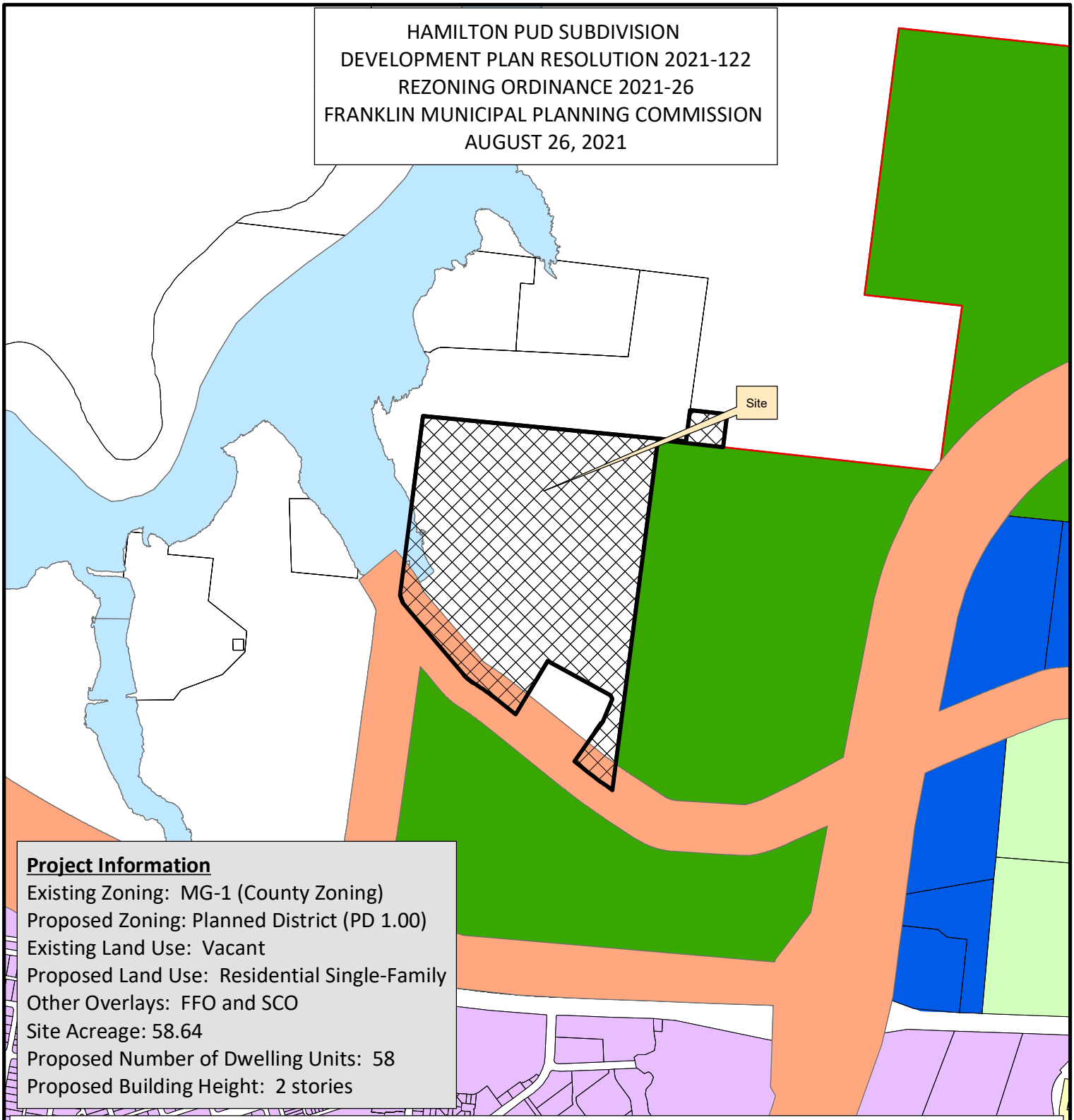
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-26 be recommended to the Board of Mayor and Aldermen for approval.

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



Project Information

Existing Zoning: MG-1 (County Zoning)
Proposed Zoning: Planned District (PD 1.00)
Existing Land Use: Vacant
Proposed Land Use: Residential Single-Family
Other Overlays: FFO and SCO
Site Acreage: 58.64
Proposed Number of Dwelling Units: 58
Proposed Building Height: 2 stories

- Hamilton 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

Zoning Overlay Districts

- Scenic Corridor Overlay
- Floodway Fringe Overlay

N

0 340 680 1,360 Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-26

AN ORDINANCE TO ZONE 58.64 ACRES PLANNED (PD 1.00)DISTRICT, FLOODWAY FRINGE OVERLAY (FFO) DISTRICT, AND SCENIC CORRIDOR OVERLAY (SCO) DISTRICT FOR THE PROPERTY LOCATED NORTH OF OLD CHARLOTTE PIKE EAST AND WEST OF DEL RIO PIKE, 841 OLD CHARLOTTE PIKE.

WHEREAS, Stewart Campbell, Jr., ("Owner") of property located at 841 Old Charlotte Pike ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2021- 116 and Resolution 2021-121; and

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

WHEREAS, the Planned (PD 1.00) district, Floodway Fringe Overlay (FFO) District, and Scenic Corridor Overlay (SCO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2021-122, 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, zoned the following: Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, and Scenic Corridor Overlay (SCO) District

PREMISES CONSIDERED

Map-Parcel	Acres
64 - 700	58.64
Total	58.64

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

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

ATTEST:

By: _____
Eric S. 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: _____

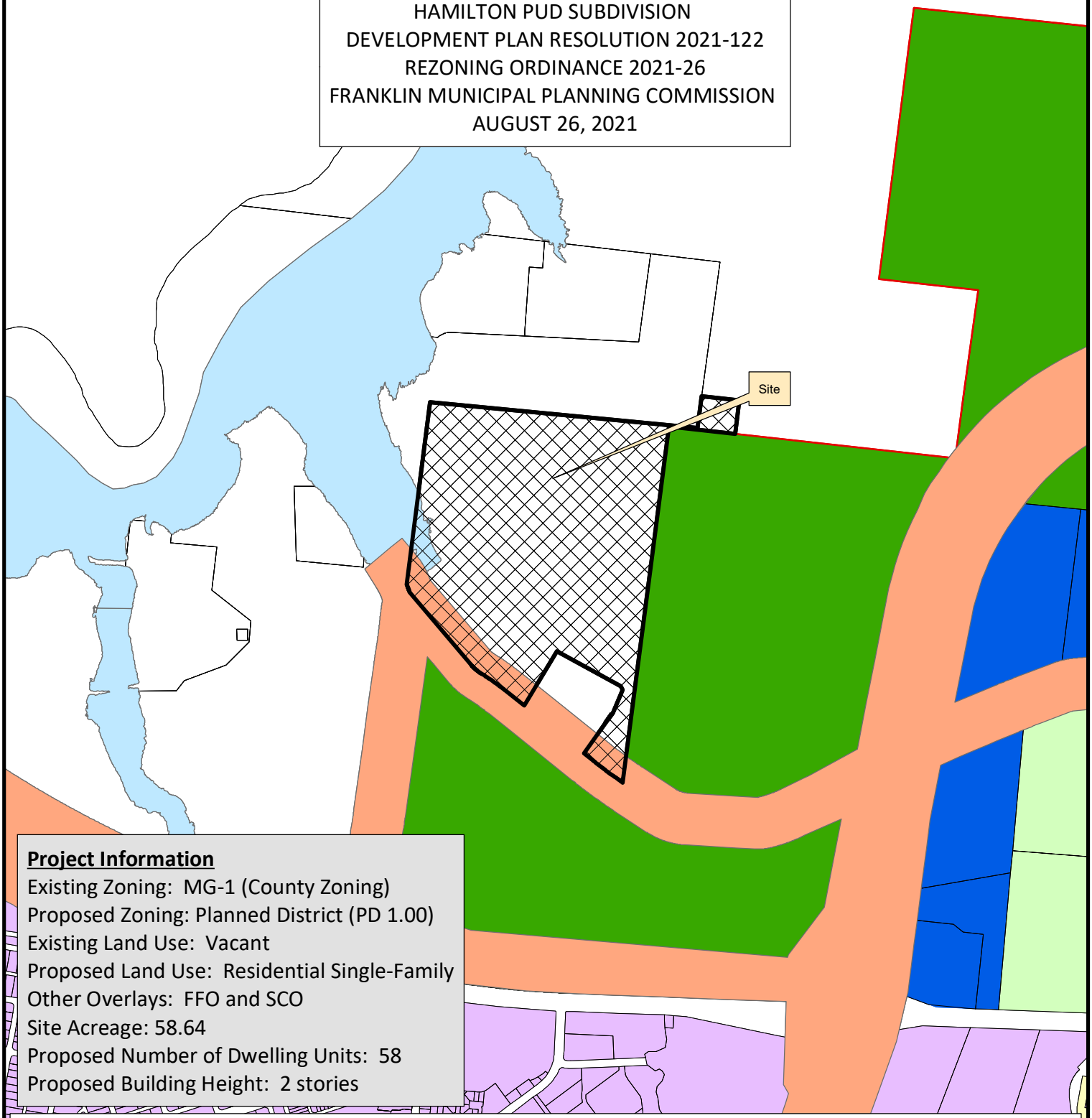
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



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- Floodway Fringe Overlay

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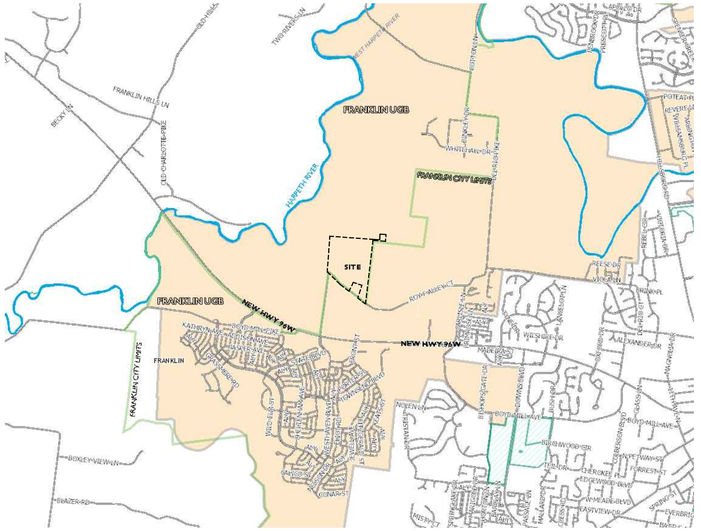
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HAMILTON PUD SUBDIVISION

REZONING APPLICATION

PD (1.0)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

OLD CHARLOTTE PIKE

SITE DATA

SUBDVISION/DEVELOPMENT:	HAMILTON PUD SUBDIVISION
COF PROJECT NUMBER:	7590
TAX MAP & PARCELS:	MAP 64, PARCEL 007
ADDRESS	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	58.62 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
OTHER APPLICABLE OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION

SHEET INDEX

C0.0	COVER SHEET
C1.0	REZONING PLAN
C1.1	REZONING PLAN ENLARGEMENT
C1.2	REZONING PLAN ENLARGEMENT
C1.3	REZONING PLAN ENLARGEMENT
C1.4	REZONING PLAN ENLARGEMENT

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:

KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

DEVELOPER:

CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

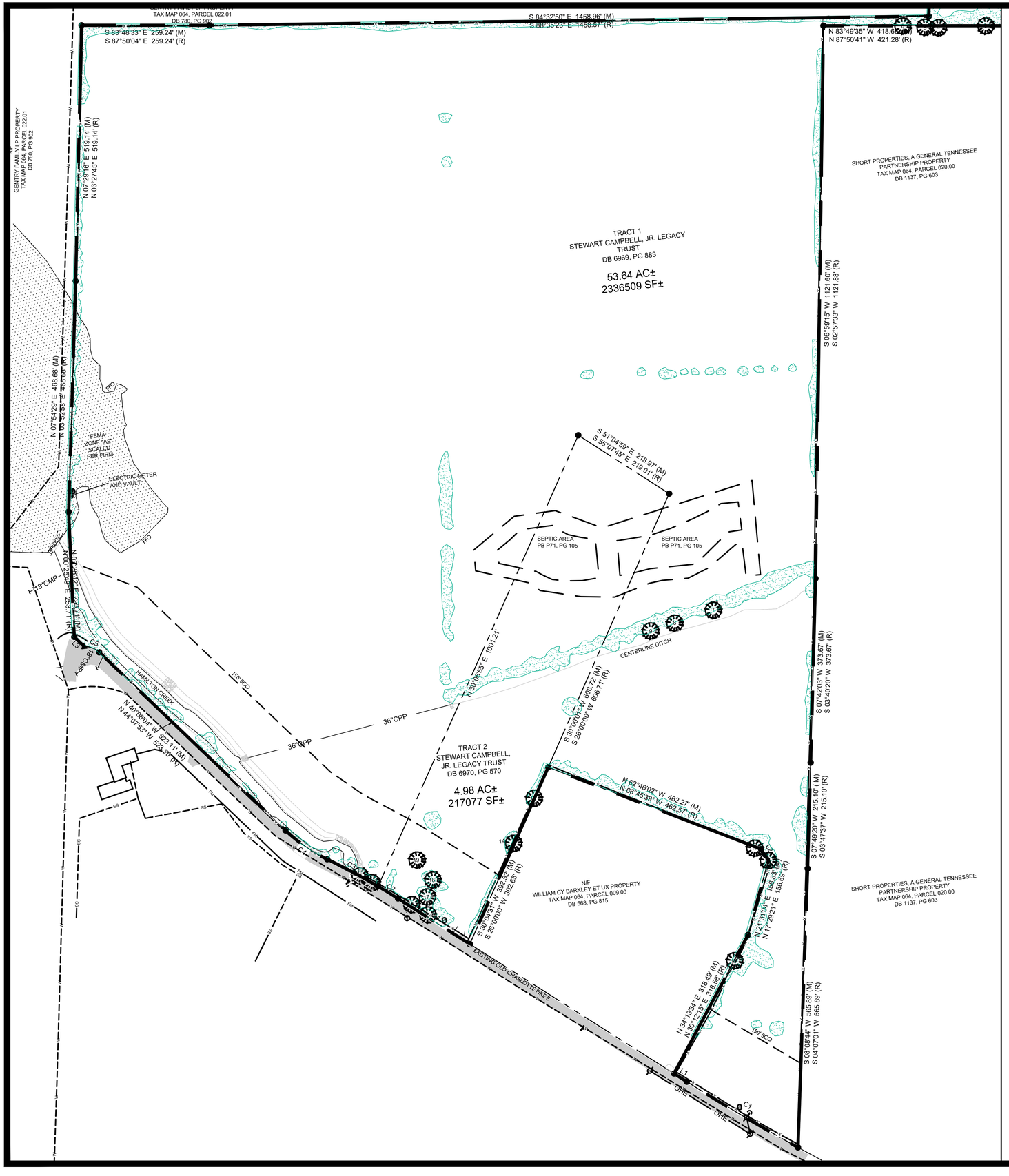
OWNER:

SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Initial Submittal: June 7, 2021
Initial Submittal: July 12, 2021
Resubmittal: August 5, 2021

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



DEVELOPMENT AREA

064 00700 00005064
STEWART CAMPBELL JR. LEGACY TRUST
MGA - 1 (WILLIAMSON COUNTY)
TRACT 1: DB 6969, PG 883
53.64 ACRES
TRACT 2: DB 6970, PG 570
4.98 ACRES
TOTAL: 58.62 ACRES

ADJACENT PROPERTIES

064 02000 00005064
SHORT PROPERTIES
DB 1137, PG 603
AG - AGRICULTURAL DISTRICT
191.59 ACRES

064 02201 00005064
GENTRY FAMILY LP
DB 780, PG 902
MGA - 1 (WILLIAMSON COUNTY)
358.93 ACRES

051 01300 00006051
HARDING VENTURES LLC
DB 6751, PG 964
MGA - 1 (WILLIAMSON COUNTY)
570.84 ACRES

064 02001 00005064
SOUTHERN LAND CO LLC
PB 35, PG 72
AG - AGRICULTURAL DISTRICT
1.30 ACRES

064 00900 00005064
WILLIAM & REBECCA BARKLEY
MGA -1 (WILLIAMSON COUNTY)
5.06 ACRES

SURVEYOR:

DAVE HOBBS, PE, PLS
YOUNG, HOBBS & ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040

SITE DATA

COF PROJECT NUMBER:	7590
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ENVISION FRANKLIN DESIGN CONCEPT:	CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS:	SCENIC CORRIDOR OVERLAY FLOODWAY FRINGE OVERLAY
ACREAGE:	58.62 ACRES

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
REZONING APPLICATION
Franklin, Williamson County, Tennessee

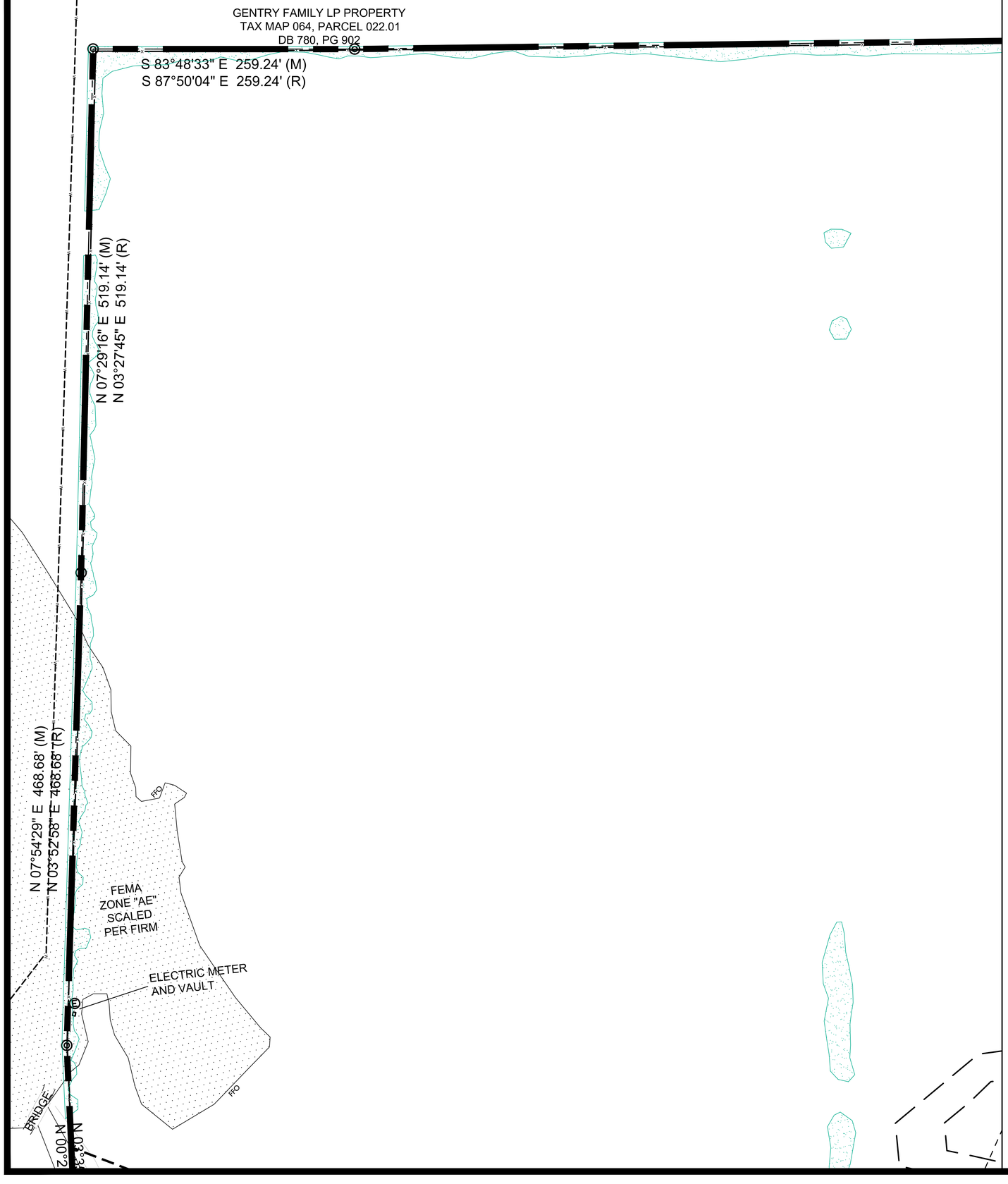
JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date
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OVERALL ZONING

SHEET
C1.0

COF # 7590



BOUNDARY KEY

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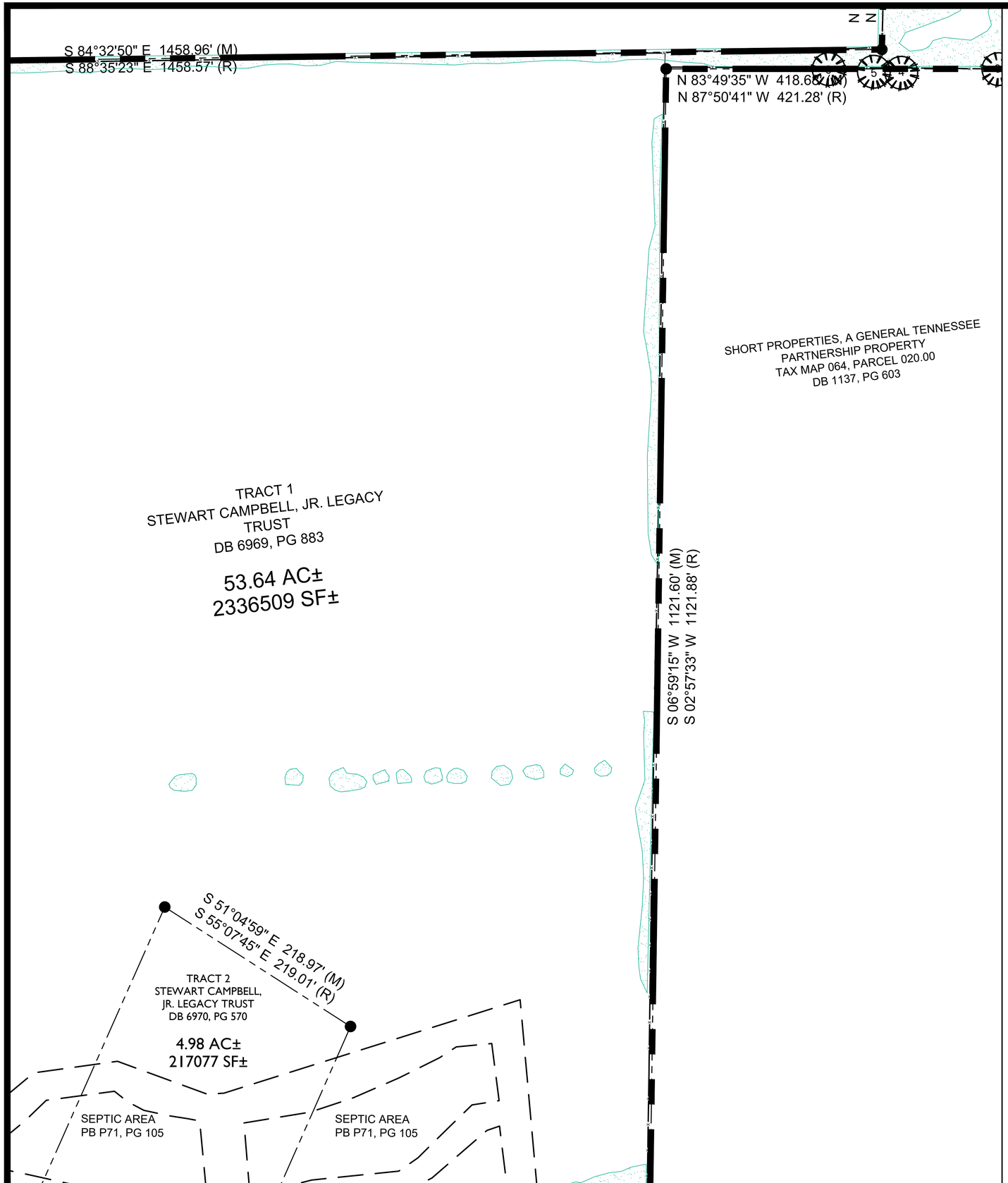
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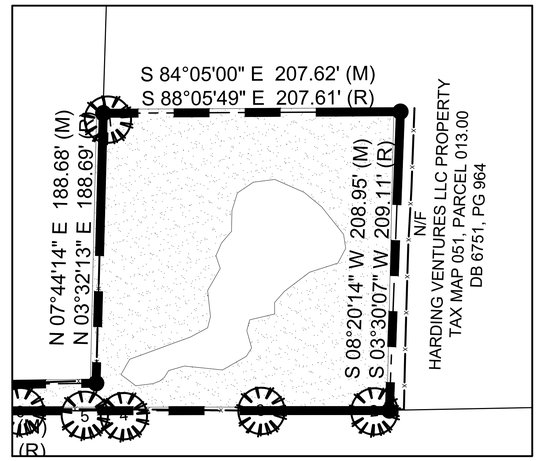
Revision Date
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ZONING
ENLARGEMENT

SHEET
C1.1

COF # 7590





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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
REZONING APPLICATION
Franklin, Williamson County, Tennessee

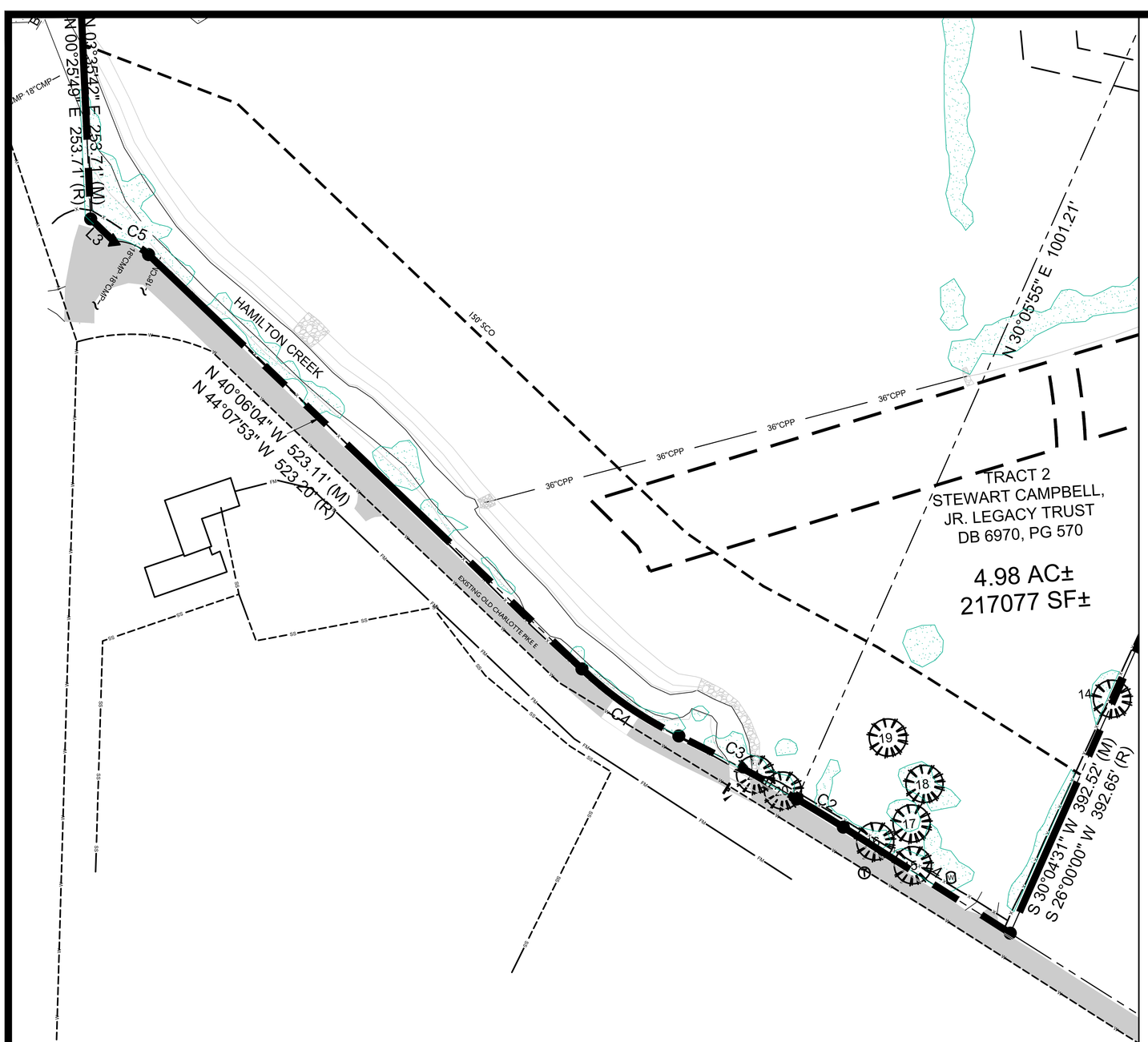
JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
DATE 08.05.21

Revision Date
△
△
△
△

ZONING ENLARGEMENT

SHEET
C1.2

COF # 7590



BOUNDARY KEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.89'	4214.91'	3°33'36"	N 53°13'40" W	261.85'
C1 R	261.92'	4214.91'	3°33'38"	N 57°14'54" W	261.88'
C2 M	47.40'	1401.78'	1°56'15"	N 52°32'53" W	47.40'
C2 R	47.21'	1401.78'	1°55'47"	N 56°25'58" W	47.21'
C3 M	116.76'	1401.78'	4°46'20"	N 55°43'43" W	116.72'
C3 R	116.68'	1401.78'	4°46'09"	N 59°46'56" W	116.64'
C4 M	103.18'	328.04'	18°01'16"	N 49°08'33" W	102.75'
C4 R	103.26'	328.04'	18°02'07"	N 53°08'57" W	102.83'
C5 M	33.25'	41.99'	45°22'28"	N 62°46'20" W	32.39'
C5 R	33.26'	41.99'	45°23'18"	N 66°48'32" W	32.40'

LINE	BEARING	DISTANCE
L1 M	N 51°24'04" W	30.80'
L1 R	N 55°28'05" W	30.84'
L2 M	N 26°38'53" W	27.48'
L2 R	N 31°00'39" W	27.53'
L3 M	N 39°56'44" W	28.04'
L3 R	N 44°07'53" W	28.14'
L4 M	N 51°23'23" W	172.47'
L4 R	N 55°28'05" W	172.71'

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
REZONING APPLICATION
Franklin, Williamson County, Tennessee

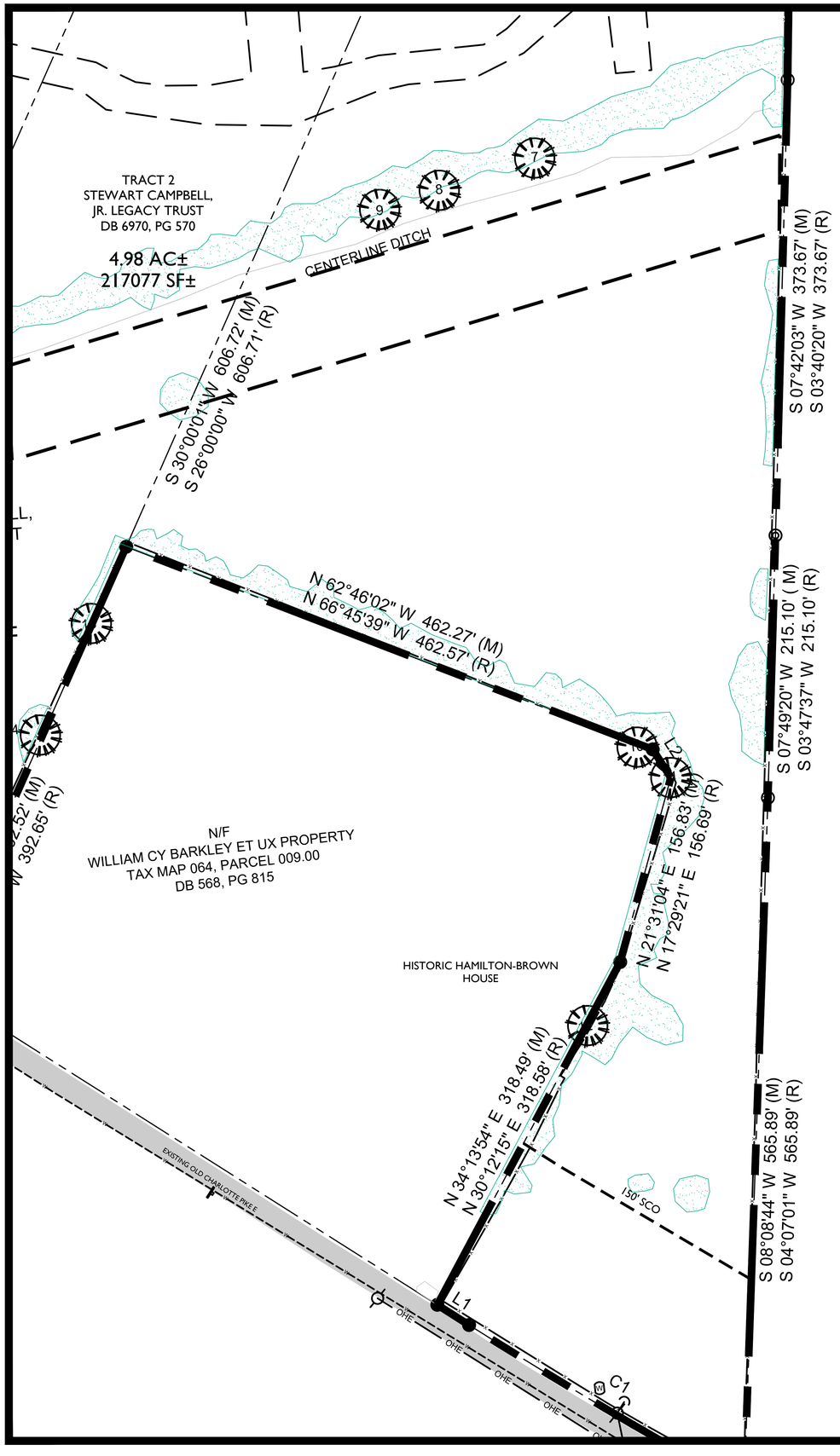
JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date

ZONING ENLARGEMENT

SHEET
C1.3

COF # 7590



BOUNDARY KEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.89'	4214.91'	3°33'36"	N 53°13'40" W	261.85'
C1 R	261.92'	4214.91'	3°33'38"	N 57°14'54" W	261.88'
C2 M	47.40'	1401.78'	1°56'15"	N 52°32'53" W	47.40'
C2 R	47.21'	1401.78'	1°55'47"	N 56°25'58" W	47.21'
C3 M	116.76'	1401.78'	4°46'20"	N 55°43'43" W	116.72'
C3 R	116.68'	1401.78'	4°46'09"	N 59°46'56" W	116.64'
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C4 R	103.26'	328.04'	18°02'07"	N 53°08'57" W	102.83'
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
REZONING APPLICATION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date
△ _____
△ _____
△ _____
△ _____

ZONING
ENLARGEMENT

SHEET
C1.4

COF # 7590

City of Franklin

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

File #: 21-02171

DATE: August 12, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2021-122, A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7591
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Shanan and Stewart Campbell

BACKGROUND/STAFF COMMENTS:
The proposed Hamilton PUD Subdivision is a development consisting of approximately 59 acres located north of Old Charlotte Pike and west of Del Rio Pike. The property is currently addressed as 841 Old Charlotte Pike and is within the City of Franklin's Urban Growth Boundary (UGB) adjoining the city limits and they have initiated an annexation which is running concurrently to both this development plan and a rezoning. The plan consists of 58 residential dwelling units with two lot sizes throughout the development.

Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents.

The lot size guidance within the Conservation Subdivision Design Concept states, "Single-family lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a

minimum lot size of 5,500 square feet." The plan as proposed incorporates this requirement by providing 90-foot and 100-foot lot widths only and meet or exceed the minimum lot size for every proposed lot. For Building Character, Envision Franklin states in the Conservation Subdivision Design Concept that "architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The elevations included in the proposed development plan utilize the recommendations of Envision Franklin by providing conceptual elevations that honor the historical resources present adjacent to the site, the Hamilton-Brown House.

Modifications of Standards:
MOS #1:
The applicant is requesting one Modification of Standards to increase the maximum length of the block length from 2,400' to 3,200'. The Zoning Ordinance Section 9.5.2 allows for an increase to 3,200' administratively in cases:
1. Where environmental or topographic constraints exist;
2. Where the street classification prevents a connection; or
3. Where a proposal includes an internal parking structure.

The proposed plan does not meet any of the allowances to approve the increase administratively. The proposed modification of standard is being requested to create a more rural pattern with larger lots and would allow for larger, contiguous open space. The requirement is meant to promote walkability and to encourage vehicular connectivity, easing traffic by dispersing into a street grid. Since recent discussions and decisions by BOMA have limited the future of connectivity in the larger area, with a focus instead on retaining the rural character of the area, and since the large central open space provides necessary pedestrian connections internal to the block, staff supports the modification of standards request.

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 on all correspondence with any city department relative to this project.

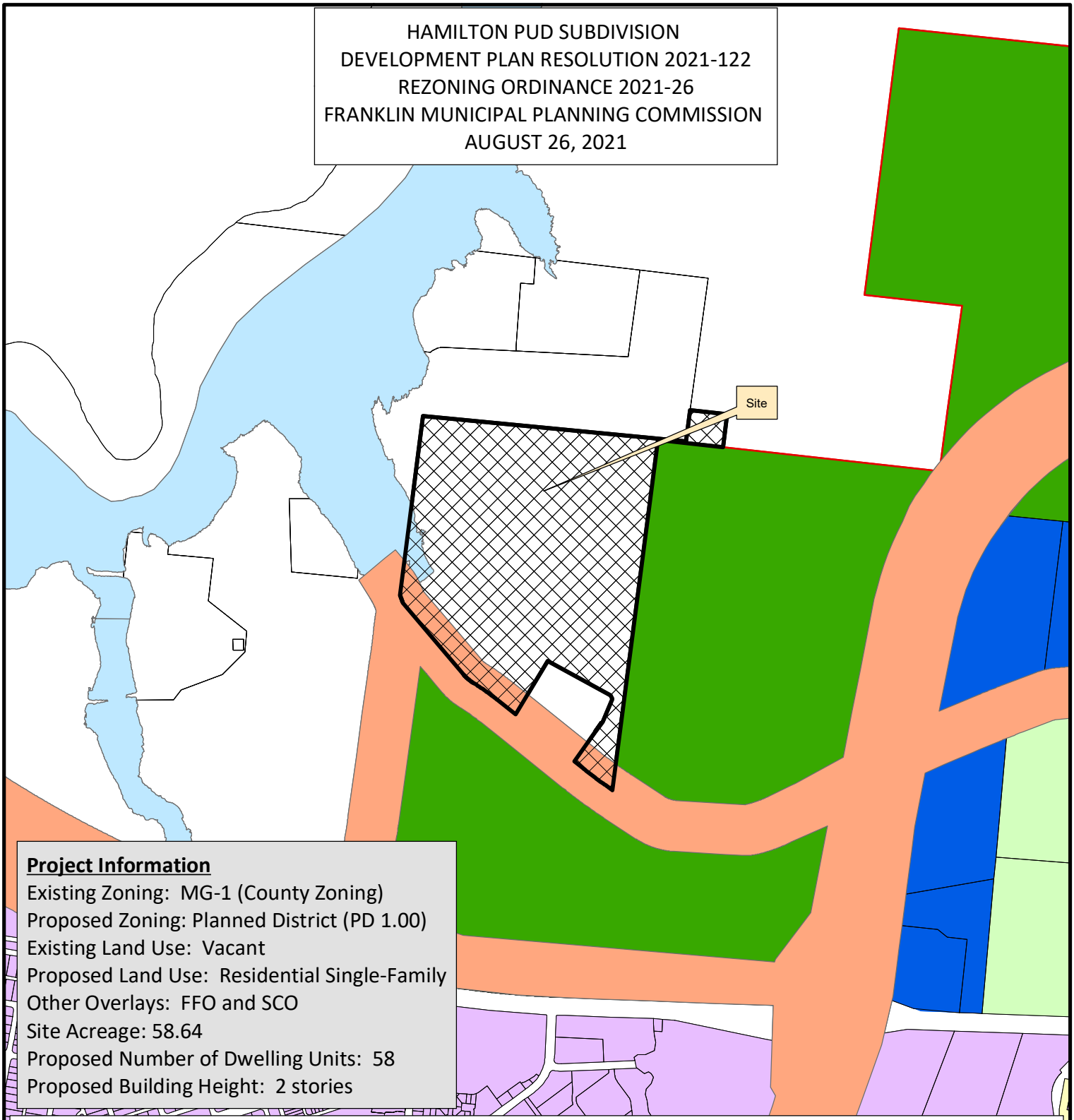
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-122 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



Project Information

Existing Zoning: MG-1 (County Zoning)
Proposed Zoning: Planned District (PD 1.00)
Existing Land Use: Vacant
Proposed Land Use: Residential Single-Family
Other Overlays: FFO and SCO
Site Acreage: 58.64
Proposed Number of Dwelling Units: 58
Proposed Building Height: 2 stories

- Hamilton 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

Zoning Overlay Districts

- Scenic Corridor Overlay
- Floodway Fringe Overlay

N

0 340 680 1,360 Feet

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It was compiled from the most authentic information available.
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RESOLUTION 2021-122

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HAMILTON PUD SUBDIVISION, INCLUDING ONE MODIFICATION OF STANDARDS (BLOCK LENGTH PERIMETER), FOR A PROPERTY LOCATED NORTH OF OLD CHARLOTTE PIKE EAST AND WEST OF DEL RIO PIKE.

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 2021-26; 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
64 -700	58.64
Total	58.64

Law Dept. approved (4) 08.18.21

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 Hamilton PUD Subdivision are as follows:

Entitlements	Hamilton PUD Subdivision
Base Zone District	PD, Planned District (1.00)
Other Zoning Overlays	FFO, SCO
Number of Dwelling Units	58
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	5% (127,739 SF) 10% Natural Area (255,478 SF)
Number of Phases in Development	One

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: Allow an approximately 3,200-foot perimeter for the central block. Approved: _____ Denied: _____	9.5.2 – Internal Connectivity Block length perimeter shall not exceed a maximum of 2,400 feet. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-26, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

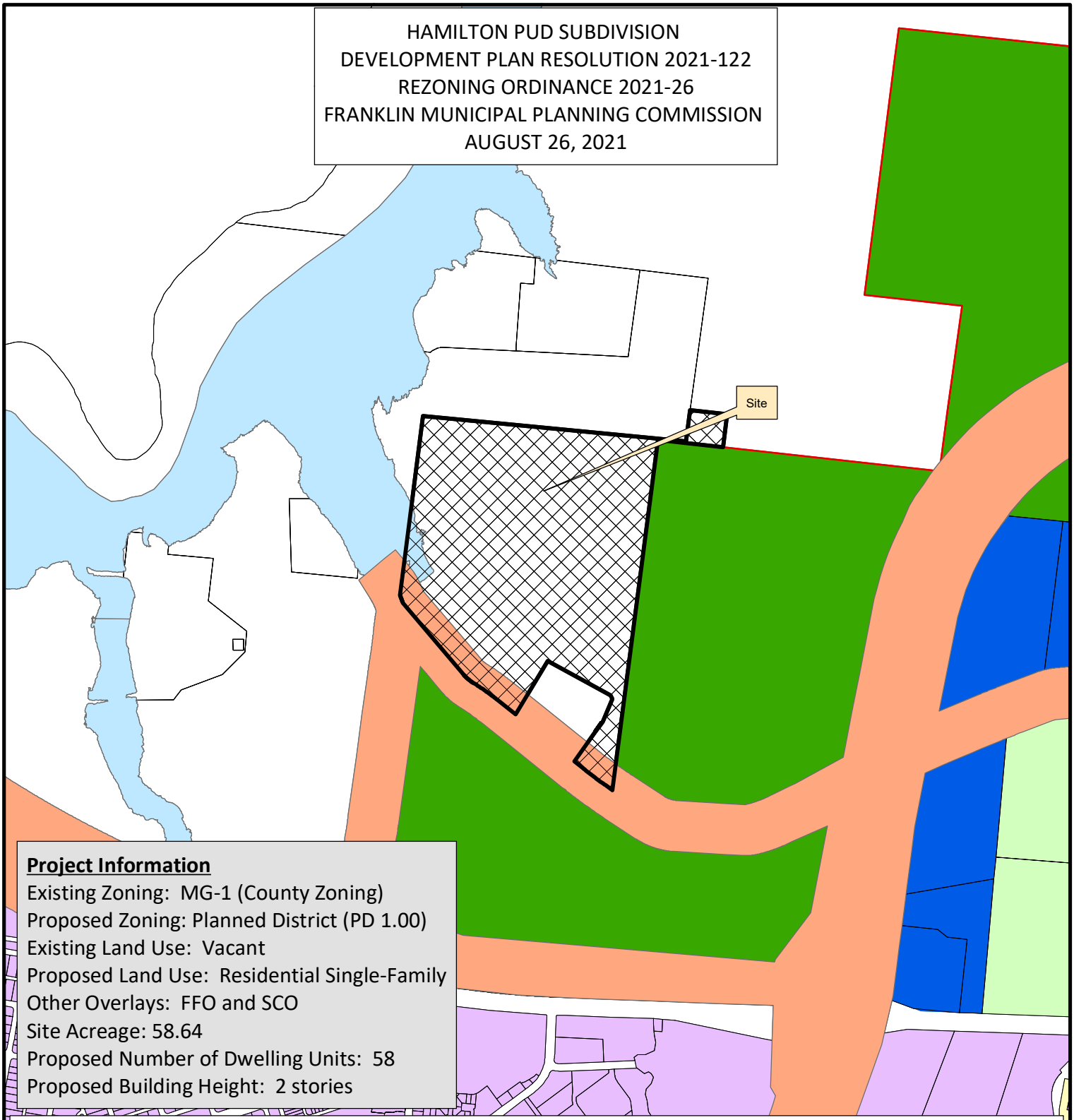
_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	June 1, 2021
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	June 24, 2021
NEIGHBORHOOD MEETING:	June 1, 2021
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



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Zoning Overlay Districts

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- Floodway Fringe Overlay

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0 340 680 1,360 Feet

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SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS
C1.1 EXISTING CONDITIONS ENLARGEMENT
C1.2 EXISTING CONDITIONS ENLARGEMENT
C1.3 EXISTING CONDITIONS ENLARGEMENT
C1.4 EXISTING CONDITIONS ENLARGEMENT

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C2.1 PLAN ENLARGEMENT
C2.2 PLAN ENLARGEMENT
C2.3 PLAN ENLARGEMENT
C2.4 PLAN ENLARGEMENT
C2.5 BUFFER PLAN

C3.0 OVERALL GRADING AND DRAINAGE PLAN
C3.1 GRADING AND DRAINAGE ENLARGEMENT
C3.2 GRADING AND DRAINAGE ENLARGEMENT
C3.3 GRADING AND DRAINAGE ENLARGEMENT
C3.4 GRADING AND DRAINAGE ENLARGEMENT

C4.0 ROW AND ACCESS PLAN
C4.1 ROW AND ACCESS ENLARGEMENT
C4.2 ROW AND ACCESS ENLARGEMENT
C4.3 ROW AND ACCESS ENLARGEMENT
C4.4 ROW AND ACCESS ENLARGEMENT
C4.10 OVERALL ROW ACCESS PLAN - TRASH
C4.11 ROW ACCESS PLAN - TRASH
C4.12 ROW ACCESS PLAN - TRASH
C4.13 ROW ACCESS PLAN - TRASH
C4.14 ROW ACCESS PLAN - TRASH

C5.0 OVERALL UTILITIES PLAN
C5.1 UTILITIES ENLARGEMENT
C5.2 UTILITIES ENLARGEMENT
C5.3 UTILITIES ENLARGEMENT
C5.4 UTILITIES ENLARGEMENT

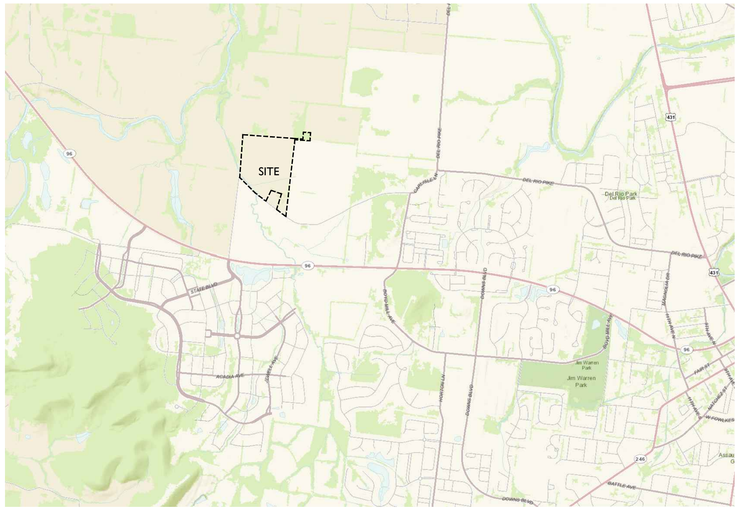
L1.0 TREE PRESERVATION

A1.0 ARCHITECTURE

HAMILTON

PUD (1.00)
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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:
KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

DEVELOPER:
CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

OWNER:
SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

MODIFICATION OF STANDARDS 1:

Section 9.5.2 Internal Connectivity

Standards:

C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

1. *Where environmental or topographic constraints exist;*
2. *Where the street classification prevents a connection; or*
3. *Where a proposal includes an internal parking structure.*

A Modification of this standard is requested to allow the block length be extended to 3,200 linear feet.

Justification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This modification would allow the creation of a more rural development pattern with larger lots in keeping with the agricultural character of undeveloped land to the north and west. This modification would allow for the preservation of a larger, contiguous open space where it is more useful to the community.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   A more rural development pattern is uniquely appropriate at this parcel. This parcel is located at the periphery of Franklin and functions as a transition from more intense development at Westhaven and near Mack Hatcher to rural agricultural parcels (Gentry Farm) to the north and west.
3. The modification is consistent with the intent of Envision Franklin: **Envision Franklin describes Conservation Subdivision design concept as one supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents. The requested for a longer perimeter block length allows this development to preserve larger contiguous, usable open space and to create a more meaningful gathering space.**

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN .

REPURIFIED (REUSE) WATER FACILITIES
REPURIFIED WATER IS NOT ANTICIPATED TO BE REQUIRED.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1 MI (FRANKLIN FIRE STATION 8)
NEAREST RECREATIONAL FACILITY: 1.3 MI (WESTHAVEN GOLF CLUB)

PROJECTED STUDENT POPULATION
26 STUDENTS
- 12 WALNUT GROVE ELEMENTARY SCHOOL
- 7 GRASSLAND MIDDLE SCHOOL
- 7 FRANKLIN HIGH SCHOOL

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

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.

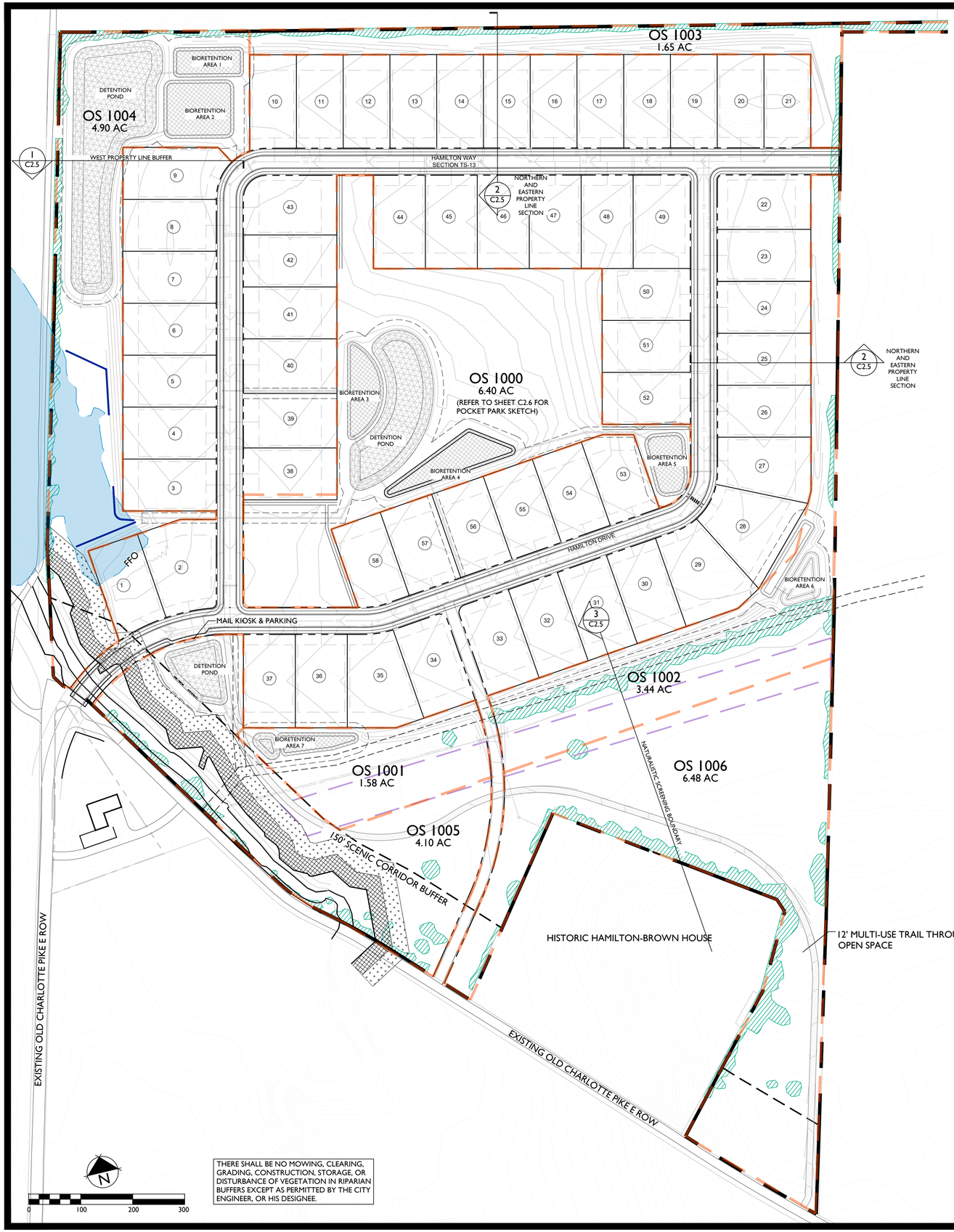
SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
MINIMUM REQUIRED LSA:	20% (11.73 AC)
PROVIDED LSA:	XX.X% (XX.XX AC)
OPEN SPACE REQUIRED:	5% (127,739 SF)
NATURAL AREA REQUIRED:	10% (255,478 SF)
TREE CANOPY RETENTION ACREAGE REQUIRED:	54% (2.07 AC)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY DETACHED (2/UNIT):	116
PARKING PROVIDED (BY USE):	
SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
OWNER:	SHANAN L. CAMPBELL STEWART CAMPBELL, JR LEGACY TRUST 478 COTTON LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

PRE-APP SUBMITTAL:	05.24.2021
INITIAL SUBMITTAL:	06.07.2021
INITIAL SUBMITTAL:	07.12.2021
RESUBMITTAL:	08.05.2021
ONE STOP:	
COF #: 7591	

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



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.

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 1,277,392 SF (29.32 AC)
PROVIDED: 50% - 1,290,829 SF (29.64 AC)

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 127,739 SF
10% 'NATURAL AREA': 255,478 SF
PROVIDED: OPEN SPACE: 278,575 SF
NATURAL AREA: 290,782 SF

LOT	TYPE	AREA (SF)
1000	POCKET PARK	278,575
1001	NATURAL AREA	68,891
1002	NATURAL AREA	149,873
1003	NATURAL AREA	72,018
ADDITIONAL AREA REQUIRED BY ENVISION FRANKLIN		
1004*	OPEN SPACE	213,363
1005*	OPEN SPACE	178,808
1006*	OPEN SPACE	282,406
1007*	OPEN SPACE	46,892

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS 1000-1003. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS 1000-1003

SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
MINIMUM REQUIRED LSA:	20% (11.73 AC)
PROVIDED LSA:	50% (29.64 AC)
OPEN SPACE REQUIRED:	5% (127,739 SF)
NATURAL AREA REQUIRED:	10% (255,478 SF)
TREE CANOPY RETENTION ACREAGE REQUIRED:	54% (2.07 AC)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY DETACHED (2/UNIT):	116
PARKING PROVIDED (BY USE):	
SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
OWNER:	SHANAN L. CAMPBELL STEWART CAMPBELL, JR LEGACY TRUST 478 COTTON LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY H&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

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REPURIFIED (REUSE) WATER FACILITIES
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NEAREST RECREATIONAL FACILITY: 1.3 MI (WESTHAVEN GOLF CLUB)

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REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
08.05.21

Revision Date

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7591

COF no: 7591

CONDITIONS OF APPROVAL:

Open Issues: 20 These issues are currently being filtered

Addressing

General Issues

89. Addressing

lori.jarosz@franklintn.gov Addressing will be completed at initial submittal of the site plan.

Engineering - Development Plan Checklist

General Issues

39. F. Development Plan

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

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

51. F. Development Plan

jimmy.wiseman@franklintn.gov Any changes to Connect Franklin must be approved by the Franklin Municipal Planning Commission prior to the approval of this development plan by the Board of Mayor and Aldermen.

60. Stream Crossing

jimmy.wiseman@franklintn.gov *This comment shall remain open as a reminder to Staff.*

The applicant shall provide a bridge design at the Site Plan stage and will be required to submit a No-Rise or CLOMR.

61. Old Charlotte Pike

jimmy.wiseman@franklintn.gov	**Old Charlotte Pike is to be cul-de-sac'd at the eastern property line, this development shall be required to improve Old Charlotte Pike from Hwy 96 to the development entrance. This will include but is not limited to 2 - 11' lanes and a 4' shoulder on both sides.** **These improvements shall be completed and accepted prior to the first building permit in this development.** **When the Short property is redeveloped, the east/west portion of Old Charlotte Pike shall be improved to meet City of Franklin standards and Connect Franklin. The design for this portion of Old Charlotte Pike will be established with a Development Plan for the Short property.** [Edited By Jimmy Wiseman]

75. Sight Distance

joe.marlo@franklintn.gov	*The following shall remain open as a Condition of Approval.* **Sight Distance Review at Site Plan:** Comprehensive review of intersection sight distance by City of Franklin Staff will occur at Site Plan. At Site Plan, the Applicant shall demonstrate that unobstructed lines of sight as prescribed by AASHTO "A Policy On Geometric Design of Highways and Streets" are provided at intersections both internal and external to the development. Buildings, parking, landscaping, and other visual obstructions shall be removed as necessary. Where roadway elements on the Development Plan cannot safely meet minimum intersection sight distance requirements, access restrictions on unsafe movements shall be provided or the intersecting roadway shall be modified to remove unsafe conditions at the expense of the developer.

82. Multi-Use Trail

joe.marlo@franklintn.gov	*Multi-use trail shown on plan drawings with grades shown (thank you).* Applicant shall indicate a 12-foot multi-use on C2.4 and C2.6 (currently noted as 8 feet), matching that shown on C2.0.

86. Street Sections

joe.marlo@franklintn.gov *Comment not adequately addressed. Response above indicates a street classification of Minor Collector. Development Plan sheets (C2 series) indicate TS-13 for Hamilton Way, which is not a current street section. No street classification has been provided for Hamilton Drive on C2.0. Engineering Drawings (C3, C4, and C5) indicate TS-6 for both streets.*

1. Applicant shall revise Development Plan Sheets (C2 series) to match engineering drawings (C3, C4, and C5) regarding proposed street classifications.

2. Applicant shall provide the appropriate street cross section(s) proposed for this development on the drawings.

TS-1 Major Arterial Street Sections
TS-2 Minor Arterial Street Sections
TS-3 Major Collector Street Sections
TS-4 Minor Collector Street Sections
TS-5 High Volume Local Street Sections
TS-6 Low Volume Local Street Sections
TS-7 Mews and Alley Sections

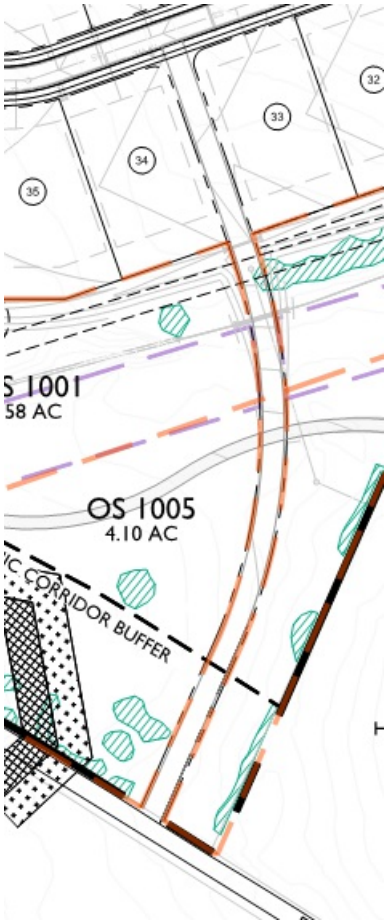
90. H. Stormwater Management Plan

lance.fittro@franklintn.gov This is a new comment due to changes made with this submittal:
Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots, including that located behind Lot 28 which is now shown partially outside the Open Space boundary line:



91. F. Development Plan

lance.fittro@franklintn.gov Applicant shall clearly show the multiuse trail / emergency access to be within the open space with an emergency access easement over it. As currently drawn, it appears as an extension of the Hamilton Drive ROW, which is not acceptable.



Parks

General Issues

80. Parkland information

kevinl@franklintn.gov Parks- Pages C2.4 and C2.6 still reflect 8' trail. Update to match Parkland Agreement exhibits. This also shall have a AAPE(All Public Access Easement) over top of the 12' trail for public access.
[Edited By Kevin Lindsey]

Planning

General Issues

14. Envision Franklin

andrew.orr@franklintn.gov	Some of the sheets state a 12' trail and some state 8' please consistently identify the width on all sheets to avoid future confusion.

17. FWO and FFO

chelsea.randolph@franklintn.gov	***Advisory Comment, will not delay the development plan:*** Applicant shall note that once the LOMR is approved by FEMA it must be approved by BZA. (See comment 59) [Edited By Chelsea Randolph]

93. Site Data Chart

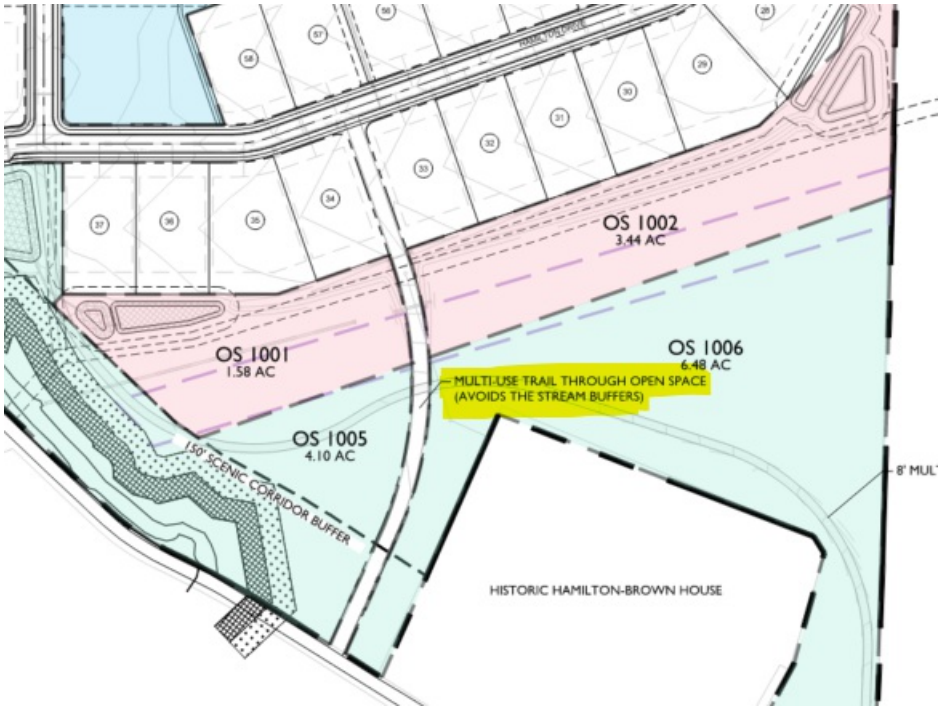
chelsea.randolph@franklintn.gov	Applicant shall ensure that all site data charts contain the same information. Please refer to the cover sheet site data chart which contains X's.

Planning (Landscape)

General Issues

92. Open Space

jason.arnold@franklintn.gov	Since the mulit-use trail is to be included in the open space lots, it seems appropriate to combine them into one big lot. Applicant shall combine open space lots.



Stormwater

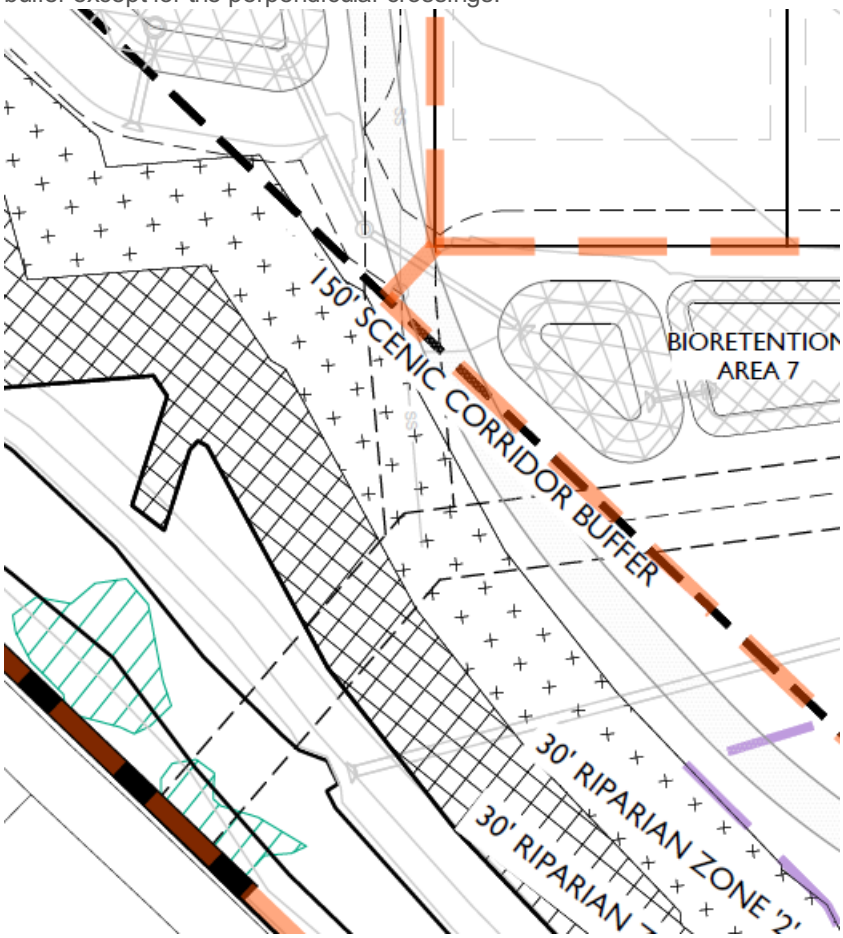
General Issues

62. Riparian Buffer

jeff.willoughby@franklintn.gov	Lot 1 is still encroaching into the riparian buffer.

63. Riparian Buffer

jeff.willoughby@franklintn.gov Easements still shown in the riparian buffer. Remove any easements in riparian buffer except for the perpendicular crossings.



94. Riparian Buffer

jeff.willoughby@franklintn.gov Top of bank does not seem to correspond to what is shown on the aerials.



Zoning

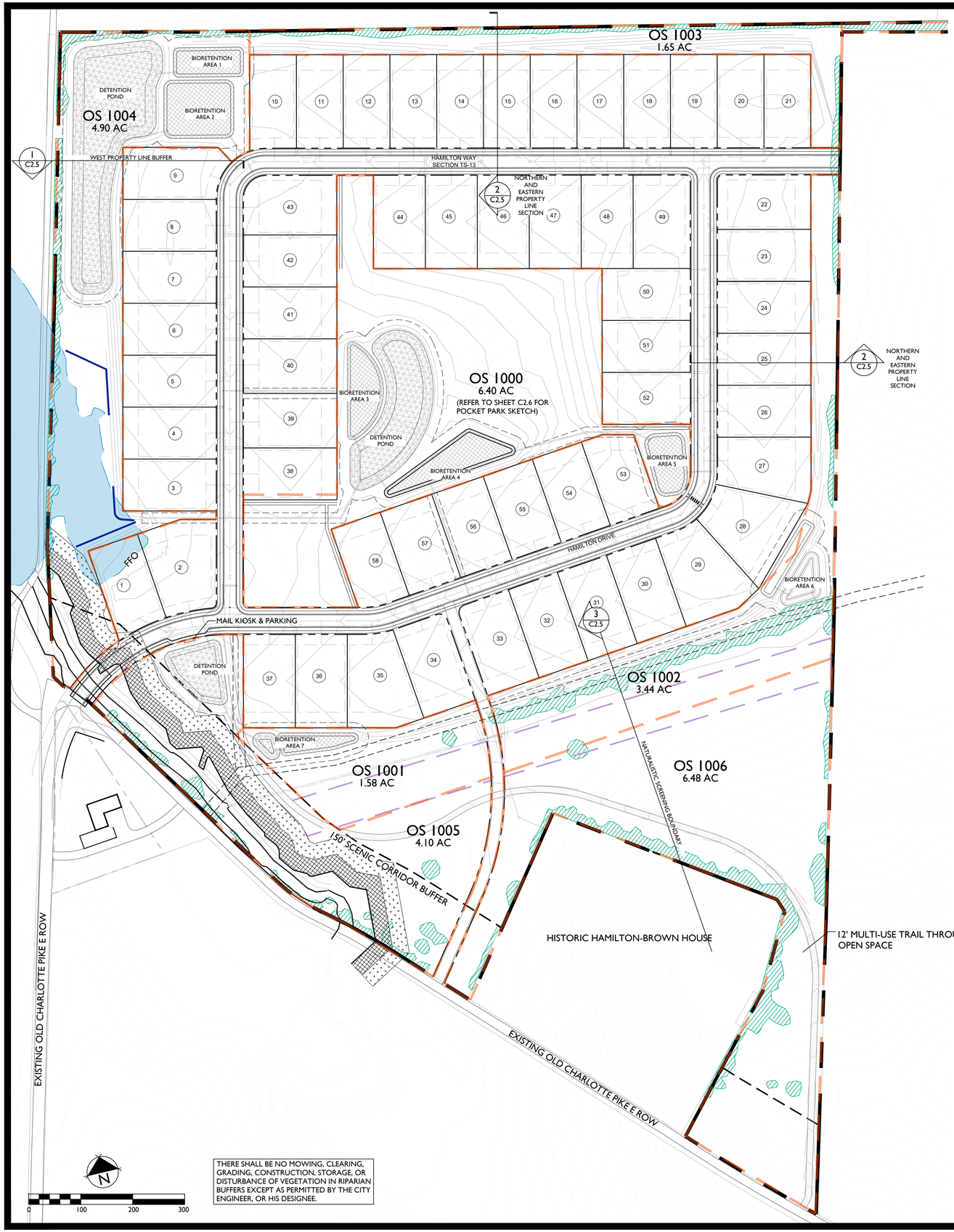
General Issues

56. FFO

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

59. FFO/FEMA

shanna.mccoy@franklintn.gov	Comment to remain open as reminder. If any floodplain alterations are completed that alter the floodplain boundary, a LOMR will be required.



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

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

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SITE DATA CHART

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PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE
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STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY H&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

SEWER FACILITIES
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REPURIFIED (REUSE) WATER FACILITIES
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NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
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GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

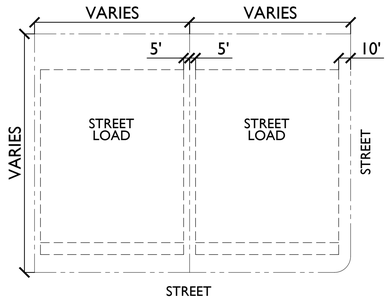
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
08.05.21

Revision Date

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7591



FRONT SETBACK (MAIN STRUCTURE): 15'
REAR SETBACK (MAIN STRUCTURE): 30'
SIDE SETBACK (MAIN STRUCTURE): 5'
SIDE STREET SETBACK (MAIN STRUCTURE): 10'

1 / A1.0 SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



2 / A1.0 90'-100' - SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



3 / A1.0 STREETSCAPE RENDERING
PERSPECTIVE N.T.S.

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date
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△
△
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ARCHITECTURE

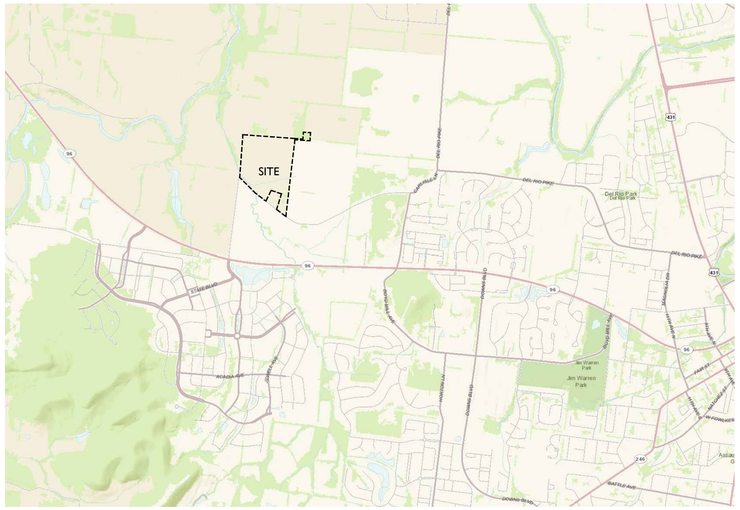
SHEET
A1.0

COF # 7591

HAMILTON

PUD (1.00)
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C2.0	DEVELOPMENT PLAN
C2.1	PLAN ENLARGEMENT
C2.2	PLAN ENLARGEMENT
C2.3	PLAN ENLARGEMENT
C2.4	PLAN ENLARGEMENT
C2.5	BUFFER PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE ENLARGEMENT
C3.2	GRADING AND DRAINAGE ENLARGEMENT
C3.3	GRADING AND DRAINAGE ENLARGEMENT
C3.4	GRADING AND DRAINAGE ENLARGEMENT
C4.0	ROW AND ACCESS PLAN
C4.1	ROW AND ACCESS ENLARGEMENT
C4.2	ROW AND ACCESS ENLARGEMENT
C4.3	ROW AND ACCESS ENLARGEMENT
C4.4	ROW AND ACCESS ENLARGEMENT
C4.10	OVERALL ROW ACCESS PLAN - TRASH
C4.11	ROW ACCESS PLAN - TRASH
C4.12	ROW ACCESS PLAN - TRASH
C4.13	ROW ACCESS PLAN - TRASH
C4.14	ROW ACCESS PLAN - TRASH
C5.0	OVERALL UTILITIES PLAN
C5.1	UTILITIES ENLARGEMENT
C5.2	UTILITIES ENLARGEMENT
C5.3	UTILITIES ENLARGEMENT
C5.4	UTILITIES ENLARGEMENT
L1.0	TREE PRESERVATION
A1.0	ARCHITECTURE

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615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

DEVELOPER:

CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

OWNER:

SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

MODIFICATION OF STANDARDS 1:

Section 9.5.2 Internal Connectivity

Standards:

C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

1. *Where environmental or topographic constraints exist;*
2. *Where the street classification prevents a connection; or*
3. *Where a proposal includes an internal parking structure.*

A Modification of this standard is requested to allow the block length be extended to 3,200 linear feet.

Justification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This modification would allow the creation of a more rural development pattern with larger lots in keeping with the agricultural character of undeveloped land to the north and west. This modification would allow for the preservation of a larger, contiguous open space where it is more useful to the community.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   A more rural development pattern is uniquely appropriate at this parcel. This parcel is located at the periphery of Franklin and functions as a transition from more intense development at Westhaven and near Mack Hatcher to rural agricultural parcels (Gentry Farm) to the north and west.
3. The modification is consistent with the intent of Envision Franklin: **Envision Franklin describes Conservation Subdivision design concept as one supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents. The requested for a longer perimeter block length allows this development to preserve larger contiguous, usable open space and to create a more meaningful gathering space.**

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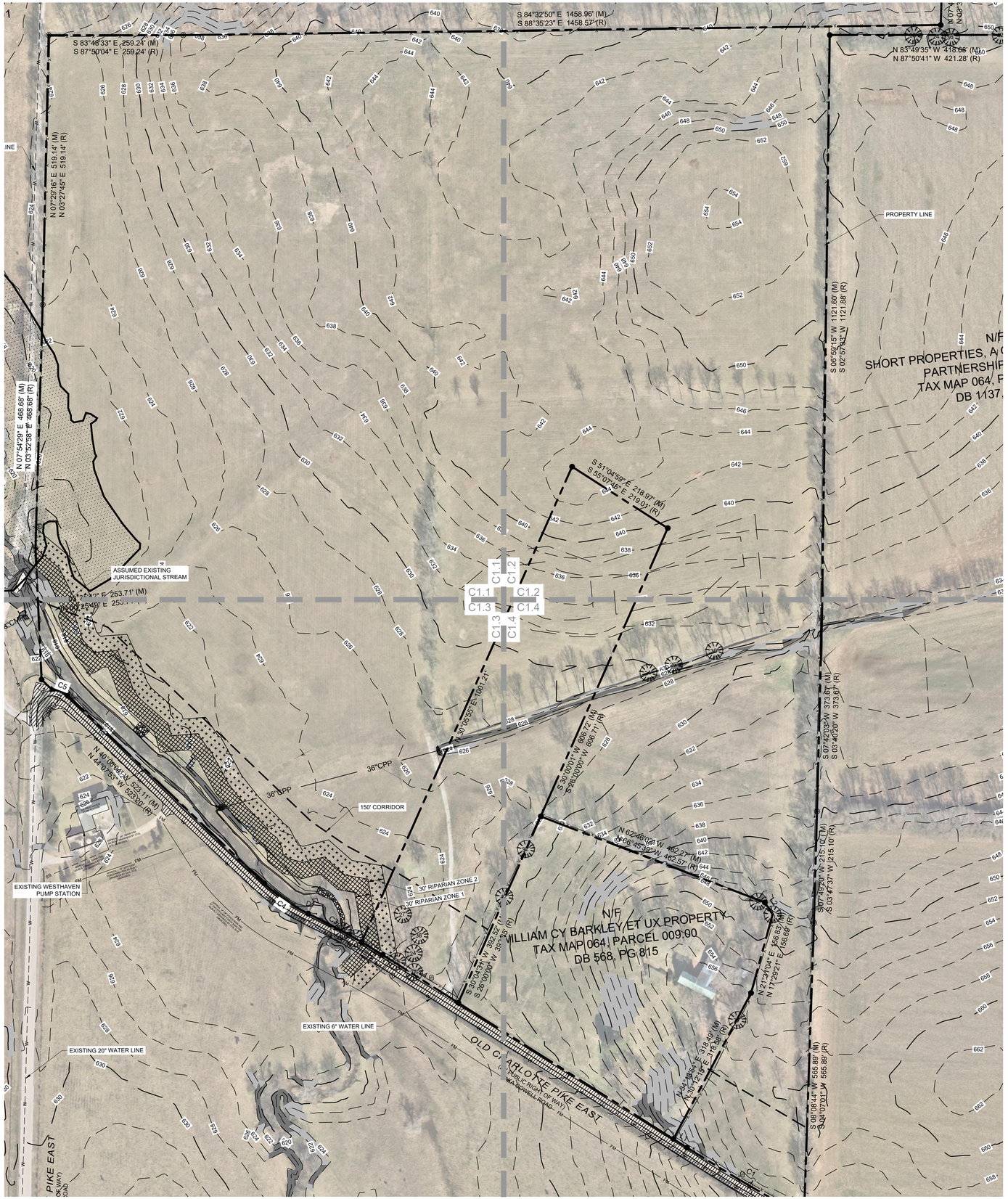
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

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.

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

PRE-APP SUBMITTAL:	05.24.2021
INITIAL SUBMITTAL:	06.07.2021
INITIAL SUBMITTAL:	07.12.2021
RESUBMITTAL:	08.05.2021
ONE STOP:	
COF #: 7591	

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON READILY AVAILABLE CITY OF FRANKLIN GIS INFORMATION.
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3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
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BUFFER LEGEND

BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
80	NEW ROADWAY	MINOR COLLECTOR	LONG TERM
93	NEW ROADWAY	MINOR COLLECTOR	LONG TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Main: 615.564.2701 | www.kimley-horn.com

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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

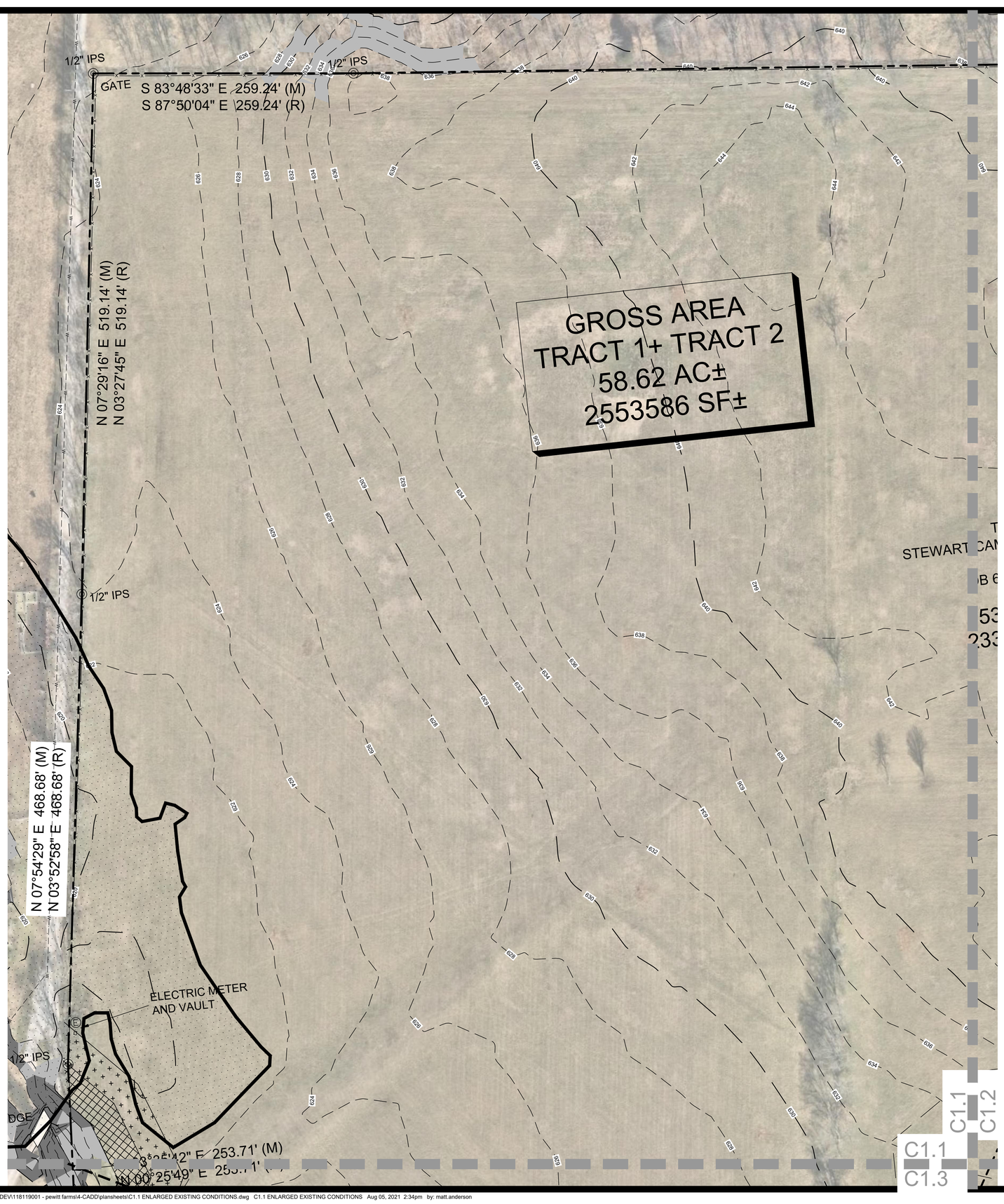
MATTHEW T. ANDERSON
REGISTERED ENGINEER
STATE OF TENNESSEE
12/03/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

SHEET
C1.0
COF # 7591

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BUFFER LEGEND

BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123848
STATE OF TENNESSEE
08/05/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
C1.1
COF # 7591

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S 84°32'50" E 1458.96' (M)
S 88°35'23" E 1458.57' (R)

5/8" IPF
NO ID

N 07°
N 03°

GATE

1/2" IPF
NO ID

N 83°49'35" W 418.68' (M)
N 87°50'41" W 421.28' (R)

SHORT PROPERTIES, A GENERAL TENNESSEE PARTNERSHIP PROPERTY
TAX MAP 064, PARCEL 020.00
DB 1137, PG 603

TRACT 1
ART CAMPBELL, JR. LEGACY TRUST
B 6969, PG 883

53.64 AC±
2336509 SF±

S 06°59'15" W 1121.60' (M)
S 02°57'33" W 1121.88' (R)

1/2" IPF
NO ID

S 51°04'59" E 218.97' (M)
S 55°07'45" E 219.01' (R)

5/8" IPF
ID: BYRD

SEPTIC AREA
PB P71, PG 105

C1.1
C1.2
C1.2
C1.4

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BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 125845
STATE OF TENNESSEE
8/5/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
C1.2
COF # 7591



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ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
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NORTH

ENLARGED EXISTING CONDITIONS

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 125845
STATE OF TENNESSEE
08/05/2021

Revision Date
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C1.3
COF # 7591

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100 YEAR	
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SLOPE LEGEND

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

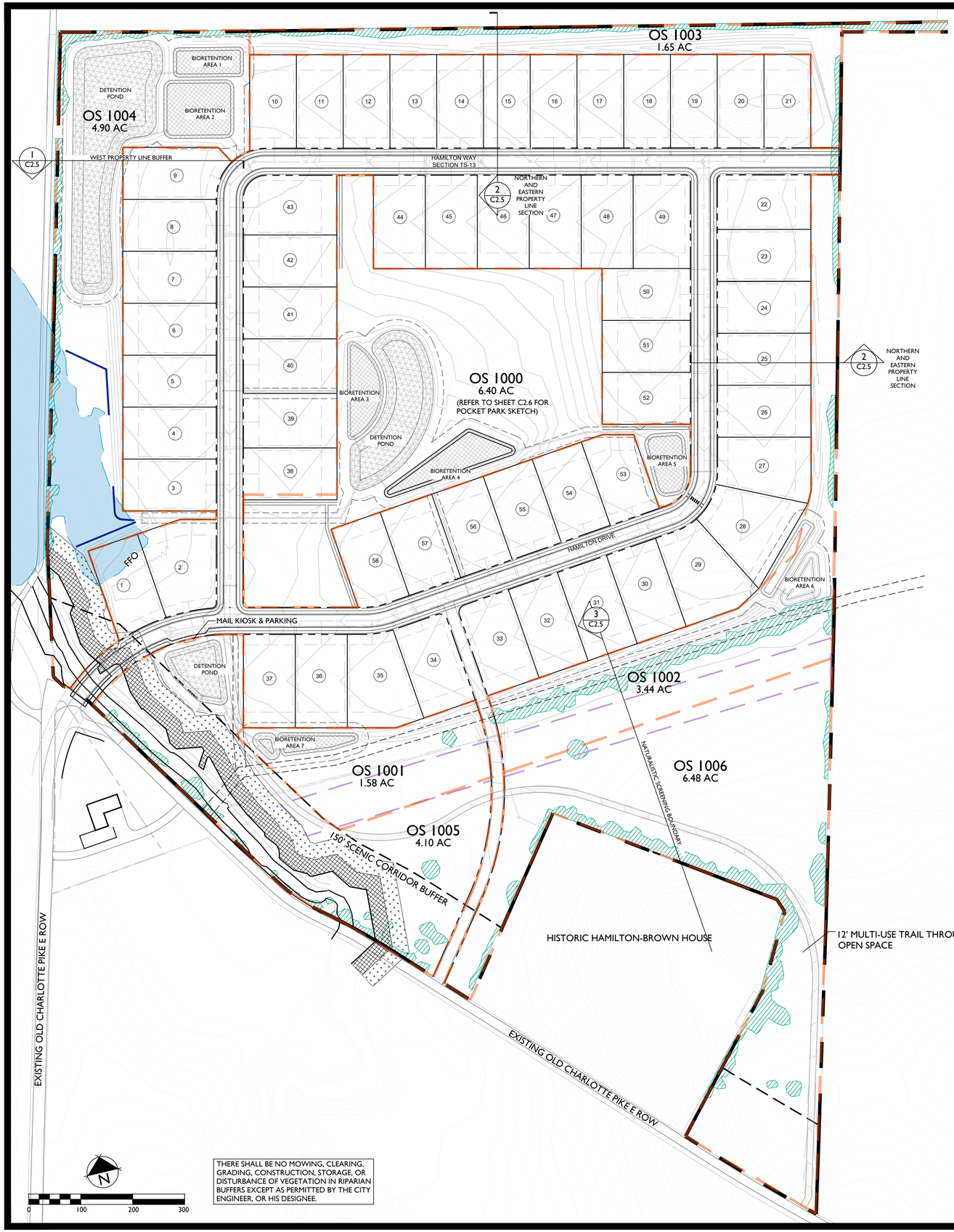
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123843
STATE OF TENNESSEE
08/05/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
C1.4
COF # 7591



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.

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 1,277,392 SF (29.32 AC)
PROVIDED: 50% - 1,290,829 SF (29.64 AC)

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 127,739 SF
10% 'NATURAL AREA': 255,478 SF
PROVIDED: OPEN SPACE: 278,575 SF
NATURAL AREA: 290,782 SF

LOT	TYPE	AREA (SF)
1000	POCKET PARK	278,575
1001	NATURAL AREA	68,891
1002	NATURAL AREA	149,873
1003	NATURAL AREA	72,018
ADDITIONAL AREA REQUIRED BY ENVISION FRANKLIN		
1004*	OPEN SPACE	213,363
1005*	OPEN SPACE	178,808
1006*	OPEN SPACE	282,406
1007*	OPEN SPACE	46,892

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS 1000-1003. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS 1000-1003

SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
MINIMUM REQUIRED LSA:	20% (11.73 AC)
PROVIDED LSA:	50% (29.64 AC)
OPEN SPACE REQUIRED:	5% (127,739 SF)
NATURAL AREA REQUIRED:	10% (255,478 SF)
TREE CANOPY RETENTION ACREAGE REQUIRED:	54% (2.07 AC)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY DETACHED (2/UNIT):	116
PARKING PROVIDED (BY USE):	
SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
OWNER:	SHANAN L. CAMPBELL STEWART CAMPBELL, JR LEGACY TRUST 478 COTTON LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY H&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN .

REPURIFIED (REUSE) WATER FACILITIES
REPURIFIED WATER IS NOT ANTICIPATED TO BE REQUIRED.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1 MI (FRANKLIN FIRE STATION 8)
NEAREST RECREATIONAL FACILITY: 1.3 MI (WESTHAVEN GOLF CLUB)

PROJECTED STUDENT POPULATION
26 STUDENTS
12 WALNUT GROVE ELEMENTARY SCHOOL
7 GRASSLAND MIDDLE SCHOOL
7 FRANKLIN HIGH SCHOOL

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

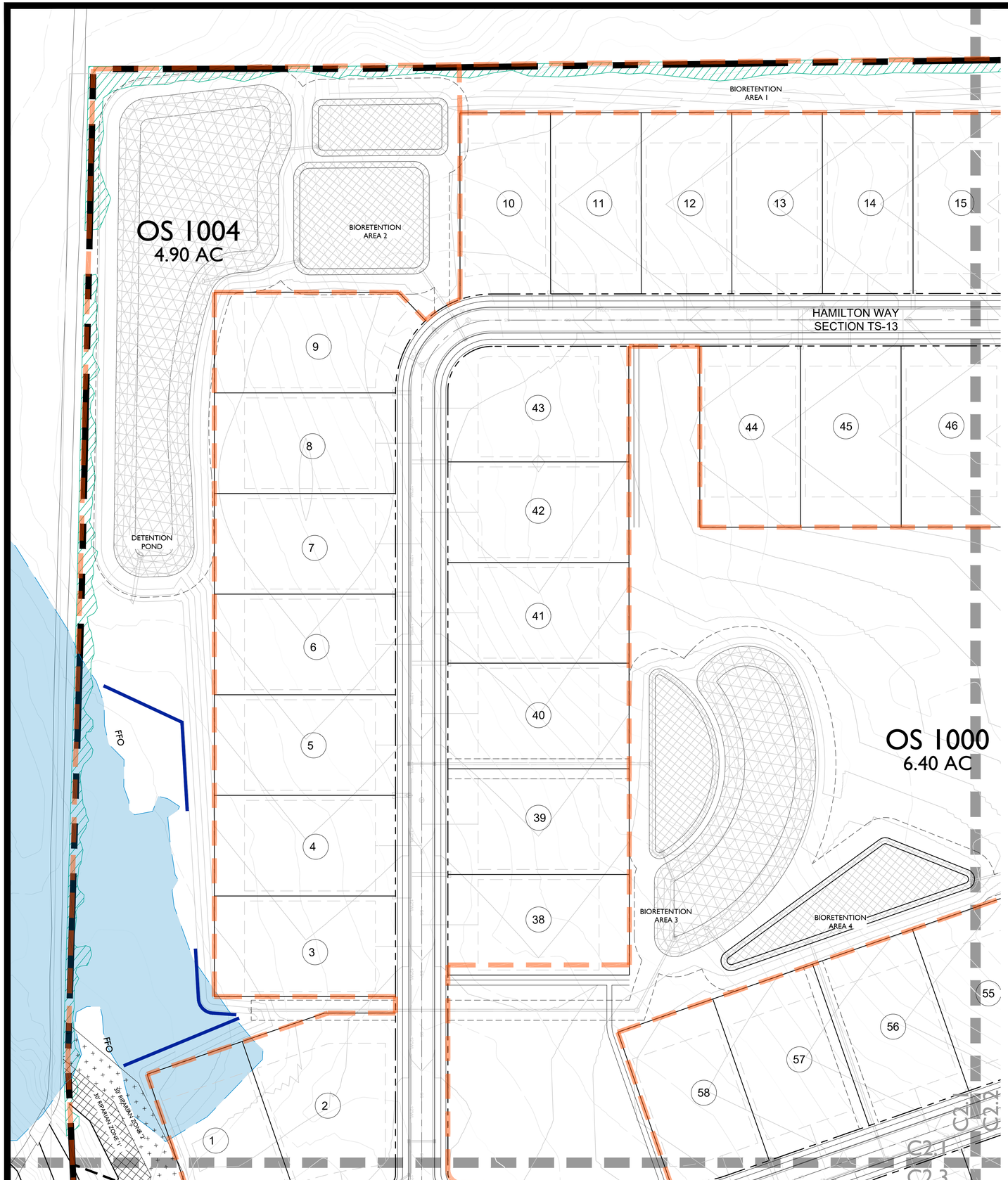
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
08.05.21

Revision Date

DEVELOPMENT PLAN

SHEET C2.0

COF # 7591



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.

0 50 100 150

N

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
10.05.21

Revision Date

PLAN ENLARGEMENT

SHEET
C2.1

COF # 7591

OS 1003
1.65 AC

15 16 17 18 19 20 21

47 48 49

50 51 52

22 23 24 25 26 27 28 29 30 31

BIORETENTION AREA 5

BIORETENTION AREA 6

53 54 55

HAMILTON DRIVE

C2.1
C2.2
C2.4

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

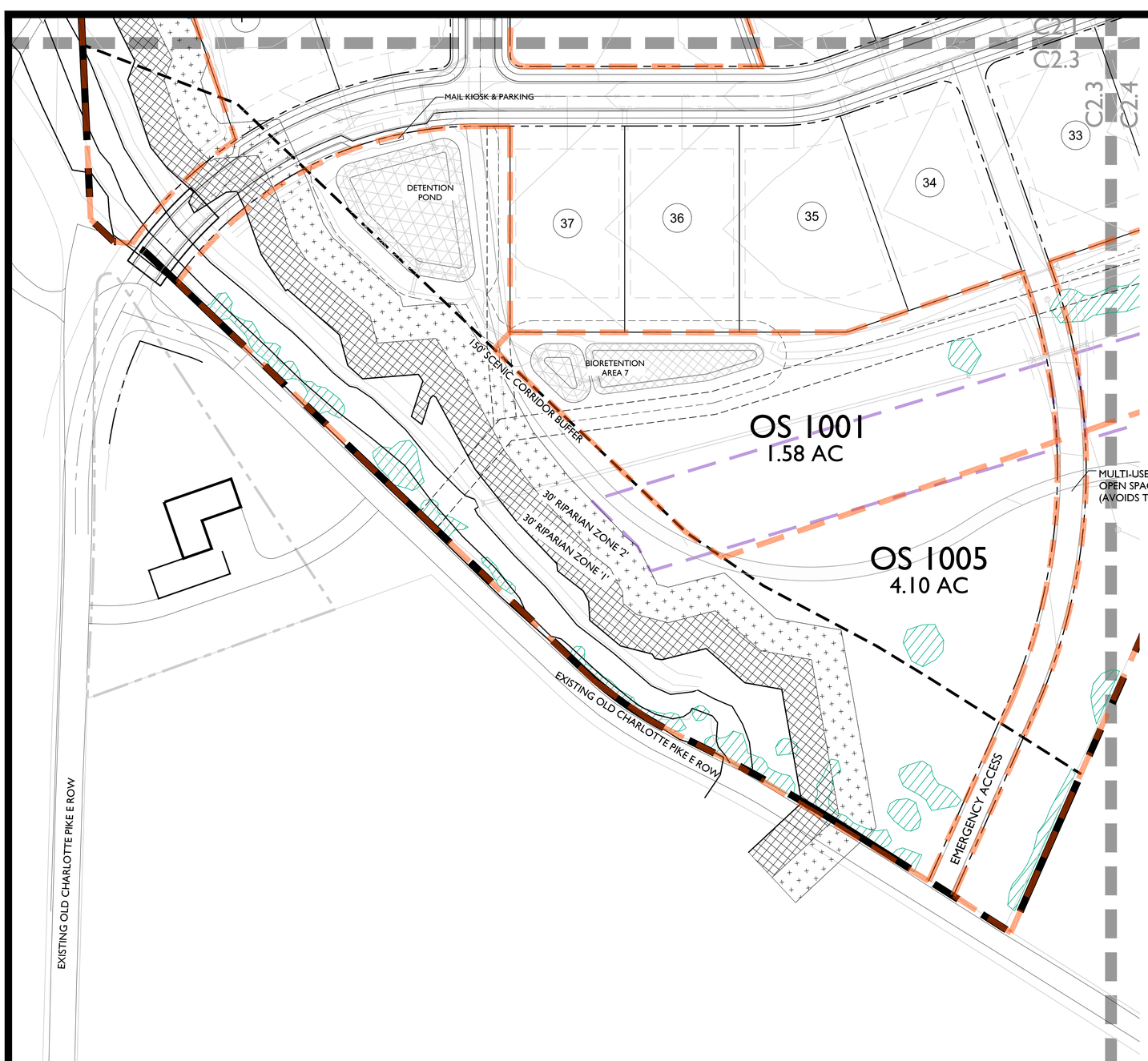
JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

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PLAN ENLARGEMENT

SHEET
C2.2

COF # 7591



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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

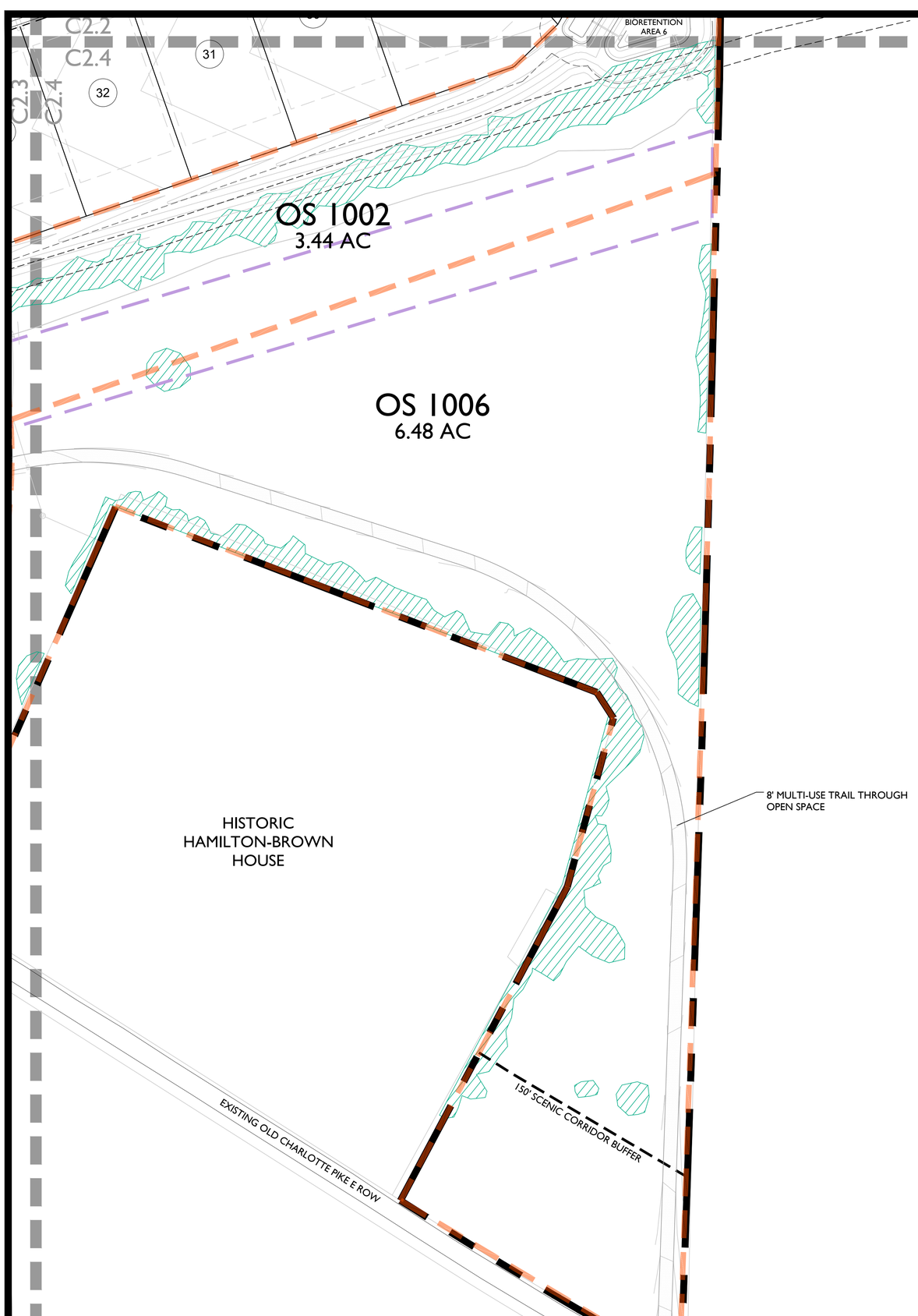
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
12.06.21

Revision Date

PLAN ENLARGEMENT

SHEET
C2.3

COF # 7591



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.

0 50 100 150

N

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

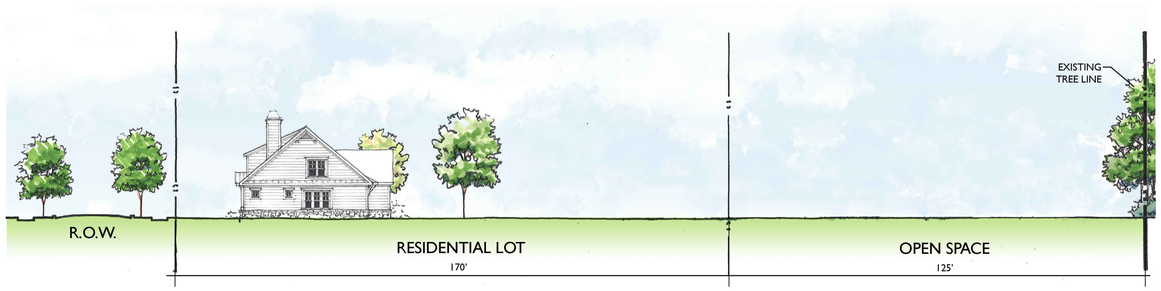
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08.05.21

Revision Date

PLAN
ENLARGEMENT

SHEET
C2.4

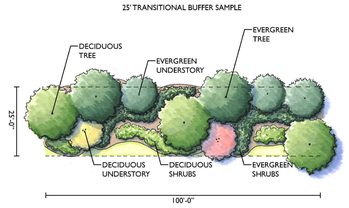
COF # 7591



1 / C2.5 WEST PROPERTY LINE
SECTION

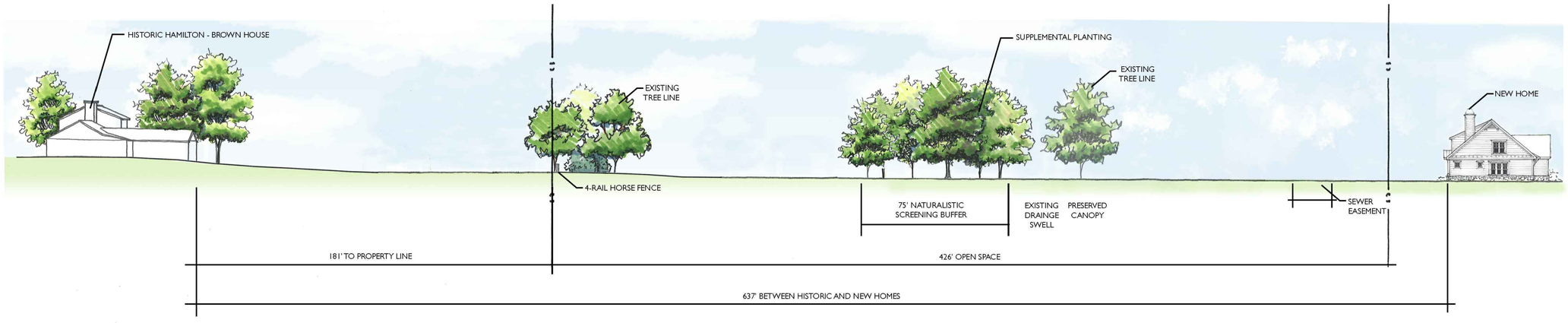
N.T.S.





2 / C2.5 NORTHERN AND EASTERN PROPERTY LINE
PLAN & SECTION

N.T.S.



3 / C2.5 HISTORIC RESOURCES - NATURALISTIC SCREENING
PLAN & SECTION

N.T.S.

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

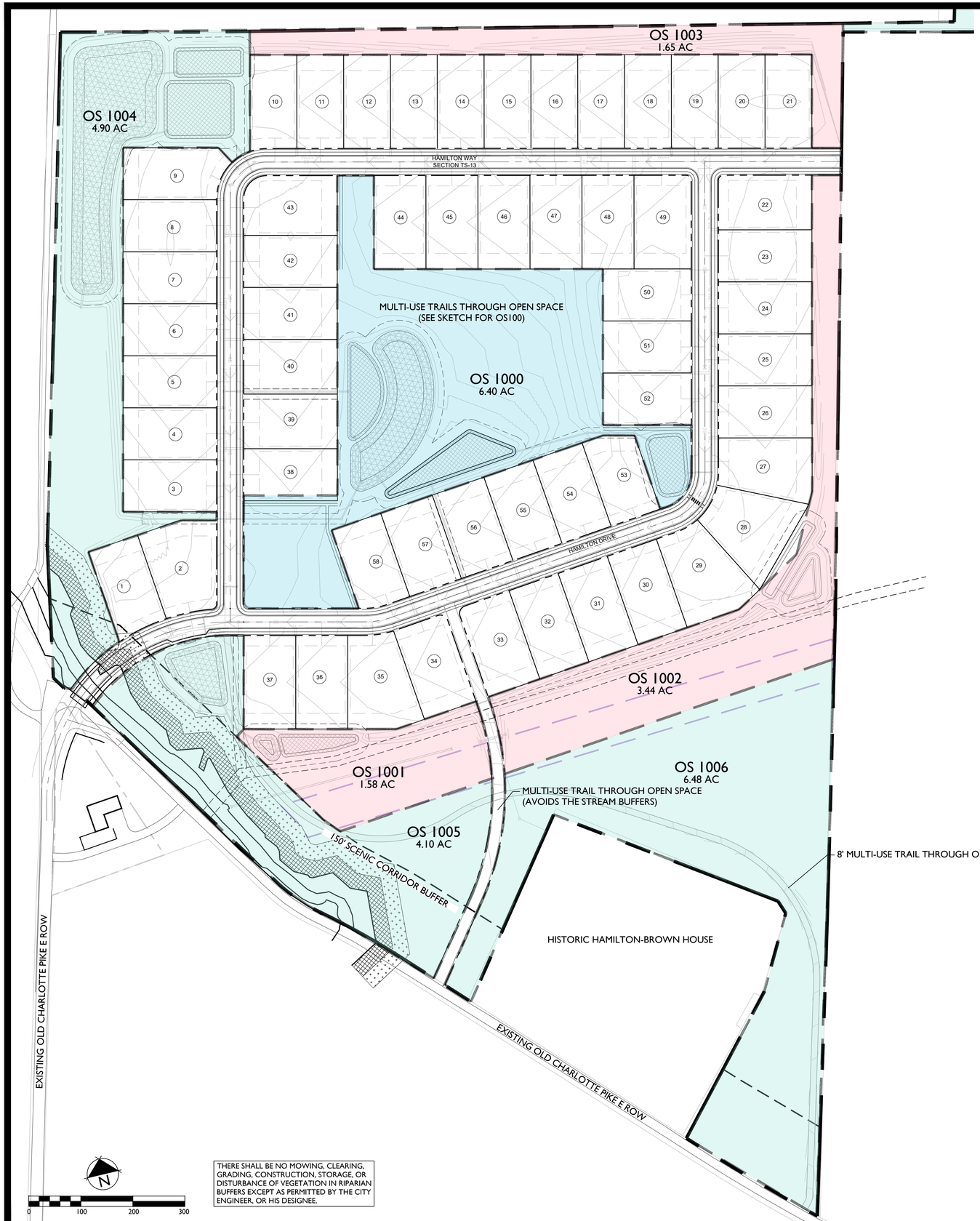
JEFFREY A. ROSA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

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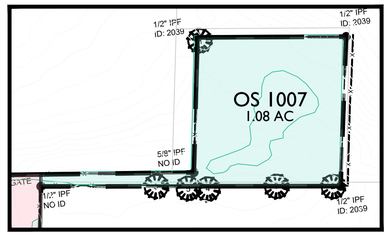
BUFFER
PLAN

SHEET
C2.5

COF # 7591



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OPEN SPACE KEY

- DESIGNED OPEN SPACE
- NATURAL AREA
- ADDITIONAL OPEN SPACE REQUIRED BY ENVISION FRANKLIN

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 1,277,392 SF (29.32 AC)
PROVIDED: 50% - 1,290,829 SF (29.64 AC)

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 127,739 SF
10% 'NATURAL AREA': 255,478 SF
PROVIDED: OPEN SPACE: 278,575 SF
NATURAL AREA: 290,782 SF

LOT	TYPE	AREA (SF)
1000	POCKET PARK	278,575
1001	NATURAL AREA	68,891
1002	NATURAL AREA	149,873
1003	NATURAL AREA	72,018
ADDITIONAL AREA REQUIRED BY ENVISION FRANKLIN		
1004*	OPEN SPACE	213,363
1005*	OPEN SPACE	178,808
1006*	OPEN SPACE	282,406
1007*	OPEN SPACE	46,892

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS 1000-1003. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS 1000-1003



FEATURES TO BE INCLUDED:

- SEATING ELEMENTS
- PERGOLA (OR OTHER PEDESTRIAN SHIELD)
- WASTE RECEPTACLES & BICYCLE RACKS
- PLAYGROUNDS
- INTERNAL SIDEWALKS
- PEDESTRIAN SCALE LIGHTING

DESIGN ELEMENT SHOWN:

- PROVIDES A SIDEWALK CONNECTION TO A SIDEWALK ALONG ANY ADJACENT STREET

- PARK IS A NON-LINEAR SHAPE THAT CREATES A GATHERING PLACE OR DESTINATION WITHIN A DEVELOPMENT

1 / C2.6 OS 1000 - POCKET PARK CONCEPT SKETCH

PLAN N.T.S.

PLEASE NOTE: PLAN IS CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
18.05.21

Revision Date

OPEN SPACE

SHEET
C2.6

COF # 7591



SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE
- DETENTION
- BIORETENTION
- ZONE 1 BUFFER
- ZONE 2 BUFFER

BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT AREA REQUIRED (SF)
OVERALL SITE	50,900	45,100

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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CRITICAL ROOT ZONE NOTE

1. CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF THE CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, USER A TRENCHER TO CUT AREA WHERE APPROPRIATE ROOT PRUNING SHOULD BE PERFORMED. TO PRUNE ROOTS LARGER THAN THE CAPABILITY OF A TRENCHER, USE A HAND TOOL TO OBTAIN A CLEAN CUT. DRESS WOUNDS LARGER THAN TWO INCHES AND USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB AND GUTTER AND SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTLER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY HB&TS VIA EXISTING 20" WATER MAIN THAT RUNS IN OLD CHARLOTTE PIKE. WATER AVAILABILITY REQUEST HAS BEEN PROVIDED BY HB&TS FOR 57 SINGLE FAMILY UNIT EQUIVALENTS.
58 UNITS X 350 GPD = 20,300 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA THE EXISTING WESTHAVEN SEWER LIFT STATION. CITY OF FRANKLIN IS CURRENTLY STUDYING THE SEWER BASIN FOR THE LIFT STATION AND RESULTS ARE PENDING.

RECLAIMED WATER LINE
NOT AVAILABLE TO THIS SITE.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, OLD CHARLOTTE PIKE EAST IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #8 - 1.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT - 3.9 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
WESTHAVEN GOLF CLUB - 1.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
58 HOMES X 0.64 STUDENTS = 37 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

NOTE: COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS 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.

STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

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SITE AREA TABLE

TOTAL SITE AREA =	±58.6 ACRES
SITE IMPERVIOUS AREA =	±20.1 ACRES
SITE DISTURBED AREA =	±37.6 ACRES

BRIDGE DESIGN NOTE

A BRIDGE DESIGN SHALL BE PROVIDED AT THE SITE PLAN STAGE, IN ADDITION TO A NO-RISE OR CLOMR.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL GRADING & DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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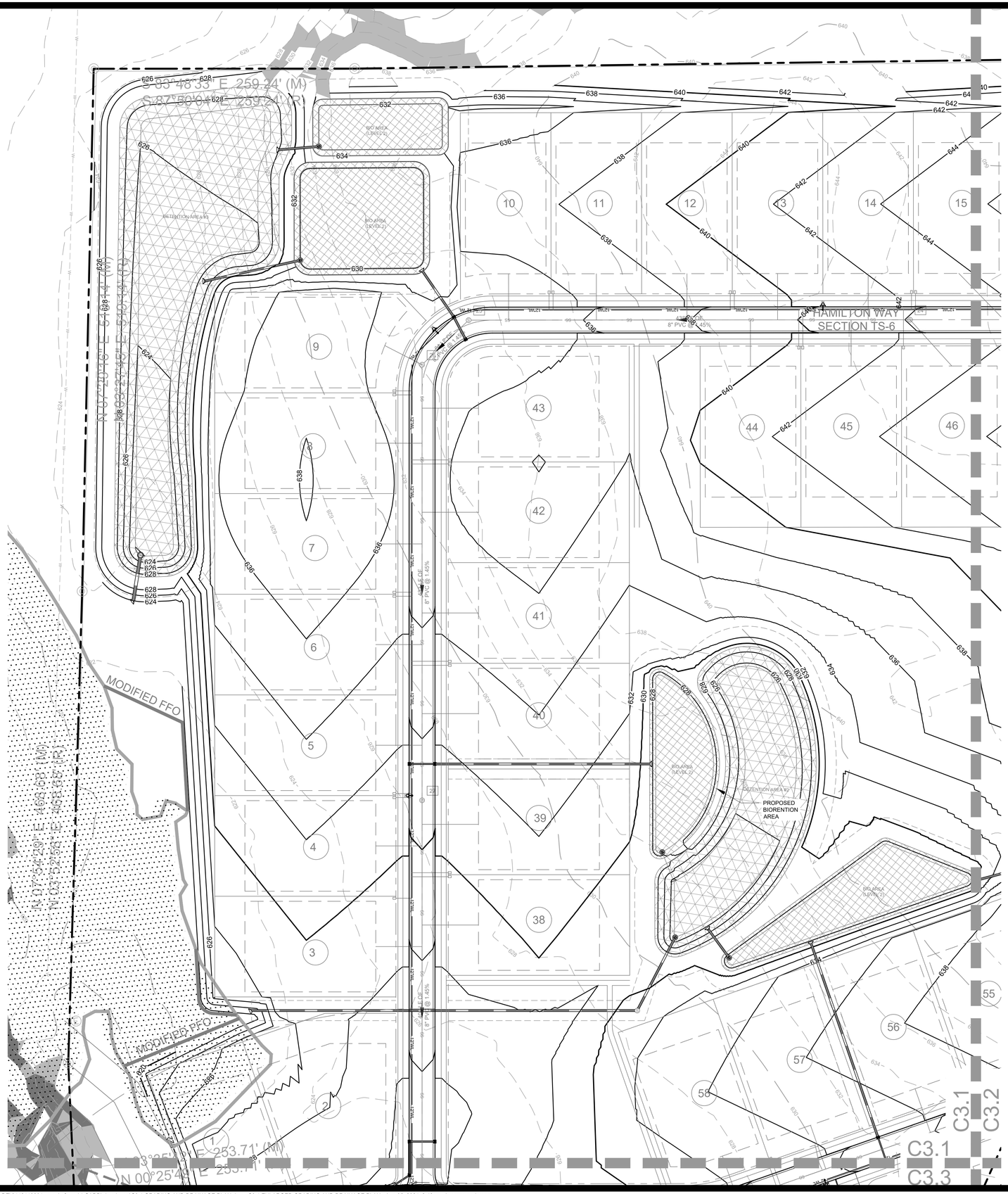
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123548
STATE OF TENNESSEE
08/06/2021

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

SHEET
C3.0
COF # 7591

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SITE LEGEND

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- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
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- EXISTING WATER MAIN
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SITE AREA TABLE

TOTAL SITE AREA =	±58.6 ACRES
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BRIDGE DESIGN NOTE

A BRIDGE DESIGN SHALL BE PROVIDED AT THE SITE PLAN STAGE, IN ADDITION TO A NO-RISE OR CLOMR.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED GRADING & DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

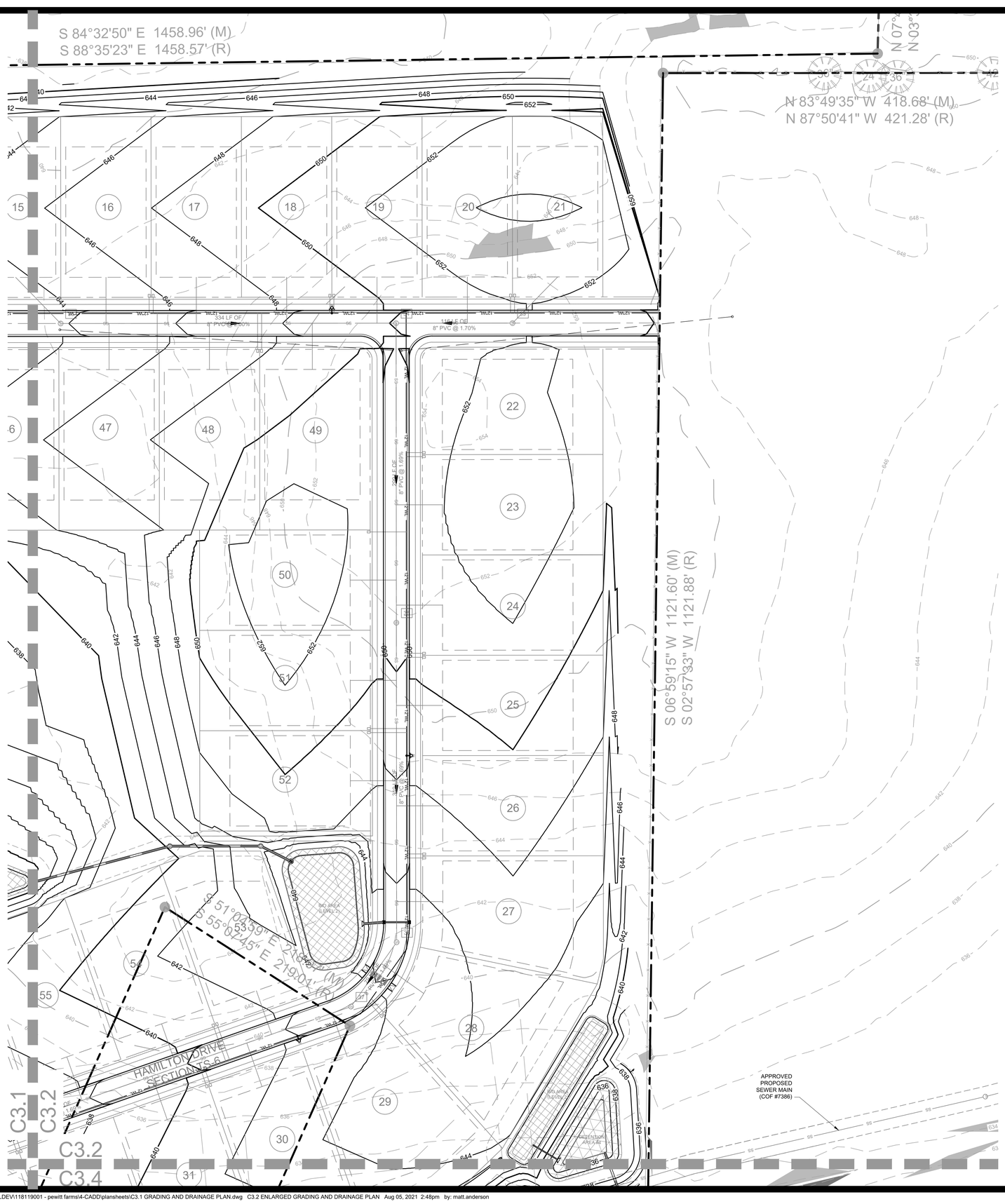
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123943
STATE OF TENNESSEE
08/05/2021

Revision Date
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SHEET
C3.1
COF # 7591

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SITE LEGEND

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- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
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- SANITARY SWER MANHOLE
- LIGHT POLE
- DETENTION
- BIORETENTION
- ZONE 1 BUFFER
- ZONE 2 BUFFER

BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT AREA REQUIRED (SF)
OVERALL SITE	50,900	45,100

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
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WATER
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58 UNITS X 350 GPD = 20,300 GPD

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GRAPHIC SCALE IN FEET
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NORTH

ENLARGED GRADING AND DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

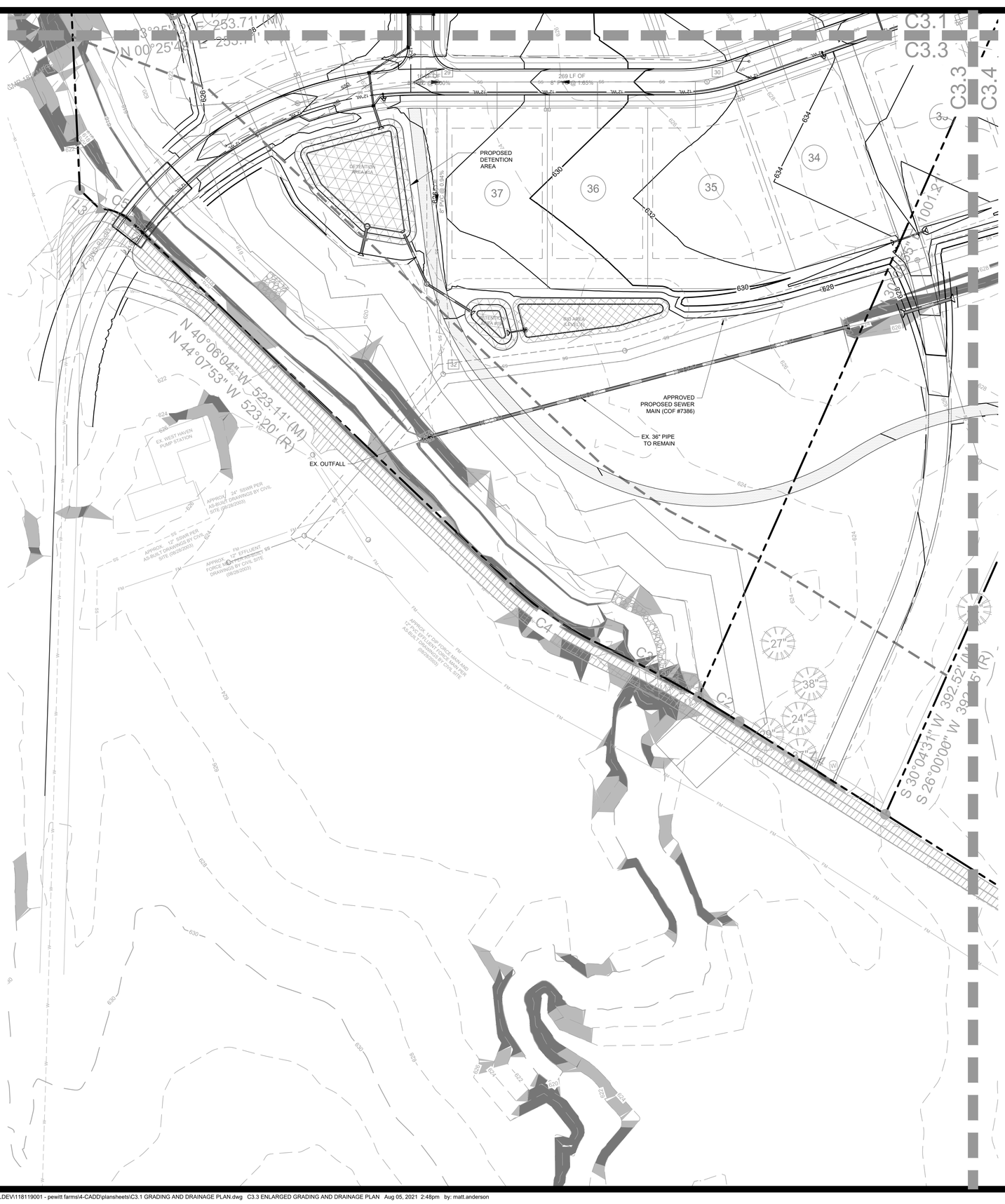
MATTHEW T. ANDERSON
REGISTERED ENGINEER
102222
AGENT
STATE OF TENNESSEE
12/03/2021

Revision Date
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SHEET
C3.2
COF # 7591

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Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
ACKNOWLEDGED
CERTIFICATE
No. 123648
STATE OF TENNESSEE
08/05/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
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RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ONSITE ASSUMES THAT EACH BIORETENTION AREA ONSITE WILL FILL UP SIMULTANEOUSLY. THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ONSITE.

SITE AREA TABLE

TOTAL SITE AREA =	±58.6 ACRES
SITE IMPERVIOUS AREA =	±20.1 ACRES
SITE DISTURBED AREA =	±37.6 ACRES

BRIDGE DESIGN NOTE

A BRIDGE DESIGN SHALL BE PROVIDED AT THE SITE PLAN STAGE, IN ADDITION TO A NO-RISE OR CLOMR.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED GRADING AND DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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214 Oceanside Drive, Nashville, TN 37204
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123848
STATE OF TENNESSEE
09/06/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
C3.4
COF # 7591



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DESIGN NOTE

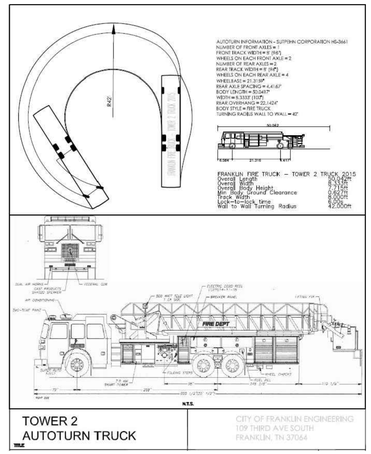
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AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

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TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
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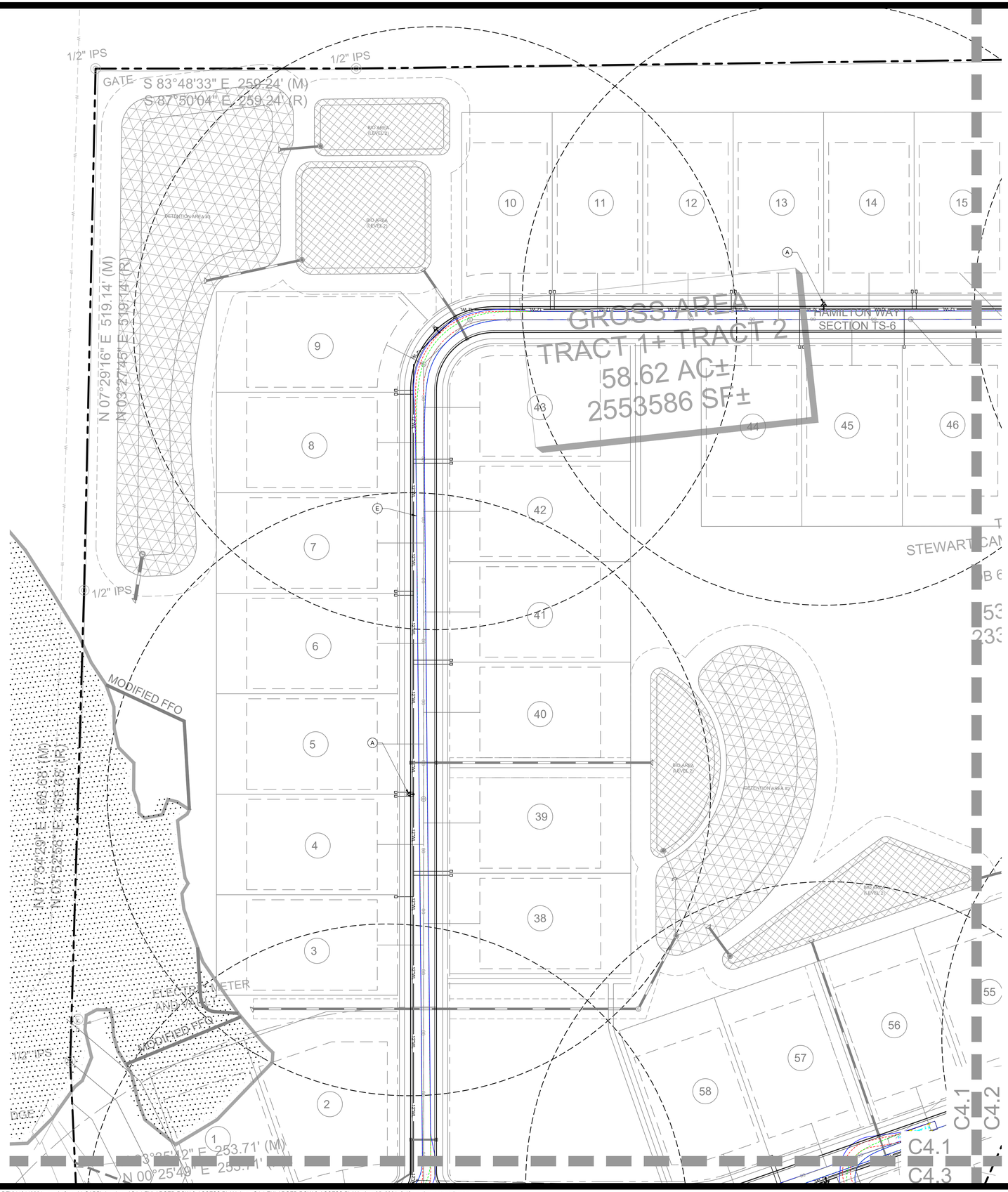
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
ACKNOWLEDGED
No. 123545
STATE OF TENNESSEE
09/09/2021

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SHEET
C4.0
COF # 7591

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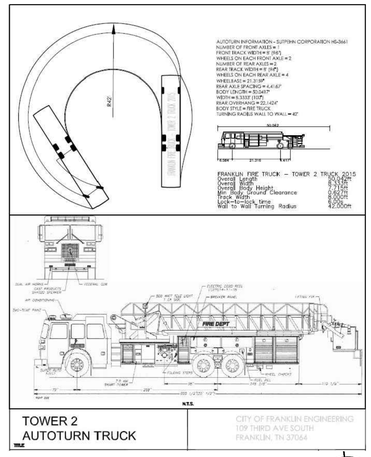
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TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
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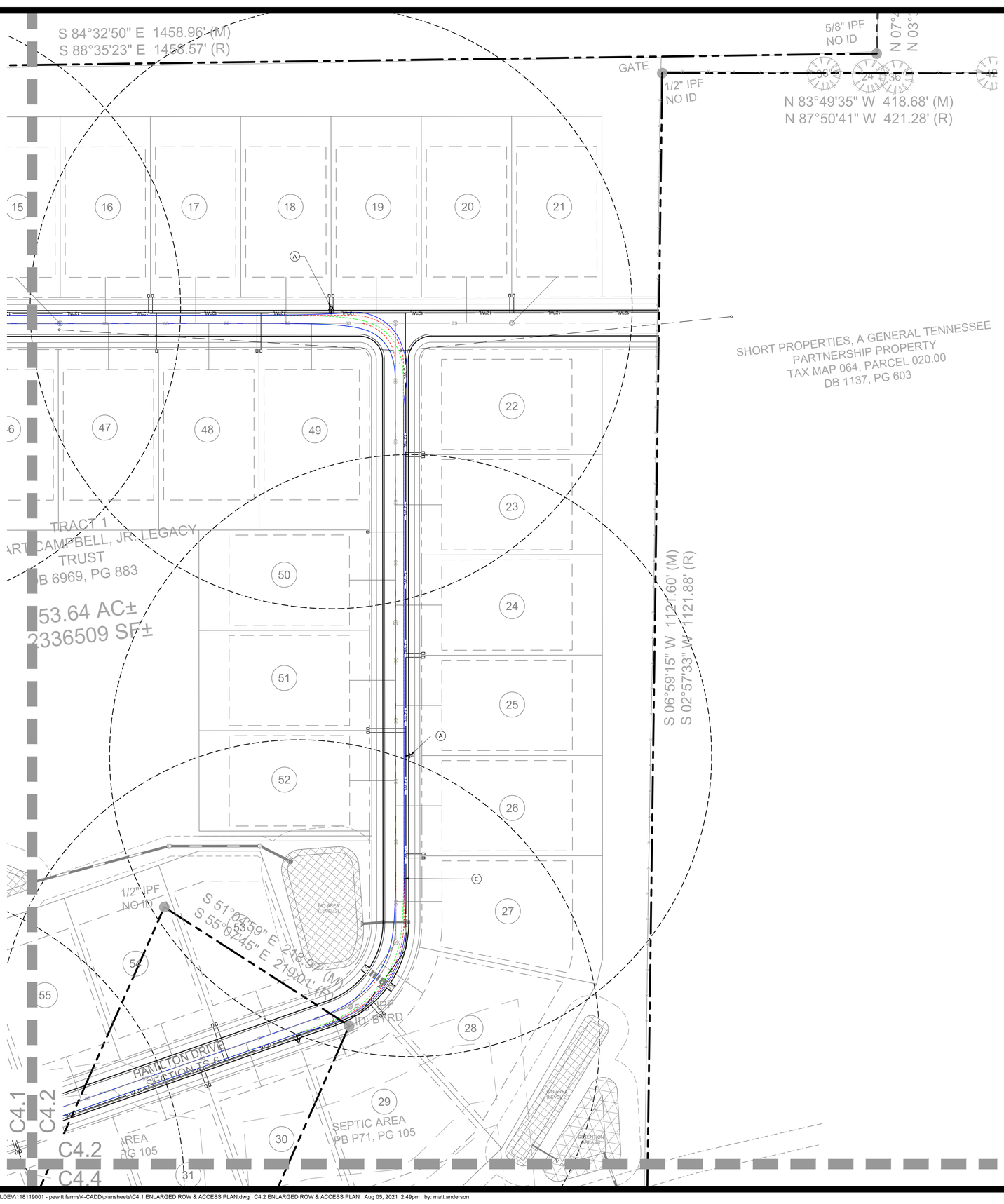
MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 129845
STATE OF TENNESSEE
08/05/2021

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C4.1
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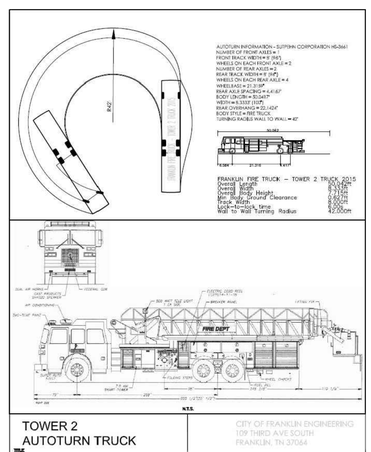
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STATE OF TENNESSEE
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SIGHT DISTANCE NOTE

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ADA PARKING NOTE

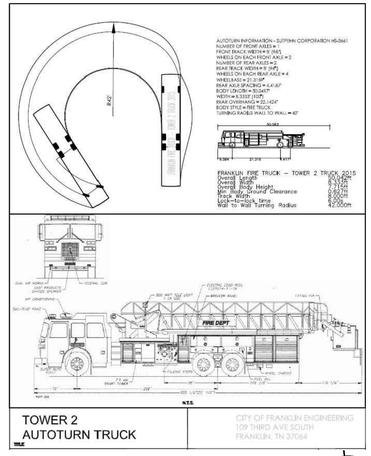
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AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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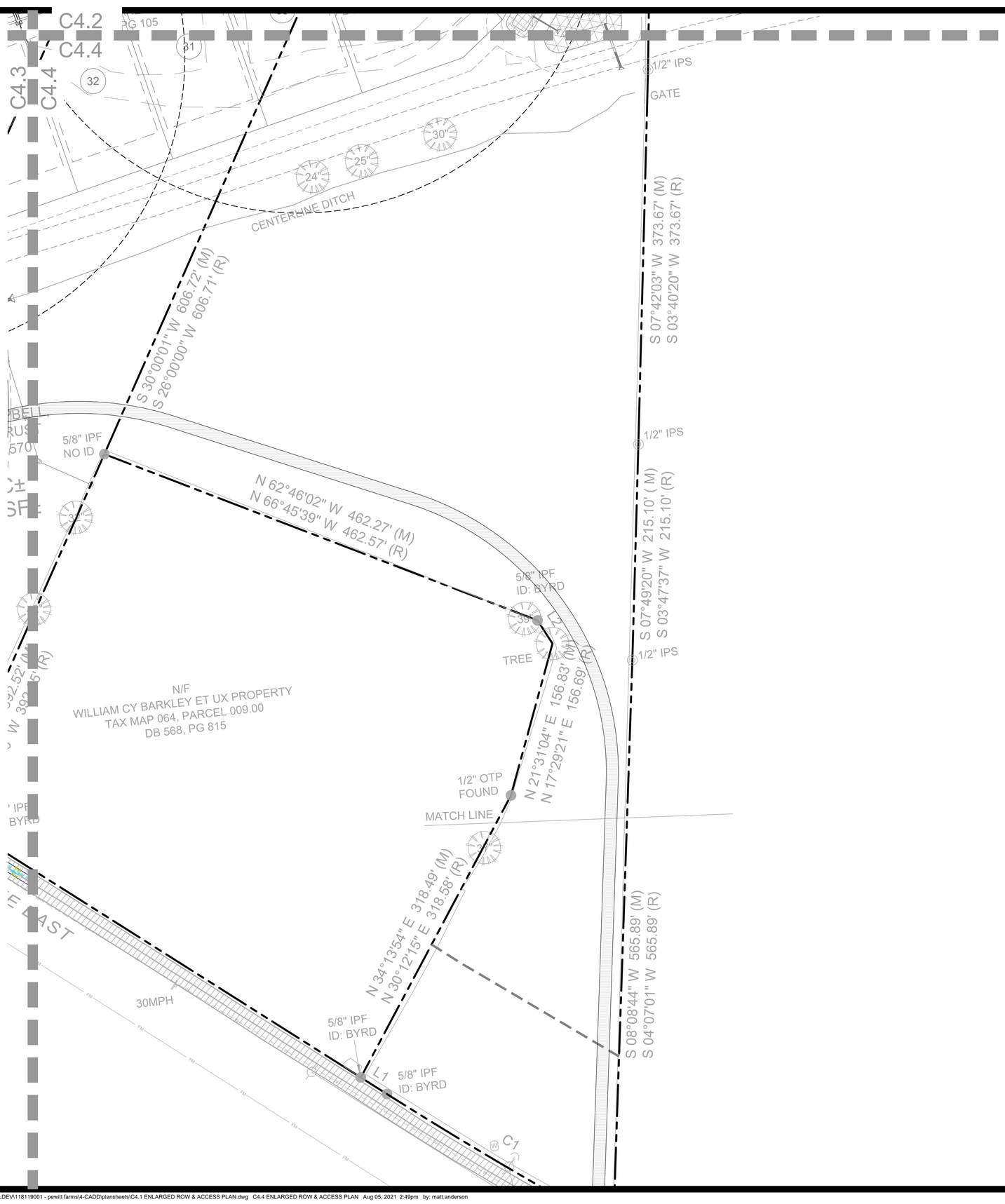
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 129841
STATE OF TENNESSEE
08/05/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

SHEET
C4.3
COF # 7591

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FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
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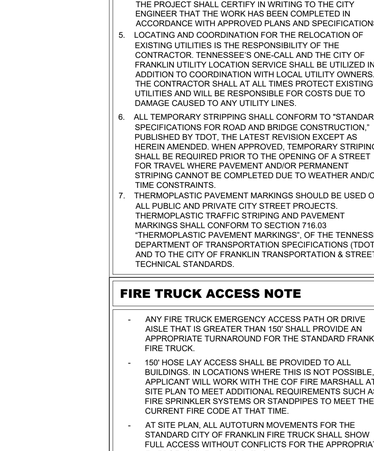
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TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
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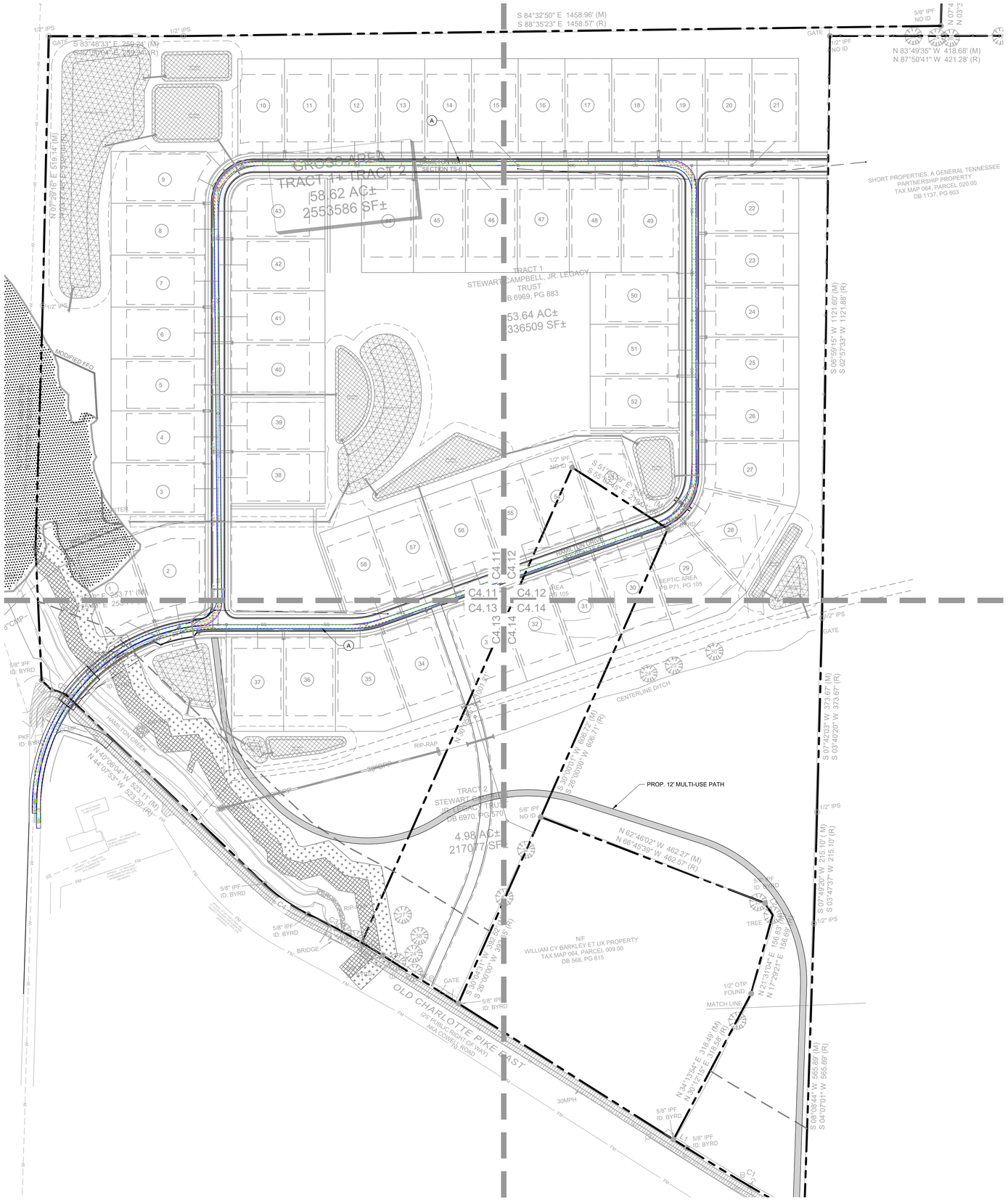
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123843
STATE OF TENNESSEE
08/05/2021

Revision Date
- △ _____
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COF # 7591

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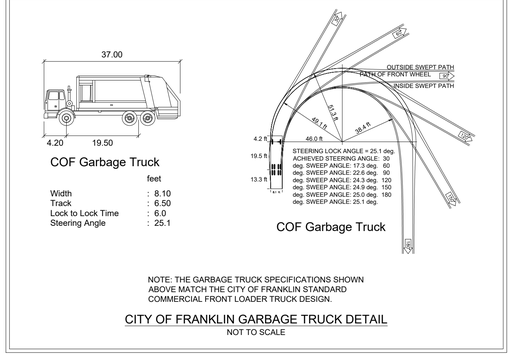
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NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

CITY OF FRANKLIN GARBAGE TRUCK DETAIL
NOT TO SCALE

DESIGN NOTE

AT SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

(A)	CITY OF FRANKLIN GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL ROW & ACCESS PLAN - TRASH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

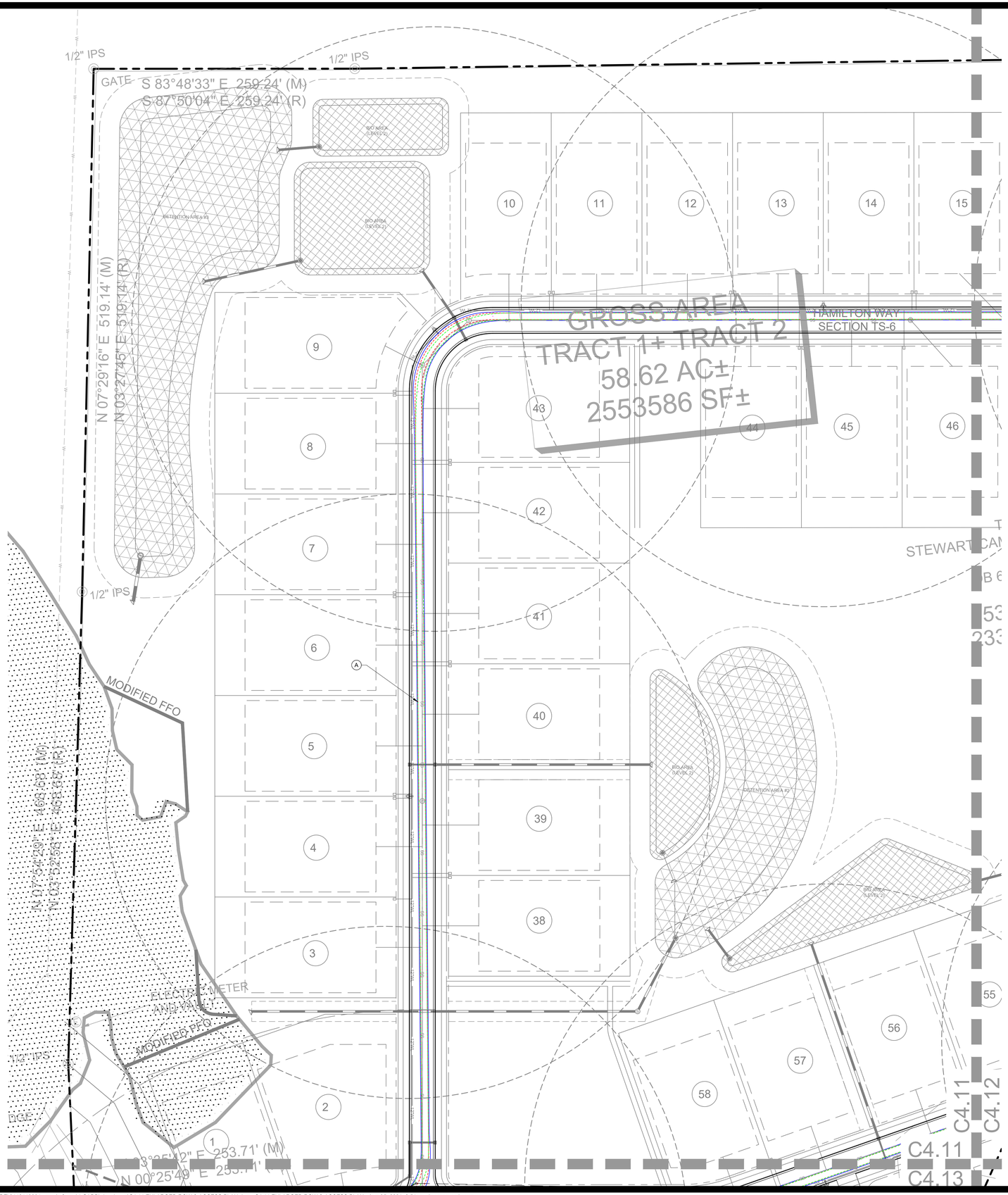
MATTHEW T. ANDERSON REGISTERED ENGINEER 123943 STATE OF TENNESSEE
10/25/2021

Revision Date
△ _____
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△ _____
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SHEET
C4.10

COF # 7591

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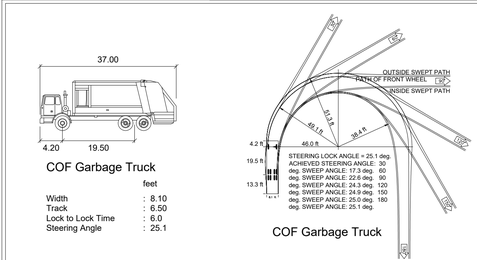
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COF Garbage Truck

feet	
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

COF Garbage Truck

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

CITY OF FRANKLIN GARBAGE TRUCK DETAIL
NOT TO SCALE

AUTO-TURN DESIGN SPEED NOTE

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KEYNOTE LEGEND

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0 25 50 100

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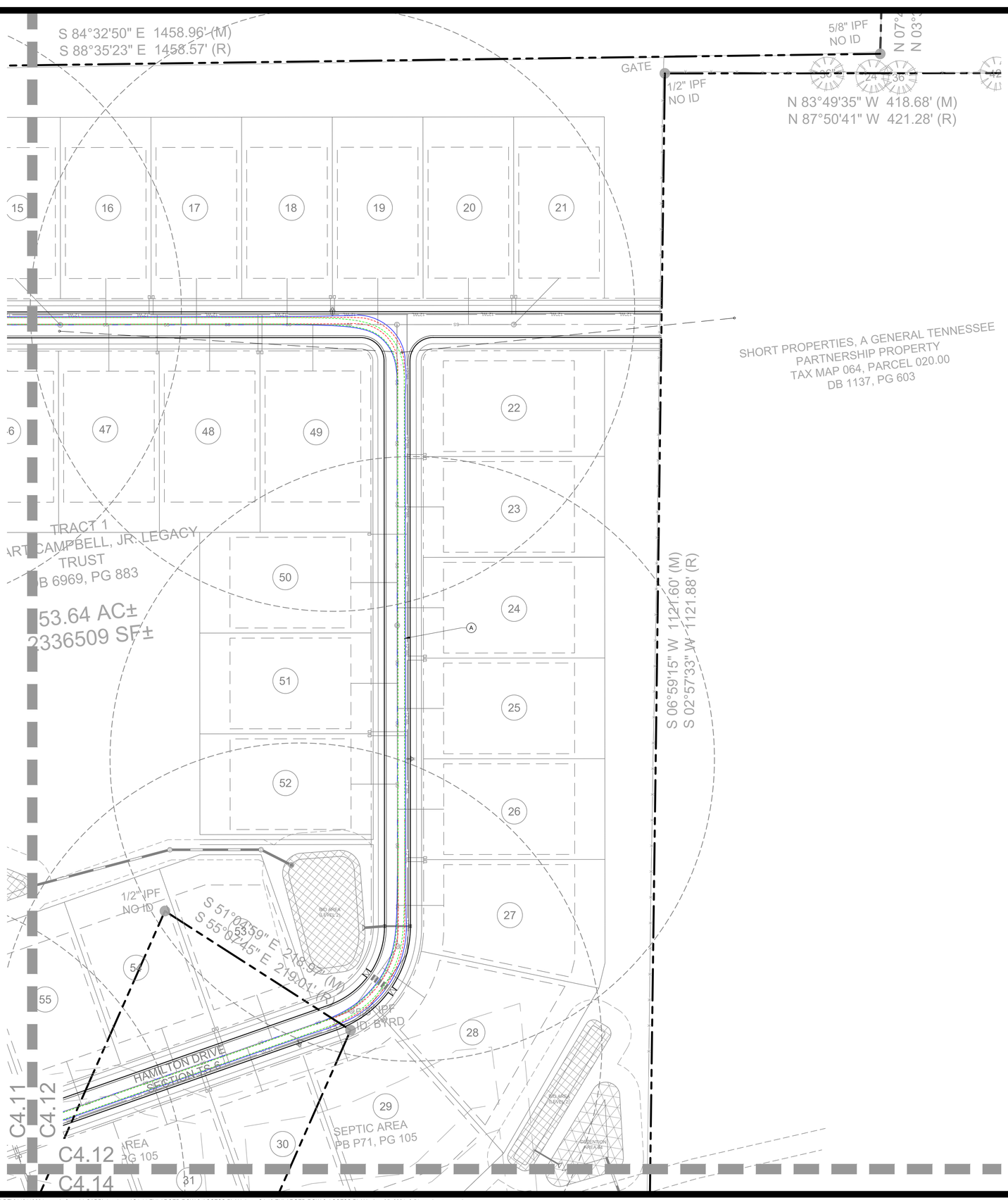
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123648
STATE OF TENNESSEE
8/5/2021

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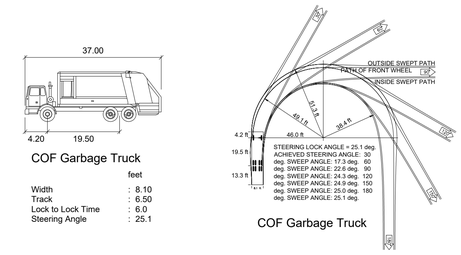
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AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

ADA PARKING NOTE

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.



NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

CITY OF FRANKLIN GARBAGE TRUCK DETAIL
NOT TO SCALE

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

(A) CITY OF FRANKLIN GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN - TRASH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123648
STATE OF TENNESSEE
08/05/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

SHEET
C4.12
COF # 7591

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R.O.W. & ACCESS GENERAL NOTES

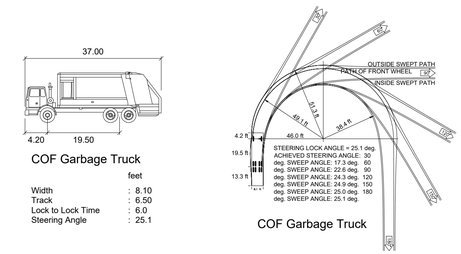
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
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NOT TO SCALE

AUTO-TURN DESIGN SPEED NOTE

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DEVELOPMENT PLAN
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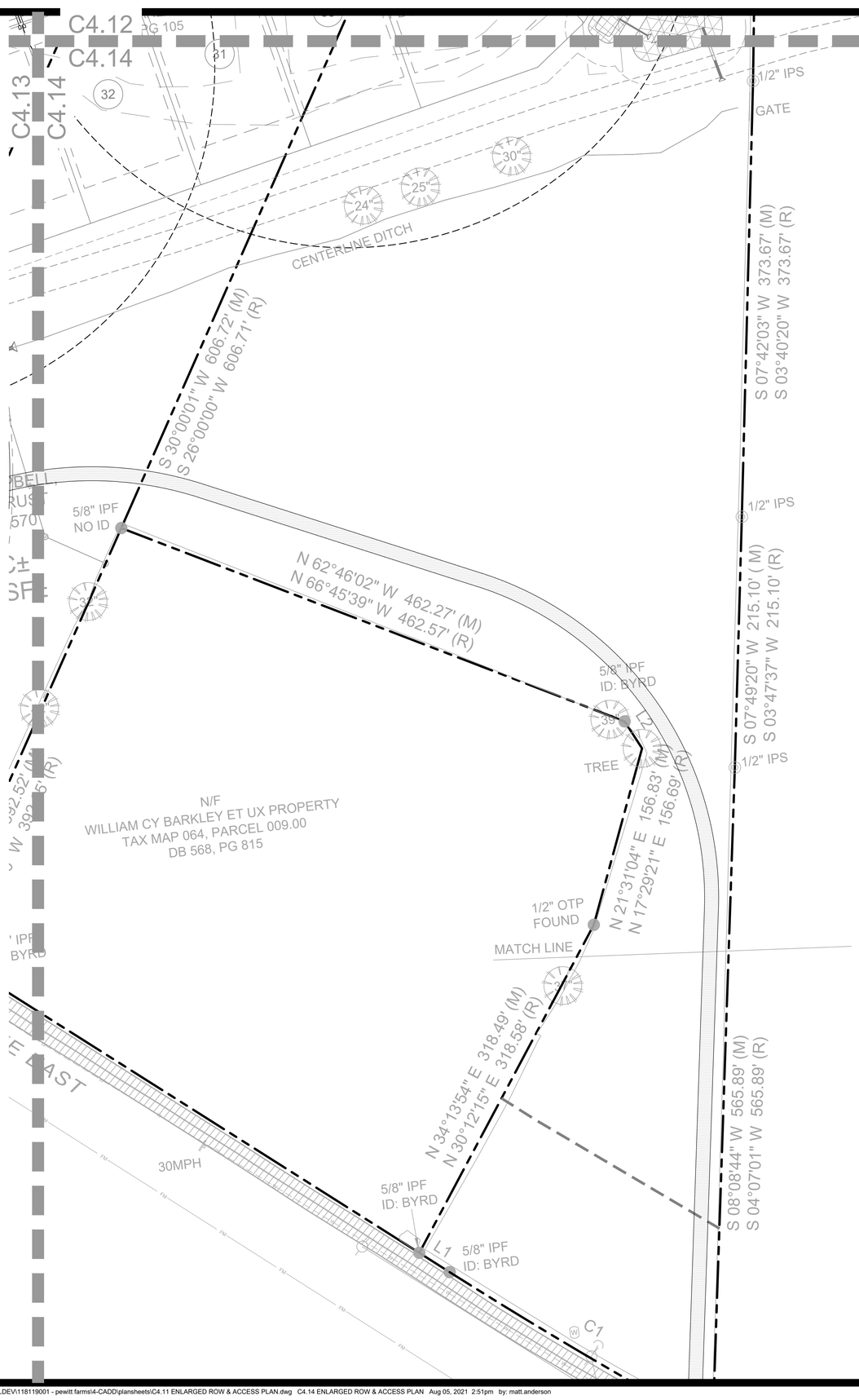
MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123845
STATE OF TENNESSEE
05/19/2021

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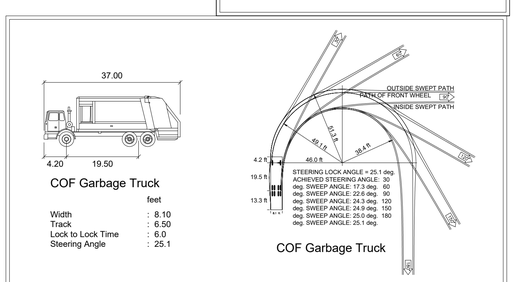
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COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

COF Garbage Truck

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

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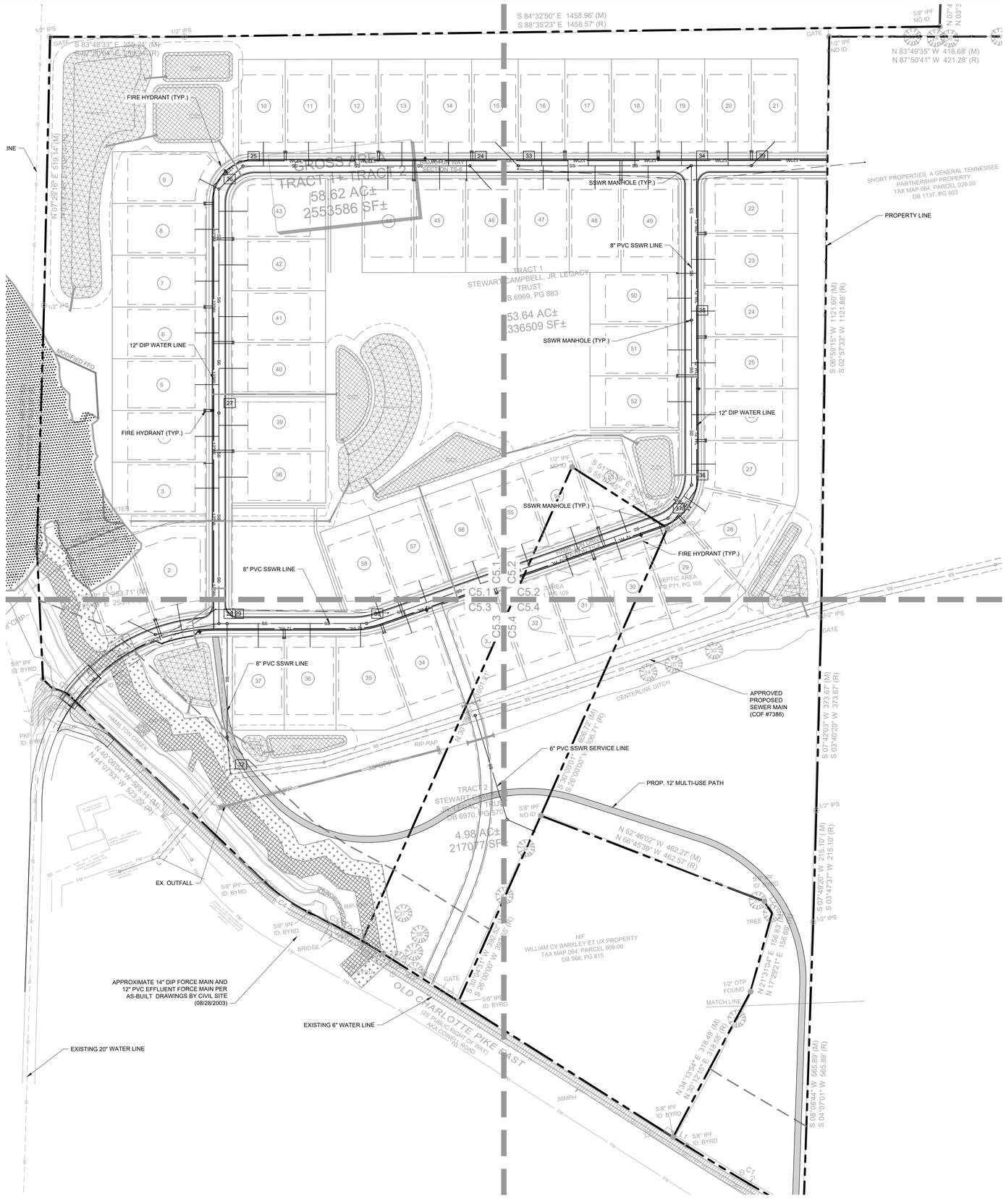
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
ACCEPTANCE NOT VALID UNLESS SIGNED AND SEALED
No. 123456
STATE OF TENNESSEE
08/05/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
C4.14
COF # 7591



UTILITY AGENCIES CONTACT LIST

WATER
H.B&T.S.
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 566-1291
CONTACT: TIM BYRAM

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

ALL UTILITY LAYOUTS ARE CONCEPT DESIGN ONLY. DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

PROPOSED UTILITIES NOTE

ALL PROPOSED UTILITIES TO MAINTAIN 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION.

PROPOSED METERS NOTE

ALL LOTS SHALL HAVE AN INDEPENDENT METER.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FLOODWAY
- PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
- EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
- DETENTION
- BIORETENTION
- 30' ZONE 1 BUFFER
- 30' ZONE 2 BUFFER

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY HB&TS VIA EXISTING 20" WATER MAIN THAT RUNS IN OLD CHARLOTTE PIKE. WATER AVAILABILITY REQUEST HAS BEEN PROVIDED BY HB&TS FOR 157 SINGLE FAMILY UNIT EQUIVALENTS.
157 UNITS X 350 GPD = 54,950 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA THE EXISTING WESTHAVEN SEWER LIFT STATION. CITY OF FRANKLIN IS CURRENTLY STUDYING THE SEWER BASIN FOR THE LIFT STATION AND RESULTS ARE PENDING.

RECLAIMED WATER LINE
NOT AVAILABLE TO THIS SITE.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, OLD CHARLOTTE PIKE EAST IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #8 - 1.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT - 3.9 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
WESTHAVEN GOLF CLUB - 1.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
157 HOMES X 0.64 STUDENTS = 101 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

NOTE: COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS 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.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
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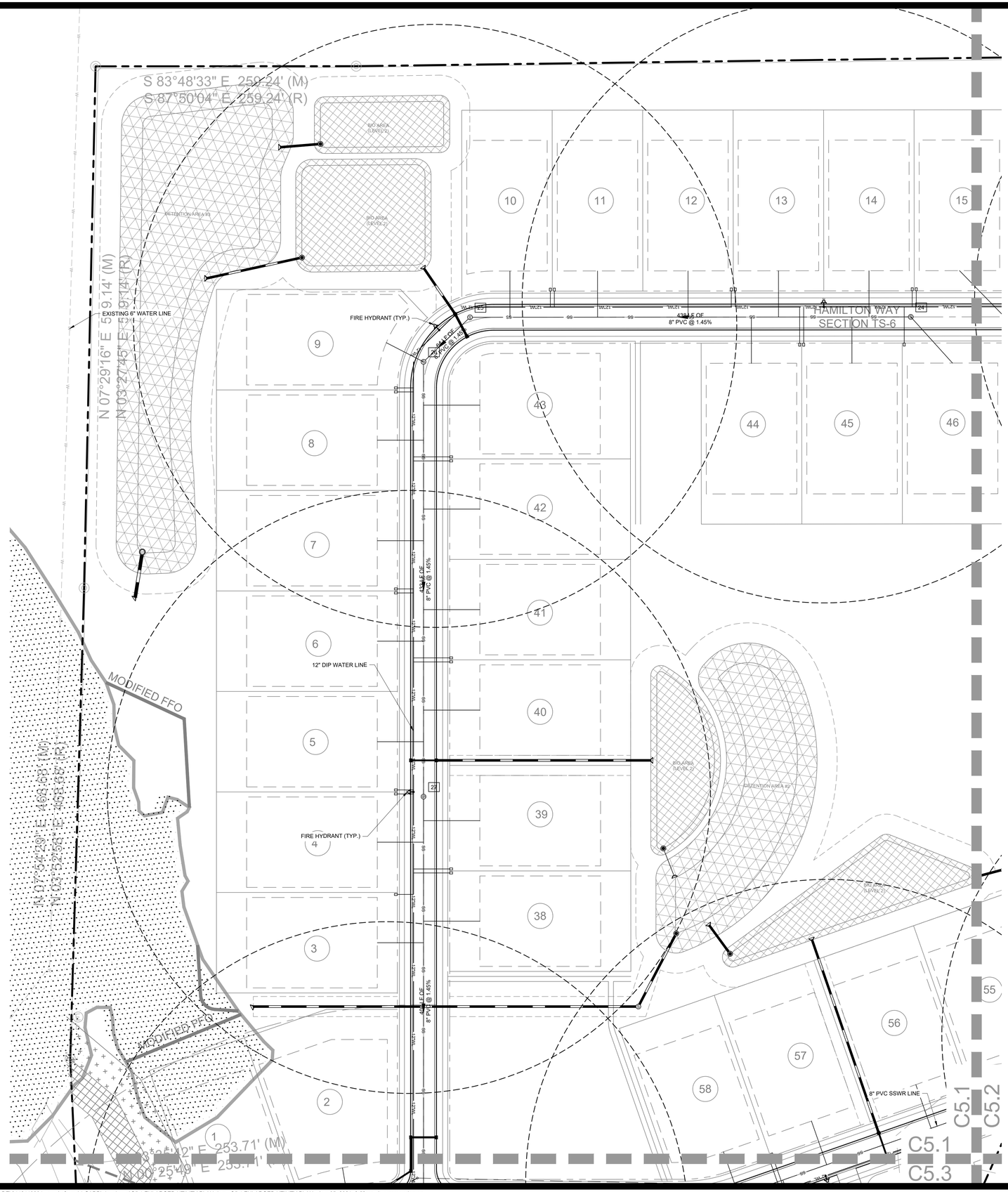
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UTILITY PLAN KEYNOTE LEGEND

A	6" FIRE SERVICE
B	2" IRRIGATION METER
C	3" DOMESTIC SERVICE
E	EX. FIRE HYDRANT ASSEMBLY TO BE REMOVED (SEE NOTE THIS PAGE)
F	FIRE DEPARTMENT CONNECTION
G	90° BEND
H	TRANSFORMER (SEE MEP PLANS FOR DETAILS)
I	SANITARY SEWER CLEANOUT
J	EXISTING SANITARY SEWER MANHOLE AND PIPE TO BE REMOVED
K	6" DOUBLE DETECTOR CHECK VALVE (IN VAULT)
L	EXISTING RECLAIM WATER SERVICE (CONTRACTOR TO VERIFY)
M	6" X 6" X 6" X 2" TEE
N	PROPOSED FIRE HYDRANT ASSEMBLY (PUBLIC)
O	PROPOSED 6" SANITARY SEWER SERVICE (MIN 2% TYP.)
P	6" GATE VALVE
Q	STORMWATER PUMP (DESIGN BY OTHERS)
R	SANITARY SEWER SERVICE CLEANOUT
S	BACKUP GENERATOR (SEE ARCH. PLANS FOR SCREEN WALL DETAILS)
T	FIRE DEPARTMENT CONNECTION
U	3" DOMESTIC METER
V	3" GATE VALVE
W	POST INDICATOR VALVE
X	ELECTRICAL GENERATOR (SEE MEP PLANS FOR DETAILS)

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FIRE FLOW TEST

FLOW TEST DATE: 06/03/2021
STATIC PRESSURE: 135 psi
RESIDUAL PRESSURE: 125 psi
FLOW: 1,663 GPM

TESTED BY TIM BYRAM H.B.&T.S. UTILITY DISTRICT

UTILITY CONTACTS

WATER	GAS	TELEPHONE
H.B&T.S. 505 DOWNS BLVD FRANKLIN, TN 37064 PHONE: (615) 566-1291 CONTACT: TIM BYRAM	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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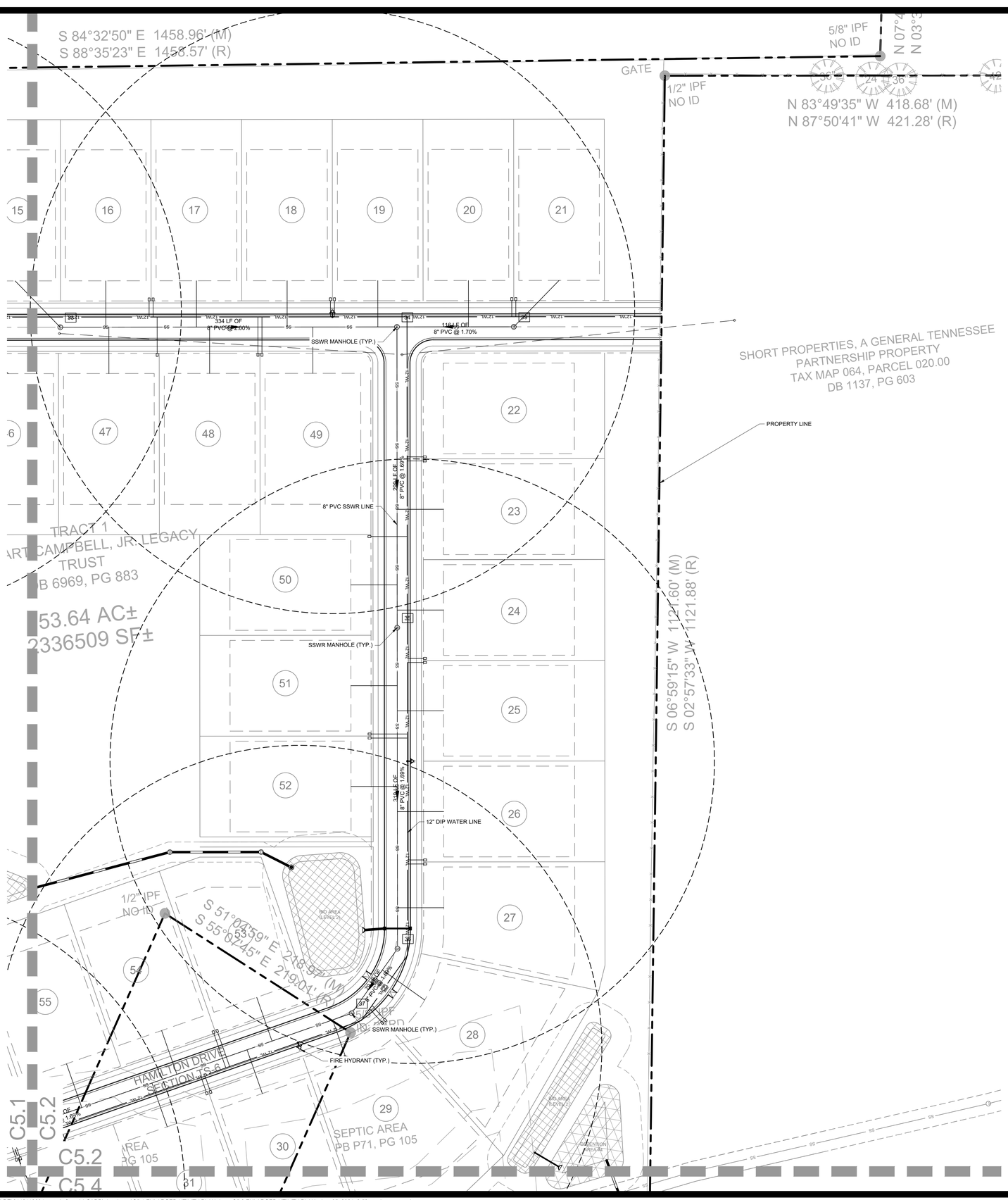
HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123845
STATE OF TENNESSEE
08/05/2021

Revision Date
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△
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△

SHEET
C5.1
COF # 7591



UTILITY PLAN KEYNOTE LEGEND

A	6" FIRE SERVICE
B	2" IRRIGATION METER
C	3" DOMESTIC SERVICE
E	EX. FIRE HYDRANT ASSEMBLY TO BE REMOVED (SEE NOTE THIS PAGE)
F	FIRE DEPARTMENT CONNECTION
G	90° BEND
H	TRANSFORMER (SEE MEP PLANS FOR DETAILS)
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GRAPHIC SCALE IN FEET
0 25 50 100

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GAMBLE DESIGN COLLABORATIVE
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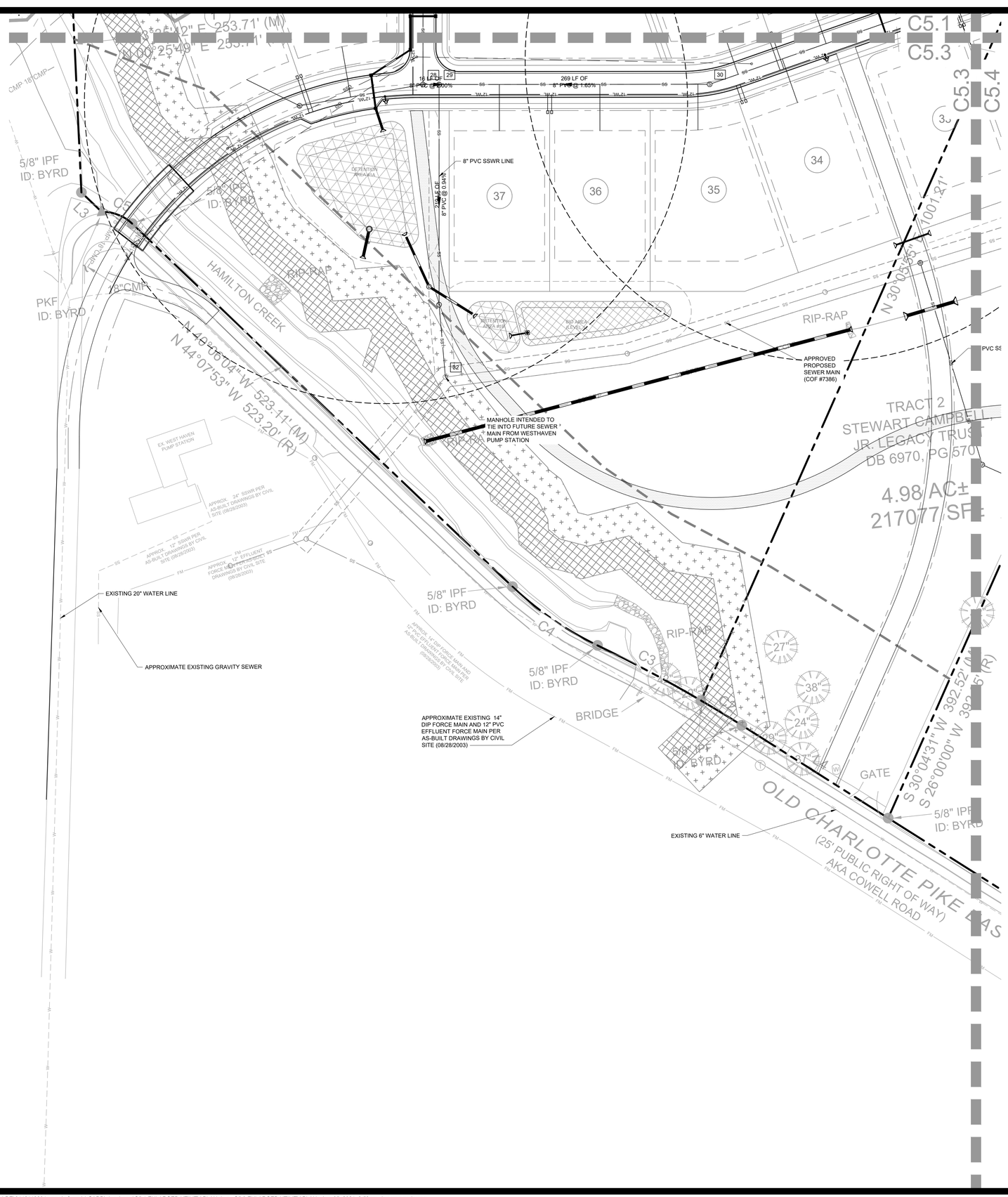
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123648
STATE OF TENNESSEE
10/05/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

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COF # 7591

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COMCAST
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GRAPHIC SCALE IN FEET
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NORTH

ENLARGED UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
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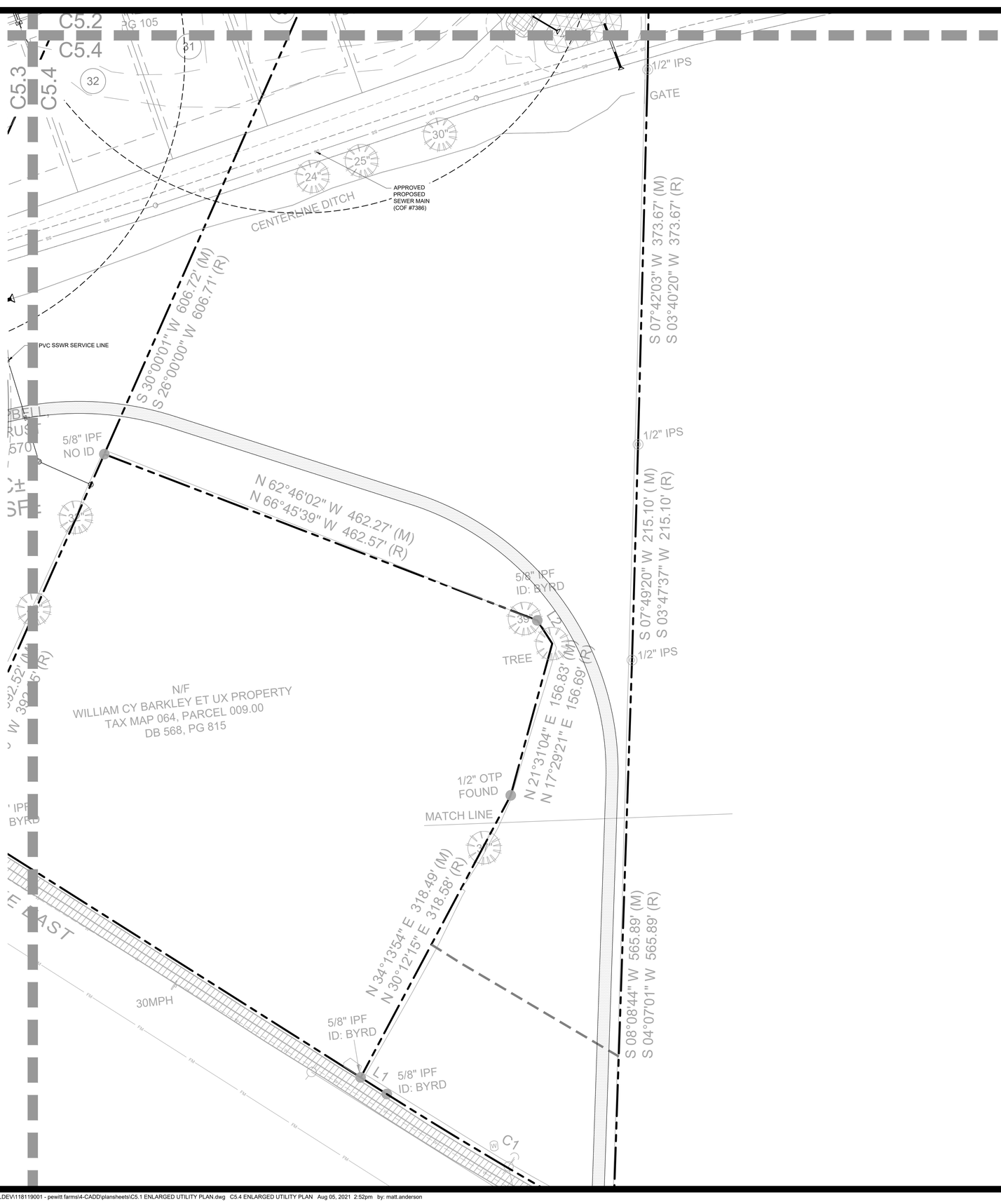
HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123585
STATE OF TENNESSEE
08/05/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

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COF # 7591

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GRAPHIC SCALE IN FEET
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Franklin, Williamson County, Tennessee

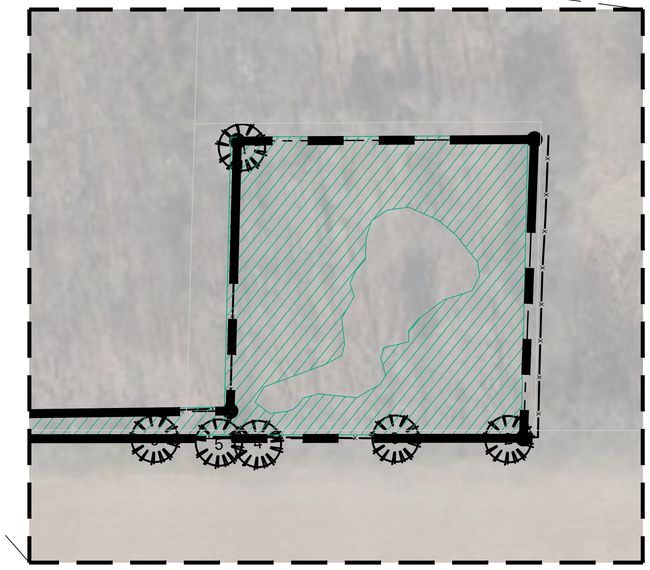
MATTHEW T. ANDERSON — REGISTERED ENGINEER — AGENT — CERTIFICATE NO. 123853 — STATE OF TENNESSEE

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SPECIMEN TREE CHART

KEY #	DIAM."
1	36
2	35
3	42
4	36
5	24
6	36
7	30
8	25
9	24
10	39
11	24
12	37
13	32
14	42
15	37
16	29
17	24
18	38
19	27
20	29
21	42

SPECIMEN TREES

TOTAL SPECIMEN INCHES:	688"
SPECIMEN INCHES REMOVED:	0"
REQUIRED REPLACEMENT:	0"

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

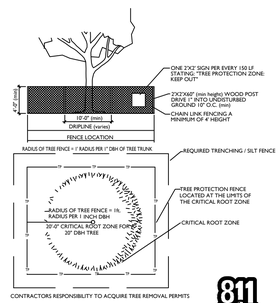
EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- REMOVED CANOPY
- PRESERVED CANOPY
- SPECIMEN TREES



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

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

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 12/06/21

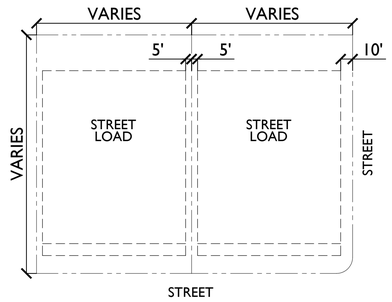
Revision Date

TREE PRESERVATION

SHEET

LI.0

COF # 7591



FRONT SETBACK (MAIN STRUCTURE): 15'
REAR SETBACK (MAIN STRUCTURE): 30'
SIDE SETBACK (MAIN STRUCTURE): 5'
SIDE STREET SETBACK (MAIN STRUCTURE): 10'

1 / A1.0 SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



2 / A1.0 90'-100' - SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



3 / A1.0 STREETSCAPE RENDERING
PERSPECTIVE N.T.S.

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
ARCHITECT
12.06.21

Revision Date
△
△
△
△

ARCHITECTURE

SHEET
A1.0

COF # 7591

City of Franklin

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

File #: 21-02136

DATE: August 11, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7418
Applicant: Baylen Dahl, Meritage Homes
Owner: Baylen Dahl, Meritage Homes

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for five parcels located south of Clovercroft Road and east of Oxford Glen Drive. Resolution 2020-291 is a City of Franklin drafted plan of services for the five properties being considered as part of the proposed request for annexation, Resolution 2020-292.

The properties are located within the Milcrofton service area. Water availability will be approved and provided through Milcrofton prior to annexation. The properties are located within the Watson Branch and Mayes Creek Basin service area. The owner shall be required to extend the sanitary sewer main from the nearest existing sanitary sewer infrastructure to the property to be annexed. The location of this connection and the alignment of the sanitary sewer main extension must be approved by the City of Franklin's Water Management Department.

Access to the property shall be provided from Clovercroft, Highway 96 and Market Street. The access location to Clovercroft and Highway 96 will be determined once a Traffic Impact Analysis is submitted and reviewed by the City of Franklin. All access points shall comply with the City of Franklin Transportation & Street Technical Standards. The development of this property will require the extension of Market Street in accordance with the City of Franklin Comprehensive Transportation Network Plan.

The Plan of Services outlines that the properties are within the Single Family Residential design concept in Envision Franklin.

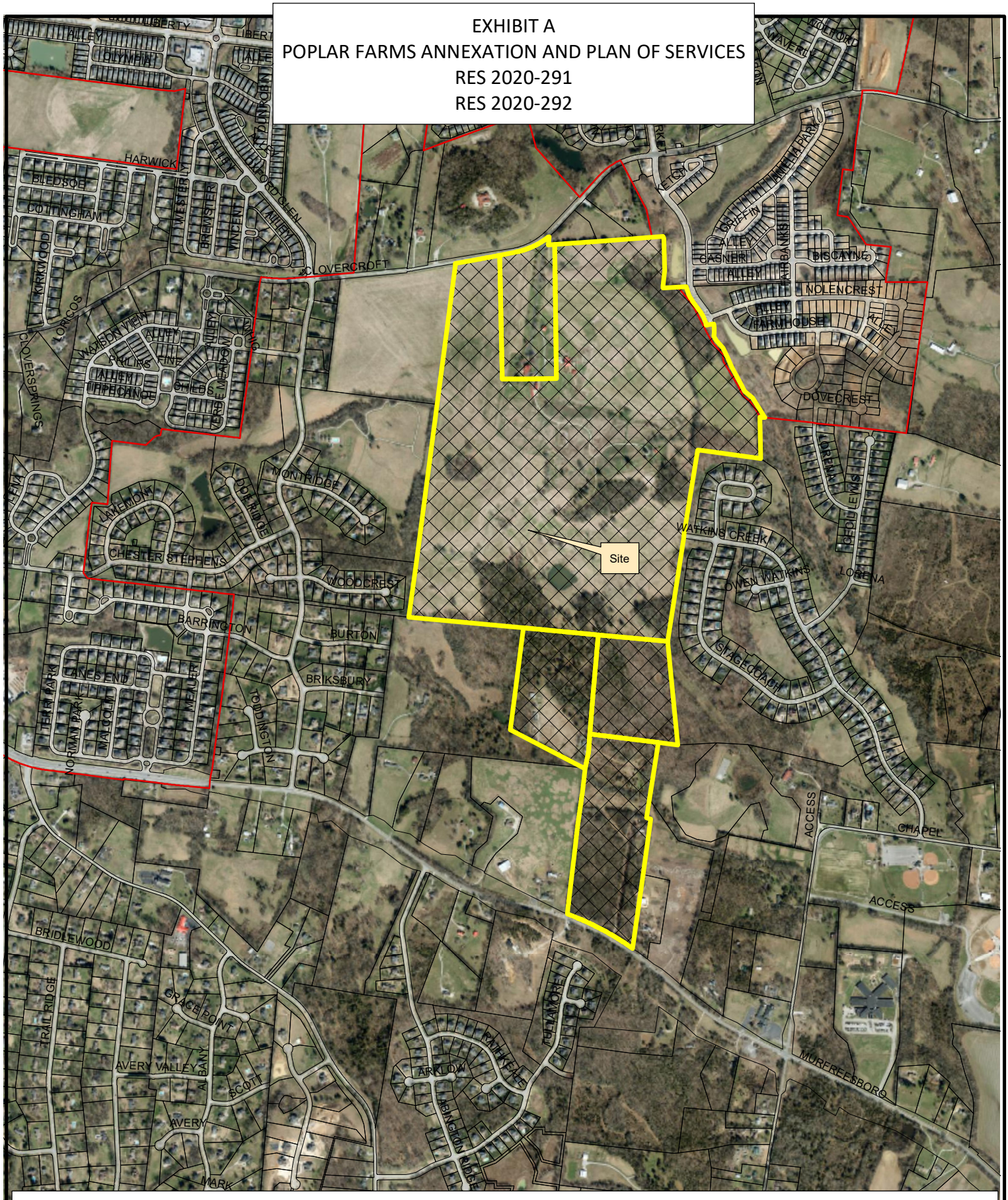
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2020-291 be recommended to the Board of Mayor and Aldermen for approval.

EXHIBIT A
POPLAR FARMS ANNEXATION AND PLAN OF SERVICES
RES 2020-291
RES 2020-292



Legend

Properties being considered

Existing City Limits

N

0 500 1,000 2,000 3,000 4,000

Feet

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It was compiled from the most authentic information available.
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RESOLUTION 2020-291

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF FIVE PROPERTIES SOUTHEAST OF THE INTERSECTION OF CLOVERCROFT ROAD AND OXFORD GLEN DRIVE—ADDRESSED AS 4316 MURFREESBORO ROAD, 4324 MURFREESBORO ROAD, 4099 CLOVERCROFT ROAD, AND 4101 CLOVERCROFT ROAD—BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, James Poteete, Betty Stovall, and Marianna Wilson (Trustee of the Ingraham Living Trust U/A/D, ("Owner(s)") of five properties located at or adjacent to 4316 and 4324 Murfreesboro Road and 4099 and 4101 Clovercroft Road, ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located South of Clovercroft Road and East of Oxford Glen Drive, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
80 --- 32.00	15.45
p/o 80 --- 44.01	214.20
88---00600	20.0
88---00905	17.325
88---00701	28.3
Total	295.275

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 15,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch and Mayes Creek Basins as defined in the Watson Branch Drainage Basin Sanitary Sewer System Update (adopted by the Franklin Board of Mayor and Aldermen by Resolution No. 2013-22) and the Mayes Creek Drainage Basin Sanitary Sewer System Update (adopted by the Franklin Board of Mayor and Aldermen by Resolution No. 2013-21).
2. The proposed development of the Property is currently anticipated to construct approximately 568 single family homes.
3. The Owner shall be required to extend the sanitary sewer main from the nearest existing sanitary sewer infrastructure to the property to be annexed. The location of this connection and the alignment of the sanitary sewer main extension must be approved by the City of Franklin's Water Management Department.
4. The Owner may be required to remove existing sanitary sewer lift station(s) from service and/or construct new sanitary sewer lift station(s) and associated force mains. This would be determined in advance of the submittal of a development plan.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Clovercroft, Highway 96 and Market Street. The location of the access on Clovercroft and Highway 96 shall be determined once a Traffic

Impact Analysis is submitted and reviewed by the City of Franklin. All access points shall comply with the City of Franklin Transportation & Street Technical Standards.

4. The development of this property will require the extension of Market Street in accordance with the City of Franklin Comprehensive Transportation Network Plan.
5. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The proposed development is set to follow the Single Family Residential design concept within Envision Franklin. The Single Family Residential design concept consists of single family residential neighborhoods, which provide a range of single family dwelling and lot sizes. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

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

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

ADOPTED THIS _____.

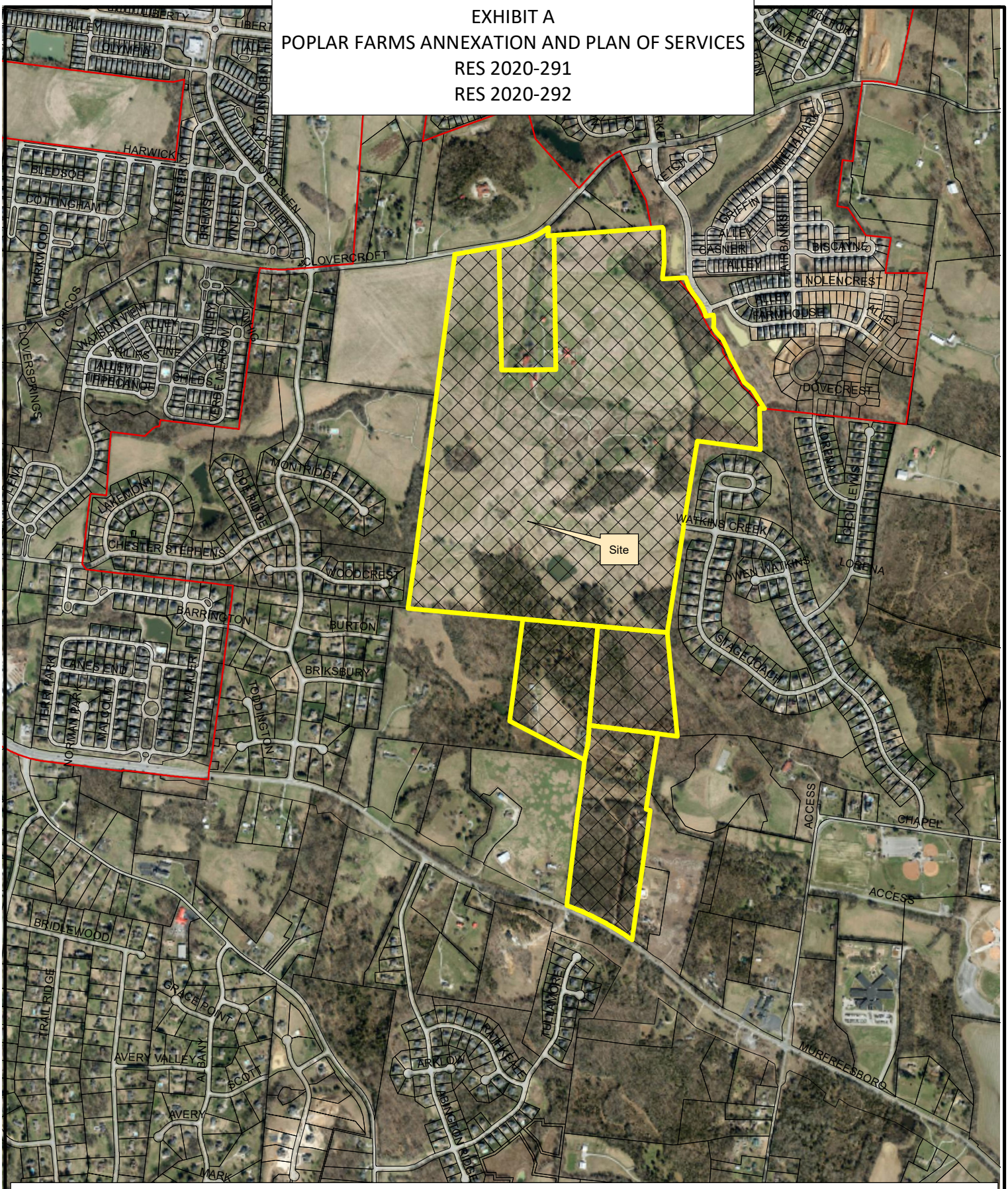
_____ _____

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

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

EXHIBIT A
POPLAR FARMS ANNEXATION AND PLAN OF SERVICES
RES 2020-291
RES 2020-292



Legend

- Properties being considered
- Existing City Limits

N

0 500 1,000 2,000 3,000 4,000

Feet

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RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45662

Tract I: Map/Parcel 088.009.05

Land in Williamson County, Tennessee, lying wholly within the Fourteenth (14th) Civil District, and more particularly described as follows:

Beginning at a fence corner, said corner being Oakley's northwest corner in Stovall's east line; thence with Stovall's east line N 03°23'08" E. 455.67 ft to a point in the fence and N 01°45'08" E. 508.84 ft. to a fence corner; thence with Ingraham's south line N 89°15'14" E. 661.85 ft. to a fence corner and iron pin, thence with a new staked line, S 09°30'52" E. 1027.37 ft. to a fence corner and iron pin, thence with Oakley's north line N 87°18'19" W. 875.05 ft. to the point of beginning, containing 17.325 acres more or less.

Tract 2: Map/Parcel 088 006.00

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to witt:

Beginning at the SEC of the lot, a large Hackberry on South side of a gulley and in Jackson's west boundary, 18 links northward from Garman's corner fence-post, and running thence N. 67 3/4 W. 49 poles to a set stone in grass lot; thence N 3 1/2 E. 61-24/100 poles to a set stone in the stone in the south boundary line of the Nolen tract; thence with the same; S. 87 1/2 E. 46 poles to a burnt locust post in the NWC. of the Carter tract; thence with the west boundary of the Carter and Jackson, S. 3 1/2 W. 78-8/100 poles to the beginning, containing Twenty (20) acres, more or less, according to survey made May Ist, 1934 by S.M. Henderson, County Surveyor of Williamson County.

Also a right-of-way over the remaining portion of the tract 20 feet wide, extending eastward from the southwest corner of above described 20 acre lot and lying between the south boundary of same and a line parallel with and southward from same, said right-of-way being for the benefit and use of said 20 acre lot as a roadway of ingress and egress from the right-of-way formerly reserved for the use of the Morelock tract, which last mentioned right-of-way is described in deed of Harpeth Trust Company to Garman which deed is of record in Deed Book 64 at page 27 in the R. O. W. C.

Being the same property conveyed to Dudley Stovall, Sr. and Betty Caralina Stovall, as tenants by the entirety by Warranty Deed dated 07/11/1983 from Lorena A. Lewis of record in Book 448, Page 379, Register's Office for Williamson County, Tennessee.

Also being the same property conveyed to Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall by Quit Claim Deed dated 10/29/1999 from Bettie Caroline Stovall, formerly known as Bettie Caroline Wilhoite, of record in Book 1926, Page 955, Register's Office for Williamson County, Tennessee.

Darwin Dudley Stovall, Sr. died on March 19, 2018 leaving Bettie Caroline Stovall, also known as Betty Caralina Stovall, as the surviving tenant by the entirety.

RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45661

Tract 3: Map/Parcel 088.007.01

Said tract lies wholly within the Fourteenth Civil District of Williamson County, Tennessee and is bound in general by Tennessee Highway 96 on the South, Stovall on the West, Lewis on the North and Oakley on the East.

Beginning at a corner post in the north margin of Tennessee Highway 96 at the southeast corner of Stovall, thence with his east fence line N. 4 deg. 45' E. 1776 feet to a corner post, thence with Lewis' south line S. 84 deg. 00' E. 695.8 feet to an iron post; thence with the following three new staked lines S. 11 deg. 45' W. 750 feet, S. 79 deg. 30' E. 637 feet and S. 8 deg. W. 1238 feet to an iron post at north margin of Tennessee Highway 96; thence with said margin with a curve to the left for a length of 651.5 feet to the point of beginning and containing 28.3 acres, more or less.

Being part of the same property conveyed to J.T. Oakley by Warranty Deed dated 09/16/1955 from Armistead J. Jackson and wife, Elizabeth Jackson of record in Book 101, Page 374, Register's Office for Williamson County, Tennessee. The said J.T. Oakley died testate on December 23, 1972 and by his Will of record in Will Book 37, Page 157, Probate Court Clerk's Office for Williamson County, Tennessee, he devised a one-half interest to Martha E. Oakley, and a one-half interest to Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, James C. Oakley and Bill T. Oakley.

Being part of the same property conveyed to Bill T. Oakley by Warranty Deed dated 05/25/1973 from Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, and James C. Oakley of record in Book 209, Page 961, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Martha E. Oakley by Quit Claim Deed dated 05/15/1976 from Bill T. Oakley, unmarried of record in Book 262, Page 197, Register's Office for Williamson County, Tennessee. Martha E. Oakley died intestate on May 9, 2007. James Preston Poteete was appointed Administrator of the Estate of Martha Elizabeth Oakley under Docket No. 19419, Probate Court Clerk's Office for Williamson County, Tennessee.

Being the same property conveyed to James Preston Poteete, two-third interest and Betty Caroline Stovall, one-third interest by Quit Claim Deed dated 05/25/2015 from James Preston Poteete, Administrator of the Estate of Martha Elizabeth Oakley, deceased of record in Book 6461, Page 352, Register's Office for Williamson County, Tennessee.

SURVEY LAND DESCRIPTION - TRACT 1

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 009.05. Said property being bounded on the North by Ingraham Partners, LP, on the East by Watkins Creek, Section 3, on the South by Watkins Creek, Section I, James Preston Poteete, and Betty Caroline Stovall, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall and being more particularly described as follows.

Point of Beginning (N:573935.94, E:1737709.12) at an iron rod found at the Southeast corner of a tract of land, in the name of Ingraham Partners, LP, recorded in Book 1477, Page 267, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the West line of Watkins Creek Subdivision, Section 3, described as "Open Space, a called 22.98 acres tract", recorded in Plat Book 41, Page 55 (R.O.W.C.TN.), THENCE, South 05°25'28" East, a distance of 1,028.34 feet to an iron rod found at the Southwest corner of said 22.98 acres tract, and on the North line of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the North line of said Watkins Creek Subdivision, Section I, North 82°59'01" West, a distance of 872.48 feet to an iron rod found at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the East line of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.);

THENCE, with the East line of said 20 acres tract, North 06°40'53" East, a distance of 965.01 feet to an iron rod found at the Northeast corner of said 20 acres tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of said Ingraham Partners, L.P. tract, South 86°23'54" East, a distance of 657.62 feet to the Point of Beginning containing 17.33 acres.

SURVEY LAND DESCRIPTION - TRACT 2

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 006.00. Said property being bounded on the North by Ingraham Partners, LP, on the East by Dudley Stovall, Sr. and Betty Caroline Stovall, on the South and West by Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:573977.25, E:1737052.80) at an iron rod found at the Northwest corner of a called 17.325 acres tract, in the name of Dudley Stovall, Sr. and Betty Caroline Stovall, recorded in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the South line of a tract of land, in the name of Ingraham Partners, L.P., recorded in Book 1477, Page 267 (R.O.W.C.TN.); THENCE, South 06°40'53" West, a distance of 965.01 feet to an iron rod found at the Southwest corner of said 17.325 acres tract, and at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.);

THENCE, with the West line of said 28.3 acres tract, South 06°57'22" West, a distance of 328.37 feet to the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, with the Smithson line, North 63°41'11" West, a distance of 806.47 feet to an iron rod found at an interior corner of said Smithson tract;

THENCE, continuing with Smithson line, North 06°48'35" East, a distance of 1,009.08 feet to an iron rod found at the Northeast corner of said Smithson tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of Ingraham Partners, L.P. tract, South 84°19'32" East, a distance of 759.02 feet to the Point of Beginning containing 20.09 acres.

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 owner, 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.

Know what's below. Call before you dig.

SURVEY LAND DESCRIPTION - TRACT 3

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 007.01. Said property being bounded on the North by Dudley Stovall, Sr. and Betty Caralina Stovall, on the East by Watkins Creek Subdivision, Section I Landvest Partners, LP, and William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, on the South by Highway 96/Murfreesboro Road, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, and Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:570952.38, E:1737299.68) at an iron rod found at the Southwest corner of a called 5.01 acres tract of land, in the name of William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 652.76 feet, and a chord bearing and distance of North 62°54'35" West, 651.38 feet to the Southeast corner of a tract of land, in the name of Dudley Stovall Sr. and Betty Carolina Stovall, recorded in Case No. 25000, Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.);

THENCE, with the East line of said Stovall tract the following six (6) calls, North 07°03'27" East, a distance of 500.48 feet;

THENCE, North 05°59'01" East, a distance of 305.93 feet;

THENCE, North 07°37'48" East, a distance of 211.87 feet;

THENCE, North 08°17'26" East, a distance of 251.21 feet;

THENCE, North 07°11'35" East, a distance of 185.76 feet to the Southeast corner of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.), and at the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, North 06°57'22" East, a distance of 328.37 feet to an iron rod found on the East line of said 20 acres tract, and at the Southwest corner of a called 17.325 acres tract of land, in the name of Dudley Stovall, Sr. and Betty Caralina Stovall, recorded in Volume 448, Page 379 (R.O.W.C.TN.);

THENCE, with the South line of said 17.325 acres tract, South 82°59'01" East, a distance of 695.80 feet to a tee post found on the South line of said 17.325 acres tract, and at the Northwest corner of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the West line of Watkins Creek Subdivision, Section I, South 10°31'07" West, a distance of 552.62 feet to an iron rod found at an exterior corner of said Watkins Creek Subdivision, Section I, and at the North corner of a called 13.83 acres tract of land, in the name of Landvest Partners, LP, recorded in Book 6038, Page 208 (R.O.W.C.TN.);

THENCE, with the West line of said 13.83 acres tract the following three (3) calls, South 10°22'44" West, a distance of 197.67 feet to an iron rod found;

THENCE, South 75°16'05" East, a distance of 63.74 feet to an iron rod found;

THENCE, South 11°48'26" West, passing an iron rod at the Northwest corner of the aforementioned 5.01 acres tract at 531.05 feet for a total distance of 1,253.98 feet to to the Point of Beginning containing 29.05 acres.

SURVEY LAND DESCRIPTION - TRACT 4

Property situated in Franklin, Williamson County, Tennessee, being part of Tax Map 88, Parcel 006.00. Said property being bounded on the North by Robert Smithson, on the East by James Preston Poteete, Betty Caroline Stovall on the South by Highway 96/Murfreesboro Road, and on the West by William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, and being more particularly described as follows.

Point of Beginning (N:571249.01, E:1736719.76) at an iron rod found (disturbed) at the Southwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 14.39 feet, and a chord bearing and distance of North 69°29'22" West, 14.39 feet to the Southeast corner of a called 30.2 acres tract of land, in the name of William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, recorded in Book 112, Page 95 (R.O.W.C.TN.);

THENCE, with a fence on the East line of said 30.2 acres tract the following seven (7) calls, North 06°46'57" East, a distance of 574.51 feet;

THENCE, North 06°28'36" East, a distance of 167.49 feet;

THENCE, North 07°20'54" East, a distance of 114.18 feet;

THENCE, North 06°52'06" East, a distance of 168.81 feet;

THENCE, North 06°45'05" East, a distance of 168.07 feet;

THENCE, North 06°51'14" East, a distance of 201.07 feet;

THENCE, North 07°56'32" East, a distance of 44.03 feet to the Northeast corner of said 30.2 acres tract;

THENCE, with the South line of a tract of land, in the name of Robert Smithson, recorded in 374, Page 473 (R.O.W.C.TN.), South 83°49'18" East, a distance of 21.56 feet to the West line of said 28.3 acres tract;

THENCE, with the West line of said 28.3 acres tract the following five (5) calls, South 07°11'35" West, a distance of 172.45 feet;

THENCE, South 08°17'26" West, a distance of 251.21 feet;

THENCE, South 07°37'48" West, a distance of 211.87 feet;

THENCE, South 05°59'01" West, a distance of 305.93 feet;

THENCE, South 07°03'27" West, a distance of 500.48 feet to the Point of Beginning containing 0.53 acres.

ZONING

The surveyed properties are zoned MGA-I (Municipal Growth Area District I) from the Williamson County Official Zoning Map, adopted May 14, 2012, effective 01/01/2013. A zoning report was not furnished as part of this survey.

Building Restrictions for MGA-1 (Municipal Growth Area District 1) Zoning Per Williamson County Zoning Ordinance Table 10.02-7

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
MINIMUM LOT WIDTH	TRADITIONAL SUBDIVISIONS ONE ACRE TO 1.99 ACRES	130 FEET	130 FEET
	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	160 FEET	
	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	200 FEET	
	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	250 FEET	
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	300 FEET	
FRONT YARD SETBACK	TRADITIONAL SUBDIVISIONS ONE ACRE TO 4.99 ACRES	60 FEET	60 FEET
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	150 FEET	
SIDE YARD SETBACK	20 FEET		35 FEET
REAR YARD SETBACK	60 FEET		60 FEET
MAXIMUM HEIGHT	3.0 STORIES		3.0 STORIES

MAP REFERENCE

Being Parcel 009.05, 006.00, and 007.01 as Shown on Williamson County Property Map 88

DEED REFERENCE

Property Owned by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall of record in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), Book 1926, Page 955 (R.O.W.C.TN.), and Book 194, Page 12, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).

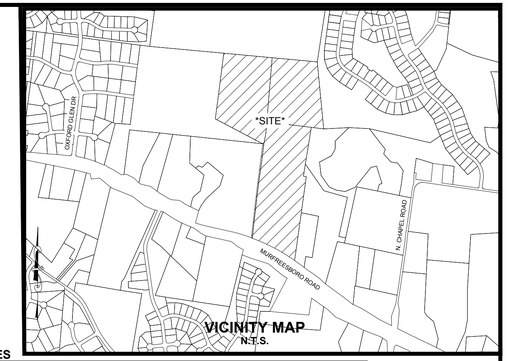
Property Owned by James Preston Poteete, and Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.)

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45662

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. Easements to Tennessee Electric Power Co. of record in Book 61, Page 48, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
12. Right of Way or Roadway Easement of record in Book 64, Page 27, Book 67, Page 464 and Book 1926, Page 955, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
13. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
14. Right of Way Easement of record in Book 4447, Page 257, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is not plotted, however document is blanket in nature.*
15. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
16. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
17. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
18. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
19. Application for Greenbelt of record in Book 559, Page 977, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
20. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45661

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
12. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
13. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
14. Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress. *Response: Does affect the property, is a survey matter, is plotted.*
15. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
16. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
17. Application for Greenbelt of record in Book 6681, Page 962, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
18. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES

1. The Property is located at 4316 and 4324 Murfreesboro Road, Franklin, Williamson County, Tennessee.
2. Based on a graphic scale, this property is located in an area designated as Zone "X" (Areas Determined to be Outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 47187, Panel 0220F, revised September 29, 2006, prepared by the National Flood Insurance Program.
3. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
4. Bearings shown hereon based on Tennessee State Plane Coordinate System (NAD83) using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network, date of observation 12/03/2018.
5. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Deed of record in Volume 448, Page 379, at the Register's Office for Williamson County, Tennessee (R.O.W.C.TN), Book 1926, Page 955 (R.O.W.C.TN.), Book 6461, Page 352 (R.O.W.C.TN.), and Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).
6. This survey was prepared using title commitment provided from Stewart Title Guaranty Company, File No. 01288-45662, and File No. 01288-45661, both with an effective date of July 09, 2019 at 8:00 A.M.
7. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
8. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater that 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
9. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
10. No evidence of earth moving work, building construction, or building additions at the time of survey.
11. No evidence was found which would indicate the site is being used for a solid waste dump, sump, or sanitary landfill.
12. No wetland delineation evidence performed by an Environmental Specialist was found on this site at the time of the survey.
13. The property described and shown heron is the same property that is described in the Title commitment referenced in Surveyor's Note #6 above.
14. P/O the surveyed property (Tract 2) does have access to Murfreesboro Road, a variable width public right-of-way, by final order and adverse possession, recorded in Book 194, Page 126, Case No. 25000, Chancery Court, Williamson County, Tennessee.
15. No information was found or supplied to this surveyor during the process of this survey regarding any proposed changes to street right of ways. No visible evidence of recent street or sidewalk construction or repairs was observed during the course of the fieldwork.
16. Two (2) visible encroachment was observed at the time of fieldwork.
17. One (1) cemetery or burial grounds was observed during fieldwork.
18. Buildings on the property are served by public utilities.
19. Property is subject to any and all matters shown on the survey by Ronnie D. Lowery dated April 2, 1998, and John D. McCormick dated February 25, 2008. Both surveys were not provided.

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: _____

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE MAP 88, PARCEL 09.05 MAP 88, PARCEL 06.00 MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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Filename: W:\18-11\1107.1 Stovall Property\5_CAD\Plats\18-11-1107.1_Stovall_ALTA_PLAT.dwg
Layout Name: Layout1
Plotted: Wednesday, December 11, 2019 - 2:49 pm
By: Brad

STAGECOACH DRIVE (50' RIGHT-OF-WAY)

WATKINS CREEK SUBDIVISION SECTION THREE PLAT BOOK 41, PAGE 55 R.O.W.C.TN.

P.O.B. TRACT 1 N:573935.94 E:1737709.12

S09°30'52"E 1027.37' (R) S05°25'58"E 1028.34' (M)

(11) THE TENNESSEE ELECTRIC POWER COMPANY BOOK 61, PAGE 48 "100' RIGHT-OF-WAY" R.O.W.C.TN.

OHE

TRACT 1 MAP 88, PARCEL 09.05 DUDLEY STOVALL, SR. AND BETTY CARALINA STOVALL VOLUME 448, PAGE 379 CALLED 17.325 ACRES R.O.W.C.TN.

MUFREESBORO ROAD

MAP 80, PARCEL 44.01 INGRAHAM PARTNERS L.P. BOOK 1427, PAGE 867 R.O.W.C.TN.

401 CLOVERCROFT ROAD

N89°15'14"E 661.05' (R) S89°23'54"E 657.32' (M)

P.O.B. TRACT 2 N:573977.25 E:1737052.80

S03°12'W 78-8/100 POLES (R) S06°40'53"E 965.01' (M)

S87°12'E 61-24/100 POLES (R) S84°19'52"E 759.02' (M)

N03°12'E 61-24/100 POLES (R) N06°48'35"E 1009.08' (M)

TRACT 2 MAP 88, PARCEL 06.00 DARWIN DUDLEY STOVALL, SR. AND BETTY CAROLINE STOVALL BOOK 1926, PAGE 955 CALLED 20 ACRES R.O.W.C.TN.

4316 MURFREESBORO ROAD

(175.23' (R) 176.68' (M)

WATKINS CREEK SUBDIVISION SECTION ONE PLAT BOOK 33, PAGE 14 R.O.W.C.TN.

S11°45'W 750.' (R) S10°31'07"W 552.62' (M)

N87°18'49"W 655.05' (R) N89°05'49"W 672.48' (TOTAL) (M)

S84°00'E 635.8' (R) S82°33'01"E 695.80' (M)

UNNAMED TRIBUTARY OF MAYES CREEK *GRAPHICALLY PLOTTED FROM COUNTY GIS*

ZONE "X"

BUILDING ENCROACHMENT ± 1'

CONCRETE (TYPICAL)

GRAVEL (TYPICAL)

EXISTING BUILDING

WELL HOUSE

L7

L15 L6 L16 L14 L13 L5 L12 L4 L17 L10 L3 L9 L2 L8

(12) 16' INGRESS/EGRESS EASEMENT BOOK 64, PAGE 27 R.O.W.C.TN.

ASPHALT (TYPICAL)

N04°45'E 1.776 (R)

(13) TRACT 4 DUDLEY STOVALL SR. AND BETTY CAROLINA STOVALL BOOK 194, PAGE 126 "CASE NO. 25000" C.C.W.C.TN.

FORMERLY JACKSON LANE

P.O.B. TRACT 4 N:571249.01 E:1736719.76

HIGHWAY 96/MURFREESBORO ROAD (RIGHT-OF-WAY VARIES)

R/W

N7° 3'4"W 49 POLES (R) N9° 41'W 806.47 (M)

(14) 20' INGRESS/EGRESS EASEMENT BOOK 67, PAGE 464 R.O.W.C.TN.

ASPHALT DRIVE

EXISTING SHEDS

EXISTING BUILDING

MAP 88, PARCEL 03.00 ROBERT SMITHSON BOOK 374, PAGE 473 R.O.W.C.TN.

4256 MURFREESBORO ROAD

MAP 88, PARCEL 07.00 LANDVEST PARTNERS, LP BOOK 6038, PAGE 208 CALLED 13.83 ACRES R.O.W.C.TN.

4344 MURFREESBORO ROAD

S79°30'E 63.7' (R)

S10°22'44"W 197.67'

WELL HOUSE

SHED

EXISTING BUILDING

GRAVEL DRIVE

SHED

CEMETERY

MAP 88, PARCEL 07.02 WILLIAM KELLY ARMISTEAD AND WIFE AMBER MARIE ARMISTEAD BOOK 6472, PAGE 509 CALLED 5.01 ACRES R.O.W.C.TN.

4342 MURFREESBORO ROAD

ENCROACHMENT ± 66'

S08°W 1238 (R) S11°48'26"W 1253.98' (M)

GATE (TYPICAL)

P.O.B. TRACT 3 N:570952.38 E:1737299.68

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION "40' RIGHT-OF-WAY"

TRACT 3 MAP 88, PARCEL 07.01 JAMES PRESTON POTEETE BETTY CAROLINE STOVALL BOOK 6461, PAGE 352 CALLED 28.3 ACRES R.O.W.C.TN.

4324 MURFREESBORO ROAD

MAP 88, PARCEL 05.00 WILLIAM THOMAS BAGSBY, JR AND WIFE VELMA K. BAGSBY BOOK 162, PAGE 95 CALLED 30.2 ACRES R.O.W.C.TN.

4310 MURFREESBORO ROAD

LEGEND

- UTILITY POLE
- GUY WIRE
- IRON ROD SET CAPPED ELI-LLC
- IRON ROD FOUND
- BEARING BREAK
- TEE POST
- SUBJECT PROPERTY LINE
- ADJOINER
- RIGHT OF WAY
- EXISTING EASEMENT EDGE
- FENCE LINE
- EXISTING STORM LINE
- EXISTING ELECTRIC LINE
- (R) RECORDED CALL
- (M) MEASURED CALL
- P.O.B. POINT OF BEGINNING
- R.O.W.C.TN. REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE
- C.C.W.C.TN. CHANCERY COURT, WILLIAMSON COUNTY, TENNESSEE
- (I) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45662
- (7) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45661

TN STATE PLAN
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83
DATE OF OBSERVATION 11/26/2019

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	652.76	2904.79	N62° 54' 35"W	651.38
C2	14.39	2904.79	N69° 29' 22"W	14.39

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S75° 16' 05"E	63.74'
L2	N7° 03' 27"E	500.48'
L3	N5° 59' 01"E	305.93'
L4	N7° 37' 48"E	211.87'
L5	N8° 17' 26"E	251.21'
L6	N7° 11' 35"E	185.76'
L7	N6° 57' 22"E	328.37'
L8	N6° 46' 57"E	574.51'
L9	N6° 28' 36"E	167.49'
L10	N7° 20' 54"E	114.18'
L11	N6° 52' 06"E	168.81'
L12	N6° 45' 05"E	168.07'
L13	N6° 51' 14"E	201.07'
L14	N7° 56' 32"E	44.03'
L15	S83° 49' 18"E	21.56'
L16	S7° 11' 35"W	172.45'

TOTAL AREA:
TRACT 1: 17.33 ACRES
TRACT 2: 20.09 ACRES
TRACT 3: 29.05 ACRES
TRACT 4: 0.53 ACRES

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: Bennie O. Wheeler

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

BENNIE O. WHEELER REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE

MAP 88, PARCEL 09.05
MAP 88, PARCEL 06.00
MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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F:\name: W:\18-1-1107.1 Stovall Property\X-_CAD\Plats\18-11-1107.1_Stovall_ALTA_LO.dwg
Layout Name: Layout1 (2)
Plotted: Wednesday, December 11, 2019 - 2:47 pm
By: Bennie Wheeler

City of Franklin

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

File #: 21-02137

DATE: August 11, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2020-292, A Resolution To Annex Five Properties, Consisting Of 295.275 Acres, Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7418
Applicant: Baylen Dahl, Meritage Homes
Owner: Baylen Dahl, Meritage Homes

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located southeast of the intersection of Clovercroft Road and Oxford Glen Drive. It is contiguous to the City limits and is within the eastern limits of the City's Urban Growth Boundary (UGB). This property falls into the Mayes Creek drainage basin. The Mayes Creek basin was identified as a mid-term capability area in the 2018 growth study.

The subject properties requesting annexation are within the Single Family Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property are also included on this agenda.

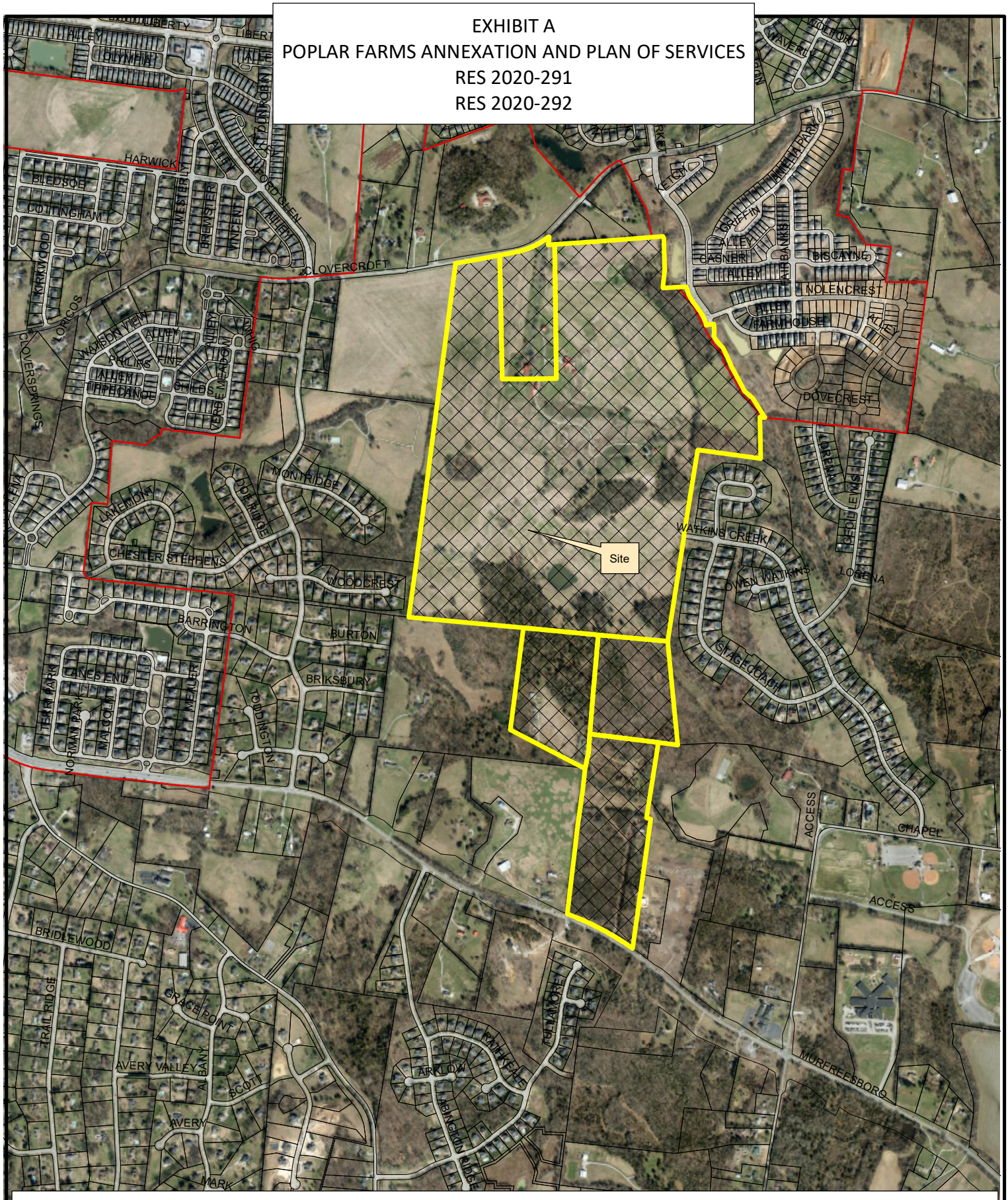
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2020-292 be recommended to the Board of Mayor and Aldermen for approval.

EXHIBIT A
POPLAR FARMS ANNEXATION AND PLAN OF SERVICES
RES 2020-291
RES 2020-292



Legend

Properties being considered

Existing City Limits

0 500 1,000 2,000 3,000 4,000

Feet

N

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RESOLUTION 2020-292

A RESOLUTION TO ANNEX FIVE PROPERTIES, CONSISTING OF 295.275 ACRES, LOCATED SOUTHEAST OF THE INTERSECTION OF CLOVERCROFT ROAD AND OXFORD GLEN DRIVE, ADDRESSED AS 4316 MURFREESBORO ROAD, 4324 MURFREESBORO ROAD, 4099 CLOVERCROFT ROAD, AND 4101 CLOVERCROFT ROAD, AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, James Poteete, Betty Stovall, and Marianna Wilson (Trustee of the Ingraham Living Trust U/A/D, ("Owner(s)") of five properties located at or adjacent to 4316 and 4324 Murfreesboro Road and 4099 and 4101 Clovercroft Road, ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

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

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2020-291; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
80 --- 32.00	15.45
p/o 80 --- 44.01	214.20
88---00600	20.0
88---00905	17.325
88---00701	28.3
Total	295.275

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

SECTION III. That the annexed Property shall become part of Aldermanic Ward 1.

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

ATTEST:

By: _____
Eric S. 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: _____

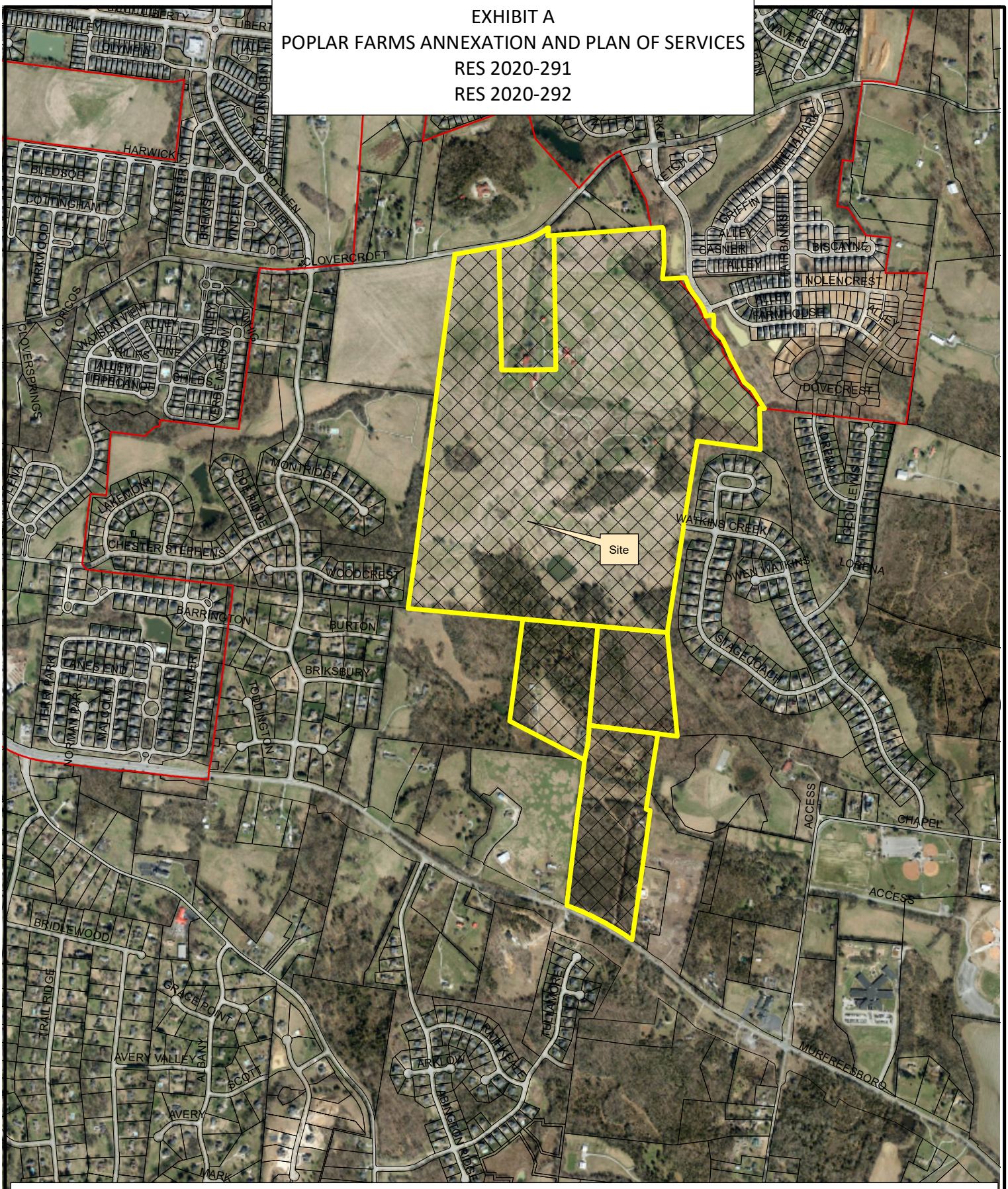
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

EXHIBIT A
POPLAR FARMS ANNEXATION AND PLAN OF SERVICES
RES 2020-291
RES 2020-292



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RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45662

Tract I: Map/Parcel 088.009.05

Land in Williamson County, Tennessee, lying wholly within the Fourteenth (14th) Civil District, and more particularly described as follows:

Beginning at a fence corner, said corner being Oakley's northwest corner in Stovall's east line; thence with Stovall's east line N 03°23'08" E. 455.67 ft to a point in the fence and N 01°45'08" E. 508.84 ft. to a fence corner; thence with Ingraham's south line N 89°15'14" E. 661.85 ft. to a fence corner and iron pin, thence with a new staked line, S 09°30'52" E. 1027.37 ft. to a fence corner and iron pin, thence with Oakley's north line N 87°18'19" W. 875.05 ft. to the point of beginning, containing 17.325 acres more or less.

Tract 2: Map/Parcel 088 006.00

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to witt:

Beginning at the SEC of the lot, a large Hackberry on South side of a gulley and in Jackson's west boundary, 18 links northward from Garman's corner fence-post, and running thence N. 67 3/4 W. 49 poles to a set stone in grass lot; thence N 3 1/2 E. 61-24/100 poles to a set stone in the stone in the south boundary line of the Nolen tract; thence with the same; S. 87 1/2 E. 46 poles to a burnt locust post in the NWC. of the Carter tract; thence with the west boundary of the Carter and Jackson, S. 3 1/2 W. 78-8/100 poles to the beginning, containing Twenty (20) acres, more or less, according to survey made May 1st, 1934 by S.M. Henderson, County Surveyor of Williamson County.

Also a right-of-way over the remaining portion of the tract 20 feet wide, extending eastward from the southwest corner of above described 20 acre lot and lying between the south boundary of same and a line parallel with and southward from same, said right-of-way being for the benefit and use of said 20 acre lot as a roadway of ingress and egress from the right-of-way formerly reserved for the use of the Morelock tract, which last mentioned right-of-way is described in deed of Harpeth Trust Company to Garman which deed is of record in Deed Book 64 at page 27 in the R. O. W. C.

Being the same property conveyed to Dudley Stovall, Sr. and Betty Caralina Stovall, as tenants by the entirety by Warranty Deed dated 07/11/1983 from Lorena A. Lewis of record in Book 448, Page 379, Register's Office for Williamson County, Tennessee.

Also being the same property conveyed to Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall by Quit Claim Deed dated 10/29/1999 from Bettie Caroline Stovall, formerly known as Bettie Caroline Wilhoite, of record in Book 1926, Page 955, Register's Office for Williamson County, Tennessee.

Darwin Dudley Stovall, Sr. died on March 19, 2018 leaving Bettie Caroline Stovall, also known as Betty Caralina Stovall, as the surviving tenant by the entirety.

RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45661

Tract 3: Map/Parcel 088.007.01

Said tract lies wholly within the Fourteenth Civil District of Williamson County, Tennessee and is bound in general by Tennessee Highway 96 on the South, Stovall on the West, Lewis on the North and Oakley on the East.

Beginning at a corner post in the north margin of Tennessee Highway 96 at the southeast corner of Stovall, thence with his east fence line N. 4 deg. 45' E. 1776 feet to a corner post, thence with Lewis' south line S. 84 deg. 00' E. 695.8 feet to an iron post; thence with the following three new staked lines S. 11 deg. 45' W. 750 feet, S. 79 deg. 30' E. 637 feet and S. 8 deg. W. 1238 feet to an iron post at north margin of Tennessee Highway 96; thence with said margin with a curve to the left for a length of 651.5 feet to the point of beginning and containing 28.3 acres, more or less.

Being part of the same property conveyed to J.T. Oakley by Warranty Deed dated 09/16/1955 from Armistead J. Jackson and wife, Elizabeth Jackson of record in Book 101, Page 374, Register's Office for Williamson County, Tennessee. The said J.T. Oakley died testate on December 23, 1972 and by his Will of record in Will Book 37, Page 157, Probate Court Clerk's Office for Williamson County, Tennessee, he devised a one-half interest to Martha E. Oakley, and a one-half interest to Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, James C. Oakley and Bill T. Oakley.

Being part of the same property conveyed to Bill T. Oakley by Warranty Deed dated 05/25/1973 from Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, and James C. Oakley of record in Book 209, Page 961, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Martha E. Oakley by Quit Claim Deed dated 05/15/1976 from Bill T. Oakley, unmarried of record in Book 262, Page 197, Register's Office for Williamson County, Tennessee. Martha E. Oakley died intestate on May 9, 2007. James Preston Poteete was appointed Administrator of the Estate of Martha Elizabeth Oakley under Docket No. 19419, Probate Court Clerk's Office for Williamson County, Tennessee.

Being the same property conveyed to James Preston Poteete, two-third interest and Betty Caroline Stovall, one-third interest by Quit Claim Deed dated 05/25/2015 from James Preston Poteete, Administrator of the Estate of Martha Elizabeth Oakley, deceased of record in Book 6461, Page 352, Register's Office for Williamson County, Tennessee.

SURVEY LAND DESCRIPTION - TRACT 1

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 009.05. Said property being bounded on the North by Ingraham Partners, LP, on the East by Watkins Creek, Section 3, on the South by Watkins Creek, Section I, James Preston Poteete, and Betty Caroline Stovall, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall and being more particularly described as follows.

Point of Beginning (N:573935.94, E:1737709.12) at an iron rod found at the Southeast corner of a tract of land, in the name of Ingraham Partners, LP, recorded in Book 1477, Page 267, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the West line of Watkins Creek Subdivision, Section 3, described as "Open Space, a called 22.98 acres tract", recorded in Plat Book 41, Page 55 (R.O.W.C.TN.), THENCE, South 05°25'28" East, a distance of 1,028.34 feet to an iron rod found at the Southwest corner of said 22.98 acres tract, and on the North line of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the North line of said Watkins Creek Subdivision, Section I, North 82°59'01" West, a distance of 872.48 feet to an iron rod found at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the East line of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.);

THENCE, with the East line of said 20 acres tract, North 06°40'53" East, a distance of 965.01 feet to an iron rod found at the Northeast corner of said 20 acres tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of said Ingraham Partners, L.P. tract, South 86°23'54" East, a distance of 657.62 feet to the Point of Beginning containing 17.33 acres.

SURVEY LAND DESCRIPTION - TRACT 2

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 006.00. Said property being bounded on the North by Ingraham Partners, LP, on the East by Dudley Stovall, Sr. and Betty Caroline Stovall, on the South and West by Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:573977.25, E:1737052.80) at an iron rod found at the Northwest corner of a called 17.325 acres tract, in the name of Dudley Stovall, Sr. and Betty Caroline Stovall, recorded in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the South line of a tract of land, in the name of Ingraham Partners, L.P., recorded in Book 1477, Page 267 (R.O.W.C.TN.); THENCE, South 06°40'53" West, a distance of 965.01 feet to an iron rod found at the Southwest corner of said 17.325 acres tract, and at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.);

THENCE, with the West line of said 28.3 acres tract, South 06°57'22" West, a distance of 328.37 feet to the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, with the Smithson line, North 63°41'11" West, a distance of 806.47 feet to an iron rod found at an interior corner of said Smithson tract;

THENCE, continuing with Smithson line, North 06°48'35" East, a distance of 1,009.08 feet to an iron rod found at the Northeast corner of said Smithson tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of Ingraham Partners, L.P. tract, South 84°19'32" East, a distance of 759.02 feet to the Point of Beginning containing 20.09 acres.

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 owner, 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.

Know what's below. Call before you dig.

SURVEY LAND DESCRIPTION - TRACT 3

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 007.01. Said property being bounded on the North by Dudley Stovall, Sr. and Betty Caralina Stovall, on the East by Watkins Creek Subdivision, Section I Landvest Partners, LP, and William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, on the South by Highway 96/Murfreesboro Road, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, and Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:570952.38, E:1737299.68) at an iron rod found at the Southwest corner of a called 5.01 acres tract of land, in the name of William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 652.76 feet, and a chord bearing and distance of North 62°54'35" West, 651.38 feet to the Southeast corner of a tract of land, in the name of Dudley Stovall Sr. and Betty Carolina Stovall, recorded in Case No. 25000, Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.);

THENCE, with the East line of said Stovall tract the following six (6) calls, North 07°03'27" East, a distance of 500.48 feet;

THENCE, North 05°59'01" East, a distance of 305.93 feet;

THENCE, North 07°37'48" East, a distance of 211.87 feet;

THENCE, North 08°17'26" East, a distance of 251.21 feet;

THENCE, North 07°11'35" East, a distance of 185.76 feet to the Southeast corner of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.), and at the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, North 06°57'22" East, a distance of 328.37 feet to an iron rod found on the East line of said 20 acres tract, and at the Southwest corner of a called 17.325 acres tract of land, in the name of Dudley Stovall, Sr. and Betty Caralina Stovall, recorded in Volume 448, Page 379 (R.O.W.C.TN.);

THENCE, with the South line of said 17.325 acres tract, South 82°59'01" East, a distance of 695.80 feet to a tee post found on the South line of said 17.325 acres tract, and at the Northwest corner of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the West line of Watkins Creek Subdivision, Section I, South 10°31'07" West, a distance of 552.62 feet to an iron rod found at an exterior corner of said Watkins Creek Subdivision, Section I, and at the North corner of a called 13.83 acres tract of land, in the name of Landvest Partners, LP, recorded in Book 6038, Page 208 (R.O.W.C.TN.);

THENCE, with the West line of said 13.83 acres tract the following three (3) calls, South 10°22'44" West, a distance of 197.67 feet to an iron rod found;

THENCE, South 75°16'05" East, a distance of 63.74 feet to an iron rod found;

THENCE, South 11°48'26" West, passing an iron rod at the Northwest corner of the aforementioned 5.01 acres tract at 531.05 feet for a total distance of 1,253.98 feet to to the Point of Beginning containing 29.05 acres.

SURVEY LAND DESCRIPTION - TRACT 4

Property situated in Franklin, Williamson County, Tennessee, being part of Tax Map 88, Parcel 006.00. Said property being bounded on the North by Robert Smithson, on the East by James Preston Poteete, Betty Caroline Stovall on the South by Highway 96/Murfreesboro Road, and on the West by William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, and being more particularly described as follows.

Point of Beginning (N:571249.01, E:1736719.76) at an iron rod found (disturbed) at the Southwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 14.39 feet, and a chord bearing and distance of North 69°29'22" West, 14.39 feet to the Southeast corner of a called 30.2 acres tract of land, in the name of William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, recorded in Book 112, Page 95 (R.O.W.C.TN.);

THENCE, with a fence on the East line of said 30.2 acres tract the following seven (7) calls, North 06°46'57" East, a distance of 574.51 feet;

THENCE, North 06°28'36" East, a distance of 167.49 feet;

THENCE, North 07°20'54" East, a distance of 114.18 feet;

THENCE, North 06°52'06" East, a distance of 168.81 feet;

THENCE, North 06°45'05" East, a distance of 168.07 feet;

THENCE, North 06°51'14" East, a distance of 201.07 feet;

THENCE, North 07°56'32" East, a distance of 44.03 feet to the Northeast corner of said 30.2 acres tract;

THENCE, with the South line of a tract of land, in the name of Robert Smithson, recorded in 374, Page 473 (R.O.W.C.TN.), South 83°49'18" East, a distance of 21.56 feet to the West line of said 28.3 acres tract;

THENCE, with the West line of said 28.3 acres tract the following five (5) calls, South 07°11'35" West, a distance of 172.45 feet;

THENCE, South 08°17'26" West, a distance of 251.21 feet;

THENCE, South 07°37'48" West, a distance of 211.87 feet;

THENCE, South 05°59'01" West, a distance of 305.93 feet;

THENCE, South 07°03'27" West, a distance of 500.48 feet to the Point of Beginning containing 0.53 acres.

ZONING

The surveyed properties are zoned MGA-1 (Municipal Growth Area District 1) from the Williamson County Official Zoning Map, adopted May 14, 2012, effective 01/01/2013. A zoning report was not furnished as part of this survey.

Building Restrictions for MGA-1 (Municipal Growth Area District 1) Zoning Per Williamson County Zoning Ordinance Table 10.02-7

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
MINIMUM LOT WIDTH	TRADITIONAL SUBDIVISIONS ONE ACRE TO 1.99 ACRES	130 FEET	130 FEET
	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	160 FEET	
	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	200 FEET	
	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	250 FEET	
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	300 FEET	
FRONT YARD SETBACK	TRADITIONAL SUBDIVISIONS ONE ACRE TO 4.99 ACRES	60 FEET	60 FEET
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	150 FEET	
SIDE YARD SETBACK	20 FEET		35 FEET
REAR YARD SETBACK	60 FEET		60 FEET
MAXIMUM HEIGHT	3.0 STORIES		3.0 STORIES

MAP REFERENCE

Being Parcel 009.05, 006.00, and 007.01 as Shown on Williamson County Property Map 88

DEED REFERENCE

Property Owned by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall of record in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), Book 1926, Page 955 (R.O.W.C.TN.), and Book 194, Page 12, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).

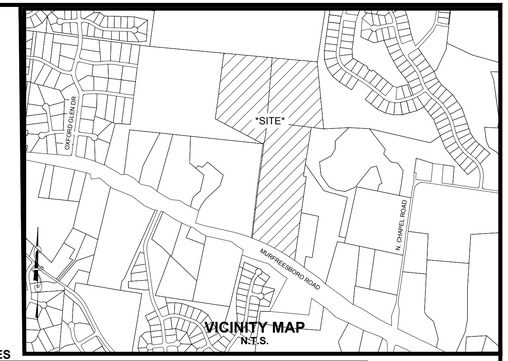
Property Owned by James Preston Poteete, and Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.)

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45662

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. Easements to Tennessee Electric Power Co. of record in Book 61, Page 48, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
12. Right of Way or Roadway Easement of record in Book 64, Page 27, Book 67, Page 464 and Book 1926, Page 955, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
13. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
14. Right of Way Easement of record in Book 4447, Page 257, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is not plotted, however document is blanket in nature.*
15. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
16. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
17. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
18. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
19. Application for Greenbelt of record in Book 559, Page 977, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
20. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45661

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
12. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
13. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
14. Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress. *Response: Does affect the property, is a survey matter, is plotted.*
15. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
16. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
17. Application for Greenbelt of record in Book 6681, Page 962, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
18. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*



SURVEYOR'S NOTES

1. The Property is located at 4316 and 4324 Murfreesboro Road, Franklin, Williamson County, Tennessee.
2. Based on a graphic scale, this property is located in an area designated as Zone "X" (Areas Determined to be Outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 47187, Panel 0220F, revised September 29, 2006, prepared by the National Flood Insurance Program.
3. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
4. Bearings shown hereon based on Tennessee State Plane Coordinate System (NAD83) using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network, date of observation 12/03/2018.
5. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Deed of record in Volume 448, Page 379, at the Register's Office for Williamson County, Tennessee (R.O.W.C.TN), Book 1926, Page 955 (R.O.W.C.TN.), Book 6461, Page 352 (R.O.W.C.TN.), and Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).
6. This survey was prepared using title commitment provided from Stewart Title Guaranty Company, File No. 01288-45662, and File No. 01288-45661, both with an effective date of July 09, 2019 at 8:00 A.M.
7. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
8. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater that 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
9. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
10. No evidence of earth moving work, building construction, or building additions at the time of survey.
11. No evidence was found which would indicate the site is being used for a solid waste dump, sump, or sanitary landfill.
12. No wetland delineation evidence performed by an Environmental Specialist was found on this site at the time of the survey.
13. The property described and shown heron is the same property that is described in the Title commitment referenced in Surveyor's Note #6 above.
14. P/O the surveyed property (Tract 2) does have access to Murfreesboro Road, a variable width public right-of-way, by final order and adverse possession, recorded in Book 194, Page 126, Case No. 25000, Chancery Court, Williamson County, Tennessee.
15. No information was found or supplied to this surveyor during the process of this survey regarding any proposed changes to street right of ways. No visible evidence of recent street or sidewalk construction or repairs was observed during the course of the fieldwork.
16. Two (2) visible encroachment was observed at the time of fieldwork.
17. One (1) cemetery or burial grounds was observed during fieldwork.
18. Buildings on the property are served by public utilities.
19. Property is subject to any and all matters shown on the survey by Ronnie D. Lowery dated April 2, 1998, and John D. McCormick dated February 25, 2008. Both surveys were not provided.

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: _____

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE

MAP 88, PARCEL 09.05
MAP 88, PARCEL 06.00
MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
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SHEET 1 OF 2 ELI File No.: 18-11-1107.1 Stovall Property

Filename: W:\18-11-1107.1 Stovall Property\5_CAD\Plats\18-11-1107.1_Stovall_ALTA_PLAT.dwg
Layout Name: Layout1
Plotted: Wednesday, December 11, 2019 - 2:49 pm
By: Bob

STAGECOACH DRIVE (50' RIGHT-OF-WAY)

WATKINS CREEK SUBDIVISION SECTION THREE PLAT BOOK 41 PAGE 55 R.O.W.C.TN.

WATKINS CREEK SUBDIVISION SECTION ONE PLAT BOOK 33, PAGE 14 R.O.W.C.TN.

MAP 88, PARCEL 07.00 LANDVEST PARTNERS, LP BOOK 6038, PAGE 208 CALLED 13.83 ACRES R.O.W.C.TN.

4344 MURFREESBORO ROAD

MAP 88, PARCEL 07.02 WILLIAM KELLY ARMISTEAD AND WIFE AMBER MARIE ARMISTEAD BOOK 6472, PAGE 509 CALLED 5.01 ACRES R.O.W.C.TN.

4342 MURFREESBORO ROAD

MAP 80, PARCEL 44.01 INGRAHAM PARTNERS L.P. BOOK 1457, PAGE 867 R.O.W.C.TN.

4101 CLOVERCROFT ROAD

MAP 88, PARCEL 05.00 WILLIAM THOMAS BAGSBY, JR AND WIFE VELMA K. BAGSBY BOOK 168, PAGE 95 CALLED 30.2 ACRES R.O.W.C.TN.

4310 MURFREESBORO ROAD

MAP 88, PARCEL 03.00 ROBERT SMITHSON BOOK 374, PAGE 473 R.O.W.C.TN.

4256 MURFREESBORO ROAD

LEGEND

- UTILITY POLE
- GUY WIRE
- IRON ROD SET CAPPED ELI-LLC
- IRON ROD FOUND
- BEARING BREAK
- TEE POST
- SUBJECT PROPERTY LINE
- ADJOINER
- RIGHT OF WAY
- EXISTING EASEMENT EDGE
- FENCE LINE
- EXISTING STORM LINE
- EXISTING ELECTRIC LINE
- (R) RECORDED CALL
- (M) MEASURED CALL
- P.O.B. POINT OF BEGINNING
- R.O.W.C.TN. REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE
- C.C.W.C.TN. CHANCERY COURT, WILLIAMSON COUNTY, TENNESSEE
- (1) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45662
- (2) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45661

TN STATE PLAN
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83
DATE OF OBSERVATION 11/26/2019

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

P.O.B. TRACT 1 N:573935.94 E:1737709.12

S09°30'52"E 1027.37' (R)
S05°25'58"E 1028.34' (M)

(1) THE TENNESSEE ELECTRIC POWER COMPANY BOOK 61, PAGE 48 "100' RIGHT-OF-WAY" R.O.W.C.TN.

OHE

TRACT 1
MAP 88, PARCEL 09.05
DUDLEY STOVALL, SR. AND BETTY CARALINA STOVALL
VOLUME 448, PAGE 379
CALLED 17.325 ACRES
R.O.W.C.TN.

MUFREESBORO ROAD

N89°15'14"E 661.05' (R)
S89°23'54"E 657.32' (M)

P.O.B. TRACT 2 N:573977.25 E:1737052.80

S03°12'W 78-8/100 POLES (R)
N06°40'53"E 965.01' (M)

S87°12'E 61-24/100 POLES (R)
S84°19'52"E 759.02' (M)

N03°12'E 61-24/100 POLES (R)
N06°48'35"E 1009.08' (M)

(175.23' (R)
(176.68' (M)

WATKINS CREEK SUBDIVISION SECTION ONE PLAT BOOK 33, PAGE 14 R.O.W.C.TN.

S11°45'W 750' (R)
S10°31'07"W 552.62' (M)

N87°18'49"W 655.05' (R)
N89°41'W 672.48' (TOTAL) (M)

S84°00'E 635.8' (R)
S82°33'01"E 635.80' (M)

S10°22'44"W 197.67'

S79°30'E 63.7' (R)

WELL HOUSE

SHED

EXISTING BUILDING

GRAVEL DRIVE

ENCROACHMENT ± 66

S08°W 1238' (R)
S11°48'26"W 1253.98' (M)

GATE (TYPICAL)

SHED

CEMETERY

UNNAMED TRIBUTARY OF MAYES CREEK *GRAPHICALLY PLOTTED FROM COUNTY GIS*

ZONE "X"

P.O.B. TRACT 3 N:570952.38 E:1737299.68

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION "40' RIGHT-OF-WAY"

TRACT 3
MAP 88, PARCEL 07.01
JAMES PRESTON POTEETE
BETTY CAROLINE STOVALL
BOOK 6461, PAGE 352
CALLED 28.3 ACRES
R.O.W.C.TN.

4324 MURFREESBORO ROAD

(2)(1) 16' INGRESS/EGRESS EASEMENT BOOK 64, PAGE 27 R.O.W.C.TN.

(2) TRACT 4
DUDLEY STOVALL, SR. AND BETTY CAROLINA STOVALL
BOOK 194, PAGE 126
"CASE NO. 25000"
C.C.W.C.TN.

FORMERLY JACKSON LANE

ASPHALT (TYPICAL)

N04°45'E 1.776 (R)

P.O.B. TRACT 4 N:571249.01 E:1736719.76

HIGHWAY 96/MURFREESBORO ROAD (RIGHT-OF-WAY VARIES)

BUILDING ENCROACHMENT ± 1'

CONCRETE (TYPICAL)

GRAVEL (TYPICAL)

EXISTING BUILDING

WELL HOUSE

TRACT 2
MAP 88, PARCEL 06.00
DARWIN DUDLEY STOVALL, SR. AND BETTIE CAROLINE STOVALL
BOOK 1926, PAGE 955
CALLED 20 ACRES
R.O.W.C.TN.

4316 MURFREESBORO ROAD

N07°3'41"W 45 POLES (R)
N69°41'W 866.47' (M)

(2) 20' INGRESS/EGRESS EASEMENT BOOK 67, PAGE 464 R.O.W.C.TN.

ASPHALT DRIVE

EXISTING SHEDS

EXISTING BUILDING

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S75° 16' 05"E	63.74'
L2	N7° 03' 27"E	500.48'
L3	N5° 59' 01"E	305.93'
L4	N7° 37' 48"E	211.87'
L5	N8° 17' 26"E	251.21'
L6	N7° 11' 35"E	185.76'
L7	N6° 57' 22"E	328.37'
L8	N6° 46' 57"E	574.51'
L9	N6° 28' 36"E	167.49'
L10	N7° 20' 54"E	114.18'
L11	N6° 52' 06"E	168.81'
L12	N6° 45' 05"E	168.07'
L13	N6° 51' 14"E	201.07'
L14	N7° 56' 32"E	44.03'
L15	S83° 49' 18"E	21.56'
L16	S7° 11' 35"W	172.45'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	652.76	2904.79	N62° 54' 35"W	651.38
C2	14.39	2904.79	N69° 29' 22"W	14.39

TOTAL AREA:
TRACT 1: 17.33 ACRES
TRACT 2: 20.09 ACRES
TRACT 3: 29.05 ACRES
TRACT 4: 0.53 ACRES

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: Bennie O. Wheeler

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

BENNIE O. WHEELER REGISTERED LAND SURVEYOR AGRICULTURE XVI TENNESSEE NO. 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE

MAP 88, PARCEL 09.05
MAP 88, PARCEL 06.00
MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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F:\Forums_W_VOL_1\1107.1 Stovall Property\X-_CAD\Plats\VOL#-1107.1_Stovall_ALTA_LO.dwg
Layout Name: Layout1 (2)
Plotted: Wednesday, December 11, 2019 - 2:47 pm
By: Bennie Wheeler

RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45662

Tract I: Map/Parcel 088.009.05

Land in Williamson County, Tennessee, lying wholly within the Fourteenth (14th) Civil District, and more particularly described as follows:

Beginning at a fence corner, said corner being Oakley's northwest corner in Stovall's east line; thence with Stovall's east line N 03°23'08" E. 455.67 ft to a point in the fence and N 01°45'08" E. 508.84 ft. to a fence corner; thence with Ingraham's south line N 89°15'14" E. 661.85 ft. to a fence corner and iron pin, thence with a new staked line, S 09°30'52" E. 1027.37 ft. to a fence corner and iron pin, thence with Oakley's north line N 87°18'19" W. 875.05 ft. to the point of beginning, containing 17.325 acres more or less.

Tract 2: Map/Parcel 088 006.00

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to witt:

Beginning at the SEC of the lot, a large Hackberry on South side of a gulley and in Jackson's west boundary, 18 links northward from Garman's corner fence-post, and running thence N. 67 3/4 W. 49 poles to a set stone in grass lot; thence N 3 1/2 E. 61-24/100 poles to a set stone in the stone in the south boundary line of the Nolen tract; thence with the same; S. 87 1/2 E. 46 poles to a burnt locust post in the NWC. of the Carter tract; thence with the west boundary of the Carter and Jackson, S. 3 1/2 W. 78-8/100 poles to the beginning, containing Twenty (20) acres, more or less, according to survey made May 1st, 1934 by S.M. Henderson, County Surveyor of Williamson County.

Also a right-of-way over the remaining portion of the tract 20 feet wide, extending eastward from the southwest corner of above described 20 acre lot and lying between the south boundary of same and a line parallel with and southward from same, said right-of-way being for the benefit and use of said 20 acre lot as a roadway of ingress and egress from the right-of-way formerly reserved for the use of the Morelock tract, which last mentioned right-of-way is described in deed of Harpeth Trust Company to Garman which deed is of record in Deed Book 64 at page 27 in the R. O. W. C.

Being the same property conveyed to Dudley Stovall, Sr. and Betty Caralina Stovall, as tenants by the entirety by Warranty Deed dated 07/11/1983 from Lorena A. Lewis of record in Book 448, Page 379, Register's Office for Williamson County, Tennessee.

Also being the same property conveyed to Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall by Quit Claim Deed dated 10/29/1999 from Bettie Caroline Stovall, formerly known as Bettie Caroline Wilhoite, of record in Book 1926, Page 955, Register's Office for Williamson County, Tennessee.

Darwin Dudley Stovall, Sr. died on March 19, 2018 leaving Bettie Caroline Stovall, also known as Betty Caralina Stovall, as the surviving tenant by the entirety.

RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45661

Tract 3: Map/Parcel 088.007.01

Said tract lies wholly within the Fourteenth Civil District of Williamson County, Tennessee and is bound in general by Tennessee Highway 96 on the South, Stovall on the West, Lewis on the North and Oakley on the East.

Beginning at a corner post in the north margin of Tennessee Highway 96 at the southeast corner of Stovall, thence with his east fence line N. 4 deg. 45' E. 1776 feet to a corner post, thence with Lewis' south line S. 84 deg. 00' E. 695.8 feet to an iron post; thence with the following three new staked lines S. 11 deg. 45' W. 750 feet, S. 79 deg. 30' E. 637 feet and S. 8 deg. W. 1238 feet to an iron post at north margin of Tennessee Highway 96; thence with said margin with a curve to the left for a length of 651.5 feet to the point of beginning and containing 28.3 acres, more or less.

Being part of the same property conveyed to J.T. Oakley by Warranty Deed dated 09/16/1955 from Armistead J. Jackson and wife, Elizabeth Jackson of record in Book 101, Page 374, Register's Office for Williamson County, Tennessee. The said J.T. Oakley died testate on December 23, 1972 and by his Will of record in Will Book 37, Page 157, Probate Court Clerk's Office for Williamson County, Tennessee, he devised a one-half interest to Martha E. Oakley, and a one-half interest to Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, James C. Oakley and Bill T. Oakley.

Being part of the same property conveyed to Bill T. Oakley by Warranty Deed dated 05/25/1973 from Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, and James C. Oakley of record in Book 209, Page 961, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Martha E. Oakley by Quit Claim Deed dated 05/15/1976 from Bill T. Oakley, unmarried of record in Book 262, Page 197, Register's Office for Williamson County, Tennessee. Martha E. Oakley died intestate on May 9, 2007. James Preston Poteete was appointed Administrator of the Estate of Martha Elizabeth Oakley under Docket No. 19419, Probate Court Clerk's Office for Williamson County, Tennessee.

Being the same property conveyed to James Preston Poteete, two-third interest and Betty Caroline Stovall, one-third interest by Quit Claim Deed dated 05/25/2015 from James Preston Poteete, Administrator of the Estate of Martha Elizabeth Oakley, deceased of record in Book 6461, Page 352, Register's Office for Williamson County, Tennessee.

SURVEY LAND DESCRIPTION - TRACT 1

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 009.05. Said property being bounded on the North by Ingraham Partners, LP, on the East by Watkins Creek, Section 3, on the South by Watkins Creek, Section I, James Preston Poteete, and Betty Caroline Stovall, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall and being more particularly described as follows.

Point of Beginning (N:573935.94, E:1737709.12) at an iron rod found at the Southeast corner of a tract of land, in the name of Ingraham Partners, LP, recorded in Book 1477, Page 267, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the West line of Watkins Creek Subdivision, Section 3, described as "Open Space, a called 22.98 acres tract", recorded in Plat Book 41, Page 55 (R.O.W.C.TN.), THENCE, South 05°25'28" East, a distance of 1,028.34 feet to an iron rod found at the Southwest corner of said 22.98 acres tract, and on the North line of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the North line of said Watkins Creek Subdivision, Section I, North 82°59'01" West, a distance of 872.48 feet to an iron rod found at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the East line of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.);

THENCE, with the East line of said 20 acres tract, North 06°40'53" East, a distance of 965.01 feet to an iron rod found at the Northeast corner of said 20 acres tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of said Ingraham Partners, L.P. tract, South 86°23'54" East, a distance of 657.62 feet to the Point of Beginning containing 17.33 acres.

SURVEY LAND DESCRIPTION - TRACT 2

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 006.00. Said property being bounded on the North by Ingraham Partners, LP, on the East by Dudley Stovall, Sr. and Betty Caroline Stovall, on the South and West by Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:573977.25, E:1737052.80) at an iron rod found at the Northwest corner of a called 17.325 acres tract, in the name of Dudley Stovall, Sr. and Betty Caroline Stovall, recorded in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the South line of a tract of land, in the name of Ingraham Partners, L.P., recorded in Book 1477, Page 267 (R.O.W.C.TN.); THENCE, South 06°40'53" West, a distance of 965.01 feet to an iron rod found at the Southwest corner of said 17.325 acres tract, and at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.);

THENCE, with the West line of said 28.3 acres tract, South 06°57'22" West, a distance of 328.37 feet to the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, with the Smithson line, North 63°41'11" West, a distance of 806.47 feet to an iron rod found at an interior corner of said Smithson tract;

THENCE, continuing with Smithson line, North 06°48'35" East, a distance of 1,009.08 feet to an iron rod found at the Northeast corner of said Smithson tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of Ingraham Partners, L.P. tract, South 84°19'32" East, a distance of 759.02 feet to the Point of Beginning containing 20.09 acres.

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 owner, 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.

Know what's below. Call before you dig.

SURVEY LAND DESCRIPTION - TRACT 3

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 007.01. Said property being bounded on the North by Dudley Stovall, Sr. and Betty Caralina Stovall, on the East by Watkins Creek Subdivision, Section I Landvest Partners, LP, and William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, on the South by Highway 96/Murfreesboro Road, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, and Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:570952.38, E:1737299.68) at an iron rod found at the Southwest corner of a called 5.01 acres tract of land, in the name of William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 652.76 feet, and a chord bearing and distance of North 62°54'35" West, 651.38 feet to the Southeast corner of a tract of land, in the name of Dudley Stovall Sr. and Betty Carolina Stovall, recorded in Case No. 25000, Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.);

THENCE, with the East line of said Stovall tract the following six (6) calls, North 07°03'27" East, a distance of 500.48 feet;

THENCE, North 05°59'01" East, a distance of 305.93 feet;

THENCE, North 07°37'48" East, a distance of 211.87 feet;

THENCE, North 08°17'26" East, a distance of 251.21 feet;

THENCE, North 07°11'35" East, a distance of 185.76 feet to the Southeast corner of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.), and at the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, North 06°57'22" East, a distance of 328.37 feet to an iron rod found on the East line of said 20 acres tract, and at the Southwest corner of a called 17.325 acres tract of land, in the name of Dudley Stovall, Sr. and Betty Caralina Stovall, recorded in Volume 448, Page 379 (R.O.W.C.TN.);

THENCE, with the South line of said 17.325 acres tract, South 82°59'01" East, a distance of 695.80 feet to a tee post found on the South line of said 17.325 acres tract, and at the Northwest corner of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the West line of Watkins Creek Subdivision, Section I, South 10°31'07" West, a distance of 552.62 feet to an iron rod found at an exterior corner of said Watkins Creek Subdivision, Section I, and at the North corner of a called 13.83 acres tract of land, in the name of Landvest Partners, LP, recorded in Book 6038, Page 208 (R.O.W.C.TN.);

THENCE, with the West line of said 13.83 acres tract the following three (3) calls, South 10°22'44" West, a distance of 197.67 feet to an iron rod found;

THENCE, South 75°16'05" East, a distance of 63.74 feet to an iron rod found;

THENCE, South 11°48'26" West, passing an iron rod at the Northwest corner of the aforementioned 5.01 acres tract at 531.05 feet for a total distance of 1,253.98 feet to to the Point of Beginning containing 29.05 acres.

SURVEY LAND DESCRIPTION - TRACT 4

Property situated in Franklin, Williamson County, Tennessee, being part of Tax Map 88, Parcel 006.00. Said property being bounded on the North by Robert Smithson, on the East by James Preston Poteete, Betty Caroline Stovall on the South by Highway 96/Murfreesboro Road, and on the West by William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, and being more particularly described as follows.

Point of Beginning (N:571249.01, E:1736719.76) at an iron rod found (disturbed) at the Southwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 14.39 feet, and a chord bearing and distance of North 69°29'22" West, 14.39 feet to the Southeast corner of a called 30.2 acres tract of land, in the name of William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, recorded in Book 112, Page 95 (R.O.W.C.TN.);

THENCE, with a fence on the East line of said 30.2 acres tract the following seven (7) calls, North 06°46'57" East, a distance of 574.51 feet;

THENCE, North 06°28'36" East, a distance of 167.49 feet;

THENCE, North 07°20'54" East, a distance of 114.18 feet;

THENCE, North 06°52'06" East, a distance of 168.81 feet;

THENCE, North 06°45'05" East, a distance of 168.07 feet;

THENCE, North 06°51'14" East, a distance of 201.07 feet;

THENCE, North 07°56'32" East, a distance of 44.03 feet to the Northeast corner of said 30.2 acres tract;

THENCE, with the South line of a tract of land, in the name of Robert Smithson, recorded in 374, Page 473 (R.O.W.C.TN.), South 83°49'18" East, a distance of 21.56 feet to the West line of said 28.3 acres tract;

THENCE, with the West line of said 28.3 acres tract the following five (5) calls, South 07°11'35" West, a distance of 172.45 feet;

THENCE, South 08°17'26" West, a distance of 251.21 feet;

THENCE, South 07°37'48" West, a distance of 211.87 feet;

THENCE, South 05°59'01" West, a distance of 305.93 feet;

THENCE, South 07°03'27" West, a distance of 500.48 feet to the Point of Beginning containing 0.53 acres.

ZONING

The surveyed properties are zoned MGA-I (Municipal Growth Area District I) from the Williamson County Official Zoning Map, adopted May 14, 2012, effective 01/01/2013. A zoning report was not furnished as part of this survey.

Building Restrictions for MGA-1 (Municipal Growth Area District 1) Zoning Per Williamson County Zoning Ordinance Table 10.02-7

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
MINIMUM LOT WIDTH	TRADITIONAL SUBDIVISIONS ONE ACRE TO 1.99 ACRES	130 FEET	130 FEET
	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	160 FEET	
	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	200 FEET	
	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	250 FEET	
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	300 FEET	
FRONT YARD SETBACK	TRADITIONAL SUBDIVISIONS ONE ACRE TO 4.99 ACRES	60 FEET	60 FEET
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	150 FEET	
SIDE YARD SETBACK	20 FEET		35 FEET
REAR YARD SETBACK	60 FEET		60 FEET
MAXIMUM HEIGHT	3.0 STORIES		3.0 STORIES

MAP REFERENCE

Being Parcel 009.05, 006.00, and 007.01 as Shown on Williamson County Property Map 88

DEED REFERENCE

Property Owned by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall of record in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), Book 1926, Page 955 (R.O.W.C.TN.), and Book 194, Page 12, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).

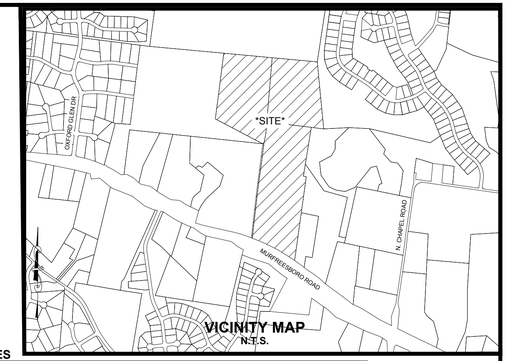
Property Owned by James Preston Poteete, and Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.)

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45662

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. Easements to Tennessee Electric Power Co. of record in Book 61, Page 48, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
12. Right of Way or Roadway Easement of record in Book 64, Page 27, Book 67, Page 464 and Book 1926, Page 955, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
13. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
14. Right of Way Easement of record in Book 4447, Page 257, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is not plotted, however document is blanket in nature.*
15. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
16. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
17. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
18. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
19. Application for Greenbelt of record in Book 559, Page 977, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
20. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45661

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
12. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
13. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
14. Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress. *Response: Does affect the property, is a survey matter, is plotted.*
15. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
16. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
17. Application for Greenbelt of record in Book 6681, Page 962, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
18. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES

1. The Property is located at 4316 and 4324 Murfreesboro Road, Franklin, Williamson County, Tennessee.
2. Based on a graphic scale, this property is located in an area designated as Zone "X" (Areas Determined to be Outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 47187, Panel 0220F, revised September 29, 2006, prepared by the National Flood Insurance Program.
3. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
4. Bearings shown hereon based on Tennessee State Plane Coordinate System (NAD83) using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network, date of observation 12/03/2018.
5. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Deed of record in Volume 448, Page 379, at the Register's Office for Williamson County, Tennessee (R.O.W.C.TN), Book 1926, Page 955 (R.O.W.C.TN.), Book 6461, Page 352 (R.O.W.C.TN.), and Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).
6. This survey was prepared using title commitment provided from Stewart Title Guaranty Company, File No. 01288-45662, and File No. 01288-45661, both with an effective date of July 09, 2019 at 8:00 A.M.
7. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
8. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater that 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
9. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
10. No evidence of earth moving work, building construction, or building additions at the time of survey.
11. No evidence was found which would indicate the site is being used for a solid waste dump, sump, or sanitary landfill.
12. No wetland delineation evidence performed by an Environmental Specialist was found on this site at the time of the survey.
13. The property described and shown heron is the same property that is described in the Title commitment referenced in Surveyor's Note #6 above.
14. P/O the surveyed property (Tract 2) does have access to Murfreesboro Road, a variable width public right-of-way, by final order and adverse possession, recorded in Book 194, Page 126, Case No. 25000, Chancery Court, Williamson County, Tennessee.
15. No information was found or supplied to this surveyor during the process of this survey regarding any proposed changes to street right of ways. No visible evidence of recent street or sidewalk construction or repairs was observed during the course of the fieldwork.
16. Two (2) visible encroachment was observed at the time of fieldwork.
17. One (1) cemetery or burial grounds was observed during fieldwork.
18. Buildings on the property are served by public utilities.
19. Property is subject to any and all matters shown on the survey by Ronnie D. Lowery dated April 2, 1998, and John D. McCormick dated February 25, 2008. Both surveys were not provided.

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: _____

BONNIE O. WHEELER — 2543 — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — TENNESSEE NO. 1546

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE

MAP 88, PARCEL 09.05
MAP 88, PARCEL 06.00
MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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Filename: W:\18-11\1071 Stovall Property\5_CAD\Plats\18-11-1071_Stovall_ALTA_PLAT.dwg
Layout Name: Layout1
Plotted: Wednesday, December 11, 2019 - 2:49 pm
By: Brad

STAGECOACH DRIVE (50' RIGHT-OF-WAY)

WATKINS CREEK SUBDIVISION SECTION THREE PLAT BOOK 41, PAGE 55 R.O.W.C.TN.

WATKINS CREEK SUBDIVISION SECTION ONE PLAT BOOK 33, PAGE 14 R.O.W.C.TN.

MAP 88, PARCEL 07.00 LANDVEST PARTNERS, LP BOOK 6038, PAGE 208 CALLED 13.83 ACRES R.O.W.C.TN.

4344 MURFREESBORO ROAD

MAP 88, PARCEL 07.02 WILLIAM KELLY ARMISTEAD AND WIFE AMBER MARIE ARMISTEAD BOOK 6472, PAGE 509 CALLED 5.01 ACRES R.O.W.C.TN.

4342 MURFREESBORO ROAD

MAP 80, PARCEL 44.01 INGRAHAM PARTNERS L.P. BOOK 1427, PAGE 867 R.O.W.C.TN.

4101 CLOVERCROFT ROAD

MAP 88, PARCEL 03.00 ROBERT SMITHSON BOOK 374, PAGE 473 R.O.W.C.TN.

4256 MURFREESBORO ROAD

MAP 88, PARCEL 05.00 WILLIAM THOMAS BAGSBY, JR AND WIFE VELMA K. BAGSBY BOOK 168, PAGE 95 CALLED 30.2 ACRES R.O.W.C.TN.

4310 MURFREESBORO ROAD

LEGEND

- UTILITY POLE
- GUY WIRE
- IRON ROD SET CAPPED ELI-LLC
- IRON ROD FOUND
- BEARING BREAK
- TEE POST
- SUBJECT PROPERTY LINE
- ADJOINER
- RIGHT OF WAY
- EXISTING EASEMENT EDGE
- FENCE LINE
- EXISTING STORM LINE
- EXISTING ELECTRIC LINE
- (R) RECORDED CALL
- (M) MEASURED CALL
- P.O.B. POINT OF BEGINNING
- R.O.W.C.TN. REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE
- C.C.W.C.TN. CHANCERY COURT, WILLIAMSON COUNTY, TENNESSEE
- (1) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45662
- (2) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45661

TN STATE PLAN
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83
DATE OF OBSERVATION 11/26/2019

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

P.O.B. TRACT 1
N:573935.94
E:1737709.12

S09°30'52"E 1,027.37' (R)
S05°25'58"E 1,028.34' (M)

(1) THE TENNESSEE ELECTRIC POWER COMPANY BOOK 61, PAGE 48 "100' RIGHT-OF-WAY" R.O.W.C.TN.

OHE

TRACT 1
MAP 88, PARCEL 09.05
DUDLEY STOVALL, SR. AND BETTY CARALINA STOVALL
VOLUME 448, PAGE 379
CALLED 17.325 ACRES
R.O.W.C.TN.

MUFREESBORO ROAD

N89°15'14"E 661.05' (R)
S86°23'54"E 657.32' (M)

P.O.B. TRACT 2
N:573977.25
E:1737052.80

S03°12'W 78-8/100 POLES (R)
N06°40'53"E 965.01' (M)

S87°12'E 61-24/100 POLES (R)
S84°19'52"E 759.02' (M)

N03°12'E 61-24/100 POLES (R)
N06°48'35"E 1,009.08' (M)

TRACT 2
MAP 88, PARCEL 06.00
DARWIN DUDLEY STOVALL, SR. AND BETTY CAROLINE STOVALL
BOOK 1926, PAGE 955
CALLED 20 ACRES
R.O.W.C.TN.

4316 MURFREESBORO ROAD

(175.23' (R)
(176.68' (M)

S11°45'W 750.' (R)
S10°31'07"W 552.62' (M)

N87°18'49"W 655.05' (R)
N82°49'05"W 672.48' (TOTAL) (M)

S84°00'E 635.8' (R)
S82°33'01"E 695.80' (M)

ZONE "X"

S10°22'44"W 197.67'

S79°30'E 63.7' (R)

WELL HOUSE

SHED

EXISTING BUILDING

UNNAMED TRIBUTARY OF MAYES CREEK *GRAPHICALLY PLOTTED FROM COUNTY GIS*

CEMETERY

GRAVEL DRIVE

SHED

ENCROACHMENT ± 66

S08°W 1,238 (R)
S11°48'26"W 1,253.98' (M)

GATE (TYPICAL)

P.O.B. TRACT 3
N:570952.38
E:1737299.68

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION "40' RIGHT-OF-WAY"

TRACT 3
MAP 88, PARCEL 07.01
JAMES PRESTON POTEETE
BETTY CAROLINE STOVALL
BOOK 6461, PAGE 352
CALLED 28.3 ACRES
R.O.W.C.TN.

4324 MURFREESBORO ROAD

BUILDING ENCROACHMENT ± 1'

CONCRETE (TYPICAL)

GRAVEL (TYPICAL)

EXISTING BUILDING

WELL HOUSE

(2)(1) 16' INGRESS/EGRESS EASEMENT BOOK 64, PAGE 27 R.O.W.C.TN.

ASPHALT (TYPICAL)

N04°45'E 1,776 (R)

(2) TRACT 4
DUDLEY STOVALL, SR. AND BETTY CAROLINA STOVALL
BOOK 194, PAGE 126
"CASE NO. 25000"
C.C.W.C.TN.

FORMERLY JACKSON LANE

P.O.B. TRACT 4
N:571249.01
E:1736719.76

HIGHWAY 96/MURFREESBORO ROAD (RIGHT-OF-WAY VARIES)

N7° 3'4"W 49 POLES (R)
N9° 41'W 806.47 (M)

(2) 20' INGRESS/EGRESS EASEMENT BOOK 67, PAGE 464 R.O.W.C.TN.

ASPHALT DRIVE

EXISTING SHEDS

EXISTING BUILDING

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	652.76	2904.79	N62° 54' 35"W	651.38
C2	14.39	2904.79	N69° 29' 22"W	14.39

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S75° 16' 05"E	63.74'
L2	N7° 03' 27"E	500.48'
L3	N5° 59' 01"E	305.93'
L4	N7° 37' 48"E	211.87'
L5	N8° 17' 26"E	251.21'
L6	N7° 11' 35"E	185.76'
L7	N6° 57' 22"E	328.37'
L8	N6° 46' 57"E	574.51'
L9	N6° 28' 36"E	167.49'
L10	N7° 20' 54"E	114.18'
L11	N6° 52' 06"E	168.81'
L12	N6° 45' 05"E	168.07'
L13	N6° 51' 14"E	201.07'
L14	N7° 56' 32"E	44.03'
L15	S83° 49' 18"E	21.56'
L16	S7° 11' 35"W	172.45'

TOTAL AREA:
TRACT 1: 17.33 ACRES
TRACT 2: 20.09 ACRES
TRACT 3: 29.05 ACRES
TRACT 4: 0.53 ACRES

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: Bennie O. Wheeler

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

BENNIE O. WHEELER REGISTERED LAND SURVEYOR AGRICULTURE ARCHITECTURE TENNESSEE NO. 1546 XVI

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE

MAP 88, PARCEL 09.05
MAP 88, PARCEL 06.00
MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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F:\Forums_W_18-1-1107.1 Stovall Property\X-_CAD_Plats\18-11-1107.1_Stovall_ALTA_LO.dwg
Layout Name: Layout1 (2)
Plotted: Wednesday, December 11, 2019 - 2:47 pm
By: Bennie Wheeler

City of Franklin

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

File #: 21-02135

DATE: August 11, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2020-34, An Ordinance To Zone 295.275 Acres Planned (PD 1.84) District, Hillside/Hillcrest Overlay (HHO) District, And Scenic Corridor Overlay (SCO) District For The Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. (Poplar Farms PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7419
Applicant: John Haas, EDGE Planning, Landscape Architecture, and Urban Design
Owner: Baylen Dahl, Meritage Homes

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone for 4 properties, Planned District (PD 1.84), Hillside/Hillcrest Overlay (HHO) District, and Scenic Corridor Overlay (SCO) District to accommodate the proposed development plan for Poplar Farms PUD Subdivision. The Development Plan has been submitted concurrently.

Envision Franklin places this property in the Single Family Residential Design Concept. Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin states, "The Single Family Residential Design Concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." Envision Franklin further states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential Design Concept by providing approximately 16 acres of open space and approximately 124 acres of natural area. In addition, 7 different lot sizes are proposed within the plan to provide the range of single-family homes suggested within Envision Franklin. The proposed zoning is appropriate for this Design Concept.

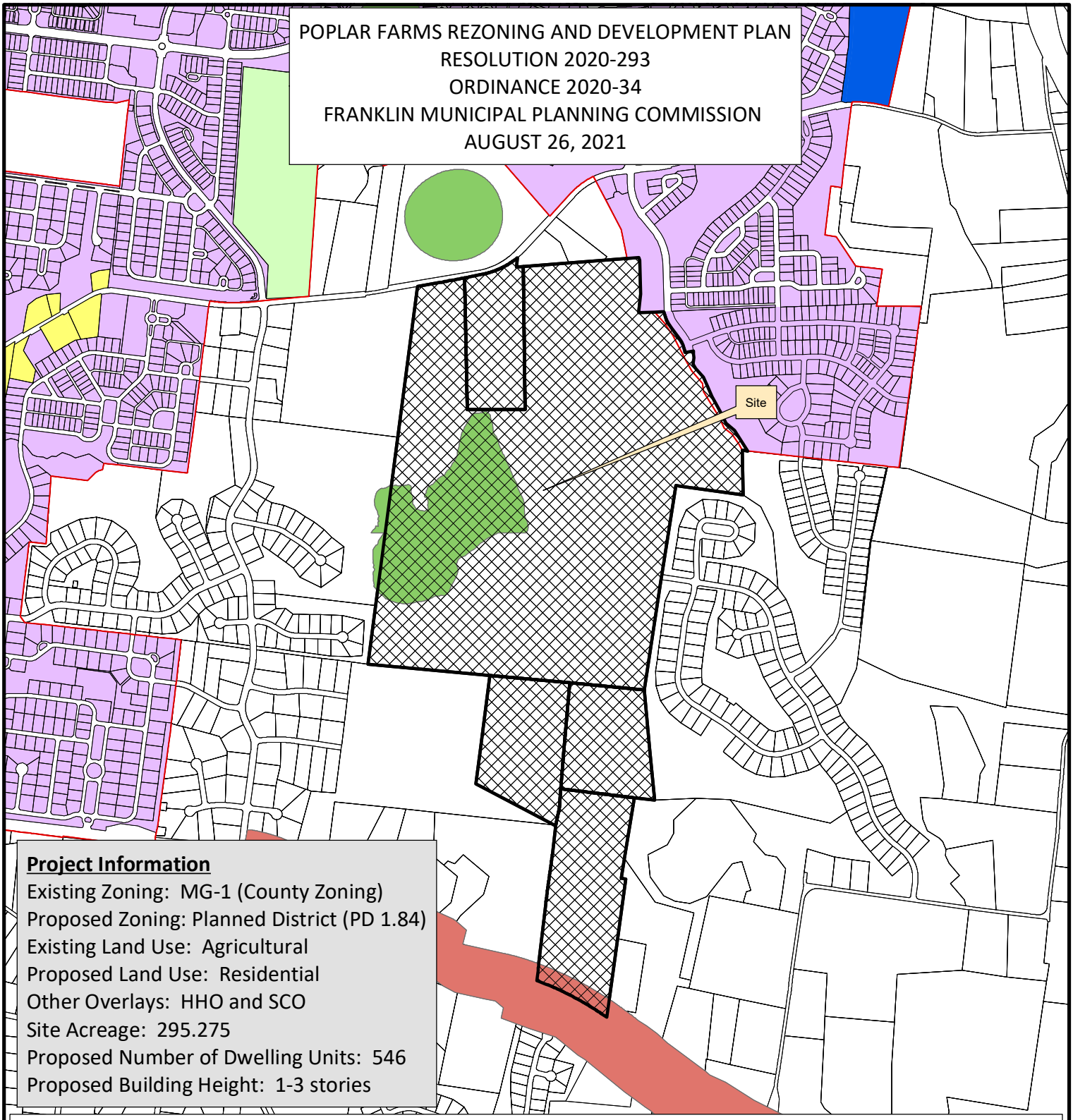
PROCEDURAL REQUIREMENTS:
1. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2020-34 be recommended to the Board of Mayor and Aldermen for approval.


POPLAR FARMS REZONING AND DEVELOPMENT PLAN
RESOLUTION 2020-293
ORDINANCE 2020-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021
Site
Project Information
Existing Zoning: MG-1 (County Zoning)
Proposed Zoning: Planned District (PD 1.84)
Existing Land Use: Agricultural
Proposed Land Use: Residential
Other Overlays: HHO and SCO
Site Acreage: 295.275
Proposed Number of Dwelling Units: 546
Proposed Building Height: 1-3 stories
Poplar Farms
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Zoning
Overlays
Scenic Corridor Overlay District
Hillside/Hillcrest Overlay District
N
0 485 970 1,940
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2020-34

AN ORDINANCE TO ZONE 295.275 ACRES TO PLANNED (1.84) DISTRICT, HILLSIDE/HILLCREST OVERLAY (HHO) DISTRICT, AND SCENIC CORRIDOR OVERLAY (SCO) DISTRICT, FOR PROPERTIES LOCATED SOUTHEAST OF THE INTERSECTION OF CLOVERCROFT ROAD AND OXFORD GLEN DRIVE, 4316 AND 4324 MURFREESBORO ROAD AND 4099 AND 4101 CLOVERCROFT ROAD (POPLAR FARMS).

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

WHEREAS, the Planned (1.84) district, Hillside/Hillcrest Overlay (HHO) District, and Scenic Corridor Overlay (SCO) district provide 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 2020-293, 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, zoned to Planned (1.84) District, Hillside/Hillcrest Overlay (HCO) District, and Scenic Corridor Overlay (SCO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
80-32.00	15.45
80-44.01	214.20
88-00600	20.00
88-00905	17.325
88-00701	28.3
Total	295.275

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.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

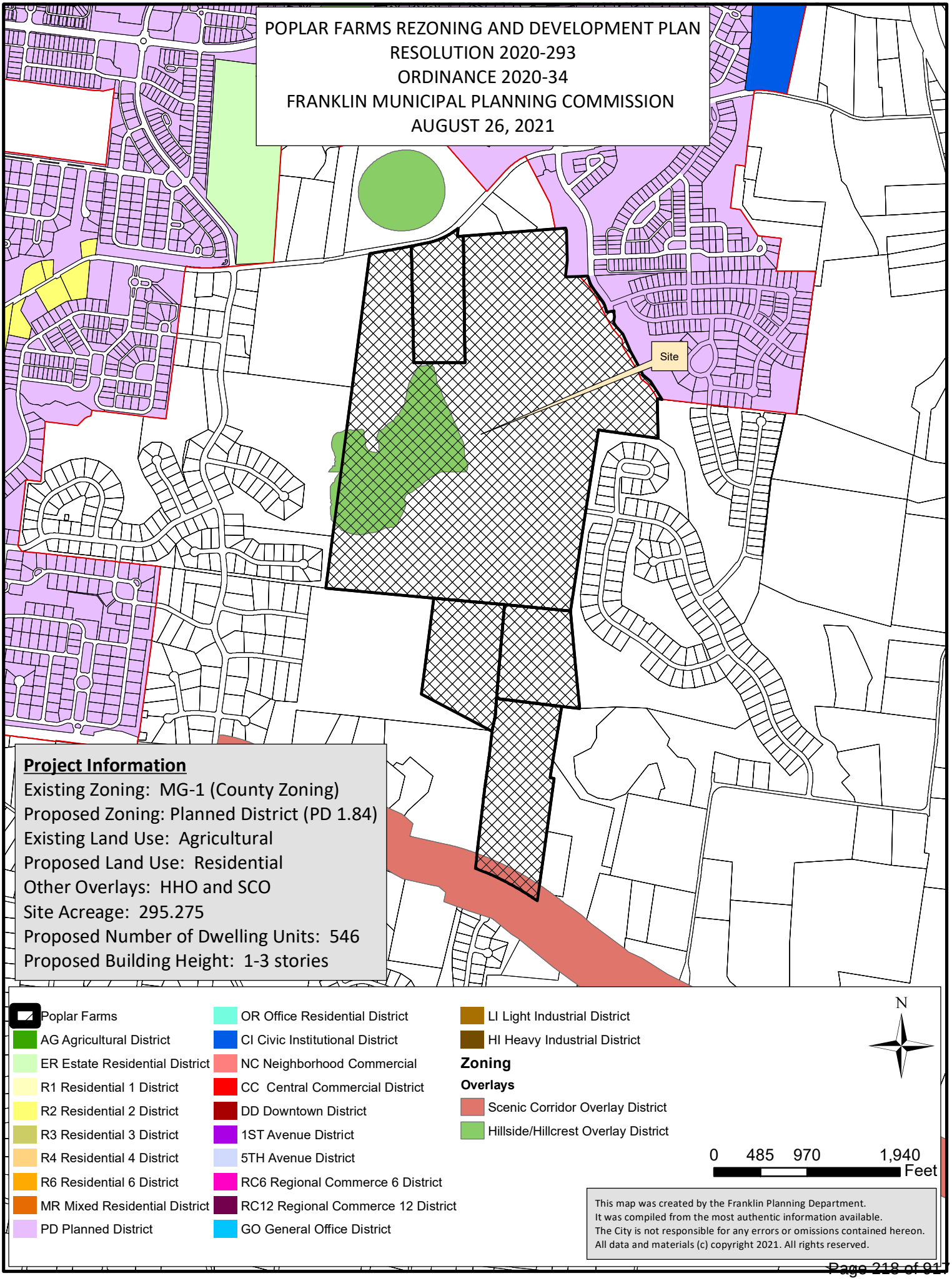
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


POPLAR FARMS REZONING AND DEVELOPMENT PLAN
RESOLUTION 2020-293
ORDINANCE 2020-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021
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Other Overlays: HHO and SCO
Site Acreage: 295.275
Proposed Number of Dwelling Units: 546
Proposed Building Height: 1-3 stories
Poplar Farms
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Zoning
Overlays
Scenic Corridor Overlay District
Hillside/Hillcrest Overlay District
N
0 485 970 1,940
Feet
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It was compiled from the most authentic information available.
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RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45662

Tract I: Map/Parcel 088.009.05

Land in Williamson County, Tennessee, lying wholly within the Fourteenth (14th) Civil District, and more particularly described as follows:

Beginning at a fence corner, said corner being Oakley's northwest corner in Stovall's east line; thence with Stovall's east line N 03°23'08" E. 455.67 ft to a point in the fence and N 01°45'08" E. 508.84 ft. to a fence corner; thence with Ingraham's south line N 89°15'14" E. 661.85 ft. to a fence corner and iron pin, thence with a new staked line, S 09°30'52" E. 1027.37 ft. to a fence corner and iron pin, thence with Oakley's north line N 87°18'19" W. 875.05 ft. to the point of beginning, containing 17.325 acres more or less.

Tract 2: Map/Parcel 088 006.00

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to witt:

Beginning at the SEC of the lot, a large Hackberry on South side of a gulley and in Jackson's west boundary, 18 links northward from Garman's corner fence-post, and running thence N. 67 3/4 W. 49 poles to a set stone in grass lot; thence N 3 1/2 E. 61-24/100 poles to a set stone in the stone in the south boundary line of the Nolen tract; thence with the same; S. 87 1/2 E. 46 poles to a burnt locust post in the NWC. of the Carter tract; thence with the west boundary of the Carter and Jackson, S. 3 1/2 W. 78-8/100 poles to the beginning, containing Twenty (20) acres, more or less, according to survey made May 1st, 1934 by S.M. Henderson, County Surveyor of Williamson County.

Also a right-of-way over the remaining portion of the tract 20 feet wide, extending eastward from the southwest corner of above described 20 acre lot and lying between the south boundary of same and a line parallel with and southward from same, said right-of-way being for the benefit and use of said 20 acre lot as a roadway of ingress and egress from the right-of-way formerly reserved for the use of the Morelock tract, which last mentioned right-of-way is described in deed of Harpeth Trust Company to Garman which deed is of record in Deed Book 64 at page 27 in the R. O. W. C.

Being the same property conveyed to Dudley Stovall, Sr. and Betty Caralina Stovall, as tenants by the entirety by Warranty Deed dated 07/11/1983 from Lorena A. Lewis of record in Book 448, Page 379, Register's Office for Williamson County, Tennessee.

Also being the same property conveyed to Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall by Quit Claim Deed dated 10/29/1999 from Bettie Caroline Stovall, formerly known as Bettie Caroline Wilhoite, of record in Book 1926, Page 955, Register's Office for Williamson County, Tennessee.

Darwin Dudley Stovall, Sr. died on March 19, 2018 leaving Bettie Caroline Stovall, also known as Betty Caralina Stovall, as the surviving tenant by the entirety.

RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45661

Tract 3: Map/Parcel 088.007.01

Said tract lies wholly within the Fourteenth Civil District of Williamson County, Tennessee and is bound in general by Tennessee Highway 96 on the South, Stovall on the West, Lewis on the North and Oakley on the East.

Beginning at a corner post in the north margin of Tennessee Highway 96 at the southeast corner of Stovall, thence with his east fence line N. 4 deg. 45' E. 1776 feet to a corner post, thence with Lewis' south line S. 84 deg. 00' E. 695.8 feet to an iron post; thence with the following three new staked lines S. 11 deg. 45' W. 750 feet, S. 79 deg. 30' E. 637 feet and S. 8 deg. W. 1238 feet to an iron post at north margin of Tennessee Highway 96; thence with said margin with a curve to the left for a length of 651.5 feet to the point of beginning and containing 28.3 acres, more or less.

Being part of the same property conveyed to J.T. Oakley by Warranty Deed dated 09/16/1955 from Armistead J. Jackson and wife, Elizabeth Jackson of record in Book 101, Page 374, Register's Office for Williamson County, Tennessee. The said J.T. Oakley died testate on December 23, 1972 and by his Will of record in Will Book 37, Page 157, Probate Court Clerk's Office for Williamson County, Tennessee, he devised a one-half interest to Martha E. Oakley, and a one-half interest to Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, James C. Oakley and Bill T. Oakley.

Being part of the same property conveyed to Bill T. Oakley by Warranty Deed dated 05/25/1973 from Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, and James C. Oakley of record in Book 209, Page 961, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Martha E. Oakley by Quit Claim Deed dated 05/15/1976 from Bill T. Oakley, unmarried of record in Book 262, Page 197, Register's Office for Williamson County, Tennessee. Martha E. Oakley died intestate on May 9, 2007. James Preston Poteete was appointed Administrator of the Estate of Martha Elizabeth Oakley under Docket No. 19419, Probate Court Clerk's Office for Williamson County, Tennessee.

Being the same property conveyed to James Preston Poteete, two-third interest and Betty Caroline Stovall, one-third interest by Quit Claim Deed dated 05/25/2015 from James Preston Poteete, Administrator of the Estate of Martha Elizabeth Oakley, deceased of record in Book 6461, Page 352, Register's Office for Williamson County, Tennessee.

SURVEY LAND DESCRIPTION - TRACT 1

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 009.05. Said property being bounded on the North by Ingraham Partners, LP, on the East by Watkins Creek, Section 3, on the South by Watkins Creek, Section I, James Preston Poteete, and Betty Caroline Stovall, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall and being more particularly described as follows.

Point of Beginning (N:573935.94, E:1737709.12) at an iron rod found at the Southeast corner of a tract of land, in the name of Ingraham Partners, LP, recorded in Book 1477, Page 267, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the West line of Watkins Creek Subdivision, Section 3, described as "Open Space, a called 22.98 acres tract", recorded in Plat Book 41, Page 55 (R.O.W.C.TN.), THENCE, South 05°25'28" East, a distance of 1,028.34 feet to an iron rod found at the Southwest corner of said 22.98 acres tract, and on the North line of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the North line of said Watkins Creek Subdivision, Section I, North 82°59'01" West, a distance of 872.48 feet to an iron rod found at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the East line of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.);

THENCE, with the East line of said 20 acres tract, North 06°40'53" East, a distance of 965.01 feet to an iron rod found at the Northeast corner of said 20 acres tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of said Ingraham Partners, L.P. tract, South 86°23'54" East, a distance of 657.62 feet to the Point of Beginning containing 17.33 acres.

SURVEY LAND DESCRIPTION - TRACT 2

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 006.00. Said property being bounded on the North by Ingraham Partners, LP, on the East by Dudley Stovall, Sr. and Betty Caroline Stovall, on the South and West by Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:573977.25, E:1737052.80) at an iron rod found at the Northwest corner of a called 17.325 acres tract, in the name of Dudley Stovall, Sr. and Betty Caroline Stovall, recorded in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the South line of a tract of land, in the name of Ingraham Partners, L.P., recorded in Book 1477, Page 267 (R.O.W.C.TN.); THENCE, South 06°40'53" West, a distance of 965.01 feet to an iron rod found at the Southwest corner of said 17.325 acres tract, and at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.);

THENCE, with the West line of said 28.3 acres tract, South 06°57'22" West, a distance of 328.37 feet to the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, with the Smithson line, North 63°41'11" West, a distance of 806.47 feet to an iron rod found at an interior corner of said Smithson tract;

THENCE, continuing with Smithson line, North 06°48'35" East, a distance of 1,009.08 feet to an iron rod found at the Northeast corner of said Smithson tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of Ingraham Partners, L.P. tract, South 84°19'32" East, a distance of 759.02 feet to the Point of Beginning containing 20.09 acres.

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 owner, 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.

Know what's below. Call before you dig.

SURVEY LAND DESCRIPTION - TRACT 3

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 007.01. Said property being bounded on the North by Dudley Stovall, Sr. and Betty Caralina Stovall, on the East by Watkins Creek Subdivision, Section I Landvest Partners, LP, and William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, on the South by Highway 96/Murfreesboro Road, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, and Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:570952.38, E:1737299.68) at an iron rod found at the Southwest corner of a called 5.01 acres tract of the land, in the name of William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 652.76 feet, and a chord bearing and distance of North 62°54'35" West, 651.38 feet to the Southeast corner of a tract of land, in the name of Dudley Stovall Sr. and Betty Carolina Stovall, recorded in Case No. 25000, Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.);

THENCE, with the East line of said Stovall tract the following six (6) calls, North 07°03'27" East, a distance of 500.48 feet;

THENCE, North 05°59'01" East, a distance of 305.93 feet;

THENCE, North 07°37'48" East, a distance of 211.87 feet;

THENCE, North 08°17'26" East, a distance of 251.21 feet;

THENCE, North 07°11'35" East, a distance of 185.76 feet to the Southeast corner of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.), and at the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, North 06°57'22" East, a distance of 328.37 feet to an iron rod found on the East line of said 20 acres tract, and at the Southwest corner of a called 17.325 acres tract of land, in the name of Dudley Stovall, Sr. and Betty Caralina Stovall, recorded in Volume 448, Page 379 (R.O.W.C.TN.);

THENCE, with the South line of said 17.325 acres tract, South 82°59'01" East, a distance of 695.80 feet to a tee post found on the South line of said 17.325 acres tract, and at the Northwest corner of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the West line of Watkins Creek Subdivision, Section I, South 10°31'07" West, a distance of 552.62 feet to an iron rod found at an exterior corner of said Watkins Creek Subdivision, Section I, and at the North corner of a called 13.83 acres tract of land, in the name of Landvest Partners, LP, recorded in Book 6038, Page 208 (R.O.W.C.TN.);

THENCE, with the West line of said 13.83 acres tract the following three (3) calls, South 10°22'44" West, a distance of 197.67 feet to an iron rod found;

THENCE, South 75°16'05" East, a distance of 63.74 feet to an iron rod found;

THENCE, South 11°48'26" West, passing an iron rod at the Northwest corner of the aforementioned 5.01 acres tract at 531.05 feet for a total distance of 1,253.98 feet to to the Point of Beginning containing 29.05 acres.

SURVEY LAND DESCRIPTION - TRACT 4

Property situated in Franklin, Williamson County, Tennessee, being part of Tax Map 88, Parcel 006.00. Said property being bounded on the North by Robert Smithson, on the East by James Preston Poteete, Betty Caroline Stovall on the South by Highway 96/Murfreesboro Road, and on the West by William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, and being more particularly described as follows.

Point of Beginning (N:571249.01, E:1736719.76) at an iron rod found (disturbed) at the Southwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 14.39 feet, and a chord bearing and distance of North 69°29'22" West, 14.39 feet to the Southeast corner of a called 30.2 acres tract of land, in the name of William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, recorded in Book 112, Page 95 (R.O.W.C.TN.);

THENCE, with a fence on the East line of said 30.2 acres tract the following seven (7) calls, North 06°46'57" East, a distance of 574.51 feet;

THENCE, North 06°28'36" East, a distance of 167.49 feet;

THENCE, North 07°20'54" East, a distance of 114.18 feet;

THENCE, North 06°52'06" East, a distance of 168.81 feet;

THENCE, North 06°45'05" East, a distance of 168.07 feet;

THENCE, North 06°51'14" East, a distance of 201.07 feet;

THENCE, North 07°56'32" East, a distance of 44.03 feet to the Northeast corner of said 30.2 acres tract;

THENCE, with the South line of a tract of land, in the name of Robert Smithson, recorded in 374, Page 473 (R.O.W.C.TN.), South 83°49'18" East, a distance of 21.56 feet to the West line of said 28.3 acres tract;

THENCE, with the West line of said 28.3 acres tract the following five (5) calls, South 07°11'35" West, a distance of 172.45 feet;

THENCE, South 08°17'26" West, a distance of 251.21 feet;

THENCE, South 07°37'48" West, a distance of 211.87 feet;

THENCE, South 05°59'01" West, a distance of 305.93 feet;

THENCE, South 07°03'27" West, a distance of 500.48 feet to the Point of Beginning containing 0.53 acres.

ZONING

The surveyed properties are zoned MGA-1 (Municipal Growth Area District 1) from the Williamson County Official Zoning Map, adopted May 14, 2012, effective 01/01/2013. A zoning report was not furnished as part of this survey.

Building Restrictions for MGA-1 (Municipal Growth Area District 1) Zoning Per Williamson County Zoning Ordinance Table 10.02-7

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
MINIMUM LOT WIDTH	TRADITIONAL SUBDIVISIONS ONE ACRE TO 1.99 ACRES	130 FEET	130 FEET
	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	160 FEET	
	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	200 FEET	
	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	250 FEET	
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	300 FEET	
FRONT YARD SETBACK	TRADITIONAL SUBDIVISIONS ONE ACRE TO 4.99 ACRES	60 FEET	60 FEET
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	150 FEET	
SIDE YARD SETBACK	20 FEET		35 FEET
REAR YARD SETBACK	60 FEET		60 FEET
MAXIMUM HEIGHT	3.0 STORIES		3.0 STORIES

MAP REFERENCE

Being Parcel 009.05, 006.00, and 007.01 as Shown on Williamson County Property Map 88

DEED REFERENCE

Property Owned by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall of record in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), Book 1926, Page 955 (R.O.W.C.TN.), and Book 194, Page 12, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).

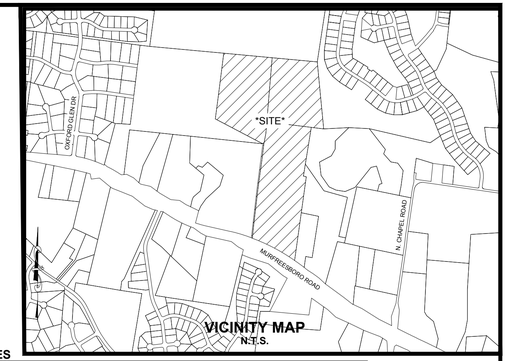
Property Owned by James Preston Poteete, and Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.)

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45662

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. Easements to Tennessee Electric Power Co. of record in Book 61, Page 48, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
12. Right of Way or Roadway Easement of record in Book 64, Page 27, Book 67, Page 464 and Book 1926, Page 955, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
13. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
14. Right of Way Easement of record in Book 4447, Page 257, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is not plotted, however document is blanket in nature.*
15. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
16. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
17. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
18. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
19. Application for Greenbelt of record in Book 559, Page 977, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
20. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45661

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
12. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
13. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
14. Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress. *Response: Does affect the property, is a survey matter, is plotted.*
15. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
16. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
17. Application for Greenbelt of record in Book 6681, Page 962, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
18. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*



SURVEYOR'S NOTES

1. The Property is located at 4316 and 4324 Murfreesboro Road, Franklin, Williamson County, Tennessee.
2. Based on a graphic scale, this property is located in an area designated as Zone "X" (Areas Determined to be Outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 47187, Panel 0220F, revised September 29, 2006, prepared by the National Flood Insurance Program.
3. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
4. Bearings shown hereon based on Tennessee State Plane Coordinate System (NAD83) using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network, date of observation 12/03/2018.
5. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Deed of record in Volume 448, Page 379, at the Register's Office for Williamson County, Tennessee (R.O.W.C.TN), Book 1926, Page 955 (R.O.W.C.TN.), Book 6461, Page 352 (R.O.W.C.TN.), and Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).
6. This survey was prepared using title commitment provided from Stewart Title Guaranty Company, File No. 01288-45662, and File No. 01288-45661, both with an effective date of July 09, 2019 at 8:00 A.M.
7. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
8. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater that 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
9. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
10. No evidence of earth moving work, building construction, or building additions at the time of survey.
11. No evidence was found which would indicate the site is being used for a solid waste dump, sump, or sanitary landfill.
12. No wetland delineation evidence performed by an Environmental Specialist was found on this site at the time of the survey.
13. The property described and shown heron is the same property that is described in the Title commitment referenced in Surveyor's Note #6 above.
14. P/O the surveyed property (Tract 2) does have access to Murfreesboro Road, a variable width public right-of-way, by final order and adverse possession, recorded in Book 194, Page 126, Case No. 25000, Chancery Court, Williamson County, Tennessee.
15. No information was found or supplied to this surveyor during the process of this survey regarding any proposed changes to street right of ways. No visible evidence of recent street or sidewalk construction or repairs was observed during the course of the fieldwork.
16. Two (2) visible encroachment was observed at the time of fieldwork.
17. One (1) cemetery or burial grounds was observed during fieldwork.
18. Buildings on the property are served by public utilities.
19. Property is subject to any and all matters shown on the survey by Ronnie D. Lowery dated April 2, 1998, and John D. McCormick dated February 25, 2008. Both surveys were not provided.

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: _____

BONNIE O. WHEELER — 2019 — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — TURF — FARMS — FORMERLY — TENNESSEE NO. 1546

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE

MAP 88, PARCEL 09.05
MAP 88, PARCEL 06.00
MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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SHEET 1 OF 2 ELI File No.: 18-11-1107.1 Stovall Property

Filename: W:\18-11-1107.1 Stovall Property\5_CAD\Plats\18-11-1107.1_Stovall_ALTA_PLAT.dwg
Layout Name: Layout1
Plotted: Wednesday, December 11, 2019 - 2:49 pm
By: Jake

STAGECOACH DRIVE (50' RIGHT-OF-WAY)

WATKINS CREEK SUBDIVISION SECTION THREE PLAT BOOK 41 PAGE 55 R.O.W.C.TN.

P.O.B. TRACT 1 N:573935.94 E:1737709.12

S09°30'52"E 1027.37' (R) S05°25'58"E 1028.34' (M)

(11) THE TENNESSEE ELECTRIC POWER COMPANY BOOK 61 PAGE 48 "100' RIGHT-OF-WAY" R.O.W.C.TN.

OHE

TRACT 1 MAP 88, PARCEL 09.05 DUDLEY STOVALL, SR. AND BETTY CARALINA STOVALL VOLUME 448, PAGE 379 CALLED 17.325 ACRES R.O.W.C.TN.

MUFREESBORO ROAD

MAP 80, PARCEL 44.01 INGRAHAM PARTNERS L.P. BOOK 1427, PAGE 867 R.O.W.C.TN.

4101 CLOVERCROFT ROAD

N89°15'14"E 661.05' (R) S89°23'54"E 657.32' (M)

P.O.B. TRACT 2 N:573977.25 E:1737052.80

S03°12'W 78-8/100 POLES (R) S06°40'53"E 965.01' (M)

S87°12'E 61-24/100 POLES (R) S84°19'52"E 759.02' (M)

N03°12'E 61-24/100 POLES (R) N06°48'35"E 1009.08' (M)

TRACT 2 MAP 88, PARCEL 06.00 DARWIN DUDLEY STOVALL, SR. AND BETTIE CAROLINE STOVALL BOOK 1926, PAGE 955 CALLED 20 ACRES R.O.W.C.TN.

4316 MURFREESBORO ROAD

MAP 88, PARCEL 03.00 ROBERT SMITHSON BOOK 374, PAGE 473 R.O.W.C.TN.

4256 MURFREESBORO ROAD

(175.23' (R) 176.68' (M)

WATKINS CREEK SUBDIVISION SECTION ONE PLAT BOOK 33, PAGE 14 R.O.W.C.TN.

S11°45'W 750.' (R) S10°31'07"W 552.62' (M)

N87°18'49"W 659.05' (R) N89°05'49"W 672.48' (TOTAL) (M)

S84°00'E 635.8' (R) S82°33'01"E 695.80' (M)

UNNAMED TRIBUTARY OF MAYES CREEK *GRAPHICALLY PLOTTED FROM COUNTY GIS*

ZONE "X"

MAP 88, PARCEL 07.00 LANDVEST PARTNERS, LP BOOK 6038, PAGE 208 CALLED 13.83 ACRES R.O.W.C.TN.

4344 MURFREESBORO ROAD

S79°30'E 63.7' (R)

S10°22'44"W 197.67'

WELL HOUSE

SHED

EXISTING BUILDING

GRAVEL DRIVE

CEMETERY

MAP 88, PARCEL 07.02 WILLIAM KELLY ARMISTEAD AND WIFE AMBER MARIE ARMISTEAD BOOK 6472, PAGE 509 CALLED 5.01 ACRES R.O.W.C.TN.

4342 MURFREESBORO ROAD

ENCROACHMENT ± 66

S08°W 1238 (R) S11°48'26"W 1253.98' (M)

GATE (TYPICAL)

P.O.B. TRACT 3 N:570952.38 E:1737299.68

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION "40' RIGHT-OF-WAY"

TRACT 3 MAP 88, PARCEL 07.01 JAMES PRESTON POTEETE BETTY CAROLINE STOVALL BOOK 6461, PAGE 352 CALLED 28.3 ACRES R.O.W.C.TN.

4324 MURFREESBORO ROAD

(12) TRACT 4 DUDLEY STOVALL SR. AND BETTY CAROLINA STOVALL BOOK 194, PAGE 126 "CASE NO. 25000" C.C.W.C.TN.

FORMERLY JACKSON LANE

(13) 16' INGRESS/EGRESS EASEMENT BOOK 64, PAGE 27 R.O.W.C.TN.

ASPHALT (TYPICAL)

N04°45'E 1.776 (R)

P.O.B. TRACT 4 N:571249.01 E:1736719.76

HIGHWAY 96/MURFREESBORO ROAD (RIGHT-OF-WAY VARIES)

BUILDING ENCROACHMENT ± 1'

CONCRETE (TYPICAL)

GRAVEL (TYPICAL)

EXISTING BUILDING

WELL HOUSE

N67°3'41"W 46 POLES (R) N69°41'W 806.47' (M)

(12) 20' INGRESS/EGRESS EASEMENT BOOK 67, PAGE 464 R.O.W.C.TN.

ASPHALT DRIVE

EXISTING SHEDS

EXISTING BUILDING

N03°12'E 61-24/100 POLES (R) N06°48'35"E 1009.08' (M)

MAP 88, PARCEL 05.00 WILLIAM THOMAS BAGSBY, JR AND WIFE VELMA K. BAGSBY BOOK 168, PAGE 95. CALLED 30.2 ACRES R.O.W.C.TN.

4310 MURFREESBORO ROAD

LEGEND

- UTILITY POLE
- GUY WIRE
- IRON ROD SET CAPPED ELI-LLC
- IRON ROD FOUND
- BEARING BREAK
- TEE POST
- SUBJECT PROPERTY LINE
- ADJOINER
- RIGHT OF WAY
- EXISTING EASEMENT EDGE
- FENCE LINE
- EXISTING STORM LINE
- EXISTING ELECTRIC LINE
- (R) RECORDED CALL
- (M) MEASURED CALL
- P.O.B. POINT OF BEGINNING
- R.O.W.C.TN. REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE
- C.C.W.C.TN. CHANCERY COURT, WILLIAMSON COUNTY, TENNESSEE
- (I) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45662
- (7) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45661

TN STATE PLAN
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83
DATE OF OBSERVATION 11/26/2019

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	652.76	2904.79	N62° 54' 35"W	651.38
C2	14.39	2904.79	N69° 29' 22"W	14.39

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S75° 16' 05"E	63.74'
L2	N7° 03' 27"E	500.48'
L3	N5° 59' 01"E	305.93'
L4	N7° 37' 48"E	211.87'
L5	N8° 17' 26"E	251.21'
L6	N7° 11' 35"E	185.76'
L7	N6° 57' 22"E	328.37'
L8	N6° 46' 57"E	574.51'
L9	N6° 28' 36"E	167.49'
L10	N7° 20' 54"E	114.18'
L11	N6° 52' 06"E	168.81'
L12	N6° 45' 05"E	168.07'
L13	N6° 51' 14"E	201.07'
L14	N7° 56' 32"E	44.03'
L15	S83° 49' 18"E	21.56'
L16	S7° 11' 35"W	172.45'

TOTAL AREA:
TRACT 1: 17.33 ACRES
TRACT 2: 20.09 ACRES
TRACT 3: 29.05 ACRES
TRACT 4: 0.53 ACRES

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: Bennie O. Wheeler

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

BENNIE O. WHEELER REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE MAP 88, PARCEL 09.05 MAP 88, PARCEL 06.00 MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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F:\Teams_W_VB\1-1107 Stovall Property\X-_CAD\Plats\VB-II-1107.1_Stovall_ALTA_LO.dwg
Layout Name: Layout1 (2)
Plotted: Wednesday, December 11, 2019 - 2:47 pm
By: Bennie Wheeler

POPLAR FARMS

Franklin, TN

REZONING PLAN

Initial Submittal : 12.14.2020

Re-submittal: 1.7.2021
Re-submittal: 6.3.2021
Re-submittal: 8.5.2021

PREPARED FOR:

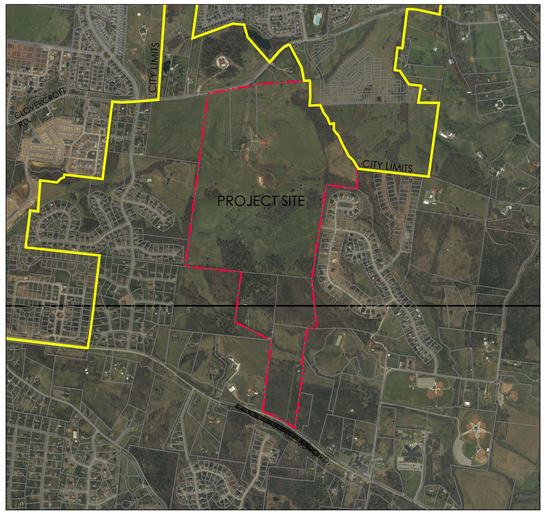
MERITAGE HOMES

5217 Maryland Way, Suite 222

Brentwood TN 37027

615.992.2050

Tuesday, August 3, 2021



NORTH

VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

COVER	C0.0
REZONING PLAN	C1.0

SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 7419
Address	4099 / 41011 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80---32.00 / 80---44.01 / 88---00600 / 88---00905 / 88---00701
Project Acreage	295.2750
Owner	Meritage Homes Contact: Kris Keown 5217 Maryland Way, Suite 222 Brentwood, TN 37027 615.992.2020 kris.keown@meritagehomes.com
REGULATIONS	
Existing Zoning	MGA-1 (County zoning)
Proposed Zoning / Density	Planned District / 1.84 Du/Ac
Overlay Zoning	HHO, 500-foot HHO Buffer, Scenic Corridor
Envision Franklin Design Concept	Single-Family Residential

APPLICANT:

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

210 12th AVENUE SOUTH, SUITE 202
NASHVILLE, TN 37203
615.250.8154
www.edgela.com

CIVIL ENGINEER

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1420 Donelson Pike, Suite A-12
Nashville, TN 37217

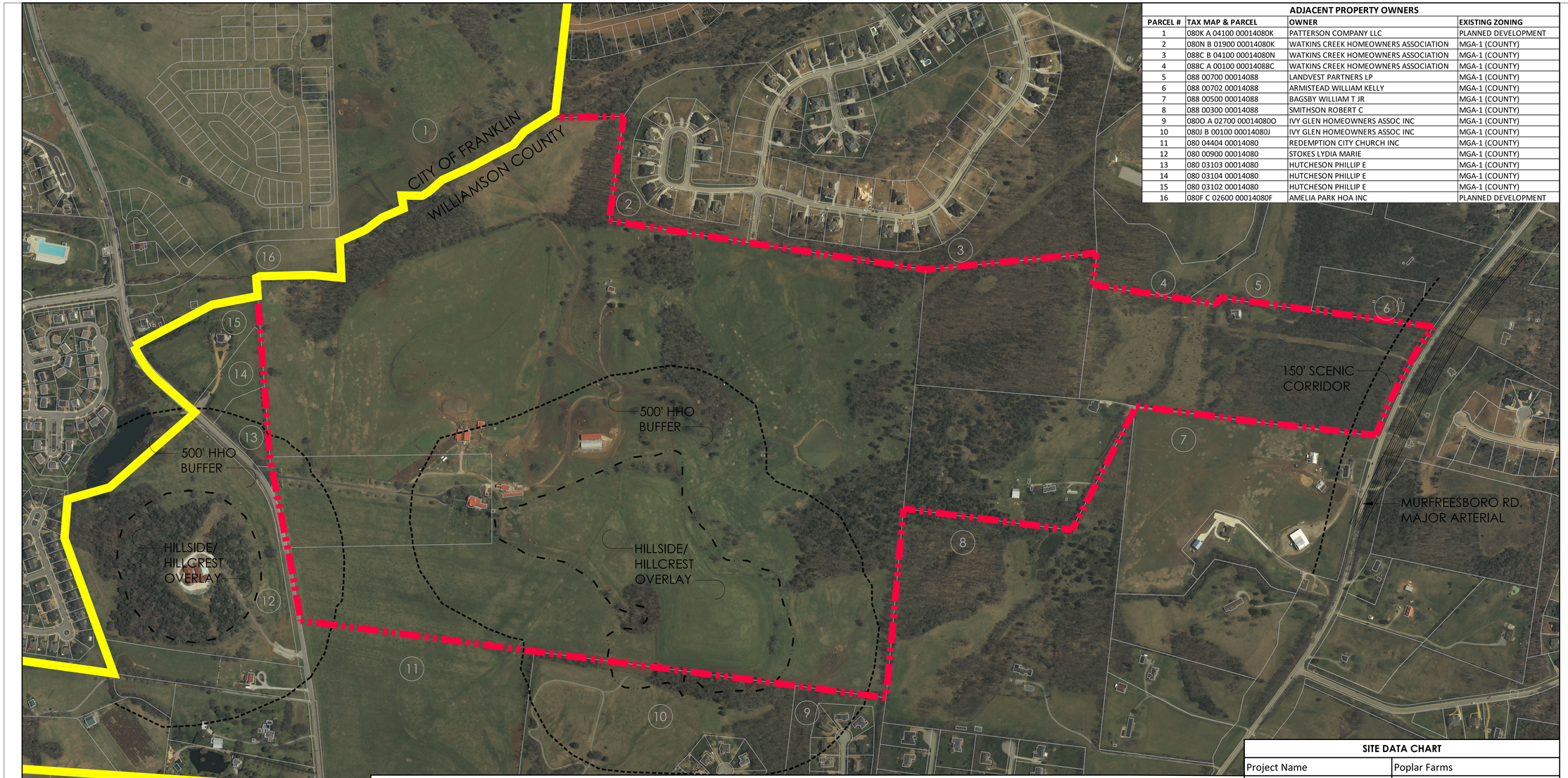
OWNER

Meritage Homes
Setting the standard for energy-efficient homes
LIFE. BUILT. BETTER.

Meritage Homes
5217 Maryland Way, Suite 222
Brentwood, TN 37027

PROJECT #: 18126

ISSUED FOR: Development Plan



ADJACENT PROPERTY OWNERS			
PARCEL #	TAX MAP & PARCEL	OWNER	EXISTING ZONING
1	080K A 04100 00014080K	PATTERSON COMPANY LLC	PLANNED DEVELOPMENT
2	080N B 01900 00014080K	WATKINS CREEK HOMEOWNERS ASSOCIATION	MGA-1 (COUNTY)
3	088C B 04100 00014080N	WATKINS CREEK HOMEOWNERS ASSOCIATION	MGA-1 (COUNTY)
4	088C A 00100 00014088C	WATKINS CREEK HOMEOWNERS ASSOCIATION	MGA-1 (COUNTY)
5	088 00700 00014088	LANDVEST PARTNERS LP	MGA-1 (COUNTY)
6	088 00702 00014088	ARMISTEAD WILLIAM KELLY	MGA-1 (COUNTY)
7	088 00500 00014088	BAGSBY WILLIAM T JR	MGA-1 (COUNTY)
8	088 00300 00014088	SMITHSON ROBERT C	MGA-1 (COUNTY)
9	080O A 02700 00014080O	IVY GLEN HOMEOWNERS ASSOC INC	MGA-1 (COUNTY)
10	080J B 00100 00014080J	IVY GLEN HOMEOWNERS ASSOC INC	MGA-1 (COUNTY)
11	080 04404 00014080	REDEMPTION CITY CHURCH INC	MGA-1 (COUNTY)
12	080 00900 00014080	STOKES LYDIA MARIE	MGA-1 (COUNTY)
13	080 03103 00014080	HUTCHESON PHILLIP E	MGA-1 (COUNTY)
14	080 03104 00014080	HUTCHESON PHILLIP E	MGA-1 (COUNTY)
15	080 03102 00014080	HUTCHESON PHILLIP E	MGA-1 (COUNTY)
16	080F C 02600 00014080F	AMELIA PARK HOA INC	PLANNED DEVELOPMENT

STATEMENT OF IMPACTS

1. BOUNDARY INFORMATION PROVIDED BY CIVIL ENGINEER: ENERGY LAND AND INFRASTRUCTURE, LLC.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 080, PARCELS 32.00 & 44.01/ TAX MAP 088, PARCELS 6.00 & 9.05 & 7.01

4. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 546 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 5,460 TOTAL VEHICLE TRIPS PER DAY.

5. THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

6. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

7. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

8. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

9. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

10. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

11. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

12. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL

13. THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE

14. WATER, SEWER & RECLAIMED WATER FACILITIES

EXISTING FACILITIES

1) SANITARY SEWER SYSTEM
UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT

2) DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILCROFTIN UTILITY DISTRICT
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100GPD
DEMAND IN GALLONS PER DAY PREVIOUS: 1,050 GPD

DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.

3) RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT

4) NATURAL GAS SERVICE
UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

5) ELECTRIC SERVICE
UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

15. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.

16. FROM THIS SITE, IT IS APPROXIMATELY 2.5 MILES TO FIRE STATION #6 AT 1061 COOL SPRINGS ROAD AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY TWO MILES AWAY ON McEWEN DR. AT LIBERTY PARK.

17. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 546 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 349 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND TRINITY ELEMENTARY SCHOOL.

18. MINERAL RIGHTS ARE HELD BY THE PROPERTY OWNER.

19. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

20. THE EXISTING RESIDENCE AND ASSOCIATED STRUCTURES ON SITE WILL BE RAZED.

SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 7419
Address	4099 / 4101 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80---32.00 / 80---44.01 / 88---00600 / 88---00905 / 88---00701
Project Acreage	295.7500
Owner	Meritage Homes Contact: Kris Keown 5217 Maryland Way, Suite 222 Brentwood, TN 37027 615.992.2020 kris.keown@meritagehomes.com
REGULATIONS	
Existing Zoning	MGA-1 (County zoning)
Proposed Zoning / Density	Planned District / 1.84 Du/ Ac
Overlay Zoning	HHO, 500-foot HHO Buffer, Scenic Corridor
Envision Franklin Design Concept	Single-Family Residential
Proposed Density	1.849 Du / Ac

0' 150' 300' 600' NORTH

CONSULTANTS

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th AVENUE SOUTH, SUITE 202
NASHVILLE, TN 37203
615.250.8154
www.edgela.com

CIVIL ENGINEER
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A10 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
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PROJECT NAME

Poplar Farms

Rezoning Plan
COF 7419

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126
Date: 12/14/2020
Issued for: Rezoning Plan

REVISIONS

1	01/07/2021	Per City Comments
2	06/03/2021	Per City Comments
3	08/05/2021	Per City Comments

Sheet Title

REZONING PLAN

SEAL

IAN DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
12/14/2020

Sheet Number C1.0

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm
Date:	Tuesday, August 24, 2021 8:43:49 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Elliott Franklin <elliott@elliottfranklin.com>
Sent: Monday, August 23, 2021 7:00 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm

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.

Dear Planning and Zoning and City Council Members:

Thank you for your work in keeping the city of Franklin safe and well planned out. We all understand that no one can stop growth, but planning can help by establishing boundaries and understating infrastructure limitations, draining, easements, etc.

The new development on Clovercroft Rd is no different. The roads around this development are in bad shape and there is really no way to make them safer (similar to Arno road). As such, I strongly encourage and ask that you would vote to reduce the density of these homes. With over 5,000 new automobile trips per day as estimated by the developer, the existing infrastructure will crumble. This is not safe and does not align with the existing long term plans for the city. We should follow the lead of other healthy cities of similar size and require the developer to have a minimum lot size of 5 acres and build parks, ball fields, etc with a large portion of the space to reduce the strain on

our infrastructure, public works and safety, etc.

Thank you!

Elliott Franklin
Franklin, TN

From: Amy Diaz-Barriga
To: Chelsea Randolph
Subject: PLANNING INTAKE FW: TapRoot dev
Date: Tuesday, August 24, 2021 8:41:18 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Ginger <mrshirling@gmail.com>
Sent: Tuesday, August 24, 2021 11:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: TapRoot dev

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.

Ginger Shirling
2227 OSBURN Road
Arrington TN
NO. Please follow ENVISION FRANKLIN. Please recognize the property owners on the boundary of this dense development. They VOTE! They are organized. There are connsequences for your decisions.
Sent from my iPhone Ginger

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: Tap Root/Poplar Farm Development - Planning Commission
Date:	Tuesday, August 24, 2021 8:42:42 PM
Importance:	High

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: wilsonjw03@yahoo.com <wilsonjw03@yahoo.com>
Sent: Monday, August 23, 2021 4:11 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Annpetersen@comcast.net; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Tap Root/Poplar Farm Development - Planning Commission
Importance: High

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

Hi City of Franklin Planning Commission,

As I understand the Poplar Farm/ Tap Root Farm Development by Meritage Homes' proposal is up for review at this Thursday's meeting I wanted to share my sincere concern with you all for even remotely considering Meritage's high-density development for this site.

We live at 890 Market Street in Amelia Park and cannot imagine the absolute mess such a large development would bring to the area. I have read the proposal suggests small, narrow lot sizes to

cram as many houses as possible into portions of the area. I would invite each and everyone of you to take a drive through Amelia Park to see the mess Pulte has built with narrow lot sizes. While Pulte's lot sizes are not even as narrow as what you all are considering from Meritage Homes, I would like everyone to consider the 'human' element when houses are built so closely. People parking on the street, blocking emergency vehicles and neighbors, in addition the noise and increased traffic. They are not 'free standing homes'….rather glorified townhouses. Please consider if you, a family member or friend would want to live in a supposed 'free standing home' so close to your neighbor that you can hear them talking outside when you are inside. Or how about those that smoke cigarettes or other substances outside with the smoke wafting through the air, effectively ruining the enjoyment of anyone who is outside and may be in the way of the pollution.

Over 5k more cars per day in the area with this proposed development. You can effectively forget ever getting to anywhere on time already with Nashville traffic and each and everyone of you can be the ones to thank if you approve this development for standstill traffic on these backroads.

Should this proposal by Meritage be approved by you, I would also like you to think long and hard about the irreversible loss of habitat for NATURE!

You may say to yourself, well…the land right now is just farmland…just a rotation of soybeans and corn year after year. Well guess what, birds, turtles, coyotes, fox, opossum, deer, armadillos, owls, frogs, pollinators, hawks, raccoons, bobcats, turkeys are just SOME of the residents of the land. Would you like to see an x-fold increase in roadkill in the area? Along with this aspect, do you know we 120% REGRET moving to the City of Franklin. Any available greenspace/farm land left is getting annexed by you all into the City to chop up and give developers what they want. Thank you all for climate change also. Do you know within Amelia Park our HOA rules prevent us from even putting up solar panels on our roof?? What in the world. And I suspect if Tap Root is developed it will be no different.

Approving a high-density proposal as Meritage's will not displace but KILL our remaining animals in this area, bottle neck traffic, make shopping at Publix a nightmare along with placing a higher load on the already strained water/sewer system. Not to mention the sheer number of families and strain that will be placed on the school systems.

With all concerns, I also offer suggestions. I strongly recommend you all reject any proposal for residential development for the land and instead turn the property into a park/conservatory. Portions of the land can be converted to allotment gardens with bike and walkway paths. The 100 plus+ year old trees can be saved so owls, songbirds, squirrels and chipmunks can continue to call the area home. Cattle can be brought back to the land along with other animals, saved from becoming someone's meal to live out their days in peace and solitude. Schools can target the area as the ideal field trip locations to learn about agriculture and what happens when people reject greed and residential development.

Please do NOT approve a high-density development proposal such as Meritage's. Think about how each one of you can impact this world by opposing this type of development that is not in line with a small town feel. At the end of the day, once land is developed it is never ***EVER*** going to be the same

again.

Don't make us regret moving to Franklin even more.

I appreciate your open ears.

Regards,

Jonathan & Meg Wilson
615.260.3861
890 Market Street
Franklin TN 37067

From: Amy Diaz-Barriga
To: Chelsea Randolph
Subject: PLANNING INTAKE FW: Poplar Farms
Date: Tuesday, August 24, 2021 8:41:46 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kimbra Krafft <knkprimary@gmail.com>
Sent: Tuesday, August 24, 2021 10:18 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Poplar Farms

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.

I live across Clovercroft Rd from the proposed Poplar Farms development. The name is a misnomer. These will not be Farms. It would be a city density subdivision in the midst of a rural county environment. The land in question is surrounded by 1/2 to 10 acre plots. Across the street the lots are 32, 5, 7,5, and 10 acres.

This development is not on keeping with Envision Franklin. In order to fit in with the neighborhood, housing lots should be a minimum 1/2 acre lots.

Additionally, the traffic projections are horrendous. Clovercroft can not handle the Additional 5,460 car trips per day. It is a 2 lane country road with no shoulder.

Please do not approve this development.

Thank you,

Kimbra Krafft

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: Opposing development off of Clovercroft Road
Date:	Tuesday, August 24, 2021 8:42:22 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: manju koster <manjukoster@hotmail.com>
Sent: Monday, August 23, 2021 8:01 PM
To: Planning Intake <planningintake@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; bev@aldermanburger.com; Scott Speedy <scott.speedy@franklintn.gov>; Annpetersen@comcast.net; John Schroer <john.schroer@franklintn.gov>
Subject: Opposing development off of Clovercroft Road

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.

Please vote NO on the develpment off of Clovercroft Road.This is not in step with careful planning to keep Franklin beautiful.Throwing up a bunch of houses just to make money makes the land ugly and takes away the beautiful land that Franklin once was.Why would you allow this? Does money really rule more than having a conscious? People that love the land would never allow this to happen.It's embarrasing that so few people in this area vote and even fewer even know what an alderman is or what their job entails. That is part of why this has been allowed to continue, overdevelopment and crude use of resources.I urge you to really look at your lives and what you want your legacy to be.
Sincerely, Manju Carrow Franklin resident

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: the Poplar Farms/Tap Root Farms Petition
Date:	Tuesday, August 24, 2021 8:43:09 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kemlepj <kemlepj@kemle.net>
Sent: Monday, August 23, 2021 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>
Subject: the Poplar Farms/Tap Root Farms Petition

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.

I am like so many citizens trying to keep Franklin and the sounding areas as livable as possible. The Poplar Farms/Tap Root Farm is another example of causing a huge impact on our schools, water, and sewer infrastructure. What has Franklin done to minimize the traffic on rural roads? Has Franklin thought about alternative transportation to these high density areas? It would be much better for Franklin's future to stay on course with Envision Franklin and allow development that fits in with the character of the surrounding areas. I am sure you are aware of the burden this high density development will have on our schools, water and sewer infrastructure. Where is the breaking point for the City of Franklin to be able to financially afford to upgrade roads, water, and sewer infrastructure? Tell the developer no to this high density development because Franklin is sticking with their Envision Franklin plan.

Sincerely,

Penny Kemle

From: Amy Diaz-Barriga
To: Chelsea Randolph
Subject: PLANNING INTAKE FW: Request: Please oppose Poplar Farms/Tap Root development as presented
Date: Wednesday, August 25, 2021 10:20:20 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Bill and Regina Hark <teamharktn@gmail.com>
Sent: Wednesday, August 25, 2021 10:09 AM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Request: Please oppose Poplar Farms/Tap Root development as presented

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.

Dear Franklin Municipal Planning Commission Staff, Mayor and Aldermen:

Thank you for the opportunity to provide comments on the Poplar Farms development, which is covered in items 14-17 on tomorrow night's Municipal Planning Commission meeting.

My family and I recently relocated to Franklin, specifically to the Amelia Park subdivision, from northern New Jersey due to a transfer opportunity offered by my employer. Over the course of my career I've lived in several states in the Northeast, Midwest and South. This experience allowed me to see all types of housing situations and development, from the high density of a New York City suburb to truly rural communities. When my family and I came to Franklin to house hunt prior to accepting my new position we were floored. Franklin truly has an excellent combination of amenities, space, economics and lifestyle that is hard to beat anywhere in the country. You and your colleagues have done an excellent job in making Franklin a great place to live and work!

Recently a few neighbors brought the current plan for Poplar Farms to my attention. I am concerned about this plan for a few key reasons: First and foremost, the housing density proposed seems like a recipe for gridlock and constraints. The units per acre calculation seems flawed since it's based on acreage that includes unbuildable land. While the developer claims the plan is in line with the MRU guidelines of Envision Franklin most of the proposed lot sizes are at the bare minimum of 4,000 square feet. I spent my early childhood in Queens, NY, part of the city. Our home was on a 4,000 square foot lot and the house was just barely 1,300 square feet. As a child I could reach

out of our side door and touch the neighbor's house. This density may have been appropriate for New York City's infrastructure, but I don't see how the area in question could support 540 homes in such a small space!

My second concern is safety: We use Clovercroft road multiple times a day. I've seen multiple near misses and at least one car end up in a ditch near the intersection with Oxford Glen. Simply put, it doesn't seem like this road, nor some of the other key arteries like Market Street, Oxford Glen Road, Liberty Pike, etc. were built for the potential of safely handling 5,400+ trips per day.

Finally, I am concerned about the impact to our schools and taxes: It's my understanding Page Middle and High Schools are already overcrowded. How do we ensure these schools can grow with the population without additional burden? When I lived in Hampton Roads, VA our area had an explosion of development. The increase in students vs. the amount of proffers the city collected from developers was out of proportion. The result was schools using portable trailer classrooms for years due to the inability to pay for school expansion without increasing taxes. It's no secret the quality education and low property taxes are a massive benefit to living here. How do we ensure the burden on schools is properly handled?

Based on these 3 concerns, I ask that you request the developers for Poplar Farms to reduce the density of the proposed subdivision. It would be hypocritical for me, a newcomer who lives just down the road, to fully oppose development. We love this area and think others would, too. But the proposed density does not make sense.

Thanks for your consideration.

Sincerely,
Bill Hark
1110 Amelia Park Drive

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS
Date:	Wednesday, August 25, 2021 2:51:59 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: karen smith <smithkaren222@gmail.com>
Sent: Wednesday, August 25, 2021 1:30 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS

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.

Dear City of Franklin Planning Commission, Mayor Moore, and Franklin City Aldermen,

We are expressing our concerns about the proposed high density development off of Clovercroft Rd. -- Poplar Farms/Tap Root Farms. Cramming +550 homes on 34x40 foot wide lots is not what this community is all about. If you all personally had a home in this area, you would not be in favor of cramming as many small houses into such a tiny area, thus adding tremendous strain on Clovercroft road. We should build homes that fit within our Envision Plan and not deviate -- just so developers can make more money.

PLEASE - No dense development bordering county established communities.

Respectfully,

Karen Smith
North Chapel Road
Franklin, TN 37067

August 24, 2021

To Kathy Webber
Steering Committee Member
Keep Williamson County Liveable

RE: Overview of Franklin Sewer Capacity for Built-out of Currently Approved Growth

Per your request, here is an overview of the sewer capacity needs of the approved development that has not yet been built and how that relates to the city of Franklin's current sewer capacity once the newly expanded sewer plant is completed sometime in the summer of 2022. Please note that these are estimates using city of Franklin reports to the state, the city's 2020 Development Report[1], and assumptions of sewer flow for various residential and commercial land use types that city consultants have used in sewer planning. The city sewer department can provide a more exact analysis. This work does not include any approved development in 2021.

Summary:

Current sewer flows to and from the sewer plant Design capacity- 12 million gallons a day (MGD) (2020 average from monthly reports)	14.68 MGD influent into plant 10.62 MGD effluent from plant
Sewer Capacity needed for new approved development	3.07 MGD
Total Sewer capacity needs: existing and approved	13.69 MGD - 17.76 MGD
Expanded sewer plant design capacity	16 MGD

1. The sewer capacity for built-out of currently approved development that has not yet been built

The 2020 Development report totals 10,816 approved but not yet built residential housing units and breaks these into different types (p. 17). Different housing types generate different sewer flows. These calculations are based on using assumptions that the city's consultant used for the sewer basin studies.[2] The 350 gallons per day (gpd) sewer flow for single family homes was used for the single family and West haven units in the table. The 250 gpd sewer flow was used for all the other housing types. The non-residential new development approved in 2020 is on page 12. The average was used of the sewer capacity flows between office and retail since some of the information in the report was aggregated.

[1] https://web.franklintn.gov/FlippingBook/2020DevelopmentReport/

[2] SSR (Smith Seckman Reid) did sewer basin capacity studies. In these, they used 350 gallons per day (gpd) for a single family residence; 250 gpd for multi-family; 0.15 gpd/sft for retail; and 0.10 gpd/sft for office.

Residential sewer capacity for not yet built housing:

2251 units x 350 gpd = 787,850 gpd
8565 unite x 250 gpd = 2,141,250 gpd
10,816 housing units = 2,929,100 gpd sewer flow for capacity planning purposes

Non-residential 2020 approval:

a. Approved as Site Plan:
   232,254 square feet- retail x 0.15 gpd = 34,838 gpd
   150,377 square feet- office x 0.10 gpd = 15,038 gpd
   382,631 square feet by site plan approved = 49,876 gpd

b. Approved as Development Plan:
   794,884 square feet x 0. 12 gpd = 89,986 gpd*

*The development report did not break down into office or retail types

Total non-residential:
1,132,515 square feet = 139,862 gpd

Total Sewer Capacity estimated for approved but not yet built development:

Residential:	2,929,100 gpd
Non-residential:	139,862 gpd
	3,068,962 gpd or 3.07 MGD

2. Sewer flow capacity at the current sewer plant

The tables below are compiled from the monthly operating reports the city submits to TDEC per the state sewer plant discharge permit. The tables pulled the monthly average from the city reports. The tables show an average for the year of these 12 monthly averages of daily flow data. The amount of sewer flow the plant processes is the first column, called influent. The monthly influent to the sewer plant is higher in January through May because of additional flow from rain and groundwater that gets into the sewer lines (known as inflow and infiltration). The city has an effluent reuse program, so the total sewer processed is the total of the effluent and reuse flows in columns 2 and 3. TDEC noted in prior inspection reports that the total effluent flow is less than total influent flow when these are expected to be close to equal. This discrepancy is being addressed with the sewer plant expansion.

Since the design flow of a sewer plant is based on the flow into the sewer plant, the summary table includes both the 2020 annual sewer influent and effluent flows since these are different. Based on this analysis, the sewer capacity needs of the currently approved but not yet build development will take up a significant portion of the expansion to 16 MGD. The city is in the process of conducting a pilot sewer plant as part of a study of options for further increasing sewer capacity by 8 MGD in the southern part of the city, since discharge into the Harpeth is severely limited.

Month in 2018	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2018	11.1	7.12	0.53	12.52	13.87	1.69	1.24	7
Feb 2018	22.85	16.36	0.42	30.69	23.59	1.03	10.44	19
Mar 2018	16.54	10.8	0.26	30.89	22.86	0.84	4.9	14
Apr 2018	16.77	10.94	0.6	31.51	23.35	1.32	6.19	11
May 2018	12.01	7.54	1.5	16	10.56	2.69	3.11	15
Jun 2018	11.71	7.32	1.53	25.44	17.34	2.42	7.15	13
Jul 2018	10.69	6.52	2.05	13.79	8.66	4.21	1.78	6
Aug 2018	10.57	6.49	1.57	12.64	8.04	2.25	5.19	11
Sep 2018	13.1	8.46	1.69	28.08	20.16	3.32	6.13	11
Oct 2018	11.73	7.38	1.37	14.71	9.59	2	2.4	14
Nov 2018	13.39	8.51	0.37	21.22	13.67	0.78	4.82	14
Dec 2018	14.69	9.55	0.24	30.52	22.3	0.52	5.53	16
Monthly Average	**13.76**	**8.92**	**1.01**	**22.33**	**16.17**	**1.92**	**4.91**	**12.58**

Month in 2019	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2019	18.92	12.62	0.19	30.06	21.88	0.36	6.32	14
Feb 2019	21.34	13.99	0.15	30.21	21.38	0.37	9.63	14
Mar 2019	15.47	10.22	0.27	26.54	18.24	1	3.89	11
Apr 2019	16.04	10.53	0.5	25.14	17.01	1.42	6.07	11
May 2019	11.51	7.14	1.54	13.5	8.59	3.37	2.05	15
Jun 2019	12.07	7.59	1.86	16.68	11.55	3.44	4.61	12
Jul 2019	12.18	7.72	1.64	17.08	11.71	3.29	4.13	12
Aug 2019	11.37	7.21	1.67	13.9	9.33	3.73	4.45	12
Sep 2019	9.5	5.9	2.54	10.2	6.31	4.7	0.06	1
Oct 2019	11.63	7.54	1.58	20.22	13.9	4.72	6.32	14
Nov 2019	13.56	9.14	0.36	23.75	16.81	0.84	3.91	10
Dec 2019	16.66	11.4	0.27	30.58	23.91	0.53	6.4	14
Monthly Average	**14.19**	**9.25**	**1.05**	**21.49**	**15.05**	**2.31**	**4.82**	**11.67**

Month in 2020	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2020	19.57	13.16	0.25	29.06	21.28	0.42	4.73	14
Feb 2020	20.71	14.77	0.13	29.48	22.78	1.11	6.15	18
Mar 2020	18.28	12.7	0.27	28.61	20.57	0.68	6.13	17
Apr 2020	15.88	10.69	0.21	29.5	21.63	0.82	4.24	11
May 2020								
Jun 2020	11.32	7.36	1.88	15	10.47	3.93	3.69	9
Jul 2020	11.57	7.58	1.71	17.82	11.73	2.78	5.02	10
Aug 2020	11.91	7.62	1.42	17.23	12.13	3.21	5.35	9
Sep 2020	15.17	10.01	1.08	29.03	21.52	2.47	5.74	11
Oct 2020	11.72	7.39	1.22	15.11	10.27	2.53	3.01	8
Nov 2020	10.85	6.59	0.75	13.22	7.96	1.51	1.4	6
Dec 2020	14.45	9.29	0.75	22.8	16.48	1.33	3.38	10
Monthly Average	**14.68**	**9.74**	**0.88**	**22.44**	**16.07**	**1.89**	**4.44**	**11.18**

Note: The May monthly report wasn't available on the state dateviewer. This doesn't reflect that the city did not submit it.

City of Franklin

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

File #: 21-02134

DATE: August 11, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2020-293, A Resolution Approving A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7420
Applicant: John Haas, EDGE Planning, Landscape Architecture, and Urban Design
Owner: Baylen Dahl, Meritage Homes

BACKGROUND/STAFF COMMENTS:
The proposed Poplar Farms PUD Subdivision is a development consisting of approximately 295 acres located at the intersection of Clovercroft Road and Oxford Glen Drive. The plan consists of 546 residential dwelling units with varying lot sizes throughout the development. The properties are currently addressed as 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, are with the City of Franklin's Urban Growth Boundary (UGB,) and have initiated an annexation which is running concurrently to both this development plan and a rezoning.

Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin states, "The Single Family Residential Design Concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes." Envision Franklin further states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential Design Concept by providing approximately 16 acres of open space and approximately 124 acres of natural area. In addition, 7 different lot sizes are proposed within the plan to provide the range of single-family homes suggested within Envision Franklin.

In terms of lot size, Envision Franklin states, "Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development." The plan has a total of 10.62 percent of single-family alley-loaded lots that are less than 40 feet in lot width.

Building Character form with Envision Franklin states, "Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the city's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. The proportion, design, and façade width of a dwelling should not be dominated by garages. Rear and side-facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front façade of the dwelling." The elevations included with the proposed development plan utilize the recommendations of Envision Franklin by providing a variation in architecture and by providing mostly rear and side-facing garages and substantially recessing front façade garages.

PROJECT CONSIDERATIONS:

The proposed development plan includes the infill of sink holes which is labeled on the attached documents. This is an acceptable practice and staff has reviewed the areas preliminarily, and a more detailed review will be completed at site plan, should this development be approved.

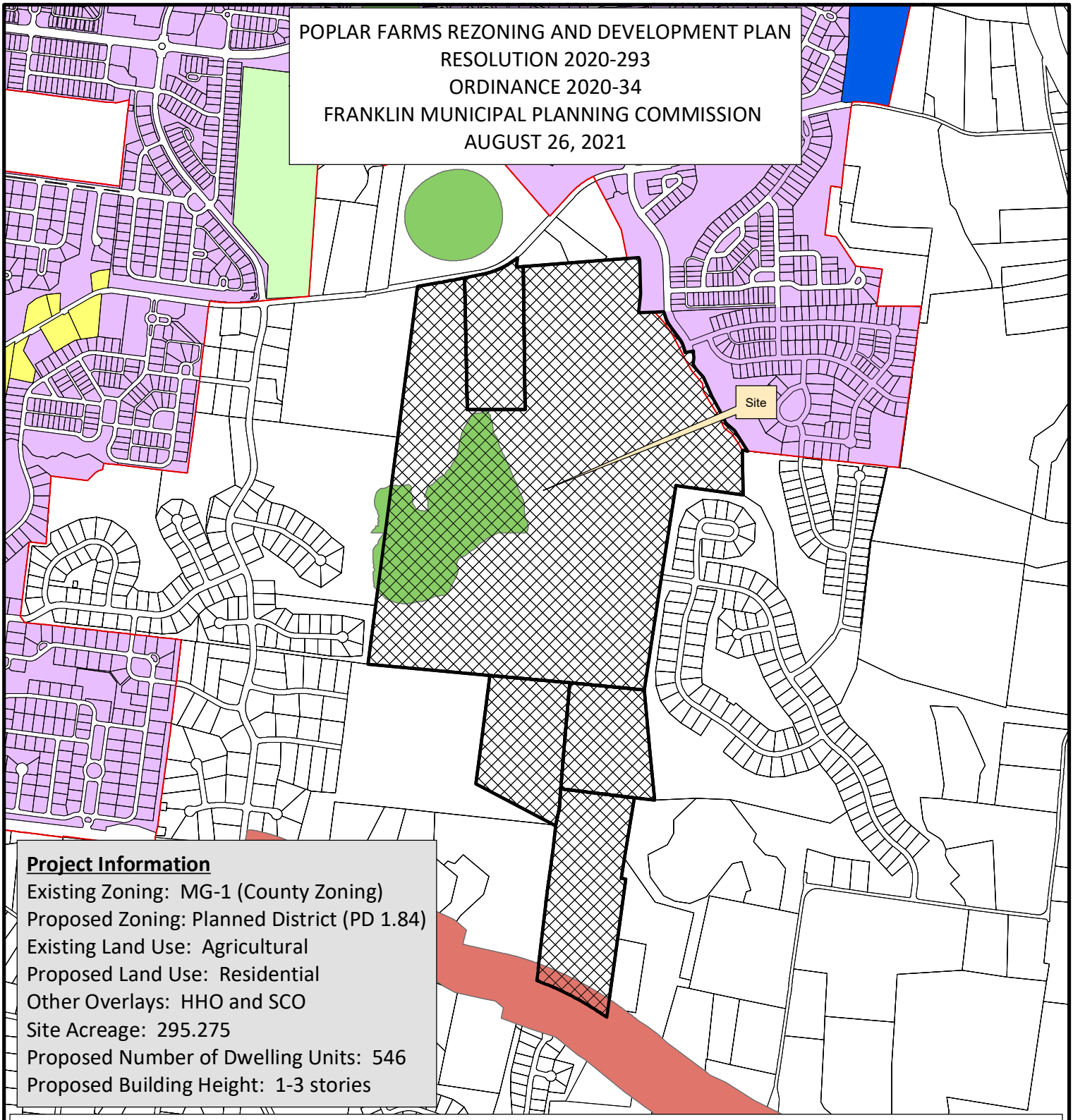
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open 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 on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-293 with conditions to the Board of Mayor and Aldermen.


POPLAR FARMS REZONING AND DEVELOPMENT PLAN
RESOLUTION 2020-293
ORDINANCE 2020-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021
Site
Project Information
Existing Zoning: MG-1 (County Zoning)
Proposed Zoning: Planned District (PD 1.84)
Existing Land Use: Agricultural
Proposed Land Use: Residential
Other Overlays: HHO and SCO
Site Acreage: 295.275
Proposed Number of Dwelling Units: 546
Proposed Building Height: 1-3 stories
Poplar Farms
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Zoning
Overlays
Scenic Corridor Overlay District
Hillside/Hillcrest Overlay District
N
0 485 970 1,940
Feet
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It was compiled from the most authentic information available.
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RESOLUTION 2020-293

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR POPLAR FARMS PUD SUBDIVISION, FOR FIVE PROPERTIES LOCATED SOUTHEAST OF THE INTERSECTION OF CLOVERCROFT ROAD AND OXFORD GLEN DRIVE, ADDRESSED AS 4316 MURFREESBORO ROAD, 4324 MURFREESBORO ROAD, 4099 CLOVERCROFT ROAD, AND 4101 CLOVERCROFT 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 2020-34; 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
80-32.00	15.45
80-44.01	214.20
88-00600	20.00
88-00905	17.325
88-00701	28.3
Total	295.275

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 Poplar Farms PUD are as follows:

Entitlements	Poplar Farms PUD
Base Zone District	PD (1.84)
Other Zoning Overlays	HHO, SCO
Number of Dwelling Units	546
Open Space Requirements	5%
Number of Phases in Development	7

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 2020-292, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

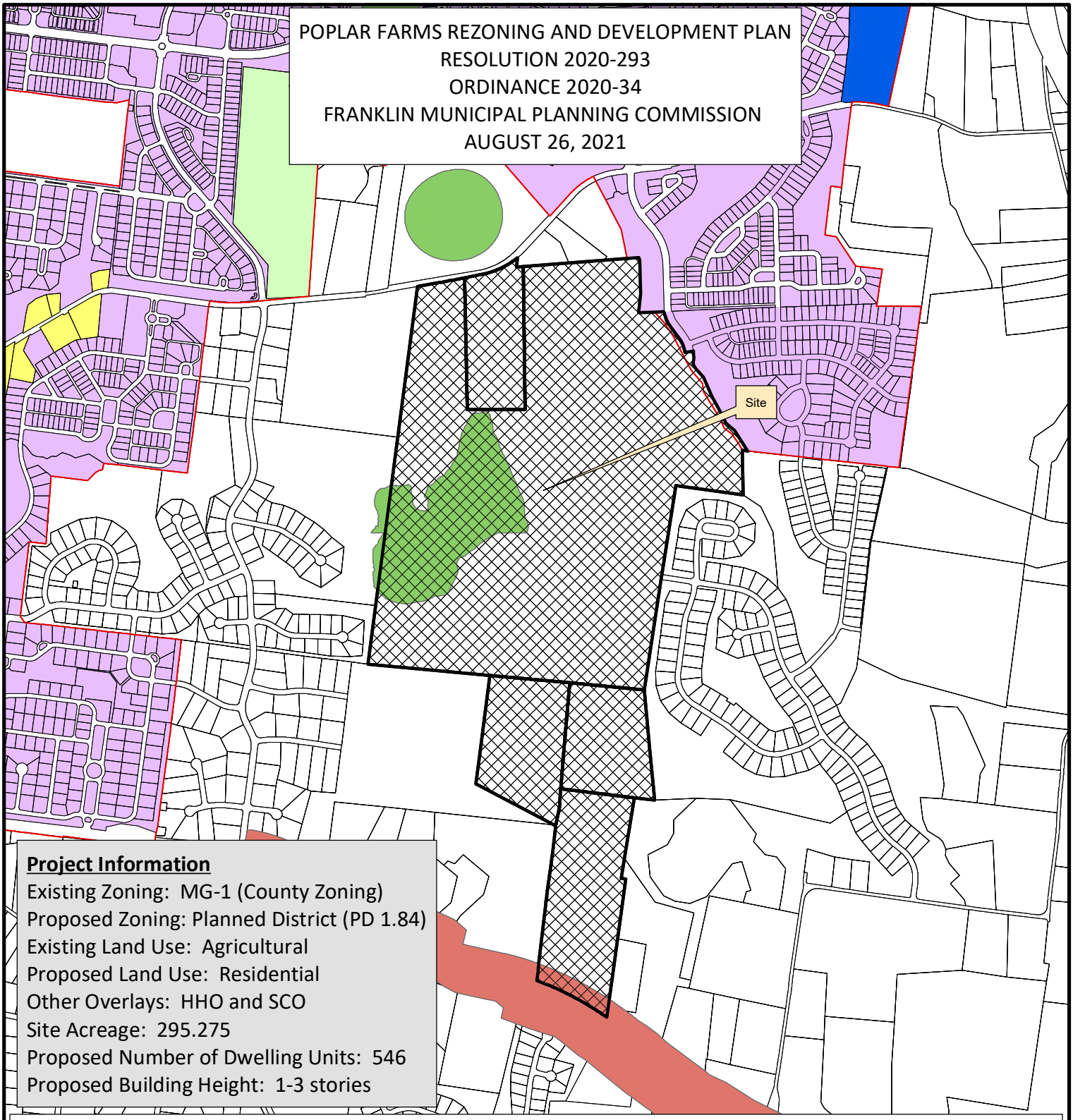
PREAPPLICATION CONFERENCE: October 6, 2020

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: December 10, 2020

NEIGHBORHOOD MEETING: October 8, 2020

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____


POPLAR FARMS REZONING AND DEVELOPMENT PLAN
RESOLUTION 2020-293
ORDINANCE 2020-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021
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Poplar Farms
AG Agricultural District
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R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Zoning
Overlays
Scenic Corridor Overlay District
Hillside/Hillcrest Overlay District
N
0 485 970 1,940
Feet
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The City is not responsible for any errors or omissions contained hereon.
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RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45662

Tract I: Map/Parcel 088.009.05

Land in Williamson County, Tennessee, lying wholly within the Fourteenth (14th) Civil District, and more particularly described as follows:

Beginning at a fence corner, said corner being Oakley's northwest corner in Stovall's east line; thence with Stovall's east line N 03°23'08" E. 455.67 ft to a point in the fence and N 01°45'08" E. 508.84 ft. to a fence corner; thence with Ingraham's south line N 89°15'14" E. 661.85 ft. to a fence corner and iron pin, thence with a new staked line, S 09°30'52" E. 1027.37 ft. to a fence corner and iron pin, thence with Oakley's north line N 87°18'19" W. 875.05 ft. to the point of beginning, containing 17.325 acres more or less.

Tract 2: Map/Parcel 088 006.00

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to witt:

Beginning at the SEC of the lot, a large Hackberry on South side of a gulley and in Jackson's west boundary, 18 links northward from Garman's corner fence-post, and running thence N. 67 3/4 W. 49 poles to a set stone in grass lot; thence N 3 1/2 E. 61-24/100 poles to a set stone in the stone in the south boundary line of the Nolen tract; thence with the same; S. 87 1/2 E. 46 poles to a burnt locust post in the NWC. of the Carter tract; thence with the west boundary of the Carter and Jackson, S. 3 1/2 W. 78-8/100 poles to the beginning, containing Twenty (20) acres, more or less, according to survey made May 1st, 1934 by S.M. Henderson, County Surveyor of Williamson County.

Also a right-of-way over the remaining portion of the tract 20 feet wide, extending eastward from the southwest corner of above described 20 acre lot and lying between the south boundary of same and a line parallel with and southward from same, said right-of-way being for the benefit and use of said 20 acre lot as a roadway of ingress and egress from the right-of-way formerly reserved for the use of the Morelock tract, which last mentioned right-of-way is described in deed of Harpeth Trust Company to Garman which deed is of record in Deed Book 64 at page 27 in the R. O. W. C.

Being the same property conveyed to Dudley Stovall, Sr. and Betty Caralina Stovall, as tenants by the entirety by Warranty Deed dated 07/11/1983 from Lorena A. Lewis of record in Book 448, Page 379, Register's Office for Williamson County, Tennessee.

Also being the same property conveyed to Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall by Quit Claim Deed dated 10/29/1999 from Bettie Caroline Stovall, formerly known as Bettie Caroline Wilhoite, of record in Book 1926, Page 955, Register's Office for Williamson County, Tennessee.

Darwin Dudley Stovall, Sr. died on March 19, 2018 leaving Bettie Caroline Stovall, also known as Betty Caralina Stovall, as the surviving tenant by the entirety.

RECORD LEGAL DESCRIPTION/SCHEDULE A - COMMITMENT NO. 01288-45661

Tract 3: Map/Parcel 088.007.01

Said tract lies wholly within the Fourteenth Civil District of Williamson County, Tennessee and is bound in general by Tennessee Highway 96 on the South, Stovall on the West, Lewis on the North and Oakley on the East.

Beginning at a corner post in the north margin of Tennessee Highway 96 at the southeast corner of Stovall, thence with his east fence line N. 4 deg. 45' E. 1776 feet to a corner post, thence with Lewis' south line S. 84 deg. 00' E. 695.8 feet to an iron post; thence with the following three new staked lines S. 11 deg. 45' W. 750 feet, S. 79 deg. 30' E. 637 feet and S. 8 deg. W. 1238 feet to an iron post at north margin of Tennessee Highway 96; thence with said margin with a curve to the left for a length of 651.5 feet to the point of beginning and containing 28.3 acres, more or less.

Being part of the same property conveyed to J.T. Oakley by Warranty Deed dated 09/16/1955 from Armistead J. Jackson and wife, Elizabeth Jackson of record in Book 101, Page 374, Register's Office for Williamson County, Tennessee. The said J.T. Oakley died testate on December 23, 1972 and by his Will of record in Will Book 37, Page 157, Probate Court Clerk's Office for Williamson County, Tennessee, he devised a one-half interest to Martha E. Oakley, and a one-half interest to Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, James C. Oakley and Bill T. Oakley.

Being part of the same property conveyed to Bill T. Oakley by Warranty Deed dated 05/25/1973 from Renice G. Oakley, Archie H. Oakley, Mildred O. Hilton, Lois O. Beasley, Sara O. Smith, and James C. Oakley of record in Book 209, Page 961, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Martha E. Oakley by Quit Claim Deed dated 05/15/1976 from Bill T. Oakley, unmarried of record in Book 262, Page 197, Register's Office for Williamson County, Tennessee. Martha E. Oakley died intestate on May 9, 2007. James Preston Poteete was appointed Administrator of the Estate of Martha Elizabeth Oakley under Docket No. 19419, Probate Court Clerk's Office for Williamson County, Tennessee.

Being the same property conveyed to James Preston Poteete, two-third interest and Betty Caroline Stovall, one-third interest by Quit Claim Deed dated 05/25/2015 from James Preston Poteete, Administrator of the Estate of Martha Elizabeth Oakley, deceased of record in Book 6461, Page 352, Register's Office for Williamson County, Tennessee.

SURVEY LAND DESCRIPTION - TRACT 1

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 009.05. Said property being bounded on the North by Ingraham Partners, LP, on the East by Watkins Creek, Section 3, on the South by Watkins Creek, Section I, James Preston Poteete, and Betty Caroline Stovall, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall and being more particularly described as follows.

Point of Beginning (N:573935.94, E:1737709.12) at an iron rod found at the Southeast corner of a tract of land, in the name of Ingraham Partners, LP, recorded in Book 1477, Page 267, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the West line of Watkins Creek Subdivision, Section 3, described as "Open Space, a called 22.98 acres tract", recorded in Plat Book 41, Page 55 (R.O.W.C.TN.), THENCE, South 05°25'28" East, a distance of 1,028.34 feet to an iron rod found at the Southwest corner of said 22.98 acres tract, and on the North line of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the North line of said Watkins Creek Subdivision, Section I, North 82°59'01" West, a distance of 872.48 feet to an iron rod found at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the East line of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.);

THENCE, with the East line of said 20 acres tract, North 06°40'53" East, a distance of 965.01 feet to an iron rod found at the Northeast corner of said 20 acres tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of said Ingraham Partners, L.P. tract, South 86°23'54" East, a distance of 657.62 feet to the Point of Beginning containing 17.33 acres.

SURVEY LAND DESCRIPTION - TRACT 2

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 006.00. Said property being bounded on the North by Ingraham Partners, LP, on the East by Dudley Stovall, Sr. and Betty Caroline Stovall, on the South and West by Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:573977.25, E:1737052.80) at an iron rod found at the Northwest corner of a called 17.325 acres tract, in the name of Dudley Stovall, Sr. and Betty Caroline Stovall, recorded in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the South line of a tract of land, in the name of Ingraham Partners, L.P., recorded in Book 1477, Page 267 (R.O.W.C.TN.); THENCE, South 06°40'53" West, a distance of 965.01 feet to an iron rod found at the Southwest corner of said 17.325 acres tract, and at the Northwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.);

THENCE, with the West line of said 28.3 acres tract, South 06°57'22" West, a distance of 328.37 feet to the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, with the Smithson line, North 63°41'11" West, a distance of 806.47 feet to an iron rod found at an interior corner of said Smithson tract;

THENCE, continuing with Smithson line, North 06°48'35" East, a distance of 1,009.08 feet to an iron rod found at the Northeast corner of said Smithson tract, and on the South line of said Ingraham Partners, L.P. tract;

THENCE, with the South line of Ingraham Partners, L.P. tract, South 84°19'32" East, a distance of 759.02 feet to the Point of Beginning containing 20.09 acres.

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 owner, 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.

Know what's below. Call before you dig.

SURVEY LAND DESCRIPTION - TRACT 3

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 88, Parcel 007.01. Said property being bounded on the North by Dudley Stovall, Sr. and Betty Caralina Stovall, on the East by Watkins Creek Subdivision, Section I Landvest Partners, LP, and William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, on the South by Highway 96/Murfreesboro Road, and on the West by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, and Robert Smithson, and being more particularly described as follows.

Point of Beginning (N:570952.38, E:1737299.68) at an iron rod found at the Southwest corner of a called 5.01 acres tract of land, in the name of William Kelly Armistead and wife, Amber Marie Armistead, recorded in Book 6472, Page 509, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 652.76 feet, and a chord bearing and distance of North 62°54'35" West, 651.38 feet to the Southeast corner of a tract of land, in the name of Dudley Stovall Sr. and Betty Carolina Stovall, recorded in Case No. 25000, Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.);

THENCE, with the East line of said Stovall tract the following six (6) calls, North 07°03'27" East, a distance of 500.48 feet;

THENCE, North 05°59'01" East, a distance of 305.93 feet;

THENCE, North 07°37'48" East, a distance of 211.87 feet;

THENCE, North 08°17'26" East, a distance of 251.21 feet;

THENCE, North 07°11'35" East, a distance of 185.76 feet to the Southeast corner of a called 20 acres tract of land, in the name of Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall, recorded in Book 1926, Page 955 (R.O.W.C.TN.), and at the most Easterly Northeast corner of a tract of land, in the name of Robert Smithson, recorded in Book 374, Page 473 (R.O.W.C.TN.);

THENCE, North 06°57'22" East, a distance of 328.37 feet to an iron rod found on the East line of said 20 acres tract, and at the Southwest corner of a called 17.325 acres tract of land, in the name of Dudley Stovall, Sr. and Betty Caralina Stovall, recorded in Volume 448, Page 379 (R.O.W.C.TN.);

THENCE, with the South line of said 17.325 acres tract, South 82°59'01" East, a distance of 695.80 feet to a tee post found on the South line of said 17.325 acres tract, and at the Northwest corner of Watkins Creek Subdivision, Section I, described as "Open Space", recorded in Plat Book 33, Page 14 (R.O.W.C.TN.);

THENCE, with the West line of Watkins Creek Subdivision, Section I, South 10°31'07" West, a distance of 552.62 feet to an iron rod found at an exterior corner of said Watkins Creek Subdivision, Section I, and at the North corner of a called 13.83 acres tract of land, in the name of Landvest Partners, LP, recorded in Book 6038, Page 208 (R.O.W.C.TN.);

THENCE, with the West line of said 13.83 acres tract the following three (3) calls, South 10°22'44" West, a distance of 197.67 feet to an iron rod found;

THENCE, South 75°16'05" East, a distance of 63.74 feet to an iron rod found;

THENCE, South 11°48'26" West, passing an iron rod at the Northwest corner of the aforementioned 5.01 acres tract at 531.05 feet for a total distance of 1,253.98 feet to to the Point of Beginning containing 29.05 acres.

SURVEY LAND DESCRIPTION - TRACT 4

Property situated in Franklin, Williamson County, Tennessee, being part of Tax Map 88, Parcel 006.00. Said property being bounded on the North by Robert Smithson, on the East by James Preston Poteete, Betty Caroline Stovall on the South by Highway 96/Murfreesboro Road, and on the West by William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, and being more particularly described as follows.

Point of Beginning (N:571249.01, E:1736719.76) at an iron rod found (disturbed) at the Southwest corner of a called 28.3 acres tract of land, in the name of James Preston Poteete, Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.), and on the North right-of-way of Highway 96, THENCE, with a curve to the left, having a radius of 2,904.79 feet, an arc length of 14.39 feet, and a chord bearing and distance of North 69°29'22" West, 14.39 feet to the Southeast corner of a called 30.2 acres tract of land, in the name of William Thomas Bagsby, Jr. and wife, Velma K. Bagsby, recorded in Book 112, Page 95 (R.O.W.C.TN.);

THENCE, with a fence on the East line of said 30.2 acres tract the following seven (7) calls, North 06°46'57" East, a distance of 574.51 feet;

THENCE, North 06°28'36" East, a distance of 167.49 feet;

THENCE, North 07°20'54" East, a distance of 114.18 feet;

THENCE, North 06°52'06" East, a distance of 168.81 feet;

THENCE, North 06°45'05" East, a distance of 168.07 feet;

THENCE, North 06°51'14" East, a distance of 201.07 feet;

THENCE, North 07°56'32" East, a distance of 44.03 feet to the Northeast corner of said 30.2 acres tract;

THENCE, with the South line of a tract of land, in the name of Robert Smithson, recorded in 374, Page 473 (R.O.W.C.TN.), South 83°49'18" East, a distance of 21.56 feet to the West line of said 28.3 acres tract;

THENCE, with the West line of said 28.3 acres tract the following five (5) calls, South 07°11'35" West, a distance of 172.45 feet;

THENCE, South 08°17'26" West, a distance of 251.21 feet;

THENCE, South 07°37'48" West, a distance of 211.87 feet;

THENCE, South 05°59'01" West, a distance of 305.93 feet;

THENCE, South 07°03'27" West, a distance of 500.48 feet to the Point of Beginning containing 0.53 acres.

ZONING

The surveyed properties are zoned MGA-I (Municipal Growth Area District I) from the Williamson County Official Zoning Map, adopted May 14, 2012, effective 01/01/2013. A zoning report was not furnished as part of this survey.

Building Restrictions for MGA-1 (Municipal Growth Area District 1) Zoning Per Williamson County Zoning Ordinance Table 10.02-7

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
MINIMUM LOT WIDTH	TRADITIONAL SUBDIVISIONS ONE ACRE TO 1.99 ACRES	130 FEET	130 FEET
	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	160 FEET	
	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	200 FEET	
	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	250 FEET	
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	300 FEET	
FRONT YARD SETBACK	TRADITIONAL SUBDIVISIONS ONE ACRE TO 4.99 ACRES	60 FEET	60 FEET
	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	150 FEET	
SIDE YARD SETBACK	20 FEET		35 FEET
REAR YARD SETBACK	60 FEET		60 FEET
MAXIMUM HEIGHT	3.0 STORIES		3.0 STORIES

MAP REFERENCE

Being Parcel 009.05, 006.00, and 007.01 as Shown on Williamson County Property Map 88

DEED REFERENCE

Property Owned by Darwin Dudley Stovall, Sr. and wife, Bettie Caroline Stovall of record in Volume 448, Page 379, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), Book 1926, Page 955 (R.O.W.C.TN.), and Book 194, Page 12, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).

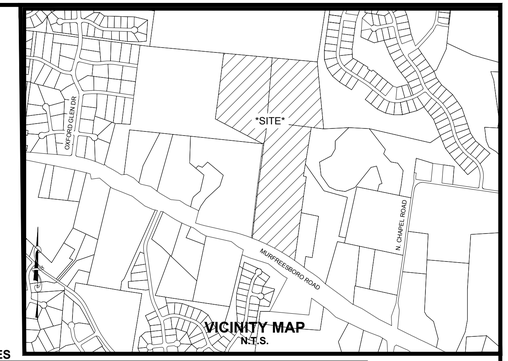
Property Owned by James Preston Poteete, and Betty Caroline Stovall, recorded in Book 6461, Page 352 (R.O.W.C.TN.)

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45662

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. Easements to Tennessee Electric Power Co. of record in Book 61, Page 48, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
12. Right of Way or Roadway Easement of record in Book 64, Page 27, Book 67, Page 464 and Book 1926, Page 955, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted.*
13. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
14. Right of Way Easement of record in Book 4447, Page 257, Register's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is not plotted, however document is blanket in nature.*
15. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
16. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
17. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
18. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
19. Application for Greenbelt of record in Book 559, Page 977, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
20. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*

SCHEDULE B - SECTION 2 COMMITMENT NO. 01288-45661

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *Response: Is not a survey matter, is not plotted.*
2. Rights or claims of parties in possession not shown by the public records. *Response: Is not a survey matter, is not plotted.*
3. Easements, or claims of easements, not shown by the public records.. *Response: Is not a survey matter, is not plotted.*
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. *Response: Does affect the property, is a survey matter, is plotted.*
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. *Response: Is not a survey matter, is not plotted.*
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. *Response: Is not a survey matter, is not plotted.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.. *Response: Is not a survey matter, is not plotted.*
8. Restrictions upon the use of the premises not appearing in the chain of title to the land. *Response: Is not a survey matter, is not plotted.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. *Response: Is a survey matter, is plotted.*
10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.. *Response: Is not a survey matter, is not plotted.*
11. All matters set forth in the Final Order (boundary lines and ingress-egress) of record in Book 194, Page 126, Chancery Court Clerk's Office for Williamson County, Tennessee. *Response: Does affect the property, is a survey matter, is plotted. Surveyor was not provided with Trial Exhibit's or Survey's that were referenced.*
12. All matters shown on the survey by Ronnie D. Lowery dated April 2, 1998. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
13. All matters shown on the survey by John D. McCormick dated February 25, 2008. *Response: Does affect the property, is a survey matter, is not plotted. Survey was not furnished.*
14. Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress. *Response: Does affect the property, is a survey matter, is plotted.*
15. Easements for the flow of any pond, stream or creek as much as there on lies. *Response: Does affect the property, is a survey matter, is plotted as shown.*
16. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters. *Response: Does affect the property, stream graphically plotted from county gis.*
17. Application for Greenbelt of record in Book 6681, Page 962, Register's Office for Williamson County, Tennessee. Subject property is currently assessed under Greenbelt or Agriculture Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use. *Response: Does affect the property, is not a survey matter, is not plotted.*
18. County of Williamson taxes for the year 2019 and subsequent years, a lien not yes ascertainable, due or payable. *Response: Does affect the property, is not a survey matter.*



SURVEYOR'S NOTES

1. The Property is located at 4316 and 4324 Murfreesboro Road, Franklin, Williamson County, Tennessee.
2. Based on a graphic scale, this property is located in an area designated as Zone "X" (Areas Determined to be Outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 47187, Panel 0220F, revised September 29, 2006, prepared by the National Flood Insurance Program.
3. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
4. Bearings shown hereon based on Tennessee State Plane Coordinate System (NAD83) using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network, date of observation 12/03/2018.
5. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Deed of record in Volume 448, Page 379, at the Register's Office for Williamson County, Tennessee (R.O.W.C.TN), Book 1926, Page 955 (R.O.W.C.TN.), Book 6461, Page 352 (R.O.W.C.TN.), and Book 194, Page 126, Chancery Court, Williamson County, Tennessee (C.C.W.C.TN.).
6. This survey was prepared using title commitment provided from Stewart Title Guaranty Company, File No. 01288-45662, and File No. 01288-45661, both with an effective date of July 09, 2019 at 8:00 A.M.
7. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
8. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater that 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
9. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
10. No evidence of earth moving work, building construction, or building additions at the time of survey.
11. No evidence was found which would indicate the site is being used for a solid waste dump, sump, or sanitary landfill.
12. No wetland delineation evidence performed by an Environmental Specialist was found on this site at the time of the survey.
13. The property described and shown heron is the same property that is described in the Title commitment referenced in Surveyor's Note #6 above.
14. P/O the surveyed property (Tract 2) does have access to Murfreesboro Road, a variable width public right-of-way, by final order and adverse possession, recorded in Book 194, Page 126, Case No. 25000, Chancery Court, Williamson County, Tennessee.
15. No information was found or supplied to this surveyor during the process of this survey regarding any proposed changes to street right of ways. No visible evidence of recent street or sidewalk construction or repairs was observed during the course of the fieldwork.
16. Two (2) visible encroachment was observed at the time of fieldwork.
17. One (1) cemetery or burial grounds was observed during fieldwork.
18. Buildings on the property are served by public utilities.
19. Property is subject to any and all matters shown on the survey by Ronnie D. Lowery dated April 2, 1998, and John D. McCormick dated February 25, 2008. Both surveys were not provided.

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: _____

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

BENNIE O. WHEELER — 1546 — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — TENNESSEE NO. 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE MAP 88, PARCEL 09.05 MAP 88, PARCEL 06.00 MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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SHEET 1 OF 2 ELI File No.: 18-11-1107.1 Stovall Property

Filename: W:\18-11-1107.1 Stovall Property\5_CAD\Plats\18-11-1107.1_Stovall_ALTA_PLAT.dwg
Layout Name: Layout1
Plotted: Wednesday, December 11, 2019 - 2:49 pm
By: Bob

STAGECOACH DRIVE (50' RIGHT-OF-WAY)

WATKINS CREEK SUBDIVISION SECTION THREE PLAT BOOK 41 PAGE 55 R.O.W.C.TN.

WATKINS CREEK SUBDIVISION SECTION ONE PLAT BOOK 33, PAGE 14 R.O.W.C.TN.

P.O.B. TRACT 1 N:573935.94 E:1737709.12

S09°30'52"E 1027.37' (R) S05°25'58"E 1028.34' (M)

(11) THE TENNESSEE ELECTRIC POWER COMPANY BOOK 61, PAGE 48 "100' RIGHT-OF-WAY" R.O.W.C.TN.

OHE

TRACT 1 MAP 88, PARCEL 09.05 DUDLEY STOVALL, SR. AND BETTY CARALINA STOVALL VOLUME 448, PAGE 379 CALLED 17.325 ACRES R.O.W.C.TN.

MUFREESBORO ROAD

MAP 80, PARCEL 44.01 INGRAHAM PARTNERS L.P. BOOK 1427, PAGE 867 R.O.W.C.TN.

401 CLOVERCROFT ROAD

N89°15'14"E 661.05' (R) S89°23'54"E 657.32' (M)

P.O.B. TRACT 2 N:573977.25 E:1737052.80

S03°12'W 78-8/100 POLES (R) S06°40'53"E 965.01' (M)

S87°12'E 61-24/100 POLES (R) S84°19'52"E 759.02' (M)

N03°12'E 61-24/100 POLES (R) N06°48'35"E 1009.08' (M)

(17) 523' (R) 1176.68' (M)

S11°45'W 750' (R) S10°31'07"W 552.62' (M)

N87°18'49"W 675.05' (R) N82°05'W 672.48' (TOTAL) (M)

S84°00'E 635.8' (R) S82°33'01"E 635.80' (M)

ZONE "X"

UNNAMED TRIBUTARY OF MAYES CREEK *GRAPHICALLY PLOTTED FROM COUNTY GIS*

BUILDING ENCROACHMENT ± 1'

CONCRETE (TYPICAL)

GRAVEL (TYPICAL)

EXISTING BUILDING

WELL HOUSE

L7

L15 L6 L16 L14 L13 L5 L12 L4 L17 L10 L3 L9 L2 L8

(12) 16' INGRESS/EGRESS EASEMENT BOOK 64, PAGE 27 R.O.W.C.TN.

ASPHALT (TYPICAL)

N04°45'E 1.776' (R)

TRACT 2 MAP 88, PARCEL 06.00 DARWIN DUDLEY STOVALL, SR. AND BETTY CAROLINE STOVALL BOOK 1926, PAGE 955 CALLED 20 ACRES R.O.W.C.TN.

4316 MURFREESBORO ROAD

N67°34'W 49 POLES (R) N69°41'W 806.47' (M)

(2) 20' INGRESS/EGRESS EASEMENT BOOK 67, PAGE 464 R.O.W.C.TN.

ASPHALT DRIVE

EXISTING SHEDS

EXISTING BUILDING

MAP 88, PARCEL 03.00 ROBERT SMITHSON BOOK 374, PAGE 473 R.O.W.C.TN.

4256 MURFREESBORO ROAD

MAP 88, PARCEL 07.00 LANDVEST PARTNERS, LP BOOK 6038, PAGE 208 CALLED 13.83 ACRES R.O.W.C.TN.

4344 MURFREESBORO ROAD

S79°30'E 63.7' (R)

S10°22'44"W 197.67'

WELL HOUSE

SHED

EXISTING BUILDING

GRAVEL DRIVE

SHED

CEMETERY

ENCROACHMENT ± 66'

S08°W 1238' (R) S11°48'26"W 1253.98' (M)

GATE (TYPICAL)

MAP 88, PARCEL 07.02 WILLIAM KELLY ARMISTEAD AND WIFE AMBER MARIE ARMISTEAD BOOK 6472, PAGE 509 CALLED 5.01 ACRES R.O.W.C.TN.

4342 MURFREESBORO ROAD

P.O.B. TRACT 3 N:570952.38 E:1737299.68

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION "40' RIGHT-OF-WAY"

TRACT 3 MAP 88, PARCEL 07.01 JAMES PRESTON POTEETE BETTY CAROLINE STOVALL BOOK 6461, PAGE 352 CALLED 28.3 ACRES R.O.W.C.TN.

4324 MURFREESBORO ROAD

(4) TRACT 4 DUDLEY STOVALL, SR. AND BETTY CAROLINA STOVALL BOOK 194, PAGE 126 "CASE NO. 25000" C.C.W.C.TN.

FORMERLY JACKSON LANE

P.O.B. TRACT 4 N:571249.01 E:1736719.76

HIGHWAY 96/MURFREESBORO ROAD (RIGHT-OF-WAY VARIES)

MAP 88, PARCEL 05.00 WILLIAM THOMAS BAGSBY, JR AND WIFE VELMA K. BAGSBY BOOK 168, PAGE 95 CALLED 30.2 ACRES R.O.W.C.TN.

4310 MURFREESBORO ROAD

R/W

LEGEND

- UTILITY POLE
- GUY WIRE
- IRON ROD SET CAPPED ELI-LLC
- IRON ROD FOUND
- BEARING BREAK
- TEE POST
- SUBJECT PROPERTY LINE
- ADJOINER
- RIGHT OF WAY
- EXISTING EASEMENT EDGE
- FENCE LINE
- EXISTING STORM LINE
- EXISTING ELECTRIC LINE
- (R) RECORDED CALL
- (M) MEASURED CALL
- P.O.B. POINT OF BEGINNING
- R.O.W.C.TN. REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE
- C.C.W.C.TN. CHANCERY COURT, WILLIAMSON COUNTY, TENNESSEE
- (I) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45662
- (7) SCHEDULE B, SECTION 2 COMMITMENT NO. 01288-45661

TN STATE PLAN
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83
DATE OF OBSERVATION 11/26/2019

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	652.76	2904.79	N62° 54' 35"W	651.38
C2	14.39	2904.79	N69° 29' 22"W	14.39

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S75° 16' 05"E	63.74'
L2	N7° 03' 27"E	500.48'
L3	N5° 59' 01"E	305.93'
L4	N7° 37' 48"E	211.87'
L5	N8° 17' 26"E	251.21'
L6	N7° 11' 35"E	185.76'
L7	N6° 57' 22"E	328.37'
L8	N6° 46' 57"E	574.51'
L9	N6° 28' 36"E	167.49'
L10	N7° 20' 54"E	114.18'
L11	N6° 52' 06"E	168.81'
L12	N6° 45' 05"E	168.07'
L13	N6° 51' 14"E	201.07'
L14	N7° 56' 32"E	44.03'
L15	S83° 49' 18"E	21.56'
L16	S7° 11' 35"W	172.45'

TOTAL AREA:
TRACT 1: 17.33 ACRES
TRACT 2: 20.09 ACRES
TRACT 3: 29.05 ACRES
TRACT 4: 0.53 ACRES

SURVEYOR'S CERTIFICATION

To: Bettie Caroline Stovall, also known as Betty Caralina Stovall, James Preston Poteete, Stewart Guaranty Title Company, and Meritage Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 9, 11, 13, and 18 of Table A thereof. The field work was completed on November 26, 2019.

I Further Certify that this survey is true and correct to the best of my knowledge and belief.

By: Bennie O. Wheeler

TN R.L.S. No.: 1546 Date: November 26, 2019

Date of Plat/ Map 11/26/2019
Bennie O. Wheeler, TN R.L.S. # 1546

BENNIE O. WHEELER REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 1546

ALTA/NSPS LAND TITLE SURVEY OF BETTIE CAROLINE STOVALL, ALSO KNOWN AS BETTY CARALINA STOVALL JAMES PRESTON POTEETE MAP 88, PARCEL 09.05 MAP 88, PARCEL 06.00 MAP 88, PARCEL 07.01

4316 & 4324 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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F:\Forums_W_18-II-1107.1 Stovall Property\X-_DWG\Plats\18-II-1107.1_Stovall_ALTA_LO.dwg
Layout Name: Layout1 (2)
Plotted: Wednesday, December 11, 2019 - 2:47 pm
By: Bennie Wheeler

COF no: 7420

CONDITIONS OF APPROVAL:

Open Issues: 24 These issues are currently being filtered

Addressing

General Issues

156. Address

lori.jarosz@franklintn.gov Addressing will be completed at intial site plan submittals.

Engineering - Checklist

General Issues

90. Streets

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

Offsite improvements required by the TIA shall be completed simultaneously with the phase of development adjacent to or in closest proximity to the location of the required improvements. These improvements shall meet the scope of work outlined in the TIA. Additionally, finer geometric design elements will be checked in greater detail at the Site Plan stage to verify compliance with appropriate AASHTO, TDOT, and City of Franklin standards to ensure public safety and well-being, and may be adjusted slightly from those shown on this Development Plan.

Engineering - Development Plan Checklist

General Issues

82. Gas Easement

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

At Site Plan, the Applicant shall provide documentation from the gas company indicating that they have no exceptions to the work proposed in the gas easement. The Applicant shall be aware that, in the event that the gas company will not allow the work shown in their easement, the resulting change to the street network and external connectivity is a trigger that will require resubmittal of the Development Plan.

103. Street Phasing

jimmy.wiseman@franklintn.gov Comment to remain open as a condition of approval.

Based on the traffic impact analysis, the development plan shall reflect the Market Street connection to Hwy 96 at the 245th building permit. No additional building permits shall be issued until the connection has been constructed, accepted, and open to the public.

105. G. Grading Plan

lance.fittro@franklintn.gov	This is an advisory of conditions to be addressed with the future Site Plans and Final Plats, and which **should not hinder approval of the Development Plan**: All sinkholes, associated riparian buffers, and any remediated sinkholes shall be identified on all future site plans and final plats. Proposed development, including that of stormwater management features, shall not encroach the 60-ft Zone 1 riparian buffer for sinkholes to remain. Any sinkholes to be closed / remediated shall be clearly noted as such on the Development Plan, Site Plan and Final Plat, with details for the remediation to be provided on the associated Site Plan(s). Under no circumstances shall a site be graded or drained in such a way as to increase runoff to sinkholes, dry wells, or drainage wells, including those which have been closed or remediated. Stormwater management features which fall outside the 60-foot buffer of a sinkhole that has been remediated are permitted, but not encouraged proximate to remediated sinkholes. Additional limitations regarding depth of excavation and bedrock removal for such features may be applied at Site Plan when specific design information is being evaluated.

124. F. Development Plan

jimmy.wiseman@franklintn.gov	The offset agreement shall be voted on by the Board of Mayor and Alderman concurrently with the Development Plan.

141. F. Development Plan

kevin.long@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

142. Temporary Cul-de-sacs

joe.marlo@franklintn.gov	*Comment partially addressed, however some cul-de-sacs still exceed the maximum allowable slope of 5%.* **At Site Plan**, all roadway improvements shall be designed in accordance the City of Franklin Transportation and Street Technical Standards, including cul-de-sac standards.

149. Hillside Runoff

joe.marlo@franklintn.gov	*The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** **At Site Plan,** Applicant shall provide appropriate storm infrastructure to intercept and direct stormwater runoff from adjacent hillsides prior to it crossing over sidewalks or surface flowing into streets or alleys. Storm infrastructure outside of ROW shall be centered in 20-foot wide public drainage easements.

150. Major Thoroughfare Plan

jimmy.wiseman@franklintn.gov Any changes to Connect Franklin must be approved by the Franklin Municipal Planning Commission prior to the approval of this development plan by the Board of Mayor and Aldermen.

157. H. Stormwater Management Plan

lance.fittro@franklintn.gov Where existing environmental features are intended to be mitigated/removed, as noted on the Existing Conditions Plan:

SENSITIVE AREAS / STORMWATER BUFFERS

A Regulatory Constraints Analysis (RCA) has been completed for both the north (formerly Ingraham) and south (formerly Stovall) parts of the site. The results of the RCA are shown on the plans, including wetlands and streams indicated on the Aquatic Resources Summary Map by BDY, dated 12-11-2020. Riparian buffers are shown for those features. Some of the wetland areas are planned to be permitted and used for development areas, and are labeled as "wetland to be permitted". Sinkhole locations to remain are shown with a 60' Riparian buffer and are within open space. The south part of the site includes surface rock and karst terrain.

Impacts to Riparian Buffers will occur for this project, and a Buffer Management Plan will be developed. Buffer impacts include the following locations, starting from the north of the site:

- Permit a small wetland area near of the amenity center (wetland A).
- Sewer crossing of South Seward Hills Branch to reach the existing Amelia Park Pump Station
- Sewer and force main crossing of South Seward Hills Branch for extension of utilities to the new Ingraham pump station
- Market Street road crossing of South Seward Hills Branch
- Permit small wetland in the middle of the site near the existing farm pond (wetland D). The farm pond will also be drained and that area used for development.
- Wetland areas near existing house on the former Stovall property to be permitted and used for development (wetland F).
- Market Street road crossing of unnamed tributary.

Estimated total of wetland areas to be permitted is less than 0.3 acres.

Applicant shall note these features as to be mitigated / removed on all subsequent plan sheets where they appear. This is inclusive of the non-jurisdictional "farm pond" noted to be drained for development of its area.

FIRE--Planning

General Issues

19. Fire Protection

curt.edelmann@franklintn.gov Information must be provided at One-Stop.

Planning

General Issues

30. Planned District Density

chelsea.randolph@franklintn.gov Issue re-opened

chelsea.randolph@franklintn.gov Applicant shall show the zoning request density of PD 1.84 is reflected on the development plan. The requested zoning will be shown on the ordinance and should match across all documents.

37. steep slopes

chelsea.randolph@franklintn.gov See comment 133.

39. estate lot

chelsea.randolph@franklintn.gov	Issue re-opened
chelsea.randolph@franklintn.gov	Applicant shall clearly label the property line for lot 546 (formerly 549).The adjacent detention pond and estate lot must be on their own lot. Applicant shall clearly label and separate the pump station and access from the estate lot as it's own lot. Applicant shall list the detention pond lot on the open space lot chart with sizes. Applicant shall ensure that lot 546 shows the correct acreage. [Edited By Chelsea Randolph]

133. steep slopes

chelsea.randolph@franklintn.gov	***Advisory Comment:*** Lots 232, 233, and 238 will only be permitted to be buildable lots if, at site plan, applicant can provide more detailed topographic information to prove that the site can be developed without disturbing the natural slopes that are 14% or greater, per Section 17.1.4 of the Zoning Ordinance. If adequate area for development cannot be provided, the land within these lots will be absorbed into adjacent lots, or included in open space lots. In addition, if the lots are deemed unbuildable at site plan, the loss of lots cannot be mitigated by the addition of lots elsewhere. [Edited By Chelsea Randolph]

147. line weights/styles

chelsea.randolph@franklintn.gov	Applicant shall better differentiate the lines for the Native trail and the HHO Buffer. [Edited By Chelsea Randolph]

Planning (Landscape)

General Issues

120. Open Space

jason.arnold@franklintn.gov	At site plan, applicant shall label all non-buildable areas/access easements between single-family lots as open space lots.

Stormwater

General Issues

25. Drainage

ellen.moore@franklintn.gov	*Advisory comment and does not hinder approval:* All permanent outfalls onsite shall not aggravate any downstream flooding. Offsite and hillside water shall not be diverted in such a way to add additional stormwater to any point offsite.

87. Riparian Buffer

Doug.Noonan@franklintn.gov	Previous comments still not addressed: • Several sheets still lack buffer identification. If a buffer is shown on a sheet it shall be clearly identified and called out every single sheet.

101. Riparian Buffer

jeff.willoughby@franklintn.gov

Comment pending Doug Noonan's comment 87
Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

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

[Edited By Jeff Willoughby]

102. Riparian Buffer

jeff.willoughby@franklintn.gov

Comment pending comment 87 and 101

The encroachments currently shown are being approve without a variance submittal and under the averaging variance allowance in FMC 23-107. However this does not preclude further variance submittal requirements at the site plan stage if impacts change.

122. Stormwater Management Plan

ellen.moore@franklintn.gov

Advisory comment and does not hinder approval.

Applicant shall be advised that post development stormwater runoff shall not be increased at any outfall point across the development. Downstream infrastructure shall be able to handle any flows.

With the site plan, pre-development vs. post-development stormwater runoff shall be evaluated for each outfall separately. Where existing sheet flow is being concentrated to a point discharge onto adjacent property, off-site drainage easements shall be utilized or obtained, and analysis of downstream channels or infrastructure shall be provided to verify adequacy to receive the proposed stormwater flows. If downstream infrastructure is inadequate to receive concentrated flows from any outfall, improvements to the downstream system will be required.

135. Stormwater Management Plan

ellen.moore@franklintn.gov

Since initial submittal for this development plan was before July 1, 2021, this development plan will be vested under the 2016 City of Franklin BMP manual.

SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 7420
Address	4099 / 41011 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80---32.00 / 80---44.01 / 88---00600 / 88---00905 / 88---00701
Project Acreage	295.275
REGULATIONS	
Existing Zoning	MGA-1 (County Zoning)
Proposed Zoning & Density	Planned District (1.849 DU / AC)
Overlay Zoning	HHO & SCO
Building Types Applied	House
Frontage Types Applied	Yard Frontage : All Lots
Lot Width(s)	34' - 40' -50'- 65' - 150'
Lot Sizes	34'x120' / 40'x120' / 50'X160' / 65'x160' / 65'x130' / 150'xVaries /ESTATE LOT
Lots Below 40' Minimum	58 (Denoted by *)
Setbacks	
Front Yard	10 Feet
Front Yard : Market Street	30 Feet
Side Yard	5 Feet
Side Yard (65' Lots)	7.5 Feet
Street Side Yard :	10 Feet
Rear Yard	10 Feet / 5 Feet or 22 Feet (Alley)
Dwelling Unit Count	546
Building Height	1-3 Stories
Minimum Landscape Surface Area	20%
Open Space SF Required	5%
Open Space SF Provided	16.08 Acres - 5.4%
Natural Area SF Required	10%
Natural Area SF Provided	124.52 Acres - 42%
Tree Canopy Retention Required	48%
Tree Canopy Retention Provided	48%
Parkland Dedication (546 Units)	$2,349,984
	Requesting 75% Reimbursement
Parking	Met by 2 Garage Spaces / Unit

OPEN SPACE CHARTS

NO.	SQUARE FOOT	ACRES	TYPE
1000	34,972	0.80	Natural Area
1001	16,864	0.39	Green
1002	270,507	6.21	Neighborhood Amenities
1003	2,515,591	57.75	Natural Area
1004	28,247	0.65	Natural Area
1005	52,004	1.19	Natural Area
1006	31,539	0.72	Green
1007	191,663	4.40	Natural Area
1008	725,388	16.65	Natural Area
1009	116,401	2.67	Natural Area
1010	56,121	1.29	Natural Area
1011	84,452	1.94	Greenway
1012	25,903	0.59	Natural Area
1013	118,332	2.72	Greenway
1014	31,669	0.73	Natural Area
1015	251,668	5.78	Natural Area
1016	172,391	3.96	Pocket Park
1017	169,144	3.88	Natural Area
1018	38,470	0.88	Natural Area
1019	458,473	10.53	Natural Area
1022	728,323	16.72	Natural Area
1023	6,263	0.14	Pocket park

Natural Area	5,424,037	124.52
Open Space	700,348	16.08



DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

1. BOUNDARY INFORMATION PROVIDED BY CIVIL ENGINEER: ENERGY LAND AND INFRASTRUCTURE, LLC.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 080, PARCELS 32.00 & 44.01/ TAX MAP 088, PARCELS 6.00 & 9.05 & 7.01

4. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 546 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 5,460 TOTAL VEHICLE TRIPS PER DAY.

5. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

6. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

7. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

8. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

9. LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.

10. SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 8.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED, FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS, WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.

11. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

12. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

13. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

14. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL

17. THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES

EXISTING FACILITIES
1) SANITARY SEWER SYSTEM
UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
2) DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILCROFTIN UTILITY DISTRICT
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100 GPD
DEMAND IN GALLONS PER DAY PREVIOUS: 1,050 GPD

DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
3) RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT

4) NATURAL GAS SERVICE
UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

5) ELECTRIC SERVICE
UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.

20. FROM THIS SITE, IT IS APPROXIMATELY 2.5 MILES TO FIRE STATION AT 1061 COOL SPRINGS BLVD. AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY TWO MILES AWAY ON McEWEN DR. AT LIBERTY PARK.

21. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 546 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 349 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND TRINITY ELEMENTARY SCHOOL.

22. PARKLAND DEDICATION: APPLICANT IS REQUESTING 75% REIMBURSEMENT

23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. ALL PARKING STANDARDS FOR RESIDENTIAL USES SHALL MEET THE STANDARDS WITHIN THE ZONING ORDINANCE.

24. MINERAL RIGHTS ARE HELD BY THE PROPERTY OWNER.

25. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

26. THE EXISTING RESIDENCE AND ASSOCIATED STRUCTURES ON SITE WILL BE RAZED.

27. NO HVAC UNITS MAY BE PLACED WITHIN 5' SIDE YARD SETBACKS.

PLAN LEGEND

- EXISTING TREE CANOPY
- CANOPY TO BE PRESERVED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP — TREE PROTECTION FENCE
- NATIVE TRAIL
- 14 - 19.99% SLOPES
- 20% SLOPES AND GREATER
- C — CRITICAL LOT
- * — LOT LESS THAN 40' IN WIDTH

0' 100' 200' 400' NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th AVENUE SOUTH, SUITE 202
NASHVILLE, TN 37203
615.250.8154
www.edgela.com

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CONSULTANTS

PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126
Date: 12/14/2020
Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title: OVERALL DEVELOPMENT PLAN

SEAL



Sheet Number C2.0



DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

1. BOUNDARY INFORMATION PROVIDED BY CIVIL ENGINEER: ENERGY LAND AND INFRASTRUCTURE, LLC.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 080, PARCELS 32.00 & 44.01/ TAX MAP 088, PARCELS 6.00 & 9.05 & 7.01

4. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 546 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 5,460 TOTAL VEHICLE TRIPS PER DAY.

5. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

6. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

7. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

8. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

9. LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.

10. SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 8.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED, FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS, WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.

11. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

12. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

13. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

14. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL

17. THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES

EXISTING FACILITIES
1) SANITARY SEWER SYSTEM
UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
2) DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILCROFTIN UTILITY DISTRICT
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100 GPD
DEMAND IN GALLONS PER DAY PREVIOUS: 1,050 GPD

DRAINAGE:
NO IMPACTS. POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
3) RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT

4) NATURAL GAS SERVICE
UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

5) ELECTRIC SERVICE
UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.

20. FROM THIS SITE, IT IS APPROXIMATELY 2.5 MILES TO FIRE STATION AT 1061 COOL SPRINGS BLVD. AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY TWO MILES AWAY ON McEWEN DR. AT LIBERTY PARK.

21. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 546 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 349 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND TRINITY ELEMENTARY SCHOOL.

22. PARKLAND DEDICATION: APPLICANT IS REQUESTING 75% REIMBURSEMENT

23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. ALL PARKING STANDARDS FOR RESIDENTIAL USES SHALL MEET THE STANDARDS WITHIN THE ZONING ORDINANCE.

24. MINERAL RIGHTS ARE HELD BY THE PROPERTY OWNER.

25. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

26. THE EXISTING RESIDENCE AND ASSOCIATED STRUCTURES ON SITE WILL BE RAZED.

27. NO HVAC UNITS MAY BE PLACED WITHIN 5' SIDE YARD SETBACKS.

PLAN LEGEND

- EXISTING TREE CANOPY
- CANOPY TO BE PRESERVED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP — TREE PROTECTION FENCE
- NATIVE TRAIL
- 14 - 19.99% SLOPES
- 20% SLOPES AND GREATER
- C — CRITICAL LOT
- * — LOT LESS THAN 40' IN WIDTH

0' 100' 200' 400' NORTH

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CONSULTANTS

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126
Date: 12/14/2020
Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
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SEAL

Sheet Number: C2.1



1 34' ALLEY LOT
NTS



2 34' ALLEY LOT
NTS



3 34' ALLEY LOT
NTS



1 40' ALLEY LOT
NTS



2 40' ALLEY LOT
NTS



3 40' ALLEY LOT
NTS



1 50' ALLEY LOT
NTS



2 50' ALLEY LOT
50' ALLEY LOT



3 50' ALLEY LOT
50' ALLEY LOT

ARCHITECTURE NOTES

1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND REFLECT DESIGN INTENT. FINAL ELEVATIONS OF ALL FOUR SIDES WILL BE SUBMITTED AT TIME OF SITE PLAN PER THE REQUIREMENTS OF THE ZONING ORDINANCE.
2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.
3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.
4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY. HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.
5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN THE FRANKLIN ZONING ORDINANCE.
6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.
7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.
8. WHERE CORNER LOTS EXIST, SECONDARY STREET FACING ELEVATION SHALL MEET THE STANDARDS SET FORTH IN THE ZONING ORDINANCE

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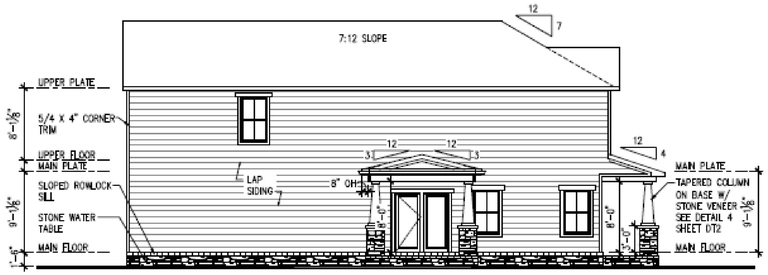
Sheet Title

ARCHITECTURE

SEAL

DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 360
LANDSCAPE ARCHITECT
12/14/2021

Sheet Number A1.1



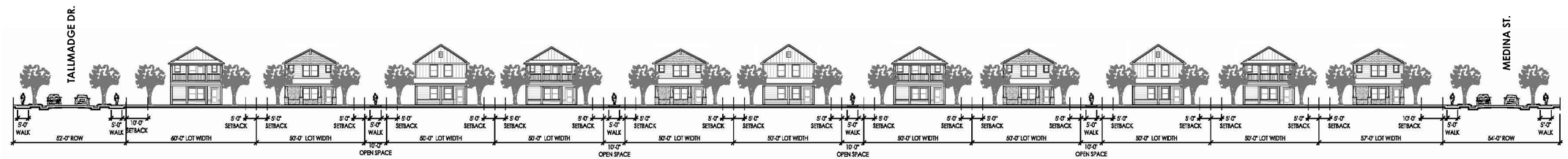
1 CORNER LOT SIDE ELEVATION : ATTACHED GARAGE

NTS



2 DETACHED ALLEY GARAGES

NTS



3 MARKET STREET ELEVATION - LOOKING WEST

NTS

ARCHITECTURE NOTES

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PROJECT NAME

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Sheet Title: ARCHITECTURE

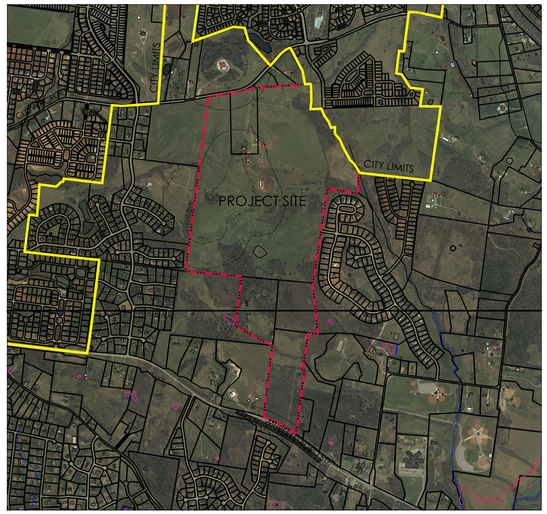
SEAL



Sheet Number: A1.2

Poplar Farms

Franklin, TN



NORTH

VICINITY MAP

NOT TO SCALE

DEVELOPMENT PLAN

Initial Submittal : 12.10.2020
Re-submittal: 1.7.2021
Re-submittal: 8.5.2021

PREPARED FOR:

MERITAGE HOMES

5217 Maryland Way, Suite 222

Brentwood TN 37027

615.992.2050

Wednesday, August 4, 2021

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GRADING & DRAINAGE PLAN	C3.0
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GENERAL NOTE:

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this 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

APPLICANT:

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

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OWNER

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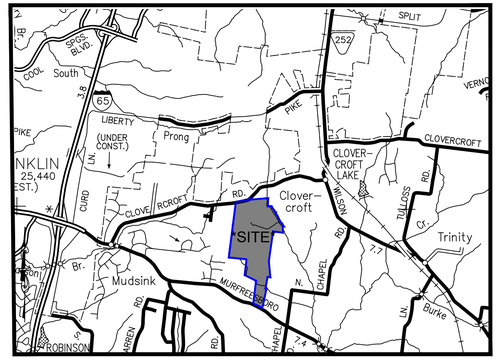
Meritage Homes
5217 Maryland Way, Suite 222
Brentwood, TN 37027

PROJECT #: 18126

ISSUED FOR: Development Plan



MATCHLINE SEE SHEET C1.1



VICINITY MAP
N.T.S.

SITE DATA

SUBDIVISION DEVELOPMENT	POPLAR FARMS
EXISTING ZONING/ CHARACTER OVERLAY	WILLIAMSON COUNTY MGA-1 SCO: SCENIC CORRIDOR OVERLAY HHO: HILLSIDE/HILLCREST OVERLAY
PROPOSED ZONING	PD (PLANNED DISTRICT)
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD)	
ACREAGE OF THIS SITE	295.275 +/- ACRES
EXISTING TREE CANOPY	SEE SHEET L1.0 TREE PRESERVATION PLAN

EXISTING SITE INFORMATION

Existing conditions information for the north part of Poplar Farms (formerly the Ingraham Property) is taken from a Boundary and Topographic survey by ELI, dated February 9, 2019. The information is supplemented with survey and design data from the Tap Root Hills and Amelia Park developments, and GIS data for off-site information.

Existing conditions for the south part of Poplar Farms (formerly the Stovall Property) is from a combination of an ALTA survey by ELI in 2019, field survey by ELI in progress, a previous survey by Tom King, RLS, and supplemented by GIS data for contours and off-site information.

The location of the future TDOT widening for Franklin Road (SR-96) is taken from plans provided by TDOT, dated 5-29-2019.

PRE-DEV STORMWATER NARRATIVE

The Poplar Farms subdivision is made up of the former Ingraham and Stovall properties, and covers approximately 295.3 acres. Runoff from the site flows toward either east toward South Seward Hills Branch, or west toward Watson Branch. The existing site is divided into four (4) distinct drainage basins. Basin 1 drains the northwest part of the site, flowing west and leaving the site south of the underground gas easement. After leaving the site, stormwater flows parallel to the gas easement, under Oxford Glen Drive, and then to Watson Branch. Basin 2 drains the northeast part of the property to South Seward Hills Branch. Basin 3 drains the middle part of the site toward the east to an existing drainage system at Watkins Creek Drive, and eventually to South Seward Hills Branch. Basin 4 is the southern part of the site, and drains to Unnamed Tributary, which flows through the site from west to east, and eventually to South Seward Hills Branch. Grading & Drainage Data Charts have been prepared and are shown for each basin.

The existing property consists of farmland, residential homes, and related farm and family structures.

DEMOLITION

Existing structures including houses, barns, sheds, etc. will be removed. Existing driveways, fences, and overhead utilities will be removed. Both cemeteries are to remain.

SOILS LEGEND

ARB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES
ARB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
ArC	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES
ARC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED
CkD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES
CkE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES
EG	EGAM SILT LOAM, PHOSPHATIC
HeB2	HAMPSHIRE-COLBERT SILT LOAMS, 2 TO 5 PERCENT SLOPES, ERODED
HeC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT LOPES, ERODED
HhC3	HAMPSHIRE-COLBERT SILTY CLAY LOAMS, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC
ImE	INMAN FLAGGY SILTY CLAY LOAM, 20 TO 30 PERCENT SLOPES, ERODED
InE3	INMAN SILTY CLAY LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
Me	MELVIN SILT LOAM, PHOSPHATIC
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES
Rc	ROCKLAND
SrC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED
SrD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES
StC2	STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED
STD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
TVD	TALBOTT VERY ROCKY SOILS, 2 TO 15 PERCENT SLOPES

SLOPES LEGEND

14% TO 20%

>20%

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM
GRAPHIC SCALE (IN FEET)
200 0 100 200 400
1 inch = 200 ft.

MERITAGE HOMES
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POPLAR FARMS
Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
5	8-5-21	Reviews per City of Franklin review
4	7-1-21	Reviews per City of Franklin review
3	6-3-21	Reviews per City of Franklin review
2	1-7-21	Reviews per City of Franklin review
1	12-14-20	Reviews per City of Franklin review

John R. Bosch
TENNESSEE LICENSED LANDSCAPE ARCHITECT
No. 1046
08-05-21

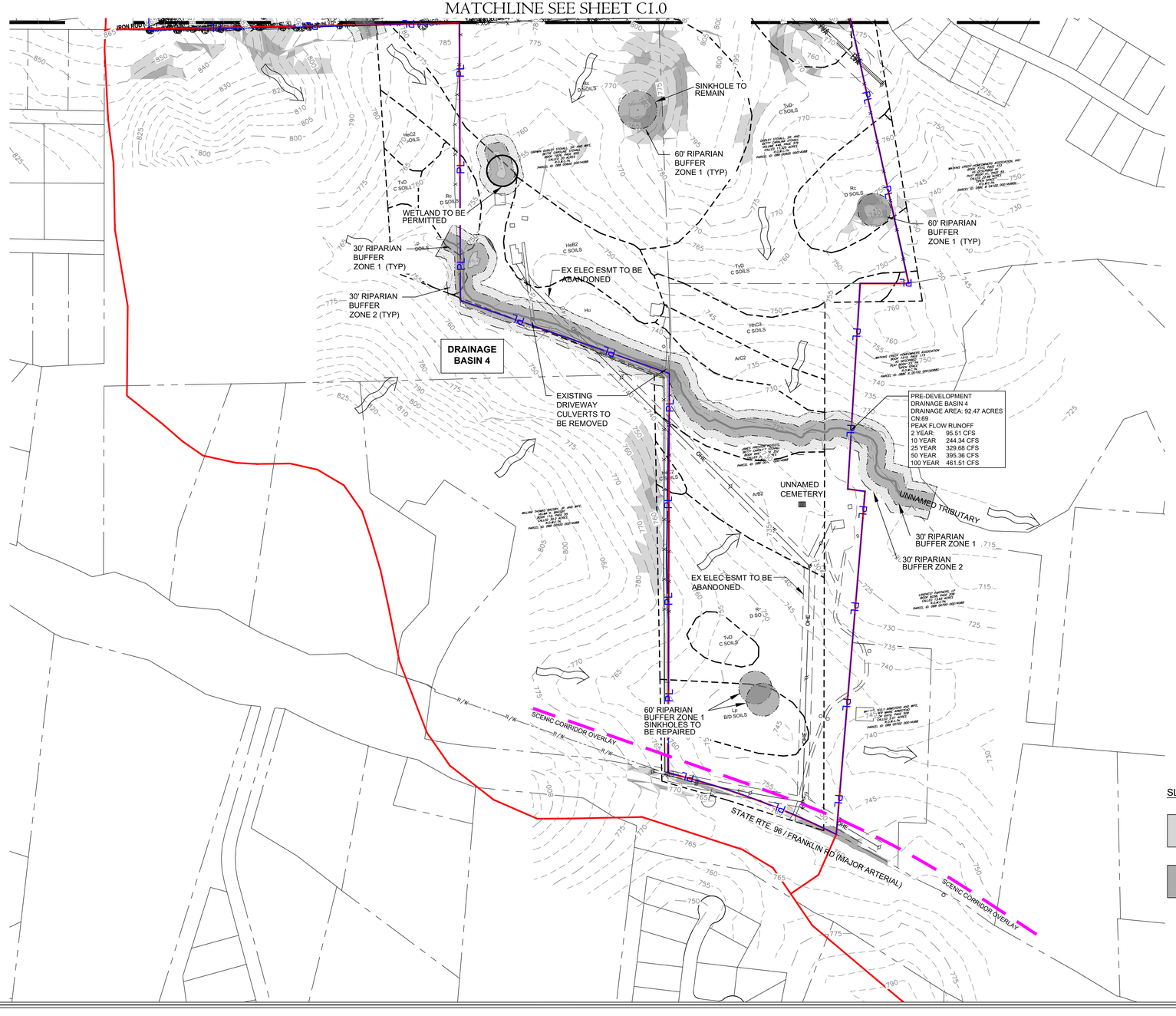
Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
EXISTING CONDITIONS PLAN

Sheet No.
C1.0

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C1.0_Existing Conditions.dwg
Layout Name: C1.0 Existing Conditions
Plotted: Wednesday, August 04, 2021 - 1:27 pm
By: dakh

MATCHLINE SEE SHEET C1.0



SENSITIVE AREAS / STORMWATER BUFFERS

A Regulatory Constraints Analysis (RCA) has been completed for both the north (formerly Ingraham) and south (formerly Stovall) parts of the site. The results of the RCA are shown on the plans, including wetlands and streams indicated on the Aquatic Resources Summary Map by BDY, dated 12-11-2020. TDEC concurrence letter has been issued, dated 6-29-2021. Riparian buffers are shown for those features. Some of the wetland areas are planned to be permitted and used for development areas, and are labeled as "wetland to be permitted". Sinkhole locations to remain are shown with a 60' Riparian buffer and are within open space. The south part of the site includes surface rock and karst terrain.

Impacts to Riparian Buffers will occur for this project, and a Buffer Management Plan will be developed. Buffer impacts include the following locations, starting from the north of the site:

- Permit a small wetland area near of the amenity center (wetland A: 0.028 acres).
- Sewer crossing of South Seward Hills Branch to reach the existing Amelia Park Pump Station
- Market Street road crossing of South Seward Hills Branch
- Sewer crossing of South Seward Hills Branch just south of the Market Street Extension for extension of utilities to the new Ingraham pump station
- ~~Permit part or all of a small wetland in the middle of the site near the existing farm pond (wetland D: 0.173 acres). The farm pond will also be drained and that area used for development.~~ This area determined by TDOT to be non-jurisdictional.
- Permit the wetland area near existing house on the former Stovall property (wetland F: 0.058 acres).
- Market Street road crossing of unnamed tributary.

Estimated total of wetland areas to be permitted is less than 0.1 acres.

Buffer averaging is proposed along the north side of the unnamed tributary in the former Stovall property.

Mitigation is proposed through

- additional width of Zone 2 buffers in the locations shown
- plantings within the existing buffer areas that are not currently wooded
- removal of existing pipe culverts at driveways not needed after development

Buffer requirements shall be coordinated with the COF Stormwater Coordinator and will be defined further in site plan submittal documents at Site Plan, including updated buffer impacts and mitigation, details of riparian buffer zone enhancement.

SLOPES LEGEND

14% TO 20%

>20%

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

200 0 100 200 400

1 inch = 200 ft.

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE SUITE A-12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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POPLAR FARMS
Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
5	8-5-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
3	6-3-21	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
LANDSCAPE ARCHITECTURE
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.

C1.1

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C1.0_Existing Conditions.dwg
Layout Name: C1.1 Existing Conditions Plan
Plotted: Wednesday, August 04, 2021 - 1:27 pm
By: dekh

SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 7420
Address	4099 / 41011 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80---32.00 / 80---44.01 / 88---00600 / 88---00905 / 88---00701
Project Acreage	295.275
REGULATIONS	
Existing Zoning	MGA-1 (County Zoning)
Proposed Zoning & Density	Planned District (1.849 DU / AC)
Overlay Zoning	HHO & SCO
Building Types Applied	House
Frontage Types Applied	Yard Frontage : All Lots
Lot Width(s)	34' - 40' -50'- 65' - 150'
Lot Sizes	34'x120' / 40'x120' / 50'X160' / 65'x160' / 65'x130' / 150'xVaries /ESTATE LOT
Lots Below 40' Minimum	58 (Denoted by *)
Setbacks	
Front Yard	10 Feet
Front Yard : Market Street	30 Feet
Side Yard	5 Feet
Side Yard (65' Lots)	7.5 Feet
Street Side Yard :	10 Feet
Rear Yard	10 Feet / 5 Feet or 22 Feet (Alley)
Dwelling Unit Count	546
Building Height	1-3 Stories
Minimum Landscape Surface Area	20%
Open Space SF Required	5%
Open Space SF Provided	16.08 Acres - 5.4%
Natural Area SF Required	10%
Natural Area SF Provided	124.52 Acres - 42%
Tree Canopy Retention Required	48%
Tree Canopy Retention Provided	48%
Parkland Dedication (546 Units)	$2,349,984
	Requesting 75% Reimbursement
Parking	Met by 2 Garage Spaces / Unit

OPEN SPACE CHARTS

NO.	SQUARE FOOT	ACRES	TYPE
1000	34,972	0.80	Natural Area
1001	16,864	0.39	Green
1002	270,507	6.21	Neighborhood Amenities
1003	2,515,591	57.75	Natural Area
1004	28,247	0.65	Natural Area
1005	52,004	1.19	Natural Area
1006	31,539	0.72	Green
1007	191,663	4.40	Natural Area
1008	725,388	16.65	Natural Area
1009	116,401	2.67	Natural Area
1010	56,121	1.29	Natural Area
1011	84,452	1.94	Greenway
1012	25,903	0.59	Natural Area
1013	118,332	2.72	Greenway
1014	31,669	0.73	Natural Area
1015	251,668	5.78	Natural Area
1016	172,391	3.96	Pocket Park
1017	169,144	3.88	Natural Area
1018	38,470	0.88	Natural Area
1019	458,473	10.53	Natural Area
1022	728,323	16.72	Natural Area
1023	6,263	0.14	Pocket park

Natural Area	5,424,037	124.52
Open Space	700,348	16.08



DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

1. BOUNDARY INFORMATION PROVIDED BY CIVIL ENGINEER: ENERGY LAND AND INFRASTRUCTURE, LLC.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 080, PARCELS 32.00 & 44.01/ TAX MAP 088, PARCELS 6.00 & 9.05 & 7.01

4. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 546 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 5,460 TOTAL VEHICLE TRIPS PER DAY.

5. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

6. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

7. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

8. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

9. LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.

10. SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 8.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED, FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS, WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.

11. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

12. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

13. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

14. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL

17. THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES

EXISTING FACILITIES
1) SANITARY SEWER SYSTEM
UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
2) DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILCROFTIN UTILITY DISTRICT
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100 GPD
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DRAINAGE:
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UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.

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22. PARKLAND DEDICATION: APPLICANT IS REQUESTING 75% REIMBURSEMENT

23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. ALL PARKING STANDARDS FOR RESIDENTIAL USES SHALL MEET THE STANDARDS WITHIN THE ZONING ORDINANCE.

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CONSULTANTS

PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126

Date: 12/14/2020

Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
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OVERALL DEVELOPMENT PLAN

SEAL



Sheet Number C2.0



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- 20% SLOPES AND GREATER
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- * — LOT LESS THAN 40' IN WIDTH

0' 100' 200' 400' NORTH

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CONSULTANTS

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126
Date: 12/14/2020
Issued for: Development Plan

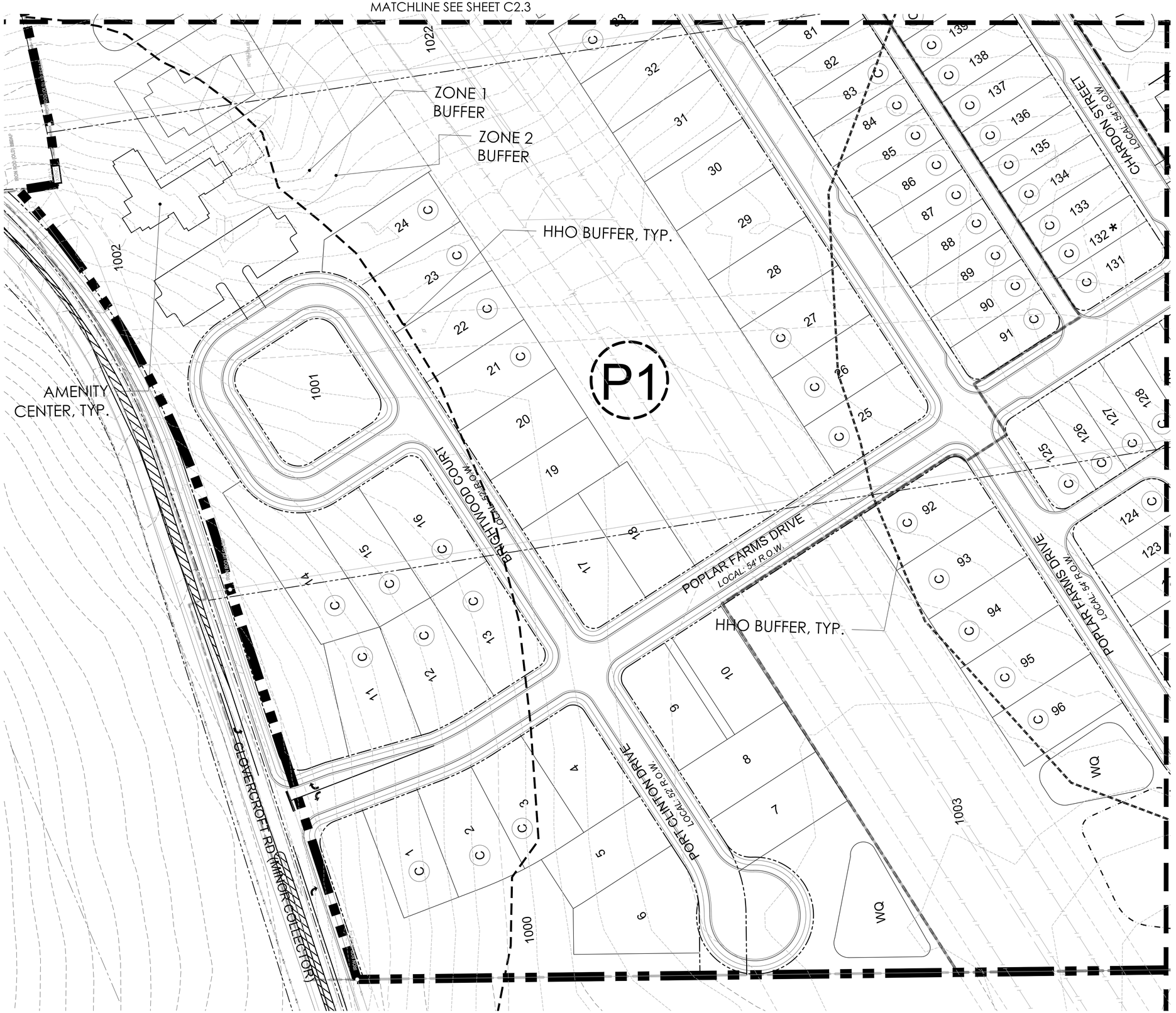
REVISIONS

1	01/07/2021	PER CITY COMMENTS
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Sheet Title: OVERALL DEVELOPMENT PLAN

SEAL

Sheet Number: C2.1



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CONSULTANTS

0' 25' 50' 100' NORTH

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Sheet Title

DEVELOPMENT PLAN ENLARGEMENTS

SEAL

DAVID HAAS
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE NO. 1230
COMMERCIAL PROJECT
2021

Sheet Number

C2.2

MATCHLINE SEE SHEET C2.4

PRESERVED TREE CANOPY, TYP.

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

HOCKING COURT
LOCAL: 54' R.O.W.

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

CHARDON STREET
LOCAL: 54' R.O.W.

HAYLEY LANE

P3

WQ

DET

C

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.2

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CONSULTANTS

0' 25' 50' 100' NORTH

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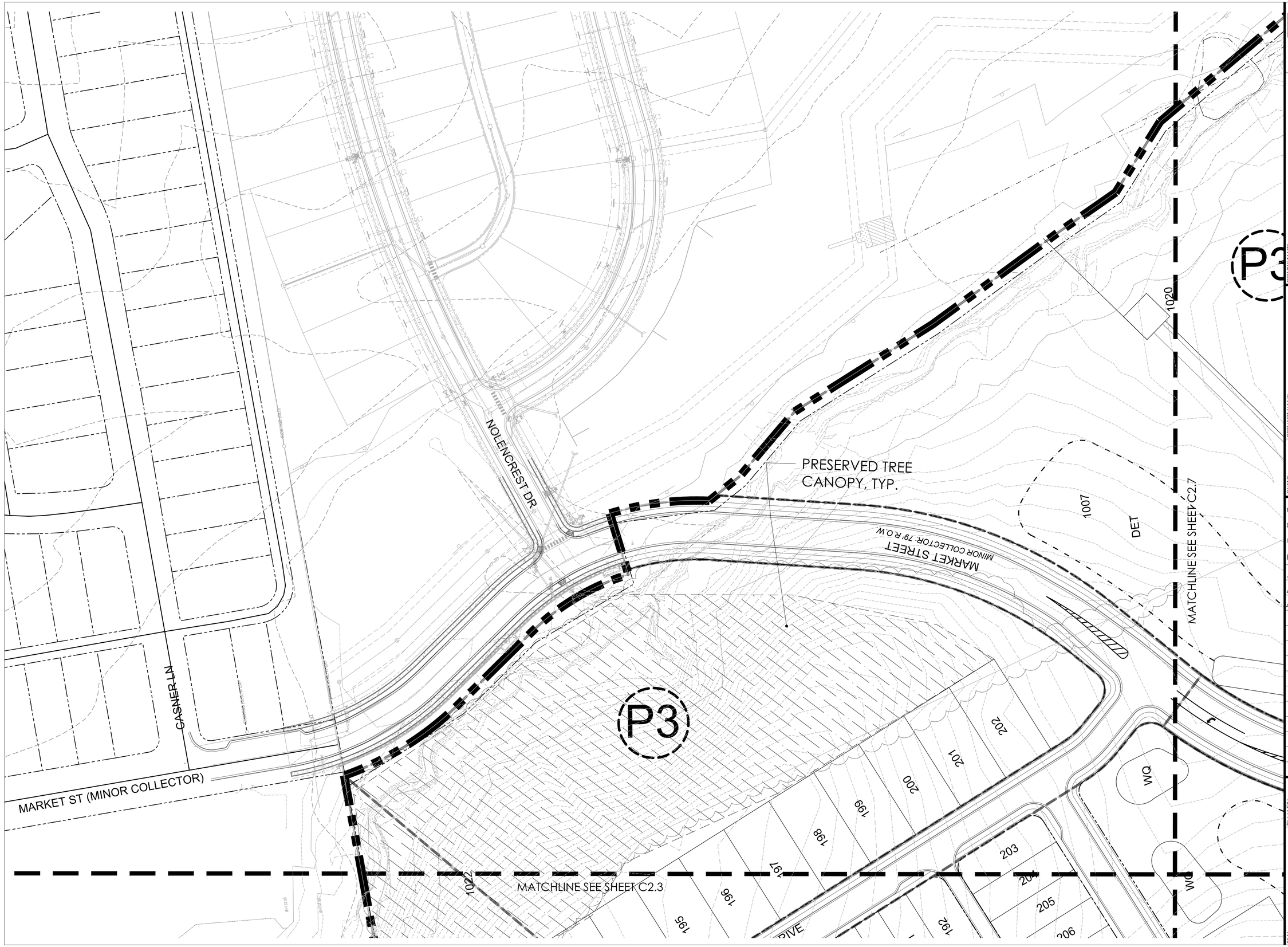
DEVELOPMENT PLAN ENLARGEMENTS

SEAL

DAVID HAYS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1001

Sheet Number

C2.3



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CONSULTANTS

P3

0' 25' 50' 100' NORTH

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DEVELOPMENT PLAN ENLARGEMENTS

SEAL

TIMOTHY D. HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1101
LANDSCAPE ARCHITECT
12/14/2021

Sheet Number

C2.4

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.2

MATIVE TRAIL, TYP.

1003

TVA EASEMENT

PRESERVED TREE CANOPY, TYP.

1005 NOLAN CEMETARY

P2

1004

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

BANFF COURT
LOCAL: 52' R.O.W.

DET

WQ

WQ

IRON ROD (OLD) 1/2

MATCHLINE SEE SHEET C2.8

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Sheet Number
C2.5

MATCHLINE SEE SHEET C2.7

PRESERVED TREE CANOPY, TYP.

GREENWAY TRAIL, TYP.

HHO BUFFER, TYP.

HHO BOUNDARY, TYP.

ZONE 1 BUFFER, TYP.

ZONE 2 BUFFER, TYP.

P4

NEW HAVEN STREET
LOCAL: 64' R.O.W.

MASSILON DRIVE
LOCAL: 54' R.O.W.

HAVANA DRIVE
LOCAL: 54' R.O.W.

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.9

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
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NASHVILLE, TN 37203
615.250.8154
www.edgela.com

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CONSULTANTS

0' 25' 50' 100' NORTH

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126
Date: 12/14/2020
Issued for: Development Plan

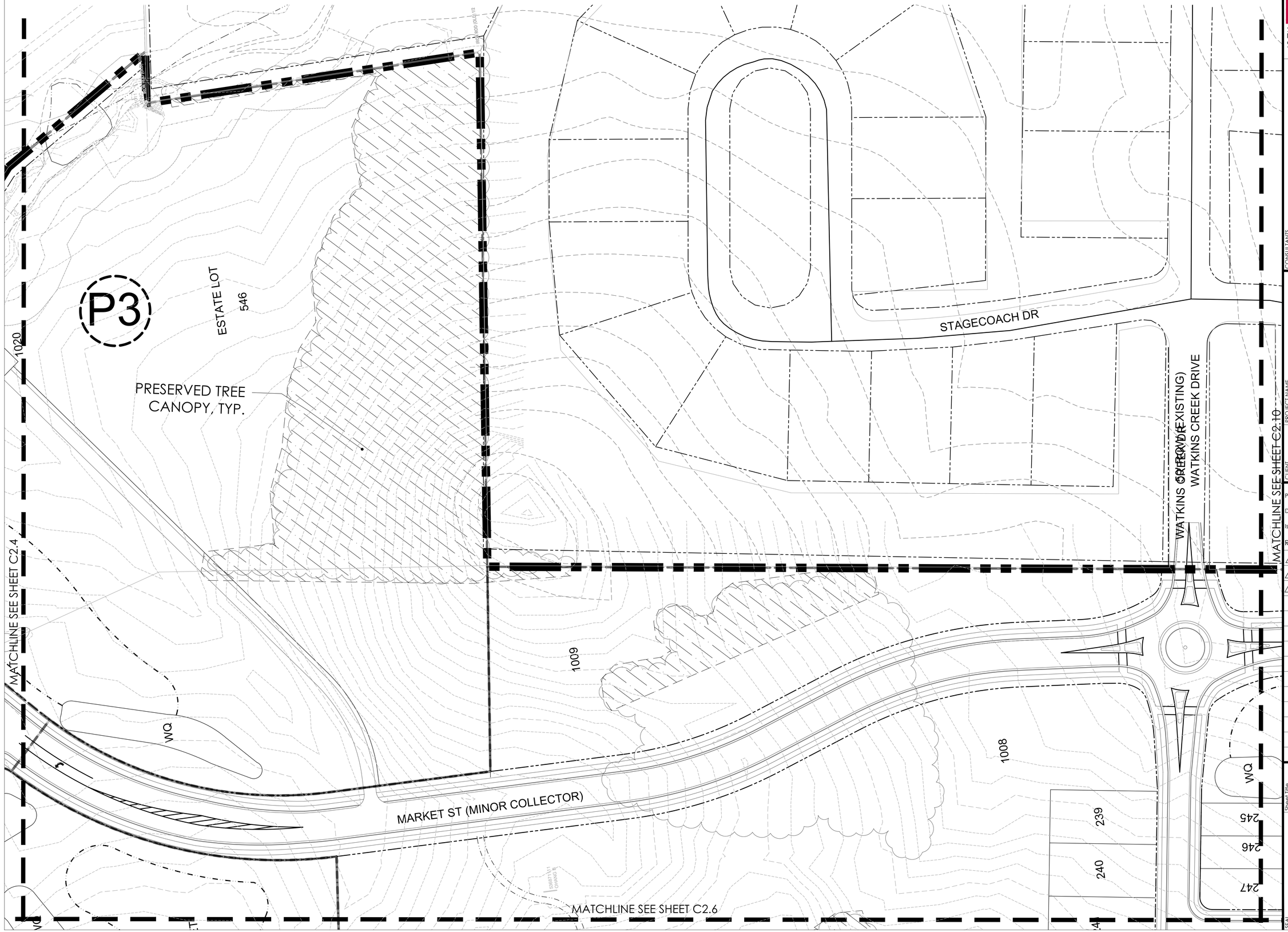
REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title: DEVELOPMENT PLAN ENLARGEMENTS

SEAL

Sheet Number C2.6



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CONSULTANTS

0' 25' 50' 100' NORTH

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

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CLIENT

PROJECT NO.	18126
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Issued for:	Development Plan

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2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title

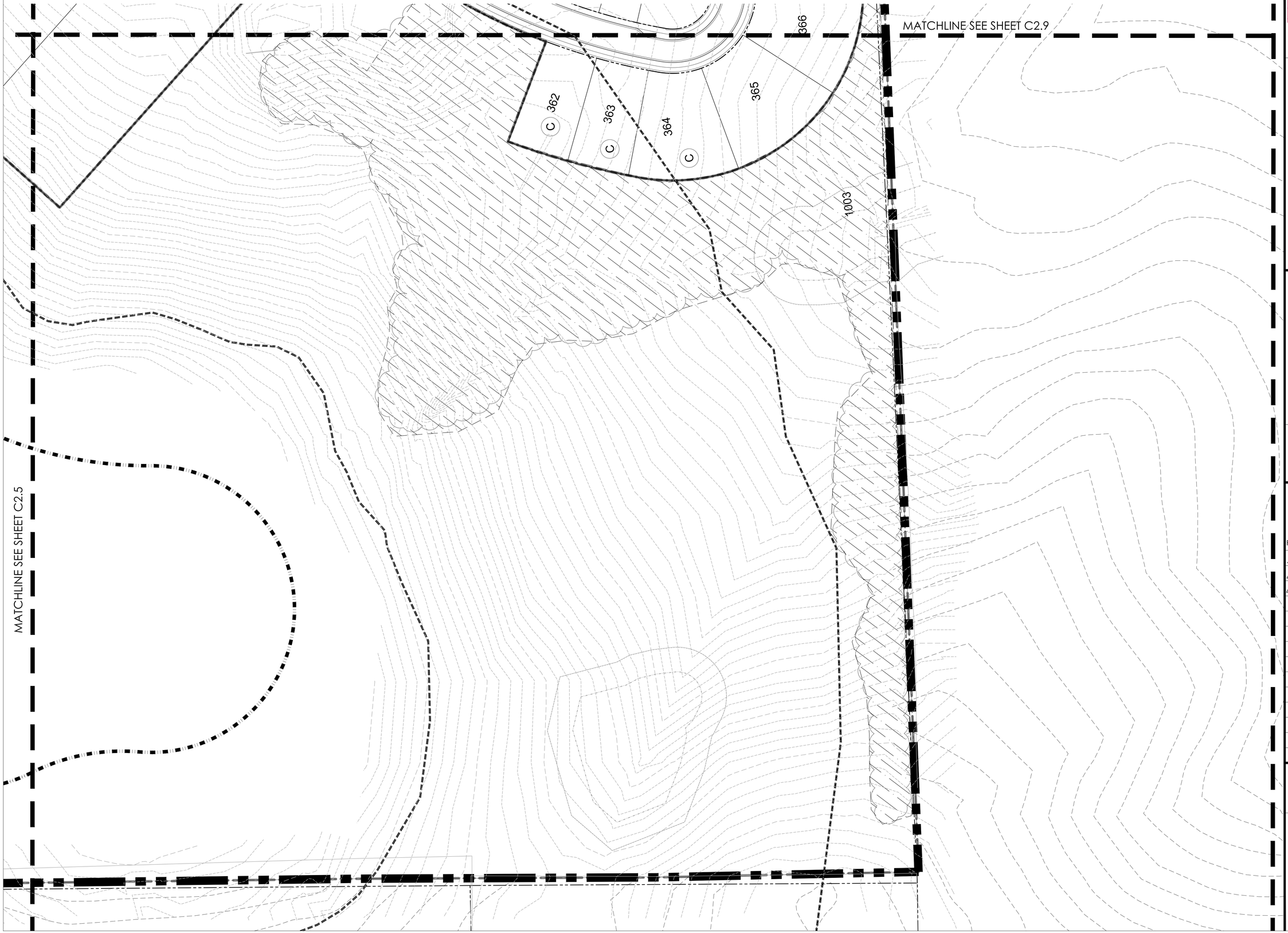
DEVELOPMENT PLAN ENLARGEMENTS

SEAL

TIMOTHY DAVID HAAN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 1100
LICENSED LANDSCAPE ARCHITECT
08/05/2021

Sheet Number

C2.7



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PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
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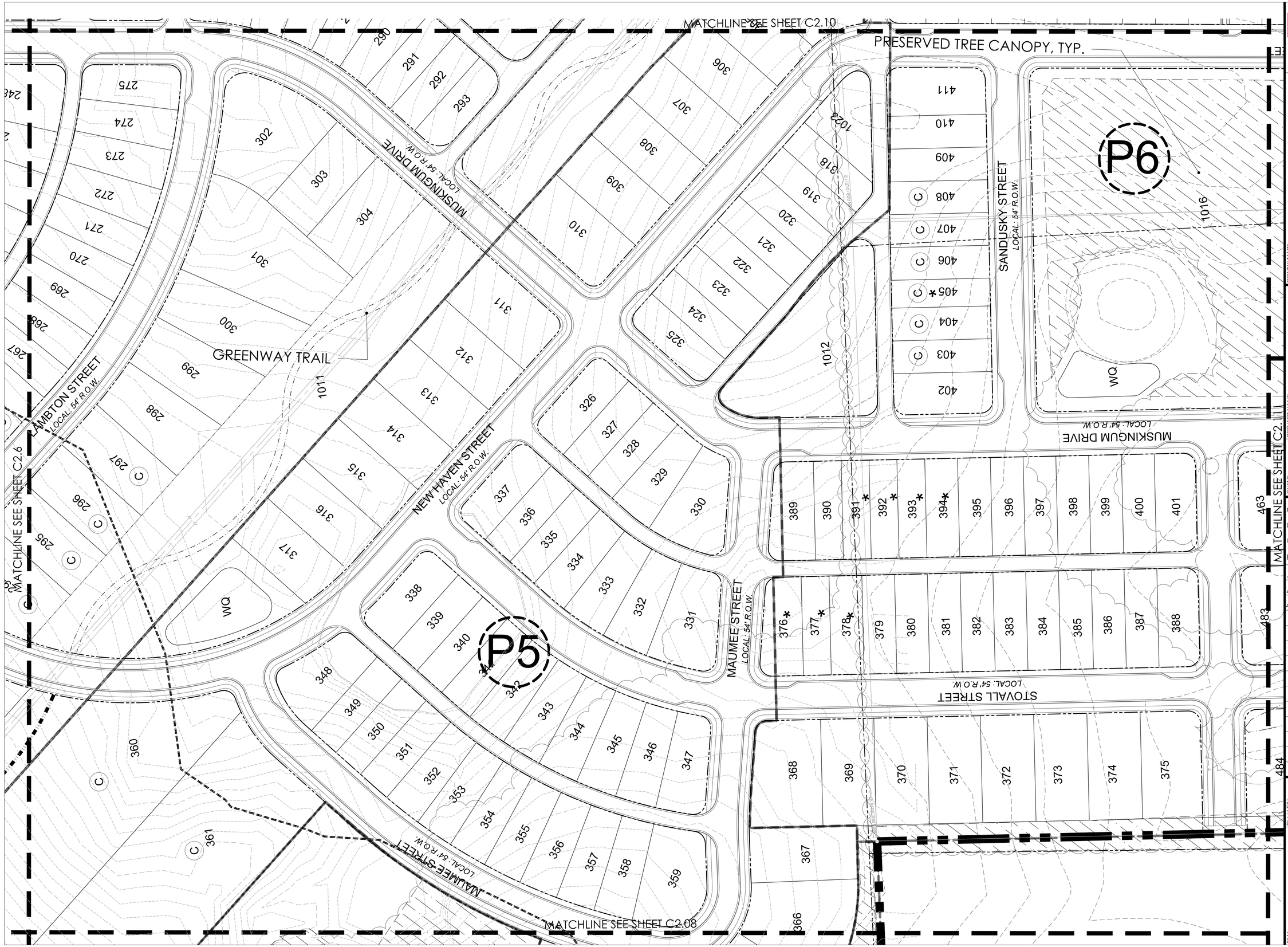
REVISIONS

1	01/07/2021	PER CITY COMMENTS
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DEVELOPMENT PLAN ENLARGEMENTS



C2.8



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CONSULTANTS

0' 25' 50' 100' NORTH

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO.	18126
Date:	12/14/2020
Issued for:	Development Plan

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DEVELOPMENT PLAN ENLARGEMENTS



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Sheet Number C2.9

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0' 25' 50' 100' NORTH

PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

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5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO.	18126
Date:	12/14/2020
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3	08/5/2021	PER CITY COMMENTS

Sheet Title

DEVELOPMENT PLAN ENLARGEMENTS

SEAL

Sheet Number

C2.10



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CONSULTANTS

0' 25' 50' 100' NORTH

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126
Date: 12/14/2020
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3	08/5/2021	PER CITY COMMENTS

Sheet Title
DEVELOPMENT PLAN ENLARGEMENTS

SEAL
LYNN DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO.
LANDSCAPE ARCHITECT
12/14/2021

Sheet Number
C2.11

PRESERVED TREE CANOPY, TYP.

MARKET ST (MINOR COLLECTOR)

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

ZONE 2 BUFFER

ZONE 1 BUFFER

P6

PRESERVED TREE CANOPY, TYP.

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MUSKINGUM DRIVE
LOCAL: 54' R.O.W.

STOVALL STREET
LOCAL: 54' R.O.W.

MATCHLINE SEE SHEET C2.16

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.11

WQ

DET

1021

1019

1016

439 440 441 442 443 444 445 446 447 448

418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434

503 502 501 500 499 498 497 496 495 494 493

449 450* 451 452 453* 454 455 456 457 458 459 460* 461*

464 465 466 467 468 469 470 471 472 473* 474* 475

511 510 509 508 507 506 505 504

CEMETERY

0' 25' 50' 100' NORTH

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CONSULTANTS

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126
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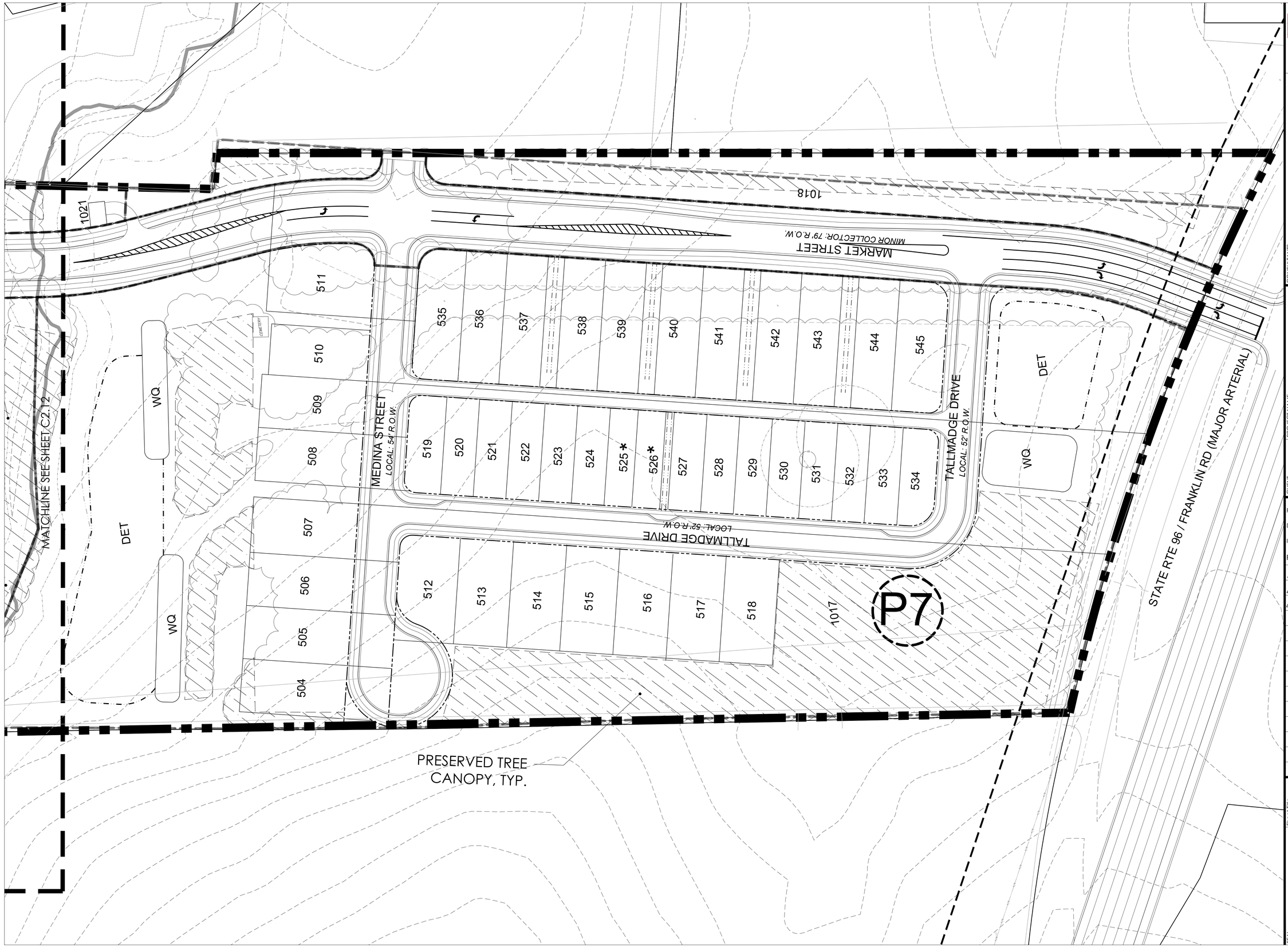
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1	01/07/2021	PER CITY COMMENTS
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3	08/5/2021	PER CITY COMMENTS

Sheet Title
DEVELOPMENT PLAN ENLARGEMENTS

SEAL
TIMOTHY DAVID HAAS
REGISTERED
TENNESSEE NO. 343
LANDSCAPE ARCHITECT

Sheet Number
C2.12



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CONSULTANTS

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PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO.	18126
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3	08/5/2021	PER CITY COMMENTS

Sheet Title

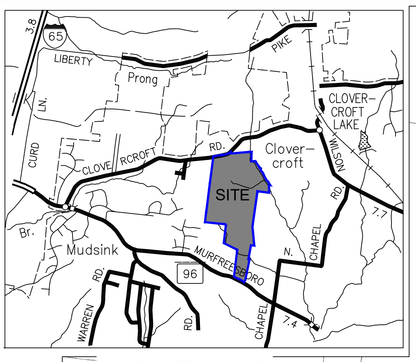
DEVELOPMENT PLAN ENLARGEMENTS

SEAL

DAVID HALL
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE NO.
LANDSCAPE ARCHITECT
2021

Sheet Number

C2.13



VICINITY MAP
N.T.S.

AMELIA PARK

TAP ROOT HILLS

IVY GLEN

WATKINS CREEK

BARRINGTON ESTATES

WETLAND-A TO BE PERMITTED

WETLAND-B TO REMAIN

CLOVERCROFT RD

MARKET ST

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

BUFFER CROSSING: SEWER

BUFFER CROSSING: MARKET STREET

BUFFER CROSSING: SEWER

BUFFER ENCROACHMENT (TYPICAL)

SOUTH SEWARD HILLS BRANCH

WETLAND-C TO REMAIN

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE

SINKHOLE TO REMAIN (60' BUFFER)

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

MITIGATION BY PLANTING

SINKHOLE TO REMAIN (60' BUFFER)

POND-A TO BE REMOVED (NON-JURISDICTIONAL FARM POND)

FEATURE-D (NON-JURISDICTIONAL FORMER FARM POND)

30' RIPARIAN BUFFER ZONE 2

WETLAND-E TO REMAIN

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

WETLAND-F TO BE PERMITTED

SINKHOLE TO REMAIN (60' BUFFER)

WETLAND-G TO REMAIN

SINKHOLE TO REMAIN (60' BUFFER)

30' RIPARIAN BUFFER ZONE 2

BUFFER AVERAGING

30' RIPARIAN BUFFER ZONE 1

MITIGATION BY PLANTING

ADDITIONAL BUFFER

MITIGATION BY CULVERT REMOVAL

BUFFER CROSSING: MARKET STREET

MITIGATION BY PLANTING

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

SINKHOLES TO BE REPAIRED

SCENIC CORRIDOR OVERLAY

STATE RT 96

(FUTURE WIDENING SHOWN)

P1 P2 P3 P4 P5 P6 P7

SENSITIVE AREAS / STORMWATER BUFFERS

A Regulatory Constraints Analysis (RCA) has been completed for both the north (formerly Ingraham) and south (formerly Stovall) parts of the site. The results of the RCA are shown on the plans, including wetlands and streams indicated on the Aquatic Resources Summary Map by BDY, dated 12-11-2020. TDEC concurrence letter has been issued, dated 6-29-2021. Riparian buffers are shown for those features. Some of the wetland areas are planned to be permitted and used for development areas, and are labeled as "wetland to be permitted". Sinkhole locations to remain are shown with a 60' Riparian buffer and are within open space. The south part of the site includes surface rock and karst terrain.

Impacts to Riparian Buffers will occur for this project, and a Buffer Management Plan will be developed. Buffer impacts include the following locations, starting from the north of the site:

- Permit a small wetland area near of the amenity center (wetland A: 1239 SF = 0.028 acres).
- Sewer crossing of South Seward Hills Branch to reach the existing Amelia Park Pump Station (8810 SF)
- Market Street road crossing of South Seward Hills Branch (20,878 SF)
- Sewer crossing of South Seward Hills Branch just south of the Market Street Extension for extension of utilities to the new Ingraham pump station (6213 SF encroachment, 3801 SF new buffer area, 56,722 SF planting in ex. buffer)
- ~~Permit part or all of a small wetland in the middle of the site near the existing farm pond (wetland D: 0.173 acres). The farm pond will also be drained and that area used for development.~~ This area determined by TDOT to be non-jurisdictional.
- Permit the wetland area near existing house on the former Stovall property (wetland F: 2508 SF = 0.058 acres).
- Market Street road crossing of unnamed tributary. (15,294 SF)
- Buffer averaging is proposed along the north side of the unnamed tributary in the former Stovall property. (6894 SF reduced buffer, 12,094 SF new buffer area, 46,070 SF planting in ex. buffer)

Total of wetland areas to be permitted is less than 0.1 acres.

Total area of Buffer encroachment: 58,089 SF

Area of Buffer mitigation: 15,895 SF (additional buffer width)

Area of Buffer Mitigation: 102,792 SF (planting in buffer areas)

Mitigation for water quality improvements is proposed through

- additional width of Zone 2 buffers in the locations shown
- plantings within the existing buffer areas that are not currently wooded, and removal of exotic invasive vegetation from riparian zones
- removal of existing pipe culverts at driveways not needed after development

Buffer requirements shall be coordinated with the COF Stormwater Coordinator and will be defined further in site plan submittal documents at Site Plan, including updated buffer impacts and mitigation, details of riparian buffer zone enhancement.

LEGEND

- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- STREAM/WETLAND
- BUFFER ENCROACHMENT
- BUFFER MITIGATION

N

August 5, 2021

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

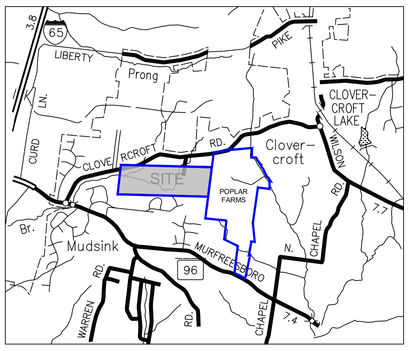
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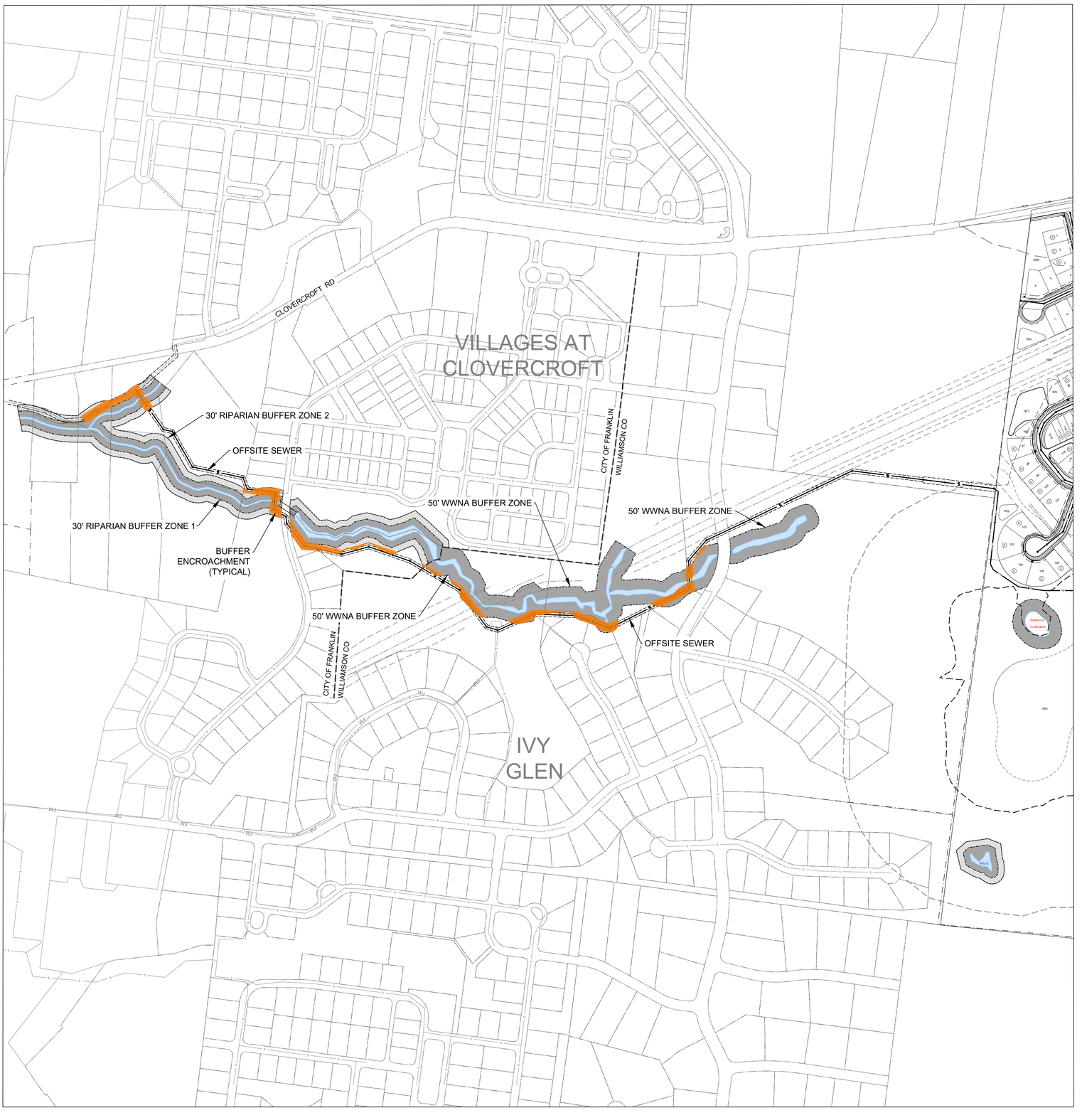
1 inch = 250 ft.

POPLAR FARMS
PRELIMINARY BUFFERS
COF#7420

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027



VICINITY MAP
N.T.S.



SENSITIVE AREAS / STORMWATER BUFFERS

Off-site sewer construction is required west of the Poplar Farms development. The sewer location must fit within the site constraints including topography, underground pipelines, streams and riparian buffers, and existing utility locations. Riparian buffers are shown for the unnamed tributary to Watson Branch.

Impacts to Riparian Buffers will occur for this off-site sewer, and a Buffer Management Plan will be developed. Buffer impacts include the following locations, starting from the east at Poplar Farms:

- Sewer crossing of unnamed tributary to reach the existing Ivy Glen sewer system (within the Williamson County 50' WWNA buffer) . (11,207 SF)
- Sewer replacement within the existing easements along the south side of the unnamed tributary at Ivy Glen (within Williamson County 50' WWNA buffer) . (14,864 SF)
- New sewer along the south side of the unnamed tributary at Ivy Glen (COF Riparian Buffer). This gravity sewer connection allows the removal of the Ivy Glen pump station. (18,671 SF)
- Sewer replacement within the existing easements crossing two stream locations west of Watson View Drive (COF Riparian Buffer). (24,003 SF)

Area of Buffer Encroachment: 29,878 SF (new sewer routes)

Area of Buffer Encroachment: 38,867 SF (sewer replacement within existing easements)

Buffer requirements shall be coordinated with the COF Stormwater Coordinator and will be defined further in site plan submittal documents at Site Plan, including updated buffer impacts and mitigation, details of riparian buffer zone enhancement.

LEGEND

- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- STREAM/WETLAND
- BUFFER ENCROACHMENT
- BUFFER MITIGATION

N

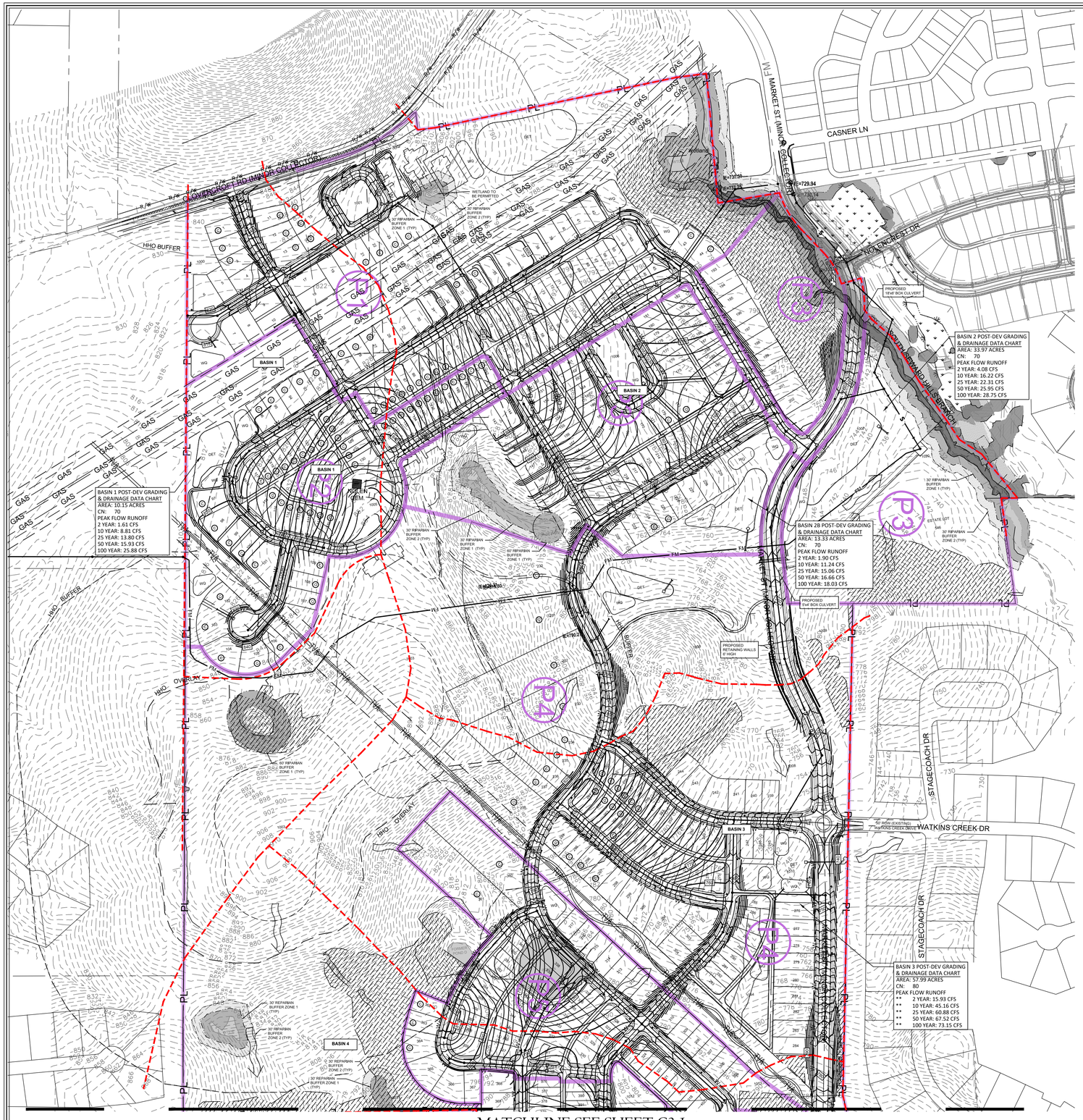
TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM

GRAPHIC SCALE (IN FEET)
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1 inch = 250 ft.

AUGUST 5, 2021

POPLAR FARMS
PRELIMINARY BUFFERS FOR OFFSITE SANITARY SEWER
COF#7420

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027



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 (811) 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.

POST-DEV STORMWATER NARRATIVE

The Poplar Grove subdivision is made up of the former Ingraham and Stovall properties, and covers approximately 296 acres. The site flows generally east to South Seward Hills Branch or west to Watson Branch. The site is divided into four (4) distinct drainage basins. The boundaries of the post-development basins generally match those of the pre-development basins. Basin 1 drains west and leaves the site south of the underground gas pipeline. Stormwater from Basin 1 flows parallel to the gas easement, under Oxford Glen Drive, and then to Watson Branch. Basin 2 drains the northeast part of the property to South Seward Hills Branch. Basin 3 drains the middle part of the site toward the east to an existing drainage system at Watkins Creek Drive, and eventually to South Seward Hills Branch. Basin 4 is the southern part of the site, and drains to and unnamed tributary which crosses the site from west to east, and then eventually to South Seward Hills Branch. Grading & Drainage Data Charts have been prepared and are shown for each basin.

Runoff from each basin will be conveyed to level 1 bio-retention basins, and then through a dry detention basin to reduce the post-development runoff to below pre-development conditions. The hydrographs for each basin apply the adjusted CN based on use of bioretention.

POST-DEV STORMWATER IMPACTS

The total post-development runoff rates will be less than the pre-development conditions.

SENSITIVE AREAS / STORMWATER BUFFERS

A Regulatory Constraints Analysis (RCA) has been completed for both the north (formerly Ingraham) and south (formerly Stovall) parts of the site. The results of the RCA are shown on the plans, including wetlands and streams indicated on the Aquatic Resources Summary Map by BDY, dated 12-11-2020. TDEC concurrence letter has been issued, dated 6-29-2021. Riparian buffers are shown for those features. Some of the wetland areas are planned to be permitted and used for development areas, and are labeled as "wetland to be permitted". Sinkhole locations to remain are shown with a 60' Riparian buffer and are within open space. The south part of the site includes surface rock and karst terrain.

Development Plan approval does not constitute approval of the riparian buffer encroachments shown. These will be reviewed at Site Plan and a stormwater variance and/or lot and utility adjustments may be required to meet stormwater requirements and staff approval.

5FT SETBACKS

In the event that 5' side yard setbacks are granted for any of the 65' wide lots, those lots shall be Critical Lots for Drainage. At Site Plan, COF engineering staff must approve how drainage is being handled coming off of the larger roof areas on these lots.

◎ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

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.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
200 0 100 200 400
1 inch = 200 ft.

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

ENERGY LAND & INFRASTRUCTURE
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POPLAR FARMS
Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
5	8-5-21	Reviews per City of Franklin review
4	7-1-21	Reviews per City of Franklin review
3	6-3-21	Reviews per City of Franklin review
2	1-7-21	Reviews per City of Franklin review
1	12-14-20	Reviews per City of Franklin review

John F. Rose — TENNESSEE LICENSED AGRICULTURE — No. 104574 — REGISTERED ENGINEER — 08-05-21

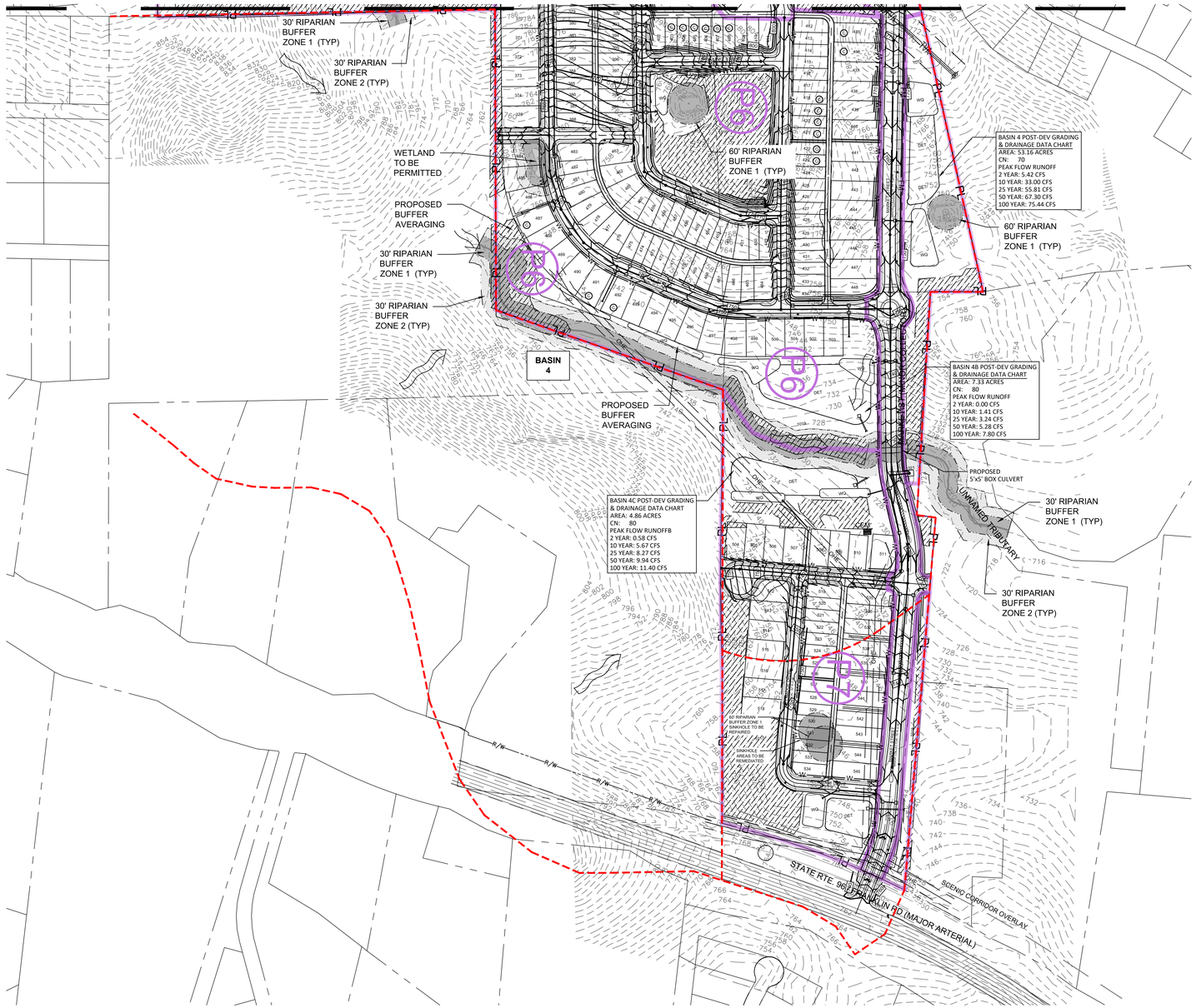
Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C3.0

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD Production\1_Development Plan\C3.0_Overall Grading & Drainage Plan.dwg
Layout Name: C3.0 Overall Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:28 pm
By: dakin

MATCHLINE SEE SHEET C3.0



© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

REFER TO SHEET C3.0 FOR GRADING AND DRAINAGE GENERAL NOTES AND NARRATIVES REGARDING POST DEVELOPED STORMWATER, STORMWATER IMPACTS, AND STORMWATER BUFFERS.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM
GRAPHIC SCALE (IN FEET)
200 0 100 200 400
1 inch = 200 ft.

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

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POPLAR FARMS
Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
5	8-5-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
3	6-2-21	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review



Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C3.1

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.0_Overall Grading & Drainage Plan.dwg
Layout Name: C3.1 Overall Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:28 pm
By: dekh

MATCHLINE SEE SHEET C3.3



MATCHLINE SEE SHEET C3.5

Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NADB3 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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Development Plan
COF#7420

Franklin, Tennessee

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
ARCHITECTURE
ENGINEERING
LANDSCAPE ARCHITECTURE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.2

Filename: W:\18-11-1107 Ingotham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.2 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:29 pm
By: dekh

MATCHLINE SEE SHEET C3.4

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

SOUTH SEWARD HILLS BRANCH

PL

WETLAND TO REMAIN

WTL-B

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

HOCKING COURT
LOCAL: 54' R.O.W.

CHARLESTON STREET
LOCAL: 54' R.O.W.

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

WQ

DET

LHHO BUFFER

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.2

TN STATE PLANE COORD.: ZONE 5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

1 inch = 50 ft.

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Development Plan
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1	12-14-20	Revisions per City of Franklin review

Tom R. Rosson
AGRICULTURE
ENGINEERS
TENNESSEE
08-05-21

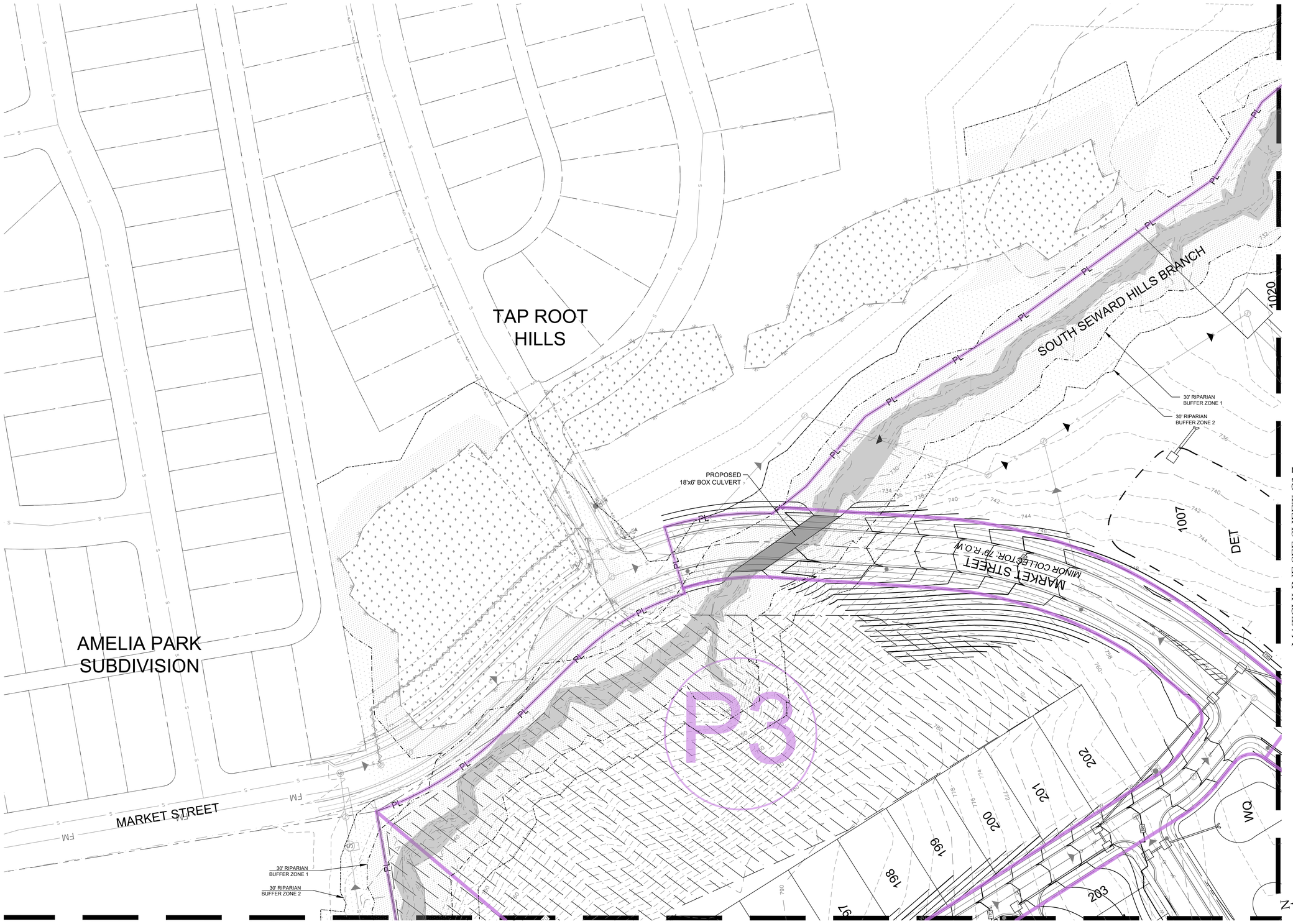
Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.3

P3

Filename: W:\18-11-1107 Ingrotham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.3 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 – 1:29 pm
By: dekh



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 1046
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.4

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.4 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:30 pm
By: debh

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.8

P2

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

BANFF COURT
LOCAL: 52' R.O.W.

HHO OVERLAY

TVA ESMT.

TRAILS

SINKHOLE TO REMAIN

60' RIPARIAN BUFFER ZONE 1

DET

WQ

1001 1002 1003 1004 1005 1015

96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 126 127 129 130

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE:CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

N

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Suite 222
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Development Plan
COF#7420

Franklin, Tennessee

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John R. Bosco
AGRICULTURE
REGISTERED
No. 104626
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.5

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.5 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:30 pm
By: debh

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.5

NEW HAVEN STREET
LOCAL 54' R.O.W.

MASSILON DRIVE
LOCAL 54' R.O.W.

HHO BUFFER

HHO OVERLAY

CONSERVATION EASEMENT

TVA TVA

SINKHOLE TO REMAIN

60' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

WETLAND TO REMAIN

WTL-C

DET

WQ

P4

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPS ZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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COF#7420

Franklin, Tennessee

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4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

John R. Gooch
AGRICULTURE
10-109
ENGINEER
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.6

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.6 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:30 pm
By: dekh



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COF#7420

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.7

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.7 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:30 pm
By: dekh

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.5



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

MERITAGE HOMES
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1	12-14-20	Revisions per City of Franklin review

JOHN R. CORBETT
TENNESSEE
AGRICULTURE
REGISTERED
LANDSCAPE
ARCHITECT
1078
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.8

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.8 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:31 pm
By: dekh

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.8

LAMBTON STREET
LOCAL: 54' R.O.W.

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MAUMEE STREET
LOCAL: 54' R.O.W.

MUSKMGUM DRIVE
LOCAL: 54' R.O.W.

STOVALL STREET
LOCAL: 54' R.O.W.

SINKHOLE TO REMAIN

WQ

60' RIPARIAN BUFFER ZONE 1

100' BUFFER

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

FORMER POND D

PL

TVA

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE COORD., ZONE5301, FIPZONE 4100; NADB3 DATUM

GRAPHIC SCALE (IN FEET)
0 25 50 100
1 inch = 50 ft.

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1	12-14-20	Revisions per City of Franklin review

John R. Shoemaker
AGRICULTURE
ENGINEERS
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.9

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.9 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:31 pm
By: dekh

STAGECOACH DR

WATKINS CREEK
SUBDIVISION

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

MARKET ST (MINOR COLLECTOR)

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.9

MUSKINGUM DRIVE
LOCAL: 50' R.O.W.

NDUSKY STREET
LOCAL: 54' R.O.W.

P4

P6

DET 1010

WQ

DET 1015

WQ

1013

1014

1016

276 277 278 279 280 281 282 283 284

285 286 287 288 289 290 291 292 293

271 272 273 274 275

302 303 304 310 318 319 320 321 323

305 306 307 308 309

410 411 412 413 414 415 416 417 418 419 420 421 422

407 408 409

435 436 437 438 439 440 441

Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

John R. Gresham
Licensed Professional Engineer
AGRICULTURAL
ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.10

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.10 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:31 pm
By: dekh

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.9



C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

MERITAGE HOMES
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Franklin, Tennessee 37027

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STATE OF TENNESSEE
JOHN R. GROSS
AGRICULTURE
ARCHITECT
ENGINEER
No. 104626
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.11

R6

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.11 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:32 pm
By: dekh



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

MERITAGE HOMES
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Suite 222
Franklin, Tennessee 37027

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3	6-3-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

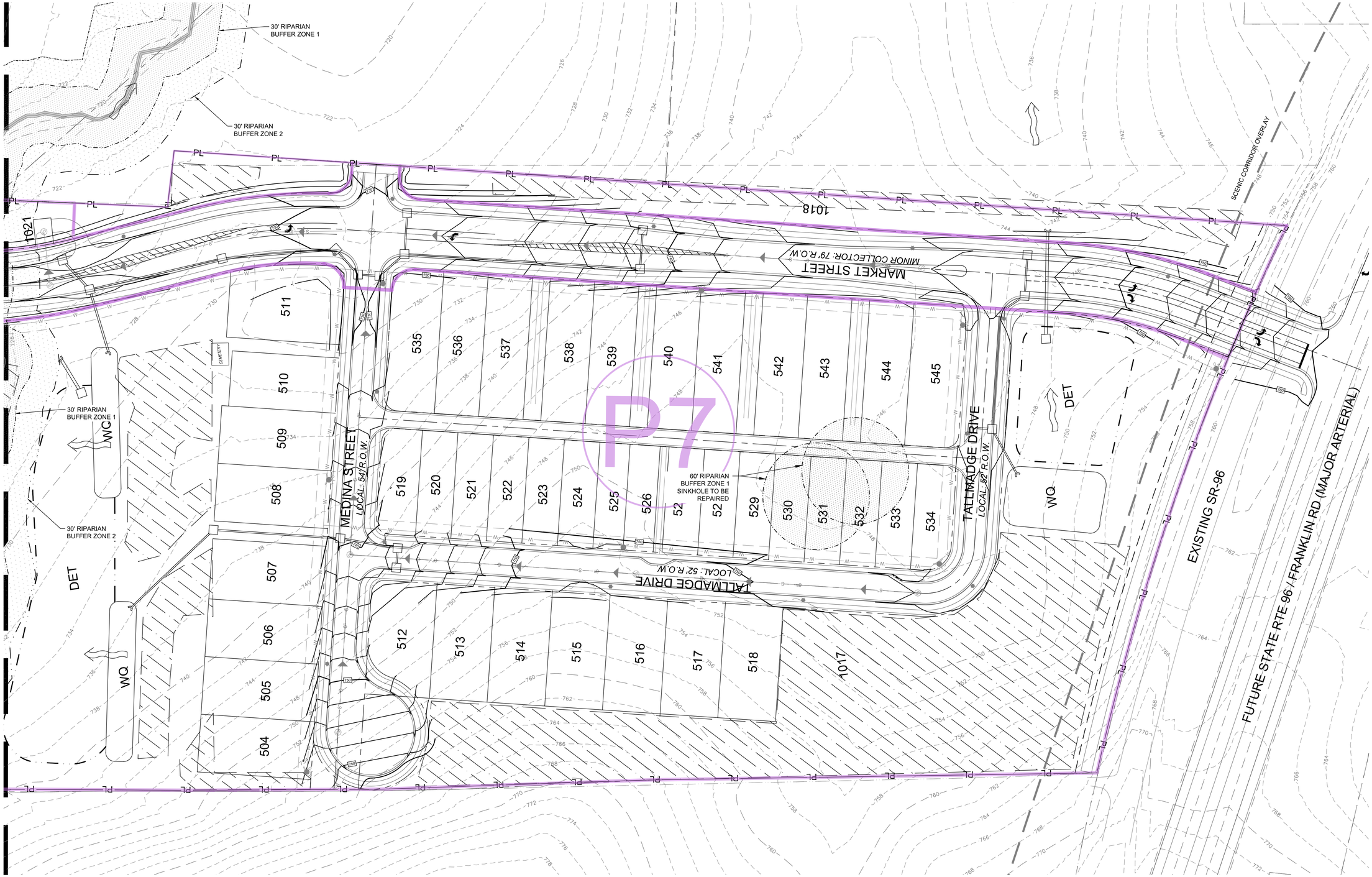
STATE OF TENNESSEE
John R. Gresham
REGISTERED
AGRICULTURAL
ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.12

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C3.12_Enlarged Grading & Drainage Plan.dwg
Layout Name: C3.12 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:32 pm
By: dekh



C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

MERITAGE HOMES
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Suite 222
Franklin, Tennessee 37027

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Franklin, Tennessee

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2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

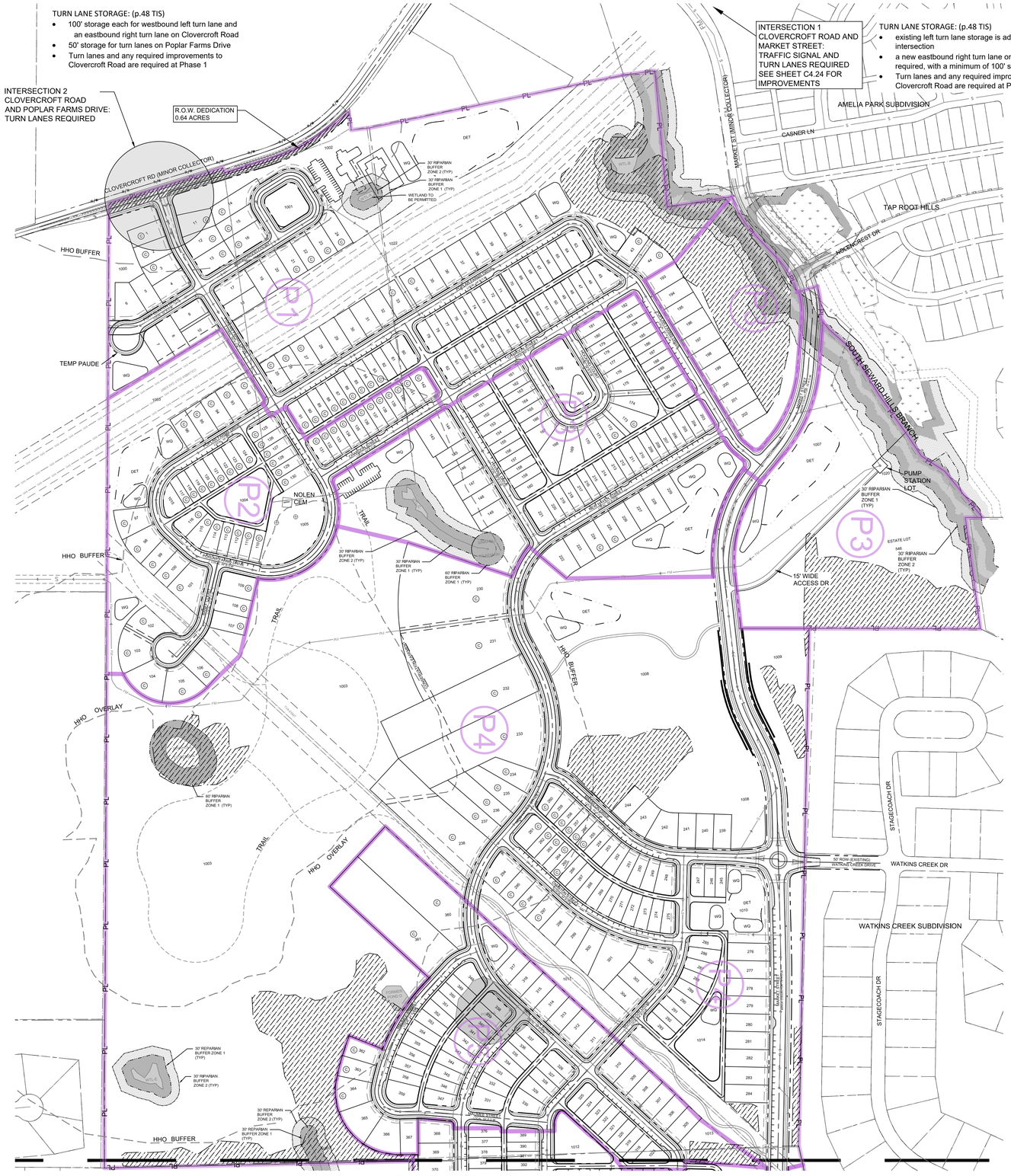
John R. Gresham
AGRICULTURE
08-05-21
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

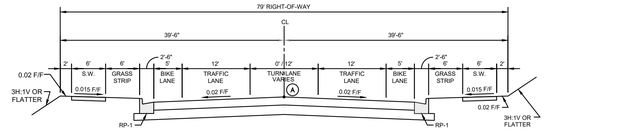
Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C3.13

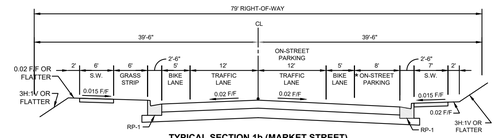
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Layout Name: C3.13 Enlarged Grading & Drainage Plan
Plotted: Wednesday, August 04, 2021 - 1:32 pm
By: dakh





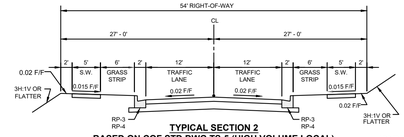
TYPICAL SECTION 1a (MARKET STREET)
BASED ON COF STD DWG TS-4 (MINOR COLLECTOR)
(WITH BIKE LANES)
N.T.S.

(A) CONSTRUCT TURN LANE (3-LANE SECTION) LEFT TURN LANE ONLY AT INTERSECTIONS



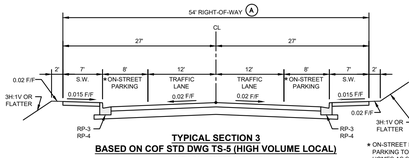
TYPICAL SECTION 1b (MARKET STREET)
BASED ON COF STD DWG TS-4 (MINOR COLLECTOR)
(WITH BIKE LANES AND PARKING ON ONE SIDE)
N.T.S.

* 8' WIDE ON-STREET PARKING IS REQUIRED AT HOUSE LOCATIONS ALONG MARKET STREET BETWEEN ROUNDABOUTS



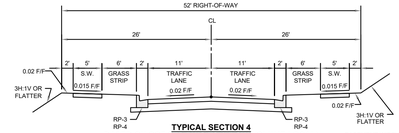
TYPICAL SECTION 2
BASED ON COF STD DWG TS-5 (HIGH VOLUME LOCAL)
N.T.S.

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.



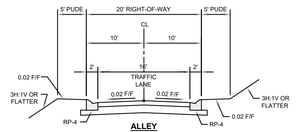
TYPICAL SECTION 3
BASED ON COF STD DWG TS-5 (HIGH VOLUME LOCAL)
(WITH ON-STREET PARKING)
N.T.S.

* ON-STREET PARKING LOCATION VARIES. PARKING TO BE PROVIDED AT ALLEY-LOADED HOMES AS SHOWN ON PLANS.



TYPICAL SECTION 4
BASED ON COF STD DWG TS-6 (LOW VOLUME LOCAL)
N.T.S.

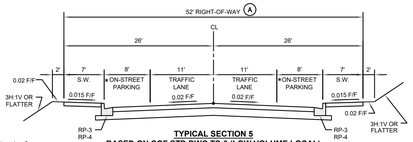
EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO



ALLEY
N.T.S.
B C

(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.

(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.



TYPICAL SECTION 5
BASED ON COF STD DWG TS-6 (LOW VOLUME LOCAL)
(WITH ON-STREET PARKING)
N.T.S.

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

* ON-STREET PARKING LOCATION VARIES. NO STREET WILL HAVE PARKING ON BOTH SIDES OF STREET

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

Roadway Network Narrative

On the north end of this project, residents will have direct access to Clovercroft Road at a new subdivision street approximately 2100 feet (0.4 miles) west of its intersection with Market Street. Also, the project will connect to a proposed extension of Market Street from the adjoining Taproot Hills Subdivision east of this development. Residents can travel north along the existing Market Street to reach Clovercroft Road.

Market Street is proposed to extend through the development as a minor collector street and connect to State Route 96 (Murfreesboro Road). All lots fronting Market Street will have rear alley access or driveway access from side streets. On-street parking on Market Street will be provided only between the two single-lane roundabouts.

The Internal street network is proposed as a combination of low-volume local streets (52' ROW) and high-volume local streets (54' ROW). On-street parking will be provided where the lots are rear alley loaded.

Roadway Impact Statement

The traffic generated by this development would be consistent with the typical traffic generated by 549 single family detached residential homes (546 lots as of 8-5-2021 resubmittal). The Applicant was responsible for preparation of a Traffic Impact Study (TIS) consistent with the terms outlined in a Memorandum of Understanding (MOU) between the City of Franklin and the Applicant dated September 16, 2020. The TIS was completed by Fischbach Transportation Group in Dec. 2020 and revised Jan. 26, 2021.

Refuse Collection & Service Areas

Roll away bins will be utilized for refuse collection

Poplar Farms Subdivision R.O.W. & Access Data Chart

Daily Trip Generation:	5182 trips*
Peak Hour Trip Generation:	407 trips (a.m.)*; 543 trips (p.m.)*
Traffic Impact Study Required:	yes (see Roadway Impact Statement above)
Circulation Plan Required:	yes

*TIS (p.32)

Truck turning analysis shown on the Vehicle Tracking Plans is for City of Franklin Fire (Tower 2 Truck 2015) and City of Franklin Refuse trucks.

Street lights shall have a LED light source

REFER TO SHEET C4.1 FOR ROADWAY DESIGN PARAMETERS.
SEE SHEET C4.24 FOR TRAFFIC MASTER PLAN.

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM
GRAPHIC SCALE (IN FEET)
200 0 100 200 400
1 inch = 200 ft.

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

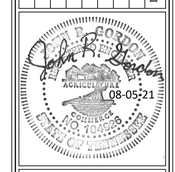
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Development Plan
COF#7420

Franklin, Tennessee

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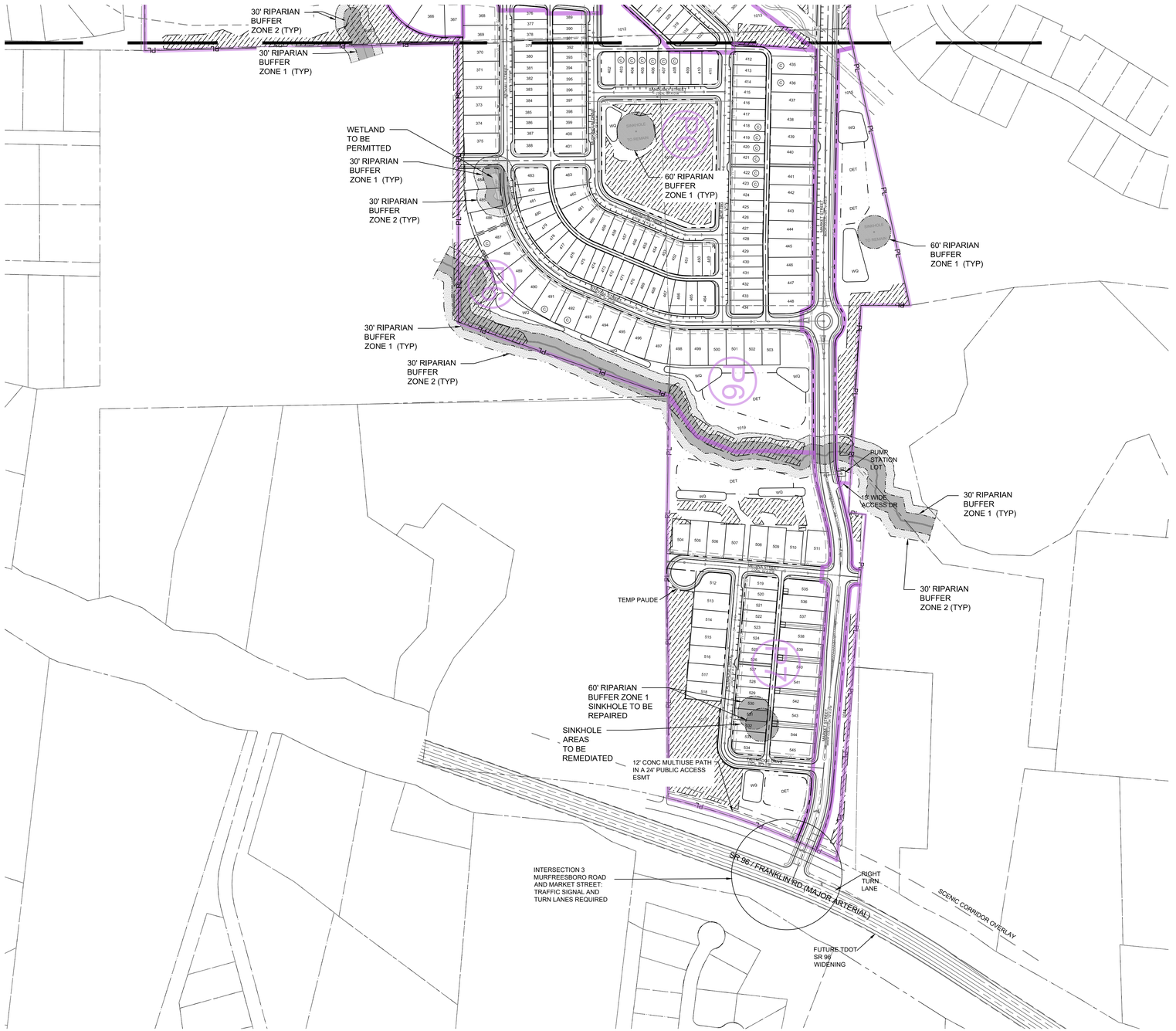


Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
OVERALL ROW & ACCESS PLAN

Sheet No.
C4.0

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_C4D\Production\1_Development Plan\C4.0_Overall ROW & Access Plan.dwg
Layout Name: C4.0 Overall ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:33 pm
By: dekh



Design Parameters

Franklin Transportation & Street Technical Standards Edition: 2019

Design Vehicle: Passenger Cars, Single-Unit Trucks (SU-30) and Conventional School Bus using one lane; Combination trucks (WB-50) using full width

	Low Volume Local Streets	Market Street (minor collector)
Design Speed / Posted Speed:	20 mph / 20 mph	35 mph / 30 mph
Min. Stopping Sight Distance:	115 ft	250 ft
Intersection/Driveway Sight Distance:	225 (AASHTO)	390 ft (AASHTO)
Horizontal Alignment		
Min. Centerline Radius:	70 ft	510 ft
Min. Tangent Between Curves/Intersections:	0 ft	100 ft
Min. Centeline Arc Lengths	100 ft	250 ft
Vertical Alignment		
Max. Centerline Grade:	10% max.	8% max.
Max. Approach Centerline Grade:	10% max.	8% max.
Crest / Sag Curve K-Value:	7 / 17	29 / 49
Access Management		
Min. Distance Between Intersections:	200 ft (125' if both cul-de-sacs)	300 ft
Min. Distance Between High Volume Driveways/ Alleys & Street Intersections:	200 ft	300 ft
Min. Distance Between Low Volume Driveway Edges:	20 ft	150 ft
Min. Corner Clearance Between Low Volume Driveway Edges & Street Intersections:	50 ft	230 ft
Driveway Approach Street Configuration:	Curb Cut	Radius Return

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

INTERSECTION OF MARKET ST AND SR-96:

TURN LANE STORAGE: (p.49-50 TIS)

- 100' storage for westbound right turn lane from SR-96
- Eastbound left-turn lane will be provided by the TDOT widening of SR-96
- Turn lanes on Market Street should extend back to Tallmadge Drive (125' storage for southbound left turn lane and 200' storage for southbound right-turn lane)
- Traffic signals required
- Turn lane and signals required when roadway connection is made from Market Street to SR-96.
- Market Street connection to SR-96 is required at the 245th building permit.

REFER TO SHEET C4.0 FOR ROADWAY TYPICAL SECTIONS AND ROADWAY NETWORK IMPACTS. SEE SHEET C4.24 FOR TRAFFIC MASTER PLAN.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NADB3 DATUM

GRAPHIC SCALE (IN FEET)

200 0 100 200 400

1 inch = 200 ft.

MERITAGE HOMES
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Suite 222
Franklin, Tennessee 37027

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
08-05-21
ENGINEER
STATE OF TENNESSEE

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

OVERALL ROW & ACCESS PLAN

Sheet No.

C4.1

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C4.0_Overall ROW & Access Plan.dwg
Layout Name: C4.1 Overall ROW & Access Plan
Plotted: Wednesday, August 04, 2021 – 1:33 pm
By: dekh

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.3

WETLAND TO BE PERMITTED
30' RIPARIAN BUFFER ZONE 1
30' RIPARIAN BUFFER ZONE 2
WTL-A
R.O.W. DEDICATION
STREET LIGHT (TYP)
HHO BUFFER
SANITARY SEWER MH (TYP)
WATER LINE (TYP)
SAN SEWER (TYP)
FM (TYP)
FIRE HYDRANT (TYP)
SANITARY SEWER MH (TYP)
P1
CHARDON STREET
LOCAL: 54' R.O.W.
BRIGHTWOOD COURT
LOCAL: 52' R.O.W.
POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.
PORT CLINTON DRIVE
LOCAL: 52' R.O.W.
CLOVERCROFT ROAD
(MINOR COLLECTOR)
STREET LIGHT (TYP)
SAN SEWER (TYP)
TEMPORARY PAUDE
WATER LINE (TYP)
COLUMBIA GULF GAS ESMT
HHO BUFFER
FIRE HYDRANT (TYP)
WQ
WQ
DET
1001
1000
1003
1022
34.5'
46.50'

INTERSECTION 2
CLOVERCROFT ROAD
AND POPLAR FARMS DRIVE
TURN LANES REQUIRED
AT PHASE 1
[SEE SHEETS C-4.0 AND C4.24]

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
0 25 50 100
1 inch = 50 ft.

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Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
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3	6-3-21	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

John R. Gregory
AGRICULTURE
08-05-21
COMMERCE
CONSUMER AFFAIRS
DIVISION OF WEIGHTS & MEASURES
STATE OF TENNESSEE

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.2

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.2 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 – 1:33 pm
By: dkoh

MATCHLINE SEE SHEET C4.4

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

SOUTH SEWARD HILLS BRANCH

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

WETLAND TO REMAIN

WTL-B

STREET LIGHT (TYP)

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

HOCKING COURT
LOCAL: 54' R.O.W.

SANITARY SEWER MH (TYP)

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

CHARDON STREET
LOCAL: 54' R.O.W.

HAVANA DRIVE
LOCAL: 54' R.O.W.

SAN SEWER (TYP)

FM (TYP)

WATER LINE (TYP)

FIRE HYDRANT (TYP)

WQ

DET

P3

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE COORD., ZONE5301, FIPZONE 4100, NAD83 DATUM

GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.6

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1	12-14-20	Revisions per City of Franklin review

John R. Roberts
Agricultural Engineer
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.3

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.3 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:33 pm
By: dekh

TAP ROOT HILLS

AMELIA PARK SUBDIVISION

SOUTH SEWARD HILLS BRANCH

MARKET STREET

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

P3

15' WIDE ACCESS DR

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

SAN SEWER (TYP)

FIRE HYDRANT (TYP)

STREET LIGHT (TYP)

WATER LINE (TYP)

SANITARY SEWER MH (TYP)

WQ

DET

1020

1007

199

200

201

198

197

MATCHLINE SEE SHEET C4.7

MATCHLINE SEE SHEET C4.3

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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John R. Hooper
AGRICULTURE
ENGINEER
No. 104636
REGISTERED PROFESSIONAL
08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.4

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.4 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 – 1:34 pm
By: debh

MATCHLINE SEE SHEET C4.6

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.8

P2

1005

1004

1003

1015

1001

CEMETERY

FIRE HYDRANT (TYP)

POPLAR FARMS DRIVE
LOCAL - 54' R.O.W.

BANFF COURT
LOCAL - 52' R.O.W.

HHO OVERLAY

STREET LIGHT (TYP)

SANITARY SEWER MH (TYP)

SAN SEWER (TYP)

WATER LINE (TYP)

SAN SEWER (TYP)

TVA ESMT

TRAILS

SINKHOLE TO REMAIN

60' RIPARIAN BUFFER ZONE 1

DET

WQ

WQ

FM

PL

W

S

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100, NAD83 DATUM

GRAPHIC SCALE (IN FEET)
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4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

John R. Gresham
REGISTERED LANDSCAPE ARCHITECT
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED ROW & ACCESS PLAN

Sheet No.
C4.5

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.5 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:34 pm
By: dekh

MATCHLINE SEE SHEET C4.7

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.9

MATCHLINE SEE SHEET C4.5

P4

STREET LIGHT (TYP)

SANITARY SEWER MH (TYP)

FIRE HYDRANT (TYP)

WATER LINE (TYP)

SAN SEWER (TYP)

FM (TYP)

HHO BUFFER

HHO OVERLAY

CONSERVATION EASEMENT

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MASSILON DRIVE
LOCAL: 54' R.O.W.

VANA DRIVE
LOCAL: 54' R.O.W.

WQ

DET

1008

SINKHOLE TO REMAIN

60' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

WETLAND TO REMAIN

WTL-C

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPS ZONE 4100; NAD83 DATUM

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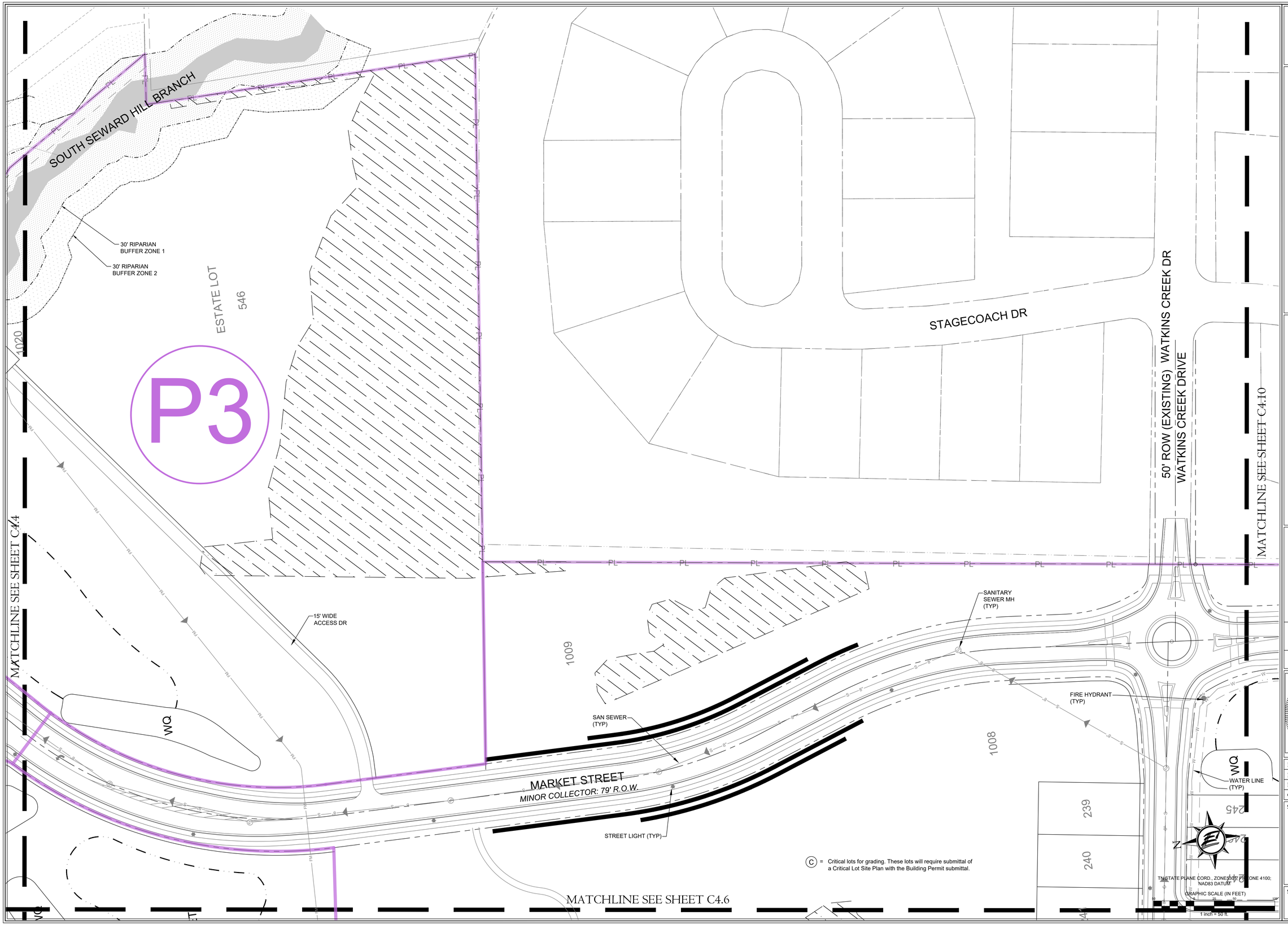
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED ROW & ACCESS PLAN

Sheet No.
C4.6

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.6 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:34 pm
By: dakh



© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

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Suite 222
Franklin, Tennessee 37027

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POPLAR FARMS
Development Plan
COF#7420

Franklin, Tennessee

Rev.	Date	Revision Description
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1	12-14-20	Revisions per City of Franklin review

John R. Gooch
AGRICULTURE
08-05-21
REGISTERED LANDSCAPE ARCHITECT

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.7

Filename: W:\18-11-1107 Ingrahm Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.7 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 – 1:34 pm
By: dekh

MATCHLINE SEE SHEET C4.9

MATCHLINE SEE SHEET C4.5

HHO OVERLAY

HHO BUFFER

TRAILS

WETLANDS TO REMAIN

WTL-E

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

NO DEVELOPEMENT SHOWN ON THIS SHEET

Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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Suite 222
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COF#7420

Franklin, Tennessee

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JOHN R. CORBETT
AGRICULTURE
08-05-21
LICENSE NO. 104006
STATE OF TENNESSEE

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

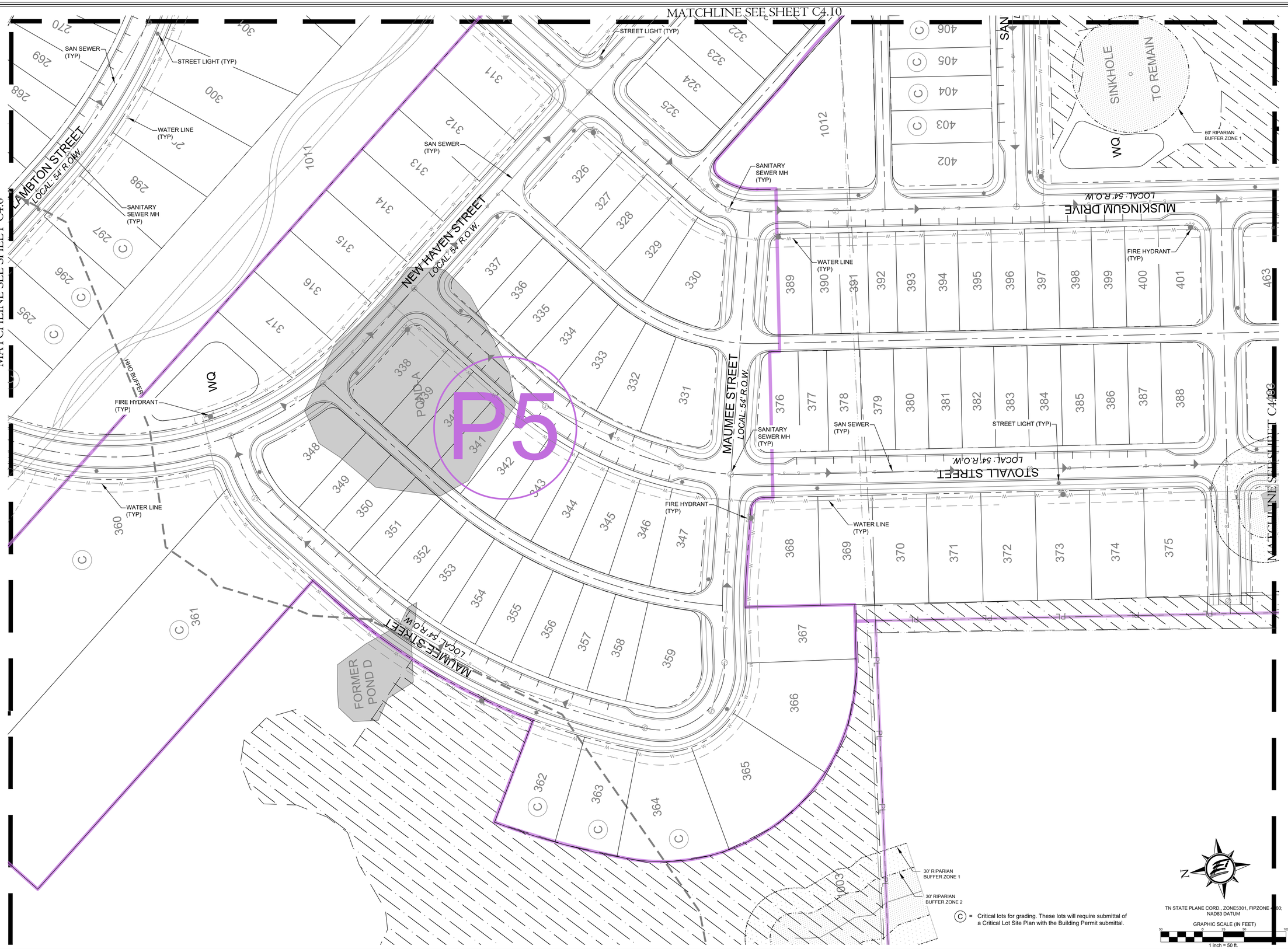
Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.8

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.8 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:34 pm
By: dekh



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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.9

Filename: W:\18-11-1107 Ingrotham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.9 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:35 pm
By: dekh

STAGECOACH DR

SAN SEWER (TYP)

FM (TYP)

WQ

DET

1015

MARKET STREET

MINOR COLLECTOR: 79' R.O.W.

WATER LINE (TYP)

MATCHLINE SEE SHEET C4.7

MATCHLINE SEE SHEET C4.12

P4

P6

1010

1013

1014

1016

1023

276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 302 303 304 305 306 307 308 309 310 318 319 320 321 435 436 437 438 439 440 441 412 413 414 415 416 417 418 419 420 421 422 423 411 410 409 408 407 275 274 273 272 271

SANITARY SEWER MH (TYP)

SAN SEWER (TYP)

WATER LINE (TYP)

FIRE HYDRANT (TYP)

SAN SEWER (TYP)

STREET LIGHT (TYP)

MUSKINGUM DRIVE
LOCAL: 54' R.O.W.

SANDUSKY STREET
LOCAL: 54' R.O.W.

MATCHLINE SEE SHEET C4.9

Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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1	12-14-20	Revisions per City of Franklin review

JOHN R. CORBETT
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109056
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
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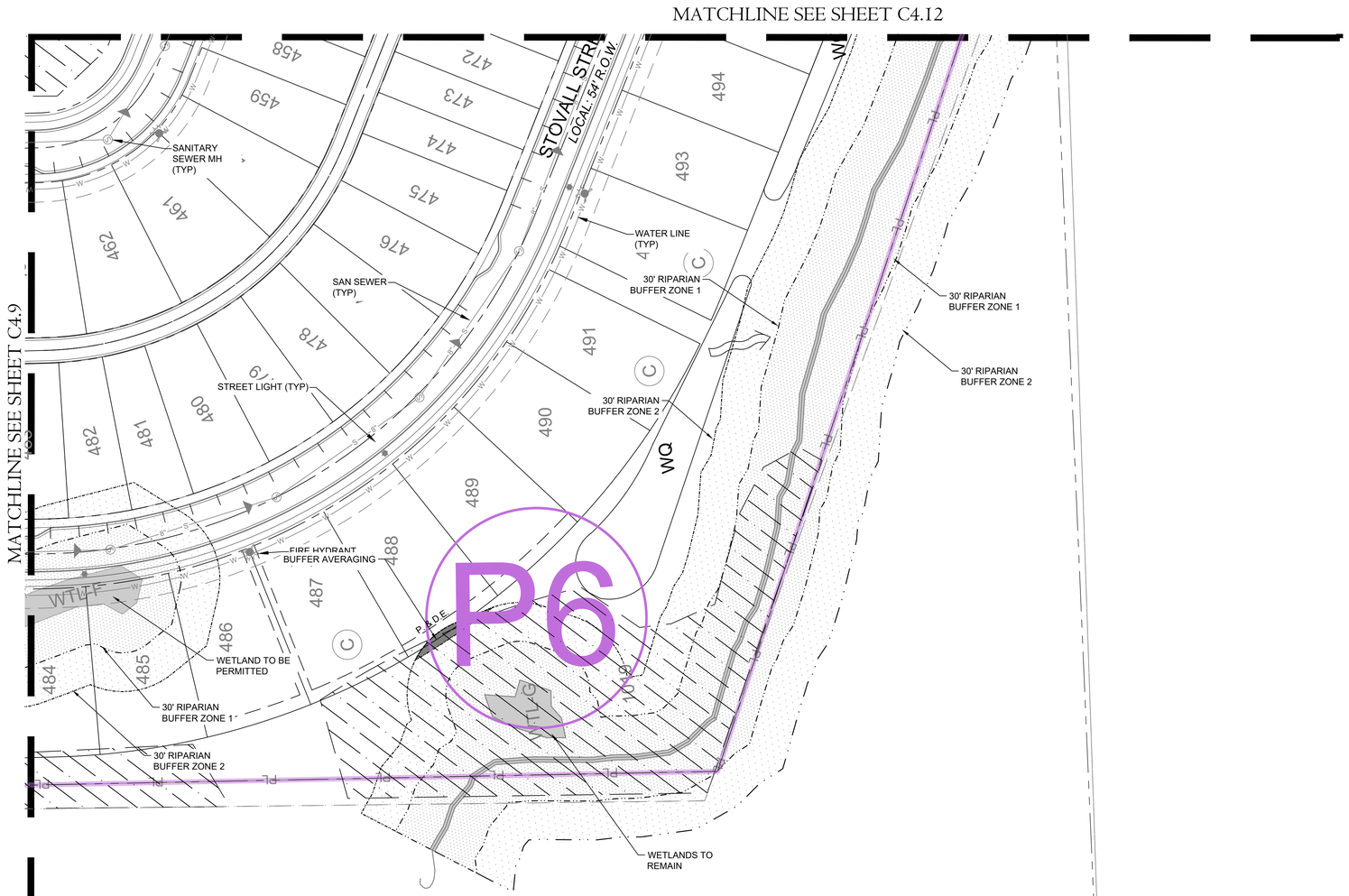
Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.10

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.10 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:35 pm
By: dekh



C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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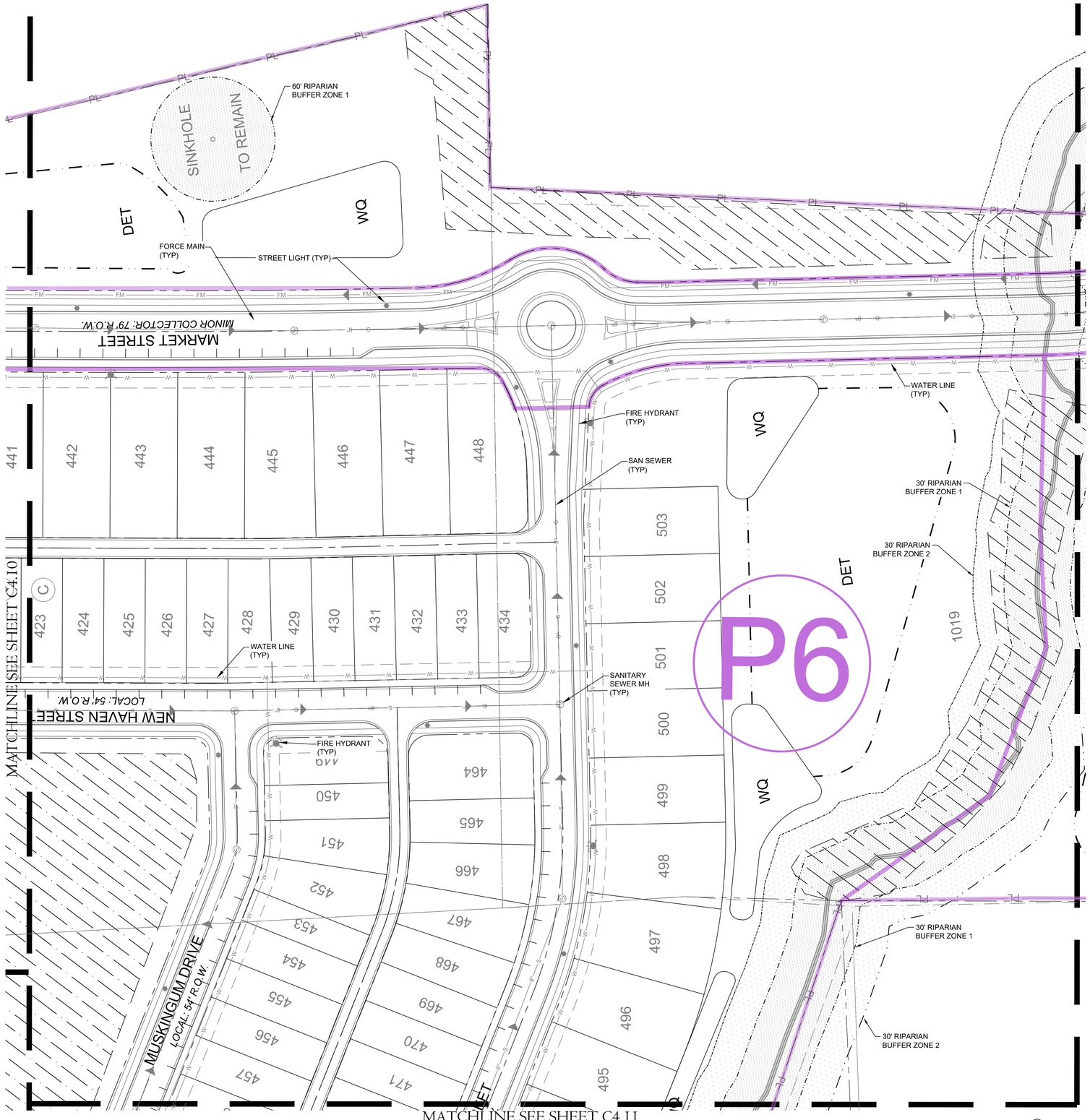
John R. Roberts
TENNESSEE
REGISTERED
AGRICULTURE
ARCHITECT
No. 10405
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED ROW & ACCESS PLAN

Sheet No.
C4.11

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.11 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:35 pm
By: dahn



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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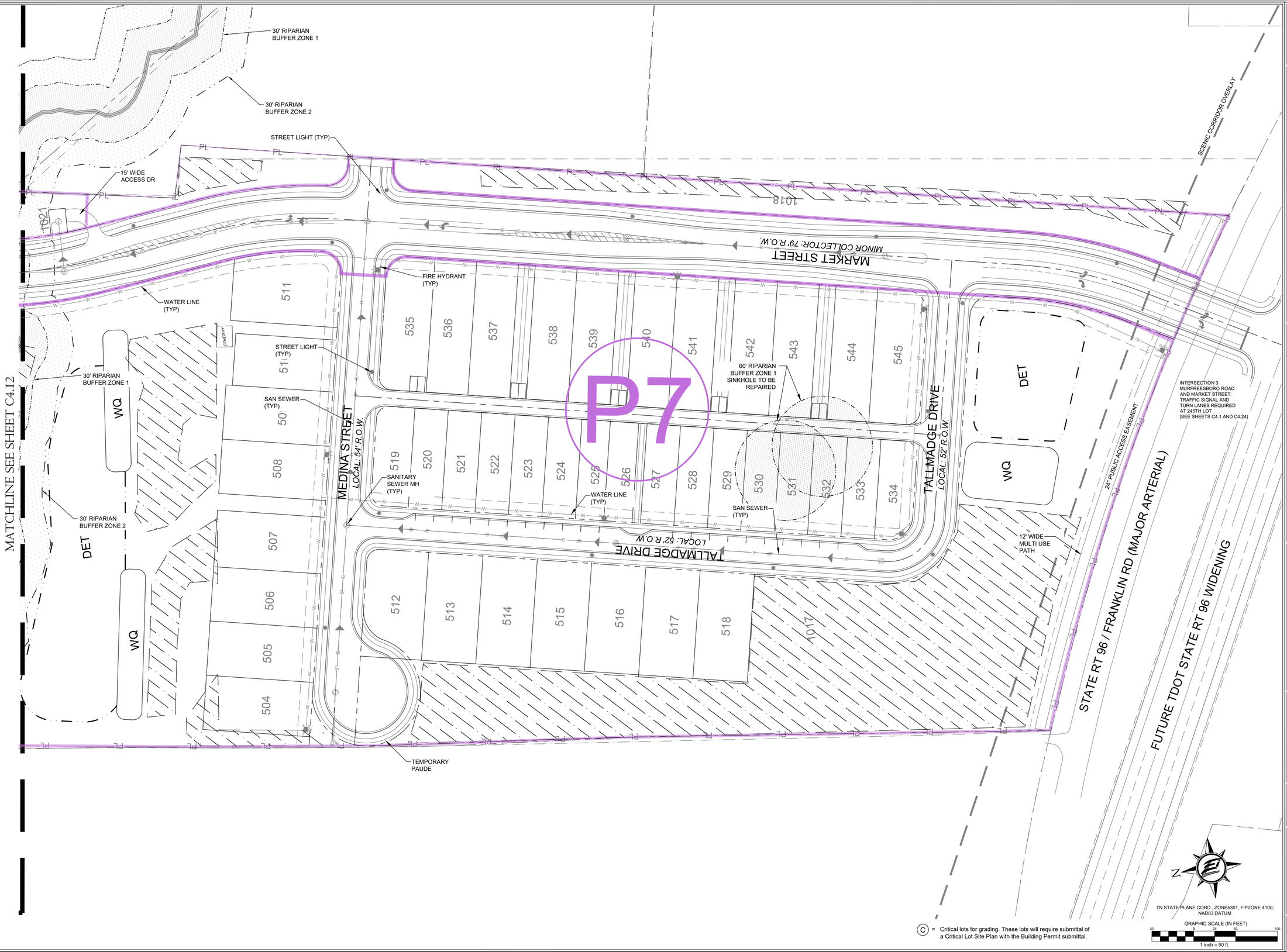
John R. Gresham
AGRICULTURE
ENGINEERS
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED ROW & ACCESS PLAN

Sheet No.
C4.12

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.12 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:35 pm
By: dekh



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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STATE OF TENNESSEE
JOHN R. GRAHAM
AGRICULTURAL
REGISTERED
NO. 102608
LICENSED PROFESSIONAL ENGINEER
08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
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Sheet Title:

ENLARGED ROW & ACCESS PLAN

Sheet No.

C4.13

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Enlarged ROW & Access Plan.dwg
Layout Name: C4.13 Enlarged ROW & Access Plan
Plotted: Wednesday, August 04, 2021 - 1:36 pm
By: dekh

MATCHLINE SEE SHEET C4.15

MATCHLINE SEE SHEET C4.17

P1

CITY OF FRANKLIN
REFUSE TRUCK
VEHICLE TRACK (TYP)

CITY OF FRANKLIN
TOWER 2 FIRE TRUCK
VEHICLE TRACK (TYP)

CITY OF FRANKLIN
TOWER 2 FIRE TRUCK
VEHICLE TRACK (TYP)

FIRE HYDRANT
(TYP)

HHO BUFFER

CHARDON STREET
LOCAL: 64' R.O.W.

BRIGHTWOOD COURT
LOCAL: 52' R.O.W.

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

CLOVERCROFT ROAD
(MINOR COLLECTOR)

PORTLINTON DRIVE
LOCAL: 52' R.O.W.

WQ

1001

1002

1003

1000

1022

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
0 25 50 100
1 inch = 50 ft.

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STATE OF TENNESSEE
John R. Gresham
REGISTERED
AGRICULTURAL
ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
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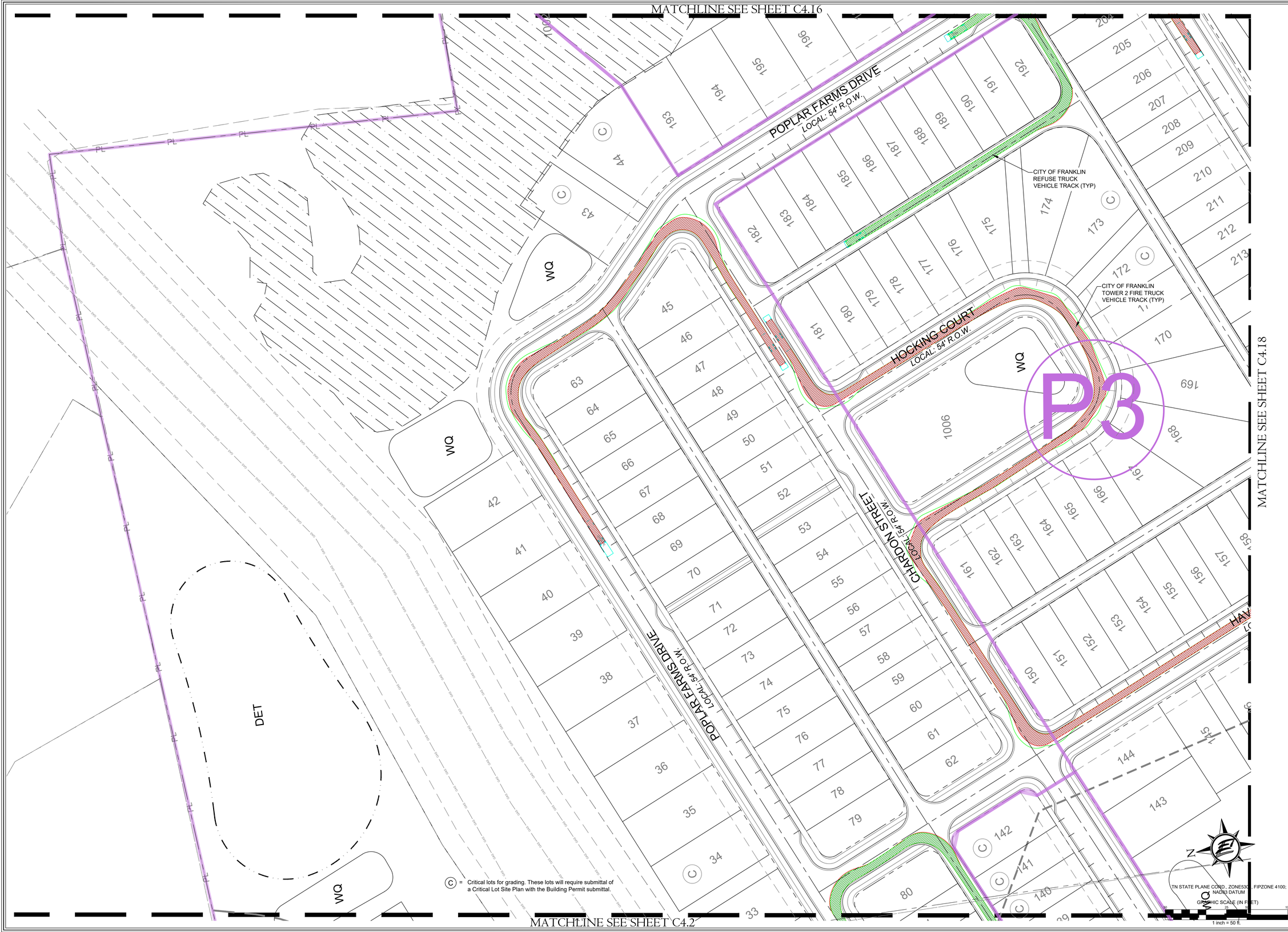
VEHICLE TRACKING PLAN

Sheet No.

C4.14

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.14 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:36 pm
By: dekh

MATCHLINE SEE SHEET C4.16



MATCHLINE SEE SHEET C4.18

MATCHLINE SEE SHEET C4.2

MERITAGE HOMES
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John R. Roberts
Tennessee License
Number: 102326
AGENCY: ELI
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
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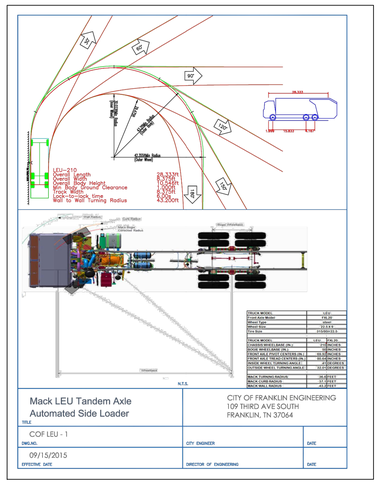
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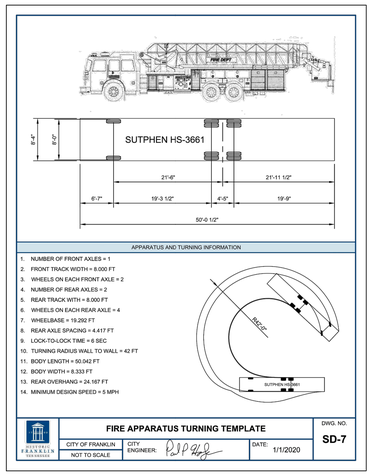
VEHICLE TRACKING PLAN

Sheet No.

C4.15

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.15 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:36 pm
By: dekh





CITY OF FRANKLIN TOWER 2 TRUCK

NUMBER OF FRONT AXLES 1
NUMBER OF REAR AXLES 2
LENGTH 50.0417 FT
FROM BUMPER TO CENTERLINE OF FRONT AXLE 10 FT
WHEELBASE (FRONT AXLE TO REAR AXLE) 21.316 FT
REAR AXLE SPACING 4.417'
WIDTH 8.33 FT
TRACK 8.00 FT
REAR OVERHANG 22.1421'
LOCK TO LOCK TIME 6 SECONDS
STEERING LOCK ANGLE 42°
APPROACH ANGLE 13°
DEPARTURE ANGLE 8°
TURNING RADIUS (INSIDE) 22 FT
TURNING RADIUS (OUTSIDE) 36 FT 7 IN
TURNING RADIUS (WALL TO WALL) 42 FT
GROSS VEHICLE WEIGHT 67,000 LBS

TAP ROOT HILLS

AMELIA PARK SUBDIVISION

MARKET STREET

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

CITY OF FRANKLIN TOWER 2 FIRE TRUCK VEHICLE TRACK (TYP)

COF REFUSE TRUCK VEHICLE TRACK (TYP.)

P3

WQ

DET

1007

1020

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.3

Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

MERITAGE HOMES
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Franklin, Tennessee 37027

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Development Plan
COF#7420
Franklin, Tennessee

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John R. Roberts
Tennessee License
AGRICULTURAL
ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C4.16

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.16 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:36 pm
By: dakh

MATCHLINE SEE SHEET C4.18

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.8

P2

1003

1004

1005

1015

1003

CEMETERY

CITY OF FRANKLIN
REFUSE TRUCK
VEHICLE TRACK (TYP)

CITY OF FRANKLIN
TOWER 2 FIRE TRUCK
VEHICLE TRACK (TYP)

POPLAR FARMS DRIVE
LOCAL - 64' R.O.W.

BANFF COURT
LOCAL - 62' R.O.W.

TRAILS

HHO OVERLAY

DET

WQ

WQ

129 C
130 C
110 C
111 C
112 C
113 C
114 C
115 C
116 C
122 C
121 C
120 C
119 C
118 C
117 C
109 C
108 C
107 C
106 C
101 C
100 C
99 C
86 C
97 C
102 C
103 C
104 C
105 C

PL

TN STATE PLANE COORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

GRAPHIC SCALE (IN FEET)
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1 inch = 50 ft.

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John R. Gresham
AGRICULTURE
08-05-21
TENNESSEE
REGISTERED
LANDSCAPE
ARCHITECT

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

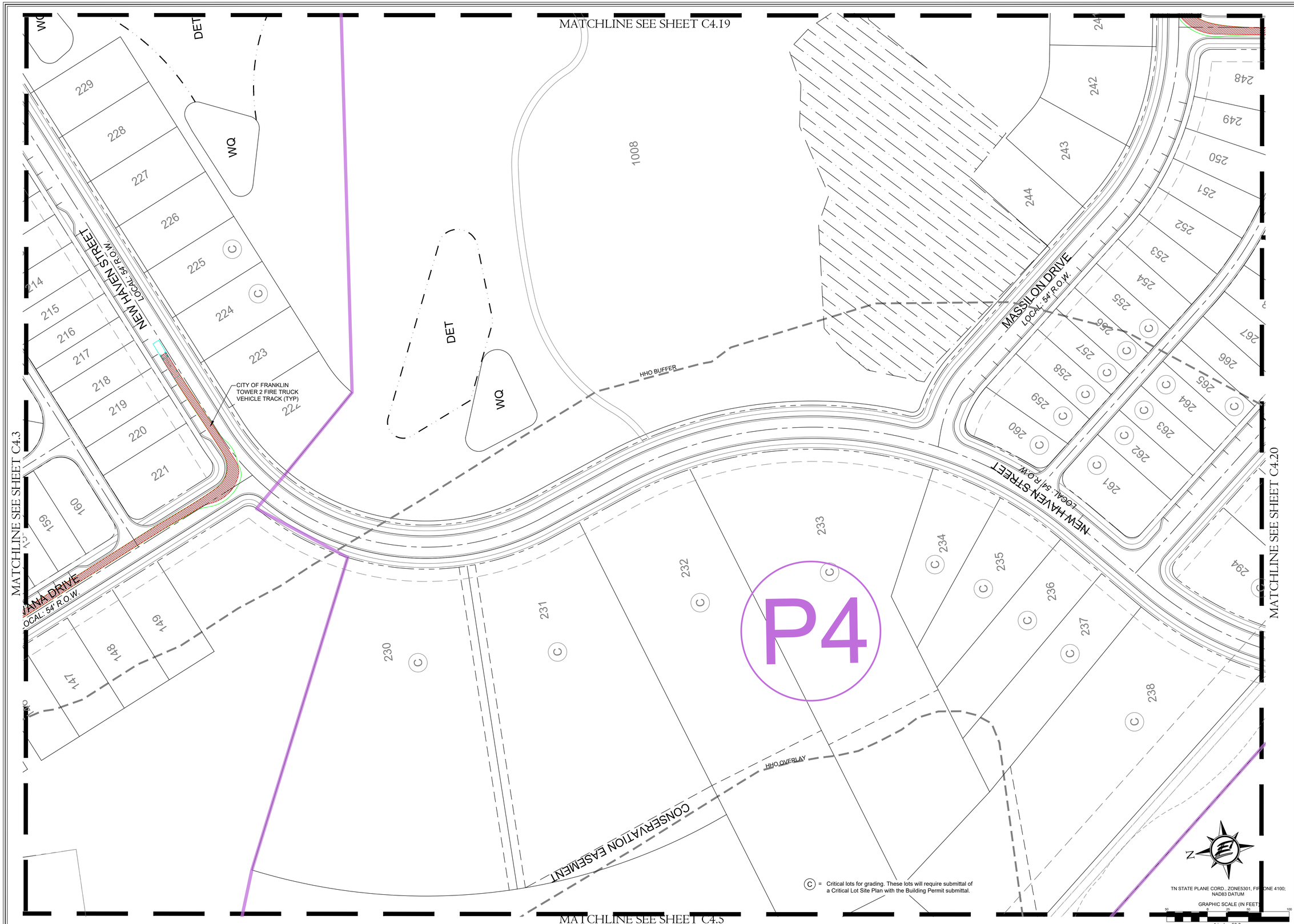
Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C4.17

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.17 - Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:36 pm
By: dekh



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POPLAR FARMS
Development Plan
COF#7420

Franklin, Tennessee

Rev.	Date	Revision Description
1	12-14-20	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
3	6-3-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

John R. Gobble
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Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

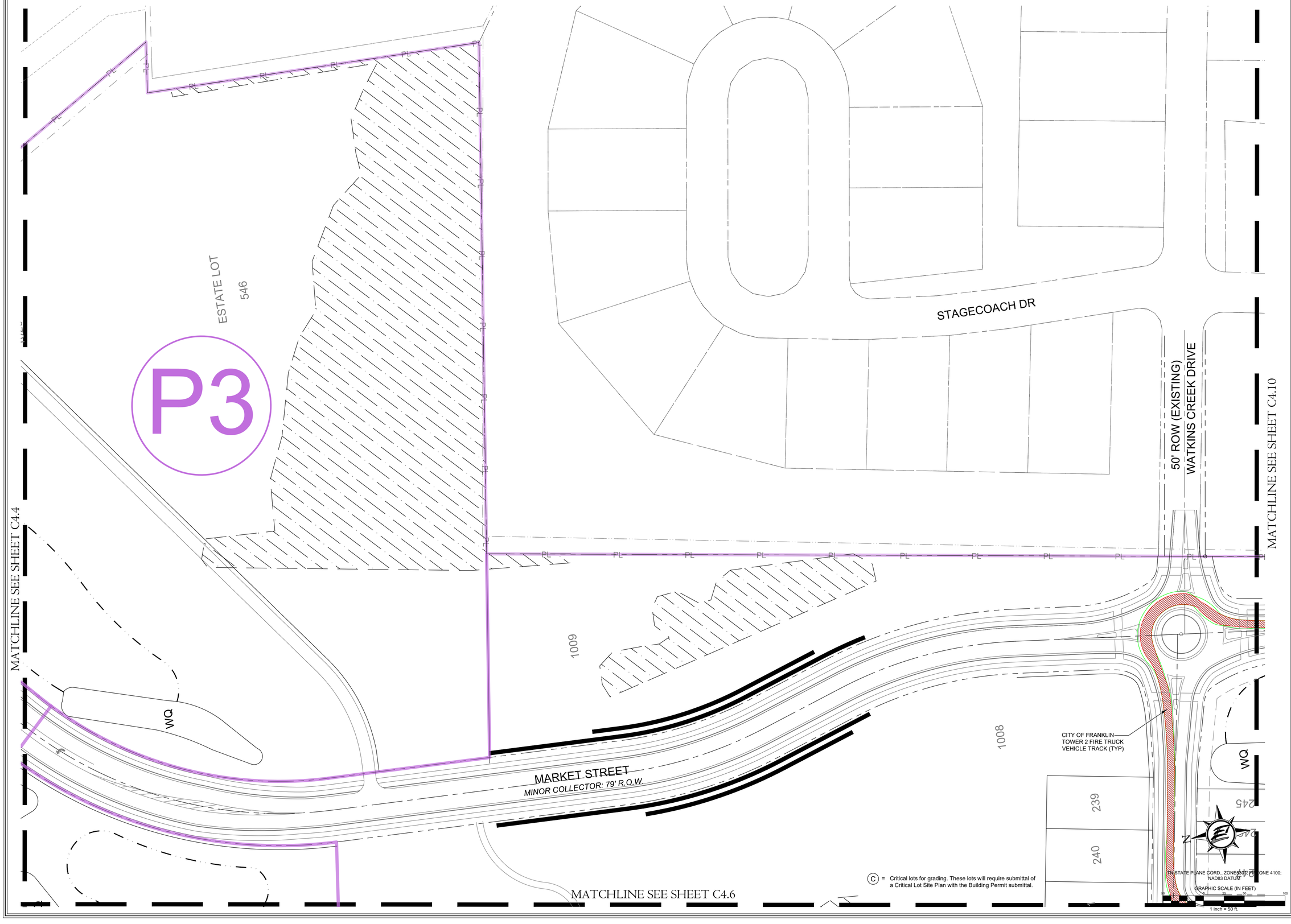
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VEHICLE TRACKING PLAN

Sheet No.

C4.18

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.18 - Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:37 pm
By: dakin



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Development Plan
COF#7420

Franklin, Tennessee

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1	12-14-20	Revisions per City of Franklin review

John R. Gossett
AGRICULTURE
08-05-21
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.
C4.19

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.19 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 – 1:37 pm
By: deah

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.18

MATCHLINE SEE SHEET C4.22

LAMBTON STREET
LOCAL: 54' R.O.W.

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MAUMEE STREET
LOCAL: 54' R.O.W.

MUSKINGUM DRIVE
LOCAL: 54' R.O.W.

STOVALL STREET
LOCAL: 54' R.O.W.

CITY OF FRANKLIN
REFUSE TRUCK
VEHICLE TRACK (TYP)

CITY OF FRANKLIN
TOWER 2 FIRE TRUCK
VEHICLE TRACK (TYP)

HHO BUFFER

WQ

P5

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

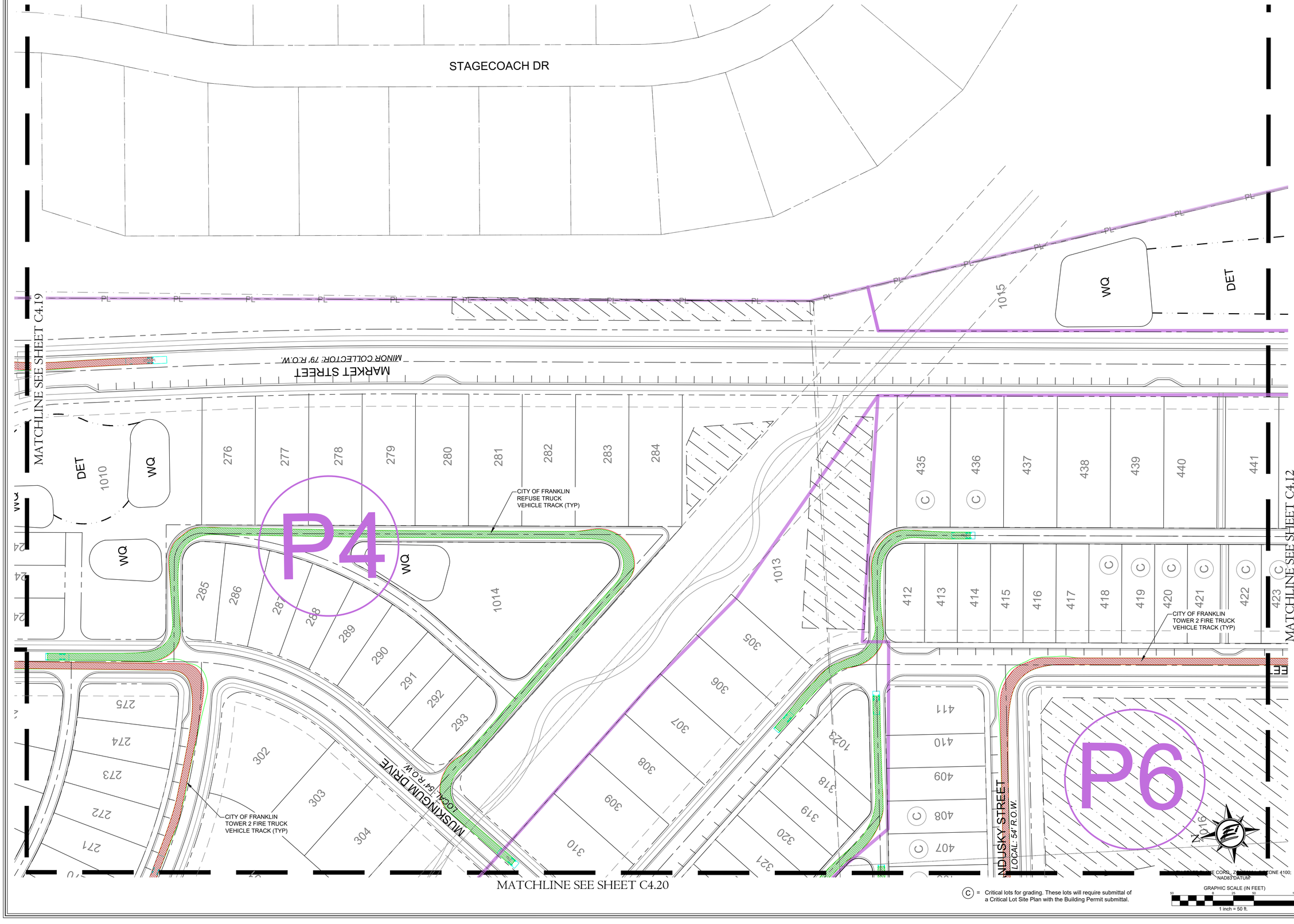
John R. Bloom
AGRICULTURAL
08-05-21

Issue Date: Sept. 25, 2020
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Checked By: JRG

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C4.20

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.20 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:37 pm
By: dekh



C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

NAD83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

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2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

JOHN R. CORBELL
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LICENSED PROFESSIONAL ENGINEER
08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
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Checked By:	JRG

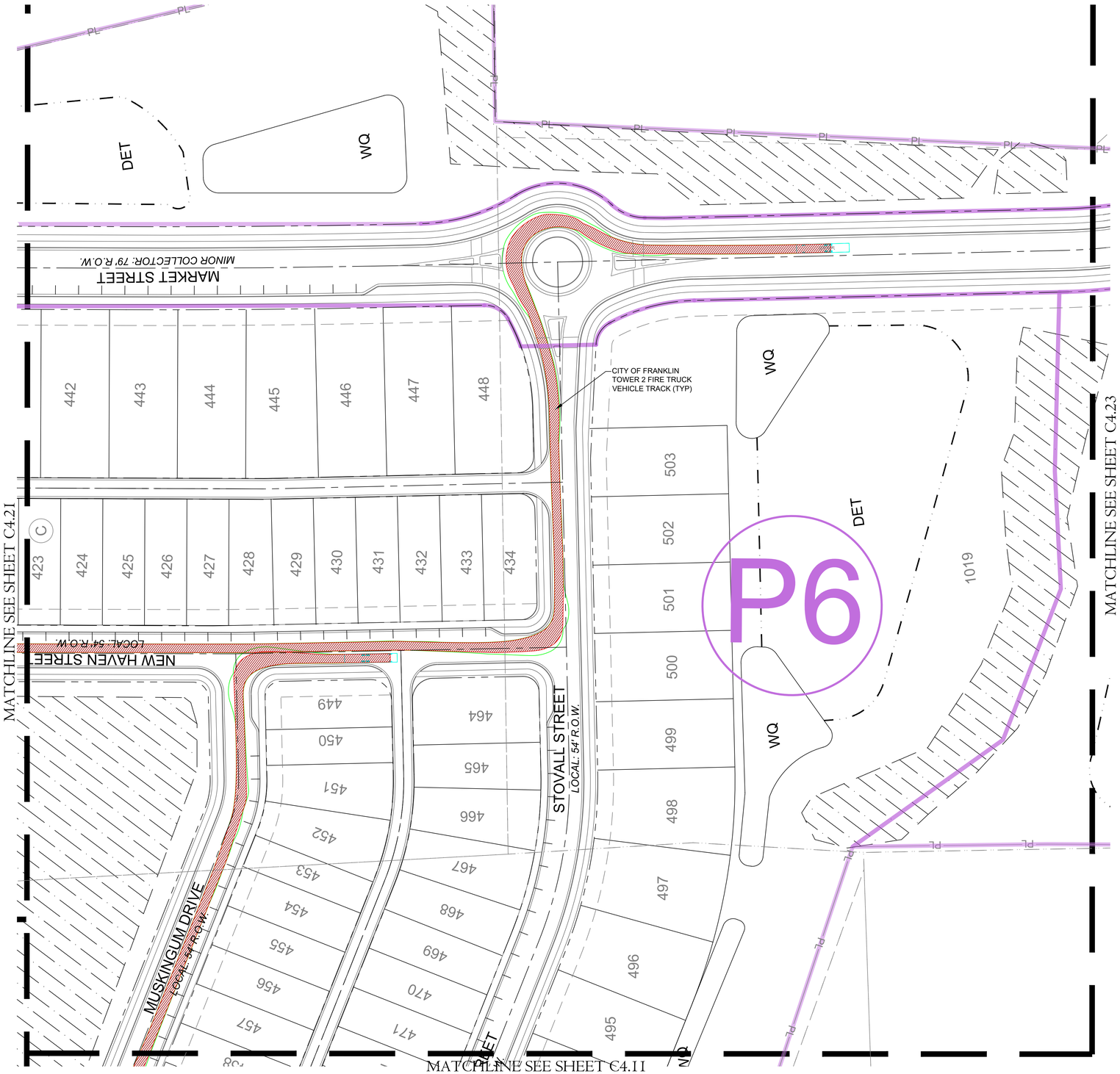
Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C4.21

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.21 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:37 pm
By: dekh



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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1	12-14-20	Revisions per City of Franklin review

John R. Lenker
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ENGINEER
08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
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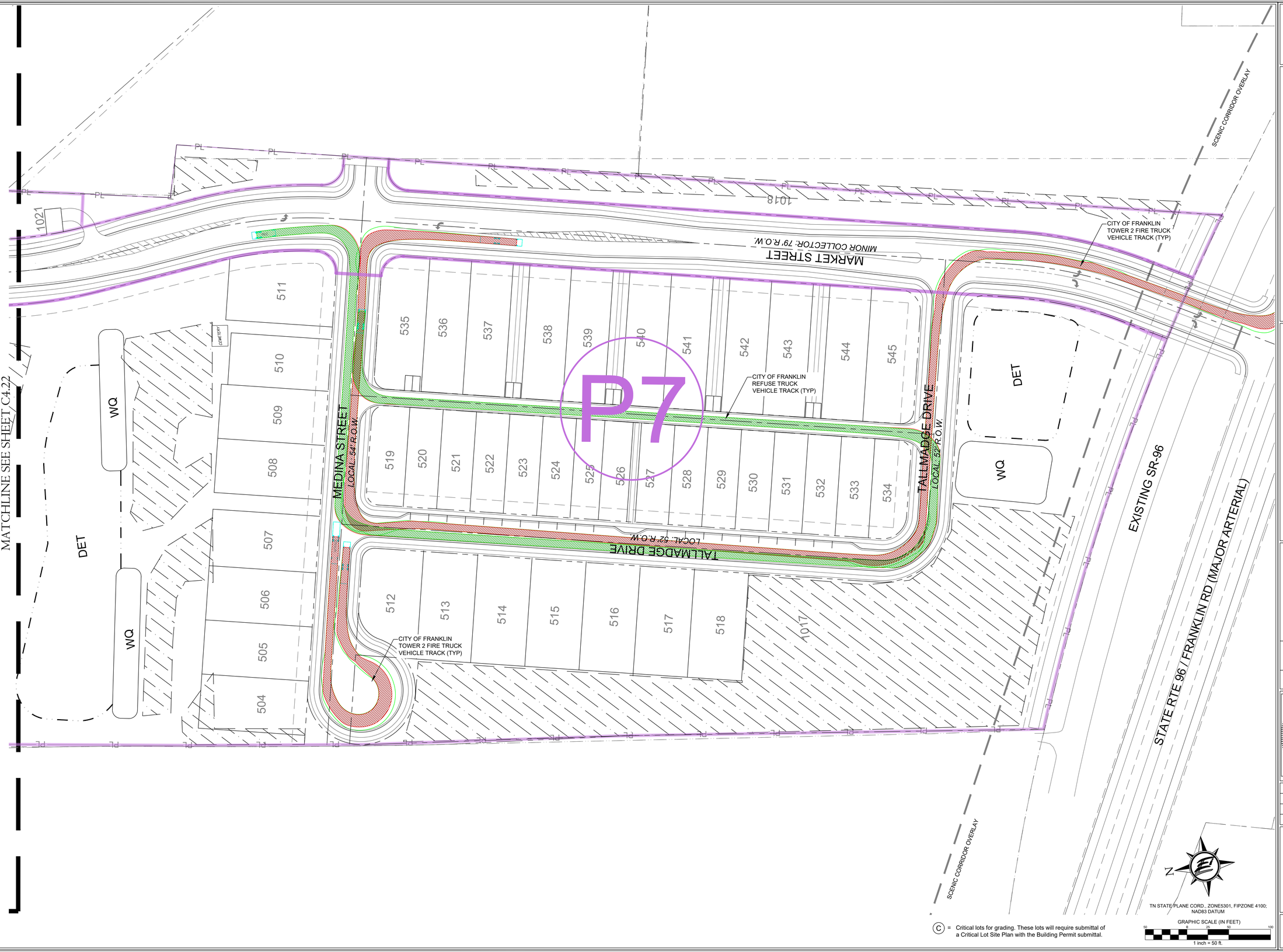
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VEHICLE TRACKING PLAN

Sheet No.

C4.22

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.22 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 - 1:37 pm
By: dekh



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

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1	12-14-20	Revisions per City of Franklin review

STATE OF TENNESSEE
JOHN R. GREER
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08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

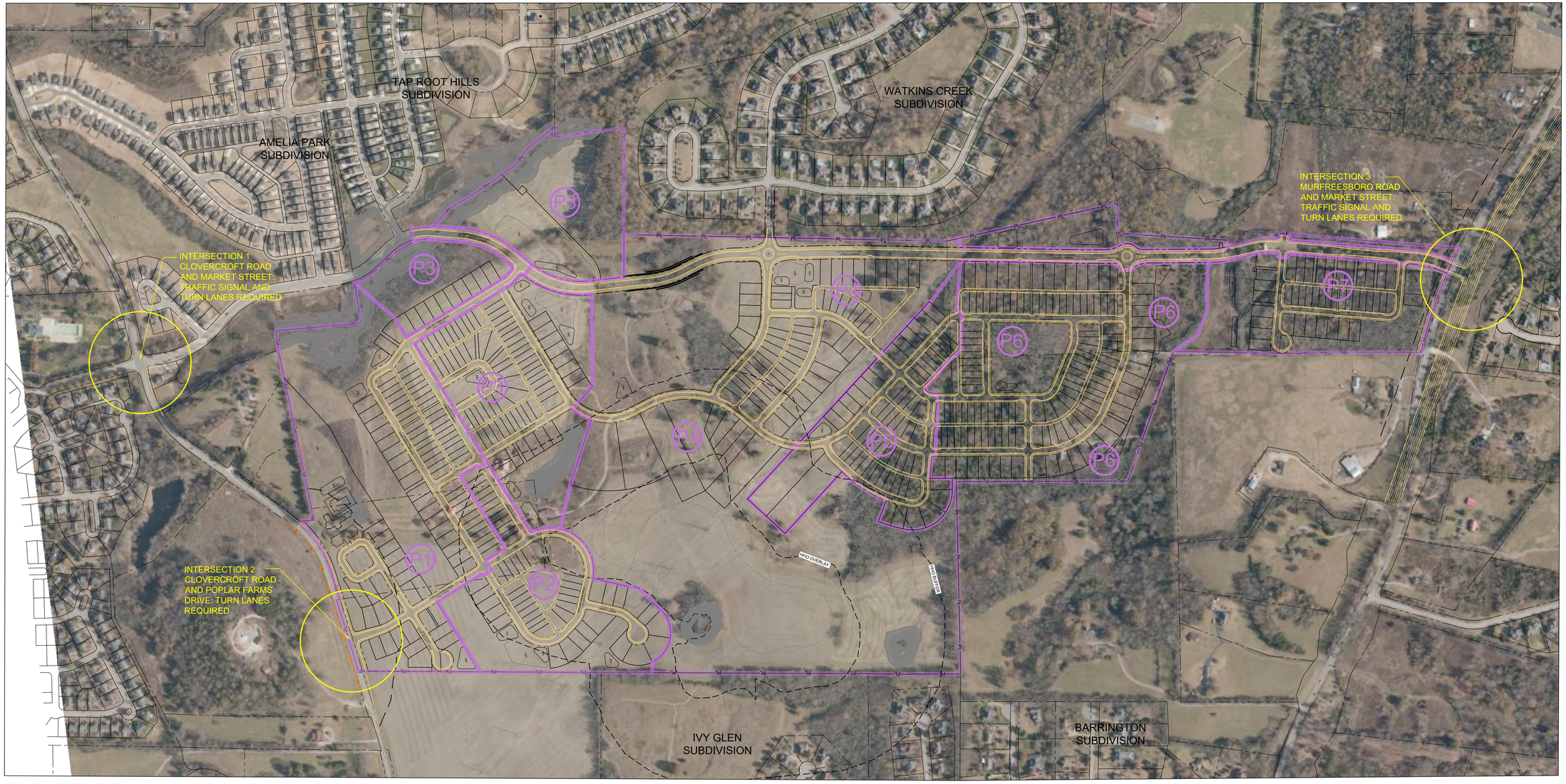
Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C4.23

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Vehicle Tracking Plan.dwg
Layout Name: C4.23 Vehicle Tracking Plan
Plotted: Wednesday, August 04, 2021 – 1:37 pm
By: dekh



RECOMMENDED IMPROVEMENTS

The following is a summary of recommendations from the Traffic Impact Study, by Fischbach Transportation Group, LLC, noted as (TIS) and City of Franklin Staff recommendations, noted *in italics* and as (COF)
Dec. 2020, Revised. Jan 26, 2021.

1. Intersection of Clovercroft Road and Market Street

a. A **traffic signal will be warranted** at this intersection in conjunction with the proposed project (TIS)
b. This traffic signal should be installed with the initial phases of development (TIS)
c. Should include protected-plus-permitted left turn signal phases for the eastbound, westbound, and northbound approaches (TIS)
d. New traffic signal is recommended to be installed by the developer. (COF)
e. ~~It is assumed that the existing laneage will be sufficient. However, the TIA should include queue analysis to ensure all turn lanes are adequate. (COF)~~ TIS revision (p.48) notes that existing storage will be adequate for all 4 left turn approaches based on queue analysis
f. a dedicated eastbound right turn lane on Clovercroft Road is warranted with a minimum of 100' storage (TIS), *and this right turn lane is required (COF)*
g. Any final construction plans should also include turn radii for the EB and WB left turns on Clovercroft Road to ensure the left turns can operate concurrently. (COF)

2. Intersection of Clovercroft Road and the Western Project Access

a. The project access (Poplar Farms Drive) should include **one southbound entering lane and two northbound exiting lanes, striped as separate left and right turn lanes**. Each of these turn lanes should include at least 50 feet of storage and should be designed and constructed according to AASHTO standards. (TIS)
b. both a westbound left turn lane and an eastbound right turn lane will be warranted on Clovercroft Road at this intersection. Each of these turn lanes should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards, in conjunction with the construction of the proposed access. (TIS)
c. ~~The above recommendations will be beneficial and are recommended to be installed by the developer. It is assumed that the recommended laneage will be sufficient. However, the TIA should include queue analysis to ensure all turn lanes are adequate. (COF)~~ TIS revision (p.49) notes that these storage lengths are adequate based on queue analysis
d. TDOT guidelines for left and right turn lanes should be utilized to determine the storage length for each of the turn lanes on Clovercroft Road. All roadway improvements should be designed according to City of Franklin and AASHTO standards. (COF)

3. Intersection of Murfreesboro Road and Market Street Extension

a. At the intersection with Murfreesboro Road, Market Street Extension should include **one northbound lane and two southbound lanes, striped as separate left and right turn lanes.** These turn lanes should extend from Murfreesboro Road to the first intersection on Market Street Extension, currently labelled 'Tallmadge Drive' on the current site plan. (125' storage for southbound left turn lane and 200' storage for southbound right-turn lane)
b. a **westbound right turn lane will be warranted on Murfreesboro Road**. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards. (TIS)
c. a **traffic signal will be warranted** at the intersection of Murfreesboro Road and Market Street Extension. This traffic signal should be installed when Market Street Extension and the on-going widening of Murfreesboro Road are complete. The traffic signal should be designed and installed to include a protected-plus-permitted left turn signal phase for the eastbound approach and right turn overlap signal phases for the westbound and southbound approaches. In particular, right turn overlap signal phases should be provided wherever a dedicated right turn lane is provided in order to minimize delays and maximize the efficiency of traffic signal operations. (TIS)
d. A new traffic signal is recommended to be installed by the developer. It is assumed that the proposed laneage will be sufficient. However, the TIA should include queue analysis to ensure all turn lanes are adequate. Any final construction plans should also include signalized analysis that includes pedestrian allowances for red times and walk times to account for the recommended right turn overlap. (COF)

Additional Staff Recommendations and comments

- *Pedestrian access and connectivity should be included as part of the development's plans and infrastructure improvements. The accommodations should apply to sidewalks and traffic signals, especially where right turn overlaps are recommended.*
- *Design speed for Clovercroft Road is 45 mph (40 posted).*
- *Design speed for Murfreesboro Road is 65 mph, matching TDOT design.*
- *Required traffic signals and turn lanes shall be installed at the time the road connection is made.*
- *Intersection 1 improvements at Clovercroft Road and Market Street are required in Phase 1.*
- *Intersection 2 improvements at Clovercroft Road and Poplar Farm Drive and required improvements to Clovercroft Drive are required in Phase 1.*
- *Intersection 3 improvements at Market Street and SR-96 are required at the 245th building permit.*

See also sheets C4.0 and C4.1 ROW & Access Plans, and C4.25 and C4.26 for Sight Distance

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.

RECOMMENDED IMPROVEMENTS

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Franklin, Tennessee

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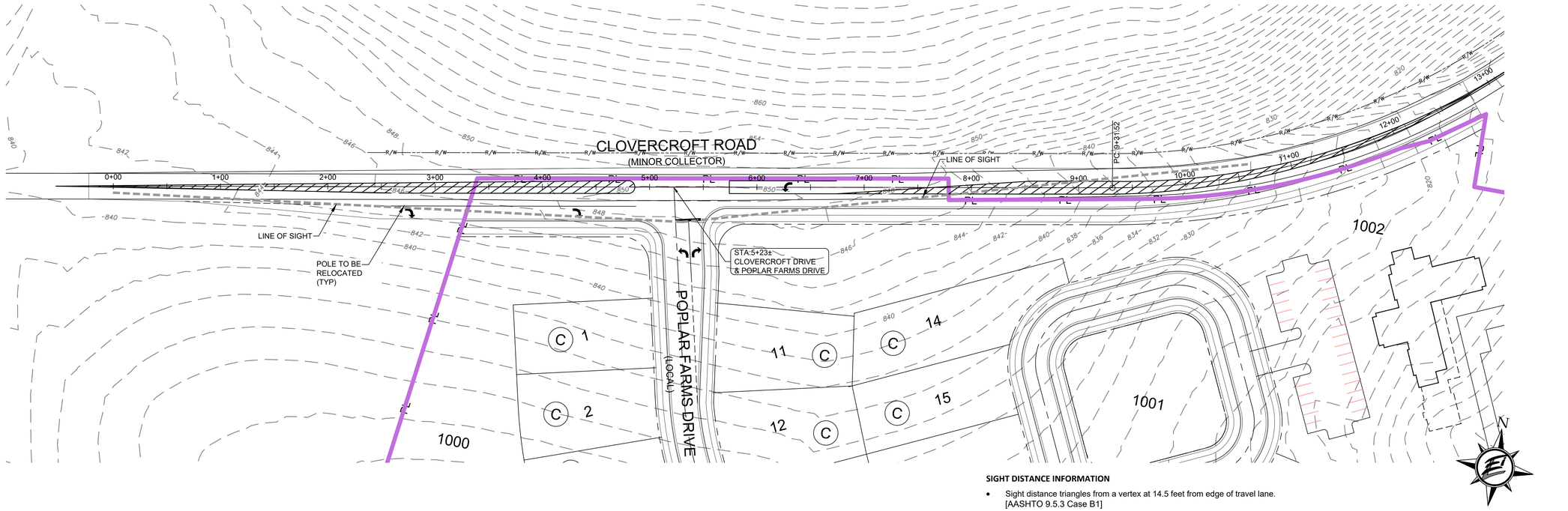
John P. Corbin
LICENSED PROFESSIONAL ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
TRAFFIC MASTER PLAN

Sheet No.
C4.24

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Traffic Master Plan.dwg
Layout Name: 4.24 Traffic Master Plan
Plotted: Wednesday, August 04, 2021 - 1:38 pm
By: debh

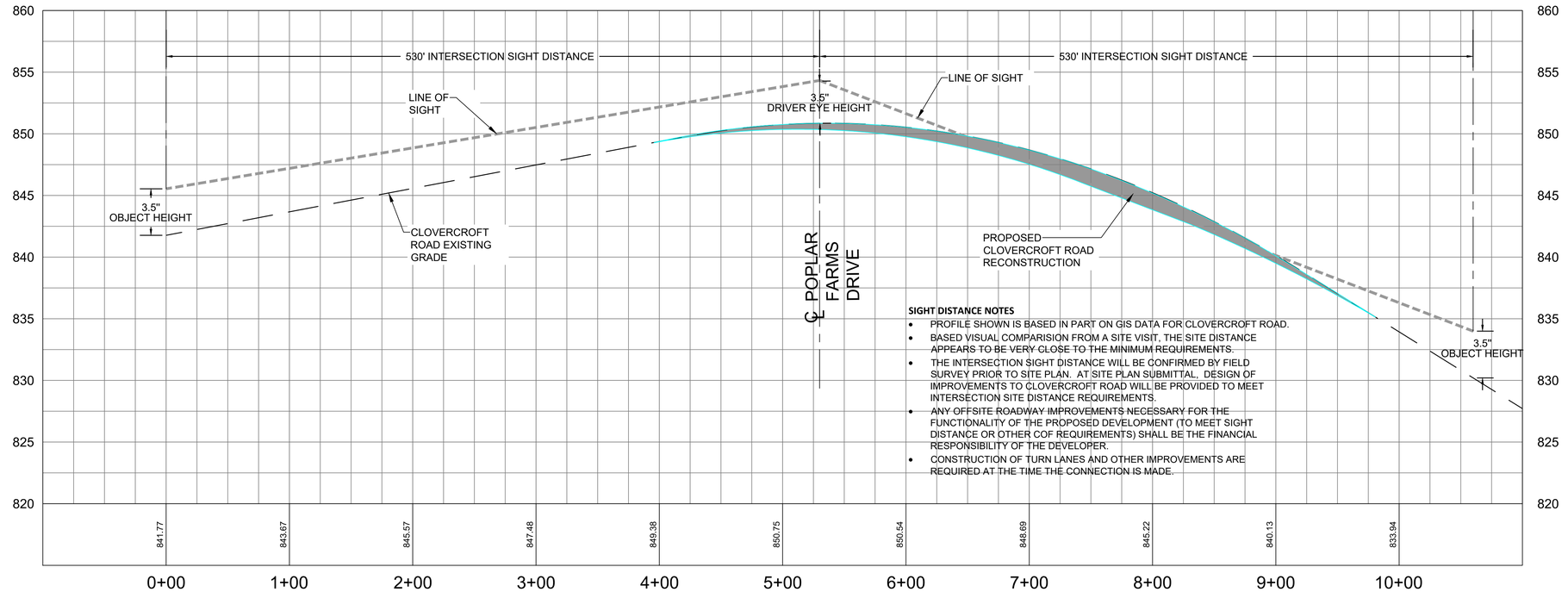


CLOVERCROFT DRIVE PLAN

SCALE 1" = 50'

SIGHT DISTANCE INFORMATION

- Sight distance triangles from a vertex at 14.5 feet from edge of travel lane. [AASHTO 9.5.3 Case B1]
- Design speed for Clovercroft is 45 mph (40 posted).
- Required sight distance is 530 ft. (per TDOT 45 mph with left turn lane)
- profile information from field survey and GIS contour data
- proposed vertical curve uses a crest K=61 (45 mph)



SIGHT DISTANCE NOTES

- PROFILE SHOWN IS BASED IN PART ON GIS DATA FOR CLOVERCROFT ROAD.
- BASED VISUAL COMPARISION FROM A SITE VISIT, THE SITE DISTANCE APPEARS TO BE VERY CLOSE TO THE MINIMUM REQUIREMENTS.
- THE INTERSECTION SIGHT DISTANCE WILL BE CONFIRMED BY FIELD SURVEY PRIOR TO SITE PLAN. AT SITE PLAN SUBMITTAL, DESIGN OF IMPROVEMENTS TO CLOVERCROFT ROAD WILL BE PROVIDED TO MEET INTERSECTION SITE DISTANCE REQUIREMENTS.
- ANY OFFSITE ROADWAY IMPROVEMENTS NECESSARY FOR THE FUNCTIONALITY OF THE PROPOSED DEVELOPMENT (TO MEET SIGHT DISTANCE OR OTHER COF REQUIREMENTS) SHALL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
- CONSTRUCTION OF TURN LANES AND OTHER IMPROVEMENTS ARE REQUIRED AT THE TIME THE CONNECTION IS MADE.

CLOVERCROFT ROAD PROFILE

SCALE 1": 5' (VERTICAL)
SCALE 1": 50' (HORIZONTAL)

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Franklin, Tennessee

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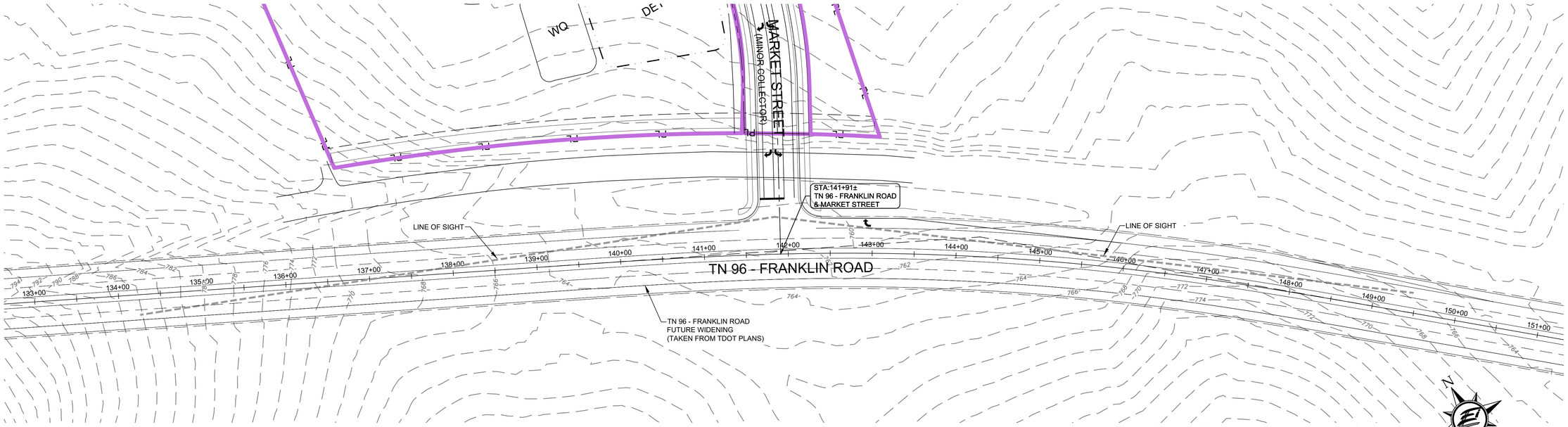
John P. Lancon
TENNESSEE
AGRICULTURE
SCIENCE
ENGINEERING
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
CLOVERCROFT ROAD SIGHT DISTANCE

Sheet No.
C4.25

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Site Distances.dwg
Layout Name: C4.25 Clovercroft Road Sight Distance
Plotted: Wednesday, August 04, 2021 - 1:38 pm
By: dekh



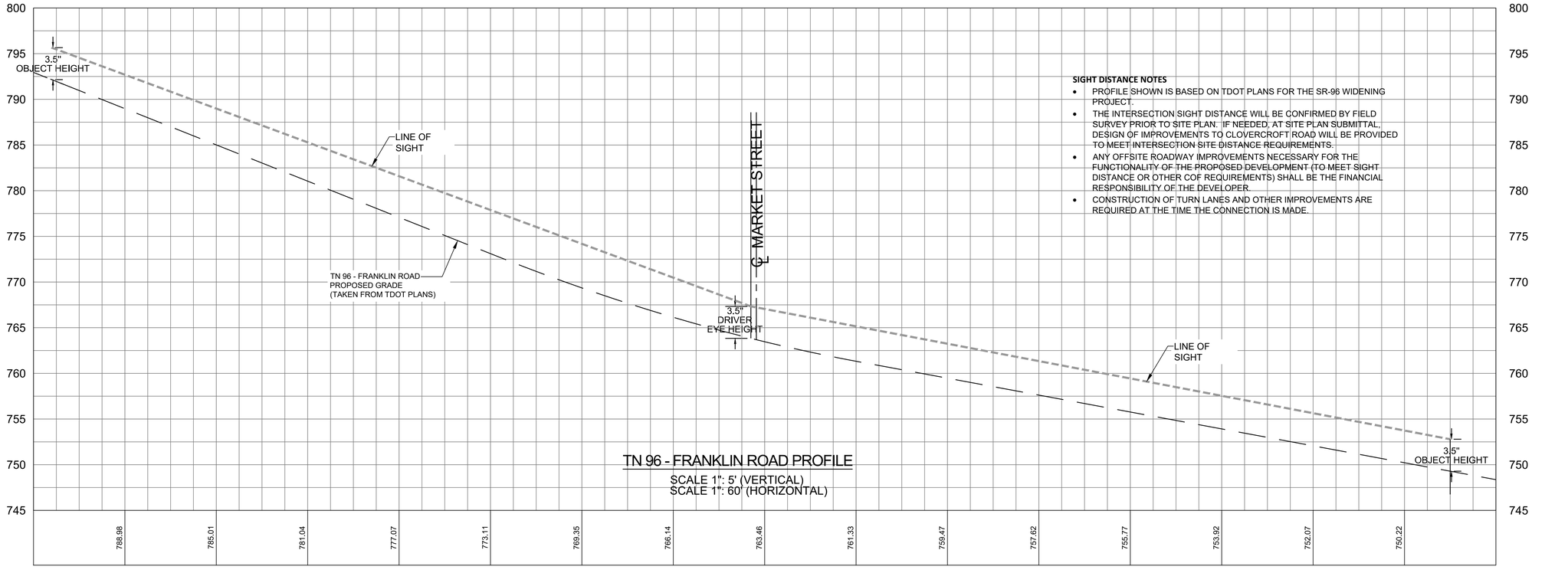
TN 96 - FRANKLIN ROAD PLAN

SCALE 1": 60'

SIGHT DISTANCE INFORMATION

- Sight distance triangles from a vertex at 14.5 feet from edge of travel lane. [AASHTO 9.5.3 Case B1]
- Design speed for Murfreesboro Road is 65 mph (match TDOT design speed).
- Required sight distance is 765 ft.
- profile information taken from field survey and GIS contour data, and TDOT design plans

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.



SIGHT DISTANCE NOTES

- PROFILE SHOWN IS BASED ON TDOT PLANS FOR THE SR-96 WIDENING PROJECT.
- THE INTERSECTION SIGHT DISTANCE WILL BE CONFIRMED BY FIELD SURVEY PRIOR TO SITE PLAN. IF NEEDED, AT SITE PLAN SUBMITTAL, DESIGN OF IMPROVEMENTS TO CLOVERCROFT ROAD WILL BE PROVIDED TO MEET INTERSECTION SITE DISTANCE REQUIREMENTS.
- ANY OFFSITE ROADWAY IMPROVEMENTS NECESSARY FOR THE FUNCTIONALITY OF THE PROPOSED DEVELOPMENT (TO MEET SIGHT DISTANCE OR OTHER COF REQUIREMENTS) SHALL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
- CONSTRUCTION OF TURN LANES AND OTHER IMPROVEMENTS ARE REQUIRED AT THE TIME THE CONNECTION IS MADE.

TN 96 - FRANKLIN ROAD PROFILE

SCALE 1": 5' (VERTICAL)
SCALE 1": 60' (HORIZONTAL)

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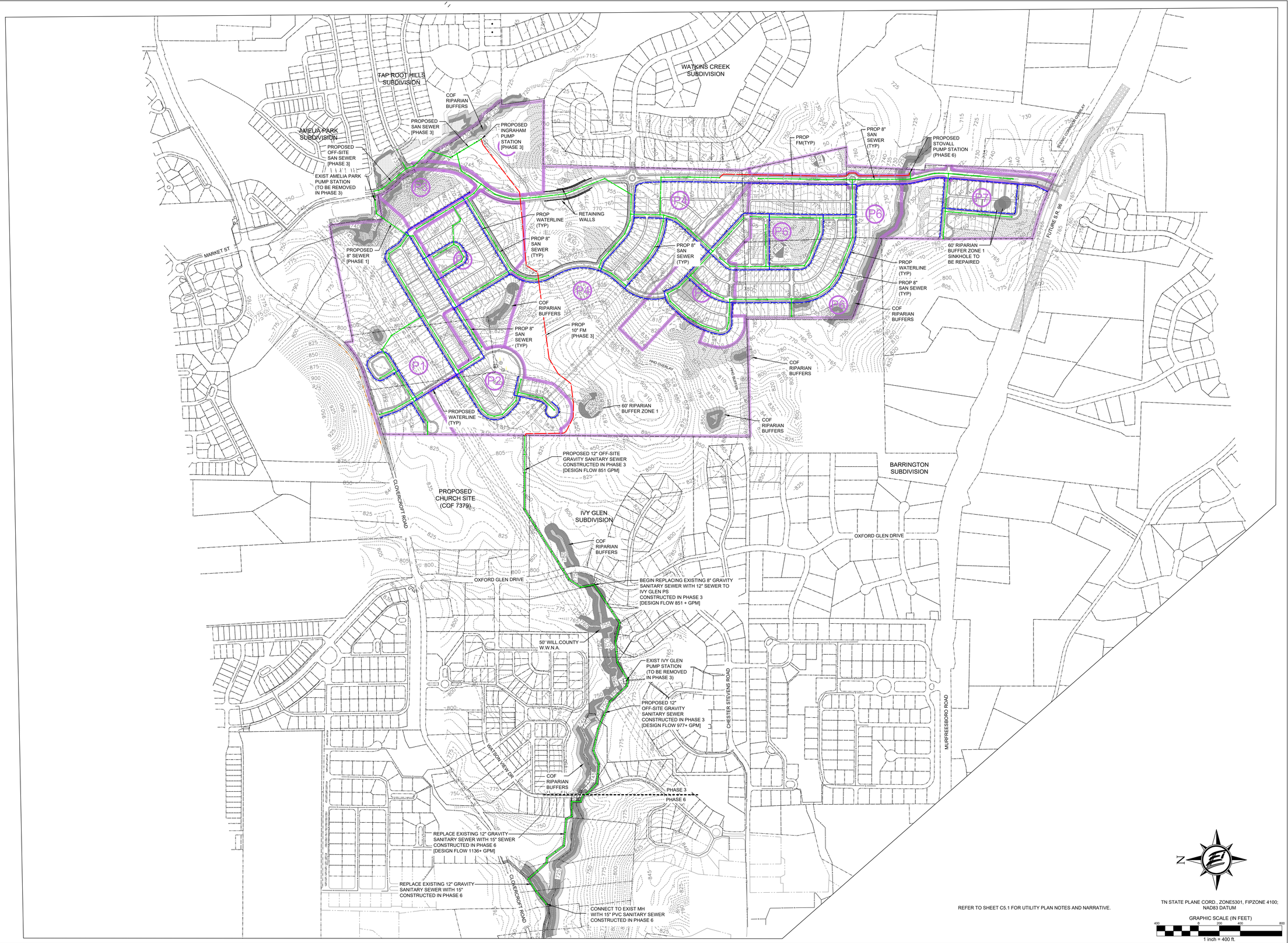


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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
HIGHWAY 96 SIGHT DISTANCE

Sheet No.
C4.26

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\Site Distances.dwg
Layout Name: C4.26 Highway 96 Sight Distance
Plotted: Wednesday, August 04, 2021 - 1:38 pm
By: dekh



REFER TO SHEET C5.1 FOR UTILITY PLAN NOTES AND NARRATIVE.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
400 0 200 400 800
1 inch = 400 ft.

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POPLAR FARMS
Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
5	8-5-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
3	6-3-21	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

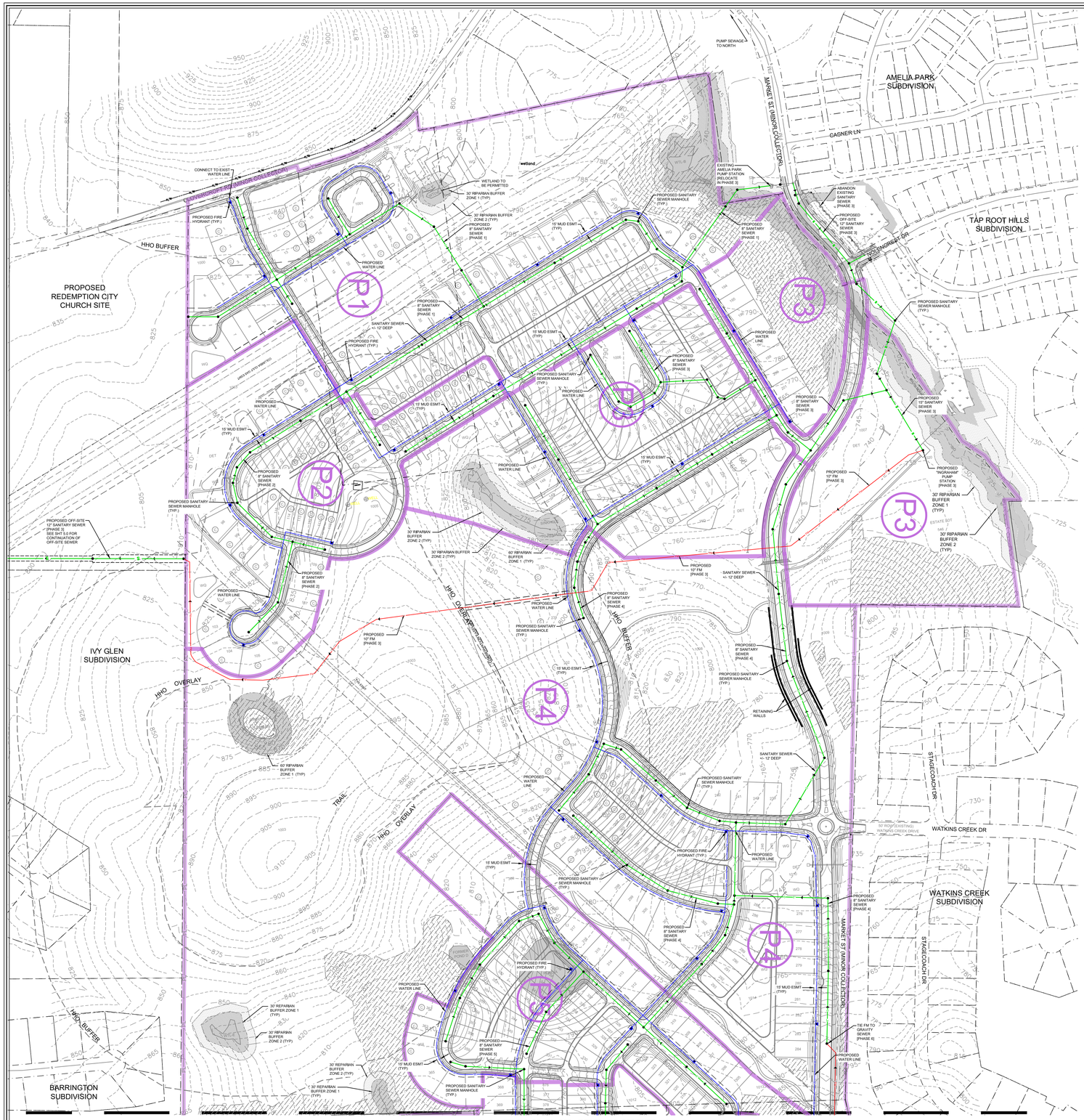
John R. Gresham
AGRICULTURE
08-05-21
COMMERCE
CERTIFICATE NO. 10302
STATE OF TENNESSEE

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
UTILITY MASTER PLAN

Sheet No.
C5.0

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.0_Utility Master Plan.dwg
Layout Name: C5.0 Utility Master Plan
Plotted: Wednesday, August 04, 2021 - 1:38 pm
By: dekh



MATCHLINE SEE SHEET C5.2

Water & Sewer General Notes

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

Water & Sewer Data Chart

Development Type: Single Family Residential
Unit Flow in GPD: 350 GPD
Number of Units: 549 (Single Family Residences) (546 at re-submittal 8-5-2021)
Flow in GPD: 192,150 GPD

Utility Impact Statement

The anticipated demand for water and sewer is 192,150 GPD based on a 350 GPD unit flow and 549 single family homes (546 at re-submittal 8-5-2021). There are no relcaimed water lines in the vicinity.

Utility Network Narrative

SANITARY SEWER NARRATIVE

The sanitary sewer for the Poplar Farms project includes gravity sewer, new force main, and pump stations. The project will construct the sewer system in phases, and includes offsite sewer construction.

Phase 1: (91 lots) The initial development (the north part of the project) will be served by new gravity sewer which flows east to the existing Amelia Park pump station. Off-site work for Phase 1: gravity sewer to Amelia Park pump station. The off-site sewer crosses open space and under South Seward Hills Branch, then into the existing Amelia Park pump station [The existing pump station serves 825 lots, with a measured outflow of 535 gpm pumped north. Proposed flows would be for 916 lots, with a projected flow of 594 gpm pumped north.]

Phase 2: (51 lots) The second phase of development (the west part of the project) will be served by new gravity sewer which flows east to the existing Amelia Park pump station. Off-site work for Phase 2: none [Design flows for Phase 2 will be 51 gpm flowing in 8" pipes to the Phase 1 sewer, then to the Amelia Park pump station. (Proposed flows for the existing Amelia Park pump station would be for 967 lots, with an estimated flow of 627 gpm pumped north.]

Phase 3: (88 lots) Phase 3 will require construction of off-site sewer and the relocation of two pump stations. Lots in Phase 3 will be served by by gravity sewer to a new "Ingraham" Pump Station. The new pump station location will be approximately 1200 feet south of the existing Amelia Park pump station, on the west bank of the stream, outside the riparian buffers. Note that the new "Ingraham" pump station will includes sewer flows from this development, plus the flows from the former Amelia Park pump station. New gravity sewer will be constructed south along Market Street, then cross under the stream to the development, and continue south to the new pump station. The proposed gravity sewer from the Amelia Park pump station south to the new manhole across South Seward Hills Branch will serve a combined 967 lots (12" pipe at a minimum 0.4% slope). Then about halfway to the new Ingraham pump station, when the Poplar Farms lots are added, the total increases to 1371 lots (total at buildout). Projected design flow for those pipes, considering some of the flow is from a force main, is 1309 gpm (15" pipe at 0.4% slope). From the relocated pump station, a new 10" force main will carry sewage to the northwest and tie into a new gravity sewer at the west property line.

The new off-site gravity sewer west of the development will begin on the property of the proposed Redemption City Church (COF no. 7379). The sewer follows the proposed route of the proposed sewer main as shown on plans by M2Group, dated 11-05-2020. At full buildout for Poplar Farms, the proposed 12" offsite sewer will serve the 825 lots from the former Amelia Park pump station, plus the 546 lots from Poplar Farms for a total of 1371 lots. Using the same 65% pumped vs gravity flow ratio as the Amelia Park pump station, the design flow for the new 12" pipe at 0.4% will be 851 gpm, pumped from the new Ingraham pump station. This part of the sewer system will not reach the design flow until all of the Poplar Farms phases are complete. At the time of construction, there will be 230 lots in Phases 1 through 3 of Poplar Farms. The projected flow at that time will be for 1055 lots, pumped at 686 gpm. The new off-site gravity sewer parallels the existing pipeline easement and under Oxford Glen Drive, then turns south under an unnamed tributary to Watson Branch, where it joins the existing 8" sewer system for Ivy Glen. Because of site constraints including the gas pipelines, topography, and stream buffers, the proposed sewer then follows the easement of the existing 8" sewer main behind the existing Ivy Glen lots. The existing 8" sewer will be replaced with 12" sewer. Based on the projected sewer flow from Amelia Park, Tap Root Hills, Poplar Farms, the church site, and Ivy Glen, the new gravity sewer is proposed to be 12" pipe at a minimum 0.4% slope. The off-site sewer construction must be coordinated with the Church development.

The Ivy Glen pump station does not have enough capacity to add the flow from the east, so a gravity sewer connection from Ivy Glen to the existing gravity sewer at Watson View Drive will be constructed in Phase 3. This sewer extension will flow north from the pump station and cross the gas pipeline, then follow the south bank of the stream to an existing 12" sewer line at Watson View Drive. Design flow for this part of the sewer system will be the 851 gpm from the Ingraham pump station, plus the Church, plus 126 lots of Ivy Glen, for 977+ gpm.

Off-site work for Phase 3: (1) gravity sewer from Amelia Park pump station to new Ingraham pump station (2) gravity sewer west to Ivy Glen pump station, then west to existing 12" sewer at Watson View Drive (3) retire Amelia Park pump station (4) retire Ivy Glen pump station

Phase 4: (75 lots) Phase 4 is in the middle of the development, and will be served by new 8" gravity sewer which flows northeast to the "Ingraham" pump station. Sewer flows from Phase 4 will be pumped to the west. Off-site work for Phase 4: none Design flow from Phase 4 is 75 gpm through 8" gravity sewer to the Ingraham pump station, then 49 gpm added to the flows pumped to the west. The projected flow from the Ingraham pump station at Phase 4 will be for 1130 lots, pumped at 735 gpm.

Phase 5: (63 lots) Phase 5 is in the middle of the development, and will be served by new gravity sewer which flows northeast to the "Ingraham" pump station. Sewer flows from Phase 5 will be pumped to the west. Off-site work for Phase 5: none Design flow from Phase 5 is 64 gpm through 8" gravity sewer to the Ingraham pump station, then 42 gpm pumped to the west. The projected flow from the Ingraham pump station at Phase 5 will be for 1194 lots, pumped at 777 gpm.

Phase 6: (136 lots) Phase 6 is toward the south of the development, on the former Stovall property. Phase 6 will be served by new 8" gravity sewer which flows to the south, to a new "Stovall" pump station. From the new pump station, sewage is pumped north to Phase 4 gravity sewer. In order to offset the addition of the new "Stovall" pump station, the existing Ivy Glen pump station was removed. With the additional flow from 136 lots in Phase 6, the new 15" offsite gravity sewer will be constructed from Watson View Drive to tie to the existing 15" sewer near Clovercroft Road. The new 15" sewer will replace the existing 12" sewer, using the same alignment and easements. Off-site work for Phase 6: replace existing 12" gravity sewer with new 15" sewer from Watson View Drive to existing 15" sewer near Clovercroft Road. Design flow for Phase 6 will be 136 gpm through 8" gravity sewer to the Stovall pump station, then pumped 88 gpm north to Phase 4, then by gravity to the Ingraham pump station. The projected flow from the Ingraham pump station at Phase 6 will be for 1330 lots, pumped at 835 gpm. When the sewer flow from Poplar Farms Phase 6 is added to the 126 lots of Ivy Glen, plus 159 lots from Villages of Clovercroft, the total will be 1120+ gpm. This flow exceeds the capacity of the existing 12" sewer, so the upsize to 15" is required at Phase 6.

Phase 7: (42 lots) Phase 7 is at the south end of the development, near Mufreesboro Road (SR-96). This phase is served by new 8" gravity sewer which flows to the new "Stovall" pump station. Off-site work for Phase 7: none Design flows for Phase 7 are 41 gpm gravity flow through 8" sewer to the Stovall Pump Station. THat becomes an additional 27 gpm pumped north to Phase 4. The projected flow from the Ingraham pump station at Phase 7 = full buildout will be for 1371 lots, pumped at 851 gpm.

Phasing note: Phasing for sewer construction as described in this Development Plan is based on field survey data, GIS information, as-built plans, and discussions with Franklin Water Management Staff. Location of the proposed sewer is based on consideration of site constraints such as topography, streams and riparian buffers, utility easements, location of existing facilities, etc. Final phasing, pipe sizes, routes, etc. will be based on field survey of existing facilities, pump capacities, etc, and coordinated with Franklin Water Management. Plans must be approved by Franklin Water Management, and the design of each phase will be reevaluated and confirmed at each phase of Site Plan review.

HVAC Note:

HVAC units and equipment shall not be located in a PUDE.

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
Ben McNeil
City of Franklin Water & Sewer
124 Lumber Drive
Franklin, TN 37064
(615) 794-4554

Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
200 0 100 200 400
1 inch = 200 ft.

MERITAGE HOMES
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STATE OF TENNESSEE
JOHN R. GROOM
AGRICULTURAL
08-05-21
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NUMBER 120626

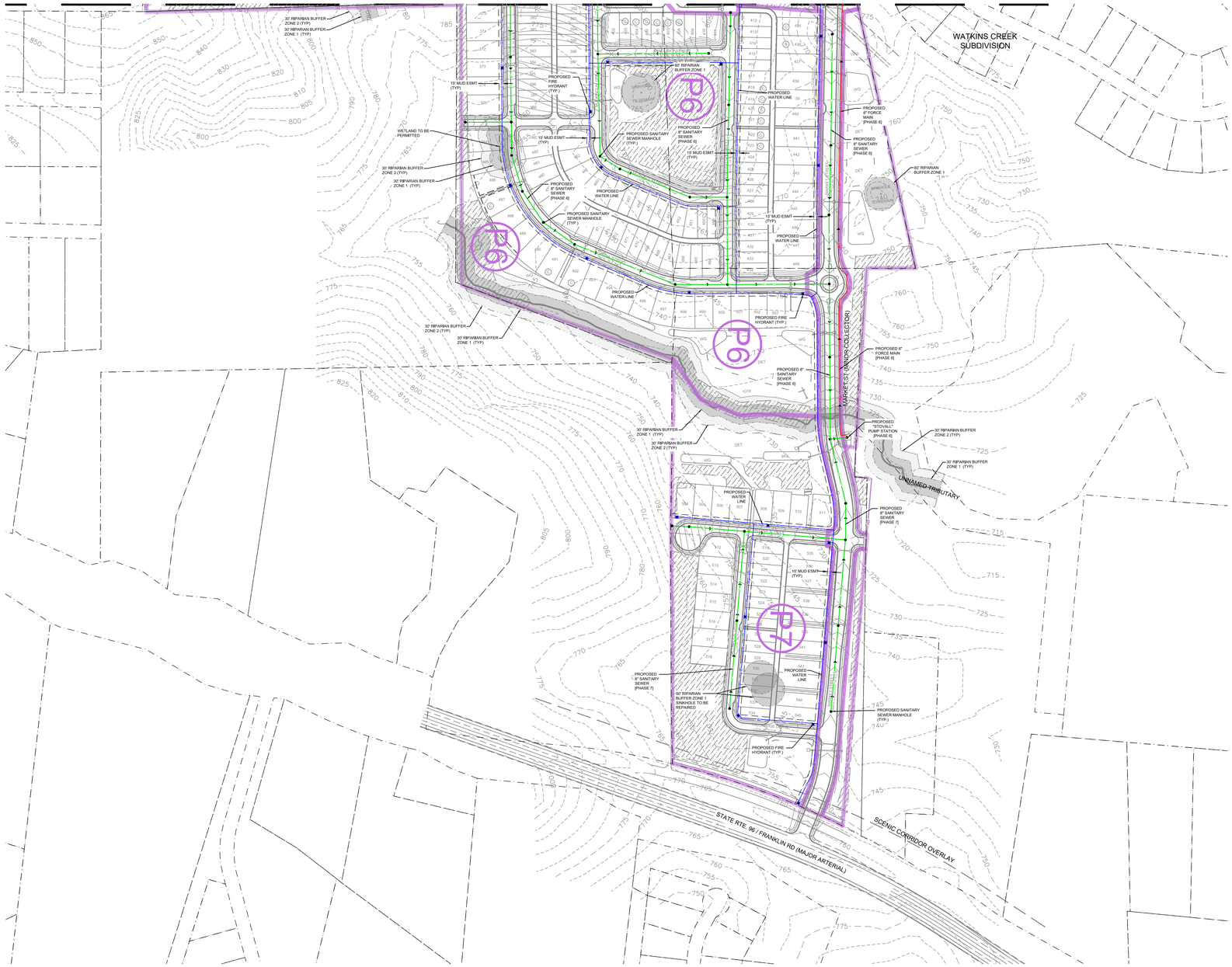
Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.
C5.1

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.1_Overall Utility Plan.dwg
Layout Name: C5.1 Overall Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:39 pm
By: dekh

MATCHLINE SEE SHEET C5.1



C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

200 0 100 200 400

1 inch = 200 ft.

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Franklin, Tennessee

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL
ENGINEERING
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

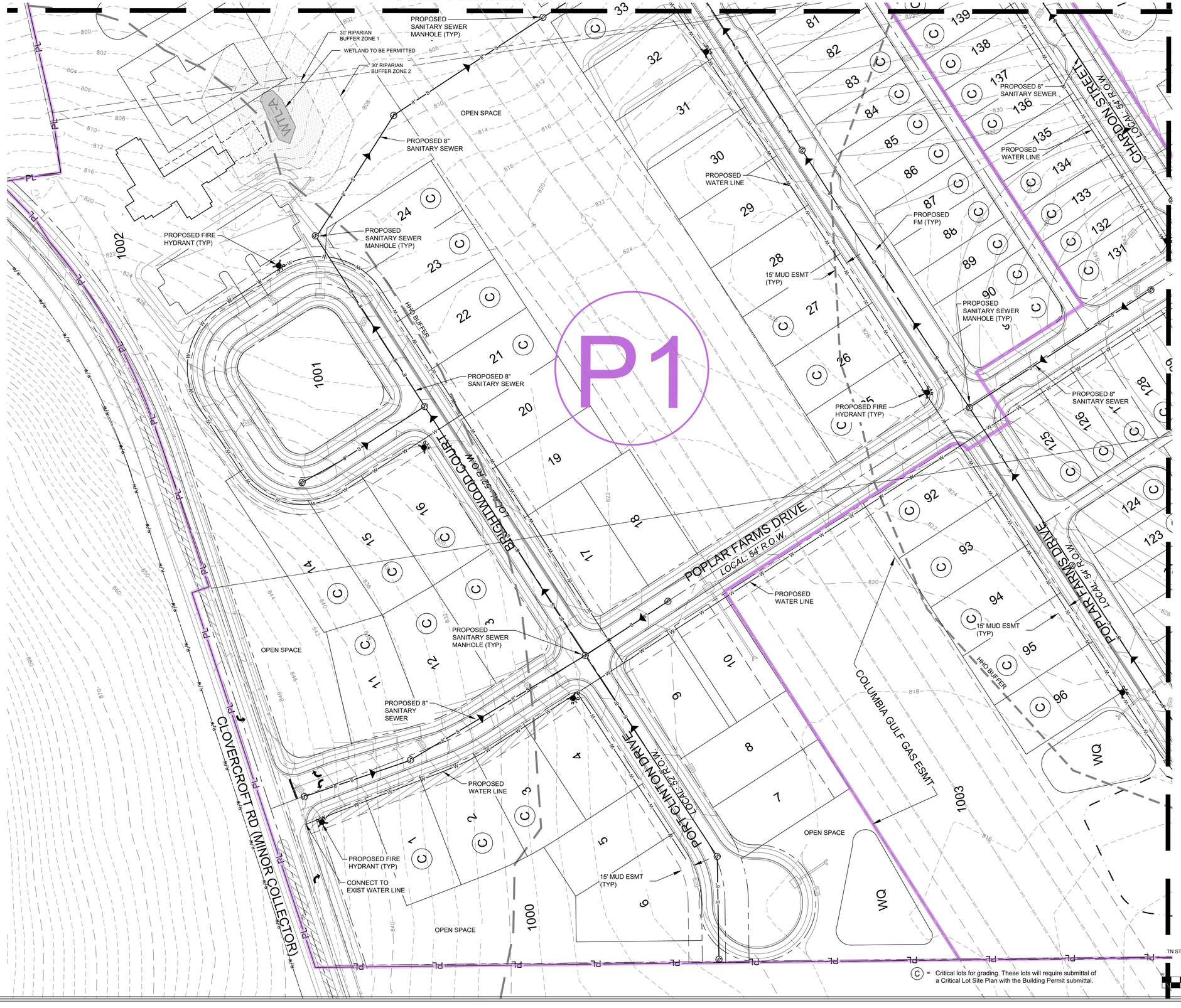
OVERALL UTILITY PLAN

Sheet No.

C5.2

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.1_Overall Utility Plan.dwg
Layout Name: C5.2 Overall Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:39 pm
By: debh

MATCHLINE SEE SHEET C5.4



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
0 25 50 100
1 inch = 50 ft.

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COF#7420

Franklin, Tennessee

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3	6-3-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

John R. Gooch
AGRICULTURE
08-05-21
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C5.3

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.3 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 – 1:40 pm
By: dkh

MATCHLINE SEE SHEET C5.5

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.3

POPLAR FARMS DRIVE
LOCAL- 54' R.O.W.

HOCKING COURT
LOCAL- 54' R.O.W.

CHARDON STREET
LOCAL- 54' R.O.W.

POPLAR FARMS DRIVE
LOCAL- 54' R.O.W.

P3

PROPOSED 8" SANITARY SEWER

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT (TYP)

15' MUD ESMT (TYP)

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

WETLAND TO REMAIN

WTL-B

TO EX WET WELL

WQ

DET

PL

HHO BUFFER

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE COORD.: ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
0 50 75 100
1 inch = 50 ft.

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Tom R. Brashear
AGRICULTURE
ENGINEERS
TOMORROW
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C5.4

Filename: W:\18-11-1107 Ingrahm Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.4 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:40 pm
By: dekh

TAP ROOT HILLS

AMELIA PARK SUBDIVISION

MARKET STREET

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

SOUTH SEWARD HILLS BRANCH

PROPOSED PUMP STATION PARCEL

PROPOSED INGRAHAM PUMP STATION

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

PROPOSED GRAVITY SANITARY SEWER

PROPOSED FORCE MAIN PH 3

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED 8" SANITARY SEWER

PROPOSED 18'x6' BOX CULVERT

EXISTING FORCE MAIN

EXISTING PUMP STATION

CONNECT TO EXISTING PUMP STATION

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED FIRE HYDRANT (TYP)

15' MUD ESMT (TYP)

PROPOSED WATER LINE

PROPOSED 8" SANITARY SEWER

WQ

1020

1007

DET

199

200

201

203

P3

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.4

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

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John T. Bosco
TENNESSEE
AGRICULTURE
REGISTERED
No. 104626
LICENSED PROFESSIONAL ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.5

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.5 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:41 pm
By: debh

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.3

MATCHLINE SEE SHEET C5.9

P2

POPLAR FARMS DRIVE
LOCAL 64' R.O.W.

BANFF COURT
LOCAL 52' R.O.W.

PROPOSED FORCE MAIN PH 3

TVA ESMT

TRAILS

HHO OVERLAY

PROPOSED 8" SANITARY SEWER

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED WATER LINE

15' MUD ESMT (TYP)

PROPOSED FIRE HYDRANT (TYP)

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED 8" SANITARY SEWER

PROPOSED SANITARY SEWER PH 3

PROPOSED OFF-SITE SANITARY SEWER PHASE 3 SEE SHT 5.0 FOR CONTINUATION OF SEWER

PROPOSED FORCE MAIN PH 3

SINKHOLE TO REMAIN

60' RIPARIAN BUFFER ZONE 1

DET

WQ

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

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John R. Bosco
TENNESSEE
AGRICULTURE
REGISTERED
No. 104626
LICENSED PROFESSIONAL ENGINEER
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.6

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.6 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:41 pm
By: dehn

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.4

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.6

PROPOSED FIRE HYDRANT (TYP)

PROPOSED 8" SANITARY SEWER

PROPOSED FORCE MAIN PH 3

PROPOSED WATER LINE

15' MUD ESMT (TYP)

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED 8" SANITARY SEWER

PROPOSED WATER LINE

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED FIRE HYDRANT (TYP)

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED 8" SANITARY SEWER

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT (TYP)

15' MUD ESMT (TYP)

60' RIPARIAN BUFFER ZONE 1

PROPOSED FORCE MAIN PH 3

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

WETLAND TO REMAIN

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT (TYP)

PROPOSED WATER LINE

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MASSILON DRIVE
LOCAL: 54' R.O.W.

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MASSILON DRIVE
LOCAL: 54' R.O.W.

SINKHOLE TO REMAIN

CONSERVATION EASEMENT

WQ

DET

P4

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPS ZONE 4100; NAD83,DATUM

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

ENERGY LAND & INFRASTRUCTURE
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POPLAR FARMS
Development Plan
COF#7420

Franklin, Tennessee

Rev.	Date	Revision Description
5	8-5-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
3	6-3-21	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
1	12-14-20	Revisions per City of Franklin review

John R. Gooch
AGRICULTURE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

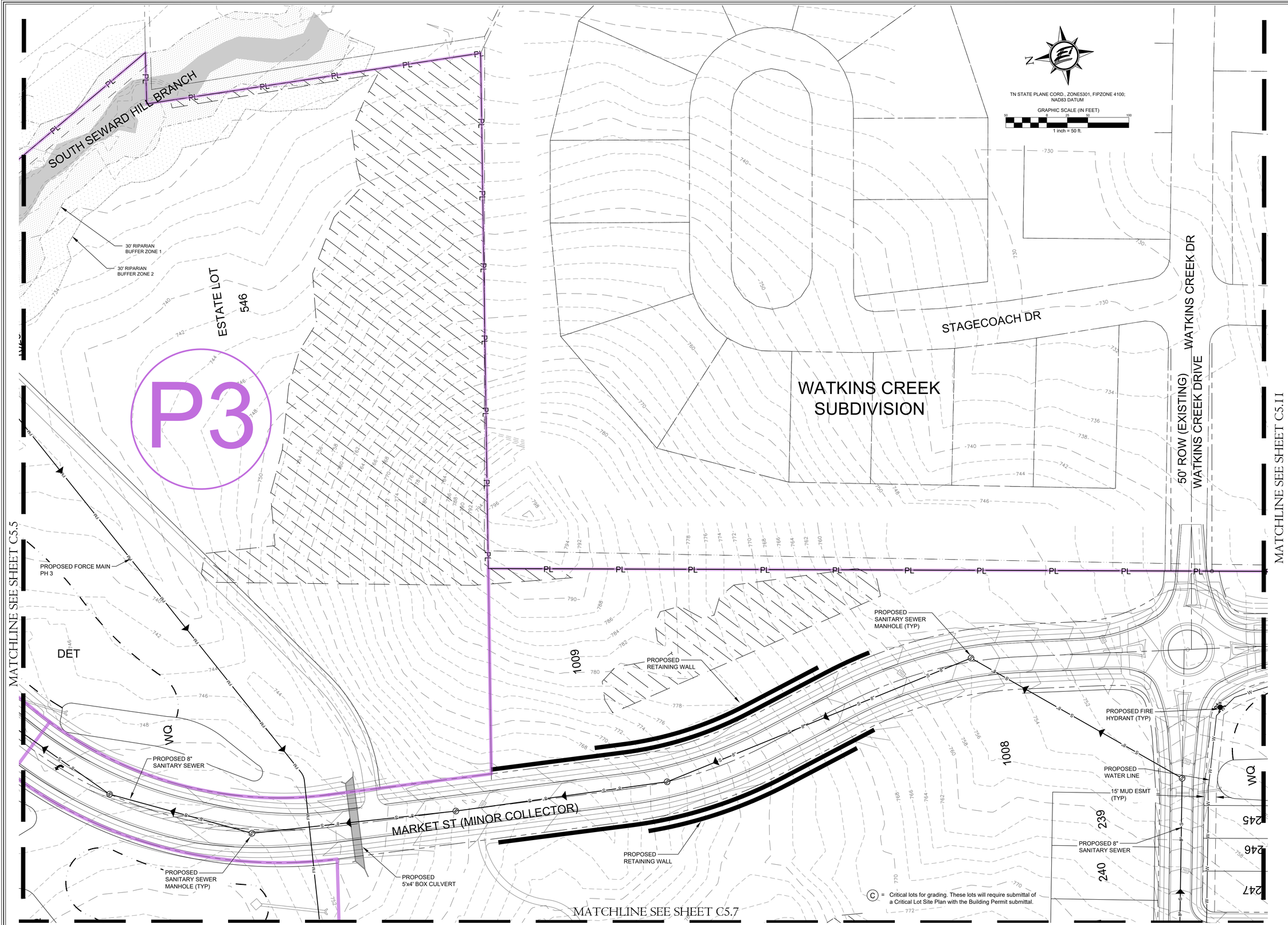
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ENLARGED UTILITY PLAN

Sheet No.

C5.7

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.7 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:41 pm
By: dekh



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Development Plan
COF#7420

Franklin, Tennessee

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
LICENSED
PROFESSIONAL
STATE OF TENNESSEE
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.8

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.8 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:42 pm
By: dekh

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.6

TRAILS

HHO OVERLAY

HHO BUFFER

WETLANDS TO REMAIN

WTL-E

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

PL

NO PROPOSED UTILITIES SHOWN ON THIS SHEET VIEW

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

MERITAGE HOMES
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Franklin, Tennessee 37027

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1	12-14-20	Revisions per City of Franklin review

John R. Gregory
AGRICULTURE
ENGINEER
No. 109008
REGISTERED
STATE OF TENNESSEE
08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.9

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.9 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:42 pm
By: debh

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.9

P5

LAMBTON STREET
LOCAL: 54' R.O.W.

NEW HAVEN STREET
LOCAL: 54' R.O.W.

MAUMEE STREET
LOCAL: 54' R.O.W.

MUSKINGUM DRIVE
LOCAL: 54' R.O.W.

STOVALL STREET
LOCAL: 54' R.O.W.

MAUMEE STREET
LOCAL: 54' R.O.W.

POND A

FORMER POND D

PROPOSED WATER LINE

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED FIRE HYDRANT (TYP)

PROPOSED 8" SANITARY SEWER

15' MUD ESMT (TYP)

60' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

WQ

PL

(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)
0 25 50 100
1 inch = 50 ft.

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
08-05-21
REGISTERED
No. 102409
STATE OF TENNESSEE
LICENSED PROFESSIONAL ENGINEER

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.10

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.10 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:42 pm
By: debh

MATCHLINE SEE SHEET C5.8

STAGECOACH DR

WATKINS CREEK
SUBDIVISION

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

TIE PROP FM TO PROP SAN SEWER MH

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED FORCE MAIN

PROPOSED 8" SANITARY SEWER

PROPOSED 8" SANITARY SEWER

PROPOSED WATER LINE

15' MUD ESMT (TYP)

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT (TYP)

PROPOSED 8" SANITARY SEWER

PROPOSED FIRE HYDRANT (TYP)

PROPOSED WATER LINE

MUSKINGUM DRIVE
LOCAL: 54' R.O.W.

NDUSKY STREET
LOCAL: 54' R.O.W.

P4

P6

DET

WQ

1015

1013

1014

1016

MATCHLINE SEE SHEET C5.13

MATCHLINE SEE SHEET C5.10

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE COORD., ZONE 4301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

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Development Plan
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1	12-14-20	Revisions per City of Franklin review

John R. Corbin
AGRICULTURE
ACADEMY OF EXCELLENCE
08-05-21

Issue Date:	Sept. 25, 2020
ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG

Sheet Title:

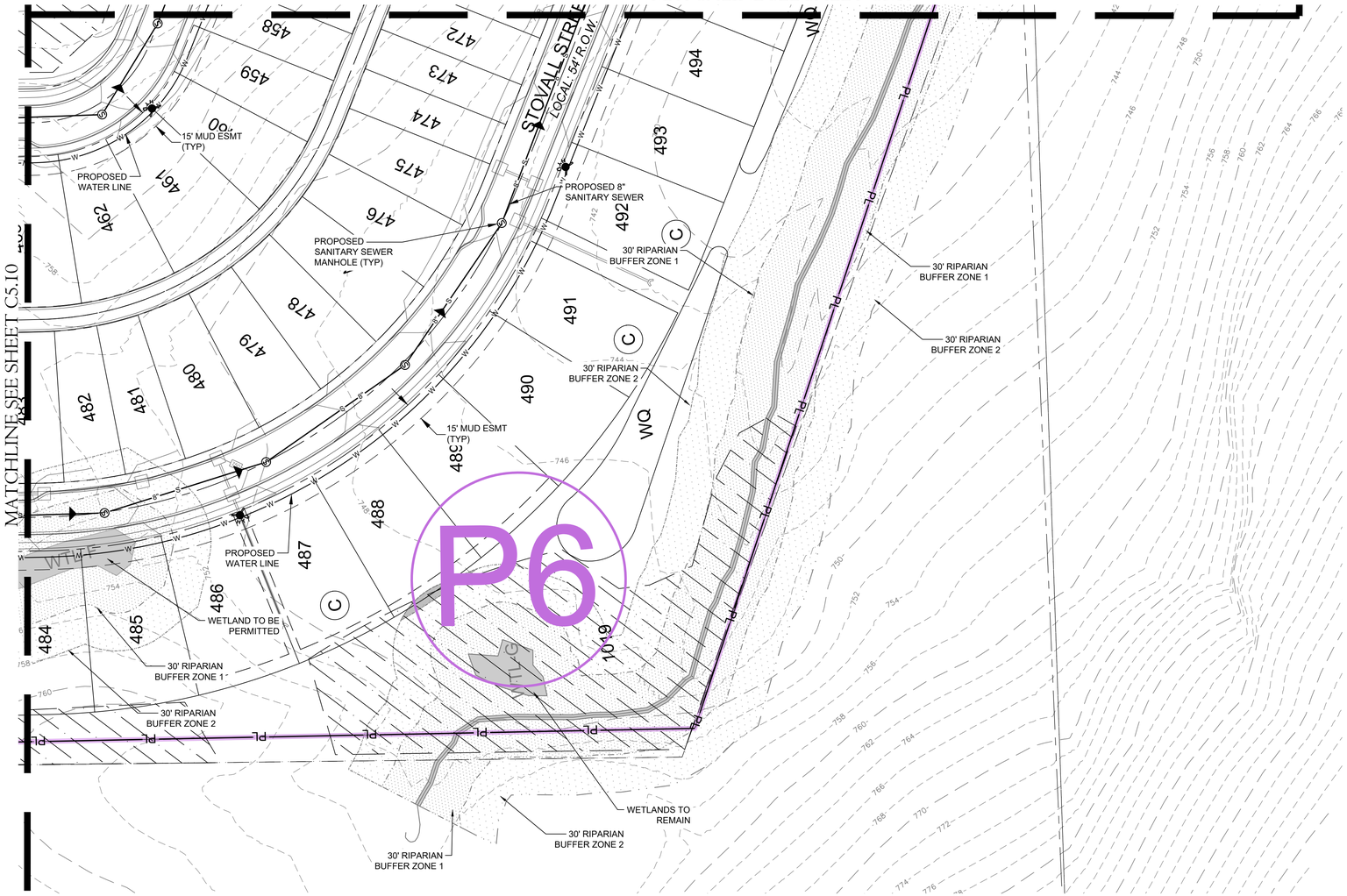
ENLARGED UTILITY PLAN

Sheet No.

C5.11

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.11 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:43 pm
By: dekh

MATCHLINE SEE SHEET C5.13



MATCHLINE SEE SHEET C5.10

C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

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1	12-14-20	Revisions per City of Franklin review

John R. Gresham
AGRICULTURE
08-05-21
ARCHITECTURE
No. 10005
ENGINEERING
STATE OF TENNESSEE

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

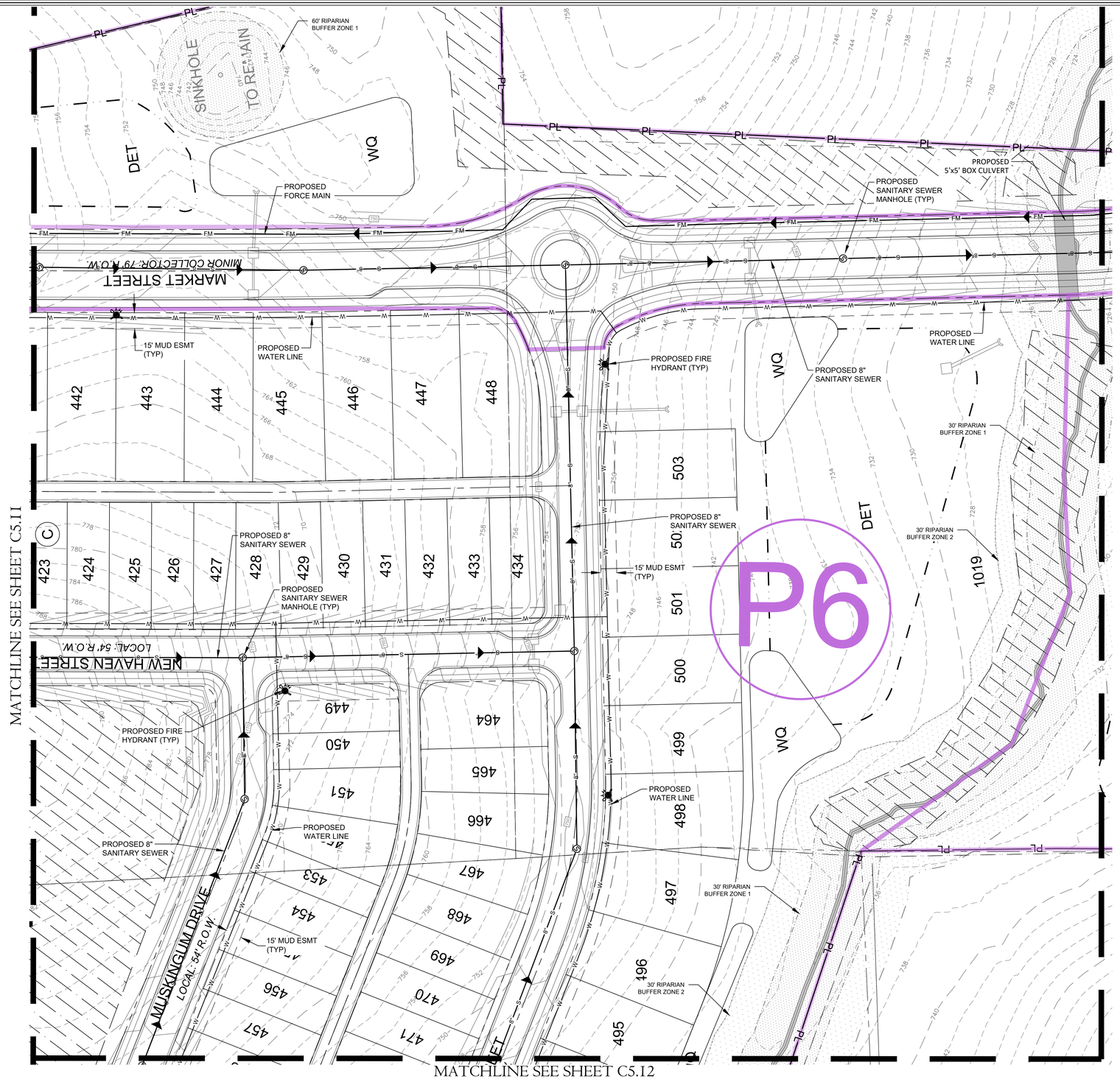
Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.12

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.12 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:43 pm
By: dakh



C = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

MERITAGE HOMES
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POPLAR FARMS
Development Plan
COF#7420
Franklin, Tennessee

Rev.	Date	Revision Description
1	12-14-20	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
3	6-3-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

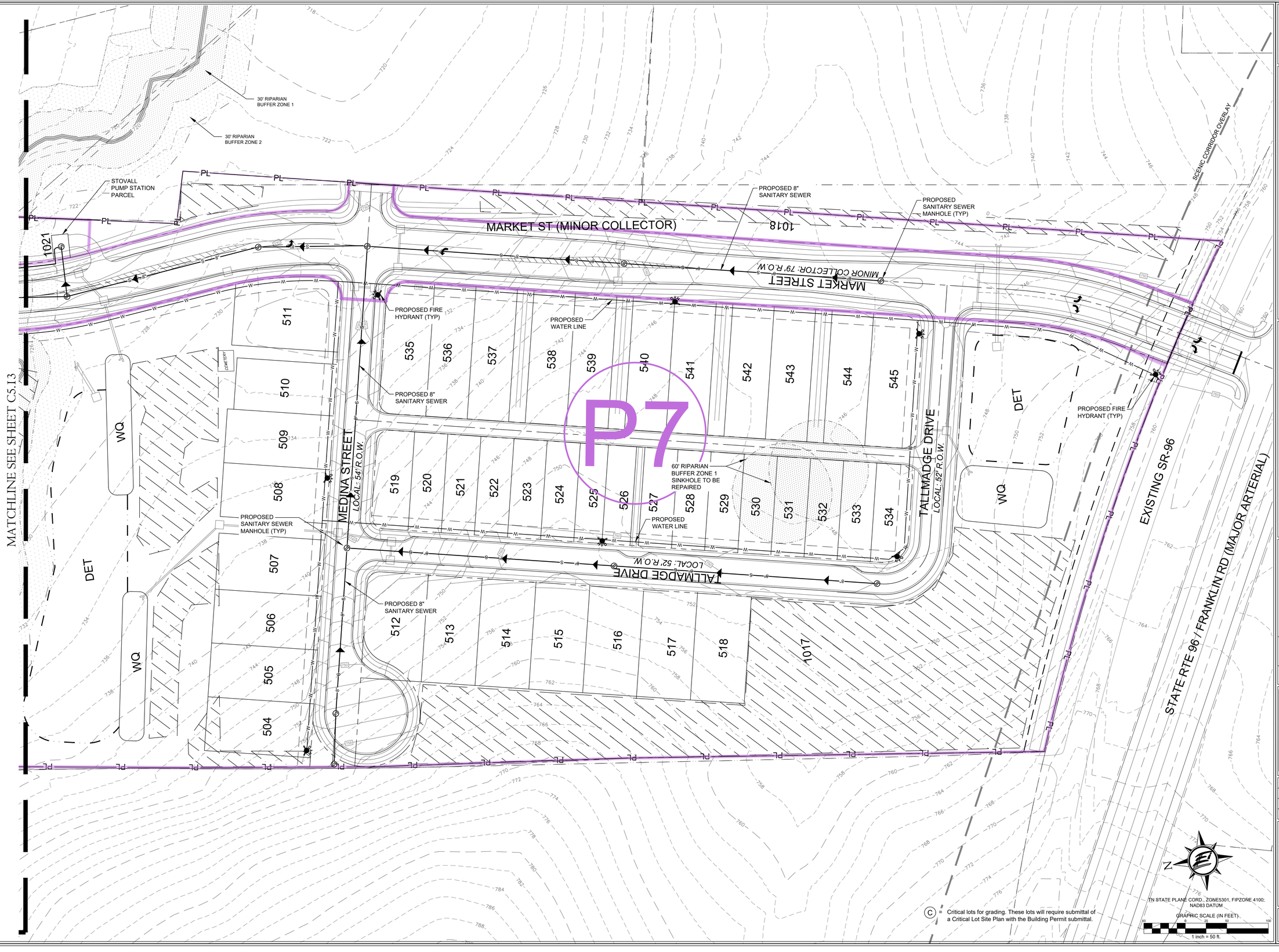


Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C5.13

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.13 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:43 pm
By: dekin



Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

GRAPHIC SCALE (IN FEET)

1 inch = 50 ft.

MERITAGE HOMES
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Suite 222
Franklin, Tennessee 37027

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POPLAR FARMS
Development Plan
COF#7420

Franklin, Tennessee

Rev.	Date	Revision Description
1	12-14-20	Revisions per City of Franklin review
2	1-7-21	Revisions per City of Franklin review
3	6-3-21	Revisions per City of Franklin review
4	7-1-21	Revisions per City of Franklin review
5	8-5-21	Revisions per City of Franklin review

John R. Bland
AGRICULTURAL
RESIDENTIAL
COMMERCIAL
08-05-21

Issue Date: Sept. 25, 2020
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

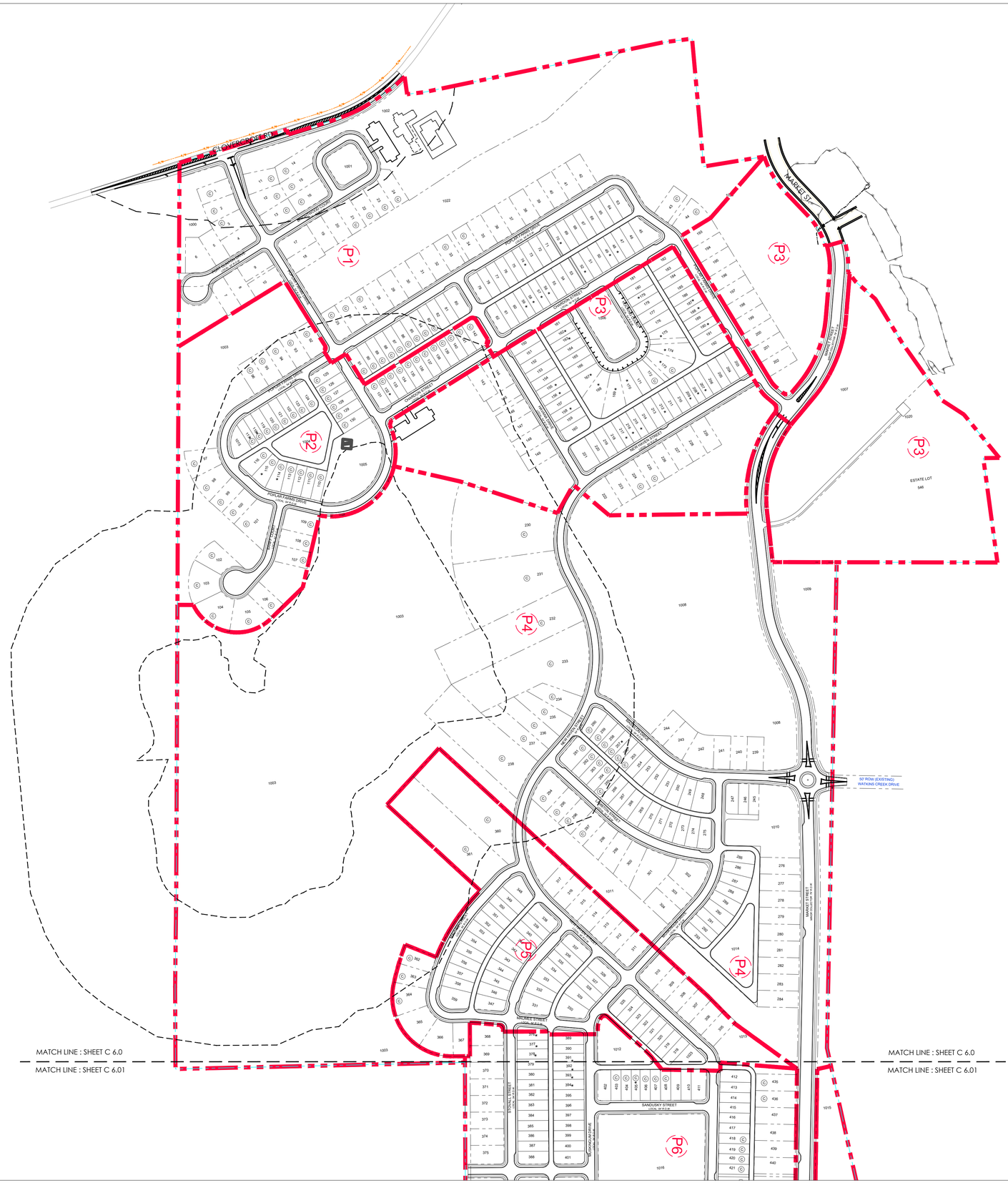
Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.14

Filename: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Layout Name: C5.14 Enlarged Utility Plan
Plotted: Wednesday, August 04, 2021 - 1:44 pm
By: dekh



PHASING PLAN NOTES AND CHARTS

PHASING CHART		
PHASE	TOTAL UNITS	OPEN SPACE(S)
1	**97**	1001 / 1002 / 1003
2	**33**	1003 / 1004 /1005
3	**100**	1002/1003/1006/1008
4	**74**	1003/1008/1010/1011/ 1013/1014
5	**67**	1013
6	**135**	1015/1015/1020
7	**40**	1017/1018/1019/1020

0' 100' 200' 400'

NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
33 SOUTH MICHIGAN STREET, SUITE 304
TOLEDO, OH 43606
419.255.5335
www.edgela.com

CONSULTANTS

CIVIL ENGINEER
ENERGY LAND & INFRASTRUCTURE
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PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126

Date: 12/14/2020

Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

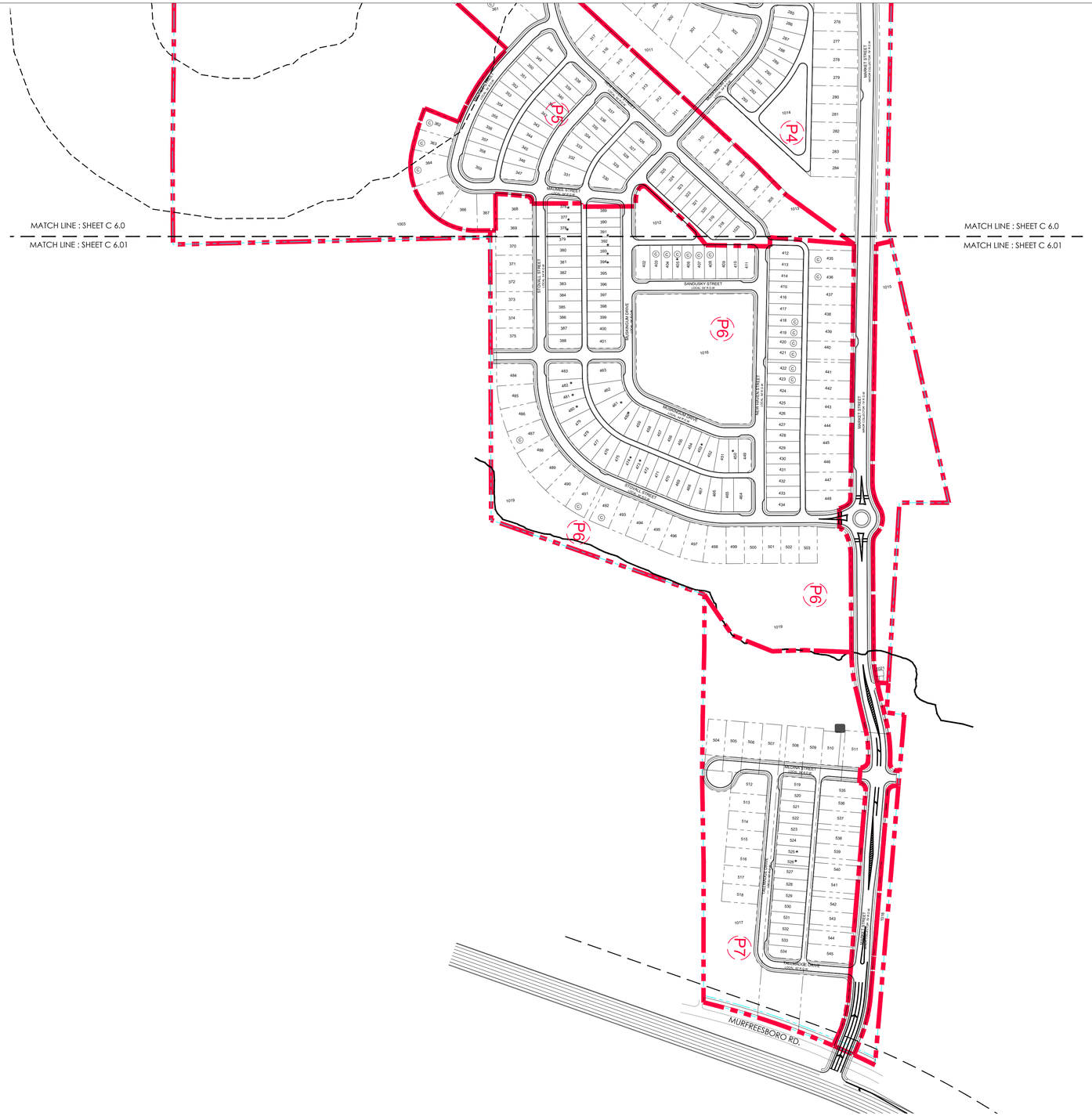
Sheet Title

OVERALL PHASING PLAN

SEAL



Sheet Number C6.0



PHASING PLAN NOTES AND CHARTS

PHASING CHART		
PHASE	TOTAL UNITS	OPEN SPACE(S)
1	**97**	1001 / 1002 / 1003
2	**33**	1003 / 1004 / 1005
3	**100**	1002/1003/1006/1008
4	**74**	1003/1008/1010/1011/ 1013/1014
5	**67**	1013
6	**135**	1015/1015/1020
7	**40**	1017/1018/1019/1020

0' 50' 100' 200'

NORTH

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TOLEDO, OH 43606
419.255.5335
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CONSULTANTS

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126

Date: 12/14/2020

Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title

OVERALL PHASING PLAN



SEAL

Sheet Number C6.01



TREE PRESERVATION CHART

Existing Tree Canopy	72.5 Acres
Existing Tree Canopy Within Market St. Extension	8.5 Acres%
Net Existing Tree Canopy	64 Acres - 21%
Tree Canopy Required to Preserve	30.7 Acres - 48%
Tree Canopy Preservation Provided	30.7 Acres - 48%

TREE PRESRVATION AREA

NO.	SQUARE FOOT	ACRES
1	293,960	6.75
2	150,980	3.47
3	62,880	1.44
4	92,108	2.11
5	21,880	0.50
6	249,520	5.73
7	11,315	0.26
8	5,475	0.13
9	19,717	0.45
10	120,390	2.76
11	47,195	1.08
12	37,680	0.87
13	36,610	0.84
14	4,560	0.10
15	9,260	0.21
16	18,545	0.43
17	5,833	0.13
18	132,270	3.04
19	18,310	0.42
Total	**1,338,488**	**30.73**

LEGEND:

EXISTING TREE CANOPY

PRESERVED TREE CANOPY

EXISTING CANOPY WITHIN MARKET STREET EXTENSION (CAPITAL PROJECT)

0' 100' 200' 400'

NORTH

CONSULTANTS

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
33 SOUTH MICHIGAN STREET, SUITE 304
TOLEDO, OH 43606
419.255.5335
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PROJECT NAME

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Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

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PROJECT NO. 18126

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REVISIONS

1	01/07/2021	PER CITY COMMENTS
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3	08/5/2021	PER CITY COMMENTS

Sheet Title

TREE PRESERVATION PLAN

SEAL

DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 101
LANDSCAPE ARCHITECT

Sheet Number

L1.0



TREE PRESERVATION CHART

Existing Tree Canopy	72.5 Acres
Existing Tree Canopy Within Market St. Extension	8.5 Acres%
Net Existing Tree Canopy	64 Acres - 21%
Tree Canopy Required to Preserve	30.7 Acres - 48%
Tree Canopy Preservation Provided	30.7 Acres - 48%

TREE PRESRVATION AREA

NO.	SQUARE FOOT	ACRES
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4	92,108	2.11
5	21,880	0.50
6	249,520	5.73
7	11,315	0.26
8	5,475	0.13
9	19,717	0.45
10	120,390	2.76
11	47,195	1.08
12	37,680	0.87
13	36,610	0.84
14	4,560	0.10
15	9,260	0.21
16	18,545	0.43
17	5,833	0.13
18	132,270	3.04
19	18,310	0.42
Total	**1,338,488**	**30.73**

LEGEND:

EXISTING TREE CANOPY

PRESERVED TREE CANOPY

EXISTING CANOPY WITHIN MARKET STREET EXTENSION (CAPITAL PROJECT)

0' 100' 200' 400'

NORTH

CONSULTANTS

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PROJECT NAME

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Development Plan
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CLIENT

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3	08/5/2021	PER CITY COMMENTS

Sheet Title

TREE PRESERVATION PLAN

SEAL

TIMOTHY D. HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1001
LANDSCAPE ARCHITECT

Sheet Number

L1.01



1 65' FRONT LOAD HOME

NTS



2 65' FRONT LOAD HOME

NTS



1 65' ALLEY LOT

NTS



2 65' ALLEY LOT

NTS

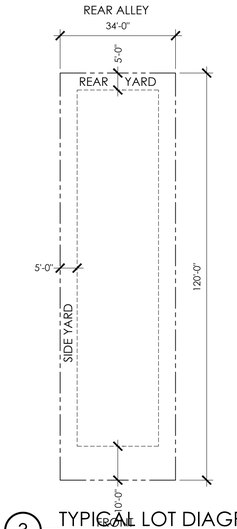


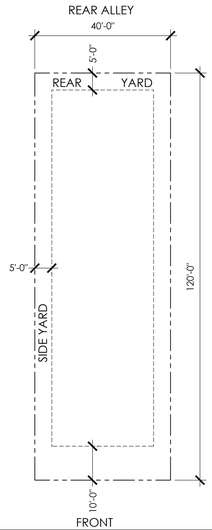
3 65' ALLEY LOT

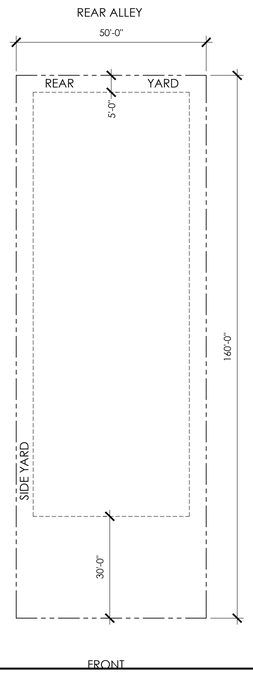
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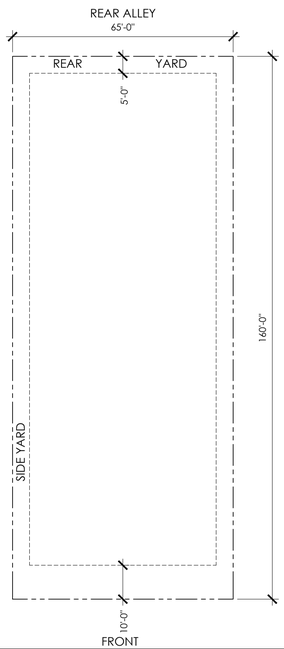
ARCHITECTURE NOTES

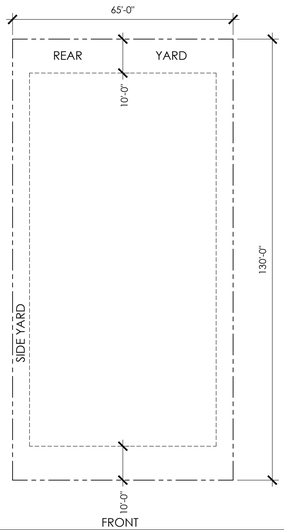
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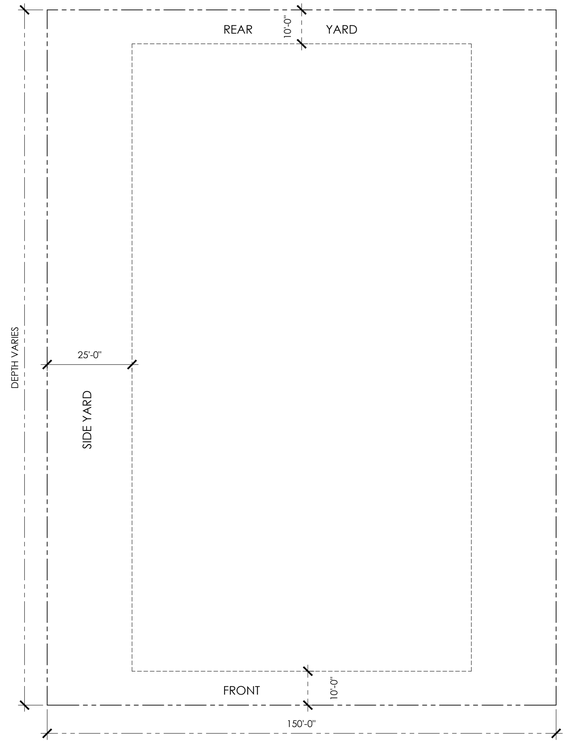












3 TYPICAL LOT DIAGRAMS

NTS

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CONSULTANTS

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

PROJECT NAME

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

CLIENT

PROJECT NO. 18126

Date: 12/14/2020

Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title: ARCHITECTURE

SEAL

TIMOTHY D. HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1
LANDSCAPE ARCHITECT
12/14/2021

Sheet Number: A1.0



1 34' ALLEY LOT
NTS



2 34' ALLEY LOT
NTS



3 34' ALLEY LOT
NTS



1 40' ALLEY LOT
NTS



2 40' ALLEY LOT
NTS



3 40' ALLEY LOT
NTS



1 50' ALLEY LOT
NTS



2 50' ALLEY LOT
50' ALLEY LOT



3 50' ALLEY LOT
50' ALLEY LOT

ARCHITECTURE NOTES

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Sheet Title

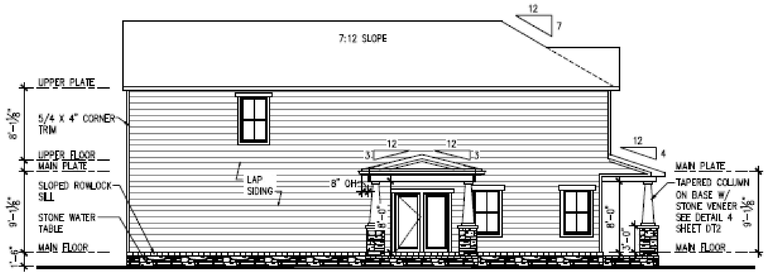
ARCHITECTURE

SEAL

TIMOTHY DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
LICENSE NO. 1100
STATE OF TENNESSEE
LANDSCAPE ARCHITECT
12/14/2021

Sheet Number

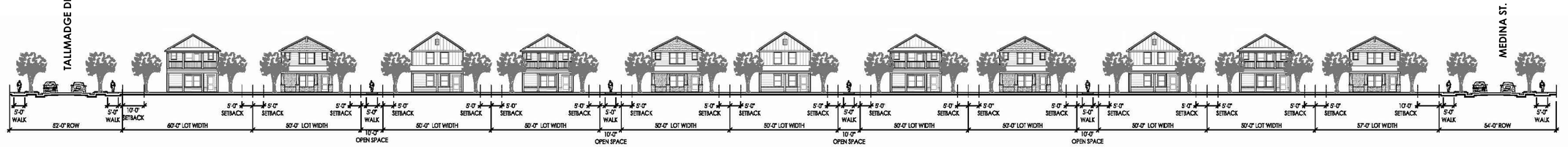
A1.1



1 CORNER LOT SIDE ELEVATION : ATTACHED GARAGE
NTS



2 DETACHED ALLEY GARAGES
NTS



3 MARKET STREET ELEVATION - LOOKING WEST
NTS

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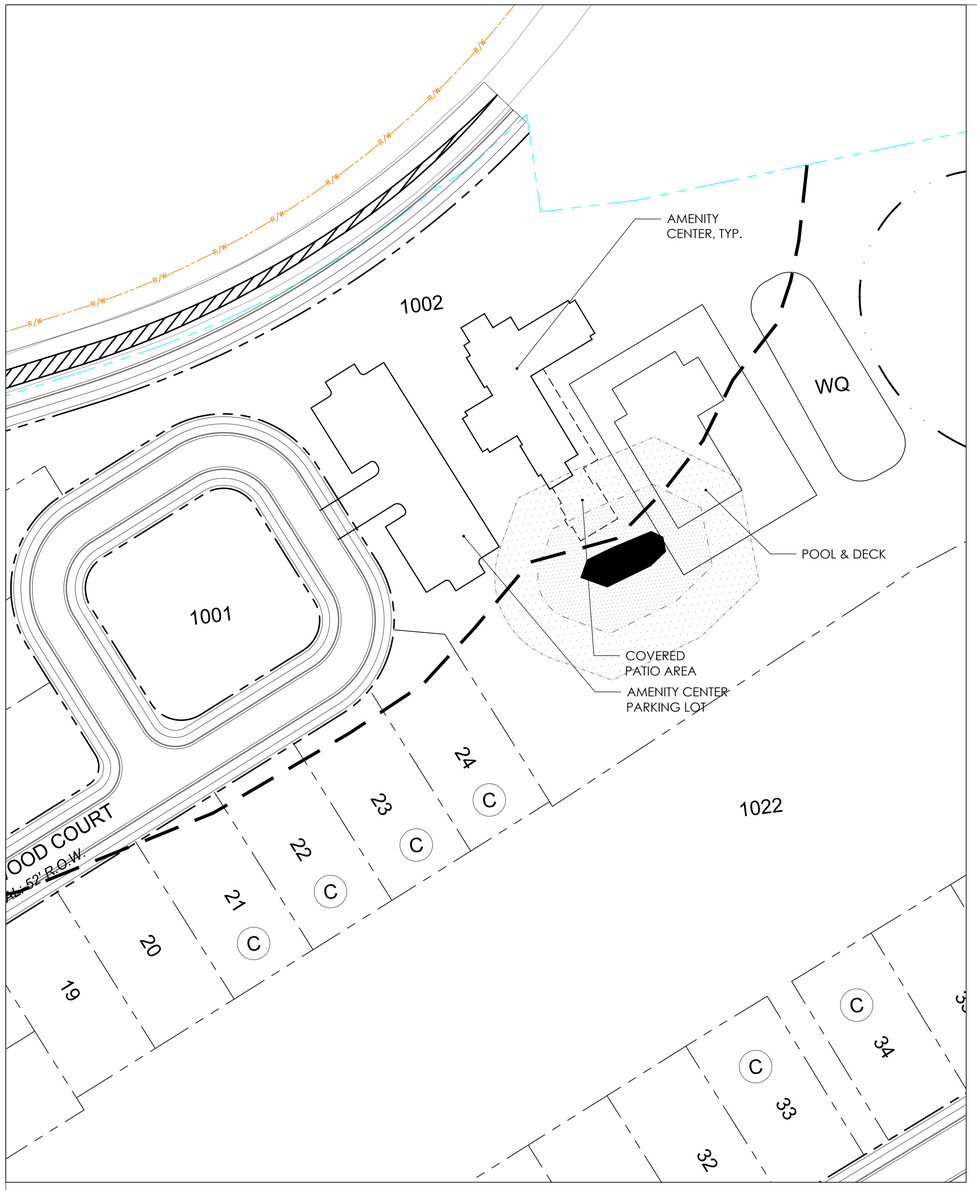
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SEAL

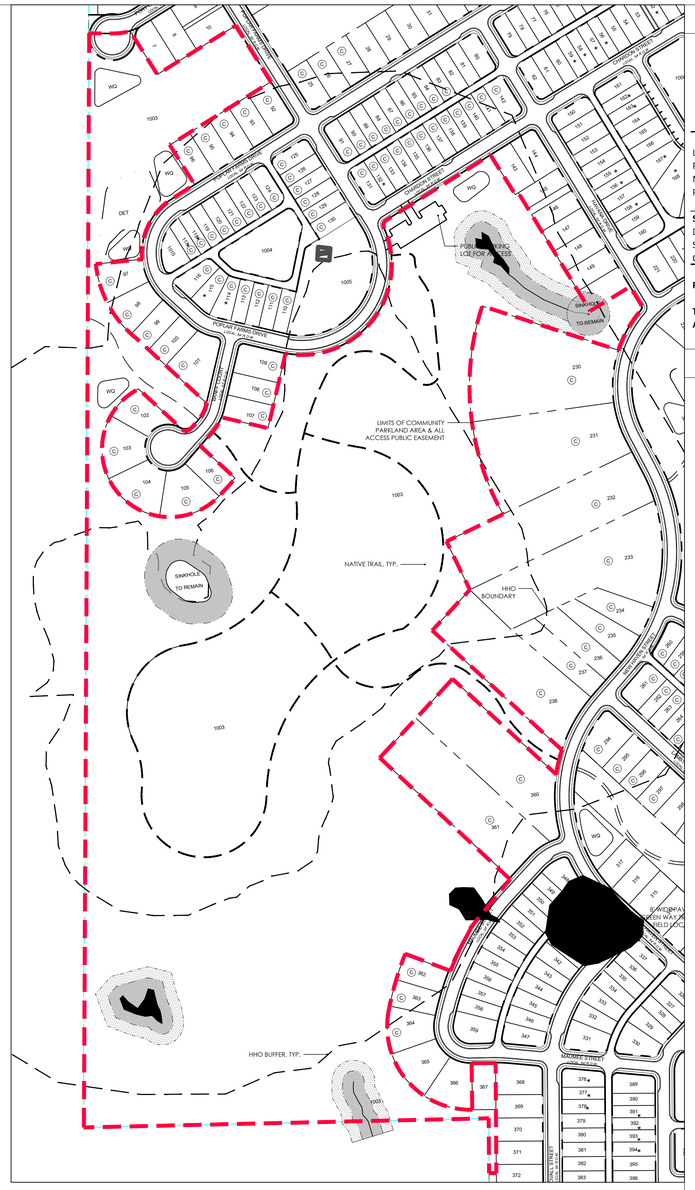


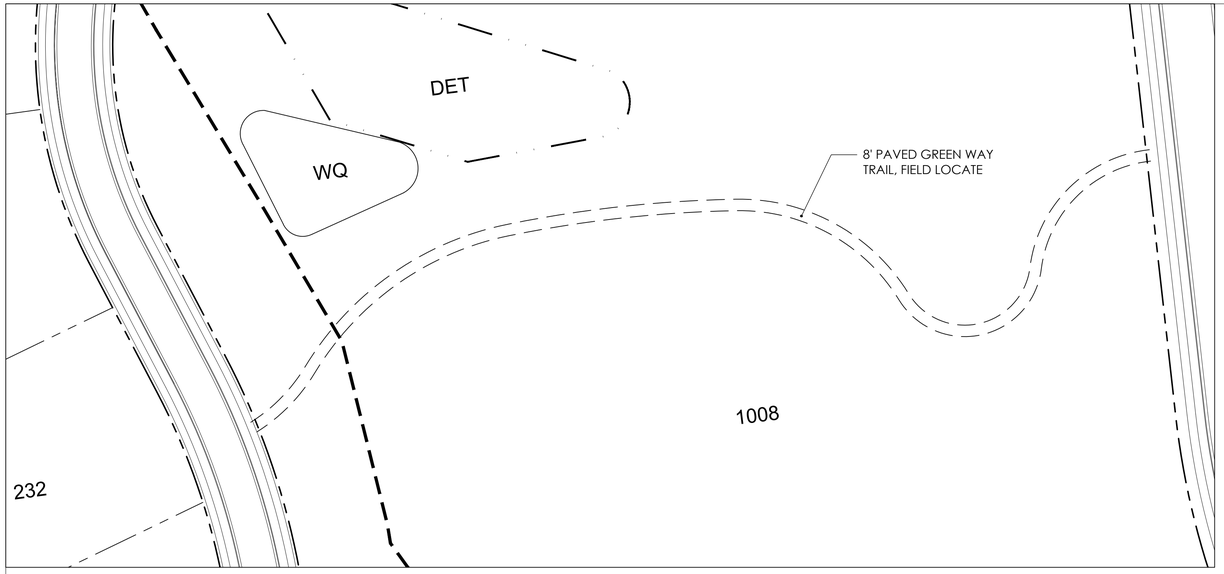
Sheet Number: A1.2



1 AMENITY CENTER LOT 1002

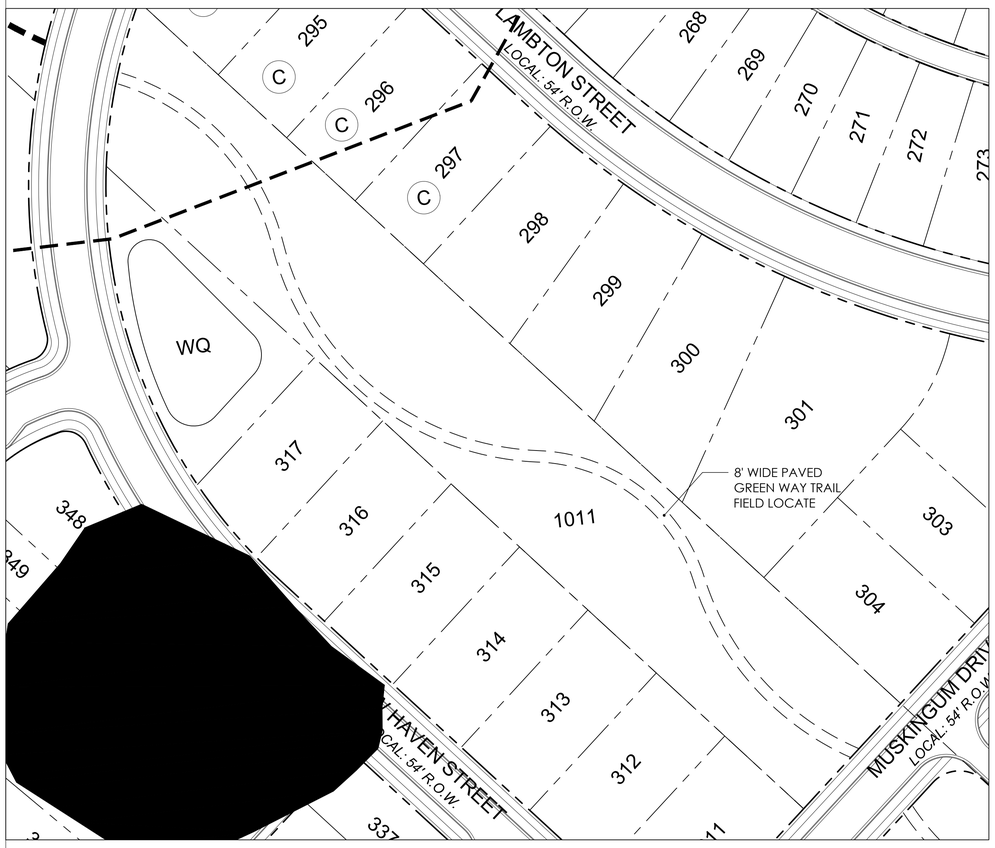
SCALE: 1" = 50'


WQ
DET
1003
1004
1005
1006
POPLAR MEADOWS
PUBLIC PARKING LOT FOR 1002
SINKHOLE TO REMAIN
LIMITS OF COMMUNITY PARKLAND & ALL ACCESS PUBLIC EASEMENT
NATIVE TRAIL, TYP.
HHO BOUNDARY
SINKHOLE TO REMAIN
HHO BUFFER, TYP.
1001
BRANDY STREET
PAUL'S TREET
RICHARDSON DRIVE
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1 GREEN WAY 'A' : OPEN SPACE LOT 1008

SCALE: 1" = 50'



2 GREEN WAY 'B' : OPEN SPACE LOT 1011

SCALE: 1" = 50'

PARKLAND DEDICATION & OFFSETS

Poplar Farms - Parkland Dedication Estimate

Unit Count	$ 546
Parkland Fees to be paid	$ 2,349,984
75% Reimbursement	**$ 1,762,488**

Public Estimates	
PUBLIC AREAS REIBURSEMENT (100% of Cost)	
Land	$ 491,377
Parking Lot	$ 50,000
Native Trails	$ 350,000
Paved 8' Greenway Trail	$ 200,000
Subtotal	**$ 891,377**
Design Expense	$ 70,000
Survey Expense	$ 30,000
Contingency 10%	$ 99,138
Public Reimbursement Total (100%)	**$ 1,090,515**

Private Estimates	
PRIVATE AMENITY AREA REIMBURSEMENT (50% of Cost)	
Amenity Building - 6,500 SF	$ 1,300,000
Pool - 6,000 SF	$ 700,000
Pool Deck - 12,000 SF	$ 200,000
Parking Lot	$ 50,000
Patio - 2,000 SF	$ 30,000
Subtotal	**$ 2,280,000**
Design Expense	$ 125,000
Survey Expense	$ 20,000
Contingency 10%	$ 242,500
Total	**$ 2,667,500**
Private Reimbursable Total (50%)	**$ 1,333,750**

Total Public/Private Reimbursement Total	**$ 2,424,265**
Available Reimbursement Total	**$ 1,762,488**

PARKLAND DEDICATION - GENERAL NOTES

1. COMMUNITY PARKLAND, NATIVE TRAILS, PARKING LOT & PAVED GREENWAYS ARE TO BE LOCATED WITHIN AN ALL ACCESS PUBLIC EASEMENT TO PERMIT THE USE OF THESE AREAS BY ALL CITIZENS.
2. THE AMENITY CENTER WILL BE ACCESSIBLE ONLY TO THE RESIDENTS OF THE COMMUNITY.
3. CONSTRUCTION OF EACH PROPOSED PARKLAND IMPROVEMENT SHALL BE COMPLETED WITHIN THE PHASE ASSOCIATED WITH EACH OPEN SPACE LOT. IN THE EVENT A PROPOSED IMPROVEMENT EXTENDS WITHIN MULTIPLE PHASES, IMPROVEMENTS ARE TO BE CONSTRUCTED AT TIME OF THE FIRST PHASE ASSOCIATED WITH THE OPEN SPACE LOT.
4. FINAL AMENITY CENTER AND ASSOCIATED FEATURES WILL BE DESIGNED AT TIME OF SITE PLAN. SPECIFICATIONS PROVIDED ARE TO SERVE AS BASIS OF DESIGN BUT ARE SUBJECT TO CHANGE.

CONSULTANTS

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th AVENUE SOUTH, SUITE 202
NASHVILLE, TN 37203
615.250.8154
www.edgela.com

CIVIL ENGINEER
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6320 • WWW.ELI-LLC.COM
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PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO.	18126
Date:	12/14/2020
Issued for:	Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title: PARKLAND DEDICATION

SEAL



Sheet Number: P1.1

2 GREEN WAY 'C' : OPEN SPACE LOT 1013

SCALE: 1" = 50'

PARKLAND DEDICATION & OFFSETS

Poplar Farms - Parkland Dedication Estimate

Unit Count	$ 546
Parkland Fees to be paid	$ 2,349,984
75% Reimbursement	**$ 1,762,488**

Public Estimates	
PUBLIC AREAS REIBURSEMENT (100% of Cost)	
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Parking Lot	$ 50,000
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PRIVATE AMENITY AREA REIMBURSEMENT (50% of Cost)	
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Pool Deck - 12,000 SF	$ 200,000
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Subtotal	**$ 2,280,000**
Design Expense	$ 125,000
Survey Expense	$ 20,000
Contingency 10%	$ 242,500
Total	**$ 2,667,500**
Private Reimbursable Total (50%)	**$ 1,333,750**

PARKLAND DEDICATION - GENERAL NOTES

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4. FINAL AMENITY CENTER AND ASSOCIATED FEATURES WILL BE DESIGNED AT TIME OF SITE PLAN. SPECIFICATIONS PROVIDED ARE TO SERVE AS BASIS OF DESIGN BUT ARE SUBJECT TO CHANGE.

CONSULTANTS

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PROJECT NAME

Poplar Farms

Development Plan
COF # 7420

Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126

Date: 12/14/2020

Issued for: Development Plan

REVISIONS

1	01/07/2021	PER CITY COMMENTS
2	06/3/2021	PER CITY COMMENTS
3	08/5/2021	PER CITY COMMENTS

Sheet Title

PARKLAND DEDICATION

SEAL



Sheet Number

P1.2

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm
Date:	Tuesday, August 24, 2021 8:43:49 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Elliott Franklin <elliott@elliottfranklin.com>
Sent: Monday, August 23, 2021 7:00 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm

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.

Dear Planning and Zoning and City Council Members:

Thank you for your work in keeping the city of Franklin safe and well planned out. We all understand that no one can stop growth, but planning can help by establishing boundaries and understating infrastructure limitations, draining, easements, etc.

The new development on Clovercroft Rd is no different. The roads around this development are in bad shape and there is really no way to make them safer (similar to Arno road). As such, I strongly encourage and ask that you would vote to reduce the density of these homes. With over 5,000 new automobile trips per day as estimated by the developer, the existing infrastructure will crumble. This is not safe and does not align with the existing long term plans for the city. We should follow the lead of other healthy cities of similar size and require the developer to have a minimum lot size of 5 acres and build parks, ball fields, etc with a large portion of the space to reduce the strain on

our infrastructure, public works and safety, etc.

Thank you!

Elliott Franklin
Franklin, TN

From: Amy Diaz-Barriga
To: Chelsea Randolph
Subject: PLANNING INTAKE FW: TapRoot dev
Date: Tuesday, August 24, 2021 8:41:18 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Ginger <mrshirling@gmail.com>
Sent: Tuesday, August 24, 2021 11:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: TapRoot dev

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.

Ginger Shirling
2227 OSBURN Road
Arrington TN
NO. Please follow ENVISION FRANKLIN. Please recognize the property owners on the boundary of this dense development. They VOTE! They are organized. There are connsequences for your decisions.
Sent from my iPhone Ginger

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: Tap Root/Poplar Farm Development - Planning Commission
Date:	Tuesday, August 24, 2021 8:42:42 PM
Importance:	High

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: wilsonjw03@yahoo.com <wilsonjw03@yahoo.com>
Sent: Monday, August 23, 2021 4:11 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Annpetersen@comcast.net; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Tap Root/Poplar Farm Development - Planning Commission
Importance: High

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

Hi City of Franklin Planning Commission,

As I understand the Poplar Farm/ Tap Root Farm Development by Meritage Homes' proposal is up for review at this Thursday's meeting I wanted to share my sincere concern with you all for even remotely considering Meritage's high-density development for this site.

We live at 890 Market Street in Amelia Park and cannot imagine the absolute mess such a large development would bring to the area. I have read the proposal suggests small, narrow lot sizes to

cram as many houses as possible into portions of the area. I would invite each and everyone of you to take a drive through Amelia Park to see the mess Pulte has built with narrow lot sizes. While Pulte's lot sizes are not even as narrow as what you all are considering from Meritage Homes, I would like everyone to consider the 'human' element when houses are built so closely. People parking on the street, blocking emergency vehicles and neighbors, in addition the noise and increased traffic. They are not 'free standing homes'….rather glorified townhouses. Please consider if you, a family member or friend would want to live in a supposed 'free standing home' so close to your neighbor that you can hear them talking outside when you are inside. Or how about those that smoke cigarettes or other substances outside with the smoke wafting through the air, effectively ruining the enjoyment of anyone who is outside and may be in the way of the pollution.

Over 5k more cars per day in the area with this proposed development. You can effectively forget ever getting to anywhere on time already with Nashville traffic and each and everyone of you can be the ones to thank if you approve this development for standstill traffic on these backroads.

Should this proposal by Meritage be approved by you, I would also like you to think long and hard about the irreversible loss of habitat for NATURE!

You may say to yourself, well…the land right now is just farmland…just a rotation of soybeans and corn year after year. Well guess what, birds, turtles, coyotes, fox, opossum, deer, armadillos, owls, frogs, pollinators, hawks, raccoons, bobcats, turkeys are just SOME of the residents of the land. Would you like to see an x-fold increase in roadkill in the area? Along with this aspect, do you know we 120% REGRET moving to the City of Franklin. Any available greenspace/farm land left is getting annexed by you all into the City to chop up and give developers what they want. Thank you all for climate change also. Do you know within Amelia Park our HOA rules prevent us from even putting up solar panels on our roof?? What in the world. And I suspect if Tap Root is developed it will be no different.

Approving a high-density proposal as Meritage's will not displace but KILL our remaining animals in this area, bottle neck traffic, make shopping at Publix a nightmare along with placing a higher load on the already strained water/sewer system. Not to mention the sheer number of families and strain that will be placed on the school systems.

With all concerns, I also offer suggestions. I strongly recommend you all reject any proposal for residential development for the land and instead turn the property into a park/conservatory. Portions of the land can be converted to allotment gardens with bike and walkway paths. The 100 plus+ year old trees can be saved so owls, songbirds, squirrels and chipmunks can continue to call the area home. Cattle can be brought back to the land along with other animals, saved from becoming someone's meal to live out their days in peace and solitude. Schools can target the area as the ideal field trip locations to learn about agriculture and what happens when people reject greed and residential development.

Please do NOT approve a high-density development proposal such as Meritage's. Think about how each one of you can impact this world by opposing this type of development that is not in line with a small town feel. At the end of the day, once land is developed it is never ***EVER*** going to be the same

again.

Don't make us regret moving to Franklin even more.

I appreciate your open ears.

Regards,

Jonathan & Meg Wilson
615.260.3861
890 Market Street
Franklin TN 37067

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: Poplar Farms
Date:	Tuesday, August 24, 2021 8:41:46 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kimbra Krafft <knkprimary@gmail.com>
Sent: Tuesday, August 24, 2021 10:18 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Poplar Farms

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.

I live across Clovercroft Rd from the proposed Poplar Farms development. The name is a misnomer. These will not be Farms. It would be a city density subdivision in the midst of a rural county environment. The land in question is surrounded by 1/2 to 10 acre plots. Across the street the lots are 32, 5, 7,5, and 10 acres.

This development is not on keeping with Envision Franklin. In order to fit in with the neighborhood, housing lots should be a minimum 1/2 acre lots.

Additionally, the traffic projections are horrendous. Clovercroft can not handle the Additional 5,460 car trips per day. It is a 2 lane country road with no shoulder.

Please do not approve this development.

Thank you,

Kimbra Krafft

From: Amy Diaz-Barriga
To: Chelsea Randolph
Subject: PLANNING INTAKE FW: Opposing development off of Clovercroft Road
Date: Tuesday, August 24, 2021 8:42:22 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: manju koster <manjukoster@hotmail.com>
Sent: Monday, August 23, 2021 8:01 PM
To: Planning Intake <planningintake@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; bev@aldermanburger.com; Scott Speedy <scott.speedy@franklintn.gov>; Annpetersen@comcast.net; John Schroer <john.schroer@franklintn.gov>
Subject: Opposing development off of Clovercroft Road

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.

Please vote NO on the develpment off of Clovercroft Road.This is not in step with careful planning to keep Franklin beautiful.Throwing up a bunch of houses just to make money makes the land ugly and takes away the beautiful land that Franklin once was.Why would you allow this? Does money really rule more than having a conscious? People that love the land would never allow this to happen.It's embarrasing that so few people in this area vote and even fewer even know what an alderman is or what their job entails. That is part of why this has been allowed to continue, overdevelopment and crude use of resources.I urge you to really look at your lives and what you want your legacy to be.
Sincerely, Manju Carrow Franklin resident

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: the Poplar Farms/Tap Root Farms Petition
Date:	Tuesday, August 24, 2021 8:43:09 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kemlepj <kemlepj@kemle.net>
Sent: Monday, August 23, 2021 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>
Subject: the Poplar Farms/Tap Root Farms Petition

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.

I am like so many citizens trying to keep Franklin and the sounding areas as livable as possible. The Poplar Farms/Tap Root Farm is another example of causing a huge impact on our schools, water, and sewer infrastructure. What has Franklin done to minimize the traffic on rural roads? Has Franklin thought about alternative transportation to these high density areas? It would be much better for Franklin's future to stay on course with Envision Franklin and allow development that fits in with the character of the surrounding areas. I am sure you are aware of the burden this high density development will have on our schools, water and sewer infrastructure. Where is the breaking point for the City of Franklin to be able to financially afford to upgrade roads, water, and sewer infrastructure? Tell the developer no to this high density development because Franklin is sticking with their Envision Franklin plan.

Sincerely,

Penny Kemle

From: Amy Diaz-Barriga
To: Chelsea Randolph
Subject: PLANNING INTAKE FW: Request: Please oppose Poplar Farms/Tap Root development as presented
Date: Wednesday, August 25, 2021 10:20:20 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Bill and Regina Hark <teamharktn@gmail.com>
Sent: Wednesday, August 25, 2021 10:09 AM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Request: Please oppose Poplar Farms/Tap Root development as presented

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.

Dear Franklin Municipal Planning Commission Staff, Mayor and Aldermen:

Thank you for the opportunity to provide comments on the Poplar Farms development, which is covered in items 14-17 on tomorrow night's Municipal Planning Commission meeting.

My family and I recently relocated to Franklin, specifically to the Amelia Park subdivision, from northern New Jersey due to a transfer opportunity offered by my employer. Over the course of my career I've lived in several states in the Northeast, Midwest and South. This experience allowed me to see all types of housing situations and development, from the high density of a New York City suburb to truly rural communities. When my family and I came to Franklin to house hunt prior to accepting my new position we were floored. Franklin truly has an excellent combination of amenities, space, economics and lifestyle that is hard to beat anywhere in the country. You and your colleagues have done an excellent job in making Franklin a great place to live and work!

Recently a few neighbors brought the current plan for Poplar Farms to my attention. I am concerned about this plan for a few key reasons: First and foremost, the housing density proposed seems like a recipe for gridlock and constraints. The units per acre calculation seems flawed since it's based on acreage that includes unbuildable land. While the developer claims the plan is in line with the MRU guidelines of Envision Franklin most of the proposed lot sizes are at the bare minimum of 4,000 square feet. I spent my early childhood in Queens, NY, part of the city. Our home was on a 4,000 square foot lot and the house was just barely 1,300 square feet. As a child I could reach

out of our side door and touch the neighbor's house. This density may have been appropriate for New York City's infrastructure, but I don't see how the area in question could support 540 homes in such a small space!

My second concern is safety: We use Clovercroft road multiple times a day. I've seen multiple near misses and at least one car end up in a ditch near the intersection with Oxford Glen. Simply put, it doesn't seem like this road, nor some of the other key arteries like Market Street, Oxford Glen Road, Liberty Pike, etc. were built for the potential of safely handling 5,400+ trips per day.

Finally, I am concerned about the impact to our schools and taxes: It's my understanding Page Middle and High Schools are already overcrowded. How do we ensure these schools can grow with the population without additional burden? When I lived in Hampton Roads, VA our area had an explosion of development. The increase in students vs. the amount of proffers the city collected from developers was out of proportion. The result was schools using portable trailer classrooms for years due to the inability to pay for school expansion without increasing taxes. It's no secret the quality education and low property taxes are a massive benefit to living here. How do we ensure the burden on schools is properly handled?

Based on these 3 concerns, I ask that you request the developers for Poplar Farms to reduce the density of the proposed subdivision. It would be hypocritical for me, a newcomer who lives just down the road, to fully oppose development. We love this area and think others would, too. But the proposed density does not make sense.

Thanks for your consideration.

Sincerely,
Bill Hark
1110 Amelia Park Drive

From:	Amy Diaz-Barriga
To:	Chelsea Randolph
Subject:	PLANNING INTAKE FW: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS
Date:	Wednesday, August 25, 2021 2:51:59 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: karen smith <smithkaren222@gmail.com>
Sent: Wednesday, August 25, 2021 1:30 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS

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.

Dear City of Franklin Planning Commission, Mayor Moore, and Franklin City Aldermen,

We are expressing our concerns about the proposed high density development off of Clovercroft Rd. -- Poplar Farms/Tap Root Farms. Cramming +550 homes on 34x40 foot wide lots is not what this community is all about. If you all personally had a home in this area, you would not be in favor of cramming as many small houses into such a tiny area, thus adding tremendous strain on Clovercroft road. We should build homes that fit within our Envision Plan and not deviate -- just so developers can make more money.

PLEASE - No dense development bordering county established communities.

Respectfully,

Karen Smith
North Chapel Road
Franklin, TN 37067

HARPETH CONSERVANCY

August 24, 2021

To Kathy Webber
Steering Committee Member
Keep Williamson County Liveable

RE: Overview of Franklin Sewer Capacity for Built-out of Currently Approved Growth

Per your request, here is an overview of the sewer capacity needs of the approved development that has not yet been built and how that relates to the city of Franklin's current sewer capacity once the newly expanded sewer plant is completed sometime in the summer of 2022. Please note that these are estimates using city of Franklin reports to the state, the city's 2020 Development Report[1], and assumptions of sewer flow for various residential and commercial land use types that city consultants have used in sewer planning. The city sewer department can provide a more exact analysis. This work does not include any approved development in 2021.

Summary:

Current sewer flows to and from the sewer plant Design capacity- 12 million gallons a day (MGD) (2020 average from monthly reports)	14.68 MGD influent into plant 10.62 MGD effluent from plant
Sewer Capacity needed for new approved development	3.07 MGD
Total Sewer capacity needs: existing and approved	13.69 MGD - 17.76 MGD
Expanded sewer plant design capacity	16 MGD

1. The sewer capacity for built-out of currently approved development that has not yet been built

The 2020 Development report totals 10,816 approved but not yet built residential housing units and breaks these into different types (p. 17). Different housing types generate different sewer flows. These calculations are based on using assumptions that the city's consultant used for the sewer basin studies.[2] The 350 gallons per day (gpd) sewer flow for single family homes was used for the single family and West haven units in the table. The 250 gpd sewer flow was used for all the other housing types. The non-residential new development approved in 2020 is on page 12. The average was used of the sewer capacity flows between office and retail since some of the information in the report was aggregated.

[1] https://web.franklintn.gov/FlippingBook/2020DevelopmentReport/

[2] SSR (Smith Seckman Reid) did sewer basin capacity studies. In these, they used 350 gallons per day (gpd) for a single family residence; 250 gpd for multi-family; 0.15 gpd/sft for retail; and 0.10 gpd/sft for office.

Residential sewer capacity for not yet built housing:

2251 units x 350 gpd = 787,850 gpd
8565 unite x 250 gpd = 2,141,250 gpd
10,816 housing units = 2,929,100 gpd sewer flow for capacity planning purposes

Non-residential 2020 approval:

a. Approved as Site Plan:
   232,254 square feet- retail x 0.15 gpd = 34,838 gpd
   150,377 square feet- office x 0.10 gpd = 15,038 gpd
   382,631 square feet by site plan approved = 49,876 gpd

b. Approved as Development Plan:
   794,884 square feet x 0. 12 gpd = 89,986 gpd*

*The development report did not break down into office or retail types

Total non-residential:
1,132,515 square feet = 139,862 gpd

Total Sewer Capacity estimated for approved but not yet built development:

Residential:	2,929,100 gpd
Non-residential:	139,862 gpd
	3,068,962 gpd or 3.07 MGD

2. Sewer flow capacity at the current sewer plant

The tables below are compiled from the monthly operating reports the city submits to TDEC per the state sewer plant discharge permit. The tables pulled the monthly average from the city reports. The tables show an average for the year of these 12 monthly averages of daily flow data. The amount of sewer flow the plant processes is the first column, called influent. The monthly influent to the sewer plant is higher in January through May because of additional flow from rain and groundwater that gets into the sewer lines (known as inflow and infiltration). The city has an effluent reuse program, so the total sewer processed is the total of the effluent and reuse flows in columns 2 and 3. TDEC noted in prior inspection reports that the total effluent flow is less than total influent flow when these are expected to be close to equal. This discrepancy is being addressed with the sewer plant expansion.

Since the design flow of a sewer plant is based on the flow into the sewer plant, the summary table includes both the 2020 annual sewer influent and effluent flows since these are different. Based on this analysis, the sewer capacity needs of the currently approved but not yet build development will take up a significant portion of the expansion to 16 MGD. The city is in the process of conducting a pilot sewer plant as part of a study of options for further increasing sewer capacity by 8 MGD in the southern part of the city, since discharge into the Harpeth is severely limited.

Month in 2018	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2018	11.1	7.12	0.53	12.52	13.87	1.69	1.24	7
Feb 2018	22.85	16.36	0.42	30.69	23.59	1.03	10.44	19
Mar 2018	16.54	10.8	0.26	30.89	22.86	0.84	4.9	14
Apr 2018	16.77	10.94	0.6	31.51	23.35	1.32	6.19	11
May 2018	12.01	7.54	1.5	16	10.56	2.69	3.11	15
Jun 2018	11.71	7.32	1.53	25.44	17.34	2.42	7.15	13
Jul 2018	10.69	6.52	2.05	13.79	8.66	4.21	1.78	6
Aug 2018	10.57	6.49	1.57	12.64	8.04	2.25	5.19	11
Sep 2018	13.1	8.46	1.69	28.08	20.16	3.32	6.13	11
Oct 2018	11.73	7.38	1.37	14.71	9.59	2	2.4	14
Nov 2018	13.39	8.51	0.37	21.22	13.67	0.78	4.82	14
Dec 2018	14.69	9.55	0.24	30.52	22.3	0.52	5.53	16
Monthly Average	**13.76**	**8.92**	**1.01**	**22.33**	**16.17**	**1.92**	**4.91**	**12.58**

Month in 2019	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2019	18.92	12.62	0.19	30.06	21.88	0.36	6.32	14
Feb 2019	21.34	13.99	0.15	30.21	21.38	0.37	9.63	14
Mar 2019	15.47	10.22	0.27	26.54	18.24	1	3.89	11
Apr 2019	16.04	10.53	0.5	25.14	17.01	1.42	6.07	11
May 2019	11.51	7.14	1.54	13.5	8.59	3.37	2.05	15
Jun 2019	12.07	7.59	1.86	16.68	11.55	3.44	4.61	12
Jul 2019	12.18	7.72	1.64	17.08	11.71	3.29	4.13	12
Aug 2019	11.37	7.21	1.67	13.9	9.33	3.73	4.45	12
Sep 2019	9.5	5.9	2.54	10.2	6.31	4.7	0.06	1
Oct 2019	11.63	7.54	1.58	20.22	13.9	4.72	6.32	14
Nov 2019	13.56	9.14	0.36	23.75	16.81	0.84	3.91	10
Dec 2019	16.66	11.4	0.27	30.58	23.91	0.53	6.4	14
Monthly Average	**14.19**	**9.25**	**1.05**	**21.49**	**15.05**	**2.31**	**4.82**	**11.67**

Month in 2020	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2020	19.57	13.16	0.25	29.06	21.28	0.42	4.73	14
Feb 2020	20.71	14.77	0.13	29.48	22.78	1.11	6.15	18
Mar 2020	18.28	12.7	0.27	28.61	20.57	0.68	6.13	17
Apr 2020	15.88	10.69	0.21	29.5	21.63	0.82	4.24	11
May 2020								
Jun 2020	11.32	7.36	1.88	15	10.47	3.93	3.69	9
Jul 2020	11.57	7.58	1.71	17.82	11.73	2.78	5.02	10
Aug 2020	11.91	7.62	1.42	17.23	12.13	3.21	5.35	9
Sep 2020	15.17	10.01	1.08	29.03	21.52	2.47	5.74	11
Oct 2020	11.72	7.39	1.22	15.11	10.27	2.53	3.01	8
Nov 2020	10.85	6.59	0.75	13.22	7.96	1.51	1.4	6
Dec 2020	14.45	9.29	0.75	22.8	16.48	1.33	3.38	10
Monthly Average	**14.68**	**9.74**	**0.88**	**22.44**	**16.07**	**1.89**	**4.44**	**11.18**

Note: The May monthly report wasn't available on the state dateviewer. This doesn't reflect that the city did not submit it.

City of Franklin

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

File #: 21-02306

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2021-36, An Ordinance To Rezone 0.86 Acres From Residential 1 (R1) District To Residential 2 (R2) District For The Property Located South Of Boyd Mill Avenue And East Of Horton Lane, At 3104 Horton Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7607
Applicant: Greg Gamble, GDC
Owner: Mark Brown

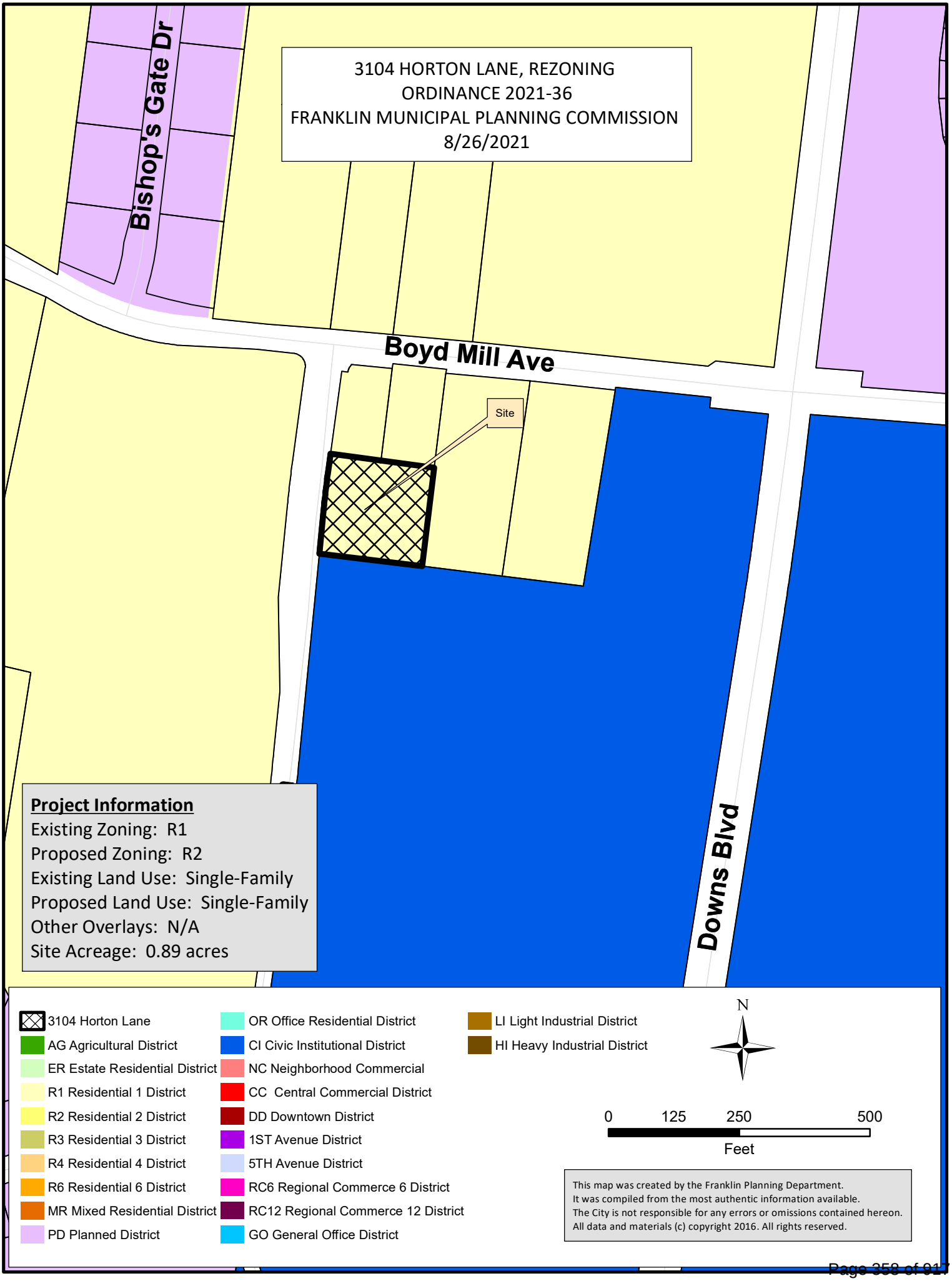
BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property located at 3104 Horton Lane from Residential 1 (R1) District to Residential 2 (R2) District. Per Envision Franklin, the property is located in the Single-Family Residential Design Concept, which supports a range of single-family dwelling and lot sizes. The R2 District allows new single-family residential lots a be a minimum of 15,000 square feet. The property is 0.86 acres, or approximately 37,500 square feet. Should the lot be subdivided in the future, the new lots would meet the minimums for R2 and be compatible with the adjacent lots to the north along Boyd Mill Avenue. The proposed rezoning is consistent with the recommendations of Envision Franklin and the requirements for R2 in the Zoning Ordinance.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-36 be recommended to the Board of Mayor and Aldermen for approval.


3104 HORTON LANE, REZONING
ORDINANCE 2021-36
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Bishop's Gate Dr
Boyd Mill Ave
Site
Downs Blvd
Project Information
Existing Zoning: R1
Proposed Zoning: R2
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Other Overlays: N/A
Site Acreage: 0.89 acres
3104 Horton Lane
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
N
0 125 250 500
Feet
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ORDINANCE 2021-36

AN ORDINANCE TO REZONE 0.86 ACRES FROM RESIDENTIAL 1 (R1) DISTRICT TO RESIDENTIAL 2 (R2) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF BOYD MILL AVENUE AND EAST OF HORTON LANE, AT 3104 HORTON LANE.

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 Board of Mayor and Aldermen 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 **Residential 1 (R1)** District to **Residential 2 (R2)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
77-17.00	0.86
Total	0.86

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.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

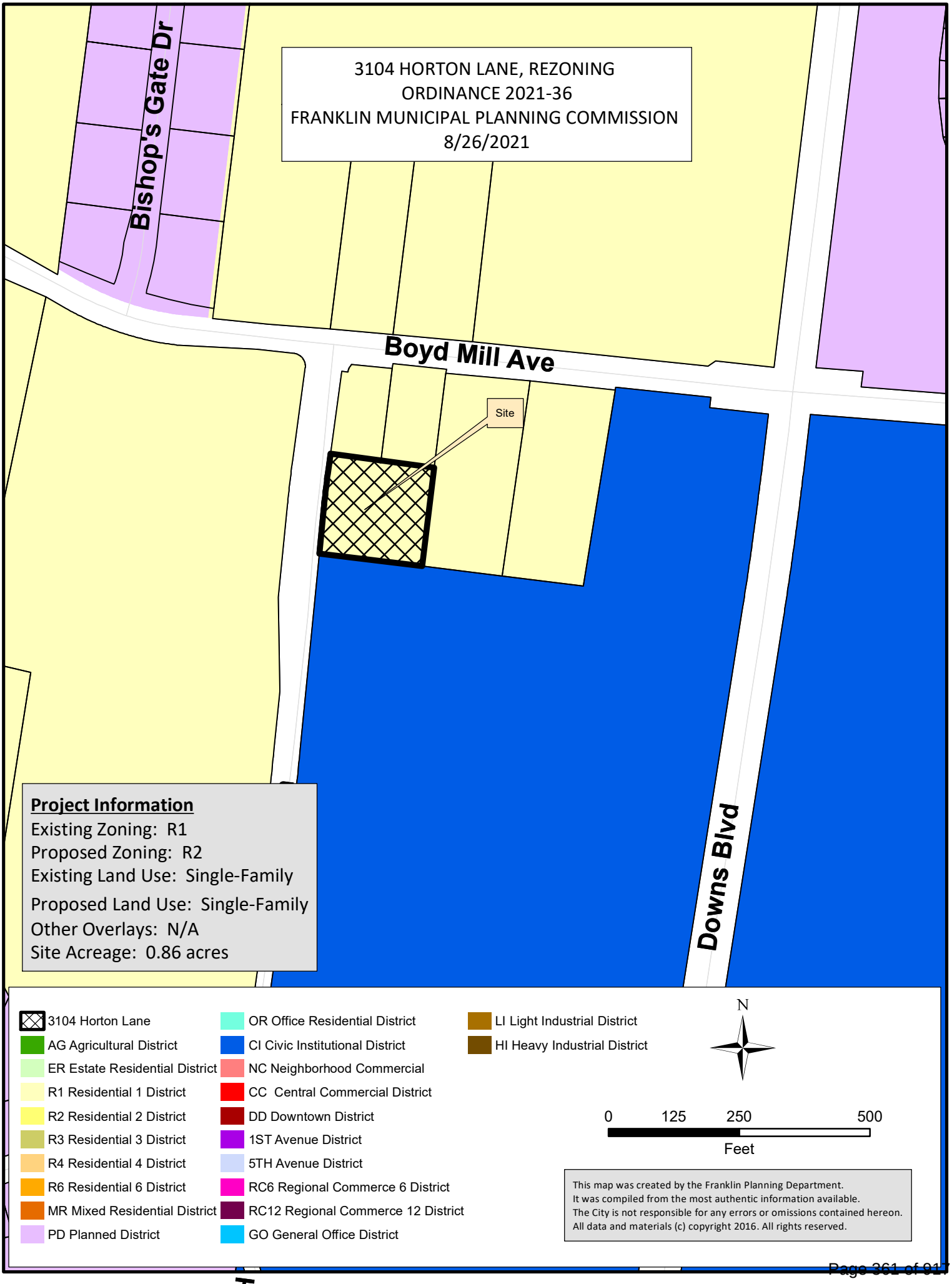
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


3104 HORTON LANE, REZONING
ORDINANCE 2021-36
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Bishop's Gate Dr
Boyd Mill Ave
Site
Downs Blvd
Project Information
Existing Zoning: R1
Proposed Zoning: R2
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Other Overlays: N/A
Site Acreage: 0.86 acres
3104 Horton Lane
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
N
0 125 250 500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Area - 0.86 Acres±

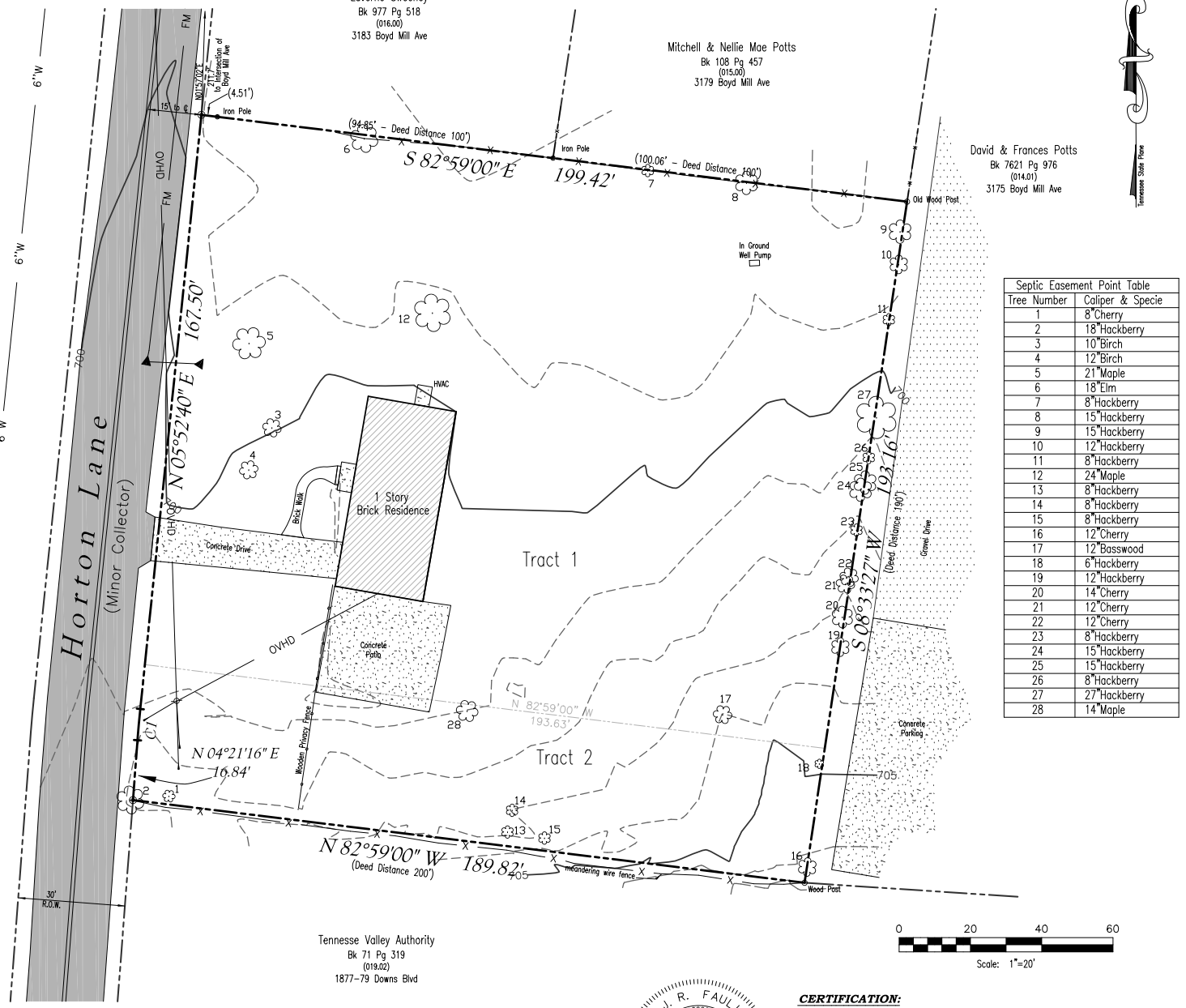
37,628 Sq. Feet



Vicinity Map
not to scale

Legend

- Old Iron Rod
- New Iron Rod
- Wooden Fence Post
- Utility Pole
- Sewer Valve
- Wire Fence Line
- FM — 1 1/4" Sewer Force Main
- 6"W — 6" DIP Water Line
- OVHD — Overhead Utilities Line
- Building Hatch
- Concrete Hatch
- Pavement Hatch
- Gravel Hatch



Septic Easement Point Table	
Tree Number	Caliper & Specie
1	8"Cherry
2	18"Hackberry
3	10"Birch
4	12"Birch
5	21"Maple
6	18"Elm
7	8"Hackberry
8	15"Hackberry
9	15"Hackberry
10	12"Hackberry
11	8"Hackberry
12	24"Maple
13	8"Hackberry
14	8"Hackberry
15	8"Hackberry
16	12"Cherry
17	12"Basswood
18	6"Hackberry
19	12"Hackberry
20	14"Cherry
21	12"Cherry
22	12"Cherry
23	8"Hackberry
24	15"Hackberry
25	15"Hackberry
26	8"Hackberry
27	27"Hackberry
28	14"Maple

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1°31'24"	331.17'	8.80'	4.40'	8.80'	S 05°06'58" W

Survey Notes

1. No Title Report or Opinion was issued to this surveyor prior to the performance of this survey. Survey is subject to such finding of fact(s) that a Title Report or Opinion may reveal.
2. Subject property is currently zoned R1.
3. Subject property ownership: Harold & Sandra Chapman – Bk 7743 Pg 984 (Scrivenors Affidavit) and Bk 7715 Pg 426 ROWC, TN.
4. Subject property address: 3104 Horton Lane, Franklin, TN 37064.
5. All parcel numbers shown thus (000.00) pertain to property map 077 for Williamson County, Tennessee. Subject property is parcel 017.00 of said map.
6. Bearings are referenced to the Tennessee State Plane Coordinate System (NAD83) and were established via GPS utilizing the Earl Dudley INET Reference Network and Geoid 2018.
7. Elevations are NAVD88 and were established via GPS utilizing the Earl Dudley INET Reference Network and Geoid 2018.
8. Contour interval shown is 1'.
9. Boundary determination is based on field locations and parole evidence for the southeast corner provided to this surveyor by David Potts on June 30, 2021. Few hard corners were found. This surveyor contacted the City of Franklin Engineering Department and the City of Franklin Streets Department for any information regarding the right of way of Horton Lane. No information was provided. Using the available deed references and field locations, this surveyor determined the right of way width of Horton Lane at the time of the origination of this parcel was 30'.
10. This surveyor did not physically locate any underground utilities shown on the face of this drawing. The sewer force main location was taken from field markings provided by the City of Franklin. The 6" water line location was taken from a City of Franklin GIS graphic location provided to this surveyor.
11. Residence is not connected to public water service. Water is provided by a private well.
12. This surveyor is not a licensed arborist or professional forester. Tree identification was provided for reference only. Actual tree caliper and specie is subject to verification by the above professionals.
13. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, karst features or any other archeologic, geologic, enviromentally sensitive or otherwise protected features. Owners/developers/contractors should contact the appropriate agencies before beginning construction.

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J. R. FAULK
REG. LAND SURVEYOR
TENN.
7/08/21

CERTIFICATION:

I hereby certify that this is a true and accurate survey based on the best available physical evidence and the latest deeds of record: that it is a "Category 1" survey as defined by the State Board of Examiners for Land Surveyors with an unadjusted error of closure of 1:10,000 or greater.

By: _____ **Date:** 7/08/21

Estes Russell Engineering, Inc.
6400 Lee Highway Suite 109
Chattanooga, Tennessee 37421
PH: 423-800-7998 | WWW.ESTESRUSSELLENG.COM

DESIGNED BY: ---
DRAWN BY: JRF
CHECKED BY: ---
APPROVED BY: ---

BY | DESCRIPTION | DATE

Existing Conditions
3104 Horton Lane
Bk 7743 Pg 984 - Map 077 Parcel 017.00
City of Franklin - 5th Civil District - Williamson County, Tennessee

GENERAL NOTES

SCALE: 1"=20' N.T.S.
DATE: 07/08/2021
PROJECT NUMBER 210139

Area - 0.86 Acres±

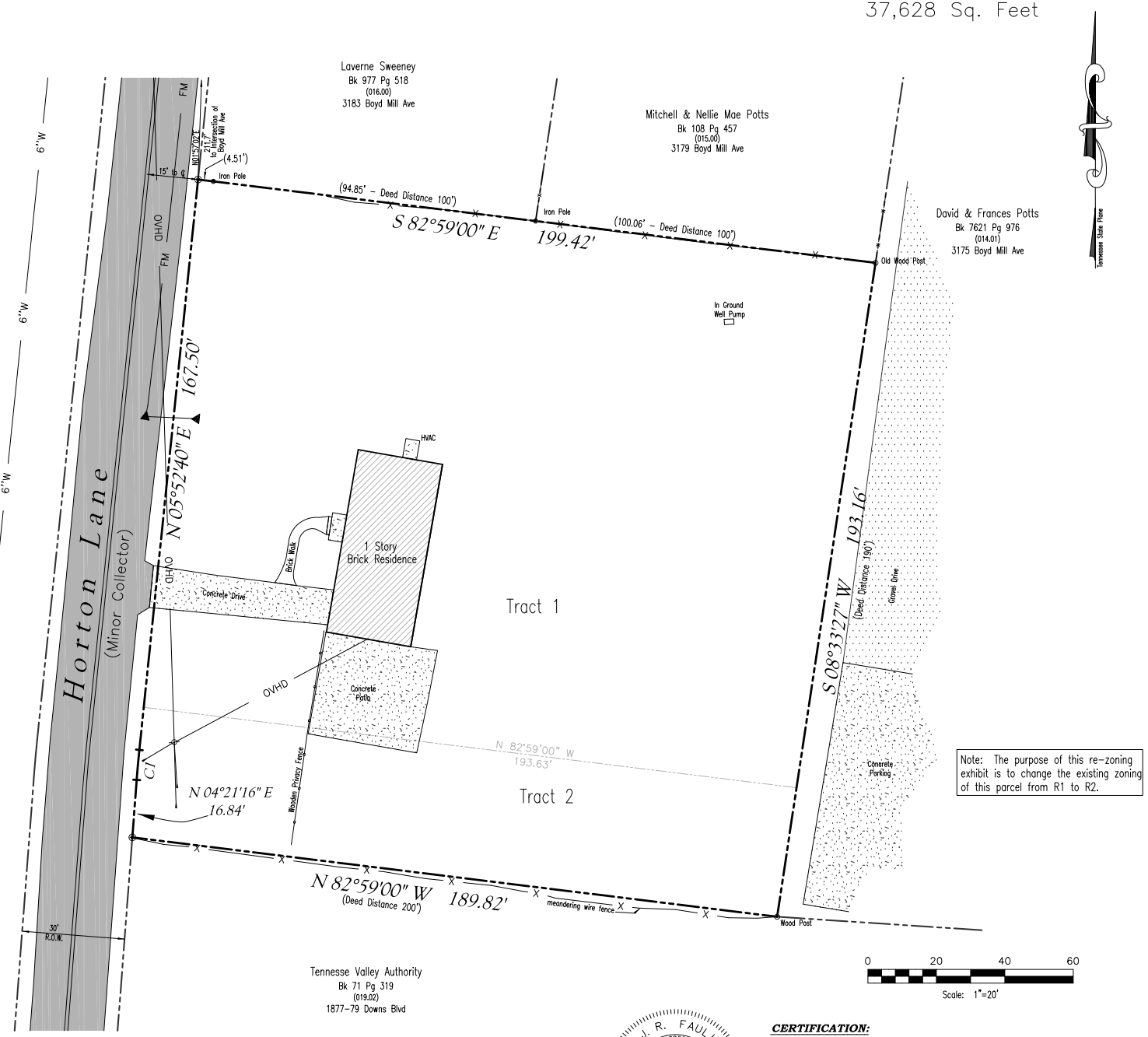
37,628 Sq. Feet



Vicinity Map
not to scale

Legend

- Old Iron Rod
- New Iron Rod
- Wooden Fence Post
- Utility Pole
- Sewer Valve
- Wire Fence Line
- 1 1/4" Sewer Force Main
- 6" DIP Water Line
- Overhead Utilities Line
- Building Hatch
- Concrete Hatch
- Pavement Hatch
- Gravel Hatch



Note: The purpose of this re-zoning exhibit is to change the existing zoning of this parcel from R1 to R2.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1°31'24"	331.17'	8.80'	4.40'	8.80'	S 05°06'58" W

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9. Residence is not connected to public water service. Water is provided by a private well.
10. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, karst features or any other archeologic, geologic, enviromentally sensitive or otherwise protected features. Owners/developers/contractors should contact the appropriate agencies before beginning construction.

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CERTIFICATION:

I hereby certify that this is a true and accurate survey based on the best available physical evidence and the latest deeds of record: that it is a "Category 1" survey as defined by the State Board of Examiners for Land Surveyors with an unadjusted error of closure of 1:10,000 or greater.

J. R. FAULK — REGISTERED LAND SURVEYOR — No. 2322 — TENNESSEE — AGRICULTURE — COMMERCIAL

By: _____ **Date:** 7/08/21

Estes Russell Engineering, Inc.
6400 Lee Highway Suite 109
Chattanooga, Tennessee 37421
PH: 423-800-7998 | WWW.ESTESRUSSELLENG.COM

DESIGNED BY: ---- DRAWN BY: JRF CHECKED BY: ---- APPROVED BY: ----

BY	REVISIONS DESCRIPTION
JRF	ADD POTS

Boundary Survey
3104 Horton Lane
Bk 7743 Pg 984 - Map 077 Parcel 017.00
City of Franklin - 5th Civil District - Williamson County, Tennessee

GENERAL NOTES
Revision 8/03/21: added COF Project#, added rezoning note.

SCALE: 1"=20' N.T.S.
DATE: 07/08/2021 ----
COF Project#7607
210139

Area - 0.86 Acres±

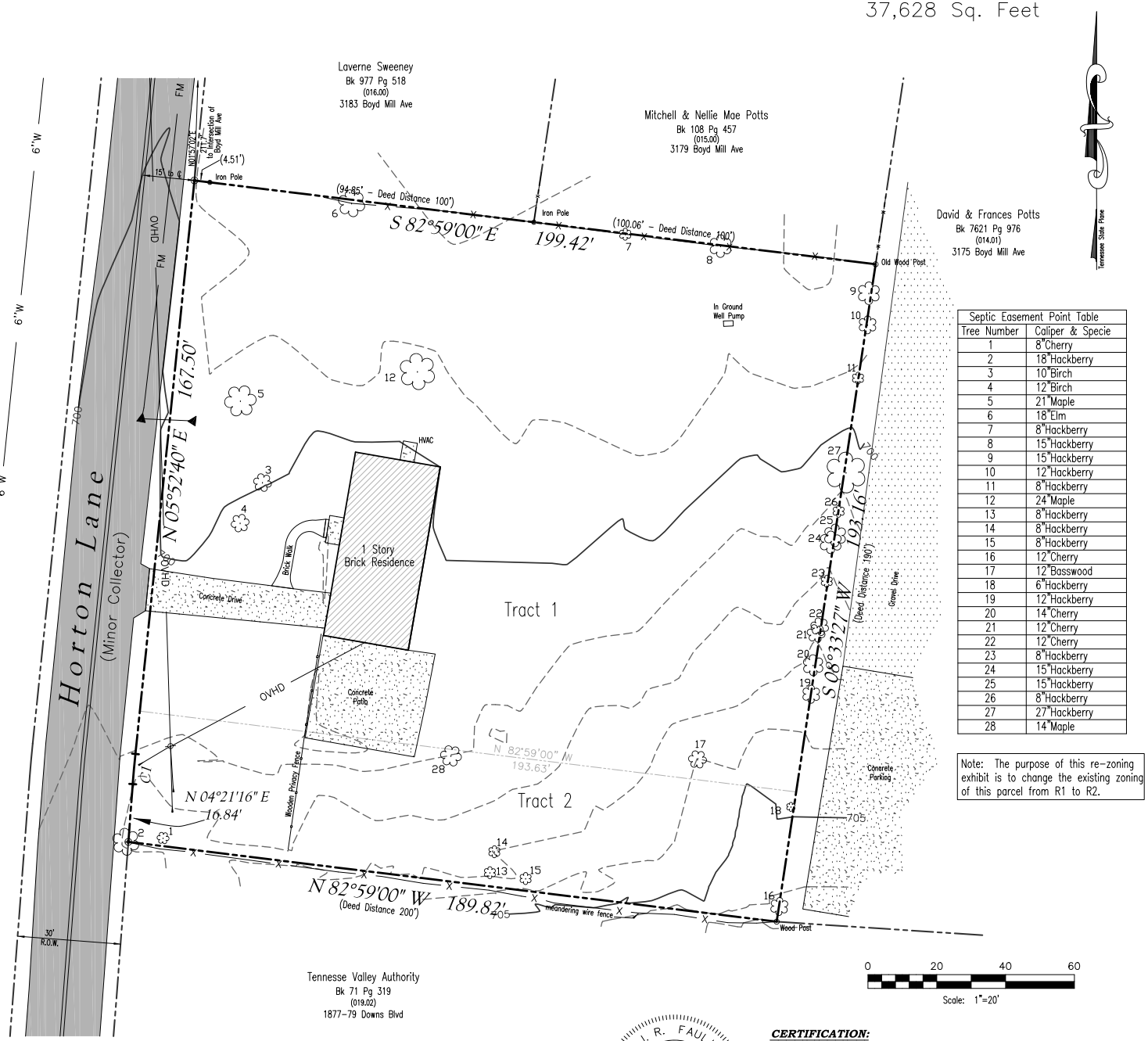
37,628 Sq. Feet



Vicinity Map
not to scale

Legend

- Old Iron Rod
- New Iron Rod
- Wooden Fence Post
- Utility Pole
- Sewer Valve
- Wire Fence Line
- 1 1/4" Sewer Force Main
- 6"W — 6" DIP Water Line
- OVHD — Overhead Utilities Line
- Building Hatch
- Concrete Hatch
- Pavement Hatch
- Gravel Hatch



Septic Easement Point Table	
Tree Number	Caliper & Specie
1	8"Cherry
2	18"Hackberry
3	10"Birch
4	12"Birch
5	21"Maple
6	18"Elm
7	8"Hackberry
8	15"Hackberry
9	15"Hackberry
10	12"Hackberry
11	8"Hackberry
12	24"Maple
13	8"Hackberry
14	8"Hackberry
15	8"Hackberry
16	12"Cherry
17	12"Basswood
18	6"Hackberry
19	12"Hackberry
20	14"Cherry
21	12"Cherry
22	12"Cherry
23	8"Hackberry
24	15"Hackberry
25	15"Hackberry
26	8"Hackberry
27	27"Hackberry
28	14"Maple

Note: The purpose of this re-zoning exhibit is to change the existing zoning of this parcel from R1 to R2.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1°31'24"	331.17'	8.80'	4.40'	8.80'	S 05°06'58" W

Survey Notes

1. No Title Report or Opinion was issued to this surveyor prior to the performance of this survey. Survey is subject to such finding of fact(s) that a Title Report or Opinion may reveal.
2. Subject property is currently zoned R1.
3. Subject property ownership: Harold & Sandra Chapman – Bk 7743 Pg 984 (Scrivenors Affidavit) and Bk 7715 Pg 426 ROWC, TN.
4. Subject property address: 3104 Horton Lane, Franklin, TN 37064.
5. All parcel numbers shown thus (000.00) pertain to property map 077 for Williamson County, Tennessee. Subject property is parcel 017.00 of said map.
6. Bearings are referenced to the Tennessee State Plane Coordinate System (NAD83) and were established via GPS utilizing the Earl Dudley INET Reference Network and Geoid 2018.
7. Elevations are NAVD88 and were established via GPS utilizing the Earl Dudley INET Reference Network and Geoid 2018.
8. Contour interval shown is 1'.
9. Boundary determination is based on field locations and parole evidence for the southeast corner provided to this surveyor by David Potts on June 30, 2021. Few hard corners were found. This surveyor contacted the City of Franklin Engineering Department and the City of Franklin Streets Department for any information regarding the right of way of Horton Lane. No information was provided. Using the available deed references and field locations, this surveyor determined the right of way width of Horton Lane at the time of the origination of this parcel was 30'.
10. This surveyor did not physically locate any underground utilities shown on the face of this drawing. The sewer force main location was taken from field markings provided by the City of Franklin. The 6" water line location was taken from a City of Franklin GIS graphic location provided to this surveyor.
11. Residence is not connected to public water service. Water is provided by a private well.
12. This surveyor is not a licensed arborist or professional forester. Tree identification was provided for reference only. Actual tree caliper and specie is subject to verification by the above professionals.
13. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, karst features or any other archeologic, geologic, enviromentally sensitive or otherwise protected features. Owners/developers/contractors should contact the appropriate agencies before beginning construction.

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J. R. FAULK
REG. LAND SURVEYOR
TENN.
7/08/21

CERTIFICATION:

I hereby certify that this is a true and accurate survey based on the best available physical evidence and the latest deeds of record: that it is a "Category 1" survey as defined by the State Board of Examiners for Land Surveyors with an unadjusted error of closure of 1:10,000 or greater.

By: _____ **Date:** 7/08/21

Estes Russell Engineering, Inc.
6400 Lee Highway Suite 109
Chattanooga, Tennessee 37421
PH: 423-800-7998 | WWW.ESTESRUSSELLENG.COM

DESIGNED BY: ---
DRAWN BY: JRF
CHECKED BY: ---
APPROVED BY: ---

BY | REVISIONS DESCRIPTION | NO. | DATE

Existing Conditions
3104 Horton Lane
Bk 7743 Pg 984 - Map 077 Parcel 017.00
City of Franklin - 5th Civil District - Williamson County, Tennessee

GENERAL NOTES
Revision 8/03/21: added COF Project#, added rezoning note.

SCALE: 1"=20' N.T.S.
DATE: 07/08/2021 ----
COF Project#7607
210139

Area - 0.86 Acres±

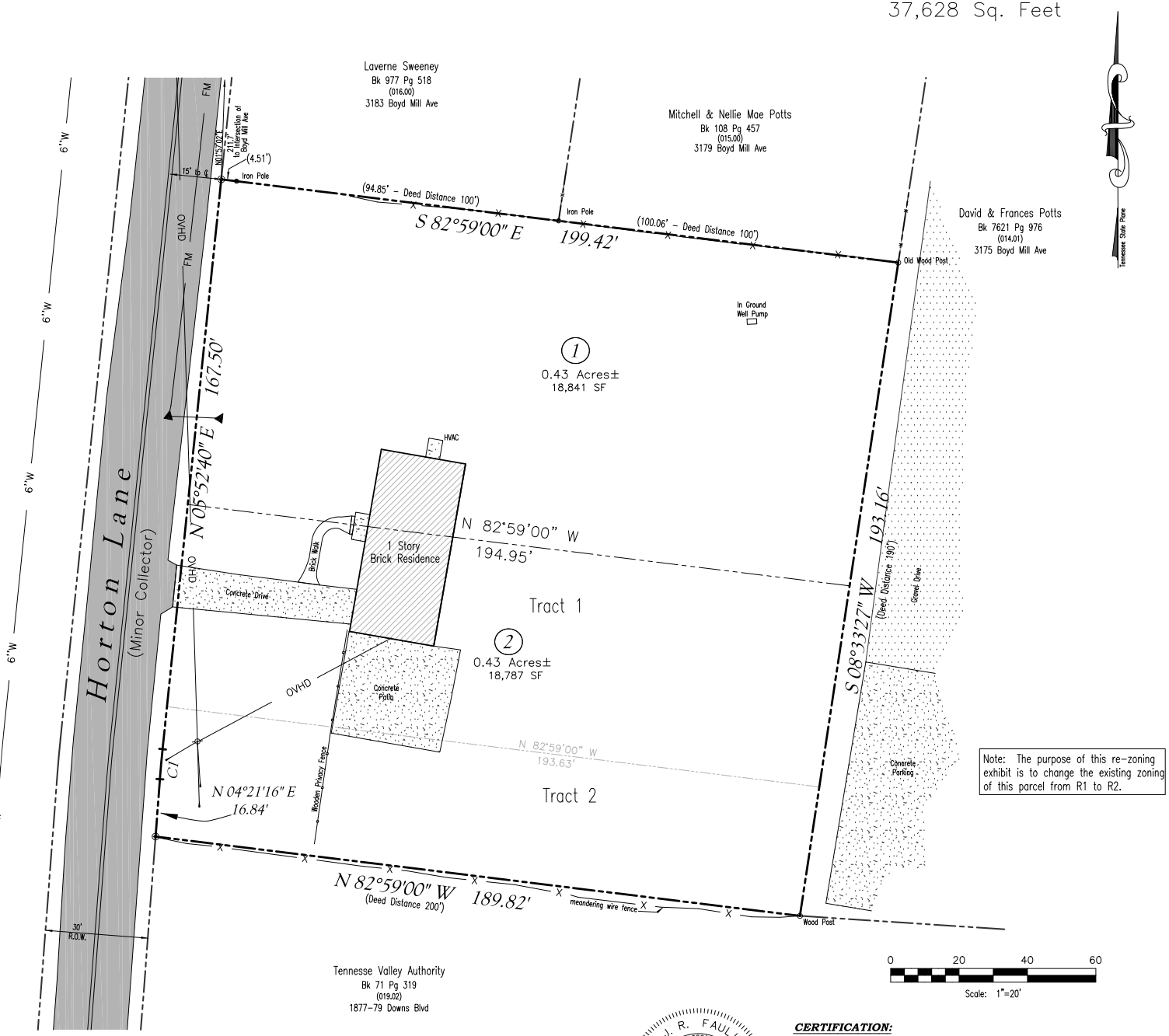
37,628 Sq. Feet



Vicinity Map
not to scale

Legend

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- Building Hatch
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Survey Notes

1. No Title Report or Opinion was issued to this surveyor prior to the performance of this survey. Survey is subject to such finding of fact(s) that a Title Report or Opinion may reveal.
2. Subject property is currently zoned R1, with no additional overlays.
3. Subject property ownership: Harold & Sandra Chapman – Bk 7743 Pg 984 (Scrivenors Affidavit) and Bk 7715 Pg 426 ROWC, TN.
4. Subject property address: 3104 Horton Lane, Franklin, TN 37064.
5. All parcel numbers shown thus (000.00) pertain to property map 077 for Williamson County, Tennessee. Subject property is parcel 017.00 of said map.
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J. R. FAULK — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2122

By: _____ Date: 8/03/21

Estes Russell Engineering, Inc.
6400 Lee Highway Suite 109
Chattanooga, Tennessee 37421
PH: 423-800-7998 | WWW.ESTESRUSSELLENG.COM

DESIGNED BY: ____
DRAWN BY: JRF
CHECKED BY: ____
APPROVED BY: ____

BY	REVISIONS DESCRIPTION

Re-Zoning Exhibit
Design Concept: Single Family Residential
3104 Horton Lane
Bk 7743 Pg 984 - Map 077 Parcel 017.00
City of Franklin - 5th Civil District - Williamson County, Tennessee

GENERAL NOTES
Revision 8/03/21:
added COF Project#

SCALE: 1"=20' N.T.S.
DATE: 07/08/2021
COF Project#7607
210139

City of Franklin

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

File #: 21-02192

DATE: July 8, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2021-30, An Ordinance To Rezone 60.50 Acres From Planned (PD 6.45/155,679) District To Planned (PD 6.75/144,258) District For The Property Located South Of Lynnwood Way And West Of Franklin Road, At 120 Davenport Boulevard (Gateway Village PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7574
Applicant: Jim Lukens, Lukens Engineering Consultants
Owner: CVHC9, LLC

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property from Planned (PD 6.45/155,679) District to Planned (PD 6.75/144,258) to accommodate the revised development plan for the Gateway Village PUD Subdivision (RES 2021-125). The revised entitlements removes commercial square footage and adds multifamily residential units. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept, which supports the proposed Rezoning and revised entitlements. The Development Plan revision is also included on this agenda.

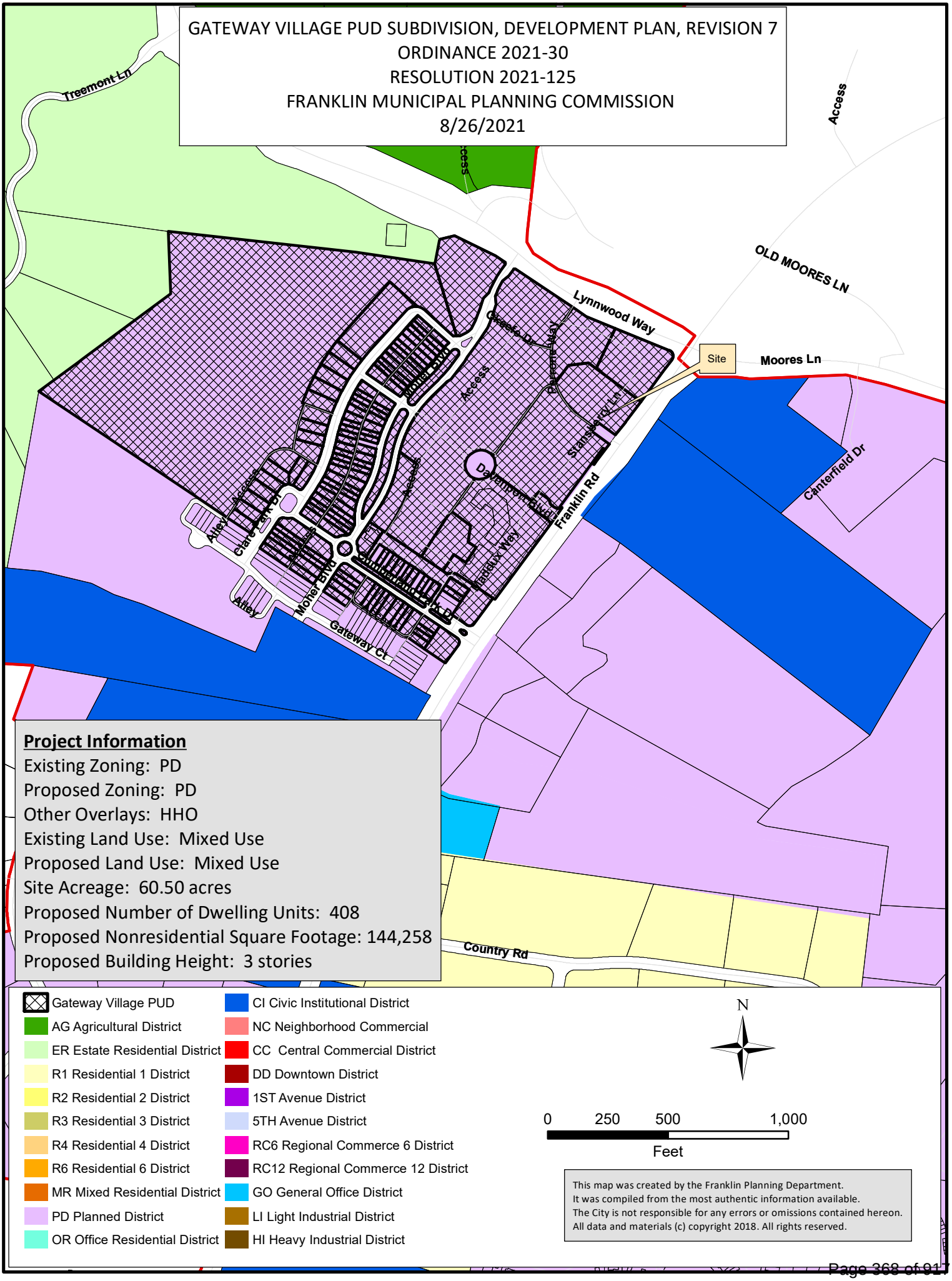
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-30 be recommended to the Board of Mayor and Aldermen for approval.


GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
ORDINANCE 2021-30
RESOLUTION 2021-125
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Treemont Ln
Access
Access
OLD MOORES LN
Lynnwood Way
Creekside Dr
Oakmont Way
Site
Moores Ln
Access
Mohr Blvd
Stansberry Ln
Canterfield Dr
Alley Access
Clarke Farm Dr
Access
Davenport Blvd
Franklin Rd
Access
Cumberland Gap Dr
Magbuxx Way
Alley
Mohr Blvd
Gateway Ct
Country Rd
Project Information
Existing Zoning: PD
Proposed Zoning: PD
Other Overlays: HHO
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Site Acreage: 60.50 acres
Proposed Number of Dwelling Units: 408
Proposed Nonresidential Square Footage: 144,258
Proposed Building Height: 3 stories
Gateway Village 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
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-30

AN ORDINANCE TO REZONE 60.50 ACRES FROM PLANNED (PD 6.45/155,679) DISTRICT TO PLANNED (PD 6.75/144,258) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF LYNNWOOD WAY AND WEST OF FRANKLIN ROAD, AT 120 DAVENPORT BOULEVARD (GATEWAY VILLAGE PUD).

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

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

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-125, 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 6.45/155,679)** District to **Planned (PD 6.75/144,258)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
See Exhibit B	60.50
Total	60.50

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.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

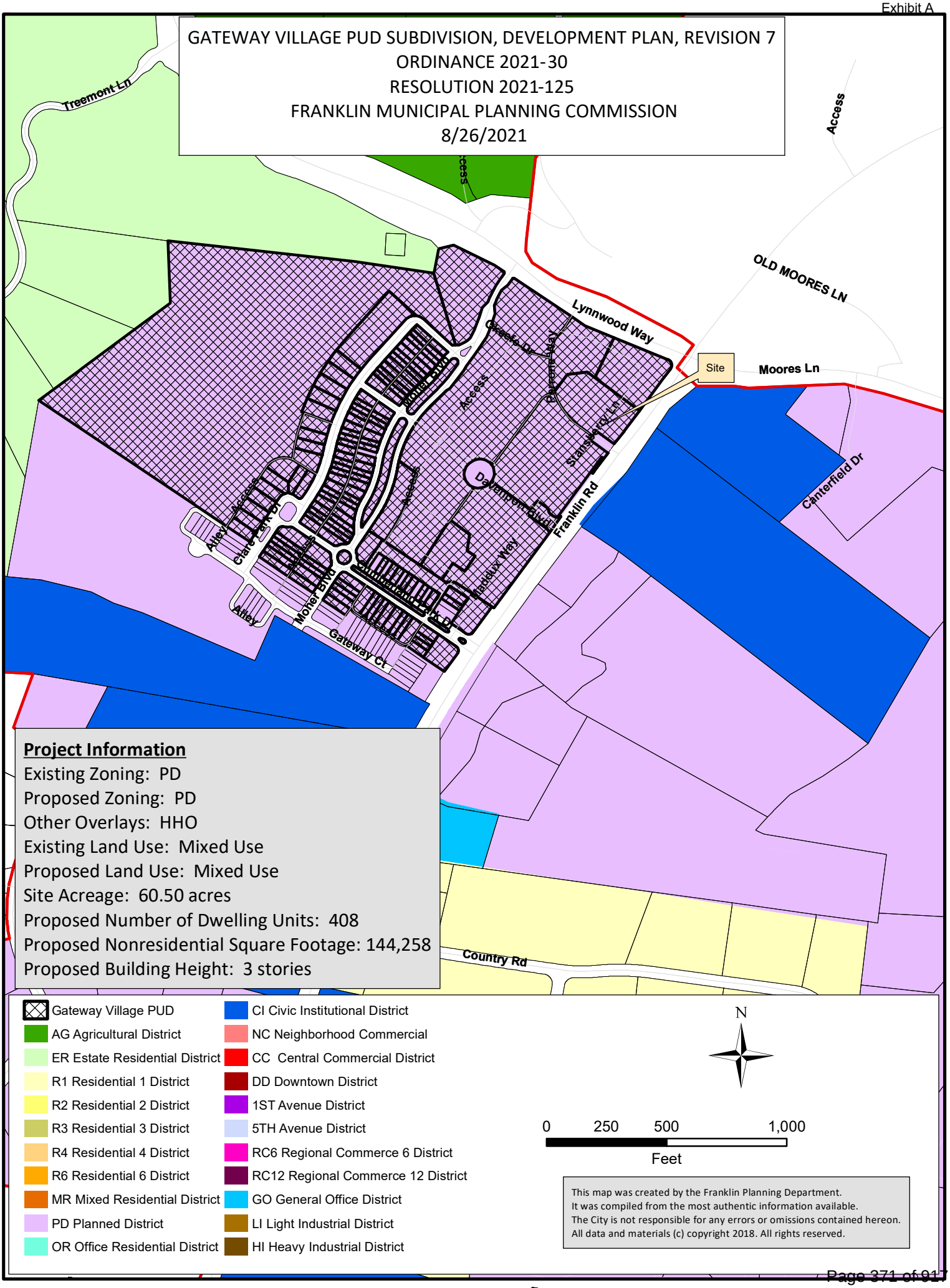
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

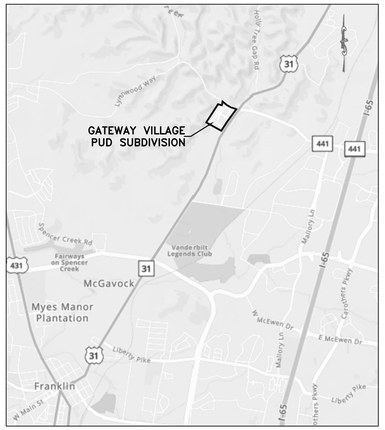
PASSED SECOND READING: _____

PASSED THIRD READING: _____


GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
ORDINANCE 2021-30
RESOLUTION 2021-125
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Treemont Ln
Access
Access
OLD MOORES LN
Lynnwood Way
Creekside Dr
Oakmont Way
Site
Moores Ln
Access
Moher Blvd
Stansfield Ln
Canterfield Dr
Alley Access
Clarion Park Dr
Access
Davenport Blvd
Franklin Rd
Access
Cumberland Park Dr
Maddux Way
Alley
Moher Blvd
Gateway Ct
Country Rd
Project Information
Existing Zoning: PD
Proposed Zoning: PD
Other Overlays: HHO
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Site Acreage: 60.50 acres
Proposed Number of Dwelling Units: 408
Proposed Nonresidential Square Footage: 144,258
Proposed Building Height: 3 stories
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R1 Residential 1 District
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R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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Ordinance 2021-30
Exhibit A

GATEWAY VILLAGE PUD SUBDIVISION
ZONE CHANGE
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0 COVER
C1.0 OVERALL EXISTING CONDITIONS
C2.0 OVERALL DEVELOPMENT PLAN
C2.1 LOT 134 DEVELOPMENT PLAN

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

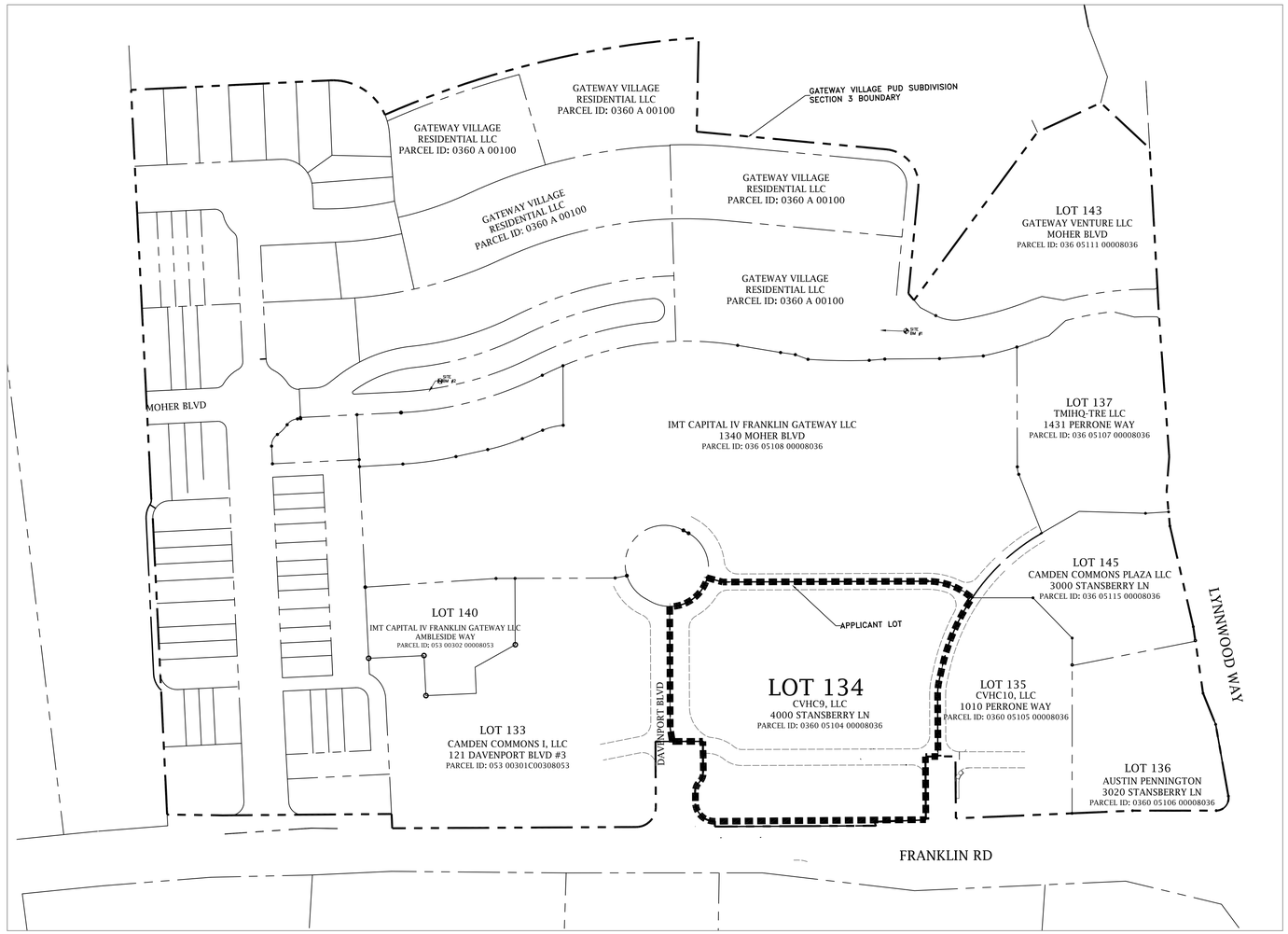
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

JAMES M. LUKENS
REGISTERED
PROFESSIONAL ENGINEER
No. 103161
STATE OF TENNESSEE
6/7/2021

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

COVER SHEET

C0.0

Ordinance 2021-30
Exhibit A

AERIAL PHOTO:

SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

BASE ZONING: PD, PLANNED DEVELOPMENT

CHARACTER AREA: BCCO4
TRADITIONAL

FLOOD MAP INFO: THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.

ARCHITECTURAL: BUILDINGS SHOWN ARE EXISTING
LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS

STORMWATER: EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.

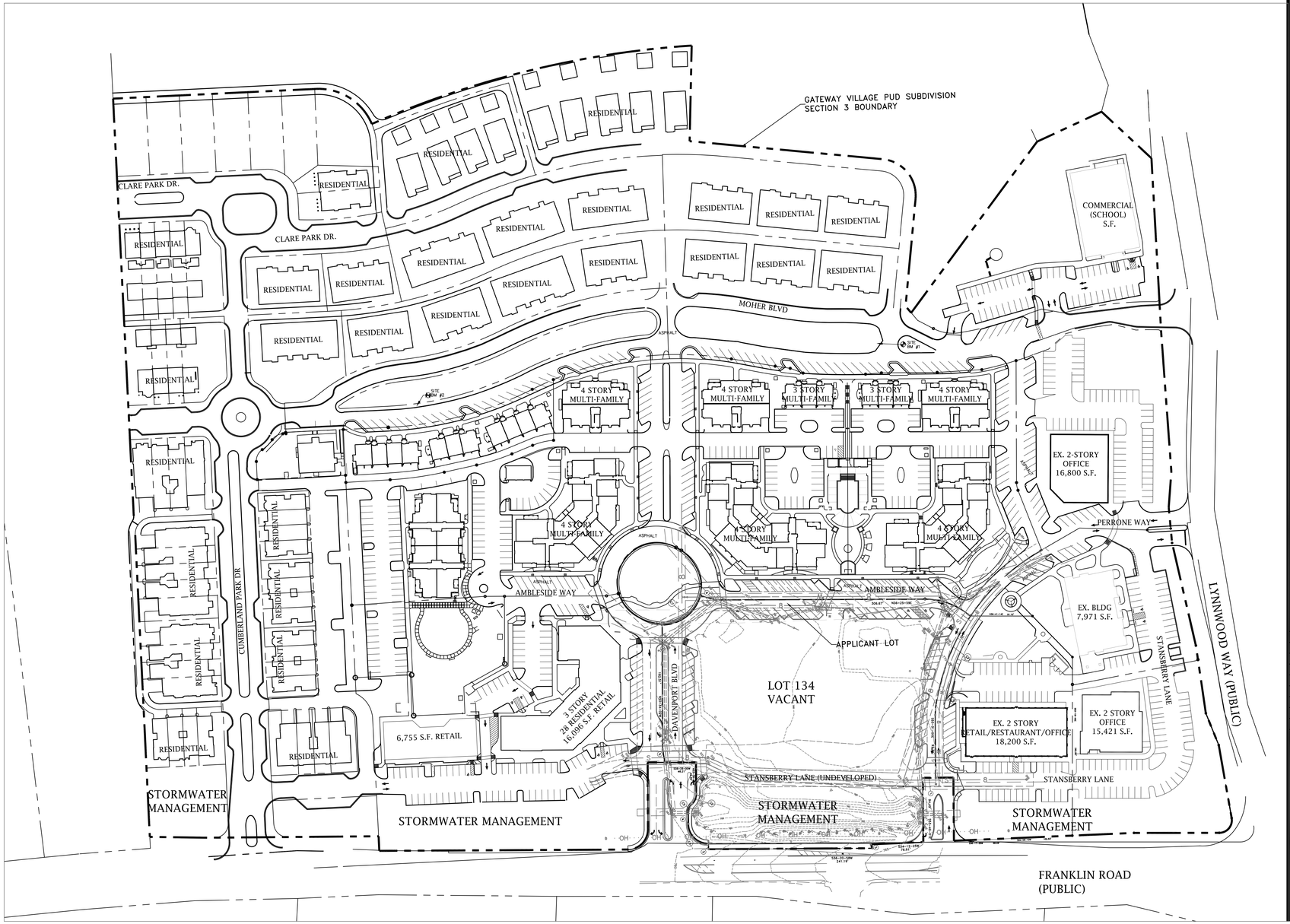
MINERAL RIGHTS: THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



JAMES M. LUKENS
LICENSED PROFESSIONAL ENGINEER
No. 103165
STATE OF TENNESSEE
6/1/2021

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

Ordinance 2021-30
Exhibit A

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SUMMARY NOTES

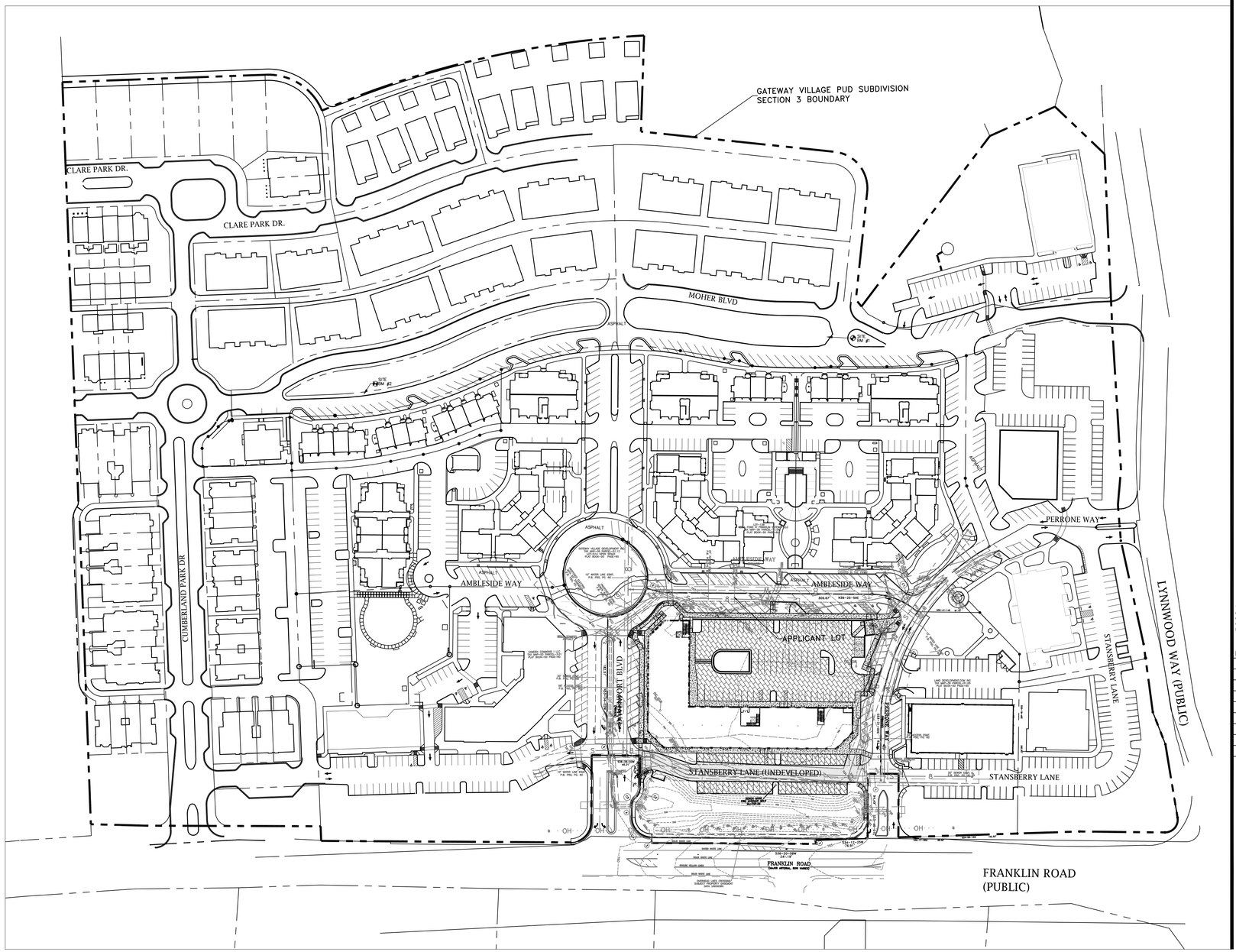
LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Proposed	162	138	138
135	Retail	57	49	49
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

	A	B	C	D	E	F	G	H	I
1	GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"								
2	Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
3	133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14	1/2/2.5 / unit	2+24+35 = 61			
4		Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
5		Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
6		Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
7		Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
8		Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
9		True-t-Care	Retail	1467	2.5/1000	3.67			
10		RB's Cyclery	Retail	2564	2.5/1000	6.41			
11		Xtend & Whitley	Retail	2732	2.5/1000	7			
12		Amish Experience	Retail	1248	2.5/1000	3			
13		Applied from Section I				-37			
14		Subtotal					228.08	193.87	191
15									
16	134	Residential	Studio/1BR/2BR	35/18/7	1/2/2.5 / unit	35+36+18 = 89			
17		Commercial	Retail	11,800	3.33/1000	39			
18			Restaurant	3,412	10 / 1000	34			
19		Subtotal					162	138	138
20	135	Commercial	Retail	10,764	2.5 / 1000	26.9			
21			Office	10,764	2.85/1000	30.7			
22			Subtotal				57.6	49	49
23	136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
24	137	Touchstone Imaging	Office	21000	2.85 / 1000	60	60	51	52
25	137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.63	467
26	140	Park				21	21	17.85	21
27	143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
28	145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
29									
30	Total						1087.58	924.4	1057



JAMES M. LUKENS
REGISTERED ENGINEER
OWNER
NO. 103160
STATE OF TENNESSEE
04/27/2021

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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

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SITE DATA CHART	
PROJECT #	GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7 (LOT 134)
ADDRESS:	4000 STANSBERRY LANE
PARCEL(S):	MAP 36 PARCEL 051.04
ACREAGE/SQUARE FOOTAGE OF SITE	3.22 AC (140,545 S.F.)
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION):	ESTIMATED AUGUST 2008
REGULATIONS:	
BASE ZONING:	PD, PLANNED DISTRICT
OVERLAY ZONING:	NONE
BUILDING TYPES APPLIED:	MULTI-FAMILY, COMMERCIAL, MIXED-USE, OFFICE, RETAIL
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	NA
LOT SIZE (RESIDENTIAL):	NA
SETBACKS -	
FRANKLIN ROAD:	40 FEET (FROM ROW LINE)
PERRONE WAY:	30 FEET (FROM EDGE OF 24' PRIVATE ACCESS EASEMENT)
DAVENPORT BLVD:	30 FEET (FROM EDGE OF 58' PRIVATE ACCESS EASEMENT)
SIDE YARD:	5 FEET (NA)
REAR YARD:	30 FEET (FROM PROP LINE ON AMBLESIDE WAY)
DWELLING UNIT COUNT BY TYPE:	60 UNITS MULTI-FAMILY
COMMERCIAL S.F. BY USE:	11,800 S.F. RETAIL
	3412 S.F. RESTAURANT
HOTEL KEYS:	NONE
BUILDING HEIGHT:	3 STORIES
MINIMUM LANDSCAPE SURFACE AREA:	20 PERCENT
OPEN SPACE SF REQUIRED	NONE
NATURAL AREA SF REQUIRED	NONE
TREE CANOPY RETENTION ACREAGE	NONE
PARKING REQUIRED, BY USE:	
RETAIL:	39 SPACES (3.33 PER 1000 S.F.)
RESTAURANT:	34 SPACES (10 PER 1000 S.F.)
RESIDENTIAL (STUDIO)	35 SPACES (1 PER UNIT X 35)
RESIDENTIAL (1 BEDROOM)	36 SPACES (2 PER UNIT X 18)
RESIDENTIAL (2 BEDROOM)	18 SPACES (2.5 PER UNIT X 7)
PARKING SUBTOTAL	162 SPACES
GATEWAY VILLAGE MULTIPLIER:	0.85
TOTAL REQUIRED PARKING:	138 SPACES
PARKING PROVIDED:	
ON SITE (NEW)	118 SPACES
ON SITE (EXISTING)	11 SPACES
OFF SITE (DEDICATED)	11 SPACES
TOTAL PROVIDED PARKING:	140 SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NA

SUMMARY NOTES

LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Proposed	162	138	138
135	Retail	57	49	49
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14	1/2/2.5 / unit	2+24+35 = 61			
	Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	True-I-Care	Retail	1467	2.5/1000	3.67			
	RB's Cyclery	Retail	2564	2.5/1000	6.41			
	Xtend & Whitley	Retail	2732	2.5/1000	7			
	Amish Experience	Retail	1248	2.5/1000	3			
	Applied from Section I				-37			
	Subtotal					228.08	193.87	191
134	Residential	Studio/1BR/2BR	35/18/7	1/2/2.5 / unit	35+36+18 = 89			
	Commercial	Retail	11,800	3.33/1000	39			
		Restaurant	3,412	10 / 1000	34			
	Subtotal					162	138	138
135	Commercial	Retail	10,764	2.5 / 1000	26.9			
		Office	10,764	2.85/1000	30.7			
		Subtotal				57.6	49	49
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
137	Touchstone Imaging	Office	21000	2.85 / 1000	60	60	51	52
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.63	467
140	Park				21	21	17.85	21
143	Goddard School	Daycare/Empl/Stack Ing	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
Total						1087.58	924.4	1057

PROJECT NOTES

1. EXISTING CONDITIONS TAKEN FROM SURVEY BY HFR SURVEYING, DATED 03.11.2015. DATUM: TN STATE PLANE COORDINATES.
2. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006.
3. THE EXISTING UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND ARE NOT GUARANTEED TO BE EITHER ACCURATE OR ALL INCLUSIVE. OBTAIN THE AID OF EXISTING UTILITY OWNERS TO LOCATE THEIR RESPECTIVE FACILITIES BEFORE EXCAVATING IN ANY AREA.
4. UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST. IF UTILITIES ARE DISCOVERED DURING EXCAVATION, CONTACT THE OWNER'S REPRESENTATIVE AND ENGINEER FOR PROPER COORDINATION.
5. GREEN INFRASTRUCTURE EASEMENTS TO BE CREATED AND SHOWN ON PLAT WHERE NOTED BY GIE.

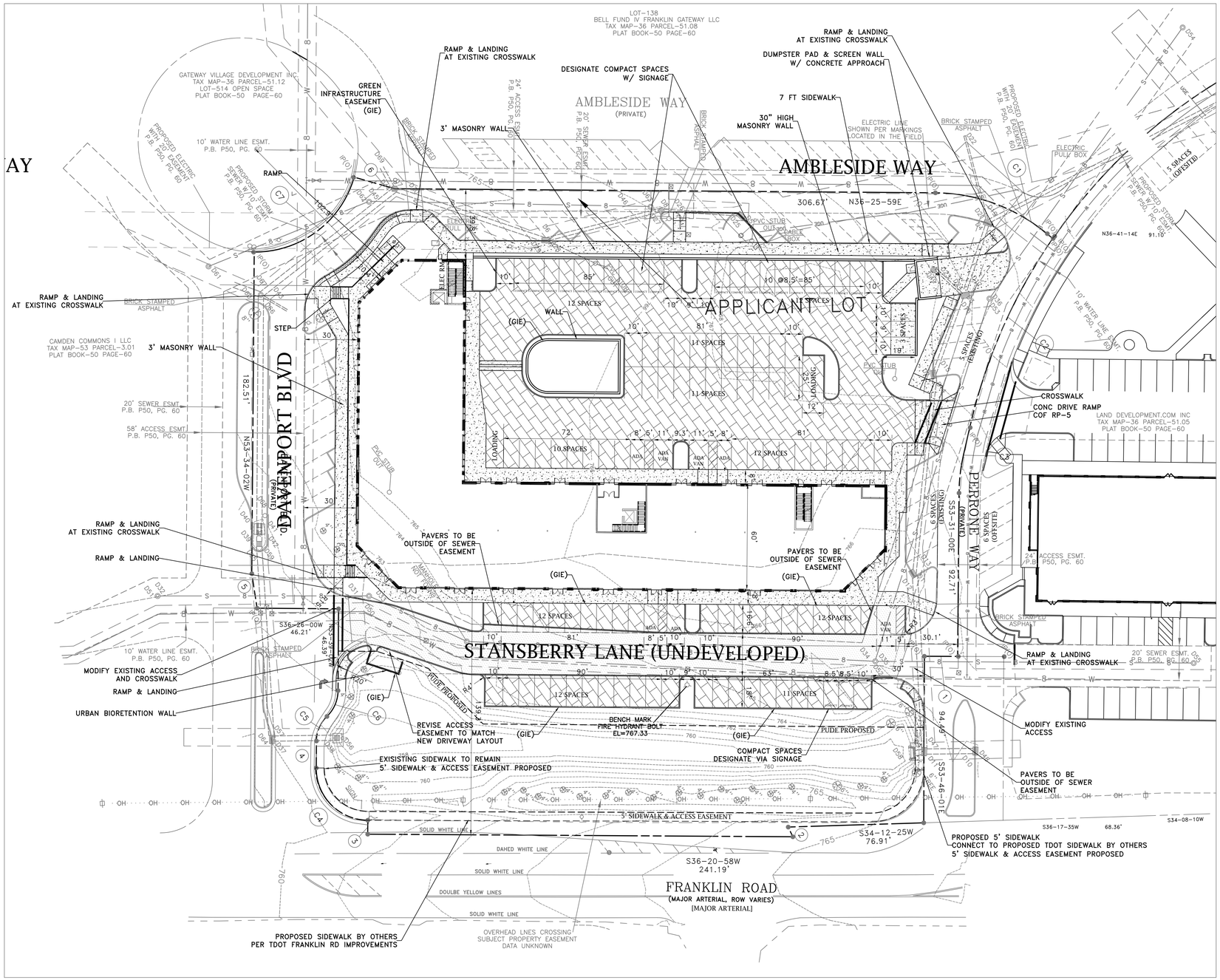
LEGEND

IRON PIN OLD ● IP(O)
5/8" IRON PIN NEW & CAP ●
WATER VALVE ⊠
FIRE HYDRANT
LIGHT POLE
UTILITY POLE
SIGN
IRRIGATION CONTROL VALVE ○
BENCH MARK
TELEPHONE MANHOLE
MANHOLE
GAS VALVE
WATER METER
TREE
EASEMENT ESMT.

EDGE OF PAVEMENT
PROPERTY/R.O.W. LINE
EDGE OF CONC.
UNDERGROUND GAS
UNDERGROUND WATER
SEWER LINE
OVERHEAD WIRES
EASEMENT LINE — 20' SEWER ESMT. (EASEMENT)
STORM CULVERT LINE
UNDERGROUND ELECTRIC — UGE — UGE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Ordinance 2021-30
Exhibit A



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REGISTERED
PROFESSIONAL
ENGINEER
No. 103160
STATE OF TENNESSEE
06/07/2021

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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

LOT 134 DEVELOPMENT PLAN

C2.1

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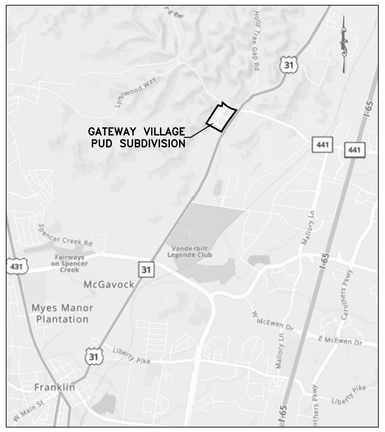
Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
Parcels	036O A 03300	0.131305	0.13	036O A 03300	00008036O	2633	2407 CLARE PARK DR
Parcels	036O A 03400	0.136929	0.14	036O A 03400	00008036O	2633	2409 CLARE PARK DR
Parcels	036O A 03500	0.1335	0.13	036O A 03500	00008053B	2633	2411 CLARE PARK DR
Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
Parcels	036O B 03800	0.065004	0.07	036O B 03800	00008036O	2633	1319 MOHER BLVD
Parcels	036O B 03900	0.044392	0.04	036O B 03900	00008036O	2633	1321 MOHER BLVD
Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
Parcels	036O B 04100	0.06399	0.06	036O B 04100	00008036O	2633	1325 MOHER BLVD
Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335 MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337 MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339 MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341 MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343 MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201 MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203 MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205 MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207 MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209 MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211 MOHER BLVD
Parcels	036O B 05700	0.046419	0.05	036O B 05700 00008036O	2633	1213 MOHER BLVD
Parcels	036O B 05800	0.057976	0.06	036O B 05800 00008036O	2633	1215 MOHER BLVD
Parcels	036O B 05900	0.05758	0.06	036O B 05900 00008036O	2633	1217 MOHER BLVD
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219 MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221 MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223 MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633	MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633	MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310 MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000 STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408 MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409 MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424 CLARE PARK DR

GATEWAY VILLAGE PUD SUBDIVISION
ZONE CHANGE
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #7574



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
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BRENTWOOD, TN 37024
615.804.4617
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LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
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SHEET INDEX

C0.0 COVER
C1.0 OVERALL EXISTING CONDITIONS
C2.0 OVERALL DEVELOPMENT PLAN

ZONE CHANGE REQUEST

- ZONE CHANGE

  EXISTING ZONING: PLANNED DEVELOPMENT (PD 6.45/155,679)
  PROPOSED ZONING: PLANNED DEVELOPMENT (PD 6.75/144,258)

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST - PARKLAND

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138
6 ADDITIONAL UNITS x $4,304 = $25,824
FEES ARE DUE AT THE FINAL PLAT STAGE

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

OWNERSHIP INFORMATION

CVHC9, LLC
(more than 5% interest in Lot 134)

Aminmadani Partners LP

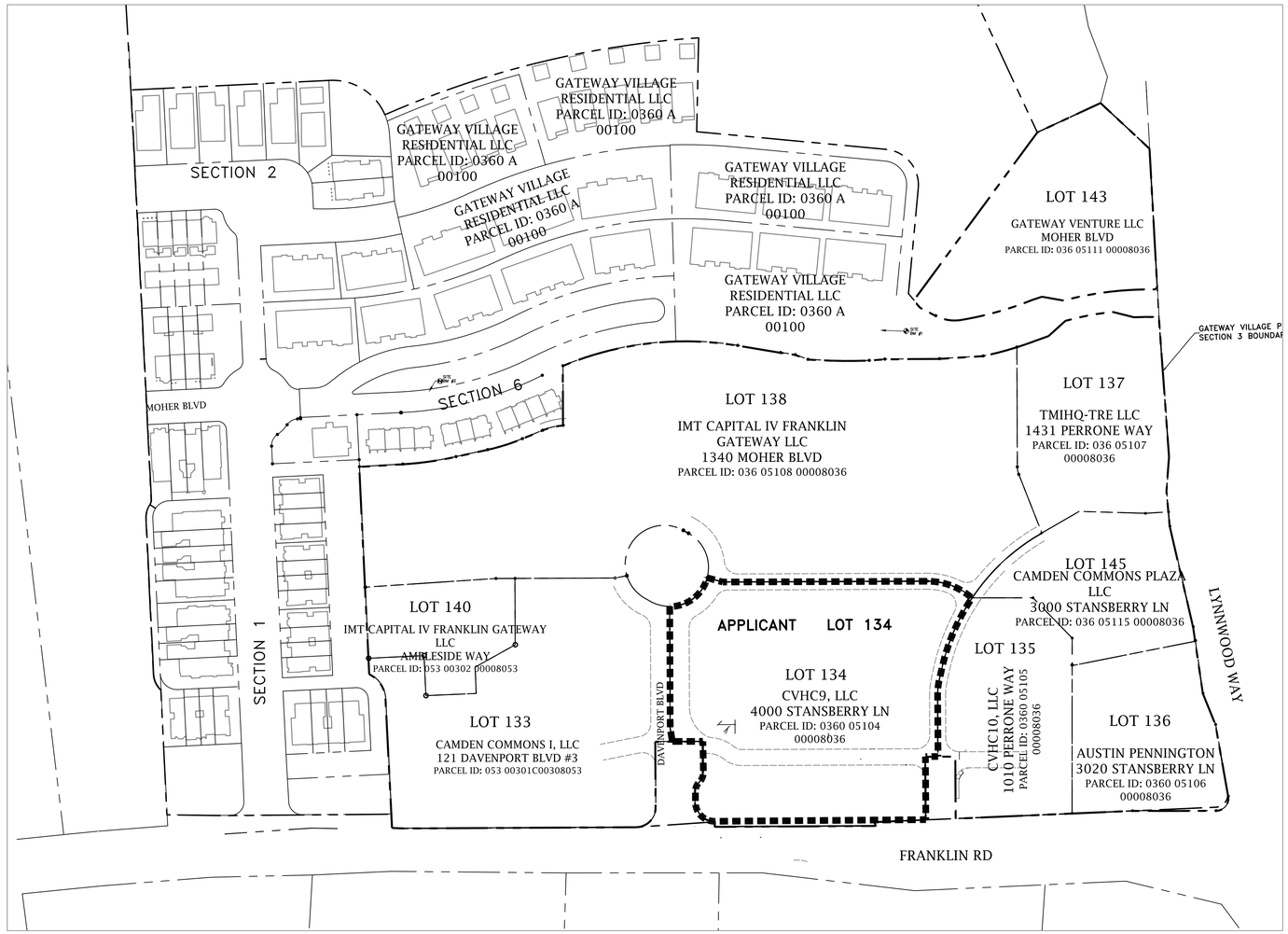
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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JAMES M. LUKENS
REGISTERED
OWNER
No. 103165
STATE OF TENNESSEE
09/05/2021

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PO Box 1586
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GATEWAY VILLAGE
PUD SUBDIVISION
ZONE CHANGE (LOT 134)
4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

COF #7574

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615
DATE: 2021.08.05

COVER SHEET

C0.0

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL OPEN SPACE:

5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE.
TOTAL DEVELOPABLE AREA = 41.82 ACRES
5% OF 41.82 = 2.09 ACRES

AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA
F-1	SECTION 1 MEDIAN/CIRCLE	9,996 S.F.	2,499 S.F.
F-2	SECTION 2 MEDIAN/CIRCLE	8,624 S.F.	1,656 S.F.
F-3	SECTION 2 PARK	11,623 S.F.	2,906 S.F.
F-4	NEIGHBORHOOD PARK	42,171 S.F.	10,542 S.F.
F-5	GATEWAY MONUMENT	14,148 S.F.	300 S.F.
F-6 (LOT 135-138)	FOCAL POINT	9,946 S.F.	2,487 S.F.
F-6 (LOT 138)		8,819 S.F.	2,205 S.F.
SUBTOTAL			
F-7	TRAFFIC CIRCLE	11,424 S.F.	2,865 S.F.
F-8	PLAZA	19,528 S.F.	4,882 S.F.
F-9	PARK	16,076 S.F.	4,019 S.F.
F-10	PARK	9,452 S.F.	2,263 S.F.
F-11 (LOT 145)	PLAZA	10,568 S.F.	2,642 S.F.
		2,615 S.F.	100 S.F.
		8,770 S.F.	3,160 S.F.
TOTAL		172,375 S.F. (3.96 ACRES)	

INFORMAL OPEN SPACE

10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE.
TOTAL DEVELOPABLE AREA = 41.82 ACRES
10% OF 41.82 = 4.18 ACRES

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610 S.F.	-
			23.4 ACRES	-

GATEWAY VILLAGE TAKEDOWN CHART

SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES TO BE REPLACED	1341
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 1	189
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 2	354
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 6	17.75
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 133	105
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145	9.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6 (LOTS 138, 139, 140, 141, & 142)	198.0
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 136	48
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 135	60
PROPOSED TOTAL REPLACEMENT CALIPER INCHES FOR LOT 134	110
REMAINING DEVELOPMENT REPLACEMENT CALIPER INCHES	195.25

TREES TO BE SAVED/PROTECTED

ID#	SIZE	TYPE	CONDITION
#1	68" CALIPER	OAK	FAIR
#2	48" CALIPER	ELM	GOOD
#3	40" CALIPER	ELM	GOOD

DEVELOPMENT PLAN SUMMARY

DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED AREAS	RESIDENTIAL UNITS	COMMERCIAL S.F.
CONCEPT PLAN	~~6/3/2003~~	~~60.50~~	~~419~~	~~142,258~~
CONCEPT PLAN REV 3	5/22/2008	60.5	402	144,258
SECTION 1	6/8/2004	4.83	33	
SECTION 2	3/24/2005	11.42	95	
~~SECTION 6~~	~~7/27/06~~	~~1.12~~	~~39~~	
SECTION 6 LOT 141 (REV 6)	8/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 133	9/27/2007	2.93	28	22,851
LOT 143	11/20/2008	1.92	-	10,276
LOT 145	11/4/2010	-	-	7,971
LOTS 138, 140, & 144	9/23/2010	7.74	186	NA (6,500 S.F. LEASING CTR)
LOT 137	2014		-	21,000
LOT 136 (REV 6)	2017	1.16	-	15,421
LOT 135	10/18/2018	1.35	-	21,312

LAND USE TABULATIONS:

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)	
GROSS SITE AREA	60.50± ACRES	
APPROVED RESIDENTIAL UNITS	402 DWELLING UNITS	
SINGLE FAMILY LOTS	15 UNITS	SECTIONS 1 & 2
TOWNHOUSES	113 UNITS	SECTIONS 1 & 2
CONDOMINIUMS	6 UNITS	SECTION 6
MULTI-FAMILY	28 UNITS	SECTION 3 LOT 133
APARTMENTS	186 UNITS	SECTION 3 LOT 137-142
REMAINING RESIDENTIAL	54 UNITS	
GROSS DENSITY	6.64 UNITS/AC	
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.	
APPROVED OFFICE S.F.	76,597 S.F.	
TOTAL COMMERCIAL	155,679 S.F.	
CONSTRUCTED COMMERCIAL	22,851 S.F.	SEC 3 LOT 133
	21,312 S.F.	SEC 3 LOT 135
	15,421 S.F.	SEC 3 LOT 136
	21,000 S.F.	SEC 3 LOT 137
	10,278 S.F.	SEC 3 LOT 143
	7,971 .S.F	SEC 3 LOT 145
REMAINING COMMERCIAL	56,846 S.F.	
PROPOSED FLOOR AREA RATIO	0.06	
MAXIMUM FLOOR AREA RATIO	0.60	

EXISTING CHART DATA

THE EXISTING ENTITLEMENT SUMMARIES TAKEN FROM THE FOLLOWING PLANS, PROVIDED BY THE CITY OF FRANKLIN PLANNING DEPARTMENT AND BELIEVED TO BE THE LATEST APPROVED PLANS:

- COF #6381 GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6 (LOT 136), DATED 6.28.2017.
- COF #6635 GATEWAY VILLAGE PUD SUBDIVISION, SECTION 3 (LOT 135) APPROVED 10.18.2018.
- CALIPER REPLACEMENT TAKEDOWN PROVIDED BY HEIBERT BALL LANDDESIGN AS PART OF LOT 134 DESIGN.

GENERAL NOTES:
1. SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES, SECTION 3 AND A PORTION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
2. THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
3. 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 REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
4. THE PLANT MATERIAL PROPOSED FOR BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

NOTE:
LOT 134 IS THE FINAL REMAINING LOT TO BE DEVELOPED AND THE SHOWN ENTITLEMENTS DO NOT NECESSARILY APPLY. THE FINAL ENTITLEMENTS FOR LOT 134 WILL BE DICATED BY THE AVAILABLE PARKING AND REMAINING ENTITLEMENTS FOR THE OVERALL GATEWAY VILLAGE PUD SUBDIVISION AT THE TIME OF THE LOT 134 SITE PLAN SUBMITTAL

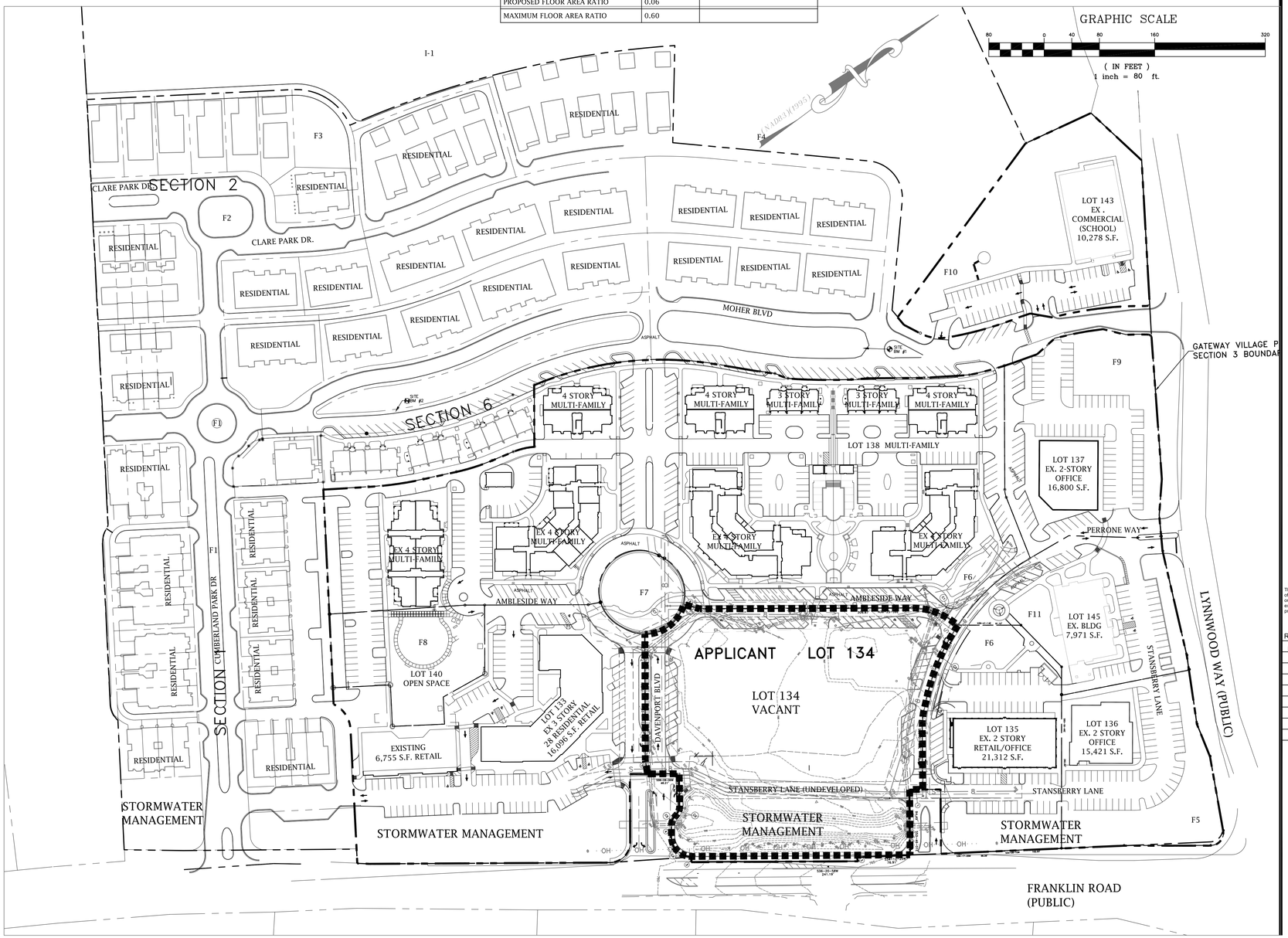
NOTE:
THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14 (28 units)	1/2/2.5 / unit	2+24+35 = 61			
	Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	True-I-Care	Retail	1467	2.5/1000	3.67			
	RB's Cyclery	Retail	2564	2.5/1000	6.41			
	Xtend & Whitley	Retail	2732	2.5/1000	7			
	Amish Experience	Retail	1248	2.5/1000	3			
	Applied from Section I				-37			
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87	191
134	Residential	Studio/1BR/2BR	15/25/14 (54 UNITS)	1/2/2.5 / unit	15+50+35 = 100			
	Commercial	Retail	15,861	3.33/1000	52.8			
		Restaurant	4,136	10 / 1000	41.4			
	Subtotal		19,997 S.F. (54 UNITS)			194.18	165.05	188
135	Commercial	Retail	10,656	2.5 / 1000	26.6			
		Office	10,656	2.85/1000	30.4			
		Subtotal	21,312 S.F.			57	48	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37	49
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51	52
138, 140 & 144	Bell Apartments	1BR/2BR/3BR	87 / 77 /22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6	467
140	Park				21	21	17.85	21
143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
145	Camden Commons Plaza	Oral Surgery	7,971	1 / 250	32	32	27	38
Total						1119.76	951.8	1100

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Mixed Use	194.18	165.05	188
135	Retail/Office	57	48	48
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	38
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1119.76	951.8	1100



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JAMES M. LUKENS
REGISTERED
ENGINEER
No. 103165
STATE OF TENNESSEE
05/08/2024

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

COF #7573

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.08.05

OVERALL EXISTING CONDITIONS

C1.0

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GATEWAY VILLAGE TAKEDOWN CHART

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#3	40" CALIPER	ELM	GOOD

DEVELOPMENT PLAN SUMMARY

DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED AREAS	RESIDENTIAL UNITS	COMMERCIAL S.F.
~~CONCEPT PLAN~~	~~6/3/2003~~	~~60.50~~	~~419~~	~~142,258~~
CONCEPT PLAN REV 3	5/22/2008	60.5	402	144,258
SECTION 1	6/8/2004	4.83	33	
SECTION 2	3/24/2005	11.42	95	
~~SECTION 6~~	~~7/27/06~~	~~1.12~~	~~39~~	
SECTION 6 LOT 141 (REV 6)	8/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 133	9/27/2007	2.93	28	22,851
LOT 143	11/20/2008	1.92	-	10,276
LOT 145	11/4/2010	-	-	7,971
LOTS 138, 140, & 144	9/23/2010	7.74	186	NA (6,500 S.F. LEASING CTR)
LOT 137	2014		-	21,000
LOT 136 (REV 6)	2017	1.16	-	15,421
LOT 135	10/18/2018	1.35	-	21,312
LOT 134	PENDING	3.22	60	15,212

LAND USE TABULATIONS:

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)	
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.75/144,258)	
GROSS SITE AREA	60.50± ACRES	
APPROVED RESIDENTIAL UNITS	402 DWELLING UNITS	
PROPOSED RESIDENTIAL UNITS	408 DWELLING UNITS	
SINGLE FAMILY LOTS	15 UNITS	SECTIONS 1 & 2
TOWNHOUSES	113 UNITS	SECTIONS 1 & 2
CONDOMINIUMS	6 UNITS	SECTION 6
MULTI-FAMILY	28 UNITS	SECTION 3 LOT 133
APARTMENTS	186 UNITS	SECTION 3 LOT 137-142
MULTI-FAMILY	60 UNITS	SECTION 3 LOT 134
APPROVED GROSS DENSITY	6.64 UNITS/AC	
PROPOSED GROSS DENSITY	6.75 UNITS/AC	
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.	
APPROVED OFFICE S.F.	76,597 S.F.	
APPROVED TOTAL COMMERCIAL	155,679 S.F.	
CONSTRUCTED COMMERCIAL	22,851 S.F.	SEC 3 LOT 133
	21,312 S.F.	SEC 3 LOT 135
	15,421 S.F.	SEC 3 LOT 136
	21,000 S.F.	SEC 3 LOT 137
	10,278 S.F.	SEC 3 LOT 143
	7,971 .S.F	SEC 3 LOT 145
PROPOSED COMMERICIAL	15,212 S.F.	SEC 3 LOT 134
	30,213 S.F.	REMAINING
TOTAL PROPOSED COMMERCIAL	144,258 S.F.	
PROPOSED FLOOR AREA RATIO	0.055	
MAXIMUM FLOOR AREA RATIO	0.60	

EXISTING CHART DATA

THE EXISTING ENTITLEMENT SUMMARIES TAKEN FROM THE FOLLOWING PLANS, PROVIDED BY THE CITY OF FRANKLIN PLANNING DEPARTMENT AND BELIEVED TO BE THE LATEST APPROVED PLANS:

- COF #6381 GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6 (LOT 136), DATED 6.28.2017.
- COF #6635 GATEWAY VILLAGE PUD SUBDIVISION, SECTION 3 (LOT 135) APPROVED 10.18.2018.
- CALIPER REPLACEMENT TAKEDOWN PROVIDED BY HEIBERT BALL LANDDESIGN AS PART OF LOT 134 DESIGN.

GENERAL NOTES:
1. SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES, SECTION 3 AND A PORTION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
2. THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
3. 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 REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
4. THE PLANT MATERIAL PROPOSED FOR BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

NOTE:
LOT 134 IS THE FINAL REMAINING LOT TO BE DEVELOPED AND THE SHOWN ENTITLEMENTS DO NOT NECESSARILY APPLY. THE FINAL ENTITLEMENTS FOR LOT 134 WILL BE DICATED BY THE AVAILABLE PARKING AND REMAINING ENTITLEMENTS FOR THE OVERALL GATEWAY VILLAGE PUD SUBDIVISION AT THE TIME OF THE LOT 134 SITE PLAN SUBMITTAL

NOTE:
THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.

GRAPHIC SCALE

80 0 40 80 160 320

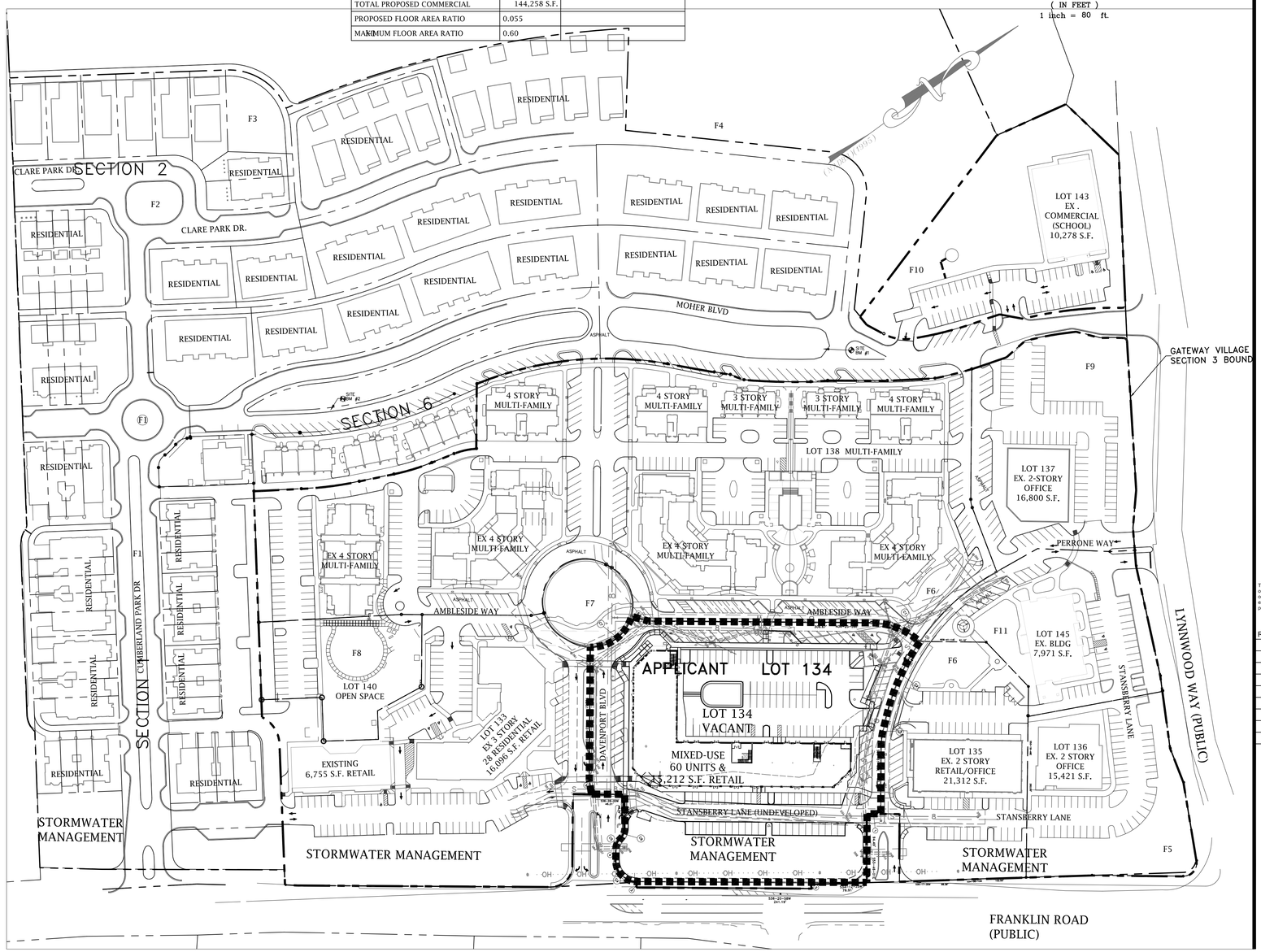
(IN FEET)
1 inch = 80 ft.

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14 (28 units)	1/2/2.5 / unit	2+24+35 = 61			
	Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	True-I-Care	Retail	1467	2.5/1000	3.67			
	RB's Cyclery	Retail	2564	2.5/1000	6.41			
	Xtend & Whitley	Retail	2732	2.5/1000	7			
	Amish Experience	Retail	1248	2.5/1000	3			
	Applied from Section I				-37			
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87	191
134	Residential	Studio/1BR/2BR	35/18/7 (60 UNITS)	1/2/2.5 / unit	35+36+17.5 = 89			
	Commercial	Retail	11,800	3.33/1000	39			
		Restaurant	3,412	10 / 1000	34			
	Subtotal		15,212 S.F. (60 UNITS)			162	138	139
135	Commercial	Retail	10,656	2.5 / 1000	26.6			
		Office	10,656	2.85/1000	30.4			
		Subtotal	21,312 S.F.			57	48	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37	49
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51	52
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6	467
140	Park				21	21	17.85	21
143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
145	Camden Commons Ptaza	Oral Surgery	7,971	1 / 250	32	32	27	38
Total						1087.58	924	1051

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Mixed Use	162	138	139
135	Retail/Office	57	48	48
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	38
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924	1051



JAMES M. LUKENS
REGISTERED ENGINEER
No. 101160
STATE OF TENNESSEE

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-604-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

COF #7573

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.08.05

OVERALL DEVELOPMENT PLAN

C2.0

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City of Franklin

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

File #: 21-02193

DATE: July 8, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2021-125, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7573
Applicant: JimLukens, Lukens Engineering Consultants
Owner: CVHC9, LLC

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the development plan for the Gateway Village PUD Subdivision, located at the intersection of Franklin Road and Lynnwood Way. The proposed revision removes approximately 11,000 square feet of commercial space in order to add six additional multifamily dwelling units, for a total of 408 dwelling units. The additional units are designated for Lot 134 of the development. The original concept plan for Gateway Village was approved by the Board of Mayor and Aldermen in September 2003.

Envision Franklin places this property in the Neighborhood MIxed-Use design concept, which states, "First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily and mixed use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the development plan leave ground floor commercial and retail space along the building elevation fronting Franklin Road and proposes the ground floor dwelling units to be located internal to the development along Davenport Boulevard. This revision maintains the foundation of what was previously approved, and meets the current recommendations of Envision Franklin. In order to continue the established pedestrian-oriented development, new ground floor units must be accessible from the street.

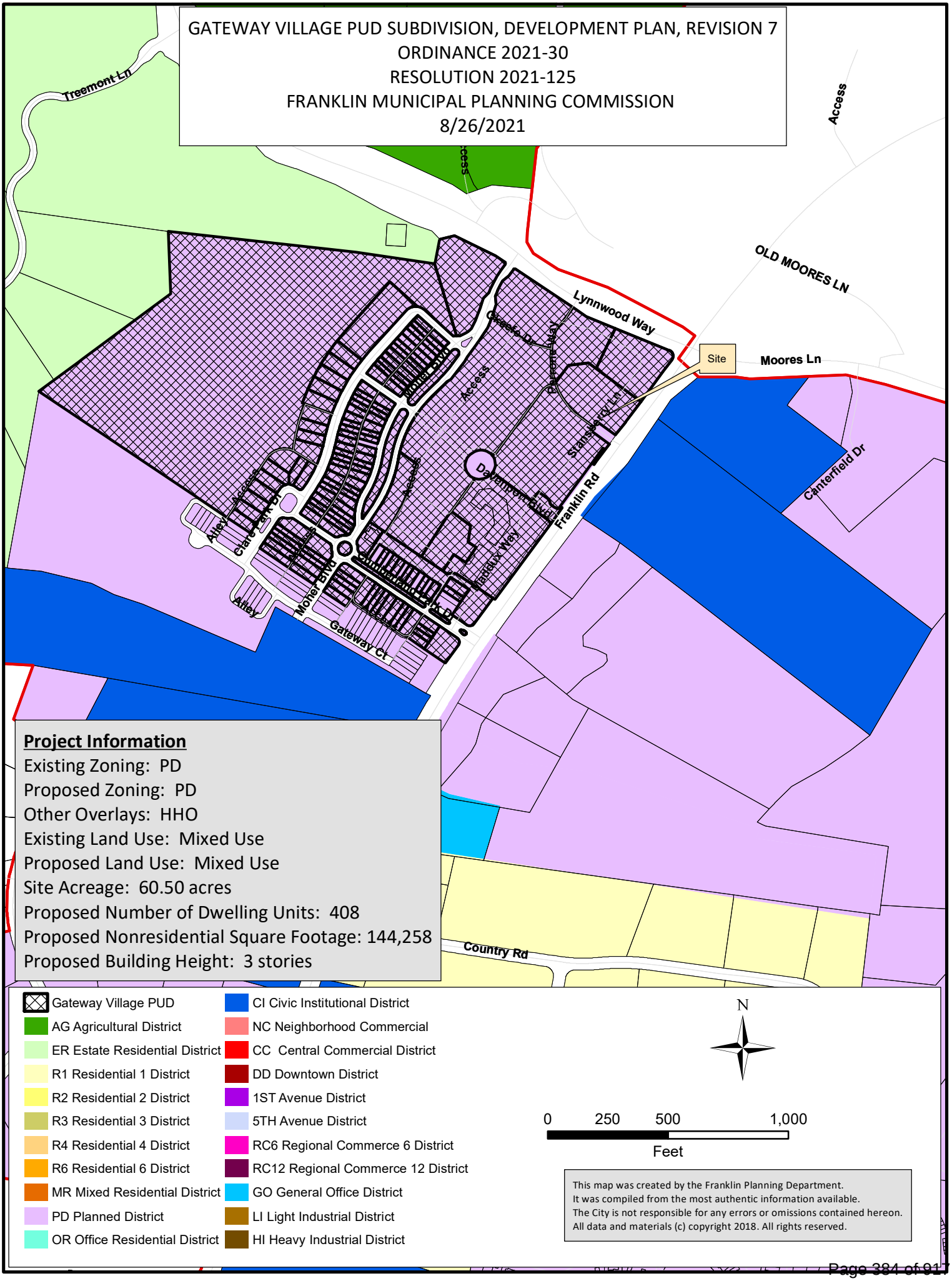
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open 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 on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-125 be recommended to the Board of Mayor and Aldermen for approval with conditions.


GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
ORDINANCE 2021-30
RESOLUTION 2021-125
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Treemont Ln
Access
Access
OLD MOORES LN
Lynnwood Way
Site
Moores Ln
Access
Access
Access
Access
Alley Access
Clarion Park Dr
Moher Blvd
Alley
Gateway Ct
Franklin Rd
Canterfield Dr
Country Rd
Project Information
Existing Zoning: PD
Proposed Zoning: PD
Other Overlays: HHO
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Site Acreage: 60.50 acres
Proposed Number of Dwelling Units: 408
Proposed Nonresidential Square Footage: 144,258
Proposed Building Height: 3 stories
Gateway Village 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
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2018. All rights reserved.

COF no: 7573

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

14. G. Grading Plan

tomi@franklintn.gov

This comment is to remain open as a reminder to review at site plan.

Development plan indicates a retaining wall and guardrail proposed in the sewer easement at the southeast corner of the lot 134 building on sheet C3.0. Retaining walls or guardrails are not permitted in the sewer easement. The retaining wall and the guardrail must be removed from the sewer easement.

FIRE--Planning

General Issues

25. Auto-Turn

curt.edelmann@franklintn.gov

The fire department is required to approve auto-turn drawings at the development planning stage.

Previous drawings were unacceptable because it showed the truck running over curbs and striking parked cars.

The current auto-turn drawing is also not acceptable because it shows the truck driving over the island and shows it scraping the wall around the green infrastructure resource.

The drawing is not in color, which makes it almost impossible to assess.

Below is our standard auto-turn comment. Please comply with its requirements. The requirements listed below must appear on the drawing to verify the correct vehicle was used.

Please provide an autoturn plan using City of Franklin/Franklin Fire Department Tower 2 showing travel around the site using all drive lanes. Travel paths must begin outside the site illustrating the turn onto the primary entry road/drive, maneuvering through the site, and completed with an illustration showing exiting the site.

Vehicle wheel tracks and body/platform swing must be provided in color. Wheel tracks must be in a contrasting color to body/platform swing. All other elements--curbs, sidewalks, retaining walls, etc, must be in black print.

If the path begins with a straight approach to the site, the review will be not accepted.

Paths must illustrate the full vehicle swept path (including wheel tracks and out-to-out vehicle overhang sweep) and must indicate a clear, unobstructed travel around the site without impact/collisions to buildings, curbs, landscaping, parking spaces, vehicles, etc. The overhang sweep must have a 12-inch clearance from obstacles. A greater distance is preferred.

On the autoturn sheet, list/provide the following details:

1. Apparatus specifications (chart format is acceptable or listed)

- Number of Front Axles 1
- Front Track Width = 8'
- Wheels on Each Front Axle = 2
- Number of Rear Axles = 2
- Rear Track Width = 8'
- Wheel Base = 21.316' (Front Axle to Front Rear Axle)
- Rear Axle Spacing = 4.417'
- Body Length = 50.0417
- Width = 8.333'
- Rear Overhang = 22.1424'
- Body Style = Fire Truck
- Turning Radius Wall to Wall = 42'

2. Minimum design speed of 5-mph
3. landscaping (from landscaping sheet(s))
4. parking spaces
5. building footprint, sidewalks etc. from the site plan
6. any obstructions that would impede vehicle travel, such as fences, retaining walls, etc.
7. Minimum height is 13-feet, 6-inches.

For legibility, the autoturn exhibit may require several smaller detail drawings and/or additional sheets.

Auto-turn drawings must be included in the plan set and be signed and sealed by the engineer.

Autoturn information can be viewed at:
http://franklintn.gov/government/departments-a-j/fire/prevention-code-enforcement/plans-submission/apparatus-autoturn

[Edited By Curt Edelmann]

Planning

General Issues

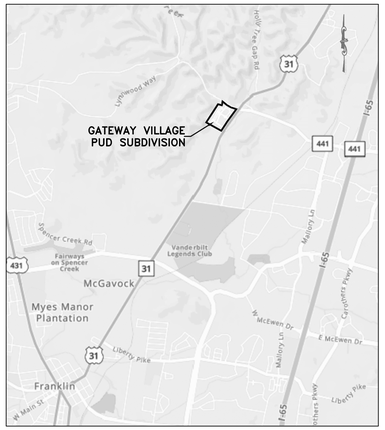
22. Overlay Zoning

joseph.bryan@franklintn.gov	Comment not addressed. Applicant shall add "HHO" to "Overlay Zoning" in the site data chart.

24. Site Data Chart

joseph.bryan@franklintn.gov	Comment not addressed. Applicant shall add entitlements to the Base Zoning District in the site data chart.

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

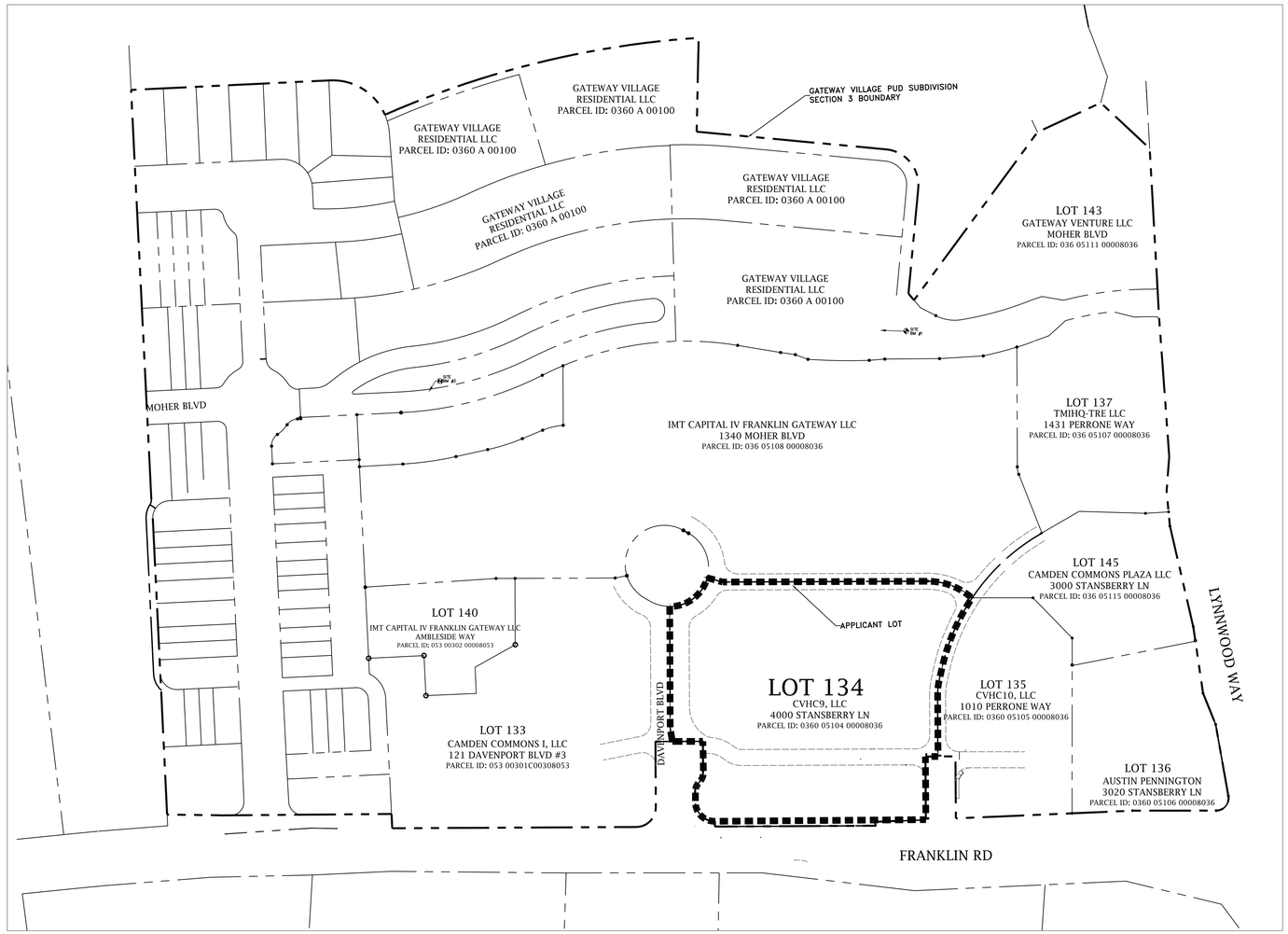
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



GRAPHIC SCALE
(NAD83 TN 0205)
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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JAMES M. LUKENS
REGISTERED
PROFESSIONAL
ENGINEER
No. 103161
STATE OF TENNESSEE
06/07/2021

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Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

COVER SHEET

C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

BASE ZONING: PD, PLANNED DEVELOPMENT

CHARACTER AREA: BCCO4
TRADITIONAL

FLOOD MAP INFO: THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.

ARCHITECTURAL: BUILDINGS SHOWN ARE EXISTING
LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS

STORMWATER: EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.

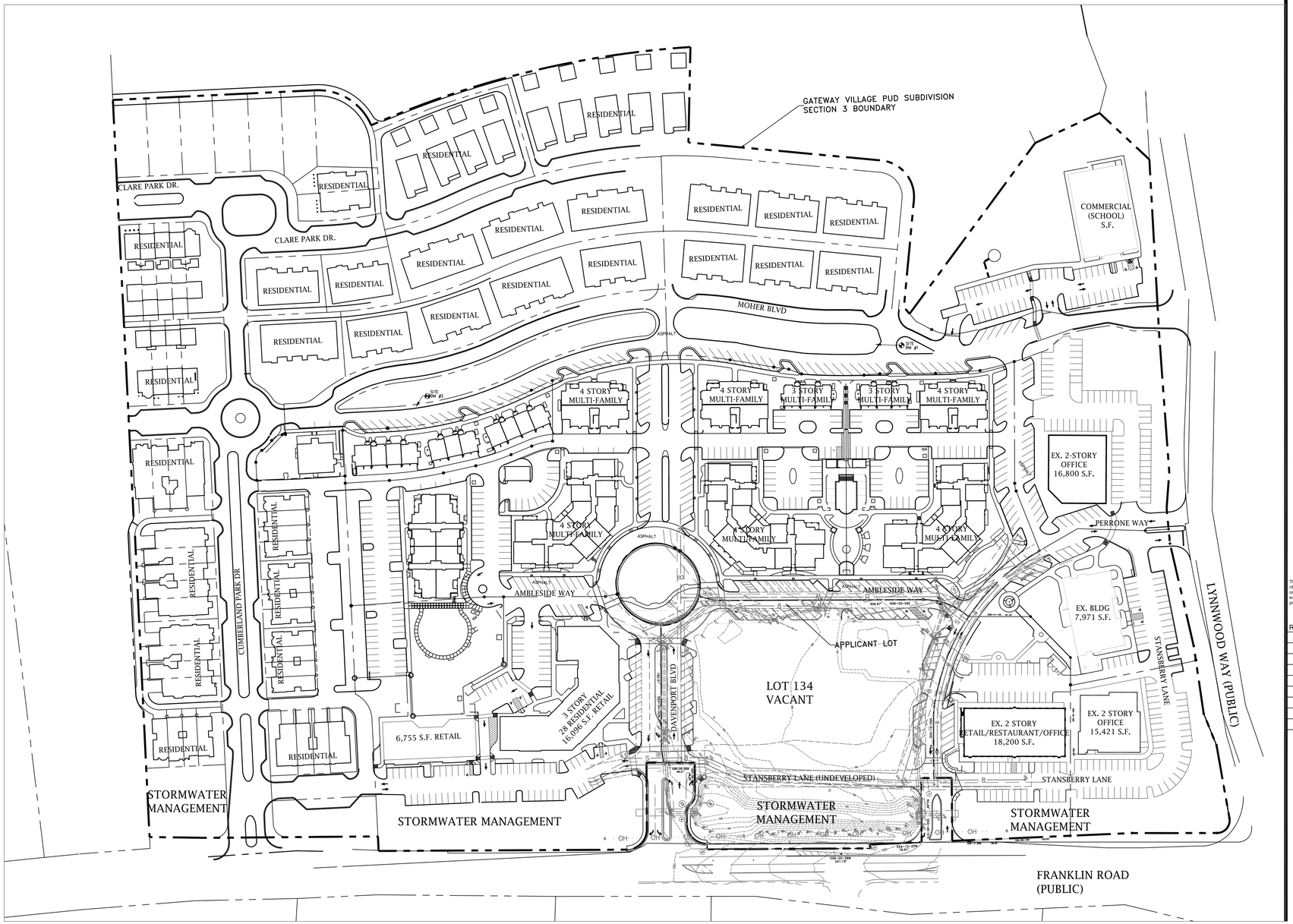
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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



JAMES M. LUKENS
REGISTERED
PROFESSIONAL
ENGINEER
No. 103165
STATE OF TENNESSEE
12/01/2021

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jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SUMMARY NOTES

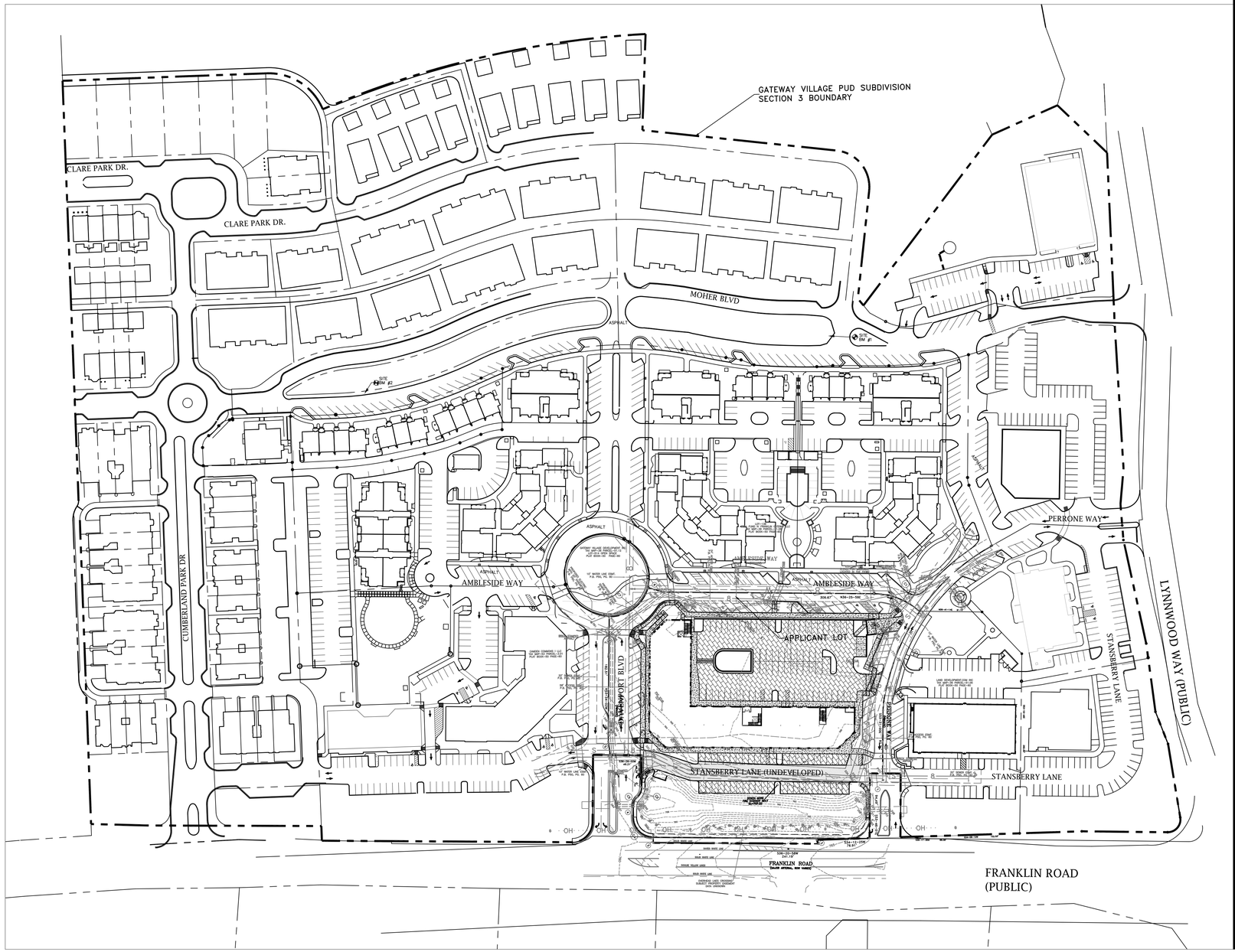
LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
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137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

	A	B	C	D	E	F	G	H	I
1	GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"								
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5		Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
6		Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
7		Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
8		Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
9		True-t-Care	Retail	1467	2.5/1000	3.67			
10		RB's Cyclery	Retail	2564	2.5/1000	6.41			
11		Xtend & Whitley	Retail	2732	2.5/1000	7			
12		Amish Experience	Retail	1248	2.5/1000	3			
13		Applied from Section I				-37			
14		Subtotal					228.08	193.87	191
15									
16	134	Residential	Studio/1BR/2BR	35/18/7	1/2/2.5 / unit	35+36+18 = 89			
17		Commercial	Retail	11,800	3.33/1000	39			
18			Restaurant	3,412	10 / 1000	34			
19		Subtotal					162	138	138
20	135	Commercial	Retail	10,764	2.5 / 1000	26.9			
21			Office	10,764	2.85/1000	30.7			
22			Subtotal				57.6	49	49
23	136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
24	137	Touchstone Imaging	Office	21000	2.85 / 1000	60	60	51	52
25	137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.63	467
26	140	Park				21	21	17.85	21
27	143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
28	145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
29									
30	Total						1087.58	924.4	1057



JAMES M. LUKENS
REGISTERED ENGINEER
AGRICULTURE
OWNER
NO. 103160
STATE OF TENNESSEE
04/27/2021

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Phone 615-604-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

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RESOLUTION 2021-125

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR THE GATEWAY VILLAGE PUD SUBDIVISION FOR THE PROPERTY LOCATED SOUTH OF LYNWOOD WAY AND WEST OF FRANKLIN ROAD, AT 120 DAVENPORT BOULEVARD.

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 03-30 on 9/9/2003; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2021-30.

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

SECTION I. That map of the property included in the Exhibit A, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
See Exhibit B	60.50
Total	60.50

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 Gateway Village PUD are as follows:

Entitlements	Gateway Village PUD
Base Zone District	PD 6.75/144,258
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	408
Number of Nonresidential Square Footage	144,258 SF
Number of Hotel Rooms	0
Open Space Requirements	5% Open 10% Natural
Number of Phases in Development	1
Original Development Plan Approval	Ordinance No. 03-30 Date of approval: 9/9/2003
Revision Number	7

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 its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

_____
ERIC S. STUCKEY
City Administrator

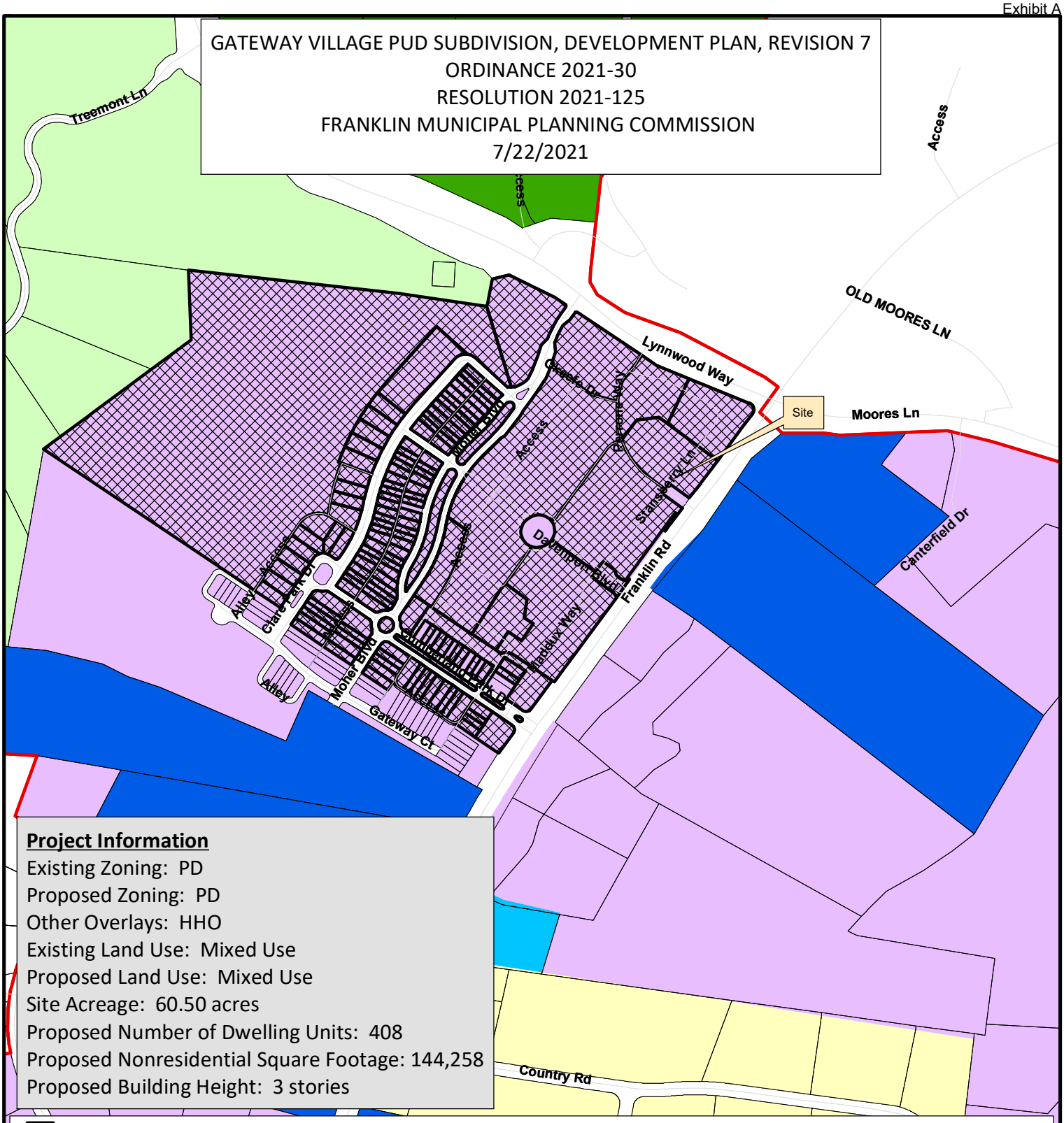
_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	_____6/1/2021_____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____6/24/2021____
NEIGHBORHOOD MEETING:	_____6/2/2021_____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
ORDINANCE 2021-30
RESOLUTION 2021-125
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

Existing Zoning: PD
Proposed Zoning: PD
Other Overlays: HHO
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Site Acreage: 60.50 acres
Proposed Number of Dwelling Units: 408
Proposed Nonresidential Square Footage: 144,258
Proposed Building Height: 3 stories

- Gateway Village 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

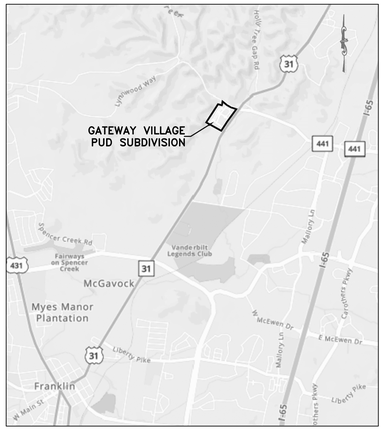
N

0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Resolution 2021-125
Exhibit A

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

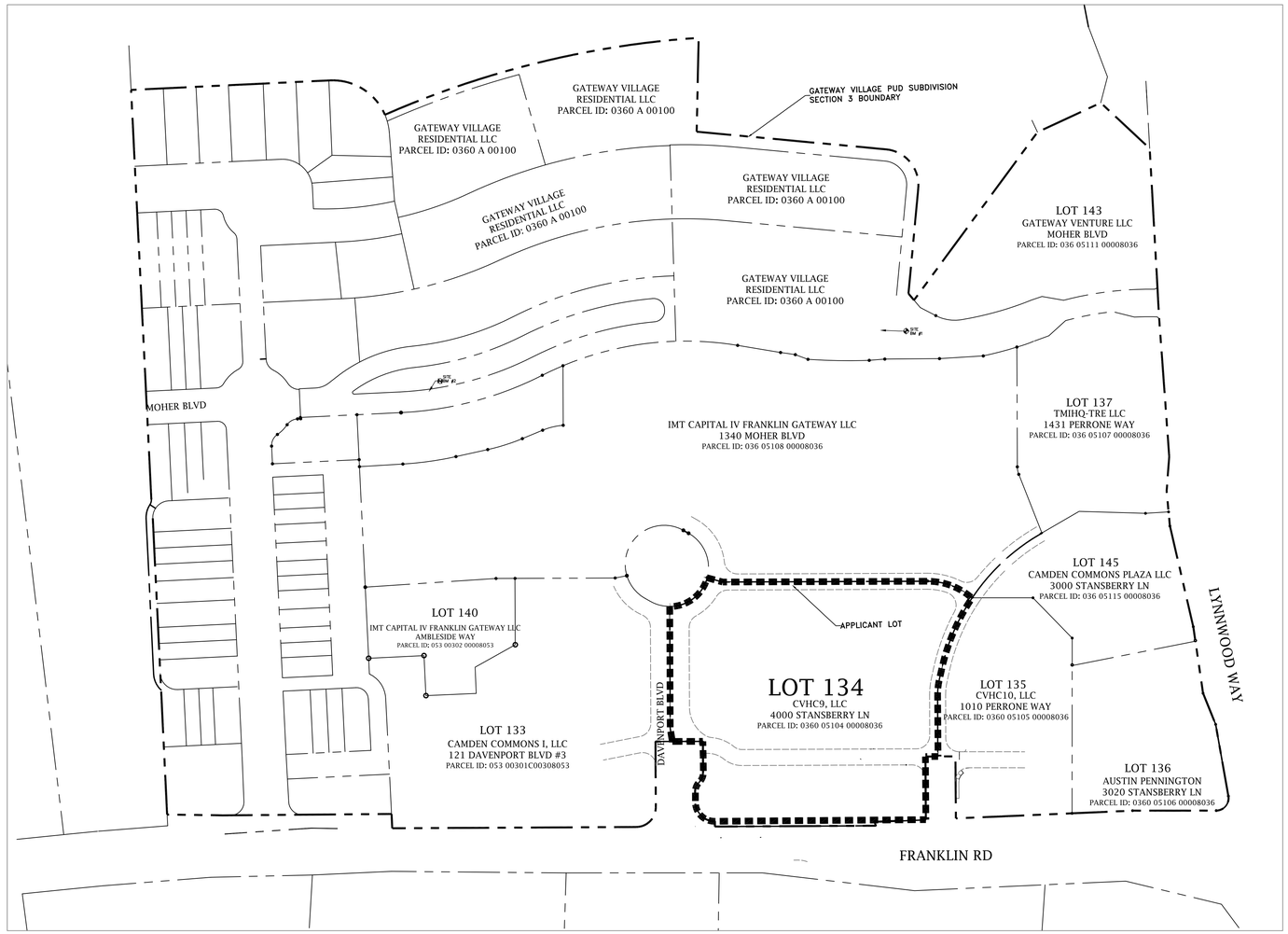
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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REGISTERED
PROFESSIONAL
ENGINEER
No. 103161
STATE OF TENNESSEE
06/07/2021

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GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)
4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615
DATE: 2021.06.07

COVER SHEET

C0.0

Resolution 2021-125
Exhibit A

AERIAL PHOTO:

SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

BASE ZONING: PD, PLANNED DEVELOPMENT

CHARACTER AREA: BCCO4
TRADITIONAL

FLOOD MAP INFO: THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.

ARCHITECTURAL: BUILDINGS SHOWN ARE EXISTING
LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS

STORMWATER: EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.

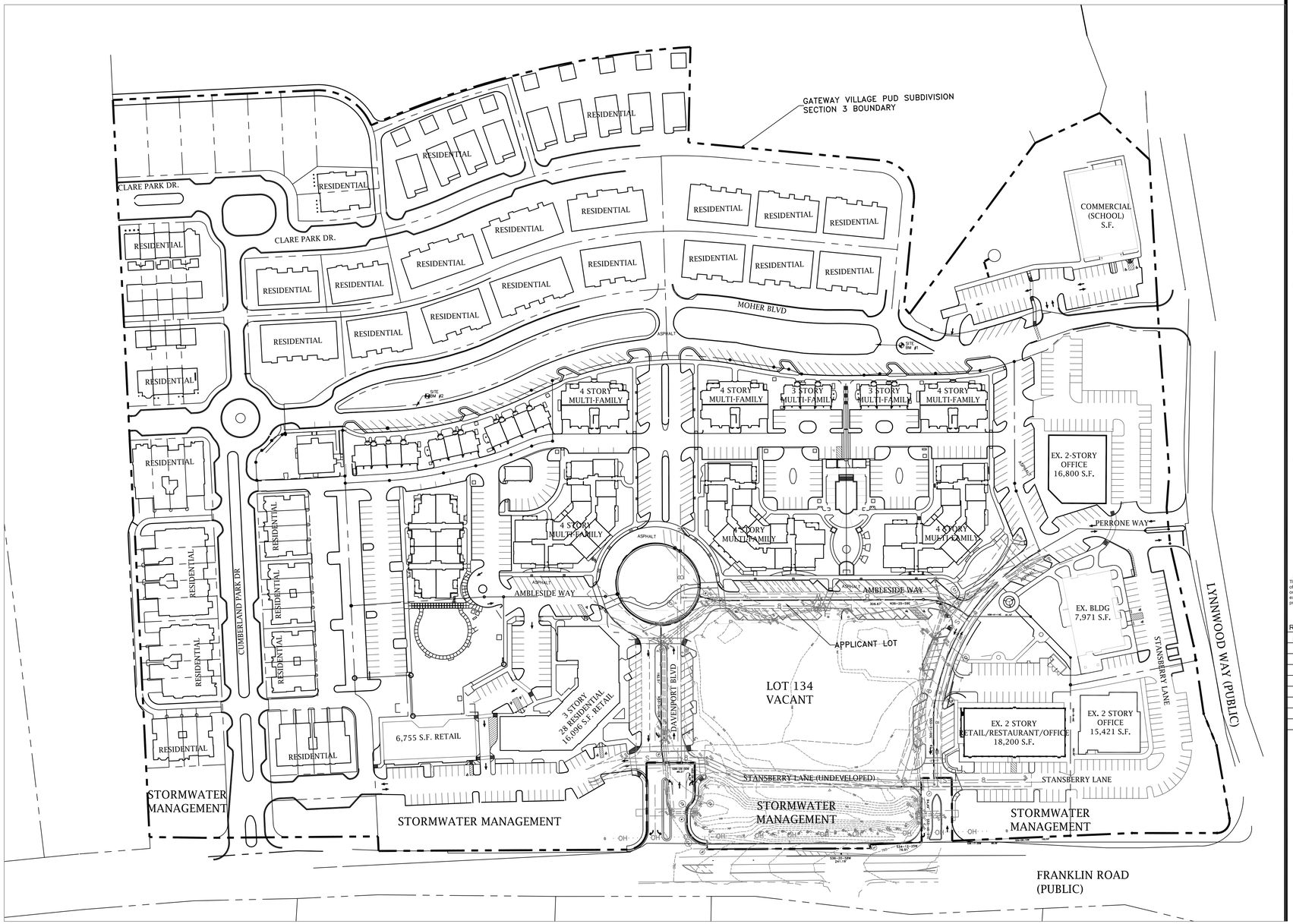
MINERAL RIGHTS: THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



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06/01/2021

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jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

Resolution 2021-125
Exhibit A

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SUMMARY NOTES

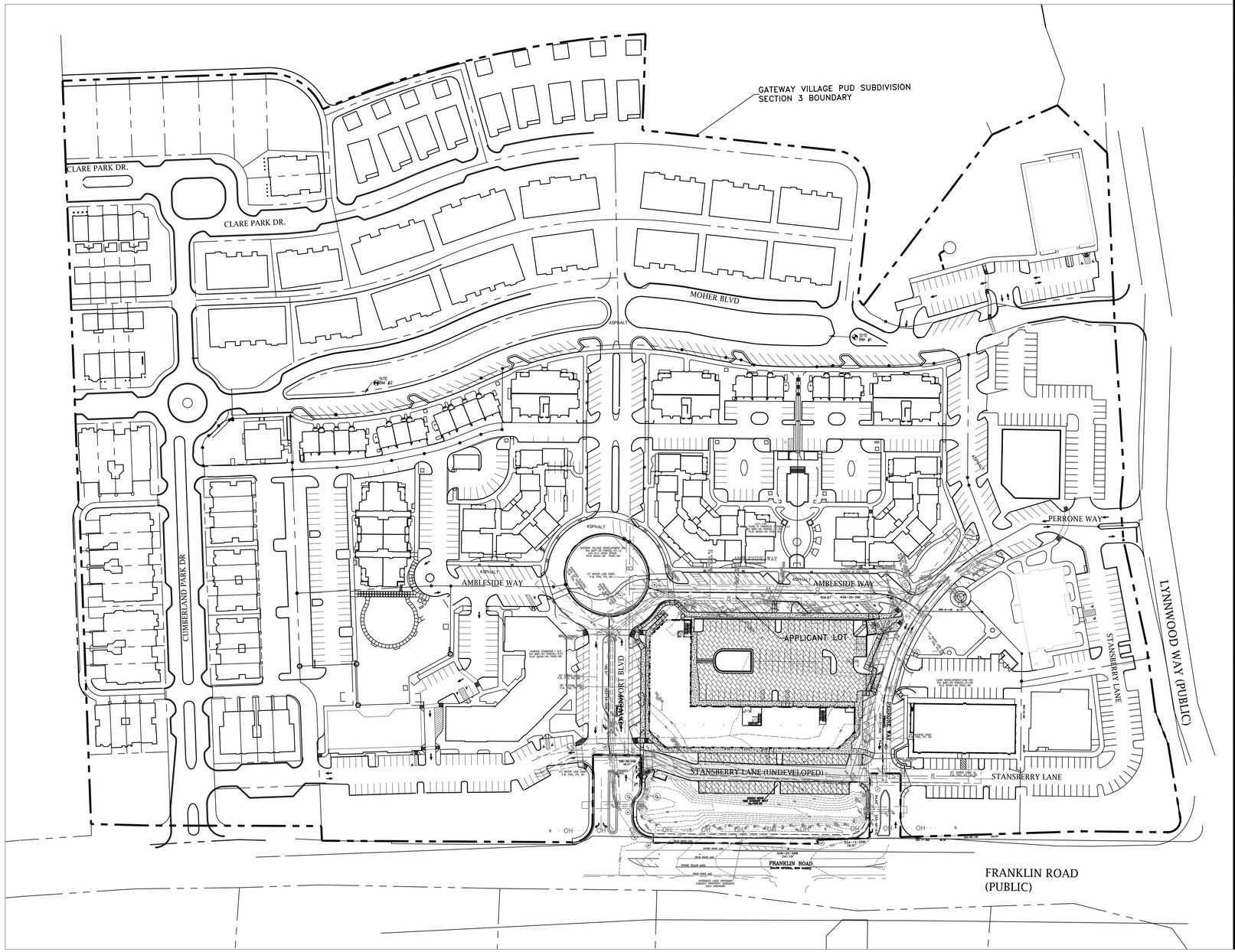
LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Proposed	162	138	138
135	Retail	57	49	49
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

	A	B	C	D	E	F	G	H	I
1	GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"								
2	Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
3	133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14	1/2/2.5 / unit	2+24+35 = 61			
4		Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
5		Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
6		Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
7		Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
8		Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
9		True-t-Care	Retail	1467	2.5/1000	3.67			
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17		Commercial	Retail	11,800	3.33/1000	39			
18			Restaurant	3,412	10 / 1000	34			
19		Subtotal					162	138	138
20	135	Commercial	Retail	10,764	2.5 / 1000	26.9			
21			Office	10,764	2.85/1000	30.7			
22			Subtotal				57.6	49	49
23	136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
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26	140	Park				21	21	17.85	21
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28	145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

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Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
Parcels	036O A 03300	0.131305	0.13	036O A 03300	00008036O	2633	2407 CLARE PARK DR
Parcels	036O A 03400	0.136929	0.14	036O A 03400	00008036O	2633	2409 CLARE PARK DR
Parcels	036O A 03500	0.1335	0.13	036O A 03500	00008053B	2633	2411 CLARE PARK DR
Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
Parcels	036O B 03800	0.065004	0.07	036O B 03800	00008036O	2633	1319 MOHER BLVD
Parcels	036O B 03900	0.044392	0.04	036O B 03900	00008036O	2633	1321 MOHER BLVD
Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
Parcels	036O B 04100	0.06399	0.06	036O B 04100	00008036O	2633	1325 MOHER BLVD
Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335 MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337 MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339 MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341 MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343 MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201 MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203 MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205 MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207 MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209 MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211 MOHER BLVD
Parcels	036O B 05700	0.046419	0.05	036O B 05700 00008036O	2633	1213 MOHER BLVD
Parcels	036O B 05800	0.057976	0.06	036O B 05800 00008036O	2633	1215 MOHER BLVD
Parcels	036O B 05900	0.05758	0.06	036O B 05900 00008036O	2633	1217 MOHER BLVD
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219 MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221 MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223 MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633	MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633	MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310 MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000 STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408 MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409 MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424 CLARE PARK DR

City of Franklin

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

File #: 21-02297

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration of Ordinance 2021-33, An Ordinance To Rezone 197.82 Acres From Planned (PD 2.99/1,134,625) District To Planned (PD 5.44/1,050,926/345) District For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike (Berry Farms Town Center PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7610
Applicant: Gary Vogrin, Kiser + Vogrin
Owner: BNB-WCD Investors, LLC on Behalf of Rural Plains Partnership, Phil Fawcett, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property from Planned (PD 2.99/1,134,625) District to Planned (PD 5.44/1,050,926/345) District to accommodate the proposed revision to the Berry Farms Town Center PUD Subdivision development plan (RES 2021-129) and the revised entitlements for the development. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept. Envision Franklin states that new developments in this concept, "provide a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." It supports a variety of primary uses such as local commercial, professional office, transitional office, and multifamily as well as other residential dwelling types.

The proposed zoning and entitlements meet the recommendations of Envision Franklin. The plan is proposing to reduce the amount of commercial square footage by 83,669 square feet and add an additional 406 multifamily dwelling units to the development. The revised development plan also revises the boundaries of the planned unit development to remove 25.18 acres from the PUD.

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

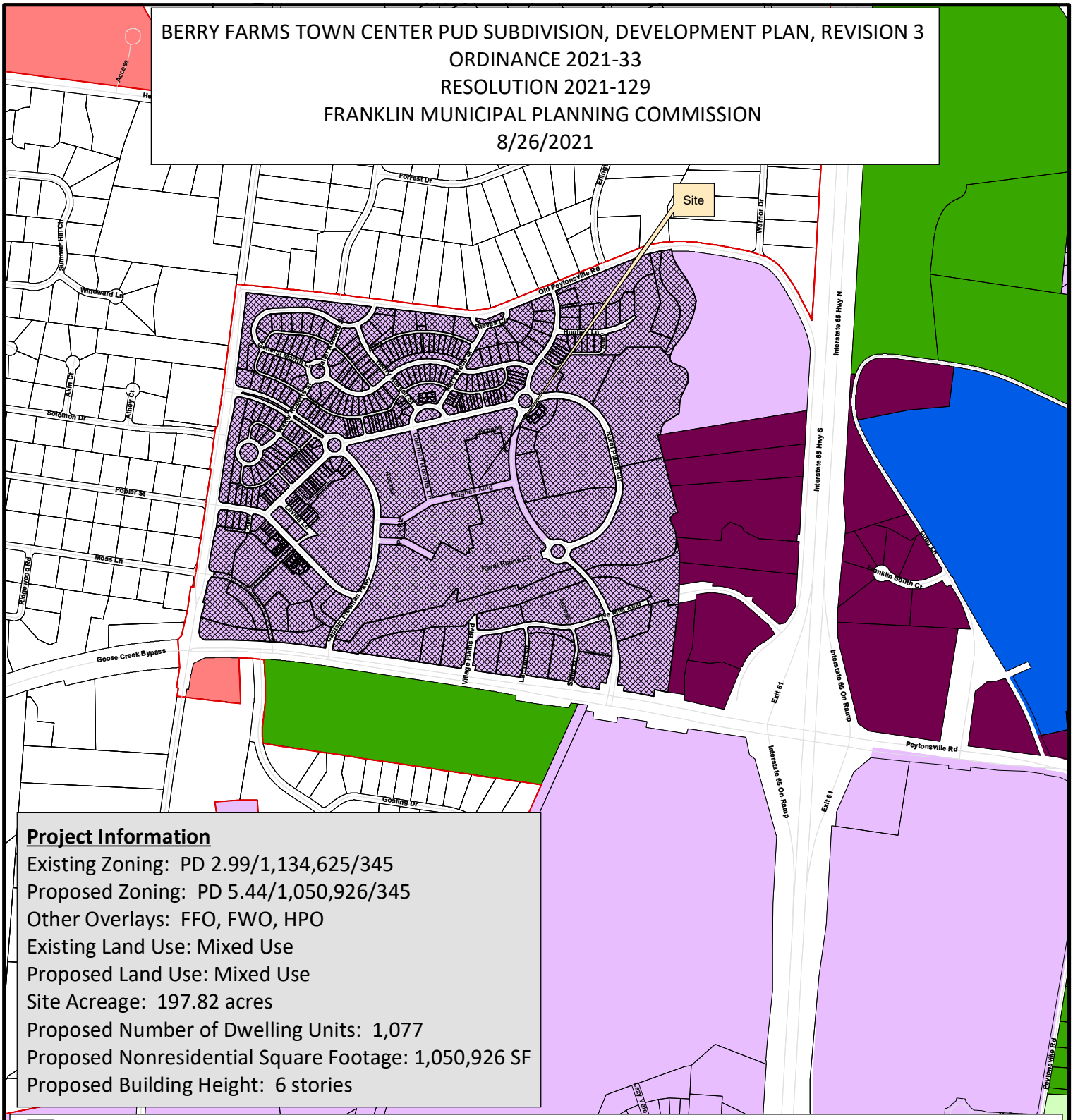
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-33 be recommended to the Board of Mayor and Aldermen for approval.

BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
ORDINANCE 2021-33
RESOLUTION 2021-129
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021



Project Information

Existing Zoning: PD 2.99/1,134,625/345
Proposed Zoning: PD 5.44/1,050,926/345
Other Overlays: FFO, FWO, HPO
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Site Acreage: 197.82 acres
Proposed Number of Dwelling Units: 1,077
Proposed Nonresidential Square Footage: 1,050,926 SF
Proposed Building Height: 6 stories

- Berry Farms Town Center 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

N

0 250 500 1,000
Feet

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The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-33

AN ORDINANCE TO REZONE 197.82 ACRES FROM PLANNED (PD 2.99/1,134,625) DISTRICT TO PLANNED (PD 5.44/1,050,926/345) DISTRICT FOR THE PROPERTY LOCATED NORTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE (BERRY FARMS TOWN CENTER PUD).

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

WHEREAS, the Planned (PD 5.44/1,050,926/345) 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 2021-129, 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 2.99/1,134,625)** District to **Planned (PD 5.44/1,050,926/345)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
See Exhibit B	
Total	197.82

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.

ATTEST:

By: _____
Eric S. 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: _____

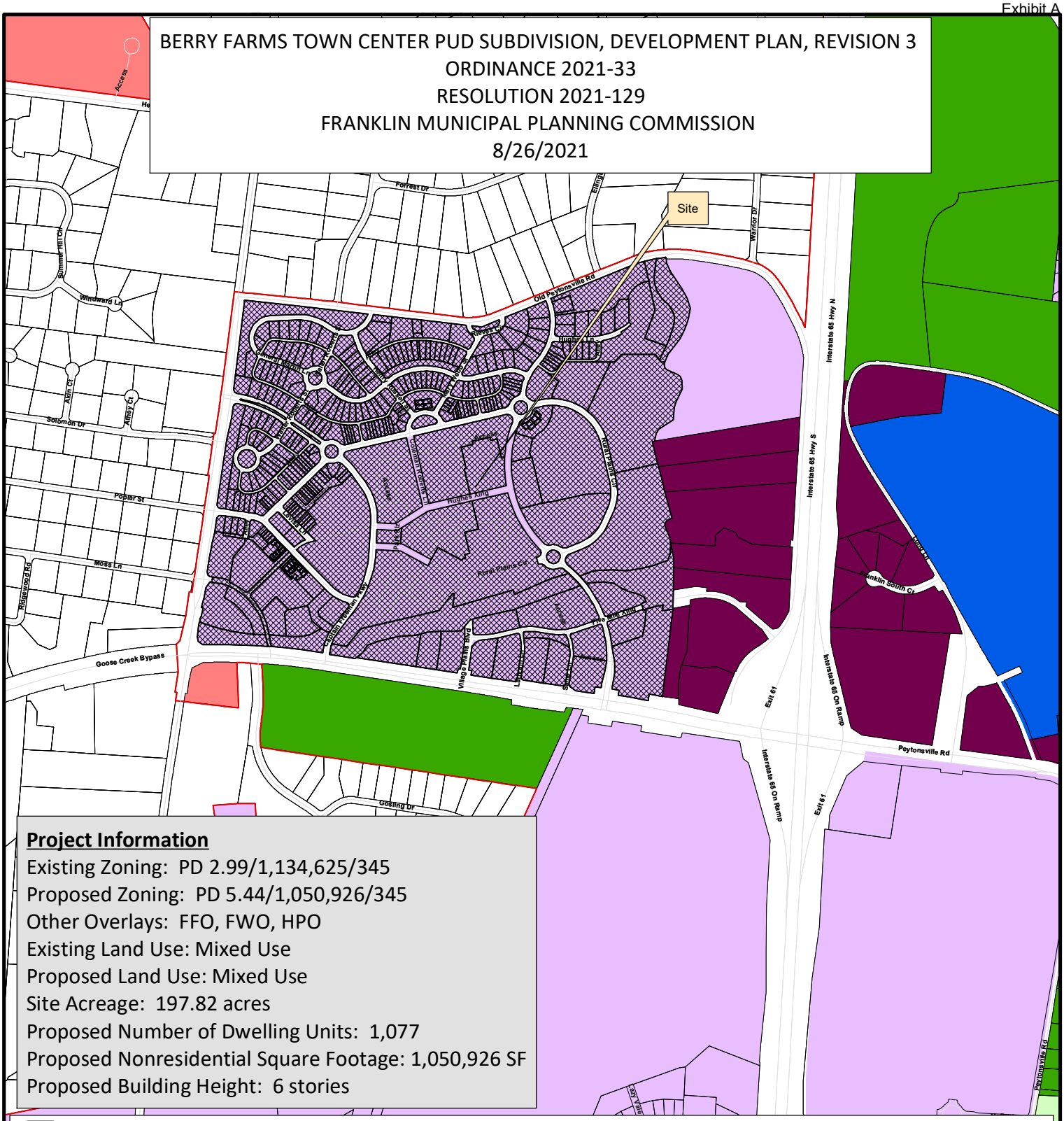
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
ORDINANCE 2021-33
RESOLUTION 2021-129
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021



Project Information

Existing Zoning: PD 2.99/1,134,625/345
Proposed Zoning: PD 5.44/1,050,926/345
Other Overlays: FFO, FWO, HPO
Existing Land Use: Mixed Use
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- Berry Farms Town Center PUD
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- 1ST Avenue District
- 5TH Avenue District
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- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

0 250 500 1,000
Feet

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BERRY FARMS TOWN CENTER
PUD SUBDIVISION
RE-ZONING APPLICATION 2

TAX MAP 106,
PARCELS *, GROUP I, J, P, O, B & A
ADDRESS: SUBDIVISION AT INTERSECTION OF OLD PEYTONSVILLE RD, LEWISBURG PIKE AND GOOSE CREEK BYPASS
COF # XXXX
FRANKLIN, WILLIAMSON CO., TN

DEVELOPER

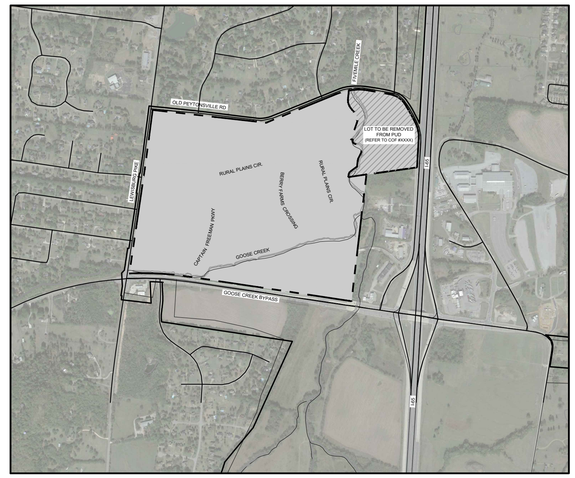
Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583
aballash@boyle.com

LANDSCAPE ARCHITECT / APPLICANT

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

CIVIL ENGINEER

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876
ryan.mcmaster@kimley-horn.com



SITE LOCATION MAP
N.T.S

SHEET INDEX:

	Sheet Number	Initial Submittal
COVER	C0.0	07-12-2021
REZONING PLAN	C1.0	07-12-2021

* ALL PARCELS WITHIN THE BERRY FARMS TOWN CENTER PUD SUBDIVISION SHALL BE REZONED. PARCELS SHALL BE DEFINED AT THE RE-SUBMITTAL APPLICATION.

EXISTING ZONING: PLANNED DISTRICT - PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING: PLANNED DISTRICT - PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)

Berry Farms Town Center - Total Entitlements

		Original PUD	Currently Built	Proposed Final PUD (Remaining)	Proposed Final PUD (New)	Proposed Final PUD (TOTAL)	Proposed Final PUD (+/-)
Residential		671	671	0	406	1,077	406
	Single Family	143	166	0	0	166	23
	Multifamily	503	495	0	406	901	398
	Live Work	25	10	0	0	10	(15)
Commercial		1,134,625	533,703	600,922	517,223	1,050,926	(83,699)
	- Office	549,587	350,889	198,698	376,400	727,289	177,702
	- Retail	585,038	182,814	402,224	140,823	323,637	(261,401)
	- Hotel		234,410	0	0	345	345
Open Space Amenity			6,880	0	0	6,880	6,880

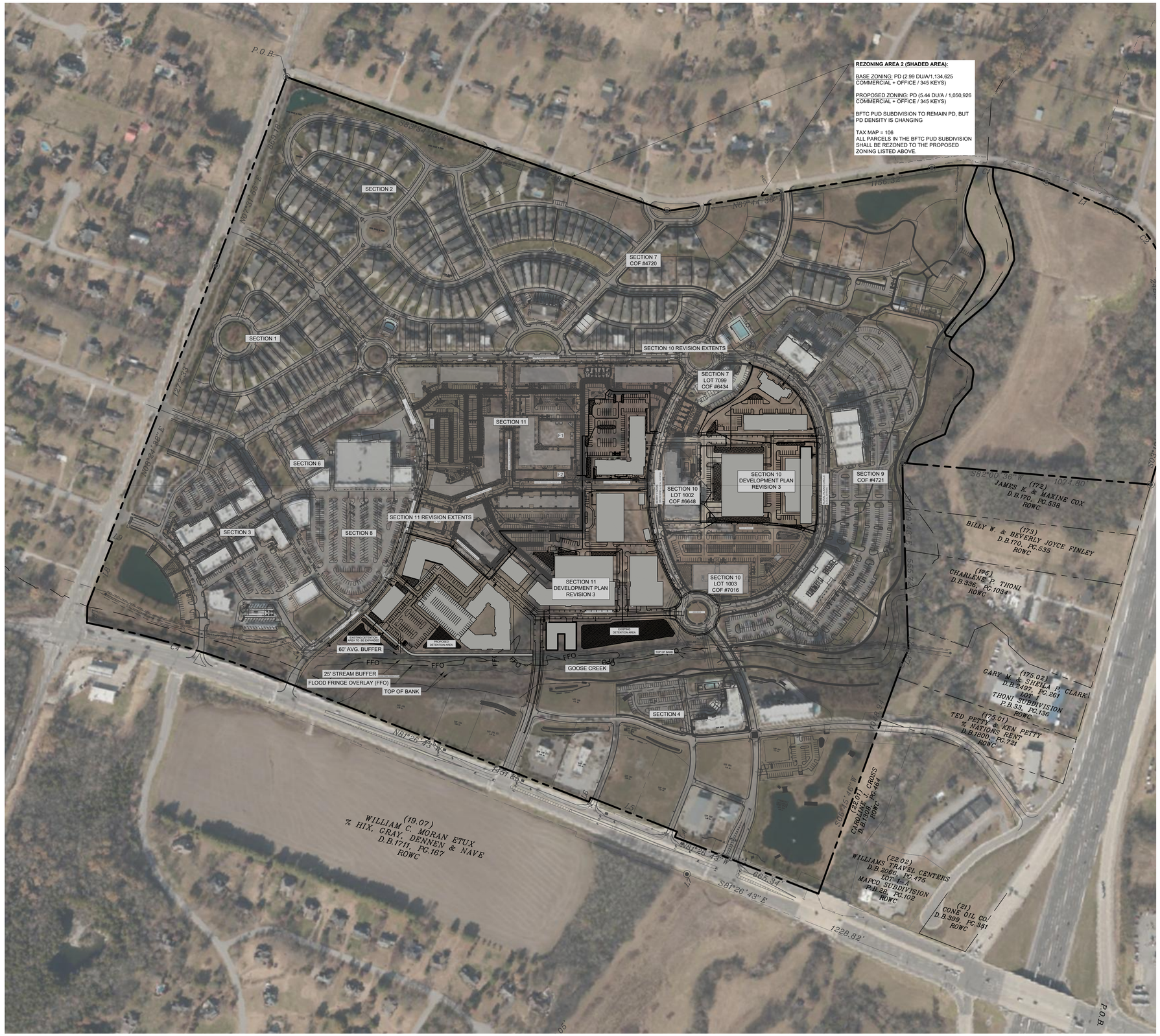
Notes:
- "Hotel" comprised of three separate limited service hotels, totaling 345 rooms.
- "Hotel" square footage will be removed from commercial square footage takedown chart following rezoning (highlighted in red).
- Office space includes Live Work commercial sf.
- (XXX,XXX) denotes a reduction of entitlements from the Original PUD to the Proposed Final PUD

GARY MICHAEL VOGRIN
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 1425
LANDSCAPE ARCHITECT
07.12.2021

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
07.12.2021

KVD PROJECT# : 21010
COF # : XXXX
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION



PARCEL DATA CHART

BFTC PUD SUBDIVISION TO REMAIN PD (SHADED AREA), BUT PD DENSITY BEING REVISED

ALL PARCELS IN SHADED AREA:
BASE ZONING: PD (2.99 DU/A/1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING: PD (5.44 DU/A / 1,050,926 COMMERCIAL + OFFICE / 345 KEYS)
TAX MAP: 106

TOTAL ACREAGE OF SITE TO BE REZONED: 197.82 AC

ENVISION FRANKLIN DESIGN CONCEPT: NEIGHBORHOOD MIXED-USE

REZONING AREA 2 (SHADED AREA):

BASE ZONING: PD (2.99 DU/A/1,134,625 COMMERCIAL + OFFICE / 345 KEYS)

PROPOSED ZONING: PD (5.44 DU/A / 1,050,926 COMMERCIAL + OFFICE / 345 KEYS)

BFTC PUD SUBDIVISION TO REMAIN PD, BUT PD DENSITY IS CHANGING

TAX MAP = 106
ALL PARCELS IN THE BFTC PUD SUBDIVISION SHALL BE REZONED TO THE PROPOSED ZONING LISTED ABOVE.

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

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MARY McGOWAN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 121339
07/12/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
REZONING PLAN
COF PROJECT # TBD
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/12/2021
KH PROJECT NO.	118102001
DRAWING TITLE:	REZONING PLAN
SHEET NUMBER	C1.0

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Exhibit B - Berry Farms Town Center PUD Parcel List

Property Address	City	Parcel Description	Lot Number
212 OLD PEYTONSVILLE RD	Franklin (263967)	106 03207 000	1
5021 HUGHES CROSSING	Franklin (263967)	106 03208 000	1
4017 RURAL PLAINS CIR	Franklin (263967)	106 03209 000	901
RURAL PLAINS CIR	Franklin (263967)	106 03209 001	901
4037 RURAL PLAINS CIR	Franklin (263967)	106 03210 000	902
4057 RURAL PLAINS CIR	Franklin (263967)	106 03211 000	903
RURAL PLAINS CIR	Franklin (263967)	106 03212 000	OPEN SPACE 904
RURAL PLAINS CIR	Franklin (263967)	106 03215 000	
8078 BERRY FARMS CROSSING	Franklin (263967)	106 03216 000	
8086 BERRY FARMS CROSSING	Franklin (263967)	106 03217 000	1004
BERRY FARMS CROSSING	Franklin (263967)	106 03218 000	1003
HUGHES CROSSING	Franklin (263967)	106 03219 000	1100
HUGHES CROSSING	Franklin (263967)	106 03220 000	1110
VILLAGE PLAINS BLVD	Franklin (263967)	106 03221 000	1120
CAPTAIN FREEMAN PKWY	Franklin (263967)	106 03222 000	OPEN SPACE 1130
8079 BERRY FARMS CROSSING	Franklin (263967)	106 03223 000	1111
VILLAGE PLAINS BLVD	Franklin (263967)	106 03224 000	OPEN SPACE 1121
VILLAGE PLAINS BLVD	Franklin (263967)	106 03225 000	1122
333 HUGHES LN	Franklin (263967)	106J A 00100 000	7001
327 HUGHES LN	Franklin (263967)	106J A 00200 000	7002
321 HUGHES LN	Franklin (263967)	106J A 00300 000	7003
315 HUGHES LN	Franklin (263967)	106J A 00400 000	7004
9078 BERRY FARMS CROSSING	Franklin (263967)	106J A 00500 000	7005
9084 BERRY FARMS CROSSING	Franklin (263967)	106J A 00600 000	7006
9090 BERRY FARMS CROSSING	Franklin (263967)	106J A 00700 000	7007
326 HUGHES LN	Franklin (263967)	106J A 00800 000	7008
320 HUGHES LN	Franklin (263967)	106J A 00900 000	7009
314 HUGHES LN	Franklin (263967)	106J A 01000 000	7010
308 HUGHES LN	Franklin (263967)	106J A 01100 000	7011
302 HUGHES LN	Franklin (263967)	106J A 01200 000	7012
9066 BERRY FARMS CROSSING	Franklin (263967)	106J A 01300 000	7013
9060 BERRY FARMS CROSSING	Franklin (263967)	106J A 01400 000	7014
9054 BERRY FARMS CROSSING	Franklin (263967)	106J A 01500 000	7015
9048 BERRY FARMS CROSSING	Franklin (263967)	106J A 01600 000	7016
9042 BERRY FARMS CROSSING	Franklin (263967)	106J A 01700 000	7017
9036 BERRY FARMS CROSSING	Franklin (263967)	106J A 01800 000	7018
9067 BERRY FARMS CROSSING	Franklin (263967)	106J A 01900 000	7019
9061 BERRY FARMS CROSSING	Franklin (263967)	106J A 02000 000	7020
9055 BERRY FARMS CROSSING	Franklin (263967)	106J A 02100 000	
9049 BERRY FARMS CROSSING	Franklin (263967)	106J A 02200 000	
9043 BERRY FARMS CROSSING	Franklin (263967)	106J A 02300 000	7023
9037 BERRY FARMS CROSSING	Franklin (263967)	106J A 02400 000	7024
1006 GENERAL MARTIN LN	Franklin (263967)	106J A 02500 000	7025
1012 GENERAL MARTIN LN	Franklin (263967)	106J A 02600 000	7026

1018 GENERAL MARTIN LN	Franklin (263967)	106J A 02700 000	7027
1024 GENERAL MARTIN LN	Franklin (263967)	106J A 02800 000	7028
1030 GENERAL MARTIN LN	Franklin (263967)	106J A 02900 000	7029
600 RIEVES CIR	Franklin (263967)	106J A 03000 000	7030
606 RIEVES CIR	Franklin (263967)	106J A 03100 000	7031
612 RIEVES CIR	Franklin (263967)	106J A 03200 000	7032
618 RIEVES CIR	Franklin (263967)	106J A 03300 000	7033
601 REAVES CIR	Franklin (263967)	106J A 03400 000	7034
214 OLD PEYTONSVILLE RD	Franklin (263967)	106J A 03500 000	7035
208 OLD PEYTONSVILLE RD	Franklin (263967)	106J A 03600 000	7036
2090 GENERAL MARTIN LN	Franklin (263967)	106J A 03700 000	7037
2084 GENERAL MARTIN LN	Franklin (263967)	106J A 03800 000	7038
2078 GENERAL MARTIN LN	Franklin (263967)	106J A 03900 000	7039
2072 GENERAL MARTIN LN	Franklin (263967)	106J A 04000 000	7040
2066 GENERAL MARTIN LN	Franklin (263967)	106J A 04100 000	7041
2060 GENERAL MARTIN LN	Franklin (263967)	106J A 04200 000	7042
2054 GENERAL MARTIN LN	Franklin (263967)	106J A 04300 000	7043
2048 GENERAL MARTIN LN	Franklin (263967)	106J A 04400 000	7044
2042 GENERAL MARTIN LN	Franklin (263967)	106J A 04500 000	7045
2036 GENERAL MARTIN LN	Franklin (263967)	106J A 04600 000	7046
2030 GENERAL MARTIN LN	Franklin (263967)	106J A 04700 000	7047
2024 GENERAL MARTIN LN	Franklin (263967)	106J A 04800 000	7048
2018 GENERAL MARTIN LN	Franklin (263967)	106J A 04900 000	7049
2012 GENERAL MARTIN LN	Franklin (263967)	106J A 05000 000	7050
2006 GENERAL MARTIN LN	Franklin (263967)	106J A 05100 000	7051
2000 GENERAL MARTIN LN	Franklin (263967)	106J A 05200 000	7052
2055 GENERAL MARTIN LN	Franklin (263967)	106J A 05300 000	7053
2049 GENERAL MARTIN LN	Franklin (263967)	106J A 05400 000	7054
2043 GENERAL MARTIN LN	Franklin (263967)	106J A 05500 000	7055
2037 GENERAL MARTIN LN	Franklin (263967)	106J A 05600 000	7056
2031 GENERAL MARTIN LN	Franklin (263967)	106J A 05700 000	7057
2025 GENERAL MARTIN LN	Franklin (263967)	106J A 05800 000	7058
2019 GENERAL MARTIN LN	Franklin (263967)	106J A 05900 000	7059
2013 GENERAL MARTIN LN	Franklin (263967)	106J A 06000 000	7060
2007 GENERAL MARTIN LN	Franklin (263967)	106J A 06100 000	7061
2001 GENERAL MARTIN LN	Franklin (263967)	106J A 06200 000	7062
1059 GENERAL MARTIN LN	Franklin (263967)	106J A 06300 000	7063
1053 GENERAL MARTIN LN	Franklin (263967)	106J A 06400 000	7064
1047 GENERAL MARTIN LN	Franklin (263967)	106J A 06500 000	7065
1041 GENERAL MARTIN LN	Franklin (263967)	106J A 06600 000	7066
1035 GENERAL MARTIN LN	Franklin (263967)	106J A 06700 000	7067
1029 GENERAL MARTIN LN	Franklin (263967)	106J A 06800 000	7068
1023 GENERAL MARTIN LN	Franklin (263967)	106J A 06900 000	7069
1017 GENERAL MARTIN LN	Franklin (263967)	106J A 07000 000	7070
9031 BERRY FARMS CROSSING	Franklin (263967)	106J A 07100 000	7071
9029 BERRY FARMS CROSSING	Franklin (263967)	106J A 07200 000	7072
9019 BERRY FARMS CROSSING	Franklin (263967)	106J A 07300 000	7073

9013 BERRY FARMS CROSSING	Franklin (263967)	106J A 07400 000	7074
9007 BERRY FARMS CROSSING	Franklin (263967)	106J A 07500 000	7075
3097 RURAL PLAINS CIR	Franklin (263967)	106J A 07600 000	7076
3091 RURAL PLAINS CIR	Franklin (263967)	106J A 07700 000	7077
3085 RURAL PLAINS CIR	Franklin (263967)	106J A 07800 000	7078
3079 RURAL PLAINS CIR	Franklin (263967)	106J A 07900 000	7079
3073 RURAL PLAINS CIR	Franklin (263967)	106J A 08000 000	7080
3067 RURAL PLAINS CIR	Franklin (263967)	106J A 08100 000	7081
3061 RURAL PLAINS CIR	Franklin (263967)	106J A 08200 000	7082
3055 RURAL PLAINS CIR	Franklin (263967)	106J A 08300 000	7083
3049 RURAL PLAINS CIR	Franklin (263967)	106J A 08400 000	7084
3043 RURAL PLAINS CIR	Franklin (263967)	106J A 08500 000	7085
3037 RURAL PLAINS CIR	Franklin (263967)	106J A 08600 000	7086
3031 RURAL PLAINS CIR	Franklin (263967)	106J A 08700 000	7087
3025 RURAL PLAINS CIR	Franklin (263967)	106J A 08800 000	7088
3019 RURAL PLAINS CIR	Franklin (263967)	106J A 08900 000	7089
3013 RURAL PLAINS CIR	Franklin (263967)	106J A 09000 000	7090
3007 RURAL PLAINS CIR	Franklin (263967)	106J A 09100 000	7091
3001 RURAL PLAINS CIR	Franklin (263967)	106J A 09200 000	7092
200 MARY WEBB ST	Franklin (263967)	106J A 09300 000	7093
206 MARY WEBB ST	Franklin (263967)	106J A 09400 000	7094
212 MARY WEBB ST	Franklin (263967)	106J A 09500 000	7095
218 MARY WEBB ST	Franklin (263967)	106J A 09600 000	7096
201 SWAIN CIR	Franklin (263967)	106J A 09700 000	7097
201 SWAIN CIR 101	Franklin (263967)	106J A 09700C001	
201 SWAIN CIR 102	Franklin (263967)	106J A 09700C002	
201 SWAIN CIR 103	Franklin (263967)	106J A 09700C003	
201 SWAIN CIR 104	Franklin (263967)	106J A 09700C004	
201 SWAIN CIR 201	Franklin (263967)	106J A 09700C005	
201 SWAIN CIR 202	Franklin (263967)	106J A 09700C006	
201 SWAIN CIR 203	Franklin (263967)	106J A 09700C007	
201 SWAIN CIR 204	Franklin (263967)	106J A 09700C008	
201 SWAIN CIR 301	Franklin (263967)	106J A 09700C009	
201 SWAIN CIR 302	Franklin (263967)	106J A 09700C010	
201 SWAIN CIR 303	Franklin (263967)	106J A 09700C011	
201 SWAIN CIR 304	Franklin (263967)	106J A 09700C012	
4001 RURAL PLAINS CIR	Franklin (263967)	106J A 09800 000	7098
8088 BERRY FARMS CROSSING	Franklin (263967)	106J A 09900 000	7099
4000 RURAL PLAINS CIR 101	Franklin (263967)	106J A 09900C001	
4000 RURAL PLAINS CIR 102	Franklin (263967)	106J A 09900C002	
4000 RURAL PLAINS CIR 103	Franklin (263967)	106J A 09900C003	
4000 RURAL PLAINS CIR 104	Franklin (263967)	106J A 09900C004	
4000 RURAL PLAINS CIR 201	Franklin (263967)	106J A 09900C005	
4000 RURAL PLAINS CIR 202	Franklin (263967)	106J A 09900C006	
4000 RURAL PLAINS CIR 203	Franklin (263967)	106J A 09900C007	
4000 RURAL PLAINS CIR 204	Franklin (263967)	106J A 09900C008	
4000 RURAL PLAINS CIR 205	Franklin (263967)	106J A 09900C009	

4000 RURAL PLAINS CIR 206	Franklin (263967)	106J A 09900C010	
4000 RURAL PLAINS CIR 301	Franklin (263967)	106J A 09900C011	
4000 RURAL PLAINS CIR 302	Franklin (263967)	106J A 09900C012	
4000 RURAL PLAINS CIR 303	Franklin (263967)	106J A 09900C013	
4000 RURAL PLAINS CIR 304	Franklin (263967)	106J A 09900C014	
4000 RURAL PLAINS CIR 305	Franklin (263967)	106J A 09900C015	
4000 RURAL PLAINS CIR 306	Franklin (263967)	106J A 09900C016	
GENERAL MARTIN LN	Franklin (263967)	106J A 10000 000	OPEN SPACE 7100
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 10100 000	OPEN SPACE 7101
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 10200 000	OPEN SPACE 7102
GENERAL MARTIN LN	Franklin (263967)	106J A 10300 000	OPEN SPACE 7103
RURAL PLAINS CIR	Franklin (263967)	106J A 10400 000	OPEN SPACE 7104
RURAL PLAINS CIR	Franklin (263967)	106J A 10500 000	OPEN SPACE 7105
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 10600 000	OPEN SPACE 7106
HUGHES LN	Franklin (263967)	106J A 10700 000	OPEN SPACE 7107
HUGHES LN	Franklin (263967)	106J A 10800 000	OPEN SPACE 7108
MARY WEBB ST	Franklin (263967)	106J A 10900 000	OPEN SPACE 7109
244 OLD PEYTONSVILLE RD	Franklin (263967)	106J A 11000 000	7110
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 11100 000	OPEN SPACE 7111
BERRY FARMS CROSSING	Franklin (263967)	106J A 11200 000	OPEN SPACE 7112
POPLAR ST	Franklin (263967)	106P E 00100 000	OPEN SPACE 12
POPLAR ST	Franklin (263967)	106P E 00200 000	OPEN SPACE 1
97 POPLAR ST	Franklin (263967)	106P E 00300 000	2
95 POPLAR ST	Franklin (263967)	106P E 00400 000	3
93 POPLAR ST	Franklin (263967)	106P E 00500 000	4
89 POPLAR ST	Franklin (263967)	106P E 00600 000	5
6161 RURAL PLAINS CIR	Franklin (263967)	106P E 00700 000	6
6159 RURAL PLAINS CIR	Franklin (263967)	106P E 00800 000	7
6157 RURAL PLAINS CIR	Franklin (263967)	106P E 00900 000	8
6155 RURAL PLAINS CIR	Franklin (263967)	106P E 01000 000	9
6153 RURAL PLAINS CIR	Franklin (263967)	106P E 01100 000	10
RURAL PLAINS CIR	Franklin (263967)	106P E 01200 000	OPEN SPACE 11
RURAL PLAINS CIR	Franklin (263967)	106P E 01300 000	OPEN SPACE 13
301 LEVISA LN	Franklin (263967)	106P E 01400 000	14
303 LEVISA LN	Franklin (263967)	106P E 01500 000	15
305 LEVISA LN	Franklin (263967)	106P E 01600 000	16
307 LEVISA LN	Franklin (263967)	106P E 01700 000	17
309 LEVISA LN	Franklin (263967)	106P E 01800 000	18
1012 RURAL PLAINS CIR	Franklin (263967)	106P E 01900 000	19
1014 RURAL PLAINS CIR	Franklin (263967)	106P E 02000 000	20
1016 RURAL PLAINS CIR	Franklin (263967)	106P E 02100 000	21
1018 RURAL PLAINS CIR	Franklin (263967)	106P E 02200 000	22
1020 RURAL PLAINS CIR	Franklin (263967)	106P E 02300 000	23
1022 RURAL PLAINS CIR	Franklin (263967)	106P E 02400 000	24
1024 RURAL PLAINS CIR	Franklin (263967)	106P E 02500 000	25
1026 RURAL PLAINS CIR	Franklin (263967)	106P E 02600 000	26
1028 RURAL PLAINS CIR	Franklin (263967)	106P E 02700 000	27

1030 RURAL PLAINS CIR	Franklin (263967)	106P E 02800 000	28
1032 RURAL PLAINS CIR	Franklin (263967)	106P E 02900 000	29
1034 RURAL PLAINS CIR	Franklin (263967)	106P E 03000 000	30
4899 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03100 000	31
4897 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03200 000	32
4895 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03300 000	33
	Franklin (263967)	106P E 03400 000	OPEN SPACE 34
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03500 000	OPEN SPACE 63
5000 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03600 000	62
5002 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03601 000	107
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03700 000	OPEN SPACE 64
5003 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03800 000	60
5001 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03900 000	59
1033 RURAL PLAINS CIR	Franklin (263967)	106P E 04000 000	58
	Franklin (263967)	106P E 04100 000	OPEN SPACE 61
1031 RURAL PLAINS CIR	Franklin (263967)	106P E 04200 000	57
1029 RURAL PLAINS CIR	Franklin (263967)	106P E 04300 000	56
1027 RURAL PLAINS CIR	Franklin (263967)	106P E 04400 000	55
1025 RURAL PLAINS CIR	Franklin (263967)	106P E 04500 000	54
1023 RURAL PLAINS CIR	Franklin (263967)	106P E 04600 000	53
1021 RURAL PLAINS CIR	Franklin (263967)	106P E 04700 000	52
1019 RURAL PLAINS CIR	Franklin (263967)	106P E 04800 000	51
1017 RURAL PLAINS CIR	Franklin (263967)	106P E 04900 000	50
1015 RURAL PLAINS CIR	Franklin (263967)	106P E 05000 000	49
1013 RURAL PLAINS CIR	Franklin (263967)	106P E 05100 000	48
1011 RURAL PLAINS CIR	Franklin (263967)	106P E 05200 000	47
1009 RURAL PLAINS CIR	Franklin (263967)	106P E 05300 000	46
	Franklin (263967)	106P E 05400 000	OPEN SPACE 41
1007 RURAL PLAINS CIR	Franklin (263967)	106P E 05500 000	45
1005 RURAL PLAINS CIR	Franklin (263967)	106P E 05600 000	44
1003 RURAL PLAINS CIR	Franklin (263967)	106P E 05700 000	43
1001 RURAL PLAINS CIR	Franklin (263967)	106P E 05800 000	42
90 POPLAR ST	Franklin (263967)	106P E 05900 000	40
92 POPLAR ST	Franklin (263967)	106P E 06000 000	39
94 POPLAR ST	Franklin (263967)	106P E 06100 000	38
96 POPLAR ST	Franklin (263967)	106P E 06200 000	37
98 POPLAR ST	Franklin (263967)	106P E 06300 000	36
	Franklin (263967)	106P E 06400 000	OPEN SPACE 35
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 06500 000	65
77 MOSS PVT LN	Franklin (263967)	106P F 00100 000	301
4001 HUGHES PVT CROSSING	Franklin (263967)	106P F 00200 000	302
4000 HUGHES PVT CROSSING	Franklin (263967)	106P F 00300 000	303
6151 RURAL PLAINS CIR	Franklin (263967)	106P F 00400 000	304
6151 RURAL PLAINS CIR 101	Franklin (263967)	106P F 00400C001	
6151 RURAL PLAINS CIR #102	Franklin (263967)	106P F 00400C002	102
6151 RURAL PLAINS CIR 103	Franklin (263967)	106P F 00400C003	
6151 RURAL PLAINS CIR 104	Franklin (263967)	106P F 00400C004	104

6151 RURAL PLAINS CIR 105	Franklin (263967)	106P F 00400C005	
6151 RURAL PLAINS CIR 106	Franklin (263967)	106P F 00400C006	
6151 RURAL PLAINS CIR 107	Franklin (263967)	106P F 00400C007	
6151 RURAL PLAINS CIR 201	Franklin (263967)	106P F 00400C008	
6151 RURAL PLAINS CIR 202	Franklin (263967)	106P F 00400C009	202
6151 RURAL PLAINS CIR 203	Franklin (263967)	106P F 00400C010	
6151 RURAL PLAINS CIR 204	Franklin (263967)	106P F 00400C011	204
6151 RURAL PLAINS CIR 205	Franklin (263967)	106P F 00400C012	205
6151 RURAL PLAINS CIR 206	Franklin (263967)	106P F 00400C013	206
6151 RURAL PLAINS CIR 207	Franklin (263967)	106P F 00400C014	207
6151 RURAL PLAINS CIR #301	Franklin (263967)	106P F 00400C015	301
6151 RURAL PLAINS CIR 302	Franklin (263967)	106P F 00400C016	
6151 RURAL PLAINS CIR 303	Franklin (263967)	106P F 00400C017	
6151 RURAL PLAINS CIR 304	Franklin (263967)	106P F 00400C018	304
6151 RURAL PLAINS CIR 305	Franklin (263967)	106P F 00400C019	
6151 RURAL PLAINS CIR 306	Franklin (263967)	106P F 00400C020	306
6151 RURAL PLAINS CIR 307	Franklin (263967)	106P F 00400C021	
6051 RURAL PLAINS CIR	Franklin (263967)	106P F 00500 000	305
RURAL PLAINS CIR	Franklin (263967)	106P F 00501 000	305
6051 RURAL PLAINS CIR 101	Franklin (263967)	106P F 00501C001	
6051 RURAL PLAINS CIR 102	Franklin (263967)	106P F 00501C002	
6051 RURAL PLAINS CIR 103	Franklin (263967)	106P F 00501C003	
6051 RURAL PLAINS CIR 104	Franklin (263967)	106P F 00501C004	
6051 RURAL PLAINS CIR 105	Franklin (263967)	106P F 00501C005	
6051 RURAL PLAINS CIR 106	Franklin (263967)	106P F 00501C006	
6051 RURAL PLAINS CIR 107	Franklin (263967)	106P F 00501C007	
6051 RURAL PLAINS CIR 108	Franklin (263967)	106P F 00501C008	
6051 RURAL PLAINS CIR 109	Franklin (263967)	106P F 00501C009	
6051 RURAL PLAINS CIR 201	Franklin (263967)	106P F 00501C010	
6051 RURAL PLAINS CIR 202	Franklin (263967)	106P F 00501C011	
6051 RURAL PLAINS CIR 203	Franklin (263967)	106P F 00501C012	
6051 RURAL PLAINS CIR 204	Franklin (263967)	106P F 00501C013	
6051 RURAL PLAINS CIR 205	Franklin (263967)	106P F 00501C014	
6051 RURAL PLAINS CIR 206	Franklin (263967)	106P F 00501C015	
6051 RURAL PLAINS CIR 207	Franklin (263967)	106P F 00501C016	
6051 RURAL PLAINS CIR 208	Franklin (263967)	106P F 00501C017	
6051 RURAL PLAINS CIR 209	Franklin (263967)	106P F 00501C018	
6051 RURAL PLAINS CIR 301	Franklin (263967)	106P F 00501C019	
6051 RURAL PLAINS CIR 302	Franklin (263967)	106P F 00501C020	
6051 RURAL PLAINS CIR 303	Franklin (263967)	106P F 00501C021	
6051 RURAL PLAINS CIR 304	Franklin (263967)	106P F 00501C022	
6051 RURAL PLAINS CIR 305	Franklin (263967)	106P F 00501C023	
6051 RURAL PLAINS CIR 306	Franklin (263967)	106P F 00501C024	
6051 RURAL PLAINS CIR 307	Franklin (263967)	106P F 00501C025	
6051 RURAL PLAINS CIR 308	Franklin (263967)	106P F 00501C026	
6051 RURAL PLAINS CIR 309	Franklin (263967)	106P F 00501C027	
MOSS PVT LN	Franklin (263967)	106P F 00600 000	306

40 MOSS PVT LN	Franklin (263967)	106P F 00700 000	307
6041 RURAL PLAINS CIR	Franklin (263967)	106P F 00800 000	308
3021 CAPTAIN FREEMAN PVT PKWY	Franklin (263967)	106P F 00801 000	315
MOSS PVT LN	Franklin (263967)	106P F 00900 000	OPEN SPACE 300
RURAL PLAINS CIR	Franklin (263967)	106P F 01000 000	OPEN SPACE 309
HUGHS PVT CROSSING	Franklin (263967)	106P F 01100 000	OPEN SPACE 310
MOSS PVT LN	Franklin (263967)	106P F 01200 000	OPEN SPACE 311
MOSS PVT LN	Franklin (263967)	106P F 01300 000	OPEN SPACE 312
MOSS PVT LN	Franklin (263967)	106P F 01400 000	OPEN SPACE 313
2009 RURAL PLAINS CIR	Franklin (263967)	106P G 00100 000	106
2007 RURAL PLAINS CIR	Franklin (263967)	106P G 00200 000	105
2005 RURAL PLAINS CIR	Franklin (263967)	106P G 00300 000	104
2003 RURAL PLAINS CIR	Franklin (263967)	106P G 00400 000	103
2001 RURAL PLAINS CIR	Franklin (263967)	106P G 00500 000	102
5002 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00600 000	107
5004 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00700 000	101
5006 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00800 000	100
5008 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00900 000	99
5010 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01000 000	98
5012 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01100 000	97
5013 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01200 000	71
5011 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01300 000	72
5009 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01400 000	73
5007 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01500 000	74
301 WALTER ROBERTS ST	Franklin (263967)	106P G 01600 000	75
303 WALTER ROBERTS ST	Franklin (263967)	106P G 01700 000	76
305 WALTER ROBERTS ST	Franklin (263967)	106P G 01800 000	77
307 WALTER ROBERTS ST	Franklin (263967)	106P G 01900 000	78
309 WALTER ROBERTS ST	Franklin (263967)	106P G 02000 000	79
311 WALTER ROBERTS ST	Franklin (263967)	106P G 02100 000	80
315 WALTER ROBERTS ST	Franklin (263967)	106P G 02200 000	81
317 WALTER ROBERTS ST	Franklin (263967)	106P G 02300 000	82
319 WALTER ROBERTS ST	Franklin (263967)	106P G 02400 000	83
321 WALTER ROBERTS ST	Franklin (263967)	106P G 02500 000	84
312 WALTER ROBERTS ST	Franklin (263967)	106P G 02600 000	85
310 WALTER ROBERTS ST	Franklin (263967)	106P G 02700 000	86
308 WALTER ROBERTS ST	Franklin (263967)	106P G 02800 000	87
306 WALTER ROBERTS ST	Franklin (263967)	106P G 02900 000	88
WALTER ROBERTS ST	Franklin (263967)	106P G 03000 000	OPEN SPACE 89
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 03100 000	OPEN SPACE 64
6010 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00100 000	91
6008 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00200 000	92
6006 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00300 000	93
6004 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00400 000	94
6002 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00500 000	95
6000 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00600 000	96
6001 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00700 000	70

6003 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00800 000	69
6005 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00900 000	68
6007 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01000 000	67
6009 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01100 000	66
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01200 000	OPEN SPACE 65
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01300 000	OPEN SPACE 90
311 LEVISA LN	Franklin (263967)	106P I 00100 000	1
313 LEVISA LN	Franklin (263967)	106P I 00200 000	2
315 LEVISA LN	Franklin (263967)	106P I 00300 000	3
317 LEVISA LN	Franklin (263967)	106P I 00400 000	4
319 LEVISA LN	Franklin (263967)	106P I 00500 000	5
LEVISA LN	Franklin (263967)	106P I 00600 000	OPEN SPACE 7
4043 GENERAL MARTIN LN	Franklin (263967)	106P J 00100 000	
4037 GENERAL MARTIN LN	Franklin (263967)	106P J 00200 000	
4031 GENERAL MARTIN LN	Franklin (263967)	106P J 00300 000	
4025 GENERAL MARTIN LN	Franklin (263967)	106P J 00400 000	
4019 GENERAL MARTIN LN	Franklin (263967)	106P J 00500 000	
4011 GENERAL MARTIN LN	Franklin (263967)	106P J 00600 000	
4003 GENERAL MARTIN LN	Franklin (263967)	106P J 00700 000	
218 WALTER ROBERTS ST	Franklin (263967)	106P J 00800 000	
206 WALTER ROBERTS ST	Franklin (263967)	106P J 00900 000	
4002 GENERAL MARTIN LN	Franklin (263967)	106P J 01000 000	
4008 GENERAL MARTIN LN	Franklin (263967)	106P J 01100 000	
4014 GENERAL MARTIN LN	Franklin (263967)	106P J 01200 000	
4020 GENERAL MARTIN LN	Franklin (263967)	106P J 01300 000	
4026 GENERAL MARTIN LN	Franklin (263967)	106P J 01400 000	
4030 GENERAL MARTIN LN	Franklin (263967)	106P J 01500 000	
GENERAL MARTIN LN	Franklin (263967)	106P J 01600 000	
4048 GENERAL MARTIN LN	Franklin (263967)	106P J 01700 000	
4054 GENERAL MARTIN LN	Franklin (263967)	106P J 01800 000	
4060 GENERAL MARTIN LN	Franklin (263967)	106P J 01900 000	
4066 GENERAL MARTIN LN	Franklin (263967)	106P J 02000 000	
4072 GENERAL MARTIN LN	Franklin (263967)	106P J 02100 000	
4078 GENERAL MARTIN LN	Franklin (263967)	106P J 02200 000	
4084 GENERAL MARTIN LN	Franklin (263967)	106P J 02300 000	
GENERAL MARTIN LN	Franklin (263967)	106P J 02400 000	
GENERAL MARTIN LN	Franklin (263967)	106P J 02500 000	
5012 GENERAL MARTIN LN	Franklin (263967)	106P J 02600 000	
5006 GENERAL MARTIN LN	Franklin (263967)	106P J 02700 000	
5002 GENERAL MARTIN LN	Franklin (263967)	106P J 02800 000	
341 HENRY RUSSELL ST	Franklin (263967)	106P J 02900 000	
337 HENRY RUSSELL ST	Franklin (263967)	106P J 03000 000	
331 HENRY RUSSELL ST	Franklin (263967)	106P J 03100 000	
325 HENRY RUSSELL ST	Franklin (263967)	106P J 03200 000	
319 HENRY RUSSELL ST	Franklin (263967)	106P J 03300 000	
313 HENRY RUSSELL ST	Franklin (263967)	106P J 03400 000	
307 HENRY RUSSELL ST	Franklin (263967)	106P J 03500 000	

GENERAL MARTIN LN	Franklin (263967)	106P J 03600 000	
3036 GENERAL MARTIN LN	Franklin (263967)	106P J 03700 000	
3042 GENERAL MARTIN LN	Franklin (263967)	106P J 03800 000	
3048 GENERAL MARTIN LN	Franklin (263967)	106P J 03900 000	
3054 GENERAL MARTIN LN	Franklin (263967)	106P J 04000 000	
3060 GENERAL MARTIN LN	Franklin (263967)	106P J 04100 000	
207 WALTER ROBERTS ST	Franklin (263967)	106P J 04200 000	
WALTER ROBERTS ST	Franklin (263967)	106P J 04300 000	
219 WALTER ROBERTS ST	Franklin (263967)	106P J 04400 000	
3067 GENERAL MARTIN LN	Franklin (263967)	106P J 04500 000	
3061 GENERAL MARTIN LN	Franklin (263967)	106P J 04600 000	
3055 GENERAL MARTIN LN	Franklin (263967)	106P J 04700 000	
3049 GENERAL MARTIN LN	Franklin (263967)	106P J 04800 000	
3043 GENERAL MARTIN LN	Franklin (263967)	106P J 04900 000	
3037 GENERAL MARTIN LN	Franklin (263967)	106P J 05000 000	
3031 GENERAL MARTIN LN	Franklin (263967)	106P J 05100 000	
3025 GENERAL MARTIN LN	Franklin (263967)	106P J 05200 000	
3019 GENERAL MARTIN LN	Franklin (263967)	106P J 05300 000	
3013 GENERAL MARTIN LN	Franklin (263967)	106P J 05400 000	
3007 GENERAL MARTIN LN	Franklin (263967)	106P J 05500 000	
3001 GENERAL MARTIN LN	Franklin (263967)	106P J 05600 000	
RURAL PLAINS CIR	Franklin (263967)	106P J 05700 000	
419 HENRY RUSSELL ST	Franklin (263967)	106P J 05800 000	
413 HENRY RUSSELL ST	Franklin (263967)	106P J 05900 000	
407 HENRY RUSSELL ST	Franklin (263967)	106P J 06000 000	
107 SWAIN CIR	Franklin (263967)	106P J 06100 000	
101 SWAIN CIR	Franklin (263967)	106P J 06200 000	
2069 RURAL PLAINS CIR	Franklin (263967)	106P J 06300 000	
2063 RURAL PLAINS CIR	Franklin (263967)	106P J 06400 000	
2057 RURAL PLAINS CIR	Franklin (263967)	106P J 06500 000	
2051 RURAL PLAINS CIR	Franklin (263967)	106P J 06600 000	
2045 RURAL PLAINS CIR	Franklin (263967)	106P J 06700 000	
2039 RURAL PLAINS CIR	Franklin (263967)	106P J 06800 000	
2033 RURAL PLAINS CIR	Franklin (263967)	106P J 06900 000	
2027 RURAL PLAINS CIR	Franklin (263967)	106P J 07000 000	
2021 RURAL PLAINS CIR	Franklin (263967)	106P J 07100 000	
2015 RURAL PLAINS CIR	Franklin (263967)	106P J 07200 000	
PRATT LN	Franklin (263967)	117 03001 000	
2440 GOOSE CREEK BY-PASS	Franklin (263967)	117A B 00100 000	193
2430 GOOSE CREEK BY-PASS	Franklin (263967)	117A B 00200 000	
1003 VILLAGE PLAINS BLVD	Franklin (263967)	117A B 00300 000	
1004 VILLAGE PLAINS BLVD	Franklin (263967)	117A B 00400 000	196
203 LATHRAM PVT LN	Franklin (263967)	117A B 00500 000	197
800 FIVE MILE CROSSING	Franklin (263967)	117A B 00600 000	198
700 FIVE MILE CROSSING	Franklin (263967)	117A B 00700 000	199
715 FIVE MILE CROSSING	Franklin (263967)	117A B 00800 000	OPEN SPACE 200
204 LATHRAM PVT LN	Franklin (263967)	117A B 00900 000	201

501 SALLIE PVT LN	Franklin (263967)	117A B 01000 000	202
7001 BERRY FARMS CROSSING	Franklin (263967)	117A B 01100 000	203
7021 BERRY FARMS CROSSING	Franklin (263967)	117A B 01200 000	204
7101 BERRY FARMS CROSSING	Franklin (263967)	117A B 01300 000	205
7002 BERRY FARMS CROSSING	Franklin (263967)	117A B 01400 000	OPEN SPACE 206
7020 BERRY FARMS CROSSING	Franklin (263967)	117A B 01500 000	
7100 BERRY FARMS CROSSING	Franklin (263967)	117A B 01600 000	208

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
REZONING APPLICATION

TAX MAP 106,
PARCELS (SEE SHEET C0.1), GROUP I, J, P, O, B & A
ADDRESS: SUBDIVISION AT INTERSECTION OF
OLD PEYTONSVILLE RD, LEWISBURG PIKE AND
GOOSE CREEK BYPASS
COF # 7610
FRANKLIN, WILLIAMSON CO., TN

DEVELOPER

BOYLE

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583
aballash@boyle.com

LANDSCAPE ARCHITECT / APPLICANT

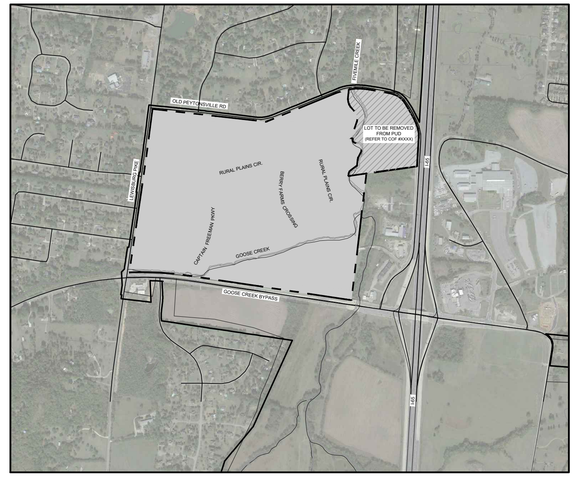
KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

CIVIL ENGINEER

Kimley»Horn

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876
ryan.mcmaster@kimley-horn.com



SITE LOCATION MAP
N.T.S

SHEET INDEX:

	Sheet Number	Initial Submittal	Re-submittal
COVER	C0.0	07-12-2021	08-05-2021
PARCEL LIST	C0.1		08-05-2021
REZONING PLAN	C1.0	07-12-2021	08-05-2021

EXISTING ZONING: PLANNED DISTRICT - PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING: PLANNED DISTRICT - PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)

Berry Farms Town Center - Total Entitlements

		Original PUD	Currently Built	Proposed Final PUD (Remaining)	Proposed Final PUD (New)	Proposed Final PUD (TOTAL)	Proposed Final PUD (+/-)
Residential		671	671	0	406	1,077	406
	Single Family	143	166	0	0	166	23
	Multifamily	503	495	0	406	901	398
	Live Work	25	10	0	0	10	(15)
Commercial		1,134,625	533,703	600,922	517,223	1,050,926	(83,699)
	- Office	549,587	350,889	198,698	376,400	727,289	177,702
	- Retail	585,038	182,814	402,224	140,823	323,637	(261,401)
	- Hotel		223,438	0	0	345	345
Open Space Amenity			6,880	0	0	6,880	6,880

Notes:
- "Hotel" comprised of three separate limited service hotels, totaling 345 rooms.
- "Hotel" square footage will be removed from commercial square footage takedown chart following rezoning (highlighted in red).
- Office space includes Live Work commercial sf.
- (XXX,XXX) denotes a reduction of entitlements from the Original PUD to the Proposed Final PUD

GARY MICHAEL VOGRIN — REGISTERED — AGRICULTURE — TENNESSEE NO. 1425 — LANDSCAPE ARCHITECT
08.05.2021

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — CONGRESS — STATE OF TENNESSEE
08/05/2021

KVD PROJECT# : 21010
COF # : 7610
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION

Property Address	Parcel Description
212 OLD PEYTONSVILLE RD	106 03207 000
5021 HUGHES CROSSING	106 03208 000
4017 RURAL PLAINS CIR	106 03209 000
RURAL PLAINS CIR	106 03209 001
4037 RURAL PLAINS CIR	106 03210 000
4057 RURAL PLAINS CIR	106 03211 000
RURAL PLAINS CIR	106 03212 000
RURAL PLAINS CIR	106 03215 000
8078 BERRY FARMS CROSSING	106 03216 000
8086 BERRY FARMS CROSSING	106 03217 000
BERRY FARMS CROSSING	106 03218 000
HUGHES CROSSING	106 03219 000
HUGHES CROSSING	106 03220 000
VILLAGE PLAINS BLVD	106 03221 000
CAPTAIN FREEMAN PKWY	106 03222 000
8079 BERRY FARMS CROSSING	106 03223 000
VILLAGE PLAINS BLVD	106 03224 000
VILLAGE PLAINS BLVD	106 03225 000
333 HUGHES LN	106J A 00100 000
327 HUGHES LN	106J A 00200 000
321 HUGHES LN	106J A 00300 000
315 HUGHES LN	106J A 00400 000
9078 BERRY FARMS CROSSING	106J A 00500 000
9084 BERRY FARMS CROSSING	106J A 00600 000
9090 BERRY FARMS CROSSING	106J A 00700 000
326 HUGHES LN	106J A 00800 000
320 HUGHES LN	106J A 00900 000
314 HUGHES LN	106J A 01000 000
308 HUGHES LN	106J A 01100 000
302 HUGHES LN	106J A 01200 000
9066 BERRY FARMS CROSSING	106J A 01300 000
9060 BERRY FARMS CROSSING	106J A 01400 000
9054 BERRY FARMS CROSSING	106J A 01500 000
9048 BERRY FARMS CROSSING	106J A 01600 000
9042 BERRY FARMS CROSSING	106J A 01700 000
9036 BERRY FARMS CROSSING	106J A 01800 000
9067 BERRY FARMS CROSSING	106J A 01900 000
9061 BERRY FARMS CROSSING	106J A 02000 000
9055 BERRY FARMS CROSSING	106J A 02100 000
9049 BERRY FARMS CROSSING	106J A 02200 000
9043 BERRY FARMS CROSSING	106J A 02300 000
9037 BERRY FARMS CROSSING	106J A 02400 000
1006 GENERAL MARTIN LN	106J A 02500 000
1012 GENERAL MARTIN LN	106J A 02600 000
1018 GENERAL MARTIN LN	106J A 02700 000
1024 GENERAL MARTIN LN	106J A 02800 000
1030 GENERAL MARTIN LN	106J A 02900 000
600 RIEVES CIR	106J A 03000 000
606 RIEVES CIR	106J A 03100 000
612 RIEVES CIR	106J A 03200 000
618 RIEVES CIR	106J A 03300 000
601 REAVES CIR	106J A 03400 000
214 OLD PEYTONSVILLE RD	106J A 03500 000
208 OLD PEYTONSVILLE RD	106J A 03600 000
2090 GENERAL MARTIN LN	106J A 03700 000
2084 GENERAL MARTIN LN	106J A 03800 000
2078 GENERAL MARTIN LN	106J A 03900 000
2072 GENERAL MARTIN LN	106J A 04000 000
2066 GENERAL MARTIN LN	106J A 04100 000
2060 GENERAL MARTIN LN	106J A 04200 000
2054 GENERAL MARTIN LN	106J A 04300 000
2048 GENERAL MARTIN LN	106J A 04400 000
2042 GENERAL MARTIN LN	106J A 04500 000
2036 GENERAL MARTIN LN	106J A 04600 000
2030 GENERAL MARTIN LN	106J A 04700 000
2024 GENERAL MARTIN LN	106J A 04800 000
2018 GENERAL MARTIN LN	106J A 04900 000
2012 GENERAL MARTIN LN	106J A 05000 000
2006 GENERAL MARTIN LN	106J A 05100 000
2000 GENERAL MARTIN LN	106J A 05200 000
2055 GENERAL MARTIN LN	106J A 05300 000
2049 GENERAL MARTIN LN	106J A 05400 000
2043 GENERAL MARTIN LN	106J A 05500 000
2037 GENERAL MARTIN LN	106J A 05600 000
2031 GENERAL MARTIN LN	106J A 05700 000
2025 GENERAL MARTIN LN	106J A 05800 000
2019 GENERAL MARTIN LN	106J A 05900 000
2013 GENERAL MARTIN LN	106J A 06000 000
2007 GENERAL MARTIN LN	106J A 06100 000
2001 GENERAL MARTIN LN	106J A 06200 000
1059 GENERAL MARTIN LN	106J A 06300 000
1053 GENERAL MARTIN LN	106J A 06400 000
1047 GENERAL MARTIN LN	106J A 06500 000
1041 GENERAL MARTIN LN	106J A 06600 000
1035 GENERAL MARTIN LN	106J A 06700 000
1029 GENERAL MARTIN LN	106J A 06800 000
1023 GENERAL MARTIN LN	106J A 06900 000
1017 GENERAL MARTIN LN	106J A 07000 000
9031 BERRY FARMS CROSSING	106J A 07100 000
9029 BERRY FARMS CROSSING	106J A 07200 000
9019 BERRY FARMS CROSSING	106J A 07300 000
9013 BERRY FARMS CROSSING	106J A 07400 000
9007 BERRY FARMS CROSSING	106J A 07500 000
3097 RURAL PLAINS CIR	106J A 07600 000
3091 RURAL PLAINS CIR	106J A 07700 000
3085 RURAL PLAINS CIR	106J A 07800 000
3079 RURAL PLAINS CIR	106J A 07900 000
3073 RURAL PLAINS CIR	106J A 08000 000
3067 RURAL PLAINS CIR	106J A 08100 000
3061 RURAL PLAINS CIR	106J A 08200 000
3055 RURAL PLAINS CIR	106J A 08300 000
3049 RURAL PLAINS CIR	106J A 08400 000
3043 RURAL PLAINS CIR	106J A 08500 000
3037 RURAL PLAINS CIR	106J A 08600 000
3031 RURAL PLAINS CIR	106J A 08700 000
3025 RURAL PLAINS CIR	106J A 08800 000
3019 RURAL PLAINS CIR	106J A 08900 000
3013 RURAL PLAINS CIR	106J A 09000 000
3007 RURAL PLAINS CIR	106J A 09100 000
3001 RURAL PLAINS CIR	106J A 09200 000
200 MARY WEBB ST	106J A 09300 000
206 MARY WEBB ST	106J A 09400 000
212 MARY WEBB ST	106J A 09500 000
218 MARY WEBB ST	106J A 09600 000
201 SWAIN CIR	106J A 09700 000
201 SWAIN CIR 101	106J A 09700C001
201 SWAIN CIR 102	106J A 09700C002
201 SWAIN CIR 103	106J A 09700C003
201 SWAIN CIR 104	106J A 09700C004
201 SWAIN CIR 201	106J A 09700C005
201 SWAIN CIR 202	106J A 09700C006
201 SWAIN CIR 203	106J A 09700C007
201 SWAIN CIR 204	106J A 09700C008
201 SWAIN CIR 301	106J A 09700C009
201 SWAIN CIR 302	106J A 09700C010
201 SWAIN CIR 303	106J A 09700C011
201 SWAIN CIR 304	106J A 09700C012
4001 RURAL PLAINS CIR	106J A 09800 000
8088 BERRY FARMS CROSSING	106J A 09900 000
4000 RURAL PLAINS CIR 101	106J A 09900C001
4000 RURAL PLAINS CIR 102	106J A 09900C002
4000 RURAL PLAINS CIR 103	106J A 09900C003
4000 RURAL PLAINS CIR 104	106J A 09900C004
4000 RURAL PLAINS CIR 201	106J A 09900C005
4000 RURAL PLAINS CIR 202	106J A 09900C006
4000 RURAL PLAINS CIR 203	106J A 09900C007
4000 RURAL PLAINS CIR 204	106J A 09900C008
4000 RURAL PLAINS CIR 205	106J A 09900C009
4000 RURAL PLAINS CIR 206	106J A 09900C010
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GENERAL MARTIN LN	106J A 10300 000
RURAL PLAINS CIR	106J A 10400 000
RURAL PLAINS CIR	106J A 10500 000
OLD PEYTONSVILLE RD	106J A 10600 000
HUGHES LN	106J A 10700 000
HUGHES LN	106J A 10800 000
MARY WEBB ST	106J A 10900 000
244 OLD PEYTONSVILLE RD	106J A 11000 000
OLD PEYTONSVILLE RD	106J A 11100 000
BERRY FARMS CROSSING	106J A 11200 000
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1003 VILLAGE PLAINS BLVD	117A B 00300 000
1004 VILLAGE PLAINS BLVD	117A B 00400 000
203 LATHRAM PVT LN	117A B 00500 000
800 FIVE MILE CROSSING	117A B 00600 000
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7020 BERRY FARMS CROSSING	117A B 01500 000
7100 BERRY FARMS CROSSING	117A B 01600 000

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GARY MICHAEL VOGRIN
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 283
LANDSCAPE ARCHITECT
08.05.2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
REZONING PLAN
COF PROJECT # 7610
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	7/12/21	KMR
2	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021

KVD PROJECT NO. 21010

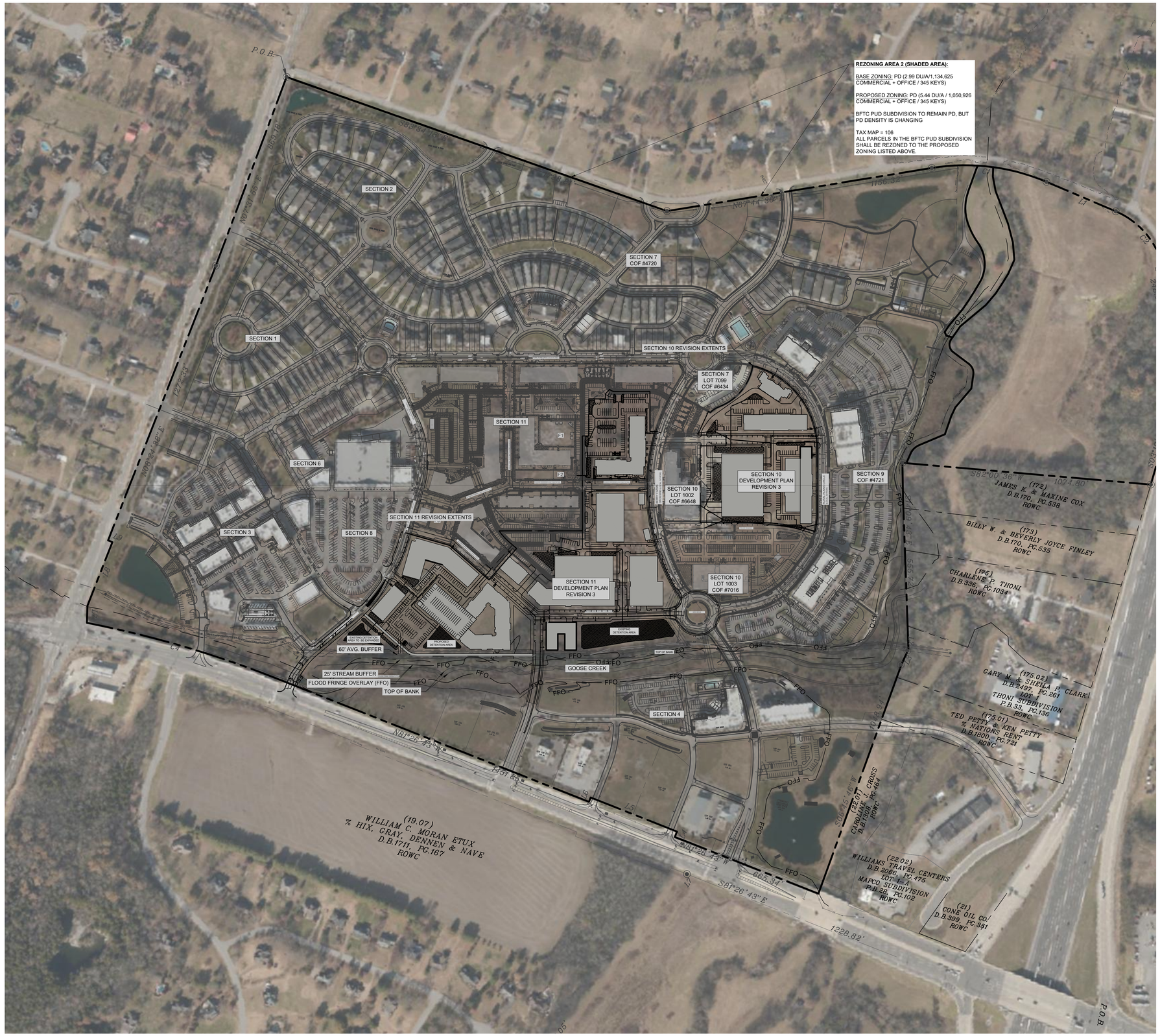
DRAWING TITLE:
PARCEL LIST

SHEET NUMBER
C0.1

811

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PARCEL DATA CHART

BFTC PUD SUBDIVISION TO REMAIN PD (SHADED AREA), BUT PD DENSITY BEING REVISED

ALL PARCELS IN SHADED AREA:
BASE ZONING: PD (2.99 DU/A/1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING: PD (5.44 DU/A / 1,050,926 COMMERCIAL + OFFICE / 345 KEYS)
TAX MAP: 106

TOTAL ACREAGE OF SITE TO BE REZONED: 197.82 AC

ENVISION FRANKLIN DESIGN CONCEPT: NEIGHBORHOOD MIXED-USE

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

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MARY McGOWN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 121329
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
REZONING PLAN
COF PROJECT # 7610
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	7/12/21	LJA
2	COF RE-SUBMITTAL	8/05/21	LJA

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	08/05/2021

KH PROJECT NO.
118102001

DRAWING TITLE:
REZONING PLAN

SHEET NUMBER
C1.0

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PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

August 11, 2021

From: Concerned Homeowners of Berry Farms Town Center

To: City of Franklin Municipal Planning Commission

Cc: City of Franklin Engineering Department
City of Franklin Board of Mayor and Aldermen

Subject: Berry Farms Town Center Homeowner Objections and Recommendation to DECLINE the Proposed Revision 3 to the Berry Farms Town Center PUD Development Plan

Attachments: Appendix 1 - References
Appendix 2 - Signatures

PREAMBLE

WHEREAS the Berry Farms Town Center Pattern Book rev 3 states on p.29 that only 5% of the total traffic flow for Berry Farms Town Center will be in the residential area. The residential area streets were built accordingly, with all of these being "local TS-6" except for Captain Freeman Parkway and Rural Plains Circle, which are "local TS-5". The Pattern Book dated June 3, 2005 shows the apartments and commercial buildings in center area of Berry Farms Town Center (Section 11) being serviced by a 4-lane commercial boulevard leading directly to Goose Creek Bypass. The August 5, 2021 revision also says 5% even though the street configuration in Section 11 has dramatically changed and there are 406 additional residential units in Section 10 & 11. This is unrealistic!

WHEREAS Revision 1 and 2 of the Berry Farms Town Center PUD Plan for Section 11 were created and approved without any neighborhood involvement. These revisions dramatically changed Section 11 relative to the Master Plan for Berry Farms Town Center that homeowners had been shown and relied upon when purchasing their properties. The changes included:

(1) a huge increase in the height and mass of the apartment buildings facing the residential area townhomes on Rural Plains Circle. The apartment buildings are now massive 4-story buildings instead of apartment buildings which homeowners were told would look like the townhouses across the street,
(2) the re-routing of Village Plains Blvd so that it no longer leads from Goose Creek Bypass to the parking area for the 311 apartments,
(3) the addition of commercial mixed-use buildings and parking garages that greatly increased the overall building density of Section 11, and

WHEREAS the proposal for Revision 3 of the Development Plan for Berry Farms Town Center PUD Subdivision communicated to Berry Farms Town Center homeowners on July 15, 2021 is seeking to convert significant commercial office and retail mixed-use space in the currently approved PUD development plan into multifamily residences, adding 406 multifamily residences (most likely rentals) to the existing 340 homes in the residential area and the 311 apartments currently under construction

- 177 of the proposed additional residential units will be near the northern intersection of Berry Farms Xing and Rural Plains Circle, which is near where the neighborhood pool is located.
- 229 of the units will be in mixed-use buildings near where Village Plains Blvd will enter Section 11.

WHEREAS Boyle, the developer, chose to make the virtual meeting on 7/8/2021, which Berry Farms Town Center homeowners were told was for the "surrounding neighborhoods", the official neighborhood meeting required by the City of Franklin instead of the in-person meeting on 7/15/2021, which was promoted as the meeting for the Berry Farms Town Center homeowners. Boyle submitted questions asked at the 7/8/2021 virtual meeting to the City to fulfill the requirement related to neighborhood meetings, but submitted nothing related to the more contentious 7/15/2021 homeowners meeting. The homeowners meeting raised significant issues related to increases in traffic, congestion, noise, and police actions; negative impacts on home values; and broken promises.

WHEREAS the I-65 overpass connecting Long Lane to Old Peytonsville Road, which has been approved and has a project completion date of June 30, 2026, will result in a significant increase in traffic coming to Berry Farms Town Center across this new overpass and through the residential neighborhood streets, as this will be the most direct route. The City of Franklin has stated that no Traffic Impact Analysis has been done for this overpass.

WHEREAS the Berry Farms Chadwell Development, which was recently approved to include 1650 residences, and additional developments in the Berry Farms area, will create a significant increase in traffic accessing Publix and other Berry Farms Town Center commercial establishments, thereby cause additional congestion on roads leading from Goose Creek Bypass into Berry Farms Town Center.

WHEREAS all the streets in the Berry Farms Town Center residential area are local streets, with those leading to Old Peytonsville Road being TS-6 (low volume local streets) and only Captain Freeman Parkway and Rural Plains Circle being TS-5 (high volume local streets). The parameters for these streets in the Franklin Transportation & Street Technical Standards include low traffic volumes and very low continuity of travel. A TS-6 street does not allow bi-directional traffic if there are cars parallel parked on both sides of the road, which is allowed.

WHEREAS the Berry Farm Town Center residential area is a walkable community with children, grandchildren, people riding bikes and walking dogs, golf carts, parallel parking on all streets, homes very close to the street (5-10 feet from the sidewalks), driveways connecting to the street, frequent package deliveries, and a pool and playground that require crossing Berry Farms Xing for access. Berry Farms Xing, a TS-6 street, is the primary direct route from Sections 10 and 11 of Berry Farms Town Center to Old Peytonsville Road, which leads to Lewisburg Pike to the West and will lead Long Lane via the I-65 overpass when this is finished.

WHEREAS Berry Farms Town Center is defined a "Neighborhood Mixed Use" Design Concept per Figure 4.1 of Envision Franklin and is a "Planned District" in the City of Franklin Zoning Map. A broad definition of a "Planned District" is on p.38-39 of the Zoning Ordinance.

WHEREAS Planned Developments that are Traditional Neighborhood Developments (TNDs), as is Berry Farms Town Center, are subject to the procedures and standards for Traditional Neighborhood Developments in the Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development on the City's web site. This includes standards for the mix of residential uses, including:

(1) no fewer than 15% being vertically-oriented attached residential units (e.g., townhouses),
(2) no more than 50% being horizontally-oriented attached residential units (e.g., apartments), and
(3) three different lot sized for detached residential units.

WHEREAS proposed changes to the Berry Farms Town Center PUD Subdivision must comply with current Zoning Ordinances and City Standards

CONCERNS

1. The layout of buildings approved in Rev 1 for Berry Farms Town Center Section 11 removed the street that would have been the primary way for renters of the 331 apartments under construction to get out of the development. Currently there are two narrow and busy streets going from Section 11 to Goose Creek Bypass:
    a. Berry Farms Xing, which goes between the Hampton Inn and Holiday Inn Express and services 345 hotel rooms, four existing large office buildings, and existing neighborhood traffic, and
    b. Captain Freeman Parkway, which provides community access to Publix and various retail stores.

   The congested access available using these streets and the current Section 11 street configuration will compel renters of the 311 apartments to exit the apartment parking area through the residential neighborhood on streets that were not designed for this level of traffic – especially peak hour traffic. This will create congestion and safety issues for the neighborhood and be destructive to the character of the residential neighborhood!

2. While Boyle plans to build Village Plains Blvd before starting additional construction, this is intended to only be a construction entrance for the new mixed-use area and, in any case, this street is not currently designed to go to the parking area for the 311 apartments under construction, nor the 177 proposed additional units near the northern intersection of Berry Farms Xing and Rural Plains Circle. Only 229 of the new residential units in the mixed-use buildings will be effectively served by this new street.

3. The residential unit mix in the current Berry Farms Town Center plan does not comply with the standard for Traditional Mixed-Use Neighborhoods, which Planned Developments are subject to. The proposed addition of 22 condo units, 50 townhomes, and 328 multifamily units will make this much worse. In addition, the addition of 406 rental units will change the composition of Berry Farms Town Center into primarily a rental community, not a residential community, with ~70% of the residences being rental units instead of currently ~49% being rentals.

4. The increased density of Section 11 of Berry Farms Town Center and the proposed increase in density for Section 10 are inconsistent with the Master Plan that Berry Farms Town Center homeowners were shown and relied upon when they purchased their properties and violates the trust the homeowners placed in Boyle.

5. Increases in density, traffic, and the number of rental units in Berry Farms Town Center is likely to negatively affect home values and may also lead to increased crime.

6. While Boyle Investment Company has a good reputation for building commercial buildings and managing them, recent actions related to Berry Farms Town Center indicate that they are not considering the interests of the 340 homeowners in Berry Farms Town Center in their recent planning.

RECOMMENDATIONS

The Berry Farms Town Center homeowners and other concerned citizens who have signed this petition (see Appendix 2) urge the City of Franklin to decline the Berry Farms Town Center PUD Subdivision Rev 3 proposal due to the negative impact on the homeowners and the issues related to compliance with City standards.

The Berry Farms Town Center homeowners do understand Boyle Investment Company's desire to make changes to improve their profit outlook for Berry Farms Town Center and propose the following changes to enable them to do this without negatively impacting the current residential community.

1. Implement changes to the Revision 3 plan that will dramatically reduce traffic in the residential neighborhood and return to the 5% of traffic flow stated in the Berry Farms Pattern Book
   - Remove the street near the center of the apartment parking area leading to Swain Circle and convert the area between the apartment buildings into a dog park. This will keep apartment renters from using Mary Webb Street or Henry Russell Street (which are both TS-6 local streets) to get to Old Peytonsville Road and then to Lewisburg Pike, or the I-65 overpass to Long Lane in the future. [Note: It is assumed that emergency vehicles will come from Fire Station #7 via Goose Creek Bypass.]
   - Remove the exits from the apartment building parking area that are adjacent to Building B1 (leading to Berry Farms Xing) and Building A1 (leading to Captain Freeman Blvd). This will reduce apartment renter traffic to/from Old Peytonsville Road via Berry Farms Xing (a TS-6 local street) and to Lewisburg Pike via Captain Freeman Blvd (a TS-5 local street) by pushing the apartment traffic to use Hughes Crossing or Village Plains Blvd to exit Section 11 and then go to Goose Creek Bypass.
   - Revise the path of Village Plains Blvd inside Section 11 so that it leads directly to the parking area for the B-building section of the 331 apartments under construction and ensure that this street can handle the combined volume of commercial and apartment traffic as it provides an easy exit from the apartments to Goose Creek Bypass. This street should be completed immediately and be open to both apartment residents and construction traffic for Section 11. [Note: This is similar to the original PUD design, but with a different route due to buildings already under construction.]
   - Limit ALL new multifamily residential units to the area near the entrance of Village Plains Blvd to Section 11, so that people in these units will enter and exit via Village Plains Blvd to Goose Creek Bypass and not add traffic on residential neighborhood streets.
     - Make some new residential units in the area of Buildings C1, C2, and D1 in the current proposed plan townhouses or live-work in order to increase the percentage of units that are vertically-oriented attached residential units and reduce the percentage of residential units that are horizontally-oriented attached residential units
     - Remove Buildings A, B, and B5 from the plan as residential units, as these would add traffic to Berry Farms Xing and will add to the anticipated conflict related to the use of the nearby residential neighborhood pool and playground. Consider adding recreational facilities such as tennis courts, pickleball courts, sand volleyball courts, basketball courts, a large park, and/or a large playground where Buildings A, B, and B5 are currently located in the proposed plan. This will increase the overall appeal of Berry Farms Town Center for residents and office tenants and also reduce the overall building density.

2. Make it clear to people coming across the I-65 bypass, once completed, that the entrances into the Berry Farms Residential Neighborhood from Old Peytonsville Road are for residents only.

3. Add additional speed limit signs, stop signs, and crosswalks in the residential neighborhood in order to facilitate greater safety.

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

APPENDIX 1 – REFERENCES

1. Envision Franklin
2. 2020 Franklin Zoning Ordnance
3. Franklin Transportation & Streets Technical Standards Tables 2.2(1) and 2.3(1) [**attached**]
4. Connect Franklin Comprehensive Transportation Network Plan
5. Old Peytonsville Road & Long Lane Bridge & Connector (project 16)
6. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated June 3, 2005, p28, 29,32,33, and 35 [**attached**]
7. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated August 5, 2005, p28 & 29 [**attached**]
8. Berry Farms Town Center Original Master Plan in 2005 [**attached**]
9. Berry Farms Town Center Master Plan effective as of the end of 2018 [**attached**]
10. Berry Farms Town Center Master Plan effective as Rev 1 in February 2019 [**attached**]
11. Berry Farms Town Center Master Plan proposed with Rev 3 [**attached**]
12. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 1 sheet numbers C0.1 (the originally approved plan), C2.0, and C2.1 [**attached**]
13. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 2, sheet number C2.1 [**attached**]
14. Berry Farms Town Center PUD Subdivision Development Plan Revision 3, sheet number C2.0 [**attached**]
15. City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development pages 11-14 [attached]

upon the type and extent of the development and zoning they serve. Local streets may be terminated by a "cul-de-sac" where necessary due to topographic or other constraints.

(5) Alley / Mews

Alleys and mews are intended to primarily serve very slow speeds and volumes associated with the rear access and service functions for residential and commercial properties. Mews are a special type of alley that serves as the only vehicular and emergency access for lots abutting the mews. No vehicle parking area, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley / mews right-of-way or within two feet of the edge of the alley / mews pavement/curb, whichever is greater.

(6) Private Streets

Private streets are streets that provide access to more than one lot but are not owned, operated and maintained by the City. Private streets shall be required to meet City design standards as determined by the City Engineer.

(7) Frontage Roads

Frontage roads are streets that normally run parallel to major roadways, usually arterials, to provide access to adjacent properties. Such streets greatly reduce the level of private driveway access to the major streets. Frontage roads are not typically used in the City and must be approved in advance by the City Engineer.

2.2.3 Cross Sections

Typical features and dimensions of standard City streets are illustrated in the Typical Section Drawings. These standard sections may be revised by the City Engineer on a case-by-case basis, to meet specific needs that may exist, or are projected to exist, along a particular street section. The following table summarizes for each standard section the primary design elements and their dimensions.

Table 2.2 (1) Street Typical Cross Section Elements by Classification

STD DWG #	Street Classification	Right-of-Way	Travel Lanes	Median	Bike Lanes	Sidewalks	Multi-Use Path	Parking Lane
TS-1	Major Arterial	136′	Four @ 12′	40′	Two @ 5′	Two @ 6′	No	No
TS-1	Major Arterial	132′	Four @ 12′	40′	No	One @ 6′	One @ 12′	No
TS-2	Minor Arterial	132′	Four @ 12′	36′	Two @ 5′	Two @ 6′	No	No
TS-2	Minor Arterial	128′	Four @ 12′	36′	No	One @ 6′	One @ 12′	No
TS-3	Major Collector	126′	Four @ 12′	30′	Two @ 5′	Two @ 6′	No	No
TS-3	Major Collector	122′	Four @ 12′	30′	No	One @ 6′	One @ 12′	No
TS-4	Minor Collector	79′	Three @ 12′	No	Two @ 5′	Two @ 6′	No	8′ Parking Allowed
TS-4	Minor Collector	75′	Three @ 12′	No	Two @ 5′	Two @ 6′	No	8′ Parking Allowed
TS-5	High Volume Local	54′	Two @ 12′	No	No	Two @ 5′	No	8′ Parking Allowed
TS-6	Low Volume Local	52′	Two @ 11′	No	No	Two @ 5′	No	8′ Parking Allowed
TS-7	Alley / Mews	Varies	Varies	No	No	No	No	No

TABLE 2.3 (1) STREET STANDARDS – GENERAL PARAMETERS

Design Feature or Characteristic	Street Classification and Typical Section									
	4-Lane Major Arterial **TS-1**	4-Lane Major Arterial **TS-1**	4-Lane Minor Arterial **TS-2**	4-Lane Minor Arterial **TS-2**	4-Lane Major Collector **TS-3**	4-Lane Major Collector **TS-3**	2-Lane Minor Collector **TS-4**	2-Lane Minor Collector **TS-4**	2-Lane High Volume Local **TS-5**	2-Lane Low Volume Local **TS-6**
Right of Way (ROW) Width	136'	132'	132'	128'	126'	122'	79'	75'	54'	52'
No. of Travel Lanes	4	4	4	4	4	4	3	3	2	2
Minimum Lane Width	12'	12'	12'	12'	12'	12'	12'	12'	12'	11'
Minimum Lane Width (total)	48'	48'	48'	48'	48'	48'	36'	36'	24'	22'
Median Width	40'	40'	36'	36'	30'	30'	n/a	n/a	n/a	n/a
Curb & Gutter: Vertical or Mountable	V	V	V	V	V	V	V	V	V	V or M
Designated Bike Lanes?	Yes	No	Yes	No	Yes	No	Yes	No	No	No
Bike Lane Width per side	5'	n/a	5'	n/a	5'	n/a	5'	n/a	n/a	n/a
Parking Lane Width	n/a	n/a	n/a	n/a	n/a	n/a	8'	8'	8'	8'
Minimum Sidewalk Width	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	5'	5'
Multi-Use Path	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	No
Grass Strip Width	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Left Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes[c]	No
Right Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Maybe	Maybe	Maybe	Maybe	No	No
Traffic Volume Capacity (1000 veh/day)	>35	>35	25-35	20-25	15-20	15-20	10-15	10-15	2-5	<2
Speed Limit, MPH [note a]	45	45	40	40	35	35	30	30	25	25 or 20
Driveway & Street Access	Very Ltd	Very Ltd	Limited	Limited	Limited	Limited	Frequent	Frequent	Frequent	Unlimited
Continuity of Travel	Very High	Very High	High	High	Moderate	Moderate	Moderate	Low	Very Low	Very Low
Street Lights	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Partial	Partial	Partial
Traffic Calming	None	None	None	None	None	None	None	None	Possible	Possible

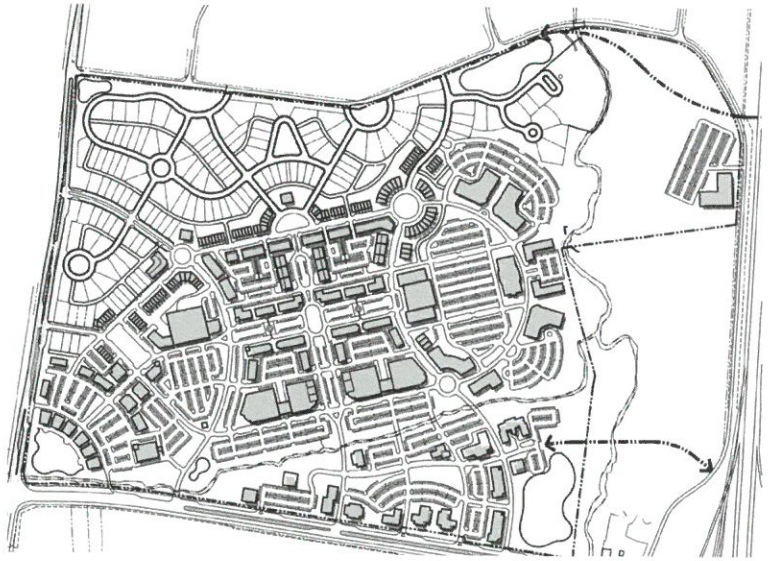
NOTES: a. Design speed shall be a minimum of 5mph above the posted speed limit.
b. Vertical curb requires shoulder separation from travel lane on posted speeds of 50 mph or greater.
c. Separate Left Turn Lanes required in Commercial or Mixed-Use developments and at all traffic signals.

2005 PATTERN BOOK

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines

THOROUGHFARE STANDARDS

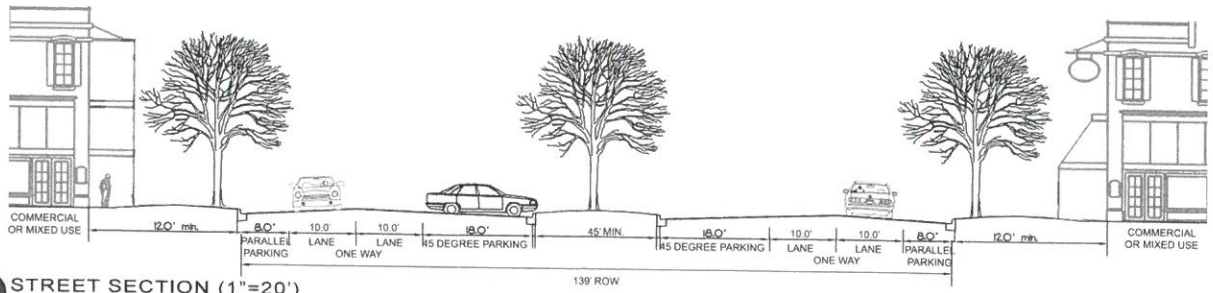


2005 PATTERN BOOK



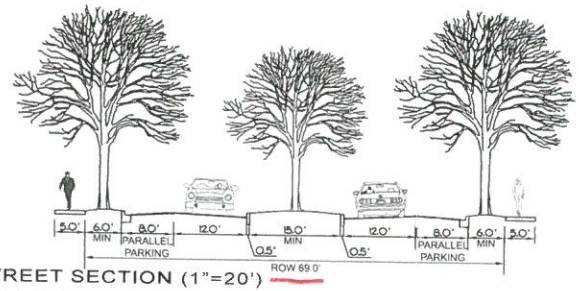
PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, except for the fire station, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.



5 STREET SECTION (1"=20')
CBV-139-92





6 STREET SECTION (1"=20')
RBV-69-38

THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

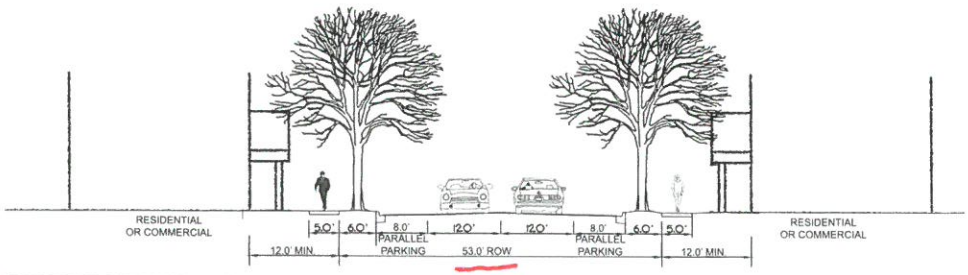
THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY



CAPTAIN FREEMAN PKWY (TS-5)

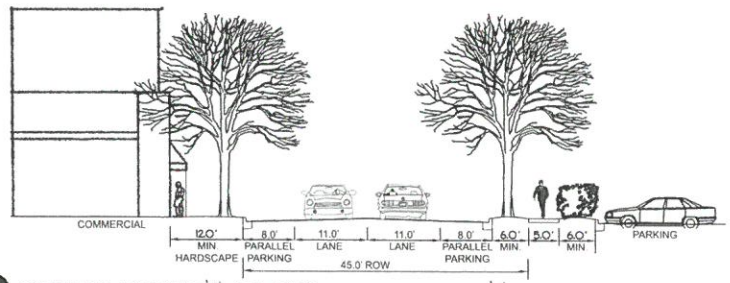
2005 PATTERN BOOK



7 STREET SECTION 'G' (1"=20')
CS-53-38

POPLAR ST
RURAL PLAINS CIR
CAPTAIN FREEMAN PKWY
(TS-5 ?)





8 STREET SECTION (1"=20')
CS-45-38

THOROUGHFARE DESIGNATIONS

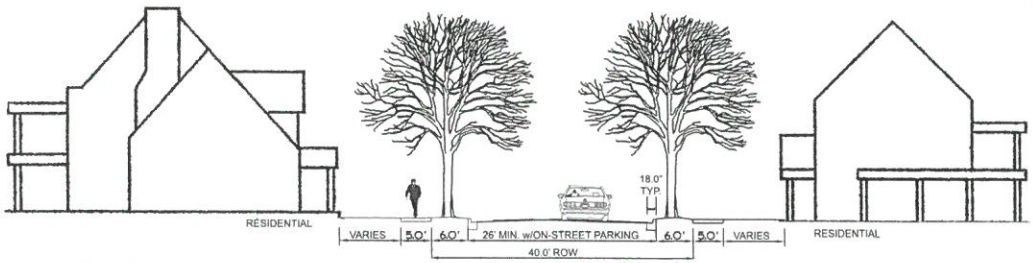
XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
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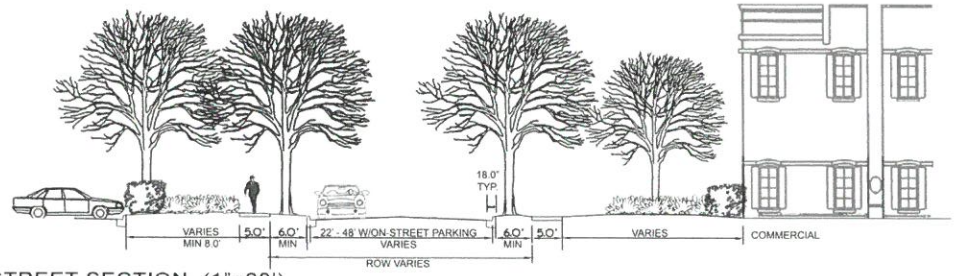
11 STREET SECTION (1"=20')
RS-40-27

MARY WEBB ST
HENRY RUSSELL ST
GENERAL MARTIN LN
BERRY FARMS XING
WALTER ROBERTS ST
HUGHES LN

(< TS-6)



NOTE: NOT FINAL STREET LAYOUT



12 STREET SECTION (1"=20')
CS-V-24

THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY



PATTERN BOOK REVISION DATED 8/5/2021

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

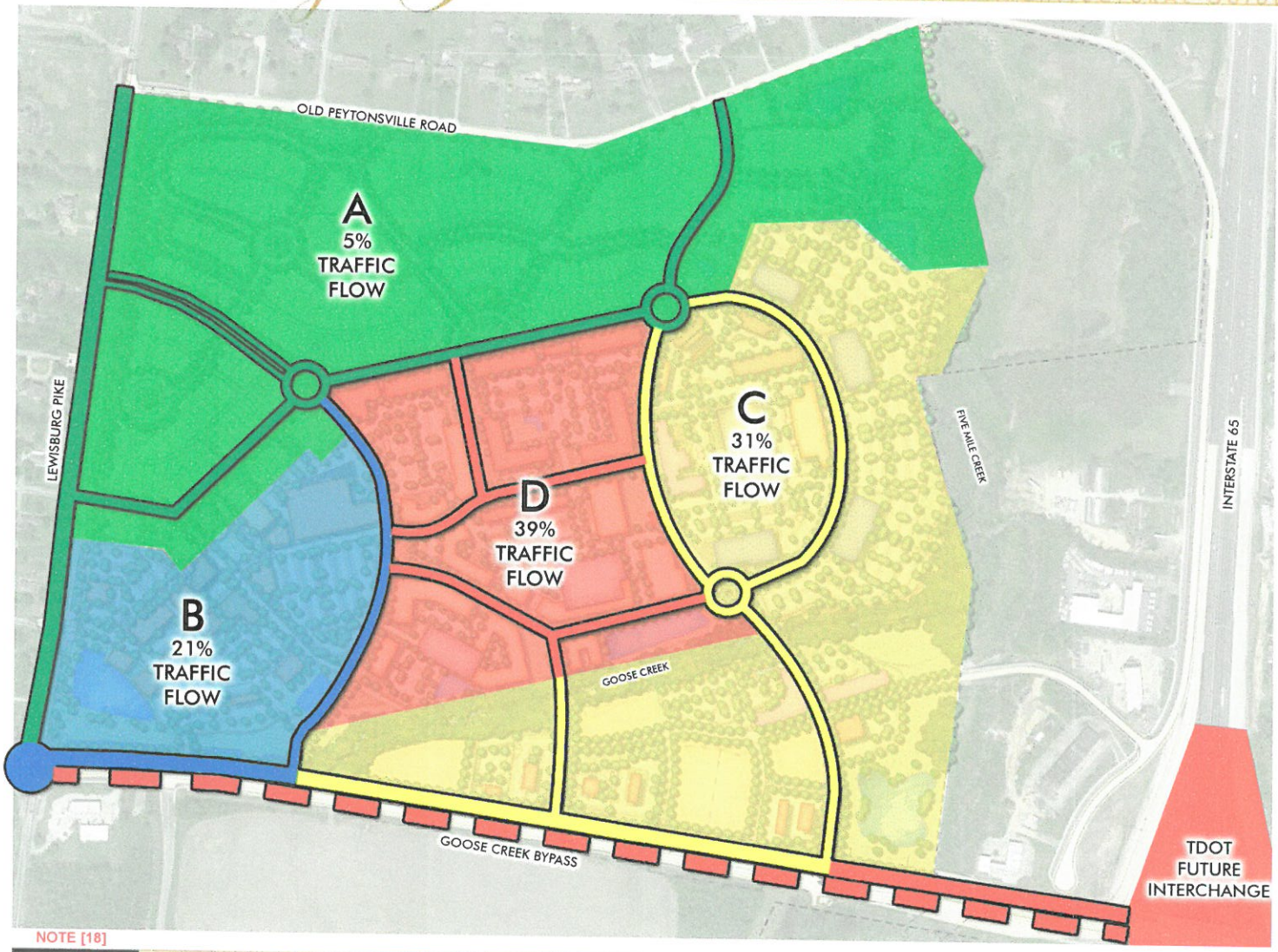
Design Guidelines

THOROUGHFARE STANDARDS



NOTE [17]

PATTERN BOOK REVISION/ DATED 8/5/2021



PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, ~~except for the fire station~~, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.

NOTE; UPDATED TO SHOW PROPOSED DEVELOPMENT PLAN; NO CHANGE IN TRAFFIC FLOW PERCENTAGES DESPITE MAJOR CHANGES IN STREET LAYOUTS, APARTMENT LOCATION, AND BUILDING DENSITY

REFERENCE #8



BOYLE

THE ORIGINAL PLAN

Original Approved PUD Development Plan (2005)

BERRY FARMS TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

- Center Street goes to apartment parking

KV+D KISER VOGRIN DESIGN

Kimley»Horn

HISTORICAL CONCEPTS

REFERENCE #9



PLAN EFFECTIVE AS OF THE END OF 2018

BERRYFARMSTN.COM

- Center Street goes to apartment parking
- Apartment buildings to look like townhouses

REFERENCE #10



PLAN EFFECTIVE STARTING FEBRUARY 2019 (REV 1)

BERRYFARMSTN.COM

- **Apartments pushed toward neighborhood in large buildings**
- **Street to apartment parking area re-routed**
- **No neighborhood involvement**
- **Rev 2 changed from 316 to 331 apartments**

REFERENCE # 11



BOYLE. Kimley»Horn

HISTORICAL CONCEPTS

KV+D KISER VOGRIN DESIGN

MASTER PLAN

BERRY FARMS TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

REV 3 PROPOSAL – JUNE 2021

- Reduce commercial space and ADD 406 RESIDENCES (rentals)
- Add a parking garage
- Further increase density

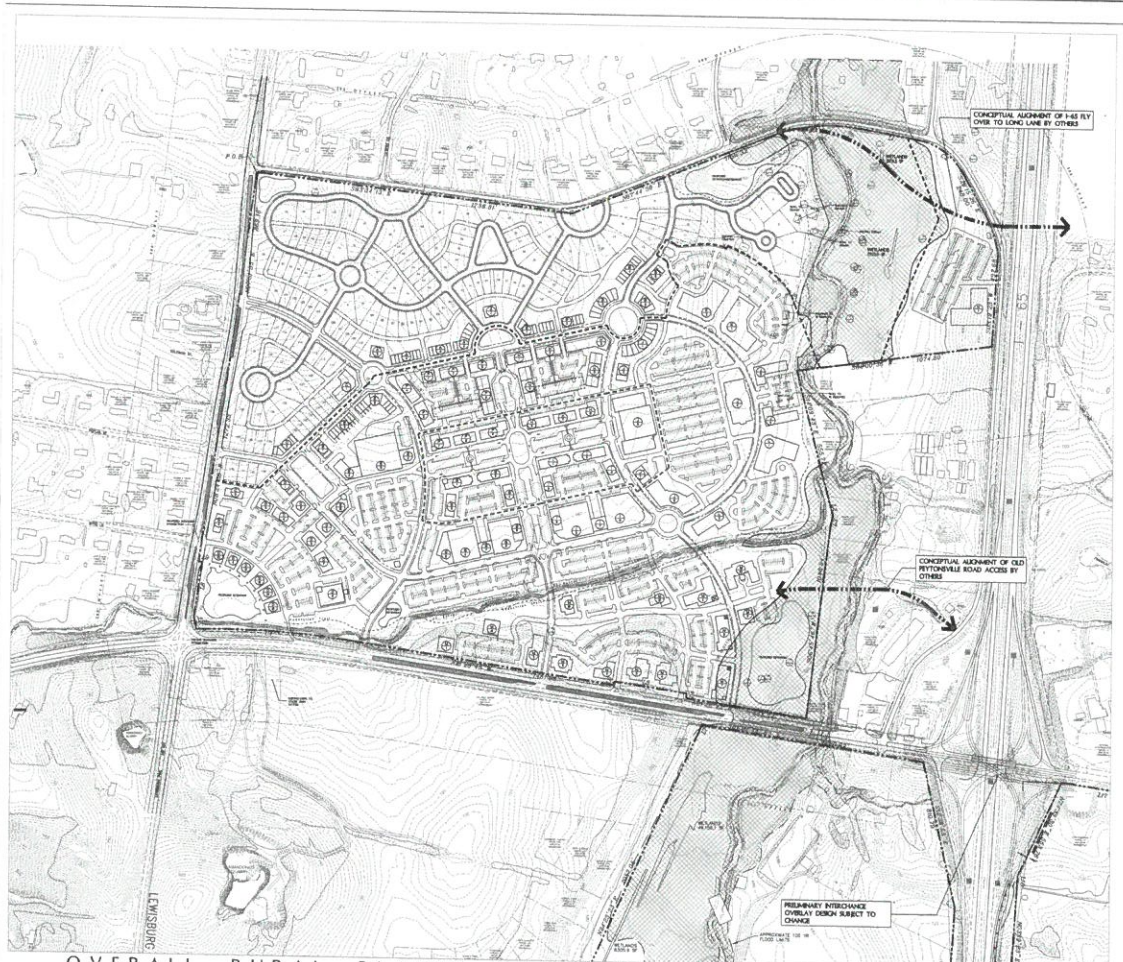
June 28, 2021
Project # 21010

500
00'

REFERENCE # 12 (1)

1 OF 3

SECTION 11, REV 1 — APPROVED PLAN BEFORE REV 1



PROPERTY BOUNDARY

LINE DATA

LINE	LENGTH	BEARING
L1	324.34'	S79° 35'04"E
L2	254.19'	S15°41'27"E
L3	67.47'	S71°59'10"W
L4	25.00'	N08°13'17"E
L5	400.00'	N81°28'42"W
L6	20.00'	S08°31'07"W
L7	73.63'	N90°36'19"W
L8	295.00'	N06°24'58"E
L9	20.00'	N81°03'21"W

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	32°59'20"	895.00'	379.36'	924.90'	898.23'	N80°56'46"E
C2	30°40'38"	250.00'	88.73'	309.57'	299.86'	S54°51'49"E
C3	23°52'47"	525.00'	124.58'	245.94'	244.05'	S73°09'04"E
C4	92°27'32"	433.66'	633.83'	699.79'	626.88'	N86°48'21"W

PLANNED COMMERCIAL / RESIDENTIAL BOUNDARY

LINE TABLE

LINE	LENGTH	BEARING
L1	342.05'	S81°44'52"E
L2	566.28'	N76°46'46"E
L3	489.87'	N27°00'50"E
L4	46.89'	N79°36'30"W
L5	43.90'	S63°39'19"E
L6	49.96'	S51°07'52"E
L7	43.56'	N84°24'29"E
L8	86.76'	N23°09'04"E
L9	269.50'	S22°40'40"E
L10	105.00'	N82°00'36"E
L11	204.90'	N90°00'00"E
L12	196.01'	N03°28'50"E
L13	473.85'	N20°47'27"W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	15°07'06"	2627.19'	406.53'	810.31'	812.98'	S45°37'06"W
C2	18°29'10"	350.87'	57.94'	113.25'	112.77'	N37°39'25"E
C3	180°00'00"	125.00'	INFINITE	392.70'	250.00'	S77°00'00"W
C4	179°58'22"	90.00'	9964.06'	282.78'	179.99'	N77°21'49"W
C5	16°49'33"	559.50'	73.80'	164.28'	163.68'	S59°23'48"W
C6	43°43'56"	258.04'	103.06'	197.02'	192.30'	S20°47'56"W
C7	41°02'21"	895.02'	73.99'	174.66'	126.71'	S28°57'46"E
C8	43°09'42"	90.04'	7.80'	16.30'	15.96'	N27°37'27"W
C9	16°48'59"	340.98'	50.30'	99.86'	99.52'	N30°27'06"E
C10	2°07'52"	257.57'	8.97'	16.35'	16.35'	N83°23'29"E
C11	25°50'59"	276.01'	64.06'	125.64'	124.78'	S85°44'54"W
C12	92°49'49"	53.58'	51.73'	25.40'	23.57'	N56°48'56"W
C13	9°52'58"	1045.81'	84.60'	325.56'	324.26'	N58°29'22"W
C14	57°39'37"	353.31'	46.97'	91.22'	90.86'	N40°48'47"W
C15	37°29'27"	252.29'	86.81'	77.01'	75.71'	N23°19'36"W

TRANSECT TABULATIONS

TRANSECT DATA

CLASSIFICATION	GROSS ACRES	DWELLING UNITS	FLOOR AREA SQ.FT.	F.A.R.	GROSS DENSITY	NET DENSITY
VILLAGE CORE	15.4	164	164,255	0.29	10.65	30.75
VILLAGE CENTER	106.6	688 260	1465,372	0.18	6.88 2.06	19.86 14.31
VILLAGE EDGE	85.0	122	- - -	- - -	3.73	6.77

CONDITIONS OF APPROVAL

ORDINANCE 2009-9 TO BE ENTITLED, "AN ORDINANCE TO ZONE 450 ACRE MORE OR LESS, FRONTAGE ON HIGHWAY 65 NORTH, PLANNED COMMERCIAL (PC) AND PLANNED RESIDENTIAL (PR) ZONING DISTRICTS ACROSS TOWN CENTER, WITH CONDITIONS, LOCATED ON THE NORTH SIDE OF HIGHWAY 65 BETWEEN OLD PEYTONSVILLE ROAD AND EAST OF LEWISBURG PIKE."

At its meeting of February 26, 2009, the Planning Commission recommended approval of Ordinance 2009-9 to the Board of Mayor and Aldermen with the following conditions:

1. Building placement and parking design shall be addressed and resolved, as detailed site plans are prepared. (Plan)
2. Go Kids that are adjacent to Old Peytonsville Road at Lewisburg Pike, garages shall be accessed from the rear or from the side street (Trace Branch Drive).
3. The applicant shall cooperate with the comments of the Planning Department for preservation of the Rural Plains Historic Home and Barn. Plans shall be shown on the concept plan, reviewed on the historically significant site and shall either be renovated or redeveloped to the satisfaction of the Planning Department. In addition, prior to the preparation of site final plan that includes the Rural Plains Historic Home and the surrounding outbuildings, the list on which those structures are located shall be submitted to the Planning Department for review. (Plan)
4. The following ordinances identified in the Construction Architect's memo of 9/30/08 shall be corrected on the Landscape Plans and other applicable plans with the submission of site plans. (Plan)
   a. Each site plan shall show that the design maintains the negative impacts of existing trees and significant vegetation in each portion of the site by preserving existing trees and significant vegetation. Existing trees shall be strategically incorporated into the plans by adjusting or modifying the proposed grading, which will be done to ensure significant tree preservation throughout the development and on individual lots. The number of dwelling units and/or the square footage of commercial buildings shall be reduced to, or increased, in order to accomodate this preservation.
   b. Each site plan shall include a full tree survey and inventory per City of Franklin requirements.
   c. All City tree preservation and replacement, open space and landscape requirements shall be satisfied.
   d. With each site plan submittal the grading plan shall be revised to remove all grading from the tree masses shown and labeled on the concept plan as trees to remain.
5. The applicant shall comply with the requests of the Design/Planning Supervisor and Engineering Department to reduce the amount of slope-class parking areas shown on the concept plan by constructing only the minimum parking required, as per the Zoning Ordinance. Additional parking, if required, over the minimum shall be designed using the forms as contained in the Parking Matrix shown on page A.28 of the Pattern Book, "Land Planning and Architectural Guidelines for Berry Farms Design Guidelines". (Plan Comm)
6. The applicant shall comply with the comments of the Cooke Administration Department as found in Exhibit 5, Cooke.
7. The applicant shall, in conjunction with the first phase of the site improvements, work with the Fire and Engineering Departments to identify a fire station site of approximately 500 feet by 300 feet acceptable to the City. The site plan shall indicate the fire station site and shall ensure that paved streets and utilities are provided with acceptable egress from the station to public roadways. (Plan Comm)
8. The applicant shall continue to work with the Engineering Department concerning the location of portions of the greenways trail along Grouse Creek that may need to be moved during the site plan approval process, specifically the realignment of the location of the creek crossings (Five Mile and Grouse Creeks). Bing' Albers, Engineering Director, shall be kept informed of these improvements.
9. The applicant shall work with Engineering Department to ensure that the bike lanes and pedestrian facilities are provided appropriate to the street Thoroughfare Plan and the Bicycle and Pedestrian Plan as there may be unresolved issues.
10. Dimension shall be provided to the width of all open space areas and shall be determined by the minimum sizes outlined. (Plan)
11. The number of street crossings shall be addressed. At least two of the proposed crossings should be eliminated. (Eng)
12. The applicant shall be permitted within the Floodplain, specifically, buildings 647, 648, and 649 shall be located outside of the floodplain. (Eng)
13. Adequate sight distance shall be provided at all entrances. The applicant shall submit the necessary documents and fifteen (15) sets of plans for review and approval. A traffic study will be required in the area. The applicant shall coordinate water and sewer issues with the Water Management Department.
14. Throughout the development process of the Berry Farms PUD Submission, the applicant shall meet with the Engineering Department and the Engineering Department regarding the following outstanding issues (Eng):
   a. Signalization of Horse Lane and Lewisburg Pike.
   b. Improvements to Grouse Creek Bypass and Lewisburg Pike.
   c. Pedestrian walkways and bikeways through the project, including Grouse Creek Bypass, Lewisburg Pike and the crossing of Interstate 65.
   d. Design of roundabouts within the site.
   e. Construction phasing.
   f. Design of streets and utilities (Plan Comm)
15. Seventeen copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.
16. The City determines that the treatment recommended in the Master Transportation Plan for the Old Peytonsville Road and Lewisburg Pike intersection and the Old Peytonsville Road intersection north of the I-65 interchange is unacceptable. In conjunction with the Berry Farms Town Center development will if necessary, be required by the City, must impact lines from the Berry Farms Town Center development at the time the construction contract is let. The improvement will impact an appropriate geo race share of the Berry Farms Town Center developer entity and the City of Franklin as determined by the City Engineer. (Eng)
17. The applicant shall demonstrate the capacity and downstream impacts of the sanitary sewer system and shall provide any improvements necessary to the satisfaction of the Water Management Department. (Eng)
18. Infrastructure improvements to Lewisburg Pike and Grouse Creek Bypass shall be completed concurrently with the initial phases of development. (Plan Comm)
19. No single-multi tenant shall exceed 165,000 square feet in size. (Plan Comment)
20. Outdoor storage and display areas shall be minimized, using techniques such as parking structures, perimeter procedures and other accepted practices. (Plan Comm)
21. Phase II shall be contingent upon the completion of all of the improvements on Lewisburg Pike. (Plan Comm)
22. Phase C, except for the first station, shall not begin until improvements to the Lewisburg Pike/Long Lane intersection are completed. (Plan Comm)
23. Phase D shall not begin until Grouse Creek is improved and the interchange construction has begun. (Plan Comm)
24. Commercial parking within parcels 4 and 5 shall be minimized where possible, along the full length of all streets in the plan. Commercial parking should need to be reduced to 80-90 of what Code requires. (Plan Comm)
25. Prior to subdivision review, a traffic study shall be submitted to the City for review and approval. (Plan Comm)
26. Traffic signal warrant conditions shall be reserved for three areas, even if not selected in the above studies. These areas are: Blind for implementation, considered to support the commuter grand. These include intersections at sublock, retail, services, and employment, non-for-profit organizations. (Plan Comm)
27. Residential units within the project shall be owner-occupied and shall not be rented for a period of less than 30 days. (Plan Comm) Not to Extension of the master covenants has granted written permission for rental of units on a specific unit on a case by case basis. Such permission shall only be granted for reasons of hardship or other good causes, which causes may include but shall not be limited to events of job relocations, illnesses or military deployments. The restriction shall not apply to the commercial component. (Plan Comm)
28. Each residential unit shall be constructed with an Electronic of the master declaration of covenants, conditions and restrictions for the Berry Farms development or rental units shall be constructed in a condominium form of ownership. The conversion process shall commence no more than five years after certification of the apartment or portion of the project, and shall be completed with the Regency Partnership subject to market conditions. After an apartment rental unit has been converted to condominium, the unit shall be considered an owner-occupied unit and shall be subject to the conditions outlined in the first paragraph above.

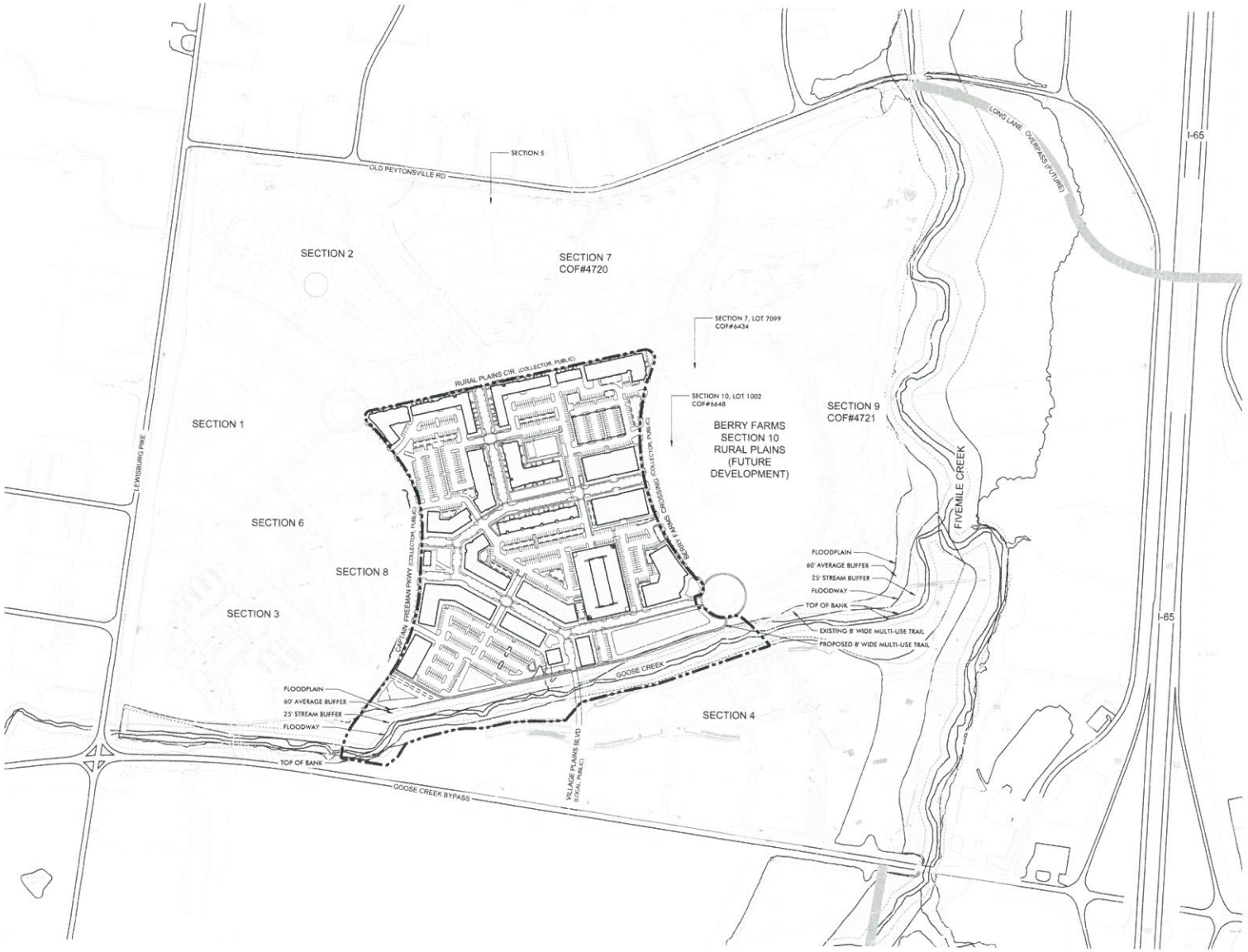
PROPERTY LOCATED ON WILLIAMSON COUNTY TAX MAP: MAP 106, PARCEL 32.02 AND MAP 97, PARCEL 20 & 20.

Rural Plains Site
Site Tabulation Matrix

	Retail Commercial Sq. Ft.	Office Commercial Sq. Ft.	Attached Dwelling Units
Group A +/-42.0 Acres			
1 Mixed Use Live w/ 375 Units	0	0	0
2 Mixed Use Live w/ 0 Units	0	0	0
Sub Total	0	0	0
Group B +/-5.21 Acres			
1 Mixed Use Live w/ 0 Units	0	0	0
2 Mixed Use Live w/ 0 Units	0	0	0
3 Mixed Use Live w/ 0 Units	0	0	0
4 Mixed Use Live w/ 0 Units	0	0	0
Sub Total	0	0	0
Group C +/-2.23 Acres			
1 Mixed Use Live w/ 0 Units	0	0	0
2 Mixed Use Live w/ 0 Units	0	0	0
3 Mixed Use Live w/ 0 Units	4,000	0	0
4 Mixed Use Live w/ 0 Units	4,000	0	0
Sub Total	8,000	0	0
Group D +/-9.52 Acres			
1 Mixed Use Live w/ 0 Units	0	0	0
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REFERENCE # 12 (2) 2 OF 3

SECTION 11, REV 1 - NEW LAYOUT



811

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/her designee

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

NOTE: SEE SHEET C2.1 ENLARGED DEVELOPMENT PLAN FOR DETAILED SITE INFORMATION

0 200 400 600 feet
SCALE: 1" = 200'

KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

GARY MICHAEL VOGRIN
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
02.06.2019

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
OVERALL DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

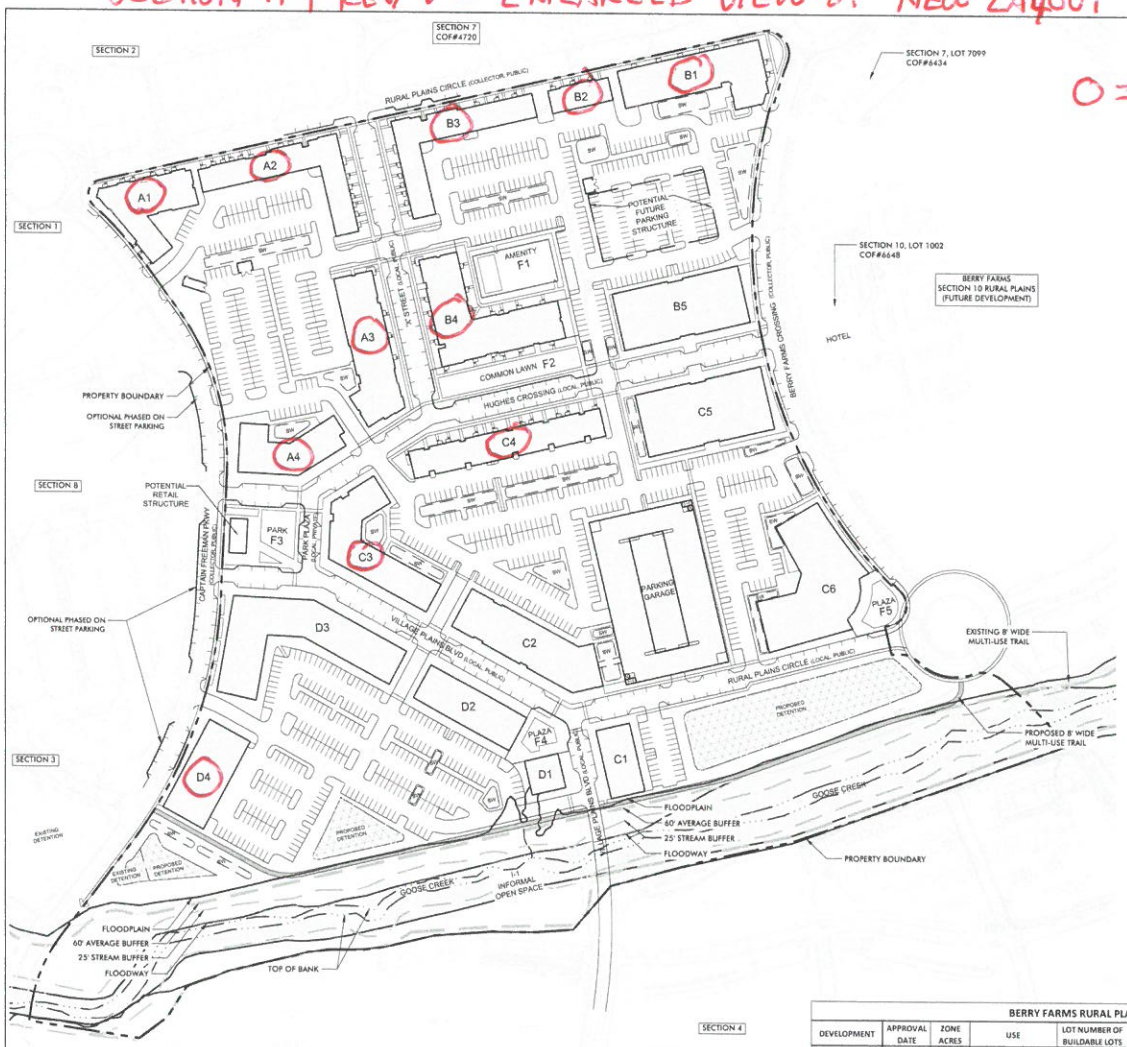
REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 RE-SUBMITTAL
02-06-19 ONE STOP

DATE: 11-26-18
DESIGN BY: KAR
DRAWN BY: KAR
CHECKED BY: GMV
S.C.E. BY: GMV
SCALE: 1" = 200'
PROJECT #: 18015
SHEET NUMBER:
C2.0

NOTE: A MAJOR CHANGE IN STREET LAYOUT, APARTMENT LOCATION, AND BUILDING DENSITY

REFERENCE #12 (3)

SECTION 11, REV 1 – ENLARGED VIEW OF NEW LAYOUT



O = BUILDINGS WITH APARTMENTS

BERRY FARMS (SECTION 11) PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,609
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.16	1,691
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,254

BERRY FARMS (SECTION 11) PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	75,191

DEVELOPMENT SITE DATA

PROJECT NAME: **BERRY FARMS RURAL PLAINS TOWN CENTER**
COF PROJECT NUMBER: **TBD**
MAP, PARCEL NUMBER: **106, 03202**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **10**

EXISTING ZONING **SDX - SPECIFIC DEVELOPMENT VARIETY**
CHARACTER AREA OVERLAY: **GCOD-3**
OTHER APPLICABLE OVERLAYS: **FPO, FW**

APPLICABLE DEVELOPMENT STANDARD: **TRADITIONAL**
SITE ACREAGE: **+/- 38.46 AC**
SITE SQUARE FOOTAGE: **+/- 1,683,011 SF**
PUD SITE ACREAGE: **+/- 223.00 AC**
EXISTING TREE CANOPY: **11% CANOPY**
PARKLAND DEDICATION REQUIREMENT: **N/A**
TOTAL SITE OPEN SPACE: **+/- 17.83 AC**
TOTAL FORMAL OPEN SPACE: **+/- 1.6 AC**
BUILDING SQUARE FOOTAGE: **SEE 'BERRY FARMS TOWN CENTER BUILDING DATA' ON SHEET C2.1**

BUILDING HEIGHT: **1-4 STORIES**
RESIDENTIAL DENSITY: **8.22 DUA**

MINIMUM PERIMETER REQUIRED SETBACK LINES: **PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)**

BERRY FARMS TOWN CENTER (SECTION 11) BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			27
A	2			22
A	3			28
A	4	12,130		20
Subtotal		12,130	-	97
Group	Bldg	Retail	Office	Apts.
B	1			45
B	2			6
B	3			24
B	4			56
B	5		67,000	
Subtotal		-	67,000	131
Group	Bldg	Retail	Office	Apts.
C	1	7,000		
C	2	19,800	19,800	
C	3	17,000		48
C	4			30
C	5		73,500	
C	6		82,500	
Subtotal		43,800	175,800	78
Group	Bldg	Retail	Office	Apts.
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	5,000		10
Subtotal		45,150	27,650	10
Total		101,060	270,450	316

GENERAL NOTES:
1. This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Building heights shall be as defined by the approved pattern book. Generally buildings range from 1-4 stories but will be further defined on subsequent site plan submittals. for reference: see Architectural Massing Study on sheet A1.0.
3. Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking/street, building height and signage standards.
4. Phasing and corresponding infrastructure related to each phase will generally occur in groups A-D
5. These building uses may allow for the flexibility to convert to condominium units pending market demand.
6. 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/her designee.

BERRY FARMS RURAL PLAINS FORMAL OPEN SPACE TAKE DOWN CHART

DEVELOPMENT	KEY	MIN REQ. FORMAL AC	PROPOSED FORMAL AC	REMAINING AC
CONCEPT PLAN		9.83	12.12	
SECTION 1				
SECT. 1- LOT 13	1-A		0.715	11.41
SECT. 1- LOT 35	1-B		1.731	9.67
SECT. 1- LOT 62	1-C		0.348	9.33
SECT. 1- LOT 63	1-D		0.180	9.15
SECT. 1- LOT 89	1-E		0.300	8.85
SECT. 1-LOT 90	1-F		0.398	8.45
SECTION 2				
SECT. 2- LOT 123	2-A		0.120	8.33
SECT. 2- LOT 143	2-B		0.060	8.27
SECT. 2- LOT 150	2-C		0.180	8.09
SECT. 2- LOT 131	2-D		1.043	7.05
SECTION 3				
SECT. 3- LOT 1	3-A		0.652	6.39
SECTION 4				
SECT. 4- LOT 196	4-A		0.027	6.37
SECT. 4- LOT 205	4-B		0.177	6.19
SECT. 4- LOT 203	4-C		0.068	6.12
SECT. 4- LOT 208	4-D		0.041	6.08
SECTION 5				
SECTION 6				
SECTION 7				
SECT. 7- LOT 7107	7-A		3.480	2.60
SECT. 7- LOT 7108	7-B		0.090	2.51
SECT. 7- LOT 7110	7-C		1.410	1.10
SECT. 7- LOT 7098	7-D		0.820	0.28
SECT. 7- LOT 7103	7-E		0.660	0.00
SECT. 7- LOT 7104	7-F		0.360	0.00
SECT. 7- LOT 7105	7-G		0.210	0.00
SECTION 8				
SECTION 9				
SECT. 9- LOT 904	9-A		0.170	0.00
SECT. 9- LOT 903	9-B		0.340	0.00
SECTION 10				
SECT. 10 (LOT 1002)	10-A		0.320	0.00
SECTION 11				
SECT. 11- F1	11-A		0.520	0.00
SECT. 11- F2	11-B		0.400	0.00
SECT. 11- F3	11-C		0.340	0.00
SECT. 11- F4	11-D		0.160	0.00
SECT. 11- F5	11-E		0.170	0.00

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	ZONE ACRES	USE	LOT NUMBER OF BUILDABLE LOTS	RETAIL/ OFFICE SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	RETAIL/ OFFICE SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	2.24.2005	142 +/-		503	1,134,625			142	1,134,625	-
SECTION 1			AMENITY CENTER			774			1,134,625	774
SECTION 3		16.4	RETAIL & RESTAURANT	301-303	44,705		300, 303, 312, &313	125.6	1,089,920	774
SECT. 3- LOT 306		1.34	SCHOOL	306	8,154			124.26	1,081,766	774
SECT. 3- LOT 307		0.8	BANK	307	6,961			123.46	1,074,805	774
SECT. 3- LOT 308			RETAIL	308	6,500				1,068,305	774
SECT. 3- LOT 315		0.93	RESTAURANT	315	1,608			122.53	1,066,697	774
SECT. 4- LOT 194			RESTAURANT	194	2,200				1,064,497	774
SECT. 4- LOT 195		1.15	RESTAURANT	195	4,365		200, 206	121.38	1,060,132	774
SECT. 4- LOT 196		1.05	BANK	196	3,233			120.33	1,056,899	774
SECT. 4- LOT 197			RESTAURANT	197	4,995				1,051,904	774
SECT. 4- LOT 199		2.82	HOTEL	199	74,873			117.51	977,031	774
SECT. 4- LOT 203		1.26	CONVENIENCE STORE	203	4,800			116.25	972,231	774
SECT. 4- LOT 207		1.11	OFFICE	207	14,879			115.14	957,352	774
SECT. 4- LOT 208		1.34	HOTEL	208	58,600			113.8	898,752	774
SECT. 10- LOT 1002		2.82	HOTEL	1002	89,937			110.98	808,815	774
SECTION 6		0.81	RETAIL	1-5	1,957		6-8	110.17	806,858	774
SECT. 7- LOT 7107			AMENITY CENTER	7101		1,259		110.17	806,858	2,033
SECT. 7- LOT 7098			AMENITY CENTER	7098		2,428		110.17	806,858	4,461
SECTION 8		7.9	GROCERY	1	66,697			102.27	740,161	4,461
SECT. 9- LOT 901		2.19	OFFICE	901	34,350			100.08	705,811	4,461
SECT. 9- LOT 902		7.84	OFFICE	902	109,195			92.24	596,616	4,461
SECT. 9- LOT 903		8.68	OFFICE	903	99,656			83.56	496,960	4,461
SECTION 11		38.46	OFFICE & RETAIL		371,510			45.1	125,450	4,461

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVE/ WORK DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	2.24.2005	223	143	503	25	671	N/A	N/A	223	671
SECTION 1		19.03	51	41	0	92	2-10,14-33, 36-40,42-60, 66-88, 91-106	1,11-13, 34-35, 41,61-65,89-90	203.97	579
SECTION 2		18.29	51	15	0	66	106-120, 122-128, 131-146, 148-159, 161-175	121, 129, 130, 147, 160 &176	185.68	513
SECTION 3	9.14.2011	16.4	0	48	0	48	304, 305	300, 309, 312 & 313	169.68	465
SECTION 6		0.81	0	0	5	5	1-5	6-8	168.47	460
SECTION 7		34.41	64	32	0	96	7001-7096	7102-7108, 7110-7112	134.06	364
SECT. 7- LOT 7097				12	0	12	7097			352
SECT. 7- LOT 7099				16	0	16	7099			336
SECTION 11		38.46	0	316	0	316			95.6	20

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

SCALE: 1" = 100'

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

MICHAEL VOGRIN — LANDSCAPE ARCHITECT — STATE OF TENNESSEE — REGISTERED — 06.06.2019

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
ENLARGED DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

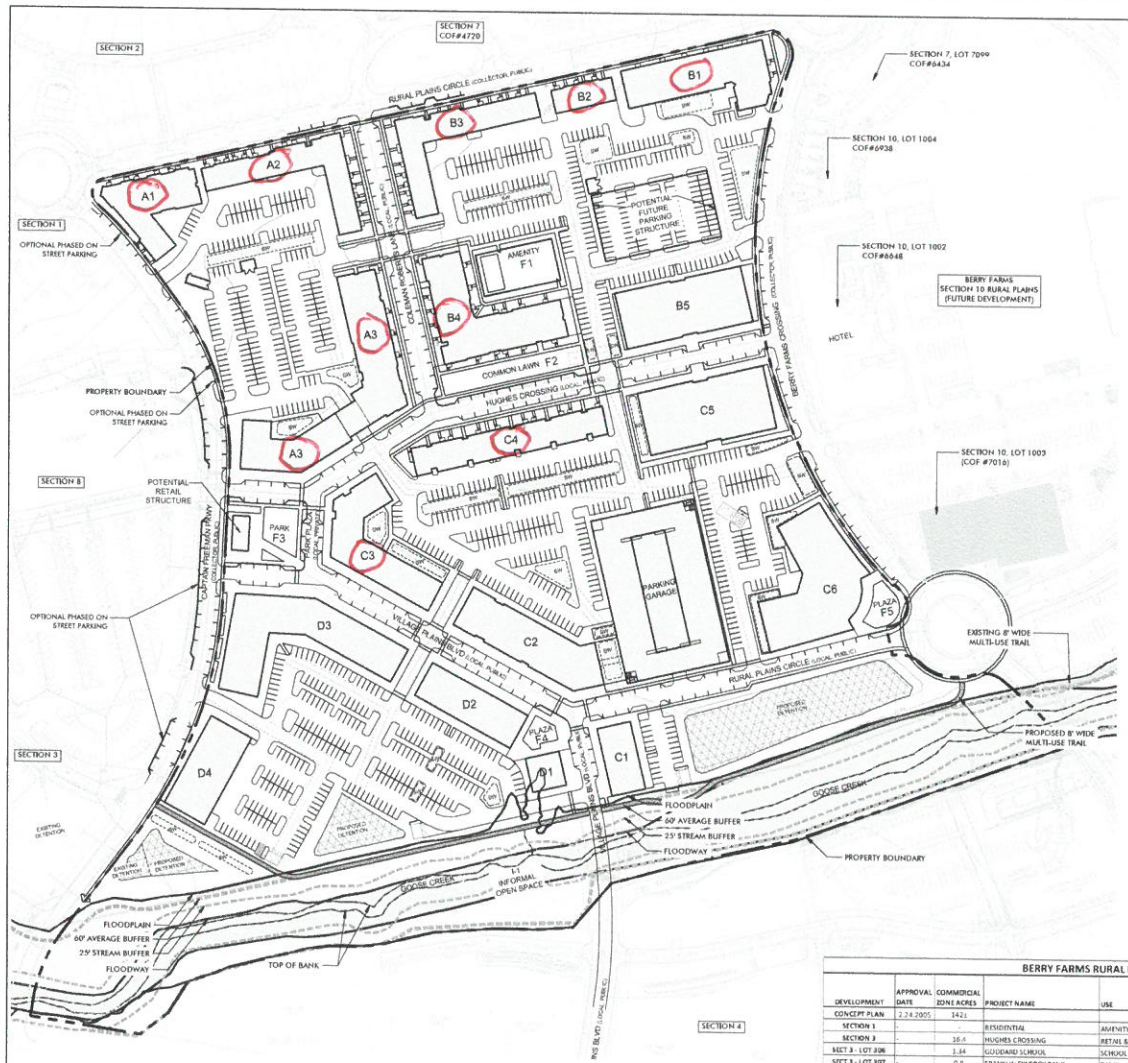
REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 RE-SUBMITTAL
02-06-19 ONE STOP

DATE: 11-26-18
DESIGNED BY: KAR
DRAWN BY: GAW
CHECKED BY: KAR
Q.C. BY: GAW
SCALE: 1" = 100'
PROJECT #: 18015

SHEET NUMBER: C2.1

REFERENCE #13

SECTION 11, REV 2 – INCREASE FROM 316 APARTMENTS TO 331



DEVELOPMENT SITE DATA

PROJECT NAME: **BERRY FARMS RURAL PLAINS TOWN CENTER**
COF PROJECT NUMBER: TBD
MAP, PARCEL NUMBER: 108, 03202
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

EXISTING ZONING: **GDX – SPECIFIC DEVELOPMENT VARIETY**
CHARACTER AREA OVERLAY: GCOA3
OTHER APPLICABLE OVERLAYS: PFO, FW

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
SITE ACREAGE: +/- 38.68 AC
SITE SQUARE FOOTAGE: +/- 1,683,911 SF
PUD SITE ACREAGE: +/- 223.00 AC
EXISTING TREE CANOPY: 11% CANOPY
PARKLAND DEDICATION REQUIREMENT: N/A
TOTAL SITE OPEN SPACE: +/- 17.83 AC
TOTAL FORMAL OPEN SPACE: +/- 1.6 AC
BUILDING SQUARE FOOTAGE: **SEE BERRY FARMS TOWN CENTER BUILDING DATA' ON SHEET C2.1**

BUILDING HEIGHT: **1-6 STORIES**
RESIDENTIAL DENSITY: **8.61 DUA**

MINIMUM PERIMETER REQUIRED SETBACK LINES: **PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A1)**

PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,609
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.16	1,691
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,254

PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	75,191

NOTE: ADJACENT INFRASTRUCTURE (SIDEWALK, CURB, GUTTER, HANDICAP PARKING, ETC.) SHALL BE ADJUSTED IN ACCORDANCE WITH COF AND PROVIDED STANDARDS TO ACCOMMODATE ADDED ON-STREET PARKING.

O= BUILDINGS WITH APARTMENTS

BERRY FARMS TOWN CENTER BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			25
A	2			36
A	3	12,110		67
Subtotal		12,110	-	128
Group	**Bldg**	**Retail**	**Office**	**Apts.**
B	1			36
B	2			6
B	3			36
B	4			60
B	5		67,000	
Subtotal		-	67,000	138
Group	**Bldg**	**Retail**	**Office**	**Apts.**
C	1	7,000		
C	2	19,800	19,800	
C	3	15,371		35
C	4			30
C	5		73,500	
C	6		82,500	
Subtotal		42,171	175,800	65
Group	**Bldg**	**Retail**	**Office**	**Apts.**
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	10,000		
Subtotal		50,150	27,650	-
Total		**104,431**	**270,450**	**331**

GENERAL NOTES:
1. This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Building heights shall be as defined by the approved pattern book. Generally buildings range from 1-6 stories but will be further defined on subsequent site plan submittals for reference, see Architectural Massing Study on sheet A1.0.
3. Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking/street, building height and signage standards.
4. Phasing and corresponding infrastructure related to each phase will generally occur in groups A-D.
5. 20 Residential units may be in addition to the units listed in the above building matrix as per the previously approved PUD.
6. These building uses may allow for the flexibility to convert to condominium units pending market demand.
7. 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/her designee.

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVE/WORK UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	2.24.2005	223	143	528		671			223.00	671
SECTION 3		19.03	53	43		96	2-10, 14-33, 36-40, 42-60, 66-88, 91-106	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	579
SECTION 2		18.39	51	15		66	106-120, 122-128, 131-146, 148-159, 161-175	121, 125, 130, 147, 160 & 176	185.58	513
SECTION 3	9.14.2011	16.4	0	48		48	304, 305	300, 306, 312 & 313	169.28	465
SECTION 6		0.82	0	0		0	1-3	4-8	168.47	460
SECTION 7		34.43	64	32		96	7001-7095	7102-7108, 7110-7112	134.06	364
SECT. 7-LOT 7097			0	12		12	7097			352
SECT. 7-LOT 7099			0	16		16	7099			336
SECT. 10-LOT 1004			0		5	5	1004			331
SECT 11 - PH1 APTS			0	316	15	331	1100, 1110, 1122	1121		0

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONE ACRES	PROJECT NAME	USE	LOT NUMBER OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBER OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	2.24.2005	142±			503	3,134,625.00	-	-	142±	3,134,625	
SECTION 1	-	-	RESIDENTIAL	AMENITY CENTER	-	-	774	-	-	3,134,625	774
SECTION 3	-	16.6	HUGHES CROSSING	RETAIL & RESTAURANT	303-308	45,705	-	300, 303, 312 & 313	125.6	3,089,920	774
SECT 3 - LOT 306	-	1.34	GOODARD SCHOOL	SCHOOL	306	8,314	-	-	124.26	3,081,706	774
SECT 3 - LOT 307	-	0.8	FRANKLIN SYNERGY BANK	BANK	307	6,901	-	-	123.46	3,074,805	774
SECT 3 - LOT 308	-	0.6	RURAL PLAINS RETAIL SHOPS LLC	RETAIL	308	6,480	-	-	122.86	3,068,325	774
SECT 3 - LOT 315	-	0.93	SONIC	RESTAURANT	315	2,540	-	-	121.93	3,065,785	774
SECT 4 - LOT 194	-	0.5	PANDA EXPRESS	RESTAURANT	194	2,200	-	-	121.43	3,063,585	774
SECT 4 - LOT 195	-	1.16	MCDONALD'S	RESTAURANT	195	4,842	-	200, 206	119.87	3,058,743	774
SECT 4 - LOT 196	-	1.06	FIRST FARMER'S BANK	BANK	196	3,233	-	-	118.81	3,055,510	774
SECT 4 - LOT 197	-	3.32	CHICK-FIL-A	RESTAURANT	197	4,995	-	-	117.49	3,050,515	774
SECT 4 - LOT 199	-	2.83	HAMPTON INN	HOTEL	199	74,873	-	-	114.66	2,975,642	774
SECT 4 - LOT 203	-	1.34	TWIST DAIRY'S	CONVENIENCE STORE	203	4,800	-	-	113.32	2,970,842	774
SECT 4 - LOT 207	-	3.12	LUCAS ORTHODONTICS	OFFICE	207	17,553	-	-	112.2	2,953,289	774
SECT 4 - LOT 208	-	3.36	HOLIDAY INN EXPRESS	HOTEL	208	59,609	-	-	110.88	2,893,680	774
SECTION 6	-	0.83	LIVE WORK	RETAIL	1-5	1,057	-	6-8	110.07	892,732	774
SECT 7 - LOT 7107	-	-	RESIDENTIAL	AMENITY CENTER	1	66,692	-	-	102.17	826,835	4,463
SECT 7 - LOT 7098	-	-	RESIDENTIAL	AMENITY CENTER	7098	-	1,759	-	110.07	892,732	2,039
SECTION 8	-	7.9	PUBLIX	GROCERY	-	-	2,428	-	110.07	892,732	4,463
SECT 9 - LOT 901	-	2.19	TENNESSEE BAPTIST	OFFICE	901	34,350	-	-	99.98	791,685	4,463
SECT 9 - LOT 902	-	8.33	ONE TOWN CENTER	OFFICE	902	109,195	-	-	91.65	682,490	4,463
SECT 9 - LOT 903	-	7.84	LEE COMPAY	OFFICE	903	99,656	-	-	83.81	582,834	4,463
SECT 10 - LOT 1002	-	2.82	RESIDENCE INN	HOTEL	1002	80,937	-	-	80.99	492,897	4,463
SECT 10 - LOT 1003	-	3.88	TWO TOWN CENTER	OFFICE	1003	83,378	-	-	77.11	409,519	4,463
SECT 10 - LOT 1004	-	0.52	LIVE WORK	RETAIL/LIVE/WORK	1004	5,000	-	-	76.59	404,519	4,463
SECT 11 - PH1 APTS	-	13.57	MULTI-FAMILY	MULTI-FAM/RETAIL	1100, 1122	26,742	2,419	-	63.02	377,978	6,880
SECT 11 - LOT 1111	-	2.37	MOB	OFFICE	1111	44,394	-	-	60.85	333,784	6,880

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

SCALE: 1" = 100'

811

KISER VOGRIN DESIGN
5003 Meridian Blvd., Ste 180 Franklin, TN 37067
615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

MICHAEL WAYNE BRIGHT — LANDSCAPE ARCHITECT — 10.08.2020

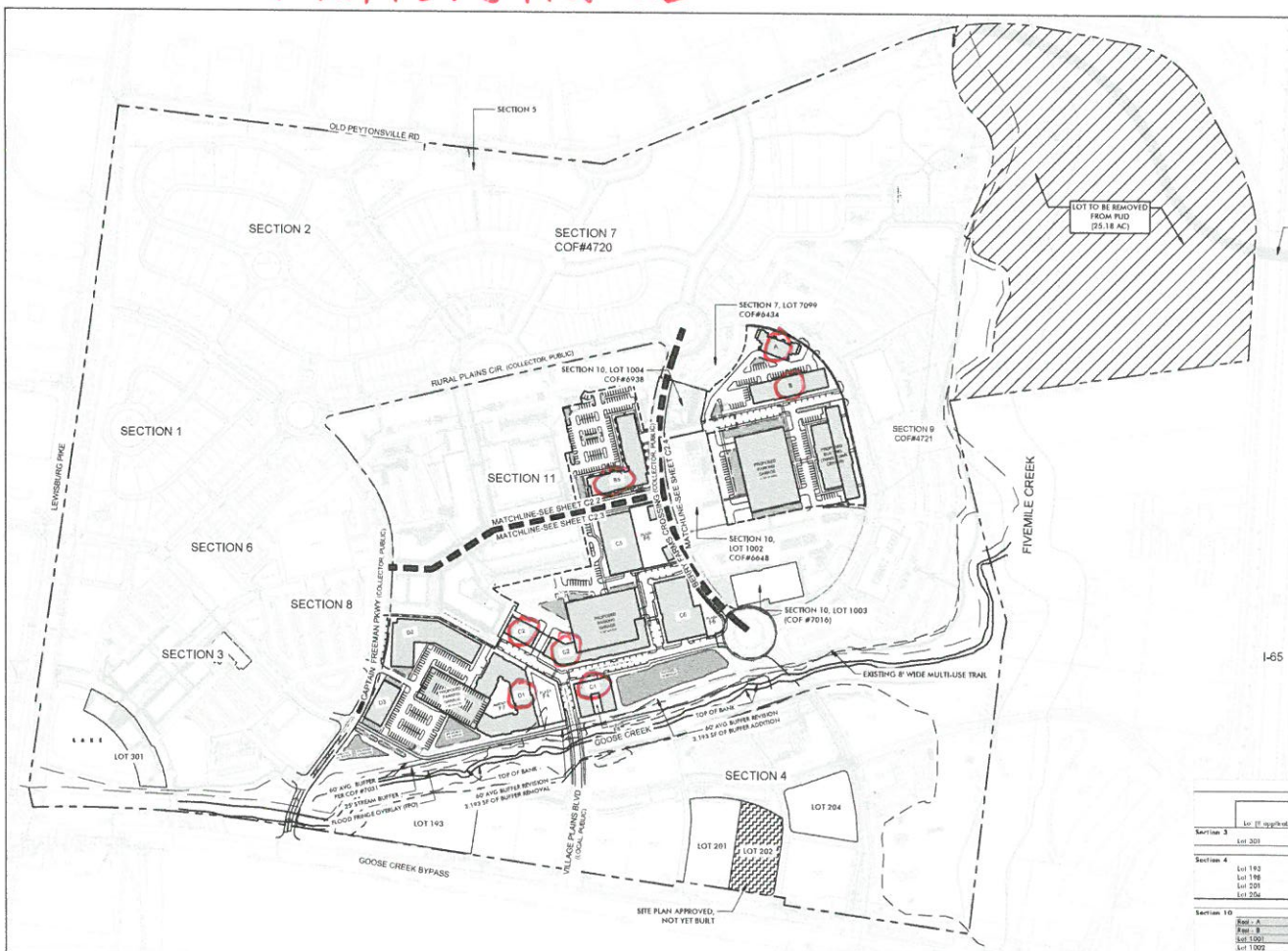
BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN, SECTION 11, REVISION 2
ENLARGED DEVELOPMENT PLAN
COF PROJECT #7169
Franklin, Williamson County, TN

REVISIONS:

DATE: 01-13-20
ISSUE: PC SUBMITTAL
DRAWN BY: KAR
CHECKED BY: GAV
COF PROJECT #: 7169
SCALE: 1"=100'
PROJECT #: 18015
SHEET NUMBER: C2.1

REFERENCE #14

DEVELOPMENT PLAN REV 3 PROPOSAL



LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Hotel
REZONING: PD (3.44 DUA / 1,030, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FFO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,381 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF**
MIN. LANDSCAPE SURFACE AREA: 20% (SA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 3.44 DU/A
minimum PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A3)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED: BY USE SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
* REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
** REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
*** REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

GENERAL NOTES:
1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
2. BUILDING HEIGHTS SHALL BE AS DEFINED BY THE APPROVED PATTERN BOOK. GENERALLY BUILDINGS RANGE FROM 1-6 STORIES BUT WILL BE FURTHER DEFINED ON SUBSEQUENT SITE PLAN SUBMITTALS. FOR REFERENCE, SEE ARCHITECTURAL MASSING STUDY ON SHEET A1.0
3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND

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/HER DESIGNEE

O = NEW BUILDINGS WITH RESIDENCES

- 177 ADD TRAFFIC TO BERRY FARMS XING (A, B, & B5)

Revision 3 Berry Farms Town Center Development - Proposed Remaining Entitlements

	Lot (if applicable)	Building Name	Building Uses	Stories	Office	Retail	Residential	Hotel	Parking Required Total	Parking Provided Total
Section 3	Lot 301	Section 3	Commercial			9,600				
Section 4										
	Lot 192	M1 & M3+	Commercial			13,600				
	Lot 198	M13	Commercial			6,393				
	Lot 201	M3	Commercial			12,000				
	Lot 204	M8	Commercial			14,500				
Section 10										
	Resi - A	Condo Building	Multifamily	2-4			32		37	J
	Resi - B	Townhomes	Multifamily	3-6			50		84	
	Lot 1001	Throg Town Center	Mixed Use / Commercial	1-6	129,000	28,000			248	
	Lot 1002	Pawdarne Inn - Bedding	Hotel	3				118	70	
	Lot 1003	Two Town Center - Bedding	Office	3	83,970				149	
	Lot 1004	Live Work - Bedding	Live/Work	3		3,000	3		25	
									733	812
Section 11										
Block B										
	B1 - Bedding		Multifamily	3 (Podium)			36		60	
	B2 - Bedding		Multifamily	3 (Podium)			6		10	
	B3 - Bedding		Multifamily	3 (Podium)			36		60	
	B4 - Bedding		Multifamily	3			60		100	
	B5		Multifamily	3-4			100		167	J
									397	399
Block C										
	C1		Multifamily / Mixed-Use / Commercial	1-4			24		40	J
	C2		Multifamily / Mixed-Use	3-4		18,630	81		170	
	C2 - Existing		Multifamily	3			29		43	
	C4 - Existing		Mixed-Use	3		13,371	25		95	
	C5		Commercial / Mixed-Use	3-6	120,000				215	
	C6		Commercial / Mixed-Use	3-6	120,000				215	
									778	836
Block D										
	D1		Multifamily / Mixed-Use	3-6		0	134		178	J
	D2		Mixed-Use	2-4	31,000	31,000	0		135	
	D3		Mixed-Use	1-4	20,400	10,200	0		74	
									407	418
ENTITLEMENT REMAINING					460,370	161,194	609			
Existing					83,970	20,371	203			
New					376,400	140,823	406			
Remaining BFTC PUD Entitlements						373,237	0			
Additional New BFTC PUD Entitlements						143,966	406			

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,935	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	TOTAL	120,581	2.77	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	N/A

SCALE: 1" = 200'

Kimley»Horn
KVD KISER YOGRIN DESIGN

RICHARD C. WARNER LANDSCAPE ARCHITECT
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION DEVELOPMENT PLAN REVISION 3

COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE:	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE: OVERALL DEVELOPMENT PLAN-PROPOSED

SHEET NUMBER C2.0

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Traditional Neighborhood Development

Traditional Neighborhood Development *uses design in the tradition of small American villages and neighborhoods that flourished during the nineteenth and early twentieth centuries. These standards are intended to create developments including the following elements: 1) a mix of residential and neighborhood-serving nonresidential uses; 2) a focus on street character through use of front porches and gardens; 3) a sensitive approach to the design and location of off-street parking and service areas; 4) the incorporation of public parks, greens, or village squares; and 5) good access to integrated transportation networks, with the pedestrian and mass transit having equal consideration to the automobile.*

Procedure

Traditional neighborhood developments (TND) are subject to the procedures and standards in Subsection 2.4.2 of the *Franklin Zoning Ordinance*, Planned Unit Developments. If not a Planned Unit Development, TNDs are subject to the procedures of a Preliminary Subdivision Plat and/or Site Plan.

Compliance with Development Standards

TNDs should comply with the standards in this guidebook and Table 3-8 of the *Franklin Zoning Ordinance*, Site Development Requirements for Traditional Areas.

Principle Elements of Traditional Neighborhood Development

Traditional neighborhood developments should include the following eight principle elements.

A Variety of Street Types within an Interconnected Network

By providing a variety of street types, TND encourages a variety of uses and land use characters within a district. Each TND should provide an interconnected street network that promotes interaction among uses and connectivity for automobiles as well as pedestrians.

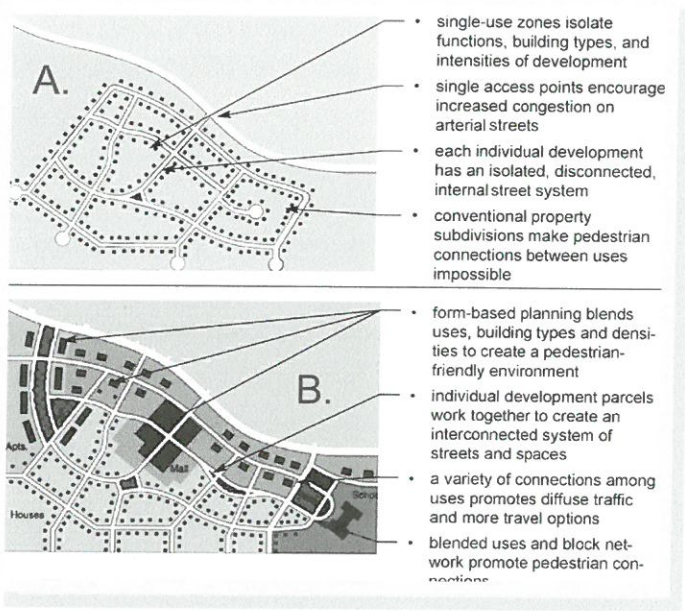


Figure 3. *Conventional Development (Diagram A) compared to Traditional Neighborhood Development (Diagram B).*

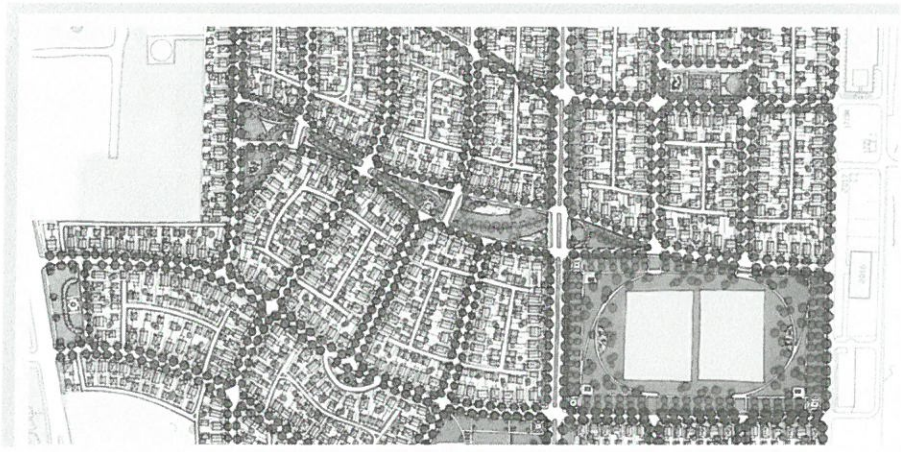


Figure 4. *An example of a varied and interconnected TND street grid.*

A Variety of Housing Types

TNDs should include a variety of detached and attached housing types within a district. This encourages greater diversity in the population with a mix of prices, ownership types, and plan options.

A Mix of Uses

Each TND neighborhood should have a mix of uses that serve the neighborhood including schools, churches, services, shopping, entertainment, and offices, in an amount proportionate to the size and population of the community.

Institutions or Neighborhood-Serving Commercial as Focal Points

TNDs should provide a variety of neighborhood-serving sites and community focal points such as retail stores, schools, services, libraries, post offices, civic uses and parks within a ten minute walk (approximately one-half mile) of the majority of dwelling units within a neighborhood. Small mixed-use districts at a key intersection, a public plaza surrounded by live/work units, or a school with community and recreation facilities are examples of design elements that serve as community gathering spaces and focal points for TND.

Minimum Density

TNDs should include an appropriate residential density to establish the critical mass or market shed necessary to support retail, transit, and civic uses. While this figure will vary based upon the size of the TND and the mix of uses, all TNDs should attain a net density not less than four units per acre, excluding public right-of-way and open space set-asides.

Pedestrian-and Transit Orientation

TNDs are configured to improve the pedestrian experience by providing narrow streets, generous sidewalks, on-street parking, and alley-loaded lots. By lessening the amount of pavement at pedestrian crossings and removing driveways from front yards, car/pedestrian conflicts are minimized.

An Interconnected Network of Open Space

An interconnected network of public open space is an integral component to be provided in a TND. A network of open spaces encourages interaction among neighbors and reinforces strong pedestrian and bikeway connections.

Sites for Civic Uses

Prominent or significant sites that terminate vistas, front open space, or anchor primary intersections



Figure 5. *A street elevation showing a hypothetical mix of residential building types.*

should be reserved for civic and institutional uses or buildings in a TND.

Principle Elements of Lots in a TND

A traditional neighborhood development should have a mix of lots covering a variety of sizes and uses in accordance with the following standards.

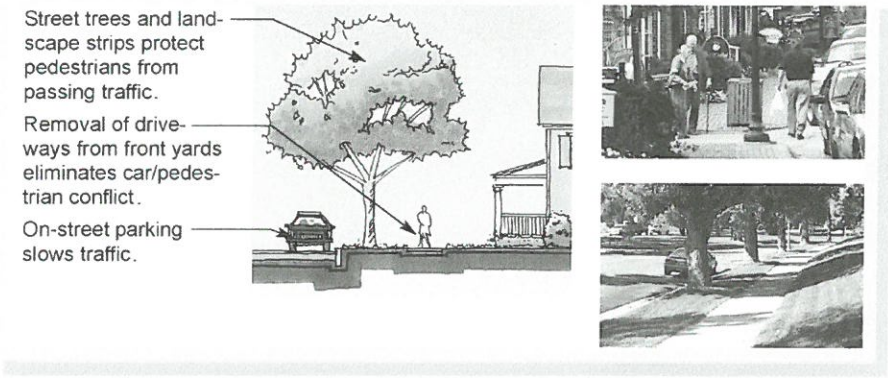


Figure 6. *A typical section through a residential streetscape and photos of pedestrian-friendly center (top) and neighborhood (bottom).*

Lot Types

Each TND should include at least four of the following five basic lot types:

- Alley-loaded detached residential;
- Street-loaded detached residential;
- Attached residential;
- Mixed-use; and
- Nonresidential.

Lot Elements

- Front Yard Setback
  The front yard setback is the minimum setback requirement for the building from the main frontage street right-of-way.
- Side Yard Setback
  The side yard setback is the minimum setback requirement for the building to the side property lines or side street right-of-way.
- Rear Yard Setback
  The rear yard setback is the minimum setback requirement for any building to the rear property line or alley right-of-way.

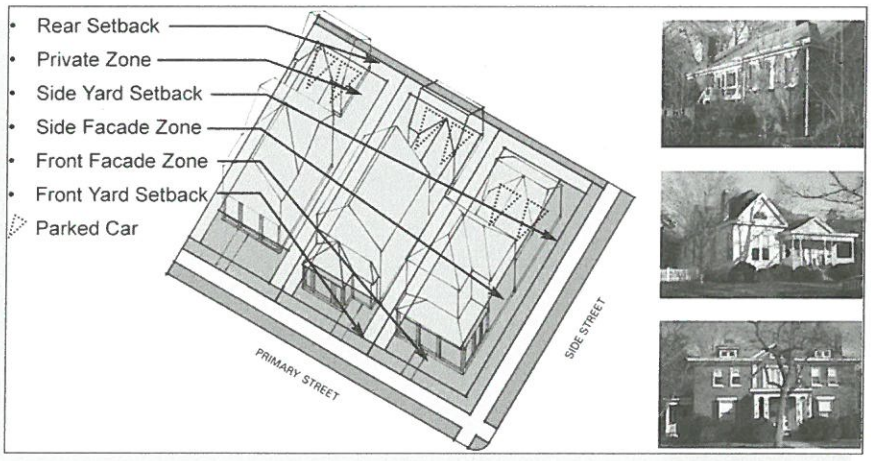


Figure 7. *An example of traditional residential lot elements.*

Mix of Uses

Each TND should include a mix of uses in accordance with the following:

- Residential Uses

  Residential lots cover a broad range of sizes and house types, from attached residential, to semi-detached units, to single-family detached houses. Residential uses within a TND should be subject to the following standards:

  * Vertically-oriented attached residential units, such as townhouses, should comprise at least 15 percent of the total number of attached residential units.

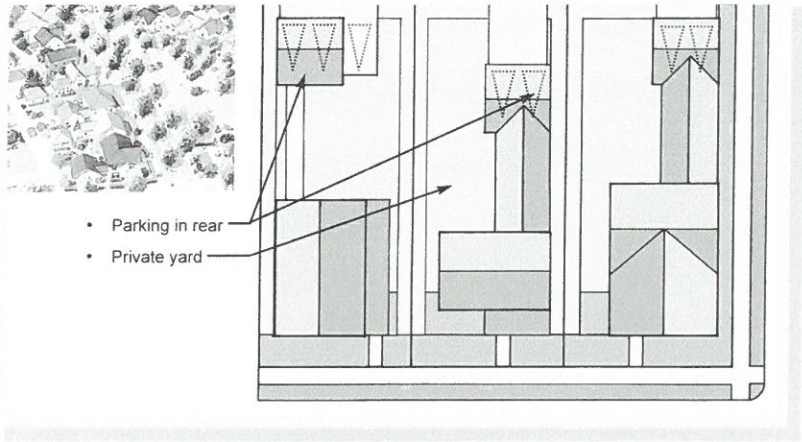


Figure 8. *Alley-loaded lot plan and aerial views.*

* Lots containing detached residential units should have at least three distinctly different lot sizes covering a range of lot widths from 35 feet wide and wider.

* Horizontally-oriented attached residential development, such as stacked flats or apartments, should comprise no more than 50 percent of the total dwelling units in a TND, including residential uses located within mixed-use buildings.

- Nonresidential Uses

  A minimum of two of the following nonresidential use types should be accommodated in every TND:

  * Park, recreation, or open space;
  * Commercial (including offices or retail);
  * Institutional; and
  * Public buildings or uses.

Individual Lot Types

The application prepared for a TND should depict the location and configuration of proposed lot types in accordance with the following standards:

Alley-Loaded Detached Residential Lots

Alley-loaded detached residential lots are lots where garages are accessed from an alley rather than a front driveway, and are especially common where narrower lot widths, such as 50 feet or less, are desired. Alley-loaded detached residential lots have the following characteristics, and are designed in accordance with Subsection 5.10.8(2) of the *Franklin Zoning Ordinance*, Alleys.

- Side Wing Encroachments

  One to one-and-one-half story side wings are encouraged. These side wings should be set back from the front facade of the dwelling's main body by a distance equal to or greater than the width of the side wing.

- Porch Encroachments

  Porches may extend up to eight feet into the front yard setback. Bay windows may extend up to two feet into the front yard setback.

- Garage Requirements

  Garages are to be designed in accordance with Subsection 5.3.5(2)(d) of the *Franklin Zoning Ordinance*, Garage Standards, and should maintain a consistent level of architectural styling

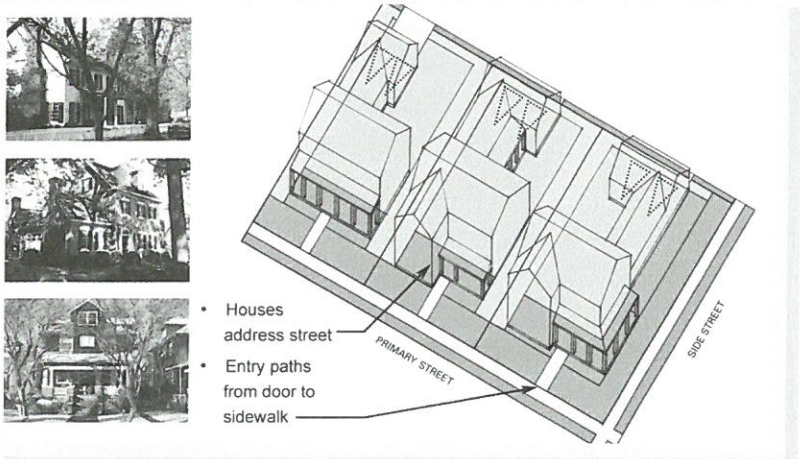


Figure 9. *Alley-loaded lot photos and renderings.*

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

APPENDIX 2 – SIGNATURES

The Petition has received a total of 419 signatures as of August 23, 2021 at 3PM. There have been 159 in-person signatures and an additional 260 on-line signatures since the web site https://www.myberryfarms.com went live. These numbers are continuing to increase.

The signature sheets are attached. If not attached, then they have been provided in a separate file.

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
3097 Rural Plains Cir	Max Thompson	
3091 Rural Plains Cir.	Justin Robertson	
3091 Rural Plains Cir	Melissa Chera	
9067 Berry Farms Crossing	Donald Gray	
9067 Berry Farms Crossing	Celeste A. Gray	
201 Swain Circle #201	Barbara McCarter	
2006 General Martin Lane	Skip, Anita + Joy Prichard	
98 Poplar St.	Cathy, Mac, Andrew McCain	
4054 General Martin Ln	Mary Speciale	
3085 Rural Plains Cir	Melodee Jamison	
3085 Rural Plains Cir	Justin Jamison	
6002 Captain Freeman Pkwy	Nancy Lancaster	
6002 Captain Freeman Pkwy	Edd Lancaster	
2042 General Martin Lane	Keller McBride	
2048 General Martin Lane	Holly Bailey	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
207 WALTER ROBERTS ST	EDDIE DEGARMO	
2031 General Martin Lane	Patricia Fister	
2031 GENERAL MARTIN LANE	BRAD FISTER	
93 Poplar St.	Michael Neill	
93 Poplar St.	Becky Neill	
4003 General Martin	Dee Bordelon	
4054 General Martin	Christopher P. Speciale	
3054 General Martin	Kimberly Ray	
9019 Berry Farms Xing	Matt Olds	
1012 General Martin Lane	Mary Mell Hogg	
1012 General Martin Lane	Ralph Hogg	
208 Old Pertonsville Rd.	Pamela O'Donnell	
208 OLD PEJTOWSVILLE RD	JAMES O'DONNELL	
5013 Captain Freeman Pkwy	Jeb Dehainaut	
5013 Captain Freeman Pkwy	Jeff Dehainaut	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
2078 General Martin LN	KEVIN Miller	
2078 General Martin LN	JOANNE Miller	
1032 Rural Plains Circle	Lee Ann Logan	
4030 General Martin LN.	Steve Elmore	
4032 General Martin LN.	Kim Elmore	
2009 Rural Plains Ci	Elaine Jones	
3079 Rural Plains Circ	Kay Pfeiffer	
3025 Rural Plains Circle	Joseph Heithcock	
3025 Rural Plains Circle	allyson Heithcock	
3055 GENERAL MARTIN LN.	Tim Massey	
1033 RURAL PLAINS CIRCLE	ROB EYNATTEN	
5001 Captain Freeman Parkway	Margaret Miller	
98 Poplar Street	Linn McCain	
98 Poplar St	Andrew MCCain	
207 WALTER ROBERTS ST.	SUSAN DE GARMO	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9049 Berry Farms King.	Stephanie Thorne	
9049 Berry Farms King.	James Eden	
4060 General Martin Ln.	MaryGail Broussard	
4060 General Martin Ln.	Patrick Broussard	
312 Walter Roberts St	Jeff Wright	
201 Swain Circle Suite 202	Wally Buchfeld	
1011 General Martin Lane	Elise Stacey	
1006 General Martin LN	Rebecca Veazey	
9024 General Martin LN	Connie Younger	
9024 General Martin LN	Cindy Younger	
1031 Rural Plains Cir.	Sheila Venable	
1059 General Martin LN.	Tim Greer	
6009 Captain Freeman Pkwy	Harvey Crumm	
200 Mary Webb St	Daniel Gould for Nondas Plesiotis	
6161 Rural Plains Dr.	Tammy Jones	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1024 General Martin LN	T Scott Hart	
6003 Captain Freeman	Donald Morford	
6003 Captain Freeman	Karen Morford	
1053 General Martin Lane	Thomas W Stroop	
" " " "	Valerie Stroop	
1047 General Martin Lane	(Helen) Patricia Cronin	
"	Kevin Cronin	
4002 General Martin Lane	Jennifer Walker	
9031 Berry Farms Crossing	Linda Schrader	
2054 General Martin Ln	Scott Coop	
" " " "	Beth Coop	
2066 General Martin Ln	Heather Dennis	
2037 General Martin LN	NATHAN BASLER	
2037 General Martin Ln	Cayla Basler	
1041 General Martin Ln.	Stephanie Hastings	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
306 Walter Roberts	Liz Welker	
6159 Rural Plains Cir	Kristin Sents	
6159 Rural Plains Cr.	David Sents	
1035 General Martin Ln	Katie Faulkner	
1023 General Martin Ln	Timothy Ronan	
1023 General Martin Ln	Dee Ronan	
2012 General Martin Ln	Denise Jones	
320 Hughes Ln	WILL BOGGS	
320 Hughes LN	Mindy BOGGS	
306 Walter Roberts Pt.	Ashley Rabling	
306 Walter Roberts Pt.	Erik Rabling	
321 HUGHES LN	JASON WELLIKOFF	
321 HUGHES LN	APRIL WELLIKOFF	
302 Hughes Lane	Susan Poteet	
302 HUGHES LN	JASON POTEET	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1018 General Martin Lane	Greg Huber	
2018 General Martin Ln.	Anita Howard	
2018 General Martin Ln	Mike Howard	
2007 General Martin Ln	Bruce Scoggins	
2007 General Martin Ln	Ginny Scoggins	
5002 CAPTAIN FREEMAN	TERRY TORRACA/PAM DUMAN	
5004 Captain Freeman	Jay & Vicki Parlin	
601 Rieves Circle	Lisa Larking	
601 RIEVES CIRCLE	STU LARKING	
[redacted]		
3043 General Martin	Walter & Colleen Goggin	
1018 General Martin	Anna Huber	
1024 General Martin	Bridget Hart	
407 HENRY RUSSELL ST	KEN LECLAIR	
407 Henry Russell St.	Julie LeClair	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9007 Berry Farms Xing	Julie A. Windmiller	Julie A. Windmiller
9043 Berry Farms Xing	Ken & Janet Edwards	
9043 Berry Farms Xing	Kent Janet Edwards	Janet Edwards
6151 Rural Plains Cir #305	Carson Hill	Carson Hill
1028 Rural Plains Circle	Carol Stankiewicz	
319 Levisa Lane	Geri Giagnorio	
319 Levisa Lane	Jerry Siefert	
4000 Rural Plains Circle #102	Kimberly Young	
4000 Rural Plains Circle #306	Thomas Golden	
4000 Rural Plains Circle, 206	Cynthia M. (Cindy) Sweatt	Cynthia M. Sweatt

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
4000-202 Rural Plains Cir	Joseph W. Fazio	Joseph W Fazio
4000-202 Rural Plains Cir	Joyce D. Fazio	Joyce D. Fazio
203 Rural plains Cir	Michelle Eldeen	
331 Henry Russell St	Gary [redacted] DePriest	Linda DePriest
101 SWAIN CIRCLE	Karen Wiedmer	Karen Wiedmer
331 Henry Russell St	Linda DePriest	Linda DePriest

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
5006 CAPTAIN FREEMAN	DALE REID	Dale A. Reid
5012 Captain Freeman	Coleman Aycock	
" " "	Cathi Aycock	
5004 CAPTAIN FREEMAN	JAY PARLIN	
5004 Captain Freeman	Victoria A. Parlin	Victoria A. Parlin
4895 Captain Freeman Pkwy	Malcolm du Plessis	

APPENDIX 2 – SIGNATURES

Address	Owner Name	Signature
201 Swain Circle #302	Judy Craig (Judy Craig)	Judy Craig
"	John C Craig	John C Craig
201 SWAIN Circle #304	Dorothy Baskin	Dorothy Baskin
"	Michael E. Baskin	Michael E. Baskin
201 Swain Circle #303	Bennie Wilhite	Bennie Wilhite
" " " #303	Billy Wilhite	Billy Wilhite

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1002 Rieves Circle	Linette Ortiz & Tom Simeone	
2042 General Martin	Keller & Amy McBride	
~~Merrill McCreary~~		
1029 General Martin Ln	Merrill McCreary	
1029 General Martin Ln	James McCreary	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
3073 Rural Plains	Daphne Lowell	
3067 Rural Plains	Traci Teranka	
3055 Rural Plains	Leonda Radford	
3055 Rural Plains	Justin Radford	

Petition to Decline the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
201 Swain Cir #102	Dorothy Davis	Dorothy Davis
201 Swain Circle #304	Sandy Williams	Sandy Williams
201 Swain Cr #203	Craig Nevels	Craig Nevels
201 Swain Cr #204	Philippe Fauchet	

6006 Capt Fr

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6006 Captain Freeman Pkwy.	Michael L. Spurlock	
6006 Captain Freeman Pkwy	Patricia T. Spurlock	
6006 Captain Freeman Pkwy	Marilyn N. Turner	

6051 Rural Plains Circle, Franklin, IN [illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
#207		
#208		
#209		
#301		
#302		
#303	Lynn Barrington	
#304		
#305		
#306		
#307	Steve Buell	Online
#308		
#309	Shirley Spycher	x Shirley Spycher

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6000 Captain Freeman Pkwy	Fern Aron	Fern Aron
6000 Captain Freeman Pkwy	Gary Aron	

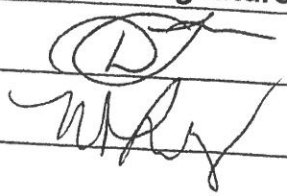
Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1033 Rural Plains Circle	Rob & Marta Eynatten	Marta Eynatten
6007 Captain Freeman Pky	Jill Brown	Jill Brown

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
305 WALTER ROBERTS ST.	DAVID Lutz	
305 WALTER ROBERTS ST.	Melanie Lutz	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
10016 Captain Freeman Pkwy	Jaymee Nelson	Jaymee Nelson
8086 Berry Farms Xing #210	Brian Grove	Brian Grove

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6005 Capt. Freeman	Jay Tepner	Jay Tepner

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Max Thompson		TN		US	8/16/2021
Margaret Miller	Franklin	TN	37064	US	8/18/2021
Katherine Miller	Franklin	TN	37064	US	8/18/2021
Paul Miller	Franklin	TN	37064	US	8/18/2021
Julie Farro	Franklin	TN	37064	US	8/18/2021
Jacquelyn Huxford	Franklin	TN	37064	US	8/18/2021
David Richardson	Franklin	TN	37064	US	8/18/2021
Renee Shafer	Franklin	TN	37064	US	8/18/2021
Payton James	Franklin	TN	37064	US	8/18/2021
Cam Harrington	Houston	TX	77064	US	8/19/2021
Sheron Langston	Franklin	TN	37064	US	8/19/2021
Katie Ramos	Dallas		75235	US	8/19/2021
Christopher Vale	Franklin	TN	37064	US	8/19/2021
Rick Perry	Franklin	TN	37064	US	8/19/2021
Angelia Van Vranken				US	8/19/2021
Andrea Logan	Franklin	TN	37064	US	8/19/2021
James Huffman	Searcy		72143	US	8/19/2021
Wade Wilson	Franklin	TN	37064	US	8/19/2021
Damian Husak	Franklin	TN	37064	US	8/19/2021
Cathy Peterson	Franklin	TN	37064	US	8/19/2021
lauren crockett	Franklin	TN	37064	US	8/19/2021
Kencia Cummings	Cumming	GA	30041	US	8/19/2021
Alison Sargent	Franklin	TN	37064	US	8/19/2021
Karelle Dean	Olympia	WA	98501	US	8/19/2021
Yvonne Deheide	Brentwood	TN	37027	US	8/19/2021
Dana Dashiell	Franklin	TN	37064	US	8/19/2021
Wilka Camacho	Arlington		76005	US	8/19/2021
Jana Patterson	Franklin	TN	37064	US	8/19/2021
Joel Bowman	Murfreesboro	TN	37130	US	8/19/2021
Kellie Butler	Franklin	TN	37064	US	8/19/2021
Luanne Mcconnell	Franklin	TN	37064	US	8/19/2021
Tim Corl	Franklin	TN	37064	US	8/19/2021
Bette Ray	Chapel Hill	TN	37034	US	8/19/2021
Barkley Landis	Franklin	TN	37064	US	8/19/2021
David Prichard	Columbus	OH	43219	US	8/19/2021
sandy overton-springer	Franklin	TN	37064	US	8/19/2021
Ashley Mills	Chapel Hill	TN	37034	US	8/19/2021
Anita Prichard	Franklin	TN	37064	US	8/19/2021
Madison Pierce	Franklin	TN	37064	US	8/19/2021
mckenna pierce	Nashville	TN	37211	US	8/19/2021
Marybeth Averill	Franklin	TN	37064	US	8/19/2021
Jeri Vincent	Franklin	TN	37064	US	8/19/2021
Paul Beck	Atlanta	GA	30341	US	8/19/2021
Mia Fowler	Meridianville		35759	US	8/19/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Kirsten Immel	Franklin	TN	37064	US	8/19/2021
John Woodhouse	Franklin	TN	37064	US	8/19/2021
Tamera Alexander	Winchester	TN	37398	US	8/19/2021
Gloria Woodhouse	Franklin	TN	37064	US	8/19/2021
Chris Hensley	Franklin	TN	37064	US	8/19/2021
Michael Thomas	Franklin	TN	37064	US	8/19/2021
Lorie Thomas	Franklin	TN	37064	US	8/19/2021
Tammy Bowman	Franklin	TN	37064	US	8/19/2021
Joseph Thomas	Franklin	TN	37064	US	8/19/2021
Andrew Hansen	Franklin	TN	37064	US	8/19/2021
Carolyn Rambo	Nashville	TN	37212	US	8/19/2021
Amy Drescher	Franklin	TN	37067	US	8/19/2021
Shawn Luman	Brentwood	TN	37067	US	8/20/2021
Heidi Holloran	Kahului		96732	US	8/20/2021
Sherry Foust	White Bluff	TN	37187	US	8/20/2021
Rodney Williams	Franklin	TN	37064	US	8/20/2021
Sarah Gengl	Franklin	TN	37064	US	8/20/2021
Toni Eaton	Franklin	TN	37064	US	8/20/2021
Carole Long	Brentwood	TN	37027	US	8/20/2021
Tracy Sauers	Franklin	TN	37064	US	8/20/2021
Jenny Johns	Murfreesboro	TN	37130	US	8/20/2021
Adriane Bittong	Franklin	TN	37064	US	8/20/2021
Joseph Etherton	Franklin	TN	37064	US	8/20/2021
James Jihns	Birmingham	AL	35213	US	8/20/2021
Emma Kenton	Franklin	TN	37067	US	8/20/2021
Kevin Mulder	Franklin	TN	37064	US	8/20/2021
Dave McDaniel	Franklin	TN	37066	US	8/20/2021
Katherine E. Pope	Franklin	TN	37064	US	8/20/2021
Jordan G	Brentwood	TN	37027	US	8/20/2021
Shelby Hood	Franklin	TN	37064	US	8/20/2021
Jill Wilford	Brentwood	TN	37027	US	8/20/2021
Dena Doom	Franklin	TN	37064	US	8/20/2021
Jim Eaton	Franklin	TN	37064	US	8/20/2021
Savannah Harvey	Olathe		66062	US	8/20/2021
Sebastian Ruiz	Cookeville		38506	US	8/20/2021
Jennifer Acker	Franklin	TN	37064	US	8/20/2021
Hung Nguyen	Fountain Valley		92708	US	8/20/2021
Ashley Walls	Franklin	TN	37064	US	8/20/2021
Tifford McNeil	Missouri City		77489	US	8/20/2021
Kristin LaBaugh	Franklin	TN	37064	US	8/20/2021
Matthew Cole	Sunnyvale		94087	US	8/20/2021
Tommy Davis	Franklin	TN	37064	US	8/20/2021
Gigi Spires	Franklin	TN	37064	US	8/20/2021
Sharon Powlus	Franklin	TN	37064	US	8/20/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Lloyd	Franklin	TN	37064	US	8/20/2021
Susan Williams	Brentwood	TN	37027	US	8/20/2021
Dana Rains	Franklin	TN	37064	US	8/20/2021
Karen Garvey	Franklin	TN	37064	US	8/20/2021
Scott Hudson	Franklin	TN	37179	US	8/20/2021
Laura Schupp	Franklin,	TN	37064	US	8/20/2021
Michael Loscalzo	Franklin	TN	37064	US	8/20/2021
Abriana Bradshaw	Durant		74701	US	8/20/2021
Jaime Ladner	Franklin	TN	37067	US	8/20/2021
Shea Rollins	Franklin	TN	37064	US	8/20/2021
Kacy Brancheau	Franklin	TN	37064	US	8/20/2021
Tracey Fredette	Franklin	TN	37064	US	8/20/2021
Cathy Lynn	Franklin	TN	37064	US	8/20/2021
Kerri Garrick	Franklin	TN	37027	US	8/20/2021
Erin Anzalone	Franklin	TN	37064	US	8/20/2021
Rebecca Peterson	Nashville	TN	37211	US	8/20/2021
Nicole Romeo	Franklin	TN	37067	US	8/20/2021
Dariana Hurtado	Fort Worth		76108	US	8/20/2021
Diana Hudson	Franklin	TN	37064	US	8/20/2021
Susan DeLisi	Franklin	TN	37064	US	8/20/2021
Donna Nichols	Franklin	TN	37064	US	8/20/2021
Justin Parker	Thompsons Station	TN	37179	US	8/20/2021
Rachel Hill	Franklin	TN	37064	US	8/20/2021
Bonnie Thompson	Nashville	TN	37203	US	8/20/2021
Poul Skov	Franklin	TN	37064	US	8/20/2021
Adam Kaluba	Burleson		76028	US	8/20/2021
Michael D Spurlock	Franklin	TN	37064	US	8/20/2021
Atticus Spurlock	Franklin	TN	37064	US	8/20/2021
Victoria Flores	Nixon		78140	US	8/20/2021
Robert Thompson	Franklin	TN	37064	US	8/20/2021
Beverly Finch	Franklin	TN	37064	US	8/20/2021
Maureen Kelly	Franklin	TN	37064	US	8/20/2021
Kimberly Schneider	Franklin	TN	37064	US	8/20/2021
Mike Holtz	Franklin	TN	37064	US	8/21/2021
Ivan Pulido	Paramount		90723	US	8/21/2021
Zane Pannell	Franklin	TN	37064	US	8/21/2021
Elizabeth Staats	Irwin		15642	US	8/21/2021
Denise Weaver-Vandersall	Hermitage	TN	37076	US	8/21/2021
Clay Hunnicutt	Franklin	TN	37064	US	8/21/2021
Liz Nigh	Franklin	TN	37064	US	8/21/2021
Michelle Brennan	Tempe		85284	US	8/21/2021
Amy Harxy	Franklin	TN	37064	US	8/21/2021
Katherine Gramoglia	Riverside		92503	US	8/21/2021
Elizabeth Etherton	Franklin	TN	37064	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Rousseau	Franklin	TN	37064	US	8/21/2021
Latresa Duke	Franklin	TN	37064	US	8/21/2021
Raul Aguilar	Franklin	TN	37064	US	8/21/2021
Patrick Hern	Franklin	TN	37067	US	8/21/2021
Julie Duncan	Franklin	TN	37064	US	8/21/2021
Dina Polosukhina	Franklin	TN	37067	US	8/21/2021
Sarah Jo Brinson	Franklin	TN	37064	US	8/21/2021
Mark Hampton	Franklin	TN	37064	US	8/21/2021
Christy Sawyer	Franklin	TN	37064	US	8/21/2021
Karla Hunter	Franklin	TN	37064	US	8/21/2021
Katie Young	Franklin	TN	37067	US	8/21/2021
Alicia Vance	Franklin	TN	37064	US	8/21/2021
Ethan Lanagan	Franklin	TN	37064	US	8/21/2021
Pearlette Green	Franklin	TN	37064	US	8/21/2021
Ann Gilliam	Franklin	TN	37067	US	8/21/2021
Stephanie Bentley	Franklin	TN	37069	US	8/21/2021
Leigh Prickett		TN		US	8/21/2021
Margir Chavez	Farmington		87401	US	8/21/2021
Judi Katz	Franklin	TN	37067	US	8/21/2021
Stephen Talley	Franklin	TN	37064	US	8/21/2021
Melissa Cathey	Brentwood	TN	37027	US	8/21/2021
Marlene Angel	Franklin	TN	37064	US	8/21/2021
Rhonda Condidorio	Franklin	TN	37064	US	8/21/2021
Maryann Dai	San Pedro	CA	90732	US	8/21/2021
WESLEY FEINSTEIN	Franklin	TN	37064	US	8/21/2021
Jean Davis	Franklin	TN	37064	US	8/21/2021
Amy Goebel	Franklin	TN	37064	US	8/21/2021
Hollie Gregory	Florence		35630	US	8/21/2021
Victoria Rogers	Chickamauga	GA	30707	US	8/21/2021
Drew Boslet	Franklin	TN	37064	US	8/21/2021
Linda Chambliss	Franklin	TN	37064	US	8/21/2021
Jack Massari	Franklin	TN	37064	US	8/21/2021
Vasantha Vasantha	Rancho Cucamonga	CA	91730	US	8/21/2021
Aimee DeCastro	Franklin	TN	37064	US	8/21/2021
Mark Tidmore	Franklin	TN	37064	US	8/21/2021
Timothy Molyneux	Thompsons Station	TN	37179	US	8/21/2021
Phyllis Molyneux	Hermitage	TN	37076	US	8/21/2021
frances waugh	Franklin	TN	37064	US	8/21/2021
David Peters	Franklin	TN	37064	US	8/21/2021
Janet Rhodes	Franklin	TN	37064	US	8/21/2021
Nancy Smith	Franklin	TN	37064	US	8/21/2021
Mark Jackson	Franklin	TN	37064	US	8/21/2021
Rhonda Jackson	Franklin	TN	37064	US	8/21/2021
Stacy Osborne	Taylor	MI	48180	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jillian Cooke	Atlanta		30311	US	8/21/2021
Anne Saint	Franklin	TN	37064	US	8/21/2021
Tenesha Russell	Franklin	TN	37064	US	8/21/2021
Amy Hargis	Franklin	TN	37064	US	8/21/2021
Jeff Hargis	Franklin	TN	37064	US	8/21/2021
Brian Mitchell	Franklin	TN	37064	US	8/21/2021
Tina Lin	Brooklyn		11209	US	8/21/2021
Richard Kevin Townsend	Franklin	TN	37064	US	8/21/2021
Myrna Jones	Franklin	TN	37064	US	8/22/2021
Donald Potter	Franklin	TN	37064	US	8/22/2021
Stacey Pitts	Franklin	TN	37064	US	8/22/2021
Susan Harlan	Wadesboro	NC	28170	US	8/22/2021
Erin Hall	Franklin	TN	37064	US	8/22/2021
Alex Sherman	Franklin	TN	37064	US	8/22/2021
Eric Graham	Franklin	TN	37064	US	8/22/2021
Heather Gargano	Franklin	TN	37064	US	8/22/2021
Joni Ferguson	Franklin	TN	37064	US	8/22/2021
Lori Graham	Franklin	TN	37064	US	8/22/2021
Martha Riggs	Franklin	TN	37064	US	8/22/2021
Karen Fountain	Franklin	TN	37064	US	8/22/2021
Kathy Frossard	College Grove	TN	37046	US	8/22/2021
Mark Gamboa	Franklin	TN	37064	US	8/22/2021
Michelle Peters	Franklin	TN	37064	US	8/22/2021
Brooke Howard	Franklin	TN	37064	US	8/22/2021
William Harrington	Franklim	TN	35222	US	8/22/2021
Madison Wright	Saint Peters		63376	US	8/22/2021
Jason Thomason	Redding		96001	US	8/22/2021
Amanda Ray	Franklin	TN	37064	US	8/22/2021
Dawn Lakoskey	Franklin	TN	37064	US	8/22/2021
Paul Higdon				US	8/22/2021
Charles Tripi	Franklin	TN	37064	US	8/22/2021
Timothy Ledman	Franklin	TN	37064	US	8/22/2021
Greg Clarke	Franklin	TN	37064	US	8/22/2021
jasmine cervantes	San Any		78251	US	8/22/2021
Jennifer A. Barton	Franklin	TN	37064	US	8/22/2021
Thom Schupp	Franklin	TN	37064	US	8/22/2021
James Logan	Franklin	TN	37064	US	8/22/2021
Alex Cimorelli	Franklin	TN	38064	US	8/22/2021
Jan and Richard Hughes	Franklin	TN	37064	US	8/22/2021
ANGELA WILLIAMS	Franklin	TN	37064	US	8/22/2021
George Bishop	Franklin	TN	37064	US	8/22/2021
Woody Bibb	Franklin	TN	37064	US	8/22/2021
Kaylee Jordan	Greeneville		37743	US	8/22/2021
Roy Meadows	Franklin	TN	37064	US	8/22/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Divina Trifiletti	Franklin	TN	37064	US	8/22/2021
Jeffrey Condit	Franklin	TN	37064	US	8/22/2021
Tamara Miller-Condit	Chattanooga	TN	37405	US	8/22/2021
Susan Cole	Franklin	TN	37064	US	8/22/2021
JOSHUA SPIRES	BATESBURG		29006	US	8/22/2021
Rinku Patel	Franklin	TN	37064	US	8/22/2021
Ella Richards	Nashville		37211	US	8/22/2021
Paul Crommelin	Franklin	TN	37064	US	8/22/2021
Suzanne Burtchaell	Franklin	TN	37064	US	8/22/2021
Kaitlyn Bunting	Casselberry		32707	US	8/23/2021
Richard West	Westhaven	TN	37179	US	8/23/2021
Dabney Klein	Franklin	TN	37064	US	8/23/2021
Chuck Renner	Franklin	TN	37064	US	8/23/2021
Chris Lucas	Clackamas		97015	US	8/23/2021
Nwan Wang	Austin		78717	US	8/23/2021
Joseph Mitchell	Spring Hill		37174	US	8/23/2021
Kevin FARRIS	FRANKLIN	TN	37064	US	8/23/2021
Mary Riedling	Franklin	TN	37064	US	8/23/2021
Connie Prince	Franklin	TN	37064	US	8/23/2021
Margie Taylor	Franklin	TN	37064	US	8/23/2021
eloy fernandez	Mcminnville		37110	US	8/23/2021
Scarlette Garcia				US	8/23/2021
John D Rowe,M.D.	Brentwood	TN	37027	US	8/23/2021
Lynn Schroeder	Franklin	TN	37067	US	8/23/2021
Kendra Leake	Franklin	TN	37064	US	8/23/2021
Lisa Pressnell	Antioch	TN	37013	US	8/23/2021
Chaz Tillman	Franklin	TN	37064	US	8/23/2021
Lisa Miller	Franklin	TN	37064	US	8/23/2021
Tom Roule	Franklin	TN	37064	US	8/23/2021
Veronica Cannon	Franklin	TN	37067	US	8/23/2021
Netta Scott	Antioch	TN	37013	US	8/23/2021
Robyn Yackell	Franklin	TN	37064	US	8/23/2021
Steve Elmore	Franklin	TN	37064	US	8/23/2021
Leila Thomason	Blaine	TN	37709	US	8/23/2021
Lauren Balch	Franklin	TN	37064	US	8/23/2021
Davis Garcia	Franklin	TN	37064	US	8/23/2021
Amy Ponder	Brentwood	TN	37027	US	8/23/2021
Jayme Luther	Franklin	TN	37064	US	8/23/2021
Brad Barnett				US	8/23/2021
Janine Hickey	Philadelphia		19125	US	8/23/2021
SIGNED TOTAL:	**260**				

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Berry Farms Comments - Planning Commission Meeting August 26, 2021
Date:	Tuesday, August 24, 2021 8:44:13 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: W Wfhcrub <wfhcrub@gmail.com>
Sent: Tuesday, August 24, 2021 8:42 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berry Farms Comments - Planning Commission Meeting August 26, 2021

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 Wally Burchfield. I am a resident of Berry Farms in Franklin TN, 201 Swain Circle Suite 202. I have lived in Franklin since 2011 and benefited from a great environment and residential community. We are

certainly experiencing unprecedented growth in our area. Planning for this growth, making adjustments as conditions change is critical to maintain the high quality of life we have in our community. I have lived in Berry

Farms for 2 years and own my condominium. I appreciate the plans the city and Boyle development have jointly developed and are currently executing in our area. Unfortunately, I do feel the current PUD proposal by

Boyle to adjust to changing conditions in Berry Farms is missing some areas of focus. The impact to traffic in the residential Berry Farms area for the current and proposed PUD changes is not acceptable. The roads

developed for our community will not sustain the now proposed increase in traffic. My condo faces the Boyle development and I encourage the Planning commission to consider not allowing the Henry

Russell Road to be

an entrance/exit for the development to dump many of its renters traffic right into our residential community. I recognize there is some consideration for a larger direct exit for the Boyle development to GooseCreek. I

recommend the commission require Boyle to implement this entrance/exit immediately to support continuous construction as well future traffic load as the apartments fill up. As you can see and have heard from much of the

Berry Farms homeowner community, we enjoy the larger development that is underway, but we request the planning commission take action in regards to the traffic flow immediately protecting the residential roads in our

community. I believe having the proper entrance/exit routes to Publix, GooseCreek and to the existing hotel/office building is needed while respecting the residential needs in the community. Thank you

Wally Burchfield
President - WHB & Associates, LLC
615-927-2551
wfhcrub@gmail.com

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Berry Farms Town Center - reconsider/alter proposed Rev 3
Date:	Wednesday, August 25, 2021 2:51:40 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Patricia Cronin <patricia.cronin10@gmail.com>
Sent: Wednesday, August 25, 2021 11:40 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Kevin Cronin <croninkevin11@gmail.com>
Subject: Berry Farms Town Center - reconsider/alter proposed Rev 3

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.

Dear Sirs and Madams,

Please know that we, homeowners in the Franklin-based Berry Farms Town Center subdivision, are concerned about the proposed Revision 3 to the Berry Farms Town Center PUD Development plan.

Among the most concerning elements of the proposed changes is the high level of traffic and accompanying safety risks to our residential streets that the plan will bring, should more reasonable paths not be confirmed. We echo the multiple concerns and recommendations of the recent petition that we and hundreds of our equally concerned and sensible neighbors/homeowners also signed.

Kindly give our petition careful attention. We think you will find its specific recommendations helpful. We look forward to your balanced consideration – with the future of this lovely Franklin corner and those who live and/or move through it fully in mind.

Thank you.

Sincerely,

(Helen) Patricia Cronin and Kevin E. Cronin
1047 General Martin Lane

patricia.cronin10@gmail.com
615-806-2806

From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: PLANNING INTAKE FW: No to Berry Farms Development
Date: Tuesday, August 24, 2021 8:35:39 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Elizabeth Etherton <etherton.elizabeth@gmail.com>
Sent: Monday, August 23, 2021 6:54 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No to Berry Farms Development

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.

To whom it may concern-

I am a UNICORN! Born and raised in Franklin. I actually remember Berrys Farm when it was a beautiful field with cattle and one of the most stunning trees in Williamson County.
Those are no longer there obviously. I encourage growth in our amazing county, but correct growth.
Just growth so big developers can make a fortune is not in our best interest.

PLEASE vote to keep the massive apartment development OUT OF BERRYS FARM!

From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: PLANNING INTAKE FW: Berryfarms
Date: Tuesday, August 24, 2021 8:34:33 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: joe fazio <jfazio13@icloud.com>
Sent: Tuesday, August 24, 2021 9:34 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berryfarms

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.

Good afternoon,
I was originally going to attend the meeting but with the covid cases on the rise I have decided not to attend in person. With that being said my concern are .
1 , all the new traffic for the roads already in place .
#2 , will there be another pool added for the new live / work units planned?
#3 speed bumps installed and better signage at the circles ?
4 , larger play area and dog park added?

Thank you, Joe Fazio
4000-202 Rural Plains Circle

Sent from my iPhone

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Berry Farms Changes
Date:	Tuesday, August 24, 2021 8:32:39 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Thomas R Golden <golden436@comcast.net>
Sent: Tuesday, August 24, 2021 1:17 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berry Farms Changes

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 Tom Golden and I have lived in Franklin for 17 years. In April 2020, I sold my home in Sullivan Farms and purchased a one-level condo in Berry Farms. Since moving to Franklin, I have been an active volunteer for the city as well as the Heritage Foundation: the downtown holiday lighting committee, I am one of the founders of the on-street "Franklin Locals" program, the holiday tree lighting ceremony, the Downtown Franklin Association, plus the various downtown events & festivals. I am also a proud graduate of the "Visit Franklin Ambassador" program. I tell you all this to demonstrate my love for this city and my passion to make it even better.

Having lived in Berry Farms for 15 months, I've noticed the ever-increasing traffic winding its way through our relatively narrow streets. At some times of the day, it is already difficult to exit Berry Farms and onto Goose Creek Bypass. I can only imagine what it will be like once the 300+ apartments now under construction come on-line. Current expansion plans by Boyle will make matters worse (meaning traffic congestion and resulting air pollution). They want to add over 400 more apartments. That would virtually make Berry Farms an apartment complex instead of a commercial-residential planned community. The streets here are not designed to handle that kind of volume. Come down and drive the neighborhood streets and see for yourself. Adding hundreds of more apartments means adding hundreds of more cars leading to possible rush hour gridlock. And I don't believe that is an exaggeration.

The current Boyle plan will have a devastating effect on our beautiful and peaceful neighborhood. I'm asking that you please reject the Boyle proposal as well as any height variance requests that they may make (I believe the current height limit is 4-stories). We sure don't need any tall buildings here. Those belong in Cool Springs.

Thank you for all you do to keep Franklin a vibrant, beautiful and livable city.

P.S. *The attached photo is of me and Kristy Williams getting ready to hand out glowsticks at the holiday tree lighting ceremony in 2018. In 2019, I worked the "green room" in City Hall for the Kathie Lee Gifford performance. I attach it so hopefully some of you will say "Oh, I know who that is".*

Tom Golden
4000 Rural Plains Circle unit #306
Franklin, TN 37064
golden436@comcast.net
615-477-0316

From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: PLANNING INTAKE FW: Planning is out of control
Date: Tuesday, August 24, 2021 8:35:07 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: My Mail <hancock11720@yahoo.com>
Sent: Tuesday, August 24, 2021 3:10 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Planning is out of control

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.

We moved to Franklin we didn't realize every inch of space would be turned into commercial and rezoned The little residential space left like in Ladd Park and Berry Farms. This growing is not sustainable and you're ruining the area for which everybody came to ... it's turning into a city we have Nashville Bring back the charm that Franklin once had which was for greenery and architecture.

Sent from my mobile device

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Proposed Changes at Berry Farms
Date:	Tuesday, August 24, 2021 8:34:08 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Hughes <rthughes@lipscomb.edu>
Sent: Tuesday, August 24, 2021 9:56 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Changes at Berry Farms

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.

Dear Commission Members,

We have owned our home in Berry Farms for five and one-half years. We bought a home in this subdivision based on what we understood was the firm commitment of the developer to create no more than 400 apartments. Now the developer proposes to nearly double the number of apartments originally scheduled.

It seems to us that the developer has a moral obligation to the homeowners in Berry Farms who purchased homes in this subdivision based on what we understood was a firm commitment on the part of the developer. For the developer to now seek to almost double the number of apartment homes strikes us as a betrayal of the people who put their trust in the developer and the vision to which the developer said it was committed some five and six years ago.

Beyond that, for the developer to now propose no outlet from the apartment area directly to Gooso e Creek Bypass and to now seek to route all that traffic through the residential area is a massive betrayal of trust.

For all these reasons, we urge that you reject the developer's petition for changes to the Berry

Farms master plan.

Respectfully,

Jan and Richard Hughes
3007 General Martin Lane
Berry Farms

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Concern over Berry Farm changes/expansion
Date:	Wednesday, August 25, 2021 9:41:26 AM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kim Ray <kimberlyrayrn@gmail.com>
Sent: Wednesday, August 25, 2021 7:15 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over Berry Farm changes/expansion

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.

I live in the homes of Berry Farms. I would like to express my concern over the expansion plans. Boyle wanted to plan for Box stores but no one shops that way anymore. Now they want to add 400 new apartments instead. I believe that traffic will be appalling for all of us plus 800 or so new folks in the apartments. currently there are only 2 ways out of the subdivision that are near the apartments. In case of emergency, these would be crammed. I went out the exit yesterday that is next to Publix. I was the 8th car waiting at the light AND NO ONE IS IN THE APARTMENTS YET.

I would like to see Boyle widen the road by Publix that exits onto Peytonsville Road and then open up a second exit that crosses over the creek and goes by McDonalds. We need more exits in case of emergency.

Please do not approve this expansion without the added roads. I would not mind if they built a few parks, dog parks, picnic areas in that space instead.

Thank you,

Kim Ray
3054 General Martin Lane

Franklin 37064
615-815-5148

File #: 21-02298

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7611
Applicant: Gary Vogrin, Kiser + Vogrin
Owner: BNB-WCD Investors, LLC on Behalf of Rural Plains Partnership, Phil Fawcett, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a revised development plan for the Berry Farms Town Center PUD Subdivision that modifies the previously approved entitlements and alters the overall site layout. The concept plan for the Berry Farms Town Center PUD Subdivision was first approved in May 2005. The applicant is proposing to reduce the amount of commercial square footage by 83,669 square feet and add an additional 406 multifamily dwelling units to the development. The revised development plan also updates hotel room entitlements to comply with the current Zoning Ordinance and revises the boundaries of the planned unit development to remove 25.18 acres from the PUD. A rezoning for this property is also included on this agenda. With this submittal, the applicant provided a revised edition of the Berrry Farms Town Center Pattern Book, which will be vested should the revised development plan be approved.

Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept. Envision Franklin states that new developments in this concept, "provide a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." Envision Franklin further states that, "New multifamily residential is encouraged to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from

the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily and mixed use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the Berry Farms Town Center PUD Subdivision development plan maintains the recommendations and principles of Envision Franklin and keeps the increased density closer to the Goose Greek Bypass-Interstate 65 intersection.

The Berry Farms development had a traffic impact study done in 2005 for the original PUD. With this current master plan update to the Berry Farms Town Center, the overall daily trip reduction is 3,180 from the original, approved master plan, however, 164 AM peak hour trips were added and 249 PM peak hour trips were deducted from the approved development. The increase in AM peak hour trips triggered a traffic impact study update, which was submitted by the developer on August 12, 2021. The study was updated using the latest impact study for the area, which was the Chadwell revised development. The AM and PM peak hour trips were updated and an analysis of the traffic showed level of service failures that were similar to the Chadwell development. Those failures from the Chadwell traffic impact study were presented to the Board on October 13, 2020. The updated Berry Farms Town Center impact study recommended roadway improvements to mitigate the access delay caused by the added AM peak hour trips of this development, as well as assisting in reducing some delay of the background developments. With the roadway improvements, no additional delay to the study intersections is expected for this master plan update, per the revised traffic study. Due to the roadway realignments within this master plan update, an internal circulation study within the Berry Farms development will be required at with the first site plan within the PUD.

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 on all correspondence with any city department relative to this project.

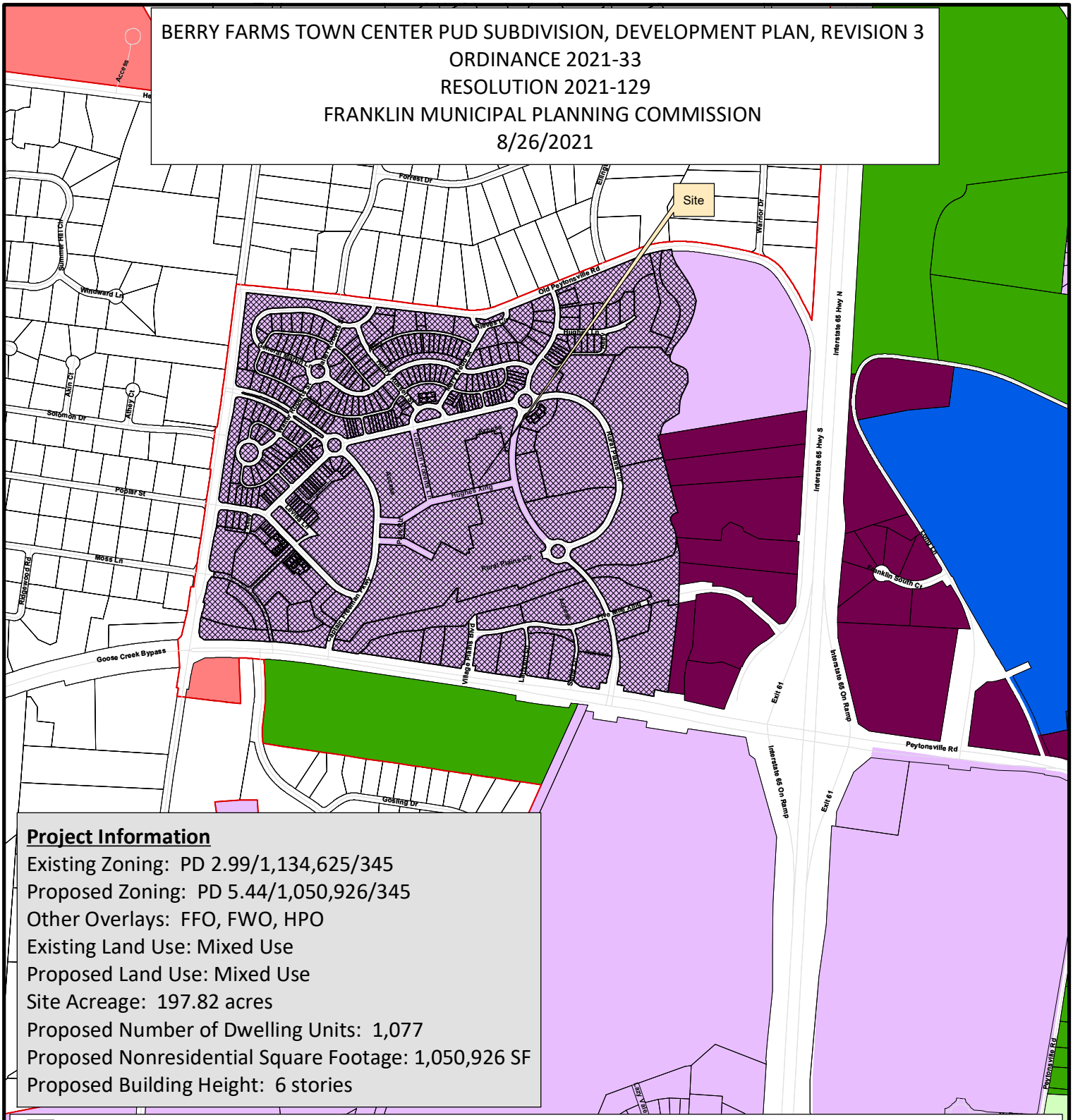
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-129 be recommended to the Board of Mayor and Aldermen for approval with conditions.

BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
ORDINANCE 2021-33
RESOLUTION 2021-129
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021



Project Information

Existing Zoning: PD 2.99/1,134,625/345
Proposed Zoning: PD 5.44/1,050,926/345
Other Overlays: FFO, FWO, HPO
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Site Acreage: 197.82 acres
Proposed Number of Dwelling Units: 1,077
Proposed Nonresidential Square Footage: 1,050,926 SF
Proposed Building Height: 6 stories

- Berry Farms Town Center 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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Feet

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RESOLUTION 2021-129

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BERRY FARMS TOWN CENTER PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE.

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).

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
See Exhibit B	
Total	197.82

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 Berry Farms Town Center PUD are as follows:

Entitlements	Berry Farms Town Center PUD
Base Zone District	PD (5.44/1,050,926/345)
Other Zoning Overlays	FFO, FWO, HPO
Number of Dwelling Units	1,077
Number of Nonresidential Square Footage	1,050,926
Number of Hotel Rooms	345
Open Space Requirements	Formal: 2.77 Informal: 6.90
Number of Phases in Development	2
Original Development Plan Approval	Ordinance No. 2005-17 Date of approval: 5-10-2005
Revision Number	3

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

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

_____

ERIC S. STUCKEY
City Administrator

_____

DR. KEN MOORE
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 07/06/2021

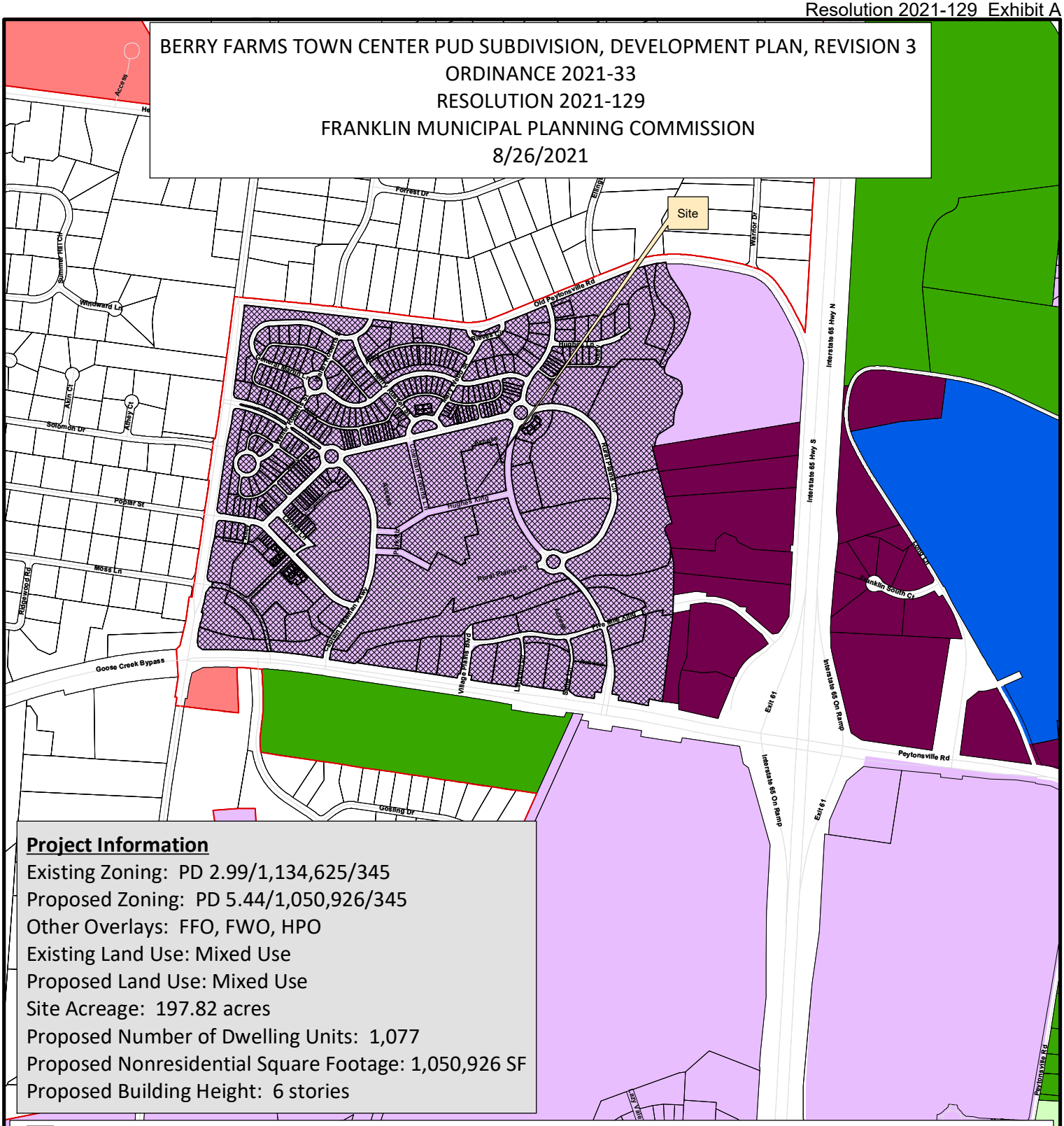
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 07/22/2021

NEIGHBORHOOD MEETING: 07/08/2021

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
ORDINANCE 2021-33
RESOLUTION 2021-129
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021



Project Information

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- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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Feet

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DEVELOPER

BOYLE

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583
aballash@boyle.com

LANDSCAPE ARCHITECT / APPLICANT

KV+D
KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

ARCHITECT

Smith Gee Studio
209 10th Avenue South,
Suite 425
Nashville, Tennessee 37203
Contact: Dallas Caudle
615.830.3515
dcaudle@smithgeestudio.com

ARCHITECT

HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING

Historical Concepts Architecture & Planning
414 Bill Kennedy Way SE,
Suite 301
Atlanta, GA 30316
Contact: Kevin P. Clark
678.325.6665
kclark@historicalconcepts.com

CIVIL ENGINEER

Kimley»Horn

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876
ryan.mcmaster@kimley-horn.com

BERRY FARMS TOWN CENTER PUD SUBDIVISION

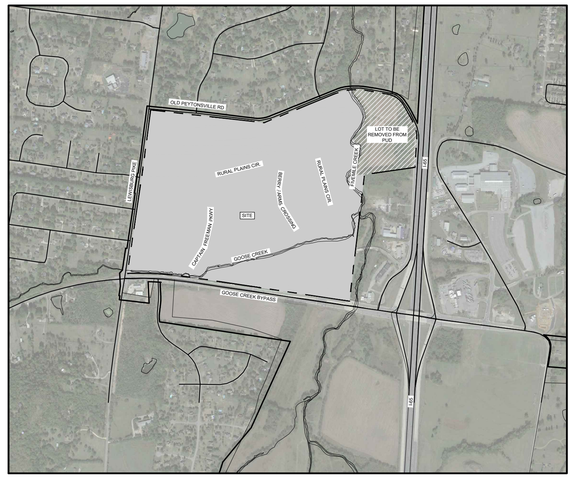
DEVELOPMENT PLAN, REVISION 3

TAX MAP 106, PARCEL 03202, 03215, 03213

GROUPS A, B, I, J, P & O

COF # XXXX

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

SHEET INDEX:	Sheet Number	Pre-App Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	06-28-2021	07-12-2021		
APPROVED DEVELOPMENT PLAN	C0.1	06-28-2021	07-12-2021		
APPROVED DEVELOPMENT PLAN-REV 2	C0.2	06-28-2021	07-12-2021		
OVERALL EXISTING CONDITIONS	C1.0	06-28-2021	07-12-2021		
ENLARGED EXISTING CONDITIONS	C1.1	06-28-2021	07-12-2021		
ENLARGED EXISTING CONDITIONS	C1.2	06-28-2021	07-12-2021		
ENLARGED EXISTING CONDITIONS	C1.3	06-28-2021	07-12-2021		
OVERALL DEVELOPMENT PLAN-PROPOSED	C2.0	06-28-2021	07-12-2021		
OVERALL DEVELOPMENT PLAN BUILT-TO-DATE	C2.1	06-28-2021	07-12-2021		
ENLARGED DEVELOPMENT PLAN	C2.2	06-28-2021	07-12-2021		
ENLARGED DEVELOPMENT PLAN	C2.3	06-28-2021	07-12-2021		
ENLARGED DEVELOPMENT PLAN	C2.4	06-28-2021	07-12-2021		
OVERALL GRADING & DRAINAGE PLAN	C3.0	06-28-2021	07-12-2021		
ENLARGED GRADING AND DRAINAGE PLAN	C3.1	06-28-2021	07-12-2021		
ENLARGED GRADING AND DRAINAGE PLAN	C3.2	06-28-2021	07-12-2021		
ENLARGED GRADING AND DRAINAGE PLAN	C3.3	06-28-2021	07-12-2021		
OVERALL ROW AND ACCESS PLAN	C4.0	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.1	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.2	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.3	06-28-2021	07-12-2021		
OVERALL ROW AND ACCESS PLAN	C4.4	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.5	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.6	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.7	06-28-2021	07-12-2021		
OVERALL UTILITY PLAN	C5.0	06-28-2021	07-12-2021		
ENLARGED UTILITY PLAN	C5.1	06-28-2021	07-12-2021		
ENLARGED UTILITY PLAN	C5.2	06-28-2021	07-12-2021		
ENLARGED UTILITY PLAN	C5.3	06-28-2021	07-12-2021		
TREE PRESERVATION PLAN	L1.0		07-12-2021		
ARCHITECTURAL MASSING PLAN	A1.0	06-28-2021	07-12-2021		

GARY MICHAEL VOGRIN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
07.12.2021

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
07/12/2021

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: XXXX
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
CHARACTER AREA OVERLAY: GCC0-3
OVERLAY ZONING: FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

STORMWATER VESTING NOTE:
ALL SUBSEQUENT SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2016 BMP STORMWATER MANUAL AND GUIDELINES. ANY EXISTING STORMWATER INFRASTRUCTURE THAT IS NOT REVISED IN THIS DEVELOPMENT PLAN SHALL UTILIZE THE 2016 BMP STORMWATER MANUAL AND GUIDELINES. PROPOSED STORMWATER INFRASTRUCTURE SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

PARKLAND DEDICATION:
406 UNITS X $4,304= $1,747,424.00 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $436,856 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $436,856 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $1,310,568 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

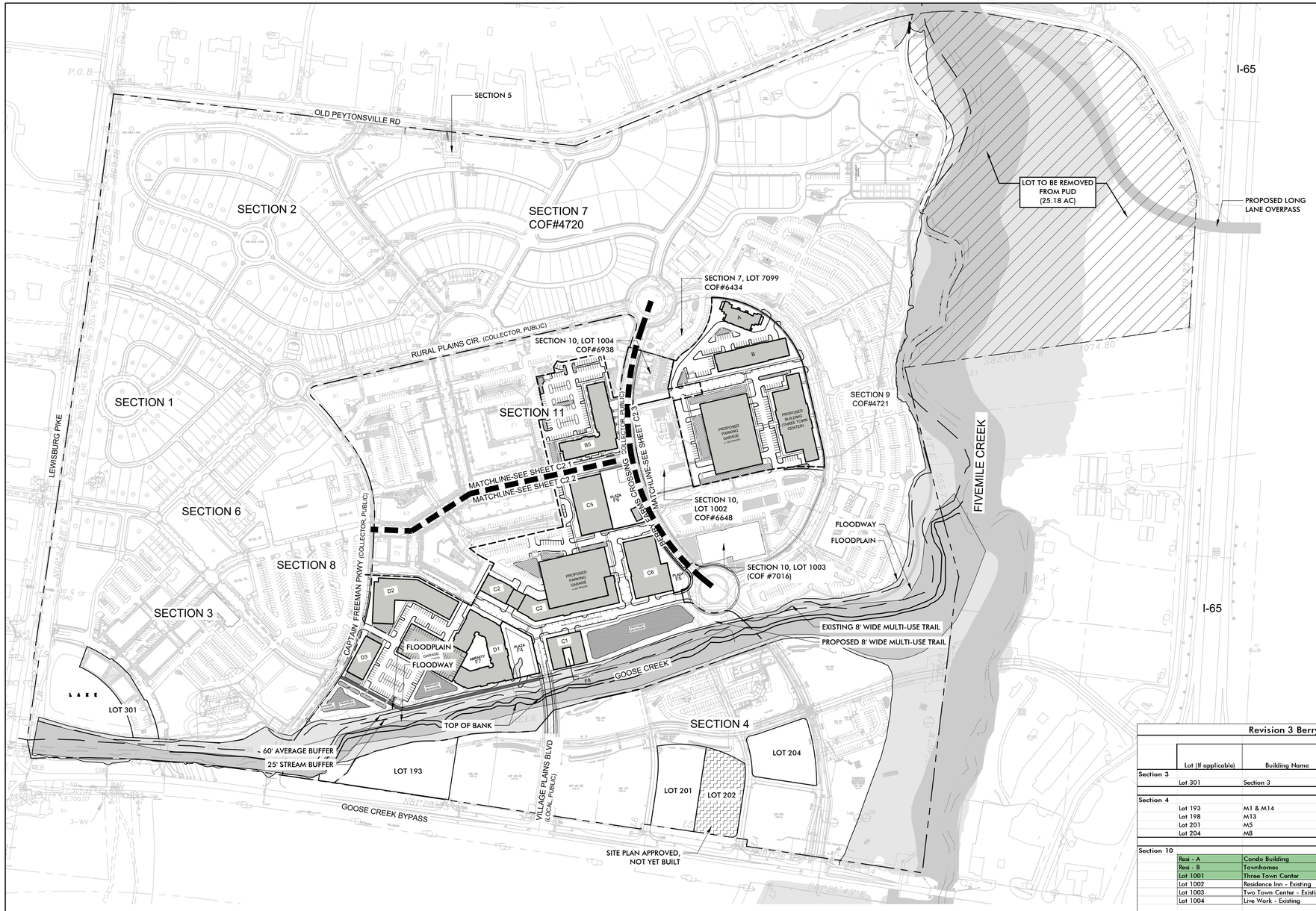
THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF A DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCES TO THE CITY.

DEVELOPMENT PLAN REVISION 3 DESCRIPTION:
REVISION 3 IS TO UPDATE THE DEVELOPMENT PLAN AND TAKEDOWN CHARTS FOR THE BERRY FARMS TOWN CENTER PUD SUBDIVISION TO RECONCILE THE REMAINING ENTITLEMENTS, WHILE ALSO ADDING 406 PROPOSED DWELLING UNITS. THIS REVISION PROVIDES A REDUCTION IN COMMERCIAL SQUARE FOOTAGE OF 83,699 SF (NEW PUD TOTAL 1,050,926 SF) & CONVERTS CURRENT HOTEL SQUARE FOOTAGE ENTITLEMENTS TO NUMBER OF TOTAL ROOMS, OR KEYS, AS NEWLY DEFINED IN THE FRANKLIN ZONING ORDINANCE. THIS REVISION ALSO REMOVES 25.18 ACRES FROM THE NORTHEAST POTION OF THE PUD AS SHOWN ON C2.0.

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.

KVD PROJECT# : 21010
COF # : XXXX
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION



LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

GENERAL NOTES:

1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
2. BUILDING HEIGHTS SHALL BE AS DEFINED BY THE APPROVED PATTERN BOOK. GENERALLY BUILDINGS RANGE FROM 1-6 STORIES BUT WILL BE FURTHER DEFINED ON SUBSEQUENT SITE PLAN SUBMITTALS. FOR REFERENCE: SEE ARCHITECTURAL MASSING STUDY ON SHEET A1.0.
3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: XXXX
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
CHARACTER AREA OVERLAY: GCC0-3
OVERLAY ZONING: FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE *REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE *REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

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/HER DESIGNEE

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,905	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	**TOTAL**	**120,581**	**2.77**	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	**300,762**	**6.90**	N/A

Revision 3 Berry Farms Town Center Development - Proposed Remaining Entitlements

	Lot (If applicable)	Building Name	Building Uses	Stories	Office	Retail	Residential	Hotel	Parking Required Total	Parking Provided Total
Section 3										
	Lot 301	Section 3	Commercial			9,600				
Section 4										
	Lot 193	M1 & M14	Commercial			13,600				
	Lot 198	M13	Commercial			6,293				
	Lot 201	M5	Commercial			12,000				
	Lot 204	M8	Commercial			14,500				
Section 10										
	Resi - A	Condo Building	Multifamily	2-4			22		37	
	Resi - B	Townhomes	Multifamily	2-4			50		84	
	Lot 1001	Three Town Center	Mixed-Use / Commercial	1-6	125,000	25,000			368	
	Lot 1002	Residence Inn - Existing	Hotel	4				118	70	
	Lot 1003	Two Town Center - Existing	Office	3	83,970				149	
	Lot 1004	Live Work - Existing	Live/Work	3		5,000	5		25	
									733	812
Section 11										
	Block B									
		B1 - Existing	Multifamily	3 (Podium)			36		60	
		B2 - Existing	Multifamily	2 (Podium)			6		10	
		B3 - Existing	Multifamily	3 (Podium)			36		60	
		B4 - Existing	Multifamily	3			60		100	
		B5	Multifamily	3-4			100		167	
									397	399
	Block C									
		C1	Multifamily / Mixed-Use / Commercial	1-4			24		40	
		C2	Multifamily / Mixed-Use	3-4		18,630	81		170	
		C3 - Existing	Multifamily	3			30		43	
		C4 - Existing	Mixed-Use	3		15,371	35		95	
		C5	Commercial / Mixed-Use	3-6	100,000				215	
		C6	Commercial / Mixed-Use	3-6	100,000				215	
									778	856
	Block D									
		D1	Multifamily / Mixed-Use	3-4		0	124		178	
		D2	Mixed-Use	2-4	31,000	31,000	0		155	
		D3	Mixed-Use	1-4	20,400	10,200	0		74	
									407	418
ENTITLEMENT REMAINING						460,370	161,194	609		
	Existing					83,970	20,371	203		
	New					376,400	140,823	406		
	Remaining BFTC PUD Entitlements						373,257	0		
	Additional New BFTC PUD Entitlements						143,966	406		

0 200 400 600 feet
SCALE: 1" = 200'

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www.kiservogrin.com

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE
07.12.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION DEVELOPMENT PLAN REVISION 3

COF PROJECT # TBD
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN-PROPOSED

SHEET NUMBER
C2.0

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Exhibit B - Berry Farms Town Center PUD Parcel List

Property Address	City	Parcel Description	Lot Number
212 OLD PEYTONSVILLE RD	Franklin (263967)	106 03207 000	1
5021 HUGHES CROSSING	Franklin (263967)	106 03208 000	1
4017 RURAL PLAINS CIR	Franklin (263967)	106 03209 000	901
RURAL PLAINS CIR	Franklin (263967)	106 03209 001	901
4037 RURAL PLAINS CIR	Franklin (263967)	106 03210 000	902
4057 RURAL PLAINS CIR	Franklin (263967)	106 03211 000	903
RURAL PLAINS CIR	Franklin (263967)	106 03212 000	OPEN SPACE 904
RURAL PLAINS CIR	Franklin (263967)	106 03215 000	
8078 BERRY FARMS CROSSING	Franklin (263967)	106 03216 000	
8086 BERRY FARMS CROSSING	Franklin (263967)	106 03217 000	1004
BERRY FARMS CROSSING	Franklin (263967)	106 03218 000	1003
HUGHES CROSSING	Franklin (263967)	106 03219 000	1100
HUGHES CROSSING	Franklin (263967)	106 03220 000	1110
VILLAGE PLAINS BLVD	Franklin (263967)	106 03221 000	1120
CAPTAIN FREEMAN PKWY	Franklin (263967)	106 03222 000	OPEN SPACE 1130
8079 BERRY FARMS CROSSING	Franklin (263967)	106 03223 000	1111
VILLAGE PLAINS BLVD	Franklin (263967)	106 03224 000	OPEN SPACE 1121
VILLAGE PLAINS BLVD	Franklin (263967)	106 03225 000	1122
333 HUGHES LN	Franklin (263967)	106J A 00100 000	7001
327 HUGHES LN	Franklin (263967)	106J A 00200 000	7002
321 HUGHES LN	Franklin (263967)	106J A 00300 000	7003
315 HUGHES LN	Franklin (263967)	106J A 00400 000	7004
9078 BERRY FARMS CROSSING	Franklin (263967)	106J A 00500 000	7005
9084 BERRY FARMS CROSSING	Franklin (263967)	106J A 00600 000	7006
9090 BERRY FARMS CROSSING	Franklin (263967)	106J A 00700 000	7007
326 HUGHES LN	Franklin (263967)	106J A 00800 000	7008
320 HUGHES LN	Franklin (263967)	106J A 00900 000	7009
314 HUGHES LN	Franklin (263967)	106J A 01000 000	7010
308 HUGHES LN	Franklin (263967)	106J A 01100 000	7011
302 HUGHES LN	Franklin (263967)	106J A 01200 000	7012
9066 BERRY FARMS CROSSING	Franklin (263967)	106J A 01300 000	7013
9060 BERRY FARMS CROSSING	Franklin (263967)	106J A 01400 000	7014
9054 BERRY FARMS CROSSING	Franklin (263967)	106J A 01500 000	7015
9048 BERRY FARMS CROSSING	Franklin (263967)	106J A 01600 000	7016
9042 BERRY FARMS CROSSING	Franklin (263967)	106J A 01700 000	7017
9036 BERRY FARMS CROSSING	Franklin (263967)	106J A 01800 000	7018
9067 BERRY FARMS CROSSING	Franklin (263967)	106J A 01900 000	7019
9061 BERRY FARMS CROSSING	Franklin (263967)	106J A 02000 000	7020
9055 BERRY FARMS CROSSING	Franklin (263967)	106J A 02100 000	
9049 BERRY FARMS CROSSING	Franklin (263967)	106J A 02200 000	
9043 BERRY FARMS CROSSING	Franklin (263967)	106J A 02300 000	7023
9037 BERRY FARMS CROSSING	Franklin (263967)	106J A 02400 000	7024
1006 GENERAL MARTIN LN	Franklin (263967)	106J A 02500 000	7025
1012 GENERAL MARTIN LN	Franklin (263967)	106J A 02600 000	7026

1018 GENERAL MARTIN LN	Franklin (263967)	106J A 02700 000	7027
1024 GENERAL MARTIN LN	Franklin (263967)	106J A 02800 000	7028
1030 GENERAL MARTIN LN	Franklin (263967)	106J A 02900 000	7029
600 RIEVES CIR	Franklin (263967)	106J A 03000 000	7030
606 RIEVES CIR	Franklin (263967)	106J A 03100 000	7031
612 RIEVES CIR	Franklin (263967)	106J A 03200 000	7032
618 RIEVES CIR	Franklin (263967)	106J A 03300 000	7033
601 REAVES CIR	Franklin (263967)	106J A 03400 000	7034
214 OLD PEYTONSVILLE RD	Franklin (263967)	106J A 03500 000	7035
208 OLD PEYTONSVILLE RD	Franklin (263967)	106J A 03600 000	7036
2090 GENERAL MARTIN LN	Franklin (263967)	106J A 03700 000	7037
2084 GENERAL MARTIN LN	Franklin (263967)	106J A 03800 000	7038
2078 GENERAL MARTIN LN	Franklin (263967)	106J A 03900 000	7039
2072 GENERAL MARTIN LN	Franklin (263967)	106J A 04000 000	7040
2066 GENERAL MARTIN LN	Franklin (263967)	106J A 04100 000	7041
2060 GENERAL MARTIN LN	Franklin (263967)	106J A 04200 000	7042
2054 GENERAL MARTIN LN	Franklin (263967)	106J A 04300 000	7043
2048 GENERAL MARTIN LN	Franklin (263967)	106J A 04400 000	7044
2042 GENERAL MARTIN LN	Franklin (263967)	106J A 04500 000	7045
2036 GENERAL MARTIN LN	Franklin (263967)	106J A 04600 000	7046
2030 GENERAL MARTIN LN	Franklin (263967)	106J A 04700 000	7047
2024 GENERAL MARTIN LN	Franklin (263967)	106J A 04800 000	7048
2018 GENERAL MARTIN LN	Franklin (263967)	106J A 04900 000	7049
2012 GENERAL MARTIN LN	Franklin (263967)	106J A 05000 000	7050
2006 GENERAL MARTIN LN	Franklin (263967)	106J A 05100 000	7051
2000 GENERAL MARTIN LN	Franklin (263967)	106J A 05200 000	7052
2055 GENERAL MARTIN LN	Franklin (263967)	106J A 05300 000	7053
2049 GENERAL MARTIN LN	Franklin (263967)	106J A 05400 000	7054
2043 GENERAL MARTIN LN	Franklin (263967)	106J A 05500 000	7055
2037 GENERAL MARTIN LN	Franklin (263967)	106J A 05600 000	7056
2031 GENERAL MARTIN LN	Franklin (263967)	106J A 05700 000	7057
2025 GENERAL MARTIN LN	Franklin (263967)	106J A 05800 000	7058
2019 GENERAL MARTIN LN	Franklin (263967)	106J A 05900 000	7059
2013 GENERAL MARTIN LN	Franklin (263967)	106J A 06000 000	7060
2007 GENERAL MARTIN LN	Franklin (263967)	106J A 06100 000	7061
2001 GENERAL MARTIN LN	Franklin (263967)	106J A 06200 000	7062
1059 GENERAL MARTIN LN	Franklin (263967)	106J A 06300 000	7063
1053 GENERAL MARTIN LN	Franklin (263967)	106J A 06400 000	7064
1047 GENERAL MARTIN LN	Franklin (263967)	106J A 06500 000	7065
1041 GENERAL MARTIN LN	Franklin (263967)	106J A 06600 000	7066
1035 GENERAL MARTIN LN	Franklin (263967)	106J A 06700 000	7067
1029 GENERAL MARTIN LN	Franklin (263967)	106J A 06800 000	7068
1023 GENERAL MARTIN LN	Franklin (263967)	106J A 06900 000	7069
1017 GENERAL MARTIN LN	Franklin (263967)	106J A 07000 000	7070
9031 BERRY FARMS CROSSING	Franklin (263967)	106J A 07100 000	7071
9029 BERRY FARMS CROSSING	Franklin (263967)	106J A 07200 000	7072
9019 BERRY FARMS CROSSING	Franklin (263967)	106J A 07300 000	7073

9013 BERRY FARMS CROSSING	Franklin (263967)	106J A 07400 000	7074
9007 BERRY FARMS CROSSING	Franklin (263967)	106J A 07500 000	7075
3097 RURAL PLAINS CIR	Franklin (263967)	106J A 07600 000	7076
3091 RURAL PLAINS CIR	Franklin (263967)	106J A 07700 000	7077
3085 RURAL PLAINS CIR	Franklin (263967)	106J A 07800 000	7078
3079 RURAL PLAINS CIR	Franklin (263967)	106J A 07900 000	7079
3073 RURAL PLAINS CIR	Franklin (263967)	106J A 08000 000	7080
3067 RURAL PLAINS CIR	Franklin (263967)	106J A 08100 000	7081
3061 RURAL PLAINS CIR	Franklin (263967)	106J A 08200 000	7082
3055 RURAL PLAINS CIR	Franklin (263967)	106J A 08300 000	7083
3049 RURAL PLAINS CIR	Franklin (263967)	106J A 08400 000	7084
3043 RURAL PLAINS CIR	Franklin (263967)	106J A 08500 000	7085
3037 RURAL PLAINS CIR	Franklin (263967)	106J A 08600 000	7086
3031 RURAL PLAINS CIR	Franklin (263967)	106J A 08700 000	7087
3025 RURAL PLAINS CIR	Franklin (263967)	106J A 08800 000	7088
3019 RURAL PLAINS CIR	Franklin (263967)	106J A 08900 000	7089
3013 RURAL PLAINS CIR	Franklin (263967)	106J A 09000 000	7090
3007 RURAL PLAINS CIR	Franklin (263967)	106J A 09100 000	7091
3001 RURAL PLAINS CIR	Franklin (263967)	106J A 09200 000	7092
200 MARY WEBB ST	Franklin (263967)	106J A 09300 000	7093
206 MARY WEBB ST	Franklin (263967)	106J A 09400 000	7094
212 MARY WEBB ST	Franklin (263967)	106J A 09500 000	7095
218 MARY WEBB ST	Franklin (263967)	106J A 09600 000	7096
201 SWAIN CIR	Franklin (263967)	106J A 09700 000	7097
201 SWAIN CIR 101	Franklin (263967)	106J A 09700C001	
201 SWAIN CIR 102	Franklin (263967)	106J A 09700C002	
201 SWAIN CIR 103	Franklin (263967)	106J A 09700C003	
201 SWAIN CIR 104	Franklin (263967)	106J A 09700C004	
201 SWAIN CIR 201	Franklin (263967)	106J A 09700C005	
201 SWAIN CIR 202	Franklin (263967)	106J A 09700C006	
201 SWAIN CIR 203	Franklin (263967)	106J A 09700C007	
201 SWAIN CIR 204	Franklin (263967)	106J A 09700C008	
201 SWAIN CIR 301	Franklin (263967)	106J A 09700C009	
201 SWAIN CIR 302	Franklin (263967)	106J A 09700C010	
201 SWAIN CIR 303	Franklin (263967)	106J A 09700C011	
201 SWAIN CIR 304	Franklin (263967)	106J A 09700C012	
4001 RURAL PLAINS CIR	Franklin (263967)	106J A 09800 000	7098
8088 BERRY FARMS CROSSING	Franklin (263967)	106J A 09900 000	7099
4000 RURAL PLAINS CIR 101	Franklin (263967)	106J A 09900C001	
4000 RURAL PLAINS CIR 102	Franklin (263967)	106J A 09900C002	
4000 RURAL PLAINS CIR 103	Franklin (263967)	106J A 09900C003	
4000 RURAL PLAINS CIR 104	Franklin (263967)	106J A 09900C004	
4000 RURAL PLAINS CIR 201	Franklin (263967)	106J A 09900C005	
4000 RURAL PLAINS CIR 202	Franklin (263967)	106J A 09900C006	
4000 RURAL PLAINS CIR 203	Franklin (263967)	106J A 09900C007	
4000 RURAL PLAINS CIR 204	Franklin (263967)	106J A 09900C008	
4000 RURAL PLAINS CIR 205	Franklin (263967)	106J A 09900C009	

4000 RURAL PLAINS CIR 206	Franklin (263967)	106J A 09900C010	
4000 RURAL PLAINS CIR 301	Franklin (263967)	106J A 09900C011	
4000 RURAL PLAINS CIR 302	Franklin (263967)	106J A 09900C012	
4000 RURAL PLAINS CIR 303	Franklin (263967)	106J A 09900C013	
4000 RURAL PLAINS CIR 304	Franklin (263967)	106J A 09900C014	
4000 RURAL PLAINS CIR 305	Franklin (263967)	106J A 09900C015	
4000 RURAL PLAINS CIR 306	Franklin (263967)	106J A 09900C016	
GENERAL MARTIN LN	Franklin (263967)	106J A 10000 000	OPEN SPACE 7100
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 10100 000	OPEN SPACE 7101
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 10200 000	OPEN SPACE 7102
GENERAL MARTIN LN	Franklin (263967)	106J A 10300 000	OPEN SPACE 7103
RURAL PLAINS CIR	Franklin (263967)	106J A 10400 000	OPEN SPACE 7104
RURAL PLAINS CIR	Franklin (263967)	106J A 10500 000	OPEN SPACE 7105
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 10600 000	OPEN SPACE 7106
HUGHES LN	Franklin (263967)	106J A 10700 000	OPEN SPACE 7107
HUGHES LN	Franklin (263967)	106J A 10800 000	OPEN SPACE 7108
MARY WEBB ST	Franklin (263967)	106J A 10900 000	OPEN SPACE 7109
244 OLD PEYTONSVILLE RD	Franklin (263967)	106J A 11000 000	7110
OLD PEYTONSVILLE RD	Franklin (263967)	106J A 11100 000	OPEN SPACE 7111
BERRY FARMS CROSSING	Franklin (263967)	106J A 11200 000	OPEN SPACE 7112
POPLAR ST	Franklin (263967)	106P E 00100 000	OPEN SPACE 12
POPLAR ST	Franklin (263967)	106P E 00200 000	OPEN SPACE 1
97 POPLAR ST	Franklin (263967)	106P E 00300 000	2
95 POPLAR ST	Franklin (263967)	106P E 00400 000	3
93 POPLAR ST	Franklin (263967)	106P E 00500 000	4
89 POPLAR ST	Franklin (263967)	106P E 00600 000	5
6161 RURAL PLAINS CIR	Franklin (263967)	106P E 00700 000	6
6159 RURAL PLAINS CIR	Franklin (263967)	106P E 00800 000	7
6157 RURAL PLAINS CIR	Franklin (263967)	106P E 00900 000	8
6155 RURAL PLAINS CIR	Franklin (263967)	106P E 01000 000	9
6153 RURAL PLAINS CIR	Franklin (263967)	106P E 01100 000	10
RURAL PLAINS CIR	Franklin (263967)	106P E 01200 000	OPEN SPACE 11
RURAL PLAINS CIR	Franklin (263967)	106P E 01300 000	OPEN SPACE 13
301 LEVISA LN	Franklin (263967)	106P E 01400 000	14
303 LEVISA LN	Franklin (263967)	106P E 01500 000	15
305 LEVISA LN	Franklin (263967)	106P E 01600 000	16
307 LEVISA LN	Franklin (263967)	106P E 01700 000	17
309 LEVISA LN	Franklin (263967)	106P E 01800 000	18
1012 RURAL PLAINS CIR	Franklin (263967)	106P E 01900 000	19
1014 RURAL PLAINS CIR	Franklin (263967)	106P E 02000 000	20
1016 RURAL PLAINS CIR	Franklin (263967)	106P E 02100 000	21
1018 RURAL PLAINS CIR	Franklin (263967)	106P E 02200 000	22
1020 RURAL PLAINS CIR	Franklin (263967)	106P E 02300 000	23
1022 RURAL PLAINS CIR	Franklin (263967)	106P E 02400 000	24
1024 RURAL PLAINS CIR	Franklin (263967)	106P E 02500 000	25
1026 RURAL PLAINS CIR	Franklin (263967)	106P E 02600 000	26
1028 RURAL PLAINS CIR	Franklin (263967)	106P E 02700 000	27

1030 RURAL PLAINS CIR	Franklin (263967)	106P E 02800 000	28
1032 RURAL PLAINS CIR	Franklin (263967)	106P E 02900 000	29
1034 RURAL PLAINS CIR	Franklin (263967)	106P E 03000 000	30
4899 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03100 000	31
4897 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03200 000	32
4895 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03300 000	33
	Franklin (263967)	106P E 03400 000	OPEN SPACE 34
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03500 000	OPEN SPACE 63
5000 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03600 000	62
5002 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03601 000	107
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03700 000	OPEN SPACE 64
5003 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03800 000	60
5001 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 03900 000	59
1033 RURAL PLAINS CIR	Franklin (263967)	106P E 04000 000	58
	Franklin (263967)	106P E 04100 000	OPEN SPACE 61
1031 RURAL PLAINS CIR	Franklin (263967)	106P E 04200 000	57
1029 RURAL PLAINS CIR	Franklin (263967)	106P E 04300 000	56
1027 RURAL PLAINS CIR	Franklin (263967)	106P E 04400 000	55
1025 RURAL PLAINS CIR	Franklin (263967)	106P E 04500 000	54
1023 RURAL PLAINS CIR	Franklin (263967)	106P E 04600 000	53
1021 RURAL PLAINS CIR	Franklin (263967)	106P E 04700 000	52
1019 RURAL PLAINS CIR	Franklin (263967)	106P E 04800 000	51
1017 RURAL PLAINS CIR	Franklin (263967)	106P E 04900 000	50
1015 RURAL PLAINS CIR	Franklin (263967)	106P E 05000 000	49
1013 RURAL PLAINS CIR	Franklin (263967)	106P E 05100 000	48
1011 RURAL PLAINS CIR	Franklin (263967)	106P E 05200 000	47
1009 RURAL PLAINS CIR	Franklin (263967)	106P E 05300 000	46
	Franklin (263967)	106P E 05400 000	OPEN SPACE 41
1007 RURAL PLAINS CIR	Franklin (263967)	106P E 05500 000	45
1005 RURAL PLAINS CIR	Franklin (263967)	106P E 05600 000	44
1003 RURAL PLAINS CIR	Franklin (263967)	106P E 05700 000	43
1001 RURAL PLAINS CIR	Franklin (263967)	106P E 05800 000	42
90 POPLAR ST	Franklin (263967)	106P E 05900 000	40
92 POPLAR ST	Franklin (263967)	106P E 06000 000	39
94 POPLAR ST	Franklin (263967)	106P E 06100 000	38
96 POPLAR ST	Franklin (263967)	106P E 06200 000	37
98 POPLAR ST	Franklin (263967)	106P E 06300 000	36
	Franklin (263967)	106P E 06400 000	OPEN SPACE 35
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P E 06500 000	65
77 MOSS PVT LN	Franklin (263967)	106P F 00100 000	301
4001 HUGHES PVT CROSSING	Franklin (263967)	106P F 00200 000	302
4000 HUGHES PVT CROSSING	Franklin (263967)	106P F 00300 000	303
6151 RURAL PLAINS CIR	Franklin (263967)	106P F 00400 000	304
6151 RURAL PLAINS CIR 101	Franklin (263967)	106P F 00400C001	
6151 RURAL PLAINS CIR #102	Franklin (263967)	106P F 00400C002	102
6151 RURAL PLAINS CIR 103	Franklin (263967)	106P F 00400C003	
6151 RURAL PLAINS CIR 104	Franklin (263967)	106P F 00400C004	104

6151 RURAL PLAINS CIR 105	Franklin (263967)	106P F 00400C005	
6151 RURAL PLAINS CIR 106	Franklin (263967)	106P F 00400C006	
6151 RURAL PLAINS CIR 107	Franklin (263967)	106P F 00400C007	
6151 RURAL PLAINS CIR 201	Franklin (263967)	106P F 00400C008	
6151 RURAL PLAINS CIR 202	Franklin (263967)	106P F 00400C009	202
6151 RURAL PLAINS CIR 203	Franklin (263967)	106P F 00400C010	
6151 RURAL PLAINS CIR 204	Franklin (263967)	106P F 00400C011	204
6151 RURAL PLAINS CIR 205	Franklin (263967)	106P F 00400C012	205
6151 RURAL PLAINS CIR 206	Franklin (263967)	106P F 00400C013	206
6151 RURAL PLAINS CIR 207	Franklin (263967)	106P F 00400C014	207
6151 RURAL PLAINS CIR #301	Franklin (263967)	106P F 00400C015	301
6151 RURAL PLAINS CIR 302	Franklin (263967)	106P F 00400C016	
6151 RURAL PLAINS CIR 303	Franklin (263967)	106P F 00400C017	
6151 RURAL PLAINS CIR 304	Franklin (263967)	106P F 00400C018	304
6151 RURAL PLAINS CIR 305	Franklin (263967)	106P F 00400C019	
6151 RURAL PLAINS CIR 306	Franklin (263967)	106P F 00400C020	306
6151 RURAL PLAINS CIR 307	Franklin (263967)	106P F 00400C021	
6051 RURAL PLAINS CIR	Franklin (263967)	106P F 00500 000	305
RURAL PLAINS CIR	Franklin (263967)	106P F 00501 000	305
6051 RURAL PLAINS CIR 101	Franklin (263967)	106P F 00501C001	
6051 RURAL PLAINS CIR 102	Franklin (263967)	106P F 00501C002	
6051 RURAL PLAINS CIR 103	Franklin (263967)	106P F 00501C003	
6051 RURAL PLAINS CIR 104	Franklin (263967)	106P F 00501C004	
6051 RURAL PLAINS CIR 105	Franklin (263967)	106P F 00501C005	
6051 RURAL PLAINS CIR 106	Franklin (263967)	106P F 00501C006	
6051 RURAL PLAINS CIR 107	Franklin (263967)	106P F 00501C007	
6051 RURAL PLAINS CIR 108	Franklin (263967)	106P F 00501C008	
6051 RURAL PLAINS CIR 109	Franklin (263967)	106P F 00501C009	
6051 RURAL PLAINS CIR 201	Franklin (263967)	106P F 00501C010	
6051 RURAL PLAINS CIR 202	Franklin (263967)	106P F 00501C011	
6051 RURAL PLAINS CIR 203	Franklin (263967)	106P F 00501C012	
6051 RURAL PLAINS CIR 204	Franklin (263967)	106P F 00501C013	
6051 RURAL PLAINS CIR 205	Franklin (263967)	106P F 00501C014	
6051 RURAL PLAINS CIR 206	Franklin (263967)	106P F 00501C015	
6051 RURAL PLAINS CIR 207	Franklin (263967)	106P F 00501C016	
6051 RURAL PLAINS CIR 208	Franklin (263967)	106P F 00501C017	
6051 RURAL PLAINS CIR 209	Franklin (263967)	106P F 00501C018	
6051 RURAL PLAINS CIR 301	Franklin (263967)	106P F 00501C019	
6051 RURAL PLAINS CIR 302	Franklin (263967)	106P F 00501C020	
6051 RURAL PLAINS CIR 303	Franklin (263967)	106P F 00501C021	
6051 RURAL PLAINS CIR 304	Franklin (263967)	106P F 00501C022	
6051 RURAL PLAINS CIR 305	Franklin (263967)	106P F 00501C023	
6051 RURAL PLAINS CIR 306	Franklin (263967)	106P F 00501C024	
6051 RURAL PLAINS CIR 307	Franklin (263967)	106P F 00501C025	
6051 RURAL PLAINS CIR 308	Franklin (263967)	106P F 00501C026	
6051 RURAL PLAINS CIR 309	Franklin (263967)	106P F 00501C027	
MOSS PVT LN	Franklin (263967)	106P F 00600 000	306

40 MOSS PVT LN	Franklin (263967)	106P F 00700 000	307
6041 RURAL PLAINS CIR	Franklin (263967)	106P F 00800 000	308
3021 CAPTAIN FREEMAN PVT PKWY	Franklin (263967)	106P F 00801 000	315
MOSS PVT LN	Franklin (263967)	106P F 00900 000	OPEN SPACE 300
RURAL PLAINS CIR	Franklin (263967)	106P F 01000 000	OPEN SPACE 309
HUGHS PVT CROSSING	Franklin (263967)	106P F 01100 000	OPEN SPACE 310
MOSS PVT LN	Franklin (263967)	106P F 01200 000	OPEN SPACE 311
MOSS PVT LN	Franklin (263967)	106P F 01300 000	OPEN SPACE 312
MOSS PVT LN	Franklin (263967)	106P F 01400 000	OPEN SPACE 313
2009 RURAL PLAINS CIR	Franklin (263967)	106P G 00100 000	106
2007 RURAL PLAINS CIR	Franklin (263967)	106P G 00200 000	105
2005 RURAL PLAINS CIR	Franklin (263967)	106P G 00300 000	104
2003 RURAL PLAINS CIR	Franklin (263967)	106P G 00400 000	103
2001 RURAL PLAINS CIR	Franklin (263967)	106P G 00500 000	102
5002 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00600 000	107
5004 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00700 000	101
5006 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00800 000	100
5008 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 00900 000	99
5010 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01000 000	98
5012 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01100 000	97
5013 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01200 000	71
5011 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01300 000	72
5009 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01400 000	73
5007 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 01500 000	74
301 WALTER ROBERTS ST	Franklin (263967)	106P G 01600 000	75
303 WALTER ROBERTS ST	Franklin (263967)	106P G 01700 000	76
305 WALTER ROBERTS ST	Franklin (263967)	106P G 01800 000	77
307 WALTER ROBERTS ST	Franklin (263967)	106P G 01900 000	78
309 WALTER ROBERTS ST	Franklin (263967)	106P G 02000 000	79
311 WALTER ROBERTS ST	Franklin (263967)	106P G 02100 000	80
315 WALTER ROBERTS ST	Franklin (263967)	106P G 02200 000	81
317 WALTER ROBERTS ST	Franklin (263967)	106P G 02300 000	82
319 WALTER ROBERTS ST	Franklin (263967)	106P G 02400 000	83
321 WALTER ROBERTS ST	Franklin (263967)	106P G 02500 000	84
312 WALTER ROBERTS ST	Franklin (263967)	106P G 02600 000	85
310 WALTER ROBERTS ST	Franklin (263967)	106P G 02700 000	86
308 WALTER ROBERTS ST	Franklin (263967)	106P G 02800 000	87
306 WALTER ROBERTS ST	Franklin (263967)	106P G 02900 000	88
WALTER ROBERTS ST	Franklin (263967)	106P G 03000 000	OPEN SPACE 89
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P G 03100 000	OPEN SPACE 64
6010 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00100 000	91
6008 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00200 000	92
6006 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00300 000	93
6004 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00400 000	94
6002 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00500 000	95
6000 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00600 000	96
6001 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00700 000	70

6003 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00800 000	69
6005 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 00900 000	68
6007 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01000 000	67
6009 CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01100 000	66
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01200 000	OPEN SPACE 65
CAPTAIN FREEMAN PKWY	Franklin (263967)	106P H 01300 000	OPEN SPACE 90
311 LEVISA LN	Franklin (263967)	106P I 00100 000	1
313 LEVISA LN	Franklin (263967)	106P I 00200 000	2
315 LEVISA LN	Franklin (263967)	106P I 00300 000	3
317 LEVISA LN	Franklin (263967)	106P I 00400 000	4
319 LEVISA LN	Franklin (263967)	106P I 00500 000	5
LEVISA LN	Franklin (263967)	106P I 00600 000	OPEN SPACE 7
4043 GENERAL MARTIN LN	Franklin (263967)	106P J 00100 000	
4037 GENERAL MARTIN LN	Franklin (263967)	106P J 00200 000	
4031 GENERAL MARTIN LN	Franklin (263967)	106P J 00300 000	
4025 GENERAL MARTIN LN	Franklin (263967)	106P J 00400 000	
4019 GENERAL MARTIN LN	Franklin (263967)	106P J 00500 000	
4011 GENERAL MARTIN LN	Franklin (263967)	106P J 00600 000	
4003 GENERAL MARTIN LN	Franklin (263967)	106P J 00700 000	
218 WALTER ROBERTS ST	Franklin (263967)	106P J 00800 000	
206 WALTER ROBERTS ST	Franklin (263967)	106P J 00900 000	
4002 GENERAL MARTIN LN	Franklin (263967)	106P J 01000 000	
4008 GENERAL MARTIN LN	Franklin (263967)	106P J 01100 000	
4014 GENERAL MARTIN LN	Franklin (263967)	106P J 01200 000	
4020 GENERAL MARTIN LN	Franklin (263967)	106P J 01300 000	
4026 GENERAL MARTIN LN	Franklin (263967)	106P J 01400 000	
4030 GENERAL MARTIN LN	Franklin (263967)	106P J 01500 000	
GENERAL MARTIN LN	Franklin (263967)	106P J 01600 000	
4048 GENERAL MARTIN LN	Franklin (263967)	106P J 01700 000	
4054 GENERAL MARTIN LN	Franklin (263967)	106P J 01800 000	
4060 GENERAL MARTIN LN	Franklin (263967)	106P J 01900 000	
4066 GENERAL MARTIN LN	Franklin (263967)	106P J 02000 000	
4072 GENERAL MARTIN LN	Franklin (263967)	106P J 02100 000	
4078 GENERAL MARTIN LN	Franklin (263967)	106P J 02200 000	
4084 GENERAL MARTIN LN	Franklin (263967)	106P J 02300 000	
GENERAL MARTIN LN	Franklin (263967)	106P J 02400 000	
GENERAL MARTIN LN	Franklin (263967)	106P J 02500 000	
5012 GENERAL MARTIN LN	Franklin (263967)	106P J 02600 000	
5006 GENERAL MARTIN LN	Franklin (263967)	106P J 02700 000	
5002 GENERAL MARTIN LN	Franklin (263967)	106P J 02800 000	
341 HENRY RUSSELL ST	Franklin (263967)	106P J 02900 000	
337 HENRY RUSSELL ST	Franklin (263967)	106P J 03000 000	
331 HENRY RUSSELL ST	Franklin (263967)	106P J 03100 000	
325 HENRY RUSSELL ST	Franklin (263967)	106P J 03200 000	
319 HENRY RUSSELL ST	Franklin (263967)	106P J 03300 000	
313 HENRY RUSSELL ST	Franklin (263967)	106P J 03400 000	
307 HENRY RUSSELL ST	Franklin (263967)	106P J 03500 000	

GENERAL MARTIN LN	Franklin (263967)	106P J 03600 000	
3036 GENERAL MARTIN LN	Franklin (263967)	106P J 03700 000	
3042 GENERAL MARTIN LN	Franklin (263967)	106P J 03800 000	
3048 GENERAL MARTIN LN	Franklin (263967)	106P J 03900 000	
3054 GENERAL MARTIN LN	Franklin (263967)	106P J 04000 000	
3060 GENERAL MARTIN LN	Franklin (263967)	106P J 04100 000	
207 WALTER ROBERTS ST	Franklin (263967)	106P J 04200 000	
WALTER ROBERTS ST	Franklin (263967)	106P J 04300 000	
219 WALTER ROBERTS ST	Franklin (263967)	106P J 04400 000	
3067 GENERAL MARTIN LN	Franklin (263967)	106P J 04500 000	
3061 GENERAL MARTIN LN	Franklin (263967)	106P J 04600 000	
3055 GENERAL MARTIN LN	Franklin (263967)	106P J 04700 000	
3049 GENERAL MARTIN LN	Franklin (263967)	106P J 04800 000	
3043 GENERAL MARTIN LN	Franklin (263967)	106P J 04900 000	
3037 GENERAL MARTIN LN	Franklin (263967)	106P J 05000 000	
3031 GENERAL MARTIN LN	Franklin (263967)	106P J 05100 000	
3025 GENERAL MARTIN LN	Franklin (263967)	106P J 05200 000	
3019 GENERAL MARTIN LN	Franklin (263967)	106P J 05300 000	
3013 GENERAL MARTIN LN	Franklin (263967)	106P J 05400 000	
3007 GENERAL MARTIN LN	Franklin (263967)	106P J 05500 000	
3001 GENERAL MARTIN LN	Franklin (263967)	106P J 05600 000	
RURAL PLAINS CIR	Franklin (263967)	106P J 05700 000	
419 HENRY RUSSELL ST	Franklin (263967)	106P J 05800 000	
413 HENRY RUSSELL ST	Franklin (263967)	106P J 05900 000	
407 HENRY RUSSELL ST	Franklin (263967)	106P J 06000 000	
107 SWAIN CIR	Franklin (263967)	106P J 06100 000	
101 SWAIN CIR	Franklin (263967)	106P J 06200 000	
2069 RURAL PLAINS CIR	Franklin (263967)	106P J 06300 000	
2063 RURAL PLAINS CIR	Franklin (263967)	106P J 06400 000	
2057 RURAL PLAINS CIR	Franklin (263967)	106P J 06500 000	
2051 RURAL PLAINS CIR	Franklin (263967)	106P J 06600 000	
2045 RURAL PLAINS CIR	Franklin (263967)	106P J 06700 000	
2039 RURAL PLAINS CIR	Franklin (263967)	106P J 06800 000	
2033 RURAL PLAINS CIR	Franklin (263967)	106P J 06900 000	
2027 RURAL PLAINS CIR	Franklin (263967)	106P J 07000 000	
2021 RURAL PLAINS CIR	Franklin (263967)	106P J 07100 000	
2015 RURAL PLAINS CIR	Franklin (263967)	106P J 07200 000	
PRATT LN	Franklin (263967)	117 03001 000	
2440 GOOSE CREEK BY-PASS	Franklin (263967)	117A B 00100 000	193
2430 GOOSE CREEK BY-PASS	Franklin (263967)	117A B 00200 000	
1003 VILLAGE PLAINS BLVD	Franklin (263967)	117A B 00300 000	
1004 VILLAGE PLAINS BLVD	Franklin (263967)	117A B 00400 000	196
203 LATHRAM PVT LN	Franklin (263967)	117A B 00500 000	197
800 FIVE MILE CROSSING	Franklin (263967)	117A B 00600 000	198
700 FIVE MILE CROSSING	Franklin (263967)	117A B 00700 000	199
715 FIVE MILE CROSSING	Franklin (263967)	117A B 00800 000	OPEN SPACE 200
204 LATHRAM PVT LN	Franklin (263967)	117A B 00900 000	201

501 SALLIE PVT LN	Franklin (263967)	117A B 01000 000	202
7001 BERRY FARMS CROSSING	Franklin (263967)	117A B 01100 000	203
7021 BERRY FARMS CROSSING	Franklin (263967)	117A B 01200 000	204
7101 BERRY FARMS CROSSING	Franklin (263967)	117A B 01300 000	205
7002 BERRY FARMS CROSSING	Franklin (263967)	117A B 01400 000	OPEN SPACE 206
7020 BERRY FARMS CROSSING	Franklin (263967)	117A B 01500 000	
7100 BERRY FARMS CROSSING	Franklin (263967)	117A B 01600 000	208

COF no: 7611

CONDITIONS OF APPROVAL:

Open Issues: 15 These issues are currently being filtered

Engineering - Checklist

General Issues

28. Streets

jimmy.wiseman@franklintn.gov All of the improvements recommended in the finalized Traffic Impact Analysis shall be reflected in exhibits and submitted at the One-Stop.

Due to the roadway realignments within this master plan update, an internal circulation study within the Berry Farms development will be required with the first site plan in the PUD.

Engineering - Development Plan Checklist

General Issues

29. ADA On-Street Parking

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

ADA On-Street Parking:
At Site Plan, accessible on-street parking shall be provided where on-street parking is marked or metered. Quantity of accessible on-street parking shall be provided per Table R214 of the "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" by the United States Access Board. A 5'-0" access aisle, exclusive of gutter, shall be provided at each space regardless of the location of the space along the block face. Additional ROW shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

30. Sight Distance

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Sight Distance Review at Site Plan:
At Site Plan, the Applicant shall demonstrate unobstructed lines of sight at streets and drives both internal to the development and at external connection points per Chapter 9 of AASHTO "A Policy On Geometric Design of Highways and Streets". Proposed and existing streets, buildings, parking, landscaping, and other elements shall be modified as necessary to provide said unobstructed lines of sight.

31. Uncontrolled Pedestrian Crossings

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Uncontrolled Pedestrian Crossings:
Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown herein. Permissible uncontrolled pedestrian crossing locations shall be determined by City of Franklin Engineering Staff on a case-by-case basis at Site Plan.

46. B. General Information

lance.fittro@franklintn.gov

- Applicant shall update the Appendix List of Revised Sheets for Development Plan, Revision 3 to include all of the revised sheets and descriptions of revisions made within the Pattern Book. Omitted revisions in the current submittal include those made to sheets 27, 33 and A-27, which may not be an exhaustive list.

[Edited By Lance Fittro]

50. Sidewalks

joe.marlo@franklintn.gov *The following is a new comment based on new changes now shown to Captain Freeman Parkway.*

Sidewalks and curb/gutter complying with the Street Technical Standards are required on both sides of streets, including along Captain Freeman Parkway. *[COF Zoning Ordinance 9.6]*

Applicant shall provide sidewalks and corresponding street frontage improvements per the City of Franklin Street Technical Standards for a Local Street. Sidewalks shall be located on both sides of the street and shall connect to existing sidewalks / multi-use trails. Sidewalks shall be located in public right-of-way or public access easements.

51. Street Classifications

joe.marlo@franklintn.gov *The following is a new comment that overlooked on the previous review.*

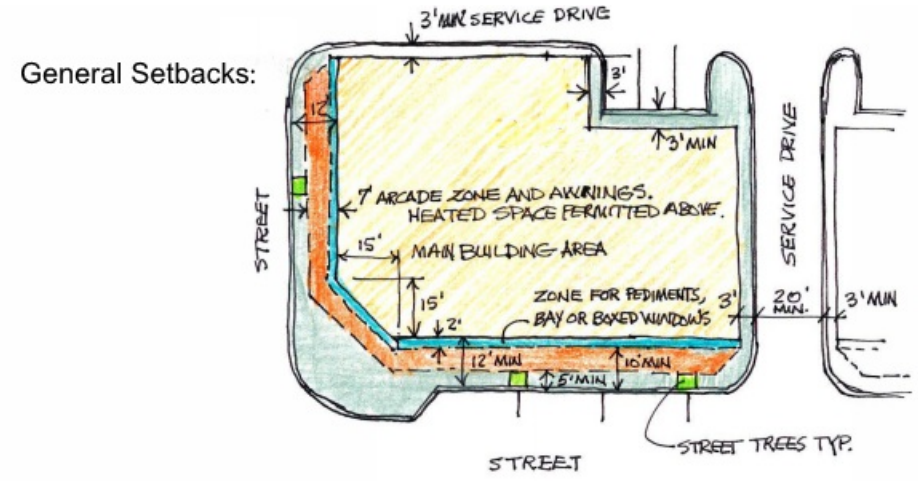
Applicant shall revise all street classification labels for Rural Plains Circle, Captain Freeman Parkway, and Berry Farms Crossing to reflect a 'Local' street classification.

52. F. Development Plan

lance.fittro@franklintn.gov This is a new comment due to changes made with the current submittal:
Applicant shall revise the CS-45-38 street typical section shown on page 33 of the pattern book to indicate 11 ft travel lanes as it was shown on the previous submittal.

53. B. General Information

lance.fittro@franklintn.gov This is a new comment due to changes made with this submittal:
Applicant shall revise the diagram on page A-27 of the Pattern Book to reflect the arcade zone and awning overhangs as shown in the previous submittal, including chamfer dimensions for the building corner and street tree locations:

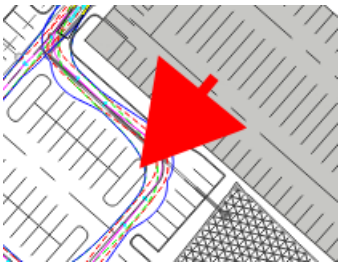


FIRE--Planning

General Issues

38. Auto-turn

curt.edelmann@franklintn.gov The revised auto-turn shows the truck driving over curbs. As a condition of approval of the development plan, the site plan auto-turn drawings must show the truck navigating the development without running over curbs or running into parked vehicles.



[Edited By Curt Edelmann]

Parks

General Issues

19. Parkland information

kevinl@franklintn.gov Parkland agreement was submitted to Law on 8-12-21

Planning

General Issues

18. charts

joseph.bryan@franklintn.gov Applicant shall follow up with staff to address chart organization.

23. Parking Garages

joseph.bryan@franklintn.gov Comment to remain open. Architecture for parking garage needs to meet the new design requirements in the current Zoning Ordinance.

Stormwater

General Issues

45. Riparian Buffer

jeff.willoughby@franklintn.gov The 60' averaged stream buffer line does not appear correctly. Identify top of bank so the non-averaged buffer limits can be checked against top of bank.

Water/Sewer

General Issues

1. Water/Sewer availability

ben.mcneil@franklintn.gov Availability under review.

DEVELOPER

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Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583
aballash@boyle.com

LANDSCAPE ARCHITECT / APPLICANT

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KISER VOGRIN DESIGN

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BERRY FARMS TOWN CENTER PUD SUBDIVISION

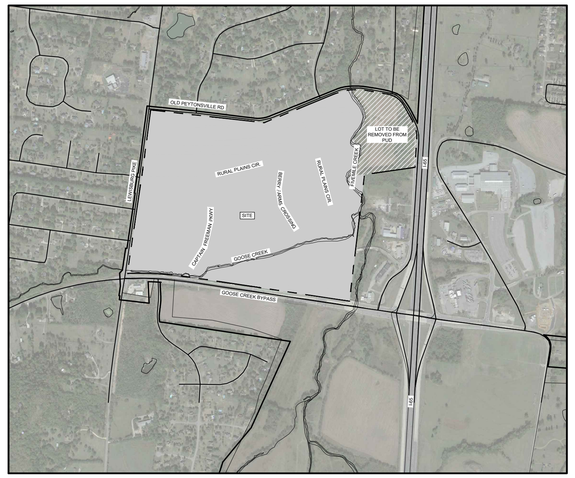
DEVELOPMENT PLAN, REVISION 3

TAX MAP 106, PARCEL 03202, 03215, 03213

GROUPS A, B, I, J, P & O

COF # XXXX

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

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OVERALL ROW AND ACCESS PLAN	C4.4	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.5	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.6	06-28-2021	07-12-2021		
ENLARGED ROW AND ACCESS PLAN	C4.7	06-28-2021	07-12-2021		
OVERALL UTILITY PLAN	C5.0	06-28-2021	07-12-2021		
ENLARGED UTILITY PLAN	C5.1	06-28-2021	07-12-2021		
ENLARGED UTILITY PLAN	C5.2	06-28-2021	07-12-2021		
ENLARGED UTILITY PLAN	C5.3	06-28-2021	07-12-2021		
TREE PRESERVATION PLAN	L1.0		07-12-2021		
ARCHITECTURAL MASSING PLAN	A1.0	06-28-2021	07-12-2021		

GARY MICHAEL VOGRIN
REGISTERED LANDSCAPE ARCHITECT
07.12.2021

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
07.12.2021

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: XXXX
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
CHARACTER AREA OVERLAY: GCC0-3
OVERLAY ZONING: FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

STORMWATER VESTING NOTE:
ALL SUBSEQUENT SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2016 BMP STORMWATER MANUAL AND GUIDELINES. ANY EXISTING STORMWATER INFRASTRUCTURE THAT IS NOT REVISED IN THIS DEVELOPMENT PLAN SHALL UTILIZE THE 2016 BMP STORMWATER MANUAL AND GUIDELINES. PROPOSED STORMWATER INFRASTRUCTURE SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

PARKLAND DEDICATION:
406 UNITS X $4,304= $1,747,424.00 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $436,856 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $436,856 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $1,310,568 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

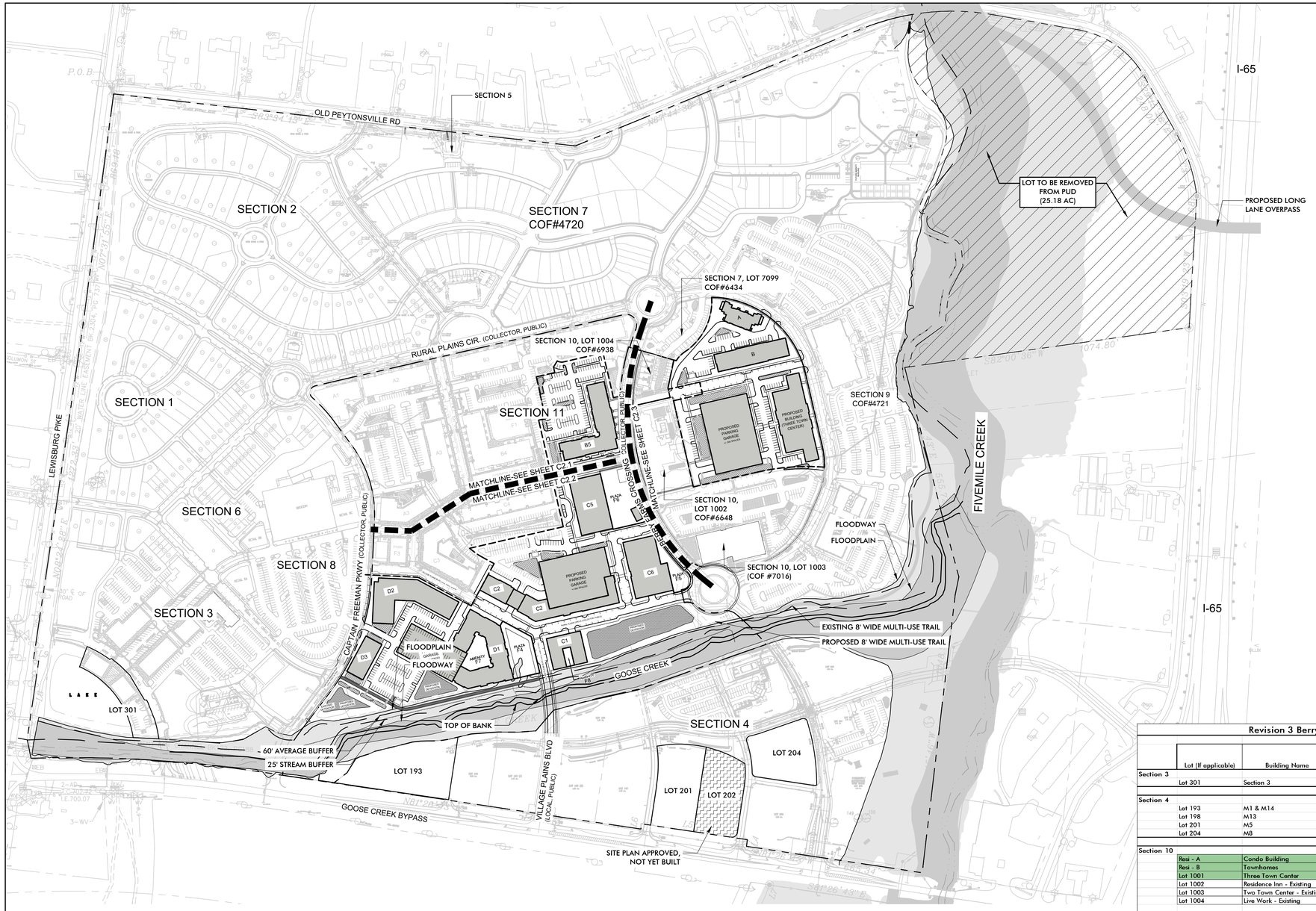
THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF A DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCES TO THE CITY.

DEVELOPMENT PLAN REVISION 3 DESCRIPTION:
REVISION 3 IS TO UPDATE THE DEVELOPMENT PLAN AND TAKEDOWN CHARTS FOR THE BERRY FARMS TOWN CENTER PUD SUBDIVISION TO RECONCILE THE REMAINING ENTITLEMENTS, WHILE ALSO ADDING 406 PROPOSED DWELLING UNITS. THIS REVISION PROVIDES A REDUCTION IN COMMERCIAL SQUARE FOOTAGE OF 83,699 SF (NEW PUD TOTAL 1,050,926 SF) & CONVERTS CURRENT HOTEL SQUARE FOOTAGE ENTITLEMENTS TO NUMBER OF TOTAL ROOMS, OR KEYS, AS NEWLY DEFINED IN THE FRANKLIN ZONING ORDINANCE. THIS REVISION ALSO REMOVES 25.18 ACRES FROM THE NORTHEAST POTION OF THE PUD AS SHOWN ON C2.0.

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.

KVD PROJECT# : 21010
COF # : XXXX
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION



LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

GENERAL NOTES:

1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
2. BUILDING HEIGHTS SHALL BE AS DEFINED BY THE APPROVED PATTERN BOOK. GENERALLY BUILDINGS RANGE FROM 1-6 STORIES BUT WILL BE FURTHER DEFINED ON SUBSEQUENT SITE PLAN SUBMITTALS. FOR REFERENCE: SEE ARCHITECTURAL MASSING STUDY ON SHEET A1.0.
3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: XXXX
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

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CHARACTER AREA OVERLAY: GCC0-3
OVERLAY ZONING: FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
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ORIGINAL PUD: 2.99 DU/A
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PARKING PROVIDED, BY USE:SEE *REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

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/HER DESIGNEE

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,905	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	**TOTAL**	**120,581**	**2.77**	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	**300,762**	**6.90**	N/A

Revision 3 Berry Farms Town Center Development - Proposed Remaining Entitlements

	Lot (If applicable)	Building Name	Building Uses	Stories	Office	Retail	Residential	Hotel	Parking Required Total	Parking Provided Total
Section 3										
	Lot 301	Section 3	Commercial			9,600				
Section 4										
	Lot 193	M1 & M14	Commercial			13,600				
	Lot 198	M13	Commercial			6,293				
	Lot 201	M5	Commercial			12,000				
	Lot 204	M8	Commercial			14,500				
Section 10										
	Resi - A	Condo Building	Multifamily	2-4			22		37	
	Resi - B	Townhomes	Multifamily	2-4			50		84	
	Lot 1001	Three Town Center	Mixed-Use / Commercial	1-6	125,000	25,000			368	
	Lot 1002	Residence Inn - Existing	Hotel	4				118	70	
	Lot 1003	Two Town Center - Existing	Office	3	83,970				149	
	Lot 1004	Live Work - Existing	Live/Work	3		5,000	5		25	
									733	812
Section 11										
	Block B									
		B1 - Existing	Multifamily	3 (Podium)			36		60	
		B2 - Existing	Multifamily	2 (Podium)			6		10	
		B3 - Existing	Multifamily	3 (Podium)			36		60	
		B4 - Existing	Multifamily	3			60		100	
		B5	Multifamily	3-4			100		167	
									397	399
	Block C									
		C1	Multifamily / Mixed-Use / Commercial	1-4			24		40	
		C2	Multifamily / Mixed-Use	3-4		18,630	81		170	
		C3 - Existing	Multifamily	3			30		43	
		C4 - Existing	Mixed-Use	3		15,371	35		95	
		C5	Commercial / Mixed-Use	3-6	100,000				215	
		C6	Commercial / Mixed-Use	3-6	100,000				215	
									778	856
	Block D									
		D1	Multifamily / Mixed-Use	3-4		0	124		178	
		D2	Mixed-Use	2-4	31,000	31,000	0		155	
		D3	Mixed-Use	1-4	20,400	10,200	0		74	
									407	418
ENTITLEMENT REMAINING						460,370	161,194	609		
	Existing					83,970	20,371	203		
	New					376,400	140,823	406		
	Remaining BFTC PUD Entitlements						373,257	0		
	Additional New BFTC PUD Entitlements						143,966	406		

0 200 400 600 feet
SCALE: 1" = 200'

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GARY MICHAEL VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT
07.12.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION DEVELOPMENT PLAN REVISION 3
COF PROJECT # TBD
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN-PROPOSED

SHEET NUMBER
C2.0

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BERRY FARMS TOWN CENTER
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
TAX MAP 106, PARCEL 03202, 03215, 03213
GROUPS A, B, I, J, P & O
COF # 7611
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

DEVELOPER

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LANDSCAPE ARCHITECT / APPLICANT

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ARCHITECTURE & PLANNING

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ENLARGED GRADING AND DRAINAGE PLAN	C3.3	06-28-2021	07-12-2021	08-05-2021	
OVERALL ROW AND ACCESS PLAN	C4.0	06-28-2021	07-12-2021	08-05-2021	
ENLARGED ROW AND ACCESS PLAN	C4.1	06-28-2021	07-12-2021	08-05-2021	
ENLARGED ROW AND ACCESS PLAN	C4.2	06-28-2021	07-12-2021	08-05-2021	
ENLARGED ROW AND ACCESS PLAN	C4.3	06-28-2021	07-12-2021	08-05-2021	
OVERALL ROW AND ACCESS PLAN	C4.4	06-28-2021	07-12-2021	08-05-2021	
ENLARGED ROW AND ACCESS PLAN	C4.5	06-28-2021	07-12-2021	08-05-2021	
ENLARGED ROW AND ACCESS PLAN	C4.6	06-28-2021	07-12-2021	08-05-2021	
ENLARGED ROW AND ACCESS PLAN	C4.7	06-28-2021	07-12-2021	08-05-2021	
OVERALL UTILITY PLAN	C5.0	06-28-2021	07-12-2021	08-05-2021	
ENLARGED UTILITY PLAN	C5.1	06-28-2021	07-12-2021	08-05-2021	
ENLARGED UTILITY PLAN	C5.2	06-28-2021	07-12-2021	08-05-2021	
ENLARGED UTILITY PLAN	C5.3	06-28-2021	07-12-2021	08-05-2021	
TREE PRESERVATION PLAN	L1.0		07-12-2021	08-05-2021	
ARCHITECTURAL MASSING PLAN	A1.0	06-28-2021	07-12-2021	08-05-2021	

GARY MICHAEL VOGRIN
REGISTERED
AGRICULTURE
STATE OF TENNESSEE
LANDSCAPE ARCHITECT
08.05.2021

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
08/05/2021

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FFO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE "REMAINING & ADDITIONAL NEW ENTITLEMENTS" CHART
PARKING PROVIDED, BY USE:SEE "REMAINING & ADDITIONAL NEW ENTITLEMENTS" CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

VESTED DEVELOPMENT STANDARDS
ZONING ORDINANCE: 12/08/2020
SUBDIVISION REGULATIONS: 12/12/2019
TRANSPORTATION & STREET TECHNICAL STANDARDS: 07/01/2021
STORMWATER BMP MANUAL: 07/01/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: 10/13/2020
MUNICIPAL CODE STANDARDS: 07/13/2021

PARKLAND DEDICATION:
406 UNITS X $4,304= $1,747,424.00 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $436,856 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $436,856 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $1,310,568 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF A DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCES TO THE CITY.

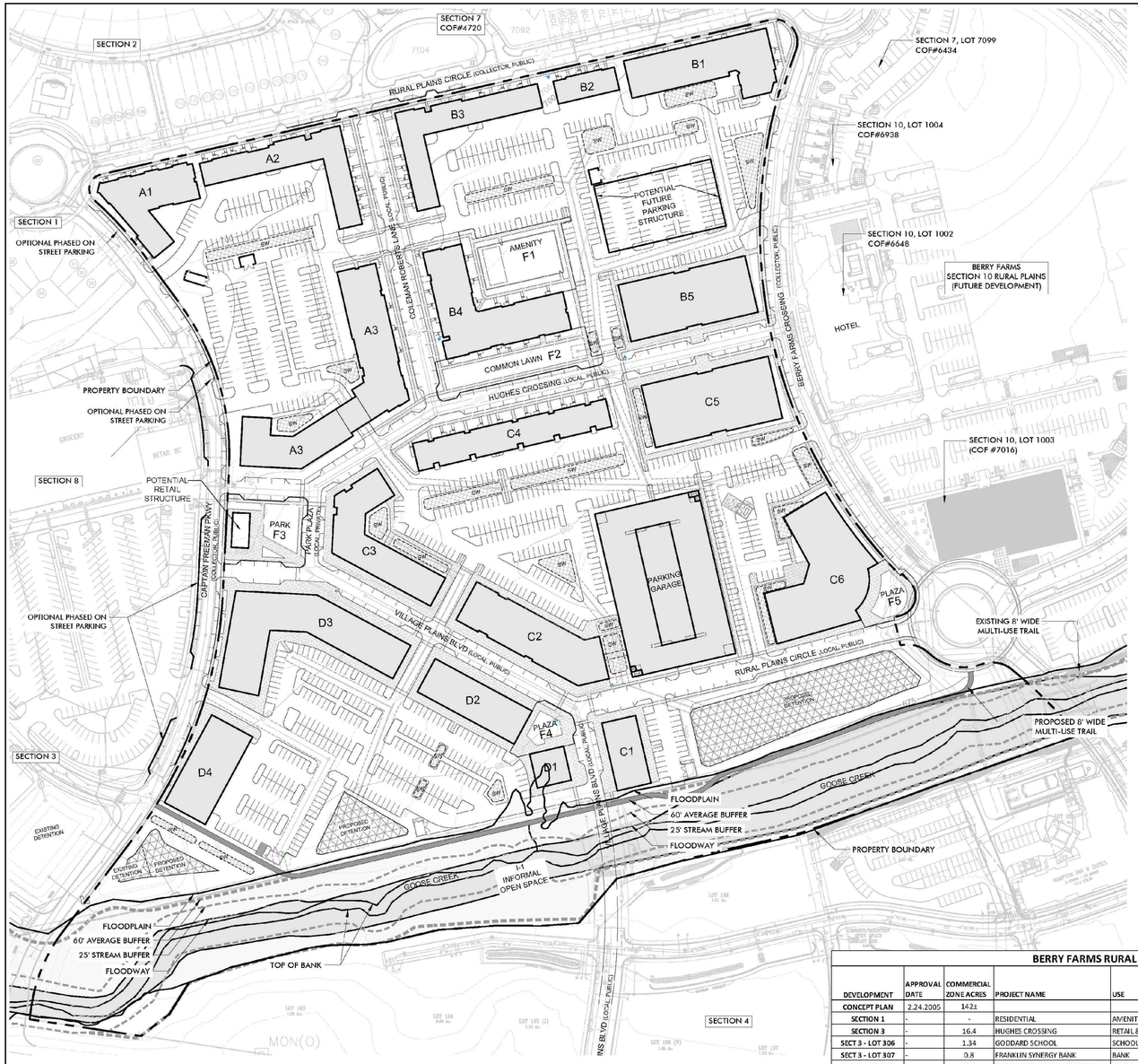
DEVELOPMENT PLAN REVISION 3 DESCRIPTION:
REVISION 3 IS TO UPDATE THE DEVELOPMENT PLAN AND TAKEDOWN CHARTS FOR THE BERRY FARMS TOWN CENTER PUD SUBDIVISION TO RECONCILE THE REMAINING ENTITLEMENTS, WHILE ALSO ADDING 406 PROPOSED DWELLING UNITS. THIS REVISION PROVIDES A REDUCTION IN COMMERCIAL SQUARE FOOTAGE OF 83,699 SF (NEW PUD TOTAL 1,050,926 SF) & CONVERTS CURRENT HOTEL SQUARE FOOTAGE ENTITLEMENTS TO NUMBER OF TOTAL ROOMS, OR KEYS, AS NEWLY DEFINED IN THE FRANKLIN ZONING ORDINANCE. THIS REVISION ALSO REMOVES 25.18 ACRES FROM THE NORTHEAST POTION OF THE PUD AS SHOWN ON C2.0.

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.

KVD PROJECT# : 21010
COF # : 7611
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION


CONCEPTUAL ALIGNMENT OF I-65 FLY OVER TO LONG LANE BY OTHERS
CONCEPTUAL ALIGNMENT OF OLD PEYTONSVILLE ROAD ACCESS BY OTHERS
PRELIMINARY INTERCHANGE OVERLAY DESIGN SUBJECT TO CHANGE
I-65
LEWISBURG
P.O.B.
S89°33'09"E 1338.80'
S89°33'09"E 1674.80'
S89°00'39"E 1747.50'
S89°00'39"E 1674.80'
N89°33'09"W 1338.80'
S89°33'09"E 1338.80'
S89°33'09"E 1338.80'
WETLANDS 8305.9' ±
WETLANDS 2020.9' ±
WETLANDS 1000.9' ±
WETLANDS 1000.9' ±
WETLANDS 1000



DEVELOPMENT SITE DATA

PROJECT NAME: **BERRY FARMS RURAL PLAINS TOWN CENTER**
COF PROJECT NUMBER: **TBD**
MAP, PARCEL NUMBER: **105, 03202**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **10**

EXISTING ZONING:**SDX - SPECIFIC DEVELOPMENT VARIETY**
CHARACTER AREA OVERLAY: **GCO-3**
OTHER APPLICABLE OVERLAYS: **FFO, FW**

APPLICABLE DEVELOPMENT STANDARD: **TRADITIONAL**
SITE ACREAGE: **+/- 38.40 AC**
SITE SQUARE FOOTAGE: **+/- 1,683,011 SF**
PUD SITE ACREAGE: **+/- 223.00 AC**

EXISTING TREE CANOPY: **11% CANOPY**
PARKLAND DEDICATION REQUIREMENT: **N/A**
TOTAL SITE OPEN SPACE: **+/- 17.83 AC**
TOTAL FORMAL OPEN SPACE **+/- 1.6 AC**
BUILDING SQUARE FOOTAGE: **SEE 'BERRY FARMS TOWN CENTER BUILDING DATA' ON SHEET C2.1**

BUILDING HEIGHT: **1-6 STORIES**
RESIDENTIAL DENSITY: **8.61 DU/A**

MINIMUM PERIMETER REQUIRED SETBACK LINES: **PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)**

PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,609
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.16	1,691
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	**TOTAL**	**69,017**	**1.60**	17,254

PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	**300,762**	**6.90**	75,191

NOTE: ADJACENT INFRASTRUCTURE (SIDEWALK, CURB, GUTTER, HANDICAP PARKING, ETC.) SHALL BE ADJUSTED IN ACCORDANCE WITH COF AND PROWAG STANDARDS TO ACCOMMODATE ADDED ON-STREET PARKING.

BERRY FARMS TOWN CENTER BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			25
A	2			36
A	3	12,110		67
Subtotal		12,110	-	128
Group	**Bldg**	**Retail**	**Office**	**Apts.**
B	1			36
B	2			6
B	3			36
B	4			60
B	5		67,000	
Subtotal		-	67,000	138
Group	**Bldg**	**Retail**	**Office**	**Apts.**
C	1	7,000		
C	2	19,800	19,800	
C	3	15,371		35
C	4			30
C	5		73,500	
C	6		82,500	
Subtotal		42,171	175,800	65
Group	**Bldg**	**Retail**	**Office**	**Apts.**
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	10,000		
Subtotal		50,150	27,650	-
Total		**104,431**	**270,450**	**331**

GENERAL NOTES:
1. This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Building heights shall be as defined by the approved pattern book. Generally buildings range from 1-6 stories but will be further defined on subsequent site plan submittals. for reference: see Architectural Massing Study on sheet A1.0.
3. Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking/street, building height and signage standards.
4. Phasing and corresponding infrastructure related to each phase will generally occur in groups A-D.
5. 20 Residential units may be in addition to the units listed in the above building matrix per the previously approved PUD.
6. These building uses may allow for the flexibility to convert to condominium units pending market demand.
7. 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/her designee.

LEGEND

- PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

N.T.S.

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONE ACRES	PROJECT NAME	USE	LOT NUMBER OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBER OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	2.24.2005	142±			503	1,134,625.00		-	142±	1,134,625	
SECTION 1	-	-	RESIDENTIAL	AMENITY CENTER	-	-	774	-	-	1,134,625	774
SECTION 3	-	16.4	HUGHES CROSSING	RETAIL & RESTAURANT	301-303	44,705	-	300, 303, 312 &313	125.6	1,089,920	774
SECT 3 - LOT 306	-	1.34	GODDARD SCHOOL	SCHOOL	306	8,154	-	-	124.26	1,081,766	774
SECT 3 - LOT 307	-	0.8	FRANKLIN SYNERGY BANK	BANK	307	6,961	-	-	123.46	1,074,805	774
SECT 3 - LOT 308	-	0.6	RURAL PLAINS RETAIL SHOPS LLC	RETAIL	308	6,480	-	-	122.86	1,068,325	774
SECT 3 - LOT 315	-	0.93	SONIC	RESTAURANT	315	2,540	-	-	121.93	1,065,785	774
SECT 4 - LOT 194	-	0.9	PANDA EXPRESS	RESTAURANT	194	2,200			121.03	1,063,585	774
SECT 4 - LOT 195	-	1.16	MCDONALD'S	RESTAURANT	195	4,842	-	200, 206	119.87	1,058,743	774
SECT 4 - LOT 196	-	1.06	FIRST FARMER'S BANK	BANK	196	3,233	-	-	118.81	1,055,510	774
SECT 4 - LOT 197	-	1.32	CHICK-FIL-A	RESTAURANT	197	4,995			117.49	1,050,515	774
SECT 4 - LOT 199	-	2.83	HAMPTON INN	HOTEL	199	74,873	-	-	114.66	975,642	774
SECT 4 - LOT 203	-	1.34	TWICE DAILY'S	CONVENIENCE STORE	203	4,800	-	-	113.32	970,842	774
SECT 4 - LOT 207	-	1.12	LUCAS ORTHODONTICS	OFFICE	207	17,553	-	-	112.2	953,289	774
SECT 4 - LOT 208	-	1.32	HOLIDAY INN EXPRESS	HOTEL	208	58,600	-	-	110.88	894,689	774
SECTION 6	-	0.81	LIVE WORK	RETAIL	1-5	1,957	-	6-8	110.07	892,732	774
SECT 7 - LOT 7107	-	-	RESIDENTIAL	AMENITY CENTER	7101	-	1,259	-	110.07	892,732	2,033
SECT 7 - LOT 7098	-	-	RESIDENTIAL	AMENITY CENTER	7098	-	2,428	-	110.07	892,732	4,461
SECTION 8	-	7.9	PUBLIX	GROCERY	1	66,697	-	-	102.17	826,035	4,461
SECT 9 - LOT 901	-	2.19	TENNESSEE BAPTIST	OFFICE	901	34,350	-	-	99.98	791,685	4,461
SECT 9 - LOT 902	-	8.33	ONETOWN CENTER	OFFICE	902	109,195	-	-	91.65	682,490	4,461
SECT 9 - LOT 903	-	7.84	LEE COMPAY	OFFICE	903	99,656	-	-	83.81	582,834	4,461
SECT 10 - LOT 1002	-	2.82	RESIDENCE INN	HOTEL	1002	89,937	-	-	80.99	492,897	4,461
SECT 10 - LOT 1003	-	3.88	TWO TOWN CENTER	OFFICE	1003	83,178	-	-	77.11	409,719	4,461
SECT 10 - LOT 1004	-	0.52	LIVE WORK	RETAIL/LIVEWORK	1004	5,000	-	-	76.59	404,719	4,462
SECT 11 - PH1 APTS	-	13.57	MULTI-FAMILY	MULTIFAM/RETAIL	1100, 1122	26,741	2,419	-	63.02	377,978	6,880
SECT 11 - LOT 1111	-	2.17	MOB	OFFICE	1111	44,194	-	-	60.85	333,784	6,880

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVEWORK UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	2.24.2005	223	143	503		671	-		223.00	671
SECTION 1		19.03	51	41		92	2-10, 14-33, 36-40, 42-60, 66-88, 91-106	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	579
										579
SECTION 2		18.29	51	15		66	106-120, 122-128, 131-146, 148-159, 161-175	121, 129, 130, 147, 160 & 176	185.68	513
										513
SECTION 3	9.14.2011	16.4	0	48		48	304, 305	300, 309, 312 & 313	169.28	465
SECTION 6		0.81	0	0		5	1-5	6-8	168.47	460
SECTION 7		34.41	64	32		96	7001-7096	7102-7108, 7110-7112	134.06	364
SECT. 7-LOT 7097			0	12		12	7097			352
SECT. 7-LOT 7099			0	16		16	7099			336
SECT. 10-LOT 1004			0		5	5	1004			331
SECT 11 - PH1 APTS			0	316	15	331	1100, 1110, 1122	1121		0

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www.kiserngrin.com
KV+D KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN REGISTERED AGRICULTURE OMMERCIAL TENNESSEE NO. 1251 LANDSCAPE ARCHITECT
08.05.21

GARY MICHAEL VOGRIN REGISTERED AGRICULTURE OMMERCIAL TENNESSEE NO. 1251 LANDSCAPE ARCHITECT
12.06.2020

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN, SECTION 11, REVISION 2
ENLARGED DEVELOPMENT PLAN
COF PROJECT #7169
Franklin, Williamson County, TN

REVISIONS:

DATE: 01-13-20
DESIGNED BY: KMR
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: GMV
SCALE: 1"=100'
PROJECT #: 18015
SHEET NUMBER:
C2.1

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

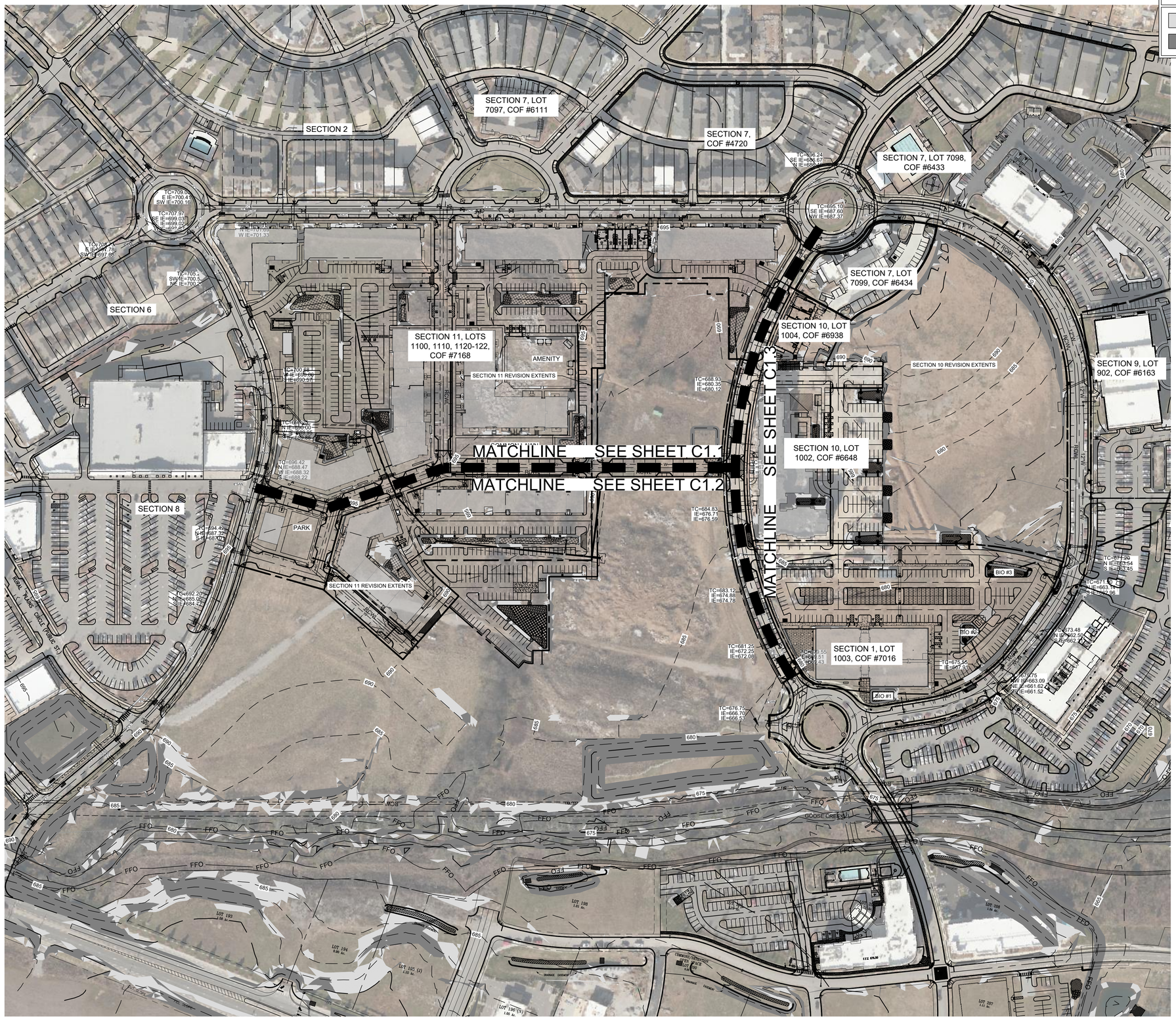
DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE:
APPROVED DEVELOPMENT PLAN- REV 2

SHEET NUMBER
C0.2

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY S&M ON DECEMBER 14, 2018. ADDITIONAL BASE INFORMATION HAS BEEN REFERENCED FROM DESIGN FILES APPROVED BY THE COF FOR THE BERRY FARMS TOWN CENTER DEVELOPMENT (PER COF #6434, 6648, 6938, 7016, & 7168)
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PROPOSED FILL WILL BE PROPOSED WITHIN THE EXISTING FLOODPLAIN AS APPROVED BY CITY OF FRANKLIN TO PREVENT THE PROPOSED BUILDING FROM FALLING WITHIN WITHIN THE 100 YEAR FLOODPLAIN, PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	
WATER VALVE	
WATER METER	W
WATER LINE	W W W
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	CO
SANITARY SEWER LINE	S S S
OVERHEAD ELECTRIC LINE	OHE OHE
UTILITY POLE	
BENCHMARK	
STOCK FENCE	x x
FLOODWAY ZONING OVERLAY	FWO
FLOODWAY FRINGE ZONING OVERLAY	FFO
ZONE 1 (110' BUFFER)	
ZONE 2 BUFFER	

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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KISER VOGRIN DESIGN

MARY McGOWN CRAIGHEAD
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
No. 121329
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	WGH
2	COF INITIAL SUBMITTAL	7/12/21	LJA
3	COF RE-SUBMITTAL	8/05/21	LJA

DESIGNED BY:	WGH
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	08/05/21

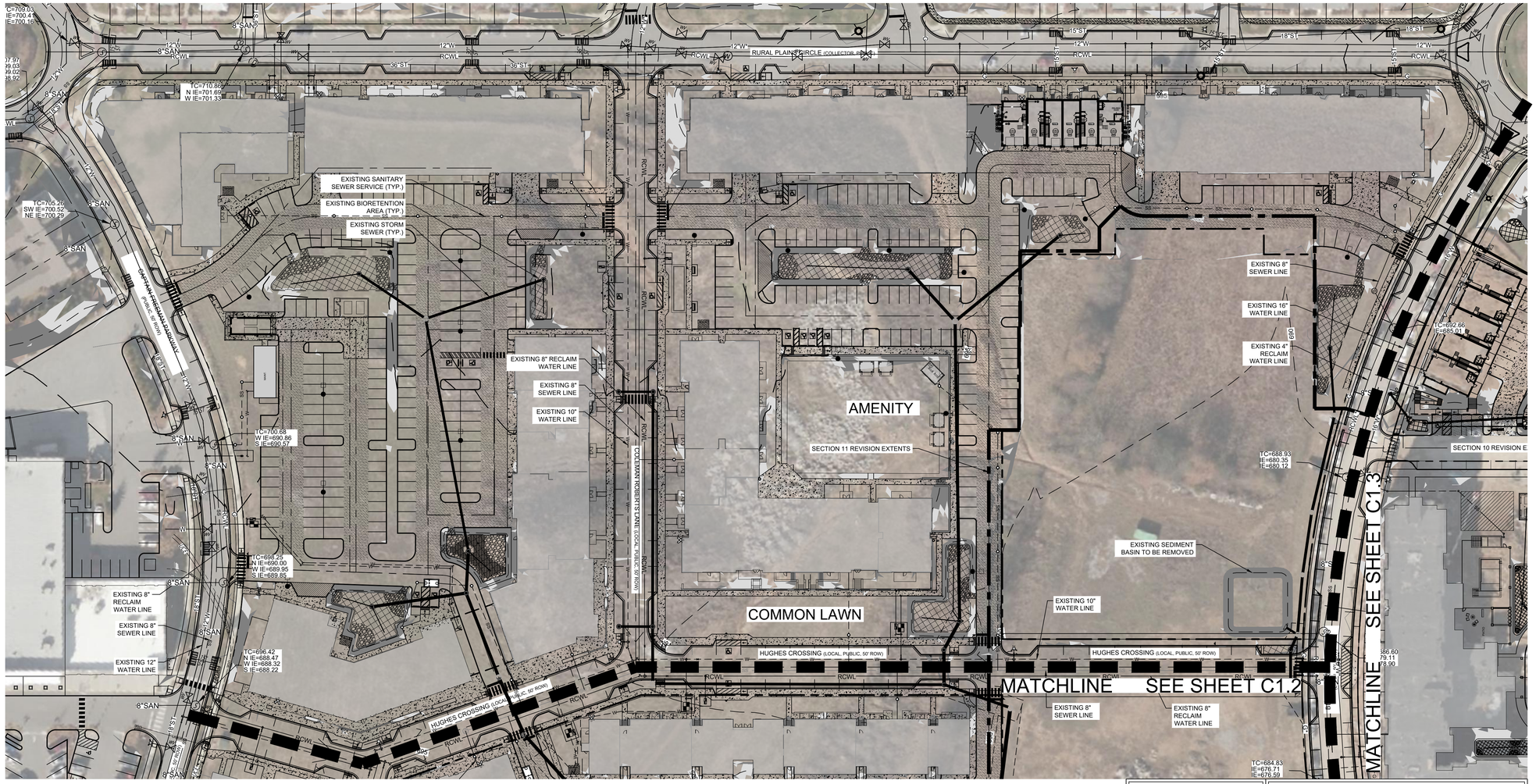
KH PROJECT NO.
118102001

DRAWING TITLE:
OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

SURVEY NOTES

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2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY S&M ON DECEMBER 14, 2018. ADDITIONAL BASE INFORMATION HAS BEEN REFERENCED FROM DESIGN FILES APPROVED BY THE COF FOR THE BERRY FARMS TOWN CENTER DEVELOPMENT (PER COF #6434, 6648, 6938, 7016, & 7168)
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PROPOSED FILL WILL BE PROPOSED WITHIN THE EXISTING FLOODPLAIN AS APPROVED BY CITY OF FRANKLIN TO PREVENT THE PROPOSED BUILDING FROM FALLING WITHIN WITHIN THE 100 YEAR FLOODPLAIN, PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Fax: 615.564.2705
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MARY McGOWAN
REGISTERED
PROFESSIONAL
AGRICULTURIST
No. 121328
STATE OF TENNESSEE
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	WGH
2	COF INITIAL SUBMITTAL	7/12/21	LJA
3	COF RE-SUBMITTAL	8/05/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 08/05/21

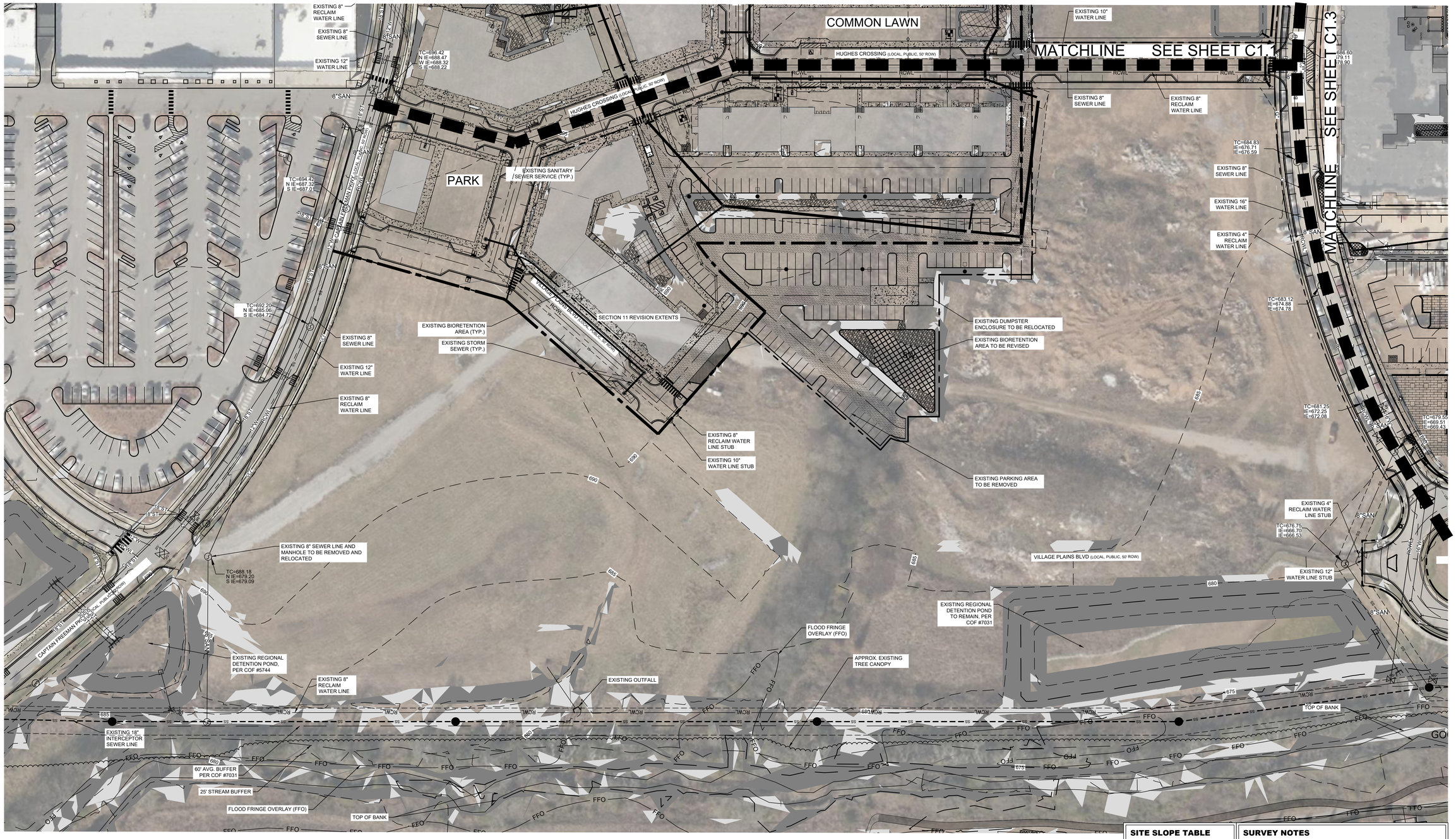
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.1

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

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MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT No. 121326 STATE OF TENNESSEE
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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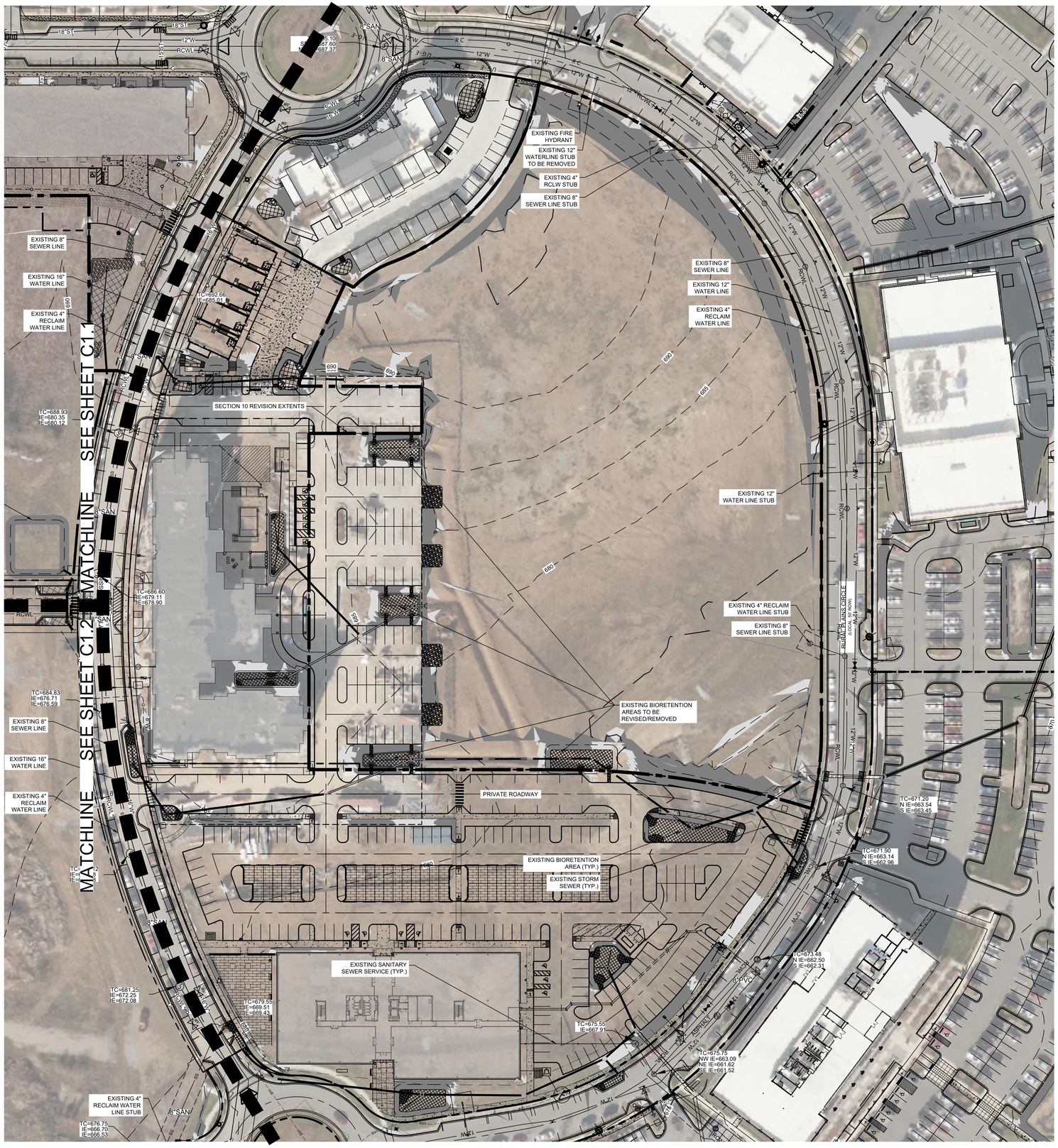
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.2

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MARY McGOWAN
REGISTERED
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STATE OF TENNESSEE
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	WGH
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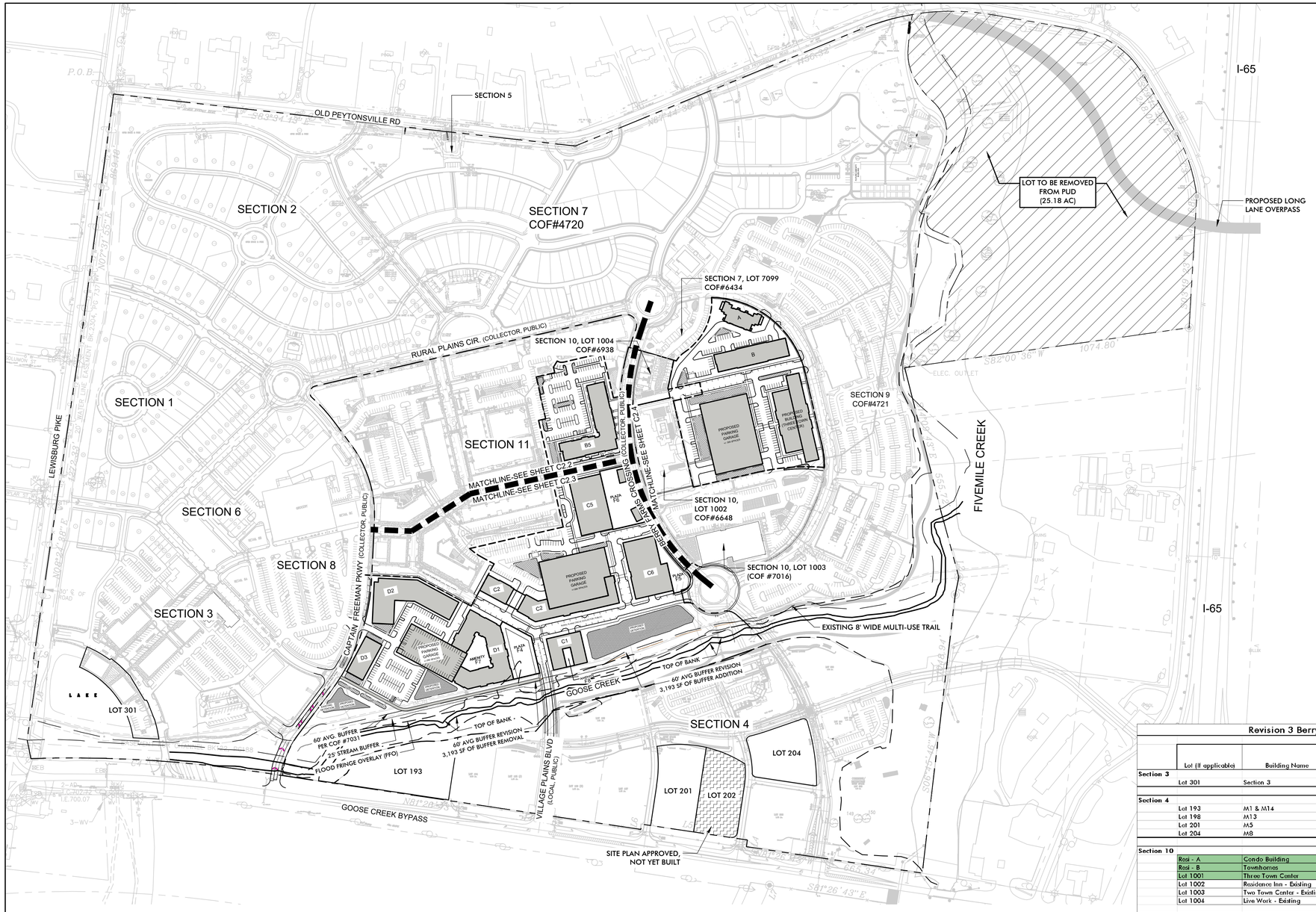
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.3

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LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FFO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

GENERAL NOTES:

1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
2. BUILDING HEIGHTS SHALL BE AS DEFINED BY THE APPROVED PATTERN BOOK. GENERALLY BUILDINGS RANGE FROM 1-6 STORIES BUT WILL BE FURTHER DEFINED ON SUBSEQUENT SITE PLAN SUBMITTALS. FOR REFERENCE: SEE ARCHITECTURAL MASSING STUDY ON SHEET A1.0.
3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

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/HER DESIGNEE

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,905	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	**TOTAL**	**120,581**	**2.77**	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	**300,762**	**6.90**	N/A

Revision 3 Berry Farms Town Center Development - Proposed Remaining Entitlements

	Lot (If applicable)	Building Name	Building Uses	Stories	Office	Retail	Residential	Hotel	Parking Required Total	Parking Provided Total
Section 3										
	Lot 301	Section 3	Commercial			9,600				
Section 4										
	Lot 193	M1 & M14	Commercial			13,600				
	Lot 198	M13	Commercial			6,293				
	Lot 201	M5	Commercial			12,000				
	Lot 204	M8	Commercial			14,500				
Section 10										
	Resi - A	Condo Building	Multifamily	2-4			22		37	
	Resi - B	Townhomes	Multifamily	2-4			50		84	
	Lot 1001	Three Town Center	Mixed-Use / Commercial	1-6	125,000	25,000			368	
	Lot 1002	Residence Inn - Existing	Hotel	4				118	70	
	Lot 1003	Two Town Center - Existing	Office	3	83,970				149	
	Lot 1004	Live Work - Existing	Live/Work	3		5,000	5		25	
									733	812
Section 11										
	Block B									
		B1 - Existing	Multifamily	3 (Podium)			36		60	
		B2 - Existing	Multifamily	2 (Podium)			6		10	
		B3 - Existing	Multifamily	3 (Podium)			36		60	
		B4 - Existing	Multifamily	3			60		100	
		B5	Multifamily	3-4			100		167	
									397	399
	Block C									
		C1	Multifamily / Mixed-Use / Commercial	1-4			24		40	
		C2	Multifamily / Mixed-Use	3-4		18,630	81		170	
		C3 - Existing	Multifamily	3			30		43	
		C4 - Existing	Mixed-Use	3		15,371	35		95	
		C5	Commercial / Mixed-Use	3-6	100,000				215	
		C6	Commercial / Mixed-Use	3-6	100,000				215	
									778	856
	Block D									
		D1	Multifamily / Mixed-Use	3-4		0	124		178	
		D2	Mixed-Use	2-4	31,000	31,000	0		135	
		D3	Mixed-Use	1-4	20,400	10,200	0		74	
									407	418
ENTITLEMENT REMAINING						460,370	161,194	609		
	Existing					83,970	20,371	203		
	New					376,400	140,823	406		
	Remaining BFTC PUD Entitlements						373,257	0		
	Additional New BFTC PUD Entitlements						143,966	406		

0 200 400 600 feet
SCALE: 1" = 200'

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GARY MICHAEL VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN-PROPOSED

SHEET NUMBER
C2.0

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BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONE ACRES	PROJECT NAME	USE	LOT NUMBER OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	OPEN SPACE AMENITY USE SQ. FT.	LOT NUMBER OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	OPEN SPACE AMENITY USE TOTAL SQ. FT.
CONCEPT PLAN	2.24.2005	142±			503	1,134,625.00		-	142±	1,134,625	
SECTION 1	-	-	RESIDENTIAL	AMENITY CENTER	-	-	774	-	-	1,134,625	774
SECTION 3	-	16.4	HUGHES CROSSING	RETAIL & RESTAURANT	301-303	44,705	-	300, 303, 312 &313	125.6	1,089,920	774
SECT 3 - LOT 306	-	1.34	GODDARD SCHOOL	SCHOOL	306	8,154	-	-	124.26	1,081,766	774
SECT 3 - LOT 307	-	0.8	FRANKLIN SYNERGY BANK	BANK	307	6,961	-	-	123.46	1,074,805	774
SECT 3 - LOT 308		0.6	RURAL PLAINS RETAIL SHOPS LLC	RETAIL	308	6,480	-	-	122.86	1,068,325	774
SECT 3 - LOT 315	-	0.93	SONIC	RESTAURANT	315	2,540	-	-	121.93	1,065,785	774
SECT 4 - LOT 194		0.9	PANDA EXPRESS	RESTAURANT	194	2,200			121.03	1,063,585	774
SECT 4 - LOT 195	-	1.16	MCDONALD'S	RESTAURANT	195	4,842	-	200, 206	119.87	1,058,743	774
SECT 4 - LOT 196	-	1.06	FIRST FARMER'S BANK	BANK	196	3,233	-	-	118.81	1,055,510	774
SECT 4 - LOT 197		1.32	CHICK-FIL-A	RESTAURANT	197	4,995			117.49	1,050,515	774
SECT 4 - LOT 199	-	2.83	HAMPTON INN	HOTEL	199	74,873	-	-	114.66	975,642	774
SECT 4 - LOT 203	-	1.34	TWICE DAILY'S	CONVENIENCE STORE	203	4,800	-	-	113.32	970,842	774
SECT 4 - LOT 207	-	1.12	LUCAS ORTHODONTICS	OFFICE	207	17,553	-	-	112.2	953,289	774
SECT 4 - LOT 208	-	1.32	HOLIDAY INN EXPRESS	HOTEL	208	58,600	-	-	110.88	894,689	774
SECTION 6	-	0.81	LIVE WORK	RETAIL	1-5	1,957	-	6-8	110.07	892,732	774
SECT 7 - LOT 7107	-	-	RESIDENTIAL	AMENITY CENTER	7101	-	1,259	-	110.07	892,732	2,033
SECT 7 - LOT 7098	-	-	RESIDENTIAL	AMENITY CENTER	7098	-	2,428	-	110.07	892,732	4,461
SECTION 8	-	7.9	PUBLIX	GROCERY	1	66,697	-	-	102.17	826,035	4,461
SECT 9 - LOT 901	-	2.19	TENNESSEE BAPTIST	OFFICE	901	34,350	-	-	99.98	791,685	4,461
SECT 9 - LOT 902	-	8.33	ONE TOWN CENTER	OFFICE	902	109,195	-	-	91.65	682,490	4,461
SECT 9 - LOT 903	-	7.84	LEE COMPAY	OFFICE	903	99,656	-	-	83.81	582,834	4,461
SECT 10 - LOT 1002	-	2.82	RESIDENCE INN	HOTEL	1002	89,937	-	-	80.99	492,897	4,461
SECT 10 - LOT 1003	-	3.88	TWO TOWN CENTER	OFFICE	1003	83,178	-	-	77.11	409,719	4,461
SECT 10 - LOT 1004	-	0.52	LIVE WORK	RETAIL/LIVEWORK	1004	5,000	-	-	76.59	404,719	4,462
SECT 11 - PH1 APTS	-	13.57	MULTI-FAMILY	MULTIFAM/RETAIL	1100, 1122	27,207	2,419	-	63.02	377,512	6,880
~~**SECT 11 - LOT 1111**~~	-	~~2.17~~	~~MOB~~	~~OFFICE~~	~~1111~~	~~0~~	-	-	~~60.85~~	~~377,512~~	~~6,880~~
SECT 4 - LOT 202	-	1.12	EDLEY'S	RETAIL	202	4,255	-	-	59.73	373,257	6,880

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVEWORK UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	2.24.2005	223	143	503		671			223.00	671
SECTION 1		19.03	51	41		92	2-10, 14-33, 36-40, 42-60, 66-88, 91-106	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	579
										579
SECTION 2		18.29	51	15		66	106-120, 122-128, 131-146, 148-159, 161-175	121, 129, 130, 147, 160 & 176	185.68	513
										513
SECTION 3	9.14.2011	16.4	0	48		48	304, 305	300, 309, 312 & 313	169.28	465
SECTION 6		0.81	0	0		5	1-5	6-8	168.47	460
SECTION 7		34.41	64	32		96	7001-7096	7102-7108, 7110-7112	134.06	364
SECT. 7-LOT 7097			0	12		12	7097			352
SECT. 7-LOT 7099			0	16		16	7099			336
SECT. 10-LOT 1004			0		5	5	1004			331
SECT 11 - PH1 APTS			0	316	15	331	1100, 1110, 1122	1121		0

Berry Farms Town Center - Total Entitlements

		Original PUD	Currently Built	Proposed Final PUD (Remaining)	Proposed Final PUD (New)	Proposed Final PUD (TOTAL)	Proposed Final PUD (+/-)
Residential		671	671	0	406	1,077	406
	Single Family	143	166	0	0	166	23
	Multifamily	503	495	0	406	901	398
	Live Work	25	10	0	0	10	(15)
Commercial		1,134,625	533,703	600,922	517,223	1,050,926	(83,699)
	- Office	549,587	350,889	198,698	376,400	727,289	177,702
	- Retail	585,038	182,814	402,224	140,823	323,637	(261,401)
	- Hotel		223,410	0	0	345	345
Open Space Amenity			6,880	0	0	6,880	6,880

Notes:
- "Hotel" comprised of three separate limited service hotels, totaling 345 rooms.
- "Hotel" square footage will be removed from commercial square footage takedown chart following rezoning (highlighted in red).
- Office space includes Live Work commercial sf.
- (XXX,XXX) denotes a reduction of entitlements from the Original PUD to the Proposed Final PUD

OPEN SPACE TAKE DOWN CHART
BERRY FARMS TOWN CENTER MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.77	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 7	0	6.04	0.00	4.89	0.00	10.93	42.21
SECTION 4 (LOT 199)	0	0	0.14	0.18	0.14	0.18	41.82
SECTION 9 (LOT 902)	0	3.25	0.00	0.00	0.00	3.25	38.57
SECTION 10 (LOT 1002)	0	0.00	0.00	0.00	0.00	0.00	38.57
SECTION 3 (LOT 308)	0	0.00	0.00	0.00	0.12	0.20	38.37
SECTION 10 (LOT 1004)	0	0.00	0.00	0.00	0.00	0.12	38.25
SECTION 11 (LOT 1100)	0	0.00	0.00	0.00	0.00	1.48	36.77
SECTION 11 (LOT 1110)	0	0.00	0.00	0.00	0.92	0.00	2.21	34.56
SECTION 11 (LOT 1121)	0	0.00	0.00	0.28	0.00	0.26	34.30
SECTION 11 (LOT 1122)	0	0.00	0.00	0.30	0.00	1.14	33.16

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GARY MICHAEL VOGRIN
REGISTERED
STATE OF TENNESSEE
LANDSCAPE ARCHITECT
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021

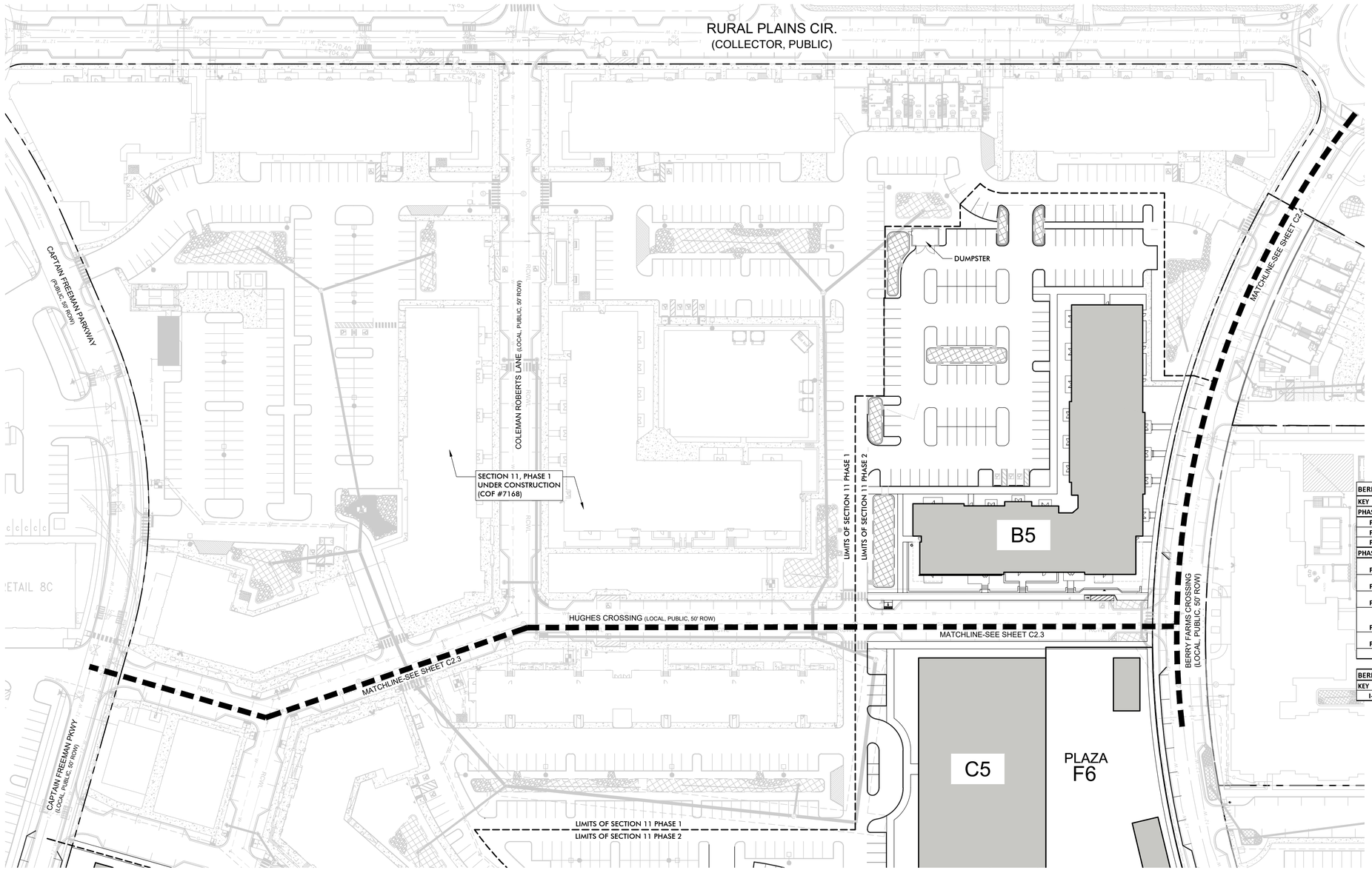
KVD PROJECT NO.
21010

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN BUILT-TO-DATE

SHEET NUMBER
C2.1

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LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FFO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

GENERAL NOTES:

1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
2. BUILDING HEIGHTS SHALL BE AS DEFINED BY THE APPROVED PATTERN BOOK. GENERALLY BUILDINGS RANGE FROM 1-6 STORIES BUT WILL BE FURTHER DEFINED ON SUBSEQUENT SITE PLAN SUBMITTALS. FOR REFERENCE: SEE ARCHITECTURAL MASSING STUDY ON SHEET a1.0.
3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

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/HER DESIGNEE

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,905	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	**TOTAL**	**120,581**	**2.77**	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	N/A

0 60 120 180 feet
SCALE: 1" = 60'

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www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.2

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BERRY FARMS PROPOSED FORMAL OPEN SPACE					
KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
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F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
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F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
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F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	**TOTAL**	**120,581**	**2.77**	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE					
KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	**300,762**	**6.90**	N/A

GENERAL NOTES:

1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
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3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

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/HER DESIGNEE

SITE DATA CHART:

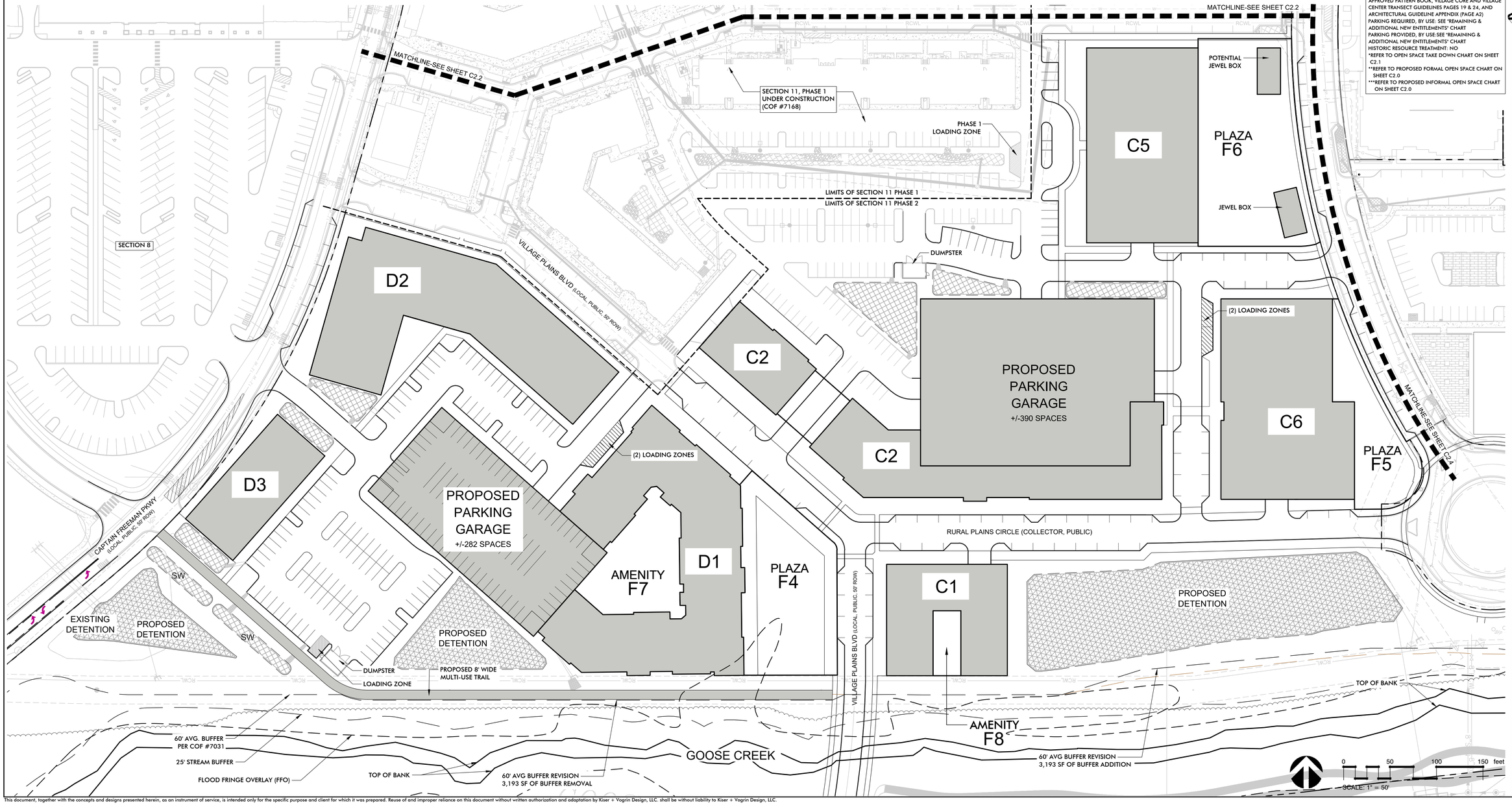
PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FFO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0



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GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION DEVELOPMENT PLAN REVISION 3

COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	07/12/2021

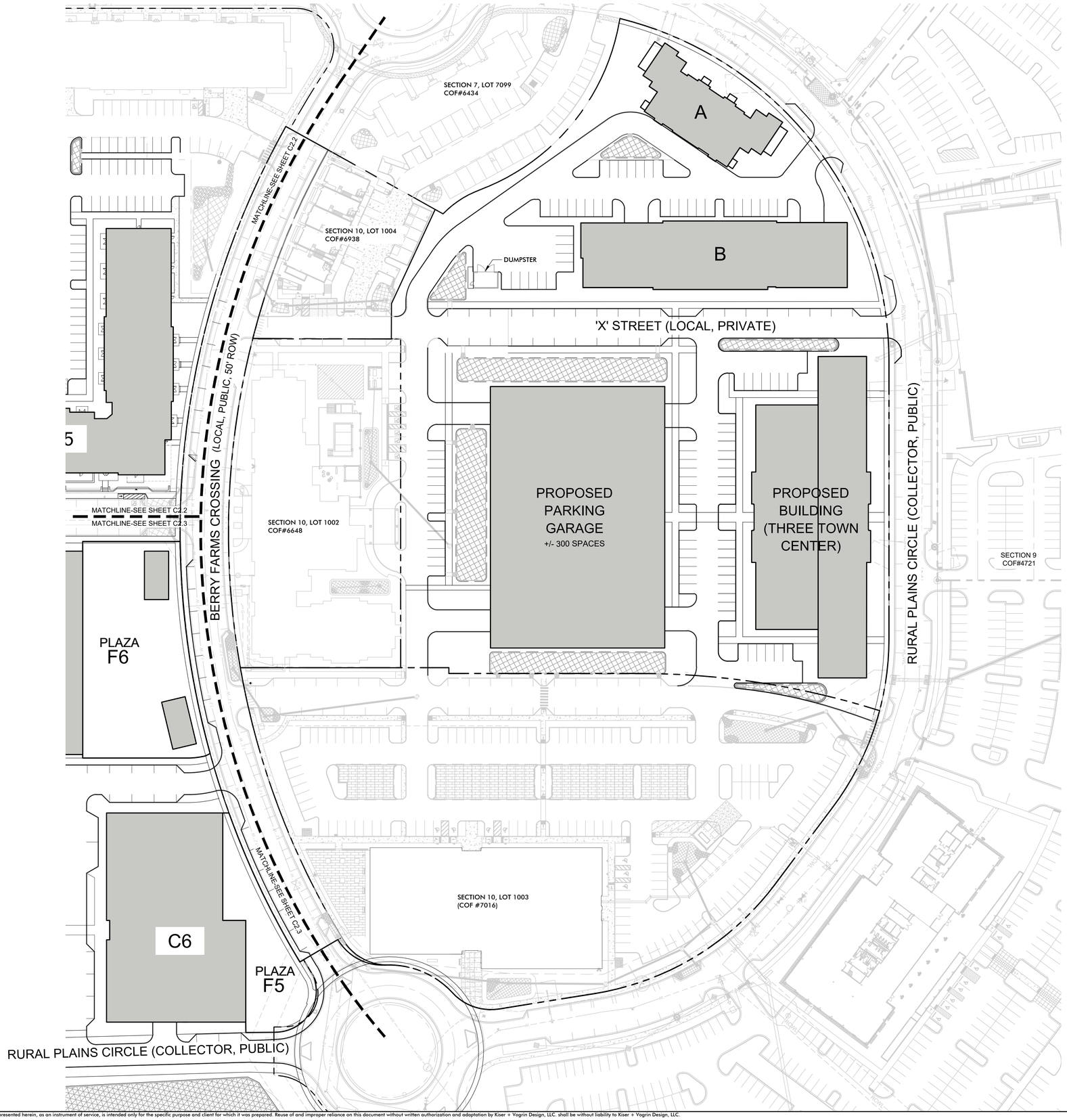
KVD PROJECT NO. 21010

DRAWING TITLE: ENLARGED DEVELOPMENT PLAN

SHEET NUMBER C2.3

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LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Keys)
REZONING: PD (5.44 DU/A / 1,050, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FFO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,581 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% LSA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 5.44 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
PARKING PROVIDED, BY USE:SEE 'REMAINING & ADDITIONAL NEW ENTITLEMENTS' CHART
HISTORIC RESOURCE TREATMENT: NO
*REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
**REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

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BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,905	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	**TOTAL**	**120,581**	**2.77**	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	N/A

0 50 100 150 feet
SCALE: 1" = 50'

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Nashville, TN 37204
Phone: 615.564.2701
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GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION DEVELOPMENT PLAN REVISION 3

COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

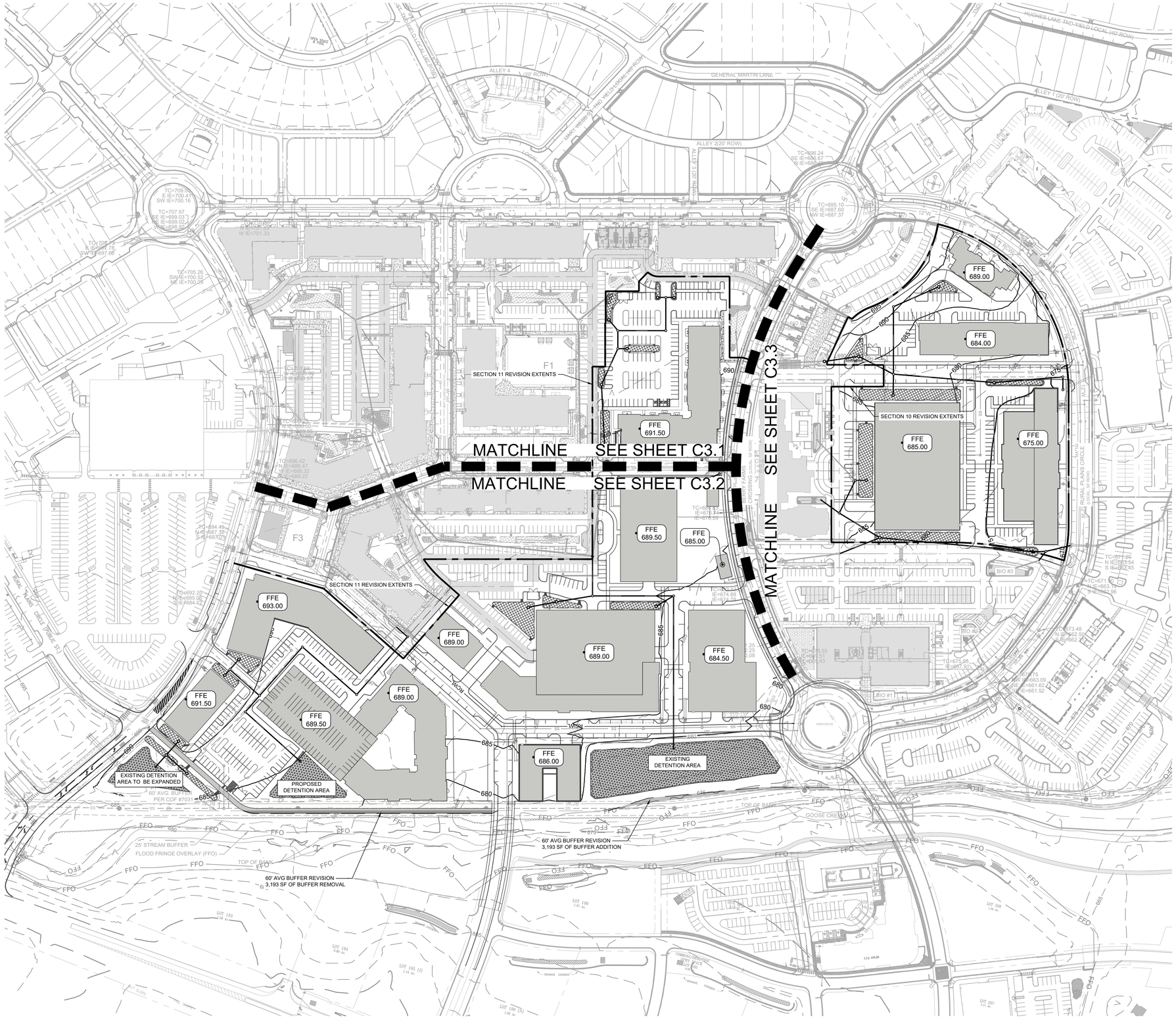
DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.4

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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ANY RIPARIAN BUFFER IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN THE REGISTER OF DEEDS (WILLIAMSON COUNTY). DISTURBANCE AND USE OF THESE AREAS IS RESTRICTED; SEVERE PENALTIES APPLY

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WATER QUALITY SIGNS NOTE

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PROPOSED BUFFER IMPROVEMENTS

- REPLACEMENT OF TREES REQUIRED TO BE REMOVED AS A PART OF THIS PROPOSED WORK.
- PLANTING AND ESTABLISHMENT OF NATIVE GRASSES TO STABILIZE THE 60' ZONE 1 RIPARIAN BUFFER AREA DISTURBED AS NEEDED.

WHILE DISTURBANCE OF A RIPARIAN BUFFER ALWAYS HAS POTENTIAL TO HARM ECOSYSTEMS, WE BELIEVE THE PROPOSED IMPROVEMENTS AND METHODS ABOVE CREATE MINIMAL DISTURBANCE AND PROVIDE A GREAT AMOUNT OF BENEFIT TO BOTH THE SHORT AND LONG TERM BENEFIT OF THIS RIPARIAN AREA.

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MARY McGOWAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
121329
AGRICULTURE
8/5/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	WGH
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	08/05/21

KH PROJECT NO.
118102001

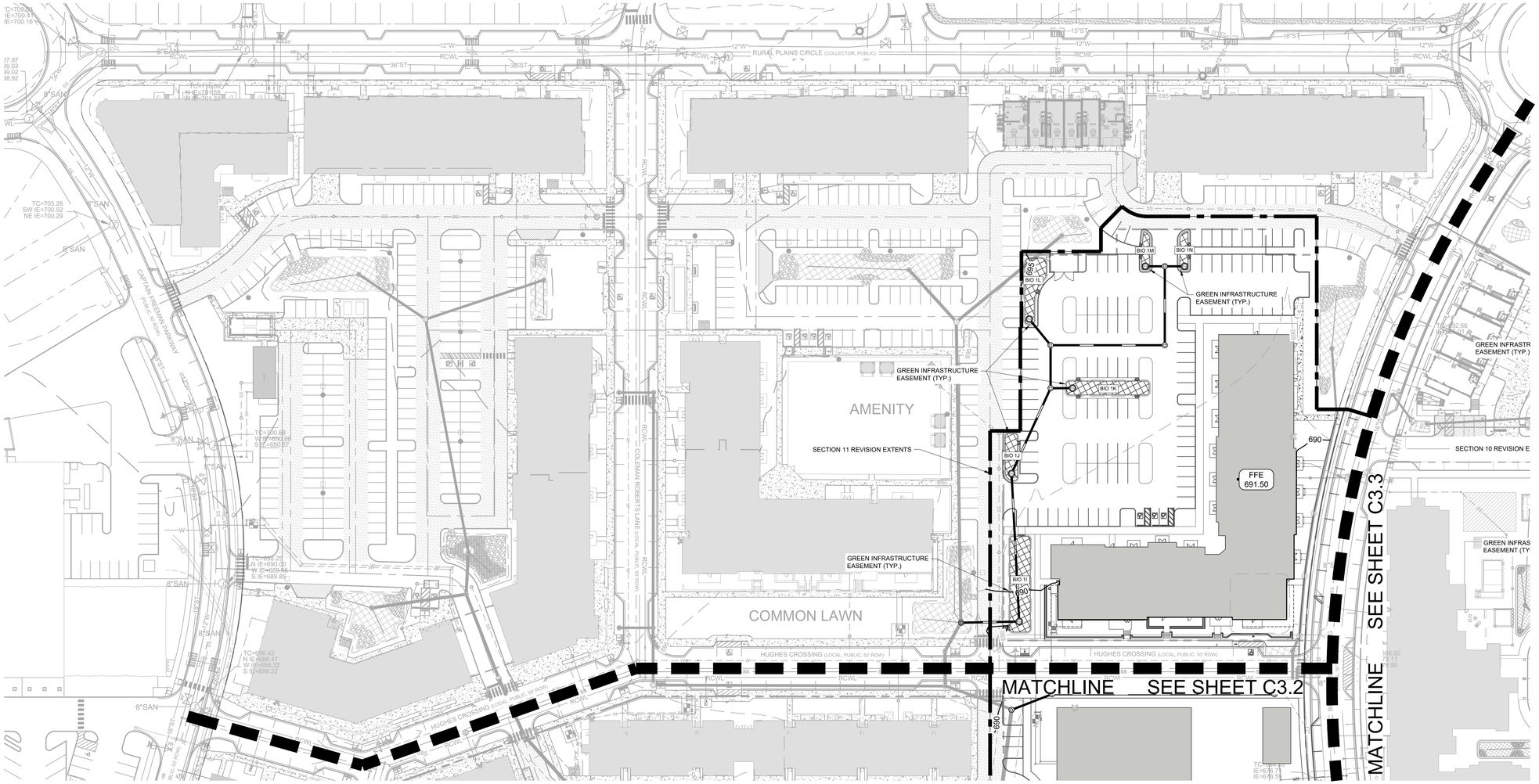
DRAWING TITLE:

OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
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8/05/2021

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COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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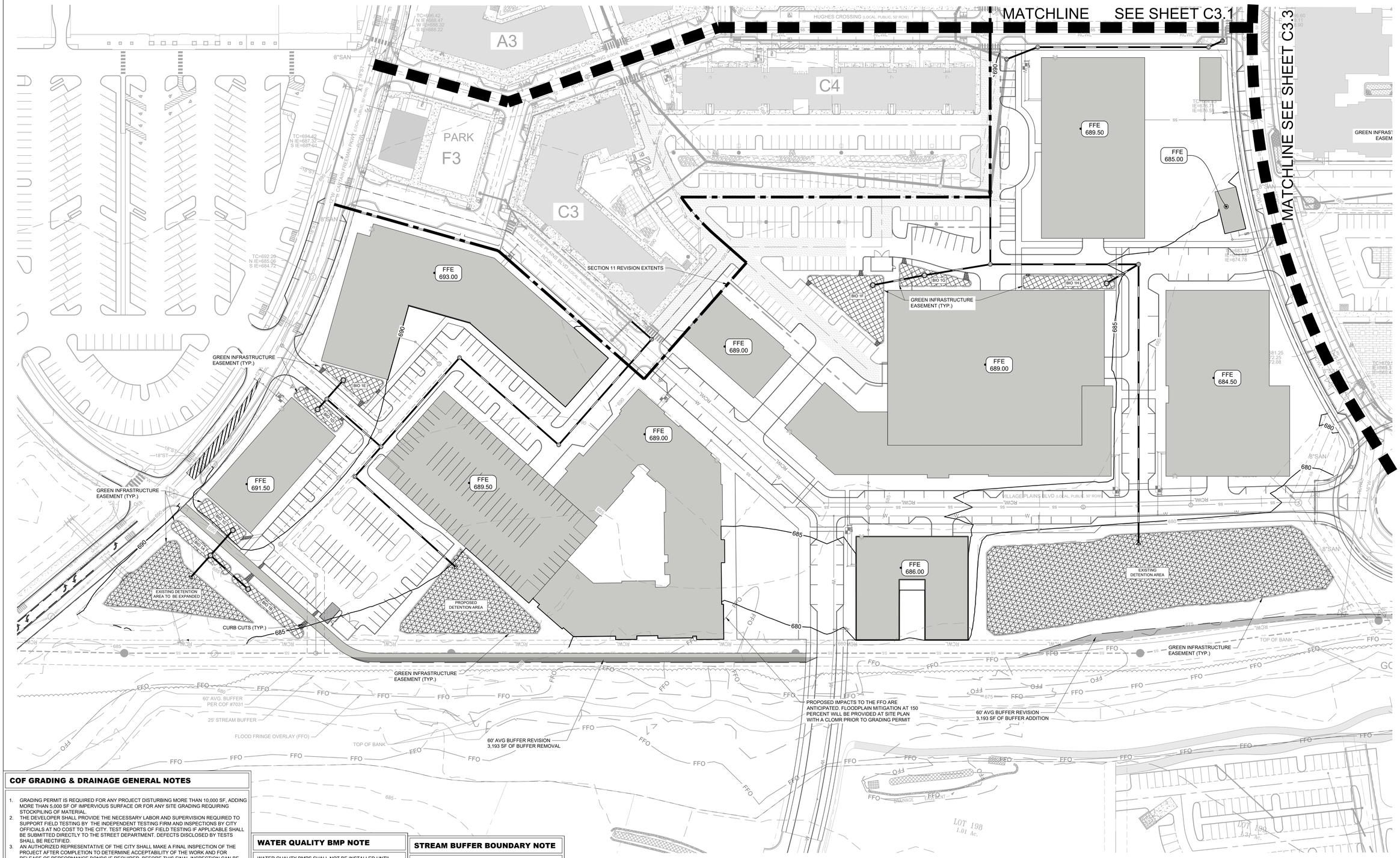
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED GRADING DRAINAGE PLAN

SHEET NUMBER
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MARY McGOWAN REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE 121329
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
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COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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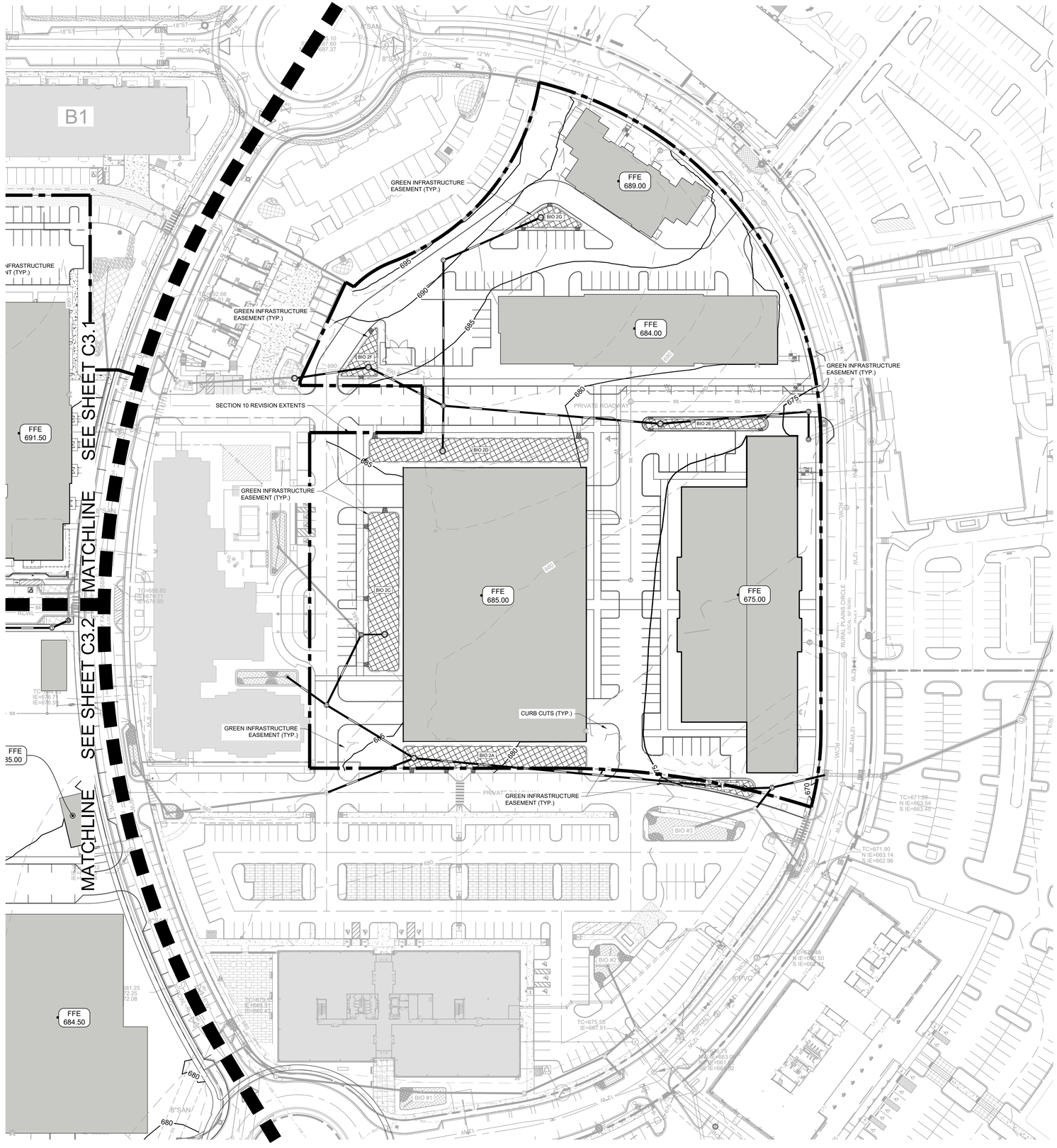
DESIGNED BY:	WGH
DRAWN BY:	LJA
CHECKED BY:	MMC
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KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.2

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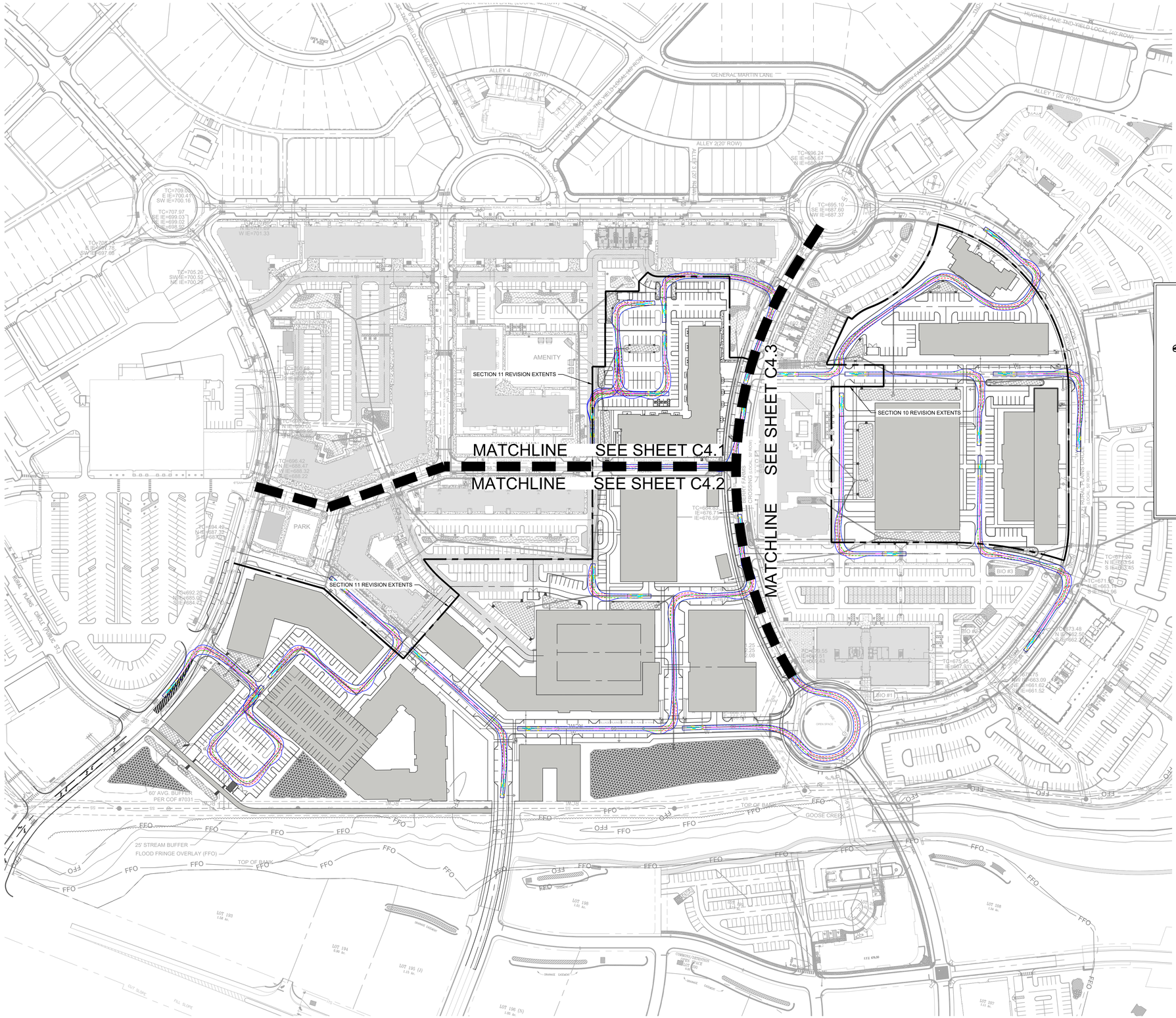
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.3

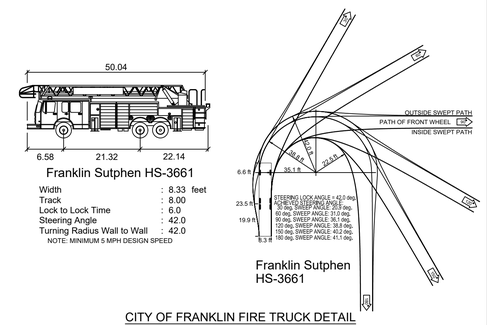
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CITY OF FRANKLIN FIRE TRUCK DETAIL
NOT TO SCALE

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AUTO-TURN DESIGN SPEED NOTE

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FIRE FLOW TEST

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FLOW TEST DATE: 07/21/2021
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RESIDUAL PRESSURE: 74 PSI

TEST HYDRANT
PITOT PRESSURE: 64 PSI
FLOW: 1,343 GPM

FLOW @ 20 PSI: 3, 155 GPM

-TESTED BY ALLEN TROUTT, I/S ENGINEERING & UTILITIES, INC. AND DUSTIN HARPER, CITY OF FRANKLIN

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PROFESSIONAL
ENGINEER
121329
STATE OF TENNESSEE
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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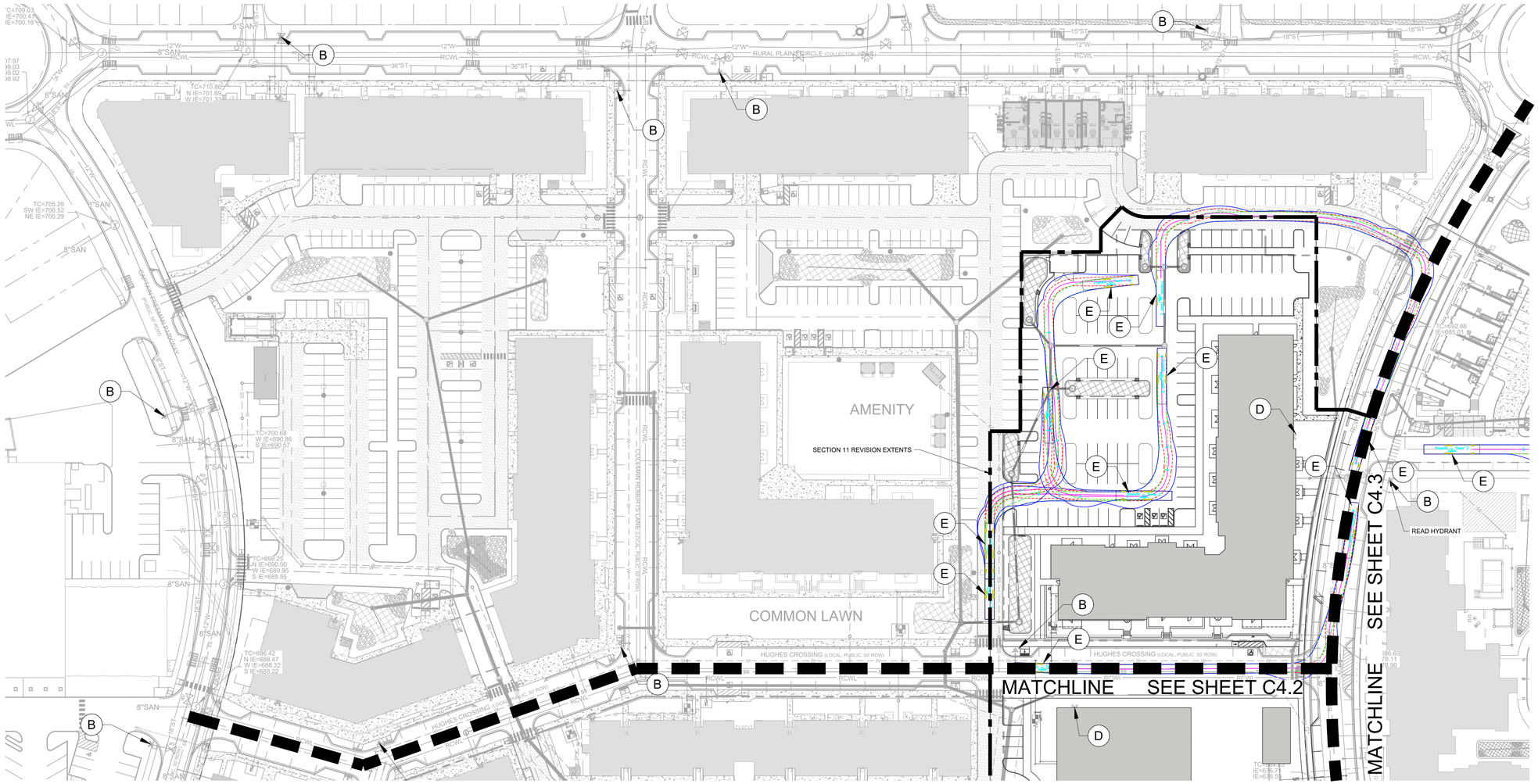
DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 08/05/21
KH PROJECT NO. 118102001

DRAWING TITLE:
OVERALL ROW & ACCESS PLAN

SHEET NUMBER
C4.0

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ADA PARKING NOTE

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

SIGHT DISTANCE NOTE

AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS NOTE

ACCESS TO THE OFFICE PORTION OF THIS SITE (LOT 1) WILL BE PROVIDED THROUGH A PROPOSED PUBLIC RIGHT OF WAY CONNECTING REAMS FLEMING BLVD TO PRATT LANE. ACCESS TO THE MULTI-FAMILY PORTION OF THIS SITE WILL BE PROVIDED THROUGH THE EXTENSION OF EXISTING REAMS FLEMING RIGHT OF WAY TO THE NORTHWEST PROPERTY CORNER. THREE CONNECTOR ROADWAYS ARE TO BE MADE BETWEEN THE PROPOSED REAMS FLEMING ROW AND EXISTING PEYTONSVILLE ROAD ROW.

AUTO-TURN DESIGN SPEED NOTE

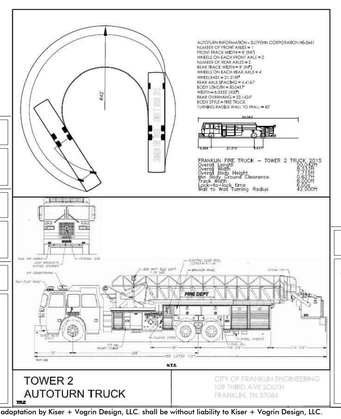
MINIMUM DESIGN SPEED IS 5-MPH

FDC LOCATIONS NOTE

FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK



TOWER 2
AUTOTURN TRUCK
TITLE

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

FIRE FLOW TEST

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FLOW @ 20 PSI: 3, 155 GPM

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COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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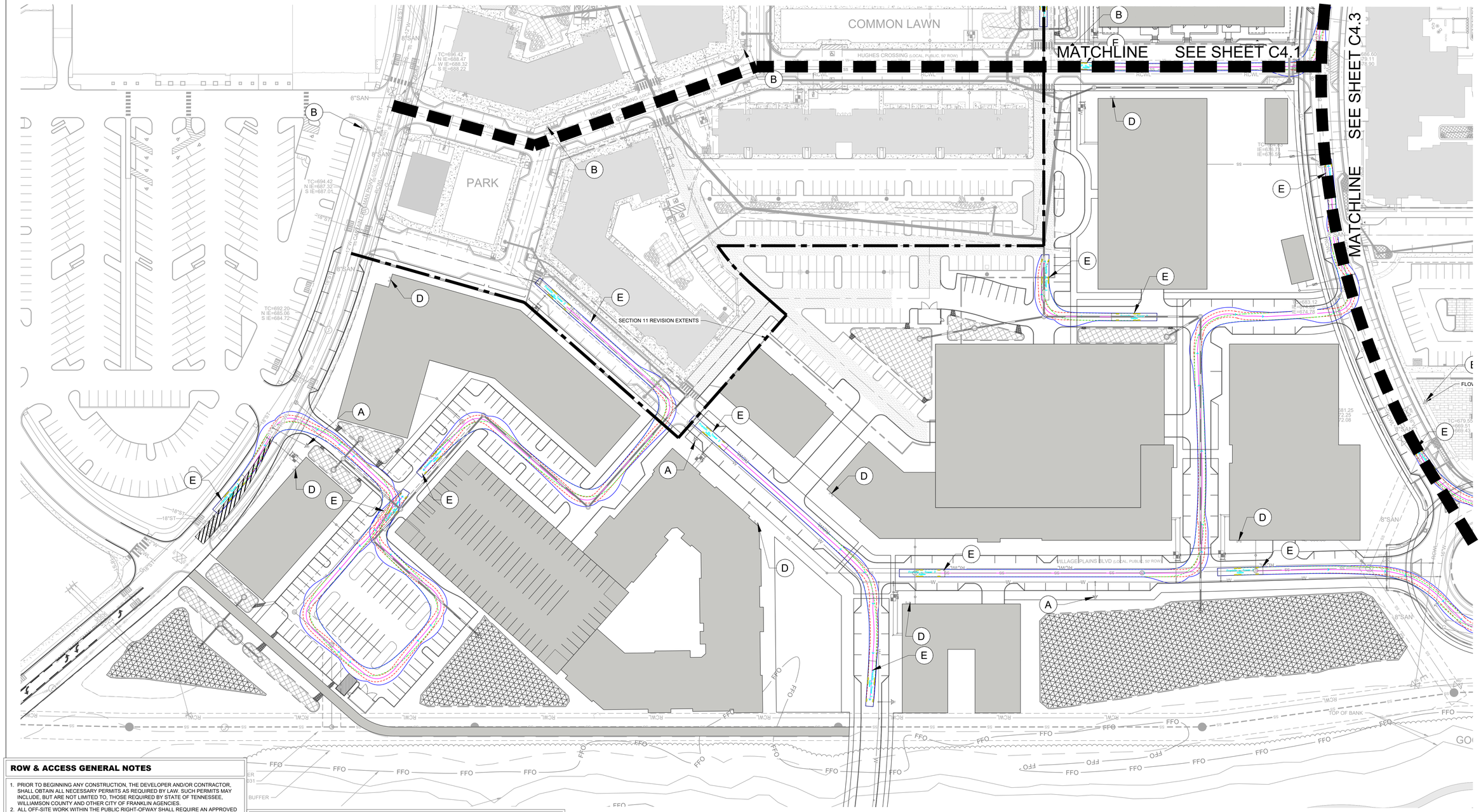
DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 08/05/21
KH PROJECT NO. 118102001

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.1

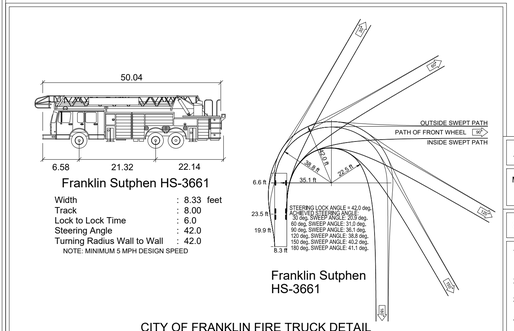
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NOT TO SCALE

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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KVD KISER VOGRIN DESIGN

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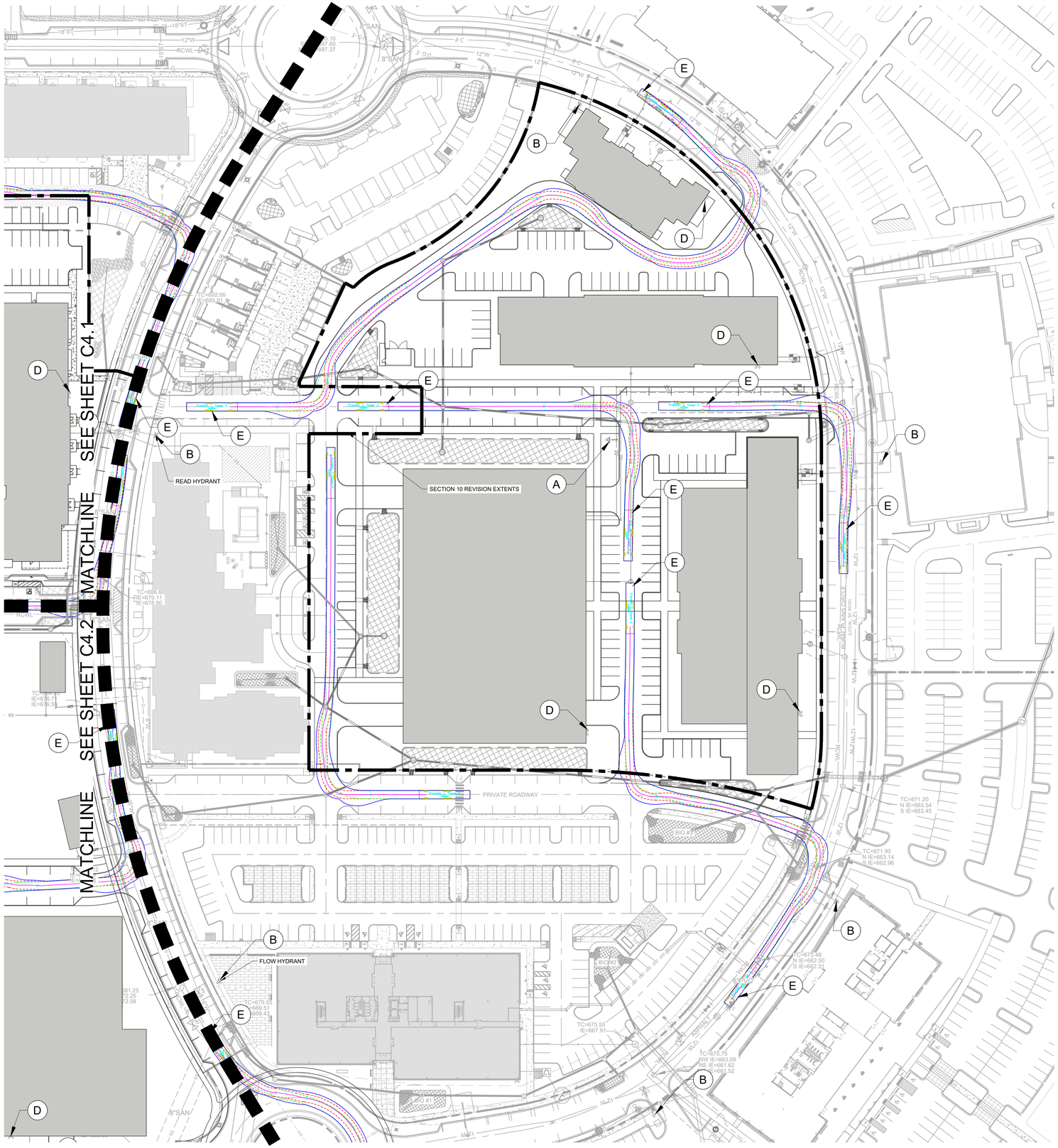
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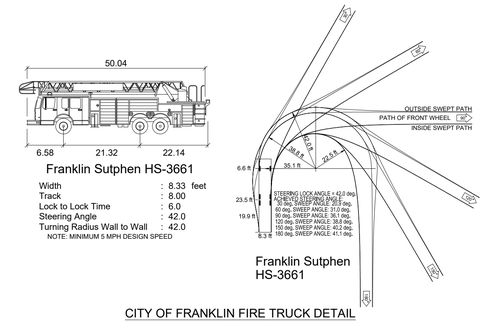
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KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

FIRE FLOW TEST

READ HYDRANT
FLOW TEST DATE: 07/21/2021
STATIC PRESSURE: 88 PSI
RESIDUAL PRESSURE: 74 PSI

TEST HYDRANT
PITOT PRESSURE: 64 PSI
FLOW: 1,343 GPM

FLOW @ 20 PSI: 3, 155 GPM

-TESTED BY ALLEN TROUTT, I/S ENGINEERING & UTILITIES, INC. AND DUSTIN HARPER, CITY OF FRANKLIN

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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KVHD
KISER VOGRIN DESIGN

MARY McGOWN
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
121328
AGRICULTURE
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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3	COF RE-SUBMITTAL	8/05/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 08/05/21

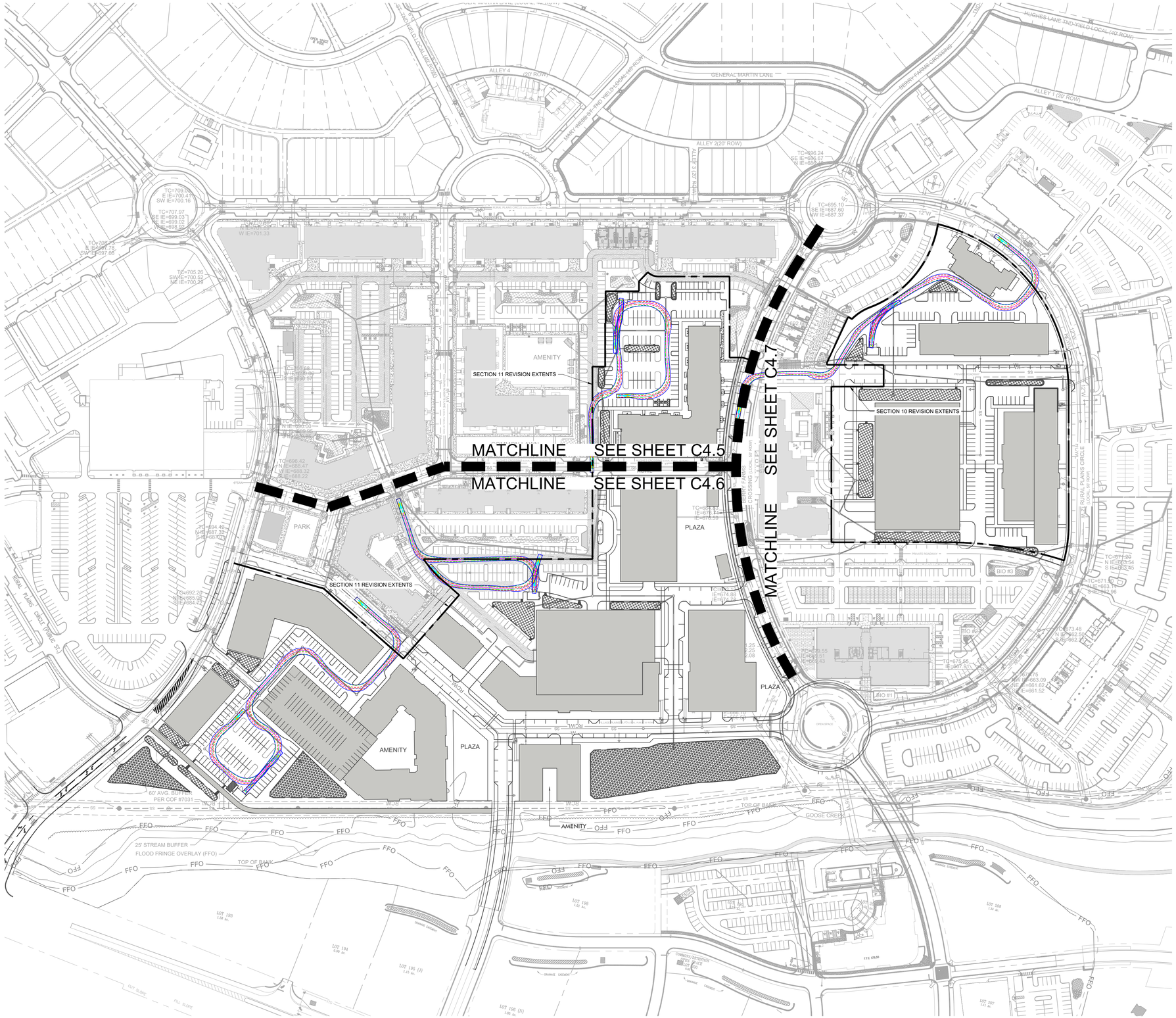
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.3

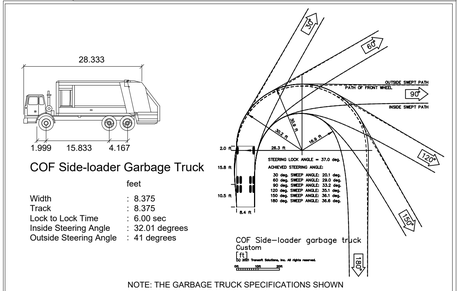
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CITY OF FRANKLIN SIDE-LOADER GARBAGE TRUCK DETAIL
NOT TO SCALE

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GRAPHIC SCALE IN FEET
0 50 100 200

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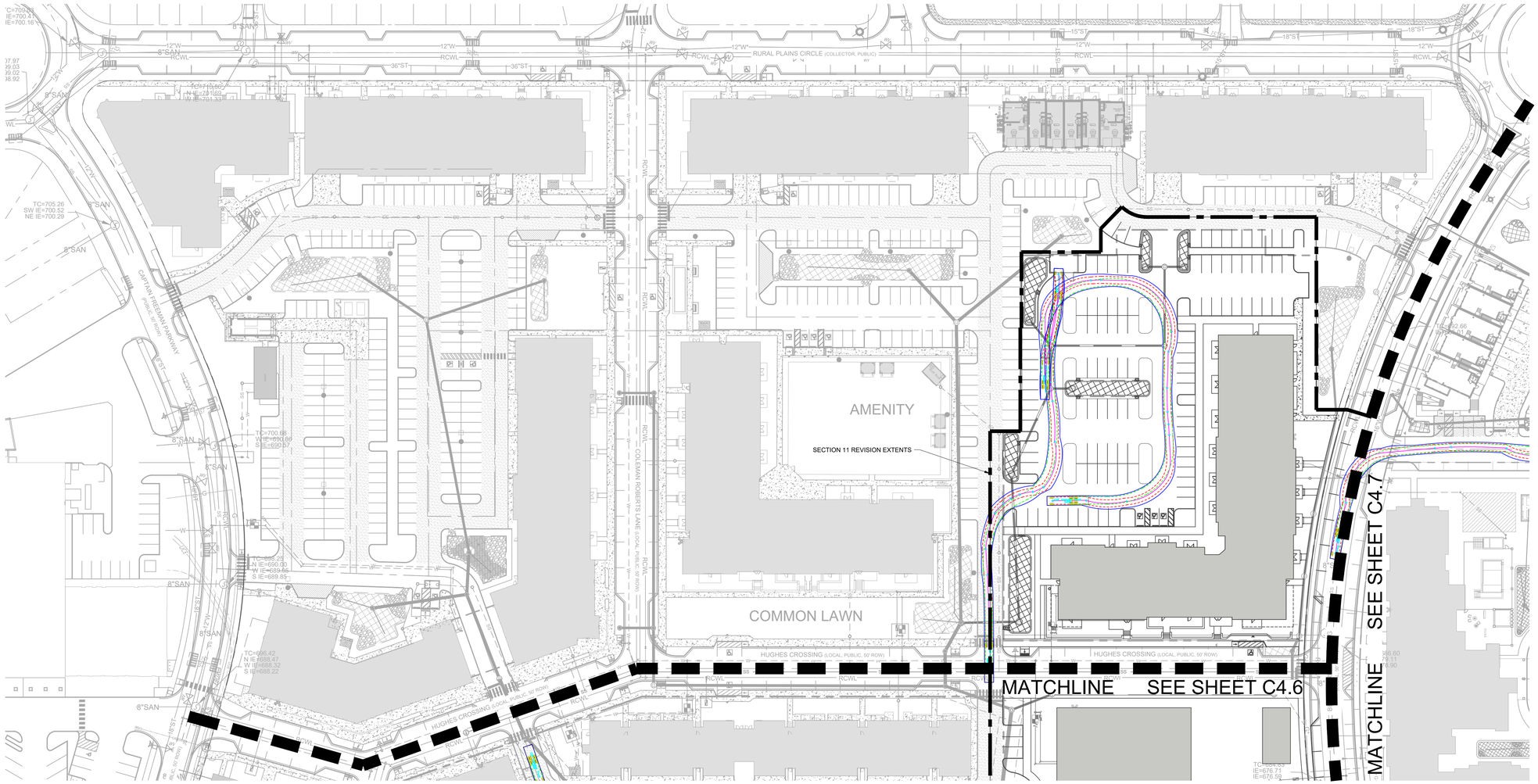
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DRAWING TITLE:
OVERALL ROW & ACCESS PLAN

SHEET NUMBER
C4.4

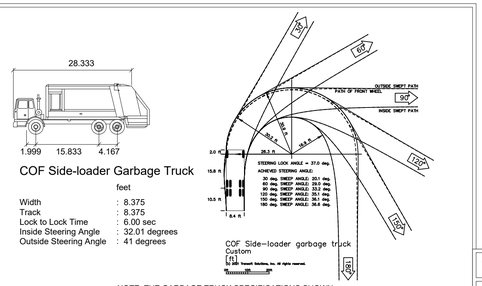
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0 25 50 100

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MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 121329
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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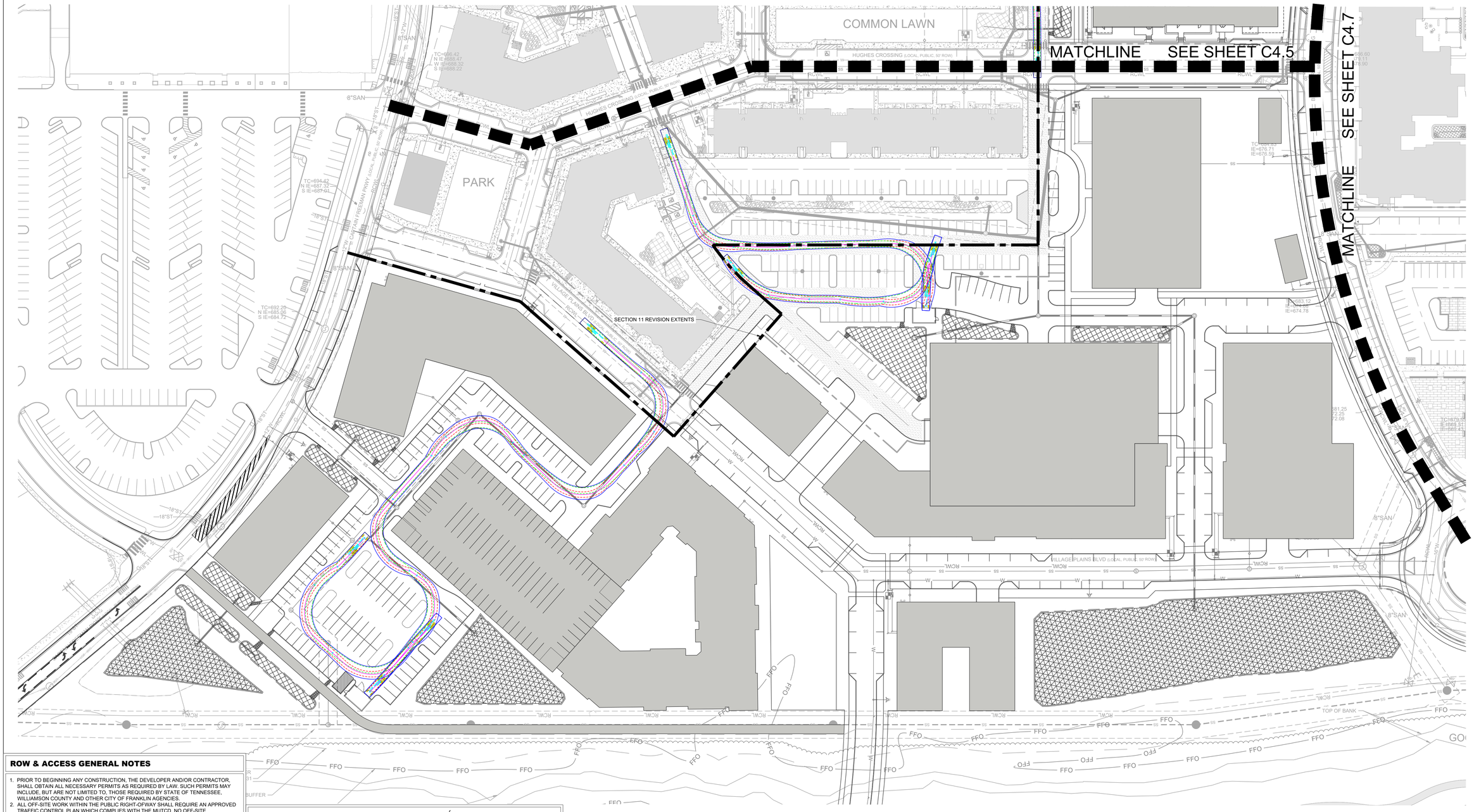
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SHEET NUMBER
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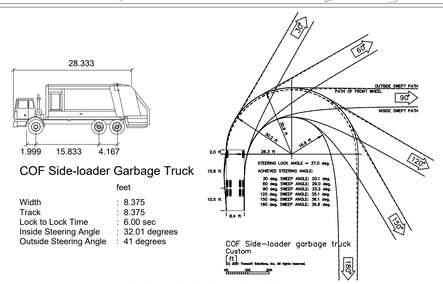
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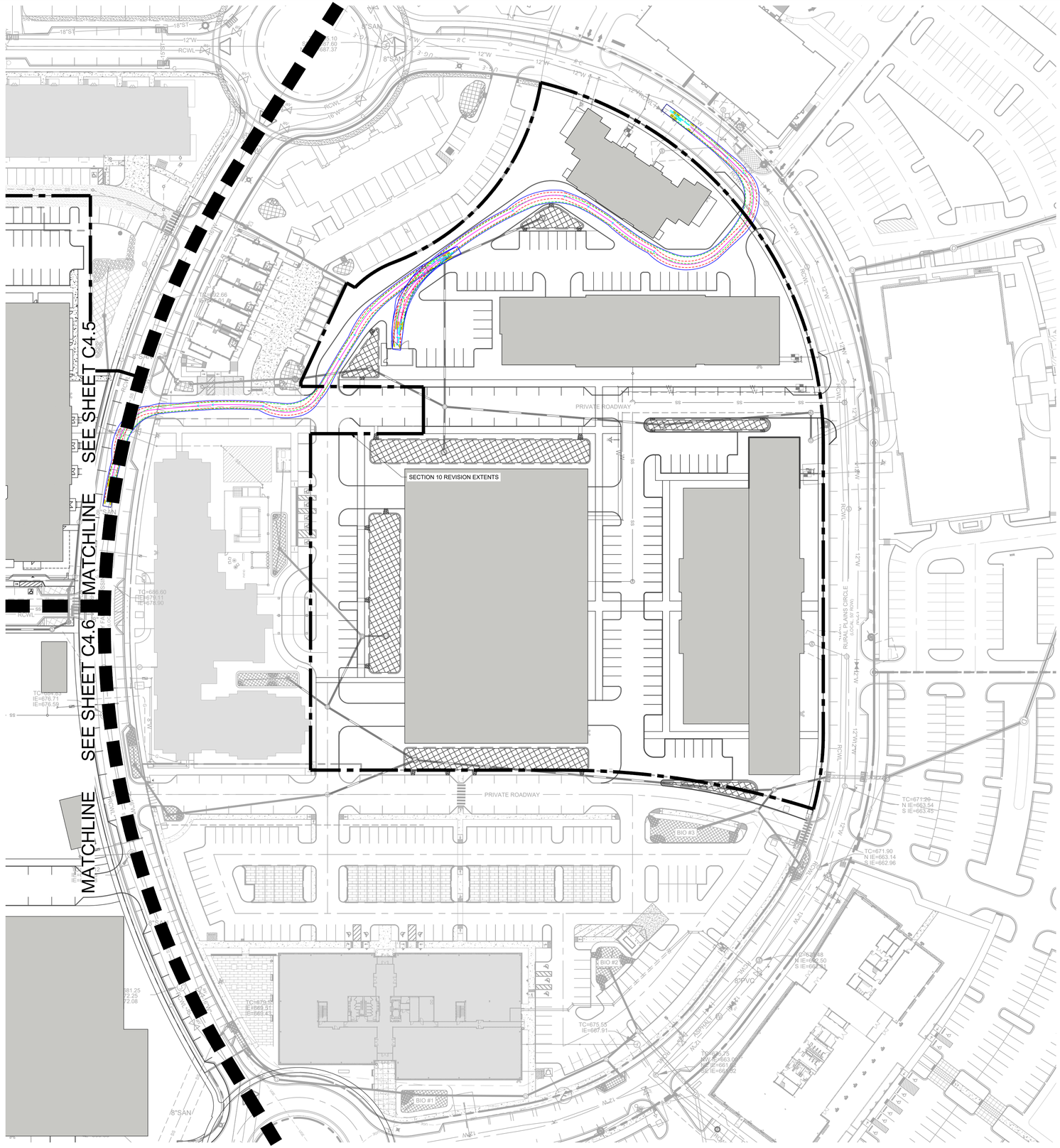
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C4.6

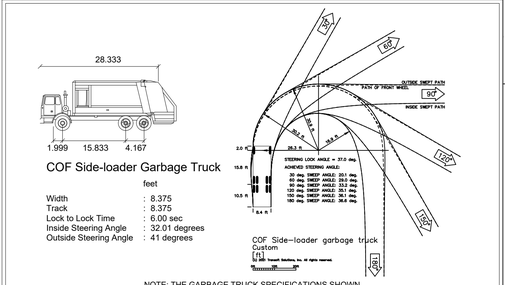
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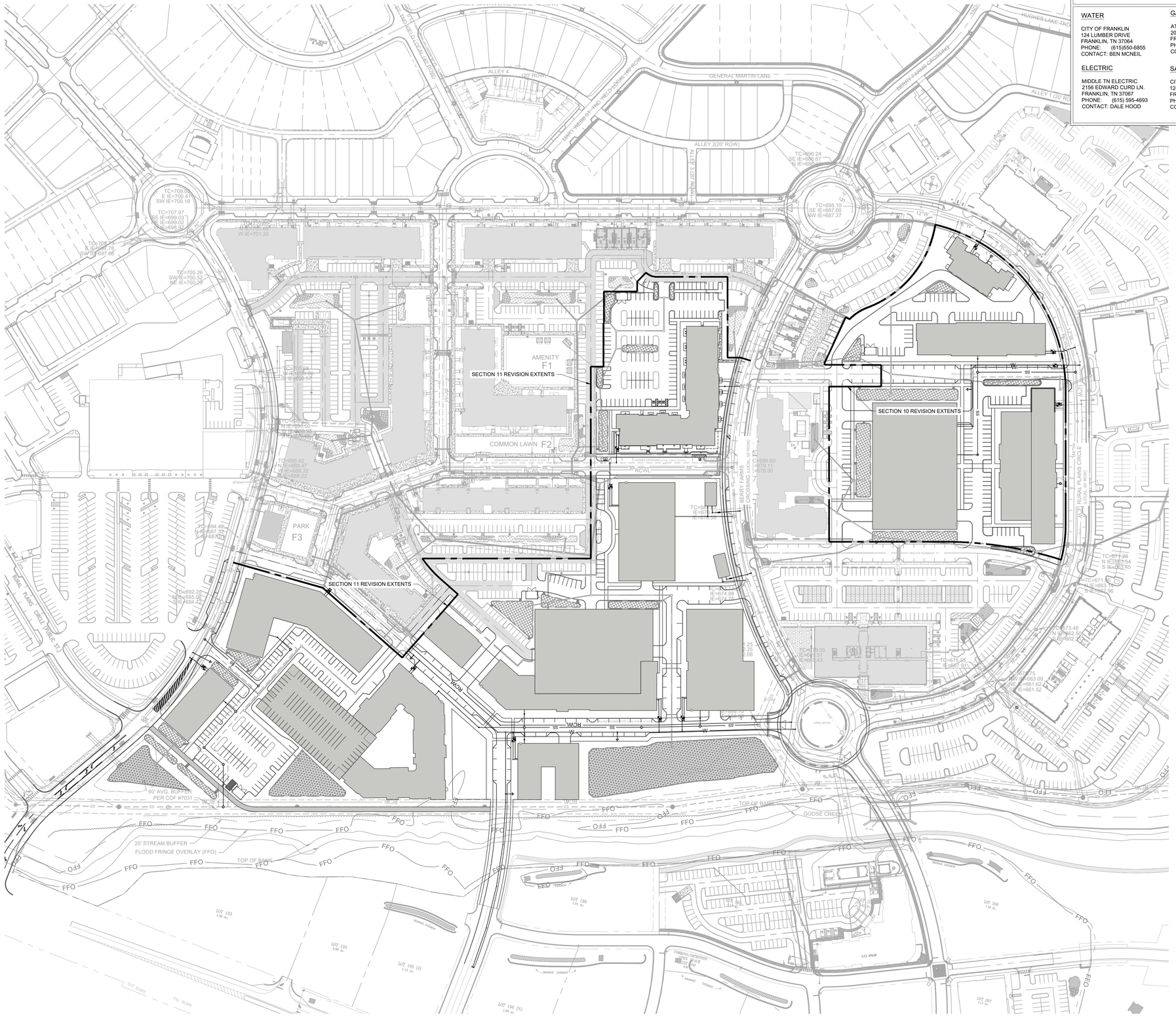
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CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

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CONTACT: RYAN MCMASTER, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
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SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE 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.
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RECLAIMED WATER NOTE

PROPOSED RECLAIMED WATERLINE TO BE PRIVATE AND INSTALLED OUTSIDE OF PROPOSED ROW.

PROPOSED UTILITIES NOTE

ALL PROPOSED UTILITIES TO MAINTAIN 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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8/05/2021

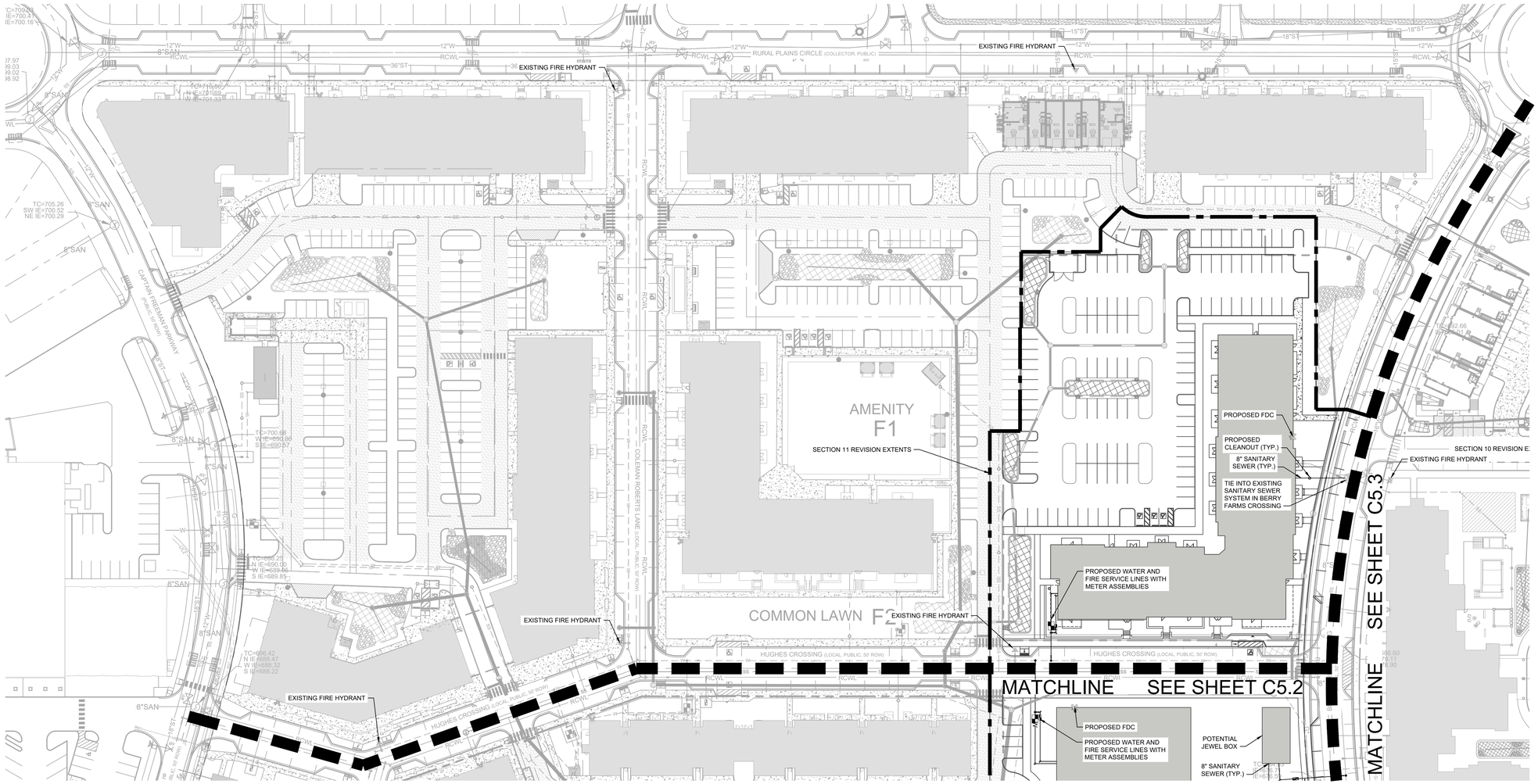
BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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3	COF RE-SUBMITTAL	8/05/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 08/05/21
KH PROJECT NO. 118102001
DRAWING TITLE: OVERALL UTILITY PLAN
SHEET NUMBER **C5.0**

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CONTACT: BEN MCNEIL

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
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FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

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109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

GRAPHIC SCALE IN FEET
0 25 50 100

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KVD KISER VOGRIN DESIGN

MARY McGOWAN REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE 121329
7/12/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

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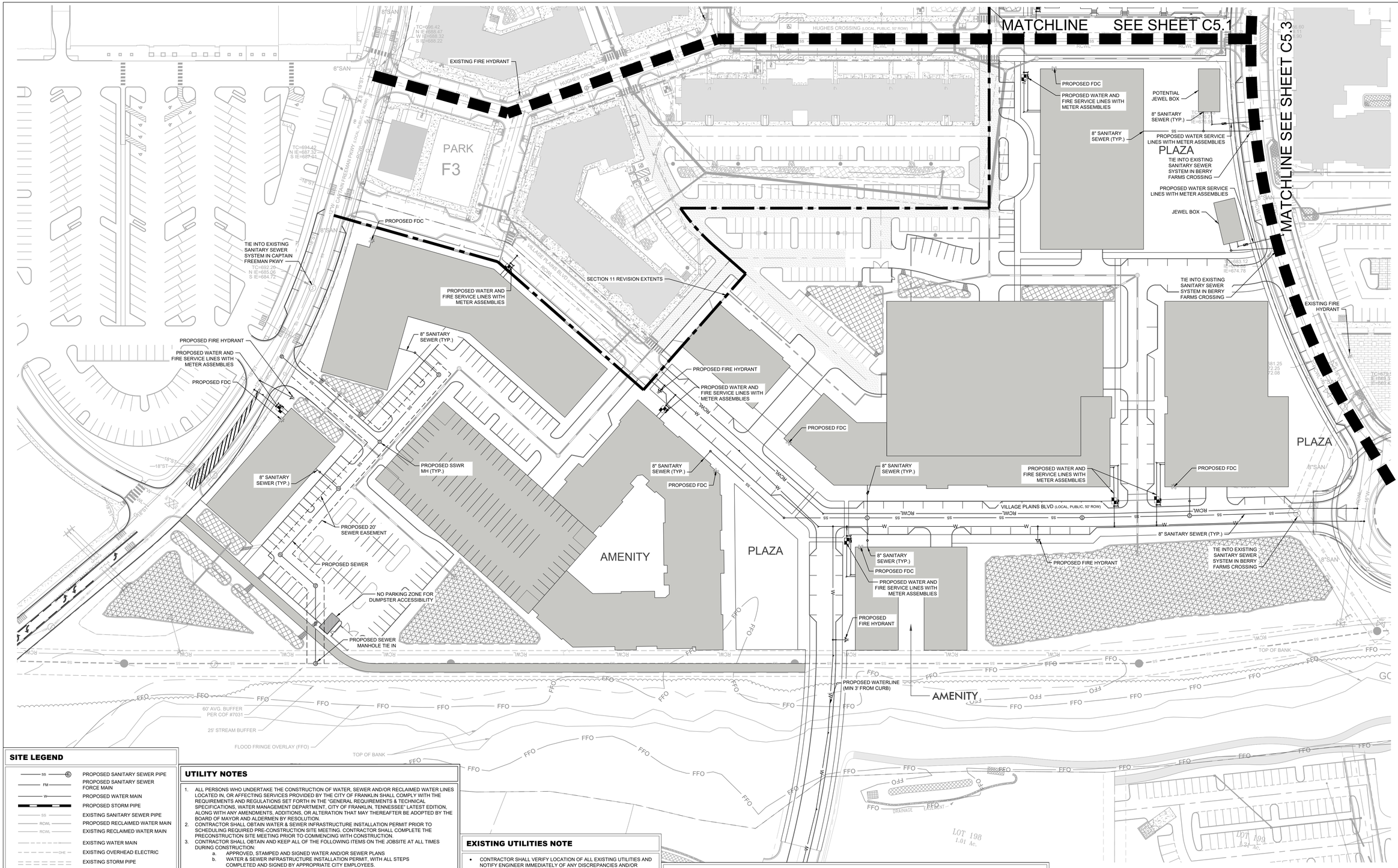
KH PROJECT NO.
118102001

DRAWING TITLE:
ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1

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GRAPHIC SCALE IN FEET
0 25 50 100

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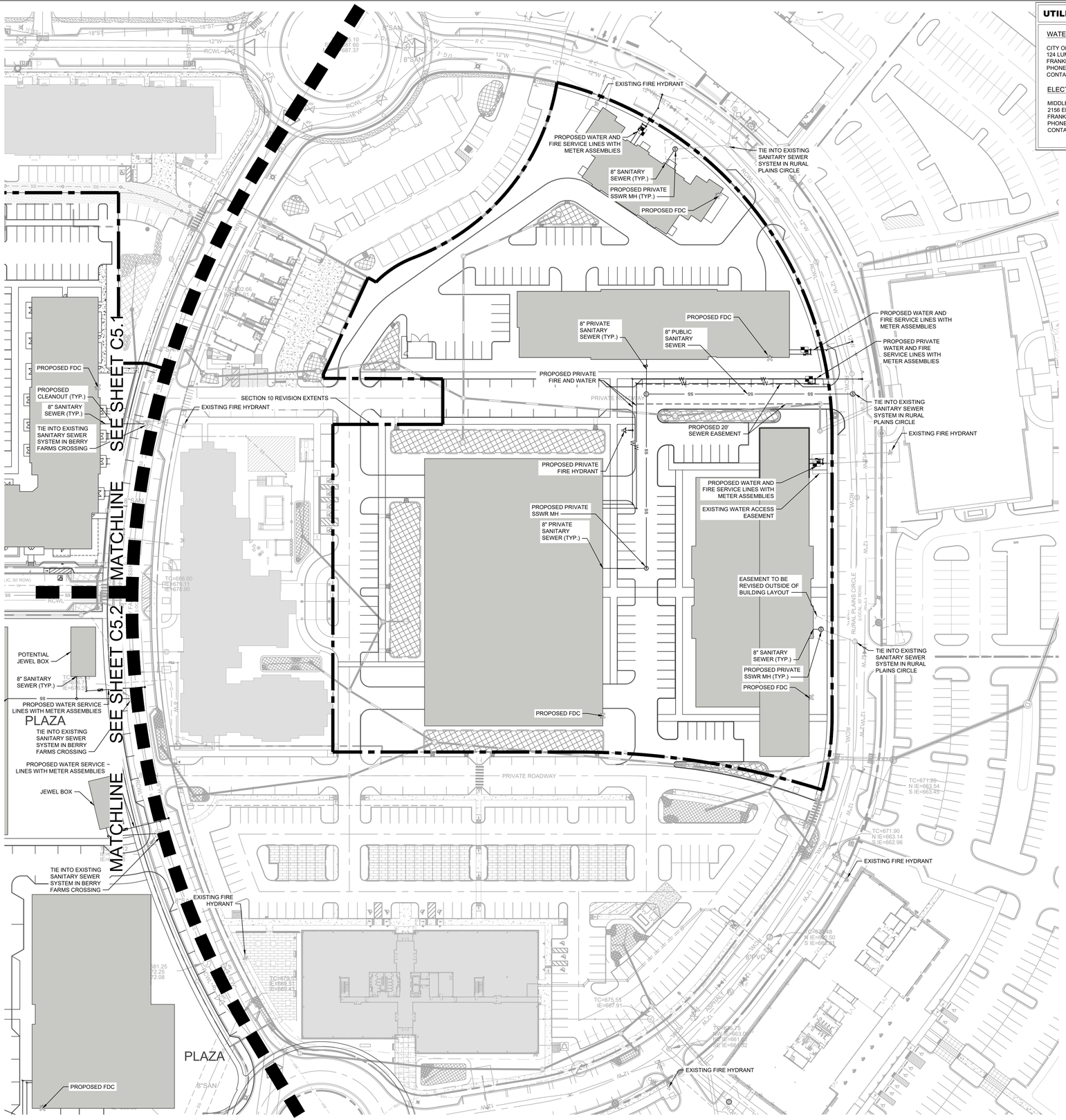
DESIGNED BY: WGH
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KH PROJECT NO.
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DRAWING TITLE:
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SHEET NUMBER
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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   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.

EXISTING UTILITIES NOTE

- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- IN THE SITE PLANNING STAGE, EXISTING GAS, ELECTIC AND COMMUNICATIONS CURRENTLY INSTALLED SHALL BE NOTED AND LABELED AS "EXISTING" WITHIN THE PLAN.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FLOODWAY
- PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
- EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
- DETENTION
- BIORETENTION
- 30' ZONE 1 BUFFER
- 30' ZONE 2 BUFFER

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Nashville, TN 37204
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MARY McGOWAN — REGISTERED — AGRICULTURE — STATE OF TENNESSEE — 121329
8/05/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION DEVELOPMENT PLAN REVISION 3

COF PROJECT #7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	WGH
2	COF INITIAL SUBMITTAL	7/12/21	LJA
3	COF RE-SUBMITTAL	8/05/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 08/05/21

KH PROJECT NO. 118102001

DRAWING TITLE: ENLARGED UTILITY PLANN

SHEET NUMBER **C5.3**

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DATE: 06.08.04
DESIGNED BY: GMV
DRAWN BY: RCG
CHECKED BY: GMV
Q.C. BY:
SCALE: 1"=100'
PROJECT #: 3002077

SHEET NUMBER:
L-4

REVISIONS:
08.10.04: PER C.O.F. COMMENTS
09.31.04: PER C.O.F. COMMENTS
02.24.05: PHPC APPROVAL
01.31.05: REDUCE APART. COUNTS & DENSITY
05.10.05: SOMA APPROVAL
06.03.05: FINAL SUBMITTAL TO CITY

BERRY FARMS
Concept Plan
Boyle Investment Company
Franklin, Tennessee
Williamson County

BOYLE

LITTLEJOHN ENGINEERING ASSOCIATES, INC.
1935 Twenty-First Avenue South Nashville, Tennessee 37212 Phone 615-385-4144

RTKL

LandDesign.
135 Second Avenue N. Franklin, TN 37064
V: 615.591.7164 F: 615.591.9718
www.LandDesign.com

SHEET NUMBER
L1.0

DRAWING TITLE:
TREE PRESERVATION PLAN

KVD PROJECT NO.
21010

DATE: 07/12/2021
CHECKED BY: KMR
DRAWN BY: CDG
DESIGNED BY: GMV

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

GARY VOGRIN MICHAEL KISER LICENSED LANDSCAPE ARCHITECT 08.05.21

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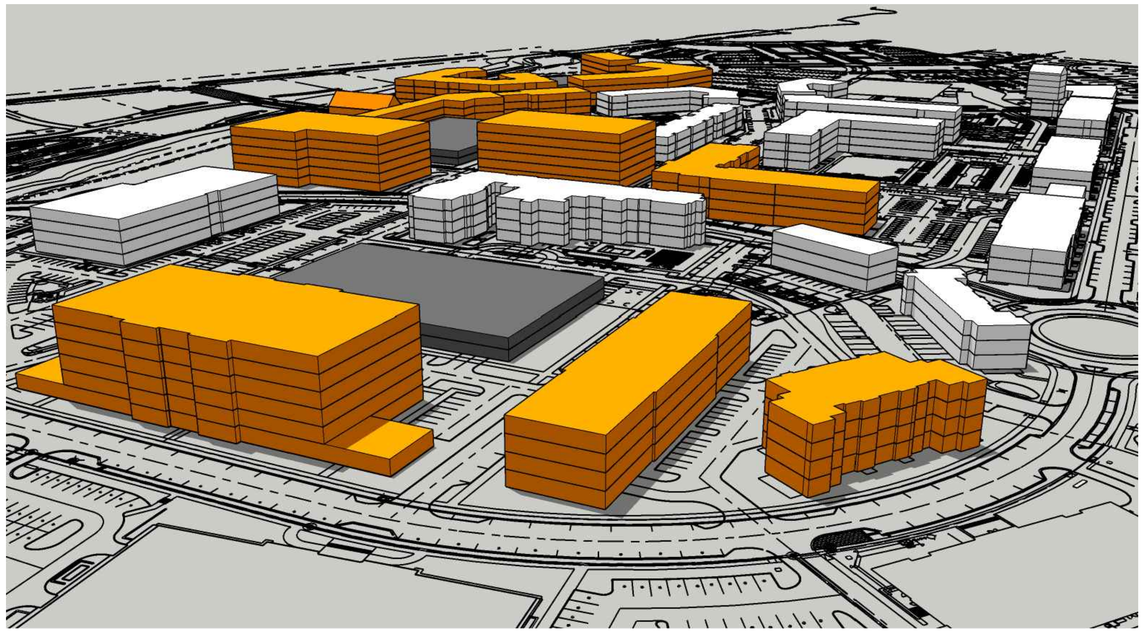
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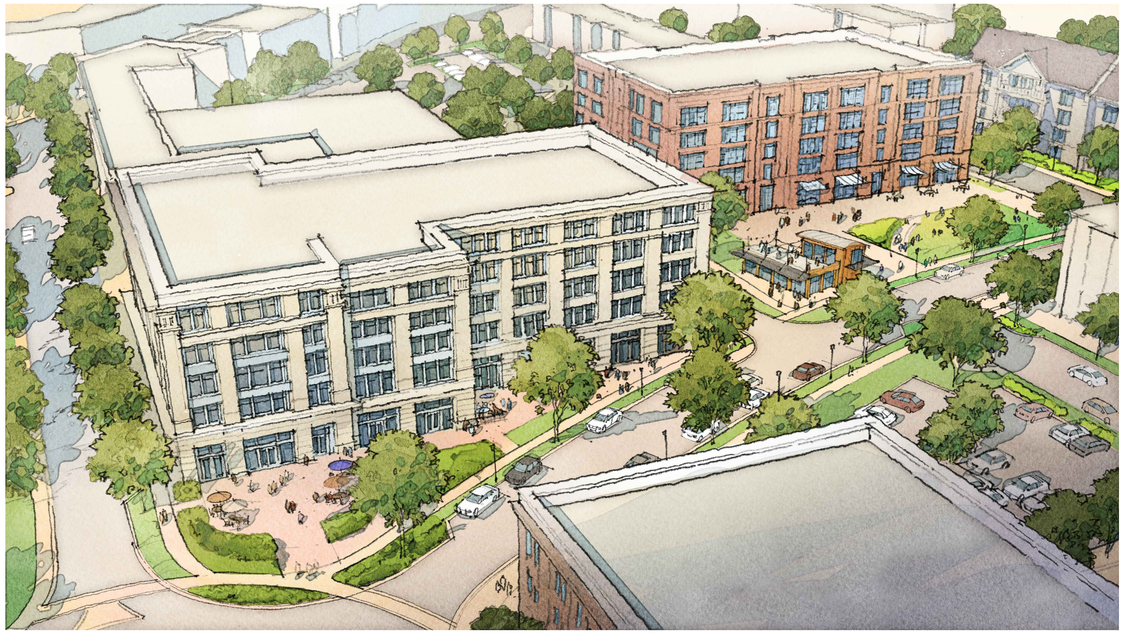
NEW BUILDINGS

EXISTING BUILDINGS

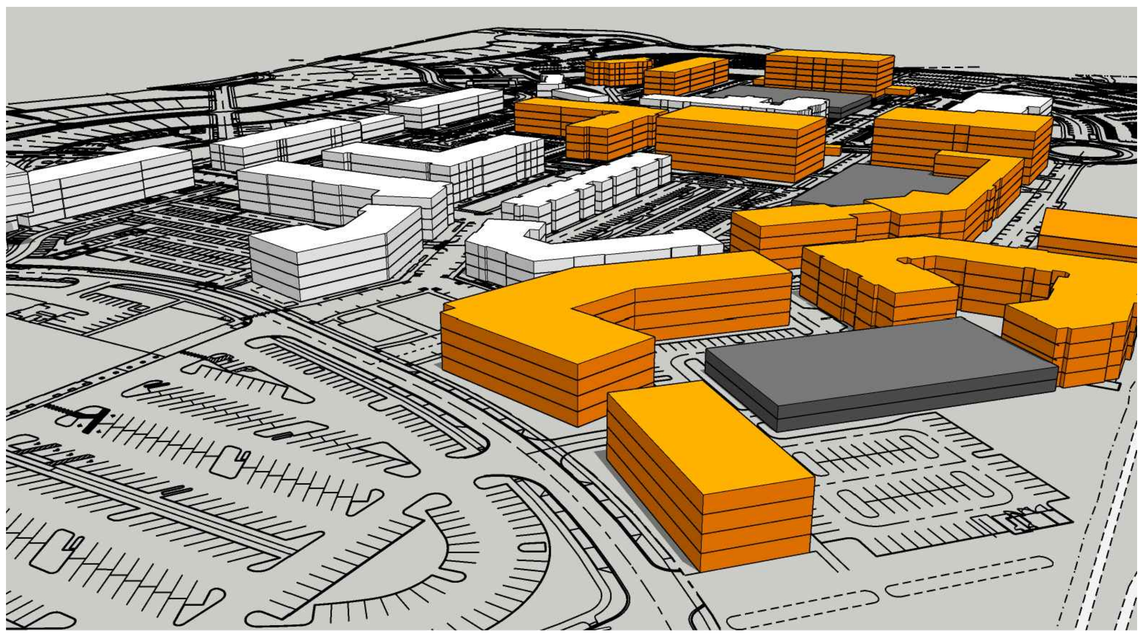
PARKING GARAGE



LOOKING WEST TOWARD SECTION 10



RURAL PLAINS CIRCLE & BERRY FARMS CROSSING INTERSECTION LOOKING WEST



LOOKING EAST TOWARD SECTION 11



LOOKING EAST TOWARD SECTION 11

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REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	07/12/2021

KVD PROJECT NO.
21010

DRAWING TITLE:

ARCHITECTURAL MASSING PLAN

SHEET NUMBER

A1.0

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LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines



NOTE [1]

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines

PREPARED FOR

BOYLE®

BOYLE INVESTMENT COMPANY
RURAL PLAINS PARTNERSHIP, CHADWELL PARTNERSHIP,
REAMS FLEMING PARTNERSHIP, BNB-WCO INVESTORS, LLC
NASHVILLE, TENNESSEE

ORIGINALLY PREPARED BY

LANDDESIGN, INC.
LANDSCAPE ARCHITECTS & LAND PLANNERS
&
RTKL ASSOCIATES INC.
ARCHITECTS, DESIGNERS, PLANNERS, ENGINEERS, & CONSULTANTS
&
LITTLEJOHN ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING
&
LORENCE YOO DESIGN
LANDMARKS

JUNE 2004
REVISED AUGUST 13, 2004
REVISED AUGUST 31, 2004
REVISED SEPTEMBER 30, 2004
REVISED JUNE 03, 2005

REVISED BY

KV+D
KISER VOGRIN DESIGN

KISER + VOGRIN DESIGN
LANDSCAPE ARCHITECTS & LAND PLANNERS

Kimley»Horn

KIMLEY HORN ASSOCIATES
CIVIL ENGINEERING

HISTORICAL CONCEPTS
ARCHITECTS & PLANNING

HISTORICAL CONCEPTS
ARCHITECTS & PLANNING

SMITH GEE STUDIO

SMITH GEE STUDIO
ARCHITECTS & PLANNERS

REVISED AUGUST 5, 2021

NOTE [2]

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines

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I. INTRODUCTION

The Berry family or its relatives have owned the underlying land for multiple generations – stretching back to the earliest history of Franklin, Tennessee. The overall property is composed of three tracts that straddle the I-65/Goose Creek Bypass interchange and total over 602 acres. The northern tract (known as Rural Plains) is 223 acres. The southeastern tract (known as Reams-Fleming) encompasses 235 acres, and the southwestern tract (known as Chadwell) exceeds 144 acres.

Avalyn Berry Swain and her nephew Tyler Berry are direct descendants of John Hughes who moved to Williamson County in 1828 with his wife Sally Martin Hughes to care for her brother, General "Buck" Martin. Hughes lived much of his life in the house still standing on the northwestern tract. The property originally was known as Meadowbrook, but John Hughes began referring to it as "Rural Plains" as it has continued to be called ever since, and as it is recognized in many historical and architectural books on middle Tennessee and Williamson County. The original house was built between 1806 and 1812. Not far from its boundaries the fourth United States Calvary ambushed the rear element of the Third Tennessee Cavalry during the battle of Franklin.



Looking East from front of Rural Plains home



Barn on Rural Plains



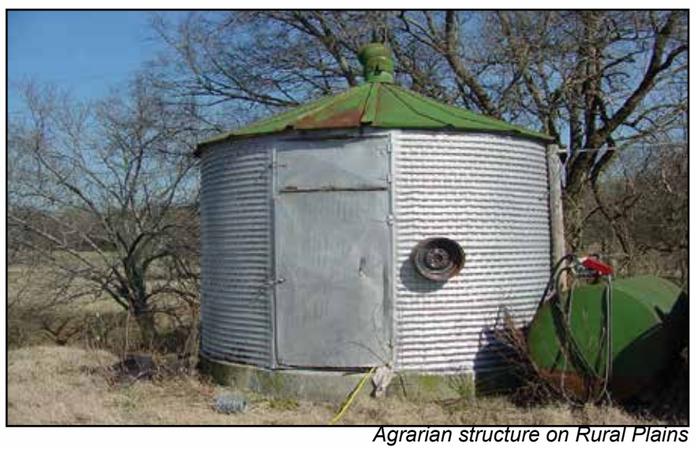
Current home on Rural Plains dating from early 1800's



Outbuilding south of main home



Reams-Fleming home on Reams-Fleming



Agrarian structure on Rural Plains

PRIMARY DESIGN GOAL

Our primary design goal is to create a community rich in uses that evokes the small town character of the past, provides a memorable gateway into Franklin and preserves the remembrance of the Berry family's history on the property. This means that not only does the Berry Property have an opportunity to contribute to the dialogue of how American suburban areas grow, but its scale and economic setting require it to include within its boundaries uses rarely grouped together by suburban developers. We have the chance to encompass almost the entirety of uses found within towns as we historically have known them. Practically, this means that we gracefully must include on one end of the spectrum commercial uses and at the other end fine residences.

SECONDARY DESIGN GOALS

Sense of Place.

We want a strong sense of place that springs from the following:

A. Middle Tennessee historic design heritage, for both landscape and buildings with particular attention to the design foundations of the Federal architecture upon which Franklin was founded.

B. An overall development that fits gently into the wide open rolling terrain.

C. A development that provides accessibility to Five Mile Creek while simultaneously protecting it.

D. An overall image that at least in several districts feels like the best of "small town". We want a clear sense of two things: being in Franklin and being in the Berry property. If you are a visitor from New York who visits a district in Franklin, you should have a sense of both the regional identity of old Franklin but also a unique sense of being on the Berry Farms. In other words, we are looking for two levels of identity and sense of place.

Kindness and Graciousness.

These values should be the hallmark of the Berry Property. We want to deal as gently as possible with both the land, the visitor, employees and residents. This attitude can be thought of as symbolic of small southern communities. We want to have kindness and graciousness as a design goal throughout the development. There are many ways it can be revealed.

Environmental sensitivity.

We want to deal with the natural environment as sensitively as possible. This includes protection of the natural habitat along Five Mile Creek as well as the provision of strict erosion control measures during development. All of our consultants should be aware of our concerns and be encouraged to advise us of the best possible ways to achieve minimum negative impact on the overall environment.

Climate sensitivity.

Vernacular architecture always reflects its climatic context. At "Rural Plains" we want historically relevant techniques of dealing with climatic conditions and specific techniques for inclusion according to the type of use or district. Southern porches, tall ceilings, roof pitches, "shade" trees, and sweeping allees to channel the prevailing winds which come from the southeast are examples of climatically derived features which help reinforce a sense of place.

Pedestrian sensitivity.

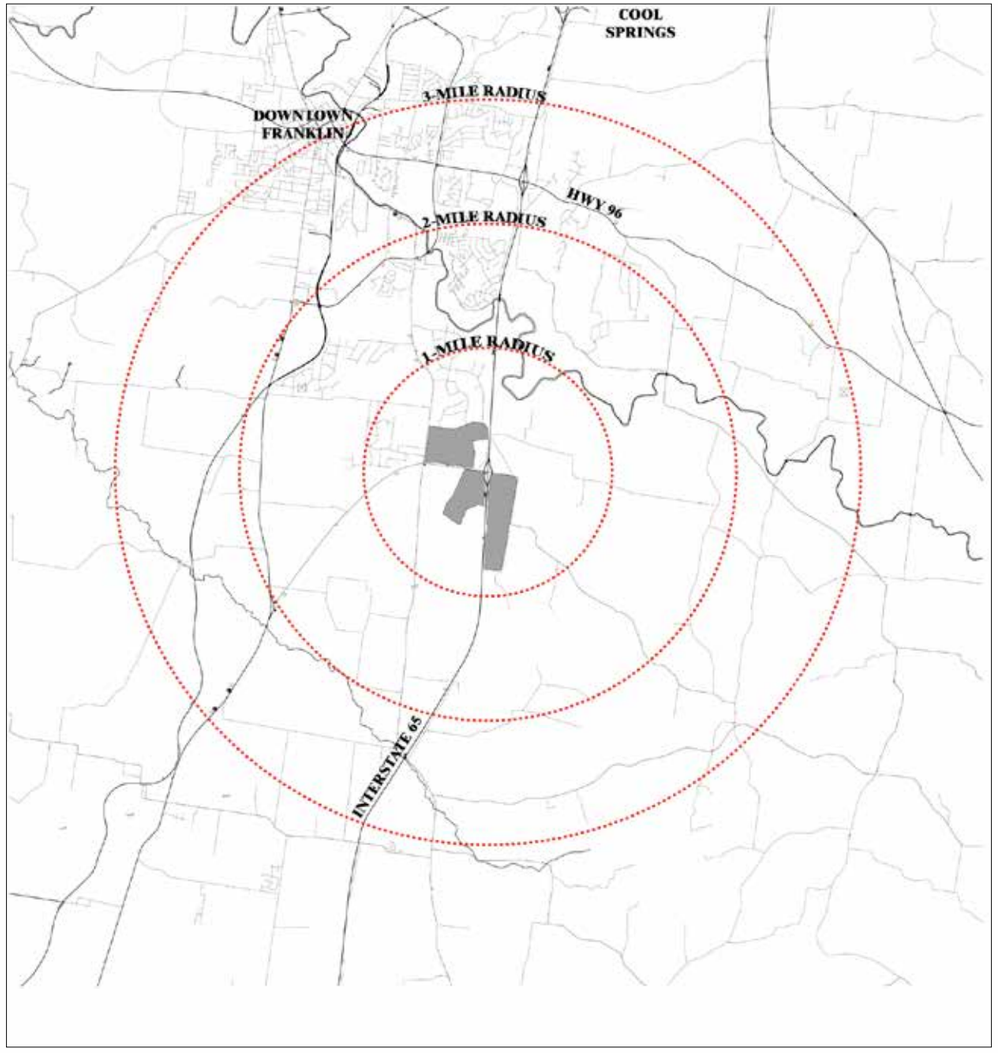
Every building should be logically and obviously tied to a thoughtful pedestrian system which knits together the entire community. Part of our best images of the past, sensitivity to the pedestrian is a lost art. We need to choose appropriate treatments that vary between conditions (along the boulevards versus minor streets for example). Street furniture should include benches, trash containers, street and walk lighting, bollards, shade trees, telephone stations, mailboxes and bus stops. These must be appropriate to our overall goals as well to frequency and location.

Foundation for our design image.

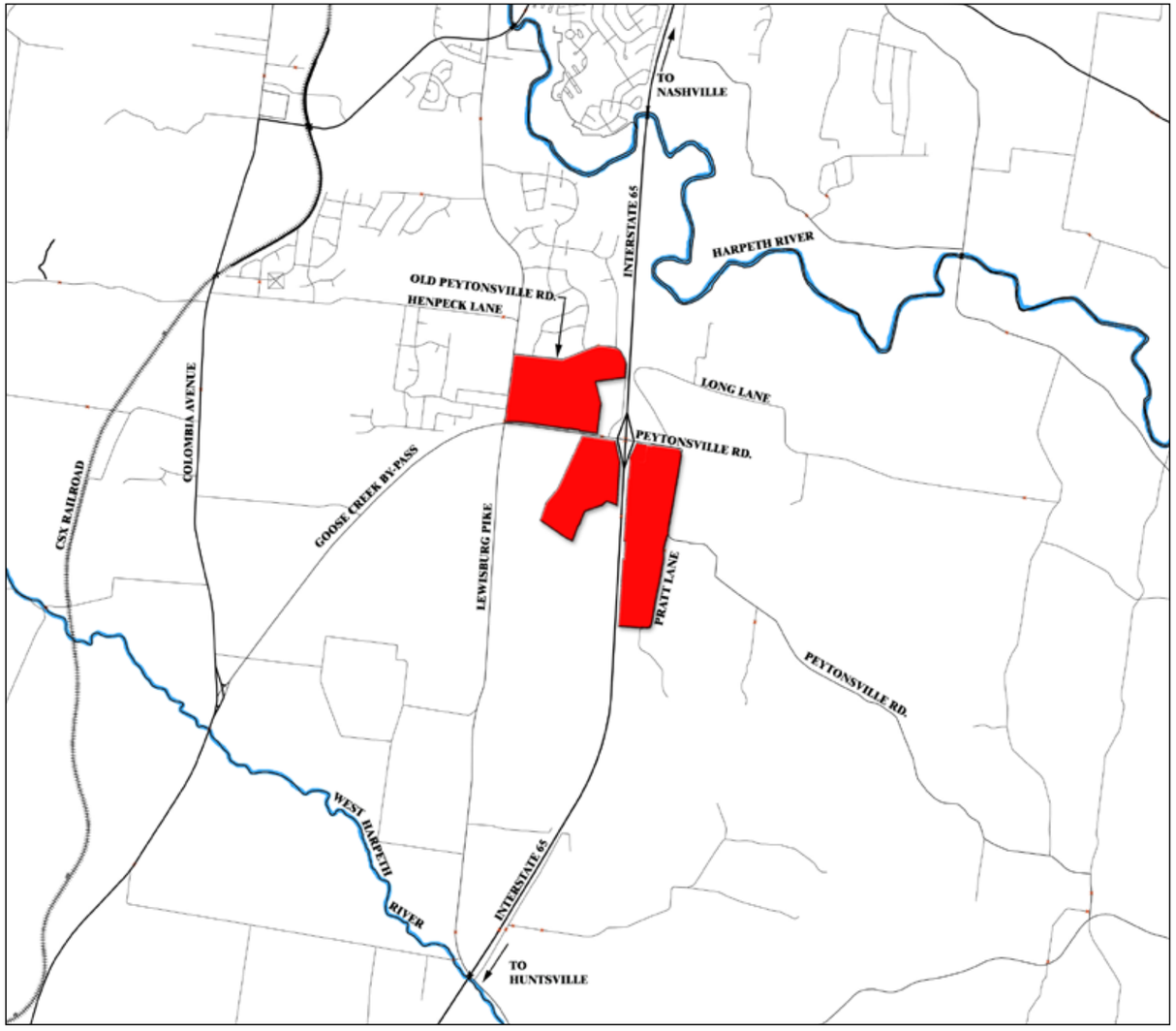
Franklin's town square was donated in 1799. "Rural Plains" was being built between 1806 and 1812. American architecture was still under the influence of the neoclassical revival that had swept England and France during the last third of the 18th century. Jefferson was finishing his great work, Monticello, and beginning to envision the architecture of the University of Virginia. Excavations of Roman ruins at Pompeii and Herculanaeum prompted the attention of British and French architects to the cheerful and intimate aspects of Roman houses while Andrea Palladio's architectural work of the mid 1500's enjoyed renewed interest. What we hope to do for the Berry property is emphasize the basic aspects of an architectural approach sympathetic to these roots, particularly as they found expression in the middle Tennessee region.

- A focus on classical geometrical proportions.
- A soft brick, limestone and natural stone palette with limited contrast on masonry buildings with light accents on trim, cornice and base. The brick may also be painted so long as it fits within the overall color palette of the community. Clapboard buildings for residential scale buildings are also appropriate, having been used throughout Williamson County.
- These almost universally were painted white with no color change for fascia or trim.
- A restrained but clear expression of entrance.
- A massing organization that works off a central axis, with dominant, secondary and even tertiary flanking elements.
- A clear distinction between the base of a building, its middle and top.
- Buildings which "engage" the street with almost no exception. This will mean primary building facades will be parallel to their street frontage and buildings whose placement and massing emphasize the underlying road geometry.

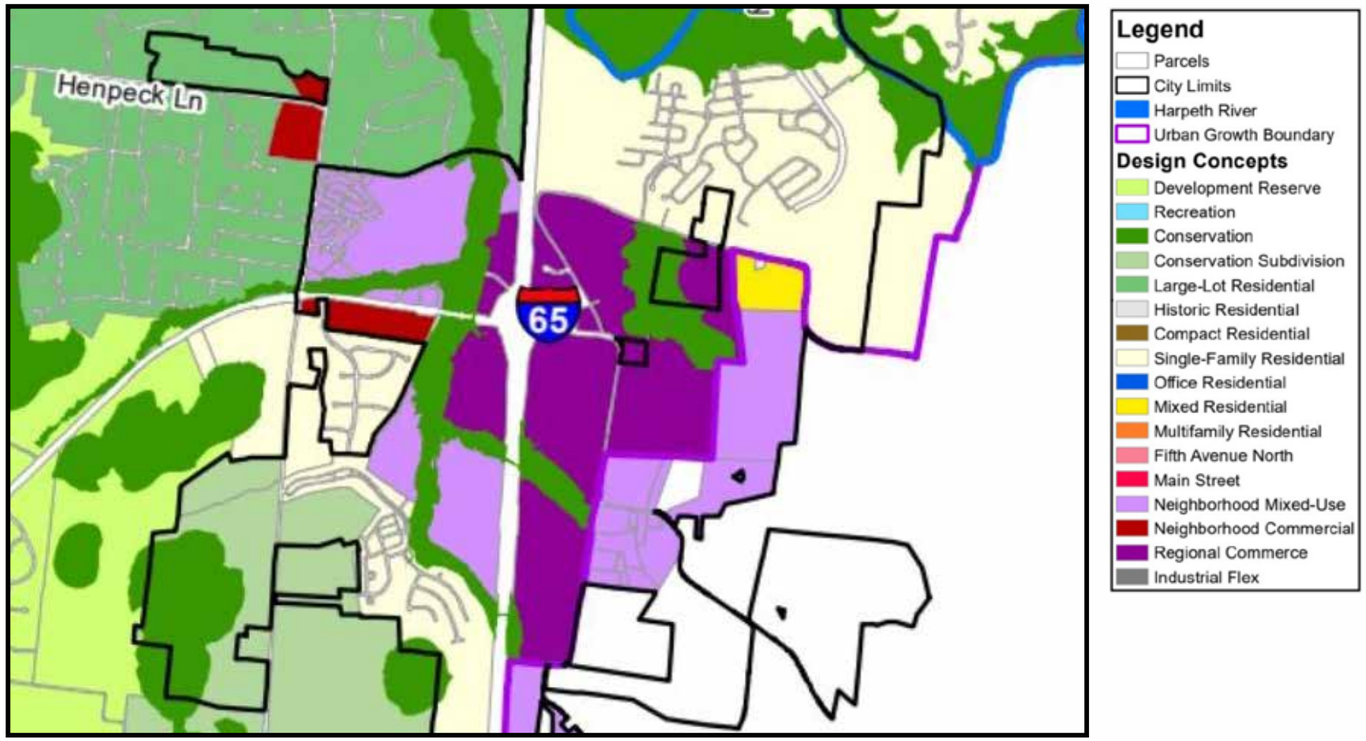
In addition to basic architectural elements, certain key buildings need to express a special civic presence. These occur at all street corners, with particular emphasis on those leading into the Berry property as well as all buildings fronting on the main boulevards and buildings that terminate street and pedestrian vistas.



REGIONAL CONTEXT



LOCAL CONTEXT



DESIGN CONCEPTS MAP (FROM ENVISION FRANKLIN - 01/26/17)

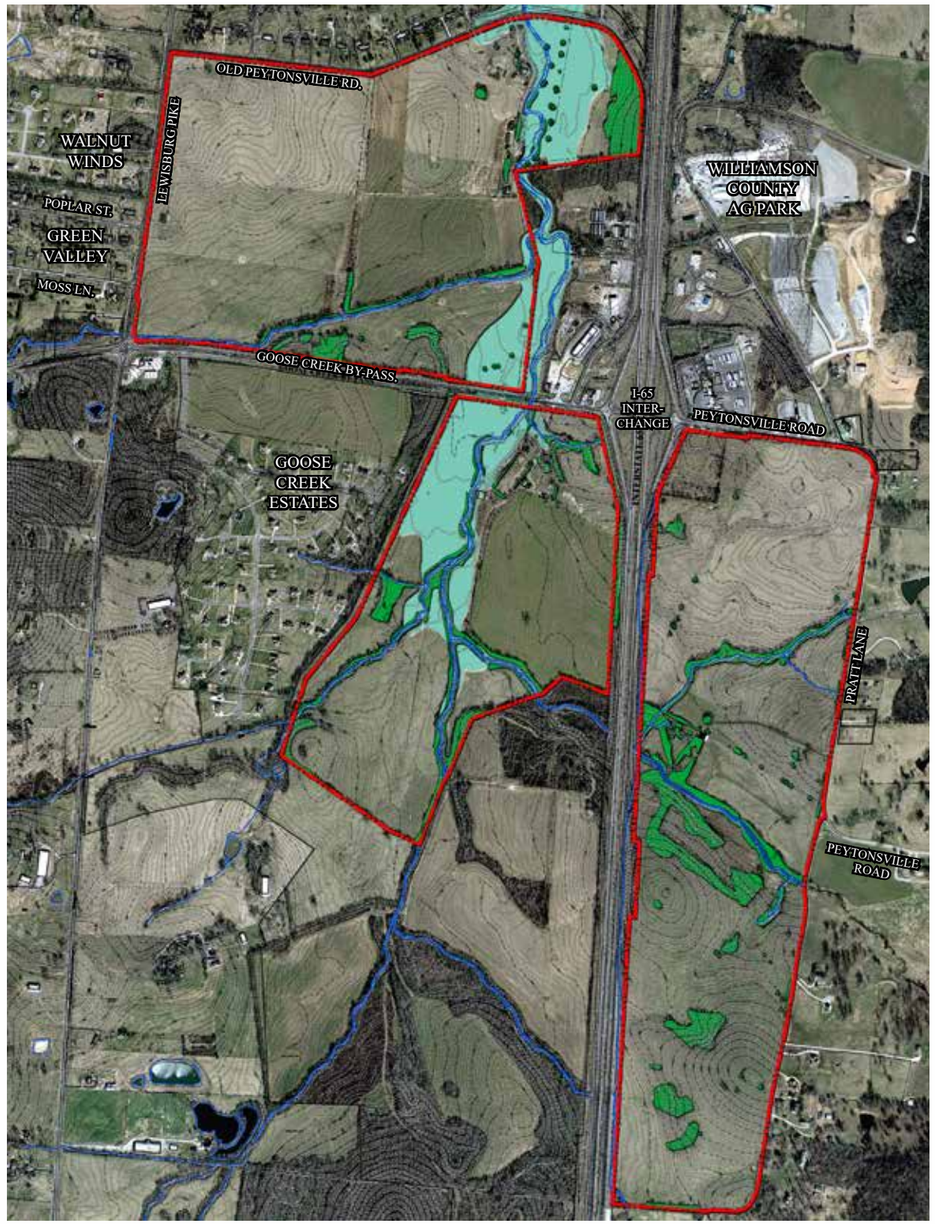
CONSERVATION

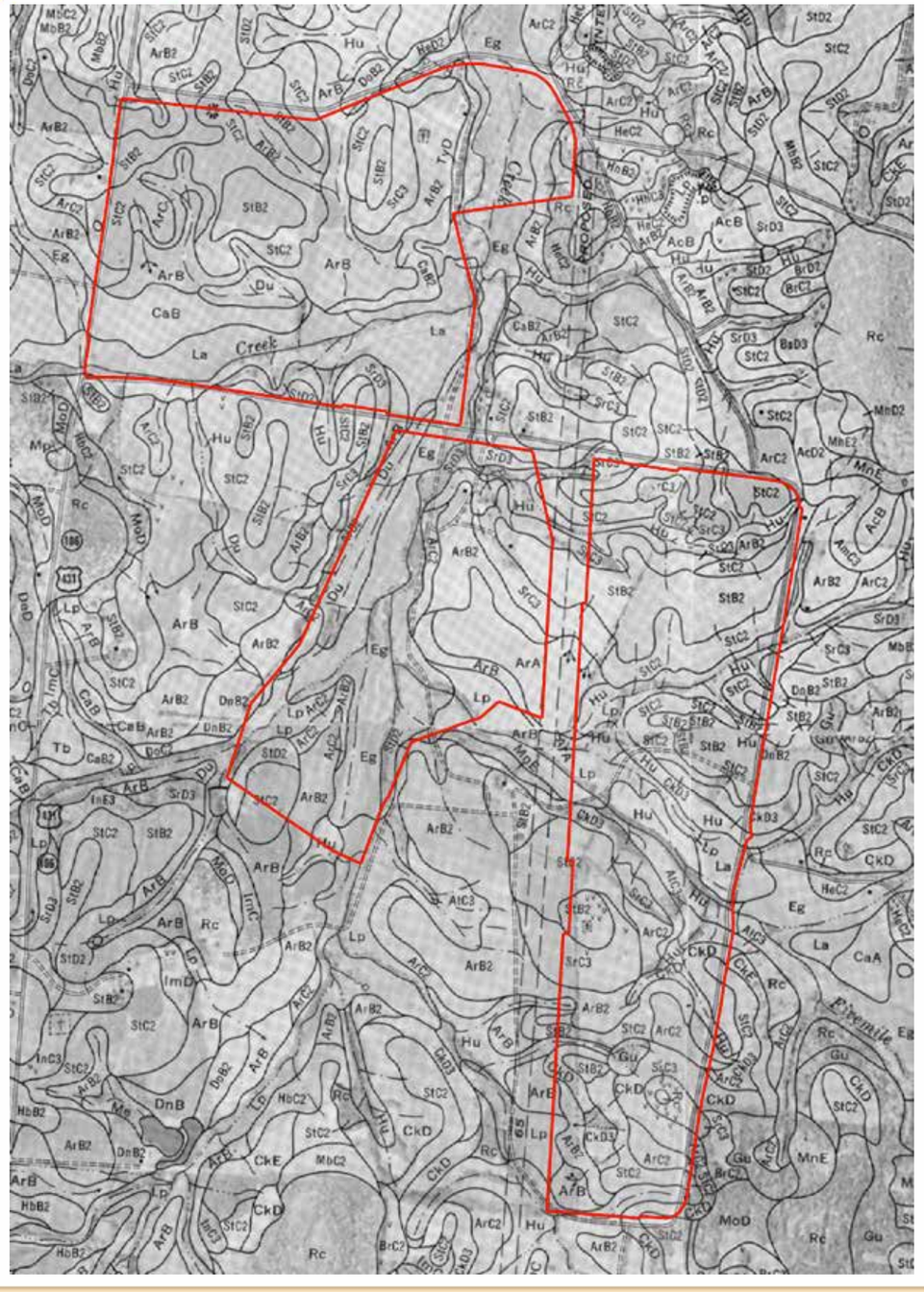
The Conservation design concept contemplates as little development as possible in order to protect sensitive land and environmental features. These Conservation areas include cemeteries, floodplains, hillsides with steep slopes, hilltops, and some existing public-park properties. Conservation of floodplains, hillsides, and hilltops has an inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area.

NEIGHBORHOOD MIXED-USE

The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

NOTE [3]

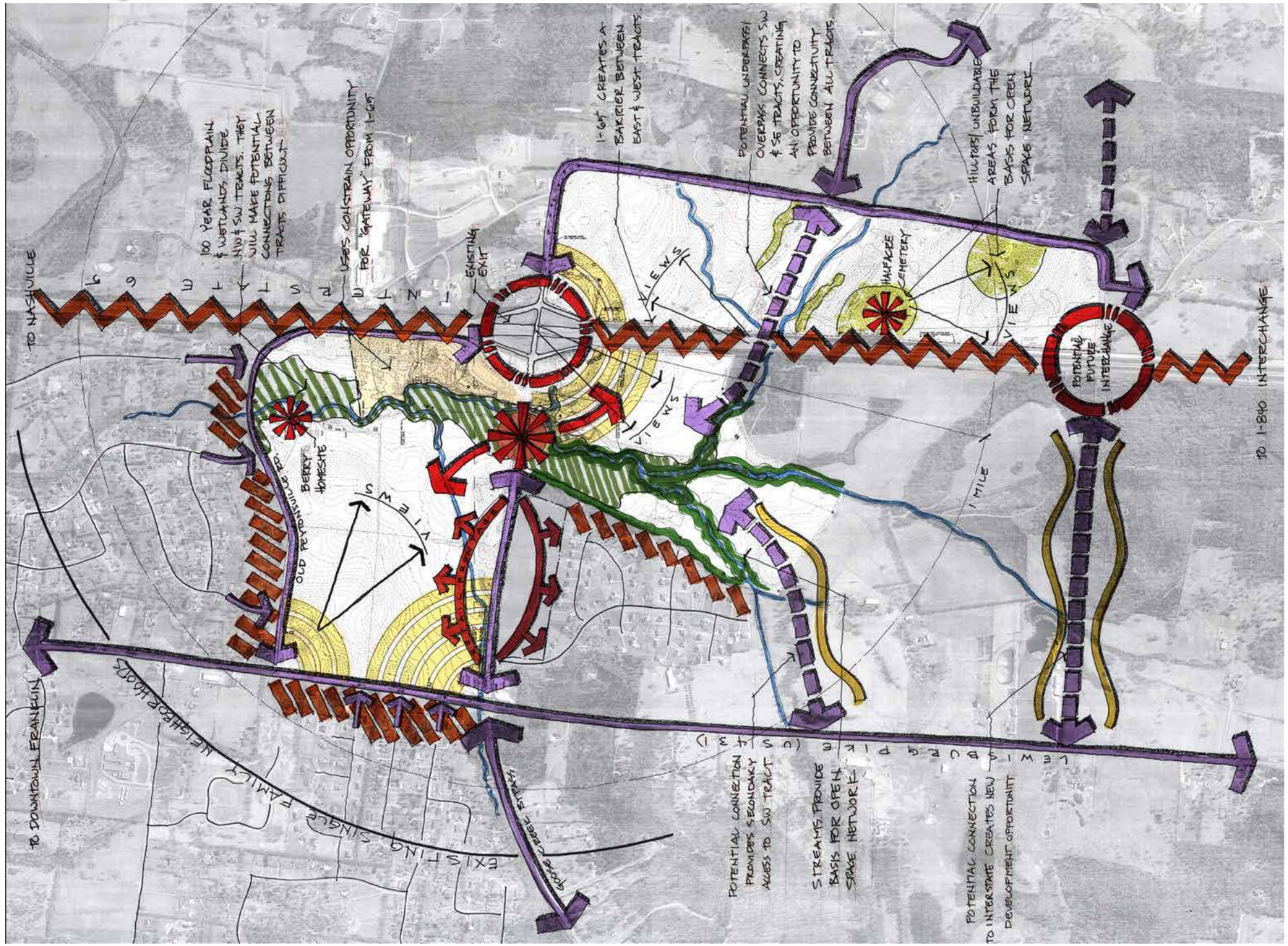




Symbol	Description
ArA	Armour silt loam, 0 to 2 percent slopes.
ArB	Armour silt loam, 2 to 5 percent slopes.
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded.
ArC	Armour silt loam, 5 to 12 percent slopes.
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded.
AtC3	Armour silty clay loam, 5 to 12 percent slopes, severely eroded.
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes.
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded.
CkD	Culleoka silt loam, 12 to 20 percent slopes.
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded.
DoB2	Donerail silt loam, concretionary, 2 to 5 percent slopes, eroded.
Du	Dunning silt loam, phosphatic.
Eg	Egam silt loam, phosphatic.
Gu	Gullied land.
HeC2	Hampshire-Colbert silt loams, 5 to 12 percent slopes, eroded.
HeD2	Hampshire-Colber silt loams, 12 to 20 percent slopes, eroded.
Hu	Huntington silt loam, phosphatic.
La	Lanton silt loam, phosphatic.
Lp	Lindside silt loam, phosphatic.
MnE	Mimosa very rocky soils, 20 to 40 percent slopes.
Rc	Rockland.
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded.
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded.

Symbol	Description
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded.
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded.
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded.
TvD	Talbott very rock soils, 2 to 15 percent slopes.

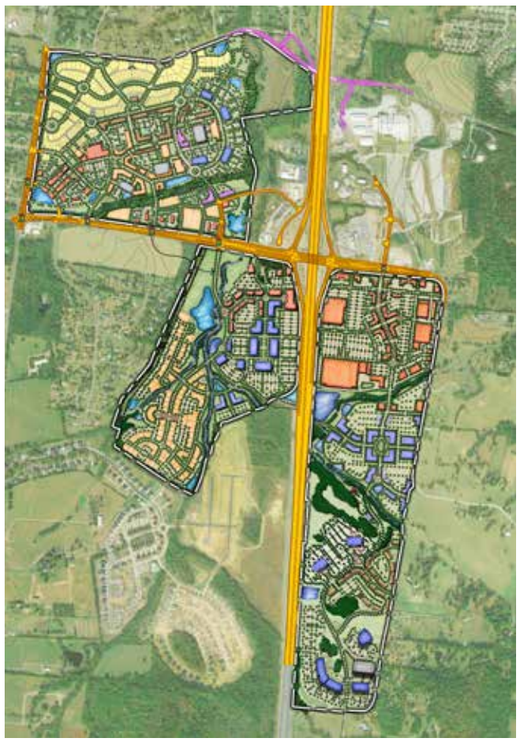
Based upon data obtained Williamson County Soil Survey from the United States Department of Agriculture Soil Conservation Service, Series 1961, No. 5


TO NASHVILLE
100 YEAR FLOODPLAIN & WETLANDS DIVIDE NW & SW TRACTS. THEY WILL MAKE POTENTIAL CONNECTIONS BETWEEN TRACTS DIFFICULT
USES CONSTRAIN OPPORTUNITY FOR "GATEWAY" FROM I-65
EXISTING EXIT
I-65 CREATES A BARRIER BETWEEN EAST & WEST TRACTS
POTENTIAL UNDERPASS! OVERPASS CONNECTS SW & SE TRACTS, CREATING AN OPPORTUNITY TO PROVIDE CONNECTIVITY BETWEEN ALL TRACTS
HILLTOPS! UNBUILDABLE AREAS, FORM THE BASIS FOR OPEN SPACE NETWORK
VIEWS
HALFACRE CEMETERY
POTENTIAL FUTURE INTERCHANGE
TO I-840 INTERCHANGE
1 MILE
OLD PETYTON ROAD
BERRY HOMESITE
TO DOWNTOWN FRANKLIN
EXISTING SINGLE FAMILY NEIGHBORHOODS
POTENTIAL CONNECTION PROVIDES SECONDARY ACCESS TO SW TRACT
STREAMS PROVIDE BASIS FOR OPEN SPACE NETWORK
POTENTIAL CONNECTION TO INTERSTATE CREATES NEW DEVELOPMENT OPPORTUNITY
NORTH


RESTON TOWN CENTER - RESTON, VA
SCHILLING FARMS - COLLIERVILLE, TN
LEGACY TOWN CENTER - PLANO, TX
CELEBRATION - ORLANDO, FL
Golf Clubhouse
Lakeside Park
NORTH

Design Guidelines

Master Plan



Overall Conceptual Master Plan
Parcel Descriptions

NOTE [4]

Mixed Use Development Character Elements

The buildings and sites on the Rural Plains site are designed to include a mix of uses throughout the site. A range of retail, residential, and office is integrated in both vertical and horizontal mixed-use configurations. Generally buildings or landscape buffers have been designed to form a consistent edge on the street that encloses the block to create defined streets and pedestrian areas. The buildings are designed to encourage pedestrian activity by addressing a human scale through the use of arcades, awnings, frequent building entrances, and large ground floor windows. In addition, the sidewalk areas will include wide walkways, benches, kiosks, pedestrian scaled lighting, on-street parking to shield pedestrians from vehicular traffic, mature shade trees, and plants with seasonal color to further enhance the pedestrian experience. All buildings will have a consistent architectural style that is reminiscent of the regional vernacular not only in form, but in use of materials as well. While primary building entrances will be located on the street, buildings will be designed to be appealing from all sides. Shared service areas will occur between buildings where possible in order to easily screen them from public view. Buildings are grouped with consistent heights and density. The most dense area occurs in the **Village Core** area and reduces through the **Village Center** to the **Village Edge** of the site to relate to surrounding context.

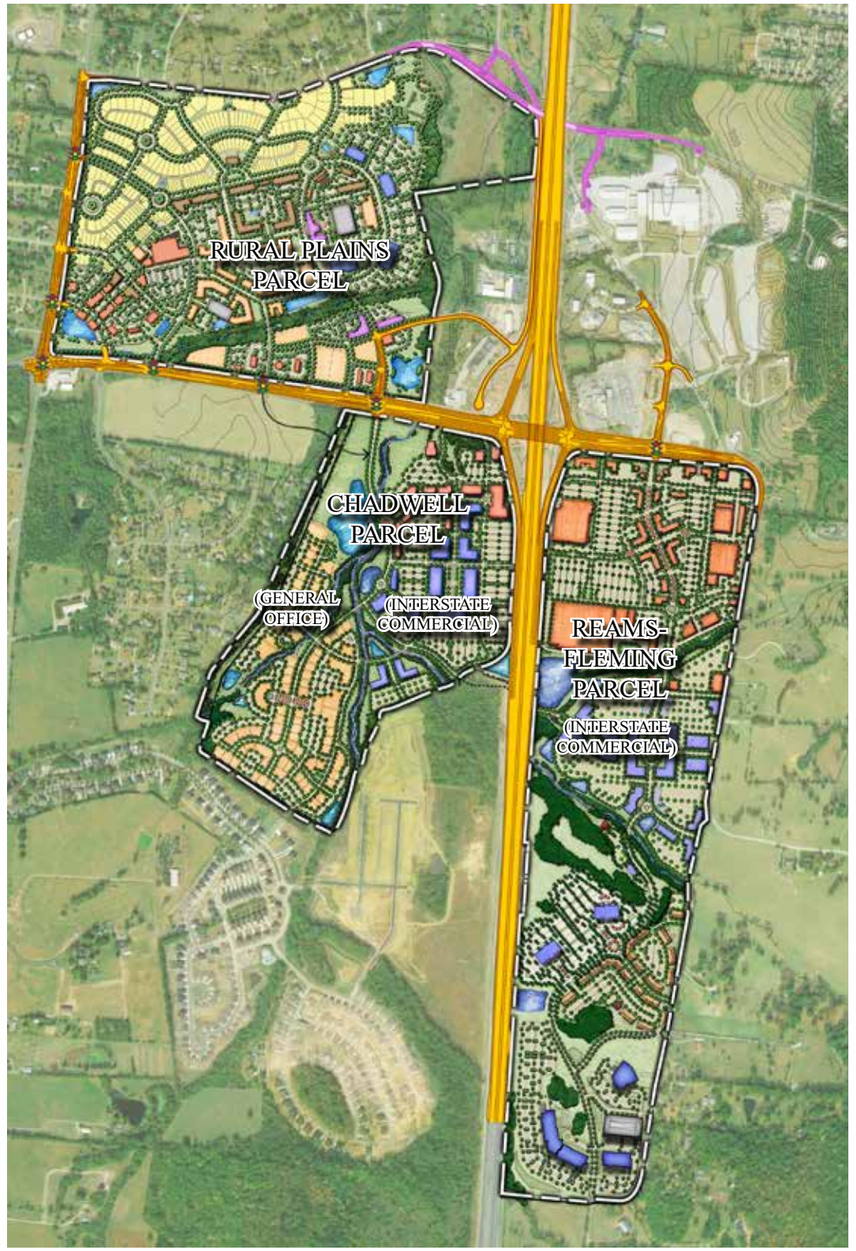
In the **Village Core**, parking will be provided in courts internal to each block in order to allow the buildings to address the edge of the site. When parking occurs in front of buildings, a street configuration will divide the building from the parking with wide landscape and sidewalk areas on both sides of the street in order to enclose and define the parking areas. In addition, the parking areas will be compartmentalized within interior landscape islands, decorative fences, dense landscaping and mature trees to reduce the amount of paved areas in the parking fields.

The street circulation system is designed to allow easy movement between uses for both vehicular and pedestrian traffic. The streets are designed to funnel movement from the periphery of the site to the core while providing continuous sidewalks to encourage pedestrian movement. The streets will include on street parking to reduce traffic speed and to shield pedestrians from vehicular traffic. The intent is to provide for the needs of automobile traffic, but to encourage pedestrians to experience and explore the project's human scaled qualities.

The Berry Farms Transect

The Berry Farms Conceptual Master Plan for the Rural Plains Tract implements the Transect categorization system that organizes all elements of the urban environment on a scale from rural to urban. The environment is one where all of the elements of the human environment work together to create something that is greater than the sum of the parts.

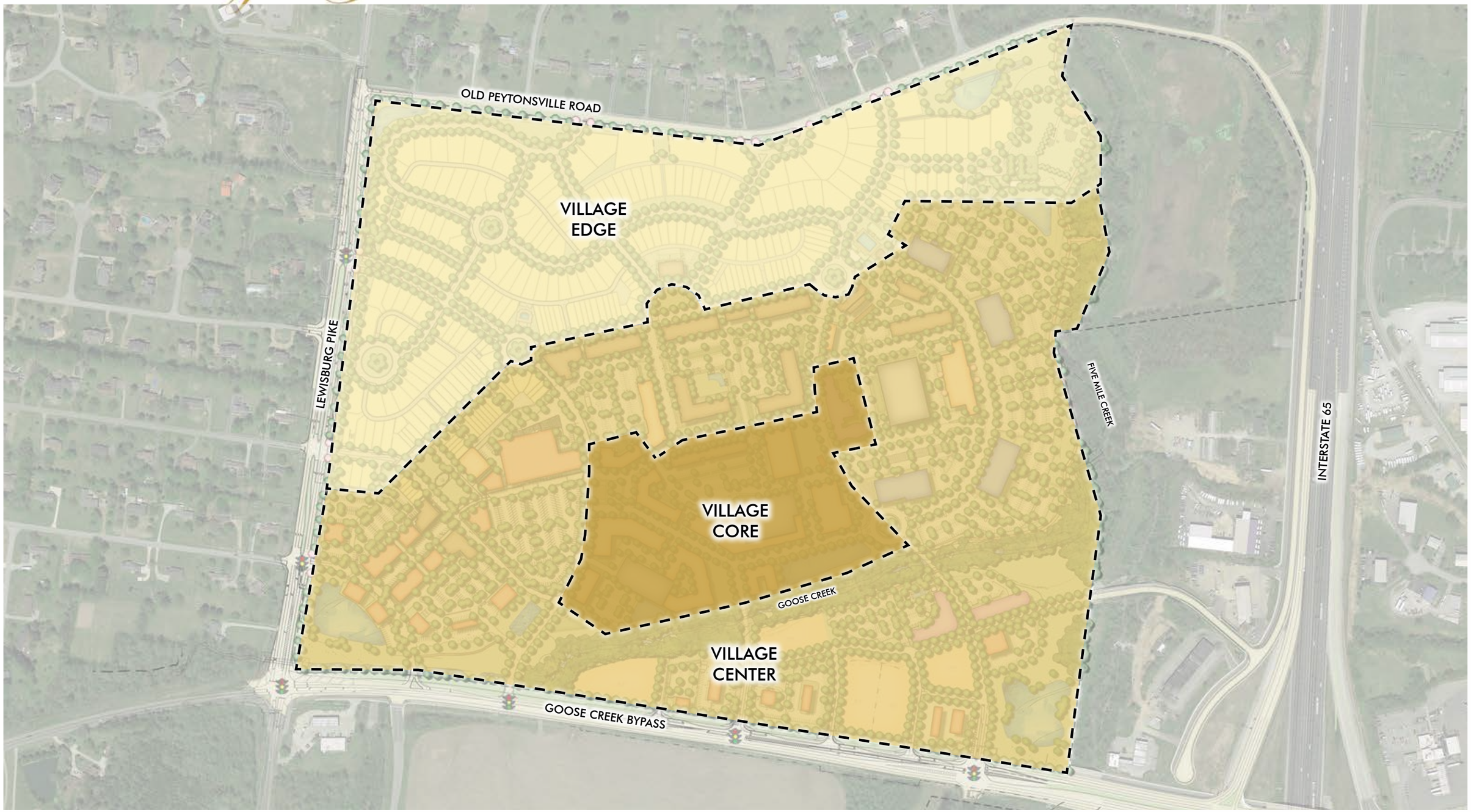
The Berry Farms Master Plan for the Rural Plains Tract is comprised of three **Transect Zones**, which transitions from existing residential uses off site, to more urban uses at the center of the Village. The **Village Edge** begins along Old Peytonsville Road and along a portion of Lewisburg Pike. The **Village Edge** is primarily a residential zone, but it can have some mixed-use, such as civic buildings. Next is the **Village Center,** the largest of the transect zones. The **Village Center** is primarily commercial with portions of the zone being residential, but more urban in character and somewhat higher density with a mix of housing types and a slightly greater mix of uses allowed. At the urban end of the spectrum, the third transect zone is the **Village Core**, which is primarily mixed use and the most urban zone.



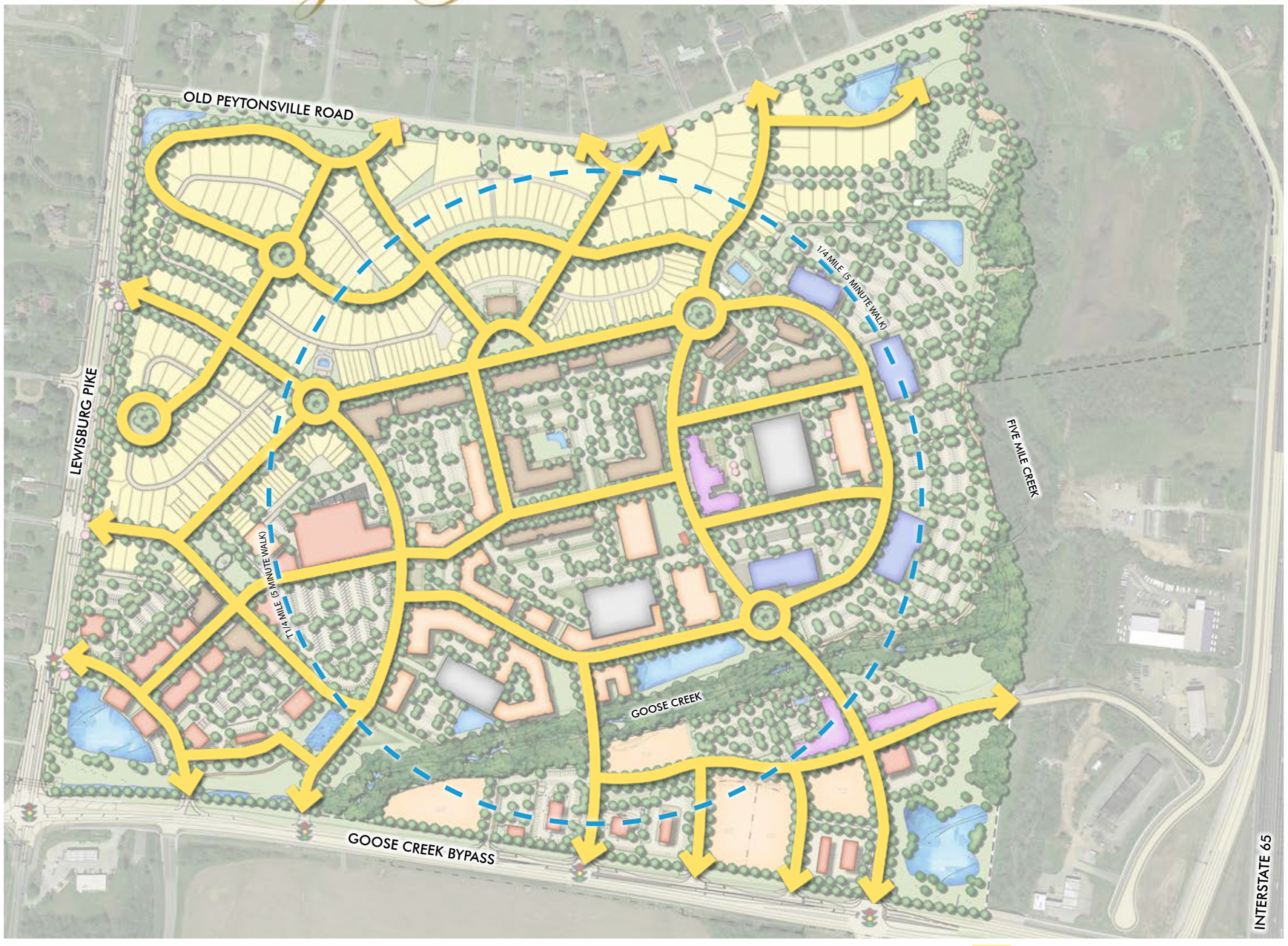
NOTE [5]


OLD PEYTONSVILLE ROAD
LEWISBURG PIKE
FIVE MILE CREEK
INTERSTATE 65
GOOSE CREEK
GOOSE CREEK BYPASS

NOTE [6]


OLD PEYTONSVILLE ROAD
VILLAGE EDGE
LEWISBURG PIKE
FIVE MILE CREEK
INTERSTATE 65
VILLAGE CORE
GOOSE CREEK
VILLAGE CENTER
GOOSE CREEK BYPASS

NOTE [7]












SIDEWALK / STREET RELATIONSHIP

NOTE [8]

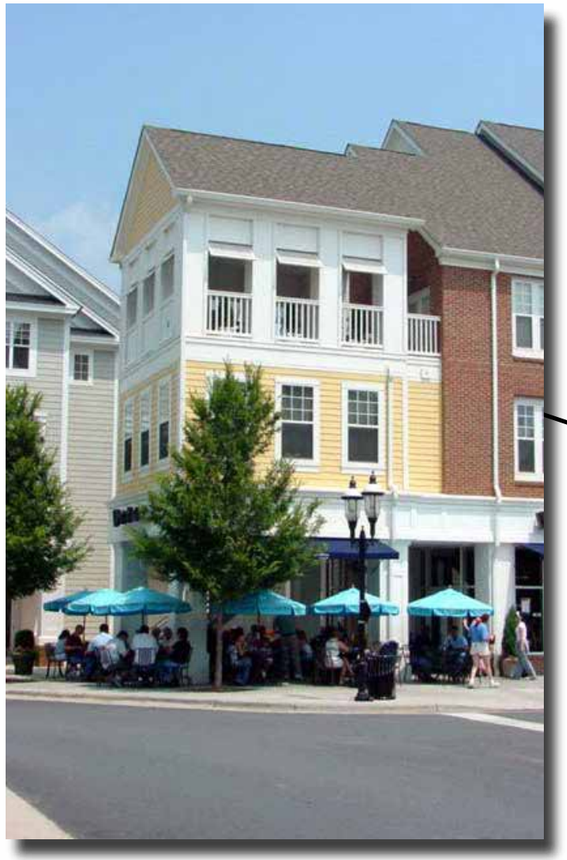
PEDESTRIAN NETWORK
GREENWAY


OLD PEYTONSVILLE ROAD
LEWISBURG PIKE
FIVE MILE CREEK
INTERSTATE 65
GOOSE CREEK
GOOSE CREEK BYPASS

NOTE [9]



NOTE [10]













MASTER PLAN KEY





NOTE [11]







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The Village Core

Permitted Uses

Apartment House: Multiple unit buildings with apartments vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. Apartment blocks are a building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments.

Apartments are a rear yard residential building type. This building type occupies the full frontage of its lot. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. The rear yard accommodates substantial parking, while the front façade may accommodate on street parking.

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

Flex Apartment House: A rear yard, flexible commercial building type with one or two dwellings and a commercial space. Common walls are permitted on the side lot lines. Multiple-unit buildings with the first story available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership.

Loft Building: Multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership.

Neighborhood Store: A retail shop where residential units or offices can be located above.

Town Center Shops: A building providing for the sale of convenience goods, general merchandise, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods as well as the needs of residents in the region. Residential units or offices can be located above a building.

Main Street Shops: A building providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a mini-market and eating establishments. Residential units or offices can be located above.

Theater: A building providing for a multi-screen movie complex.

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

Office Building: A fixed commercial building type with commercial use throughout. Common walls are permitted on the side lot lines. Office buildings are among the largest urban type as the must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic and institutional uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –
1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Arcades and open porches do not count towards lot coverage. Lot coverage for all outbuildings shall not exceed 675 sq. ft.
6. Arcades may be built overlapping the sidewalk per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).

Building Elements –
1. Stoops, boxed windows, and bay windows may encroach into the setbacks two feet.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Upper stories may overlap the sidewalk in the case of arcade per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).
4. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –
1. The maximum overall building height exclusive of attic, parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix located in the Architectural Guidelines Appendix (p. A30).
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Street walls shall be between +4.5 ft. and 7 ft. max. in height.

Parking Placement –
1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking generally shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within alley where applicable.

Parking Requirements (based on building use) –

Residential: The number of dwellings is limited by the requirement of 2 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times.

Office: The area available for office use is limited by the requirement of 3 spaces/1,000 sq.ft. of gross office space, a ratio which may be reduced according to the shared parking standards.

Retail: The area available for retail use is limited by the requirement of 4 spaces/1,000 sq.ft. of gross retail space, a ratio which may be reduced according to the shared parking standards.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse and others). Proposed locations are preliminary in location and subject to change.

Theater: Refer to Minimum Parking Requirement Matrix (p. A30).


GOOSE CREEK PARK-
WAY









MASTER PLAN KEY



NOTE [12]



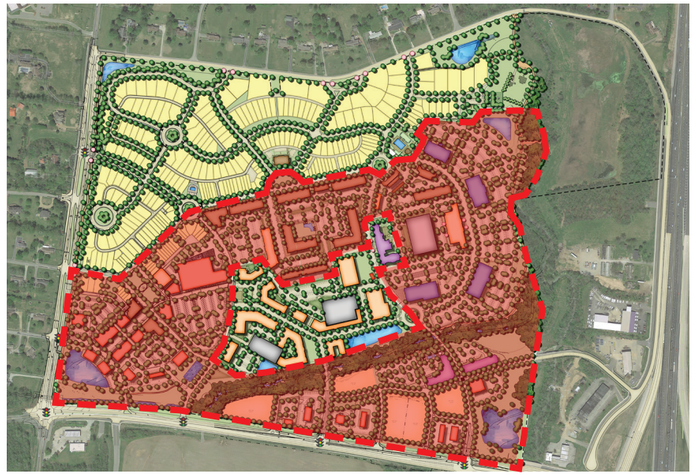


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MASTER PLAN KEY

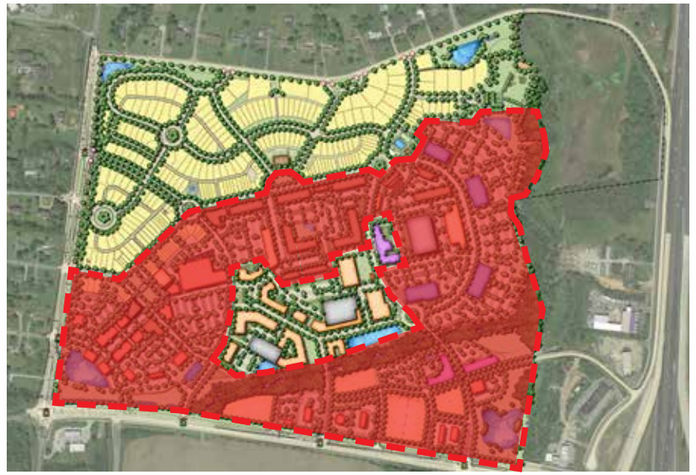




NOTE [13]

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MASTER PLAN KEY







NOTE [14]





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The Village Center

Permitted Uses

Apartment House: Multiple unit buildings with apartments vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. Apartment blocks are a building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments.

Apartments are a rear yard residential building type. This building type occupies the full frontage of its lot. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. The rear yard accommodates substantial parking, while the front façade may accommodate on street parking.

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

Flex Apartment House: A rear yard, flexible commercial building type with one or two dwellings and a commercial space. Common walls are permitted on the side lot lines. Multiple-unit buildings with the first story available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership.

Loft Building: Multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership.

Flex Townhouse: A rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Rowhouse with the first story available as a commercial space, either independently leased or in conjunction with the residential unit above. A rear alley or parking lot may accommodate the additional parking requirement.

Flex House: A rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Single-family house or townhouse with the front of the building available as a commercial space or as an ancillary rental unit.

Mansion: A building similar in appearance to a large single-family detached house, regulated in form but flexible in use. The building is able to accommodate a wide variety of uses, including apartments for rent or sale, single-room occupancy (boarding house), bed and breakfast inn, small professional offices, ground-floor retail or restaurant. Units may be for rent or sale, condominium/cooperative ownership.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

Neighborhood Store: A retail shop where residential units or offices can be located above.

Shopping District: A building providing general merchandise, a range of services, recreation facilities (such as a multiplex cinema) as well as restaurants. The Shopping District can be anchored by a supermarket or junior anchor of not less than 20,000 square feet, although cinemas or smaller national retailers and specialty restaurants can be anchors as well.

Office Building: A fixed commercial building type with commercial use throughout. Common walls are permitted on the side lot lines. Office buildings are among the largest urban type as the must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic and institutional uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
6. Arcades may be built overlapping the sidewalk per the thoroughfare street standards.

Building Elements –

1. Stoops, upper story heated area, bay windows and balconies may encroach into the setbacks as shown in the proposed thoroughfare sections.
2. An upper story may encroach up to 1.5 ft. into the setbacks.

Building Height –

1. The maximum overall building height exclusive of attic, roof or parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix for maximum dimensions.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at 7 ft. max.

Parking Placement –

1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within alley where applicable.

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times.

Office: The area available for office use is limited by the requirement of 3 spaces/1,000 sq.ft. of gross office space, a ratio which may be reduced according to the shared parking standards.

Retail: The area available for retail use is limited by the requirement of 4 spaces/1,000 sq.ft. of gross retail space, a ratio which may be reduced according to the shared parking standards.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, fire station, library).

Refer to Minimum Parking Requirements Matrix (p A30).









MASTER PLAN KEY







NOTE [15]

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Examples of Existing Homesites along Old Peytonsville Road





MASTER PLAN KEY





NOTE [16]





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The Village Edge

Permitted Uses

Detached House: A freestanding building, with or without an ancillary building that may be a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, garages with apartments on the second story or ancillary rental units. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental.

The building occupies the center of the lot with setbacks on all sides. It is the least urban of residential types; the front yard sets it back from the frontage, while the open sided yard weakens the spatial definition of the fronting space. The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings, with the exception of an occasional low height picket fence. The rear yard can be secured for privacy by fences and outbuildings.

Cottage House: A single family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. Usually served by alleys, with on street parking to the front facade of the dwelling.

Sideyard House: A single family dwelling which occupies one side of the lot, with the primary yard to the other side and a shallow front setback. Usually served by alleys, with on street parking to the front facade of the dwelling.

Townhome: Buildings with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership.

The Townhome is a rear yard residential building type with common walls on the side lot lines, the facades reading continuously. Townhomes are the highest density type in the Village Edge able to provide private yards. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking in front of the dwelling.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Civic and Institutional Uses: Location of civic and institutional uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Commercial Services: Location of commercial services is conditional by approval of the Franklin Municipal Planning Commission, and may include, but is not limited to, bed and breakfast establishments, recreational facilities (public and neighborhood). Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –
1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. The facades and elevations of a building shall be a minimum distance as noted in the following lot diagrams.
3. Facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
4. Facades shall extend a minimum of 40% of the length of the frontage line.
5. Outbuilding shall not exceed 675 sq. ft.
6. The side setbacks shall be 0 ft. in case of townhouses sideyard houses.

Building Elements –
1. Each building requires at least a porch, stoop, porch or balcony located on the principal frontage façade. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram.
2. An upper story may encroach up to 1.5 ft. into the setbacks.
3. Porches on facades shall be a minimum of 6 ft. in depth.

Building Height –
1. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
2. The height of a porch floor shall be at +1.5 ft. min.
3. A portion of the building with lot coverage no greater that 240 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at +7 ft. max.
6. Refer to the Building Height Matrix for maximum dimensions.

Parking Placement –
1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within the alley if present.

Building Use –
Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

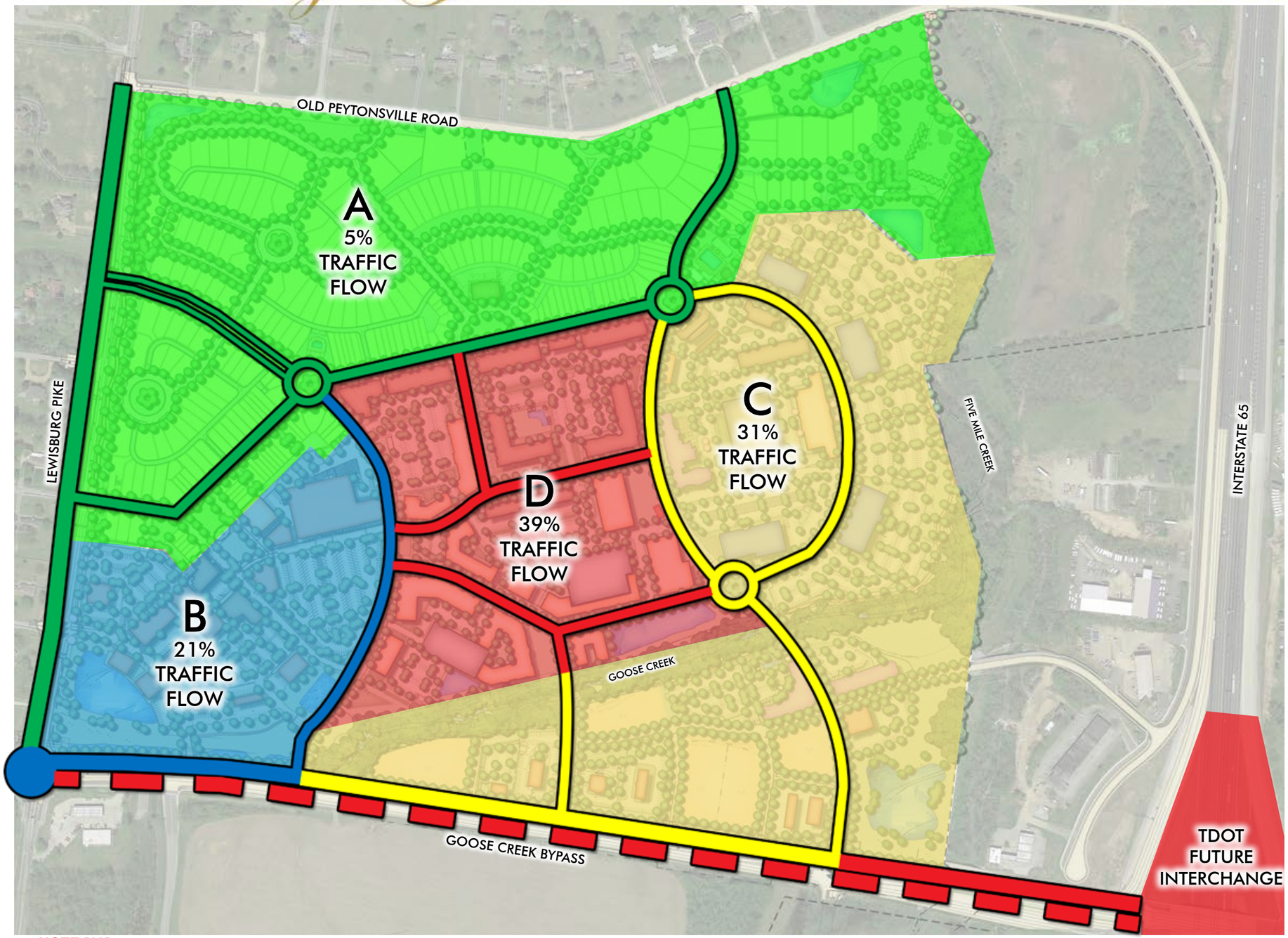
Granny Flat: The number of bedrooms available for granny flat is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling.

Refer to Minimum Parking Requirements Matrix (p. A30).

THOROUGHFARE STANDARDS



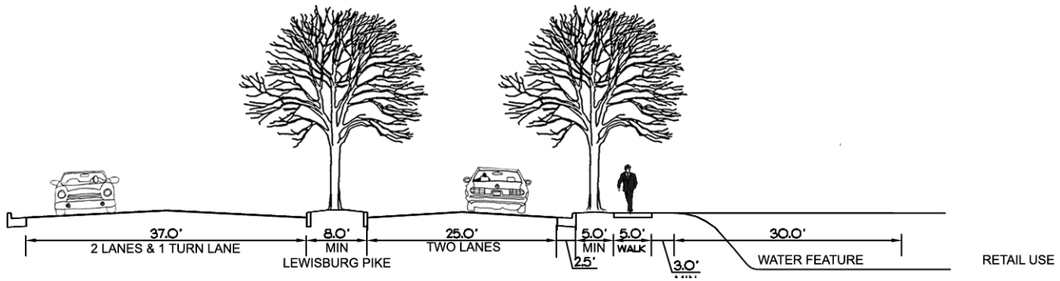
NOTE [17]



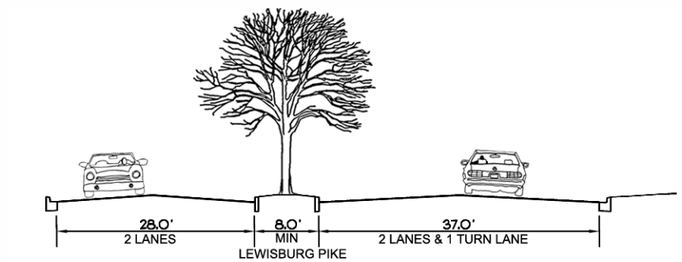
NOTE [18]

PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, ~~except for the fire station~~, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.



1 STREET SECTION (1"=20')
LEWISBURG PIKE*



2 STREET SECTION (1"=20')
LEWISBURG PIKE*

THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

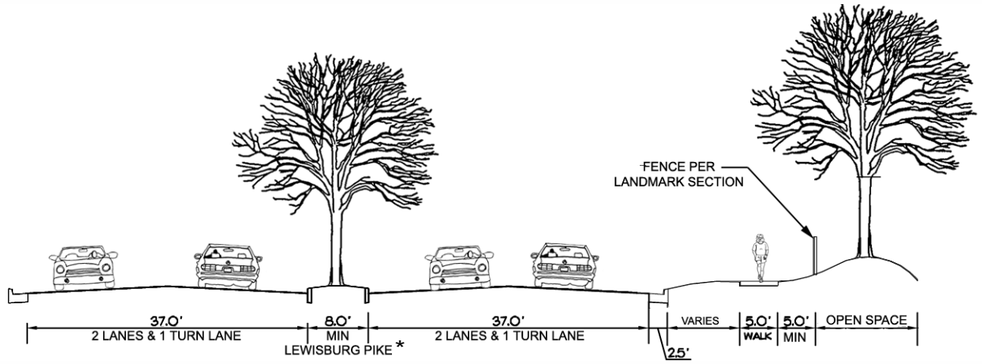
THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY





*LEWISBURG PIKE DIMENSIONS TO BE COORDINATED WITH THE CITY OF FRANKLIN AND ITS MAJOR THOROUGHFARE PLAN



3 STREET SECTION (1"=20')
LEWISBURG PIKE*



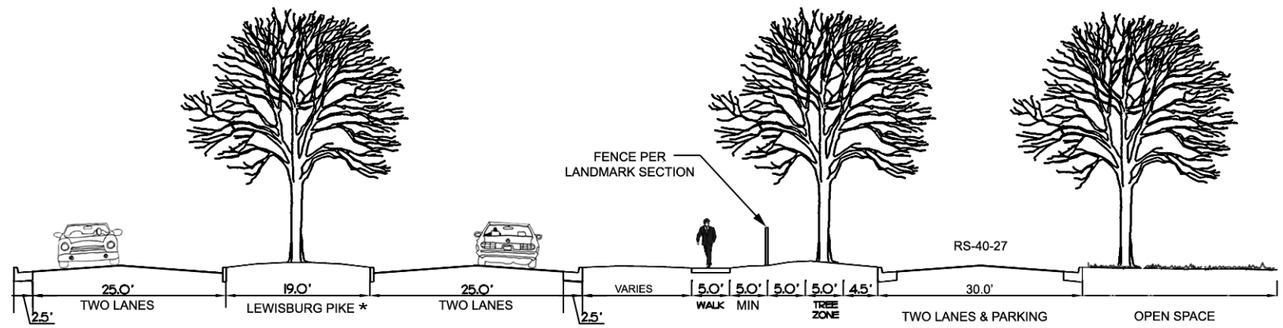
THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

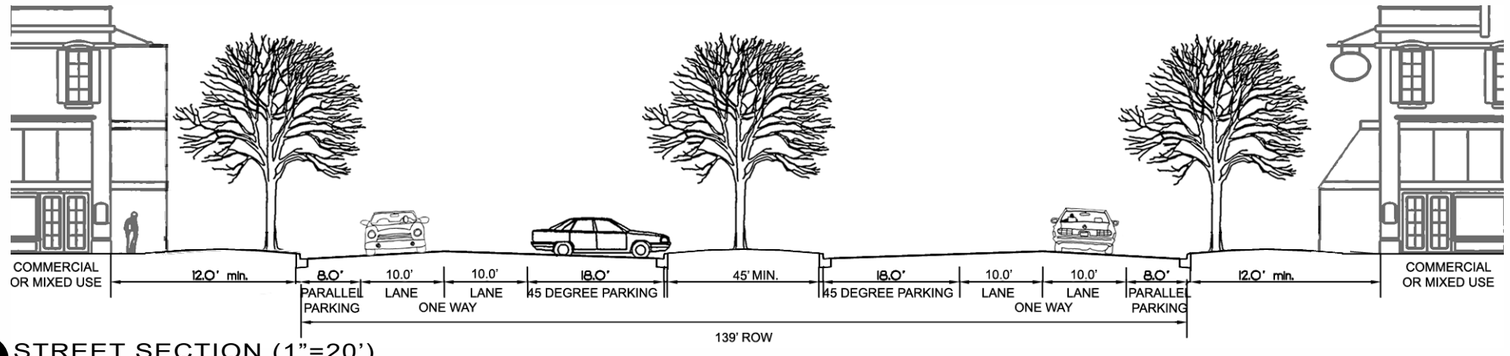
CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY



4 STREET SECTION (1"=20')
LEWISBURG PIKE*

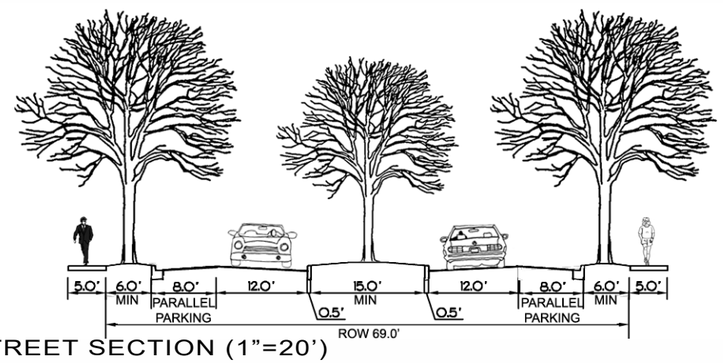


*LEWISBURG PIKE DIMENSIONS TO BE COORDINATED WITH THE CITY OF FRANKLIN AND ITS MAJOR THOROUGHFARE PLAN



5 STREET SECTION (1"=20')
CBV-139-92





6 STREET SECTION (1"=20')
RBV-69-38

THOROUGHFARE DESIGNATIONS

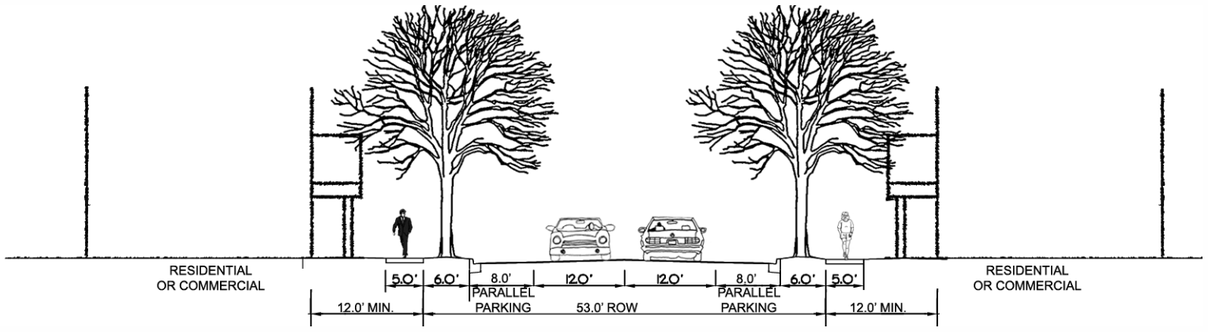
XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

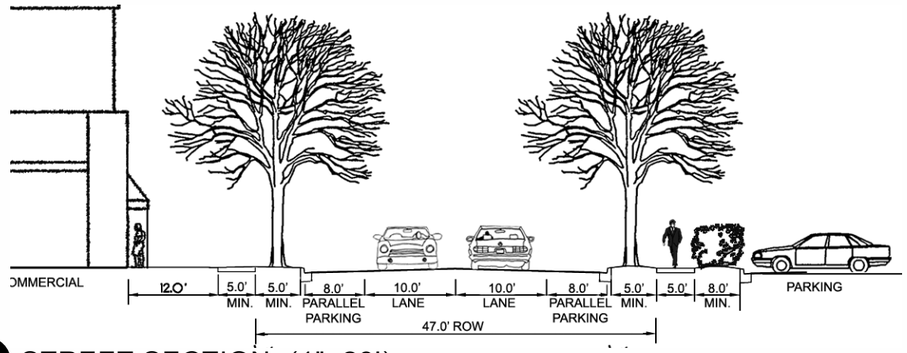
CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY





7 STREET SECTION 'G' (1"=20')
CS-53-38





8 STREET SECTION (1"=20')
CS-45-38

THOROUGHFARE DESIGNATIONS

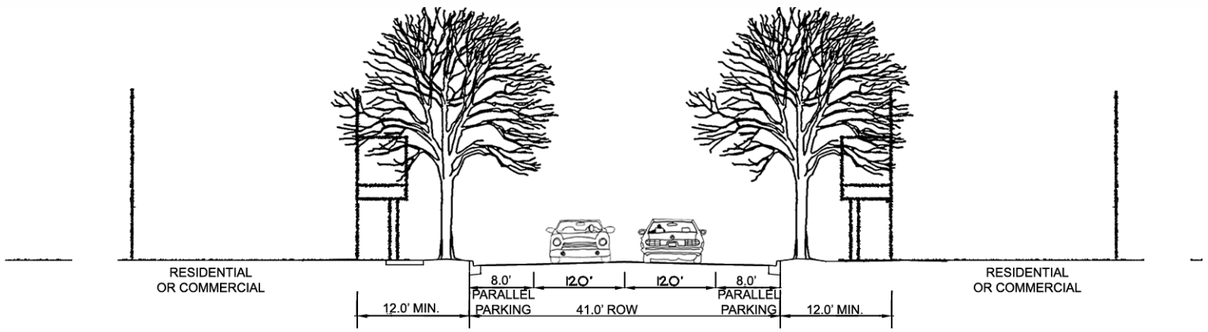
XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY





9 STREET SECTION (1"=20')
CS-41-38

THOROUGHFARE DESIGNATIONS

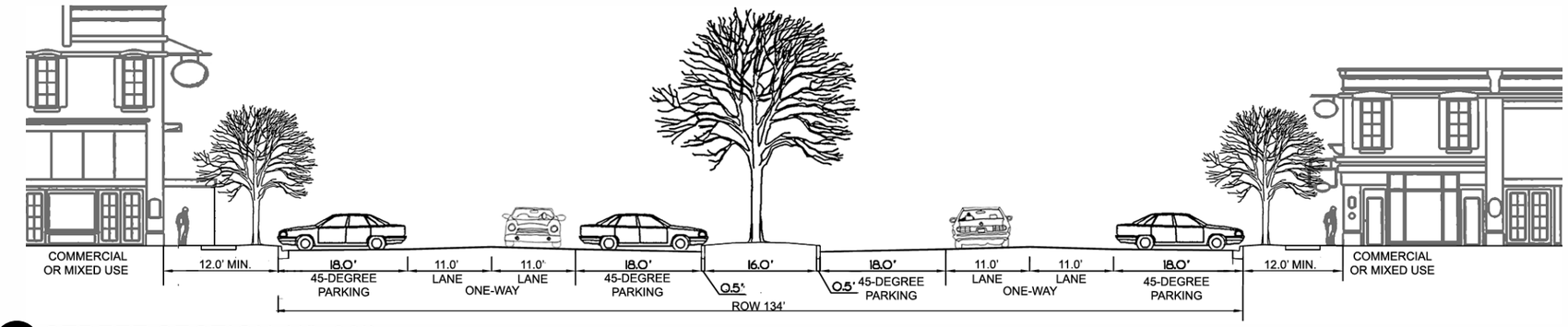
XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

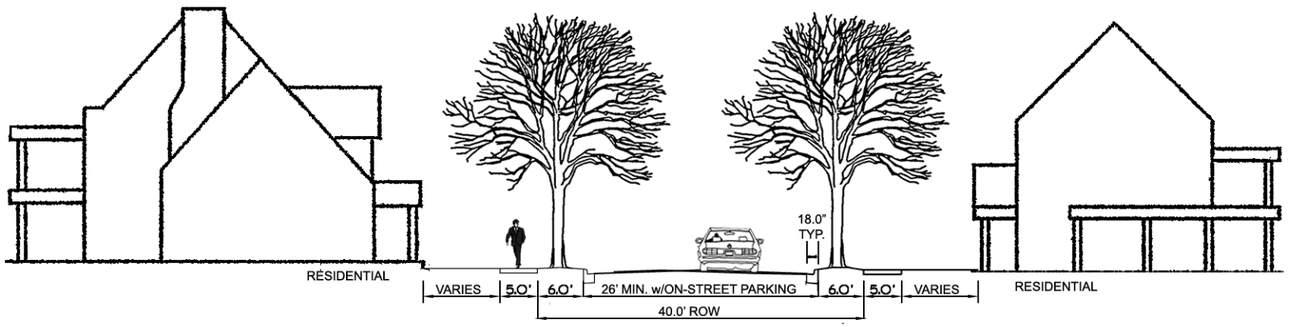
CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
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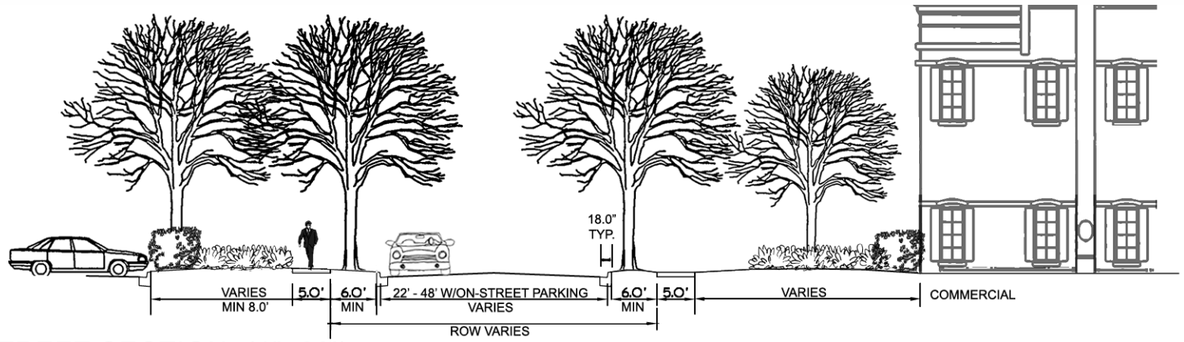
10 STREET SECTION (1"=20')
CBV-134-112





11 STREET SECTION (1"=20')
RS-40-27





12 STREET SECTION (1"=20')
CS-V-24

THOROUGHFARE DESIGNATIONS

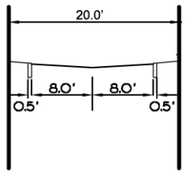
XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY





13 TYPICAL RESIDENTIAL ALLEY (1"=20')
RA-20-16

THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY





















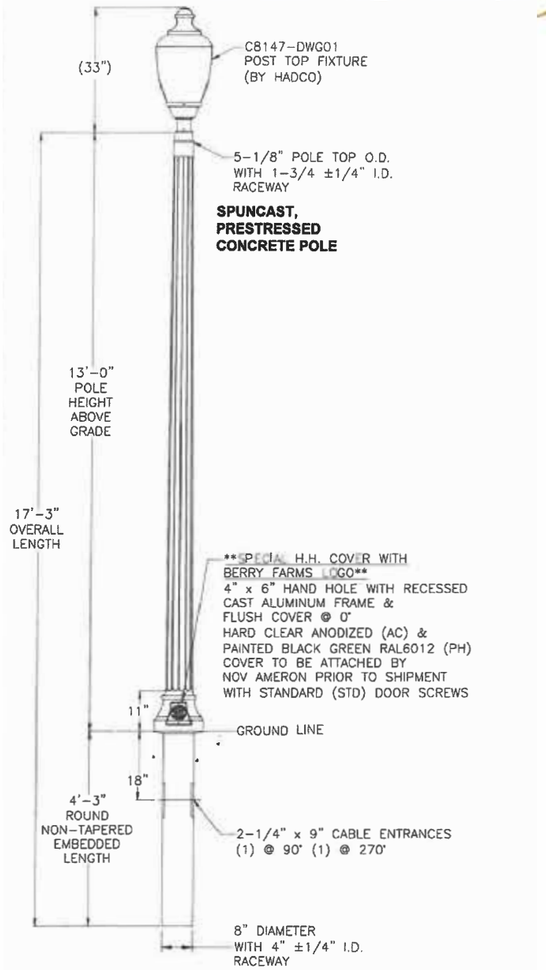
NOTE [19]

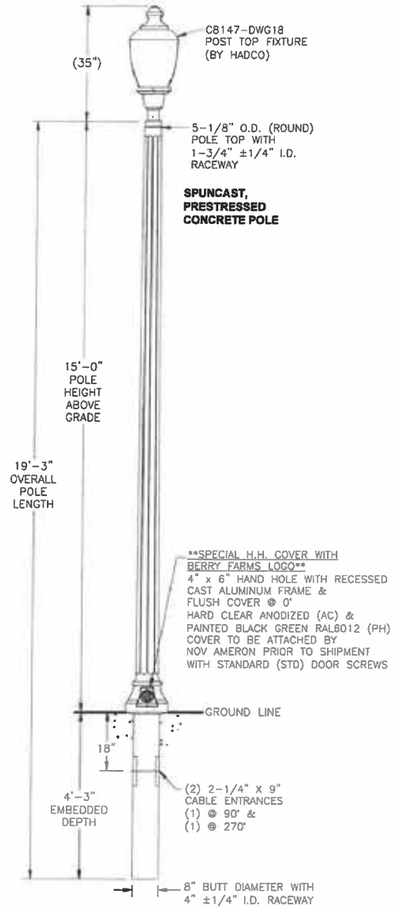
Design Guidelines

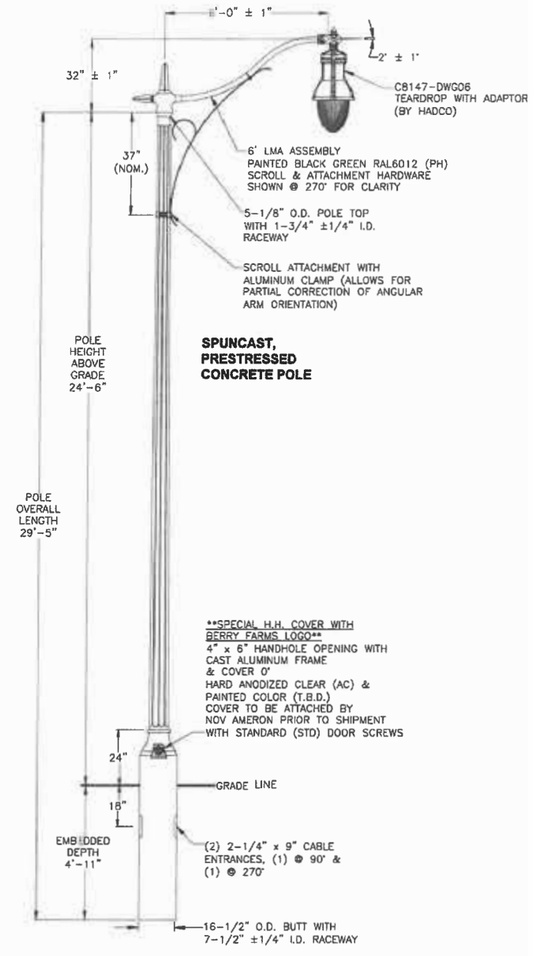


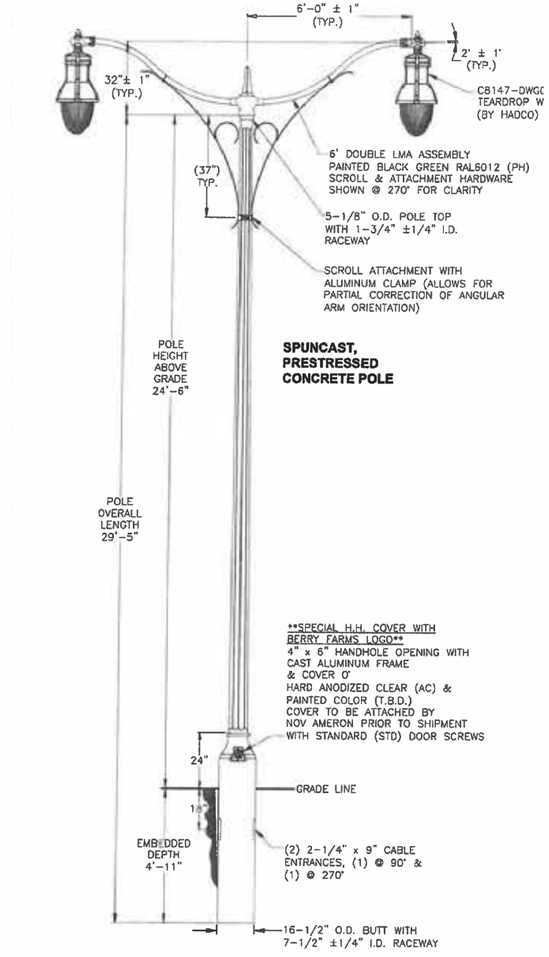
Site Amenities

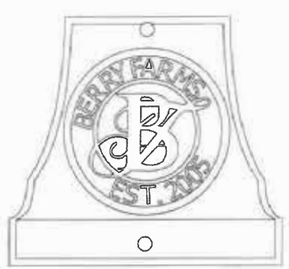
NOTE [20]









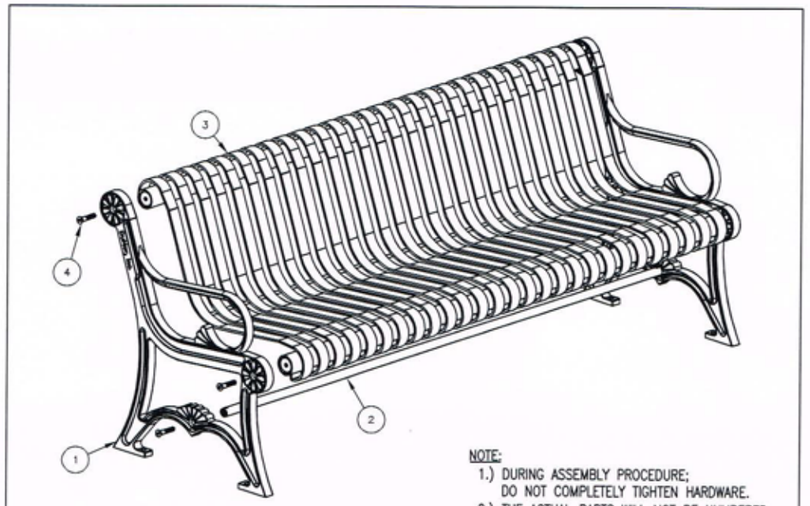


SPECIAL H.H. COVER WITH BERRY FARMS LOGO DETAILS

NOTE [21]

*FOR NON-RESIDENTIAL DEVELOPMENTS WITH STRUCTURES THIRTY-FIVE (35) FEET OR LESS IN HEIGHT, FIXTURES SHALL NOT EXCEED TWENTY (20) FEET IN HEIGHT. FOR NON-RESIDENTIAL DEVELOPMENTS WITH STRUCTURES GREATER THAN THIRTY-FIVE(35) FEET IN HEIGHT, FIXTURE SHALL NOT EXCEED A HEIGHT OF THIRTY (30) FEET. SHOEBOX-STYLE LIGHTING FIXTURES SHALL NOT BE USED FOR POLES OF SIXTEEN (16) FEET OR LESS IN HEIGHT.

-FRANKLIN DESIGN STANDARDS (ORDINANCE 2001-29 -APRIL 9,2002)



NOTE:
1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED: NUMBERS ONLY APPLY TO DRAWING.

STEP 1:
USE 2 – PCS. CAST IRON BENCH SUPPORT (1)
1 – PC. 6' ALL STL. SEAT ASSEMBLY (3)
4 – PC. 1/2" X 2 1/2" FLT. SKT. HD. CAP SCR. (4)
ATTACH CAST IRON BENCH SUPPORT (1) TO 6' ALL STL. SEAT ASSEMBLY (3) USING HARDWARE (4). TIGHTEN TO SNUG FIT.

STEP 2:
USE 1 – PC. 71 3/4" PIPE BRACE (2)
2 – PCS. 1/2" X 2 1/2" FLT. SKT. HD. CAP SCR. (4)
ATTACH 71 3/4" PIPE BRACE (2) TO STEP 1 ASSEMBLY USING HARDWARE (4). TIGHTEN TO SNUG FIT.

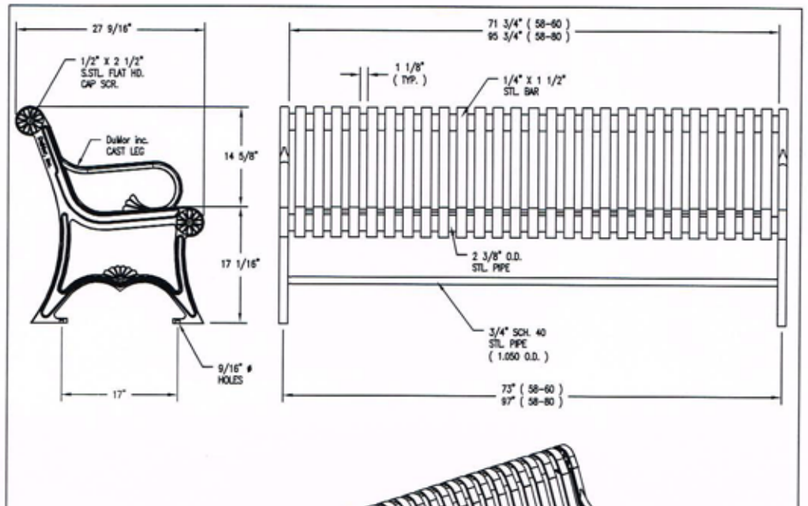
STEP 3:
UPON COMPLETION OF BENCH ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.

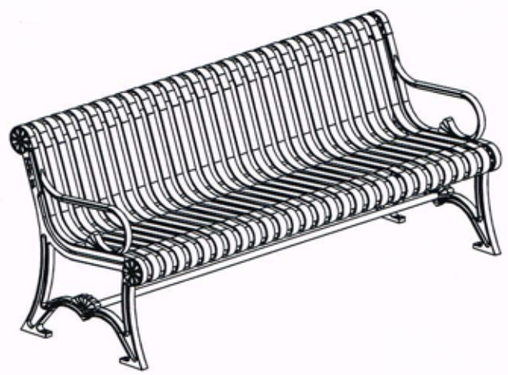
STEP 4:
MOUNT AND ANCHOR AS SPECIFIED.

ITEM	QTY	PART NO	DESCRIPTION
1	2	0-57-00-02	CAST IRON BENCH SUPPORT
2	1	0-57-60-04	71 3/4" PIPE BRACE
3	1	0-58-60-01	6' STL SEAT
4	6	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : BENCH ASSEMBLY	
DATE DRAWN : 3/22/94		
DRAWN BY : AH		
DATE REV. : 11/21/99	REV. D	DRAWING NUMBER 58 SERIES
REV. BY : JSB		SHEET 2 OF 2



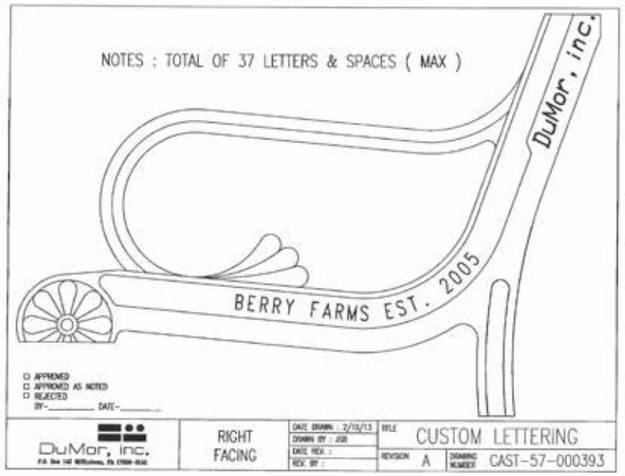


NOTES COLOR: RAL6012
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)
☒ CUSTOM LETTERING (37 SPACES) See attached Casting

LENGTH OPTIONS
☒ 6' BENCH
☐ 8' BENCH

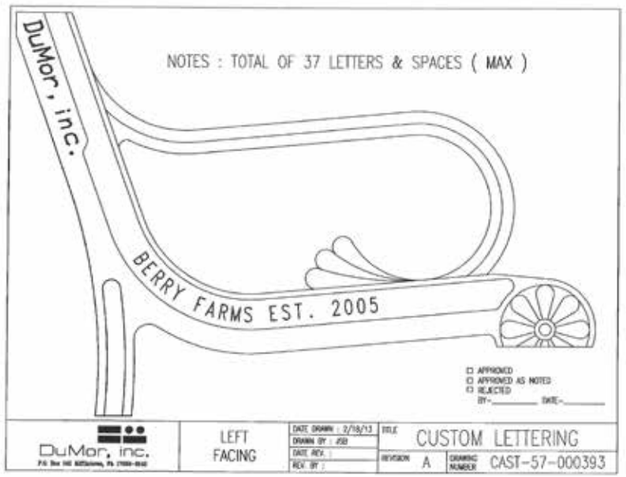
DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : BENCH	
DATE DRAWN : 3/22/94		
DRAWN BY : AH		
DATE REV. : 11/21/99	REV. D	DRAWING NUMBER 58 SERIES
REV. BY : JSB		SHEET 1 OF 2



DuMor, inc.

RIGHT FACING	DATE DRAWN : 2/19/13	TITLE CUSTOM LETTERING
	DRAWN BY : JSB	
	DATE REV. :	
	REV. BY :	REVISION A DRAWING NUMBER CAST-57-000393



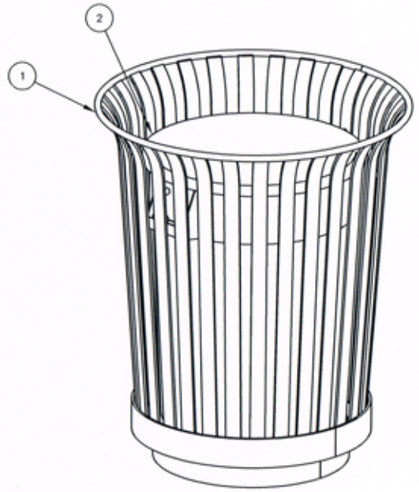
DuMor, inc.

LEFT FACING	DATE DRAWN : 2/19/13	TITLE CUSTOM LETTERING
	DRAWN BY : JSB	
	DATE REV. :	
	REV. BY :	REVISION A DRAWING NUMBER CAST-57-000393

BERRY FARMS STANDARD FIXTURES IN COMMON OPEN SPACE
ALTERNATE SITE FURNISHINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE FOR BERRY FARMS COMMERCIAL ASSOCIATION OF OWNERS.

NOTE [21]

NOTE:
1.) RECEPTACLE SHIPPED FULLY ASSEMBLED.
2.) SEE SH1 FOR COVER OPTION.
3.) MOUNT AND ANCHOR AS SPECIFIED.



ITEM	QTY	PART NO	DESCRIPTION
4	1	K-ANC0860-3	1/2" X 3 3/4" SS ANCHOR KIT (3PCS)

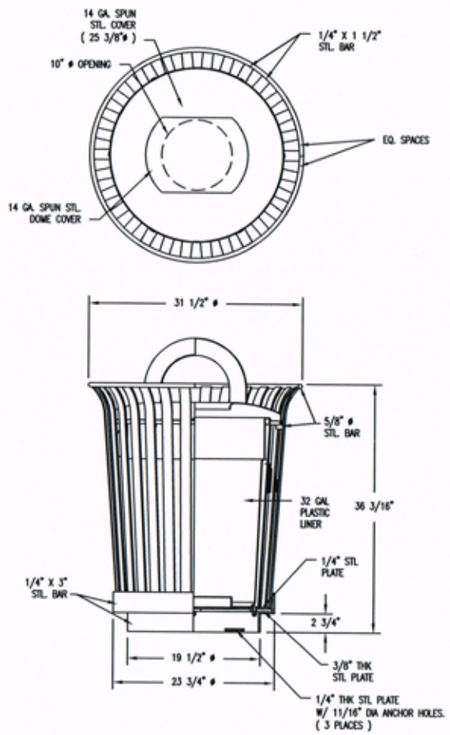
ITEM	QTY	PART NO	DESCRIPTION
1	1	0-84-30	30 GAL STL RECEPT ASSEMBLY
2	1	49-32	32 GAL PL LINER W/ HANDLE, BLK

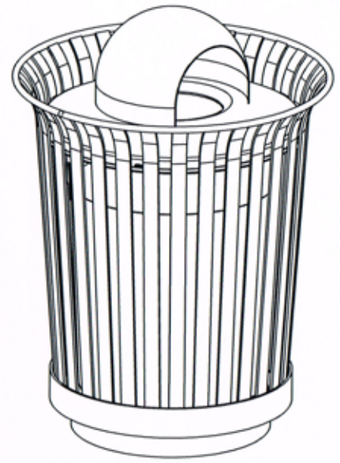
DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

TOOLS REQ'D
3/4" WRENCH
DRILL & 1/2" MASONRY DRILL BIT

DATE DRAWN : 08/20/12
DRAWN BY : RDH
DATE REV. : 01/18/10
REV. BY : ESS

TITLE RECEPTACLE
REVISION E
DRAWING NUMBER 84-32 SH2





COLOR: RAL6012

NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

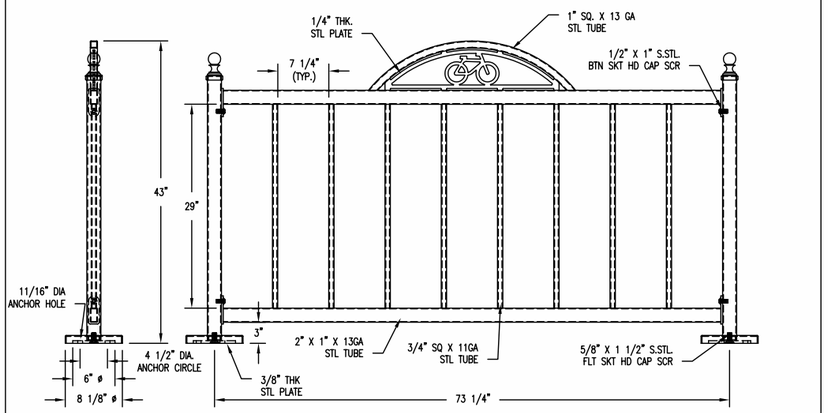
DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

DATE DRAWN :10/20/97
DRAWN BY : AH
DATE REV. : 12/28/12
REV. BY : JSB

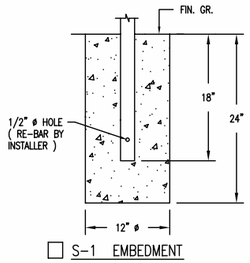
TITLE RECEPTACLE
REVISION G
DRAWING NUMBER 84-32-DM

BERRY FARMS STANDARD FIXTURES IN COMMON OPEN SPACE
ALTERNATE SITE FURNISHINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE FOR BERRY FARMS COMMERCIAL ASSOCIATION OF OWNERS.

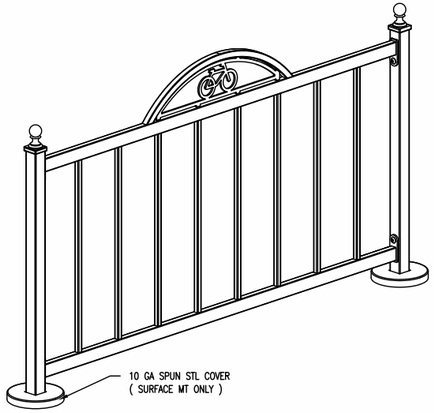
NOTE [21]



* ☐ S-2 SURFACE MOUNT *
(SEE NOTES)



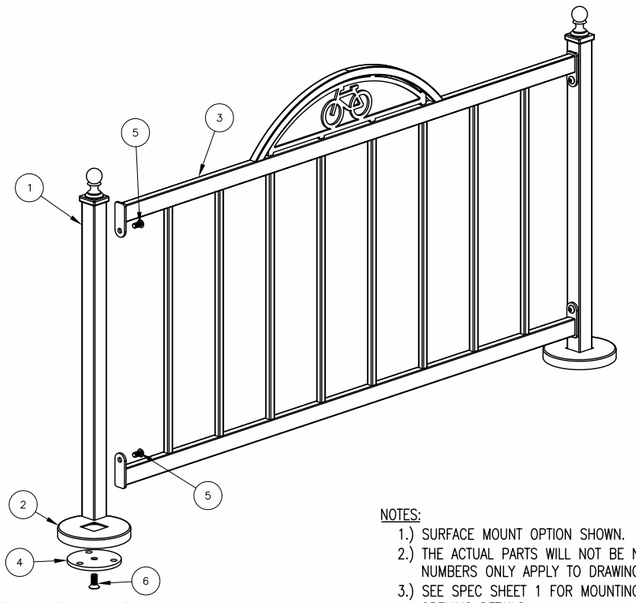
☐ S-1 EMBEDMENT



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.
* UPCHARGE APPLIES TO SUPPORT OPTION - CONSULT YOUR LOCAL REPRESENTATIVE.

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : BIKE RACK			
DATE DRAWN : 10/14/09				
DRAWN BY : AWH	REV.	DRAWING NUMBER		SHEET
DATE REV. :	A	188-09		1 OF 2
REV. BY :				



INSTALLATION FOR SURFACE MOUNT

STEP 1:
USE 2 - PCS. 2" SQ. SUPPORT POST FOR SURFACE MOUNT (1)
2 - PCS. 10 GAUGE X 8" DIA. ANCHOR PLATE COVER (2)
2 - PCS. 3/8" THICK SURFACE MOUNT PLATE (4)
2 - PCS. 5/8" X 1 1/2" SS FLT SKT HD CAP SCREW (6)
SLIDE 10 GAUGE ANCHOR PLATE COVER (2) ONTO 2" SQ. SUPPORT POST FOR SURFACE MOUNT (1). ATTACH 3/8" THICK SURFACE MOUNT PLATE (4) TO 2" SQ. SUPPORT POST FOR SURFACE MOUNT (1) USING HARDWARE (6). TIGHTEN HARDWARE.

STEP 2:
USE 1 - PC. STL BIKE RACK FRAME, 9 OPENINGS (3)
4 - PCS. 1/2" X 1" SS BTN SKT HD CAP SCREW (5)
ATTACH STL BIKE RACK FRAME, 9 OPENINGS (3) TO STEP 1 ASSEMBLY USING HARDWARE (5). SQUARE AND TIGHTEN HARDWARE.

STEP 3:
ANCHOR AS SPECIFIED ON SHEET 1.

NOTES:
1.) SURFACE MOUNT OPTION SHOWN.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED; NUMBERS ONLY APPLY TO DRAWING.
3.) SEE SPEC SHEET 1 FOR MOUNTING AND OPENING DETAILS.

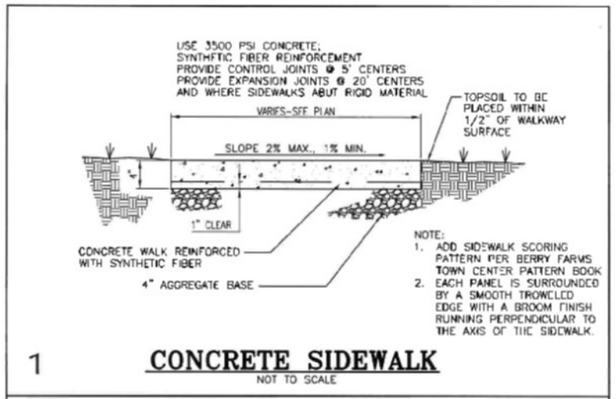
ITEM	QTY	PART NO	DESCRIPTION
1	2	0-188-00-02/S-2	2" SQ SUPPORT POST FOR SURFACE MOUNT
2	2	0-188-00-04	10 GA X 8" DIA STL ANCHOR PLATE COVER
3	1	0-188-09-01	STL BIKE RACK, 9 OPENINGS
4	2	0-83-00-03	3/8" THK SURFACE MOUNT PLATE
5	4	1-12-056	1/2" X 1" SS BTN SKT HD CAP SCR
6	2	1-12-102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR

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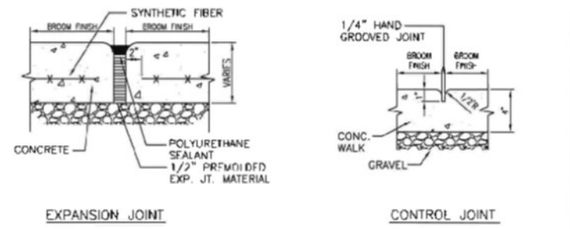
SCALE : NONE	TITLE : BIKE RACK ASSEMBLY			
DATE DRAWN : 10/14/09				
DRAWN BY : AWH	REV.	DRAWING NUMBER		SHEET
DATE REV. :	A	188-09		2 OF 2
REV. BY :				

BERRY FARMS STANDARD FIXTURES IN COMMON OPEN SPACE
ALTERNATE SITE FURNISHINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE FOR BERRY FARMS COMMERCIAL ASSOCIATION OF OWNERS.

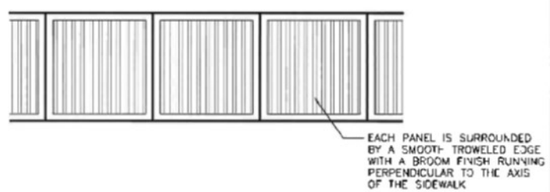
NOTE [21]



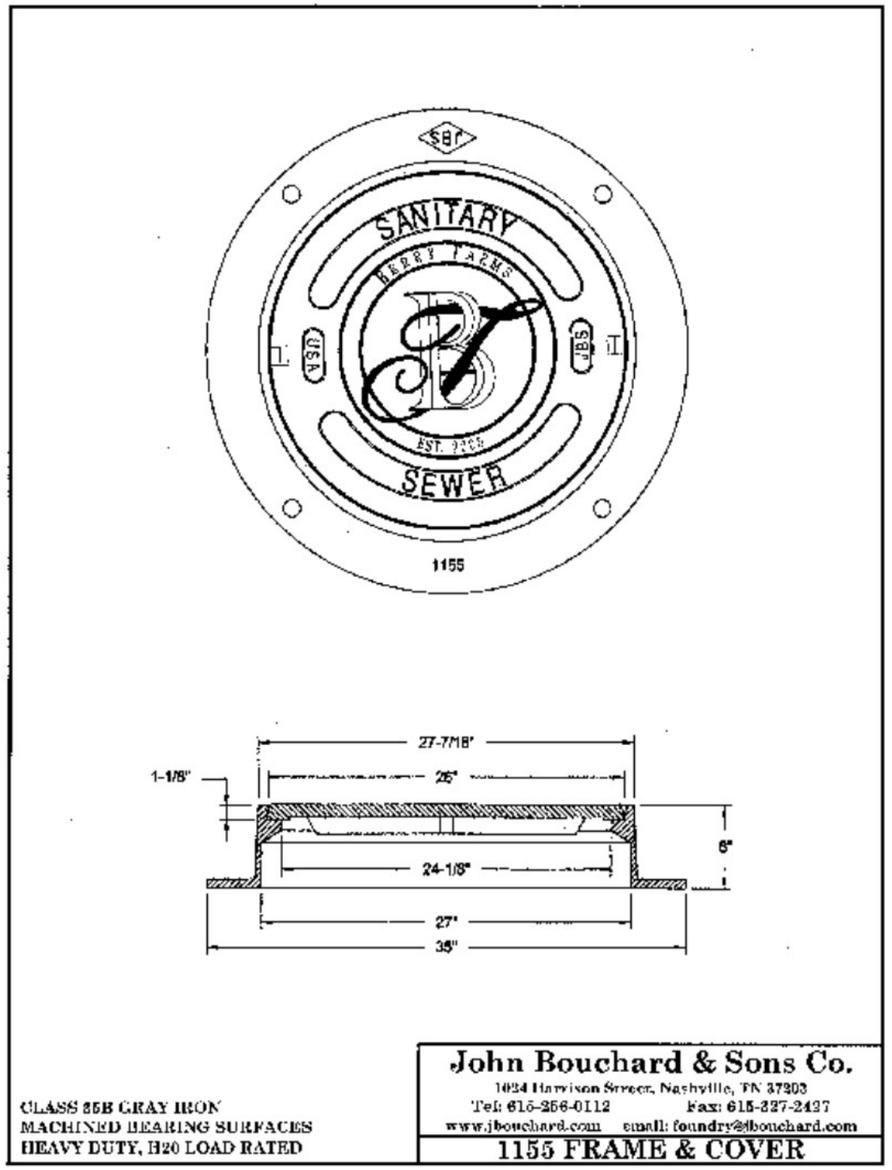
1 **CONCRETE SIDEWALK**
NOT TO SCALE



2 **SIDEWALK JOINTS**
NOT TO SCALE

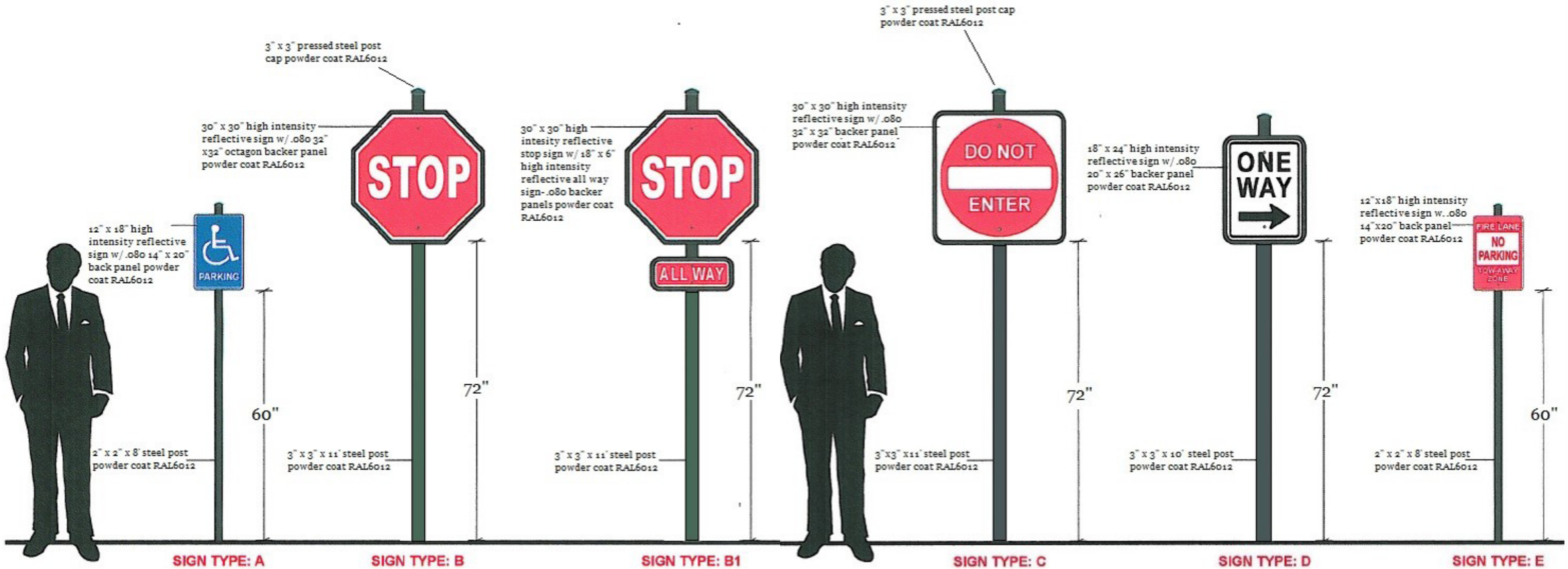


3 **TYPICAL CONCRETE SIDEWALK**
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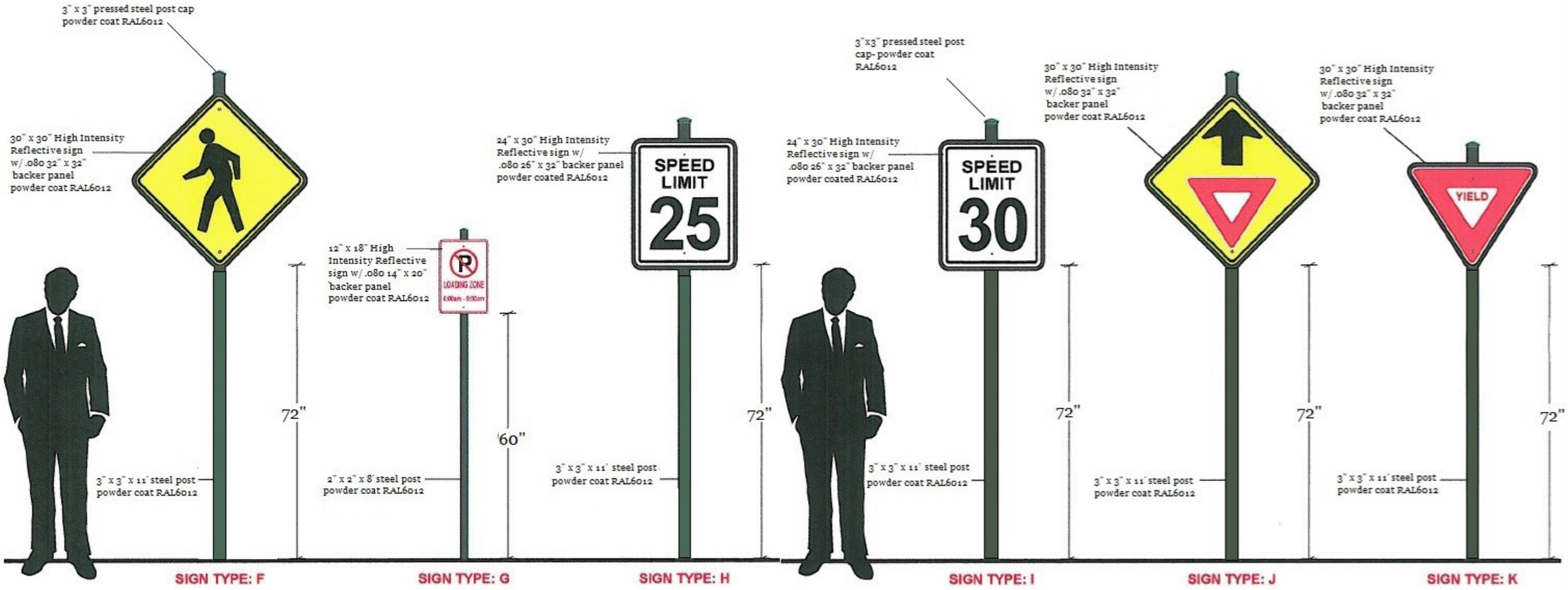
BERRY FARMS STANDARD FIXTURES IN COMMON OPEN SPACE
ALTERNATE SITE FURNISHINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE FOR BERRY FARMS COMMERCIAL ASSOCIATION OF OWNERS.

NOTE [21]



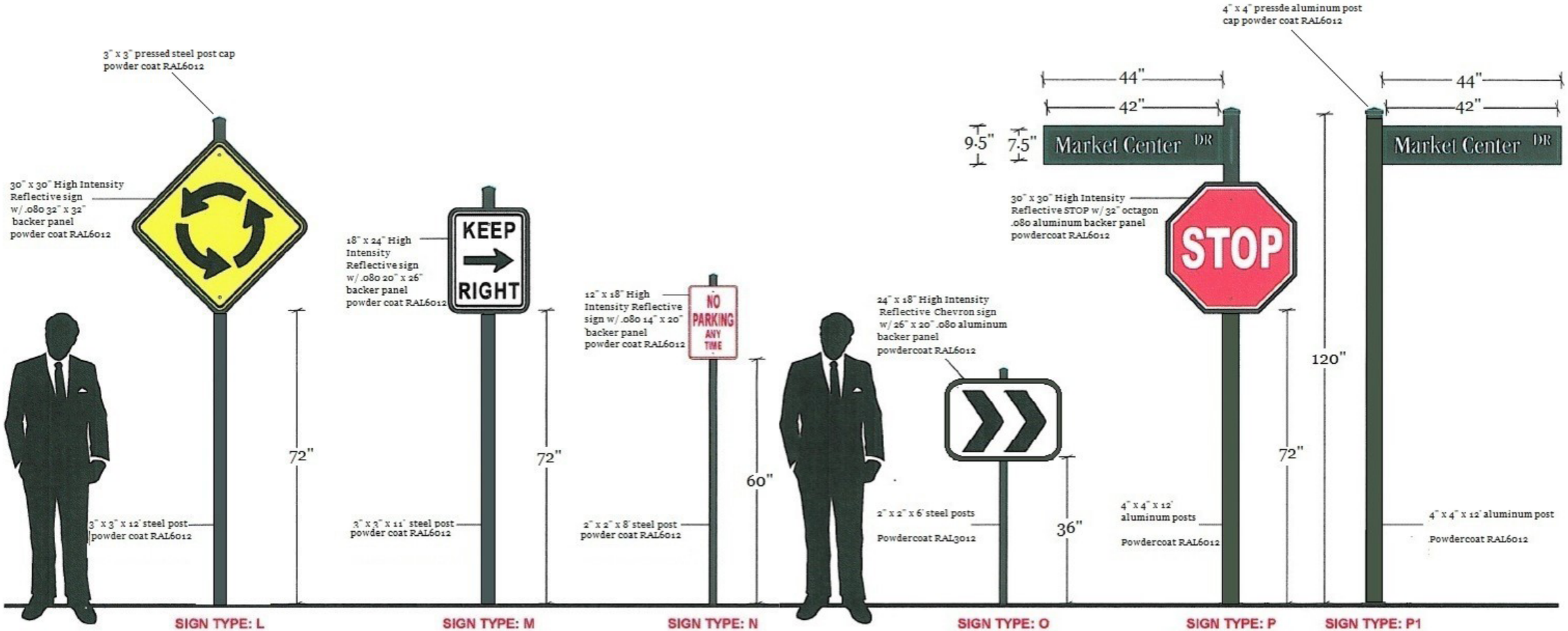
NOTE: each post has a pressed steel or aluminum post cap powder coat RAL6012- cap size same as post size.

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NOTE [21]

Appendix: Architectural Guidelines

I. DESIGN FOUNDATION

II. DESIGN PRINCIPLES

1. PROPORTION
2. DIFFERENTIATION
3. HIERARCHY
   - A. CENTRALITY
   - B. HIERARCHY OF BUILDING PLANES
   - C. MASSING
4. BALANCE
5. CONSISTENCY
6. SOLIDITY
7. SIMPLICITY
8. RESPECT FOR THE PUBLIC REALM

III. ARCHITECTURAL DETAILS

IV. BUILDING TYPES

V. PARKING AND HEIGHT RATIOS

I. DESIGN FOUNDATION

The design foundation for Rural Plains is rooted in Middle Tennessee history. Franklin's creation in 1799 coincided not only with Berry ancestor John Henderson's move to Rural Plains, but the infant United States' infatuation with what later would be called Federal architecture.

This new Federal style was captured in the architecture of early Middle Tennessee in houses such as Traveller's Rest and Fairvue. Each of these houses is unique, but classical architectural principles from Greece and Rome are clearly the unifying feature. This rebirth of interest in pure classical arrangements had its origins in England with Lord Burlington at his home Cheswick around 1730, but came to represent for men like Jefferson the physical embodiment of the principles of the "New Republic." The somewhat austere neoclassical revival from England was enriched by Jefferson's exposure to the more delicate architectural refinements of France as well as exposure to the work of Robert and James Adams in England. In addition to looking back to Palladio's earlier rediscovery of Roman architectural principals during the Renaissance, architects in the New Republic were inspired by the remarkable revelations that came to light from the archeological digs at Herculaneum and Pompeii between 1738 and 1748.

The foundation principle guiding all classical architecture was expressed best by Aristotle's idea of taxis, the "orderly arrangement of parts." Architecture and the manipulation of space at Berry Farms are not meant to slavishly recreate copies of Federal architecture, but rather follow the principles that under gird Federal architecture. Particularly in relationship to the non-residential components of the village center and village core, building design need not mimic stylistic details, but rather follow the underlying classical principles. These are elaborated throughout the following design principles.

Traveller's Rest, 1799. (Below) This house built of beaded weatherboarding has undergone many changes since its early days dating back to the Federalist period.





Fairvue, 1830-1845. (Above) The concept of taxis addresses the issue of mass as it helps divide a building either vertically or horizontally. The center of a building becomes the most important part when used effectively as illustrated by the plantation house of Fairvue whose height to width

II. DESIGN PRINCIPLES

At Berry Farms there are seven key principles guiding the design of the built environment:

1. PROPORTION
2. DIFFERENTIATION
3. HIERARCHY
4. BALANCE
5. CONSISTENCY
6. SOLIDITY
7. SIMPLICITY
8. RESPECT FOR THE PUBLIC REALM

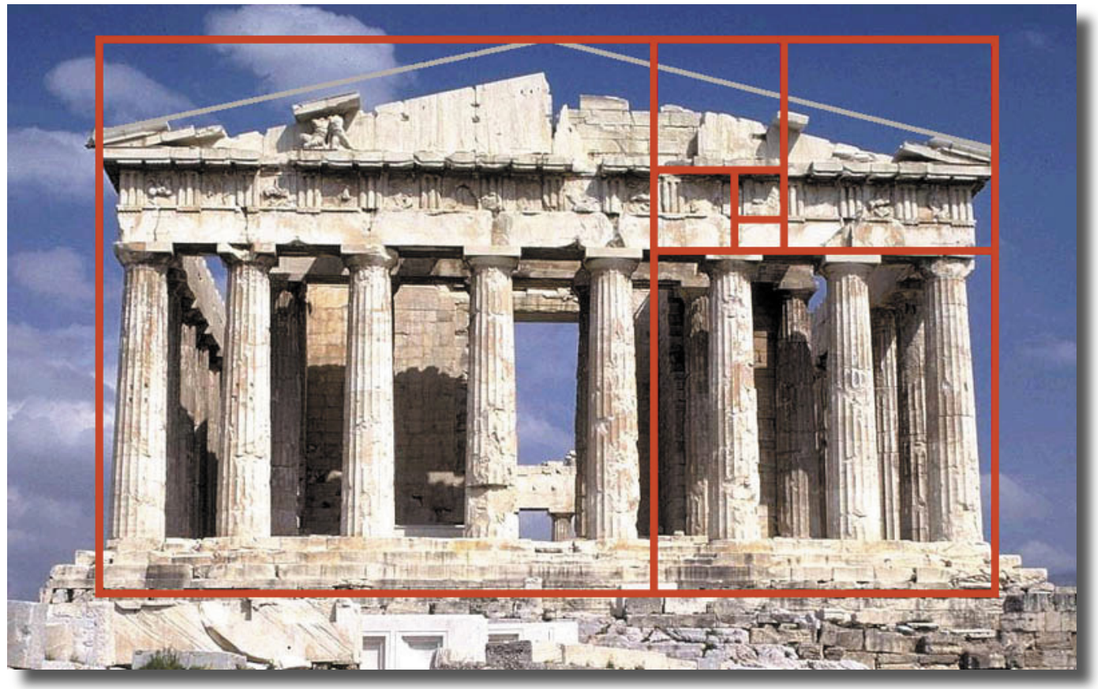
II.1. PROPORTION:

Proportion is that agreeable harmony between the several parts of a building, which is the result of a just and regular agreement of them with each other; the height to the width, this to the length, and each of these to the whole. (Vitruvius, Book One, Chapter Two).

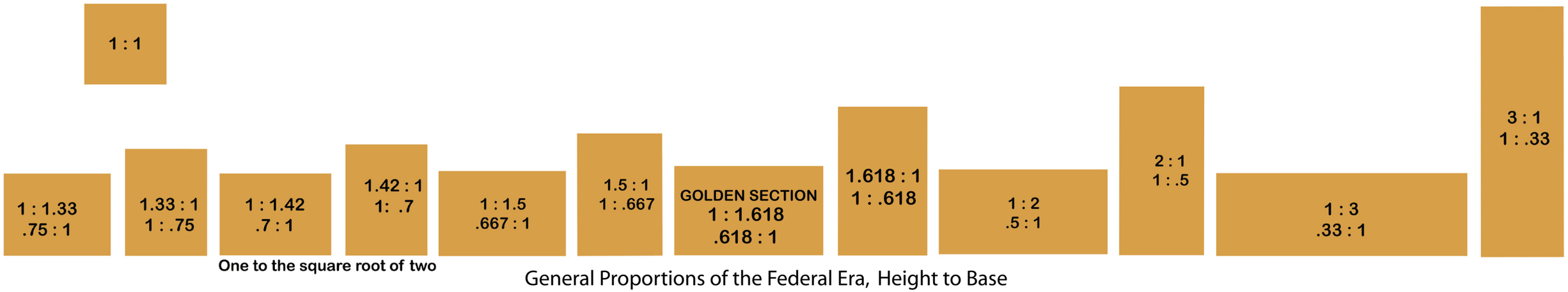
Buildings should be thoughtfully designed with attention to the relationship of the length, height and depth of facades and elements.

The proportions of the facade and buildings elements generally should mimic those most commonly used in the Federal era. Those proportions may be added together, and include the following:

- 1:1
- 1: 1.33 (.75:1)
- 1: square root of 2 (1: 1.42)
- 1:1.5 (.667:1)
- 1:1.618 (The Golden Section) (.618:1)
- 1:2 (.5:1)
- 1: 3 (.33:1)
- 1: 1.33 (.75:1)



Parthenon, Acropolis, Athens. The major architectural features of the parthenon fits within the golden rectangle, a shape designed by the ratio of the golden section, 1:1.61814.



General Proportions of the Federal Era, Height to Base

II.2. HIERARCHY

The concept of hierarchy differentiates between that which is important and that which is less important. This organizing principle has an impact on three areas: symmetry, the hierarchy of building facades, and the hierarchy of building massing.

A. Symmetry

"Symmetria" is the parity of the parts to one another; each corresponding with its opposite, as in the human figure. The arms, feet, hands, fingers, are similar to, and symmetrical with, one another; so should the respective parts of a building correspond. (Vitruvius, Book One, Chapter Two).

Symmetry refers to the classical principle that organizes building elements and the facade around a central axis emphasizing a restrained but clear expression of entrance and center upon which the human eye naturally focuses. The building and even more specifically the entrance are organized in such a way as to further emphasize the importance of the center. By the end of the 18th century, architects in Europe had become adept at emphasizing the center of building elements, even when the building elements themselves were in secondary or tertiary location within an overall scheme. This subsidiary concept is termed "recentering." Both centering and recentering are appropriate organizing principles for buildings at Berry Farms.

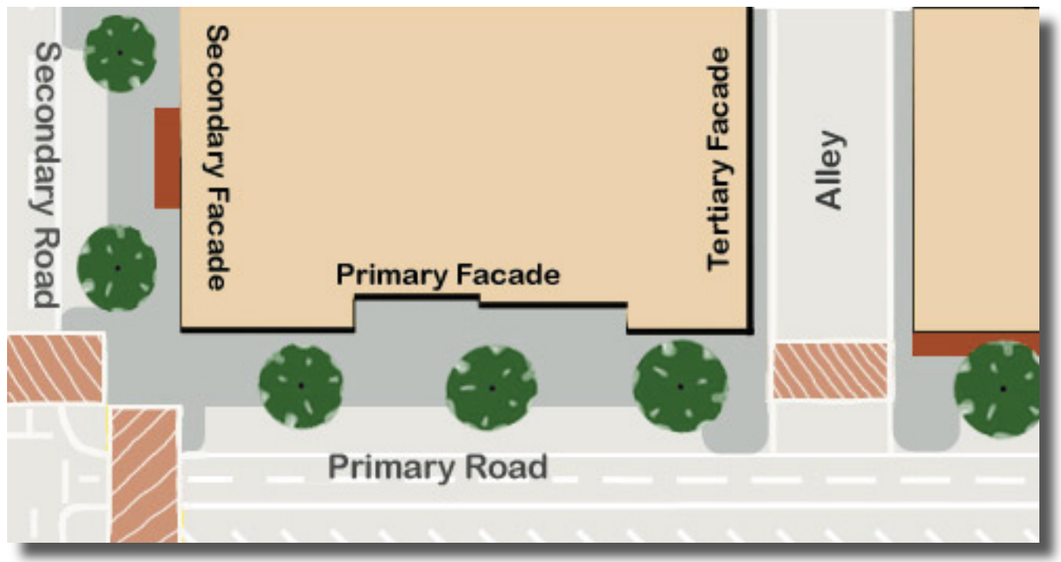
Symmetry: Dumbarton Oaks House, Washington, DC. Circa 1800.



B. Hierarchy of Building Facades

The specific treatment of each facade type varies according to the building type, but each approach shares certain common characteristics. The primary facade demands the greatest care in development of satisfactory architectural solution. The secondary facade, while not primary, still should be organized in such a manner as to meet the other design principles. The tertiary facade allows the most freedom in the organization of building elements.

Hierarchy of Building Facades:



B.1. Primary Facade

The Primary Facade adjoins a primary street or an important figural space such as a square or crescent park, and should clearly address the street or space it adjoins in such a way as to reinforce the quality of the street or figural space it adjoins. The Primary Facade should be considered the most important facade of a building since it most directly affects the dominant public realm that it adjoins.

Under normal conditions, the primary entry into a building should be accessed on the Primary Facade, and this entry point should be emphasized architecturally. The location of this entry ideally should be at the center of the facade unless the width of the building (or individual occupancy within the building) is below 25 feet, in which instance the entry point will likely need to be to one side or another, or when the building adjoins the intersection of two Primary streets, in which case a corner entry solution may be more appropriate. Regardless, the location of the primary entrance itself is the foremost determinant of the organization of the Primary Facade, with regards to articulation, massing, and proportion.

It is possible, as the example of Marriott Courtyard in Charlottesville, Virginia illustrates, to develop an appropriate side entrance on a Secondary Facade, but this approach still requires an appropriate handling of the Primary Facade.





Left: Downtown Franklin, TN. Central entry on Primary Facade.

Right: Retail at Market Common, Arlington, VA. A corner entry is appropriate when the building adjoins the intersection of two primary streets.



King Street, Alexandria, VA. The entry of the nearest building is to one side of the facade, as it is below 25 feet.



The Marriot Hotel, Charlottesville, VA. The primary entrance of this hotel is on a secondary street, but the hotel still addresses both the main street and the secondary street with architectural details.

B.2. Secondary Facade.

The Secondary Facade of a building adjoins either a secondary public street or a secondary public figural space, and should be designed with care to assure that it makes a contribution to the public realm. Like the Primary Facade, the human scale of the massing is important, and the same principles for division of the mass generally apply to the Secondary Facade. Additionally, recognizing the importance of the public realm, some architectural feature should be included on the secondary facade to enrich the public realm.

B.3. Tertiary Facade

The Tertiary Facade of a building fronts a commercial or residential alley, side yard or rear yard. If the Tertiary Facade faces a service drive at the intersection of a primary or secondary street, then some storefront treatment should be applied to the Tertiary Facade within 15 feet of the corner of the other frontage plane.

C. Hierarchy of Building Massing

The massing organization of primary and secondary facades generally will express a central axis with dominant, secondary and even tertiary flanking elements. The building mass of the Primary Facade should reinforce the importance of the entry as well as keep the mass at a human scale.



King Street, Alexandria. This small corner retail store addresses the main street and the secondary street with openings (windows and doors), landscaping, and box windows with greenery.



A primary street intersection with a secondary street. The secondary facade of this Schilling Farms residential house has been enhanced by a side porch.



A primary street intersection with a residential alley. Both the front and side facades have openings, landscaping, and interest from the street.

II.3. DIFFERENTIATION

The subtle differentiation between the elements of a building is a characteristic of Federal architecture. The design of buildings at Berry Farms should provide differentiation in several ways: Vertically, horizontally, in palette (both color and material) and in architectural detail. Differentiation should further emphasize function, hierarchy, and solidity.

II.3.A. Vertically

The building facade should be designed so that there is a clear sense of base, middle and top. Palladio's Villa Rotunda articulates this tripartite division both horizontally and vertically and thus is a good prototype, for contemporary examples. The central porch and the neighboring sides of the Villa Rotunda reinforce the vertical division. The central porch is comprised of three parts: the stairs (base), the columns (middle), and the portico (top).

The Marriott building (on the bottom left) and the Schilling Farms Business Center in a Boyle community use different materials and shapes to articulate the tripartite scheme of top, middle, and base.



Villa Rotunda, Italy.



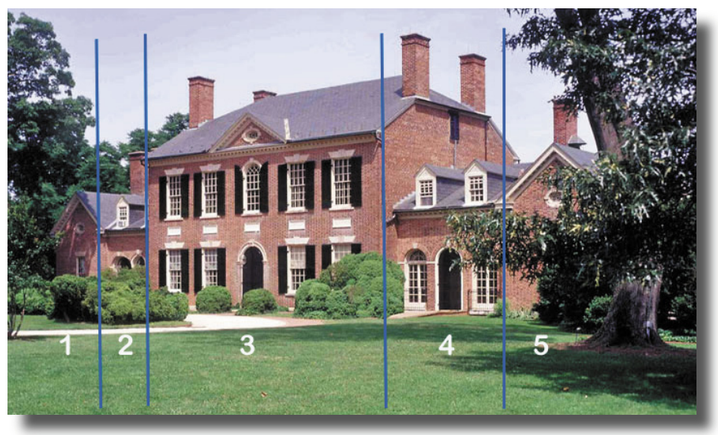
The Schilling Farms Business Center illustrates a clear division of the vertical facade. In the picture, the base is articulated in a differently colored brick, while windows and brick columns characterize the middle, and a band of brick, flanked by off white trim, separates the skyline from the middle.

II.3.B. Horizontally

When the length of a facade in comparison to its height reaches an excessive proportion, the facade will need to be broken into divisions. Generally, the longer a building facade, the greater the requirement to break the facade into smaller masses. Additionally, this division facilitates the introduction of additional entry points for commercial buildings, each carefully organized within the individual mass. The number of divisions required will vary according to both the length of the facade and its general height. The facade should be broken up horizontally when it exceeds 2:1, but it must be broken up if the facade is greater than one story and exceeds 2.5:1. This can be done by a change in the horizontal plane or a change in the vertical mass of the building or both. This is both an issue of relating to human scale as well as satisfying the visual concern.

Regardless of the number of divisions of the Primary Facade, the centrality of the building should be emphatically articulated. There are numerous ways to achieve this articulation, but one approach has been used throughout history with great success. This approach is to shape the central mass in such a way three dimensionally that it implies clear prominence. This may occur by:

- The shear dominating size of the central mass (greater than its subsidiary flanks).
- The introduction of a bulging or protruding shape (the central mass, for instance, could be bowed)
- The inclusion of a top or an element on the facade, which accentuates the prominence of the central mass



Woodlawn Plantation, Virginia circa 1805.

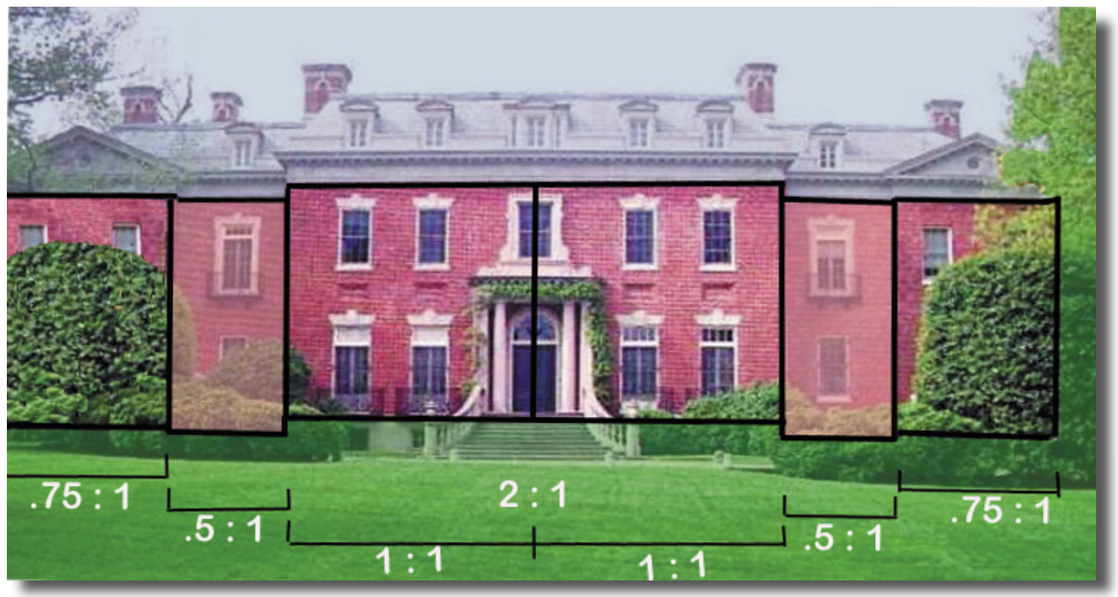
By looking at this Virginian federal style house, a horizontal division of space into five parts is clearly evident.



Easton Retail Building, Ohio.
The Easton retail building (shown left) incorporates a tripartite scheme into its principal facade by emphasizing the central entry. The central section is the most distinctive element on this building because of its dominating size, its protruding nature, and by incorporating a federal-style pediment.

Dumbarton Oaks

For example, the Dumbarton Oaks House in Washington, DC built in 1800
has a two story Primary Facade approximately 120 feet long and less than 30 feet high and is divided into five parts whereas a taller building might have been divided into only three parts. For example, had the Dumbarton Oaks Primary Facade only been 70 feet in width but with the same two story configuration, the facade would have likely been divided into only three parts. What are driving the appropriate division of massing is the overall proportion of the facade and the proportion of the individual divisions. What we find in late Neo Classical architecture is a tendency to break down the mass of a facade when the proportion exceeds two parts horizontally to one part vertically. In fact, the Neo Classical architect rarely allowed the mass to exceed one and one half to one (facade width to facade height) without division.



Dumbarton Oaks, Washington, DC. Circa 1800

Recent Example of Horizontal Division of the Facade

Boyle's Schilling Farms' Helena Chemical building breaks the massing horizontally by dividing the facade into three parts horizontally and retaining the central entry part as the most distinctive element.



Helena Chemical Building, Schilling Farms. The two shaded regions on the sides of the center section divides the 1:3.9 height to width ratio into three parts. Each of the side sections (shaded in gray) has a height to width ratio of 1:1.1, and the central part has a ratio of 1:1.618.

II.3.C. Palette.
Subtle differentiation may be accomplished by a change in material, color or both. This is an issue of breaking the elements into a more human scale as well as achieving a satisfactory combination of colors and textures.

II.3.C. (1) Materials.

(a). The Base: Exclusive of window areas: Natural stone, brick, cast stone, brick and cast stone, stucco, limestone, brick with cast stone water table, and stone cleft masonry block. Wood and metal paneling also may be acceptable in the base of retail and office buildings if properly articulated. Additional flexibility is appropriate with regard to the retail storefronts (please see Retail Building Types for further elaboration).
(b). The Middle: Exclusive of window areas: brick, clapboard (wood or hardiplank), smooth faced wood shingles, e.i.f.s., cast stone, stucco, limestone, natural stone and stone cleft masonry block. There are restrictions on the amount of clapboard in the Mixed Use Building Type (please see Mixed Use Building Type for further elaboration).
(c). Top: Brick (when adequately differentiated from brick in the Middle), clapboard (wood or hardiplank), e.i.f.s., cast stone, stucco, limestone, and stone cleft masonry block.
(d). Roof: Federal style buildings commonly had a gable or shallow hip roof often hidden by a balustrade. Acceptable roofing materials for Residential conditions: at least 25-year dimensional fiberglass shingles in one of the approved colors for Berry Farms, standing seam metal roofing, cedar shake, slate (natural or synthetic), and tile. Built up roofing is also allowed where surrounded by a parapet with or without a balustrade. Acceptable roofing materials for retail and office buildings are the foregoing materials excluding pliable fiberglass shingles.
(e). Trim: Wood, fiberglass, aluminum, plastic clad wood, cast stone, limestone.
(f). Windows: Glass.

Palette Examples:



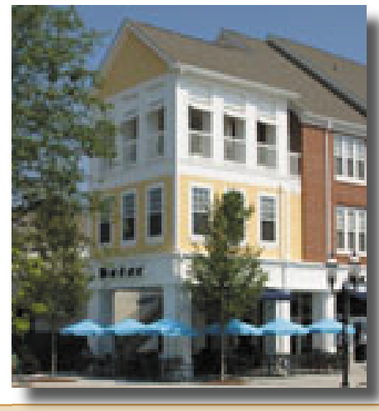
Base: Natural Stone. Middle: Brick. Roof: Painted metal. Downtown, Franklin.



Base: Brick. Middle: Brick. Roof: Built up roofing. Sills and Lintels: Precast concrete. Cornice: e.i.f.s. Trim: Painted aluminum.



Base and Middle: Precast concrete. Top: e.i.f.s. Morgan Keegan Building, TN.



Base: e.i.f.s. and brick. Middle: Hardiplank. Top: e.i.f.s Roof: Fiberglass shingles. Trim: Aluminum, plastic clad wood.



Base and Middle: Stucco, stone. Roof (not shown): Slate. Trim: Wood, stone. Egerton Circle, London.

II.3.C. (2). Color.

For Berry Farms, a soft color palette and limited contrast in value generally is appropriate. Additionally, the delicacy evident in Federal window tracery of white muntins and rails should be captured in the buildings of Berry Farms. Bricks may be painted so long as the color fits within the overall color palette of the community. Soft brick and limestone colors with limited contrasts on masonry buildings with light accents on trim, cornice, and base should predominate. Additional color accents may be introduced by use of shutters in blackish green, burgundy or sealed natural wood. Additionally, the Architectural Committee may allow additional shutter colors when appropriate with the field color of the main body of the building. See attached list of approved colors for the main body of the residential buildings, excluding the trim, if painted or clapboard.

(a). Base: limestone color, dark reddish brick, natural stone, and white.

(b). Middle: Unless painted or on a Mixed Use Building Type, soft colored traditional brick similar to that on Fairvue in Gallatin or the Franklin Vistor's center. Painted clapboard or brick can occur within a wide variety of field colors consistent with the Benjamin Moore Historical Color Series. (See attached list).

(c). Top: Generally the color of limestone on traditional brick colored buildings though white is appropriate when combined with clapboard middles or other painted surfaces.

Color Examples:

Base:







Middle:





Sample colors from Benjamin Moore Historical Colors Palette.

Top:





(d). Roof: Too much variation of roof color from building to building normally creates a less than acceptable condition. For this reason, only certain hues will be approved by the Architectural Committee for the Berry Farms Association of Owners. These include grays that mimic slate and weathered wood shakes and greens and reds that are compatible with historic Middle Tennessee roof colors. Upon infrequent occasion the Architectural Committee may approve roofs of a different cast, but they will be infrequent.

(e). Trim: With the exception of the Retail Building Type, trim, including rails and mullions, shall be white or eggshell. (Photo example)

All wood and synthetic wood fences must be white unless specifically approved by the Architectural Committee. Iron and non-corrosive metal fencing shall either be Davy's Gray, Black or Blackish Green.

(f). Glass: clear. Glass color in Office Building Type may vary (see Office Building Type).

Roof Colors:







Fence and Trim Colors:







II.3.D. Architectural Details.

It is appropriate to differentiate between elements based on their function and location. The primary entry, for example, should be treated in a more developed manner than a subsidiary entrance. Likewise, window treatment may vary according to floor level. Great care must be taken as differentiation, if done improperly, instead of strengthening the whole, will take away from the overall quality of the facade.

From the point of view of the overall village, an occasional breaking out of the overall Berry Farms general system will enhance the urban plan. This too must occur with great sensitivity, though the whole will be enhanced where approximately ten to fifteen percent of the whole assemblage of buildings breaks somewhat from the system.

Number 2, Lowndes Street, London, England. Good example of using building elements for differentiation vertically. At every level the window treatment is handled in a slightly different manner.



Breaking out of the System:



Celebration School, Florida



Legacy, Texas. RTKL.

II.4. BALANCE

"Fitness" is the adjustment of size of the several parts to their several uses, and required due regard to the general proportions of the fabric: it arises out of dimension…. Dimension regulated the general scale of the work, so that the parts may all tell and be effective. Arrangement is the disposition in their just and proper places of all the parts of the building, and the pleasing effect of the same; keeping in view its appropriate character. (Vitruvius, Book On, Chapter two)

Balance is related to the adjustment of size of the various parts so that the building is not, for example, top heavy, or too developed on one side rather than the other. Generally, this is easy to accomplish horizontally when the various elements are arranged around a central axis. However, when the dimensions or function of a building necessitates an off center entry, the importance of the entry door (which therefore is off set) will have to be balanced by the introduction of an element or elements that will balance the facade. This problem is particularly evident in shop front and narrow townhome design when the dimensions are so narrow that they do not allow center entries. Additionally, a plan solution may sometimes require balancing different building elements to create a pleasing overall solution.

II.5 CONSISTENCY

Consistency is found in that work whose whole and detail are suitable to the occasion. It arises from circumstance, custom, and nature…. So also, if dentilled cornices are used in the Doric order, or triglyphs applied above the voluted Ionic, thus transferring parts to one order which properly belong to another, the eye will be offended, because custom otherwise applies these peculiarities.(Vitruvius, Book One, Chapter Two)

A building at Berry Farms will exemplify a consistency within its fabric where the details of architectural elements and the approach to the articulation of base, middle and top spring from a common approach through the building.

Balance:



Consistency:



II.6. SIMPLICITY.

Economy consists in a due and proper application of the means afforded according to the ability of the employer and the situation chosen; care being taken that the expenditure is prudently conducted…. The other branch of economy consists in suiting the building to the use which is to be made of it, the money to be expended, and the elegance appropriate thereto; because, as one or other of these circumstances prevails, the design should be varied. That which would answer very well as a town house, would ill suit as a country house, in which storerooms must be provided for the produce of the farm. So the houses of men of business must be differently designed from those which are built for men of taste. Mansions for men of consequence in the government must be adapted to their particular habits. In short, economy must ever depend on the circumstances of the case. (Vitruvius, Book One, Chapter Two)

There was a degree of simplicity in most examples of Federal architecture that perhaps accounts for its common appreciation by our current generation. The memorable examples that are extant from the ear are rarely “overdone” or fussy in execution. Necessity usually meant that design was appropriate for the function to be housed and straightforward. This tendency toward simplicity finds additional favor within a village setting where the design and execution of one building does not overwhelm its neighbor.



Franklin, TN.

II.7. SOLIDITY.

All these should possess strength, utility, and beauty. Strength arises from carrying down the foundations to a good solid bottom, and from making a proper choice of materials without parsimony. Utility arises from a judicious distribution of the parts, so that their purposes be duly answered, and that each have its proper situation. Beauty is produced by the pleasing appearance and good taste of the whole, and by the dimensions of all the parts being duly proportioned to each other. (Vitruvius, Book One, Chapter Three)

The principle of Solidity has two aspects. One, the primary building, as well as its dependencies, should be designed in such a way that each element will hold up well under normal use. Two, facades will be designed to appear “solid.”

To achieve good resistance to wear and tear, heavily traveled zones of a building will need to be designed with care. Additionally, trash location facilities in the Village Core and Center must be enclosed by masonry walls capped by precast (or equal caps) that will minimize deterioration of the enclosing walls from weather or truck movement. Trash gates shall be metal appropriately designed and fabricated. For longevity and reduced maintenance, fencing (where appropriate) will be constructed out of quality synthetic materials, such as those manufactured by Country Estate Fence, if approved by the Architectural Committee, as well as painted heart redwood or heavy gauge non corrosive metal.

To meet the second goal of having a building look solid, building should be designed so that they do not appear to be pushed into the ground by the upper levels. This is more important in the design of buildings higher than two stories. The judicious use of both appropriate architectural elements in relationship to one another and the appearance of lightness, which can occur as the eye reviews the upper reaches of a facade, are both appropriate to Berry Farms.



Egerton Crescent, London, England.

II.8. RESPECT FOR THE PUBLIC REALM

A. Buildings will “engage” the street with almost no exception. This will mean that primary building facades normally will be parallel to their street frontage. Additionally, the placement and massing of a building will emphasize the adjoining road geometry.

B. Feature Building. In addition to basic architectural elements, certain key buildings will express a special civic presence. This occurs at all street corners, with particular emphasis on those leading into the Berry Farms property as well as all buildings fronting on the main boulevards and buildings that terminate street and pedestrian vistas.

C. All Corners at Primary Intersections need special attention because of their prominence.

D. Pedestrian friendly. A clear path for public access will go from the external pedestrian system to the primary building entry.



The Rotunda at the University of Virginia, circa 1819. A proto-type of a Feature Building terminating an axis.



Turning the corner at Southlake, Texas.



Governor’s Palace, Williamsburg, VA.

Architectural Details

The architectural details of buildings in Berry Farms generally should reflect the basic principles behind the architectural details of the late Federal era. There are some architectural elements that were used frequently in the Federal era to emphasize both primary entries and to break up the massing of facades, and those elements, when employed, will need to meet reasonable contemporary expectations as defined here. Occasionally, and particularly within residential buildings, some latitude in style and detail will be appropriate so long as the overall effect does not take away from the broad goals of the community. Some buildings, where allowed by the Architectural Committee for the Berry Farms Association of Owners, may incorporate features from other styles that bracket the town's evolution from 1799 to 1900. However, the architectural style from the Greek Revival period will be de-emphasized throughout Berry Farms in an attempt to prevent its overpowering nature from detracting from the Federal roots of the town.

Many of the following architectural details are expressions of Federal or neoclassical architecture appropriate in Berry Farms.

Pediment

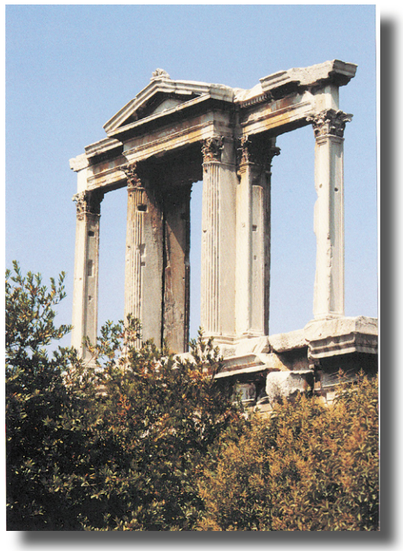
Since antiquity, the most frequently used devices to accentuate the top of a central mass have been the triangular pediment and its occasional companion, the segmental pediment. Because these devices also may occur over doors, windows, and porches, the proper design and construction of a classical pediment deserves careful attention. Although pediments vary in slope, the appropriate slope for a Federal style pediment is no greater than 7 inches of rise for every 12 inches in length. The Richmond architect Bottomley designed the entry to the Milburne estate with a slightly less slope. (Milburne entry pictured on right, middle column, third from the top).

Archetype: The arch of Hadrian in Athens, built in 131 AD, is a classical example of a pediment from antiquity. It serves as one of the original models upon which other pediments are based.

Prototype: The best examples of neoclassical pediments date back to the Renaissance, with examples such as a Vicenza window, as pictured on the right.

Contemporary examples include buildings executed in the past ten years such as Bank Tennessee in Boyle's Schilling Farms Collierville community, or examples such as the Milburne entry designed by Bottomley in the federal period and the pediment at Westhaven on the one car garage.

ARCHETYPE



CONTEMPORARY EXAMPLES





5 in 12 Slope





PROTOTYPE



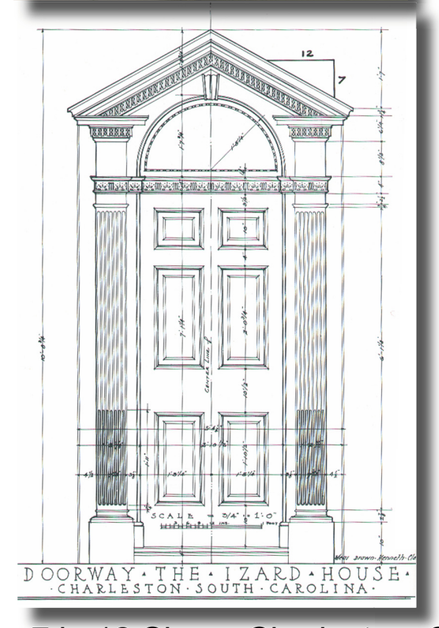
5 in 12 Slope



6 in 12 Slope



Westhaven, Franklin, TN.



7 in 12 Slope, Charleston, SC.

Classical Columns

Columns that are used in building design within Berry Farms will require classical column detailing. These are available in the market, and are sometimes referred to as “architectural series” columns that meet correct classical proportions. These columns include a correct base and capital details and round columns a proper entasis, or taper. where the tops of all column shafts align with the face of the finished or implied beam above the capital.

Examples from antiquity, such as the Parthenon, serve as the archetype or the best model for creating the correct proportions of a column. Pictured on the right is a detail of a Doric column showing the various components of the classical column. Palladio’s Villa Rotunda is a fine example of the classical column, and may serve as a prototype for today. Also, note how the capital of the column extends past edge of the architrave (this is a detail often mishandled by contemporary contractors).

The contemporary example shown on the right is an illustration of the “architectural series” columns on a federal style house. (Design by LRK).

Columns may be made of wood, stone, fiberglass or cast concrete and should have a smooth finish.

ARCHETYPE
The Parthenon



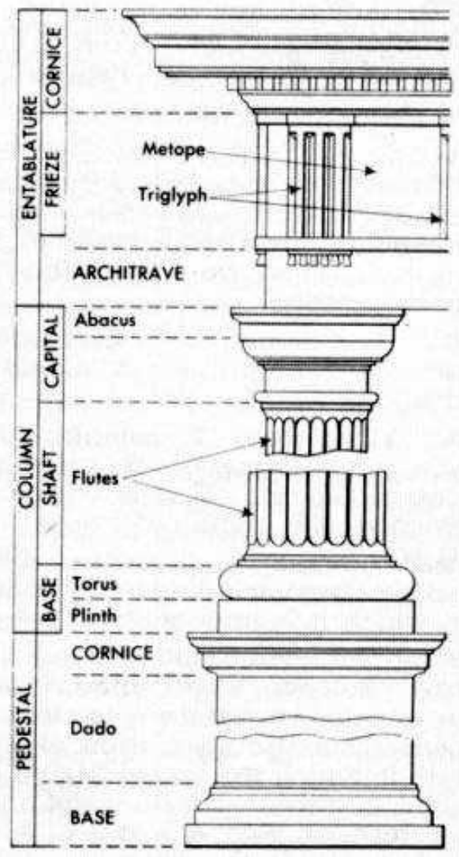
PROTOTYPE



CONTEMPORARY EXAMPLE



COLUMN DETAIL



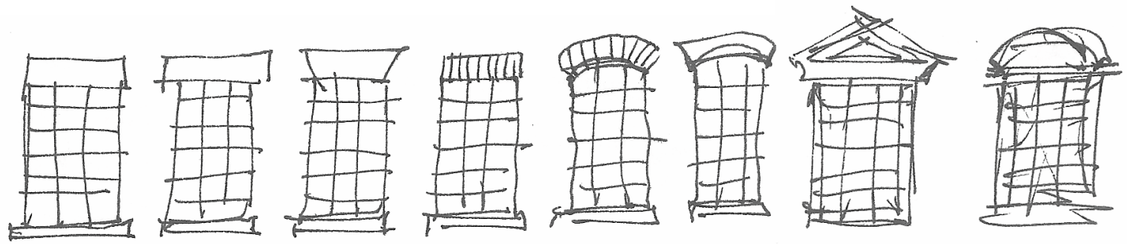
Note in all of these examples that the edge of the top of the column shaft aligns with the face of the implied beam (architrave) above and that the top of every capital extends beyond.

Lintels

Stone lintels were often used in Federal architecture over windows when the buildings were made of brick. The examples to the right show different ways of expressing this classical element in not only limestone, but in pre-cast concrete executed in a shade of mimicking limestone.



Window Treatment Examples



Dormers

The sash is the most important element of the dormer. In all of the examples shown, notice that the trim surrounding the sash is minimum. In many poorly designed dormers, the sash is undersized or the body of the dormer is too large and not in scale with the rest of the building.

One common feature of properly detailed dormers of the Federal era is a minimal roof overhang. In each of these examples, the overhang is only as wide as the depth of the crown mold or trim that has been used. Siding should be applied horizontally or diagonally with the roof slope, and should not be used on the face of the dormer.



Architect:
Ken Tate

Flashing

Must be copper, painted galvanized metal, or a Kynar type paint finish on aluminum. Exposed unpainted galvanized or natural aluminum colored flashing is not permitted where flashing may be seen by a motorist or pedestrian.

Tower

Towers, where they can be integrated into a building scheme, contribute in a special way to the architectural quality of a place, and, when appropriate, are encouraged in Berry Farms. The existing tower elements in downtown Franklin attest to the value of tower elements in a village setting.



Downtown Franklin, TN

Railings and Balustrades

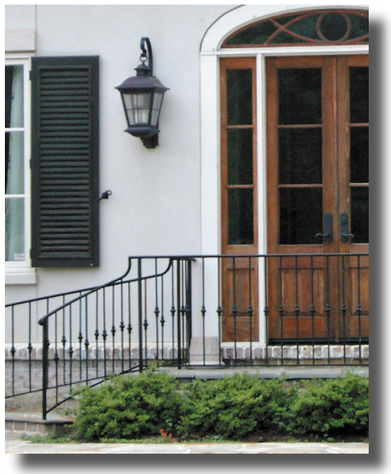
Railings should have well-proportioned balusters that are square or turned balusters, and shall be made of wood, an approved synthetic such as certain products available from Fypon, and factory finished metal railings. Iron railings and combination masonry are also acceptable where approved by the Architectural Committee of the Berry farms Association of Owners. Certain stone and cast products may also be allowed for use in balustrades.



Athens, Greece



Rowan Oak, Germantown, TN. Wrought iron railing.



Green Shadows, Memphis, TN

Chimneys

Chimney exteriors must be brick, natural stone native to Middle Tennessee or stucco of an approved color. No lap siding or stucco board may be used on chimneys.

Clapboard

4” to 8” smooth horizontal lap siding in wood or Hardiplank.

Shutters

Berry Farms requires authentically detailed wide blade synthetic wood shutters (2 1/2” blades) sized to the actual door or window opening. The shutters should be mounted with hinges and held in position with shutter dogs unless specifically approved by the Architectural Committee. Louvered wood shutters, unless treated by an acceptable preservative, are prohibited due to the difficulty of maintenance. Colors as described in section on Color Palette.

Windows

Rails, Mullions, Mutins and Sash must be white unless another color is approved by the Architectural Committee of the Berry Farms Association of Owners. The panes of glass generally should be proportional throughout the building even if the window units themselves vary in size.

Architect: Oscar Menzer
In this example, notice the wood siding, the brick chimneys, and the brick foundation.



Architect: Ken Tate
(Shutters below) Example of louvered shutters.









Example of raised panel shutters



Louvered shutters such as these (above) must have 2.5” blades with a 2” exposure.

Shutters (top middle). These plank type shutters are well suited to French country and some American vernacular styles.

IV. Building Types

Neighborhood Store, Shopping District, Main Street Shops, Town Center Shops, Apartments, and Office Building Types:

Retail stores by their nature must provide an appealing invitation to shoppers to come inside and shop, and be handicap accessible. For this reason, most retail Primary Facade entries generally will be at ground level without steps. Additionally, a significant portion of the Primary Facade at the ground level normally will be devoted to window glass (up to 80% of the store front surface area).

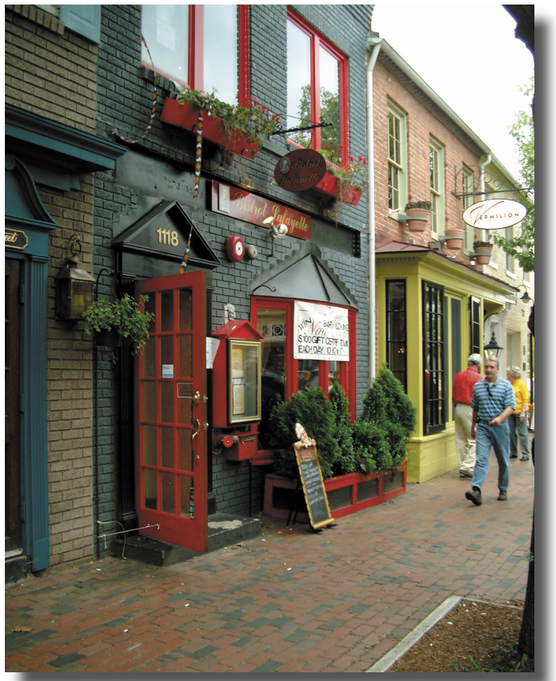
When the Primary Facade includes retail uses on the ground floor of a multistory building, care must be taken to emphasize the individual character and nature of the various occupancies. This can be accomplished in a variety of ways such as:

- Awnings (must be 8.5 feet and above from sidewalk).
- Boxed windows or bay windows.
- Transparent windows with “picture frame” treatment.
- Unique signage.
- Special doorway treatments.
- Colonnades

Refer to Village Core (p.17-19), Village Center (p. 20-24), and Village Edge (p. 25-27).



Retail at Southpark, Dallas, Texas



Example of Boxed and Bay Windows, transparent windows, unique signage, and use of color.



Example of Awnings, color, transparent windows.

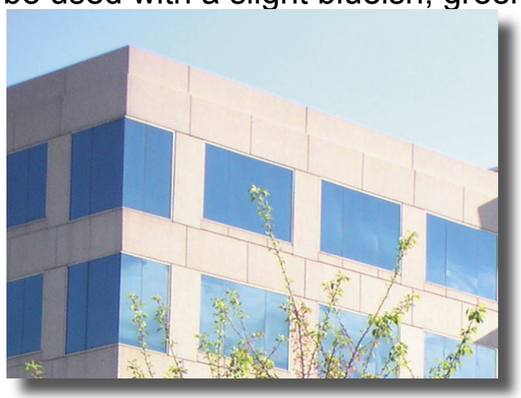
Color Palette for Retail Store Fronts

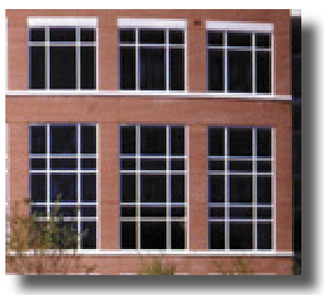
Since clear identification is one of the keys to successful retailing, great latitude will be allowed in the development of an individual look on the ground floor serving retail or office tenants. Individual, creative expression of tenant identity and bold approaches to lighting, signage and storefront design support shopping vitality. For this reason, the color palette is broader for retail uses. Though the standard color for sash, mullions, mutins and rails is white, retail window units painted or clad in black, copper, teal, beige, dark green, deep blue, burgundy, and sealed natural wood may be approved by the Architectural Committee for Berry Farms Commercial Association of Owners.

Other colors for other store front elements that will be acceptable in an appropriate location include glossy white, glossy black, copper, teal, beige, dark green, deep blue, burgundy, sealed natural wood and small quantities of gold and goldleaf highlights.

Glass Color Palette for Office Buildings

Because of the nature of the occupancy of office buidlings, a wider flexibility is allowed for window glass selections. High performance glass may be used with a slight blueish, greenish, or bronze tint.





Example Colors:













Building Types

Neighborhood Store, Shopping District, Main Street Shops, Town Center Shops, Apartments, and Office Building Types:



Occupancy divisions typically range from 18-200 feet in width and from 50 to 225 feet in depth. They vary in size depending on location and type of user.

Primary and Secondary Facades setback:

At the ground level, setbacks are generally 12 feet from the face of the curb. Bay windows and box windows may extend 2 feet into the setback (to within 10 feet of the face of the curb).

Arcade columns, porticos, and awnings may extend 7 feet into the setback (to within 5 feet of the face of the curb).

Balconies may extend to within 8 feet of the face of the curb.

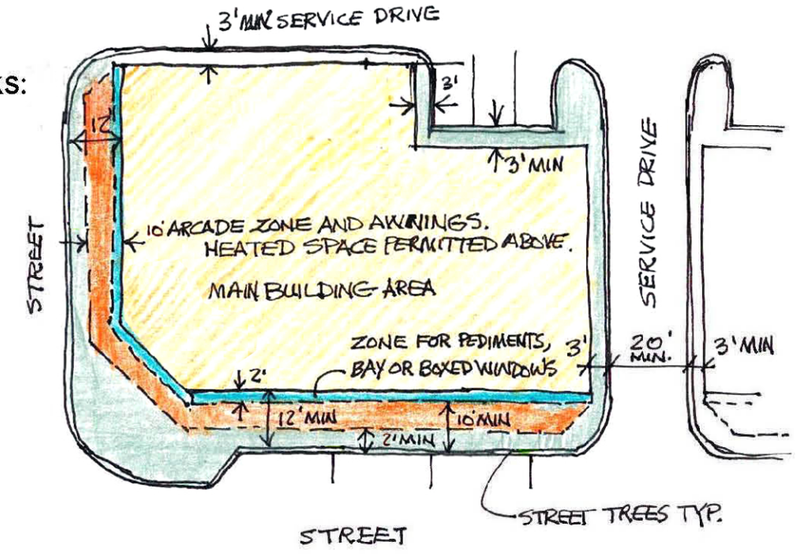
Primary and Secondary Facades setback at upper levels:

Generally they may extend to within 9 feet of the face of the curb, though this condition will rarely occur along an entire building facade.

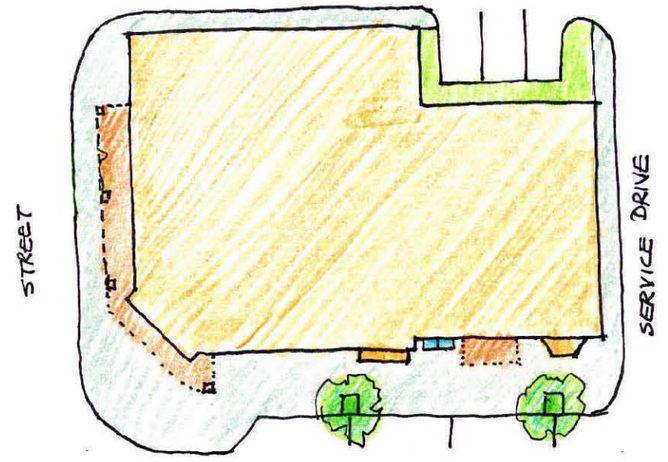
Tertiary Facade setbacks from service drive or parking:

3 feet.

General Setbacks:



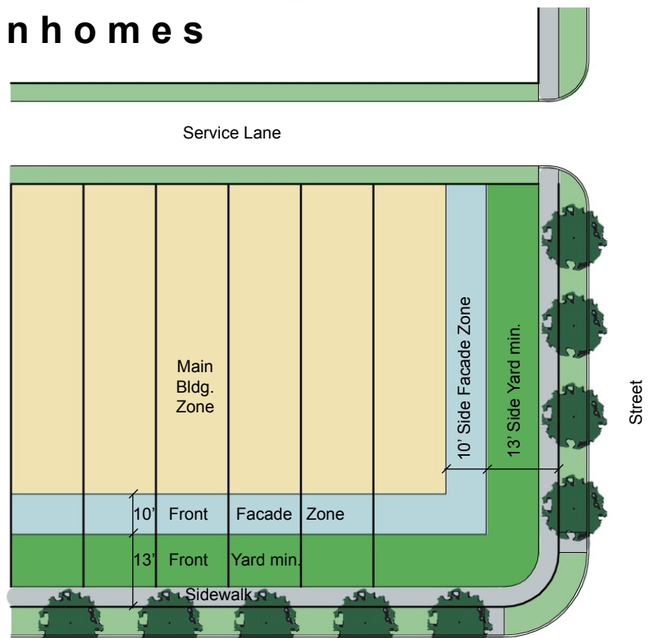
Example Plan:



Example Elevation:



Townhomes





Width: Ranges from 18 - 30 feet

Depth: Range from 70 - 120 feet

Front Yard Setback: 13 feet

Front Facade Zone: 10 feet

Side Street Setback (Corner Lots): 13 feet.

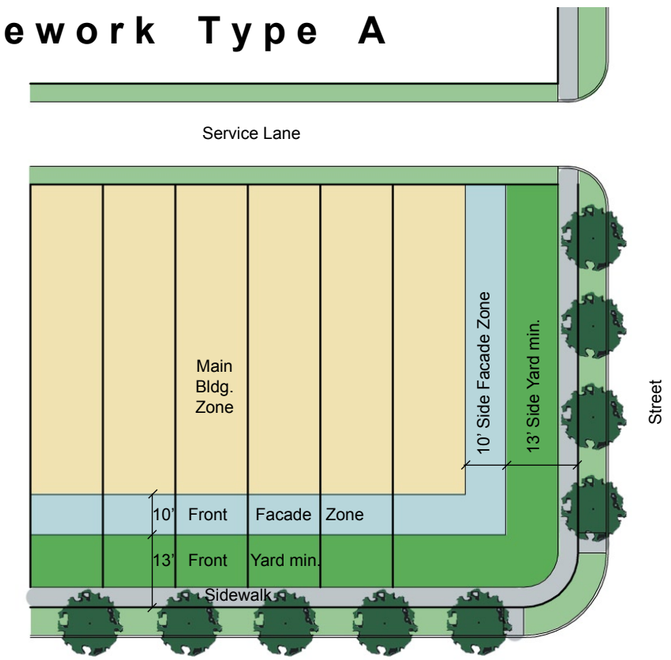
Side Street Facade Zone (Corner Lots): 10 feet

Side Yard Setback: Townhomes must be at least 10 feet apart.

Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.

Livework Type A





Width: Ranges from 18 - 30 feet

Depth: Range from 100 - 120 feet

Front Yard Setback: 13 feet

Front Facade Zone: 10 feet

Side Street Setback (Corner Lots): 13 feet.

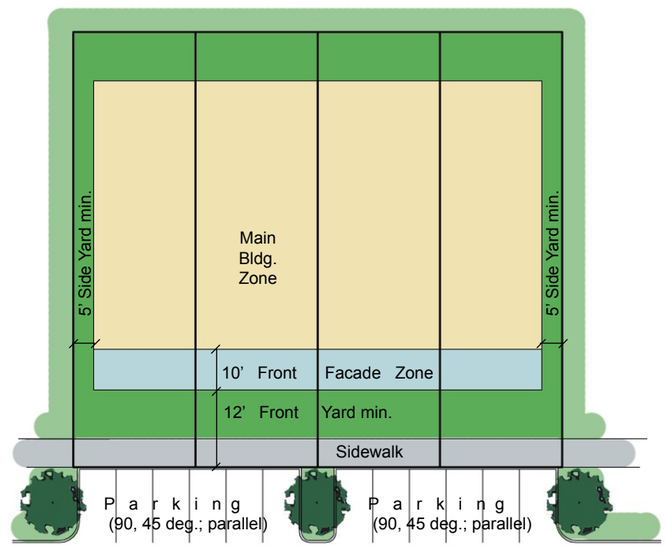
Side Street Facade Zone (Corner Lots): 10 feet

Side Yard Setback: Townhomes must be at least 10 feet apart.

Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.

Livework Type B





Width: Ranges from 18 - 30 feet

Depth: Range from 70 - 100 feet

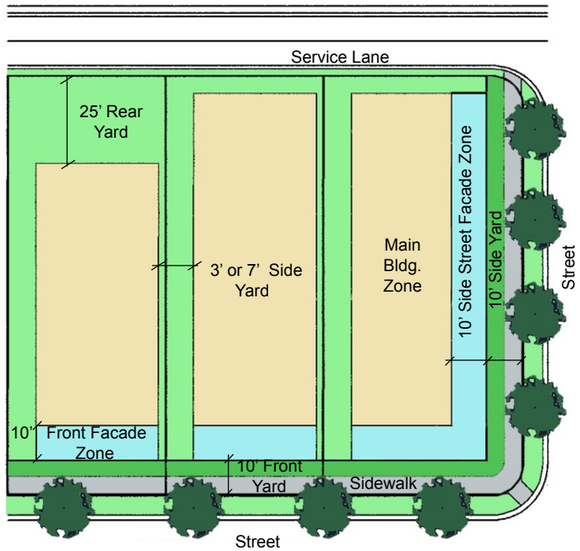
Front Yard Setback: 12 feet

Front Facade Zone: 10 feet

Side Yard Setback: Units must be at least 10 feet apart.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.

Commons Lots





Width: Ranges from 38 - 57 feet

Depth: Range from 110 - 130 feet

Front Yard Setback: 13 feet

Front Facade Zone: 10 feet

Side Street Setback (Corner Lots): 10 feet.

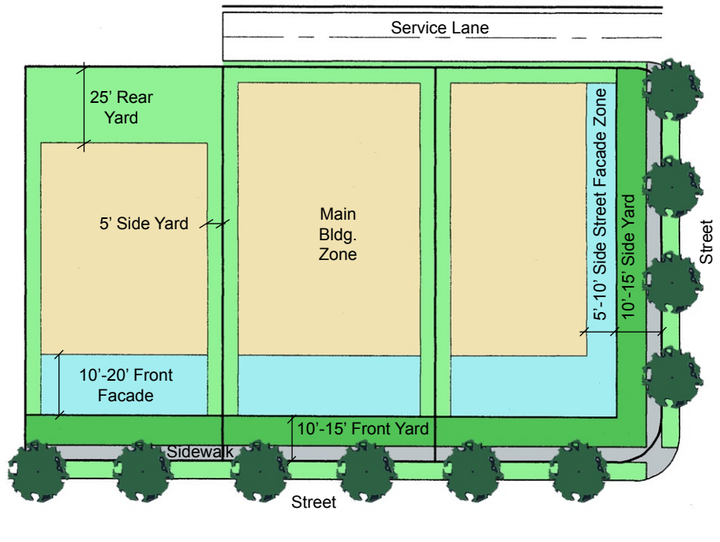
Side Street Facade Zone (Corner Lots): 10 feet

Side Yard Setback: Houses must be at least 10 feet apart, min. setbacks for all structures are 3-7 feet

Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.

Village Lots





Width: Ranges from 60 - 70 feet

Depth: Range from 110 - 130 feet

Front Yard Setback: 15 feet

Front Facade Zone: Generally 10 - 20 feet deep.

Side Street Setback (Corner Lots): 10 - 15 feet.

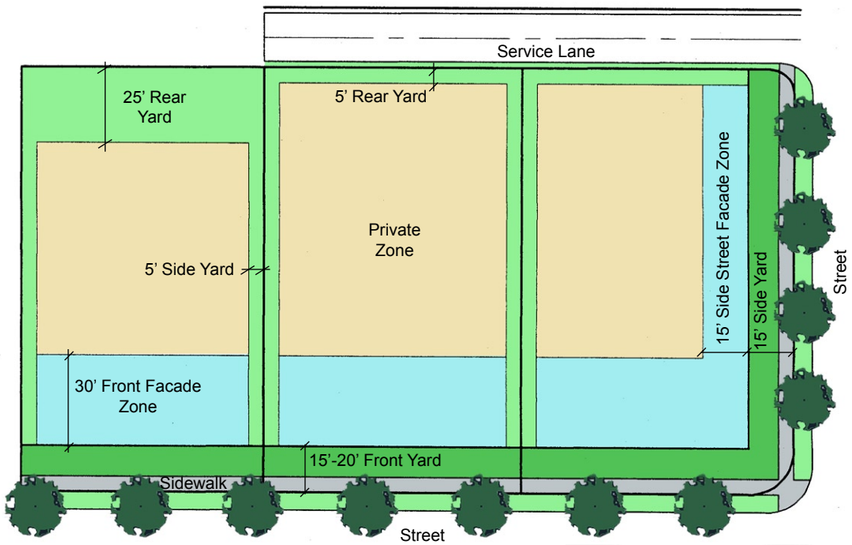
Side Street Facade Zone (Corner Lots): 10 - 15 feet.

Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart

Garages: Shall be placed at either 5 feet or a minimum of 22 feet from the edge of alley. Lots with driveway access from the street shall have garages placed 3 feet behind the front facade of the Main Body of the house except in corner conditions at entries into service lanes where they should be used to "neck down" the service lane.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.

Manor Lots





Width: Ranges from 80 - 100 feet.

Depth: Ranges from 115 - 160 feet.

Front Yard Setback: 15 - 20 feet.

Front Facade Zone: 30 feet.

Side Street Setback (Corner Lots): 15 feet.

Side Street Facade Zone (Corner Lots): 15 feet.

Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart.

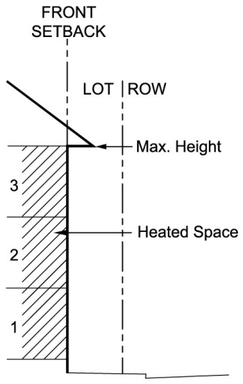
Garages: Shall be placed at either 5 feet or a minimum of 22 feet from the edge of alley. Lots with driveway access from the street shall have garages placed 3 feet behind the front facade of the Main Body of the house except in corner conditions at entries into service lanes where they should be used to "neck down" the service lane.

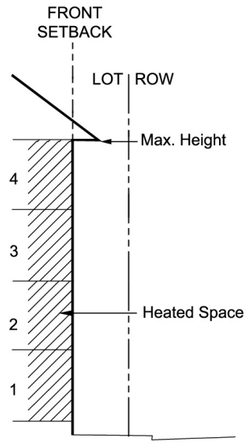
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.

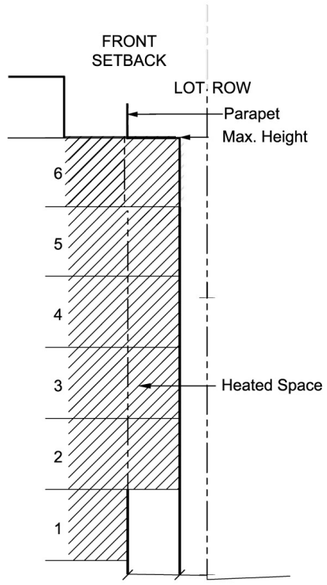
MAXIMUM BUILDING STORY HEIGHTS

Building Story Height Standards

The vertical extent of a building shall be measured by number of stories, not including a raised basement or an inhabited attic. Building story height shall be measured from the average grade of the enfronting frontage line. Height limits shall not apply to portions of inhabited structures with a lot coverage of less than 900 square feet or to masts, belfries, chimneys, mechanical equipment, parapets, dormers, pediments, architectural elements, signage, water tanks, elevators, bulkheads and the like.







Maximum Story Heights		Village Edge	Village Center*	Village Core
All uses other than one story retail & theater	first floor	14 ft.	16 ft.	18 ft.
	2nd & above	14 ft.	14 ft.	14 ft.
Retail one story only		N/A	28 ft.	28 ft.
Theater		N/A	40 ft.	40 ft.

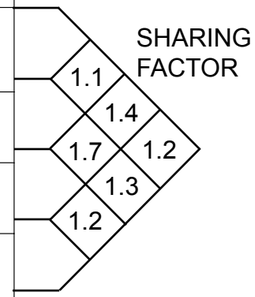
*Office buildings may have six floors

PARKING MATRIX

Minimum Parking Requirements

	Village Edge	Village Center	Village Core
Residential+ Attached/Detached	2/dwelling **	2/dwelling **	2/dwelling
Lodging	N/A	1 bedroom	1 bedroom
Office	N/A	3.0/1000 sf	3.0/1000 sf
*Retail***	N/A	4.0/1000 sf	4.0/1000 sf

SHARING FACTOR



Note: Divide parking requirement by sharing factor to calculate modified parking requirements.

* Full Service Sitdown establishments in excess of 160 seats are to provide 10 spaces / 1,000 sf

** Add 1.0 parking space for each bedroom in a Granny Flatt

*** Theater Building 1 space / 4 seats

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TENANT SIGNAGE DRAWINGS S-4.1

Introduction

Signs are an integral part of any commercial establishment. The primary objectives of the Signage Design Guidelines is the creation of a vibrant street scene within Berry Farms, in coordination with the Architectural Design Guidelines. This will be accomplished by setting forth a strong identity for the overall development, while at the same time allowing each business to communicate with the public in a consistent, community-building, coordinated manner. Balance of sign size to overall environment, and overall enhancement of the development is desired and the Sign Guidelines are designed to achieve this goal. Architectural consistency, and variation simultaneously must be respected and addressed with an identification program that follows the lead design influences.

These examples illustrate a well-orchestrated system of architectural features along with harmonious, readable, well-scaled, well-integrated signage and identification elements.

Even though the architectural personality shown in these photos vary strongly from one to the next, the overall harmony of architecture, landscaping, and identification elements is evident.

These images portray a successful composition which is the goal of these standards for implementation at Berry Farms.

Allowable signs fall into two categories; the first is Site Signage, which are standard-format elements in terms of shape and size and materials, with provision for graphic items to be applied to them.

The second category is for Tenant Signage, which is intended to suit the needs of Tenant or Developer, and is to be coordinated with the architecture and built environment. These sign items must be designed as needed and submitted for review and approval.

General Conditions

Signs must conform with the standards set forth by the Owner/Landlord, and all zoning, building, and life safety codes which have jurisdiction in this county within the State of Tennessee.

It is the contractor's responsibility to engineer signs to conform to local code. Shop drawings shall be marked with the seal of a state registered engineer.

All materials shall be of new stock, free from defects impairing strength, durability, or appearance.

All aluminum fabrication shall be per the Contract Documents and all joints shall be welded, filled, ground, and sanded smooth prior to painting to ensure a uniform surface.

The number of mechanical fasteners shall be minimized in favor of welded joints. Fasteners shall be concealed except where noted on drawings. Exposed fasteners are to be flush, and matched in color and finish to adjacent surfaces.

When dissimilar metals are in contact, the contacting surfaces shall be coated with asphaltic paint to prevent oxidation and electrolysis. Aluminum and steel are not to come in contact with each other.

All aluminum materials shall be thoroughly sanded to remove oxidation and primed prior to painting to ensure maximum paint adhesion.

All corners shall be 90° with crisp, clean edges.

All adhesives shall be used in accordance with recommendations made by the manufacturer of the materials specified to be laminated ore adhered. Adhesives that will fade, discolor, or delaminate as a result of proximity to ultraviolet light sources or heat shall not be used and shall not change the color of or deteriorate the materials to which they are applied. The adhesives shall have a non-staining, non-yellowing quality, and all visible joints shall be free from air bubbles and other defects.

Sign faces must be left clean and free of glue or other foreign material. Edges are to be routed smooth and straight.

Primer coats or other surface pretreatment, where recommeded by the manufacturer for inks and paints, shall be included as part of the finished surface work at no extra cost to the owner.

Painted surfaces are to bee resistant to crazing, peeling, scratching, and fading. A polyurethane coating shall be applied over the screened messages and metallic surfaces (bronze, stainless steel, brass, etc.) to seal the paint and preserve the surface from wear and oxidation.

All inks and paints shall be evenly applied without pinholes, scratches, orange-peeling, application marks and other imperfections. Workmanship, finishes and formation of letters shall conform to the highest standards of the trade.

Original art for each sign shall be prepared by the Contractor. Artwork will be provided by Lorenc Design on computer disk as necessary.

All baselines shall be horizontal on the sign face. Margins must be maintained as specified in the drawings.

All screen-printing shall be executed in such a manner that all edges and corners of finished letterforms are true, sharp and clean. Letterforms with rounded inside or outside corners, edge build-up, bleeding, sawtoothing, pinholes, etc. will not be accepted.

All die cutting shall be executed in such a manner that all edges and corners of finished letterforms are true and clean. All die cuts must adhere for a period of 1 year or will be replaced by the signage contractor free of charge. Engineer grade reflective material or equal shall be used on exterior signs.
The Contractor shall field verify all measurements indicated on drawings to establish correctness.

All footings for freestanding signs are to be of adequate PSI strength and aggregate to admixture ratio to withstand soil and wind conditions at the site. All footings necessary for all exterior sign types should be installed in a on-time erection crew operation.

Anchoring devices are to be adequate types of non-corrosive materials for securing signs to in-place structures.

All installations are to be level and plumb or will be deemed unacceptable.

Immediately after erection, Contractor shall touch-up paint all field welds, bolted connections and abased areas of shop paint. If marred areas cannot be adequately touched up on site, the sign(s) will be returned to the shop for controlled refinishing.

Installation areas are to be left as found without debris or excess material used in installation.

Requirements

A. QUALITY: All signs shall be constructed of quality materials and shall conform with the General Conditions in these Guidelines and with the most current county regulations.

B. TENANT RESPONSIBILITY: All Tenants are required to purchase and install their own signs and pay all costs for installation and any electrical service connections (to the Tenant's individually metered service) as required. The storefront and blade signage must be installed on or before Tenant opens for business in the Tenant space.

C. TYPESTYLES/LOGOS: Tenant may choose any typestyle, subject to approval by the Owner/Landlord. Tenant may use custom logos on any of the allowed sign faces when such graphics are specified and approved in advance by the Owner/Landlord.

D. SIGN TEXT: Sign text is limited to business names and symbols, development name or symbol, or other text which describes regulations or project information. Brief text which describes products or services is permitted at a size smaller than the associated business name.

E. LIGHTING: All sign lighting shall conform with Berry Farms commercial area design guidelines and be designed to adequately illuminate sign messages while producing minimum glare and stray light in the general project area and night sky.

F. CODE COMPLIANCE: Sign fabrication and installation shall comply with any applicable building codes and electrical codes, and all internal and external wiring, lighting and other electrical devices shall bear the UL symbol. It is the Tenant's responsibility to verify that its sign and installation are in accordance with these requirements.

G. DESIGN SUBMITTALS: Each Tenant shall supply three (3) copies of the Sign Contractor's scaled drawings to the Owner/Landlord for review. The drawings should include elevations, sections, details, color and material specifications as necessary to fully illustrate the intended designs.

H. COMPLIANCE/APPROVAL: To verify compliance with the design intent of these Guidelines, the Owner/Landlord reserves the right to review and approve or disapprove all proposed signs and/or graphic treatment governed by these Guidelines per the Owner/Landlord's interpretation of these Guidelines, and to require revisions of any sign design which the Owner/Landlord judges not in compliance.

I. FABRICATION/INSTALLATION: All signs must be fabricated as described herein by a Sign Contractor approved by the Owner/Landlord. All signs shall be mounted according to Owner/Landlord-approved drawings. All fasteners shall be of non-corrosive material and concealed. Installation shall be by Owner/Landlord-approved Sign Contractor only or Tenant's national signage contractor. Sign company names or stamps shall be concealed if permitted by code.

J. SIGN MAINTENANCE: Tenant shall be responsible for maintaining its sign(s) in a good state of repair, including prompt replacement of burned out lighting or damaged components. Tenant has 24 hours to initiate repairs and 48 hours to make repairs after being notified in writing by Landlord.

K. SIGN REMOVAL: Tenant shall be responsible for removal of its signs upon termination of lease. Fascia and other damaged or otherwise altered building elements shall be returned to the original condition, and all penetrations appurtenant to the Tenant's sign installation shall be repaired by the Tenant to the satisfaction of the Owner/Landlord.

L. TEMPORARY SIGNS: Temporary signs shall be permitted to announce special events for a business. These shall be allowed to remain in place for a maximum of fifteen (15) days and must be approved in advance by the Owner/Landlord.

M. NON-CONFORMING SIGNS: Tenant shall not erect, install, paint or affix any signs, posters, cards/banners or other advertising medium to, upon or above the exterior of the premises of the building, nor on the interior or exterior of the premises of the building, nor on the interior or exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and/or correction of sign installation and damage to building by signs that do not conform to the Signage Guidelines or those signs required to be removed by termination of lease. The Owner/Landlord reserves the right to have all non-conforming signs removed regardless of state of erection.

N. PROHIBITED SIGNS: The following types of signs, sign components and devices shall not be permitted:

1. Flashing, oscillating or moving signs
2. Visible names or stamps of sign manufacturers (unless required by code)
3. Raceways, exposed transformers, conduit, junction boxes, crossovers or power supplies
4. Temporary posters, balloons, notices or announcements other than those approved in advance by the Landlord
5. Floating or inflated objects with signage or logos
6. Abandoned signs – these will be removed at the Tenant's expense after 30 (thirty) days' notice
7. Vacuum-formed or injection-molded plastic signs
8. Paper or cardboard signs
9. Box-type or solid panel signs
10. Signs that emit sound
11. Non-conforming signs

O. GUIDELINES CHANGES: The Owner/Landlord reserves the right to make periodic changes to the Signage Guidelines as it sees fit for the benefit of Berry Farms.

Definition of Terms

ABANDONED SIGN: A sign which identifies or advertises a business which is no longer operating.

ANIMATED SIGN: Any sign which includes actual moving parts or a visual effect which simulates moving parts or motion.

ARCADE SIGN: A building-mounted projecting sign which is attached to or contained within a permanent covered public circulation area, which is intended to identify or advertise a business or organization to passing pedestrians.

ARCHITECTURAL REVIEW BOARD: An official entity which has jurisdiction over the development and character of the project.

AWNING: An applied shelter above windows doors or other openings constructed of non-permanent materials which may also carry identification images.

BUILDING FRONTAGE: The face of a building which contains the main building entrance. If more than one main entrance occurs, the building frontage shall be that which faces the more highly trafficked street or walkway area.

BUILDING SIGN: A sign attached or applied to the wall of a building, supported by the building, which identifies the building and/or business within. A building sign does not project more than twelve inches from the face of the building.

BULKHEAD: An overhead architectural feature which spans across open space or windows below.

COMMERCIAL BUILDING IDENTIFICATION: A large-scale commercial sign which identifies a retail store larger than 50,000 gross square feet.

CONSTRUCTION SIGN: A temporary sign displayed on a site or building only during the time of ongoing construction work. It may indicate the character of the development and the names of firms involved in the construction effort.

DIRECTIONAL SIGN: A permanent sign which provides directions, instructions, or information for businesses, facilities and features of the development site.

DIRECTORY: Index sign which lists commercial enterprises, individuals, occupations, and locations of each.

ENTRY SIGN: A monument, pole, or pier sign which provides the name of a district, service area, business, subdivision, or development. No advertising or promotional information may be included.

FLAG: A fabric element, used to display an emblem, logo, or other symbol of a town, city, state, country, business, organization or charity.

ILLUMINATED SIGN: A sign that incorporates an internal or external integral lighting feature intended to illuminate the sign message only.

MARKETING SIGN: A temporary sign utilized for advertising or identification of a business for a short (180 days or less) period of time.

MARQUEE SIGN: A sign with changeable message capability intended to identify and/or advertise special events including performances.

MAJOR TENANT IDENTIFICATION: A permanent ground-mounted, freestanding sign which identifies a building, district, driveway or other area. The message may not include promotional, advertising, or temporary items.

MULTI-TENANT IDENTIFICATION: A sign that identifies a group of businesses under a common roof.

NEON SIGN: A sign constructed entirely of or to accommodate neon glass tube illumination always enclosed in clear acrylic tubing.

NON-CONFORMING SIGN: Any sign which may be lawfully constructed but which does not meet the requirements of land use, setback, size or lighting conditions, or which later does not comply due to changing conditions or requirements.

OUTLINE METHOD: Construct an outline box which contains the entire graphic/logo/typography image upon the background surface. Calculate the height and width of the outline box, multiply to find the area of the outline box, which shall equal Sign Area.

OUTPARCEL: A legally defined plat of land which was created within a parent tract of land containing the overall development.

PERMANENT SIGN: A sign that is attached to or painted upon a permanent structure, wall, pier, building facade, or the ground.

PERMIT: A sign and/or electrical permit issued by the Building Department of Polk county, and subject to the requirements of this sign guideline.

POLE SIGN: A sign which is affixed to a supporting pole which is independent of any other structure or support.

SIGN: An object, display, structure, device or panel which advertises, identifies, displays, or attracts attention for a person, business, product, service, institution, organization, event or location. The term shall include without limitation any permanently or temporarily installed or situated merchandise, emblem, fixture, painting, flag, banner, pennant, placard, text message, parked vehicle, lighting effect or device.

SIGN STRUCTURE: A structure which may contain or uphold any combination of one or more separate signs or messages.

STREET SIGN: A permanent sign that displays the official names of streets.

TEMPORARY SIGN: A non-permanent sign utilized for a specific, approved length of time.

WALL SIGN: A sign permanently affixed or applied to a freestanding or building wall.

WINDOW SIGN: A sign installed upon or behind a window and intended to be viewed from the exterior, public side.



PRISMATIC
THIS IS THE STANDARD LOGO
CAN BE USED WITHOUT TEXT



TWO COLOR
FOR TWO COLOR PRINT APPLICATIONS, EMBROIDERY
CAN BE USED WITHOUT TEXT



ONE COLOR (HALFTONE)
FOR ONE COLOR PRINT APPLICATIONS (NEWSPAPER)
CAN BE USED WITHOUT TEXT
DO NOT USE ALL BLACK

BERRY FARMS

TYPE ONLY



REVERSED 1
FOR USE IN SPECIAL SITUATIONS ONLY



REVERSED 2
FOR USE IN SPECIAL SITUATIONS ONLY



RING
FOR USE IN SPECIAL SITUATIONS ONLY



MEDALLION
FOR USE ON PROJECT MONUMENT SIGNAGE ONLY

TRAJAN PROBOLD (for identification)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

CORPORATE CAMPUS
THE NEIGHBORHOOD

FRUTIGER ROMAN (for support copy)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

AT BERRY FARMS

FRUTIGER BOLD (for support copy)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

97 Estate Home Sites

GARAMOND BOOK CONDENSED (for directional copy)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Berry Farms Lane
YMCA

1 0.4 **PROJECT TYPEFACES**
SCALE: N.T.S.

2 0.4 **LETTERSPACING SAMPLES**
SCALE: N.T.S.

SIGN STRUCTURE MATERIALS; TOWER MULLIONS (D)

- [A] WHITE PAINTED BRICK: ASTM C-216, FBS Red Smooth Select Brick: BORAL Burns Red Smooth or RICHTEX #140 Red Smooth; 1/8" raked mortar joints; brick painted white
- [B] WHITE PLASTIC FENCE: similar to existing fences on site, by others
- [C] CODA GREEN ALUMINUM: painted with catalyst-hardened urethane to match TNEMEC #F175G2490 A, low-gloss finish
- [D] WHITE ALUMINUM: painted with catalyst-hardened urethane to match Benjamin Moore Brilliant White, low-gloss finish
- [K] BLACK ALUMINUM: painted black with catalyst-hardened urethane, low-gloss finish
- [R] GREEN ALUMINUM: painted with catalyst-hardened urethane to match project lightpole: RAL6012 Black Green, low-gloss finish
- [E] GREEN ALUMINUM: painted with catalyst-hardened urethane to match PMS 554U, satin finish

SIGN AND LOGOMARK LETTERS

- [F] CAST PRISMATIC METAL: painted Matthews Brilliant Gold

GLASS WINDOWS

- [G1] GREEN TEXTURED GLASS: The Paul Wissmach Glass Co., Corella Classic 161
- [G2] GREEN TEXTURED GLASS: The Paul Wissmach Glass Co., Corella Classic 40CX
- [G3] GREEN TEXTURED GLASS: The Paul Wissmach Glass Co., Corella Classic 195
- [G4] GREEN TEXTURED GLASS: Uroboros, #60-70390
- [G5] GREEN TEXTURED GLASS: TO BE DETERMINED

LIGHT FIXTURES

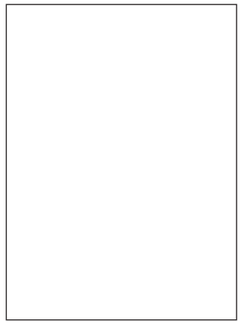
- [H1] CANOPY LIGHT: RUUD MCL0 Series; 175W metal halide; clear lens; MCL0417-M-F-SB16
- [H2] CANOPY LIGHT: RUUD MCL0 Series; 150W high pressure sodium; clear lens; MCL0515-M-F-SB16
- [F1] DOWNLIGHT: RUUD R Series; 32W 6" fluorescent triple tube; clear reflector; white baffle
- [L1] (**G1** by Ramon) FLOODLIGHT: Greenlee RDB Series; adjustable wall wash; 100W metal halide; 120V; stainless steel trim; tie down fasteners
- [L2] (**G2** by Ramon) FLOODLIGHT: Greenlee MDB Series; variable flood; 100W metal halide; 120V; black finish; MBM&MFM as needed



[A] WHITE PAINTED BRICK
[B] WHITE PLASTIC FENCE (BY OTHERS)



[C] CODA GREEN ALUMINUM



[D] WHITE ALUMINUM



[E] DARK GREY ALUMINUM



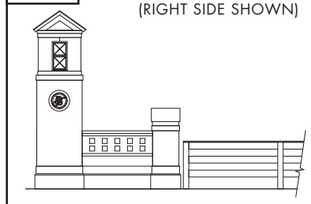
[E] GOLD CAST PRISMATIC METAL LETTERS



[G1] GREEN TEXTURED GLASS
[G2] GREEN TEXTURED GLASS
[G3] GREEN TEXTURED GLASS
[G4] GREEN TEXTURED GLASS
[G5] GREEN TEXTURED GLASS

NOTE: All colors shown on this page are for representation only and are not to be used for color matching. Obtain samples from Lorenc Design.

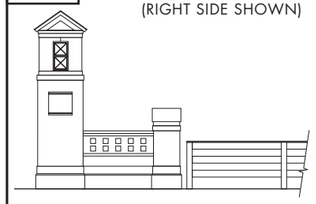
2A SECONDARY LANDMARK WITH WALL (RIGHT SIDE SHOWN)



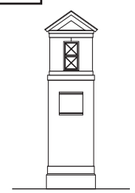
2B SECONDARY LANDMARK "LITTLE BOY"



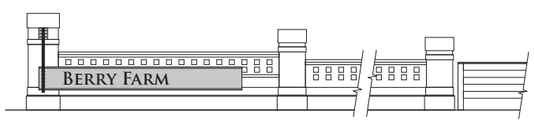
3A DISTRICT LANDMARK WITH WALL (RIGHT SIDE SHOWN)



3B DISTRICT LANDMARK



4A TERTIARY LANDMARK (RIGHT SIDE SHOWN)



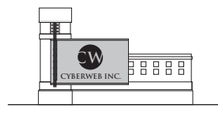
4B CORPORATE DISTRICT/SUBDIVISION ID (RIGHT SIDE SHOWN)



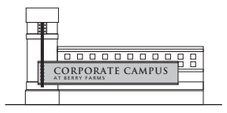
5A OFFICE/RETAIL ID



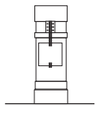
5B OFFICE/ RETAIL ID



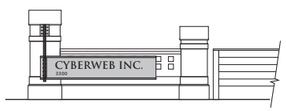
4C CORPORATE DISTRICT ID



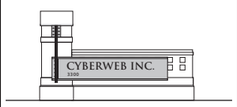
8 COLUMN MARKER



5C RESIDENTIAL/ OFFICE/RETAIL ID



5D OFFICE/ RETAIL ID



9 SITE DIRECTIONAL



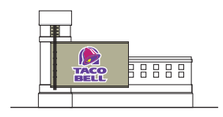
10 DIRECTORY

(NOT IN LYD CONTRACT- TO BE DESIGNED)

6A RETAIL OUTPARCEL ID

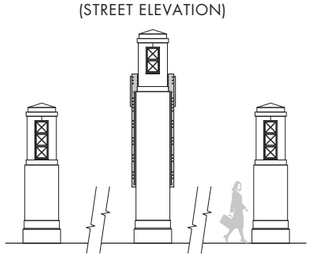


6B RETAIL OUTPARCEL ID

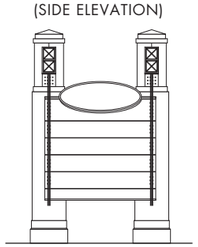


7 RETAIL DISTRICT ID

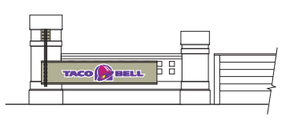
(STREET ELEVATION)



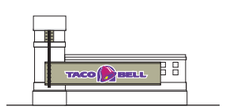
(SIDE ELEVATION)

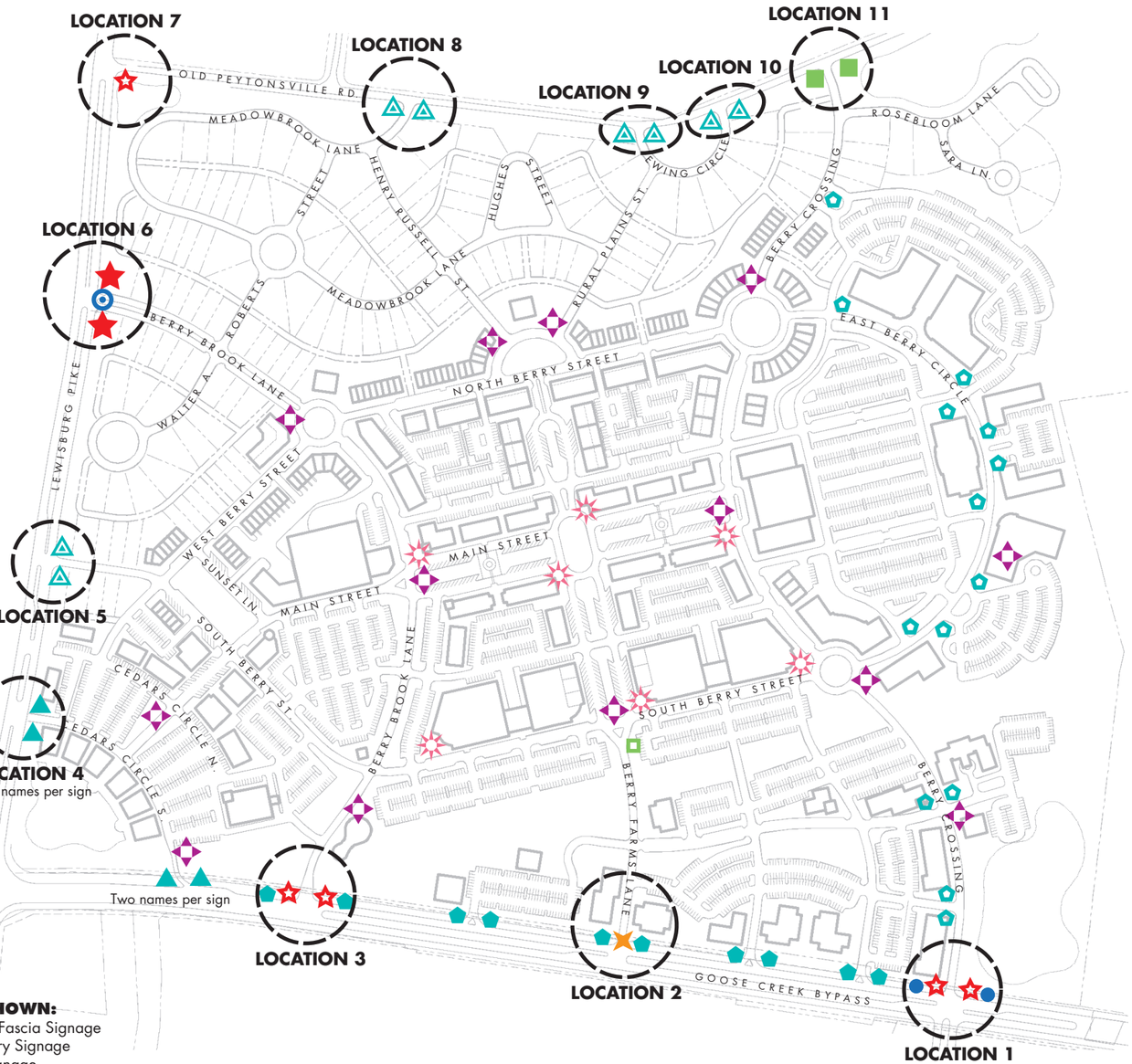


6C RETAIL OUTPARCEL ID



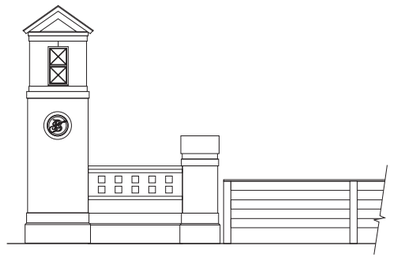
6D RETAIL OUTPARCEL ID



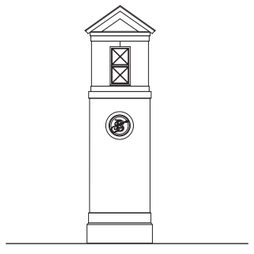


NOT SHOWN:
Building Fascia Signage
Regulatory Signage
Street Signage

NOTE: This plan shows general location of major sign types. Plan may be refined and added to at a later date.



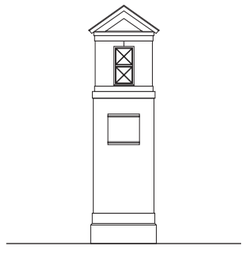
2A SECONDARY LANDMARK WITH WALL (RIGHT SIDE SHOWN)



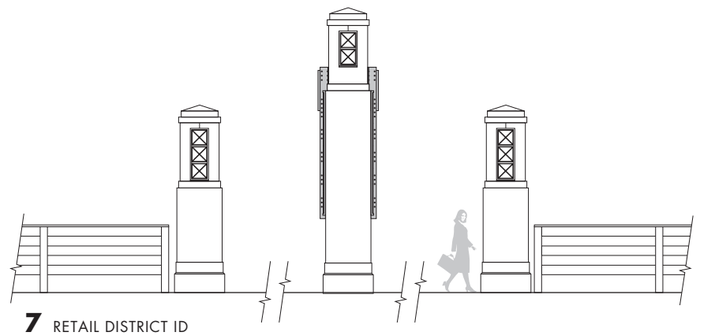
2B SECONDARY LANDMARK "LITTLE BOY"



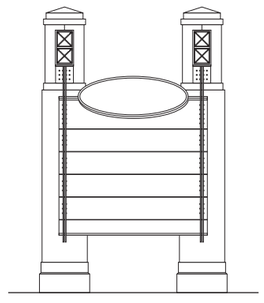
3A DISTRICT LANDMARK WITH WALL (RIGHT SIDE SHOWN)



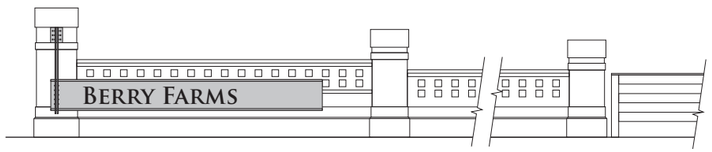
3B DISTRICT LANDMARK



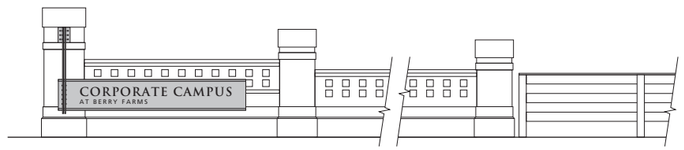
7 RETAIL DISTRICT ID



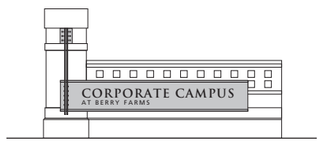
(SIDE ELEVATION)



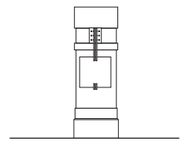
4A TERTIARY LANDMARK (RIGHT SIDE SHOWN)



4B CORPORATE DISTRICT/SUBDIVISION ID (RIGHT SIDE SHOWN)



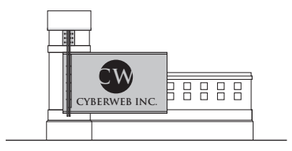
4C CORPORATE DISTRICT ID



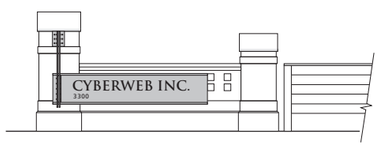
8 COLUMN MARKER



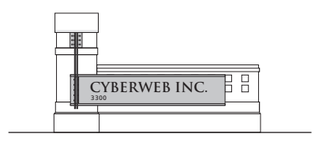
5A OFFICE/RETAIL ID



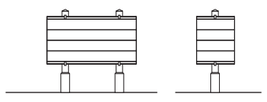
5B OFFICE/RETAIL ID



5C OFFICE/RETAIL ID

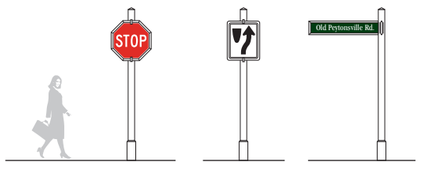


5D OFFICE/RETAIL ID



9A SITE DIRECTIONALS

9B



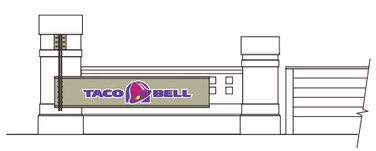
10A **10B** **10C** REGULATORY SIGNAGE



6A RETAIL OUTPARCEL ID



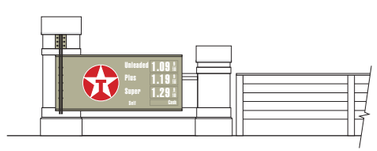
6B RETAIL OUTPARCEL ID



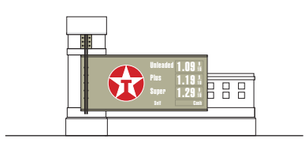
6C RETAIL OUTPARCEL ID



6D RETAIL OUTPARCEL ID



6E GAS STATION ID



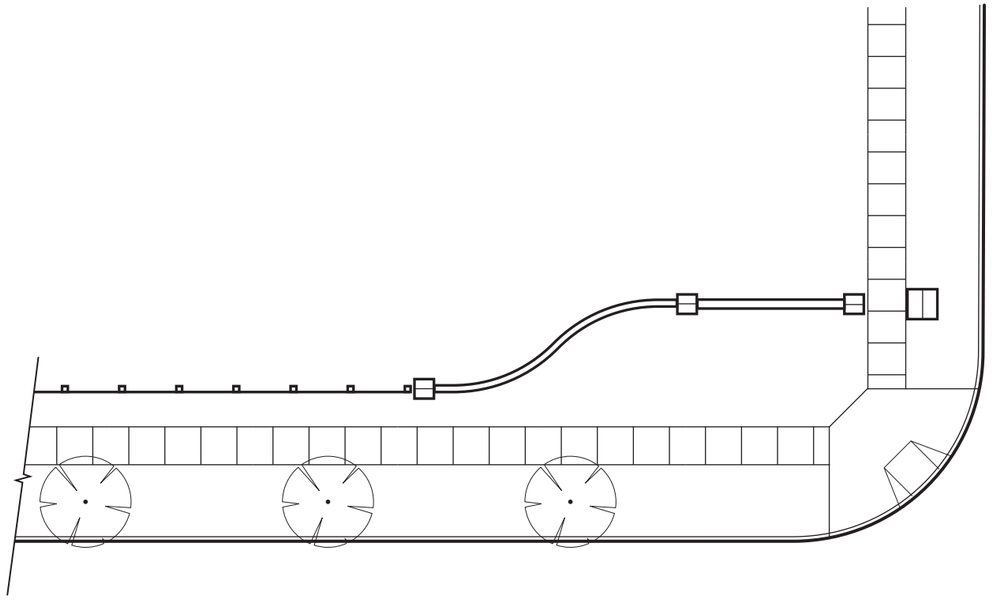
6F GAS STATION ID



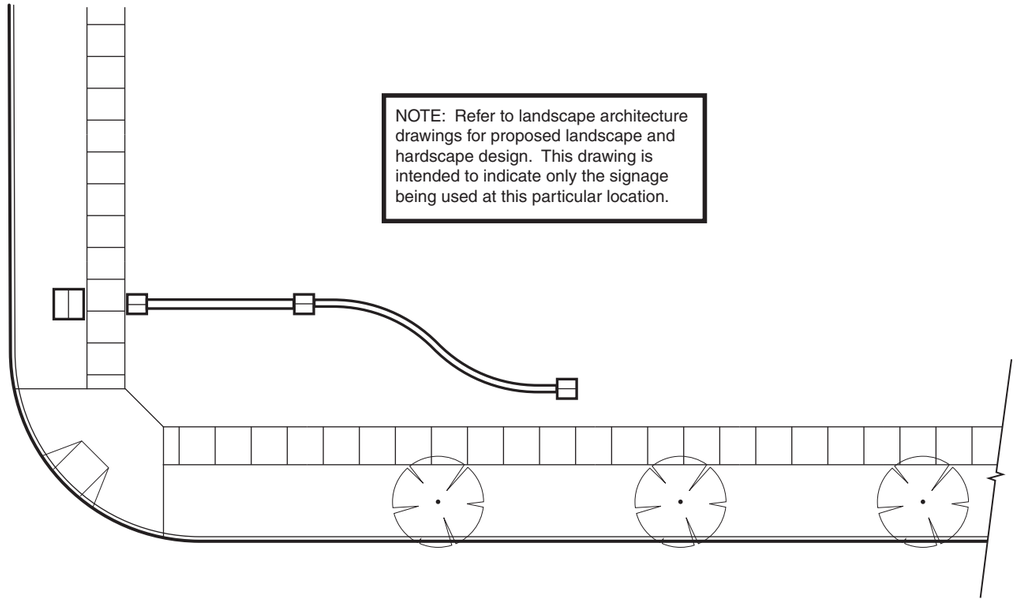
SITE SIGNAGE AND SIGNAGE GUIDELINES

Location 1: Goose Creek Bypass @ Berry Crossing

S-1.1



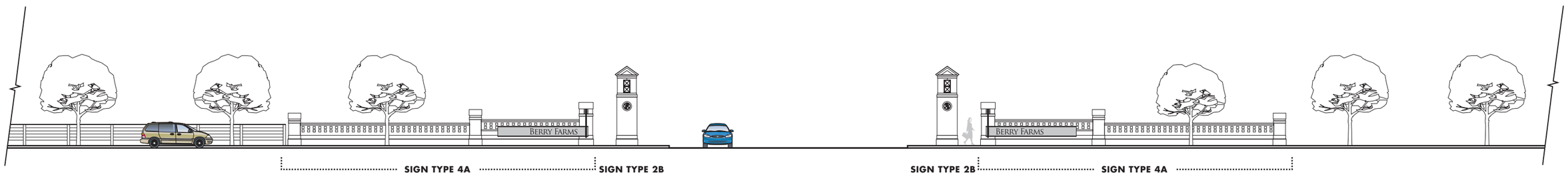
BERRY CROSSING



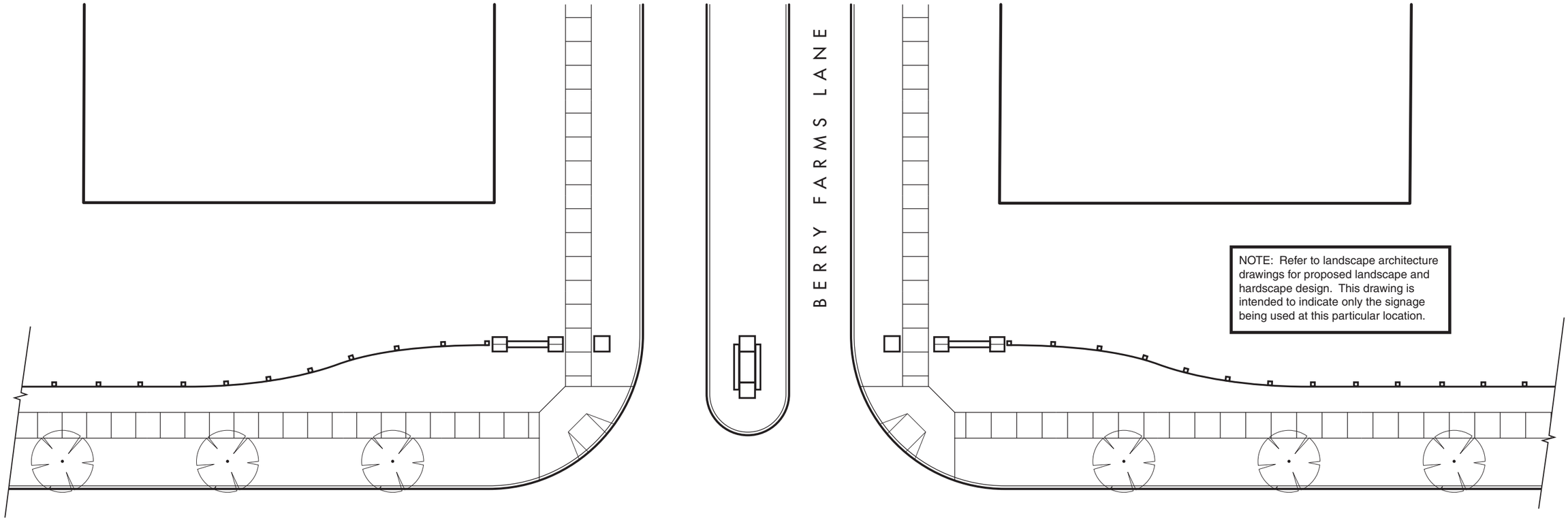
NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.

GOOSE CREEK PARKWAY

1.2 **PLAN, Location 1: Secondary Landmark**
SCALE: 1" = 20'

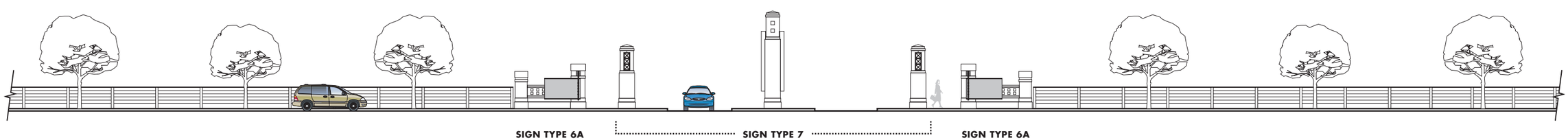


1.2 **ELEVATION, Location 1: Secondary Landmark**
SCALE: 1" = 20'

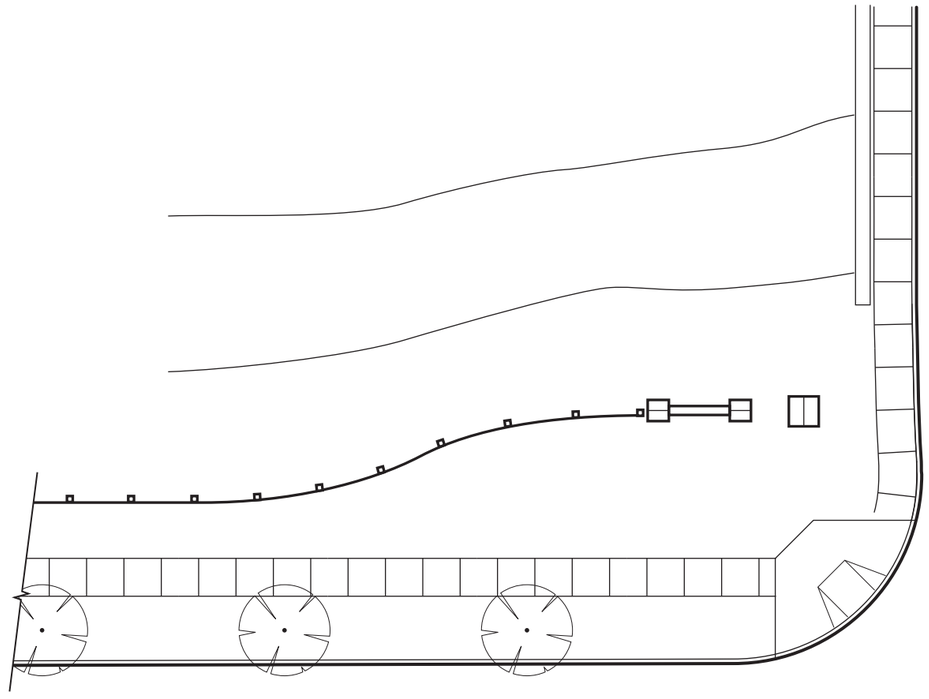


NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.

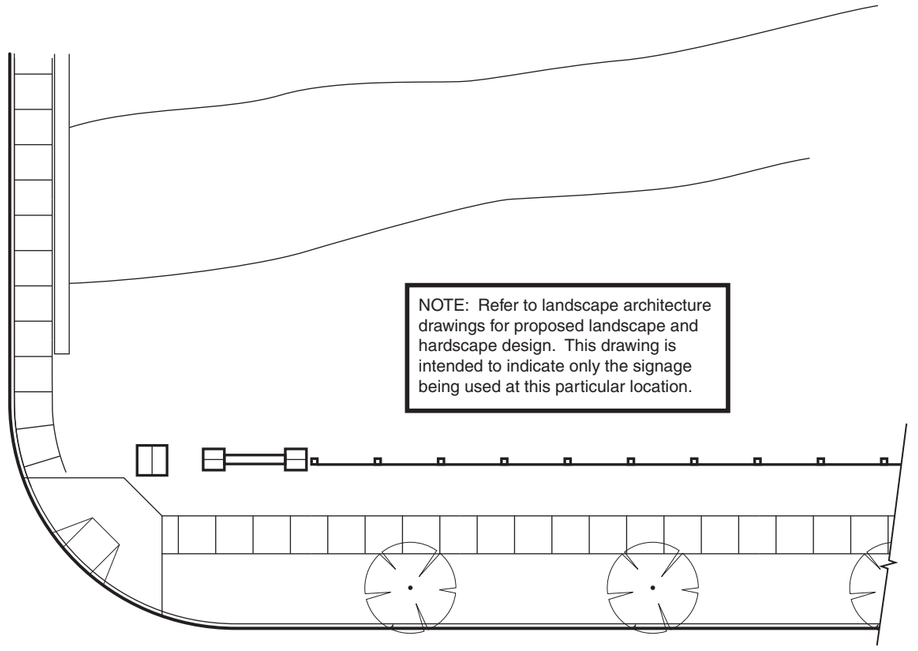
1 / 1.3 PLAN, Location 2
SCALE: 1" = 20'



2 / 1.3 ELEVATION, Location 2
SCALE: 1" = 20'



BERRYBROOK LANE

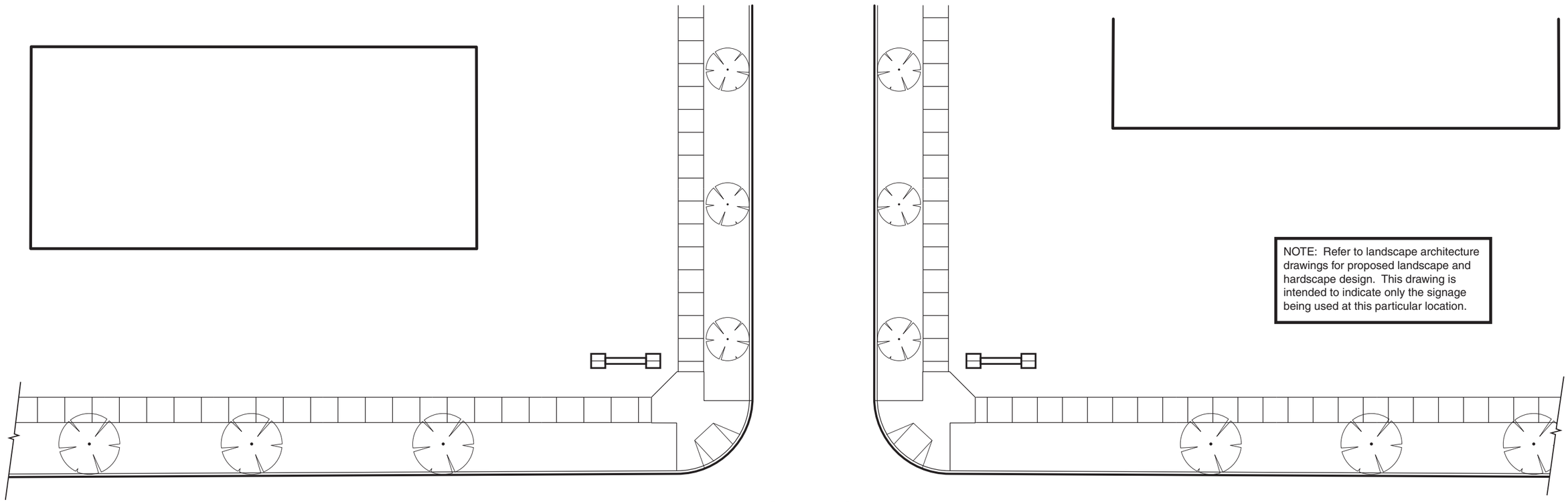


GOOSE CREEK BYPASS

1.4-1 PLAN, Location 3
SCALE: 1" = 20'

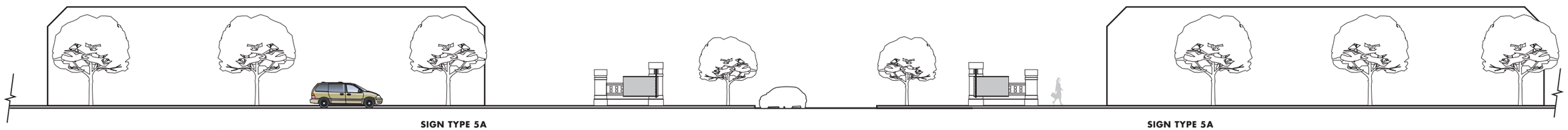


1.4-2 ELEVATION, Location 3
SCALE: 1" = 20'

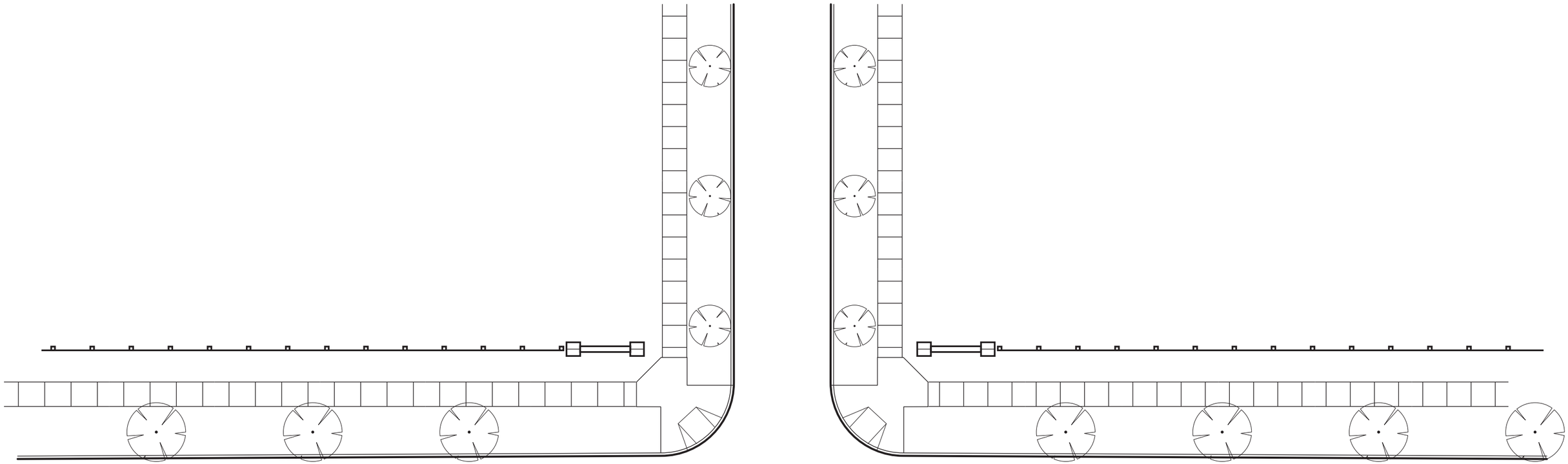


NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.

1.5 **PLAN, Location 4**
SCALE: 1" = 20'

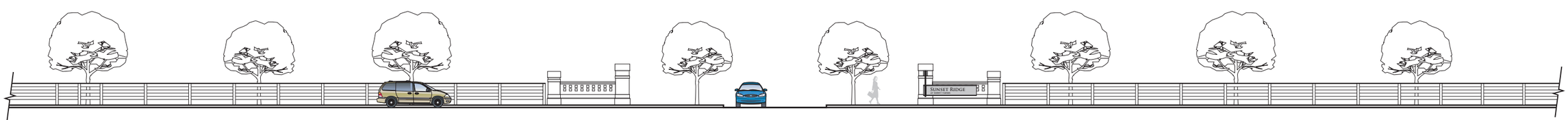


1.5 **ELEVATION, Location 4**
SCALE: 1" = 20'



1 / 1.6 **PLAN, Location 5**
SCALE: 1" = 20'

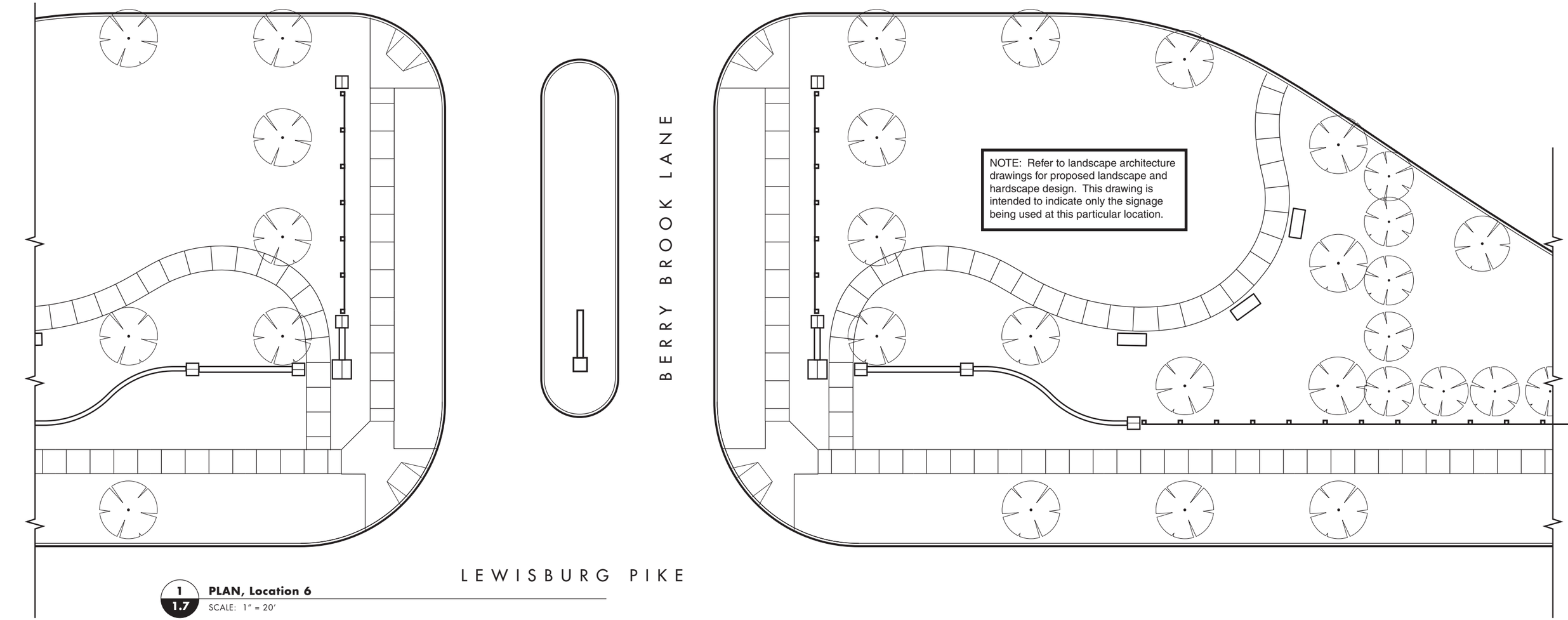
NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.



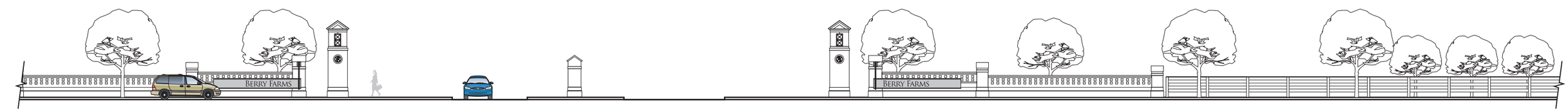
SIGN TYPE 5C (NO SIGN PANEL)

SIGN TYPE 5C

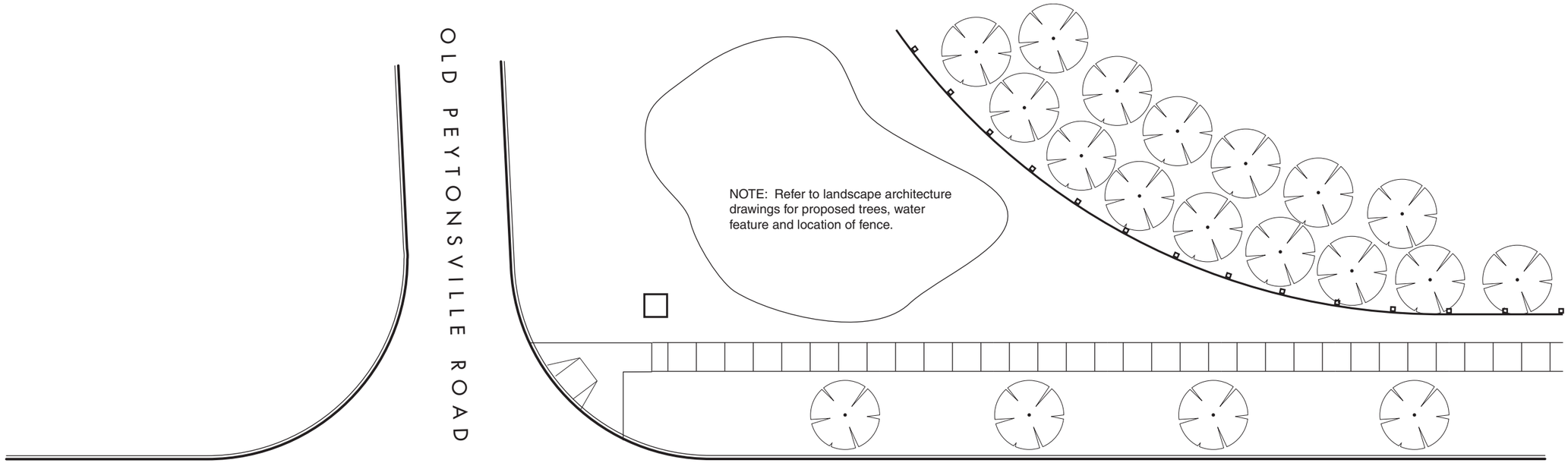
2 / 1.6 **ELEVATION, Location 5**
SCALE: 1" = 20'



1.7-1 PLAN, Location 6
SCALE: 1" = 20'

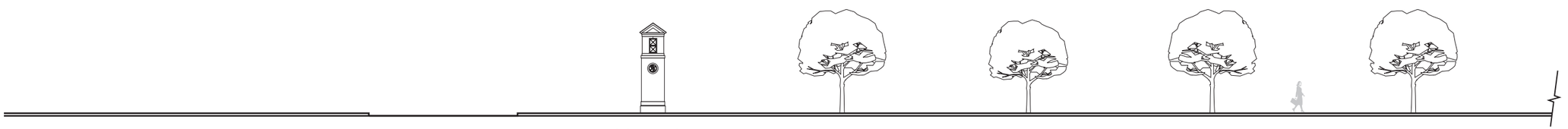


1.7-2 ELEVATION, Location 6
SCALE: 1" = 20'

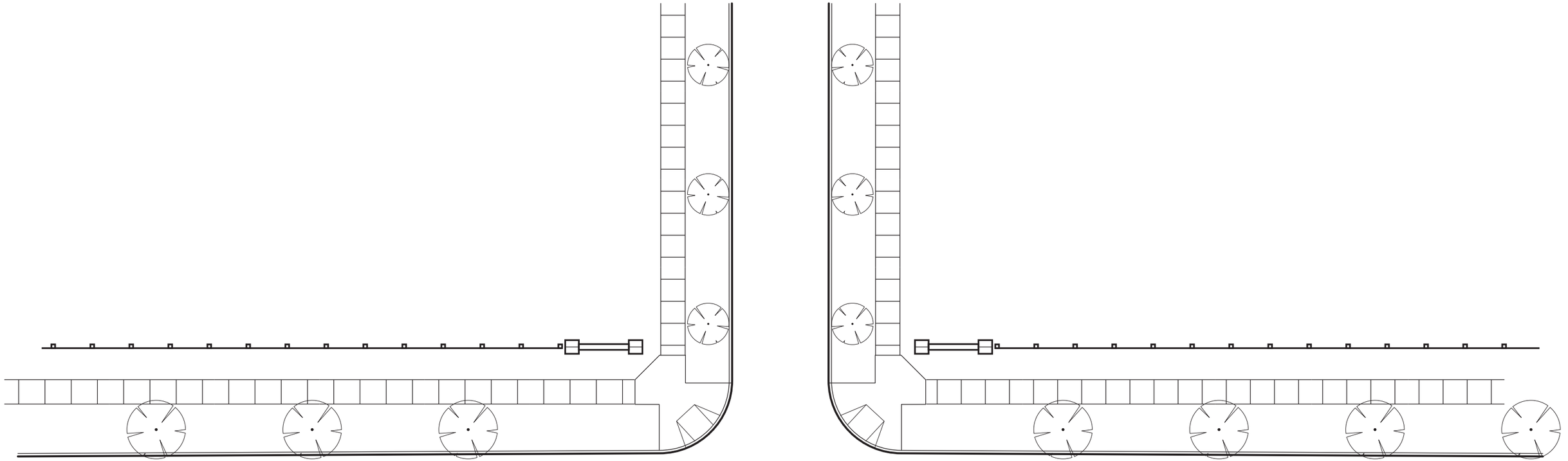


NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.

1.8 **1 PLAN, Location 7**
SCALE: 1" = 20'



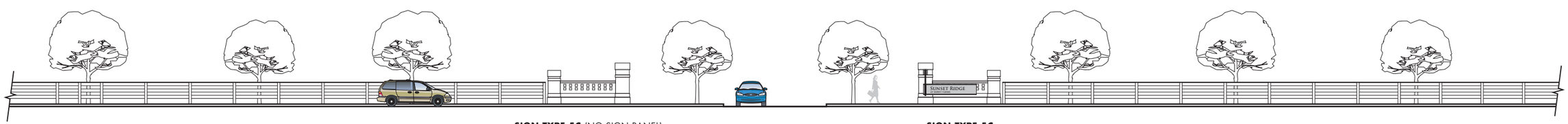
1.8 **2 ELEVATION, Location 7**
SCALE: 1" = 20'



OLD PEYTONSVILLE ROAD

NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.

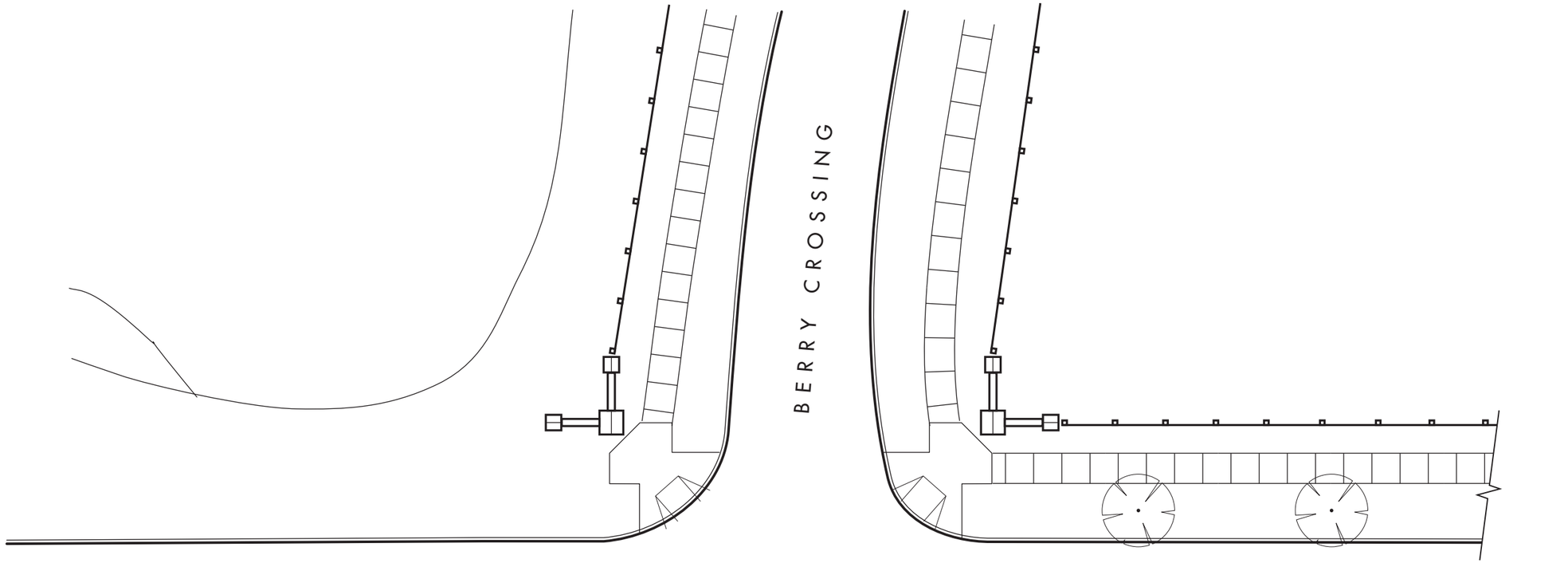
1.9 **PLAN, Locations 8,9,10**
SCALE: 1" = 20'



SIGN TYPE 5C (NO SIGN PANEL)

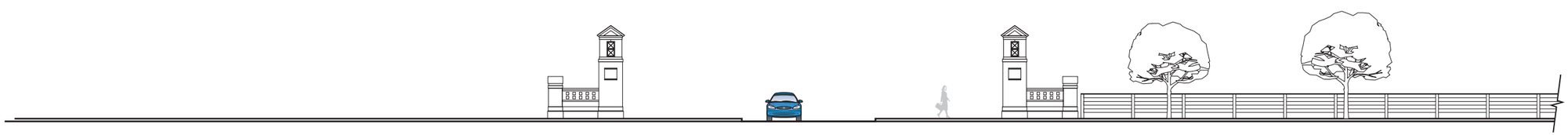
SIGN TYPE 5C

1.9 **ELEVATION, Locations 8,9,10**
SCALE: 1" = 20'



NOTE: Refer to landscape architecture drawings for proposed landscape and hardscape design. This drawing is intended to indicate only the signage being used at this particular location.

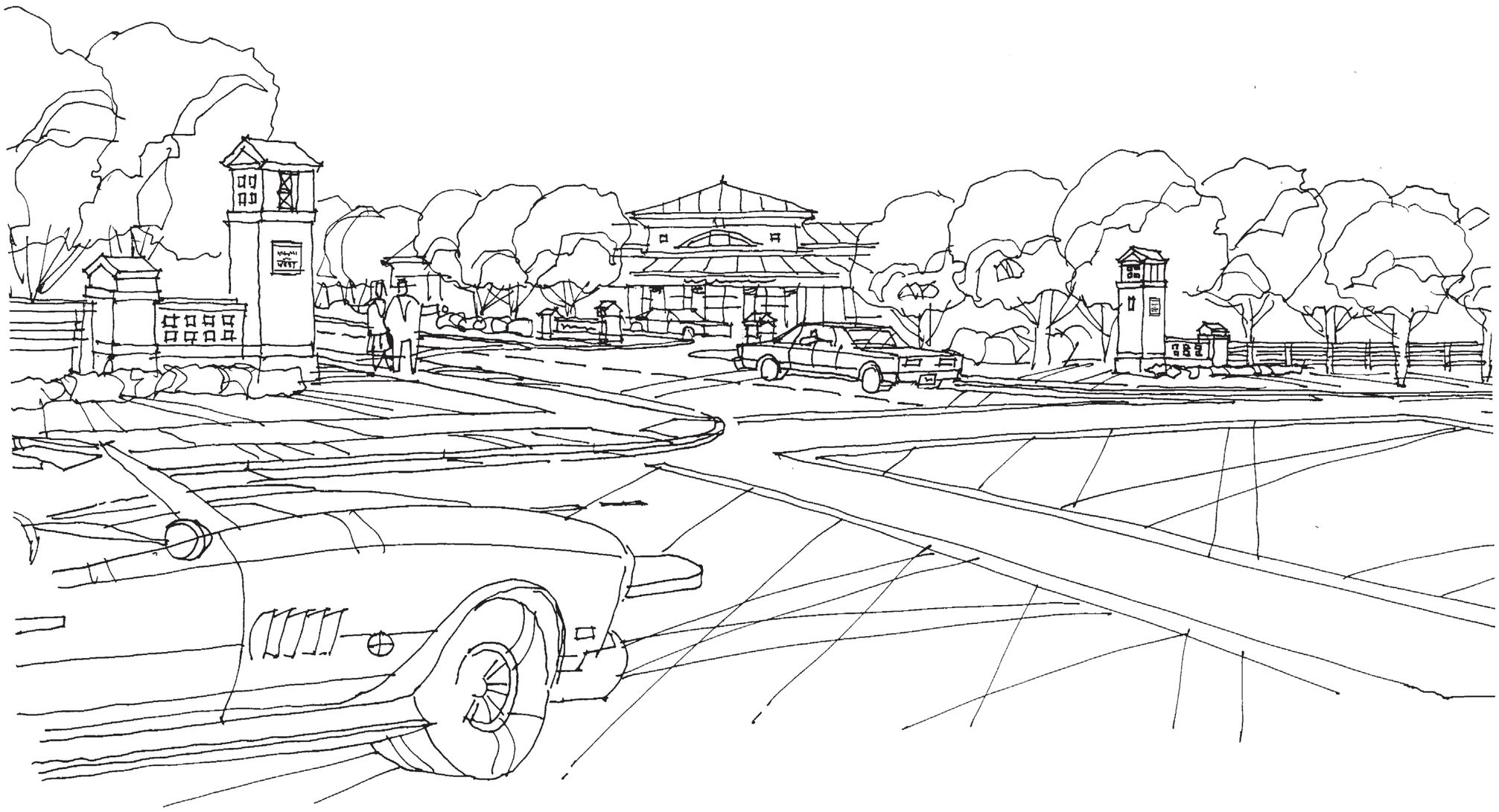
1.10 1 PLAN, Location 9: Secondary Landmark
SCALE: 1" = 20'

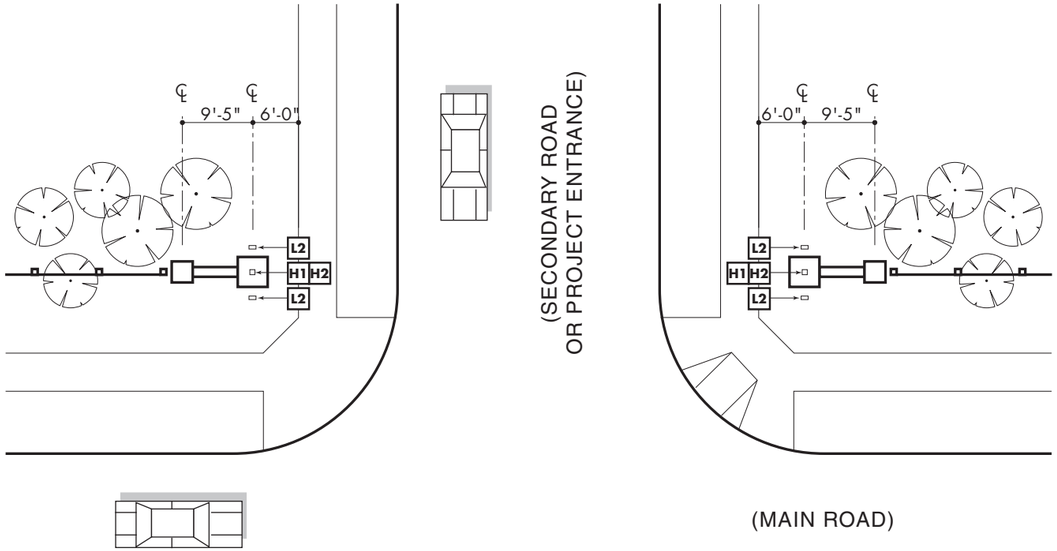


SIGN TYPE 3A
(WITH ADDITIONAL SHORT BRICK WALL ON BACK SIDE)

SIGN TYPE 3A
(WITH ADDITIONAL SHORT BRICK WALL ON BACK SIDE)

1.10 2 ELEVATION, Location 9: Secondary Landmark
SCALE: 1" = 20'



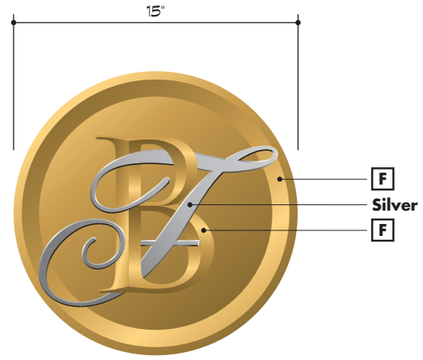


NOTES:
1. Easements/rights-of-way to be verified (and/or added).
2. Sidewalk conditions and curb radii to be verified.
3. Site plan to be finalized by landscape architect.
4. Grade slopes along brick wall to be taken up in lower portion of wall, below the water table.

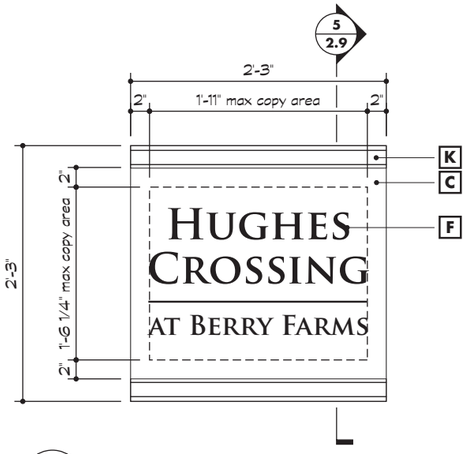
1 / 2.2 ST 2A: SECONDARY LANDMARK . PLAN
SCALE: 1" = 20'-0"



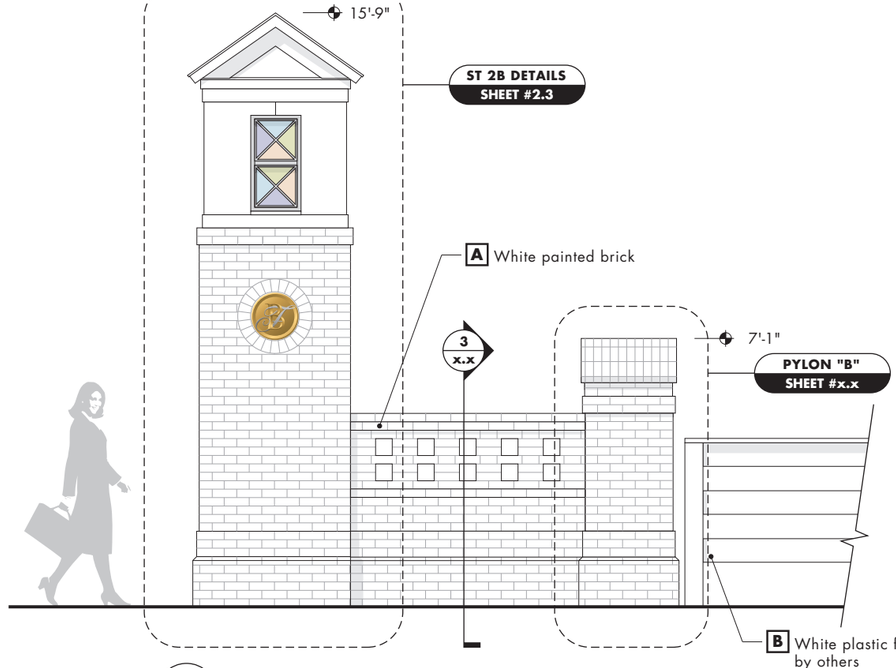
2 / 2.2 ST 2A: SECONDARY LANDMARK . ELEVATION
SCALE: 1" = 20'-0"



5 / 2.2 MEDALLION DETAIL (ST 2A/2B ONLY)
SCALE: 1 1/2" = 1'-0"



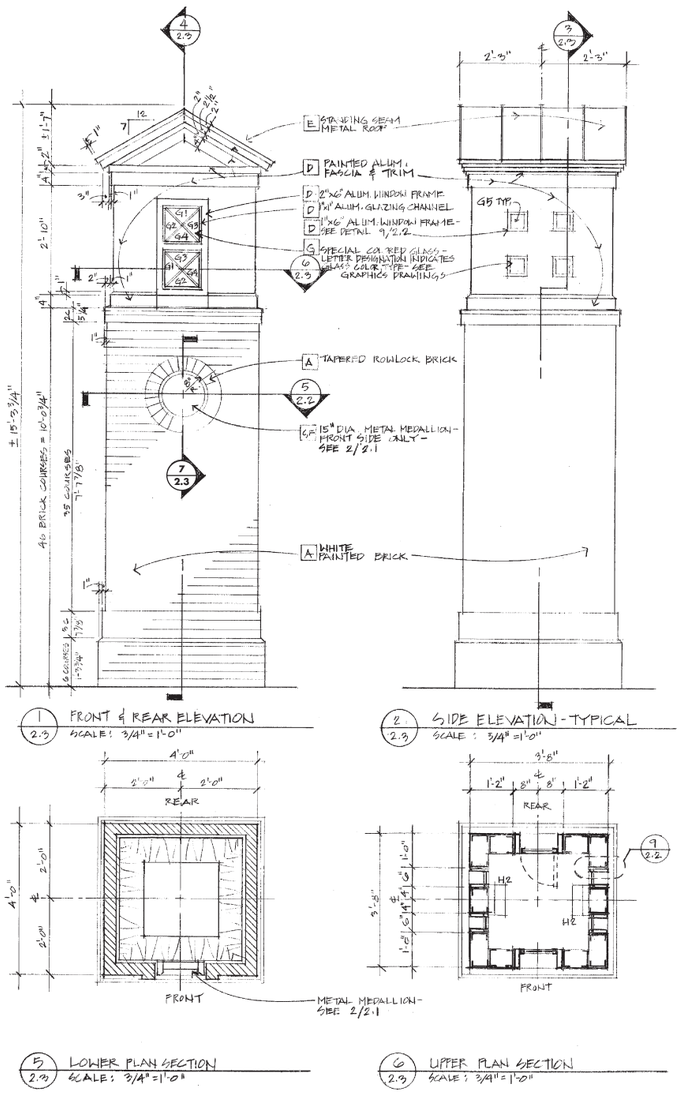
5 / 2.2 MEDALLION DETAIL (ST 2A/2B ONLY)
SCALE: 1 1/2" = 1'-0"

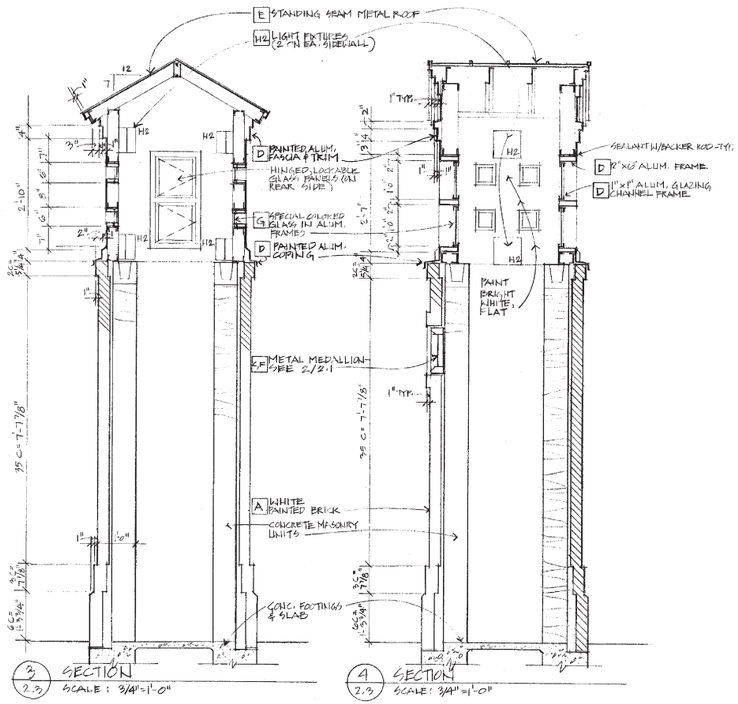


3 / 2.2 ST 2A: SECONDARY LANDMARK . FRONT ELEVATION
SCALE: 1/4" = 1'-0" **NOTE:** ST 2B IS WITHOUT WALL/FENCE

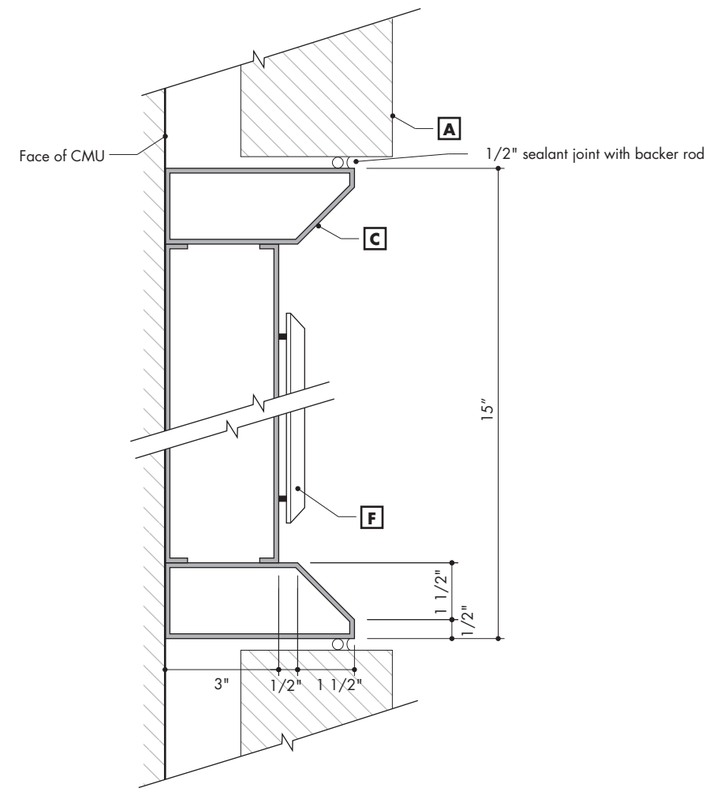


4 / 2.2 ST 3B: DISTRICT LANDMARK
SCALE: 1/4" = 1'-0"

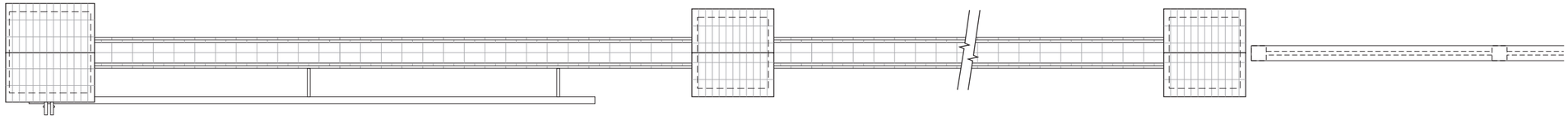




NOTE: This drawing is shown at one-third of full size. Use 1/4" = 1'-0" on this page. Contact Lorenc+Yoo Design for a full size digital file.

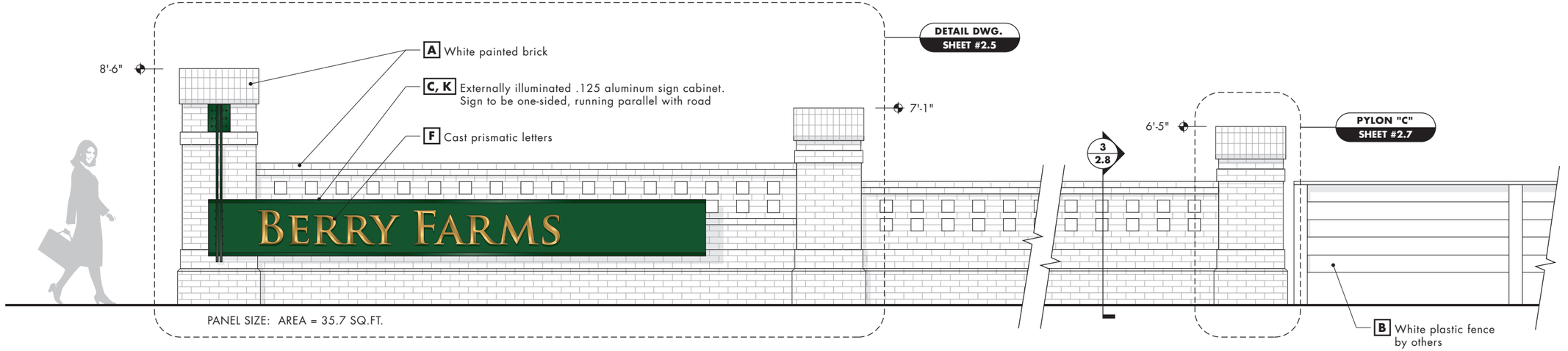


7 2.3 **MEDALLION .** SECTION
SCALE: 3" = 1'-0"

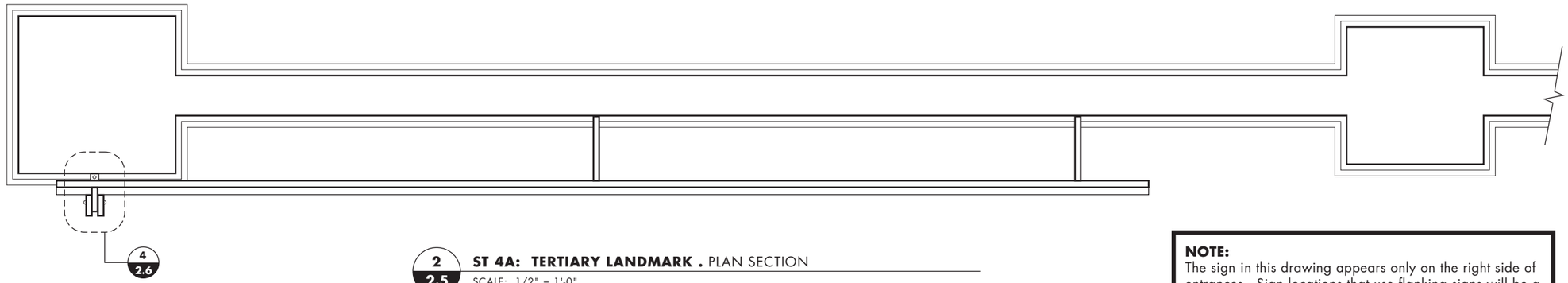


2 / 2.4 **ST 4A: TERTIARY LANDMARK .** PLAN
SCALE: 1/4" = 1'-0"

NOTE:
The sign in this drawing appears only on the right side of entrances. Sign locations that use flanking signs will be a mirror image of this drawing, with the exception of text.

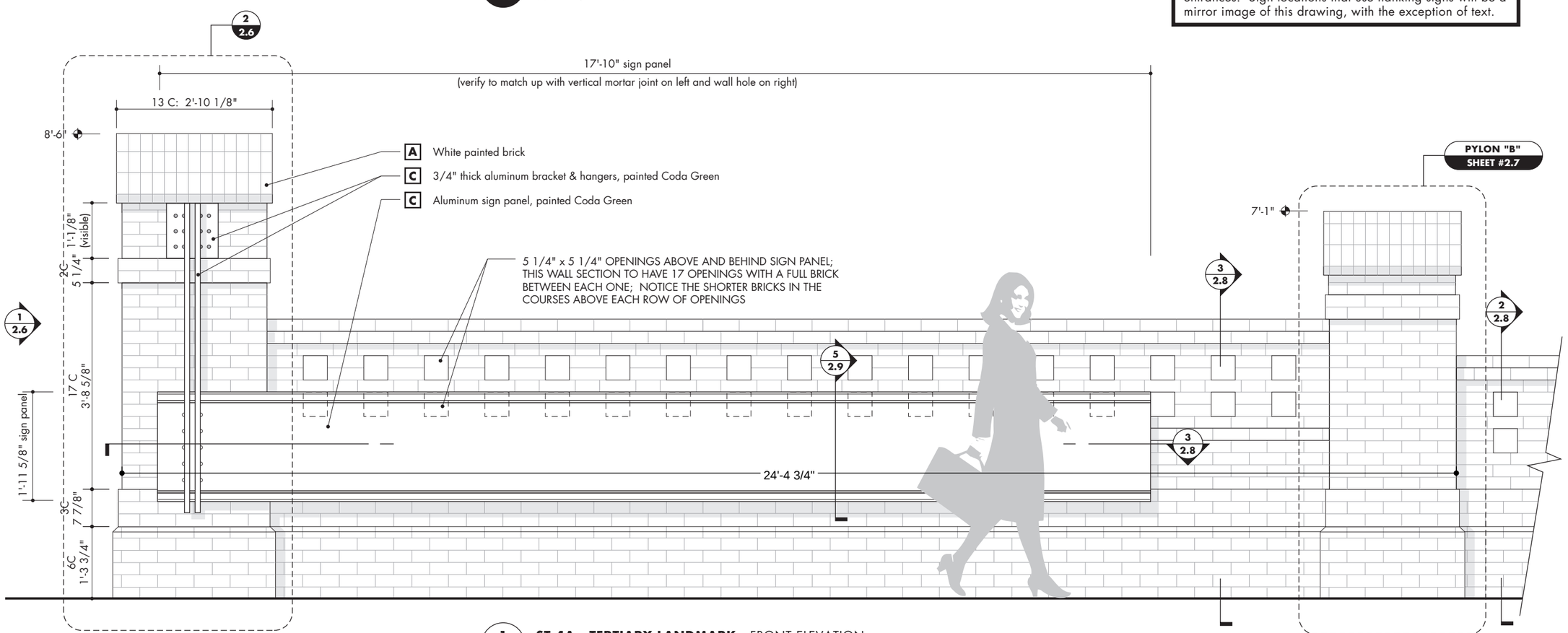


1 / 2.4 **ST 4A: TERTIARY LANDMARK .** FRONT ELEVATION
SCALE: 1/4" = 1'-0"

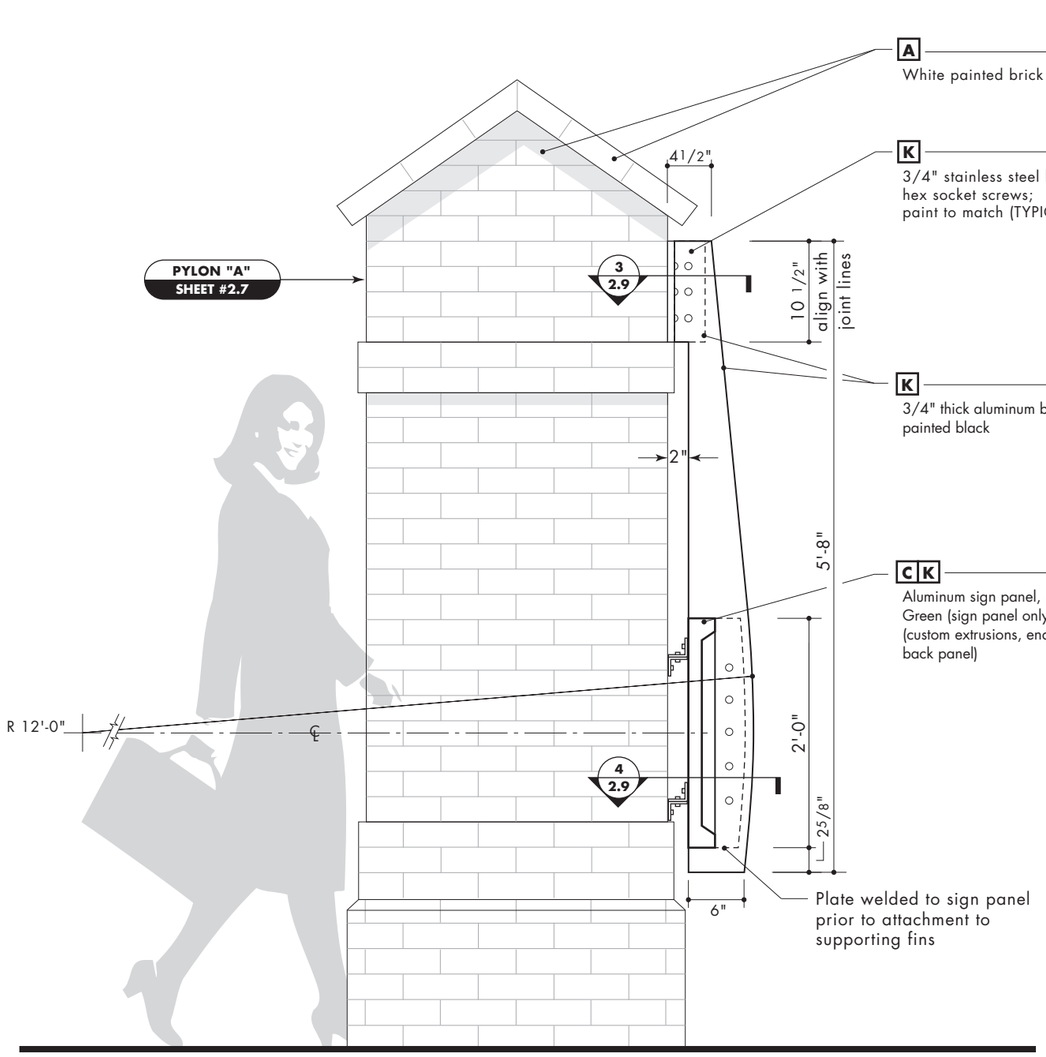


2 / 2.5 **ST 4A: TERTIARY LANDMARK .** PLAN SECTION
SCALE: 1/2" = 1'-0"

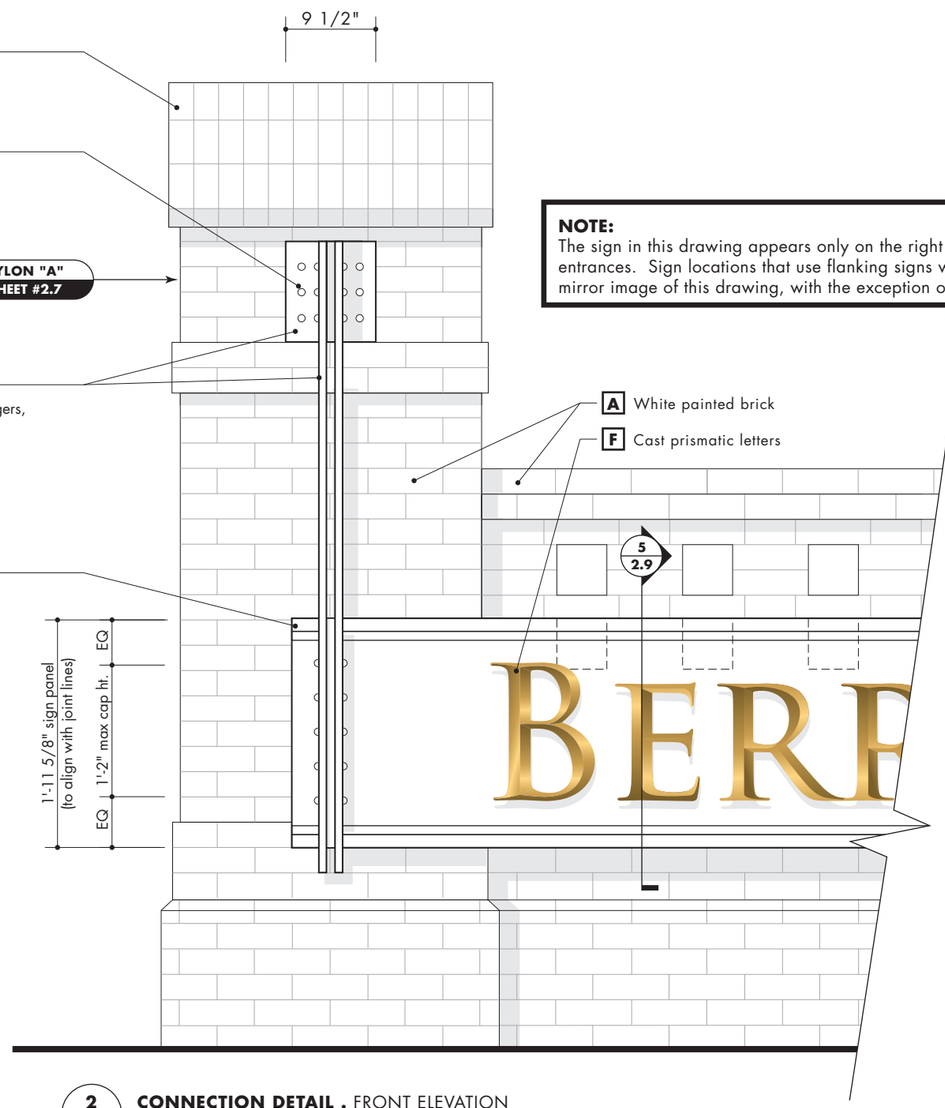
NOTE:
The sign in this drawing appears only on the right side of entrances. Sign locations that use flanking signs will be a mirror image of this drawing, with the exception of text.



1 / 2.5 **ST 4A: TERTIARY LANDMARK .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

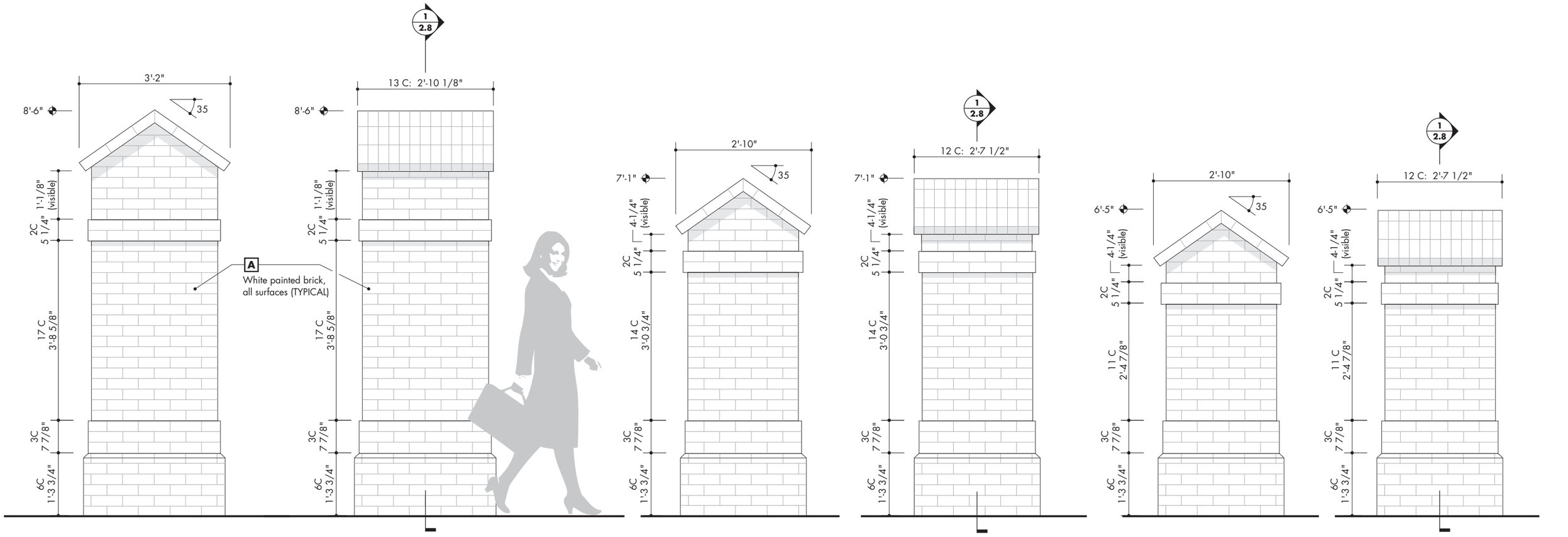


1 2.6 **CONNECTION DETAIL .** LEFT ELEVATION
SCALE: 3/4" = 1'-0"



2 2.6 **CONNECTION DETAIL .** FRONT ELEVATION
SCALE: 3/4" = 1'-0"

NOTE:
The sign in this drawing appears only on the right side of entrances. Sign locations that use flanking signs will be a mirror image of this drawing, with the exception of text.



1 2.7 **PYLON "A" .** SIDE ELEVATION
SCALE: 1/2" = 1'-0"

2 2.7 **PYLON "A" .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

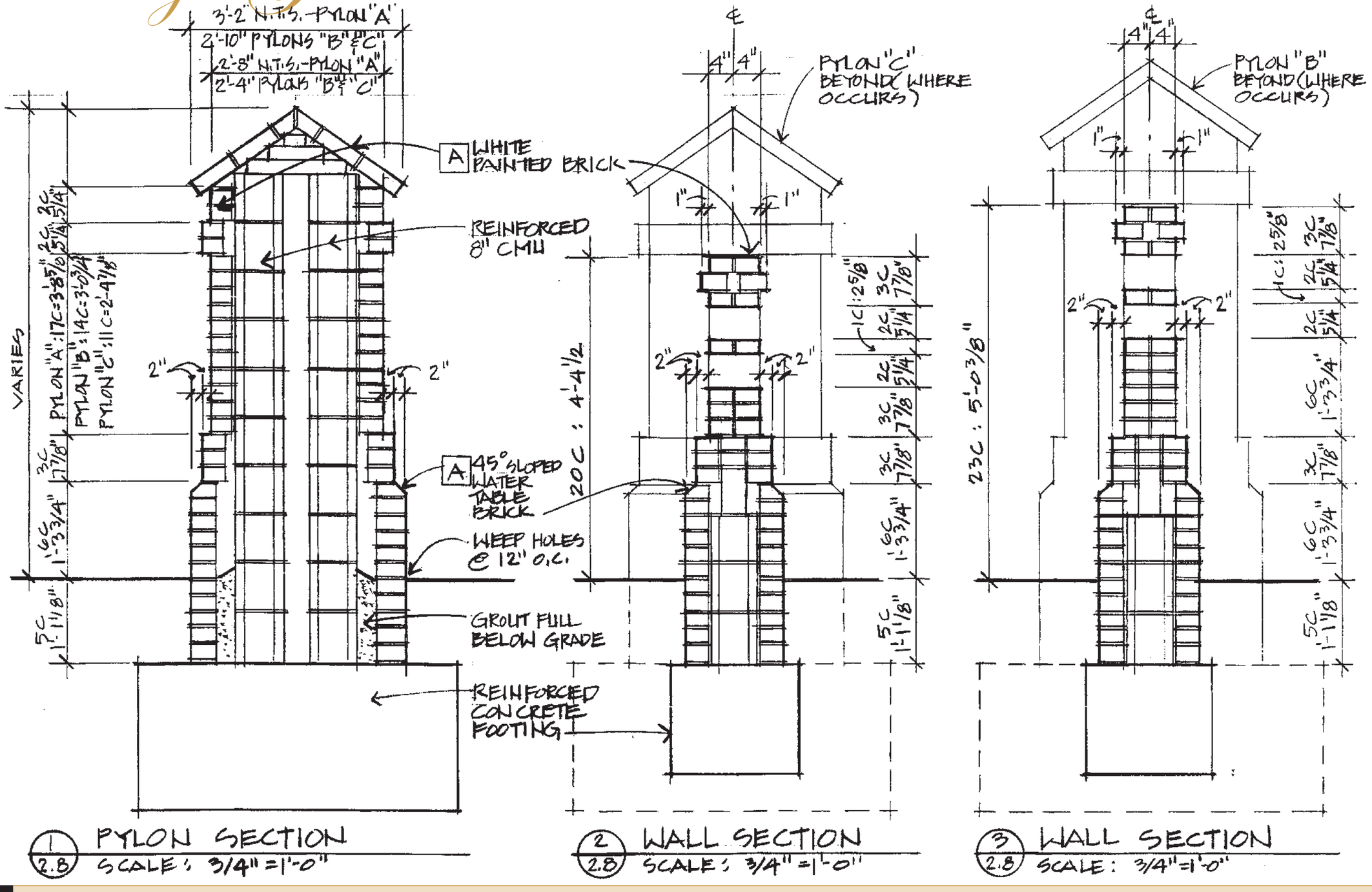
3 2.7 **PYLON "B" .** SIDE ELEVATION
SCALE: 1/2" = 1'-0"

4 2.7 **PYLON "B" .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

5 2.7 **PYLON "C" .** SIDE ELEVATION
SCALE: 1/2" = 1'-0"

6 2.7 **PYLON "C" .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

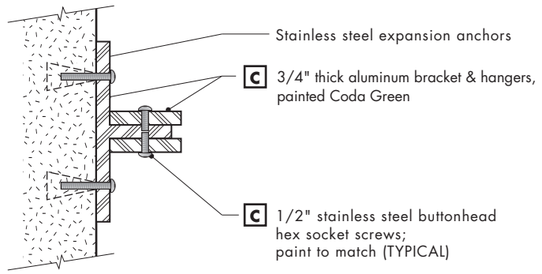
NOTE: See page 2.4 for height usage guidelines for these columns.



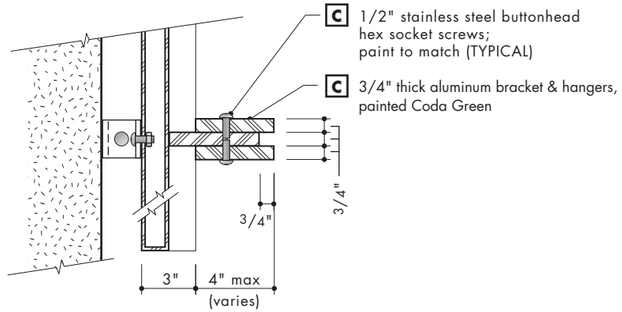
1/2.8 PYLON SECTION
SCALE: 3/4" = 1'-0"

2/2.8 WALL SECTION
SCALE: 3/4" = 1'-0"

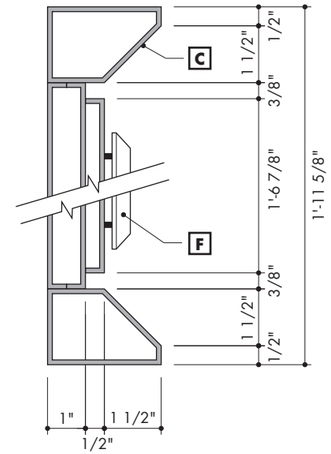
3/2.8 WALL SECTION
SCALE: 3/4" = 1'-0"



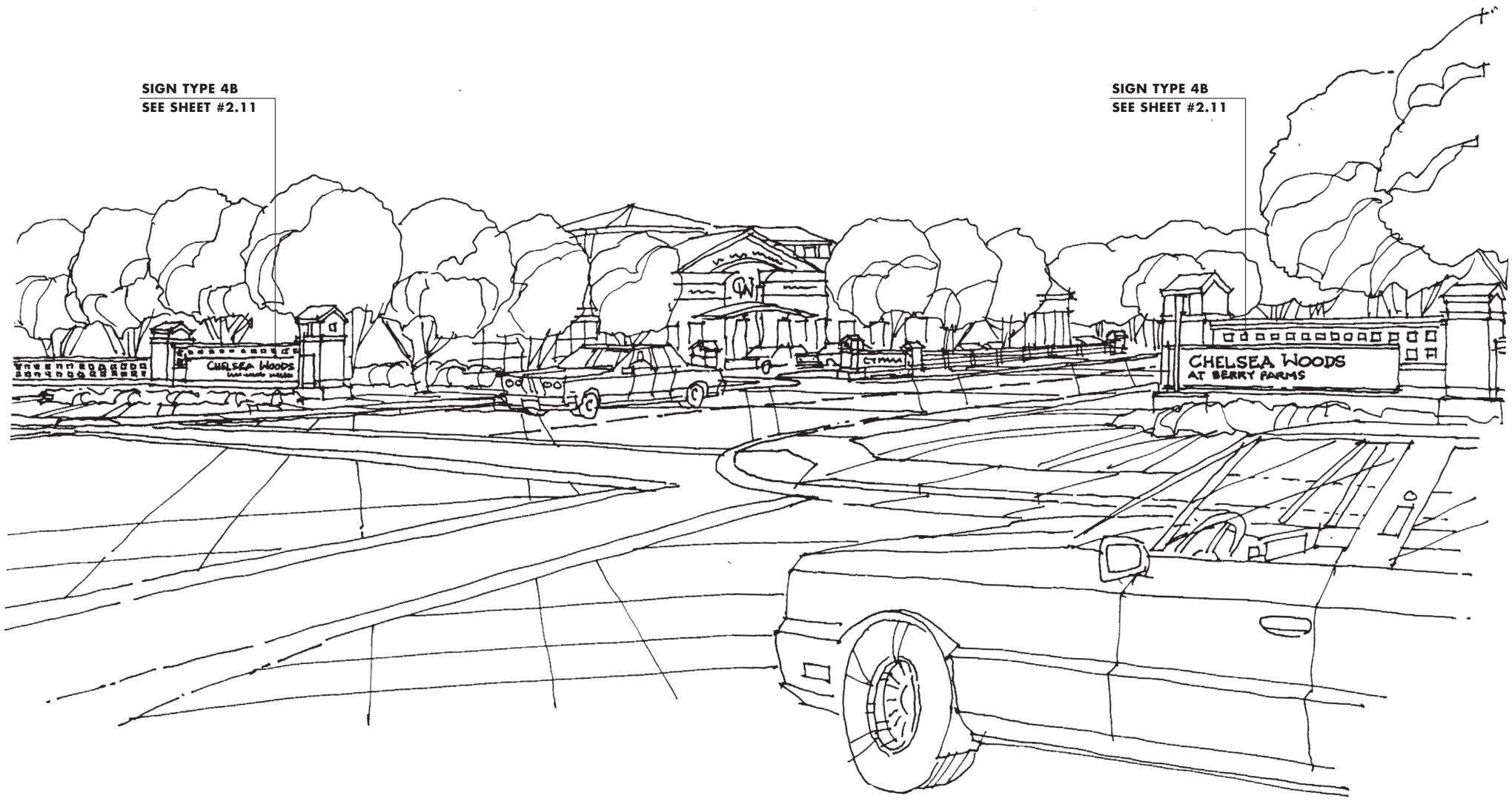
3 2.9 SECTION A
SCALE: 1 1/2" = 1'-0"

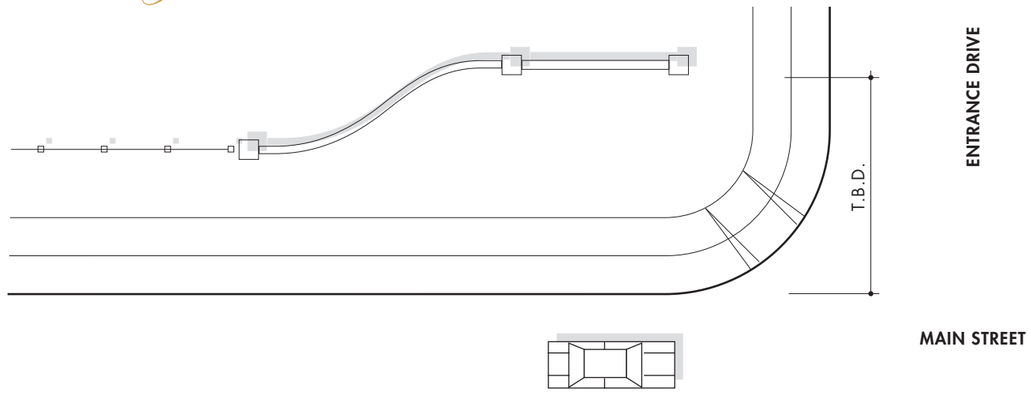


4 2.9 SECTION B
SCALE: 1 1/2" = 1'-0"



5 2.9 SIGN PANEL . SECTION
SCALE: 3" = 1'-0"


SIGN TYPE 4B
SEE SHEET #2.11
SIGN TYPE 4B
SEE SHEET #2.11
CHELSEA WOODS
AT BERRY FARMS

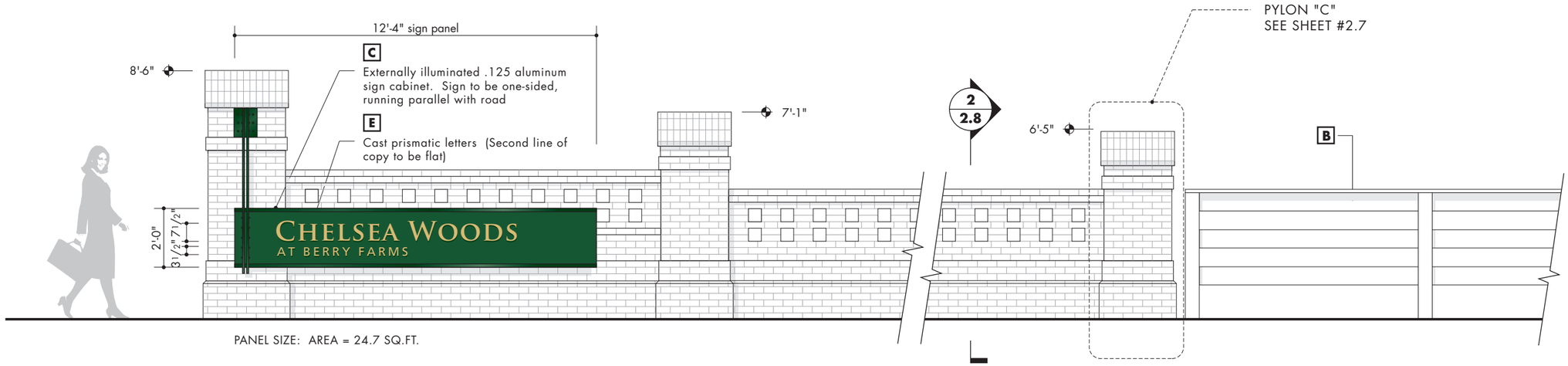


1 / 2.11 **ST 4B: CORPORATE DISTRICT ID . PLAN**
SCALE: 1" = 20'-0"

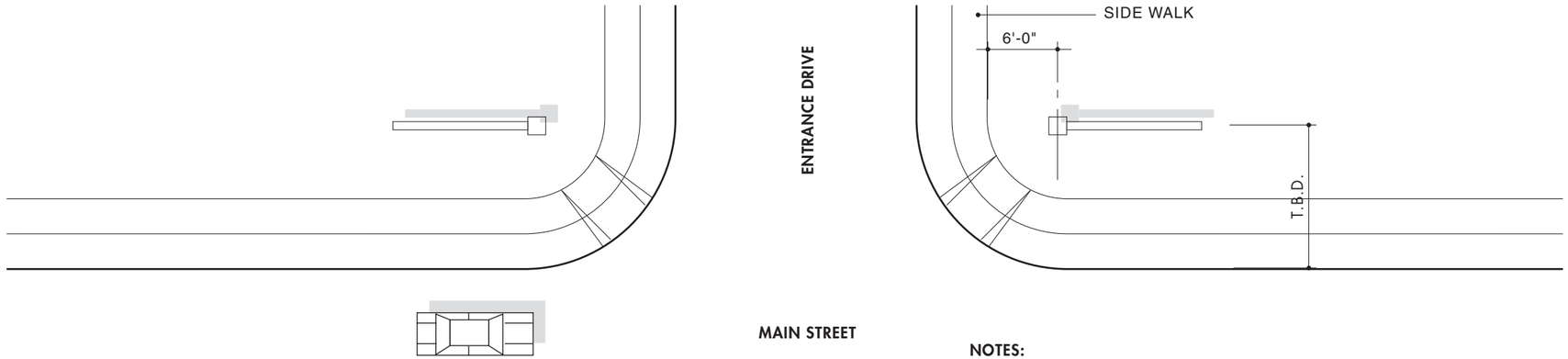
NOTES:
1. Easements/rights-of-way to be verified (and/or added).
2. Sidewalk conditions and curb radii to be verified.
3. Site plan to be finalized by landscape architect.
4. Grade slopes along brick wall to be taken up in lower portion of wall, below the water table.



2 / 2.11 **ST 4B: CORPORATE DISTRICT ID . ELEVATION**
SCALE: 1" = 20'-0"

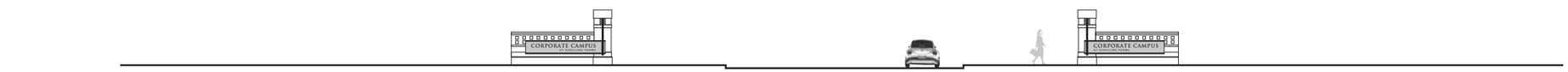


3 / 2.11 **SIGN TYPE 4B: CORPORATE DISTRICT ID . RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

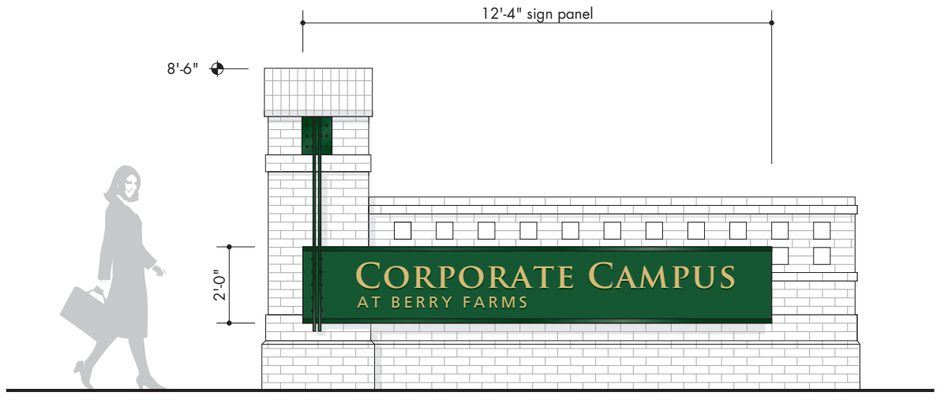


1 2.12 **SIGN TYPE 4C: CORPORATE DISTRICT ID .** ELEVATION
SCALE: 1" = 20'-0"

NOTES:
1. Easements/rights-of-way to be verified (and/or added).
2. Sidewalk conditions and curb radii to be verified.
3. Site plan to be finalized by landscape architect.
4. Grade slopes along brick wall to be taken up in lower portion of wall, below the water table.
5. SIGN MAY ALSO BE USED AS A TWO-SIDED SIGN IN A MEDIAN, PERPENDICULAR TO MAIN STREET

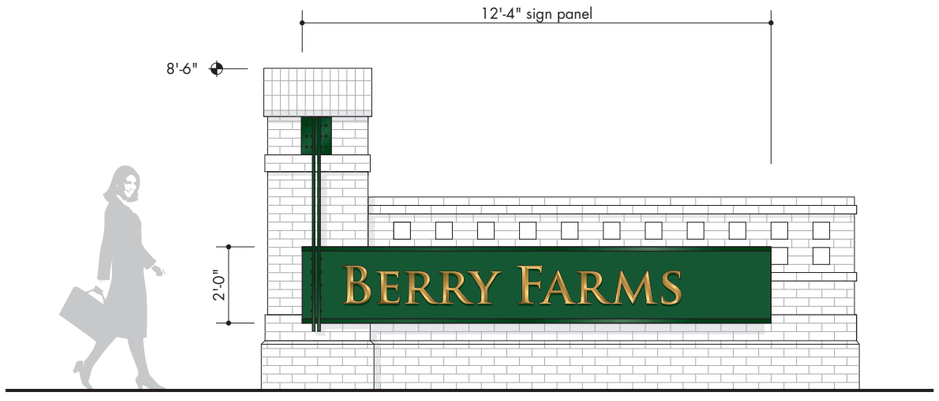


2 2.12 **SIGN TYPE 4C: CORPORATE DISTRICT ID .** ELEVATION
SCALE: 1" = 20'-0"



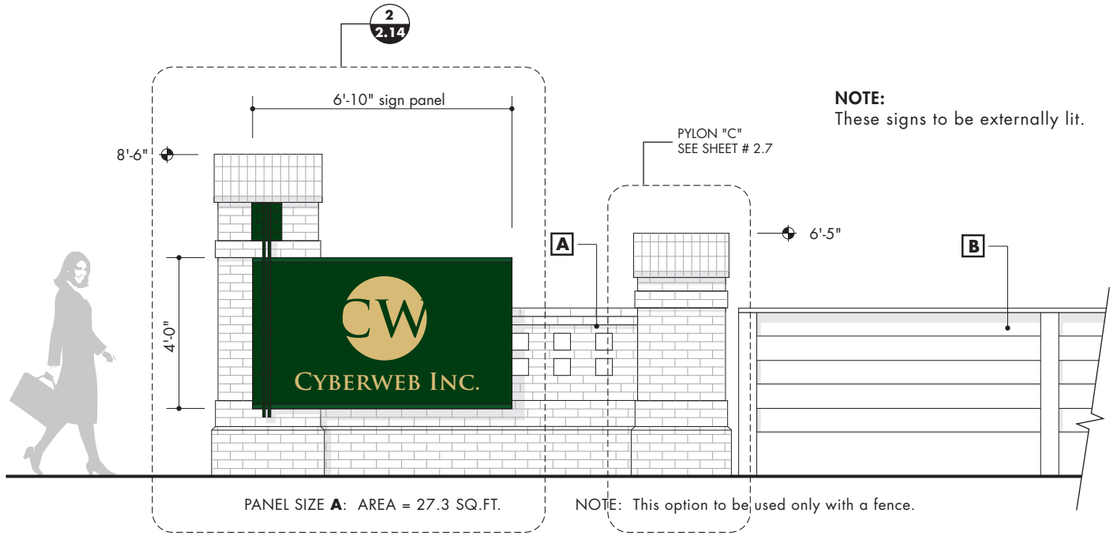
PANEL SIZE: AREA = 31.3 SQ.FT.

3 2.12 **SIGN TYPE 4C: CORPORATE DISTRICT ID .** ELEVATION
SCALE: 1/4" = 1'-0"

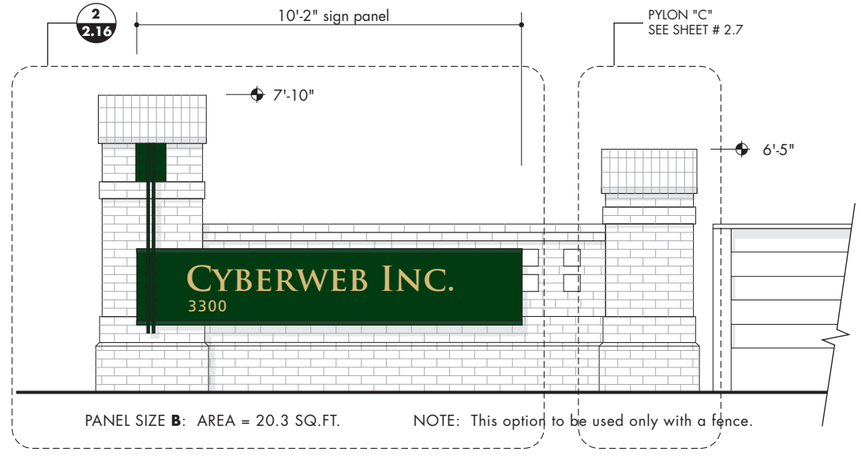


PANEL SIZE: AREA = 31.3 SQ.FT.

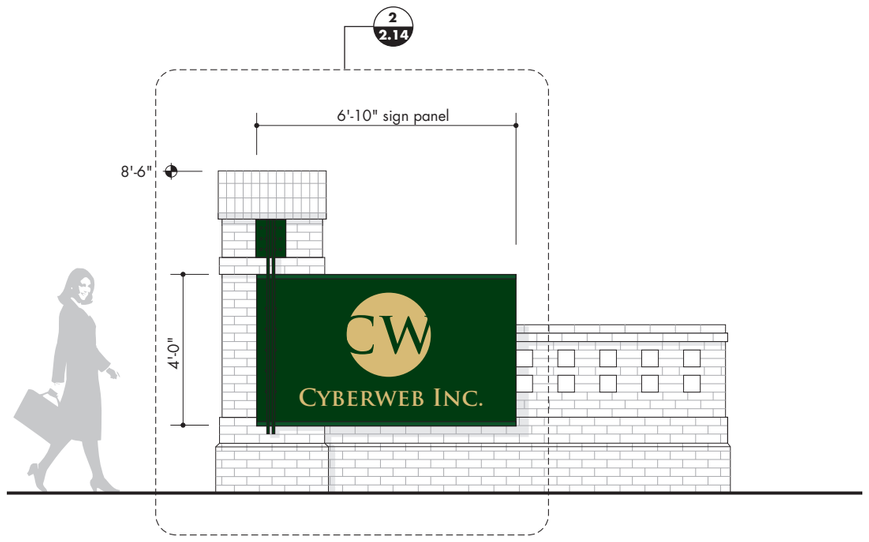
4 2.12 **SIGN TYPE 4C: CORPORATE DISTRICT ID .** ALTERNATE COPY CONDITION
SCALE: 1/4" = 1'-0"



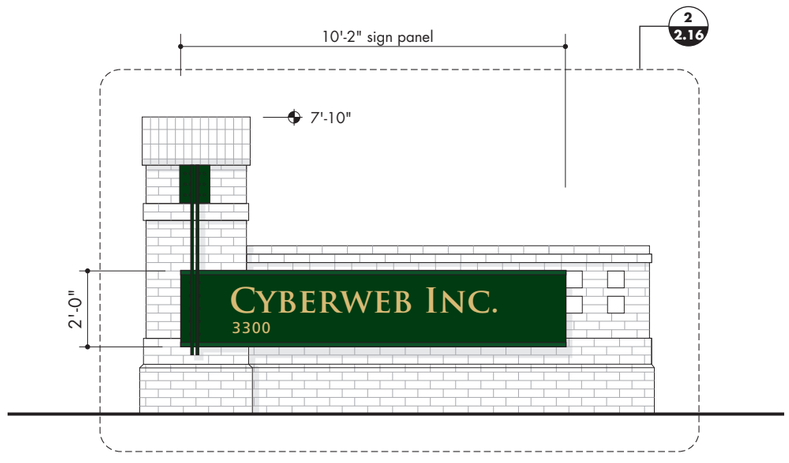
1 2.13 **SIGN TYPE 5A: OFFICE/RETAIL ID .** ELEVATION
SCALE: 1/4" = 1'-0"



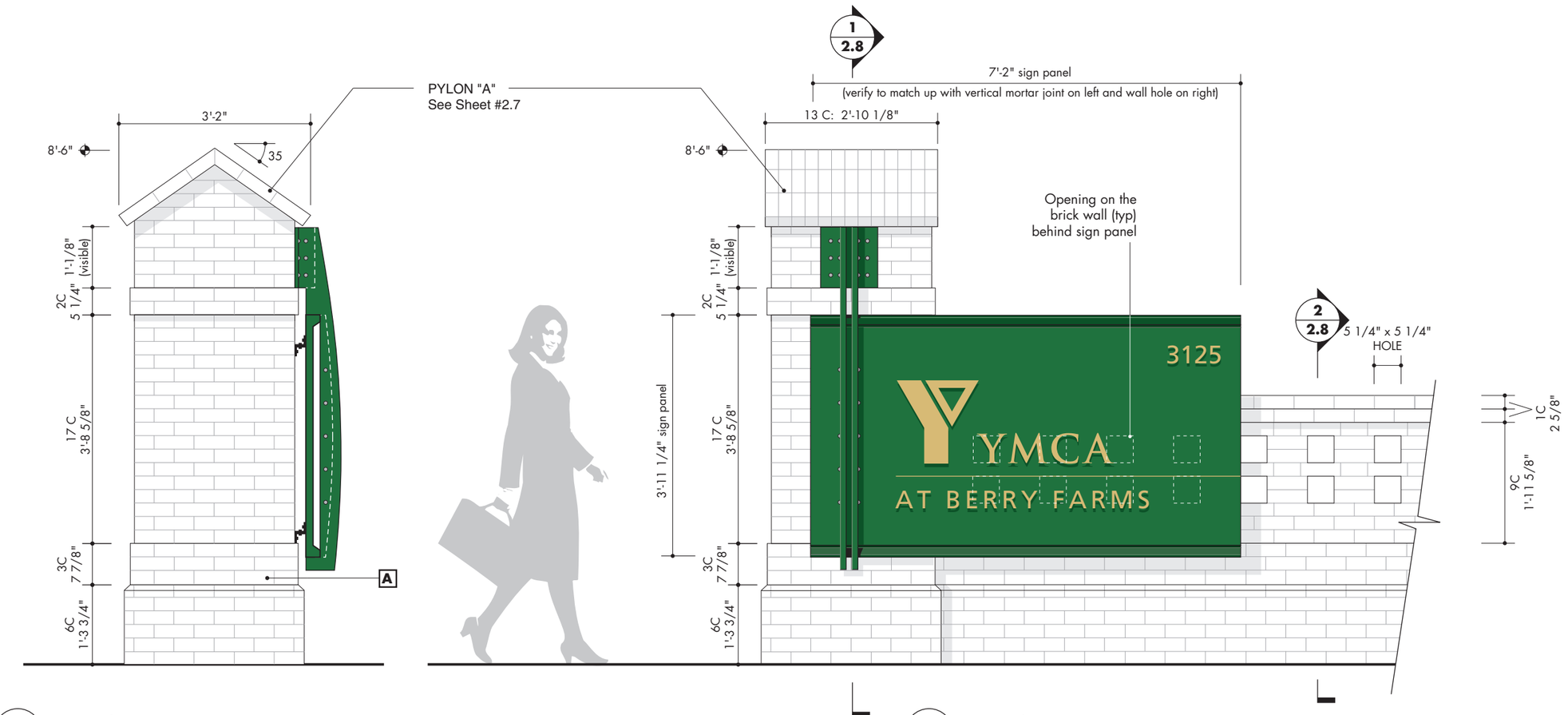
3 2.13 **SIGN TYPE 5C: OFFICE/RETAIL ID .** ELEVATION
SCALE: 1/4" = 1'-0"



2 2.13 **SIGN TYPE 5B: OFFICE/RETAIL ID .** ELEVATION
SCALE: 1/4" = 1'-0"



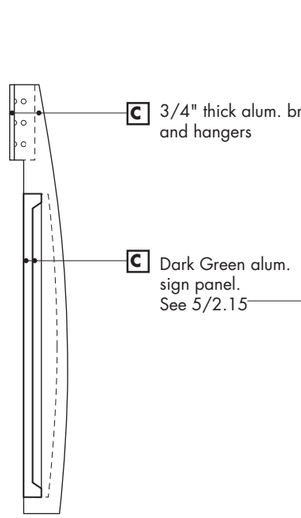
4 2.13 **SIGN TYPE 5D: OFFICE/RETAIL ID .** ELEVATION
SCALE: 1/4" = 1'-0"



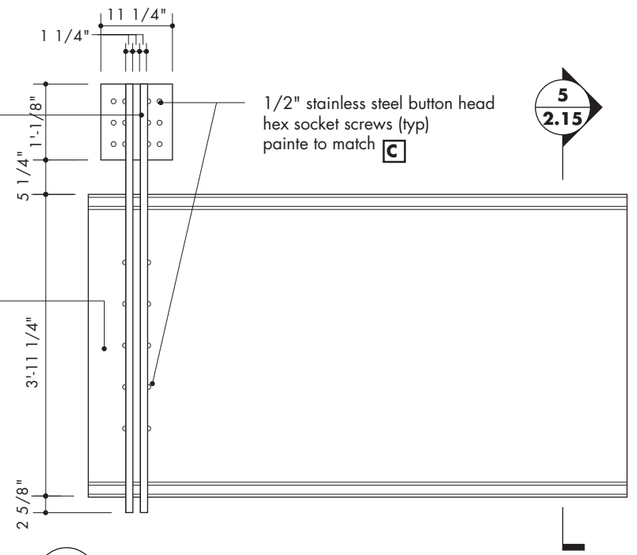
1 2.14 **OFFICE/RETAIL ID .** LEFT ELEVATION
SCALE: 1/2" = 1'-0"

2 2.14 **OFFICE/RETAIL ID .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

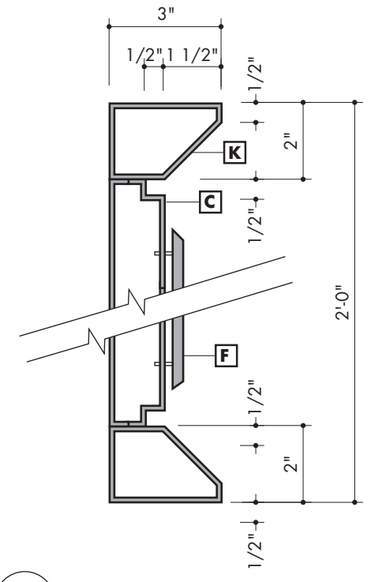
NOTE:
C = Courses of brick @ 2 5/8" tall each



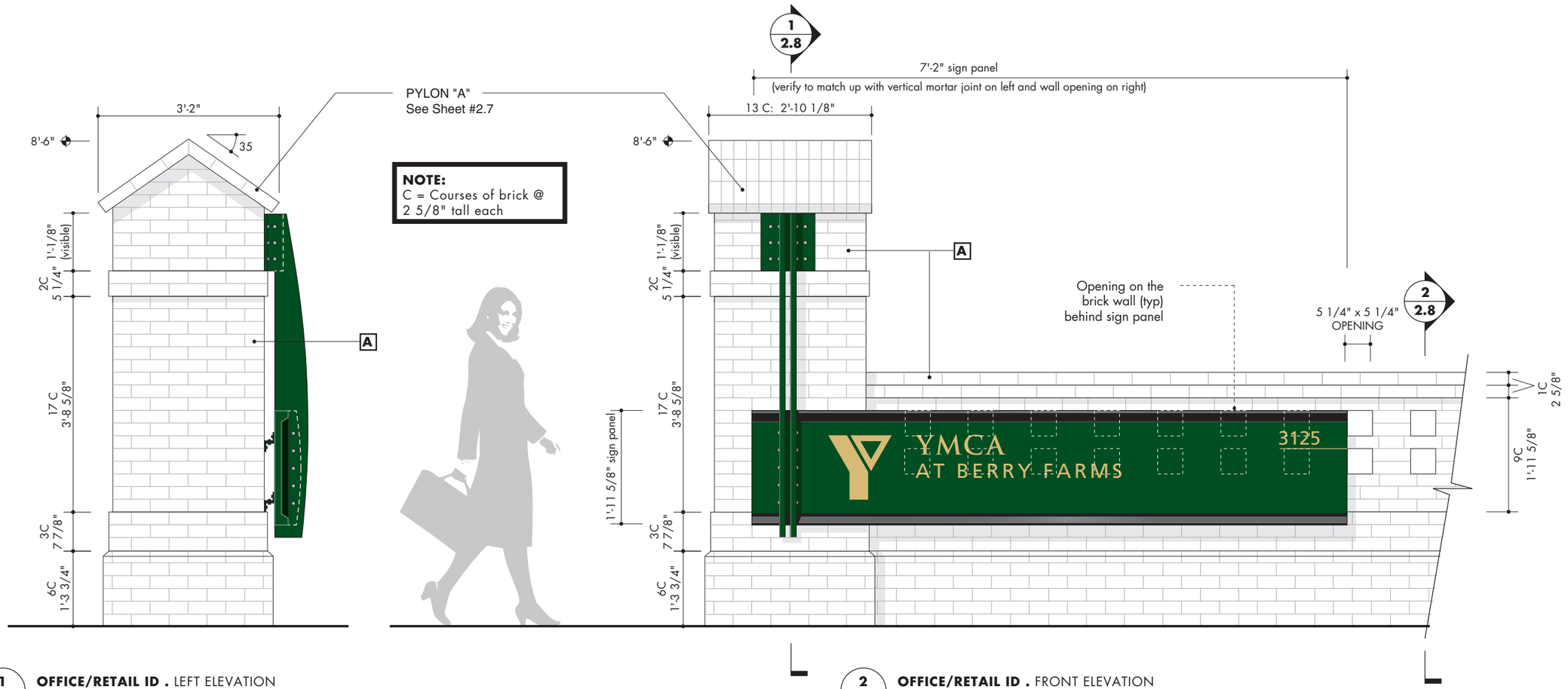
3 2.15 **SIGN PANEL/CONNECTORS .** LEFT ELEVATION
SCALE: 1/2" = 1'-0"



4 2.15 **SIGN PANEL/CONNECTORS .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

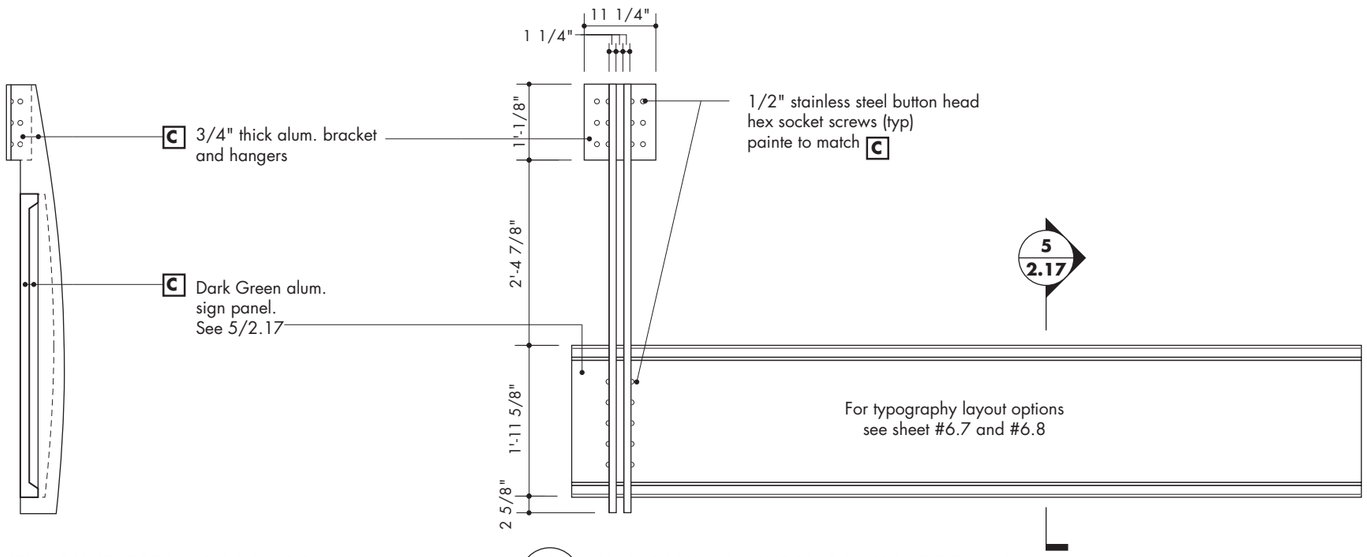


5 2.15 **SIGN PANEL .** SECTION
SCALE: 3" = 1'-0"



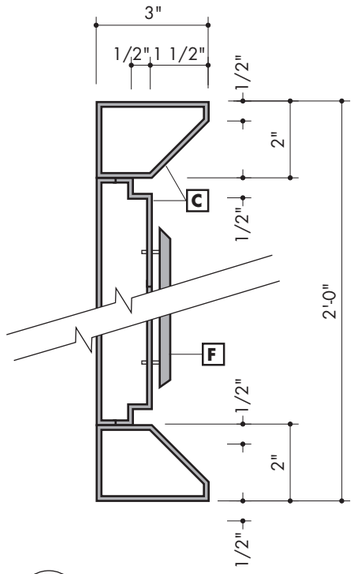
1 2.16 **OFFICE/RETAIL ID .** LEFT ELEVATION
SCALE: 1/2" = 1'-0"

2 2.16 **OFFICE/RETAIL ID .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"



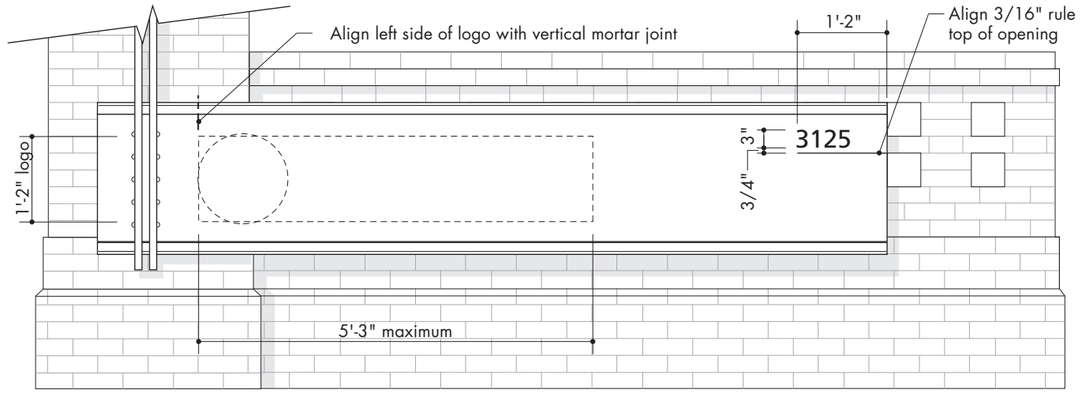
3 2.17 **SIGN PANEL/CONNECTORS .** LEFT ELEVATION
SCALE: 1/2" = 1'-0"

4 2.17 **SIGN PANEL/CONNECTORS .** FRONT ELEVATION
SCALE: 1/2" = 1'-0"

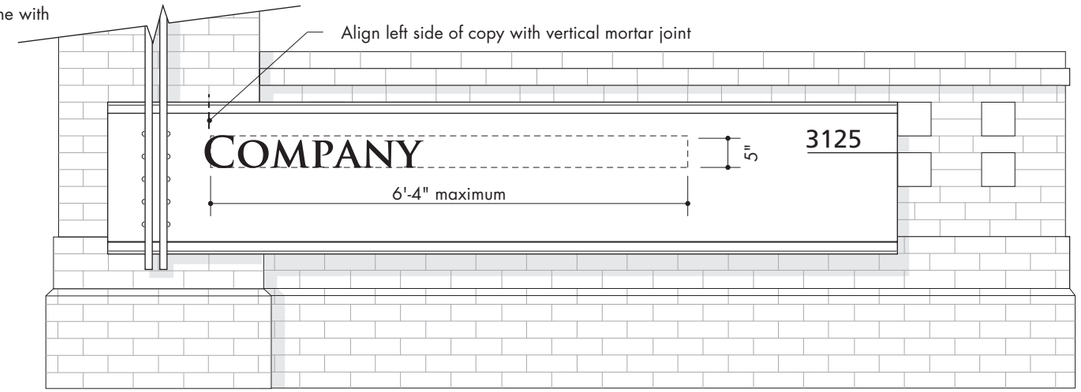


5 2.17 **SIGN PANEL .** SECTION
SCALE: 3" = 1'-0"

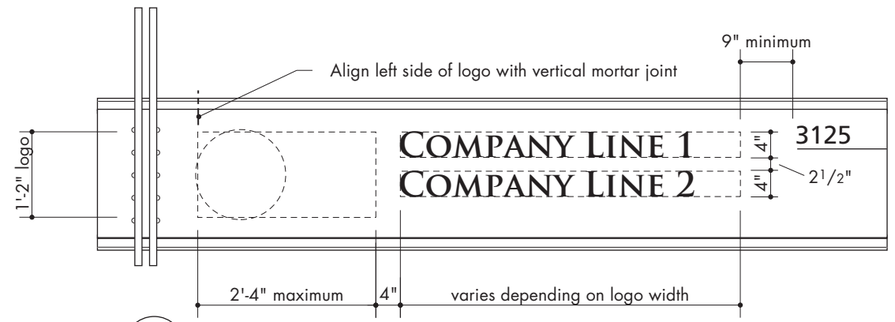
TYPICAL ADDRESS SPECS:



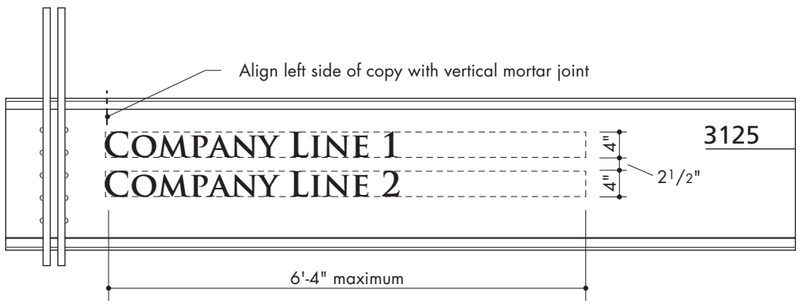
1 2.18 **TYPOGRAPHIC LAYOUT .** LOGO ONLY
SCALE: 1/2" = 1'-0"



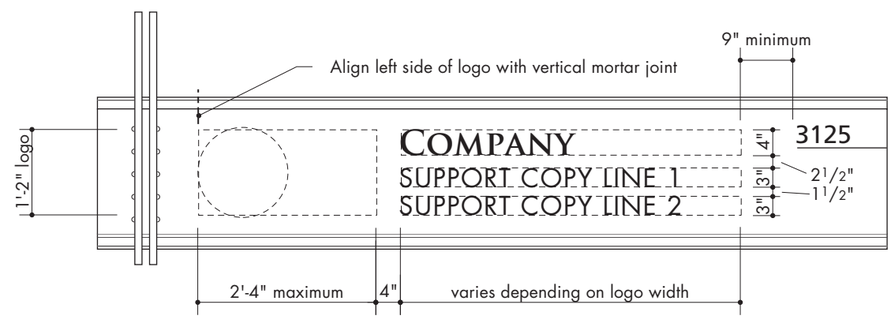
4 2.18 **TYPOGRAPHIC LAYOUT .** LOGOTYPE ONLY (ONE-LINE)
SCALE: 1/2" = 1'-0"



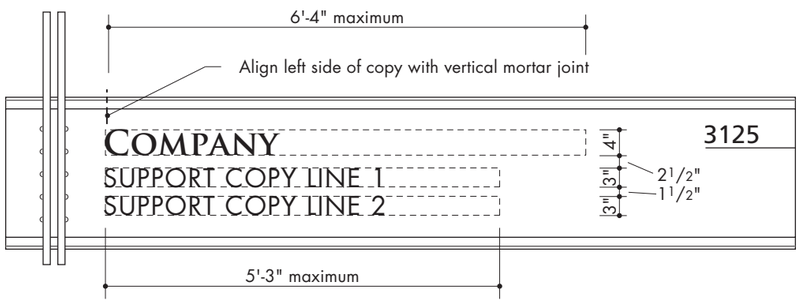
2 2.18 **TYPOGRAPHIC LAYOUT .** LOGO AND LOGOTYPE (ONE-LINE)
SCALE: 1/2" = 1'-0"



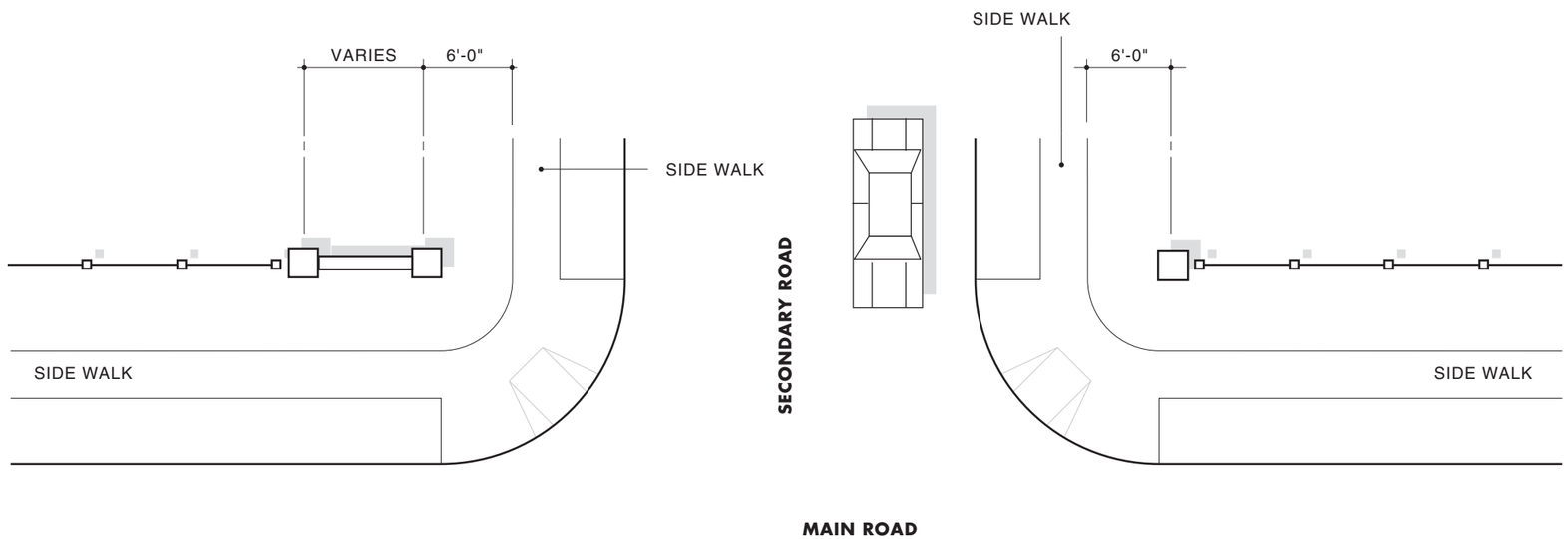
5 2.18 **TYPOGRAPHIC LAYOUT .** LOGOTYPE ONLY (2 LINE COMPANY NAME)
SCALE: 1/2" = 1'-0"



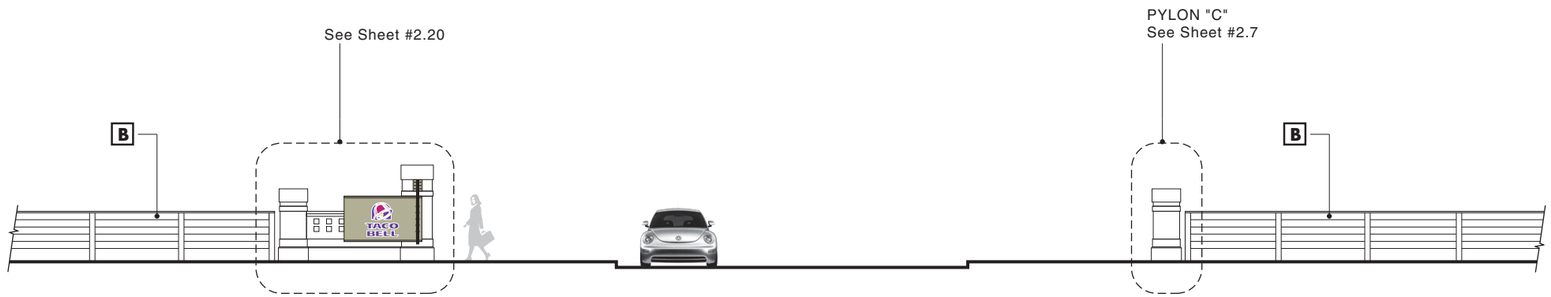
3 2.18 **TYPOGRAPHIC LAYOUT .** LOGO AND LOGOTYPE (WITH SUPPORT COPY)
SCALE: 1/2" = 1'-0"



6 2.18 **TYPOGRAPHIC LAYOUT .** LOGOTYPE ONLY (WITH SUPPORT COPY)
SCALE: 1/2" = 1'-0"

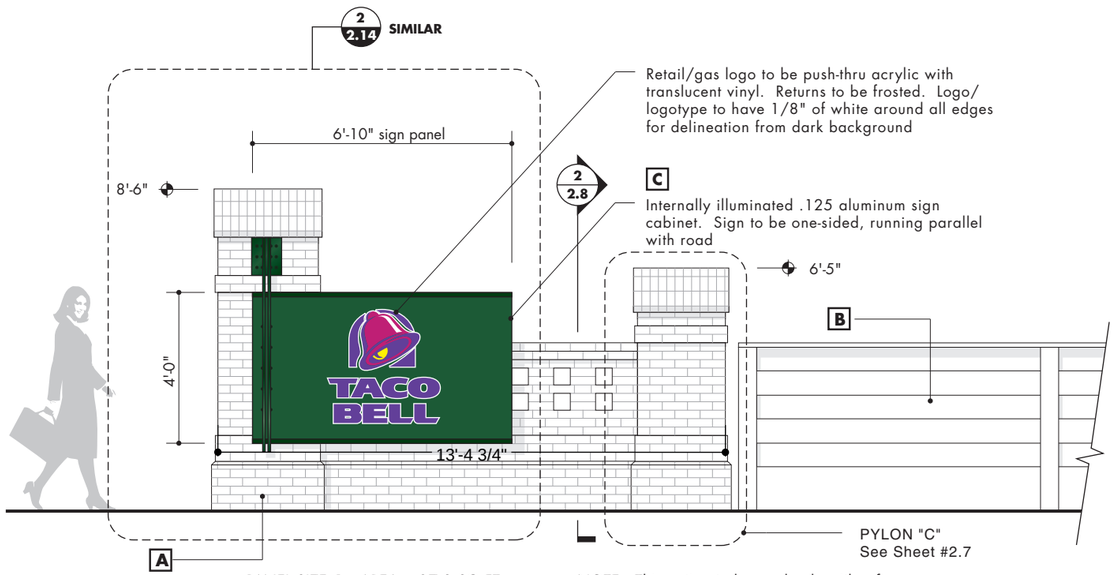


1 / 2.19 **SIGN TYPE 6: RETAIL OUTPARCEL ID .** PLAN
SCALE: 1" = 20'-0"



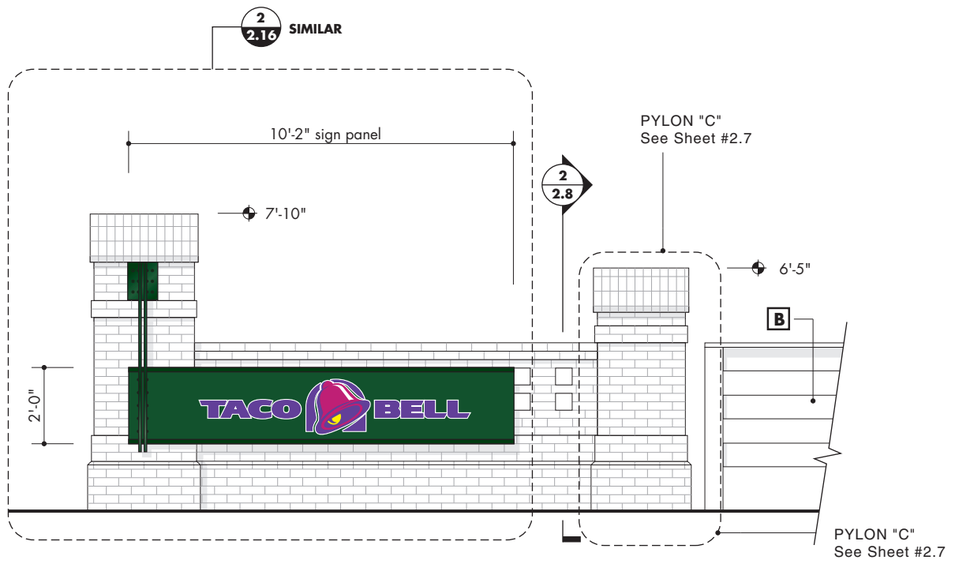
2 / 2.19 **SIGN TYPE 6: RETAIL OUTPARCEL ID .** ELEVATION
SCALE: 1" = 20'-0"

NOTES:
1. Easements/rights-of-way to be verified (and/or added).
2. Sidewalk conditions and curb radii to be verified.
3. Site plan to be finalized by landscape architect.
4. Grade slopes along brick wall to be taken up in lower portion of wall, below the water table.



PANEL SIZE **A**: AREA = 27.3 SQ.FT. NOTE: This option to be used only with a fence.

1 2.20 SIGN TYPE 6A: RETAIL OUTPARCEL ID . ELEVATION
SCALE: 1/4" = 1'-0"



PANEL SIZE **B**: AREA = 20.3 SQ.FT. NOTE: This option to be used only with a fence.

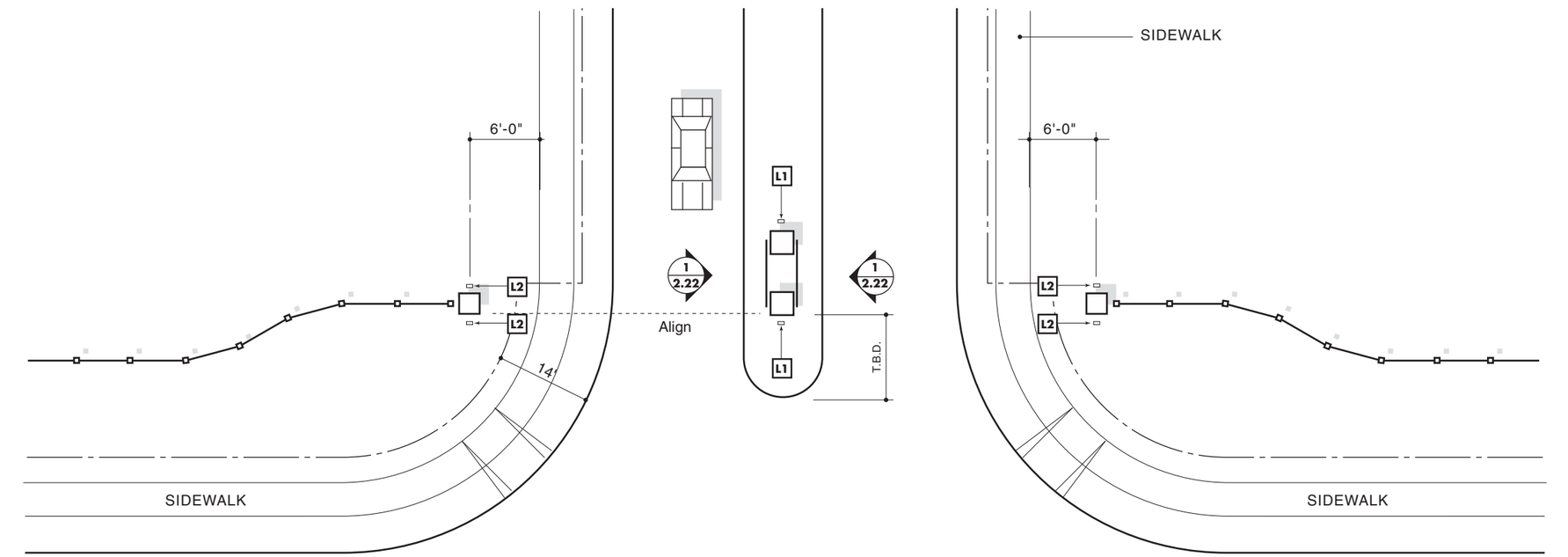
3 2.20 SIGN TYPE 6C: RETAIL OUTPARCEL ID . ELEVATION
SCALE: 1/4" = 1'-0"

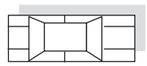


2 2.20 SIGN TYPE 6B: RETAIL OUTPARCEL ID . ELEVATION
SCALE: 1/4" = 1'-0"



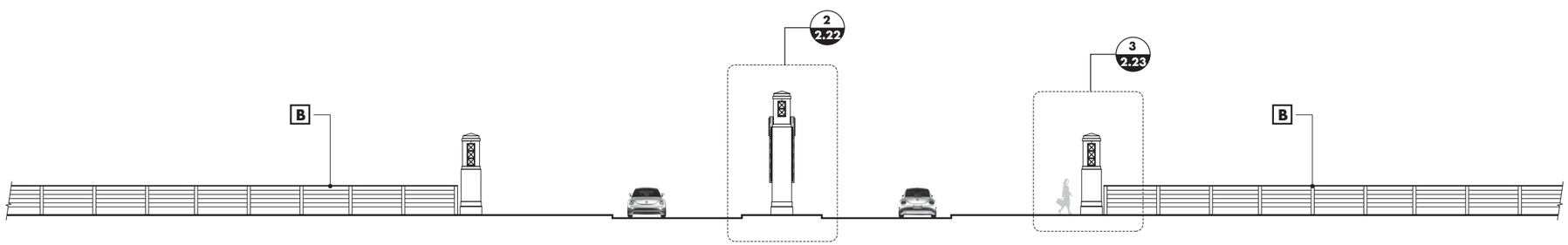
4 2.20 SIGN TYPE 6D: RETAIL OUTPARCEL ID . ELEVATION
SCALE: 1/4" = 1'-0"



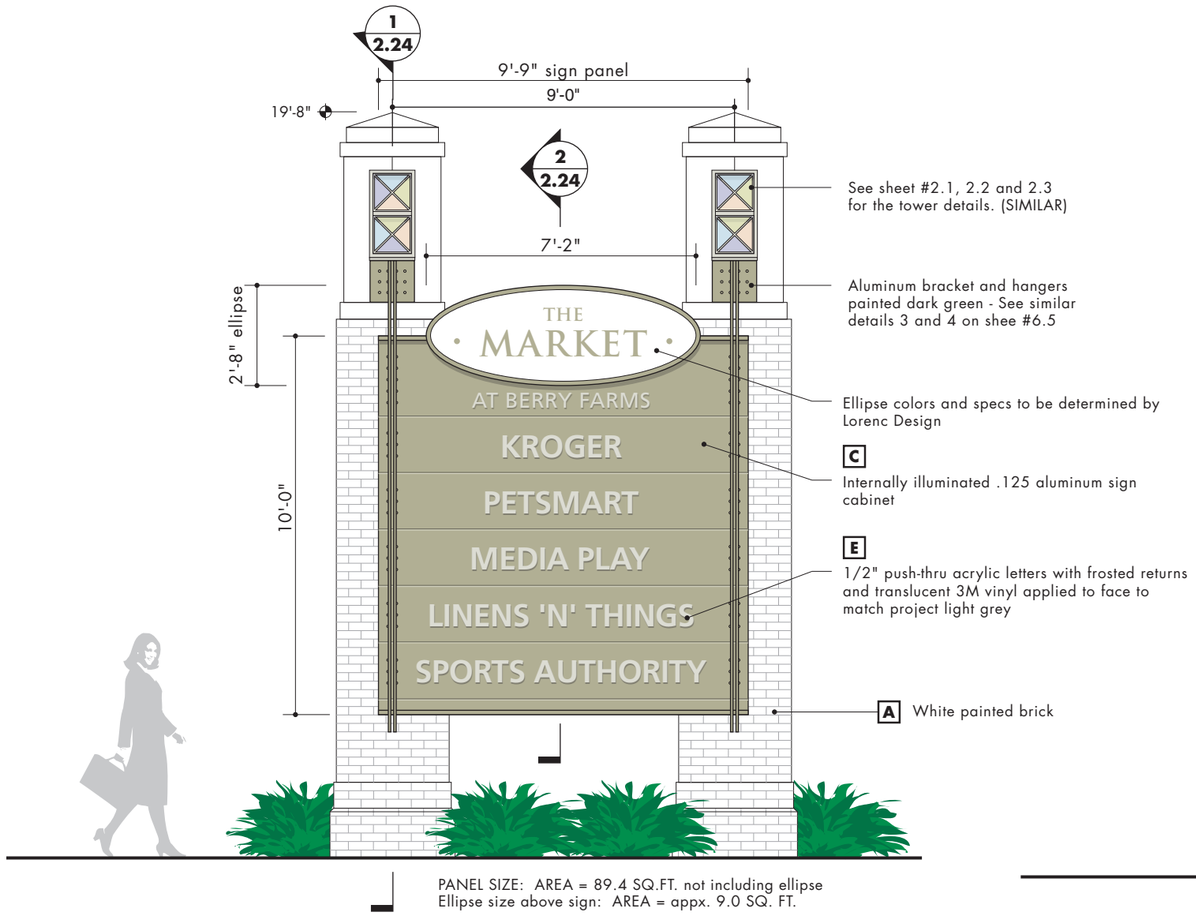


NOTES:
1. Easements/rights-of-way to be verified (and/or added).
2. Sidewalk conditions and curb radii to be verified.
3. Site plan to be finalized by landscape architect.
4. Grade slopes along brick wall to be taken up in lower portion of wall, below the water table.

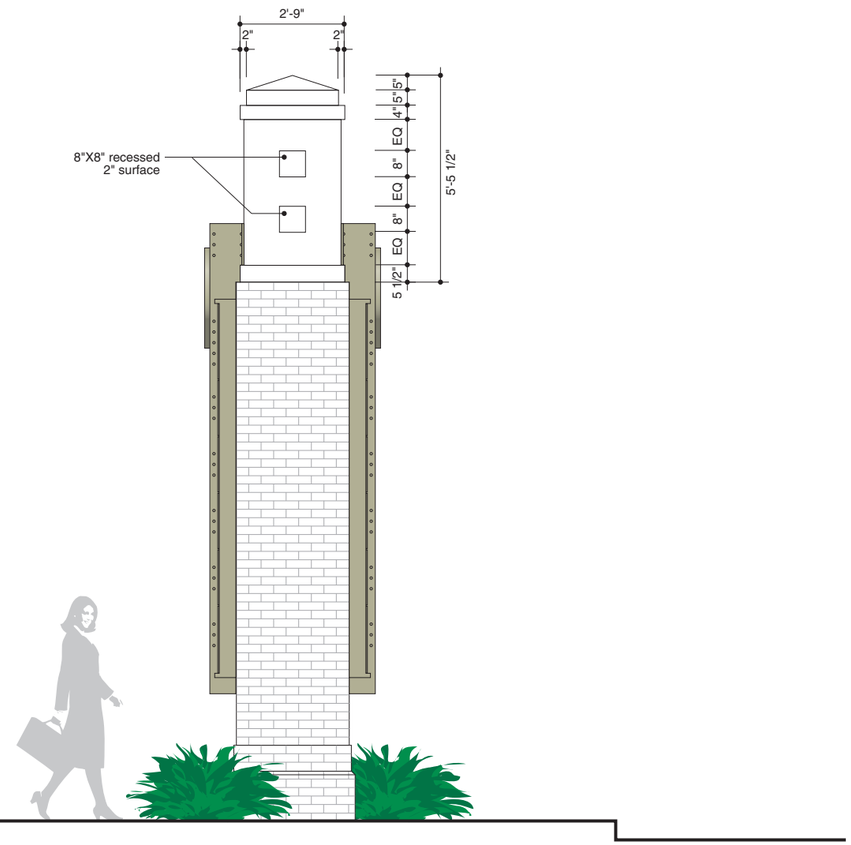
1 2.21 **SIGN TYPE 7: RETAIL DISTRICT ID .** PLAN
SCALE: 1" = 20'-0"



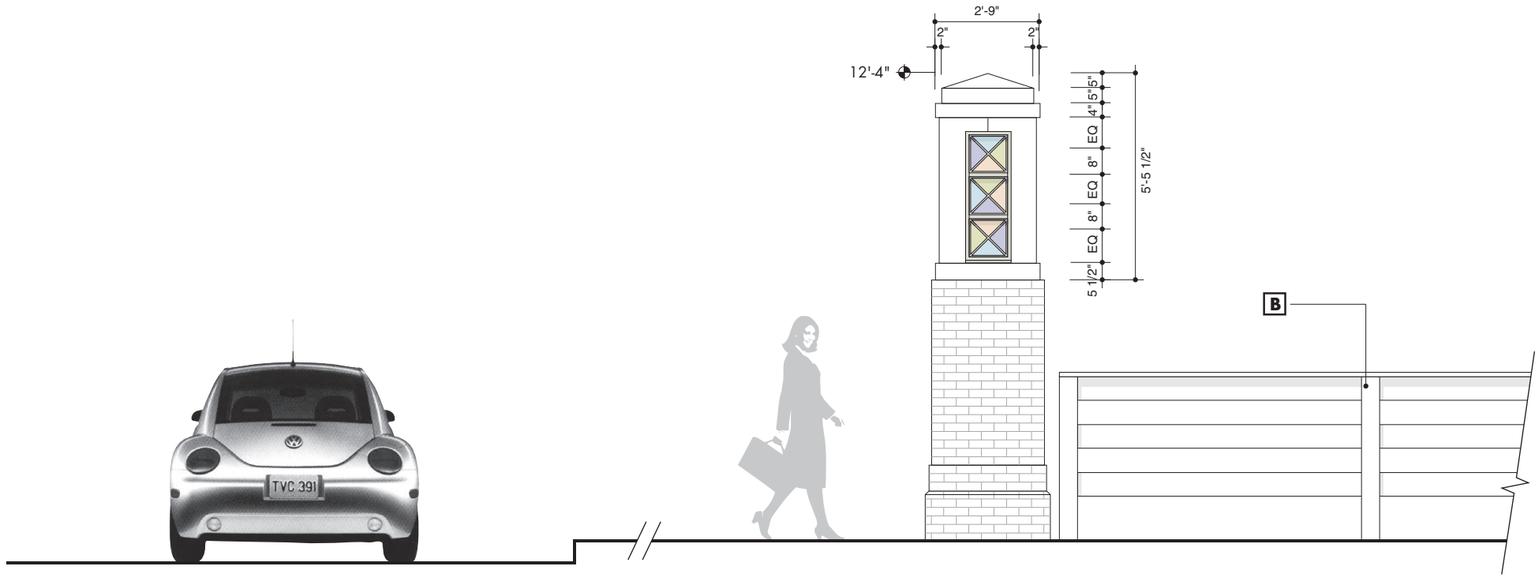
2 2.21 **SIGN TYPE 7: RETAIL DISTRICT ID .** ELEVATION
SCALE: 1" = 20'-0"



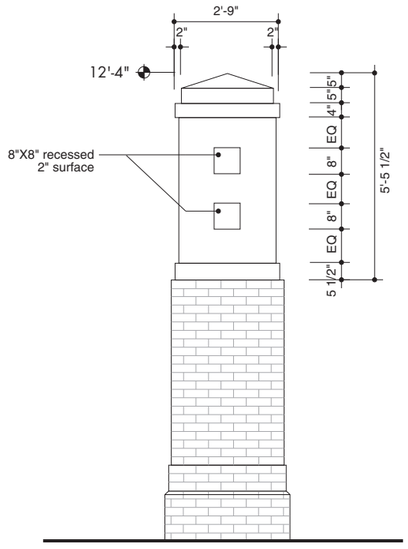
1 2.22 **SIGN TYPE 7: RETAIL DISTRICT ID MEDIAN PYLON .** FRONT ELEVATION
SCALE: 1/4" = 1'-0"



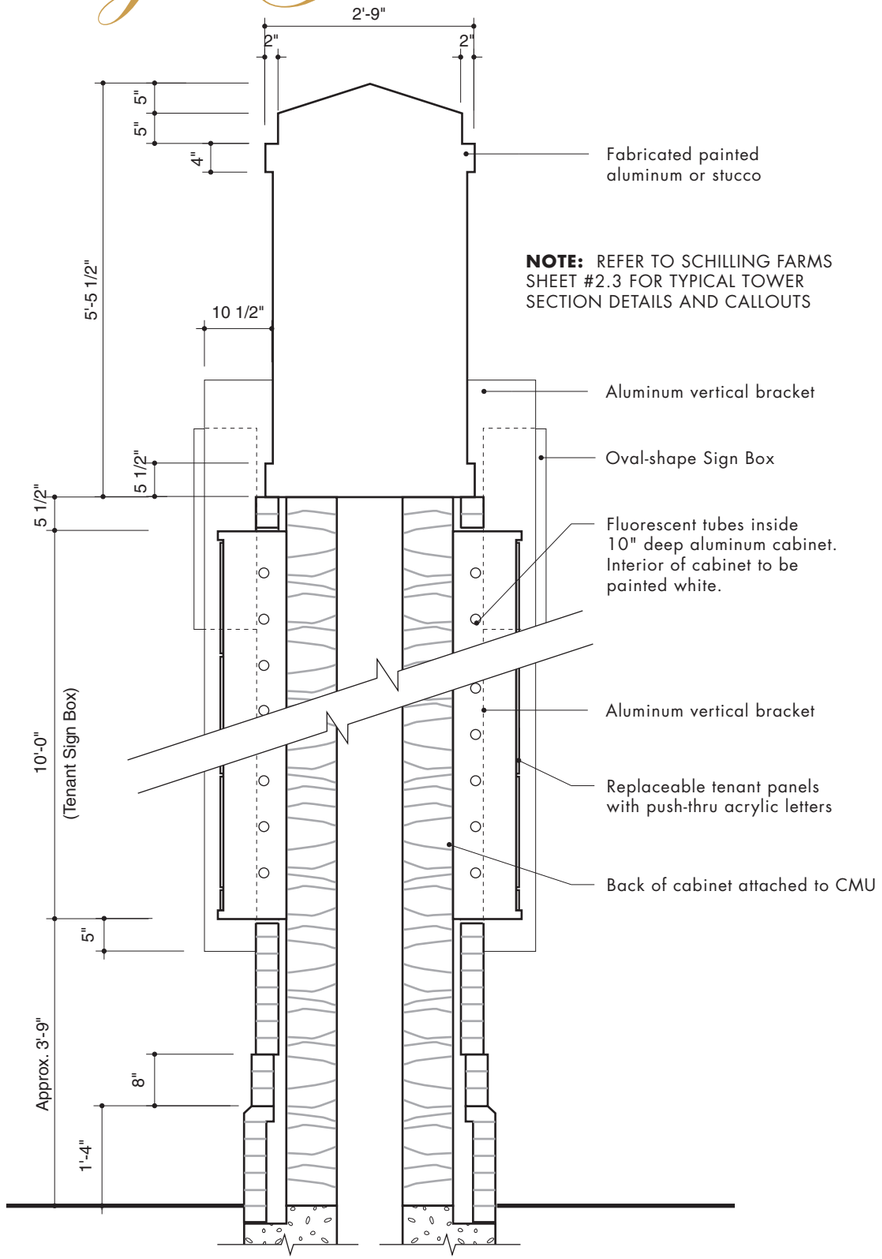
2 2.22 **SIGN TYPE 7: RETAIL DISTRICT ID MEDIAN PYLON .** SIDE ELEVATION
SCALE: 1/4" = 1'-0"



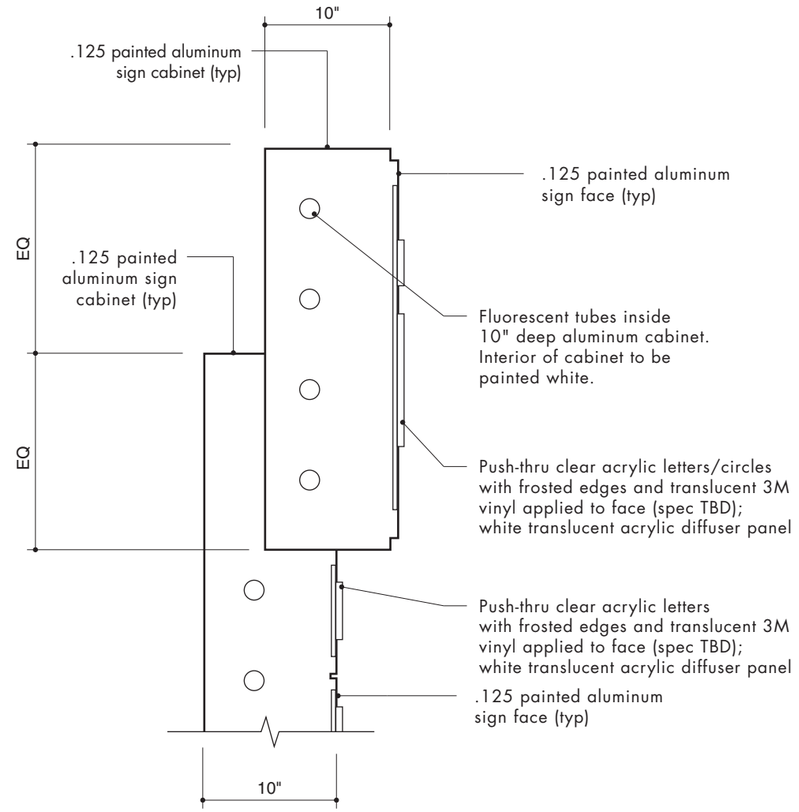
3 2.23 **SIGN TYPE 7: RETAIL DISTRICT ID FLANKING TOWER .** ELEVATION
SCALE: 1/4" = 1'-0"



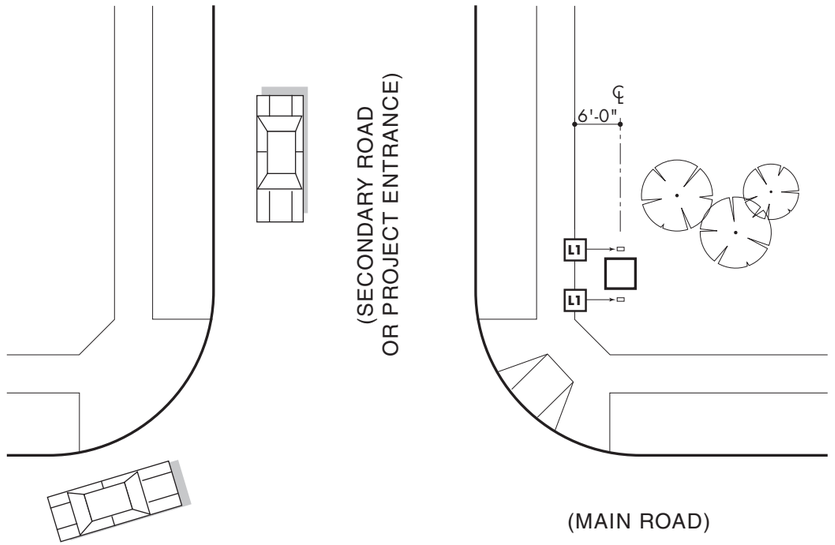
4 2.23 **SIGN TYPE 7:** SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 2.24 **SIGN TYPE 7: RETAIL DISTRICT ID MEDIAN PYLON .** SECTION
SCALE: 1/2" = 1'-0"



2 2.24 **SIGN TYPE 7: RETAIL DISTRICT ID MEDIAN PYLON .** SECTION
SCALE: 1" = 1'-0"

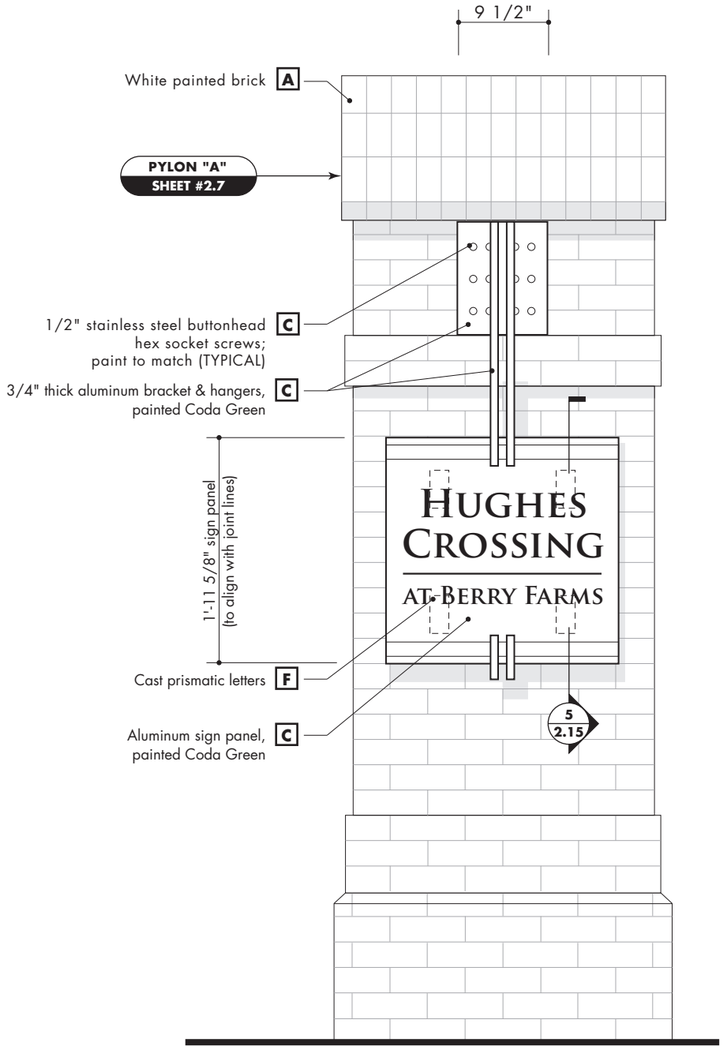


NOTES:
1. Easements/rights-of-way to be verified (and/or added).
2. Sidewalk conditions and curb radii to be verified.
3. Site plan to be finalized by landscape architect.
4. Grade slopes along brick wall to be taken up in lower portion of wall, below the water table.
5. This sign type can be composed of:
   a) flanking signs with walls, secondary pylon and fences (as shown)
   b) flanking large pylons only
   c) one single large pylon on right side only
   d) one single small pylon on right side only (see page 2D.3)

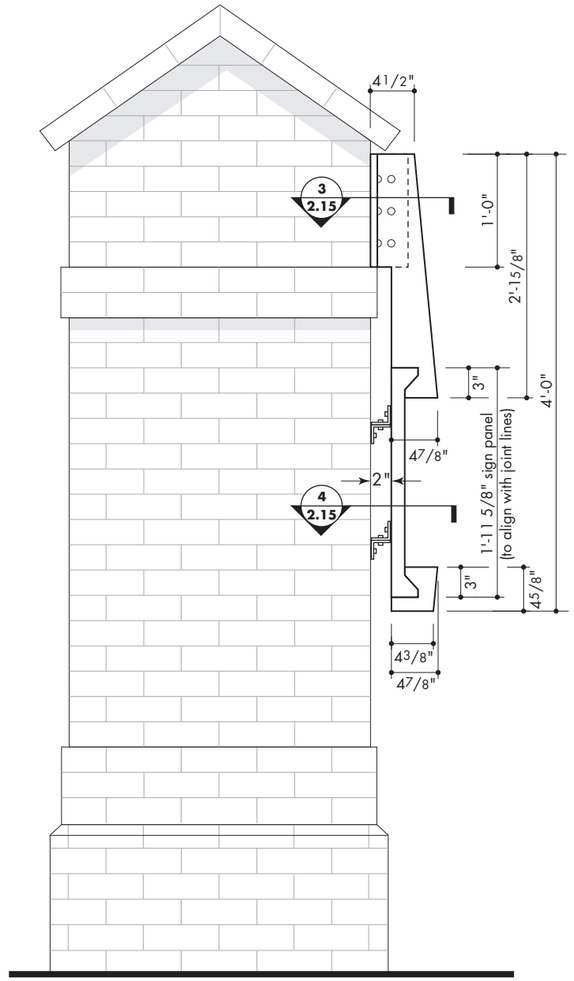
1 / 2.25 **ST 8: COLUMN MARKER .** PLAN
SCALE: 1" = 20'-0"



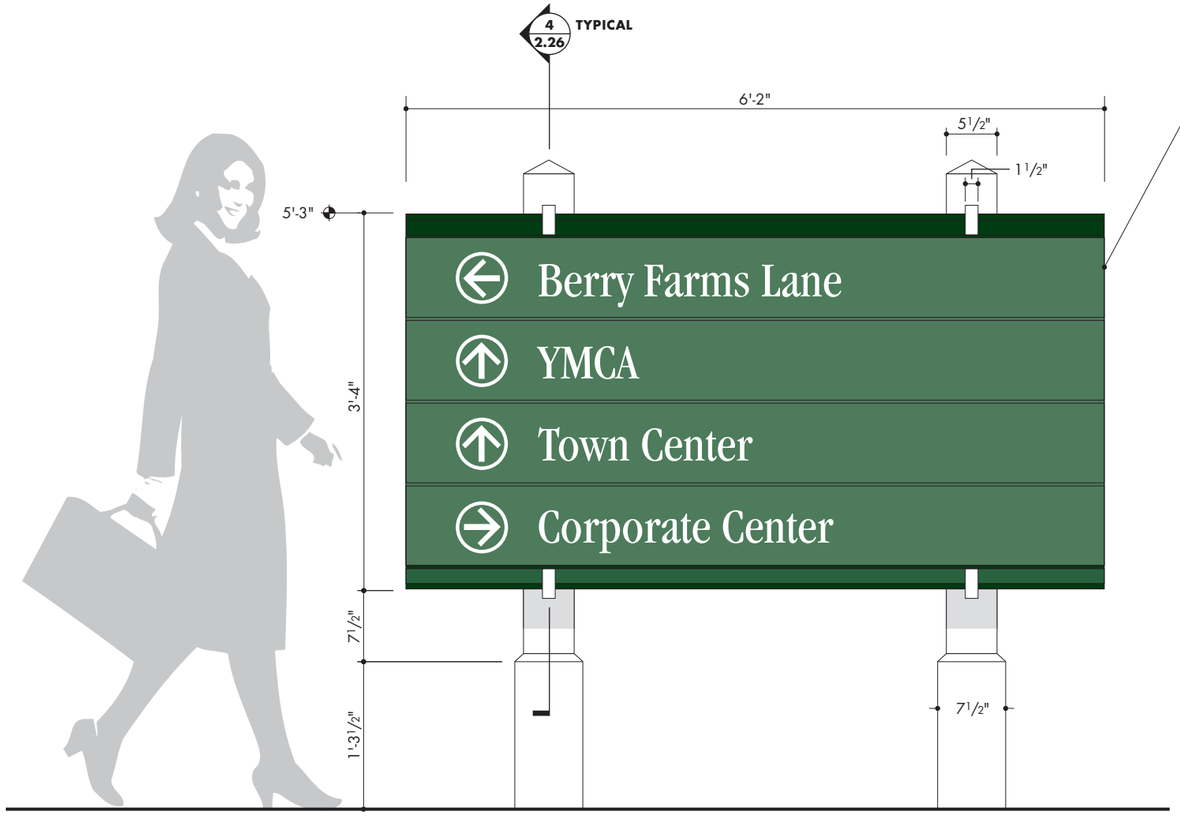
2 / 2.25 **ST 8: COLUMN MARKER .** ELEVATION
SCALE: 1" = 20'-0"



3 / 2.25 **CONNECTION DETAIL .** FRONT ELEVATION
SCALE: 3/4" = 1'-0"

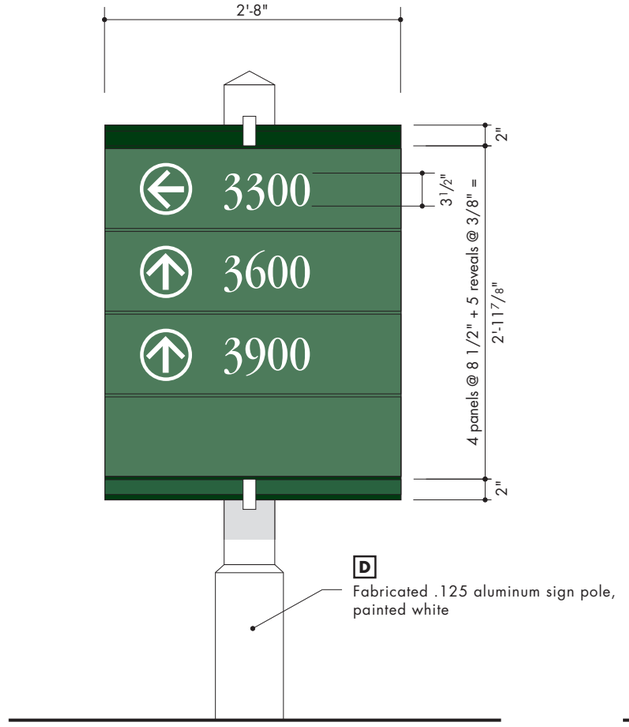


4 / 2.25 **CONNECTION DETAIL .** LEFT ELEVATION
SCALE: 3/4" = 1'-0"



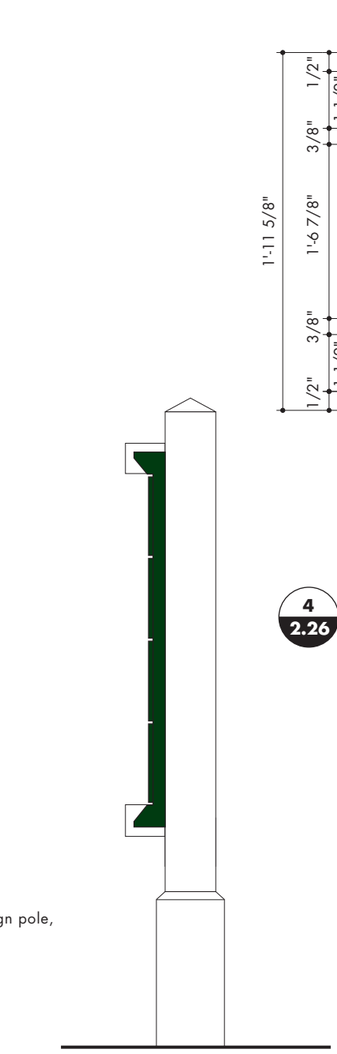
PANEL SIZE: AREA = 20.0 SQ.FT.

1 2.26 **ST 9A: SITE DIRECTIONAL .** FRONT ELEVATION
SCALE: 3/4" = 1'-0"

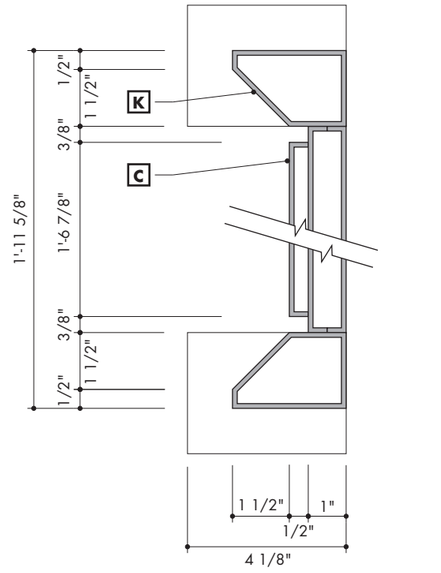


PANEL SIZE: AREA = 8.7 SQ.FT.

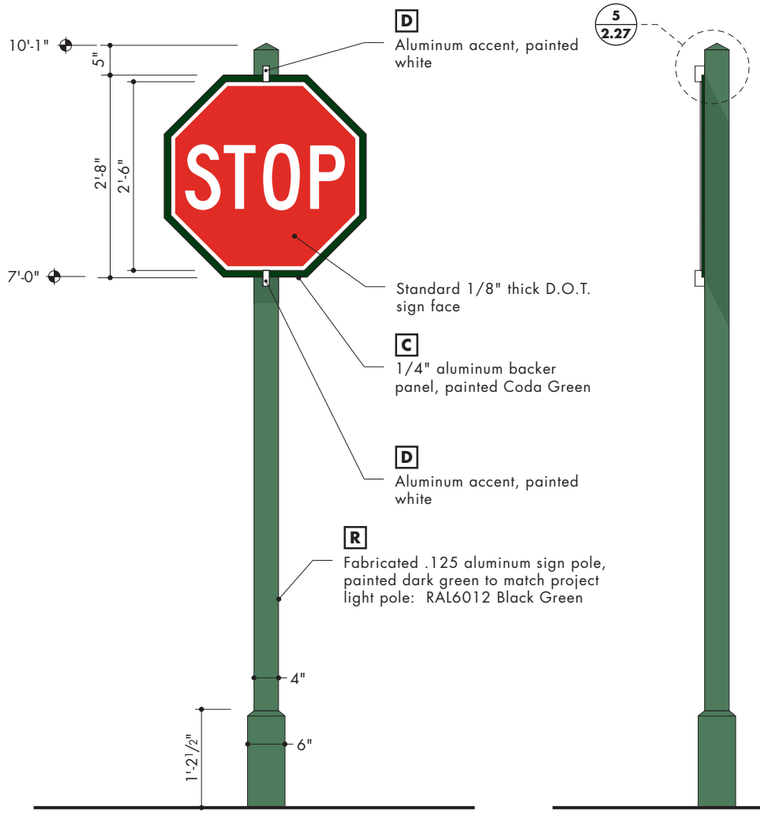
2 2.26 **ST 9B: SMALL DIRECTIONAL .** FRONT ELEVATION
SCALE: 3/4" = 1'-0"



3 2.26 **DIRECTIONAL .** SIDE ELEVATION
SCALE: 3/4" = 1'-0"

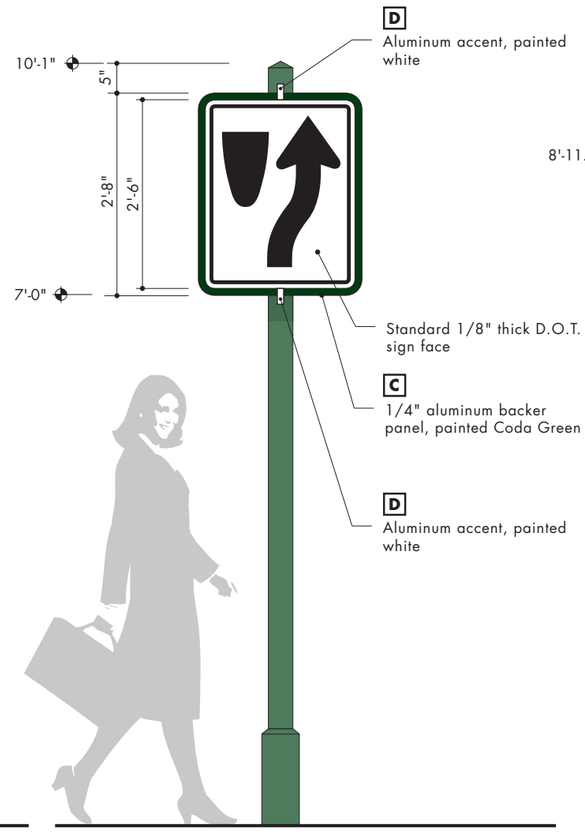


4 2.26 **SIGN PANEL .** SECTION
SCALE: 3" = 1'-0"

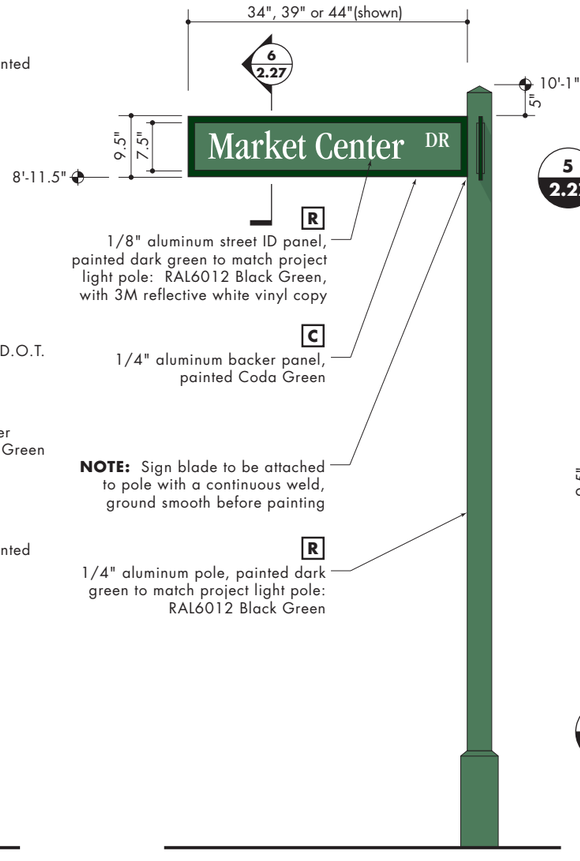


1 **2.27** **SIGN TYPE 10A - STOP SIGN .** ELEVATION
SCALE: 1/2" = 1'-0"

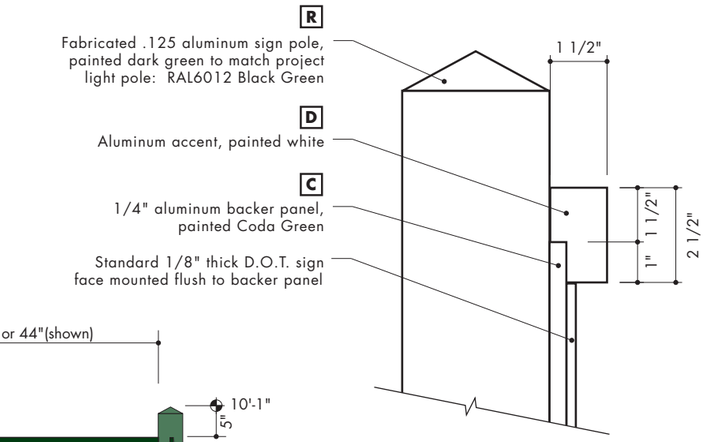
2 **2.27** **SIGN TYPE 10A .** RIGHT LEVATION
SCALE: 1/2" = 1'-0"



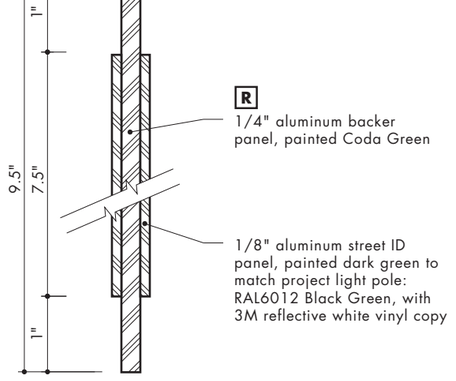
3 **2.27** **SIGN TYPE 10B- KEEP RIGHT SIGN .** ELEVATION
SCALE: 1/2" = 1'-0"



4 **2.27** **SIGN TYPE 10C - STREET SIGN .** ELEVATION
SCALE: 1/2" = 1'-0"



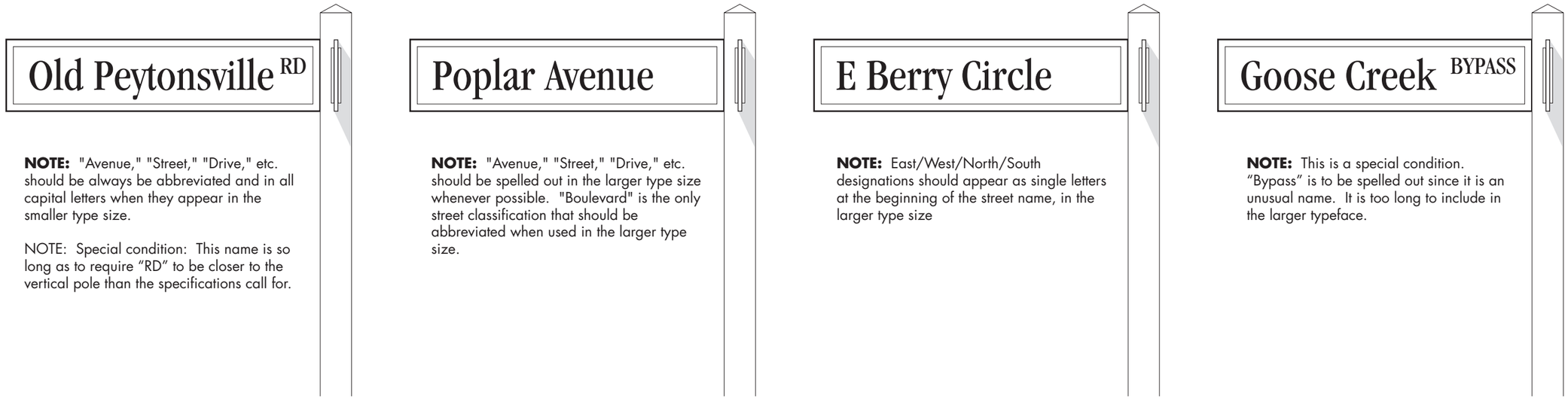
5 **2.27** **ST 10A,10B POST TOP .** SIDE ELEVATION
SCALE: 3" = 1'-0"



6 **2.27** **ST 10C SIGN PANEL .** SECTION
SCALE: HALF



1
2.28
SIGN TYPE 10C - STREET SIGN . DETAIL ELEVATION
SCALE: 3" = 1'-0"



NOTE: "Avenue," "Street," "Drive," etc. should be always be abbreviated and in all capital letters when they appear in the smaller type size.

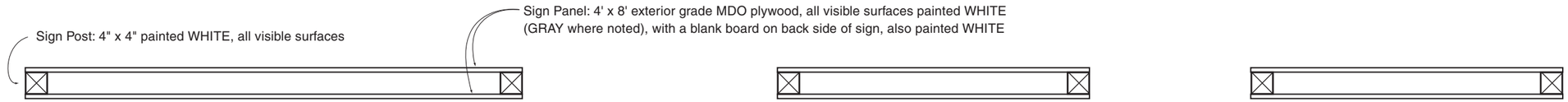
NOTE: Special condition: This name is so long as to require "RD" to be closer to the vertical pole than the specifications call for.

NOTE: "Avenue," "Street," "Drive," etc. should be spelled out in the larger type size whenever possible. "Boulevard" is the only street classification that should be abbreviated when used in the larger type size.

NOTE: East/West/North/South designations should appear as single letters at the beginning of the street name, in the larger type size

NOTE: This is a special condition. "Bypass" is to be spelled out since it is an unusual name. It is too long to include in the larger typeface.

2
2.28
SIGN TYPE 10C - STREET SIGN . SAMPLE COPY LAYOUTS
SCALE: 3/4" = 1'-0"



2
3.1 **MARKETING SIGN MODULES .** PLAN
SCALE: 1/2" = 1'-0"

COLOR/MATERIAL NOTES:

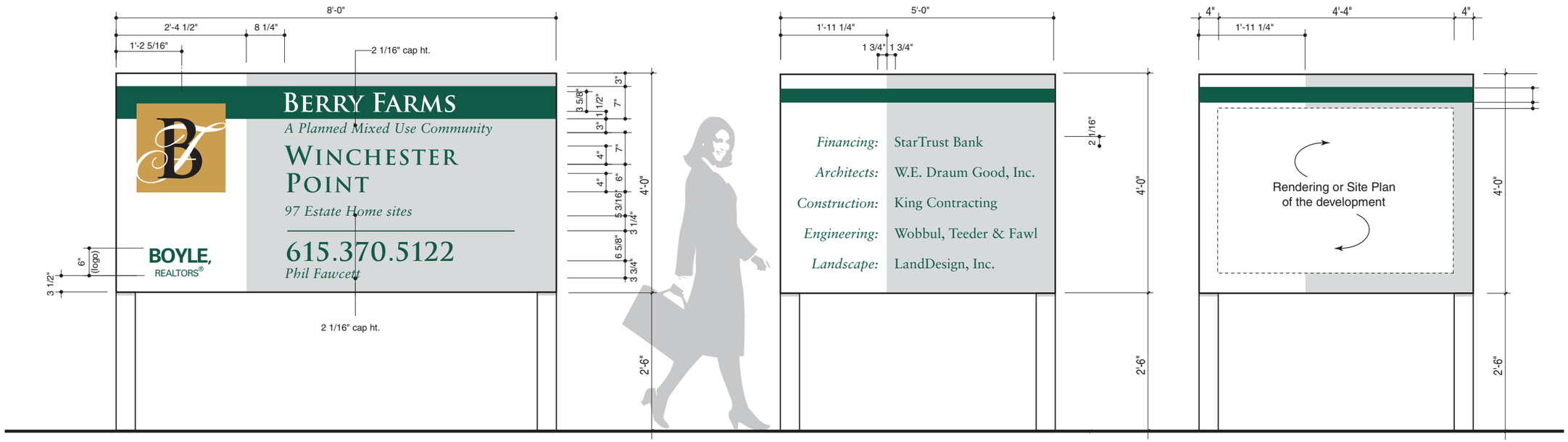
'BF' vinyl to be Gold 3M Scotchcal Series 220 and Black

'Berry Farms' vinyl to be White 3M Scotchcal Series 220

All vinyl stripes/rule lines to be Dark Green 3M Scotchcal Series 220 - 1/4" thick

All text to be Dark Green 3M Scotchcal Series 220

Gray area of sign to be painted to match PMS 400C (match color along edge of plywood)



SIGN TYPE M1 - PROJECT MARKETING

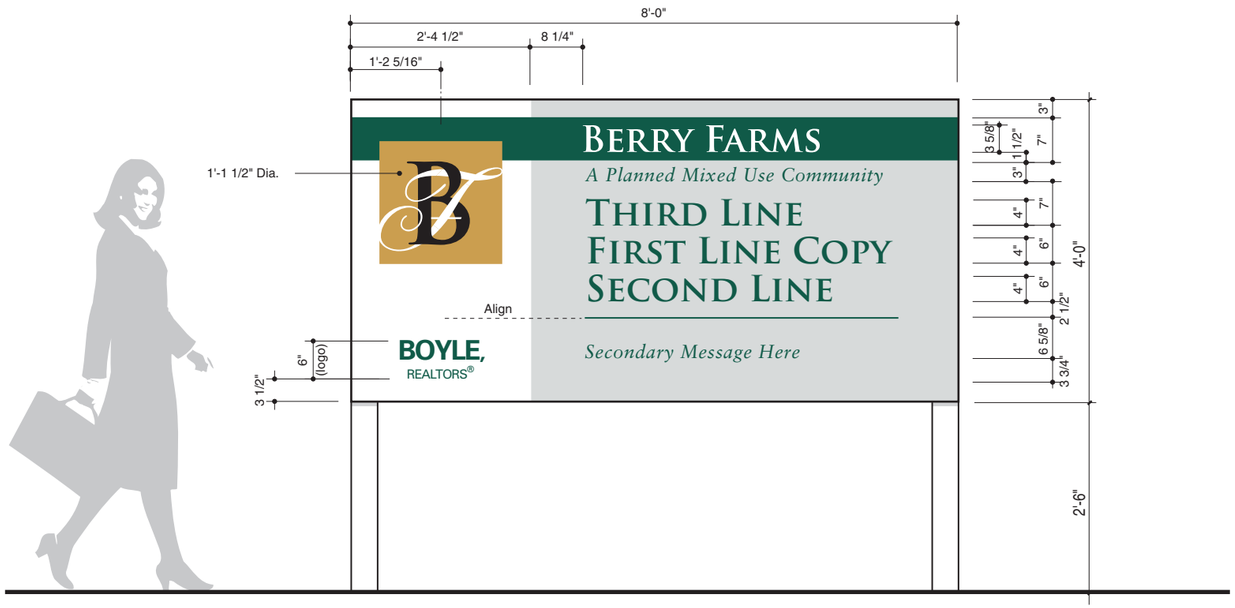
SIGN TYPE M2 - CREDIT SIGN

List the names of the project team or the names of the custom housing builders

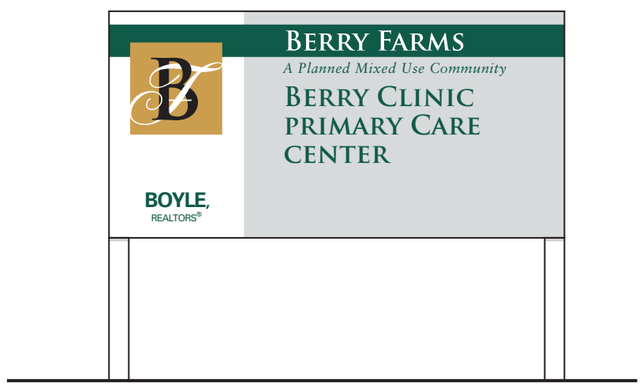
SIGN TYPE M3 - SITE PLAN OR RENDERING

Post the site plan or rendering of the project.

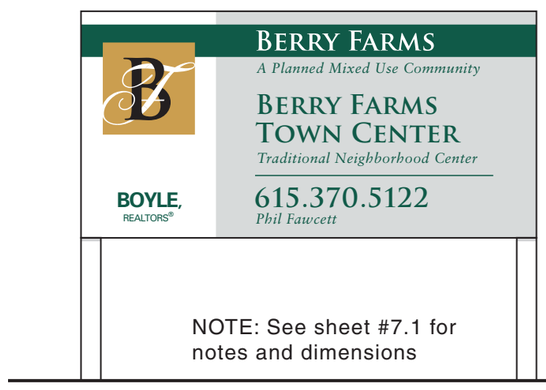
1
3.1 **MARKETING SIGN MODULES .** ELEVATION
SCALE: 1/2" = 1'-0"



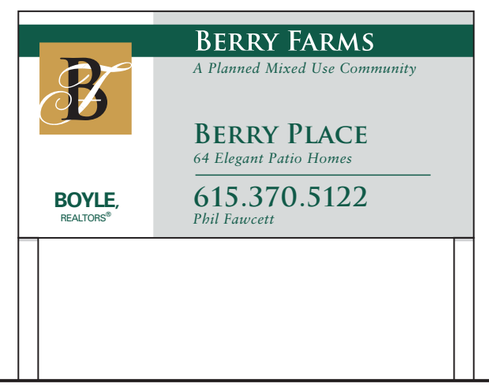
1 3.2 **GUIDELINE FOR PLACEMENT OF 1, 2 OR 3 LINES OF COPY .** ELEVATION
SCALE: 1/2" = 1'-0"



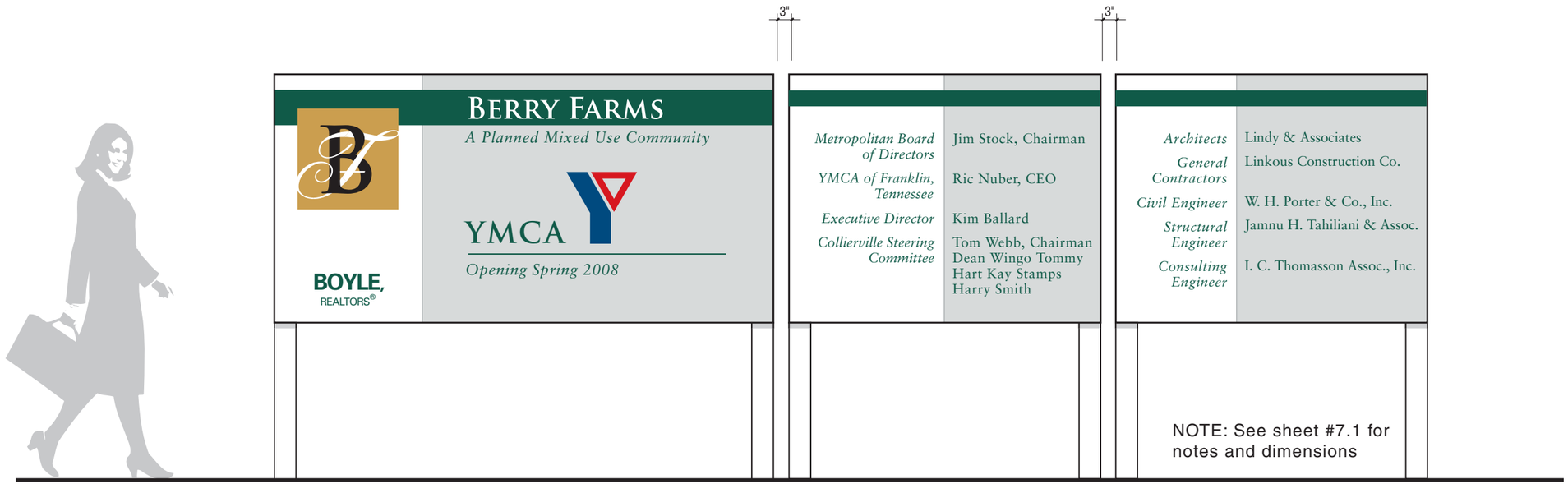
NOTE: HORIZONTAL RULE LINE HAS BEEN DELETED DUE TO THE LACK OF A SECONDARY LINE OF ITALICIZED COPY



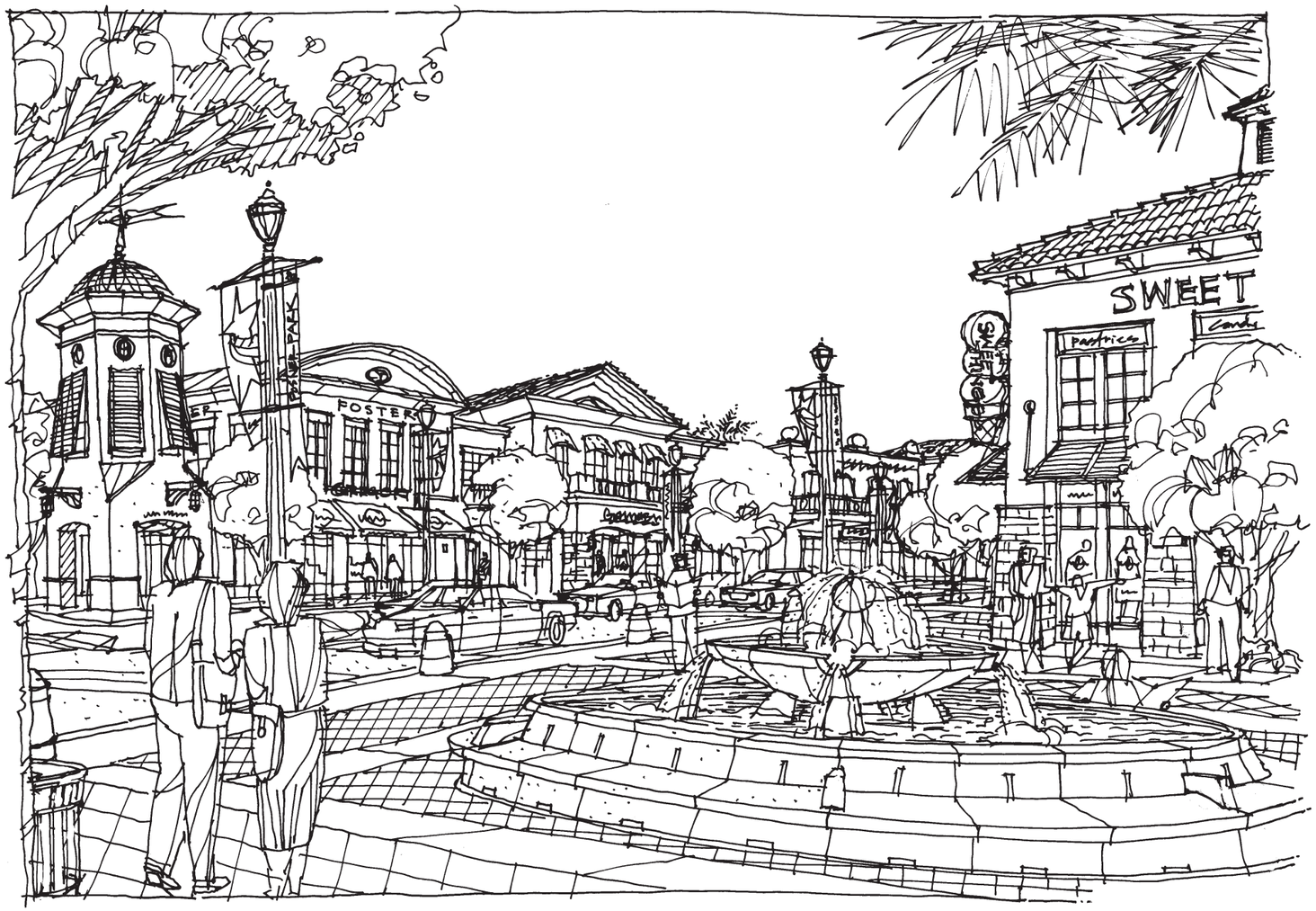
NOTE: SECONDARY LINE OF ITALICIZED COPY HAS BEEN ADDED ABOVE THE HORIZONTAL RULE LINE; ADDITIONAL INFORMATION APPEARS BELOW THE RULE LINE



2 3.2 **ALTERNATE LAYOUTS .** ELEVATION
SCALE: 3/8" = 1'-0"



1
3.3 **SAMPLE LAYOUT FOR SIGN TYPES M1, M2 & M3 .** ELEVATION
SCALE: 1/2" = 1'-0"



Tenant Sign Types

These items may be designed independently within the Guidelines detailed in this document. Review and approval of design is required prior to installation of any item. Creative and exuberant ideas are encouraged to enrich the environment of Berry Farms.

T1 Building/Tenant ID Sign
T2 Blade Sign
T3 Awning Sign
T4 Window Sign/Graphics
T5 Address Number
T6 Marquee Sign
T7 Multi-Tenant Wall Sign
T8 Flags

Marketing and Construction Signs are described and detailed in the section on Site Signage.

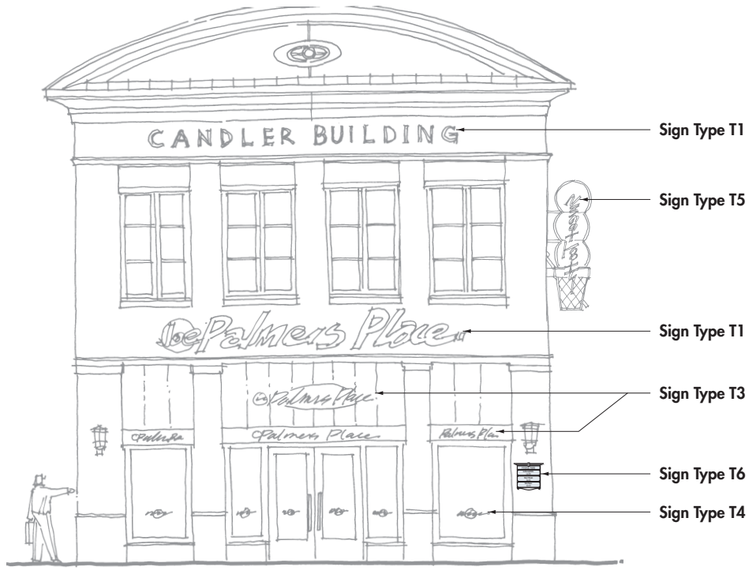


Tenant Signage Examples

The buildings within Berry Farms will each contain a variety of allowable sign types to enhance the vitality of the retail streetscape district at the center of the development. The face elevations contained herein are not representative of size or square footage, but rather serve as examples of the combinations that can be utilized.

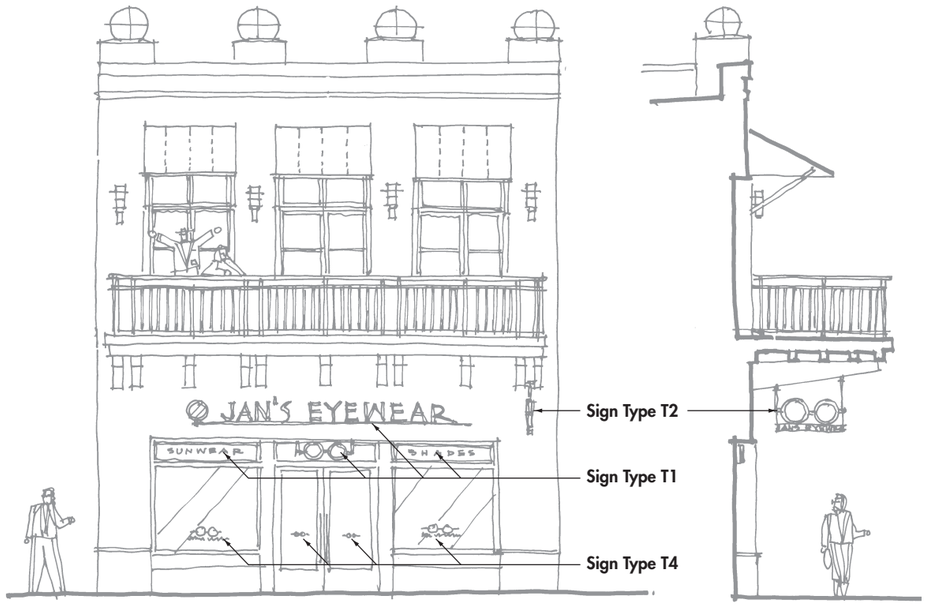
Example A

In this example, the Tenant takes up both floors of the building (or the second level is a residence). Immediately above the doors and display windows are transom windows; therefore these graphics must be considered Window Graphics (Sign Type T4).



Example B

In this example, there is only one retail Tenant, but the building is named and there are commercial tenants on the second floor. These tenants are identified on the Multi-Tenant Wall Sign affixed to the facade on the first floor.



Example C

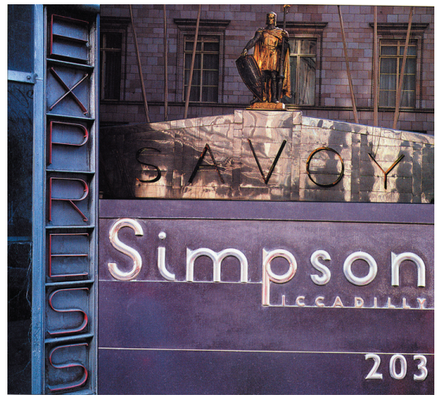
In this example, the panels immediately above the doors and display windows are solid, and therefore must be considered Building Signs (Sign Type T1). The total size of the building signs together must not exceed the allowable limit described later in the Guidelines.

NOTE: The panel above the entrance doors could be used for the Address Number (Sign Type T8).

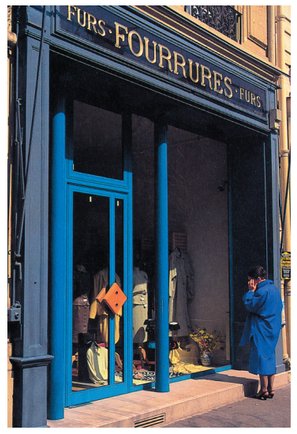


Example D

In this example, there are two retail tenants in the building, each requiring their own Building Sign. The total size of the building signs together must not exceed the allowable limit described later in the Guidelines. Note that the small elliptical sign hanging from the colonnade is considered a Building Sign, not a Blade Sign, as it is parallel to the building facade.











Sign Type T1: Building/Tenant ID Sign

These signs appear upon the face of a building wall reading toward the street or public circulation space. Building signs may present the name of the building and/or the name of the business or enterprise located within the building. Building signs are not used for identification of off-site businesses or advertising for any business.

The building sign design is encouraged to coordinate carefully with the character of the building on which it is applied. Fitting onto parapet wall areas, frieze areas, window bays, column or pilaster grids, all are encouraged to promote a strong architectural character for the building signs. Alternatively, building signs may be applied to an overhead fascia or may take the form of applied bulkheads, projections, cornices or other architectural features.

A. Building signs are limited to three items per building face, per street frontage. If more than one business is contained within the building, each business may use one building sign in addition to one sign which may identify the building itself.

B. A marquee sign, a building mounted projection sign, or a wall sign may be substituted for a Building Sign if desired.

C. Illumination of signs is encouraged. The following types are allowed:

1. Individual dimensional metal back-lit (halo effect) letters or lighted by external light fixtures.

2. Internally illuminated channel letters with opaque metal sides and translucent plastic faces may be used only when facing internal parking fields. Transformer may be placed behind the sign fascia with provision made for proper cooling and access. Internally illuminated and neon signs are prohibited in show windows.

3. Neon shall be allowed only at the discretion of the Landlord on an individual and limited basis.

4. Freestanding signage letters attached to horizontal canopies may be lighted by decorative light fixtures approved by the Landlord. Such signage letters shall not be internally illuminated.

D. No animated components, flashing lights, colored lighting, formed plastic, injection-molded plastic, box-type or solid panel signs are permitted.

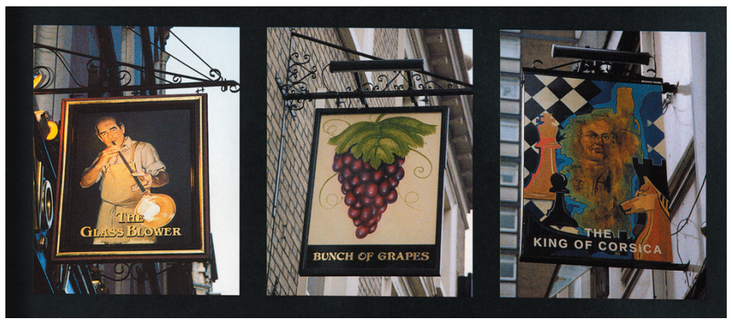
Sign Area Limitations

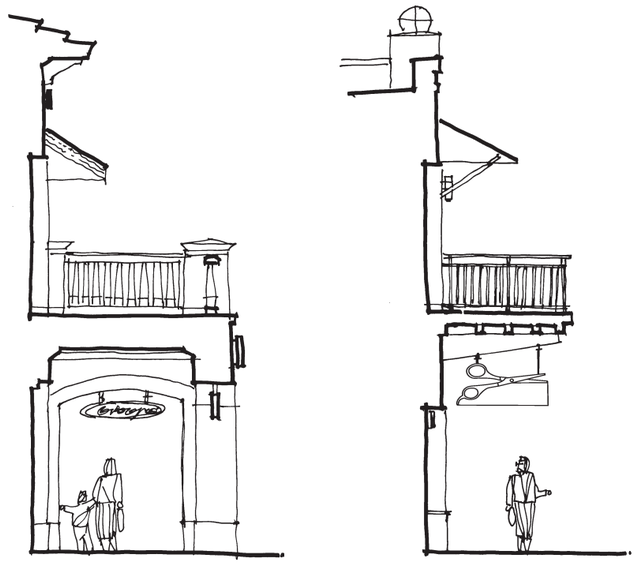
Tenant Square Footage	Max Letter Height	Total Sign Area Allowed Per Elevation[1]	Number of Signs Allowed Per Elevation
100 sf – 12,000 sf	30″ 54″ if stacked	75 sf or 4% of building face[2]	Per A above
12,000 sf – 20,000 sf	42″	125 sf	Per A above
20,000 sf – 50,000 sf	48″	200 sf	Per A above
50,000 sf +	96″	400 sf	2

1. For this sign type only. Other sign types (blade signs, address numbers, etc.) have their own limitations and are described on their own pages.
2. Whichever is smaller. For tenants who intend to use more than one sign, the first sign may not exceed 1.5% of the building facade; each additional sign may not exceed 1% of the building facade.









Sign Type T2: Blade Sign

Blade Signs hang above a pedestrian circulation area from an overhead structural element or from a bracket attached to a side-wall. The sign may be single or double-sided, and Tenants are encouraged to utilize imaginative cut-out shapes from logos or featured pictorial or illustrated items.

A. A blade sign must incorporate the Tenant's name, and may include brief text.

B. In-line tenants are allowed one (1) blade sign. The sign may not exceed 8 square feet in area per side, not including supporting bracket or suspension devices.

C. Corner stores are permitted to have two (2) blade signs, but the total area of the signs may not exceed 12 square feet. In no instance will a tenant be allowed three (3) blade signs.

D. A blade sign must extend perpendicular to the storefront plane. The sign may not extend further than 3'-6" from the surface to which it is mounted, nor more than 3'-6" total in front of the tenant lease line.

E. With the exception of illustrative signs as shown on the second row, the colors are limited to business logo colors along with no more than two additional colors including the color of the bracket or suspension device. Illustrative signs shall be subject to careful scrutiny and approval by the Landlord.

F. Simple rectangular or square signs are discouraged, but unusual shapes must be designed with care and restraint.

G. Signs may not extend below 8'-0" above the finished floor.

H. Signs must be attached to either a bracket of the Landlord's design or a bracket designed by the Tenant with the Landlord's approval.

I. The area of the blade sign(s) is not counted towards the Building Sign area maximums. They are limited in area per B and C above.

J. Signs may be lighted by decorative light fixtures approved by the Landlord. Such signage letters shall not be internally illuminated.

K. Signs shall be a minimum of 1.5" thick, or shall have a border with a minimum thickness of 1.5"

L. Sign materials may include:

1. Fabricated metal. No brake-forming allowed; no bare metal allowed without at least a clearcoat finish. Paint finishes must be free of oil-canning and orange-peel.

2. Acrylic. No translucent or fluorescent-colored acrylics.

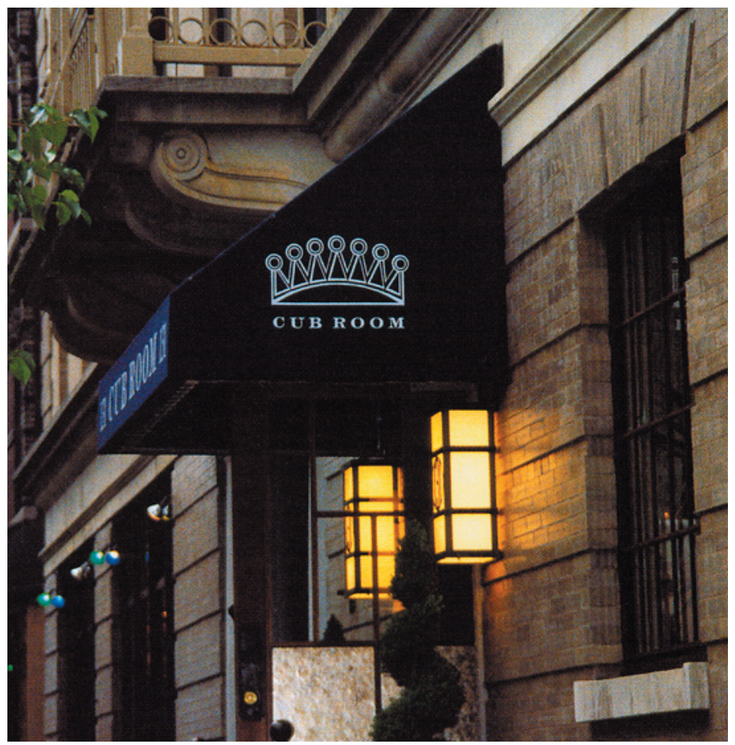
3. Wood. Must be finished to withstand weather for a minimum of 5 years. Landlord may require replacement of sign if it is deemed to appear too weathered.

4. Applied full-color graphics as shown on the illustrative signs in the second row at left. Adhesive graphics must be applied to a rigid metal substrate with no bubbles or wrinkles. The resolution must be high enough such that pixelation is not visible. All applied graphics of this type must be warrantied against fading for a minimum period of 5 years.

5. Non-corrosive fasteners only.

M. No animated components, flashing lights, colored lighting, formed plastic, injection-molded plastic, box-type or solid panel signs are permitted.





Sign Type T3: Awning Sign

Text or graphic images may be applied to traditional, useful awnings placed above a window, door or other logical architectural feature.

A. The awning itself may be one or two colors in the form of stripes, or solid color with trim.

B. The applied graphic text or image must all appear in one color additional to the awning colors.

C. The area of applied graphics must conform to the shape and porportion of the awning and generally limited to 8 inches in overall height if appropriate for the awning configuration and not longer than 42 inches, if appropriate for the awning configuration.

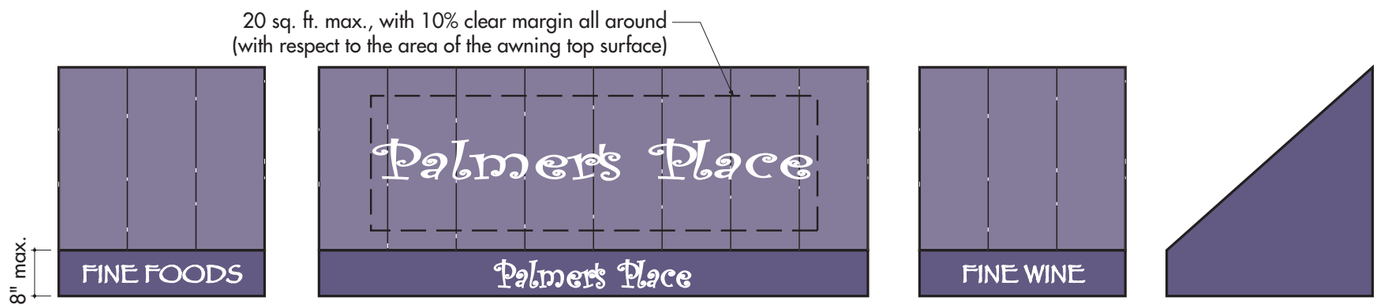
D. Awnings may not extend below 8 feet above finished floor.

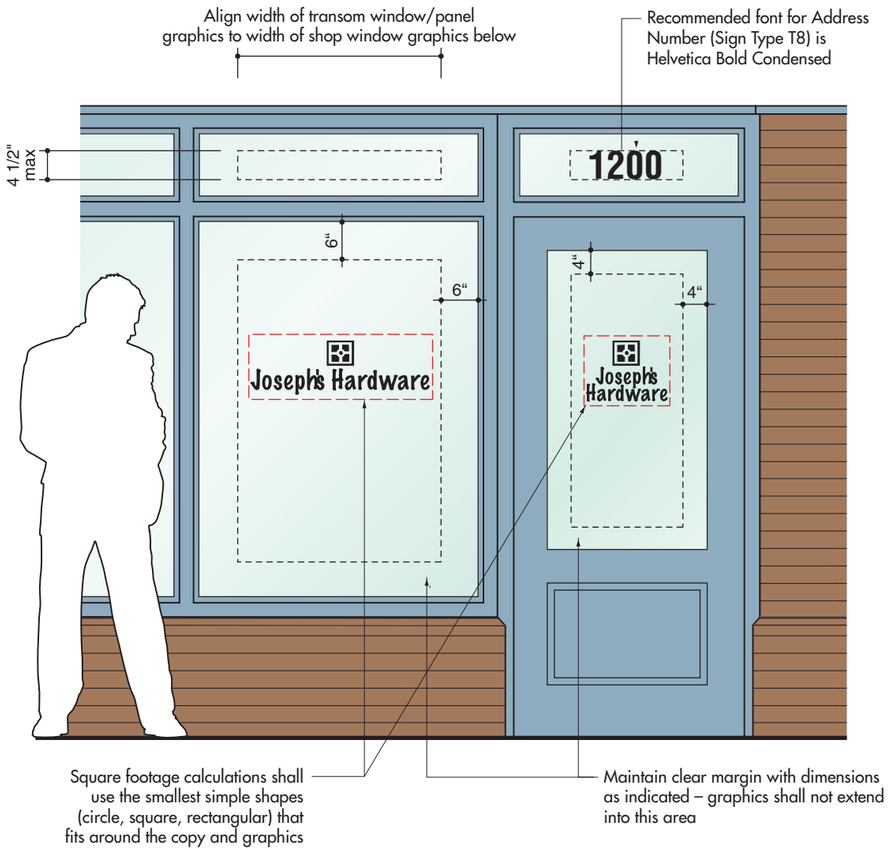
E. Graphic elements may not span joints in the awning construction configuration, may not span from one awning to an adjacent awning, and may not wrap around corners or tight bends in the awning shape.

F. One additional graphic image per storefront not to exceed 20 square feet may be added to the top or sloping area of the awning if deemed appropriate by the review/approval process.

G. The sides of all awnings are to remain blank.

H. Internal illumination of awnings is strictly prohibited. Signage or logos applied to the exterior of fabric or metal awnings may be illuminated by decorative light fixture (such as gooseneck fixtures) subject to approval by the Landlord. Plastic and metal awnings are prohibited without specific Landlord approval.





Sign Type T4: Window Sign/Graphics
Sign Type T5: Address Number

Window Signs/Graphics are applied directly to window glass and a designed to be seen from the exterior or public circulation area.

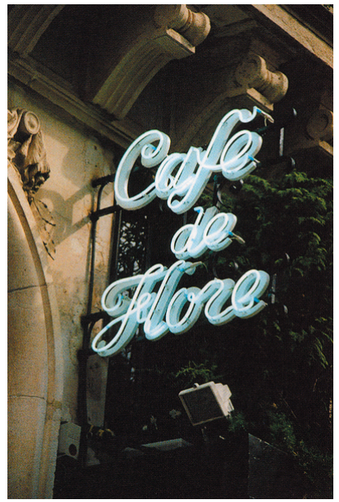
A. Window Signs/Graphics shall not exceed 8 square feet total using the simple shape method. This area limitation shall include OPEN/CLOSED signs or signs indicated hours of operation, which are each limited to 12″x12″ (1 sf). Graphic area may not exceed 15% of the area of the window (this does not apply to transom windows).

B. The Address Number is not included in the area limitations per A, but shall not be larger than 4.5″ The Address Number shall appear on the entrance doors or the transom above the entrance doors. Tenants with awnings on the first floor may place the Address Number on the leading edge of the awning.

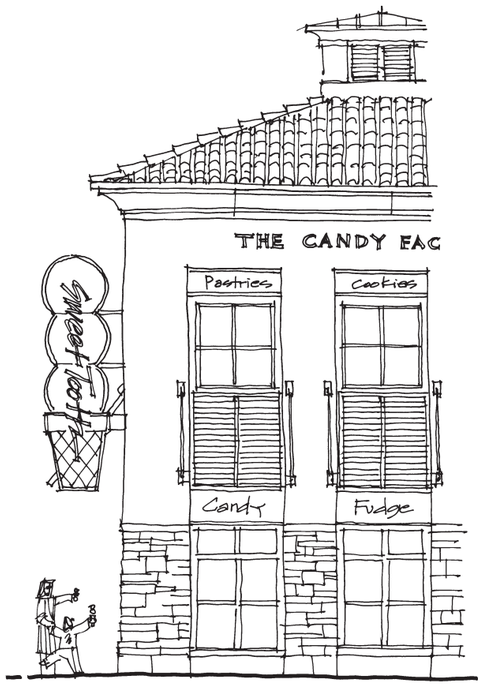
C. Signs are limited to two colors total per sign, plus white, and should reflect the color scheme of the Tenant's logo and identity.

D. Signs shall not extend into a clear margin around each window pane perimeter as dimensioned in the drawing at left. NOTE: In the case of windows with a vertical or horizontal dimension greater than 8 feet, the clear margin shall be 10% of the width or height of the window.

E. As these graphics are applied directly to the glass, they are by nature non-illuminated. Illuminated signs are prohibited unless approved by the Landlord. Under no circumstances shall neon signs be allowed behind the glass.







Sign Type T6: Marquee Sign

Marquee Signs give Tenants an alternate way of identifying their businesses, and help to add variety to the streetscape. As these are identification signs, their size must be figured into the limitations imposed on Sign Type 1: Building/Tenant ID Signs.

The following guidelines apply:

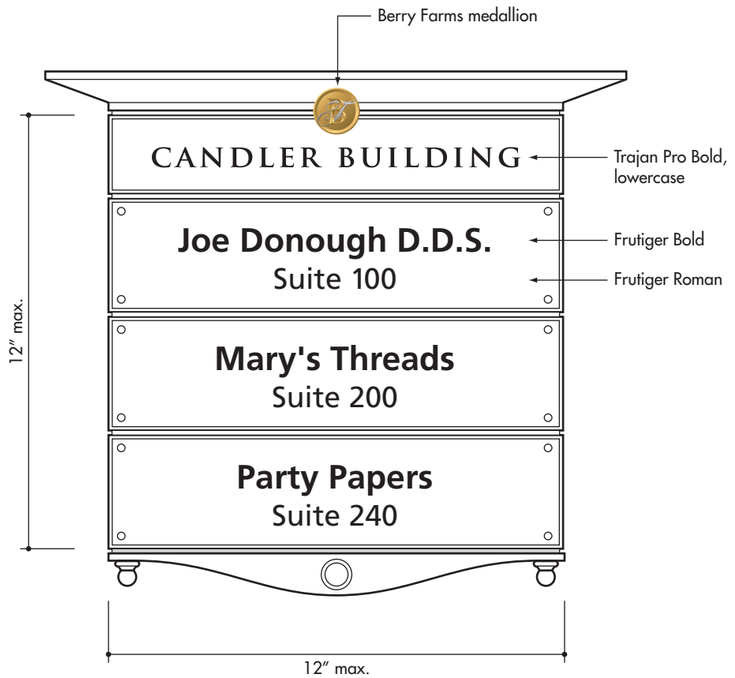
A. A Marquee Sign may protrude from the building face up to 4 feet, or up to 6 feet at 45 degrees from a building corner between two building faces.

B. A corner sign shall not exceed more than 25% of the largest face of the building that is attached, using the simple shape method for each elevation of each face of the marquee sign.

C. The sign may be illuminated internally or externally and may include neon (encased in clear acrylic tubing), incandescent or internal lighting sources. The overall effect of lighting features may not exceed 100 foot candles in intensity.

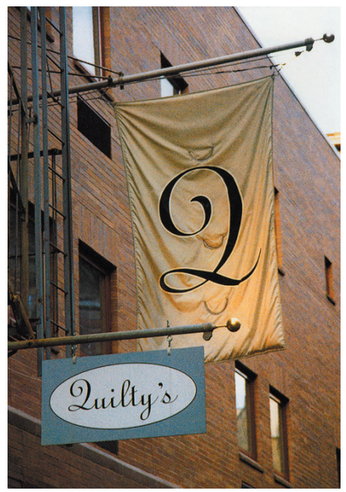
D. Creative forms are encouraged.

E. Approval will be determined according to the application of the light source, suitability of its use, and the nature of other sign items in close proximity to the intended installation site.



Sign Type T7: Multi-Tenant Wall Sign

This sign is smaller in scale than a building sign. It is used for the identification of a tenant or multiple tenants located with a building. The building itself may have building signs to identify the building and major retail tenants. Additional tenants or services may be identified with wall signs. These may not exceed 1 square foot in size(not including top & bottom moulding details) and are generally mounted at eye level near an entry door or pedestrian walkway. The wall sign must utilise only two colors total and may include a business logo or symbol but not an illustration or other decorative elements.



Sign Type T8: Flags

These items are distinctly different from banners. A flag will be attached with traditional mechanical fasteners along one side only of the fabric panel which shall not exceed 20 square feet in face area. The supporting pole may be either vertical, horizontal or at an angle. No device or method may be used to stretch the fabric panel flat since it must be free hanging at all but one side. Flags may contain an emblem, logo, symbol or pattern. Text is not encouraged since this item is not well suited to clear readability. One flag per business allowable.

NOTE [1]
COVER SHEET: UPDATED PERSPECTIVE TO REFLECT THE PROPOSED DEVELOPMENT PLAN

NOTE [2]
PAGE 2: UPDATED TO INCLUDE THE DEVELOPER'S CURRENT DESIGN TEAM

NOTE [3]
PAGE 7: UPDATED CONCEPT GRAPHIC TO REFERENCE ENVISION FRANKLIN

NOTE [4]
PAGE 11: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [5]
PAGE 12: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [6]
PAGE 13: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [7]
PAGE 14: UPDATED TRANSECT PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN & MODIFICATIONS TO VILLAGE CORE, VILLAGE EDGE, AND VILLAGE CENTER BOUNDARIES

NOTE [8]
PAGE 15: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [9]
PAGE 16: UPDATED OPEN SPACE PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [10]
PAGE 17: UPDATED PERSPECTIVE TO REFLECT THE PROPOSED DEVELOPMENT PLAN

NOTE [11]
PAGE 18: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [12]
PAGE 21: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [13]
PAGE 22: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [14]
PAGE 23: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [15]
PAGE 25: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [16]
PAGE 26: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [17]
PAGE 28: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [18]
PAGE 29: UPDATED PHASING PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [19]
PAGE 37: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN AND CHARACTER IMAGES

NOTE [20]
PAGE 38: UPDATED MASTER PLAN TO REFLECT PROPOSED DEVELOPMENT PLAN

NOTE [21]
PAGES 39-46: UPDATED SITE FURNISHINGS TO REFLECT TYPICAL BERRY FARMS SITE FURNISHINGS AND LIGHTING

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

August 11, 2021

From: Concerned Homeowners of Berry Farms Town Center

To: City of Franklin Municipal Planning Commission

Cc: City of Franklin Engineering Department
City of Franklin Board of Mayor and Aldermen

Subject: Berry Farms Town Center Homeowner Objections and Recommendation to DECLINE the Proposed Revision 3 to the Berry Farms Town Center PUD Development Plan

Attachments: Appendix 1 - References
Appendix 2 - Signatures

PREAMBLE

WHEREAS the Berry Farms Town Center Pattern Book rev 3 states on p.29 that only 5% of the total traffic flow for Berry Farms Town Center will be in the residential area. The residential area streets were built accordingly, with all of these being "local TS-6" except for Captain Freeman Parkway and Rural Plains Circle, which are "local TS-5". The Pattern Book dated June 3, 2005 shows the apartments and commercial buildings in center area of Berry Farms Town Center (Section 11) being serviced by a 4-lane commercial boulevard leading directly to Goose Creek Bypass. The August 5, 2021 revision also says 5% even though the street configuration in Section 11 has dramatically changed and there are 406 additional residential units in Section 10 & 11. This is unrealistic!

WHEREAS Revision 1 and 2 of the Berry Farms Town Center PUD Plan for Section 11 were created and approved without any neighborhood involvement. These revisions dramatically changed Section 11 relative to the Master Plan for Berry Farms Town Center that homeowners had been shown and relied upon when purchasing their properties. The changes included:

(1) a huge increase in the height and mass of the apartment buildings facing the residential area townhomes on Rural Plains Circle. The apartment buildings are now massive 4-story buildings instead of apartment buildings which homeowners were told would look like the townhouses across the street,
(2) the re-routing of Village Plains Blvd so that it no longer leads from Goose Creek Bypass to the parking area for the 311 apartments,
(3) the addition of commercial mixed-use buildings and parking garages that greatly increased the overall building density of Section 11, and

WHEREAS the proposal for Revision 3 of the Development Plan for Berry Farms Town Center PUD Subdivision communicated to Berry Farms Town Center homeowners on July 15, 2021 is seeking to convert significant commercial office and retail mixed-use space in the currently approved PUD development plan into multifamily residences, adding 406 multifamily residences (most likely rentals) to the existing 340 homes in the residential area and the 311 apartments currently under construction

- 177 of the proposed additional residential units will be near the northern intersection of Berry Farms Xing and Rural Plains Circle, which is near where the neighborhood pool is located.
- 229 of the units will be in mixed-use buildings near where Village Plains Blvd will enter Section 11.

WHEREAS Boyle, the developer, chose to make the virtual meeting on 7/8/2021, which Berry Farms Town Center homeowners were told was for the "surrounding neighborhoods", the official neighborhood meeting required by the City of Franklin instead of the in-person meeting on 7/15/2021, which was promoted as the meeting for the Berry Farms Town Center homeowners. Boyle submitted questions asked at the 7/8/2021 virtual meeting to the City to fulfill the requirement related to neighborhood meetings, but submitted nothing related to the more contentious 7/15/2021 homeowners meeting. The homeowners meeting raised significant issues related to increases in traffic, congestion, noise, and police actions; negative impacts on home values; and broken promises.

WHEREAS the I-65 overpass connecting Long Lane to Old Peytonsville Road, which has been approved and has a project completion date of June 30, 2026, will result in a significant increase in traffic coming to Berry Farms Town Center across this new overpass and through the residential neighborhood streets, as this will be the most direct route. The City of Franklin has stated that no Traffic Impact Analysis has been done for this overpass.

WHEREAS the Berry Farms Chadwell Development, which was recently approved to include 1650 residences, and additional developments in the Berry Farms area, will create a significant increase in traffic accessing Publix and other Berry Farms Town Center commercial establishments, thereby cause additional congestion on roads leading from Goose Creek Bypass into Berry Farms Town Center.

WHEREAS all the streets in the Berry Farms Town Center residential area are local streets, with those leading to Old Peytonsville Road being TS-6 (low volume local streets) and only Captain Freeman Parkway and Rural Plains Circle being TS-5 (high volume local streets). The parameters for these streets in the Franklin Transportation & Street Technical Standards include low traffic volumes and very low continuity of travel. A TS-6 street does not allow bi-directional traffic if there are cars parallel parked on both sides of the road, which is allowed.

WHEREAS the Berry Farm Town Center residential area is a walkable community with children, grandchildren, people riding bikes and walking dogs, golf carts, parallel parking on all streets, homes very close to the street (5-10 feet from the sidewalks), driveways connecting to the street, frequent package deliveries, and a pool and playground that require crossing Berry Farms Xing for access. Berry Farms Xing, a TS-6 street, is the primary direct route from Sections 10 and 11 of Berry Farms Town Center to Old Peytonsville Road, which leads to Lewisburg Pike to the West and will lead Long Lane via the I-65 overpass when this is finished.

WHEREAS Berry Farms Town Center is defined a "Neighborhood Mixed Use" Design Concept per Figure 4.1 of Envision Franklin and is a "Planned District" in the City of Franklin Zoning Map. A broad definition of a "Planned District" is on p.38-39 of the Zoning Ordinance.

WHEREAS Planned Developments that are Traditional Neighborhood Developments (TNDs), as is Berry Farms Town Center, are subject to the procedures and standards for Traditional Neighborhood Developments in the Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development on the City's web site. This includes standards for the mix of residential uses, including:

(1) no fewer than 15% being vertically-oriented attached residential units (e.g., townhouses),
(2) no more than 50% being horizontally-oriented attached residential units (e.g., apartments), and
(3) three different lot sized for detached residential units.

WHEREAS proposed changes to the Berry Farms Town Center PUD Subdivision must comply with current Zoning Ordinances and City Standards

CONCERNS

1. The layout of buildings approved in Rev 1 for Berry Farms Town Center Section 11 removed the street that would have been the primary way for renters of the 331 apartments under construction to get out of the development. Currently there are two narrow and busy streets going from Section 11 to Goose Creek Bypass:
    a. Berry Farms Xing, which goes between the Hampton Inn and Holiday Inn Express and services 345 hotel rooms, four existing large office buildings, and existing neighborhood traffic, and
    b. Captain Freeman Parkway, which provides community access to Publix and various retail stores.

   The congested access available using these streets and the current Section 11 street configuration will compel renters of the 311 apartments to exit the apartment parking area through the residential neighborhood on streets that were not designed for this level of traffic – especially peak hour traffic. This will create congestion and safety issues for the neighborhood and be destructive to the character of the residential neighborhood!

2. While Boyle plans to build Village Plains Blvd before starting additional construction, this is intended to only be a construction entrance for the new mixed-use area and, in any case, this street is not currently designed to go to the parking area for the 311 apartments under construction, nor the 177 proposed additional units near the northern intersection of Berry Farms Xing and Rural Plains Circle. Only 229 of the new residential units in the mixed-use buildings will be effectively served by this new street.

3. The residential unit mix in the current Berry Farms Town Center plan does not comply with the standard for Traditional Mixed-Use Neighborhoods, which Planned Developments are subject to. The proposed addition of 22 condo units, 50 townhomes, and 328 multifamily units will make this much worse. In addition, the addition of 406 rental units will change the composition of Berry Farms Town Center into primarily a rental community, not a residential community, with ~70% of the residences being rental units instead of currently ~49% being rentals.

4. The increased density of Section 11 of Berry Farms Town Center and the proposed increase in density for Section 10 are inconsistent with the Master Plan that Berry Farms Town Center homeowners were shown and relied upon when they purchased their properties and violates the trust the homeowners placed in Boyle.

5. Increases in density, traffic, and the number of rental units in Berry Farms Town Center is likely to negatively affect home values and may also lead to increased crime.

6. While Boyle Investment Company has a good reputation for building commercial buildings and managing them, recent actions related to Berry Farms Town Center indicate that they are not considering the interests of the 340 homeowners in Berry Farms Town Center in their recent planning.

RECOMMENDATIONS

The Berry Farms Town Center homeowners and other concerned citizens who have signed this petition (see Appendix 2) urge the City of Franklin to decline the Berry Farms Town Center PUD Subdivision Rev 3 proposal due to the negative impact on the homeowners and the issues related to compliance with City standards.

The Berry Farms Town Center homeowners do understand Boyle Investment Company's desire to make changes to improve their profit outlook for Berry Farms Town Center and propose the following changes to enable them to do this without negatively impacting the current residential community.

1. Implement changes to the Revision 3 plan that will dramatically reduce traffic in the residential neighborhood and return to the 5% of traffic flow stated in the Berry Farms Pattern Book
   - Remove the street near the center of the apartment parking area leading to Swain Circle and convert the area between the apartment buildings into a dog park. This will keep apartment renters from using Mary Webb Street or Henry Russell Street (which are both TS-6 local streets) to get to Old Peytonsville Road and then to Lewisburg Pike, or the I-65 overpass to Long Lane in the future. [Note: It is assumed that emergency vehicles will come from Fire Station #7 via Goose Creek Bypass.]
   - Remove the exits from the apartment building parking area that are adjacent to Building B1 (leading to Berry Farms Xing) and Building A1 (leading to Captain Freeman Blvd). This will reduce apartment renter traffic to/from Old Peytonsville Road via Berry Farms Xing (a TS-6 local street) and to Lewisburg Pike via Captain Freeman Blvd (a TS-5 local street) by pushing the apartment traffic to use Hughes Crossing or Village Plains Blvd to exit Section 11 and then go to Goose Creek Bypass.
   - Revise the path of Village Plains Blvd inside Section 11 so that it leads directly to the parking area for the B-building section of the 331 apartments under construction and ensure that this street can handle the combined volume of commercial and apartment traffic as it provides an easy exit from the apartments to Goose Creek Bypass. This street should be completed immediately and be open to both apartment residents and construction traffic for Section 11. [Note: This is similar to the original PUD design, but with a different route due to buildings already under construction.]
   - Limit ALL new multifamily residential units to the area near the entrance of Village Plains Blvd to Section 11, so that people in these units will enter and exit via Village Plains Blvd to Goose Creek Bypass and not add traffic on residential neighborhood streets.
     - Make some new residential units in the area of Buildings C1, C2, and D1 in the current proposed plan townhouses or live-work in order to increase the percentage of units that are vertically-oriented attached residential units and reduce the percentage of residential units that are horizontally-oriented attached residential units
     - Remove Buildings A, B, and B5 from the plan as residential units, as these would add traffic to Berry Farms Xing and will add to the anticipated conflict related to the use of the nearby residential neighborhood pool and playground. Consider adding recreational facilities such as tennis courts, pickleball courts, sand volleyball courts, basketball courts, a large park, and/or a large playground where Buildings A, B, and B5 are currently located in the proposed plan. This will increase the overall appeal of Berry Farms Town Center for residents and office tenants and also reduce the overall building density.

2. Make it clear to people coming across the I-65 bypass, once completed, that the entrances into the Berry Farms Residential Neighborhood from Old Peytonsville Road are for residents only.

3. Add additional speed limit signs, stop signs, and crosswalks in the residential neighborhood in order to facilitate greater safety.

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

APPENDIX 1 – REFERENCES

1. Envision Franklin
2. 2020 Franklin Zoning Ordnance
3. Franklin Transportation & Streets Technical Standards Tables 2.2(1) and 2.3(1) [**attached**]
4. Connect Franklin Comprehensive Transportation Network Plan
5. Old Peytonsville Road & Long Lane Bridge & Connector (project 16)
6. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated June 3, 2005, p28, 29,32,33, and 35 [**attached**]
7. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated August 5, 2005, p28 & 29 [**attached**]
8. Berry Farms Town Center Original Master Plan in 2005 [**attached**]
9. Berry Farms Town Center Master Plan effective as of the end of 2018 [**attached**]
10. Berry Farms Town Center Master Plan effective as Rev 1 in February 2019 [**attached**]
11. Berry Farms Town Center Master Plan proposed with Rev 3 [**attached**]
12. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 1 sheet numbers C0.1 (the originally approved plan), C2.0, and C2.1 [**attached**]
13. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 2, sheet number C2.1 [**attached**]
14. Berry Farms Town Center PUD Subdivision Development Plan Revision 3, sheet number C2.0 [**attached**]
15. City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development pages 11-14 [attached]

upon the type and extent of the development and zoning they serve. Local streets may be terminated by a "cul-de-sac" where necessary due to topographic or other constraints.

(5) Alley / Mews

Alleys and mews are intended to primarily serve very slow speeds and volumes associated with the rear access and service functions for residential and commercial properties. Mews are a special type of alley that serves as the only vehicular and emergency access for lots abutting the mews. No vehicle parking area, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley / mews right-of-way or within two feet of the edge of the alley / mews pavement/curb, whichever is greater.

(6) Private Streets

Private streets are streets that provide access to more than one lot but are not owned, operated and maintained by the City. Private streets shall be required to meet City design standards as determined by the City Engineer.

(7) Frontage Roads

Frontage roads are streets that normally run parallel to major roadways, usually arterials, to provide access to adjacent properties. Such streets greatly reduce the level of private driveway access to the major streets. Frontage roads are not typically used in the City and must be approved in advance by the City Engineer.

2.2.3 Cross Sections

Typical features and dimensions of standard City streets are illustrated in the Typical Section Drawings. These standard sections may be revised by the City Engineer on a case-by-case basis, to meet specific needs that may exist, or are projected to exist, along a particular street section. The following table summarizes for each standard section the primary design elements and their dimensions.

Table 2.2 (1) Street Typical Cross Section Elements by Classification

STD DWG #	Street Classification	Right-of-Way	Travel Lanes	Median	Bike Lanes	Sidewalks	Multi-Use Path	Parking Lane
TS-1	Major Arterial	136′	Four @ 12′	40′	Two @ 5′	Two @ 6′	No	No
TS-1	Major Arterial	132′	Four @ 12′	40′	No	One @ 6′	One @ 12′	No
TS-2	Minor Arterial	132′	Four @ 12′	36′	Two @ 5′	Two @ 6′	No	No
TS-2	Minor Arterial	128′	Four @ 12′	36′	No	One @ 6′	One @ 12′	No
TS-3	Major Collector	126′	Four @ 12′	30′	Two @ 5′	Two @ 6′	No	No
TS-3	Major Collector	122′	Four @ 12′	30′	No	One @ 6′	One @ 12′	No
TS-4	Minor Collector	79′	Three @ 12′	No	Two @ 5′	Two @ 6′	No	8′ Parking Allowed
TS-4	Minor Collector	75′	Three @ 12′	No	Two @ 5′	Two @ 6′	No	8′ Parking Allowed
TS-5	High Volume Local	54′	Two @ 12′	No	No	Two @ 5′	No	8′ Parking Allowed
TS-6	Low Volume Local	52′	Two @ 11′	No	No	Two @ 5′	No	8′ Parking Allowed
TS-7	Alley / Mews	Varies	Varies	No	No	No	No	No

TABLE 2.3 (1) STREET STANDARDS – GENERAL PARAMETERS

Design Feature or Characteristic	Street Classification and Typical Section									
	4-Lane Major Arterial **TS-1**	4-Lane Major Arterial **TS-1**	4-Lane Minor Arterial **TS-2**	4-Lane Minor Arterial **TS-2**	4-Lane Major Collector **TS-3**	4-Lane Major Collector **TS-3**	2-Lane Minor Collector **TS-4**	2-Lane Minor Collector **TS-4**	2-Lane High Volume Local **TS-5**	2-Lane Low Volume Local **TS-6**
Right of Way (ROW) Width	136'	132'	132'	128'	126'	122'	79'	75'	54'	52'
No. of Travel Lanes	4	4	4	4	4	4	3	3	2	2
Minimum Lane Width	12'	12'	12'	12'	12'	12'	12'	12'	12'	11'
Minimum Lane Width (total)	48'	48'	48'	48'	48'	48'	36'	36'	24'	22'
Median Width	40'	40'	36'	36'	30'	30'	n/a	n/a	n/a	n/a
Curb & Gutter: Vertical or Mountable	V	V	V	V	V	V	V	V	V	V or M
Designated Bike Lanes?	Yes	No	Yes	No	Yes	No	Yes	No	No	No
Bike Lane Width per side	5'	n/a	5'	n/a	5'	n/a	5'	n/a	n/a	n/a
Parking Lane Width	n/a	n/a	n/a	n/a	n/a	n/a	8'	8'	8'	8'
Minimum Sidewalk Width	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	5'	5'
Multi-Use Path	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	No
Grass Strip Width	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Left Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes[c]	No
Right Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Maybe	Maybe	Maybe	Maybe	No	No
Traffic Volume Capacity (1000 veh/day)	>35	>35	25-35	20-25	15-20	15-20	10-15	10-15	2-5	<2
Speed Limit, MPH [note a]	45	45	40	40	35	35	30	30	25	25 or 20
Driveway & Street Access	Very Ltd	Very Ltd	Limited	Limited	Limited	Limited	Frequent	Frequent	Frequent	Unlimited
Continuity of Travel	Very High	Very High	High	High	Moderate	Moderate	Moderate	Low	Very Low	Very Low
Street Lights	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Partial	Partial	Partial
Traffic Calming	None	None	None	None	None	None	None	None	Possible	Possible

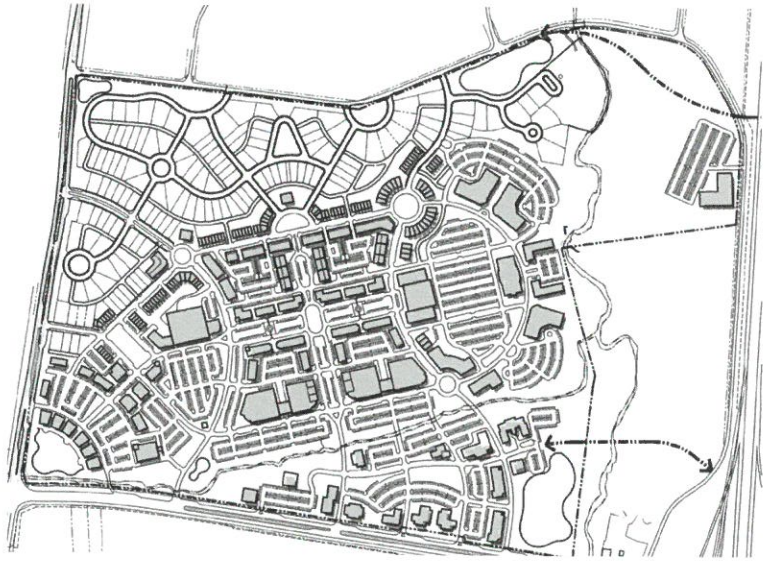
NOTES: a. Design speed shall be a minimum of 5mph above the posted speed limit.
b. Vertical curb requires shoulder separation from travel lane on posted speeds of 50 mph or greater.
c. Separate Left Turn Lanes required in Commercial or Mixed-Use developments and at all traffic signals.

2005 PATTERN BOOK

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines

THOROUGHFARE STANDARDS

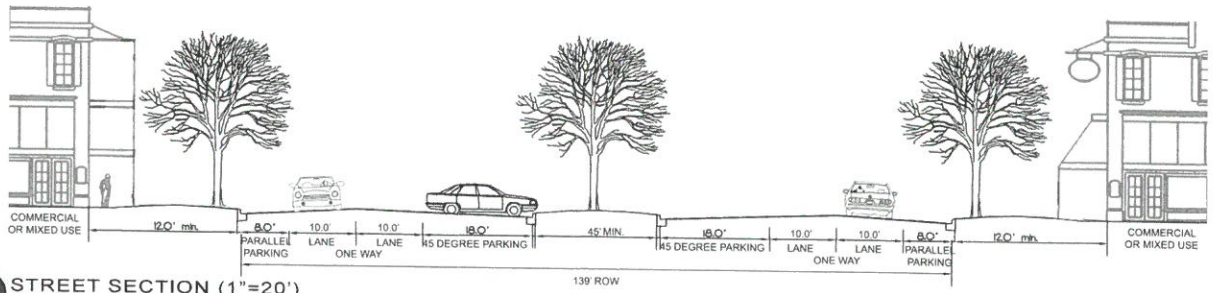


2005 PATTERN BOOK



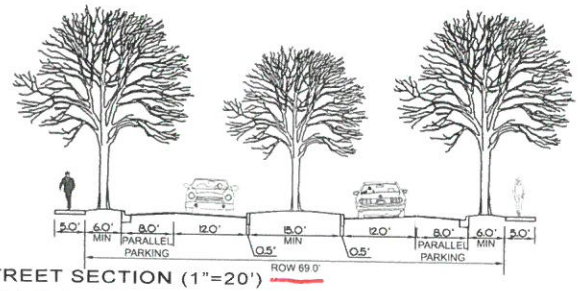
PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, except for the fire station, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.



5 STREET SECTION (1"=20')
CBV-139-92





6 STREET SECTION (1"=20')
RBV-69-38

THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

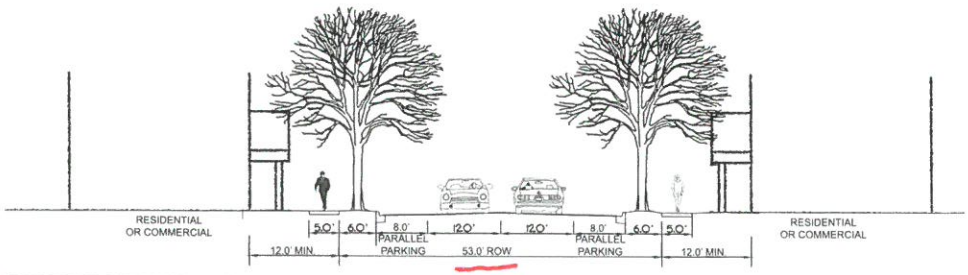
THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY



CAPTAIN FREEMAN PKWY (TS-5)

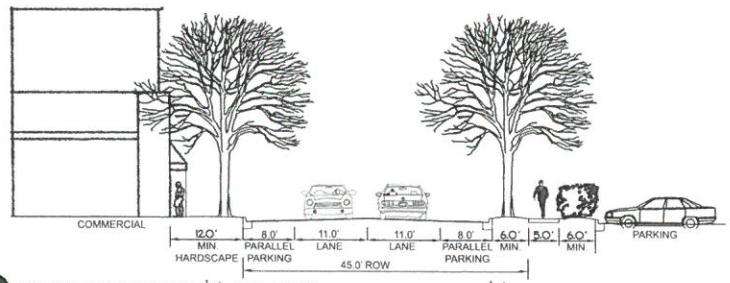
2005 PATTERN BOOK



7 STREET SECTION 'G' (1"=20')
CS-53-38

POPLAR ST
RURAL PLAINS CIR
CAPTAIN FREEMAN PKWY
(TS-5 ?)





8 STREET SECTION (1"=20')
CS-45-38

THOROUGHFARE DESIGNATIONS

XX-XX-XX

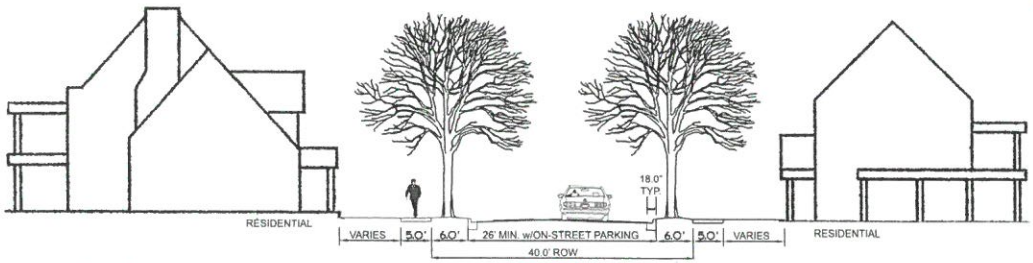
- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
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2005 PATTERN BOOK



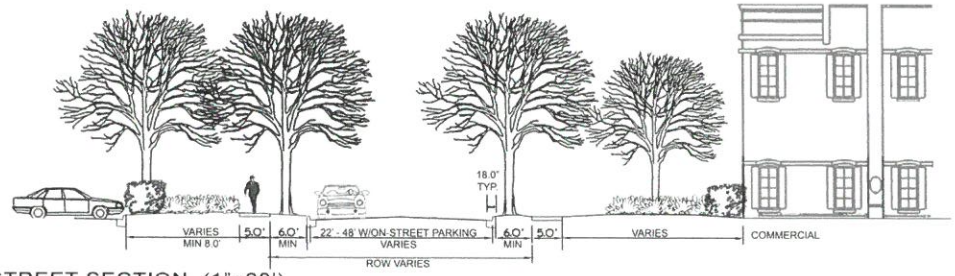
11 STREET SECTION (1"=20')
RS-40-27

MARY WEBB ST
HENRY RUSSELL ST
GENERAL MARTIN LN
BERRY FARMS XING
WALTER ROBERTS ST
HUGHES LN

(< TS-6)



NOTE: NOT FINAL STREET LAYOUT



12 STREET SECTION (1"=20')
CS-V-24

THOROUGHFARE DESIGNATIONS

XX-XX-XX

- PAVEMENT WIDTH
- RIGHT OF WAY WIDTH
- THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD
RBV - RESIDENTIAL BOULEVARD
CS - COMMERCIAL STREET
RS - RESIDENTIAL STREET
CA - COMMERCIAL ALLEY
RA - RESIDENTIAL ALLEY



PATTERN BOOK REVISION DATED 8/5/2021

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

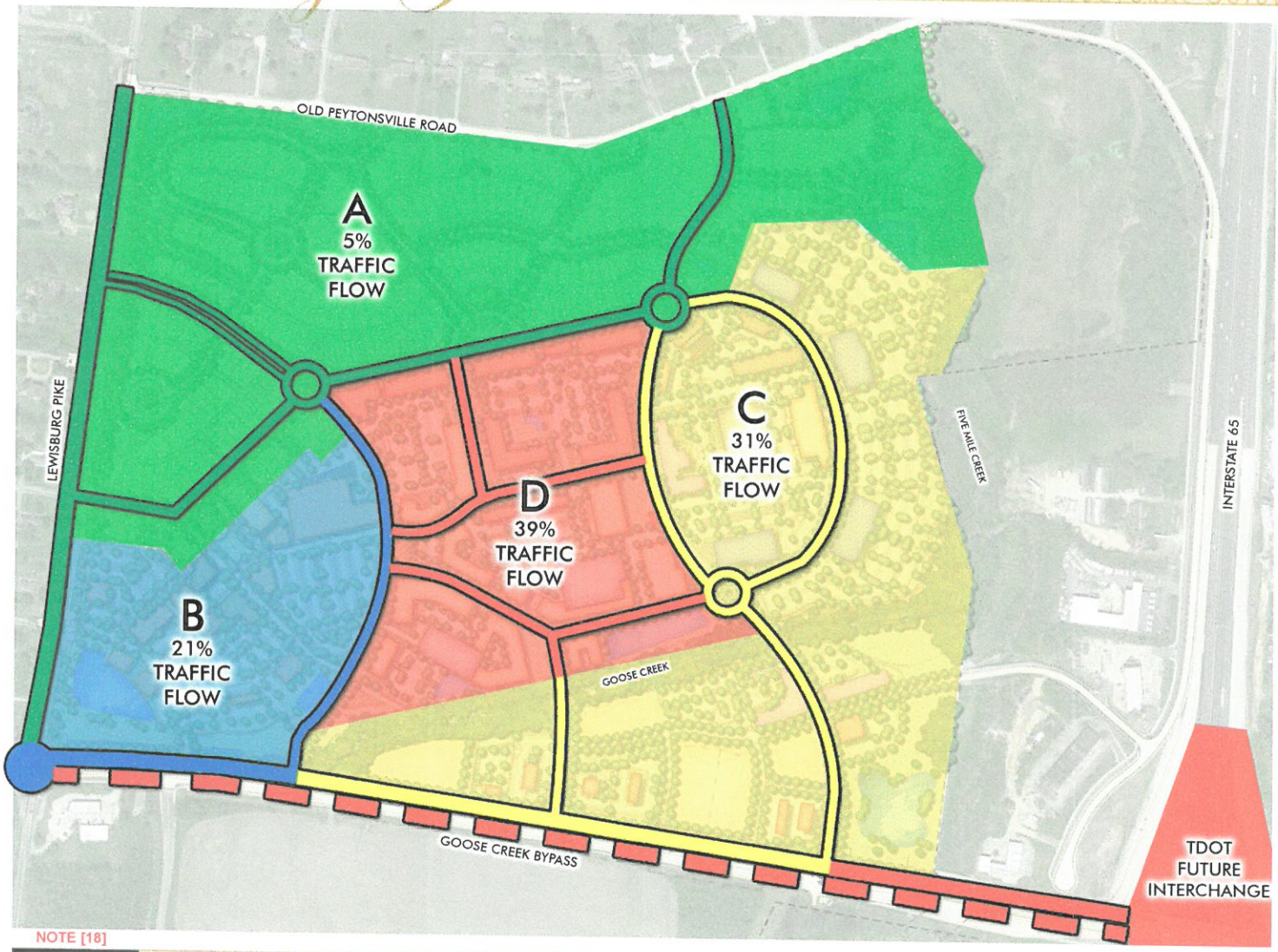
Design Guidelines

THOROUGHFARE STANDARDS



NOTE [17]

PATTERN BOOK REVISION/ DATED 8/5/2021



PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, ~~except for the fire station~~, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.

NOTE; UPDATED TO SHOW PROPOSED DEVELOPMENT PLAN; NO CHANGE IN TRAFFIC FLOW PERCENTAGES DESPITE MAJOR CHANGES IN STREET LAYOUTS, APARTMENT LOCATION, AND BUILDING DENSITY

REFERENCE #8



BOYLE

THE ORIGINAL PLAN

Original Approved PUD Development Plan (2005)

BERRY FARMS TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

- Center Street goes to apartment parking

KV+D KISER VOGRIN DESIGN

Kimley»Horn

HISTORICAL CONCEPTS

REFERENCE #9



BERRYFARMSTN.COM

PLAN EFFECTIVE AS OF THE END OF 2018

- Center Street goes to apartment parking
- Apartment buildings to look like townhouses

REFERENCE #10



PLAN EFFECTIVE STARTING FEBRUARY 2019 (REV 1)

BERRYFARMSTN.COM

- **Apartments pushed toward neighborhood in large buildings**
- **Street to apartment parking area re-routed**
- **No neighborhood involvement**
- **Rev 2 changed from 316 to 331 apartments**

REFERENCE # 11



BOYLE. Kimley»Horn

HISTORICAL CONCEPTS

KV+D KISER VOGRIN DESIGN

MASTER PLAN

BERRY FARMS TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

REV 3 PROPOSAL – JUNE 2021

- Reduce commercial space and ADD 406 RESIDENCES (rentals)
- Add a parking garage
- Further increase density

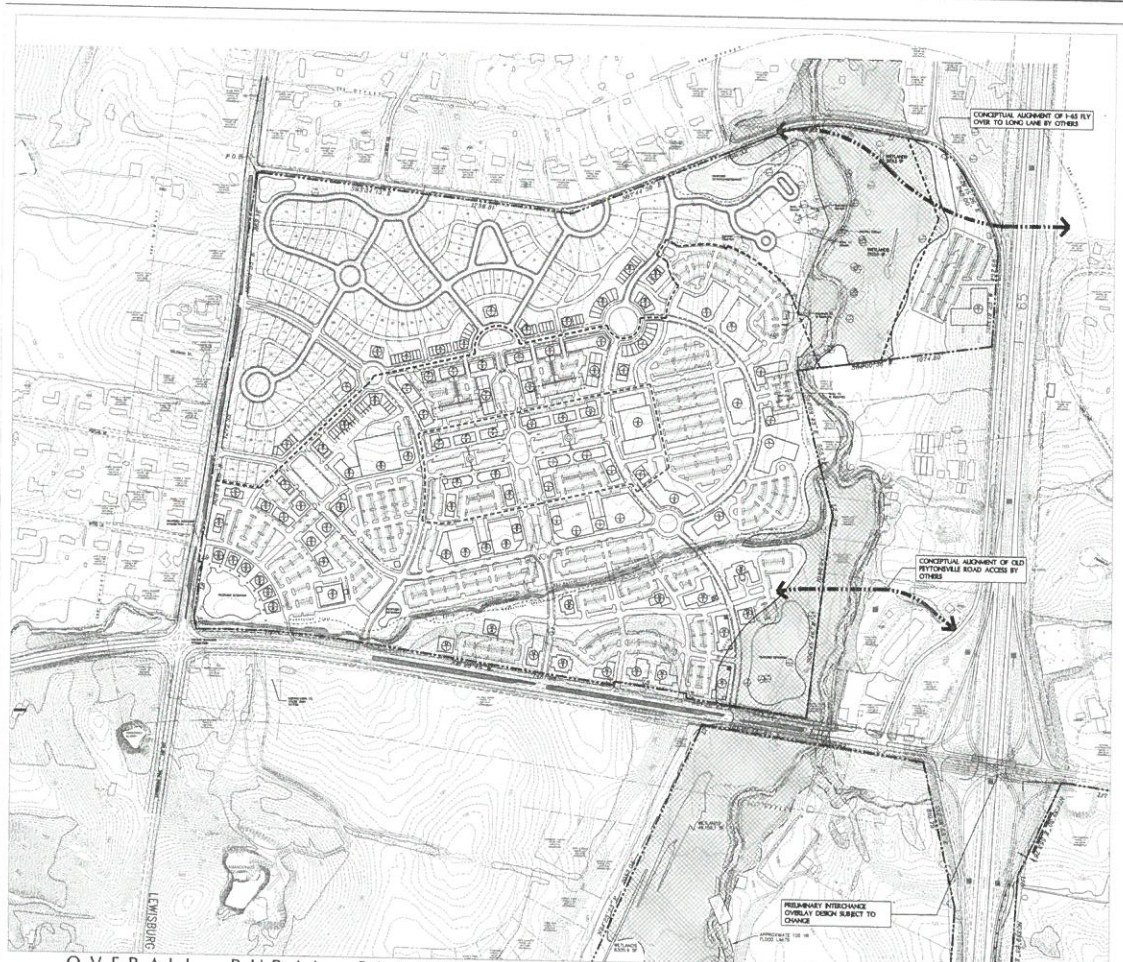
June 28, 2021
Project # 21010

500
00'

REFERENCE # 12 (1)

1 OF 3

SECTION 11, REV 1 — APPROVED PLAN BEFORE REV 1



PROPERTY LOCATED ON WILLIAMSON COUNTY TAX MAP: MAP 106, PARCEL 52.02 AND MAP 97, PARCEL 20 & 20.

PROPERTY BOUNDARY

LINE DATA

LINE	LENGTH	BEARING
L1	324.34'	S79° 30'04"E
L2	254.19'	S15°07'27"E
L3	67.47'	S71°59'10"W
L4	25.00'	N08°13'17"E
L5	400.00'	N81°28'42"W
L6	20.00'	S08°31'07"W
L7	73.63'	N90°36'19"W
L8	295.00'	N06°24'58"E
L9	20.00'	N81°03'21"W

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	32°59'20"	895.00'	379.36'	924.90'	898.23'	N80°56'16"E
C2	30°40'38"	250.00'	165.73'	309.57'	299.86'	S54°51'45"E
C3	23°52'47"	525.00'	124.58'	245.54'	243.76'	S73°09'04"E
C4	92°27'32"	435.00'	633.66'	649.79'	582.15'	N86°48'24"W

PLANNED COMMERCIAL / RESIDENTIAL BOUNDARY

LINE TABLE

LINE	LENGTH	BEARING
L1	342.05'	S81°44'52"E
L2	566.28'	N76°46'46"E
L3	489.87'	N27°00'50"E
L4	46.89'	N79°36'30"W
L5	43.91'	S63°39'37"E
L6	49.96'	S51°07'57"E
L7	43.76'	N84°24'29"E
L8	86.76'	N23°09'04"E
L9	269.50'	S22°40'40"E
L10	105.05'	N82°00'36"E
L11	204.90'	N90°00'00"E
L12	196.01'	N03°28'50"E
L13	473.85'	N20°47'27"W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	15°07'06"	2627.19'	406.53'	810.31'	812.98'	S45°37'06"W
C2	18°29'10"	310.87'	52.94'	83.55'	83.23'	N37°39'25"E
C3	180°00'00"	125.00'	INFINITE	392.70'	250.00'	S77°00'00"W
C4	179°08'22"	90.00'	9964.06'	281.39'	179.99'	N77°23'49"E
C5	16°49'33"	559.50'	73.80'	164.28'	163.68'	S88°23'48"W
C6	43°43'50"	258.04'	103.08'	197.02'	192.30'	S20°47'06"W
C7	41°02'21"	895.02'	73.99'	174.66'	126.71'	S28°57'46"E
C8	43°09'42"	90.04'	7.80'	16.30'	15.96'	N27°37'29"W
C9	16°48'59"	340.98'	50.30'	99.86'	99.52'	N30°27'06"E
C10	2°07'52"	257.37'	8.97'	15.35'	15.35'	N83°23'25"E
C11	25°50'59"	276.01'	64.06'	125.64'	124.78'	S85°44'54"W
C12	93°49'59"	50.38'	73.73'	215.40'	23.57'	S85°43'56"W
C13	9°52'59"	1045.81'	164.50'	323.56'	324.26'	N58°29'22"W
C14	27°39'37"	305.31'	46.97'	91.22'	90.06'	N40°48'47"W
C15	27°39'37"	252.29'	88.81'	77.85'	77.71'	N23°19'36"W

TRANSECT TABULATIONS

TRANSECT DATA

CLASSIFICATION	GROSS ACRES	DWELLING UNITS	FLOOR AREA SQ.FT.	F.A.R.	GROSS DENSITY	NET DENSITY
VILLAGE CORE	15.4	164	164,255	0.29	10.65	30.75
VILLAGE CENTER	106.6	688 260	968,372	0.18	6.88 2.06	19.86 14.31
VILLAGE EDGE	85.0	122	- - -	- - -	3.73	6.77

CONDITIONS OF APPROVAL

ORDINANCE 2009-9 TO BE ENTITLED, "AN ORDINANCE TO ZONE 450 ACRE MORE OR LESS, LOCATED ON THE NORTH SIDE OF PEYTONSVILLE ROAD AND SOUTH OF OLD PEYTONSVILLE ROAD AND EAST OF LEWISBURG PIKE."

At its meeting of February 26, 2009, the Planning Commission recommended approval of Ordinance 2009-9 to the Board of Mayor and Aldermen with the following conditions:

1. Building placement and parking design shall be addressed and resolved, as detailed site plans are prepared. (Plan)
2. Lot lots that are adjacent to Old Peytonsville Road at Lewisburg Pike, garages shall be accessed from the rear or from the side street (Main Street, Green).
3. The applicant shall cooperate with the comments of the Planning Department for preservation of the Rural Plains Main Street Historic Structure. The plans submitted on the concept plan, especially on the historically significant site and shall either be maintained or rehabilitated to the satisfaction of the Planning Department. In addition, prior to the preparation of any final plan that includes the Rural Plains Main Street and the surrounding outbuildings, the lot on which those structures are located shall be subdivided from the remainder of the property. (Plan)
4. The Traffic Study addressed and identified in the Commission Architect's memo of 9/30/08 shall be contracted on the Landscape Plans and other applicable plans with the submission of site plans. (Plan)
5. Each site plan shall show that the design maintains the negative impacts of existing trees and significant vegetation in each portion of the site by preserving existing trees and significant vegetation. Existing trees shall be strategically incorporated into the plans by adjusting, as much as possible, the location of roads and lot lines to ensure significant tree preservation throughout the development and on individual lots. The number of dwelling units and/or the square footage of commercial buildings shall be reduced to, or increased, in order to accomodate this preservation. (Plan)
6. Each site plan shall include a full tree survey and inventory per City of Franklin requirements.
7. All City tree preservation and replacement, open space and landscape requirements shall be satisfied.
8. Initial work site plan submittal the grading plan shall be revised to remove all grading from the tree masses shown and labeled on the concept plan as trees to remain.
9. The applicant shall comply with the requests of the Design/Planning Supervisor and Engineering Department to reduce the amount of slope-class parking areas shown on the concept plan by constructing only the minimum parking required, as per the Zoning Ordinance. Additional parking, if required, for overflow between buildings and may be required, using the formula or standard set by the Parking matrix shown on page A.08 of the Pattern Book, "Land Planning and Architectural Guidelines for Berry Farms-Design Guidelines". (Plan Comm)
10. The applicant shall comply with the comments of the Civil Administration Department as found in Exhibit 5. (Civil)
11. The applicant shall, in conjunction with the first phase of the site improvements, work with the Fire and Engineering Departments to identify a fire station site of approximately 300 feet by 300 feet acceptable to the City. The location shall indicate the fire station site and shall ensure that paved streets and utilities are provided with acceptable egress from the station to public roadways. (Plan Comm)
12. The applicant shall continue to work with the Engineering Department concerning the location of portions of the greenways trail along Grassy Creek that may need to be moved during the site plan approval process, specifically the realignment of the location of the creek crossings (Five Mile and Grassy Creeks). Bing)
13. Allees, as shown on the Concept Plan, shall be considered as improvements.
14. The applicant shall work with Engineering Department to ensure that bike lanes and pedestrian facilities are provided appropriate to the street Thoroughfare Plan and the Bicycle and Pedestrian Plan as there may be unresolved. (Plan)
15. Dimension shall be provided to the center line of open space streets and shall be determined by the minimum street centerline Bing).
16. The number of street crossings shall be addressed. At least two of the proposed crossings should be eliminated. Bing)
17. The applicant shall be permitted within the Floodplain, specifically, buildings 647, 648, and 649 shall be located outside of the floodplain. Bing)
18. Adequate sight distance shall be provided at all intersections. The applicant shall submit the required documents and shows for these services. A waiver work will be required in this area. The applicant shall coordinate water and sewer issues with the Water Management Department.
19. Throughout the development process of the Berry Farms PUD Submission, the applicant shall work with the Engineering Department regarding the following outstanding issues Bing)
   a. Stipulations of Hess Lane and Lewisburg Pike.
   b. Improvements to Grassy Creek Bypass and Lewisburg Pike.
   c. Pedestrian walkways and bikeways through the project, including Grassy Creek Bypass, Lewisburg Pike, and the crossing of Interstate 65.
   d. Design of roundabouts within the site.
   e. Construction phasing.
   f. Design of streets and alleys (Plan Comm)
20. Stormwater copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.
21. The City Administration does the treatment recommended in the Mayor Thompson Creek Study for the Old Peytonsville Road area. Improvements to the Old Peytonsville Road after north of the I-65 interchange is contingent upon the connection, the Berry Farms Town Center development will, if necessary, be responsible to the City, road impact fees from the Berry Farms Town Center development at the time the construction contract is let. The improvement will impact an appropriate pro rata share of the Berry Farms Town Center developer entity and the City of Franklin as determined by the City Engineer. (Bing)
22. The applicant shall furnish a narrative and document that existing public facilities and infrastructure are sufficient to support the proposed development or shall provide the means and/or mechanisms to meet these demands. (Plan Comm)
23. Infrastructure improvements to Lewisburg Pike and Grassy Creek Bypass shall be completed concurrently with the initial phases of development. (Plan Comm)
24. No single mall tenant shall exceed 165,000 square feet in size. (Plan Comm)
25. Outparcels, including gasoline pumps and bay maintenance, eating restaurants such as parking structures, pervious procedures and other associated practices. (Plan Comm)
26. Phase II shall be contingent upon the completion of all of the improvements on Lewisburg Pike. (Plan Comm)
27. Phase C, marked for the first station, shall not begin until improvements to the Lewisburg Pike/Long Lane/Phase One intersection are completed. (Plan Comm)
28. Phase D shall not begin until Grassy Creek is improved and the interchange construction has begun. (Plan Comm)
29. Co-ordinated parking within parcels or shared-use parking shall be required where possible, along the full length of all streets in the plan. Co-ordinated parking would need to be provided in B3-4P and C3-4V-O as a lot in the Streets Type/Section of the Berry Farms Town Center. (Plan Comm)
30. The following conditions shall be observed for civic uses, even if not called for in the above tables. Civic uses are filled by organizations considered to support the common good. They include educational, cultural, social, service, and religious non-for-profit organizations. (Plan Comm)
31. Residential units within the project shall be owner-occupied and shall not be converted to rental units for a period of two (2) years. Conversion of the master condominium form of ownership, provided, however, that the lease term for designated rental units shall be for a minimum of one (1) year. Conversion of designated rental units shall be considered an owner-occupied unit and shall be subject to the conditions outlined in the first paragraph above.

Rural Plains Site
Site Tabulation Matrix

	Retail Commercial Sq. Ft.	Office Commercial Sq. Ft.	Attached Dwelling Units
Group A +/-42.0 Acres			
1 Private Civic Use on 3.73 Acres	0	0	0
2 Level Townhome	0	0	0
3 Level Townhome	0	0	0
4 Level Townhome	0	0	0
Private Civic Use on 3.66 Acres	0	0	0
Sub Total	0	0	0
Group B +/-5.21 Acres			
2 Level Townhome	0	0	0
3 Level Townhome	0	0	0
4 Level Townhome	0	0	0
5 Level Townhome	0	0	0
6 Level Townhome	0	0	42
Sub Total	0	0	42
Group C +/-2.23 Acres			
2 Level Townhome	0	0	0
3 Level Townhome	4,009	0	4
4 Level Townhome	4,009	0	4
Sub Total	4,009	0	8
Group D +/-9.52 Acres			
2 Level Townhome	0	0	0
2 Level Live/Work	6,468	0	6
3 Level Live/Work	6,468	0	6
4 Level Live/Work	5,964	0	6
5 Level Retail	6,318	0	0
6 Level Retail	6,318	0	0
7 Level Retail	6,318	0	0
8 Level Retail	6,318	0	0
9 Level Retail	6,318	0	0
Sub Total	56,822	0	18
Group E +/-7.00 Acres			
2 Level Townhome	0	0	0
3 Level Townhome	0	0	0
4 Level Townhome	0	0	0
5 Level Townhome	0	0	0
6 Level Townhome	0	0	0
7 Level Townhome	0	0	0
8 Level Townhome	0	0	0
9 Level Townhome	0	0	0
10 Level Townhome	0	0	0
Sub Total	0	0	0
Group F +/-7.00 Acres			
2 Level Townhome	0	0	0
3 Level Townhome	0	0	0
4 Level Townhome	0	0	0
5 Level Townhome	0	0	0
6 Level Townhome	0	0	0
7 Level Townhome	0	0	0
8 Level Townhome	0	0	0
9 Level Townhome	0	0	0
10 Level Townhome	0	0	0
Sub Total	0	0	0
Group G +/-12.00 Acres			
2 - 3 Level Apartment + ret Grd. Fl. Retail	7,038	0	10
3 - 4 Level Apartment + ret Grd. Fl. Retail	6,462	0	10
4 - 5 Level Apartment + ret Grd. Fl. Retail	5,008	0	10
5 - 6 Level Apartment + ret Grd. Fl. Retail	5,008	0	10
6 Level Retail	19,900	0	0
7 Level Retail	1,592	0	0
8 Level Retail	12,600	0	0
9 Level Retail	12,600	0	0
Total	98,422	0	60

	Retail Commercial Sq. Ft.	Office Commercial Sq. Ft.	Attached Dwelling Units
Group H +/-7.22 Acres			
1 Level Apartment - Condominium	0	0	0
2 Level Apartment - Condominium	0	0	0
3 Level Apartment - Condominium	0	0	0
4 Level Apartment - Condominium	0	0	0
5 - 3 Level Apartment + ret. Grd. Fl. Retail	6,288	0	0
6 - 3 Level Apartment + ret. Grd. Fl. Retail	6,852	0	0
7 - 3 Level Apartment + ret. Grd. Fl. Retail	6,960	0	0
Total	20,100	0	180
Group I +/-13.5 Acres			
1 - 3 Level Apartment + ret. Grd. Fl. Retail	6,467	0	0
2 - 3 Level Apartment + ret. Grd. Fl. Retail	6,462	0	0
3 - 3 Level Apartment + ret. Grd. Fl. Retail	5,760	0	0
4 - 3 Level Apartment + ret. Grd. Fl. Retail	6,288	0	0
5 Level Retail	6,000	0	0
6 Level Retail	10,000	0	0
7 Level Retail	5,000	0	0
8 Level Retail	12,486	0	0
Total	62,963	0	0
Group J +/-10.0 Acres			
1 - 3 Level Condo Office +	0	21,000	0
2 - 3 Level Condo Office +	0	9,000	0
3 - 3 Level Catering or 3 Story Hotel	24,200	0	0
4 - 5 Level Office	0	200,000 - 275,000	0
5 Level Office	0	8,750	0
6 Level Office	0	8,750	0
7 Level Condo Office +	0	8,750	0
8 Level Condo Office +	0	8,750	0
Total	24,200	264,000 - 339,000	0
Group K +/-8.20 Acres			
1 Level Office	0	30,000	0
2 Level Office	0	30,000	0
3 Level Office	0	90,000	0
Total	0	150,000	0
Group L +/-7.69 Acres			
1 - 2 Level Office +	0	30,000	0
2 Level Office +	0	30,000	0
Total	0	75,000	0
Group M +/-10.00 Acres			
1 Level Retail	6,000	0	0
2 Level Retail	8,734	0	0
3 Level Retail	8,810	0	0
4 Level Retail	7,128	0	0
5 Level Retail	12,000	0	0
6 Level Retail	12,000	0	0
7 Level Retail	11,500	0	0
8 Level Retail	6,500	0	0
9 Level Retail	7,200	0	0
10 Level Retail	8,760	0	0
11 Level Retail	1,161	0	0
12 Level Retail	6,000	0	0
13 Level Retail	6,000	0	0
Total	115,293	0	0
Group N +/-9.90 Acres			
1 - 4 Level Office	0	75,000	0
Total	0	75,000	0
Total	351,038	689,889 - 764,889	180

Notes: The Developer requests the following footnotes to the above building uses allow for the flexibility of use conversion possibility market demands.

* These building uses may allow for the flexibility of office/retail on the ground floor and office above, and/or residential above. All Residential Units may be in addition to the units listed in the above building uses.

** These building uses may allow for the flexibility of retail on the ground floor and office above. Refer to the Berry Farms Design Guidelines for detailed information as it relates to allowable building uses by Transect Zone.

*** These building uses are permitted Civic Uses and are preliminary in location and subject to change. Retail or Office uses may be substituted as per market conditions. Civic uses are those as designated within the Village Core.

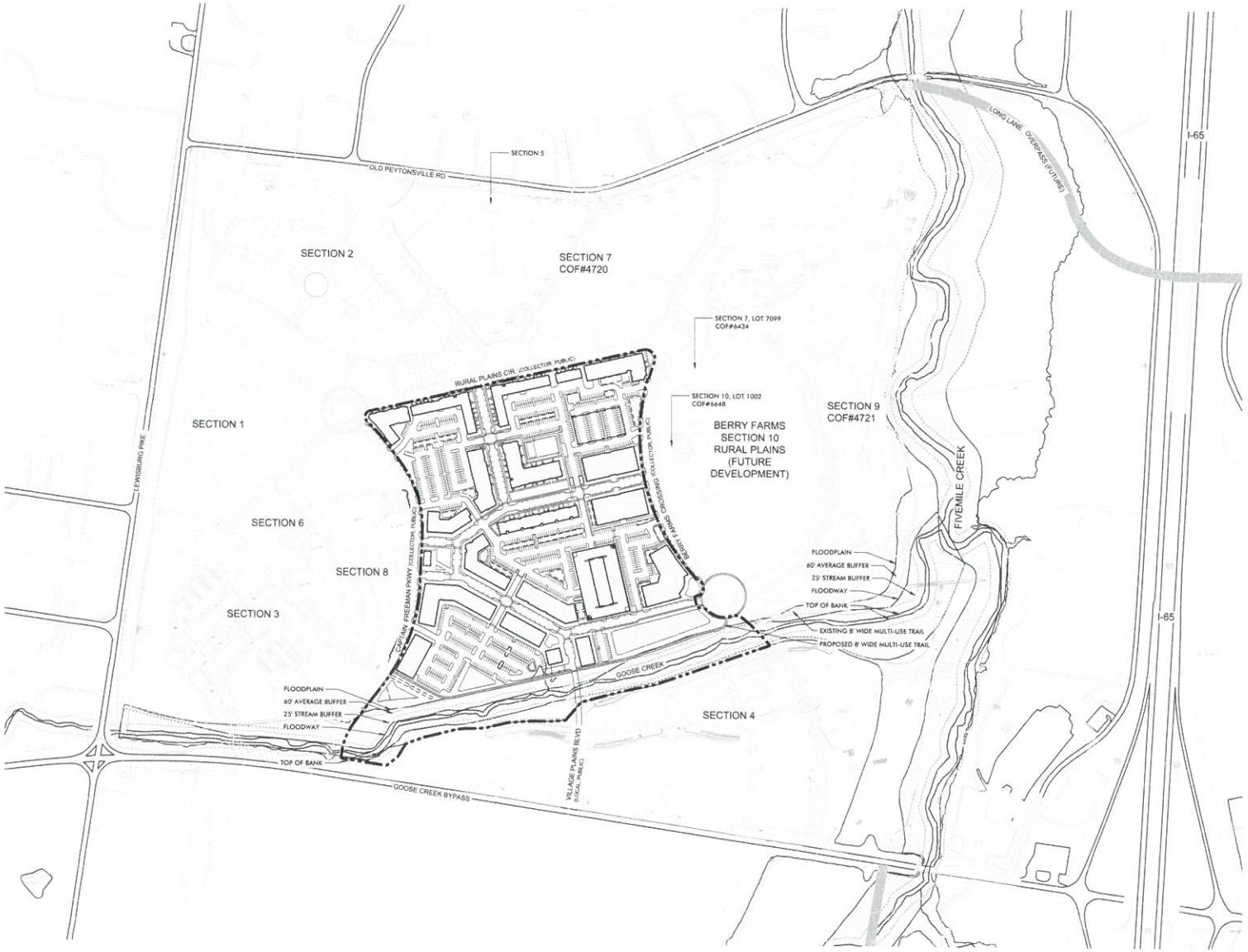
+ These building uses may allow for the flexibility to convert to condominium units pending market demand.

SINGLE FAMILY LOT CALCULATIONS

Lot #	Sq. Ft.	Acres
1	8,212	0.19
2	8,212	0.19
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407	8,212	0.19
408	8,212	0.19
409	8,212	0.19
410	8,212	0.19
411	8,212	0.19
412	8,212	0.19
413	8,212	0.19
414	8,212	0.

REFERENCE # 12 (2) [2 OF 3

SECTION 11, REV 1 - NEW LAYOUT



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/her designee

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

NOTE: SEE SHEET C2.1 ENLARGED DEVELOPMENT PLAN FOR DETAILED SITE INFORMATION

0 200 400 600 feet
SCALE: 1" = 200'

811

KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

02.06.2019

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
OVERALL DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

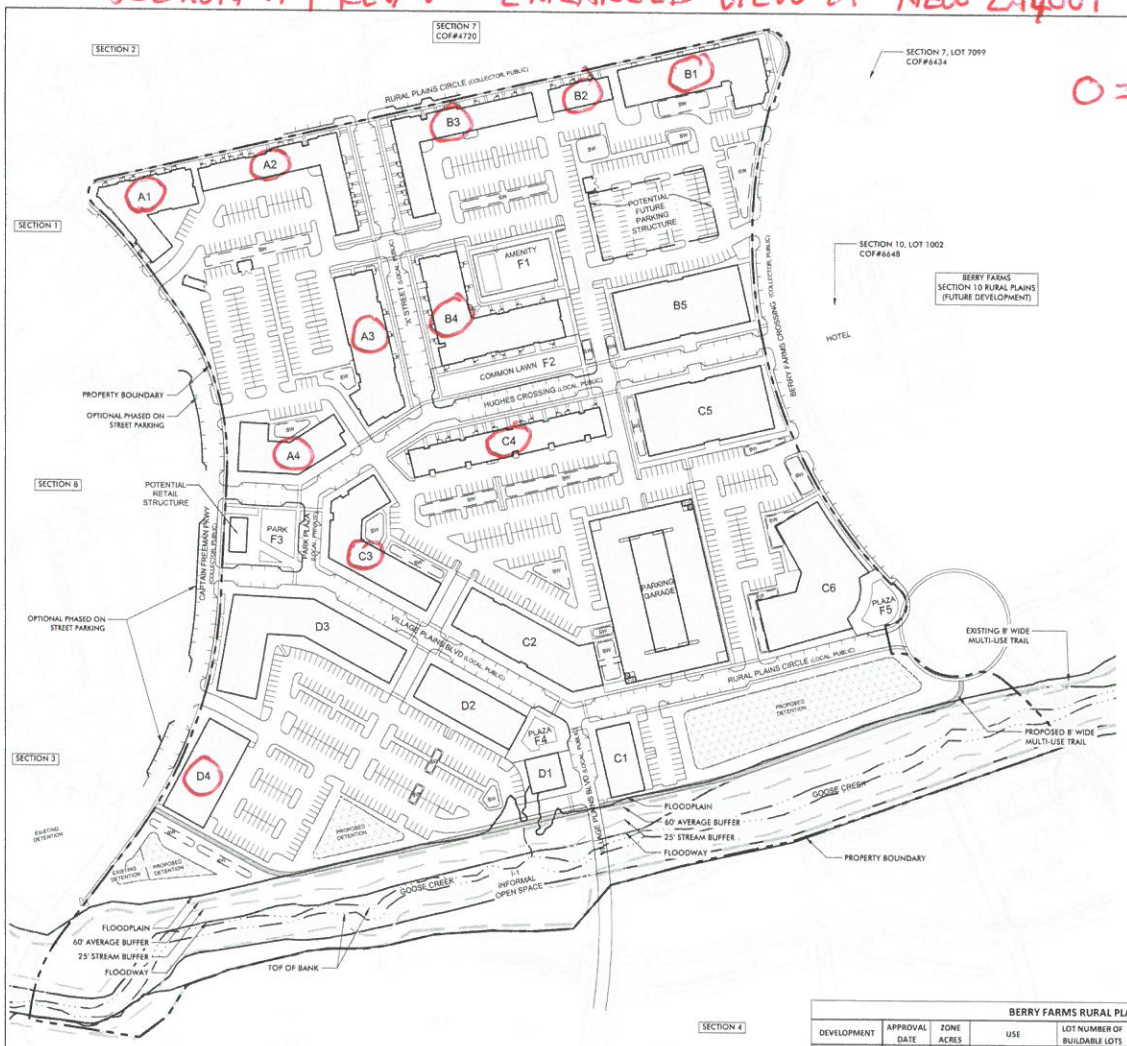
REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 RE-SUBMITTAL
02-06-19 ONE STOP

DATE: 11-26-18
DESIGN BY: KAR
DRAWN BY: KAR
CHECKED BY: GAV
SCALE: 1" = 200'
PROJECT #: 18015
SHEET NUMBER:
C2.0

NOTE: A MAJOR CHANGE IN STREET LAYOUT, APARTMENT LOCATION, AND BUILDING DENSITY

REFERENCE #12 (3)

SECTION 11, REV 1 - ENLARGED VIEW OF NEW LAYOUT



O = BUILDINGS WITH APARTMENTS

DEVELOPMENT SITE DATA

PROJECT NAME: **BERRY FARMS RURAL PLAINS TOWN CENTER**
COF PROJECT NUMBER: **TBD**
MAP, PARCEL NUMBER: **106, 03202**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **10**

EXISTING ZONING **SDX - SPECIFIC DEVELOPMENT VARIETY**
CHARACTER AREA OVERLAY: **GCOD-3**
OTHER APPLICABLE OVERLAYS: **FPO, FW**

APPLICABLE DEVELOPMENT STANDARD: **TRADITIONAL**
SITE ACREAGE: **+/- 38.40 AC**
SITE SQUARE FOOTAGE: **+/- 1,683,011 SF**
PUD SITE ACREAGE: **+/- 223.00 AC**
EXISTING TREE CANOPY: **11% CANOPY**
PARKLAND DEDICATION REQUIRMENT: **N/A**
TOTAL SITE OPEN SPACE: **+/- 17.83 AC**
TOTAL FORMAL OPEN SPACE: **+/- 1.6 AC**
BUILDING SQUARE FOOTAGE: **SEE 'BERRY FARMS TOWN CENTER BUILDING DATA' ON SHEET C2.1**

BUILDING HEIGHT: **1-4 STORIES**
RESIDENTIAL DENSITY: **8.22 DUA**

MINIMUM PERIMETER REQUIRED SETBACK LINES: **PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)**

BERRY FARMS (SECTION 11) PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,609
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.16	1,691
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,254

BERRY FARMS (SECTION 11) PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	75,191

BERRY FARMS RURAL PLAINS FORMAL OPEN SPACE TAKE DOWN CHART

DEVELOPMENT	KEY	MIN REQ. FORMAL AC	PROPOSED FORMAL AC	REMAINING AC
CONCEPT PLAN		9.83	12.12	
SECTION 1				
SECT. 1- LOT 13	1-A		0.715	11.41
SECT. 1- LOT 35	1-B		1.731	9.67
SECT. 1- LOT 62	1-C		0.348	9.33
SECT. 1- LOT 63	1-D		0.180	9.15
SECT. 1- LOT 89	1-E		0.300	8.85
SECT. 1-LOT 90	1-F		0.398	8.45
SECTION 2				
SECT. 2- LOT 123	2-A		0.120	8.33
SECT. 2- LOT 143	2-B		0.060	8.27
SECT. 2- LOT 150	2-C		0.180	8.09
SECT. 2- LOT 131	2-D		1.043	7.05
SECTION 3				
SECT. 3- LOT 1	3-A		0.652	6.39
SECTION 4				
SECT. 4- LOT 196	4-A		0.027	6.37
SECT. 4- LOT 205	4-B		0.177	6.19
SECT. 4- LOT 203	4-C		0.068	6.12
SECT. 4- LOT 208	4-D		0.041	6.08
SECTION 5				
SECTION 6				
SECTION 7				
SECT. 7- LOT 7107	7-A		3.480	2.60
SECT. 7- LOT 7108	7-B		0.090	2.51
SECT. 7- LOT 7110	7-C		1.410	1.10
SECT. 7- LOT 7098	7-D		0.820	0.28
SECT. 7- LOT 7103	7-E		0.660	0.00
SECT. 7- LOT 7104	7-F		0.360	0.00
SECT. 7- LOT 7105	7-G		0.210	0.00
SECTION 8				
SECTION 9				
SECT. 9- LOT 904	9-A		0.170	0.00
SECT. 9- LOT 903	9-B		0.340	0.00
SECTION 10				
SECT. 10 (LOT 1002)	10-A		0.320	0.00
SECTION 11				
SECT. 11- F1	11-A		0.520	0.00
SECT. 11- F2	11-B		0.400	0.00
SECT. 11- F3	11-C		0.340	0.00
SECT. 11- F4	11-D		0.160	0.00
SECT. 11- F5	11-E		0.170	0.00

BERRY FARMS TOWN CENTER (SECTION 11) BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			27
A	2			22
A	3			28
A	4	12,110		20
Subtotal		12,110	-	97
Group	Bldg	Retail	Office	Apts.
B	1			45
B	2			6
B	3			24
B	4			56
B	5		67,000	
Subtotal		-	67,000	131
Group	Bldg	Retail	Office	Apts.
C	1	7,000		
C	2	19,800	19,800	
C	3	17,000		48
C	4			30
C	5		73,500	
C	6		82,500	
Subtotal		43,800	175,800	78
Group	Bldg	Retail	Office	Apts.
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	5,000		10
Subtotal		45,150	27,650	10
Total		101,060	270,450	316

GENERAL NOTES:
1. This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Building heights shall be as defined by the approved pattern book. Generally buildings range from 1-4 stories but will be further defined on subsequent site plan submittals. for reference: see Architectural Massing Study on sheet A1.0.
3. Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking/street, building height and signage standards.
4. Phasing and corresponding infrastructure related to each phase will generally occur in groups A-D
5. These building uses may allow for the flexibility to convert to condominium units pending market demand.
6. 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/her designee.

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVE/ WORK DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	2.24.2005	223	143	503	25	671	N/A	N/A	223	671
SECTION 1		19.03	51	41	0	92	2-10,14-33, 36-40,42-60, 66-88, 91-106	1,11-13, 34-35, 41,61-65,89-90	203.97	579
SECTION 2		18.29	51	15	0	66	106-120, 122-128, 131-146, 148-159, 161-175	121, 129, 130, 147, 160 &176	185.68	513
SECTION 3	9.14.2011	16.4	0	48	0	48	304, 305	300, 309, 312 & 313	169.68	465
SECTION 6		0.81	0	0	5	5	1-5	6-8	168.47	460
SECTION 7		34.41	64	32	0	96	7001-7096	7102-7108, 7110-7112	134.06	364
SECT. 7- LOT 7097				12	0	12	7097			352
SECT. 7- LOT 7099				16	0	16	7099			336
SECTION 11		38.46	0	316	0	316			95.6	20

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	ZONE ACRES	USE	LOT NUMBER OF BUILDABLE LOTS	RETAIL/ OFFICE SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	RETAIL/ OFFICE SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	2.24.2005	142 +/-		503	1,134,625			142	1,134,625	-
SECTION 1			AMENITY CENTER			774			1,134,625	774
SECTION 3		16.4	RETAIL & RESTAURANT	301-303	44,705		300, 303, 312, &313	125.6	1,089,920	774
SECT. 3- LOT 306		1.34	SCHOOL	306	8,154			124.26	1,081,766	774
SECT. 3- LOT 307		0.8	BANK	307	6,961			123.46	1,074,805	774
SECT. 3- LOT 308			RETAIL	308	6,500				1,068,305	774
SECT. 3- LOT 315		0.93	RESTAURANT	315	1,608			122.53	1,066,697	774
SECT. 4- LOT 194			RESTAURANT	194	2,200				1,064,497	774
SECT. 4- LOT 195		1.15	RESTAURANT	195	4,365		200, 206	121.38	1,060,132	774
SECT. 4- LOT 196		1.05	BANK	196	3,233			120.33	1,056,899	774
SECT. 4- LOT 197			RESTAURANT	197	4,995				1,051,904	774
SECT. 4- LOT 199		2.82	HOTEL	199	74,873			117.51	977,031	774
SECT. 4- LOT 203		1.26	CONVENIENCE STORE	203	4,800			116.25	972,231	774
SECT. 4- LOT 207		1.11	OFFICE	207	14,879			115.14	957,352	774
SECT. 4- LOT 208		1.34	HOTEL	208	58,600			113.8	898,752	774
SECT. 10- LOT 1002		2.82	HOTEL	1002	89,937			110.98	808,815	774
SECTION 6		0.81	RETAIL	1-5	1,957		6-8	110.17	806,858	774
SECT. 7- LOT 7107			AMENITY CENTER	7101		1,259		110.17	806,858	2,033
SECT. 7- LOT 7098			AMENITY CENTER	7098		2,428		110.17	806,858	4,461
SECTION 8		7.9	GROCERY	1	66,697			102.27	740,161	4,461
SECT. 9- LOT 901		2.19	OFFICE	901	34,350			100.08	705,811	4,461
SECT. 9- LOT 902		7.84	OFFICE	902	109,195			92.24	596,616	4,461
SECT. 9- LOT 903		8.68	OFFICE	903	99,656			83.56	496,960	4,461
SECTION 11		38.46	OFFICE & RETAIL		371,510			45.1	125,450	4,461

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

0 100 200 300 feet
SCALE: 1" = 100'

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067 615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

MICHAEL VOGRIN — LANDSCAPE ARCHITECT — TENNESSEE — REGISTERED — 06.06.2019

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
ENLARGED DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

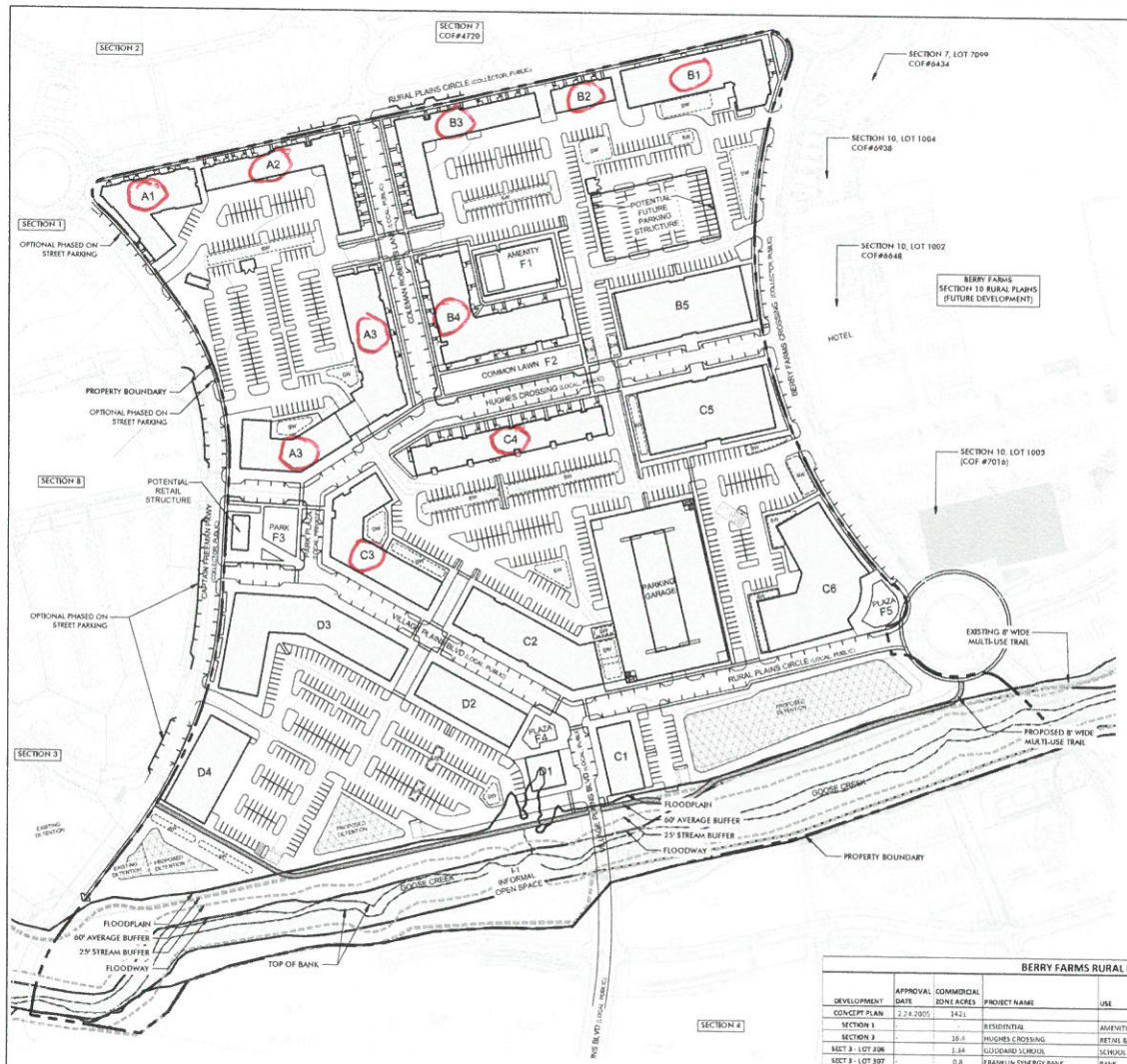
REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 RE-SUBMITTAL
02-06-19 ONE STOP

DATE: 11-26-18
DESIGNED BY: KAR
DRAWN BY: GAW
CHECKED BY: MJV
QC BY: GAW
SCALE: 1" = 100'
PROJECT #: 18015

SHEET NUMBER: C2.1

REFERENCE #13

SECTION 11, REV 2 – INCREASE FROM 316 APARTMENTS TO 331



DEVELOPMENT SITE DATA

PROJECT NAME: **BERRY FARMS RURAL PLAINS TOWN CENTER**
COF PROJECT NUMBER: TBD
MAP, PARCEL NUMBER: 108, 03202
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: 10

EXISTING ZONING: **GDX – SPECIFIC DEVELOPMENT VARIETY**
CHARACTER AREA OVERLAY: **GCOA3**
OTHER APPLICABLE OVERLAYS: **FFO, FW**

APPLICABLE DEVELOPMENT STANDARD: **TRADITIONAL**
SITE ACREAGE: **+/- 38.68 AC**
SITE SQUARE FOOTAGE: **+/- 1,683,911 SF**
PUD SITE ACREAGE: **+/- 223.00 AC**
EXISTING TREE CANOPY: **11% CANOPY**
PARKLAND DEDICATION REQUIREMENT: **N/A**
TOTAL SITE OPEN SPACE: **+/- 17.83 AC**
TOTAL FORMAL OPEN SPACE: **+/- 1.6 AC**
BUILDING SQUARE FOOTAGE: **SEE BERRY FARMS TOWN CENTER BUILDING DATA' ON SHEET C2.1**

BUILDING HEIGHT: **1-6 STORIES**
RESIDENTIAL DENSITY: **8.61 DUA**

MINIMUM PERIMETER REQUIRED SETBACK LINES: **PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A1)**

PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,609
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.16	1,691
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,254

PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	75,191

NOTE: ADJACENT INFRASTRUCTURE (SIDEWALK, CURB, GUTTER, HANDICAP PARKING, ETC.) SHALL BE ADJUSTED IN ACCORDANCE WITH COF AND PROVIDED STANDARDS TO ACCOMMODATE ADDED ON-STREET PARKING.

O= BUILDINGS WITH APARTMENTS

BERRY FARMS TOWN CENTER BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			25
A	2			36
A	3	12,110		67
Subtotal		12,110	-	128
Group	**Bldg**	**Retail**	**Office**	**Apts.**
B	1			36
B	2			6
B	3			36
B	4			60
B	5		67,000	
Subtotal		-	67,000	138
Group	**Bldg**	**Retail**	**Office**	**Apts.**
C	1	7,000		
C	2	19,800	19,800	
C	3	15,371		35
C	4			30
C	5		73,500	
C	6		82,500	
Subtotal		42,171	175,800	65
Group	**Bldg**	**Retail**	**Office**	**Apts.**
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	10,000		
Subtotal		50,150	27,650	-
Total		**104,431**	**270,450**	**331**

GENERAL NOTES:
1. This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Building heights shall be as defined by the approved pattern book. Generally buildings range from 1-6 stories but will be further defined on subsequent site plan submittals for reference, see Architectural Massing Study on sheet A1.0
3. Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking/street, building height and signage standards.
4. Phasing and corresponding infrastructure related to each phase will generally occur in groups A-D.
5. 20 Residential units may be in addition to the units listed in the above building matrix as per the previously approved PUD.
6. These building uses may allow for the flexibility to convert to condominium units pending market demand.
7. 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/her designee.

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVE/WORK UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	2.24.2005	223	143	508		651			223.00	671
SECTION 3		19.03	53	43		96	2-10, 14-33, 36-40, 42-60, 66-88, 91-106	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	579
SECTION 2		18.39	51	15		66	106-120, 122-128, 131-146, 148-159, 161-175	121, 125, 130, 147, 160 & 176	185.58	513
SECTION 3	9.14.2011	16.4	0	48		48	304, 305	300, 306, 312 & 313	169.28	465
SECTION 6		0.82	0	0		5	1-5	6-8	168.47	460
SECTION 7		34.43	64	32		96	7001-7095	7102-7108, 7110-7112	134.06	364
SECT. 7-LOT 7097			0	12		12	7097			352
SECT. 7-LOT 7099			0	16		16	7099			336
SECT. 10-LOT 1004			0		5	5	1004			331
SECT 11 - PH1 APTS			0	316	15	331	1100, 1110, 1122	1121		0

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONE ACRES	PROJECT NAME	USE	LOT NUMBER OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBER OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	2.24.2005	142±			503	3,134,625.00	-	-	142±	3,134,625	
SECTION 1	-	-	RESIDENTIAL	AMENITY CENTER	-	-	774	-	-	3,134,625	774
SECTION 3	-	16.6	HUGHES CROSSING	RETAIL & RESTAURANT	303-308	44,705	-	300, 303, 312 & 313	125.6	3,089,920	774
SECT 3 - LOT 306	-	1.34	GOODWILL SCHOOL	SCHOOL	306	8,314	-	-	124.26	3,081,706	774
SECT 3 - LOT 307	-	0.8	FRANKLIN SYNERGY BANK	BANK	307	6,901	-	-	123.46	3,074,805	774
SECT 3 - LOT 308	-	0.6	RURAL PLAINS RETAIL SHOPS LLC	RETAIL	308	6,480	-	-	122.86	3,068,325	774
SECT 3 - LOT 315	-	0.93	SONIC	RESTAURANT	315	2,540	-	-	121.93	3,065,785	774
SECT 4 - LOT 194	-	0.5	PANDA EXPRESS	RESTAURANT	194	2,200	-	-	121.43	3,063,585	774
SECT 4 - LOT 195	-	1.16	MCDONALD'S	RESTAURANT	195	4,842	-	200, 206	119.87	3,058,743	774
SECT 4 - LOT 196	-	1.06	FIRST FARMER'S BANK	BANK	196	3,233	-	-	118.81	3,055,510	774
SECT 4 - LOT 197	-	3.32	CHICK-FIL-A	RESTAURANT	197	4,995	-	-	117.49	3,050,515	774
SECT 4 - LOT 199	-	2.83	HAMPTON INN	HOTEL	199	74,873	-	-	114.66	2,975,642	774
SECT 4 - LOT 203	-	1.34	TWIST DAIRY'S	CONVENIENCE STORE	203	4,800	-	-	113.32	2,970,842	774
SECT 4 - LOT 207	-	1.12	LUCAS ORTHODONTICS	OFFICE	207	17,553	-	-	112.2	2,953,289	774
SECT 4 - LOT 208	-	1.32	HOLIDAY INN EXPRESS	HOTEL	208	59,609	-	-	110.88	2,893,680	774
SECTION 6	-	0.83	LIVE WORK	RETAIL	1-5	1,057	-	6-8	110.07	892,732	774
SECT 7 - LOT 7107	-	-	RESIDENTIAL	AMENITY CENTER	1	66,692	-	-	110.07	892,732	4,463
SECT 7 - LOT 7098	-	-	RESIDENTIAL	AMENITY CENTER	7098	-	1,759	-	110.07	892,732	2,039
SECTION 8	-	7.9	PUBLIX	GROCERY	-	-	2,428	-	110.07	892,732	4,463
SECT 9 - LOT 901	-	2.19	TENNESSEE BAPTIST	OFFICE	901	34,350	-	-	102.17	826,845	4,463
SECT 9 - LOT 902	-	8.33	ONE TOWN CENTER	OFFICE	902	109,195	-	-	93.98	731,685	4,463
SECT 9 - LOT 903	-	7.84	LEE COMPANY	OFFICE	903	99,656	-	-	91.65	682,490	4,463
SECT 10 - LOT 1002	-	2.82	RESIDENCE INN	HOTEL	1002	80,937	-	-	88.81	582,834	4,463
SECT 10 - LOT 1003	-	3.88	TWO TOWN CENTER	OFFICE	1003	83,378	-	-	80.09	492,897	4,463
SECT 10 - LOT 1004	-	0.52	LIVE WORK	RETAIL/LIVE/WORK	1004	5,000	-	-	77.31	409,719	4,463
SECT 11 - PH1 APTS	-	13.57	MULTI-FAMILY	MULTI-FAM/RETAIL	1100, 1122	26,742	2,419	-	76.59	404,739	4,463
SECT 11 - LOT 1111	-	2.37	MOB	OFFICE	1111	44,394	-	-	60.85	333,784	6,880

LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

SCALE: 1" = 100'

811

KVD KISER VOGRIN DESIGN
5003 Interstation Blvd., Ste 180 Franklin, TN 37067 615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

MICHAEL WAYNE BRIGHT — LICENSED LANDSCAPE ARCHITECT — 06.08.2020

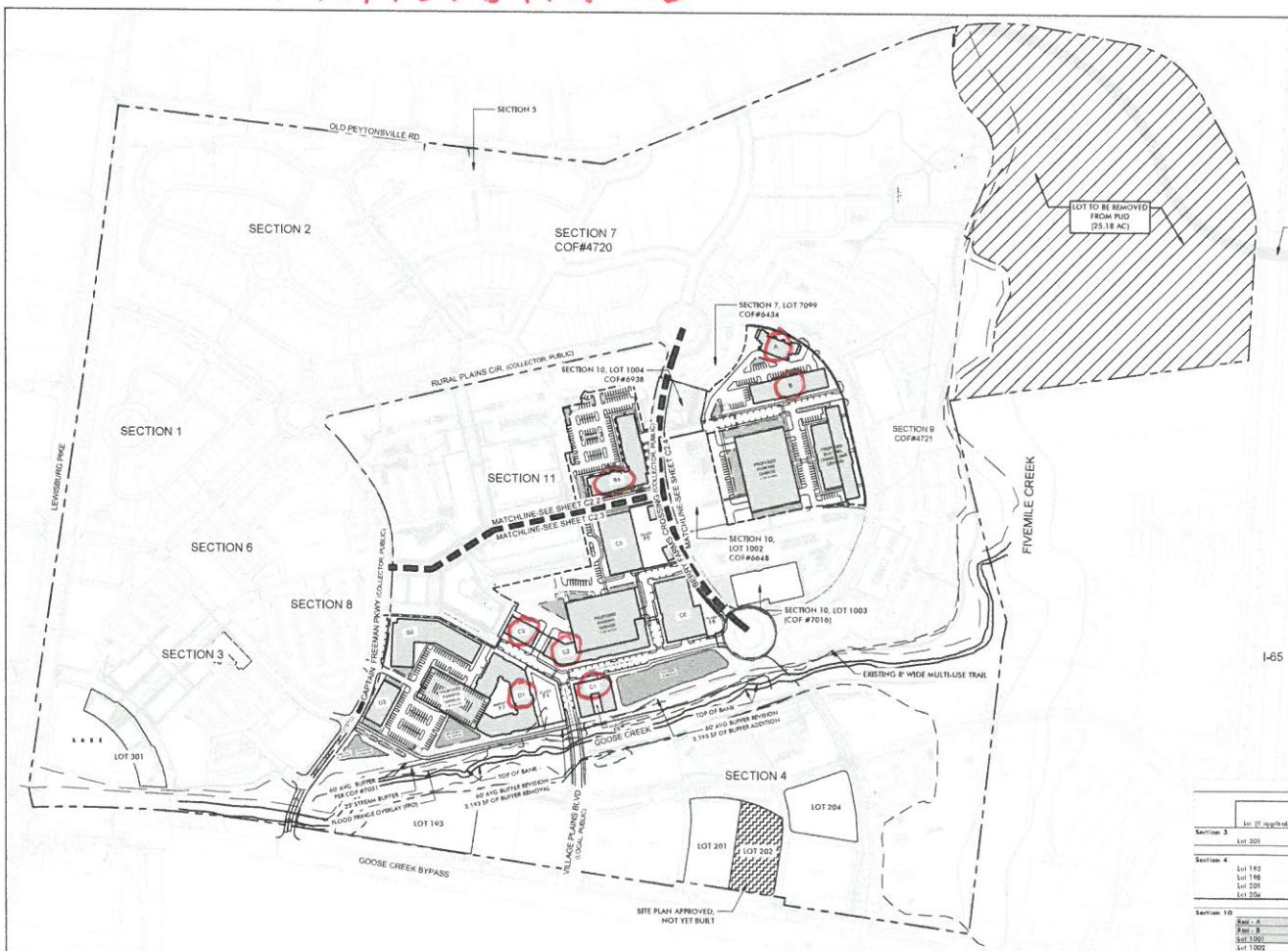
BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN, SECTION 11, REVISION 2
ENLARGED DEVELOPMENT PLAN
COF PROJECT #7169
Franklin, Williamson County, TN

REVISIONS:

DATE: 01-13-20
ISSUE: FOR REVIEW
DRAWN BY: KAR
CHECKED BY: GAV
COF REVIEW
SCALE: 1"=100'
PROJECT #: 18015
SHEET NUMBER: C2.1

REFERENCE #14

DEVELOPMENT PLAN REV 3 PROPOSAL



LEGEND

- SW — PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE MULTI-USE TRAIL
- MATCHLINES

SITE DATA CHART:

PROJECT NAME: **BERRY FARMS TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCEL NUMBER: 03202, 03213, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC (1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
(223.00 AC - 25.18 AC = 197.82 AC)

REGULATIONS
BASE ZONING: PD (2.99 DU/A / 1,134,625 Commercial + Office / 345 Hotel
REZONING: PD (3.44 DU/A / 1,030, 926 COMMERCIAL + OFFICE / 345 KEYS)
OVERLAY ZONING: FPO, FWO

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 120,381 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF**
MIN. LANDSCAPE SURFACE AREA: 20% (SEE DP 56 AC.)

BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.0 & C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A
REV 3: 3.44 DU/A
minimum PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A3)
PARKING REQUIRED, BY USE: SEE "REMAINING & ADDITIONAL NEW ENTITLEMENTS" CHART
PARKING PROVIDED: BY USE SEE "REMAINING & ADDITIONAL NEW ENTITLEMENTS" CHART
HISTORIC RESOURCE TREATMENT: NO
* REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C2.1
** REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2.0
*** REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2.0

GENERAL NOTES:
1. THIS BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.
2. BUILDING HEIGHTS SHALL BE AS DEFINED BY THE APPROVED PATTERN BOOK. GENERALLY BUILDINGS RANGE FROM 1-6 STORIES BUT WILL BE FURTHER DEFINED ON SUBSEQUENT SITE PLAN SUBMITTALS. FOR REFERENCE, SEE ARCHITECTURAL MASSING STUDY ON SHEET A1.0
3. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, DISTRICT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND SIGNAGE STANDARDS.
4. THESE BUILDING USES MAY ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

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/HER DESIGNEE

O = NEW BUILDINGS WITH RESIDENCES

- 177 ADD TRAFFIC TO BERRY FARMS XING (A, B, & B5)

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,486	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	14,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	18,728	0.43	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	9,935	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,015	0.23	POOL AMENITY, HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,100	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
	FORMAL	TOTAL	120,581	2.77	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	N/A

Revision 3 Berry Farms Town Center Development - Proposed Remaining Entitlements

Lot (if applicable)	Building Name	Building Uses	Stories	Office	Retail	Residential	Hotel	Parking Required Total	Parking Provided Total
Section 3									
Lot 301	Section 3	Commercial			9,600				
Section 4									
Lot 192	M1 & M3+	Commercial			13,600				
Lot 198	M13	Commercial			6,393				
Lot 201	M3	Commercial			12,000				
Lot 204	M8	Commercial			14,500				
Section 10									
Res - A	Condo Building	Multifamily	2-4			32		37	
Res - B	Townhomes	Multifamily	3-6			50		84	
Lot 1001	Three Town Center	Mixed-Use / Commercial	1-6	129,000	28,000			268	
Lot 1002	Residence Inn - Existing	Hotel	5				118	70	
Lot 1003	Two Town Center - Existing	Office	3	83,970				149	
Lot 1004	Live Work - Existing	Live/Work	3		3,000	3		25	
								733	812
Section 11									
Block B									
	B1 - Existing	Multifamily	3 (Podium)			36		60	
	B2 - Existing	Multifamily	3 (Podium)			6		10	
	B3 - Existing	Multifamily	3 (Podium)			36		60	
	B4 - Existing	Multifamily	3			60		100	
	B5	Multifamily	3-4			100		167	
								397	399
Block C									
	C1	Multifamily / Mixed-Use / Commercial	1-4			24		40	
	C2	Multifamily / Mixed-Use	3-4		18,630	81		170	
	C2 - Existing	Multifamily	3			29		43	
	C4 - Existing	Mixed-Use	3		13,371	35		93	
	C5	Commercial / Mixed-Use	3-6	120,000				215	
	C6	Commercial / Mixed-Use	3-6	120,000				215	
								776	836
Block D									
	D1	Multifamily / Mixed-Use	3-6		0	134		178	
	D2	Mixed-Use	2-4	31,000	31,000	0		135	
	D3	Mixed-Use	1-4	20,400	10,200	0		74	
								407	418
ENTITLEMENT REMAINING				460,370	161,194	609			
Existing				83,970	20,371	203			
New				376,400	140,823	406			
Remaining BFTC PUD Entitlements					373,257	0			
Additional New BFTC PUD Entitlements					143,966	406			

SCALE: 1" = 200'

Kimley»Horn — 214 Centerview Drive, Suite 335, Nashville, TN 37228, Phone: 615.564.2701, www.kimley-horn.com

KVD KISER YOGERN DESIGN — 3005 Meridian Blvd. Ste. 100, Franklin, TN 37067, Phone: 615.567.5567, www.kiseryogern.com

LICHARI LANDSCAPE ARCHITECTS — 08.05.21

BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	6/28/21	KMR
2	COF INITIAL SUBMITTAL	7/12/21	KMR
3	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 07/12/2021
KVD PROJECT NO. 21010
DRAWING TITLE: OVERALL DEVELOPMENT PLAN-PROPOSED
SHEET NUMBER C2.0

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Traditional Neighborhood Development

Traditional Neighborhood Development *uses design in the tradition of small American villages and neighborhoods that flourished during the nineteenth and early twentieth centuries. These standards are intended to create developments including the following elements: 1) a mix of residential and neighborhood-serving nonresidential uses; 2) a focus on street character through use of front porches and gardens; 3) a sensitive approach to the design and location of off-street parking and service areas; 4) the incorporation of public parks, greens, or village squares; and 5) good access to integrated transportation networks, with the pedestrian and mass transit having equal consideration to the automobile.*

Procedure

Traditional neighborhood developments (TND) are subject to the procedures and standards in Subsection 2.4.2 of the *Franklin Zoning Ordinance*, Planned Unit Developments. If not a Planned Unit Development, TNDs are subject to the procedures of a Preliminary Subdivision Plat and/or Site Plan.

Compliance with Development Standards

TNDs should comply with the standards in this guidebook and Table 3-8 of the *Franklin Zoning Ordinance*, Site Development Requirements for Traditional Areas.

Principle Elements of Traditional Neighborhood Development

Traditional neighborhood developments should include the following eight principle elements.

A Variety of Street Types within an Interconnected Network

By providing a variety of street types, TND encourages a variety of uses and land use characters within a district. Each TND should provide an interconnected street network that promotes interaction among uses and connectivity for automobiles as well as pedestrians.

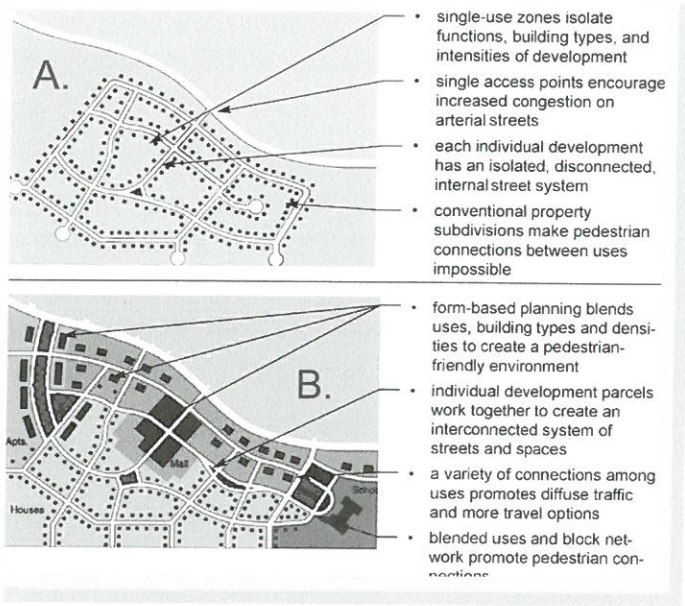


Figure 3. *Conventional Development (Diagram A) compared to Traditional Neighborhood Development (Diagram B).*

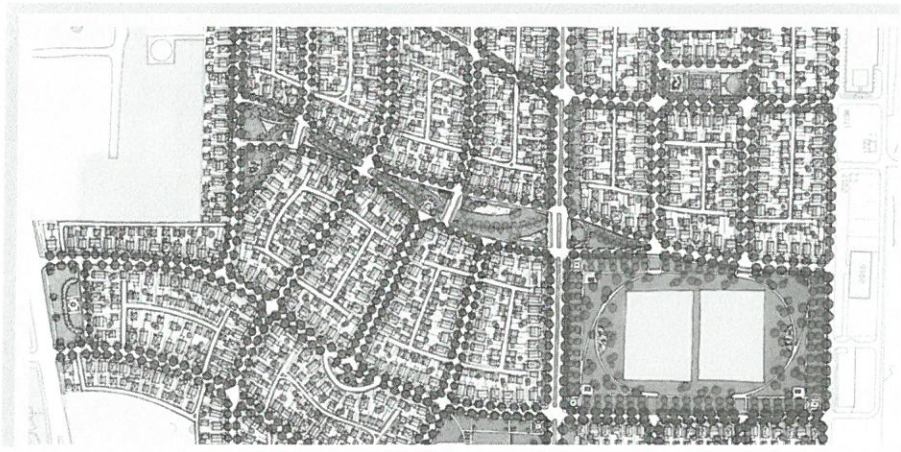


Figure 4. *An example of a varied and interconnected TND street grid.*

A Variety of Housing Types

TNDs should include a variety of detached and attached housing types within a district. This encourages greater diversity in the population with a mix of prices, ownership types, and plan options.

A Mix of Uses

Each TND neighborhood should have a mix of uses that serve the neighborhood including schools, churches, services, shopping, entertainment, and offices, in an amount proportionate to the size and population of the community.

Institutions or Neighborhood-Serving Commercial as Focal Points

TNDs should provide a variety of neighborhood-serving sites and community focal points such as retail stores, schools, services, libraries, post offices, civic uses and parks within a ten minute walk (approximately one-half mile) of the majority of dwelling units within a neighborhood. Small mixed-use districts at a key intersection, a public plaza surrounded by live/work units, or a school with community and recreation facilities are examples of design elements that serve as community gathering spaces and focal points for TND.

Minimum Density

TNDs should include an appropriate residential density to establish the critical mass or market shed necessary to support retail, transit, and civic uses. While this figure will vary based upon the size of the TND and the mix of uses, all TNDs should attain a net density not less than four units per acre, excluding public right-of-way and open space set-asides.

Pedestrian-and Transit Orientation

TNDs are configured to improve the pedestrian experience by providing narrow streets, generous sidewalks, on-street parking, and alley-loaded lots. By lessening the amount of pavement at pedestrian crossings and removing driveways from front yards, car/pedestrian conflicts are minimized.

An Interconnected Network of Open Space

An interconnected network of public open space is an integral component to be provided in a TND. A network of open spaces encourages interaction among neighbors and reinforces strong pedestrian and bikeway connections.

Sites for Civic Uses

Prominent or significant sites that terminate vistas, front open space, or anchor primary intersections



Figure 5. *A street elevation showing a hypothetical mix of residential building types.*

should be reserved for civic and institutional uses or buildings in a TND.

Principle Elements of Lots in a TND

A traditional neighborhood development should have a mix of lots covering a variety of sizes and uses in accordance with the following standards.

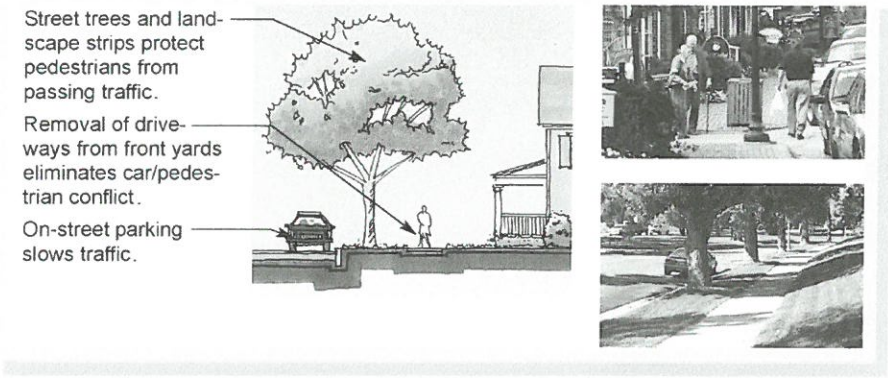


Figure 6. *A typical section through a residential streetscape and photos of pedestrian-friendly center (top) and neighborhood (bottom).*

Lot Types

Each TND should include at least four of the following five basic lot types:

- Alley-loaded detached residential;
- Street-loaded detached residential;
- Attached residential;
- Mixed-use; and
- Nonresidential.

Lot Elements

- Front Yard Setback
  The front yard setback is the minimum setback requirement for the building from the main frontage street right-of-way.
- Side Yard Setback
  The side yard setback is the minimum setback requirement for the building to the side property lines or side street right-of-way.
- Rear Yard Setback
  The rear yard setback is the minimum setback requirement for any building to the rear property line or alley right-of-way.

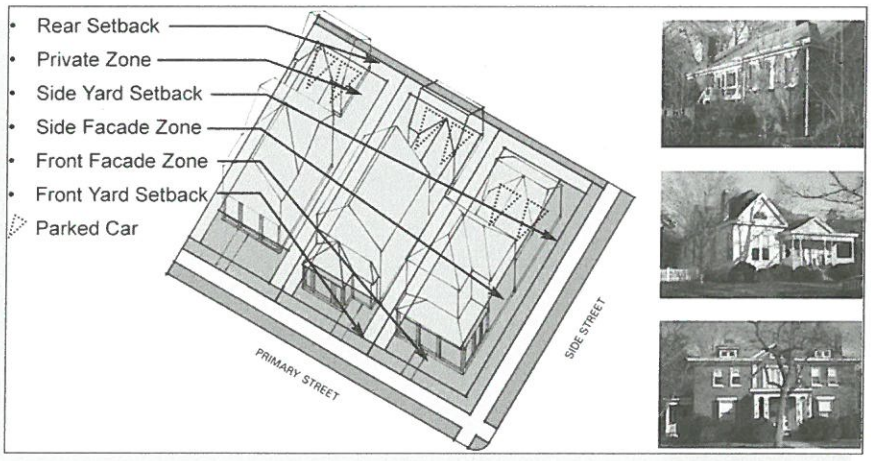


Figure 7. *An example of traditional residential lot elements.*

Mix of Uses

Each TND should include a mix of uses in accordance with the following:

- Residential Uses
  Residential lots cover a broad range of sizes and house types, from attached residential, to semi-detached units, to single-family detached houses. Residential uses within a TND should be subject to the following standards:

  * Vertically-oriented attached residential units, such as townhouses, should comprise at least 15 percent of the total number of attached residential units.

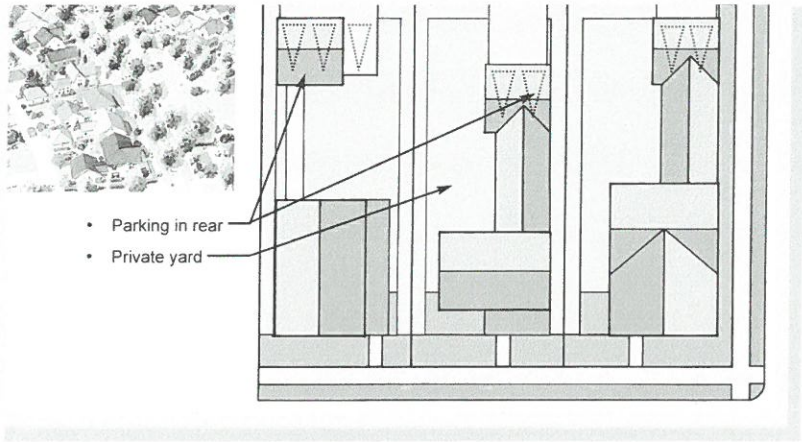


Figure 8. *Alley-loaded lot plan and aerial views.*

* Lots containing detached residential units should have at least three distinctly different lot sizes covering a range of lot widths from 35 feet wide and wider.

* Horizontally-oriented attached residential development, such as stacked flats or apartments, should comprise no more than 50 percent of the total dwelling units in a TND, including residential uses located within mixed-use buildings.

- Nonresidential Uses

  A minimum of two of the following nonresidential use types should be accommodated in every TND:

  * Park, recreation, or open space;
  * Commercial (including offices or retail);
  * Institutional; and
  * Public buildings or uses.

Individual Lot Types

The application prepared for a TND should depict the location and configuration of proposed lot types in accordance with the following standards:

Alley-Loaded Detached Residential Lots

Alley-loaded detached residential lots are lots where garages are accessed from an alley rather than a front driveway, and are especially common where narrower lot widths, such as 50 feet or less, are desired. Alley-loaded detached residential lots have the following characteristics, and are designed in accordance with Subsection 5.10.8(2) of the *Franklin Zoning Ordinance*, Alleys.

- Side Wing Encroachments

  One to one-and-one-half story side wings are encouraged. These side wings should be set back from the front facade of the dwelling's main body by a distance equal to or greater than the width of the side wing.

- Porch Encroachments

  Porches may extend up to eight feet into the front yard setback. Bay windows may extend up to two feet into the front yard setback.

- Garage Requirements

  Garages are to be designed in accordance with Subsection 5.3.5(2)(d) of the *Franklin Zoning Ordinance*, Garage Standards, and should maintain a consistent level of architectural styling

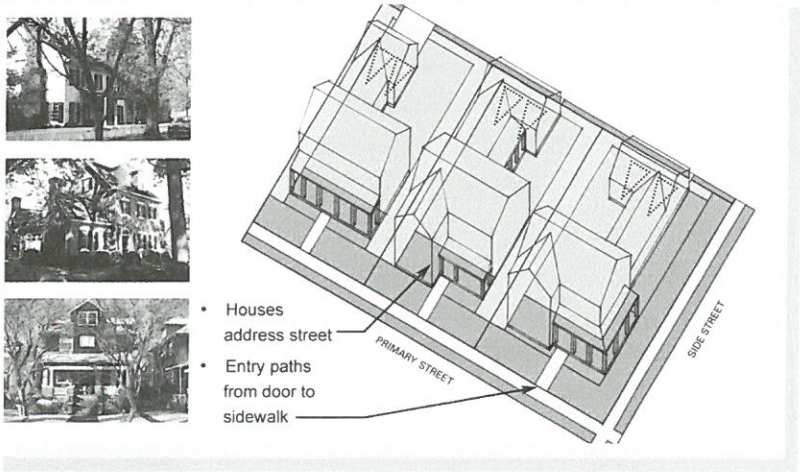


Figure 9. *Alley-loaded lot photos and renderings.*

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

APPENDIX 2 – SIGNATURES

The Petition has received a total of 419 signatures as of August 23, 2021 at 3PM. There have been 159 in-person signatures and an additional 260 on-line signatures since the web site https://www.myberryfarms.com went live. These numbers are continuing to increase.

The signature sheets are attached. If not attached, then they have been provided in a separate file.

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
3097 Rural Plains Cir	Max Thompson	
3091 Rural Plains Cir.	Justin Robertson	
3091 Rural Plains Cir	Melissa Chera	
9067 Berry Farms Crossing	Donald Gray	
9067 Berry Farms Crossing	Celeste A. Gray	
201 Swain Circle #201	Barbara McCarter	
2006 General Martin Lane	Skip, Anita + Joy Prichard	
98 Poplar St.	Cathy, Mac, Andrew McCain	
4054 General Martin Ln	Mary Speciale	
3085 Rural Plains Cir	Melodee Jamison	
3085 Rural Plains Cir	Justin Jamison	
6002 Captain Freeman Pkwy	Nancy Lancaster	
6002 Captain Freeman Pkwy	Edd Lancaster	
2042 General Martin Lane	Keller McBride	
2048 General Martin Lane	Holly Bailey	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
207 WALTER ROBERTS ST	EDDIE DEGARMO	
2031 General Martin Lane	Patricia Fister	
2031 GENERAL MARTIN LANE	BRAD FISTER	
93 Poplar St.	Michael Neill	
93 Poplar St.	Becky Neill	
4003 General Martin		
4054 General Martin	Christopher P. Speciale	
3054 General Martin	Kimberly Ray	
9019 Berry Farms Xing	Matt Olds	
1012 General Martin Lane	Mary Mell Hogg	
1012 General Martin Lane	Ralph Hogg	
208 Old Pertonsville Rd.	Pamela O'Donnell	
208 OLD PEJTOWSVILLE RD	JAMES O'DONNELL	
5013 Captain Freeman Pkwy	Jeb Dehainaut	
5013 Captain Freeman Pkwy	Jeff Dehainaut	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
2078 General Martin LN	KEVIN Miller	
2078 General Martin LN	JOANNE Miller	
1032 Rural Plains Circle	Lee Ann Logan	
4030 General Martin LN.	Steve Elmore	
4030 General Martin LN.	Kim Elmore	
2009 Rural Plains Ci	Elaine Jones	
3079 Rural Plains Circ	Kay Pfeiffer	
3025 Rural Plains Circle	Joseph Heithcock	
3025 Rural Plains Circle	allyson Heithcock	
3055 GENERAL MARTIN LN.	Tim Massey	
1033 RURAL PLAINS CIRCLE	ROB EYNATTEN	
5001 Captain Freeman Parkway	Margaret Miller	
98 Poplar Street	Linn McCain	
98 Poplar St	Andrew McCain	
207 WALTER ROBERTS ST.	SUSAN DE GARMO	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9049 Berry Farms Xing.	Stephanie Thorne	
9049 Berry Farms Xing.	James Eden	
4060 General Martin Ln.	MaryGail Broussard	
4060 General Martin Ln.	Patrick Broussard	
312 Walter Roberts St	Jeff Wright	
201 Swain Circle Suite 202	Wally Buchfeld	
1011 General Martin Lane	Elise Stacey	
1006 General Martin LN	Rebecca Veazey	
9024 General Martin LN	Connie Younger	
9024 General Martin LN	Cindy Younger	
1031 Rural Plains Cir.	Sheila Venable	
1059 General Martin LN.	Tim Greer	
6009 Captain Freeman Pkwy	Harvey Crumm	
200 Mary Webb St	Daniel Gould for Nondas Plesiotis	
6161 Rural Plains Dr.	Tammy Jones	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1024 General Martin LN	T Scott Hart	
6003 Captain Freeman	Donald Morford	
6003 Captain Freeman	Karen Morford	
1053 General Martin Lane	Thomas W Stroop	
" " " "	Valerie Stroop	
1047 General Martin Lane	(Helen) Patricia Cronin	
"	Kevin Cronin	
4002 General Martin Lane	Jennifer Walker	
9031 Berry Farms Crossing	Linda Schrader	
2054 General Martin Ln	Scott Coop	
" " " "	Beth Coor	
2066 General Martin Ln	Heather Dennis	
2037 General Martin LN	NATHAN BASLER	
2037 General Martin Ln	Cayla Basler	
1041 General Martin Ln.	Stephanie Hastings	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
306 Walter Roberts	Liz Welker	
6159 Rural Plains Cir	Kristin Sents	
6159 Rural Plains Cr.	David Sents	
1035 General Martin Ln	Katie Faulkner	
1023 General Martin Ln	Timothy Ronan	
1023 General Martin Ln	Dee Ronan	
2012 General Martin Ln	Denise Jones	
320 Hughes Ln	WILL BOGGS	
320 Hughes LN	Mindy BOGGS	
306 Walter Roberts Pt.	Ashley Rabling	
306 Walter Roberts Pt.	Erik Rabling	
321 HUGHES LN	JASON WELLIKOFF	
321 HUGHES LN	APRIL WELLIKOFF	
302 Hughes Lane	Susan Poteet	
302 HUGHES LN	JASON POTEET	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1018 General Martin Lane	Greg Huber	
2018 General Martin Ln.	Anita Howard	
2018 General Martin Ln	Mike Howard	
2007 General Martin Ln	Bruce Scoggins	
2007 General Martin Ln	Ginny Scoggins	
5002 CAPTAIN FREEMAN	TERRY TORRACA/PAM DUMAS	
5004 Captain Freeman	Jay & Vicki Parlin	
601 Rieves Circle	Lisa Larking	
601 RIEVES CIRCLE	STU LARKING	
[redacted]		
3043 General Martin	Walter & Colleen Goggin	
1018 General Martin	Anna Huber	
1024 General Martin	Bridget Hart	
407 HENRY RUSSELL ST	KEN LECLAIR	
407 Henry Russell St.	Julie LeClair	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9007 Berry Farms Xing	Julie A. Windmiller	Julie a. Windmiller
9043 Berry Farms Xing	Ken & Janet Edwards	
9043 Berry Farms Xing	Kent Janet Edwards	
6151 Rural Plains Cir #305	Carson Hill	
1028 Rural Plains Circle	Carol Stankiewicz	
319 Levisa Lane	Geri Giagnorio	
319 Levisa Lane	Jerry Siefert	
4000 Rural Plains Circle #102	Kimberly Young	
4000 Rural Plains Circle #306	Thomas Golden	
4000 Rural Plains Circle, 206	Cynthia M. (Cindy) Sweatt	Cynthia M. Sweatt

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
4000-202 Rural Plains Cir	Joseph W. Fazio	Joseph W Fazio
4000-202 Rural Plains Cir	Joyce D. Fazio	Joyce D. Fazio
203 Rural plains Cir	Michelle Eldeen	
331 Henry Russell St	Gary [redacted] DePriest	Linda DePriest
101 SWAIN CIRCLE	Karen Wiedmer	Karen Wiedmer
331 Henry Russell St	Linda DePriest	Linda DePriest

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
5006 CAPTAIN FREEMAN	DALE REID	Dale A. Reid
5012 Captain Freeman	Coleman Aycock	
" " "	Cathi Aycock	
5004 CAPTAIN FREEMAN	JAY PARLIN	
5004 Captain Freeman	Victoria A. Parlin	Victoria A. Parlin
4895 Captain Freeman Pkwy	Malcolm du Plessis	

APPENDIX 2 – SIGNATURES

Address	Owner Name	Signature
201 Swain Circle #302	Judy Craig (Judy Craig)	Judy Craig
"	John C Craig	John C Craig
201 SWAIN Circle #304	Dorothy Baskin	Dorothy Baskin
"	Michael E. Baskin	Michael E. Baskin
201 Swain Circle #303	Bennie Wilhite	Bennie Wilhite
" " " #303	Billy Wilhite	Billy Wilhite

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1002 Rieves Circle	Linette Ortiz & Tom Simeone	
2042 General Martin	Keller & Amy McBride	
~~Merrill McCreary~~		
1029 General Martin Ln	Merrill McCreary	
1029 General Martin Ln	James McCreary	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
3073 Rural Plains	Daphne Lowell	Daphne Lowell
3067 Rural Plains	Traci Terasaka	Traci Terasaka
3055 Rural Plains	Leonda Radford	Leonda Radford
3055 Rural Plains	Justin Radford	

Petition to Decline the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
201 Swain Cir #102	Dorothy Davis	Dorothy Davis
201 Swain Circle #304	Sandy Williams	Sandy Williams
201 Swain Cr #203	Craig Nevels	Craig Nevels
201 Swain Cr #204	Philippe Fauchet	

6006 Cpt F

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6006 Captain Freeman Pkwy.	Michael L. Spurlock	
6006 Captain Freeman Pkwy	Patricia T. Spurlock	
6006 Captain Freeman Pkwy	Marilyn N. Turner	

6051 Rural Plains Circle, Franklin, IN [illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
#207		
#208		
#209		
#301		
#302		
#303	Lynn Barrington	
#304		
#305		
#306		
#307	Steve Buell	Online
#308		
#309	Shirley Spycher	x Shirley Spycher

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6000 Captain Freeman Pkwy	Fern Aron	Fern Aron
6000 Captain Freeman Pkwy	Gary Aron	

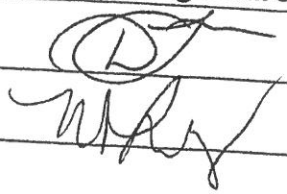
Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1033 Rural Plains Circle	Rob & Marta Eynatten	Marta Eynatten
6007 Captain Freeman Pky	Jill Brown	Jill Brown

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
305 WALTER ROBERTS ST.	DAVID Lutz	
305 WALTER ROBERTS ST.	Melanie Lutz	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
10016 Captain Freeman Pkwy	Jaymee Nelson	Jaymee Nelson
8086 Berry Farms Xing #210	Brian Grove	Brian Grove

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6005 Capt. Freeman	Jay Tepner	Jay Tepner

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Max Thompson		TN		US	8/16/2021
Margaret Miller	Franklin	TN	37064	US	8/18/2021
Katherine Miller	Franklin	TN	37064	US	8/18/2021
Paul Miller	Franklin	TN	37064	US	8/18/2021
Julie Farro	Franklin	TN	37064	US	8/18/2021
Jacquelyn Huxford	Franklin	TN	37064	US	8/18/2021
David Richardson	Franklin	TN	37064	US	8/18/2021
Renee Shafer	Franklin	TN	37064	US	8/18/2021
Payton James	Franklin	TN	37064	US	8/18/2021
Cam Harrington	Houston	TX	77064	US	8/19/2021
Sheron Langston	Franklin	TN	37064	US	8/19/2021
Katie Ramos	Dallas		75235	US	8/19/2021
Christopher Vale	Franklin	TN	37064	US	8/19/2021
Rick Perry	Franklin	TN	37064	US	8/19/2021
Angelia Van Vranken				US	8/19/2021
Andrea Logan	Franklin	TN	37064	US	8/19/2021
James Huffman	Searcy		72143	US	8/19/2021
Wade Wilson	Franklin	TN	37064	US	8/19/2021
Damian Husak	Franklin	TN	37064	US	8/19/2021
Cathy Peterson	Franklin	TN	37064	US	8/19/2021
lauren crockett	Franklin	TN	37064	US	8/19/2021
Kencia Cummings	Cumming	GA	30041	US	8/19/2021
Alison Sargent	Franklin	TN	37064	US	8/19/2021
Karelle Dean	Olympia	WA	98501	US	8/19/2021
Yvonne Deheide	Brentwood	TN	37027	US	8/19/2021
Dana Dashiell	Franklin	TN	37064	US	8/19/2021
Wilka Camacho	Arlington		76005	US	8/19/2021
Jana Patterson	Franklin	TN	37064	US	8/19/2021
Joel Bowman	Murfreesboro	TN	37130	US	8/19/2021
Kellie Butler	Franklin	TN	37064	US	8/19/2021
Luanne Mcconnell	Franklin	TN	37064	US	8/19/2021
Tim Corl	Franklin	TN	37064	US	8/19/2021
Bette Ray	Chapel Hill	TN	37034	US	8/19/2021
Barkley Landis	Franklin	TN	37064	US	8/19/2021
David Prichard	Columbus	OH	43219	US	8/19/2021
sandy overton-springer	Franklin	TN	37064	US	8/19/2021
Ashley Mills	Chapel Hill	TN	37034	US	8/19/2021
Anita Prichard	Franklin	TN	37064	US	8/19/2021
Madison Pierce	Franklin	TN	37064	US	8/19/2021
mckenna pierce	Nashville	TN	37211	US	8/19/2021
Marybeth Averill	Franklin	TN	37064	US	8/19/2021
Jeri Vincent	Franklin	TN	37064	US	8/19/2021
Paul Beck	Atlanta	GA	30341	US	8/19/2021
Mia Fowler	Meridianville		35759	US	8/19/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Kirsten Immel	Franklin	TN	37064	US	8/19/2021
John Woodhouse	Franklin	TN	37064	US	8/19/2021
Tamera Alexander	Winchester	TN	37398	US	8/19/2021
Gloria Woodhouse	Franklin	TN	37064	US	8/19/2021
Chris Hensley	Franklin	TN	37064	US	8/19/2021
Michael Thomas	Franklin	TN	37064	US	8/19/2021
Lorie Thomas	Franklin	TN	37064	US	8/19/2021
Tammy Bowman	Franklin	TN	37064	US	8/19/2021
Joseph Thomas	Franklin	TN	37064	US	8/19/2021
Andrew Hansen	Franklin	TN	37064	US	8/19/2021
Carolyn Rambo	Nashville	TN	37212	US	8/19/2021
Amy Drescher	Franklin	TN	37067	US	8/19/2021
Shawn Luman	Brentwood	TN	37067	US	8/20/2021
Heidi Holloran	Kahului		96732	US	8/20/2021
Sherry Foust	White Bluff	TN	37187	US	8/20/2021
Rodney Williams	Franklin	TN	37064	US	8/20/2021
Sarah Gengl	Franklin	TN	37064	US	8/20/2021
Toni Eaton	Franklin	TN	37064	US	8/20/2021
Carole Long	Brentwood	TN	37027	US	8/20/2021
Tracy Sauers	Franklin	TN	37064	US	8/20/2021
Jenny Johns	Murfreesboro	TN	37130	US	8/20/2021
Adriane Bittong	Franklin	TN	37064	US	8/20/2021
Joseph Etherton	Franklin	TN	37064	US	8/20/2021
James Jihns	Birmingham	AL	35213	US	8/20/2021
Emma Kenton	Franklin	TN	37067	US	8/20/2021
Kevin Mulder	Franklin	TN	37064	US	8/20/2021
Dave McDaniel	Franklin	TN	37066	US	8/20/2021
Katherine E. Pope	Franklin	TN	37064	US	8/20/2021
Jordan G	Brentwood	TN	37027	US	8/20/2021
Shelby Hood	Franklin	TN	37064	US	8/20/2021
Jill Wilford	Brentwood	TN	37027	US	8/20/2021
Dena Doom	Franklin	TN	37064	US	8/20/2021
Jim Eaton	Franklin	TN	37064	US	8/20/2021
Savannah Harvey	Olathe		66062	US	8/20/2021
Sebastian Ruiz	Cookeville		38506	US	8/20/2021
Jennifer Acker	Franklin	TN	37064	US	8/20/2021
Hung Nguyen	Fountain Valley		92708	US	8/20/2021
Ashley Walls	Franklin	TN	37064	US	8/20/2021
Tifford McNeil	Missouri City		77489	US	8/20/2021
Kristin LaBaugh	Franklin	TN	37064	US	8/20/2021
Matthew Cole	Sunnyvale		94087	US	8/20/2021
Tommy Davis	Franklin	TN	37064	US	8/20/2021
Gigi Spires	Franklin	TN	37064	US	8/20/2021
Sharon Powlus	Franklin	TN	37064	US	8/20/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Lloyd	Franklin	TN	37064	US	8/20/2021
Susan Williams	Brentwood	TN	37027	US	8/20/2021
Dana Rains	Franklin	TN	37064	US	8/20/2021
Karen Garvey	Franklin	TN	37064	US	8/20/2021
Scott Hudson	Franklin	TN	37179	US	8/20/2021
Laura Schupp	Franklin,	TN	37064	US	8/20/2021
Michael Loscalzo	Franklin	TN	37064	US	8/20/2021
Abriana Bradshaw	Durant		74701	US	8/20/2021
Jaime Ladner	Franklin	TN	37067	US	8/20/2021
Shea Rollins	Franklin	TN	37064	US	8/20/2021
Kacy Brancheau	Franklin	TN	37064	US	8/20/2021
Tracey Fredette	Franklin	TN	37064	US	8/20/2021
Cathy Lynn	Franklin	TN	37064	US	8/20/2021
Kerri Garrick	Franklin	TN	37027	US	8/20/2021
Erin Anzalone	Franklin	TN	37064	US	8/20/2021
Rebecca Peterson	Nashville	TN	37211	US	8/20/2021
Nicole Romeo	Franklin	TN	37067	US	8/20/2021
Dariana Hurtado	Fort Worth		76108	US	8/20/2021
Diana Hudson	Franklin	TN	37064	US	8/20/2021
Susan DeLisi	Franklin	TN	37064	US	8/20/2021
Donna Nichols	Franklin	TN	37064	US	8/20/2021
Justin Parker	Thompsons Station	TN	37179	US	8/20/2021
Rachel Hill	Franklin	TN	37064	US	8/20/2021
Bonnie Thompson	Nashville	TN	37203	US	8/20/2021
Poul Skov	Franklin	TN	37064	US	8/20/2021
Adam Kaluba	Burleson		76028	US	8/20/2021
Michael D Spurlock	Franklin	TN	37064	US	8/20/2021
Atticus Spurlock	Franklin	TN	37064	US	8/20/2021
Victoria Flores	Nixon		78140	US	8/20/2021
Robert Thompson	Franklin	TN	37064	US	8/20/2021
Beverly Finch	Franklin	TN	37064	US	8/20/2021
Maureen Kelly	Franklin	TN	37064	US	8/20/2021
Kimberly Schneider	Franklin	TN	37064	US	8/20/2021
Mike Holtz	Franklin	TN	37064	US	8/21/2021
Ivan Pulido	Paramount		90723	US	8/21/2021
Zane Pannell	Franklin	TN	37064	US	8/21/2021
Elizabeth Staats	Irwin		15642	US	8/21/2021
Denise Weaver-Vandersall	Hermitage	TN	37076	US	8/21/2021
Clay Hunnicutt	Franklin	TN	37064	US	8/21/2021
Liz Nigh	Franklin	TN	37064	US	8/21/2021
Michelle Brennan	Tempe		85284	US	8/21/2021
Amy Harxy	Franklin	TN	37064	US	8/21/2021
Katherine Gramoglia	Riverside		92503	US	8/21/2021
Elizabeth Etherton	Franklin	TN	37064	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Rousseau	Franklin	TN	37064	US	8/21/2021
Latresa Duke	Franklin	TN	37064	US	8/21/2021
Raul Aguilar	Franklin	TN	37064	US	8/21/2021
Patrick Hern	Franklin	TN	37067	US	8/21/2021
Julie Duncan	Franklin	TN	37064	US	8/21/2021
Dina Polosukhina	Franklin	TN	37067	US	8/21/2021
Sarah Jo Brinson	Franklin	TN	37064	US	8/21/2021
Mark Hampton	Franklin	TN	37064	US	8/21/2021
Christy Sawyer	Franklin	TN	37064	US	8/21/2021
Karla Hunter	Franklin	TN	37064	US	8/21/2021
Katie Young	Franklin	TN	37067	US	8/21/2021
Alicia Vance	Franklin	TN	37064	US	8/21/2021
Ethan Lanagan	Franklin	TN	37064	US	8/21/2021
Pearlette Green	Franklin	TN	37064	US	8/21/2021
Ann Gilliam	Franklin	TN	37067	US	8/21/2021
Stephanie Bentley	Franklin	TN	37069	US	8/21/2021
Leigh Prickett		TN		US	8/21/2021
Margir Chavez	Farmington		87401	US	8/21/2021
Judi Katz	Franklin	TN	37067	US	8/21/2021
Stephen Talley	Franklin	TN	37064	US	8/21/2021
Melissa Cathey	Brentwood	TN	37027	US	8/21/2021
Marlene Angel	Franklin	TN	37064	US	8/21/2021
Rhonda Condidorio	Franklin	TN	37064	US	8/21/2021
Maryann Dai	San Pedro	CA	90732	US	8/21/2021
WESLEY FEINSTEIN	Franklin	TN	37064	US	8/21/2021
Jean Davis	Franklin	TN	37064	US	8/21/2021
Amy Goebel	Franklin	TN	37064	US	8/21/2021
Hollie Gregory	Florence		35630	US	8/21/2021
Victoria Rogers	Chickamauga	GA	30707	US	8/21/2021
Drew Boslet	Franklin	TN	37064	US	8/21/2021
Linda Chambliss	Franklin	TN	37064	US	8/21/2021
Jack Massari	Franklin	TN	37064	US	8/21/2021
Vasantha Vasantha	Rancho Cucamonga	CA	91730	US	8/21/2021
Aimee DeCastro	Franklin	TN	37064	US	8/21/2021
Mark Tidmore	Franklin	TN	37064	US	8/21/2021
Timothy Molyneux	Thompsons Station	TN	37179	US	8/21/2021
Phyllis Molyneux	Hermitage	TN	37076	US	8/21/2021
frances waugh	Franklin	TN	37064	US	8/21/2021
David Peters	Franklin	TN	37064	US	8/21/2021
Janet Rhodes	Franklin	TN	37064	US	8/21/2021
Nancy Smith	Franklin	TN	37064	US	8/21/2021
Mark Jackson	Franklin	TN	37064	US	8/21/2021
Rhonda Jackson	Franklin	TN	37064	US	8/21/2021
Stacy Osborne	Taylor	MI	48180	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jillian Cooke	Atlanta		30311	US	8/21/2021
Anne Saint	Franklin	TN	37064	US	8/21/2021
Tenesha Russell	Franklin	TN	37064	US	8/21/2021
Amy Hargis	Franklin	TN	37064	US	8/21/2021
Jeff Hargis	Franklin	TN	37064	US	8/21/2021
Brian Mitchell	Franklin	TN	37064	US	8/21/2021
Tina Lin	Brooklyn		11209	US	8/21/2021
Richard Kevin Townsend	Franklin	TN	37064	US	8/21/2021
Myrna Jones	Franklin	TN	37064	US	8/22/2021
Donald Potter	Franklin	TN	37064	US	8/22/2021
Stacey Pitts	Franklin	TN	37064	US	8/22/2021
Susan Harlan	Wadesboro	NC	28170	US	8/22/2021
Erin Hall	Franklin	TN	37064	US	8/22/2021
Alex Sherman	Franklin	TN	37064	US	8/22/2021
Eric Graham	Franklin	TN	37064	US	8/22/2021
Heather Gargano	Franklin	TN	37064	US	8/22/2021
Joni Ferguson	Franklin	TN	37064	US	8/22/2021
Lori Graham	Franklin	TN	37064	US	8/22/2021
Martha Riggs	Franklin	TN	37064	US	8/22/2021
Karen Fountain	Franklin	TN	37064	US	8/22/2021
Kathy Frossard	College Grove	TN	37046	US	8/22/2021
Mark Gamboa	Franklin	TN	37064	US	8/22/2021
Michelle Peters	Franklin	TN	37064	US	8/22/2021
Brooke Howard	Franklin	TN	37064	US	8/22/2021
William Harrington	Franklim	TN	35222	US	8/22/2021
Madison Wright	Saint Peters		63376	US	8/22/2021
Jason Thomason	Redding		96001	US	8/22/2021
Amanda Ray	Franklin	TN	37064	US	8/22/2021
Dawn Lakoskey	Franklin	TN	37064	US	8/22/2021
Paul Higdon				US	8/22/2021
Charles Tripi	Franklin	TN	37064	US	8/22/2021
Timothy Ledman	Franklin	TN	37064	US	8/22/2021
Greg Clarke	Franklin	TN	37064	US	8/22/2021
jasmine cervantes	San Any		78251	US	8/22/2021
Jennifer A. Barton	Franklin	TN	37064	US	8/22/2021
Thom Schupp	Franklin	TN	37064	US	8/22/2021
James Logan	Franklin	TN	37064	US	8/22/2021
Alex Cimorelli	Franklin	TN	38064	US	8/22/2021
Jan and Richard Hughes	Franklin	TN	37064	US	8/22/2021
ANGELA WILLIAMS	Franklin	TN	37064	US	8/22/2021
George Bishop	Franklin	TN	37064	US	8/22/2021
Woody Bibb	Franklin	TN	37064	US	8/22/2021
Kaylee Jordan	Greeneville		37743	US	8/22/2021
Roy Meadows	Franklin	TN	37064	US	8/22/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Divina Trifiletti	Franklin	TN	37064	US	8/22/2021
Jeffrey Condit	Franklin	TN	37064	US	8/22/2021
Tamara Miller-Condit	Chattanooga	TN	37405	US	8/22/2021
Susan Cole	Franklin	TN	37064	US	8/22/2021
JOSHUA SPIRES	BATESBURG		29006	US	8/22/2021
Rinku Patel	Franklin	TN	37064	US	8/22/2021
Ella Richards	Nashville		37211	US	8/22/2021
Paul Crommelin	Franklin	TN	37064	US	8/22/2021
Suzanne Burtchaell	Franklin	TN	37064	US	8/22/2021
Kaitlyn Bunting	Casselberry		32707	US	8/23/2021
Richard West	Westhaven	TN	37179	US	8/23/2021
Dabney Klein	Franklin	TN	37064	US	8/23/2021
Chuck Renner	Franklin	TN	37064	US	8/23/2021
Chris Lucas	Clackamas		97015	US	8/23/2021
Nwan Wang	Austin		78717	US	8/23/2021
Joseph Mitchell	Spring Hill		37174	US	8/23/2021
Kevin FARRIS	FRANKLIN	TN	37064	US	8/23/2021
Mary Riedling	Franklin	TN	37064	US	8/23/2021
Connie Prince	Franklin	TN	37064	US	8/23/2021
Margie Taylor	Franklin	TN	37064	US	8/23/2021
eloy fernandez	Mcminnville		37110	US	8/23/2021
Scarlette Garcia				US	8/23/2021
John D Rowe,M.D.	Brentwood	TN	37027	US	8/23/2021
Lynn Schroeder	Franklin	TN	37067	US	8/23/2021
Kendra Leake	Franklin	TN	37064	US	8/23/2021
Lisa Pressnell	Antioch	TN	37013	US	8/23/2021
Chaz Tillman	Franklin	TN	37064	US	8/23/2021
Lisa Miller	Franklin	TN	37064	US	8/23/2021
Tom Roule	Franklin	TN	37064	US	8/23/2021
Veronica Cannon	Franklin	TN	37067	US	8/23/2021
Netta Scott	Antioch	TN	37013	US	8/23/2021
Robyn Yackell	Franklin	TN	37064	US	8/23/2021
Steve Elmore	Franklin	TN	37064	US	8/23/2021
Leila Thomason	Blaine	TN	37709	US	8/23/2021
Lauren Balch	Franklin	TN	37064	US	8/23/2021
Davis Garcia	Franklin	TN	37064	US	8/23/2021
Amy Ponder	Brentwood	TN	37027	US	8/23/2021
Jayme Luther	Franklin	TN	37064	US	8/23/2021
Brad Barnett				US	8/23/2021
Janine Hickey	Philadelphia		19125	US	8/23/2021
SIGNED TOTAL:	**260**				

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Berry Farms Comments - Planning Commission Meeting August 26, 2021
Date:	Tuesday, August 24, 2021 8:44:13 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: W Wfhcrub <wfhcrub@gmail.com>
Sent: Tuesday, August 24, 2021 8:42 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berry Farms Comments - Planning Commission Meeting August 26, 2021

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 Wally Burchfield. I am a resident of Berry Farms in Franklin TN, 201 Swain Circle Suite 202. I have lived in Franklin since 2011 and benefited from a great environment and residential community. We are

certainly experiencing unprecedented growth in our area. Planning for this growth, making adjustments as conditions change is critical to maintain the high quality of life we have in our community. I have lived in Berry

Farms for 2 years and own my condominium. I appreciate the plans the city and Boyle development have jointly developed and are currently executing in our area. Unfortunately, I do feel the current PUD proposal by

Boyle to adjust to changing conditions in Berry Farms is missing some areas of focus. The impact to traffic in the residential Berry Farms area for the current and proposed PUD changes is not acceptable. The roads

developed for our community will not sustain the now proposed increase in traffic. My condo faces the Boyle development and I encourage the Planning commission to consider not allowing the Henry

Russell Road to be

an entrance/exit for the development to dump many of its renters traffic right into our residential community. I recognize there is some consideration for a larger direct exit for the Boyle development to GooseCreek. I

recommend the commission require Boyle to implement this entrance/exit immediately to support continuous construction as well future traffic load as the apartments fill up. As you can see and have heard from much of the

Berry Farms homeowner community, we enjoy the larger development that is underway, but we request the planning commission take action in regards to the traffic flow immediately protecting the residential roads in our

community. I believe having the proper entrance/exit routes to Publix, GooseCreek and to the existing hotel/office building is needed while respecting the residential needs in the community. Thank you

Wally Burchfield
President - WHB & Associates, LLC
615-927-2551
wfhcrub@gmail.com

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Berry Farms Town Center - reconsider/alter proposed Rev 3
Date:	Wednesday, August 25, 2021 2:51:40 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Patricia Cronin <patricia.cronin10@gmail.com>
Sent: Wednesday, August 25, 2021 11:40 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Kevin Cronin <croninkevin11@gmail.com>
Subject: Berry Farms Town Center - reconsider/alter proposed Rev 3

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.

Dear Sirs and Madams,

Please know that we, homeowners in the Franklin-based Berry Farms Town Center subdivision, are concerned about the proposed Revision 3 to the Berry Farms Town Center PUD Development plan.

Among the most concerning elements of the proposed changes is the high level of traffic and accompanying safety risks to our residential streets that the plan will bring, should more reasonable paths not be confirmed. We echo the multiple concerns and recommendations of the recent petition that we and hundreds of our equally concerned and sensible neighbors/homeowners also signed.

Kindly give our petition careful attention. We think you will find its specific recommendations helpful. We look forward to your balanced consideration – with the future of this lovely Franklin corner and those who live and/or move through it fully in mind.

Thank you.

Sincerely,

(Helen) Patricia Cronin and Kevin E. Cronin
1047 General Martin Lane

patricia.cronin10@gmail.com
615-806-2806

From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: PLANNING INTAKE FW: No to Berry Farms Development
Date: Tuesday, August 24, 2021 8:35:39 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Elizabeth Etherton <etherton.elizabeth@gmail.com>
Sent: Monday, August 23, 2021 6:54 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No to Berry Farms Development

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.

To whom it may concern-

I am a UNICORN! Born and raised in Franklin. I actually remember Berrys Farm when it was a beautiful field with cattle and one of the most stunning trees in Williamson County.
Those are no longer there obviously. I encourage growth in our amazing county, but correct growth.
Just growth so big developers can make a fortune is not in our best interest.

PLEASE vote to keep the massive apartment development OUT OF BERRYS FARM!

From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: PLANNING INTAKE FW: Berryfarms
Date: Tuesday, August 24, 2021 8:34:33 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: joe fazio <jfazio13@icloud.com>
Sent: Tuesday, August 24, 2021 9:34 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berryfarms

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.

Good afternoon,
I was originally going to attend the meeting but with the covid cases on the rise I have decided not to attend in person. With that being said my concern are .
1 , all the new traffic for the roads already in place .
#2 , will there be another pool added for the new live / work units planned?
#3 speed bumps installed and better signage at the circles ?
4 , larger play area and dog park added?

Thank you, Joe Fazio
4000-202 Rural Plains Circle

Sent from my iPhone

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Berry Farms Changes
Date:	Tuesday, August 24, 2021 8:32:39 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Thomas R Golden <golden436@comcast.net>
Sent: Tuesday, August 24, 2021 1:17 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berry Farms Changes

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 Tom Golden and I have lived in Franklin for 17 years. In April 2020, I sold my home in Sullivan Farms and purchased a one-level condo in Berry Farms. Since moving to Franklin, I have been an active volunteer for the city as well as the Heritage Foundation: the downtown holiday lighting committee, I am one of the founders of the on-street "Franklin Locals" program, the holiday tree lighting ceremony, the Downtown Franklin Association, plus the various downtown events & festivals. I am also a proud graduate of the "Visit Franklin Ambassador" program. I tell you all this to demonstrate my love for this city and my passion to make it even better.

Having lived in Berry Farms for 15 months, I've noticed the ever-increasing traffic winding its way through our relatively narrow streets. At some times of the day, it is already difficult to exit Berry Farms and onto Goose Creek Bypass. I can only imagine what it will be like once the 300+ apartments now under construction come on-line. Current expansion plans by Boyle will make matters worse (meaning traffic congestion and resulting air pollution). They want to add over 400 more apartments. That would virtually make Berry Farms an apartment complex instead of a commercial-residential planned community. The streets here are not designed to handle that kind of volume. Come down and drive the neighborhood streets and see for yourself. Adding hundreds of more apartments means adding hundreds of more cars leading to possible rush hour gridlock. And I don't believe that is an exaggeration.

The current Boyle plan will have a devastating effect on our beautiful and peaceful neighborhood. I'm asking that you please reject the Boyle proposal as well as any height variance requests that they may make (I believe the current height limit is 4-stories). We sure don't need any tall buildings here. Those belong in Cool Springs.

Thank you for all you do to keep Franklin a vibrant, beautiful and livable city.

P.S. *The attached photo is of me and Kristy Williams getting ready to hand out glowsticks at the holiday tree lighting ceremony in 2018. In 2019, I worked the "green room" in City Hall for the Kathie Lee Gifford performance. I attach it so hopefully some of you will say "Oh, I know who that is".*

Tom Golden
4000 Rural Plains Circle unit #306
Franklin, TN 37064
golden436@comcast.net
615-477-0316

From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: PLANNING INTAKE FW: Planning is out of control
Date: Tuesday, August 24, 2021 8:35:07 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: My Mail <hancock11720@yahoo.com>
Sent: Tuesday, August 24, 2021 3:10 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Planning is out of control

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.

We moved to Franklin we didn't realize every inch of space would be turned into commercial and rezoned The little residential space left like in Ladd Park and Berry Farms. This growing is not sustainable and you're ruining the area for which everybody came to ... it's turning into a city we have Nashville Bring back the charm that Franklin once had which was for greenery and architecture.

Sent from my mobile device

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Proposed Changes at Berry Farms
Date:	Tuesday, August 24, 2021 8:34:08 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Hughes <rthughes@lipscomb.edu>
Sent: Tuesday, August 24, 2021 9:56 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Changes at Berry Farms

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.

Dear Commission Members,

We have owned our home in Berry Farms for five and one-half years. We bought a home in this subdivision based on what we understood was the firm commitment of the developer to create no more than 400 apartments. Now the developer proposes to nearly double the number of apartments originally scheduled.

It seems to us that the developer has a moral obligation to the homeowners in Berry Farms who purchased homes in this subdivision based on what we understood was a firm commitment on the part of the developer. For the developer to now seek to almost double the number of apartment homes strikes us as a betrayal of the people who put their trust in the developer and the vision to which the developer said it was committed some five and six years ago.

Beyond that, for the developer to now propose no outlet from the apartment area directly to Gooso e Creek Bypass and to now seek to route all that traffic through the residential area is a massive betrayal of trust.

For all these reasons, we urge that you reject the developer's petition for changes to the Berry

Farms master plan.

Respectfully,

Jan and Richard Hughes
3007 General Martin Lane
Berry Farms

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	PLANNING INTAKE FW: Concern over Berry Farm changes/expansion
Date:	Wednesday, August 25, 2021 9:41:26 AM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kim Ray <kimberlyrayrn@gmail.com>
Sent: Wednesday, August 25, 2021 7:15 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over Berry Farm changes/expansion

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.

I live in the homes of Berry Farms. I would like to express my concern over the expansion plans. Boyle wanted to plan for Box stores but no one shops that way anymore. Now they want to add 400 new apartments instead. I believe that traffic will be appalling for all of us plus 800 or so new folks in the apartments. currently there are only 2 ways out of the subdivision that are near the apartments. In case of emergency, these would be crammed. I went out the exit yesterday that is next to Publix. I was the 8th car waiting at the light AND NO ONE IS IN THE APARTMENTS YET.

I would like to see Boyle widen the road by Publix that exits onto Peytonsville Road and then open up a second exit that crosses over the creek and goes by McDonalds. We need more exits in case of emergency.

Please do not approve this expansion without the added roads. I would not mind if they built a few parks, dog parks, picnic areas in that space instead.

Thank you,

Kim Ray
3054 General Martin Lane

Franklin 37064
615-815-5148

City of Franklin

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

File #: 21-02299

DATE: July 23, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2021-34, An Ordinance To Rezone 25.18 Acres From Planned (PD) District To Regional Commerce 6 (RC6) District For The Property Located South Of Old Peytonsville Road And West Interstate 65.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7609
Applicant: Gary Vogrin, Kiser + Vogrin
Owner: BNB-WCD Investors, LLC on Behalf of Rural Plains Partnership, Phil Fawcett, Rep.

BACKGROUND/STAFF COMMENTS:

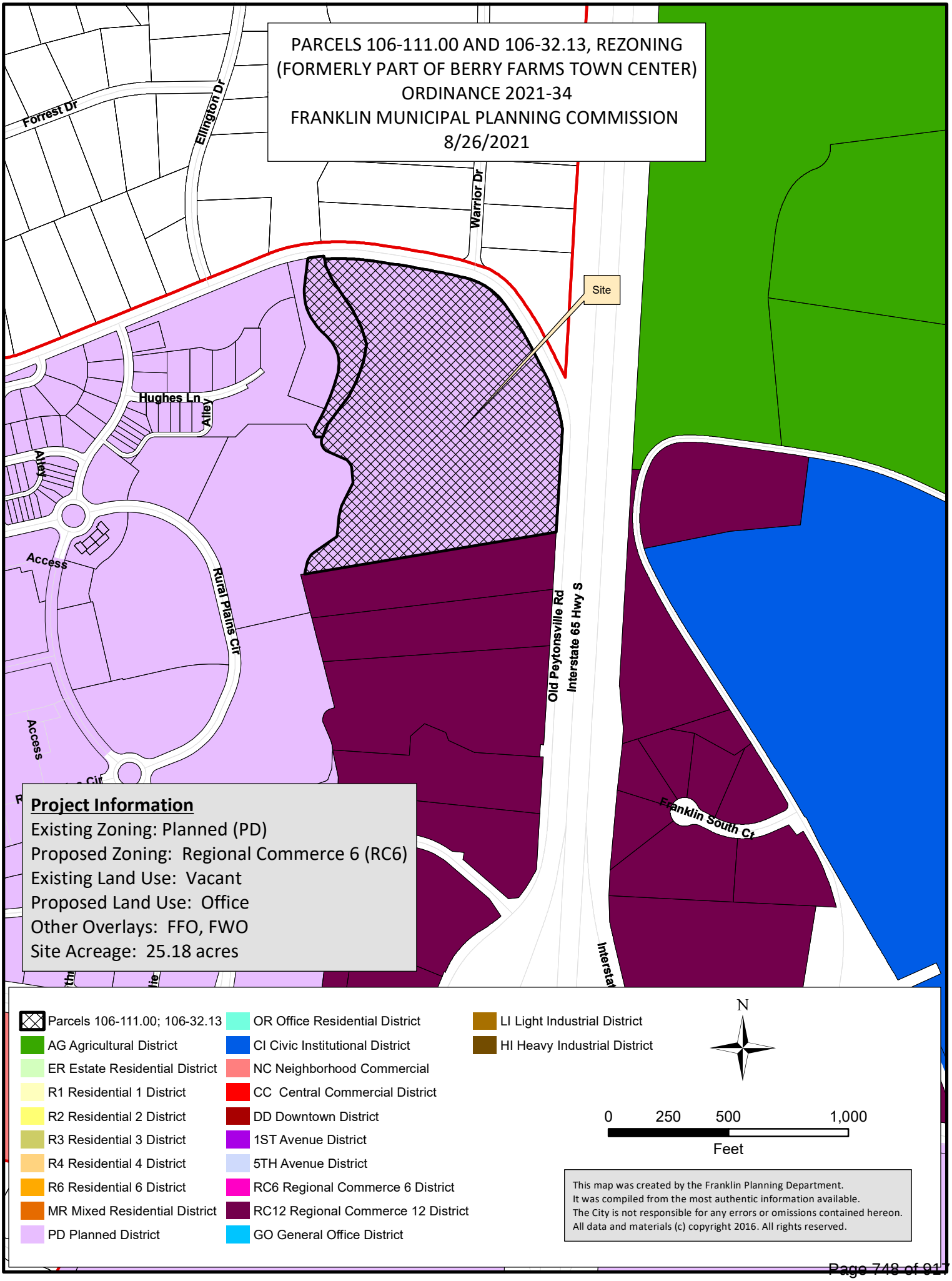
The applicant is requesting to rezone 25.18 acres along Old Peytonsville Road from Planned (PD) District to Regional Commerce 6 (RC6) District. The property was formerly part of the Berry Farms Town Center PUDS Subdivision. Upon approval of Resolution 2021-129, the boundaries of Berry Farms Town Center have been revised to remove this section from the PUD. The Zoning request is consistent with the recommendations of Envision Franklin and is compatible with the zoning of the parcels in the immediate vicinity of the subject property.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-34 be recommended to the Board of Mayor and Aldermen for approval.


PARCELS 106-111.00 AND 106-32.13, REZONING
(FORMERLY PART OF BERRY FARMS TOWN CENTER)
ORDINANCE 2021-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Forrest Dr
Ellington Dr
Warrior Dr
Site
Hughes Ln
Alley
Alley
Access
Rural Plains Cir
Access
Old Peytonsville Rd
Interstate 65 Hwy S
Franklin South Ct
Project Information
Existing Zoning: Planned (PD)
Proposed Zoning: Regional Commerce 6 (RC6)
Existing Land Use: Vacant
Proposed Land Use: Office
Other Overlays: FFO, FWO
Site Acreage: 25.18 acres
Parcels 106-111.00; 106-32.13
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
N
0 250 500 1,000
Feet
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ORDINANCE 2021-34

AN ORDINANCE TO REZONE 25.18 ACRES FROM PLANNED (PD) DISTRICT TO REGIONAL COMMERCE 6 (RC6) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF OLD PEYTONSVILLE ROAD AND WEST OF INTERSTATE 65.

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

WHEREAS, the Regional Commerce 6 (RC6) 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 the Board of Mayor and Aldermen (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 **Regional Commerce 6 (RC6)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
106-111.00	1.90
106-32.13	23.28
Total	25.18

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.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

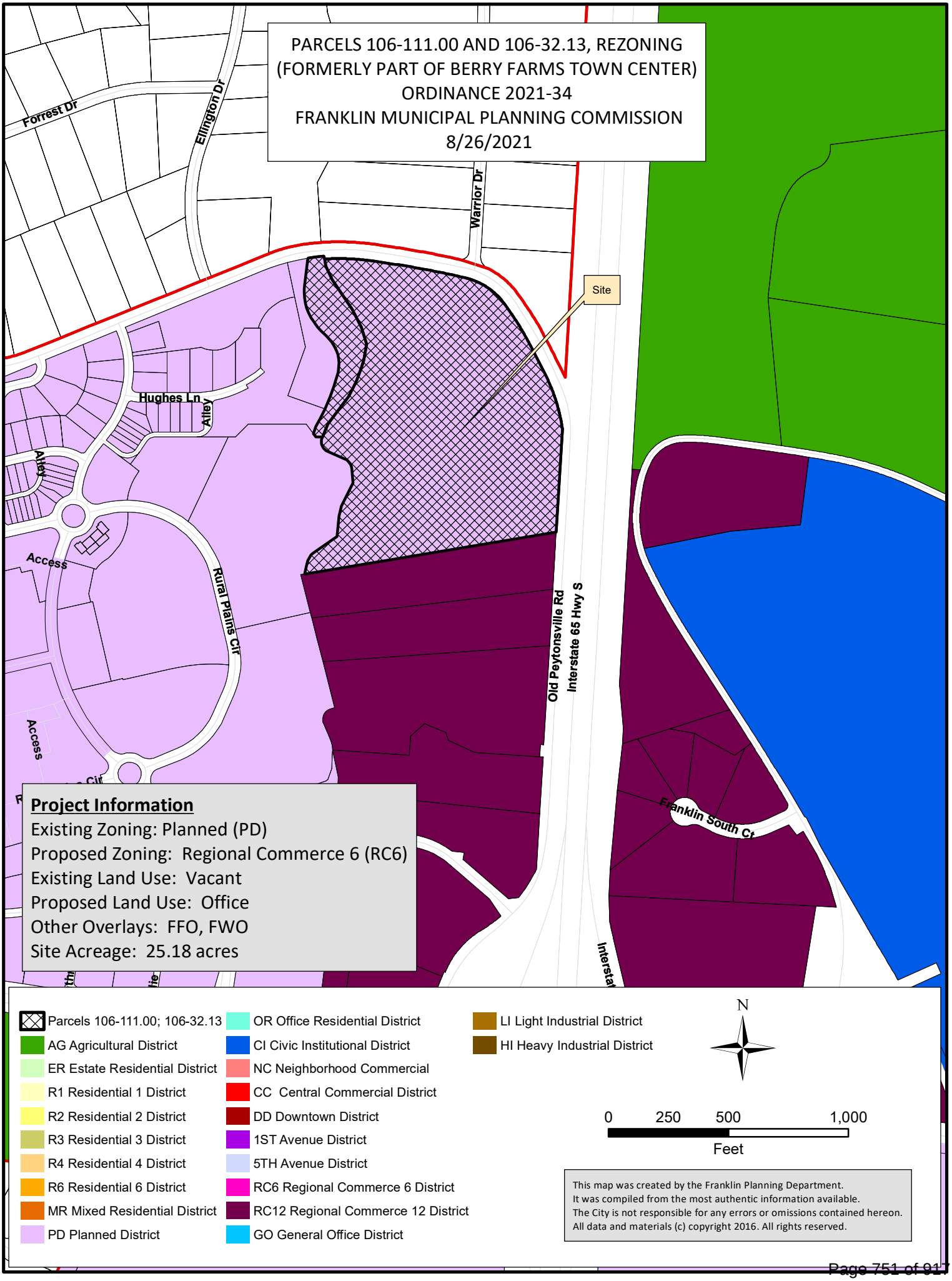
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


PARCELS 106-111.00 AND 106-32.13, REZONING
(FORMERLY PART OF BERRY FARMS TOWN CENTER)
ORDINANCE 2021-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Forrest Dr
Ellington Dr
Warrior Dr
Site
Hughes Ln
Alley
Alley
Access
Rural Plains Cir
Access
Old Peytonsville Rd
Interstate 65 Hwy S
Franklin South Ct
Project Information
Existing Zoning: Planned (PD)
Proposed Zoning: Regional Commerce 6 (RC6)
Existing Land Use: Vacant
Proposed Land Use: Office
Other Overlays: FFO, FWO
Site Acreage: 25.18 acres
Parcels 106-111.00; 106-32.13
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
N
0 250 500 1,000
Feet
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BERRY FARMS TOWN CENTER
PUD SUBDIVISION
RE-ZONING APPLICATION I

TAX MAP 106,
PARCELS 11100, 03213, GROUP J & O
ADDRESS: OLD PEYTONSVILLE RD
COF # XXXX
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

SHEET INDEX:	Sheet Number	Initial Submittal
COVER	C0.0	07-12-2021
REZONING PLAN	C1.0	07-12-2021

EXISTING ZONING: PLANNED DISTRICT PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING: RC6 (REGIONAL COMMERCE 6)

DEVELOPER

BOYLE

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583
aballash@boyle.com

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

CIVIL ENGINEER

Kimley»Horn

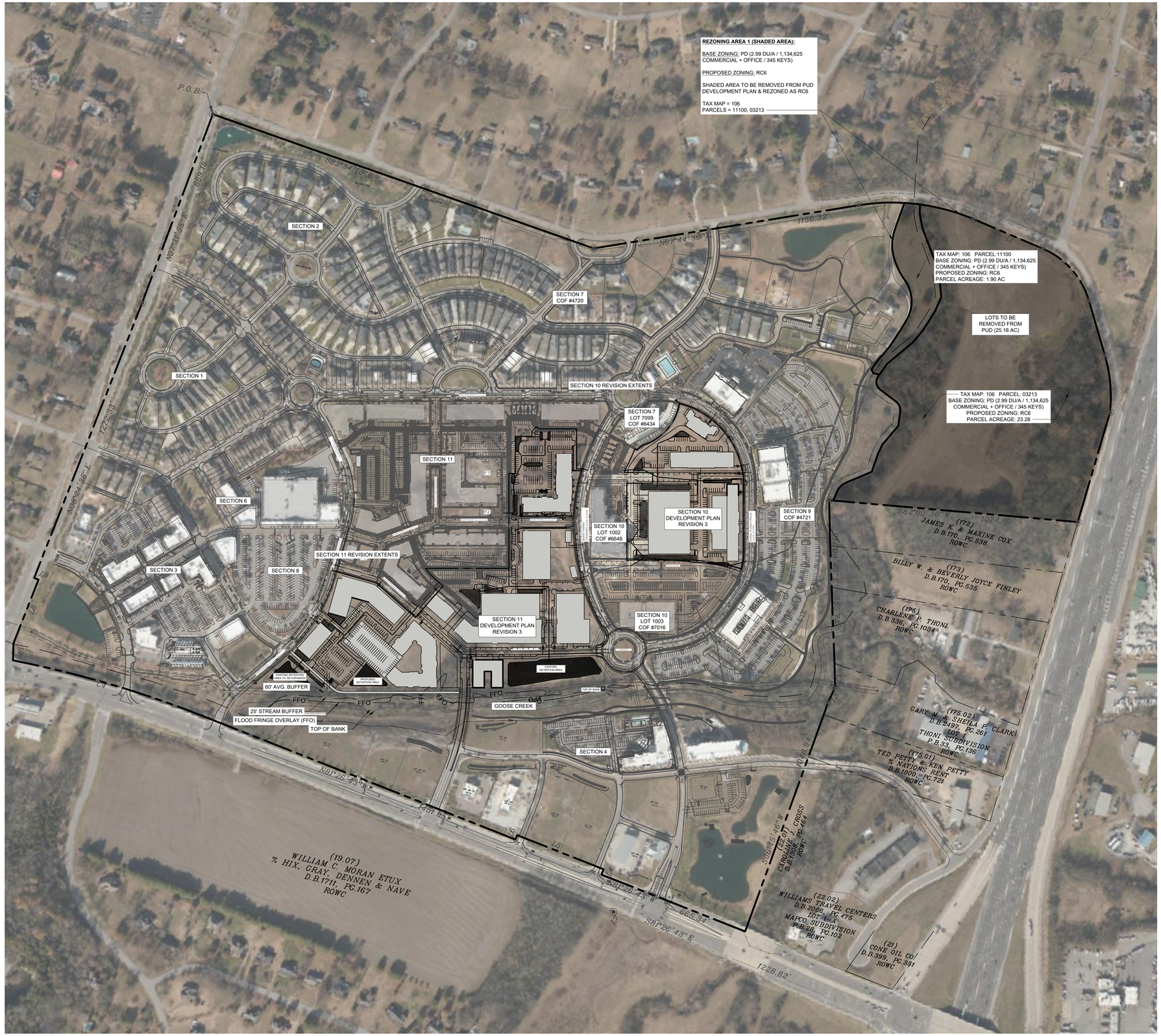
Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876
ryan.mcmaster@kimley-horn.com

GARY MICHAEL VOGRIN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
07.12.2021

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
07/12/2021

KVD PROJECT# : 21010
COF # : XXXX
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION



PARCEL DATA CHART

PARCEL NUMBER: 106J A 11100
TAX MAP: 106
BASE ZONING DISTRICT: PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING DISTRICT: RC6
LOT ACREAGE: 1.90 AC

PARCEL NUMBER: 106 03213
TAX MAP: 106
BASE ZONING DISTRICT: PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING DISTRICT: RC6
LOT ACREAGE: 23.28

SHADED AREA TO BE REMOVED FROM FRANKLIN PUD DEVELOPMENT PLAN AND TO BE REZONED AS RC6

TOTAL ACREAGE OF SITE TO BE REZONED: 25.18 AC

ENVISION FRANKLIN DESIGN CONCEPT: NEIGHBORHOOD MIXED-USE/CONSERVATION

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
Fax: 615.564.2701
©2020 Kimley-Horn and Associates, Inc.

KVGD KISER VOGRIN DESIGN
5005 Meridian Blvd Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

MARY McGOWAN CRAFTSMAN ENGINEER AGRICULTURE STATE OF TENNESSEE
07/12/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
REZONING PLAN
COF PROJECT # TBD
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/12/2021
KH PROJECT NO. 118102001
DRAWING TITLE: REZONING PLAN
SHEET NUMBER **C1.0**

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BERRY FARMS TOWN CENTER
PUD SUBDIVISION
RE-ZONING APPLICATION I

TAX MAP 106,
PARCELS 11100, 03213, GROUP J & O
ADDRESS: OLD PEYTONSVILLE RD
COF # XXXX
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

SHEET INDEX:	Sheet Number	Initial Submittal
COVER	C0.0	07-12-2021
REZONING PLAN	C1.0	07-12-2021

EXISTING ZONING: PLANNED DISTRICT PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING: RC6 (REGIONAL COMMERCE 6)

DEVELOPER

BOYLE

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583
aballash@boyle.com

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

CIVIL ENGINEER

Kimley»Horn

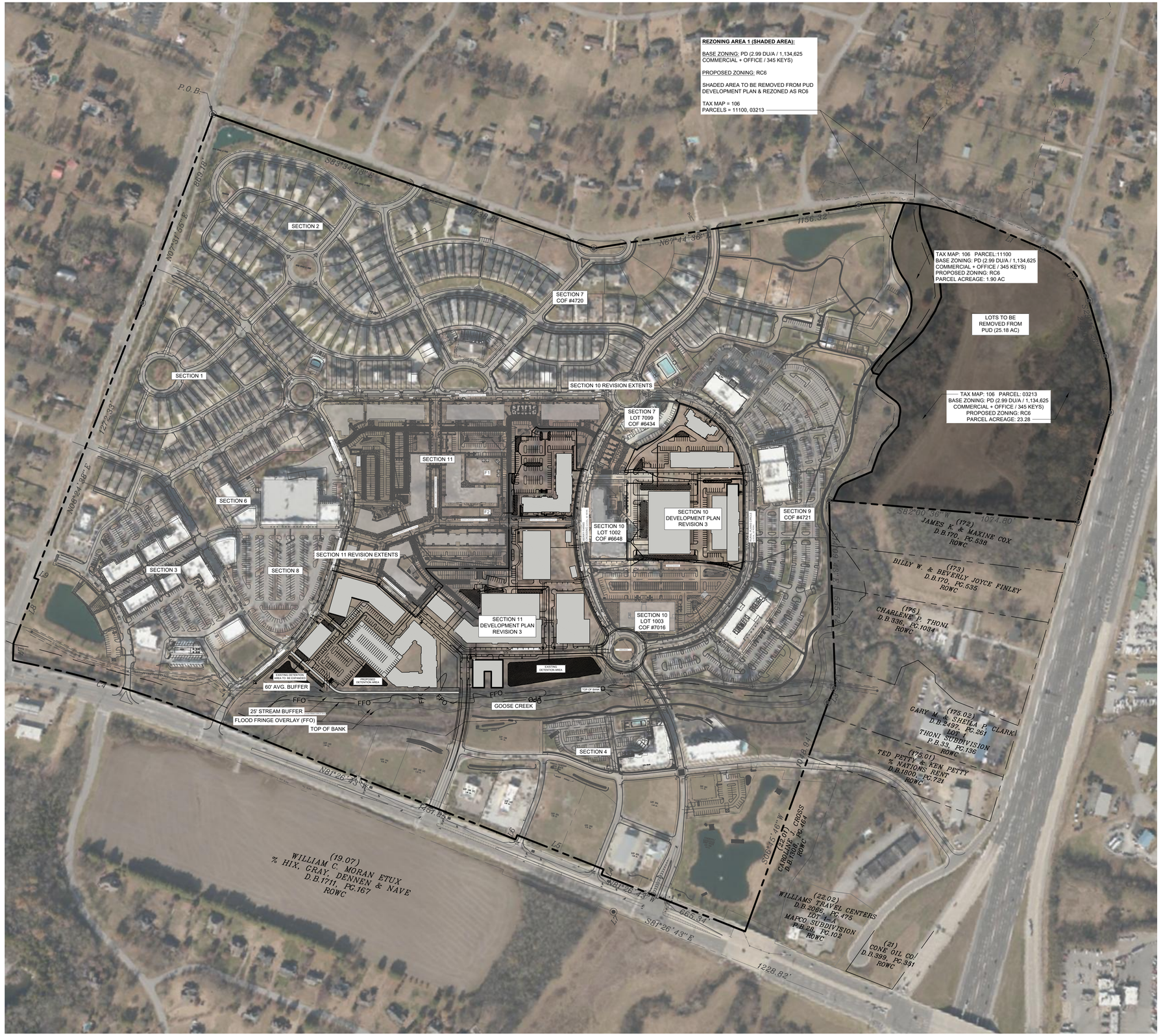
Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876
ryan.mcmaster@kimley-horn.com

GARY MICHAEL VOGRIN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
07.12.2021

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
07/12/2021

KVD PROJECT# : 21010
COF # : XXXX
Sheet #:
C0.0
DATE: 07-12-2021

NOT FOR CONSTRUCTION



PARCEL DATA CHART

PARCEL NUMBER: 106J A 11100
TAX MAP: 106
BASE ZONING DISTRICT: PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING DISTRICT: RC6
LOT ACREAGE: 1.90 AC

PARCEL NUMBER: 106 03213
TAX MAP: 106
BASE ZONING DISTRICT: PD (2.99 DU/A / 1,134,625 COMMERCIAL + OFFICE / 345 KEYS)
PROPOSED ZONING DISTRICT: RC6
LOT ACREAGE: 23.28

SHADED AREA TO BE REMOVED FROM FRANKLIN PUD DEVELOPMENT PLAN AND TO BE REZONED AS RC6

TOTAL ACREAGE OF SITE TO BE REZONED: 25.18 AC

ENVISION FRANKLIN DESIGN CONCEPT: NEIGHBORHOOD MIXED-USE/CONSERVATION

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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KVGD KISER VOGRIN DESIGN
5005 Meridian Blvd Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

MARY McGOWAN CRAFTSBERRY ERADY LICENSED LANDSCAPE ARCHITECT STATE OF TENNESSEE 121339
07/12/2021

BERRY FARMS TOWN CENTER PUD SUBDIVISION
REZONING PLAN
COF PROJECT # TBD
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/12/2021
KH PROJECT NO. 118102001
DRAWING TITLE: REZONING PLAN
SHEET NUMBER **C1.0**

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City of Franklin

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

File #: 21-02372

DATE: August 16, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 3, Relocating Previously Approved Entitlements Of 300,000 Square Feet Of Office Space, 74,200 Square Feet Of Commercial, And 400 Multifamily Residential Units Within The Boundaries Of The Development, On 40.47 Acres, Located South Of Peytonsville Road And West Of Pratt Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7571
Applicant: Gary Vogrin, Kiser + Vogrin
Owner: Boyle Investment, Adam Ballash, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan revision for the Berry Farms Reams-Fleming PUD Subdivision, located south of Peytonsville Road and West of Pratt Lane. The applicant is proposing to revise the development layout and relocate previously entitled square footage and density within the established boundaries of the PUD. Approximately 375,000 square feet of office and commercial space and 400 multifamily residential lots are proposed to be rearranged between Lots 1 and 3. Envision Franklin places this area into the Regional Commerce Design Concpet, which states this concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." It supports regional office, regional commercial, and multifamily within the Regional Commerce Design Concept.

Envision Franklin further states that, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity," and that, "new multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or

front porches, and pedestrian connections to the street or to a drive resembling a street.

The proposed development plan revision maintains the recommendations and principles of Envision Franklin. No additional square footage or density is being proposed with this revision.

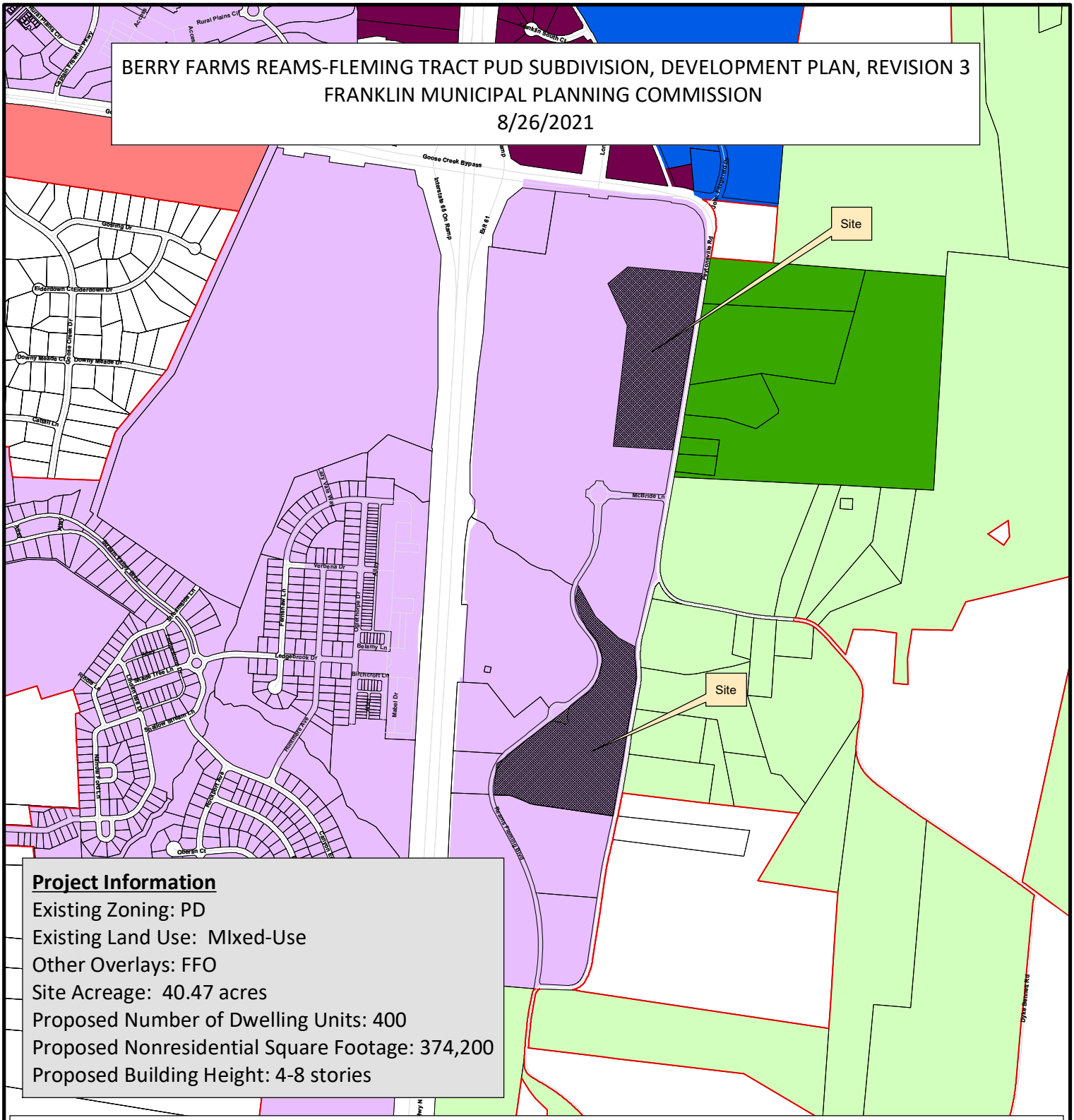
PROCEDURAL REQUIREMENTS:
1. If the plan receives FMPC approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open 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 on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the revised development plan for the Berry Farms Reams Fleming Tract PUD Subdivision.


BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Site
Site
Goose Creek Bypass
Interstate 65 On Ramp
East 61
McBride Ln
Verbena Dr
Ledgebrook Dr
Belamy Ln
Birchcraft Dr
Mabel Dr
Oberlin Ct
Rural Plains Cir
Gosling Dr
Elderdown Ct
Elderdown Dr
Downy Meade Ct
Downy Meade Dr
Cotton Ln
Swallow Orchard Ln
Swallow Orchard Cir
Swallow Orchard Dr
Swallow Orchard Way
Swallow Orchard Path
Swallow Orchard Pass
Swallow Orchard Trce
Swallow Orchard Ln
Swallow Orchard Cv
Swallow Orchard Ct
Swallow Orchard Pl
Swallow Orchard Ave
Swallow Orchard Run
Swallow Orchard Rdg
Swallow Orchard Crk
Swallow Orchard Blvd
Swallow Orchard Aly
Swallow Orchard Alley
Swallow Orchard Cir
Swallow Orchard Dr
Swallow Orchard Ln
Swallow Orchard Ct
Swallow Orchard Pl
Swallow Orchard Ave
Swallow Orchard Run
Swallow Orchard Rdg
Swallow Orchard Crk
Swallow Orchard Blvd
Swallow Orchard Aly
Swallow Orchard Alley
Project Information
Existing Zoning: PD
Existing Land Use: MIxed-Use
Other Overlays: FFO
Site Acreage: 40.47 acres
Proposed Number of Dwelling Units: 400
Proposed Nonresidential Square Footage: 374,200
Proposed Building Height: 4-8 stories
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
N
0 500 1,000 2,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7571

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

22. Pratt Lane

jimmy.wiseman@franklintn.gov There shall be no additional traffic allowed on Pratt Lane until the improvements to Pratt and Peytonsville Road are completed. Specifically the improvements to the curve at the intersection of Pratt Lane and Peytonsville Road
[Edited By Jimmy Wiseman]

25. Sight Distance

jimmy.wiseman@franklintn.gov Comment to remain open as a condition of approval.

All of the access locations on Peytonsville Road and Pratt Lane are required to meet the minimum sight distance requirements.

31. ADA On-Street Parking

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, accessible on-street parking shall be provided where on-street parking is marked or metered. Quantity of accessible on-street parking shall be provided per Table R214 of the "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" by the United States Access Board. A 5'-0" access aisle, exclusive of gutter, shall be provided at each space regardless of the location of the space along the block face. Additional ROW shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

54. F. Development Plan

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

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

Planning

General Issues

34. Color elevations

joseph.bryan@franklintn.gov	Advisory comment to remain open: Without additional elevations or conceptuals, Staff cannot fully review the proposed architecture against the requirements of the Zoning Ordinance. All design standards and requirements are expected to be met at the site plan submittal phase.

35. Architecture

joseph.bryan@franklintn.gov	Advisory comment to remain open: Without additional elevations or conceptuals, Staff cannot fully review the proposed architecture against the requirements of the Zoning Ordinance. All design standards and building requirements are expected to be met at the site plan submittal phase.

61. Vesting Note

joseph.bryan@franklintn.gov	Applicant shall include a vesting note on the cover sheet.

Water/Sewer

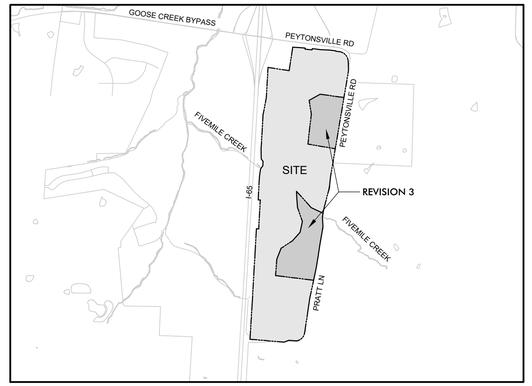
General Issues

48. Sanitary sewer Availability

joseph.bryan@franklintn.gov	Applicant shall follow up with Ben McNeil. The additional SFUE being requested for the proposed development plan is currently under review by Franklin Water management. the Flows are being assessed in the sewer model to determine any possible upgrades. This information will be finalized with the sanitary sewer availability.

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 3

TAX MAP 117, GROUP G & J
PARCELS 03000 & 03003
ADDRESS: REAMS FLEMING BLVD.
FRANKLIN, TN 37064
COF # 7571
FRANKLIN, WILLIAMSON COUNTY, TN



SITE LOCATION MAP
N.T.S

DEVELOPER

BOYLE.

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

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5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

CIVIL ENGINEER

Kimley»Horn

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	05-24-21	06-07-21	07-01-21	08-05-21	
EXISTING OVERALL PUD PLAN	C0.1	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED EXISTING CONDITIONS	C1.1	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED EXISTING CONDITIONS	C1.2	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED EXISTING CONDITIONS	C1.3			07-01-21	08-05-21	
DEVELOPMENT PLAN	C2.0	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED DEVELOPMENT PLAN	C2.1	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED DEVELOPMENT PLAN	C2.2	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED GRADING AND DRAINAGE PLAN	C3.1	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED GRADING AND DRAINAGE PLAN	C3.2	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED ROW & ACCESS PLAN	C4.1	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED ROW & ACCESS PLAN	C4.2	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED ROW & SOLID WASTE ACCESS PLAN	C4.3			07-01-21	08-05-21	
ENLARGED ROW & SOLID WASTE ACCESS PLAN	C4.4			07-01-21	08-05-21	
OVERALL SITE DISTANCE PLAN	C4.5			07-01-21	08-05-21	
ENLARGED UTILITY PLAN	C5.1	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED UTILITY PLAN	C5.2	05-24-21	06-07-21	07-01-21	08-05-21	
ENLARGED UTILITY PLAN	C5.3	05-24-21	06-07-21	07-01-21	08-05-21	
PHASING PLAN	C6.0			07-01-21	08-05-21	
PHASE 1 PLAN	C6.1			07-01-21	08-05-21	
TREE PRESERVATION PLAN	L1.0		06-07-21	07-01-21	08-05-21	
TREE PRESERVATION PLAN	L1.1		06-07-21	07-01-21	08-05-21	
ARCHITECTURAL MASSINGS	A1.0		06-07-21	07-01-21	08-05-21	

DESCRIPTION OF CHANGE:

- REVISION 3 IS TO RELOCATE 400 PREVIOUSLY APPROVED MULTI-FAMILY DWELLING UNITS FROM LOT 1 TO LOT 3 OF THE ORIGINAL DEVELOPMENT PLAN, INCLUDE 74,200 SF OF RETAIL TO LOT 3, AND 300,000 SF OF OFFICE TO LOT 1. REFER TO THE C2 SERIES FOR BUILDING DATA AND TAKE DOWN CHARTS.

GENERAL NOTES:

- A 12-FT. MULTI-USE PATH SHALL BE CONSTRUCTED WITH EACH SITE PLAN WITH FRONTAGE ON PEYTONSVILLE ROAD OR PRATT LANE
- 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.
- THE CURRENT PROPERTY OWNER WILL DONATE THE RIGHT-OF-WAY AND SLOPE EASEMENTS FOR THE CONNECTOR ROAD IN GENERAL COMPLIANCE WITH THE ALIGNMENT SHOWN ON THE SITE PLAN AND PLAT AT SUCH TIME THE PROJECT IS APPROVED BY THE BOARD OF MAYOR AND ALDERMEN

STORMWATER MEMO:

REAMS FLEMING PUD IS VESTED WITHIN THE 2016 STORMWATER ORDINANCE

COMPREHENSIVE REVIEW AT SITE PLAN:

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.

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS-FLEMING
COF PROJECT NUMBER: 7571
TAX MAP: 117
GROUP: G & J
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 3 PROPOSED ACREAGE: 40.47 AC
1,762,873 SF
VESTING: XXX

REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE, RESIDENTIAL, COMMERCIAL
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 74,200 SF RETAIL | 300,000 SF OFFICE
RESIDENTIAL: 400 MULTI-FAMILY UNITS
BUILDING HEIGHTS: 4 - 8 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 8.09 AC
OPEN SPACE SF REQUIRED: 38.24 AC
TREE CANOPY RETENTION ACREAGE: 26% MIN. 0.74 AC
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES
PARKING PROVIDED, BY USE: 1,062 SPACES FOR OFFICE
608 SPACES FOR RESIDENTIAL & COMMERCIAL
HISTORIC RESOURCE TREATMENT: NO

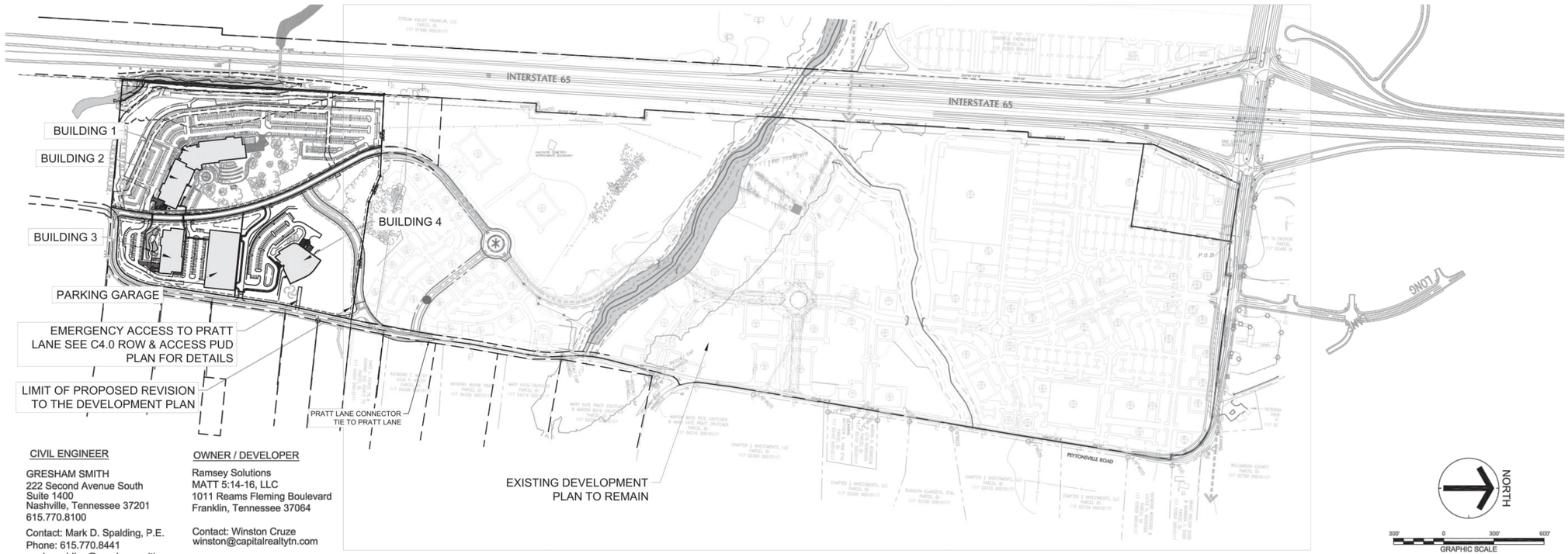
GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE
08.05.21

RYAN McMASTER REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 109998 STATE OF TENNESSEE
2021-08-05

811

KVD PROJECT# : 21011
COF # : 7571
Sheet #:
C0.0
DATE: 07-01-2021

NOT FOR CONSTRUCTION



CIVIL ENGINEER

GRESHAM SMITH
222 Second Avenue South
Suite 1400
Nashville, Tennessee 37201
615.770.8100

Contact: Mark D. Spalding, P.E.
Phone: 615.770.8441
mark.spalding@greshamsmith.com

OWNER / DEVELOPER

Ramsey Solutions
MATT 5:14-16, LLC
1011 Reams Fleming Boulevard
Franklin, Tennessee 37064

Contact: Winston Cruze
winston@capitalrealtytn.com

SITE DATA

PROPERTY

PLANNED UNIT DEVELOPMENT NAME	BERRY FARMS REAMS FLEMING TRACT RAMSEY SOLUTIONS HEADQUARTERS
ADDRESS	LOT 6: 1011 REAMS FLEMING BLVD LOT 7: TBD LOT 8: TBD
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	2ND
MAP, GROUP AND PARCEL NO.	WILLIAMSON COUNTY MAP 117, PARCEL 25 & 30

ZONING

EXISTING ZONING	SD-X SPECIFIC DEVELOPMENT - VARIETY
CHARACTER AREA OVERLAY	GCCO-3 (GCCO-4A)
OTHER APPLICABLE OVERLAYS	FFO
APPLICABLE DEVELOPMENT STANDARD	CONVENTIONAL
PROPOSED USE	OFFICE
OCCUPANCY TYPE	N/A

IMPACT STATEMENT

THE PROPOSED DEVELOPMENT IS A PORTION OF A LARGER PUD PLAN PREVIOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMAN. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOLID WASTE, PUBLIC RECREATIONAL FACILITIES, ETC AS A RESULT OF THE PROPOSED REVISION DOES NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

LAND AREA

YARD FRONTING ON ANY STREET*	12 FT
SIDE YARD	N/A
REAR YARD	N/A
MINIMUM LANDSCAPE SURFACE RATIO	0.20 (371,590 SF)
FORMAL OPEN SPACE REQUIRED	3%

LAND AREA NOTES: MINIMUM REQUIRED SETBACK LINES TAKEN FROM REAMS-FLEMING DESIGN GUIDELINES PATTERN BOOK. REFER TO THE REAMS-FLEMING DESIGN GUIDELINES PATTERN BOOK FOR ALL OTHER SITE DEVELOPMENT GUIDELINES.

DEVELOPMENT	DEVELOPABLE ACREAGE	TOTAL OPEN SPACE REQUIRED: 3%	FORMAL OPEN SPACE REQUIRED: 3%	INFORMAL OPEN SPACE REQUIRED: N/A
REAMS FLEMING TRACT CONCEPT PLAN	191.22	5.74	5.74	0.00
RAMSEY SOLUTION HEADQUARTERS	45.17	1.36	1.36	0.00
REMAINING	**146.05**	**4.38**	**4.38**	**0.00**

OPEN SPACE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	ZONED AC	BUILDING NO.	MULTI-FAMILY UNITS	TOTL DWELLING UNITS	LOT NO. OF BUILDABLE LOTS	LOT NO. OF OPEN SPACE LOTS	COMMERCIAL OFFICE SQ.F	COMMERCIAL RETAIL SQ.FT	REMAINING AC
REAMS FLEMING TRACT CONCEPT PLAN	1 7/11/2006	238.06		400	400			1,365,100	847,600	238.06
RAMSEY SOLUTIONS HEADQUARTERS	3/9/2015	45.17	1, 2, 3, 4			101, 102, 103		650,000		45.17
REMAINING		192.89		400	400			715,100	847,600	192.89

LAND USE TABLE

REAMS-FLEMING TRACT SITE DATA

GROSS SITE AREA: +/-238.06 AC.
EXISTING ZONING: AGRICULTURE

PROPOSED LAND USES

PLANNED COMMERCIAL: +/- 238.06 AC

TOTAL PROPOSED DWELLING UNITS: 400 APARTMENT UNITS

PROPOSED GROSS DENSITY: 1.68 DU/AC
PROPOSED ZONING: PC-PLANNED COMMERCIAL (168)

TOTAL SF OF COMMERCIAL: 1,210,700 SF

PROPOSED FLOOR AREA RATIO: 0.29
MAXIMUM ALLOWABLE FLOOR AREA RATIO: 0.60

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 4 LINKS / 2 NODES 2.0
MINIMUM CONNECTIVITY INDEX 1.65

PLANNING NARRATIVE

CHARACTER OVERLAY: GCCO-4a;
SPECIAL OVERLAY DISTRICT:
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

THE SITE IS LOCATED IN AREA 4 OF THE GOOSE CREEK (GCCO) CHARACTER AREA. THE SITE IS LOCATED SOUTH OF PEYTONSVILLE ROAD, SURROUNDING USED INCLUDE RESIDENTIAL TO THE SOUTH AND EAST AND DEVELOPED COMMERCIAL TO THE NORTH. THE PROPOSED COMMERCIAL DEVELOPMENT IS A REVISION AND IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. THIS DEVELOPMENT PROVIDES MIXED-USE OPPORTUNITIES AT A MAJOR INTERCHANGE ALONG I-65 AT PEYTONSVILLE ROAD. THE INCLUSION OF A CORPORATE OFFICE PROVIDES VISIBILITY AND A TRANSITION FROM THE HIGH OCCUPANCY USE OF THE INTERSTATE TO THE RURAL RESIDENTIAL PROPERTIES ADJACENT TO THE DEVELOPMENT.

PROJECT DATUM:
VERTICAL DATUM PROVIDED BY TENNESSEE DEPARTMENT OF TRANSPORTATION, TENNESSEE GEODETIC REFERENCE NETWORK. GPS 27 LOCATED 0.15 ML EAST OF JUNCTION OF I-65 AND MOORES LANE ON SOUTH ROW OF MOORES LANE.
ELEV: 735.67

SITE BENCHMARK:
IRON ROD W/ LEA CAP. CONTROL POINT #4
LOCATED 270' EAST OF CENTERLINE OF I-65 & 2800' SOUTH OF CENTERLINE OF GOOSE CREEK BY-PASS.
ELEV: 692.69

PROPERTY LINE/CURVE DATA

LINE DATA

LINE	LENGTH	BEARING
L1	200.06'	S81°26'43"E
L2	28.78'	N08°33'17"E
L3	30.00'	S80°52'34"E
L4	179.10'	S07°38'41"W
L5	6.64'	S73°34'07"W
L6	385.09'	S14°22'03"W
L7	15.78'	S04°46'21"E
L8	357.65'	S10°19'38"W
L9	218.47'	S07°43'30"W
L10	392.04'	S10°01'23"W
L11	501.16'	S12°16'51"W
L12	17.86'	S28°12'10"W
L13	184.99'	N86°18'51"W
L14	50.00'	S86°40'37"E
L15	50.00'	N86°40'37"W
L16	30.00'	S86°40'37"E
L17	349.94'	S81°26'43"E
L18	57.77'	N03°19'23"E

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	30°24'33"	334.02	90.78	177.28	175.20	S67°26'17"E
C2	61°21'26"	185.00	109.75	198.11	188.78	S21°33'17"E
C3	26°28'12"	300.00	70.56	138.60	137.37	S05°35'25"E
C4	59°12'04"	73.00	41.47	75.43	72.12	S43°58'05"W
C5	19°08'24"	785.00	132.35	262.23	261.02	S04°47'51"W
C6	15°05'59"	774.00	102.58	203.98	203.39	S02°46'38"W
C7	03°49'13"	1500.00	50.03	100.01	100.00	S10°22'15"W
C8	19°44'32"	411.00	71.52	141.62	140.92	S18°19'54"W
C9	65°28'59"	163.00	104.81	186.29	176.32	S60°56'40"W
C10	36°22'06"	85.00	27.92	53.95	53.05	S75°30'06"W

MINIMUM OPEN SPACE REQUIREMENTS FOR NONRESIDENTIAL

25% of Site Required for Open Space = +/-42.68 AC
Developable Acreage = Total Site - 20% Slopes - Stream Buffers = +/- 171.22 AC
Total Open Space Provided: +/-4.55 AC (Formal) + +/-36.54 AC (General) = +/-43.45 AC or 25.38%

FORMAL OPEN SPACE 3% OF 171.22 = 5.74 AC Required

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE(SF+/-)	MAXIMUM PAVED AREA SF (25%)
Area F-1	Formal	Formal Entry	12200	3050
Area F-2	Formal	Formal Entry	13480	3370
Area F-3	Formal	Courtyard	5012	1253
Area F-4	Formal	Streetscape	6000	1500
Area F-5	Formal	Streetscape	6540	1635
Area F-6	Formal	Traffic Circle	2500	625
Area F-7	Formal	Streetscape	3570	842.5
Area F-8	Formal	Streetscape	3270	817.5
Area F-9	Formal	Streetscape	3270	817.5
Area F-10	Formal	Streetscape	3570	842.5
Area F-11	Formal	Streetscape	4500	1020
Area F-12	Formal	Streetscape	5400	1350
Area F-13	Formal	Traffic Circle	2500	625
Area F-14	Formal	Streetscape	3200	800
Area F-15	Formal	Streetscape	4500	925
Area F-16	Formal	Streetscape	15600	3373
Area F-17	Formal	Streetscape	8900	2225
Area F-18	Formal	Streetscape	3960	1290
Area F-19	Formal	Streetscape	8300	2075
Area F-20	Formal	Traffic Circle	3400	850
Area F-21	Formal	Green	7980	1995
Area F-22	Formal	Courtyard	12288	3267
Area F-23	Formal	Courtyard	12330	10825
Area F-24	Formal	Oval	3565	1154
Area F-25	Formal	Courtyard	12481	382275
Area F-26	Formal	Courtyard	12305	3076.5
Area F-27	Formal	Formal Entry	11000	2750
Area F-28	Formal	Formal Entry	7440	1860
Area F-29	Formal	Formal Entry	2800	775
Area F-30	Formal	Formal Entry	2800	700
Area F-31	Formal	Courtyard	5454	13635
Area F-32	Formal	Streetscape	13000	3250
Area F-33	Formal	Streetscape	13400	3350
		Total Formal O/S Provided	+/-202870.00 SF (5.29 AC)	32.0%

LEGEND

EXISTING TREELINE
PROPOSED FORMAL OPEN SPACE
PROPOSED INFORMAL OPEN SPACE
SLOPES 14% - 19%
SLOPES >20%
BLOCK BUILDING TYPE
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE REMOVED
TRAIL

PROPOSED THOROUGHFARE DESIGNATIONS

Throughfare Type
Right of Way Width
Pavement Width
XX-XX-XX
Throughfare Types
CBV – Commercial Boulevard
CS – Commercial Street
RS – Residential Street

SITE TABULATION MATRIX NOTES:

1. The improvements depicted on this Concept Plan are designed to provide the information required by Section 3.3.3 of the Franklin Zoning Ordinance. To accommodate the mixed-use retail/office/residential character of the property, actual uses may vary from those indicated and may include those uses permitted within the relevant Planned Commercial zoning use restrictions or a mix thereof, unless by note or otherwise a particular use is prohibited or restricted from a particular portion of the property.
2. The square footages for improvements are based on availability of parking for the uses indicated without accounting for a sharing adjustment. Because parking requirements will be adjusted for shared uses and uses different from those shown in the columns above, actual permitted square footages for particular improvements shall be adjusted in accordance with the satisfaction of parking for the actual use of the improvements and the adjacent improvements, taking into account the shared parking factor resulting from the combination of such uses.
3. Individual buildings shown are schematic in concept and may be attached, combined or reconfigured in order to create larger footprints, additional and varied levels, resident buildings, or otherwise alter building placement, provided such configurations do not violate overall FAR, density, setback, or other requirements applicable to the Concept Plan.
4. Institutional/Civic uses are allowed in any zone by right.

NOT TO SCALE

BERRY FARMS REAMS FLEMING TRACT EXISTING SITE DATA TO REMAIN

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

RAMSEY SOLUTIONS

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

MATT 5:14-16, LLC.
1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS PLAN HAS BEEN DESIGNED TO MEET THE BERRY FARMS REAMS FLEMING PATTERN BOOK. CHANGES SHALL NOT BE MADE TO THE APPROVED PLAN UNLESS ALSO APPROVED BY THE BERRY FARMS REAMS FLEMING ARCHITECTURAL REVIEW COMMITTEE

COF #7295

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MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329
08.05.21

JUBAL R. FARRIS REGISTERED ENGINEER AGRICULTURE NO. 117001 STATE OF TENNESSEE
08/04/2020

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY.

Revision

No.	Date	Description
1	08.04.2020	CITY COMMENTS

OVERALL PUD LAYOUT

C2.0A

41138.02
06/25/2020

This Line Is 3 Inches When Printed Full Size

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RESUBMITTAL	7/01/21	KMR
4	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: KR
DRAWN BY: ML
CHECKED BY: KR
DATE: 05/24/21

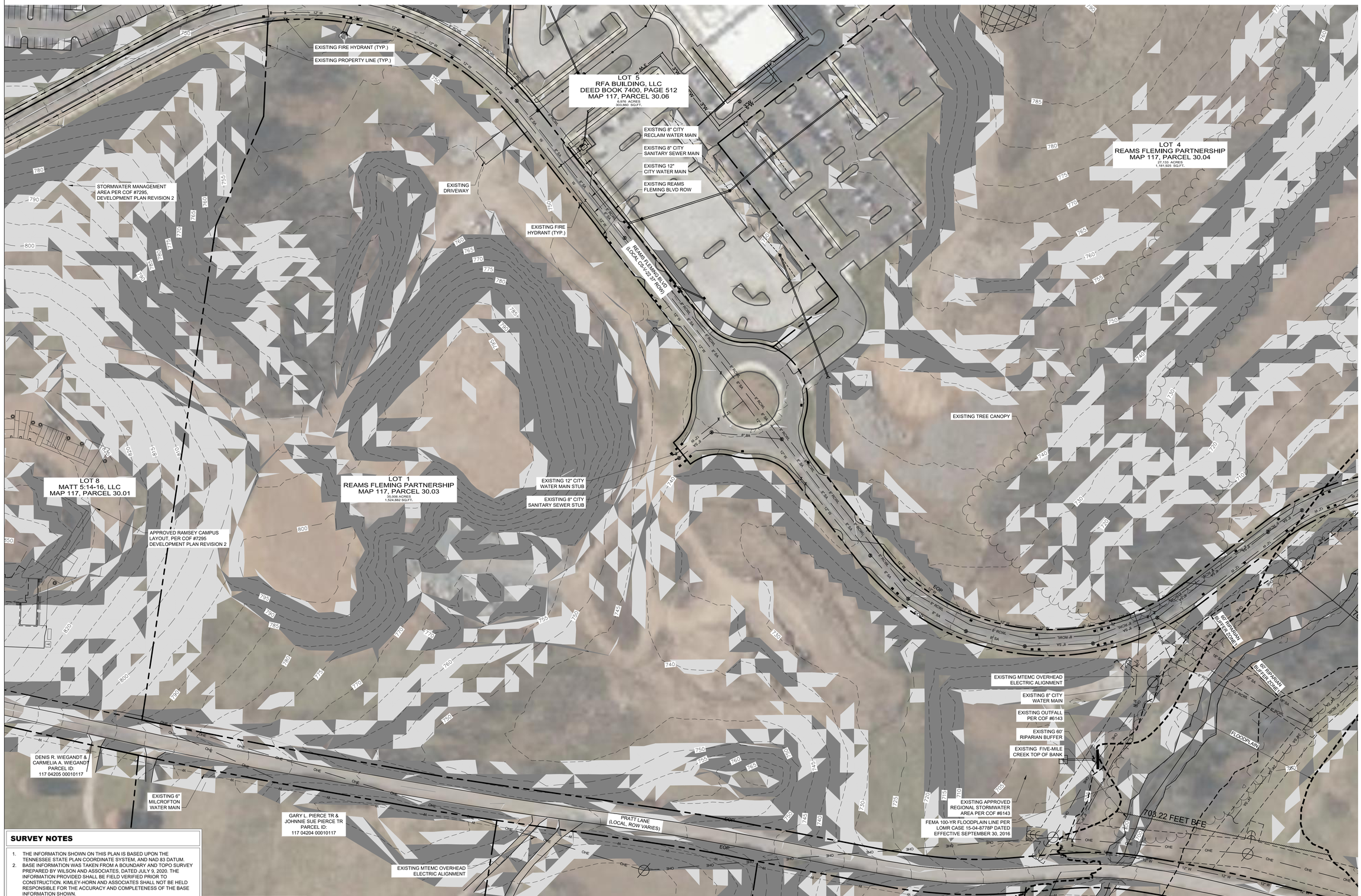
KVD PROJECT NO. 21011

DRAWING TITLE:
EXISTING OVERALL PUD PLAN

SHEET NUMBER
C0.1

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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, DATED JULY 9, 2020. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT DOES NOT PROPOSED FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355F , WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THE EXISTING FLOODPLAIN HAS BEEN REVISED

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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RYAN McMASTER
REGISTERED ENGINEER
NO. 130004
STATE OF TENNESSEE
2025-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO.
118102020

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.1

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MATCHLINE SEE SHEET C1.3

EXISTING 8" RECLAIM WATER MAIN STUB

EXISTING 8" SANITARY SEWER STUB

EXISTING 12" CITY WATER MAIN STUB

WET WEATHER CONVEYANCE PER TDEC HYDROLOGIC DETERMINATION QHP#7114

LOT 3
REAMS-FLEMING PARTNERSHIP
MAP 117, PARCEL 30.00
104.416 ACRES
4,548,381 SQ.FT.

JUNCTION BOX?

EXISTING PEYTONSVILLE ROAD ROW PER COF #6143

EXISTING 12" CITY WATER MAIN

EXISTING MTEMC OVERHEAD ALIGNMENT

EXISTING MTEMC OVERHEAD 40' EASEMENT

EXISTING FENCE (TYP.)

EXISTING TREE CANOPY

PEYTONSVILLE RD
(MAJOR COLLECTOR, ROW VARIES)

EXISTING FIRE HYDRANT (TYP.)

EXISTING 6" MILCROFTON WATER MAIN

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

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GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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STATE OF TENNESSEE
2021-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO.
118102020

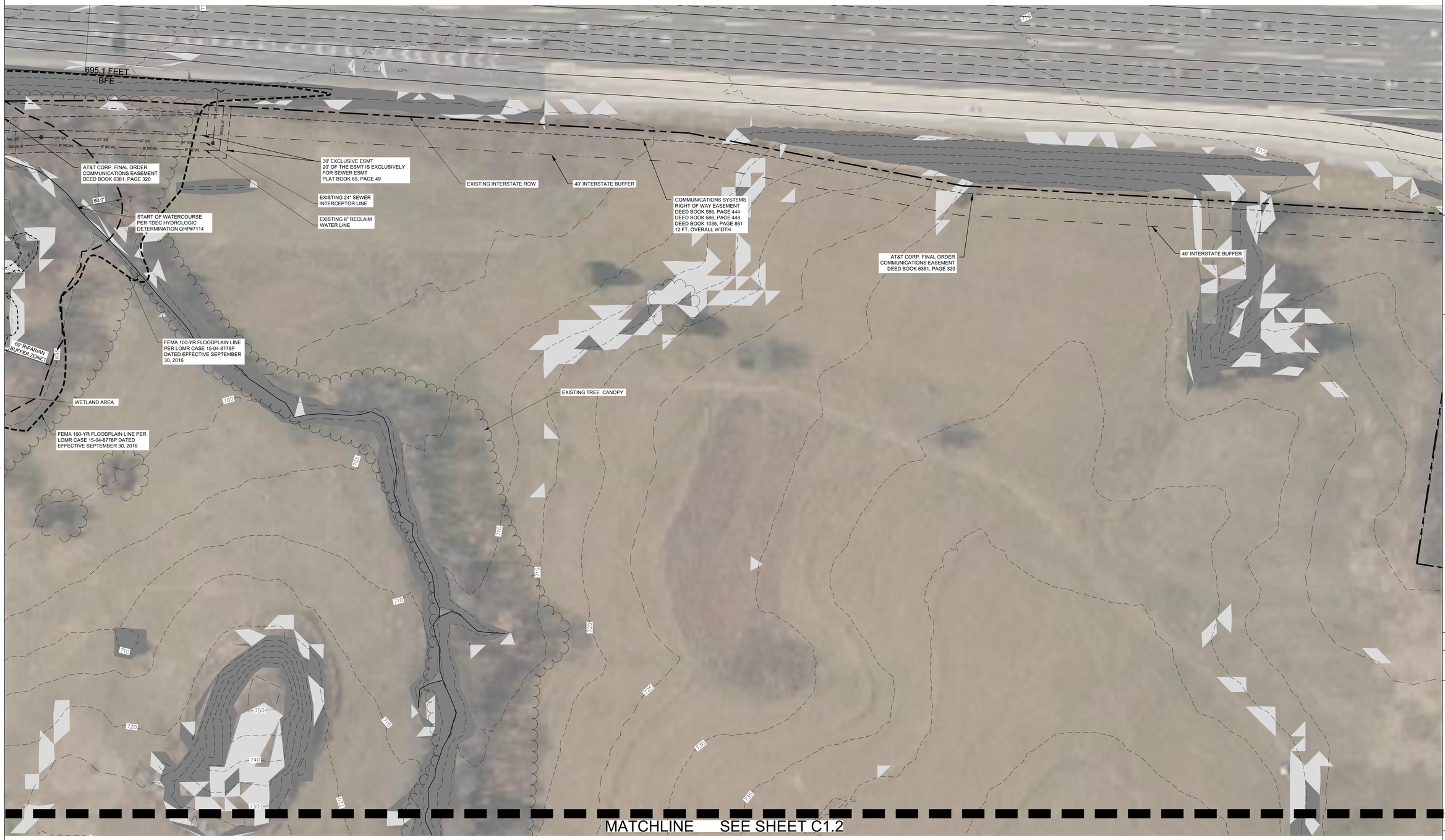
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SHEET NUMBER
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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

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GRAPHIC SCALE IN FEET
0 30 60 120

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DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO.
118102020

DRAWING TITLE:

ENLARGED EXISTING CONDITIONS

SHEET NUMBER
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LAND USE TABLE

DEVELOPMENT	APPROVAL DATE	ZONED AC	BUILDING NO.	MULTI-FAMILY UNITS	TOTAL DWELLING UNITS	LOT NO. OF BUILDABLE LOTS	LOT NO. OF OPEN SPACE LOTS	COMMERICAL OFFICE SQ. FT.	COMMERICAL RETAIL SQ. FT.	REMAINING AC
REAMS FLEMING TRACT CONCEPT PLAN	7/11/2006	238.06		400	400			1,365,100	847,600	238.06
RAMSEY SOLUTIONS HEADQUARTERS	3/9/2015	45.17	1, 2, 3, 4			100, 102, 103		650,000		192.89
LOT 5 OFFICE	8/12/2019	6.94	5			5		83,619		185.95
REVISION 3	TBD	40.47	6, 7, A-I	400	400	1, 3		300,000	74,200	145.48
REMAINING				0	0			331,481	773,400	145.48

GENERAL NOTES:

- A 12-FT. MULTI-USE PATH SHALL BE CONSTRUCTED WITH EACH SITE PLAN WITH FRONTAGE ON PEYTONSVILLE ROAD OR PRATT LANE
- 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.
- THE CURRENT PROPERTY OWNER WILL DONATE THE RIGHT-OF-WAY AND SLOPE EASEMENTS FOR THE CONNECTOR ROAD IN GENERAL COMPLIANCE WITH THE ALIGNMENT SHOWN ON THE SITE PLAN AND PLAT AT SUCH TIME THE PROJECT IS APPROVED BY THE BOARD OF MAYOR AND ALDERMEN

Berry Farms Reams Fleming Revision 3 BUILDING DATA CHART

BUILDING	RETAIL	OFFICE	RESIDENTIAL (DU)	# OF STORIES
A	15,000			1
B	6,600			1
C	18,000			1
D	22,100		60	4
E			65	4
F			50	4
G	12,500		75	4
H			70	4
I			80	4
6		200,000		8
7		100,000		4
TOTAL	74,200	300,000	400	

OPEN SPACE TAKE DOWN CHART

DEVELOPMENT	DEVELOPABLE ACREAGE	TOTAL OPEN SPACE REQUIRED: 20%	FORMAL OPEN SPACE REQUIRED: 3%	INFORMAL OPEN SPACE REQUIRED: N/A
REAMS FLEMING TRACT CONCEPT PLAN	191.22	38.24	5.74	0.00
RAMSEY SOLUTION HEADQUARTERS	45.17	9.03	1.36	0.00
REVISION 3	40.47	8.09	1.21	±2.75
REMAINING	105.58	21.12	3.17	0.00

MINIMUM OPEN SPACE REQUIREMENTS FOR NON-RESIDENTIAL

REAMS FLEMING TRACT SITE DEVELOPABLE ACREAGE: 191.22 AC 8,329,543 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 20% 38.24 AC 1,665,734 SF

FORMAL OPEN SPACE REQUIRED: 3% OF 191.22 AC = 5.74 AC REQUIRED

TOTAL FORMAL OPEN SPACE PROVIDED: 5.79 AC PROVIDED PER ORIGINAL DEVELOPMENT PLAN

REVISION 3 FORMAL OPEN SPACE

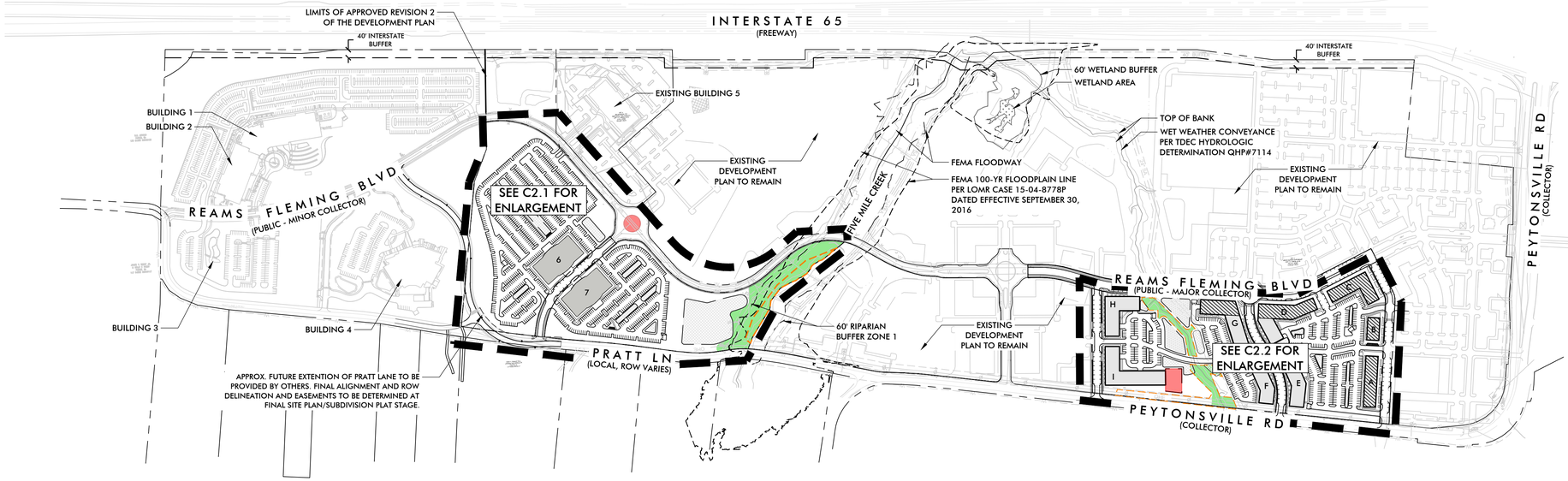
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACES SF	MAXIMUM PAVED AREA SF (25%)
F-1	FORMAL	TRAFFIC CIRCLE*	5,200	1,300
F-2	FORMAL	TRAFFIC CIRCLE*	3,400	850
F-3	FORMAL	NEIGHBORHOOD AMENITY (POOL AMENITY)	9,200	2,300
		REVISION 3 FORMAL OPEN SPACE PROVIDED	17,800 (0.41 AC)	
		RAMSEY SOLUTION HEADQUARTERS FORMAL OPEN SPACE PROVIDED (PER COF #7295)	91,477 (2.10 AC)	
		FORMAL OPEN SPACE REMAINING	142,877 (3.28 AC)	

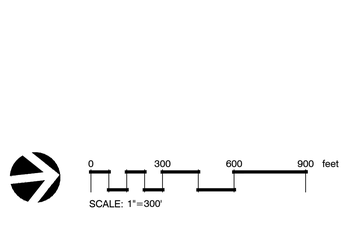
*THE INTENT OF THESE OPEN SPACE AREAS IS TO COMPLY WITH THE ORIGINAL BERRY FARMS REAMS FLEMING PUD DEVELOPMENT PLAN, COF #7295, FOR MINIMUM OPEN SPACE REQUIREMENTS. REFER TO SHEET C0.1 OF THIS APPLICATION.

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS-FLEMING
COF PROJECT NUMBER: 7571
TAX MAP: 117
GROUP: G & J
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 3 PROPOSED ACREAGE: 40.47 AC
1,762,873 SF
VESTING: XXX

REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE, RESIDENTIAL, COMMERCIAL
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 74,200 SF RETAIL | 300,000 SF OFFICE
RESIDENTIAL: 400 MULTI-FAMILY UNITS
BUILDING HEIGHTS: 4 - 8 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 8.09 AC
OPEN SPACE SF REQUIRED: 38.24 AC
TREE CANOPY RETENTION ACREAGE: 26% MIN. 0.74 AC
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES
PARKING PROVIDED, BY USE: 1,062 SPACES FOR OFFICE
608 SPACES FOR RESIDENTIAL & COMMERCIAL
HISTORIC RESOURCE TREATMENT: NO





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MICHAEL LEE VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329
08.05.21

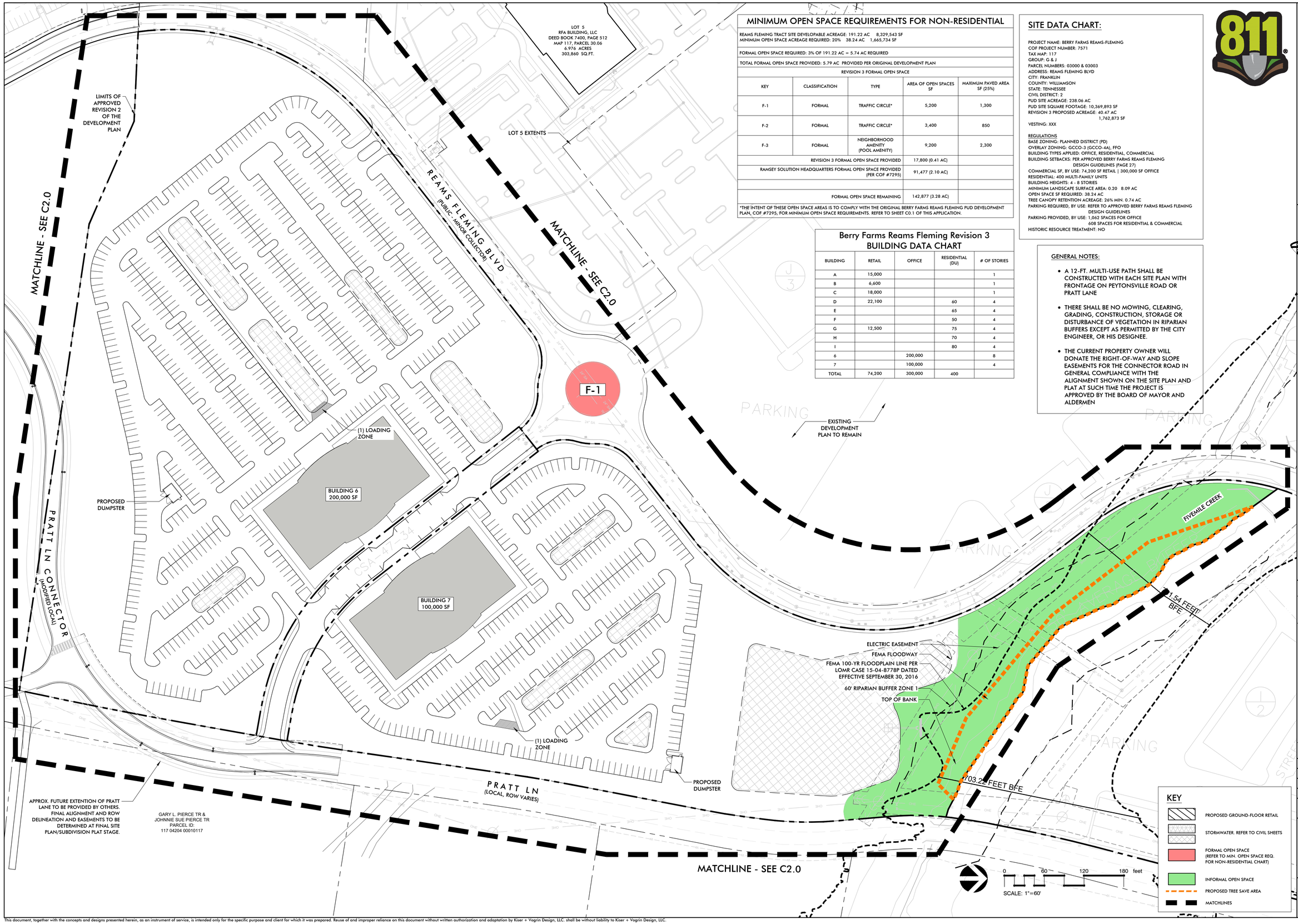
DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RESUBMITTAL	7/01/21	KMR
4	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: KR
DRAWN BY: ML
CHECKED BY: KR
DATE: 05/24/21
KVD PROJECT NO. 21011
DRAWING TITLE: DEVELOPMENT PLAN
SHEET NUMBER C2.0

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MINIMUM OPEN SPACE REQUIREMENTS FOR NON-RESIDENTIAL

REAMS FLEMING TRACT SITE DEVELOPABLE ACREAGE: 191.22 AC 8,329,543 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 20% 38.24 AC 1,665,734 SF

FORMAL OPEN SPACE REQUIRED: 3% OF 191.22 AC = 5.74 AC REQUIRED

TOTAL FORMAL OPEN SPACE PROVIDED: 5.79 AC PROVIDED PER ORIGINAL DEVELOPMENT PLAN

REVISION 3 FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACES SF	MAXIMUM PAVED AREA SF (25%)
F-1	FORMAL	TRAFFIC CIRCLE*	5,200	1,300
F-2	FORMAL	TRAFFIC CIRCLE*	3,400	850
F-3	FORMAL	NEIGHBORHOOD AMENITY (POOL AMENITY)	9,200	2,300
REVISION 3 FORMAL OPEN SPACE PROVIDED			17,800 (0.41 AC)	
RAMSEY SOLUTION HEADQUARTERS FORMAL OPEN SPACE PROVIDED (PER COF #7295)			91,477 (2.10 AC)	
FORMAL OPEN SPACE REMAINING			142,877 (3.28 AC)	

*THE INTENT OF THESE OPEN SPACE AREAS IS TO COMPLY WITH THE ORIGINAL BERRY FARMS REAMS FLEMING PUD DEVELOPMENT PLAN, COF #7295, FOR MINIMUM OPEN SPACE REQUIREMENTS. REFER TO SHEET C0.1 OF THIS APPLICATION.

Berry Farms Reams Fleming Revision 3 BUILDING DATA CHART

BUILDING	RETAIL	OFFICE	RESIDENTIAL (DU)	# OF STORIES
A	15,000			1
B	6,600			1
C	18,000			1
D	22,100		60	4
E			65	4
F			50	4
G	12,500		75	4
H			70	4
I			80	4
6		200,000		8
7		100,000		4
TOTAL	74,200	300,000	400	

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS-FLEMING
COF PROJECT NUMBER: 7571
TAX MAP: 117
GROUP: G & I
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 3 PROPOSED ACREAGE: 40.47 AC
1,762,873 SF

VESTING: XXX

REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE, RESIDENTIAL, COMMERCIAL
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 74,200 SF RETAIL | 300,000 SF OFFICE
RESIDENTIAL: 400 MULTI-FAMILY UNITS
BUILDING HEIGHTS: 4 - 8 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 8.09 AC
OPEN SPACE SF REQUIRED: 38.24 AC
TREE CANOPY RETENTION ACREAGE: 26% MIN. 0.74 AC
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES
PARKING PROVIDED, BY USE: 1,062 SPACES FOR OFFICE
608 SPACES FOR RESIDENTIAL & COMMERCIAL
HISTORIC RESOURCE TREATMENT: NO

GENERAL NOTES:

- A 12-FT. MULTI-USE PATH SHALL BE CONSTRUCTED WITH EACH SITE PLAN WITH FRONTAGE ON PEYTONSVILLE ROAD OR PRATT LANE
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
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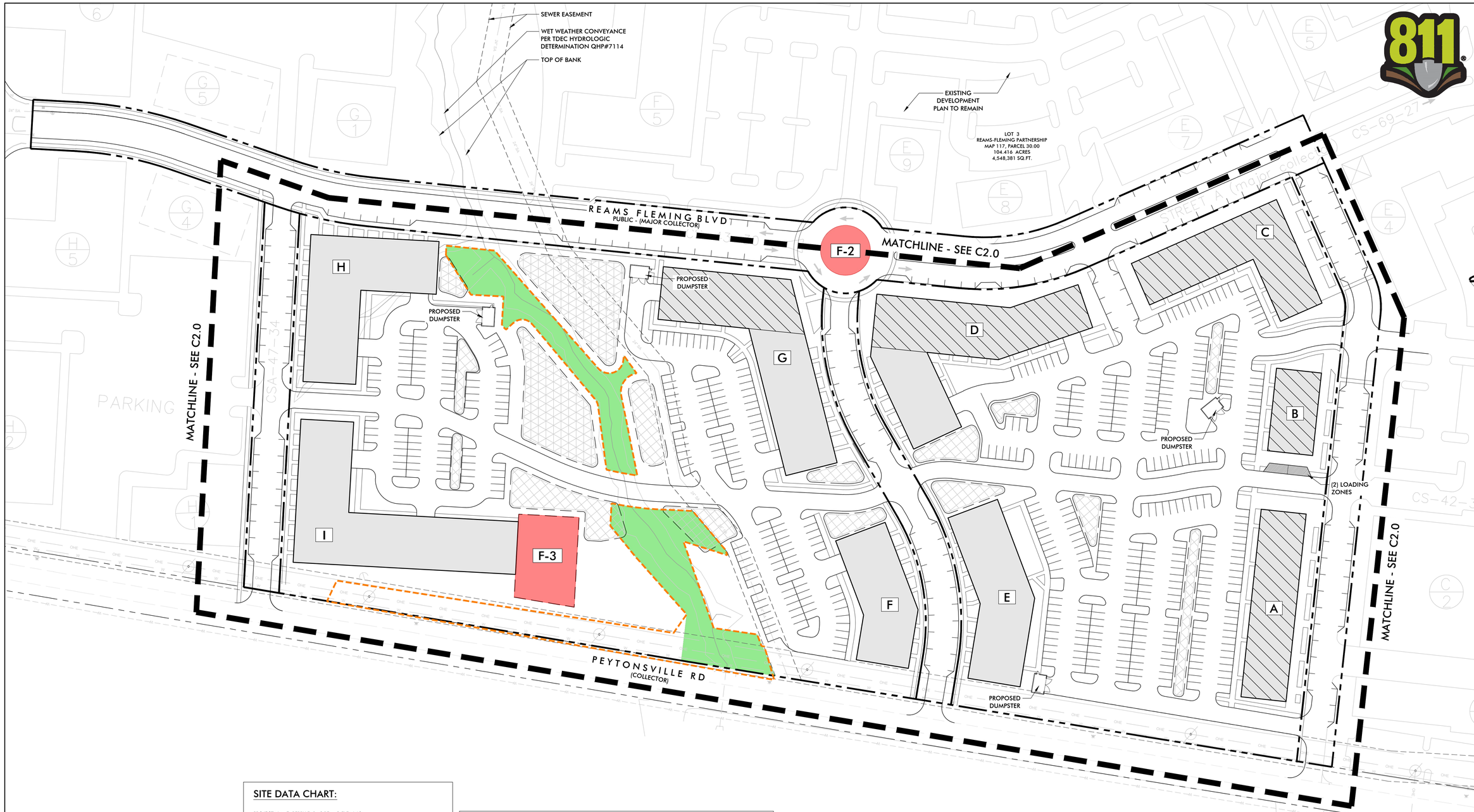
MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 629
LANDSCAPE ARCHITECT
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD
SUBDIVISION,
DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RESUBMITTAL	7/01/21	KMR
4	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY: KR
DRAWN BY: ML
CHECKED BY: KR
DATE: 05/24/21
KVD PROJECT NO. 21011
DRAWING TITLE: ENLARGED DEVELOPMENT PLAN
SHEET NUMBER C2.1

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0 60 120 180 feet
SCALE: 1"=60'

KEY

- PROPOSED GROUND-FLOOR RETAIL
- STORMWATER. REFER TO CIVIL SHEETS
- FORMAL OPEN SPACE (REFER TO MIN. OPEN SPACE REQ. FOR NON-RESIDENTIAL CHART)
- INFORMAL OPEN SPACE
- PROPOSED TREE SAVE AREA
- MATCHLINES

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MICHAEL LEE VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 629
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY: KR
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KVD PROJECT NO. 21011
DRAWING TITLE: ENLARGED DEVELOPMENT PLAN
SHEET NUMBER C2.2

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RIPARIAN BUFFER NOTE

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STREAM BUFFER BOUNDARY NOTE

STREAM BUFFER BOUNDARY SIGNS EVERY 150' ALONG THE STREAM BUFFER ON NORHT SIDE OF THE CREEK. SIGNS TO BE PROVIDED BY THE CITY OF FRANKLIN.

STORMWATER NOTE

ALL SUBSEQUENT SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2016 BMP STORMWATER MANUAL AND GUIDELINES.

WATER QUALITY BMP NOTE

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

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2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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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. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

THIS PLAN PROPOSES REGIONAL DETENTION TO MEET THE CITY OF FRANKLIN STORMWATER ORDINANCE AS IT APPLIES TO WATER QUANTITY REQUIREMENTS. THE DEVELOPMENT WILL USE A SYSTEM OF DETENTION PONDS TO ATTENUATE PEAK FLOWS FOR THE 2-100 YR DESIGN STORM EVENTS TO ENSURE THAT POST-DEVELOPMENT PEAK FLOWS ARE LESS THAN PRE-DEVELOPMENT PEAK FLOWS.

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LOT 1
RFA BUILDING, LLC
DEED BOOK 7400, PAGE 512
MAP 117, PARCEL 30.06
6.876 ACRES
303,860 SF±/-

REAMS FLEMING BLVD.
(LOCAL CUV-2 37' ROW)

LOT 8
MATT 5:14-15, LLC
MAP 117, PARCEL 15.01

LOT 1
REAMS FLEMING PARTNERSHIP
MAP 117, PARCEL 30.03
1.53 ACRES +/-

DENIS R. WIEGANDT &
CARMELA A. WIEGANDT
PARCEL ID:
117.04205 00010117

GARY L. PIERCE TR &
JOHNNIE PIERCE TR
PARCEL ID:
117.04204 00010117

PRATT LANE
(LOCAL ROW VARIES)

FFE
758.00

FFE
756.00

BIO 1A
BIO 1B
BIO 1C
BIO 1D
BIO 1E
BIO 1F
BIO 1G
BIO 1H
BIO 1I
BIO 1K

GREEN INFRASTRUCTURE EASEMENT (TYP.)

APPROXIMATE FUTURE EXTENSION OF PRATT LANE TO BE PROVIDED BY OTHERS. FINAL ALIGNMENT AND ROW DELINEATION AND EASEMENTS TO BE DETERMINED AND DEDICATED AT FINAL SITE PLAN/SUBDIVISION PLAT STAGE

PROPOSED PRATT LANE
CONNECTOR ALIGNMENT AND
ELEVATIONS PROVIDED BY OTHERS

EXISTING
FLOODPLAIN

60' ZONE 2 RIPARIAN
BUFFER

DETENTION AREA #2

OUTFALL 1

EXISTING APPROVED
REGIONAL STORMWATER
AREA PER COF #6143

708.22 FEET BFE

MTEMC RIGHT OF WAY EASE
40' WIDTH (20' FROM CENTER
DEED BOOK 7154 PAG

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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KVD KISER VOGRIN DESIGN

BRYAN McMASTER
REGISTERED ENGINEER
AGREEMENT NO. 120041
COMMERCE
STATE OF TENNESSEE
2021-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3

FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO.
118102020

DRAWING TITLE:

ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.1

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GRAPHIC SCALE IN FEET
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RYAN McMASTER
REGISTERED ENGINEER
AGENT OF RECORD
COMMERCE
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STATE OF TENNESSEE
2021-08-05

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NO.	REVISIONS	DATE	BY

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CHECKED BY:	MMc
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SHEET NUMBER
C3.2

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FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

SIGHT DISTANCE NOTE

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AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

FDC LOCATIONS NOTE

FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) BUILDING MAIN ENTRY
- (G) PROPOSED ROW

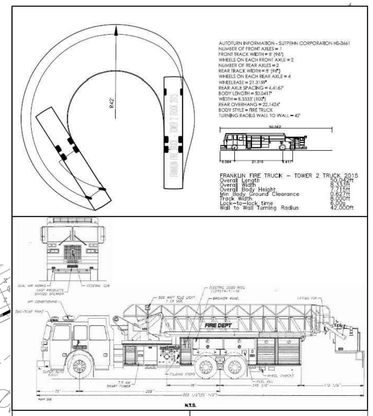
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APPROXIMATE FUTURE EXTENSION OF PRATT LANE TO BE PROVIDED BY OTHERS. FINAL ALIGNMENT AND ROW DELINEATION AND EASEMENTS TO BE DETERMINED AND DEDICATED AT FINAL SITE PLAN/SUBDIVISION PLAT STAGE



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RYAN McMASTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120204
STATE OF TENNESSEE
2021-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO. 118102020

DRAWING TITLE:

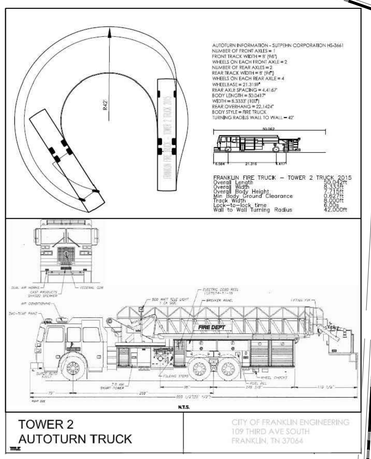
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER

C4.1

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FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

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F	BUILDING MAIN ENTRY
G	PROPOSED ROW

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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RYAN McMASTER
REGISTERED ENGINEER
No. 120004
STATE OF TENNESSEE
2022-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB. DEVELOPMENT PLAN REVISION 3

FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMc
DATE: 08/05/2021

KHA PROJECT NO. 118102020

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.2

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ROW & ACCESS GENERAL NOTES

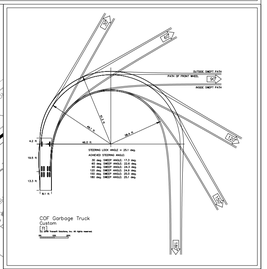
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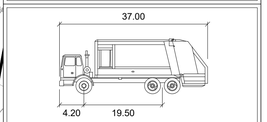
SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

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COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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STATE OF TENNESSEE
2025-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO. 118102020

DRAWING TITLE:
ENLARGED ROW & SOLID WASTE ACCESS PLAN

SHEET NUMBER
C4.3

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ROW & ACCESS GENERAL NOTES

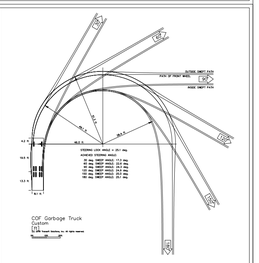
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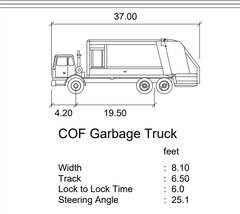
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GRAPHIC SCALE IN FEET
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DATE: 08/05/2021

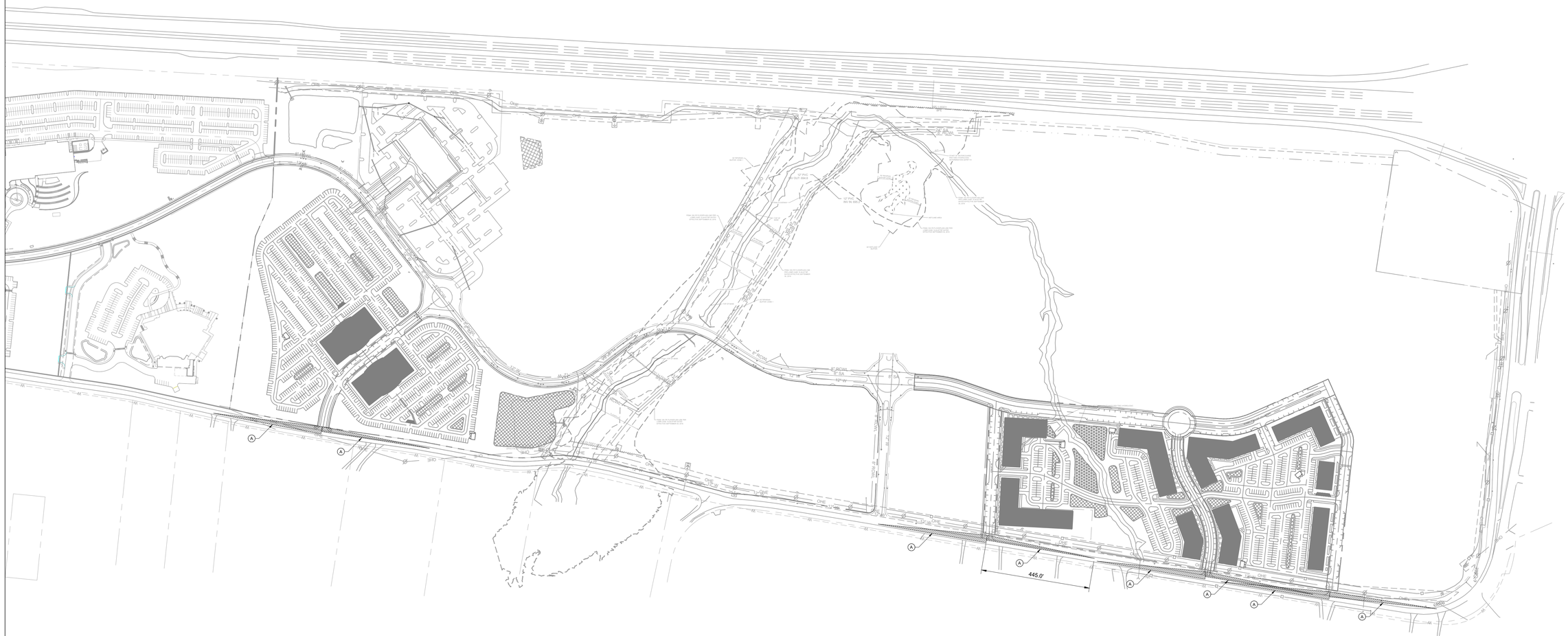
KHA PROJECT NO. 118102020

DRAWING TITLE:
ENLARGED ROW & SOLID WASTE ACCESS PLAN

SHEET NUMBER
C4.4

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SIGHT DISTANCE NOTE

AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

SIGHT DISTANCE TRIANGLE NOTE

DESIGN SPEED IS 40-MPH FOR PRATT LANE AND PEYTONSVILLE ROAD

KEYNOTE LEGEND

(A) PROPOSED SIGHT DISTANCE TRIANGLE

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

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BRYAN McMASTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 130004
STATE OF TENNESSEE
2021-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

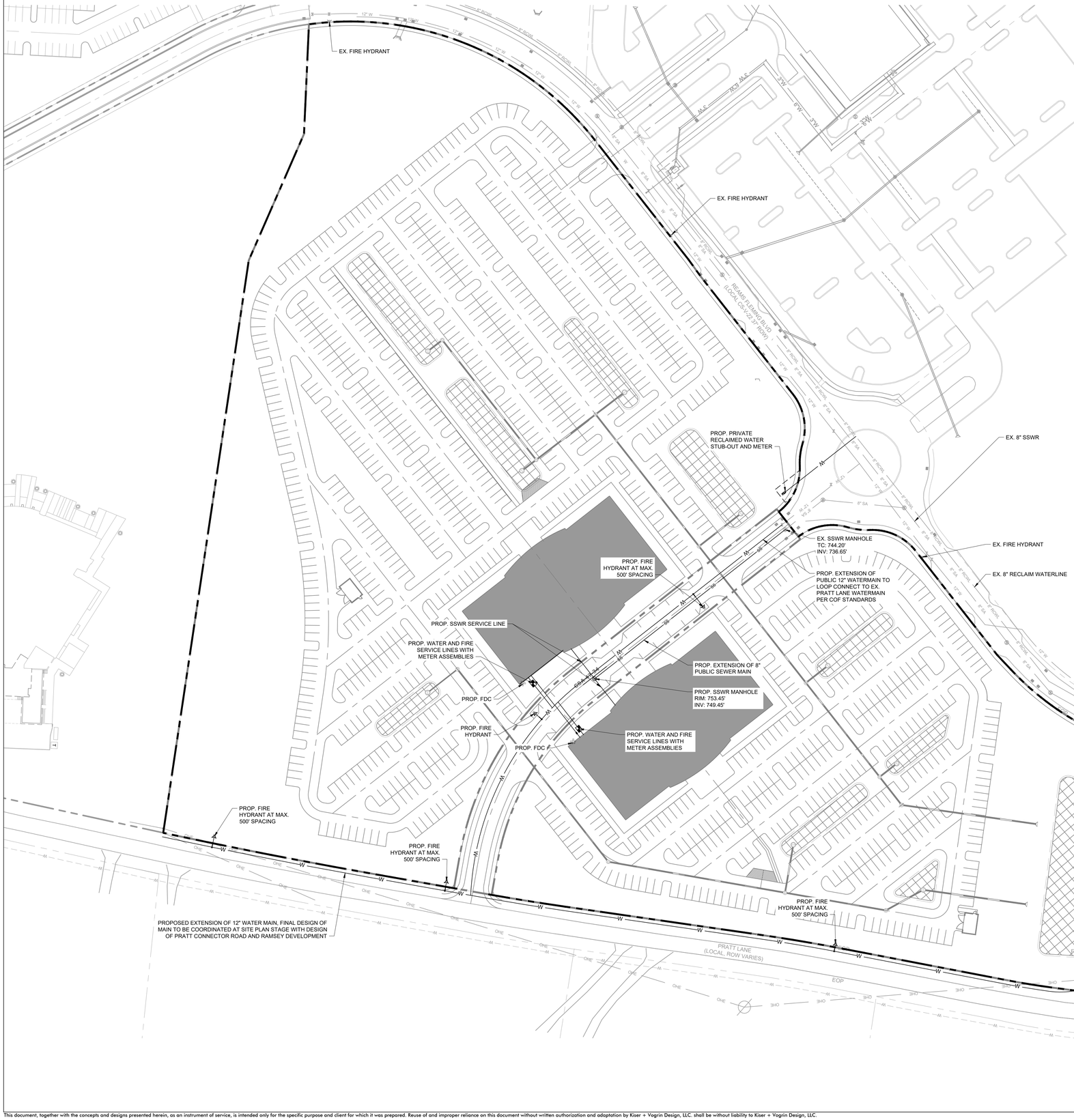
KHA PROJECT NO.
118102020

DRAWING TITLE:
OVERALL SIGHT DISTANCE PLAN

SHEET NUMBER
C4.5

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UTILITY NOTES

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2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
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   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.
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6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE FLOW NOTE

MINIMUM FIRE PROTECTION MUST BE PROVIDED PRIOR TO APPROVED SITE PLANS.

Berry Farms Reams Fleming Revision 3
BUILDING DATA CHART

BUILDING	RETAIL	OFFICE	RESIDENTIAL (DU)	# OF STORIES
A	15,000			1
B	6,600			1
C	18,000			1
D	22,100		60	4
E			65	4
F			50	4
G	12,500		75	4
H			70	4
I			80	4
6		200,000		8
7		100,000		4
TOTAL	74,200	300,000	400	

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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BRYAN McMASTER
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AGREEMENT NO. 109004
STATE OF TENNESSEE
2021-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

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DRAWN BY:	WGH
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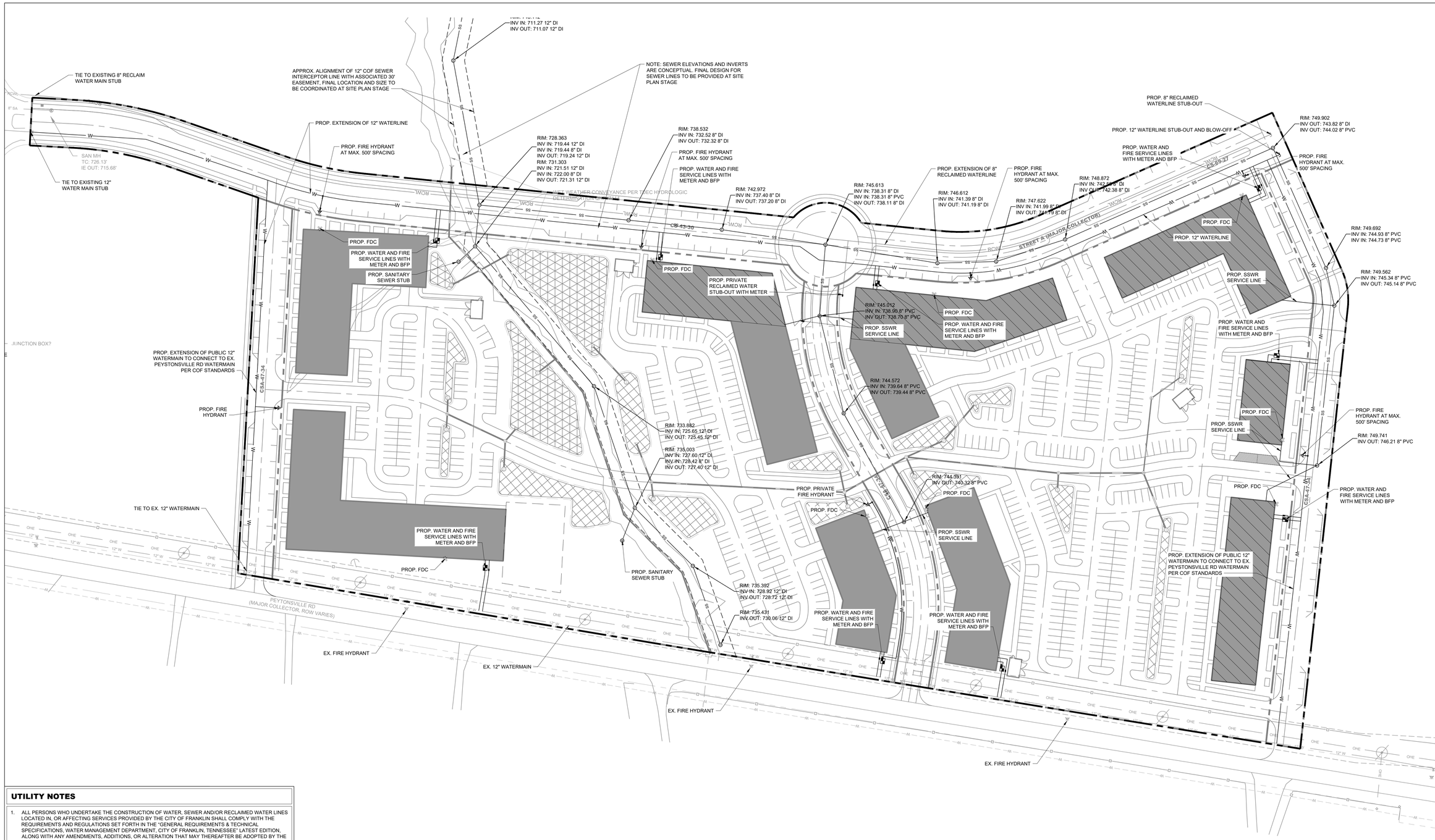
KHA PROJECT NO.
118102020

DRAWING TITLE:
ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1

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Berry Farms Reams Fleming Revision 3
BUILDING DATA CHART

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C	18,000			1
D	22,100		60	4
E			65	4
F			50	4
G	12,500		75	4
H			70	4
I			80	4
6		200,000		8
7		100,000		4
TOTAL	74,200	300,000	400	

FIRE FLOW NOTE

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GRAPHIC SCALE IN FEET
0 30 60 120

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RYAN McMASTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 130004
STATE OF TENNESSEE
2025-08-05

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMc
DATE:	08/05/2021

KHA PROJECT NO. 118102020

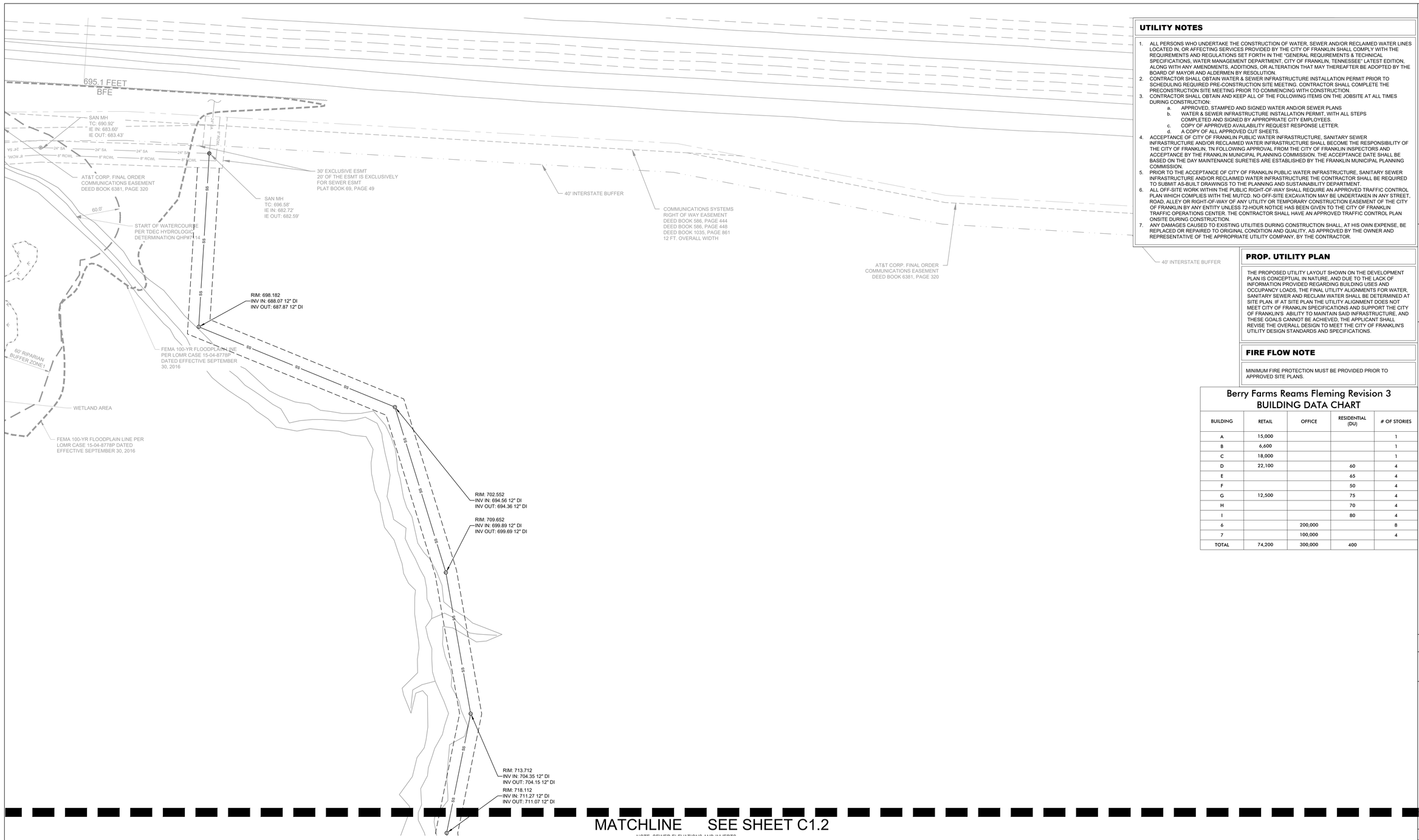
DRAWING TITLE:

ENLARGED UTILITY PLAN

SHEET NUMBER
C5.2

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GRAPHIC SCALE IN FEET
0 30 60 120

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AGREEMENT NO.
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120004
STATE OF TENNESSEE
2025-08-05

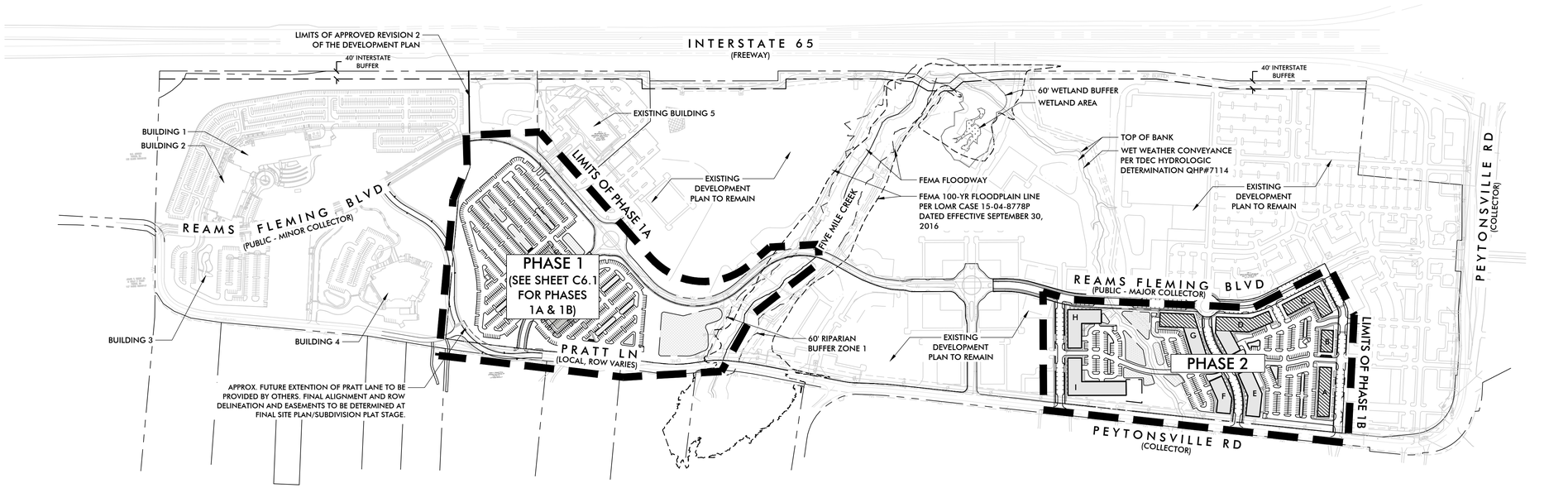
DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUB.
DEVELOPMENT PLAN REVISION 3
FRANKLIN PROJECT #7571
1011 REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMc
DATE: 08/05/2021
KHA PROJECT NO. 118102020
DRAWING TITLE: ENLARGED UTILITY PLAN
SHEET NUMBER **C5.3**

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MARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 623
LANDSCAPE ARCHITECT
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD
SUBDIVISION REVISION,
DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RESUBMITTAL	7/01/21	KMR
4	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY:	KR
DRAWN BY:	ML
CHECKED BY:	KR
DATE:	05/24/21

KVD PROJECT NO.
21011

DRAWING TITLE:

PHASING
PLAN

SHEET NUMBER

C6.0

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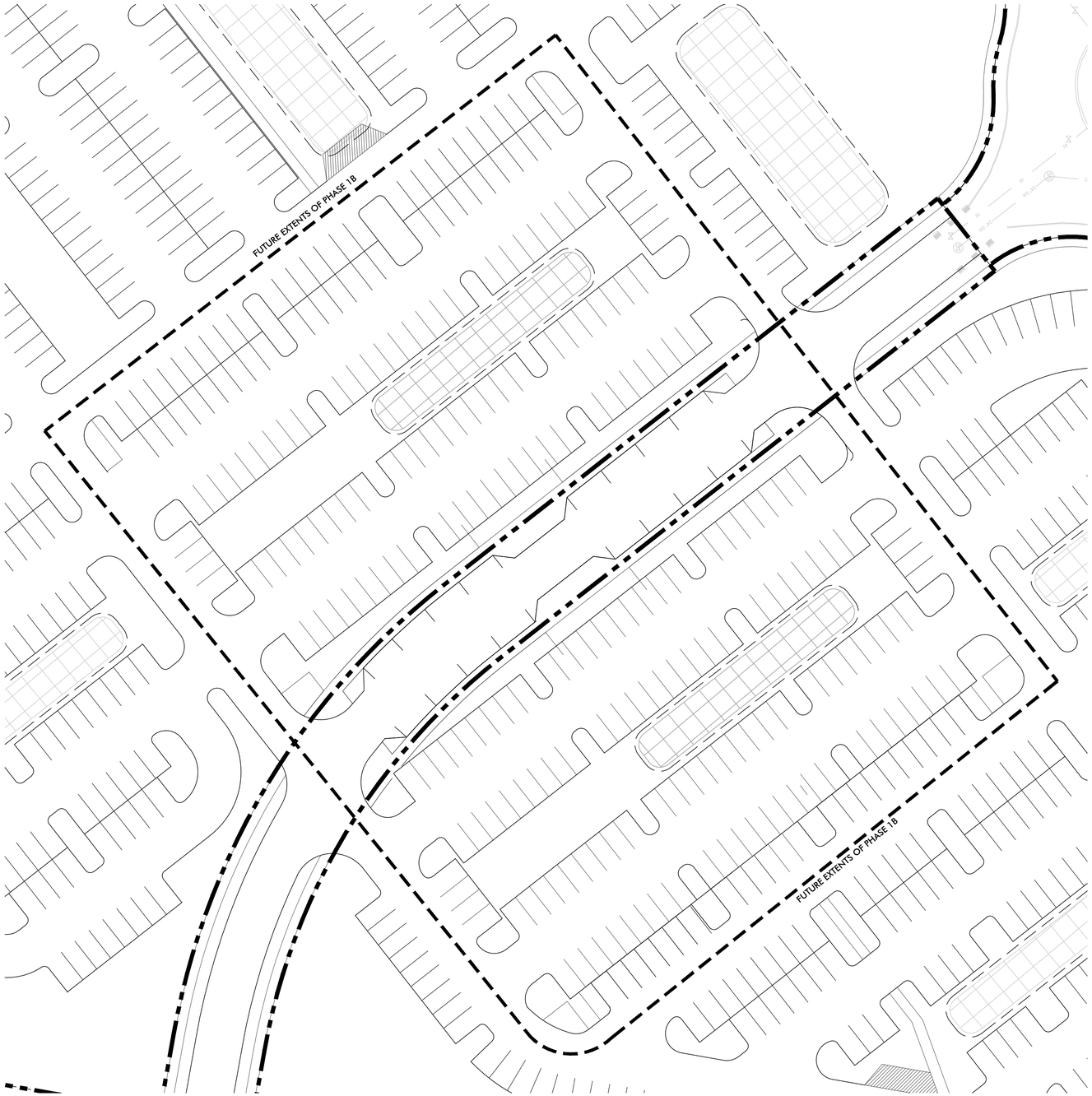
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PHASE 1A- PROPOSED PARKING ONLY

SEE SHEET C6.0 FOR LIMITS OF PHASE 1A

0 30 60 90 feet

SCALE: 1"=30'



PHASE 1B- PROPOSED OFFICE BUILDINGS

0 60 120 180 feet

SCALE: 1"=60'



811

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MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 624
LANDSCAPE ARCHITECT
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

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DESIGNED BY:	KR
DRAWN BY:	ML
CHECKED BY:	KR
DATE:	05/24/21

KVD PROJECT NO.
21011

DRAWING TITLE:

PHASE
1 PLAN

SHEET NUMBER

C6.1

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COF # 7571



TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LANDSCAPE DATA

SITE ACREAGE:	40.47 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	PD - PLANNED DISTRICT GCCO-3 (GCCO-4A) - GOOSE CREEK CHARACTER AREA OVERLAY FFO - FLOOD FRINGE OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (8.09 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (0.74 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	63% (1.75 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	REFER TO COF #7304
PROPOSED TREE SAVE AREA:	1.75 AC

811

KEY

- APPROXIMATE EXISTING TREE CANOPY TO REMAIN 1.75 AC (76,100 SQ. FT.)
- EXISTING TREE CANOPY TO BE REMOVED PER APPROVED MASS GRADING APPLICATION COF #7304
- PROPOSED EXISTING TREE CANOPY TO BE REMOVED 1.03 AC (44,900 SQ. FT.)
- X ≥ 24" TREE REMOVAL (REFER TO COF #7304 UNDER TREE REMOVAL KEY)

0 60 120 180 feet

SCALE: 1"=60'

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main 615.564.2701
www.kimley-horn.com

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KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
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www.kiservogrin.com

MICHAEL LEE VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RESUBMITTAL	7/01/21	KMR
4	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY:	KR
DRAWN BY:	ML
CHECKED BY:	KR
DATE:	05/24/21

KVD PROJECT NO. 21011

DRAWING TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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SEWER EASEMENT

WET WEATHER CONVEYANCE PER TDEC HYDROLOGIC DETERMINATION QHP#7114

TOP OF BANK

EXISTING DEVELOPMENT PLAN TO REMAIN

REAMS FLEMING BLVD
PUBLIC - (MAJOR COLLECTOR)

0.34 AC

1.03 AC

0.92 AC

EXISTING CANOPY TREES TO BE REMOVED PER APPROVED MASS GRADING APPLICATION COF#7304

PEYTONSVILLE RD
(COLLECTOR)

GOOGLE EARTH
PRO AERIAL PHOTO
04-26-2020

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LANDSCAPE DATA

SITE ACREAGE:	40.47 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	PD - PLANNED DISTRICT GCCO-3 (GCCO-4A) - GOOSE CREEK CHARACTER AREA OVERLAY FFO - FLOOD FRINGE OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (8.09 AC)
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PROPOSED TREE SAVE AREA:	1.75 AC

811

KEY

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0 60 120 180 feet

SCALE: 1"=60'

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MICHAEL LEE VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

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4	COF RESUBMITTAL	8/05/21	KMR

DESIGNED BY:	KR
DRAWN BY:	ML
CHECKED BY:	KR
DATE:	05/24/21

KVD PROJECT NO. 21011

DRAWING TITLE:

TREE PRESERVATION PLAN

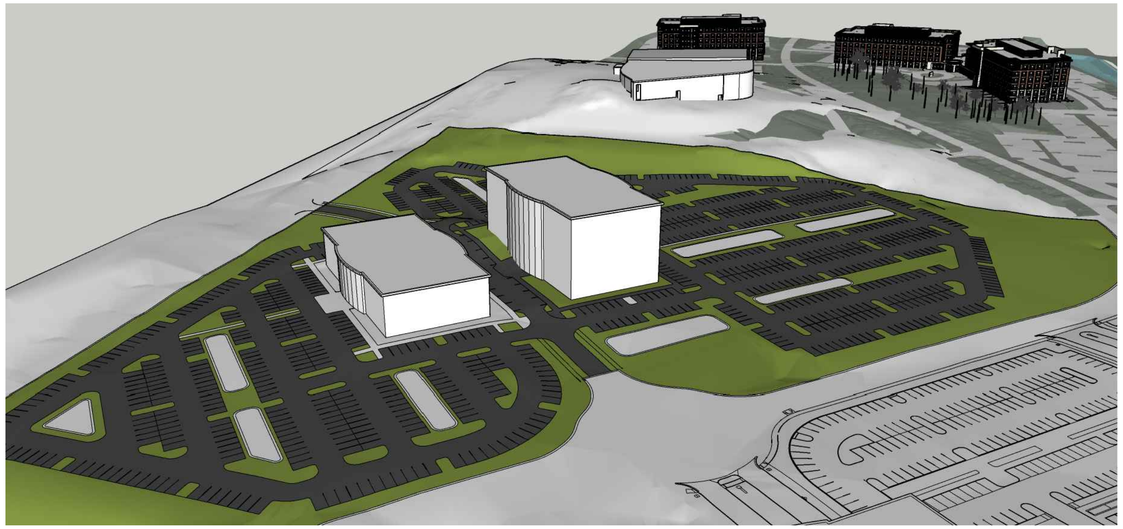
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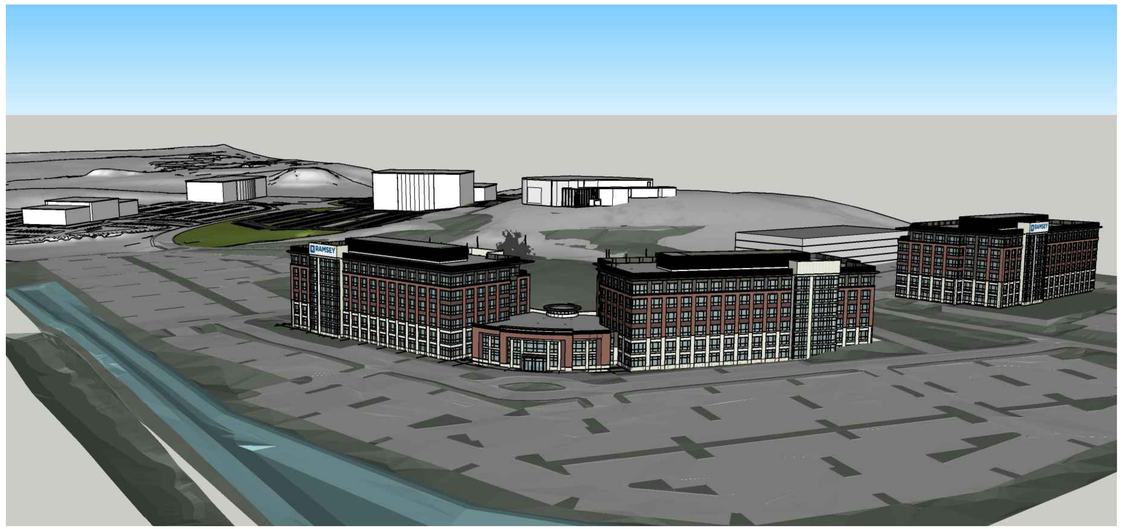
COF # 7571



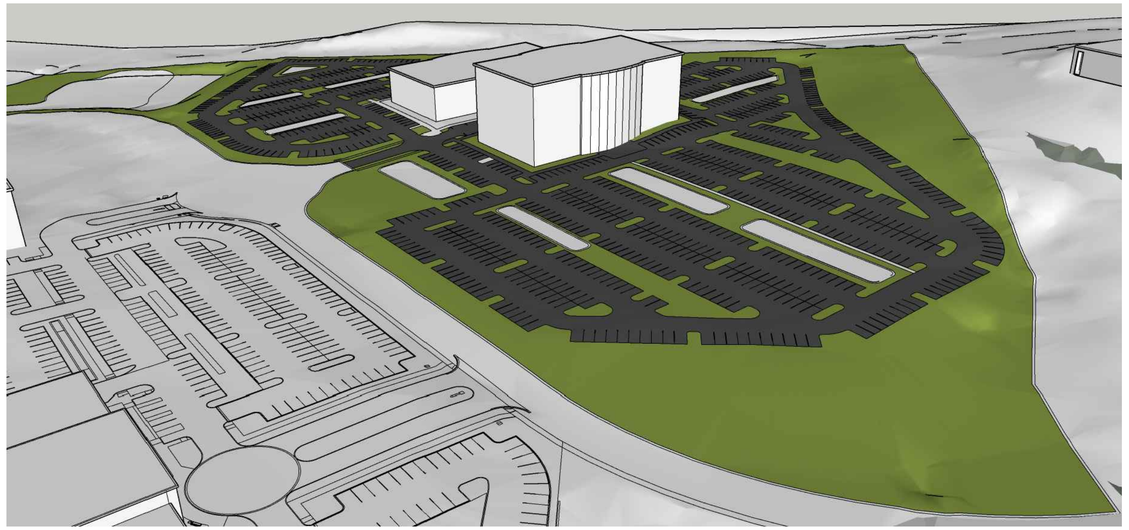
AERIAL VIEW: LOOKING SOUTH TOWARD RAMSEY BUILDING



AERIAL VIEW: LOOKING SOUTHWEST



AERIAL VIEW: LOOKING NORTHEAST FROM RAMSEY BUILDING



AERIAL VIEW: LOOKING EAST FROM AETNA BUILDING (EXISTING)

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MICHAEL LEE VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 629
08.05.21

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD
SUBDIVISION,
DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY:	KR
DRAWN BY:	ML
CHECKED BY:	KR
DATE:	05/24/21

KVD PROJECT NO.
21011

DRAWING TITLE:

ARCHITECTURAL MASSINGS

SHEET NUMBER

A1.0

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City of Franklin

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

File #: 21-02352

DATE: August 10, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

4309 S. Carothers Road Subdivision, Site Plan, Constructing A 6,000 Square Foot Retail Building, A 9,500 Square Foot Daycare Building, And A 3,888 Square Foot Convenience Store, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7541
Applicant: Manish Patel, Lockwood Joint Venture
Owner: Ira Blonder

BACKGROUND/STAFF COMMENTS:
This site plan proposes the construction of three buildings and a gas pump station canopy, at the intersection of S. Carothers Road and Carothers Parkway. There is a proposed 6,000 square foot retail building, a 9,500 square foot daycare building, and a 3,888 square foot convenience store. The zoning is Neighborhood Commercial (NC) District and all the proposed uses are allowed within the zoning. The proposed site plan is being placed on this agenda in accordance with Chapter 20.12.2 C1 and C9. This chapter and section state that site plans shall be submitted for approval by the FMPC if the application includes several different features and two of them are inlcuded on the proposed site plan; a buffer per Section 12.7, Buffer and a gas station.

In addition, the applicant requested a variance to reduce the transitional buffer on the northeast entrance to the site from 25' to 11' in order to align the entrance to the site with Carothers Paraway. The variance request was approved by BZA on April 1, 2021.

PROCEDURAL REQUIREMENTS:

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

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

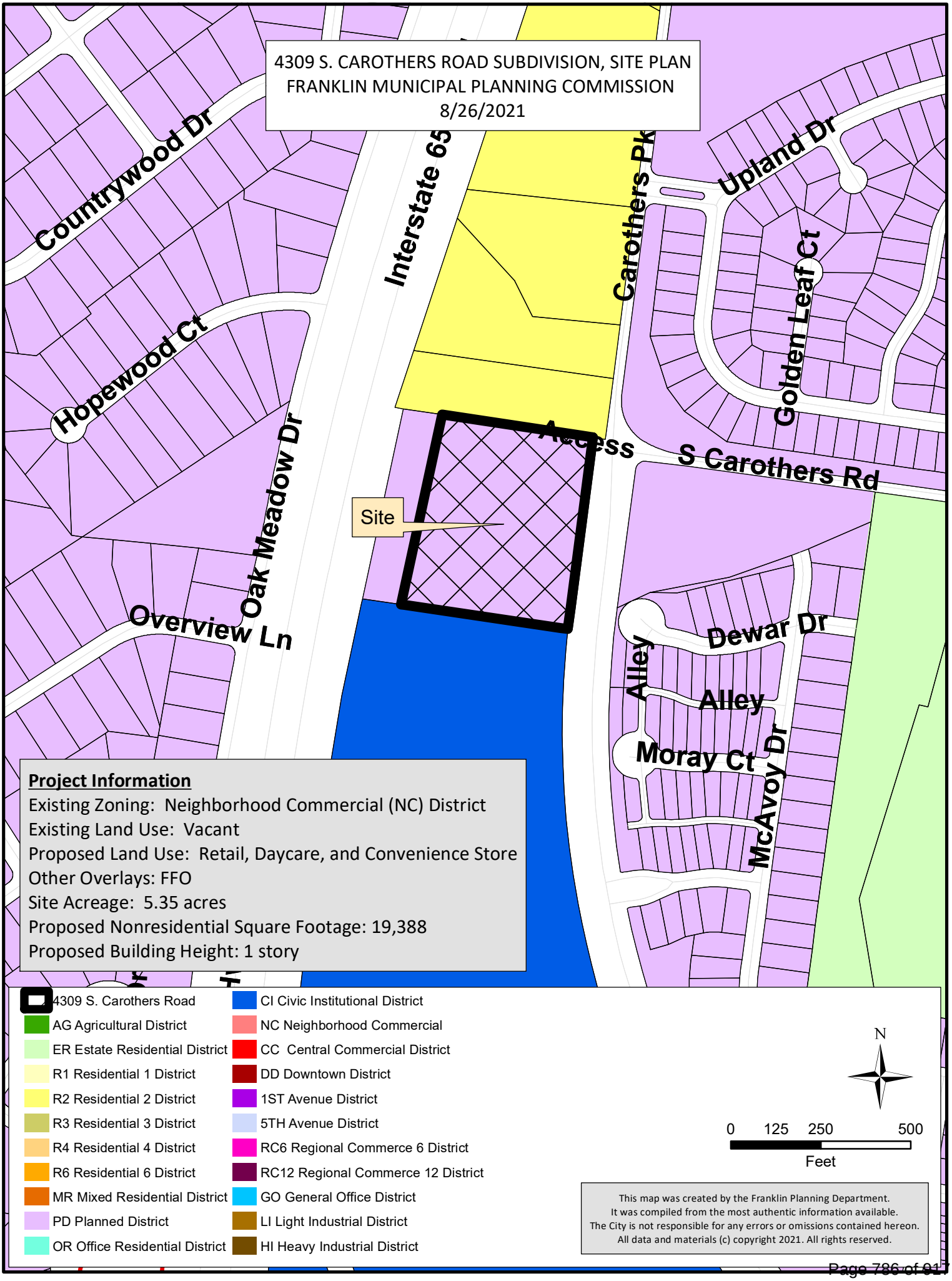
The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve, with conditions, the 4309 S. Carothers Road Subdivision, Site Plan. The conditions of approval are attached to this staff report.


4309 S. CAROTHERS ROAD SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Countrywood Dr
Interstate 65
Carothers Pk
Upland Dr
Golden Leaf Ct
Hopewood Ct
Oak Meadow Dr
Access
S Carothers Rd
Site
Overview Ln
Dewar Dr
Alley
Alley
Moray Ct
McAvoy Dr
Project Information
Existing Zoning: Neighborhood Commercial (NC) District
Existing Land Use: Vacant
Proposed Land Use: Retail, Daycare, and Convenience Store
Other Overlays: FFO
Site Acreage: 5.35 acres
Proposed Nonresidential Square Footage: 19,388
Proposed Building Height: 1 story
4309 S. Carothers Road
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
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7541

CONDITIONS OF APPROVAL:

Open Issues: 28 These issues are currently being filtered

Engineering - Checklist

General Issues

24. Streets

kevin.long@franklintn.gov ***(This is an advisory comment and 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.)***

Improvements to Carothers Parkway required as part of the recommendations from the Traffic Impact Analysis shall be submitted as a separate offsite plan set. **The offsite plans shall be submitted and approved prior to the first grading permit for this site.** These plans shall include the turn lanes and traffic signal design. Design elements shall meet storage requirements determined as part of the TIA report and design standards as appropriate based on current AASHTO, TDOT, and COF standards. Additionally, **all offsite improvements shall be completed and accepted by the City prior to the first Certificate of Occupancy for the site.**
[Edited By Kevin Long]

kevin.long@franklintn.gov ***(This is an advisory comment and 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.)***

Improvements to Carothers Parkway required as part of the recommendations from the Traffic Impact Analysis shall be submitted as a separate offsite plan set. **The offsite plans shall be submitted and approved prior to the first grading permit for this site.** These plans shall include the turn lanes and traffic signal design. Design elements shall meet storage requirements determined as part of the TIA report and design standards as appropriate based on current AASHTO, TDOT, and COF standards. Additionally, **all offsite improvements shall be completed and accepted by the City prior to the first Certificate of Occupancy for the site.**

Engineering - Site Plan Checklist

General Issues

2. Final Plat

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

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded.

18. Off-Site Easements

joe.marlo@franklintn.gov *This comment has been changed to before Grading Permit, per a conversation with the Applicant on 8/5/21.*

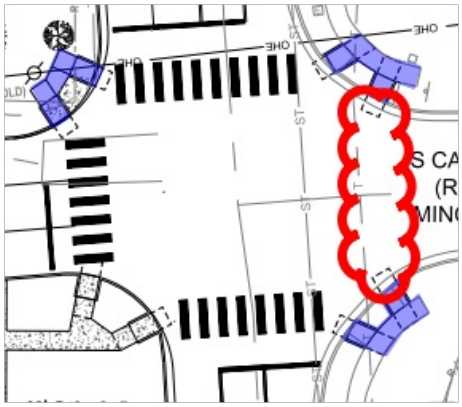
Prior to issuance of any Grading Permit, Applicant shall provide documentation that all off-site easements and right-of-way necessary for construction/functionality of the project site have been obtained.

48. Pedestrian Facilities

joe.marlo@franklintn.gov *Separate curb ramps and crosswalks shown (thank you).*

For clarity, Applicant shall hatch the proposed curb ramps shaded below to match the hatching shown at other proposed concrete flatwork.

Applicant shall show a crosswalk at the location clouded below.



70. Existing Conditions

joe.marlo@franklintn.gov *Existing grades appear to have inadvertently been removed from some sheets.*

Applicant shall show existing grade contours and labels on C3.2 and C3.5A

111. Owner Notification of Off-Site Work

joe.marlo@franklintn.gov The proposed site plan indicates off-site work to be performed on adjacent properties.

Prior to One Stop approval, Applicant shall provide documentation that the adjacent property owner(s) have been notified of the proposed work on their properties, including the properties to the north and to the east.

138. V. Site Permits

amanda.ray@franklintn.gov **FOR INFORMATION ONLY:** The Stormwater/Grading & Utility permit applications have been uploaded to the document manager.

There are 2 methods available for submitting permit applications:

- **DIGITAL METHOD:** Please scan the following and email to amanda.ray@franklintn.gov:
  - Signed & Notarized Right of Entry Agreement (if applicable)
  - Signed & Notarized LTMP Agreement
  - Completed permit application(s)
  - **Signed & Notarized e-file certification***

- **HARD COPY METHOD:** Via in person or by mail - drop off the following to Engineering department:
  - Signed & Notarized Right of Entry Agreement (if applicable)
  - Signed & Notarized LTMP Agreement
  - Completed permit application(s)

FEES: (listed on permit)

- Pay over the phone with BNS (615-794-7012) *No limits to fee amounts to fees paid by card now!.
- Send check to Engineering dept along with permit application.
- *If fees are paid by check and not submitted with permitting paperwork then the check must be accompanied with a transmittal that includes the COF# and a list of the fees for the check.*

**e-file certification: This form can be completed by whomever has the original long term maintenance agreement in their possession; they are the record keeper.*

[Edited By Amanda Ray]

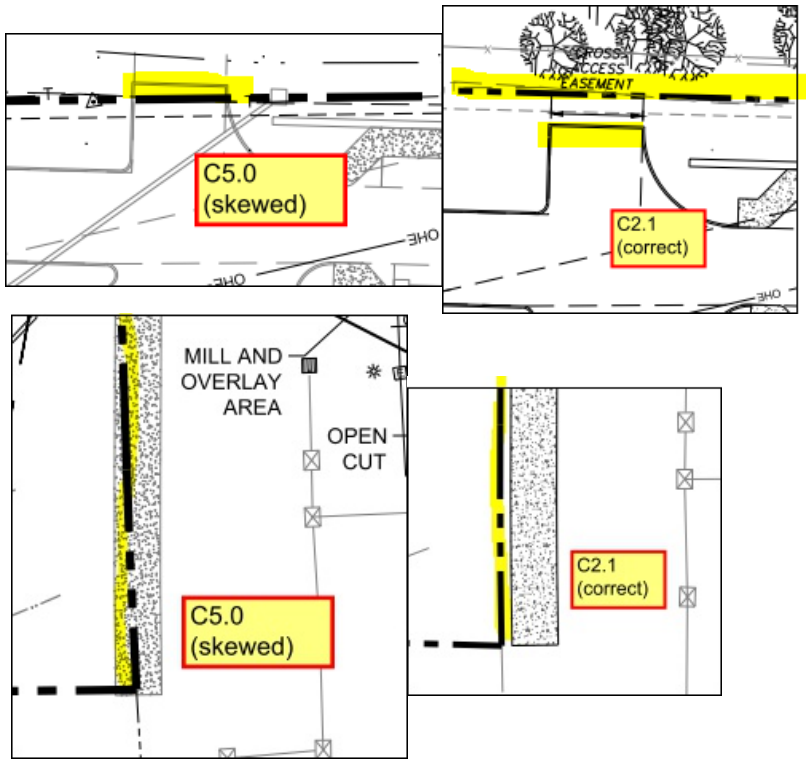
139. Sheet Alignment

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown*

joe.mano@franklintn.gov *The following is a new comment based on new information shown.*

Much of the information shown on the Utility Plans (C5.0-C5.2) is now out of alignment with the remaining sheets. Plan backgrounds appear to have been skewed, which affect utility locations shown. See examples below.

Applicant shall correct the alignment of plan backgrounds on the Utility Plans. The Applicant may potentially expect new comments after skew has been corrected.



FIRE--Planning

General Issues

65. Fire Protection

curt.edelmann@franklintn.gov Please put the information on the drawing including the available flow at 20-psi.

Performance Agreement and Surety

General Issues

75. Engineering Sureties

kevin.long@franklintn.gov **Applicant shall post sureties in the following amounts:**

I. City Water:	$ -
II. City Sewer:	**$89,000**
III. Public Sidewalk:	**$24,000**
IV. City Streets (1):	**$178,000**
V. Private Streets (Including Shared Access):	**$452,000**
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals (2):	**$303,000**
IX. ITS Elements:	$ -
X. Stormwater Drainage:	$ -
XI. Green Infrastructure:	**$21,000**

(1) For turn lanes to be installed on Carothers Parkway. (Will be submitted as a separate offsite plan set.)

(2) For traffic signal to be installed at the intersection of Carothers Parkway and South Carothers Road. (Will be submitted as a separate offsite plan set.)

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

Line Items (For Reference Only:)		
8" MAIN	601	LF
4' MANHOLES	3	EA
MULTI-USE PATH - ASPHALT (1.5" SURFACE, 3" BINDER, 4" BASE)	6086	SF
HANDICAP RAMP AND DETECTABLE WARNING	2	EA
MAJOR AND MINOR ARTERIAL PAVEMENT (1.5", 2", 4", 12")	1266	SY
CONCRETE CURB AND GUTTER	950	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	6809	SY
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	1	EA
TRAFFIC SIGNAL INSTALLATION (NEW)	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	449	CY

134. Landscape

jason.arnold@franklintn.gov Landscape surety $87,000

Planning

General Issues

30. Parking

chelsea.randolph@franklintn.gov	Issue re-opened
chelsea.randolph@franklintn.gov	Applicant shall break down the total number of parking spaces provided and list the number of surface spaces, the number of structured spaces, the number of pervious spaces, and the number of impervious spaces in all site data charts. All site data charts must match. [Edited By Chelsea Randolph]

91. Proposed Sculpture

chelsea.randolph@franklintn.gov	*Advisory Note:* Building permit cannot be issued until reviewed and approved by the FPAC.

140. Transition Area Measurements

chelsea.randolph@franklintn.gov	Applicant shall label the two transition areas to the north with measurements including the BZA approved measurements.

141. Photometrics

chelsea.randolph@franklintn.gov	The applicant shall adjust the photometric plan to meet this standard. 10.0 fc is the maximum footcandle permitted in parking lots.

145. Elevations

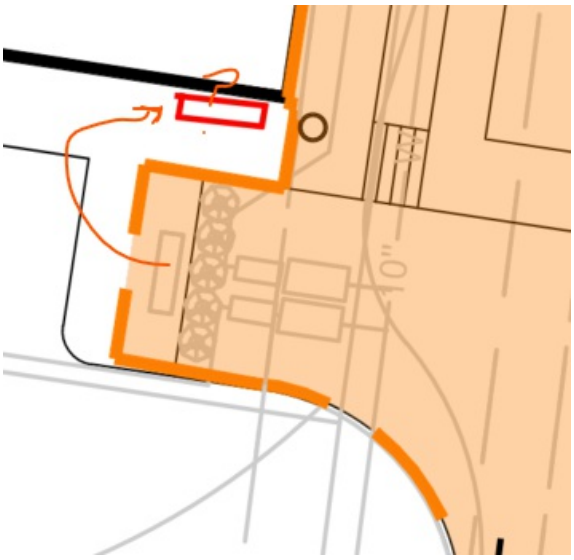
chelsea.randolph@franklintn.gov	The applicant shall submit the architectural sheets with the signature and seal of the architect that prepared them. This is required for all nonresidential site plan per the site plan checklist. [Edited By Chelsea Randolph]

Planning (Landscape)

General Issues

142. Open Space

jason.arnold@franklintn.gov	The locations of the benches, below and the one to the South, provide an excellent view of the adjacent parking spot. Have you considered moving the benches next to the buildings? See below.



Stormwater

General Issues

4. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Comment partially addressed, revised checklist uploaded. All items on front and back of checklist shall be addressed. "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded. Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed."

66. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $1,000.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee may be paid over the phone with a credit card if the total is $5,000 or under by calling our BNS Department (615-794-7012)

68. EPSC

Doug.Noonan@franklintn.gov	Post construction these areas are bioretention, but on C3.3, interim phase EPSC plan, during construction how will these function to treat stormwater? The only thing treating stormwater is inlet protection. Something needs to be installed on the outlet structures to provide treatment during construction. Comment not addressed: How is stormwater being treated in highlighted area? Where are they features discharging to? 

110. Drainage

ellen.moore@franklintn.gov	Applicant shall revise the pre vs post development charts as the impervious area does not match the callouts located on the map. Basin 3 is labeled incorrectly. It appears that

	not match the callouts located on the map. Basin 3 is labeled incorrectly. It appears that the impervious bypass is less than 5%, but the charts show more than 5% while the callouts show less. [Edited By Ellen Moore]

137. Riparian Buffer

jeff.willoughby@franklintn.gov	While what is currently shown on the buffer management plan does not meet the above requirement, what is currently proposed on the buffer management plan may suffice due to the larger caliper inch trees proposed. If some native milkweed is implemented **and invasive treatment means and methods are provided this shall be considered equivalent.**

143. Bioretention

ellen.moore@franklintn.gov	Due to receiving stormwater runoff from a hot spot use, the level 1 bioretention area shall have an impermeable liner shown to prevent infiltration of possible pollutants.

144. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov	***PLEASE NOTE*** The LTMP form has been revised to one page and is located at the new link noted below. Please ensure you are filling out this

revised form with your LTMP submittal.

Include a Long Term Maintenance Plan (LTMP) for stormwater features located within this site/section. Applicant shall Include **ALL** of the following.

1. Stormwater Infrastructure and BMP exhibit sheet. This shall be a simplified site layout sheet with all stormwater management features clearly called out and highlighted. **Do not use a plans sheet as these are far more complicated than what owners or property managers can typically understand and read. Keep these visually simple.** Do not use color shading to depict features or areas as these documents are recorded with the County in black and white. Include riparian buffer limits and label, if applicable. Provide note: This exhibit may not include or highlight the most current SCM locations and details onsite as site plan details can often change through later submittals after recording of the initial LTMP. Please reference the most current approved site plan with the City if the features shown on this exhibit appear to deviate from what is shown.
2. Completed Long Term Maintenance Form
3. Site narrative and maintenance narrative
4. City of Franklin BMP Inspection and Maintenance Checklist forms
5. Any applicable landscape sheets for stormwater BMP's or riparian areas
6. BMP Inspection and Maintenance Provides list.
   https://www.franklintn.gov/home/showpublisheddocument?id=30568

Long Term Maintenance Form:
https://www.franklintn.gov/home/showpublisheddocument?id=24501

A good example of a completed and approved LTMP:
https://www.franklintn.gov/home/showdocument?id=26091

City of Franklin BMP Inspection Sheets:
https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development/bmp-inspection-maintenance-checklist

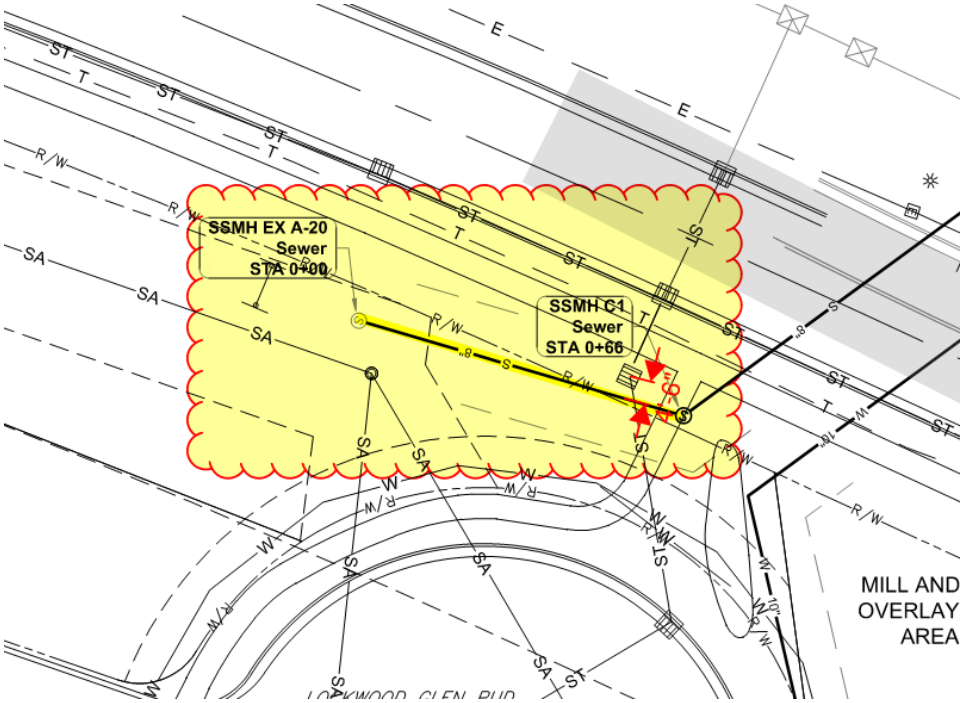
Water/Sewer

General Issues

127. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant has incorrectly edited the line work for the proposed sanitary sewer main. The applicant shall revise the information and provide 10' separation between storm and

sanitary sewer.



Zoning

General Issues

57. FFO

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

Advisory comment for any encroachment into the FFO.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

59. FFO

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

Once the LOMR is approved by FEMA it must be approved by BZA. Plat may be recorded after approval from BZA.

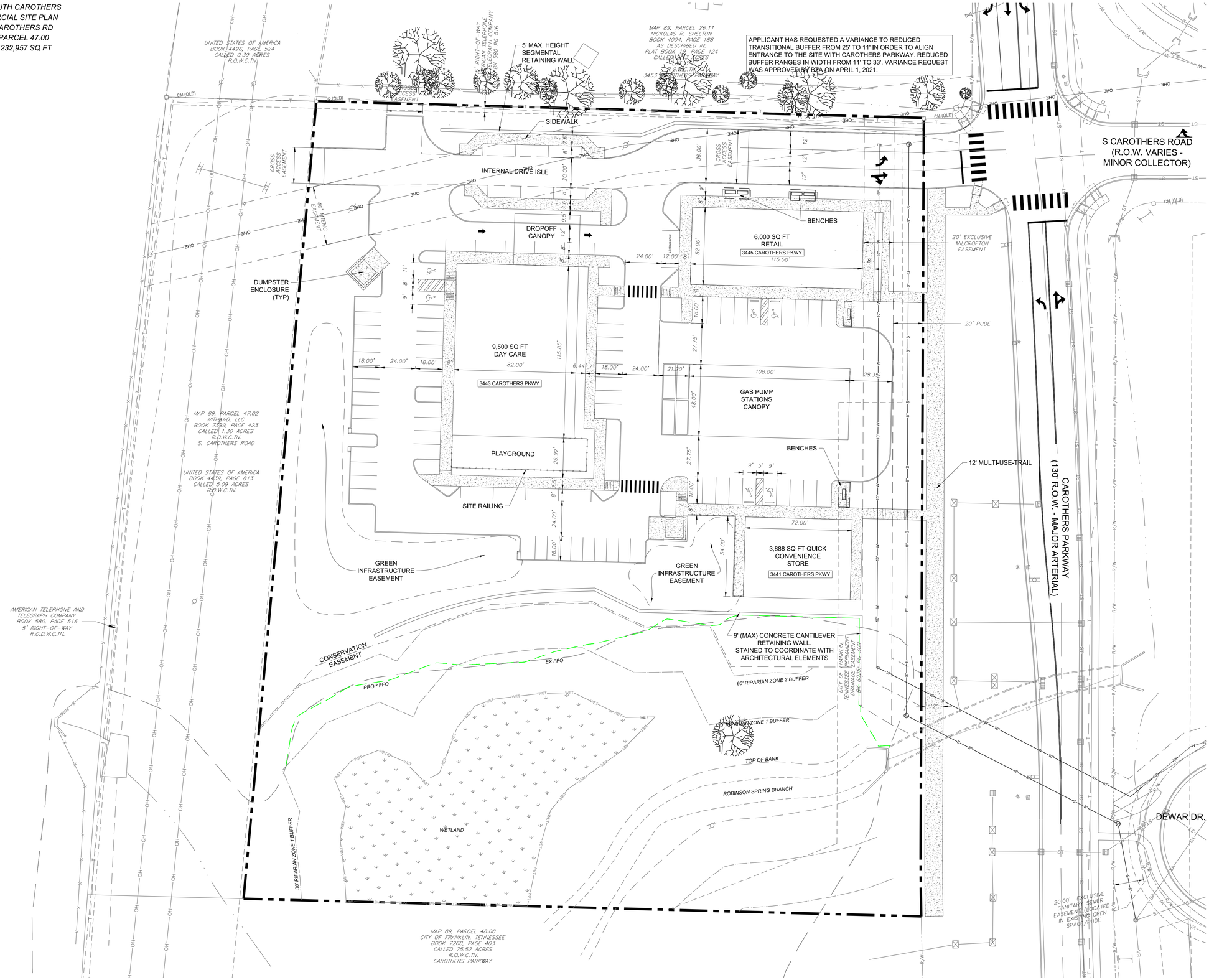
60. FFO/FEMA

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

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

SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	4309 S CAROTHERS RD
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ZONING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING REQUIRED:	99
PARKING PROVIDED:	101
HISTORIC RESOURCE TREATMENT:	N



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6900 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE REGISTERED ENGINEER No. 108142 STATE OF TENNESSEE
Larry C Wallace 7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

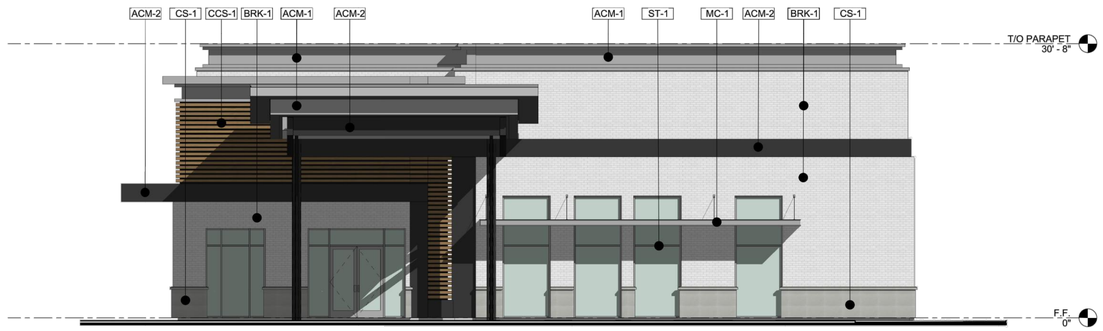
Sheet Title:
SITE PLAN

Sheet No.
C 2.1

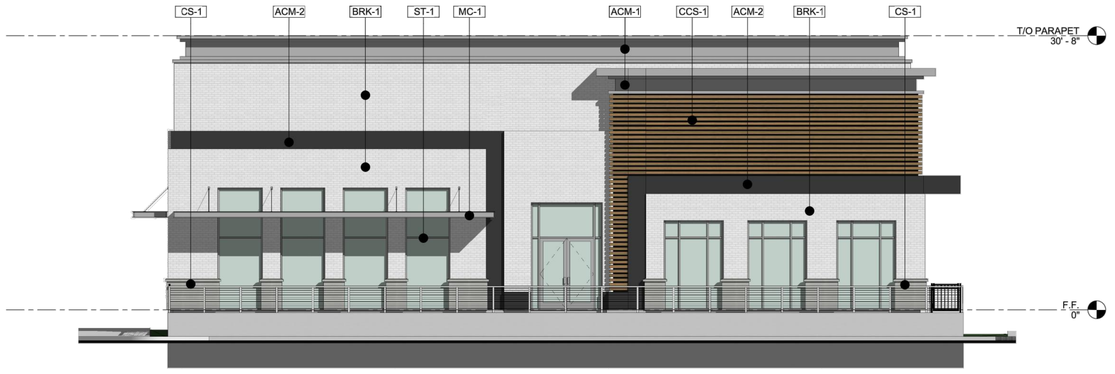
Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Site.dwg
Layout Name: C 2.1 Site Plan
Plotted: Thursday, August 05, 2021 - 4:40 pm
By: rpierce



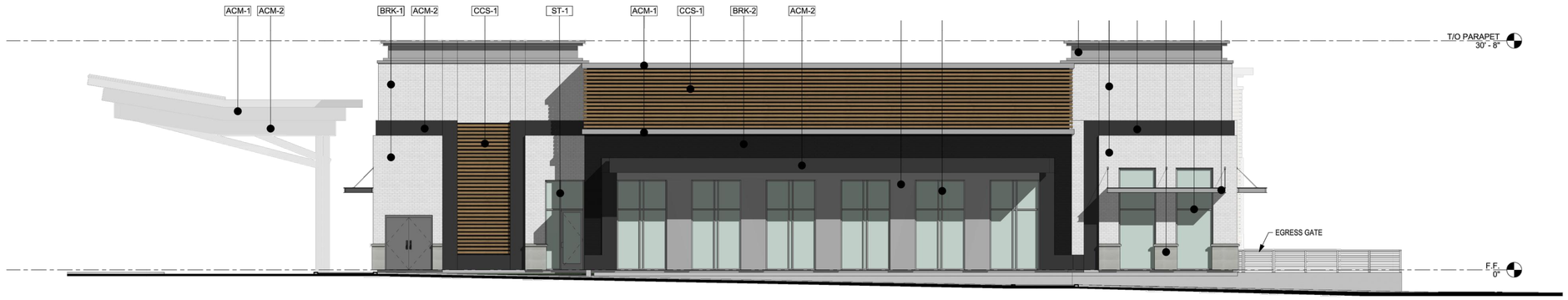
1 P4 **DAYCARE- EAST**
SCALE: 1/8" = 1'-0"



2 P4 **DAYCARE - NORTH**
SCALE: 1/8" = 1'-0"



3 P4 **DAYCARE - SOUTH**
SCALE: 1/8" = 1'-0"



4 P4 **DAYCARE - WEST**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - DAYCARE

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	22%	13%	14%	12%
ACM-2	DARK BRONZE	11%	10%	12%	8%
BRICK VENEER					
BRK-1	WHITE	16%	41%	23%	35%
BRK-2	BLACK	13%	NOT USED	8%	NOT USED
CAST STONE					
CS-1	WHITE	2%	5%	2%	12%
CS-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	16%	5%	20%	12%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	1%	1%	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	18%	20%	20%

Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1 A1.3 **DAYCARE BUILDING ELEVATIONS**
ELEVATIONS

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

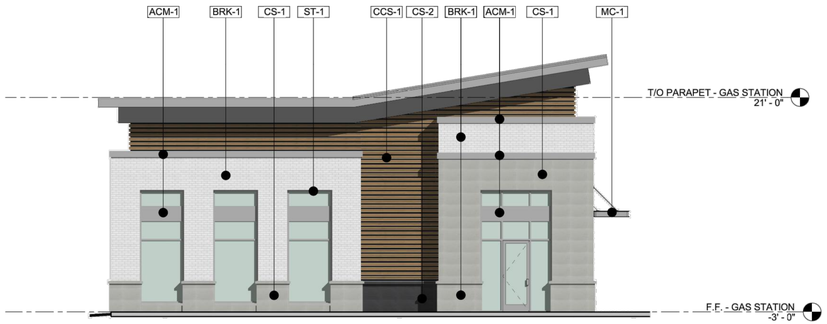
4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE

SHEET
A1.3

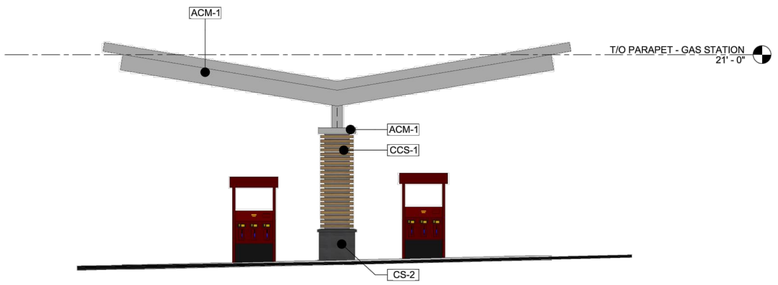
COF # 7541



1 P3 GAS STATION - EAST
SCALE: 1/8" = 1'-0"



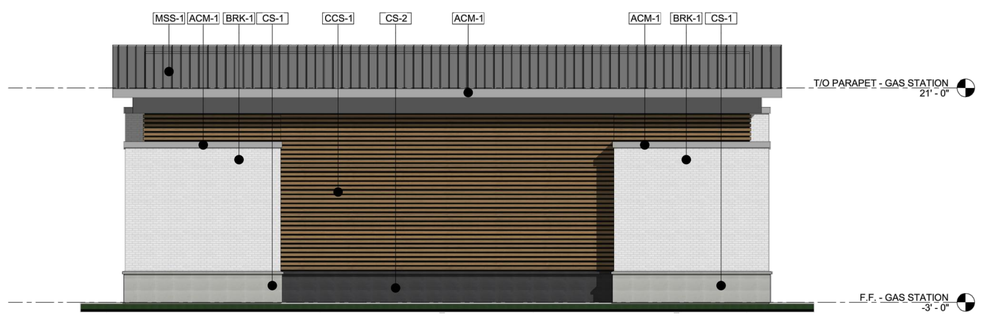
3 P3 GAS STATION - WEST
SCALE: 1/8" = 1'-0"



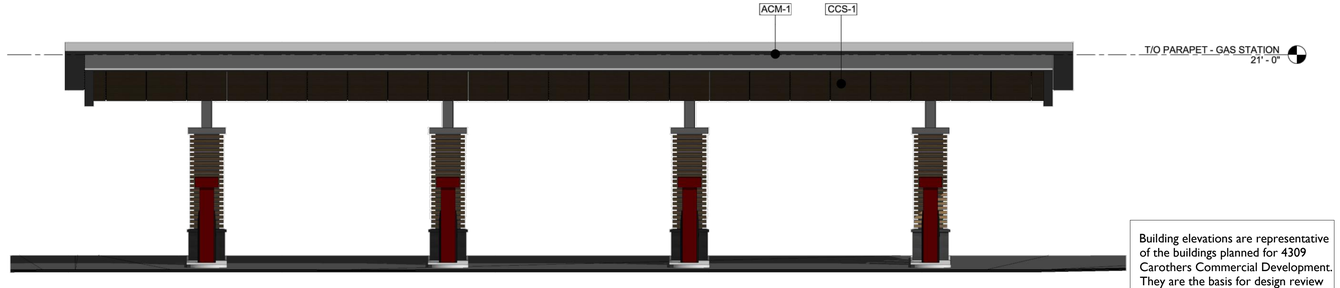
5 P3 GAS STATION CANOPY - EAST
SCALE: 1/8" = 1'-0"



2 P3 GAS STATION - NORTH
SCALE: 1/8" = 1'-0"



4 P3 GAS STATION - SOUTH
SCALE: 1/8" = 1'-0"



6 P3 GAS STATION CANOPY - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - GAS STATION

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	16%	14%	17%	11%
ACM-2	DARK BRONZE	NOT USED	NOT USED	NOT USED	NOT USED
BRICK VENEER					
BRK-1	WHITE	22%	6%	22%	23%
BRK-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
CAST STONE					
CS-1	WHITE	19%	19%	19%	6%
CS-2	BLACK	2%	3%	2%	6%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	21%	36%	21%	36%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	2%	NOT USED	NOT USED
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	18%
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	20%	20%	NOT USED

Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1 A1.2 GAS STATION ELEVATIONS
ELEVATIONS

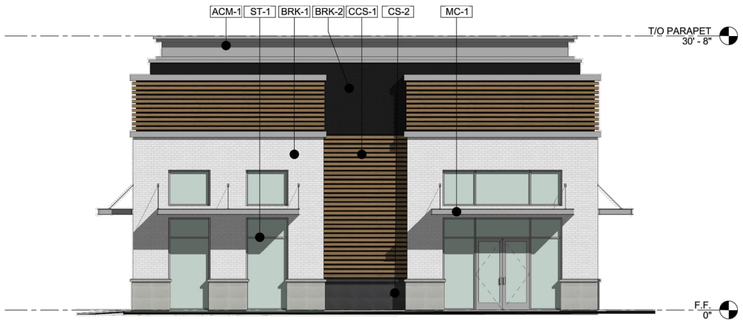
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE

SHEET
A1.2
COF # 7541



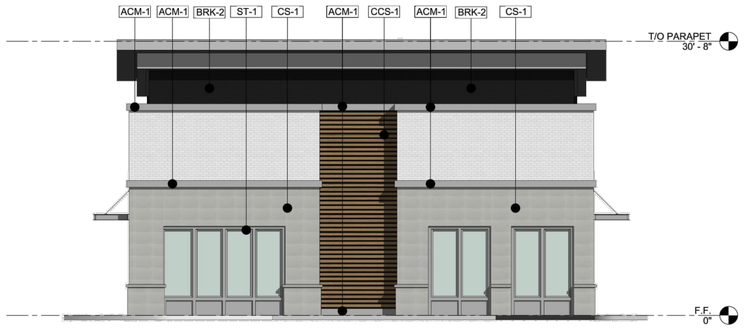
1 P2 FRONT RETAIL - EAST

SCALE: 1/8" = 1'-0"



2 P2 FRONT RETAIL - NORTH

SCALE: 1/8" = 1'-0"



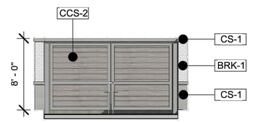
3 P2 FRONT RETAIL - WEST

SCALE: 1/8" = 1'-0"



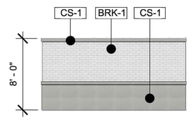
4 P2 FRONT RETAIL - SOUTH

SCALE: 1/8" = 1'-0"



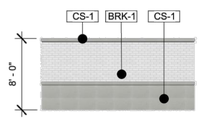
5 P2 TRASH ENCLOSURE - FRONT

SCALE: 1/8" = 1'-0"



6 P2 TRASH ENCLOSURE - SIDES

SCALE: 1/8" = 1'-0"



7 P2 TRASH ENCLOSURE - REAR

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - FRONT RETAIL

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	13%	13%	15%	13%
ACM-2	DARK BRONZE	NOT USED	2%	NOT USED	2%
BRICK VENEER					
BRK-1	WHITE	26%	19%	22%	19%
BRK-2	BLACK	8%	12%	11%	12%
CAST STONE					
CS-1	WHITE	7%	11%	22%	11%
CS-2	BLACK	NOT USED	2%	NOT USED	2%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	25%	17%		17%
CCS-2	LIGHT GREY	NOT USED	NOT USED	MOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	2%	1%	NOT USED	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	19%	23%	18%	23%

Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1 A1.1 RETAIL BUILDING ELEVATIONS

ELEVATIONS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE

SHEET A1.1

COF # 7541





Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1
A1.4

RENDERINGS

PERSPECTIVES

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date

TYPICAL
ARCHITECTURE

SHEET
A1.4

COF # 7541

4309 CAROTHERS
COMMERCIAL DEVELOPMENT

SITE PLAN

FRANKLIN, TN
CITY OF FRANKLIN PROJECT NO. 7541

PRE-APP: February 22, 2021
SITE PLAN: May 10, 2021
RESUBMITAL: July 1, 2021
RESUBMITTAL: August 5, 2021

SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	4309 S CAROTHERS RD
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ZONING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING REQUIRED:	99
PARKING PROVIDED:	101
HISTORIC RESOURCE TREATMENT:	N

DEVELOPER

LOCKWOOD JOINT VENTURE
4305 BELLE MINA LANE
FRANKLIN, TN 37064
CONTACT: MANISH PATEL
PHONE: (615) 414-1045
E-MAIL: MNPATEL29@GMAIL.COM

PROPERTY OWNER

IRA & VALERIE BLONDER
112 SEABOARD LANE
FRANKLIN, TN 37067
CONTACT: IRA BLONDER

CIVIL ENGINEER

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: CLAY WALLACE
PHONE: (615) 383-6300
E-MAIL: CLAY.WALLACE@ELI-LLC.COM

SURVEYOR

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: BENNIE WHEELER
PHONE: (615) 383-6300
E-MAIL: BENNIE.WHEELER@ELI-LLC.COM

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
114 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765
E-MAIL: GREG.GAMBLE@GDC-TN.COM



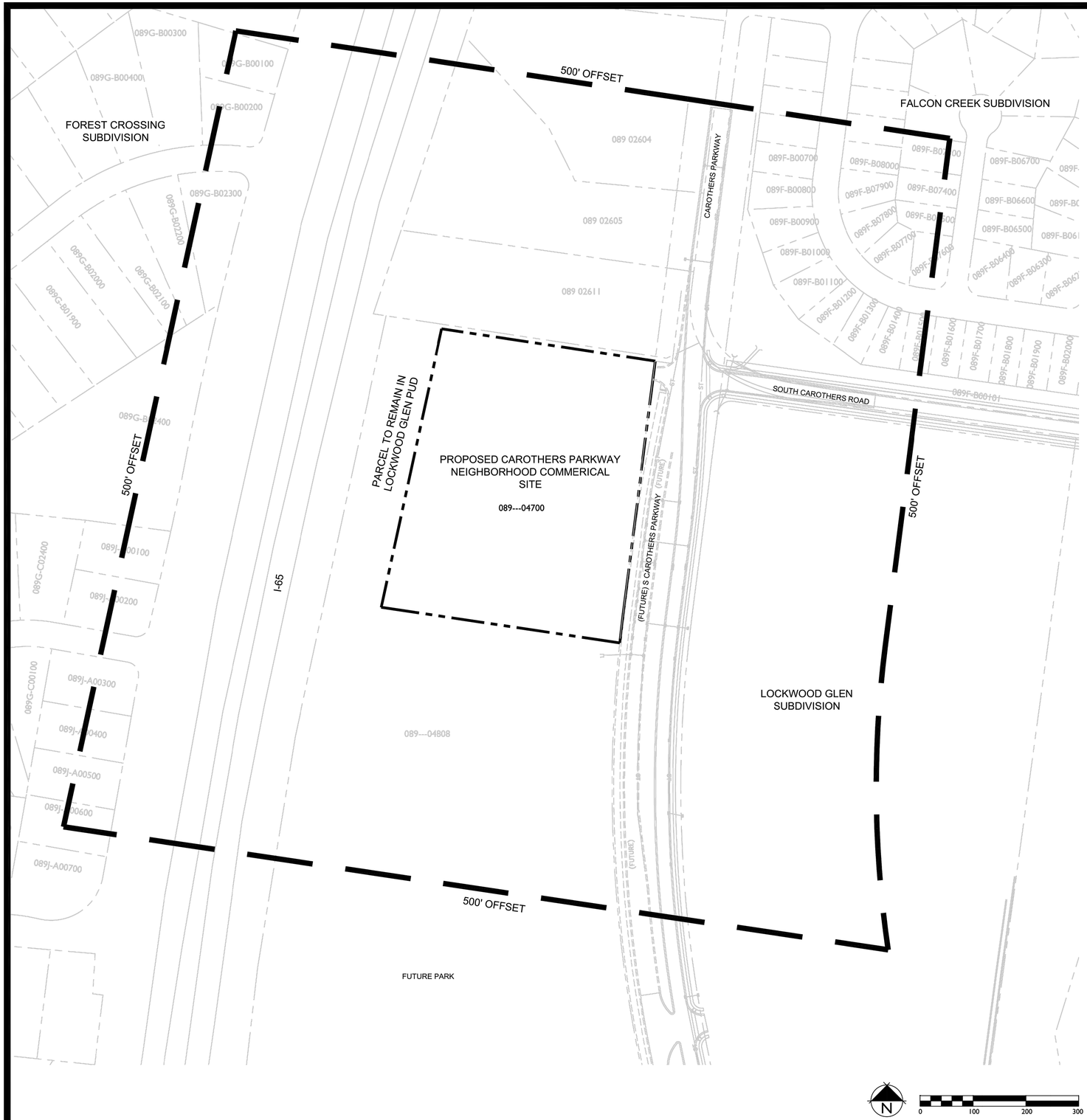
VICINITY MAP
SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
C 0.0	Cover
C 0.1	Overall Existing Conditions
C 0.2	Existing Conditions
C 2.1	Site Plan
C 3.1	Site Grading & Drainage Plan
C 3.2	Intial EPSC Plan
C 3.3	Interim ESPC Plan
C 3.4	Final EPSC Plan
C 3.5A	Pre-Dev Map
C 3.5B	Post-Dev Map
C 3.5C	Floodplain Cut-Fill Map
C 3.6	Site Notes
C 3.7	Grading Drainage & EPSC Details
C 3.8	Grading Drainage & EPSC Details
C 3.9	Grading Drainage & EPSC Details
C 4.1	Site ROW & Access Plan
C 4.2a	Proposed Carothers Parkway Improvements
C 4.2b	Carothers Parkway Vertical Sight Triangles
C 4.3	Future Carothers Pkwy Intersection Exhibit
C 4.4	Vehicle Tracking Plan
C 4.5	ROW & Access Details
C 4.6	ROW & Access Details
C 4.7	ROW & Access Details
C 5.0	Overall Utility Plan
C 5.1	Site Utility Plan
C 5.2	Utility Plan & Profile
C 5.5	Site Utility Details
PH 1	Photometric Plan
L 1.0	Tree Preservation
L 2.0	Overall Landscape Plan
L 2.1	Open Space Landscape Plan
L 2.2	Bioretention Landscape Plan
L 2.3	Transition Buffer Landscape Plan
L 3.0	Buffer Management Plan
L 4.0	Landscape Details
EX 1	Open Space Exhibit
A 1.0	Elevation Key Map
A 1.1	Retail Building Elevations
A 1.2	Gas Station Elevations
A 1.3	Daycare Building Elevations
A 1.4	Renderings

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ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WA	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WA	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WA	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WA	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WA	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARL	1018 MEANDERING WA	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WA	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WA	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WA	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WA	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WA	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WA	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WA	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WA	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee



Revision Date

△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS SHEET

C0.1

COF # 7541



LEGEND

- EXISTING TREE CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- SPECIMEN TREES

EXISTING SLOPES

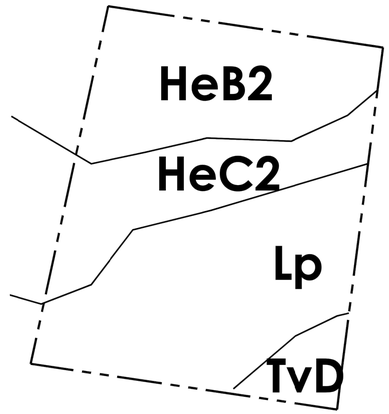
- 14% - 19.99%
- 20% AND GREATER

N

0 40 80 120

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	4309 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.28 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES
9,500 SF DAY CARE CENTER (2 PER 1000 SF + 1 PER EMPLOYEE + 5 STACKING SPACES):	44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF):	21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES



SOIL MAP NTS

SOILS LEGEND

HeB2	Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2	Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
Lp	Lindside Silt Loam, Phosphatic
TvD	Talbott Very Rocky Soils, 2 to 15 Percent Slopes

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA:	232,957 SF (5.35 AC)
EXISTING TREE CANOPY:	77,193 SF (1.77 AC)
1.77 AC/5.35 AC =	33% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:	24% OF TOTAL CANOPY
24% X 1.77 AC =	18,295 SF (0.42 AC)
PROVIDED CANOPY PRESERVATION :	62% OF TOTAL CANOPY
	47,797 SF (1.10 AC)

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SURVEY METHOD:	FIELD RUN BOUNDARY AND TOPOGRAPHIC
SURVEY DATE:	FEBRUARY 2020
SURVEY COMPANY:	ENERGY, LAND, AND INFRASTRUCTURE
OUTLINE:	EXTENTS TO PROPERTY LINE

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 101 — JUNE 2, 2021

Revision Date

EXISTING CONDITIONS

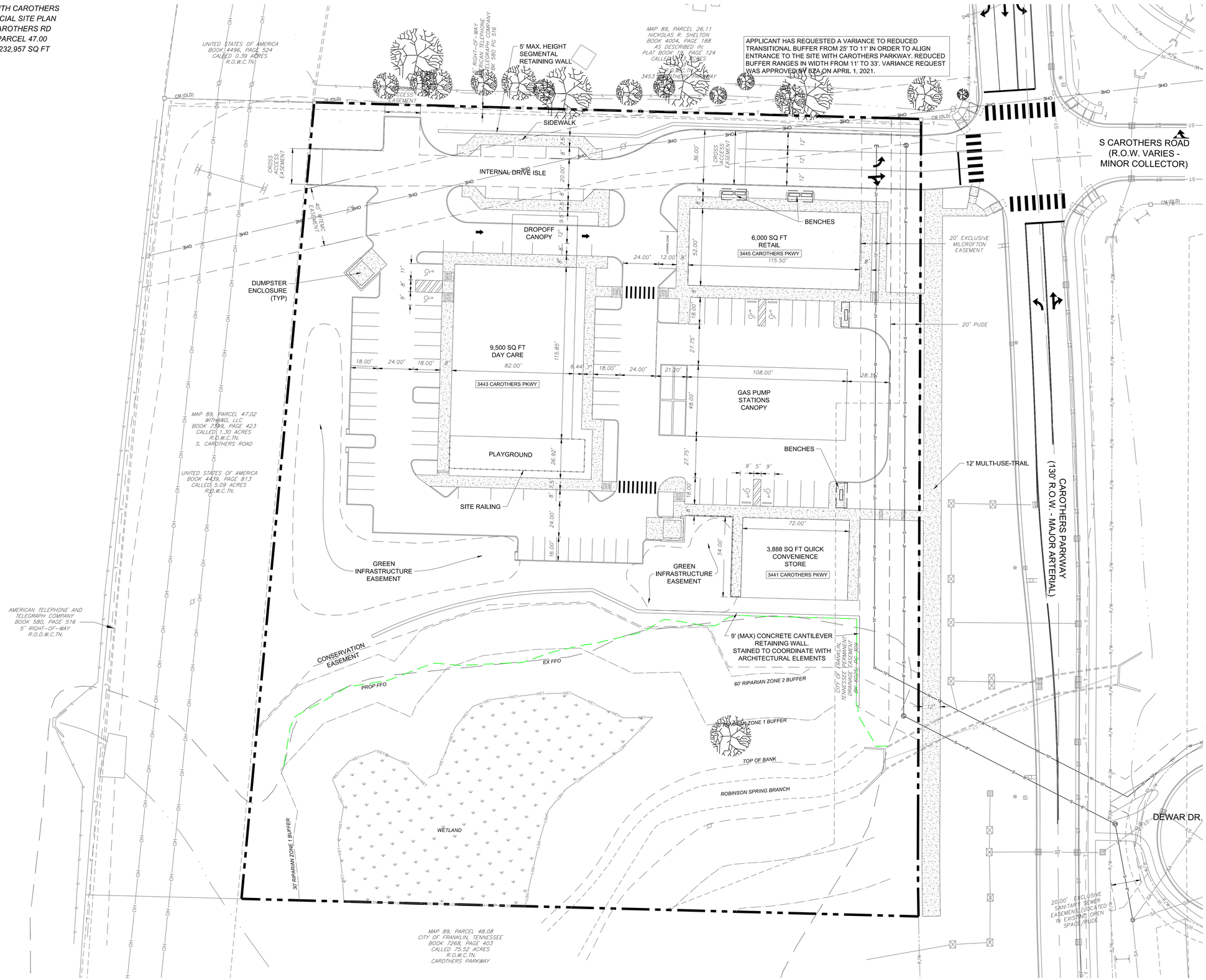
SHEET

C0.2

COF # 7541

SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	4309 S CAROTHERS RD
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ZONING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING REQUIRED:	99
PARKING PROVIDED:	101
HISTORIC RESOURCE TREATMENT:	N



N

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108134
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
SITE PLAN

Sheet No.
C 2.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Site.dwg
Layout Name: C 2.1 Site Plan
Plotted: Thursday, August 05, 2021 - 4:40 pm
By: rpierce

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.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND INTO RIGHT-OF-WAY OR PUBLIC EASEMENTS. GROUTED OR UNGROUTED STACKED STONE WALLS SHALL NOT BE USED TO SUPPORT RIGHT OF WAY OR PUBLIC UTILITIES.
6. WALLS NEAR RIGHT-OF-WAY SHALL BE DESIGNED FOR A MINIMUM 250 PSF LIVE LOAD SURCHARGE WITHIN RIGHT-OF-WAY EXTENTS AND SHALL PROVIDE A MINIMUM GLOBAL STABILITY FACTORY PF 1.30.

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.

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.

STRUCTURE TABLE

STRUCTURE	TYPE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE
AD 16	Area Drain	667.51	N 570511.78 E 1723881.66	664.00		
CB 2	Single	669.03	N 570471.99 E 1723528.95	664.98	664.98	CB 3
CB 3	Single	669.64	N 570503.76 E 1723570.07	665.24	665.24	CB 4
CB 4	Single	669.95	N 570494.58 E 1723631.37	665.55	665.55	CB 5
CB 5	Single	670.23	N 570497.39 E 1723706.18	665.93	665.93	TD 6
CB 10	Single	665.10	N 570282.58 E 1723678.43	663.00		
CB 11	Single	665.70	N 570282.94 E 1723796.43	662.60		
CB 13	Single	669.78	N 570509.65 E 1723455.81	665.55	665.75	CB 14
CB 14	Single	673.10	N 570556.99 E 1723544.27	670.00		
CB 15	Single	667.02	N 570472.78 E 1723886.77	663.20	663.40	AD 16
HW 1	Headwall	665.38	N 570479.08 E 1723479.26		664.73	CB 2
HW 8	Headwall	663.14	N 570263.98 E 1723695.23		662.00	JB 9
HW 12	Headwall	663.94	N 570279.80 E 1723406.20		662.00	CB 13
JB 9	Junction Box	0.00	N 570279.64 E 1723697.68	662.08	662.08 662.08	CB 11 CB 10
TD 6	Trench Drain	668.44	N 570480.49 E 1723818.33	666.50		

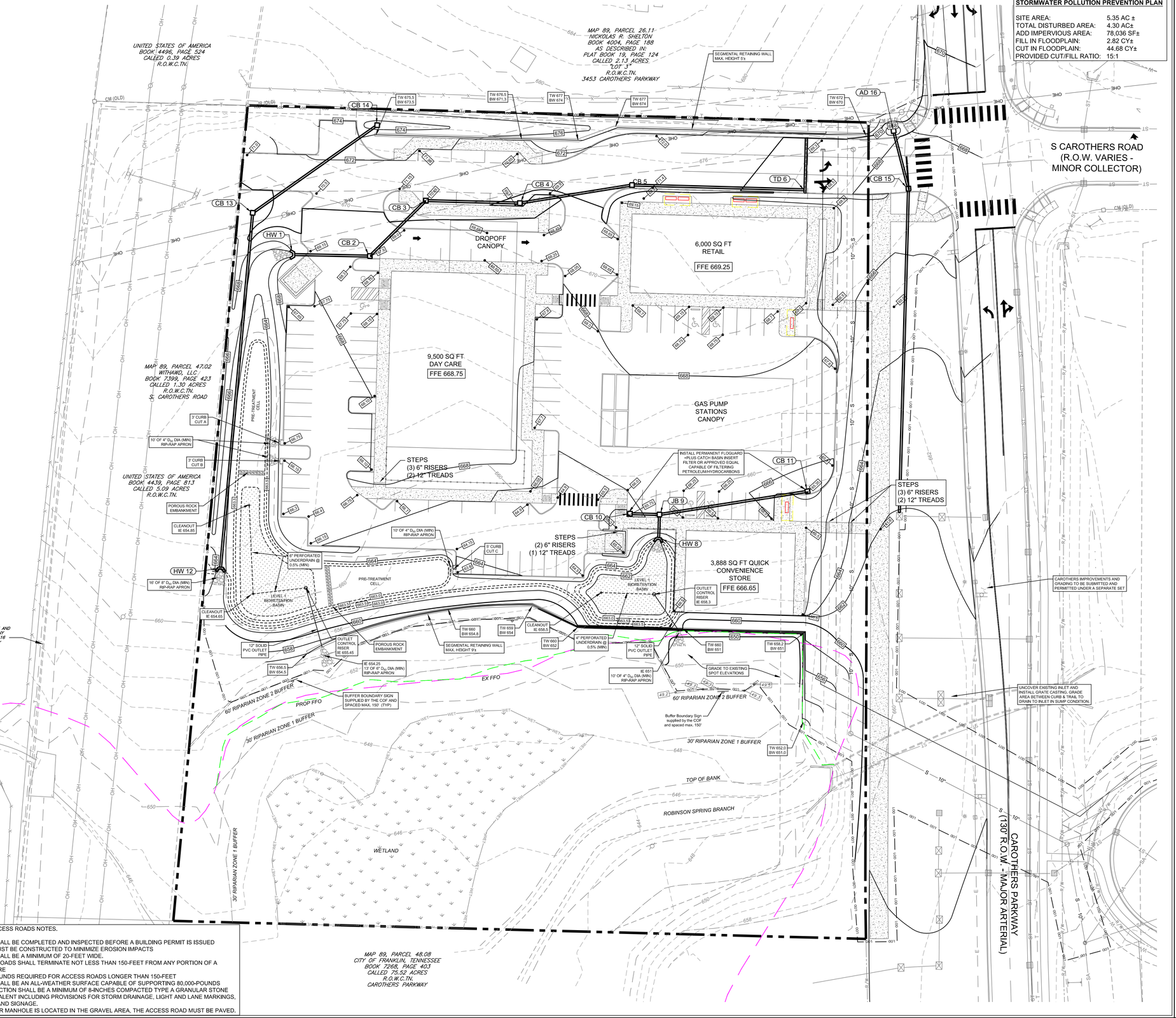
PIPE TABLE

LINE	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE
EX-15	15	RCP	213.49'	3.47%
1-2	15	RCP	50.20'	0.50%
2-3	15	RCP	51.96'	0.50%
3-4	15	RCP	61.99'	0.50%
4-5	15	RCP	74.86'	0.51%
5-6	15	RCP	113.42'	0.50%
8-9	15	RCP	15.86'	0.50%
9-10	15	RCP	19.48'	4.72%
9-11	15	RCP	98.80'	0.53%
12-13	15	RCP	235.15'	1.51%
13-14	15	RCP	100.33'	4.24%
15-16	15	RCP	39.33'	1.53%

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

TEMPORARY ACCESS ROADS NOTES.

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
- TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE,
- IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.



GENERAL INFORMATION RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN

SITE AREA:	5.35 AC ±
TOTAL DISTURBED AREA:	4.30 AC±
ADD IMPERVIOUS AREA:	78,036 SF±
FILL IN FLOODPLAIN:	2.82 CY±
CUT IN FLOODPLAIN:	44.68 CY±
PROVIDED CUT/FILL RATIO:	15:1

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108134
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
SITE GRADING & DRAINAGE PLAN

Sheet No.
C 3.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.1 Site Grading & Drainage Plan
Plotted: Thursday, August 05, 2021 – 4:40 pm
By: rpierce



EROSION CONTROL LEGEND

CODE	PRACTICE
CE	CONSTRUCTION EXIT
PP	STORM PIPE INLET PROTECTION
IP	WIRE MESH & GRAVEL INLET PROTECTION
OP	STORM PIPE OUTLET PROTECTION
TD	DIVERSION BERM
SF	ENHANCED SILT FENCE
CW	CONCRETE WASHOUT
ST	SEDIMENT TRAP
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION
CD	EEL CHECK DAM
TP	TREE PROTECTION
LOD	LIMITS OF DISTURBANCE

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.

INITIAL SEQUENCING:

1. INSTALL STABILIZED CONSTRUCTION EXIT.
2. STABILIZE EXISTING CONSTRUCTION ROAD AS NEEDED.
3. INSTALL SILT FENCE AS SHOWN ON THE INITIAL EPSC PLAN.
4. APPLY SEEDING AND MATTING TO DISTURBED AREAS.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN, TENNESSEE
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
7/1/21
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
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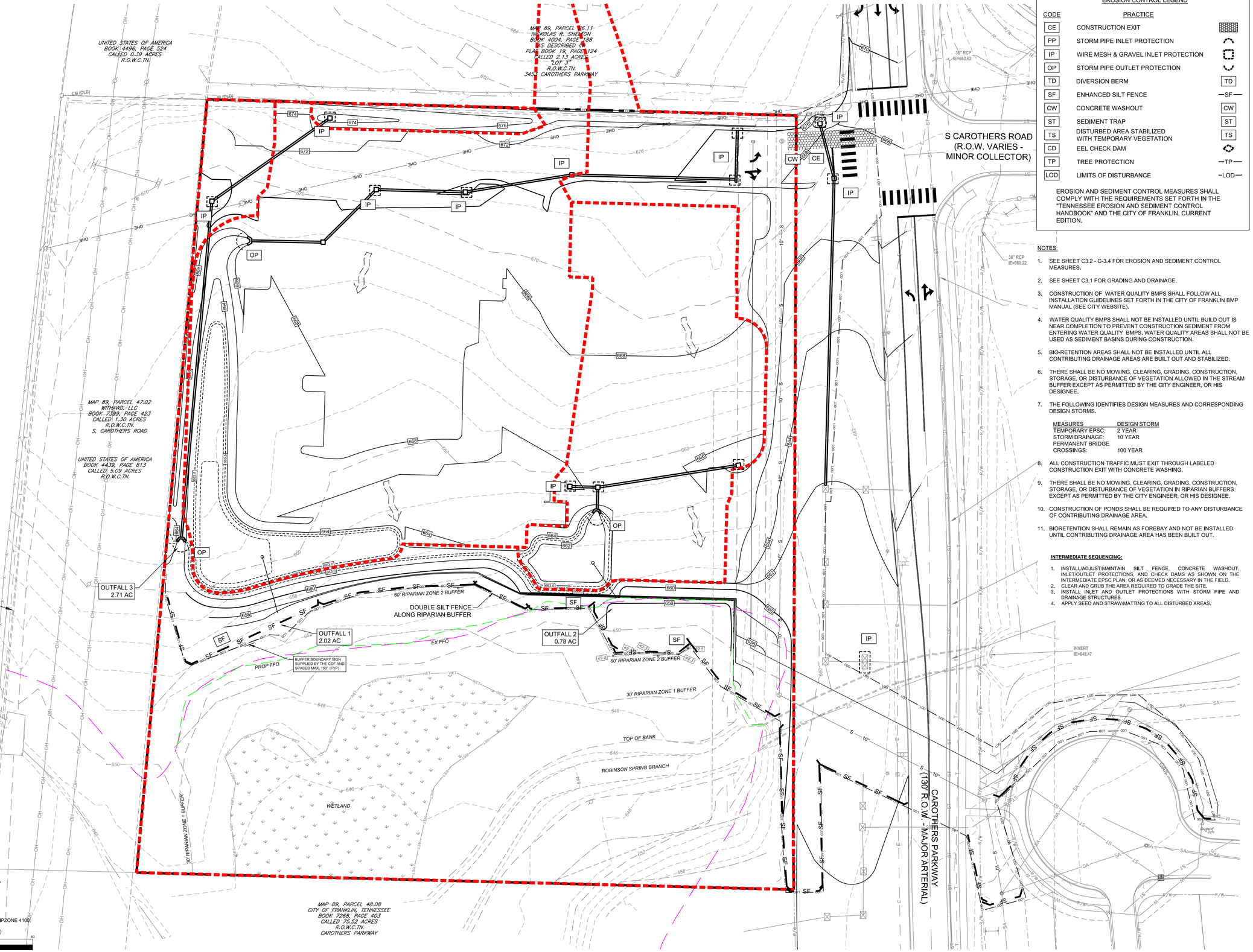
Sheet Title:

INTIAL EPSC PLAN

Sheet No.

C 3.2

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.2 Intial EPSC Plan
Plotted: Thursday, August 05, 2021 - 4:40 pm
By: rpierce



EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	WIRE MESH & GRAVEL INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
TD	DIVERSION BERM	TD
SF	ENHANCED SILT FENCE	—SF—
CW	CONCRETE WASHOUT	CW
ST	SEDIMENT TRAP	ST
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	TS
CD	EEL CHECK DAM	
TP	TREE PROTECTION	—TP—
LOD	LIMITS OF DISTURBANCE	—LOD—

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.

INTERMEDIATE SEQUENCING:

1. INSTALL/ADJUST/MAINTAIN SILT FENCE, CONCRETE WASHOUT, INLET/OUTLET PROTECTIONS, AND CHECK DAMS AS SHOWN ON THE INTERMEDIATE EPSC PLAN, OR AS DEEMED NECESSARY IN THE FIELD.
2. CLEAR AND GRUB THE AREA REQUIRED TO GRADE THE SITE.
3. INSTALL INLET AND OUTLET PROTECTIONS WITH STORM PIPE AND DRAINAGE STRUCTURES.
4. APPLY SEED AND STRAW/MATTING TO ALL DISTURBED AREAS.

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DEVELOPMENT PLANNING AND
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ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108121
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

INTERIM ESPC PLAN

Sheet No.

C 3.3

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.3 Interim ESPC Plan
Plotted: Thursday, August 05, 2021 - 4:40 pm
By: rpierce



EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	WIRE MESH & GRAVEL INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
TD	DIVERSION BERM	TD
SF	ENHANCED SILT FENCE	—SF—
CW	CONCRETE WASHOUT	CW
ST	SEDIMENT TRAP	ST
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	TS
CD	EEL CHECK DAM	
TP	TREE PROTECTION	—TP—
LOD	LIMITS OF DISTURBANCE	—LOD—

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE MOWING, NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.

FINAL SEQUENCING & STORMWATER NARRATIVE :

1. MAINTAIN/ADJUST SILT FENCE AND CHECK DAMS IN PLACE UNTIL SITE IS STABILIZED.
2. TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE AND STABILIZED.
3. AFTER CONSTRUCTION OF THIS AND FUTURE CONTRIBUTING SECTIONS IS COMPLETE AND ALL DISTRUBED AREAS HAVE BEEN FULLY STABILIZED, CONSTRUCT BIO-RETENTION AREA AND CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION PONDS. REMOVE ALL TEMPORARY SEDIMENT BASIN STRUCTURES AND SEDIMENT IN A MANNER AS TO NOT ALLOW SEDIMENT TO BE DISCHARGED FROM POND.
4. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO TDEC.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/1/21
STATE OF TENNESSEE

Issue Date:	May 10, 2021
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Checked By:	LCW

Sheet Title:

FINAL EPSC PLAN

Sheet No.

C 3.4

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.4 Final EPSC Plan
Plotted: Thursday, August 05, 2021 - 4:40 pm
By: rpierce

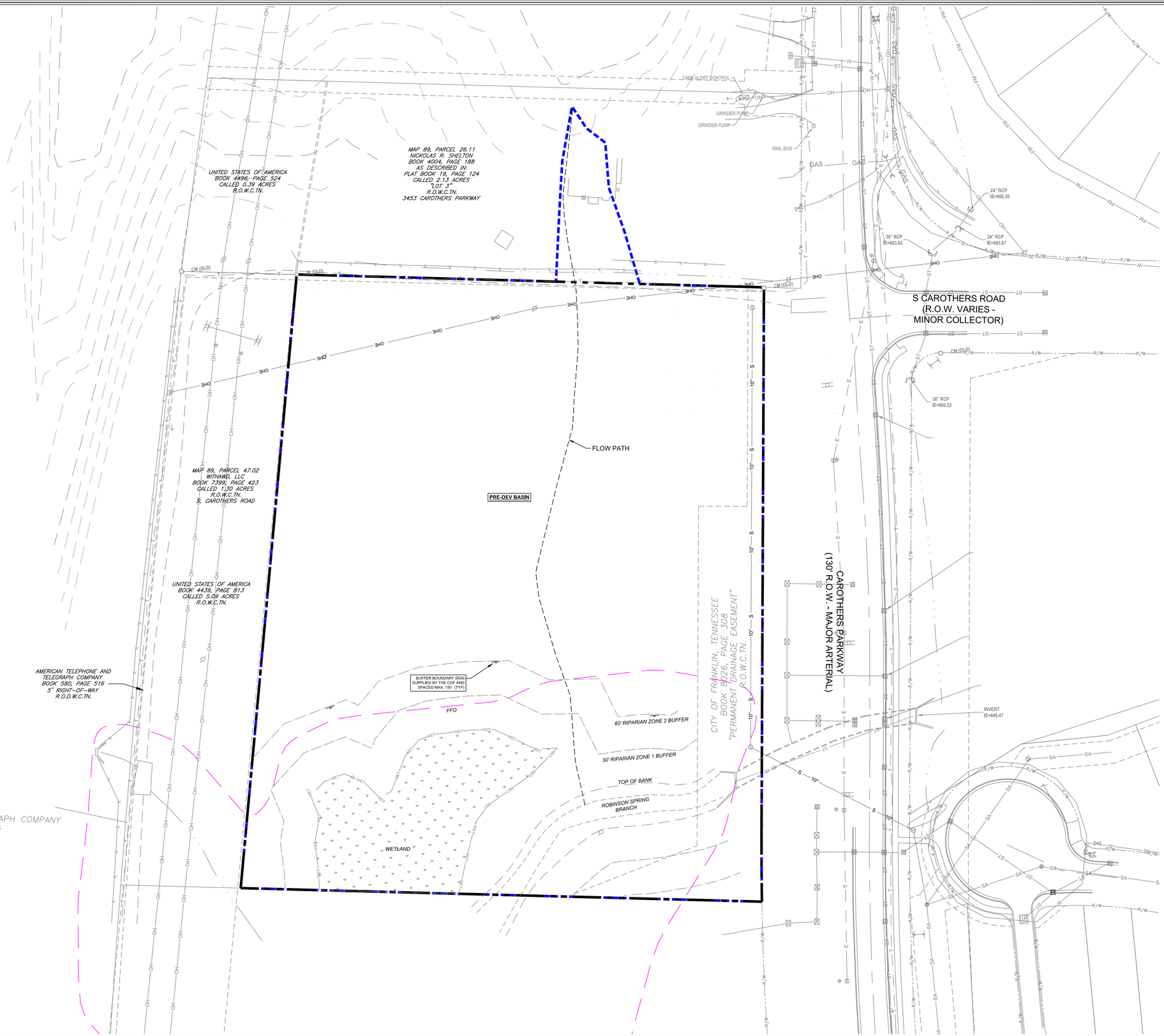
Pre-Dev Basin Grading & Drainage Data Chart

- Site Area: 5.51 AC
- Impervious Area: 0.03 AC
- Composite CN: 78
- Peak Flow Runoff
  - 2 year: 12.93 CFS
  - 10 year: 22.38 CFS
  - 25 year: 28.53 CFS
  - 50 year: 33.59 CFS
  - 100 year: 38.81 CFS

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.



N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)

40 0 20 40 80

1 inch = 40 ft.

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.5A Pre-Dev Map
Plotted: Thursday, August 05, 2021 - 4:41 pm
By: rpierce

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FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 101313
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

PRE-DEV MAP

Sheet No.

C 3.5A

STORMWATER MANAGEMENT NARRATIVE :

RUNOFF FROM BASIN 1 WILL BE CONVEYED TO A LEVEL 2 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO PRE-TREATMENT CELLS WHICH WILL FLOW THROUGH POUROUS ROCK EMBACKMENTS AND THEN OVER A FIVE FOOT LONG GRASS FILTER STRIP TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

RUNOFF FROM BASIN 2 WILL BE CONVEYED TO A LEVEL 1 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO A GRAVEL FLOW SPREADER AND THEN TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

BASIN 3 CONSISTS OF THE GRASSED AREAS NORTH AND WEST OF THE IMPROVED AREAS AS WELL AS THE LARGE GRASSED AND FORESTED AREA SOUTH OF THE IMPROVEMENTS INSIDE THE FLOODPLAIN AND BUFFERS. THIS BASIN WILL BYPASS TREATMENT.

THE TOTAL WEIGHTED RV IS 0.195.

A WETLAND SPANNING FROM THE SOUTHERN PARCEL INTO THE SITE AND TO UNNAMED TRIBUTARIES TO THE HARPETH RIVER HAVE BEEN IDENTIFIED. THESE FEATURES WILL NOT BE IMPACTED BY CONSTRUCTION. 30' ZONE 1 AND 60' ZONE 2 UNDISTURBED RIPARIAN BUFFERS HAVE BEEN DELINEATED ALONG THE WETLAND AND STREAM.

COMPENSATING CUT IN EXCESS OF A RATIO OF 15:1 (CUT:FILL) HAS BEEN PROVIDED IN THE FLOODPLAIN.

Post-Dev Basin 1 Grading & Drainage Data Chart

- Site Area: 2.02 AC
- Impervious Area: 1.33 AC
- Disturbed Area: 1.80 AC
- Composite CN: 92
- Peak Flow Runoff
  - 2 year: 8.60 CFS
  - 10 year: 12.57 CFS
  - 25 year: 15.04 CFS
  - 50 year: 17.02 CFS
  - 100 year: 19.05 CFS

Post-Dev Basin 2 Grading & Drainage Data Chart

- Site Area: 0.78 AC
- Impervious Area: 0.70 AC
- Disturbed Area: 0.78 AC
- Composite CN: 96
- Peak Flow Runoff
  - 2 year: 3.79 CFS
  - 10 year: 5.35 CFS
  - 25 year: 6.32 CFS
  - 50 year: 7.11 CFS
  - 100 year: 7.92 CFS

Post-Dev Basin 3 Grading & Drainage Data Chart

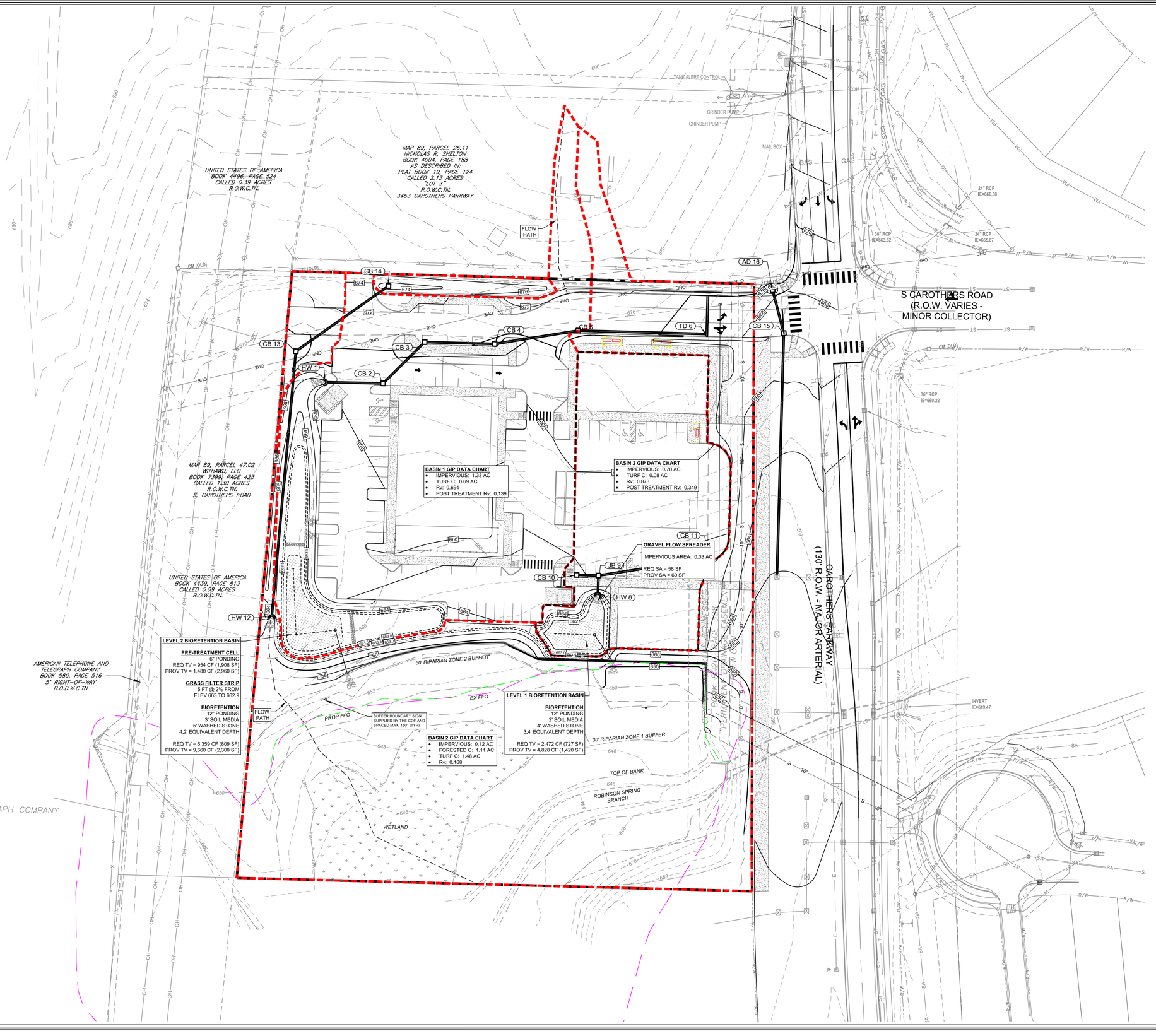
- Site Area: 2.71 AC
- Impervious Area: 0.18 AC
- Disturbed Area: 1.12 AC
- Composite CN: 77
- Peak Flow Runoff
  - 2 year: 6.73 CFS
  - 10 year: 11.71 CFS
  - 25 year: 14.98 CFS
  - 50 year: 17.67 CFS
  - 100 year: 20.45 CFS

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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

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



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TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

GDC
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4309 SOUTH CAROTHERS
COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
AGENT
No. 102132
STATE OF TENNESSEE
7/1/21

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Sheet Title:

POST-DEV MAP

Sheet No.

C 3.5B

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.5B Post-Dev Map
Plotted: Thursday, August 05, 2021 - 4:41 pm
By: rpierce

SITE FILL IN FLOODPLAIN

BFE 651
CUT 44.68 CU YD
FILL 2.82 CU YD
CUT/FILL RATIO: 15:1

CONSERVATION EASEMENT

PROPOSED FLOODPLAIN / FFO BASED ON PROPOSED GRADING

PROPOSED FLOODPLAIN / FFO BASED ON BFE AND SURVEY DATA

EXISTING FEMA FLOODPLAIN / FFO

60' RIPARIAN ZONE 2 BUFFER

BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)

30' RIPARIAN ZONE 1 BUFFER

WETLAND

TOP OF BANK

UNNAMED TRIB TO THE HARPETH RIVER

N

GRAPHIC SCALE (IN FEET)
10 0 5 10 20
1 inch = 10 ft.

Elevations Table

Number	Min Elev	Max Elev	Area (sf)	Color
1	-1.07	-0.75	396.17	
2	-0.75	-0.50	699.72	
3	-0.50	-0.25	794.73	
4	-0.25	0.00	1240.94	
5	0.00	0.25	338.33	
6	0.25	0.50	87.05	
7	0.50	0.78	32.67	

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Rev.	Date	Revision Description
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Issue Date: May 10, 2021
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Checked By: LCW

Sheet Title: FLOODPLAIN CUT-FILL MAP

Sheet No. C 3.5C

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Floodplain.dwg
Layout Name: C 3.5C Floodplain Cut-Fill Map
Plotted: Thursday, August 05, 2021 - 4:41 pm
By: rpierce

GENERAL NOTES

1. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL. FURNISH THE DESIGN ENGINEER WITH A SET OF CLEAN PRINTS WITH THE AS-BUILT SEWER AND WATER LINES MARKED.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN LOT CORNERS ARE NEEDED. ONCE THE CORNERS ARE SET THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE MARKERS AND IRON PINS. IF THE CORNERS ARE DISTURBED THE CONTRACTOR SHALL REMOVE THE DISTURBED IRON PIN AND NOTIFY THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF RESETTING THE CORNER. THE CONTRACTOR SHALL NOT ATTEMPT TO RESET THE PROPERTY CORNER.
3. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
4. BASE INFORMATION WAS TAKEN FROM FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ENERGY LAND & INFRASTRUCTURE FROM FEBRUARY 2020. OFFSITE CONTOURS SHOWN ARE A MIX OF FIELD RUN SURVEY FROM THE LOCKWOOD GLEN PUD SUBDIVISION AND GIS CONTOURS.
5. THE PROJECT SITE IS SHOWN ON TAX MAP 89, PARCEL 47.00.
6. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
7. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (IE. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
12. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
13. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
14. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE, TO THE CITY OF FRANKLIN, OR TO UTILITY REPRESENTATIVE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
16. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC&PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FRANKLIN REGULATIONS AND SPECIFICATIONS.
20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FRANKLIN AND STATE OF TENNESSEE DOT AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
22. ALL PAVEMENT STRIPING SHALL THERMOPLASTIC OR APPROVED ALTERNATIVE.

SITE GRADING & EROSION CONTROL NOTES

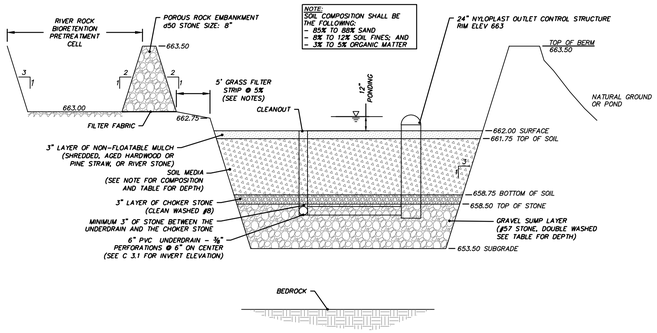
1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.30± ACRES.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0214G, REVISED DECEMBER 22, 2016.
3. INSTALL SILT BARRIERS BEFORE GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREA AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY THE CITY OF FRANKLIN, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.5%.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT AND FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB THE VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTRIBUTED AREAS, TO A MINIMUM DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
25. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
26. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
27. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III
28. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS MUCH AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
29. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
30. STOCKPILE TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
31. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DETENTION PONDS VERIFYING THE REQUIRED VOLUME HAS BEEN PROVIDED AND THAT THE OUTLET CONTROL STRUCTURE MEETS THE DESIGN REQUIREMENTS. THE SURVEY SHALL BE CONDUCTED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH ARE NOT AVAILABLE ON SITE.
34. AFTER STRIPPING TOPSOIL, PROOF ROLL EXPOSED SUBGRADE WITH A LOADED TRUCK TO IDENTIFY UNSTABLE SOILS. STABILIZE UNSTABLE AREAS BY UNDERCUTTING AND REPLACING UNSTABLE MATERIALS WITH COMPACTED SELECT MATERIAL.
35. ALL FILL SHALL BE FREE OF ALL ORGANIC MATTER, TRASH AND OTHER DELETERIOUS MATERIALS, CONTAINING NO ROCK FRAGMENTS GREATER THAN 6 INCHES IN ANY ONE DIRECTION.
36. STRUCTURAL SOIL FILL SHALL HAVE A STANDARD PROCTOR MAXIMUM DRY DENSITY OF 90 POUNDS PER CUBIC FOOT (PCF) OR GREATER AND A PLASTICITY INDEX (PI) OF 30 PERCENT OR LESS. ALL MATERIAL BEING USED AS SOIL FILL SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BEING PLACED.
37. PLACE FILL AND COMPACT IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
38. PLACE 4-INCH MINIMUM LAYER OF A COMPACTED CRUSHED STONE UNDER CONCRETE SLABS.
39. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY CONTRACTOR FOR SUBGRADE.
40. FORM AND SLOPE ALL EXISTING AND PROPOSED SIDEWAK(S) TO A SMOOTH TRANSITION. AT POINTS OF INTERSECTION, AS DIRECTED BY ENGINEER, MAXIMUM ALLOWABLE GRADE CHANGE AT THESE INTERSECTIONS WILL BE 6 PERCENT. IN SOME INSTANCES IT MAY BE NECESSARY TO REMOVE EXISTING SIDEWALK AND REPLACE TO ALLOW FOR SMOOTH TRANSITION.
41. BACK FILL ALL PIPES UNDER PAVEMENT TO TOP OF SUBGRADE WITH CRUSHED STONE.
42. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
43. EXISTING ELEVATIONS, CONTOURS, AND BENCHMARKS SHOWN ON PLANS ARE BASED NAVD83.
44. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, CUT EXISTING PAVEMENT IN A NEAT STRAIGHT LINE THROUGH PAVEMENT AND BASE.
45. INSTALL STONE BEDDING AND BACK FILL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION, PROJECT SPECIFICATIONS AND CITY OF FRANKLIN CONSTRUCTION CRITERIA.
46. SHAPE ALL DITCHES ACCORDING TO TYPICAL SECTION OR SPECIAL DITCH DETAIL.
47. ONLY MATERIAL MEETING CONTRACTOR'S GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR EMBANKMENT MAY BE USED.
48. ALL EXCAVATION IS UNCLASSIFIED WITHOUT REGARD TO MATERIALS ENCOUNTERED. CONTRACTOR SHALL VISIT SITE AND DRAW HIS OWN CONCLUSIONS TO CONDITIONS ENCOUNTERED. LINE AND GRADES SHOWN SHALL BE ACHIEVED WITHOUT ADDITIONAL COMPENSATION.
49. ASPHALT PAVEMENT, MINERAL AGGREGATE BASE AND CONCRETE MATERIALS AND CONSTRUCTION SHALL MEET REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
50. PROPOSED CONTOURS SHOWN AT 2 FOOT INTERVAL.
51. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.
52. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY CONTRACTOR AT HIS EXPENSE.
53. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF PROJECT SITE IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL. EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY FOR THE CONSTRUCTION OF THIS PROJECT.
54. ALL HEADWALLS FOR PIPES 24" AND LARGER SHALL HAVE SAFETY GRATING. SEE DRAINAGE STRUCTURE DETAIL SHEET.

SEWER AND WATER CONSTRUCTION NOTES

1. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND DETAILS (STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION APPROVED).
2. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL MEET MILCROFTON UTILITY DISTRICT STANDARD SPECIFICATIONS AND DETAILS.
3. ALL SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF FRANKLIN SEWER INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
4. ALL WATER CONSTRUCTION SHALL BE INSPECTED BY A MILCROFTON UTILITY DISTRICT INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THE SEWER AND/OR WATER AS SHOWN ON THE APPROVED PLANS.
6. THE CONTRACTOR SHALL KEEP A SET OF THE STATE OF TENNESSEE AND CITY OF FRANKLIN APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
7. THE PROPOSED SEWER AND WATER LINE SHALL NOT BE TIED TO THE EXISTING SEWER OR WATER LINE UNTIL THE PROPOSED LINE OR LINES HAVE BEEN INSTALLED, INSPECTED, TESTED AND APPROVED FOR TIE-IN BY THE CITY OF FRANKLIN SEWER DEPARTMENT AND MILCROFTON UTILITY DISTRICT RESPECTIVELY.
8. AIR TEST SHALL BE REQUIRED ON THE SEWER LINE, WITH THE CITY OF FRANKLIN INSPECTOR PRESENT, PER CITY OF FRANKLIN SPECIFICATIONS.
9. THE OWNER DOES NOT ASSUME RESPONSIBILTY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DISIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF THE UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES AND RELOCATE IF NECESSARY.
10. ALL SEWER MANHOLES SHALL BE SUBJECTED TO AND PASS A VACUUM TEST OF AT LEAST 10"Hg,
11. NO BLASTING IS ALLOWABLE WITHIN 25 FEET OF FINISHED SEWER OR WATER LINES.

SITE UTILITY NOTES

1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. DETERMINE EXACT LOCATIONS IN FIELD PRIOR TO BEGINNING WORK. GENERAL LOCATION OF ALL KNOWN UTILITIES MEASURE SHOWN OR IDENTIFIED HEREIN AND REFLECT OWNER'S BEST RECORDS AND ON SITE INVESTIGATION. THE OWNER MAKES NO EXPRESSED OR IMPLIED GUARANTEE OF ACCURACY OR THAT OTHER UTILITIES ARE NOT LOCATED IN CONSTRUCTION VICINITY.
2. PRIOR TO COMMENCING WORK, CONTACT UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. GIVE NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND UTILITY.
3. COOPERATE WITH EACH UTILITY COMPANY IN PROTECTION OF THEIR RESPECTIVE APPURTENANCES.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND UTILITIES, CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.
5. CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE CITY OF FRANKLIN.
6. INSTALL STONE BEDDING AND BACKFILL IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.
7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
8. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. SITE GRADES SHALL BE WITHIN 6' OF FINISHED GRADE PRIOR TO CONSTRUCTION OF WATER LINE.
9. COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION", ISSUED BY A.G.C. OF AMERICA, INC. AND U.S. DEPARTMENT OF LABOR.
10. BACKFILL PROPOSED UTILITIES IN PAVED AREAS WITH COMPACTED CRUSHED STONE UNLESS OTHERWISE DIRECTED BY ENGINEER.
11. LAY WASTEWATER LINES AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE WASTEWATER LINE MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED. IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER LINE IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
12. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE WASTEWATER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER LINE CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT IT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER LINE WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER LINE, AND ENCASED IN CONCRETE.
13. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE CONSTRUCT BOTH THE WATER MAIN AND THE WASTEWATER LINE OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TEST EACH.
14. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND.
15. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYL CHLORIDE (PVC) SHALL BE (SDR 35), DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52. ALL DUCTILE IRON WASTEWATER PIPE SHALL BE AN ASPHALTIC COATING APPROXIMATELY 1 mil THICK AS SPECIFIED IN AWWA C151. THE INSIDE OF THE PIPES SHALL BE PROTECTO 401 CERAMIC EPOXY COATING 40 mils DFT OR EQUAL.
16. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF FRANKLIN WATER AND WASTEWATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.
17. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM WITH MILCROFTON UTILITY DISTRICT REQUIREMENTS AND SPECIFICATIONS.
18. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
19. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
20. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
22. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
23. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.
24. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.
25. REPAIR ALL DAMAGETO EXISTING FEATURES (ie. DRIVES, ROADS, YARDS, LANDSCAPING, ETC…) TO PRE-CONSTRUCTION CONDITION.
26. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
27. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
28. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
29. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
30. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
31. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
32. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
33. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATERLINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
34. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ESURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
35. WATER SERVICES SHALL BE ¾" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
36. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
37. ALL CONNECTION TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIANT SEAL METHOD.
38. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER). 6" TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
39. THE CONCRETE ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK.

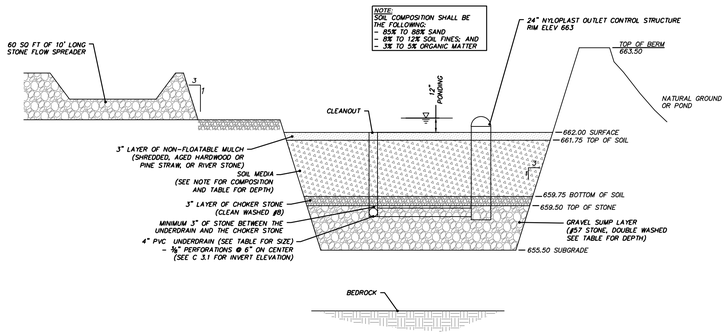


LEVEL 2 BIORETENTION SECTION

N.T.S.

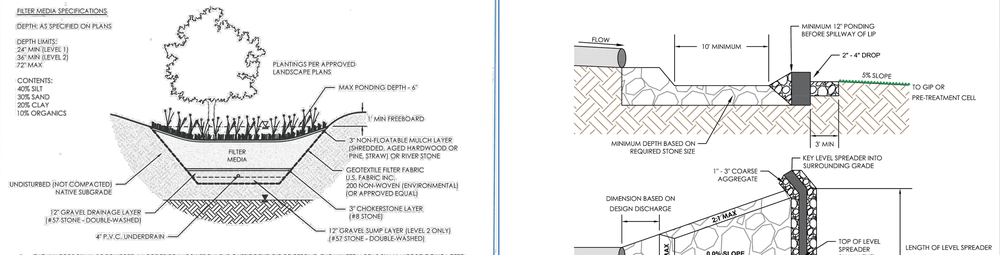
BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. *CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.*
2. *EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA*
3. *SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.*
4. *CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.*
5. *INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.*
6. *DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL END BIORETENTION SIDES.*
7. *CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.*
8. *INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.*
9. *PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY*
10. *INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA*
11. *SOD SLOPES.*
12. *CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.*



LEVEL 1 BIORETENTION SECTION

N.T.S.



1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT, EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

BIORETENTION LEVEL 1 & 2	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE		
GIP-01	DIRECTOR OF ENGINEERING	10/5/15
DWG.NO.		DATE
01/01/2016	STORMWATER COORDINATOR	10/9/15
EFFECTIVE DATE		DATE

THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:

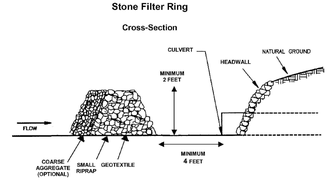
1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL; TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE		
DWG.NO.	DIRECTOR OF ENGINEERING	12/7/2017 DATE
02/20/2017	STORMWATER COORDINATOR	12/7/2017
EFFECTIVE DATE		DATE

Stone Filter Ring

Cross-Section



Perspective View

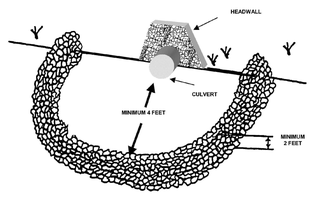


Figure 1

Source: GA SWCC

FR - 3

ACTIVITY: Silt Fence — TCP – 13

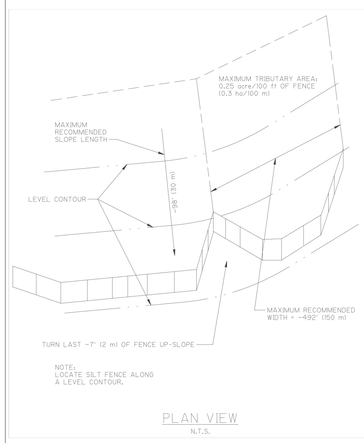


Figure TCP-13-2
Silt Fence End Layout

ACTIVITY: Silt Fence — TCP – 13

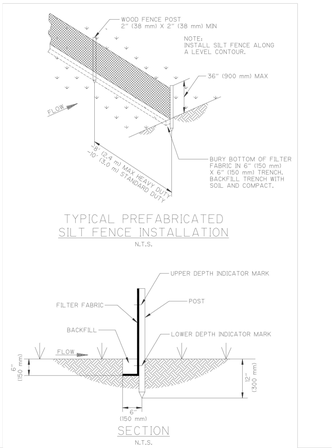
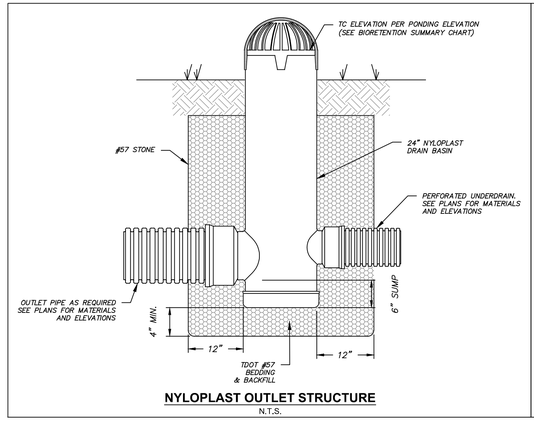
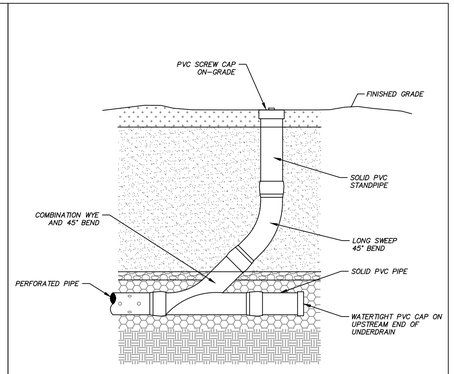


Figure TCP-13-1
Silt Fence Anchoring



NYLOPLAST OUTLET STRUCTURE

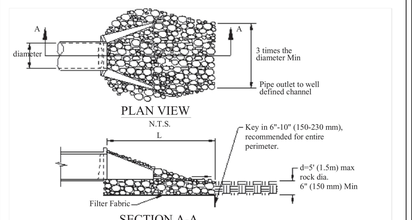
N.T.S.



BIORETENTION CLEANOUT DETAIL

N.T.S.

ACTIVITY: Outlet Protection — PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m³ /s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

ACTIVITY: Stabilized Construction Entrance — TCP- 01

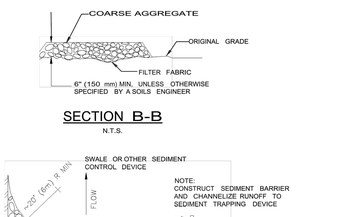


Figure TCP-01-1
Stabilized Construction Entrance

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE — REGISTERED ENGINEER — 102373 — STATE OF TENNESSEE — 7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

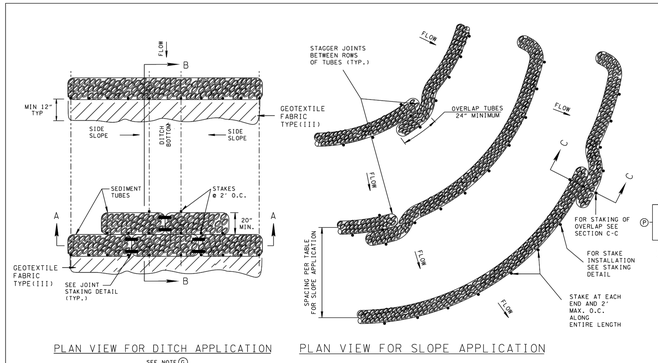
Sheet Title:

GRADING DRAINAGE & EPSC DETAILS

Sheet No.

C 3.7

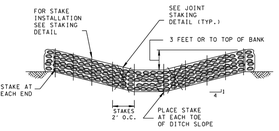
Filename: W:\20-11-1210 4309 South Carothers\3_CAD Production\2-Site Plan\4309carothers-Details.dwg
Layout Name: C 3.7 Grading Drainage & EPSC Details
Plotted: Thursday, August 05, 2021 - 4:41 pm
By: rpierce



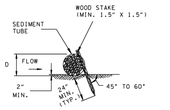
PLAN VIEW FOR DITCH APPLICATION

SEE NOTE Ⓔ

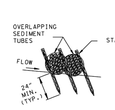
PLAN VIEW FOR SLOPE APPLICATION



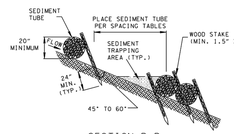
SECTION A-A



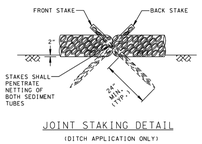
STAKING DETAIL



SECTION C-C



SECTION B-B



JOINT STAKING DETAIL

(DITCH APPLICATION ONLY)

EROSION CONTROL PLAN LEGEND: TUBE••TUBE••TUBE SEDIMENT TUBE

SEDIMENT TUBE SPACING FOR SLOPE APPLICATION					
SLOPE	8"	12"	18"	20"	24"
2%	70'	80'	N/A	N/A	N/A
5%	30'	60'	80'	N/A	N/A
10%	20'	30'	70'	80'	80'
6:1	N/A	20'	40'	50'	55'
4:1	N/A	20'	30'	30'	30'
3:1	N/A	N/A	20'	20'	25'
2:1	N/A	N/A	20'	20'	20'

N/A = NOT RECOMMENDED
SPACING NOT TO EXCEED 80'

SEDIMENT TUBE SPACING TABLE FOR DITCH APPLICATION	
SLOPE	MAXIMUM SEDIMENT TUBE SPACING
LESS THAN 2%	80'
2%	80'
3%	50'
4%	40'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON A 20' SEDIMENT TUBE
SEE TABLE ON EC-STR-6 FOR OTHER HEIGHTS.

SEDIMENT TUBE GENERAL NOTES

Ⓐ SEDIMENT TUBES CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

Ⓑ SEDIMENT TUBES SHALL BE INSTALLED ALONG OR ON THE GROUND CONTOUR, AT THE TOE OF SLOPES, OR IN A DITCH TO HELP REDUCE THE EFFECTS OF SOIL EROSION AND RETAIN SEDIMENT. SEDIMENT TUBES SHOULD NOT BE USED IN DITCHES OR STREAMS.

Ⓒ FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES. FOR SLOPE APPLICATIONS, THE MAXIMUM DRAINAGE AREAS SHALL BE ½ ACRE PER 100 LF OF TUBE.

Ⓓ SEDIMENT TUBES SHALL NOT BE USED ON PAVEMENT, ROCKY SOILS, OR AT ANY OTHER LOCATIONS WHERE THE STAKES CANNOT BE DRIVEN TO THE REQUIRED DEPTH.

Ⓔ SEDIMENT TUBES SHALL BE MANUFACTURED FROM WOOD EXCELSIOR, RICE OR WHEAT STRAW, COCONUT FIBERS, OR HARDWOOD MULCH THAT IS ENCLOSED BY A TUBULAR FLEXIBLE NETTING MATERIAL. ALL MATERIALS INCLUDING THE NETTING SHALL BE BIODEGRADABLE.

Ⓕ PINE NEEDLE AND LEAF MULCH FILLED SEDIMENT TUBES AND STRAW BALES ARE NOT ACCEPTABLE MATERIALS.

Ⓖ THE DIAMETER OF A SEDIMENT TUBE SHALL BE A MINIMUM OF 8 INCHES AND A MAXIMUM OF 24 INCHES. DIAMETER TOLERANCE IS 2 INCHES. FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCHES.

Ⓗ SEDIMENT TUBES SHALL BE INSTALLED WITH WOODEN STAKES (MIN. 1.5" x 1.5" ACTUAL). THE STAKE SHALL BE EMBEDDED A MINIMUM OF 2 FEET.

Ⓘ SEDIMENT TUBES SHALL BE TRENCHED IN A MINIMUM OF 2 INCHES.

Ⓙ IF MORE THAN ONE SEDIMENT TUBE IS PLACED IN A ROW IN SLOPE APPLICATION, THE TUBES SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. WHEN USED IN DITCHES, TWO ROWS OF TUBE SHALL BE PLACED ON THE CHANNEL BOTTOM WITH STAGGERED JOINTS AS SHOWN.

Ⓚ FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCH DIAMETER AND SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SEDIMENT TUBES SHALL CONTINUE UP THE SIDE SLOPES A MINIMUM OF 3 FEET PLUS THE DIAMETER OF THE TUBE, OR TO THE TOP OF THE DITCH, WHICHEVER IS LESS.

Ⓛ SEDIMENT TUBES USED IN SLOPE APPLICATIONS MAY REMAIN IN PLACE TO BIODEGRADE. FOR DITCH APPLICATIONS SEDIMENT TUBES SHALL BE COMPLETELY REMOVED AFTER FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED.

Ⓜ SEDIMENT TUBES SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS NUMBERS:

740-11.01 TEMPORARY SEDIMENT TUBE (8 INCH) PER LINEAR FOOT
740-11.02 TEMPORARY SEDIMENT TUBE (12 INCH) PER LINEAR FOOT
740-11.03 TEMPORARY SEDIMENT TUBE (18 INCH) PER LINEAR FOOT
740-11.04 TEMPORARY SEDIMENT TUBE (20 INCH) PER LINEAR FOOT
740-11.05 TEMPORARY SEDIMENT TUBE (24 INCH) PER LINEAR FOOT

PAYMENT SHALL INCLUDE ALL MATERIALS (INCLUDING GEOTEXTILE FABRIC IF USED) AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SEDIMENT TUBE.

Ⓝ ONLY SEDIMENT TUBES LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

Ⓞ SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT TUBE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

Ⓟ GEOTEXTILE FABRIC REQUIRED FOR SLOPE APPLICATION STEEPER THAN 6:1.

- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REMOVED TEMPORARY REFERENCE, ADDED OVERLAP DETAIL, OTHER MINOR MISC. EDITS, REVISED GENERAL NOTES.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
- REV. 6-10-14: MODIFIED SPACING TABLES. ADDED GEOTEXTILES ADDED NOTE Ⓟ

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

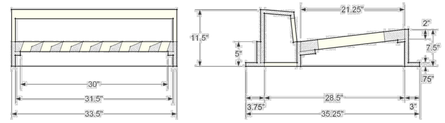
NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

SEDIMENT TUBE

1-20-06 EC-STR-37

No. 3300-V

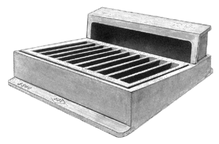


Front View
NTS

Side View
NTS

No. 3300-V

Frame . . . . . 270 lbs.
Grate . . . . . 190 lbs.
Curb Box . . . . . 142 lbs.
Total . . . . . 602 lbs.



Isometric View

Notes:

1) John Bouchard No. 3300-V or City of Franklin approved equivalent.

2) Double inlets are required at all street low points where street grade distances exceed 100' in either direction

Single Drainage Inlet w/ Vane Grate for Curb & Gutter

Date: 4/27/06 | Std Dwg No: **SD-01A**

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE
CATCH BASIN GRATES	D-CBB-12A AND D-CBB-13
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE1 THRU D-PE-9F
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING AT CASTINGS NOTED ON CITY OF FRANKLIN RP-SERIES DRAWINGS.

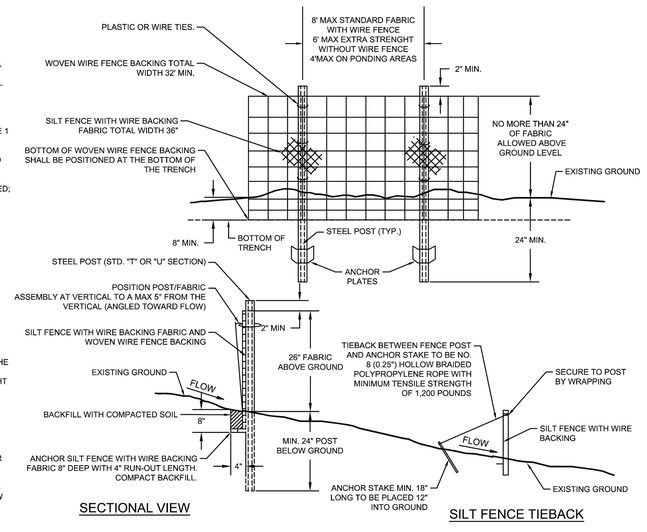
HISTORIC FRANKLIN TENNESSEE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2020 | DWG. NO. **D-1**

NOTES:

1. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT OF WAY.
2. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEEL OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 290 FEET (AS MEASURED ALONG GROUND SURFACE)
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.
4. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM.WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.
5. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.
7. STOP SILT FENCE AT PAVED CROSSINGS, USE ALTERNATIVE MEASURE IF NECESSARY.
8. COORDINATE SILT FENCE PLACEMENT IN WATER QUALITY BUFFERS TO MINIMIZE IMPACT.
9. REINFORCE TOE OF THE FENCE WITH 12 INCHES OF NC DOT #5 OR #57 WASHED STONE WHEN FLOW WILL RUN PARALLEL TO THE TOE OF THE FENCE.



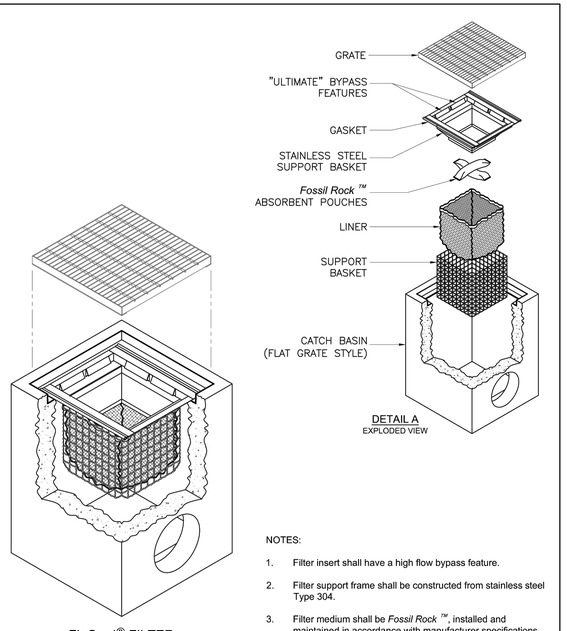
SECTIONAL VIEW

SILT FENCE TIEBACK

SILT FENCE DETAIL

(NOT TO SCALE)

FGP-0001



DETAIL A
EXPLODED VIEW

FloGard® FILTER
-INSTALLED INTO CATCH BASIN-

U.S. PATENT # 6,00,023 & 6,877,029

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

Inlet Filtration

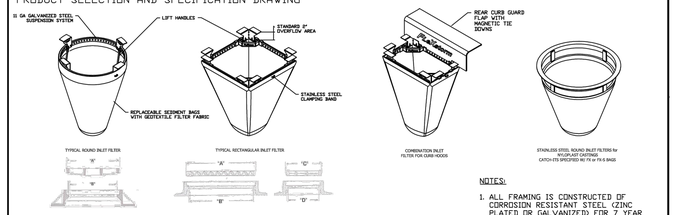
FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV.	ECO	DATE	SHEET
FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06	SHEET 1 OF 2

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20" dia grates (A) dia)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
ROUND / SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 30" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2pc up to fit up to 48" (B) x 36" (D) openings)	62XLSQ
CURBING INLETS	Small Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	13" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	17" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	621NRY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	621NRY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	621NRY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu/Ft)	Filtered Flow Rate at 50% Min (CFS) Ft (Woven)	S.(Non-Woven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

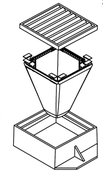
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(13" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	700	40
IL- IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. | Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM INLET FILTERS™
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DRAWING NO.	REV.
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE — LICENSED PROFESSIONAL ENGINEER — 7/1/21 — STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

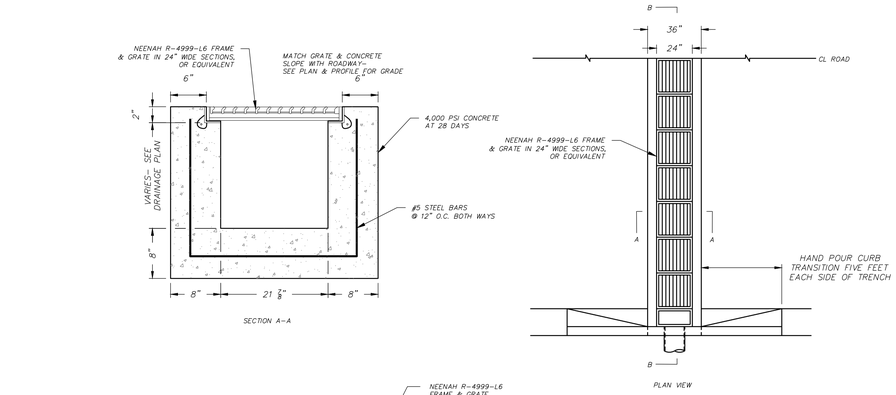
Sheet Title:

GRADING DRAINAGE & EPSC DETAILS

Sheet No.

C 3.8

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Details.dwg
Layout Name: C 3.8 Grading Drainage & EPSC Details
Plotted: Thursday, August 05, 2021 - 4:41 pm
By: rpierce



TRENCH DRAIN

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
7/1/21
NO. 102132
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
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Sheet Title:

GRADING DRAINAGE & EPSC DETAILS

Sheet No.

C 3.9

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 3.9 Grading Drainage & EPSC Details
Plotted: Thursday, August 05, 2021 - 4:41 pm
By: rpierce

R.OW. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

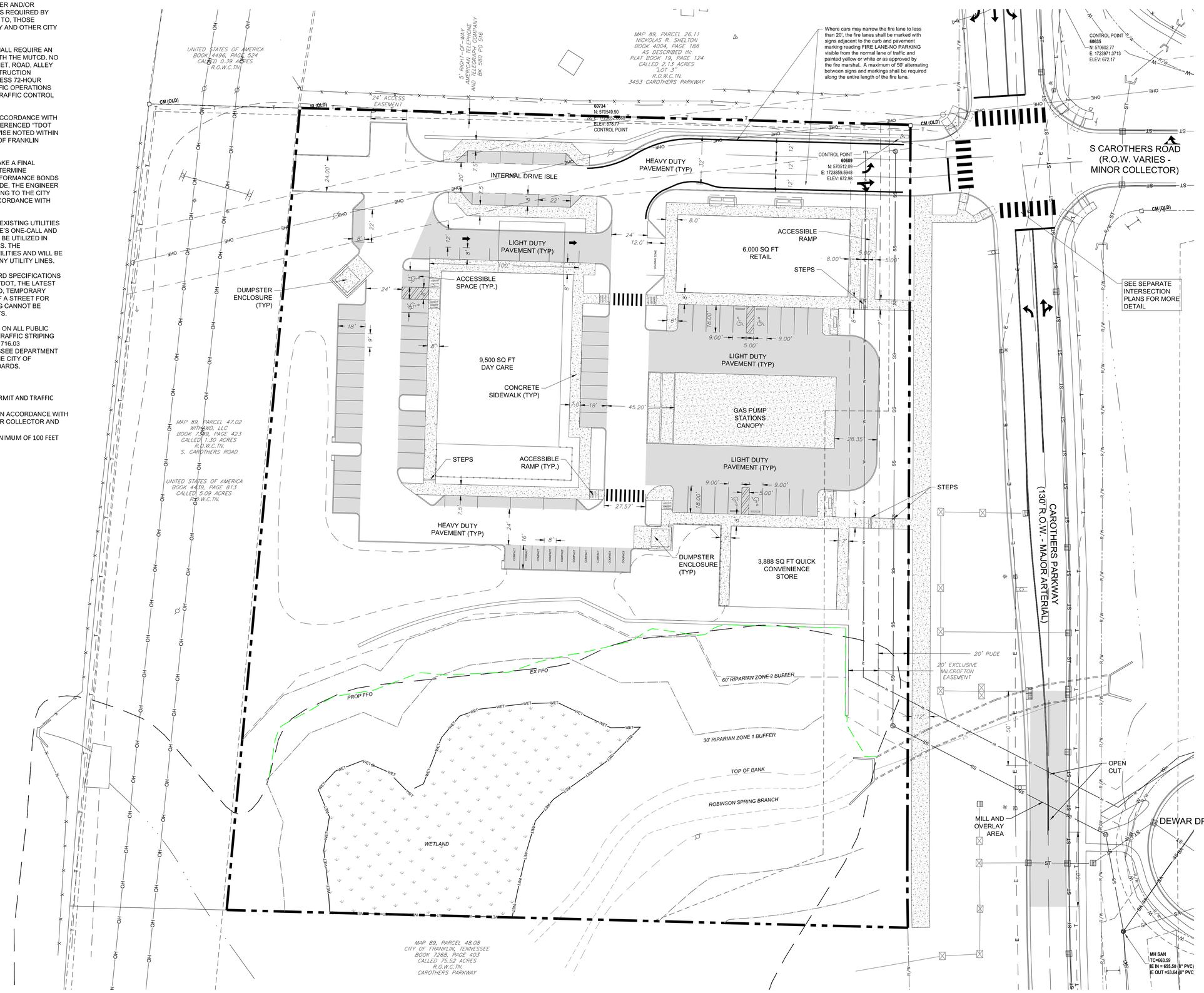
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.



N

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FRANKLIN, TENNESSEE

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1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

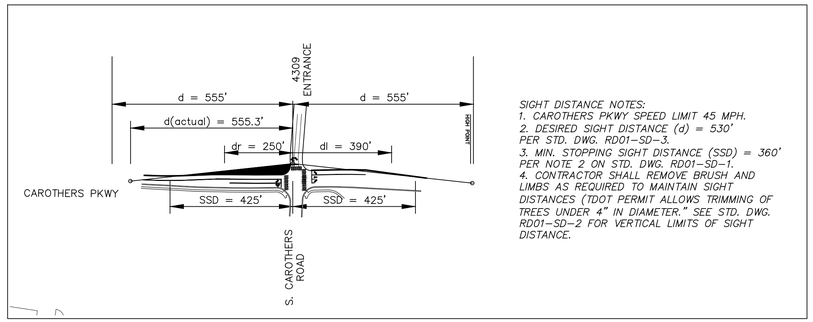
Sheet Title:

SITE ROW & ACCESS PLAN

Sheet No.

C 4.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-ROW.dwg
Layout Name: C 4.1 Site ROW & Access Plan
Plotted: Thursday, August 05, 2021 - 4:42 pm
By: rpierce



SIGHT DISTANCE NOTES:
1. CAROTHERS PKWY SPEED LIMIT 45 MPH.
2. DESIRED SIGHT DISTANCE (d) = 530' PER STD. DWG. RD01-SD-3.
3. MIN. STOPPING SIGHT DISTANCE (SSD) = 360' PER NOTE 2 ON STD. DWG. RD01-SD-1.
4. CONTRACTOR SHALL REMOVE BRUSH AND LIMBS AS REQUIRED TO MAINTAIN SIGHT DISTANCES (TDOT PERMIT ALLOWS TRIMMING OF TREES UNDER 4" IN DIAMETER." SEE STD. DWG. RD01-SD-2 FOR VERTICAL LIMITS OF SIGHT DISTANCE.

SIGHT TRIANGLE
NTS

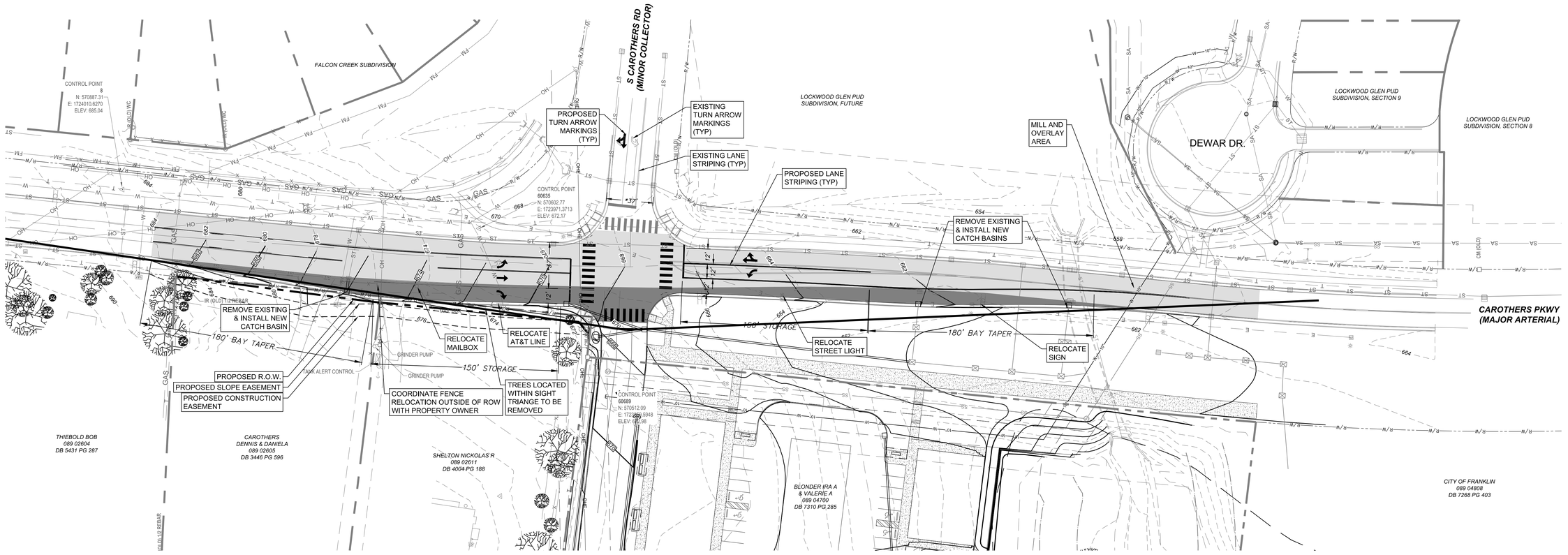
LEGEND

- IRON ROD FOUND
- MAG NAIL FOUND
- AREA DRAIN
- CATCH BASIN
- SIGN
- TELEPHONE PEDESTAL
- VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- ELECTRIC PULL BOX
- PROPERTY LINE
- RIGHT OF WAY
- RAILROAD TRACKS
- FENCE LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EDGE OF EASEMENT
- DRIP LINE
- EXISTING SEWER LINE

TN STATE PLANE GRID
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

PLAN SHOWN IS FOR REFERENCE ONLY. FINAL INTERSECTION AND ROADWAY IMPROVEMENTS WILL BE SUBMITTED AS A SEPARATE PLAN SET. THESE PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS



FULL DEPTH PAVING

MILL & OVERLAY

NOTES:

- **EXISTING ROAD WIDTHS ARE FACE OF CURB TO FACE OF CURB*
- *PROPOSED ROAD WIDTHS ARE EOP TO EOP*
- *FIELD RUN TOPOGRAPHIC INFORMATION PERFORMED BY ENERGY LAND & INFRASTRUCTURE DATED MAY 2021*
- *TAPER AND BAY LENGTHS & SIGHT TRIANGLE MATCH TDOT STANDARDS FOR 45 mph DESIGN SPEED (40 mph POSTED)*

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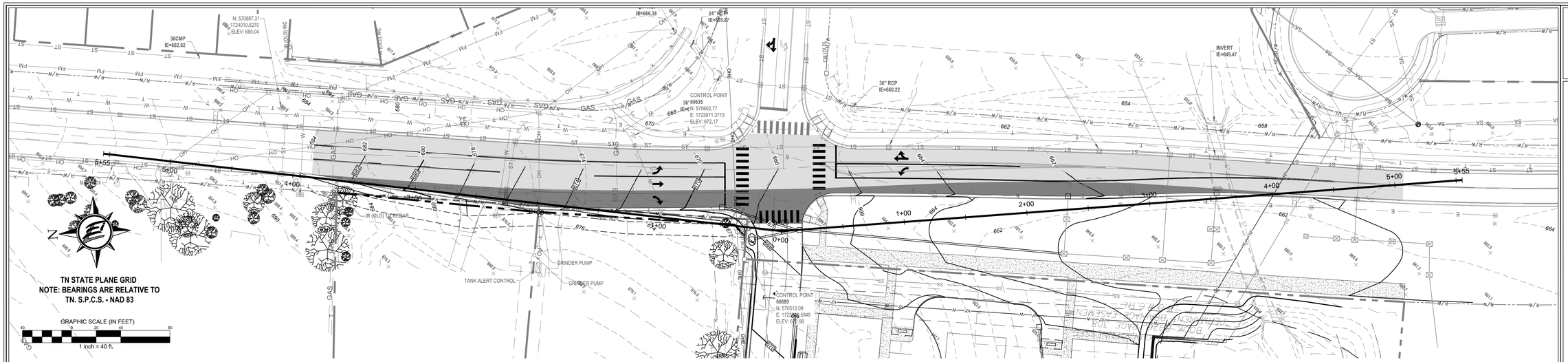
LARRY C. WALLACE
REGISTERED ENGINEER
AGENT
No. 109133
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

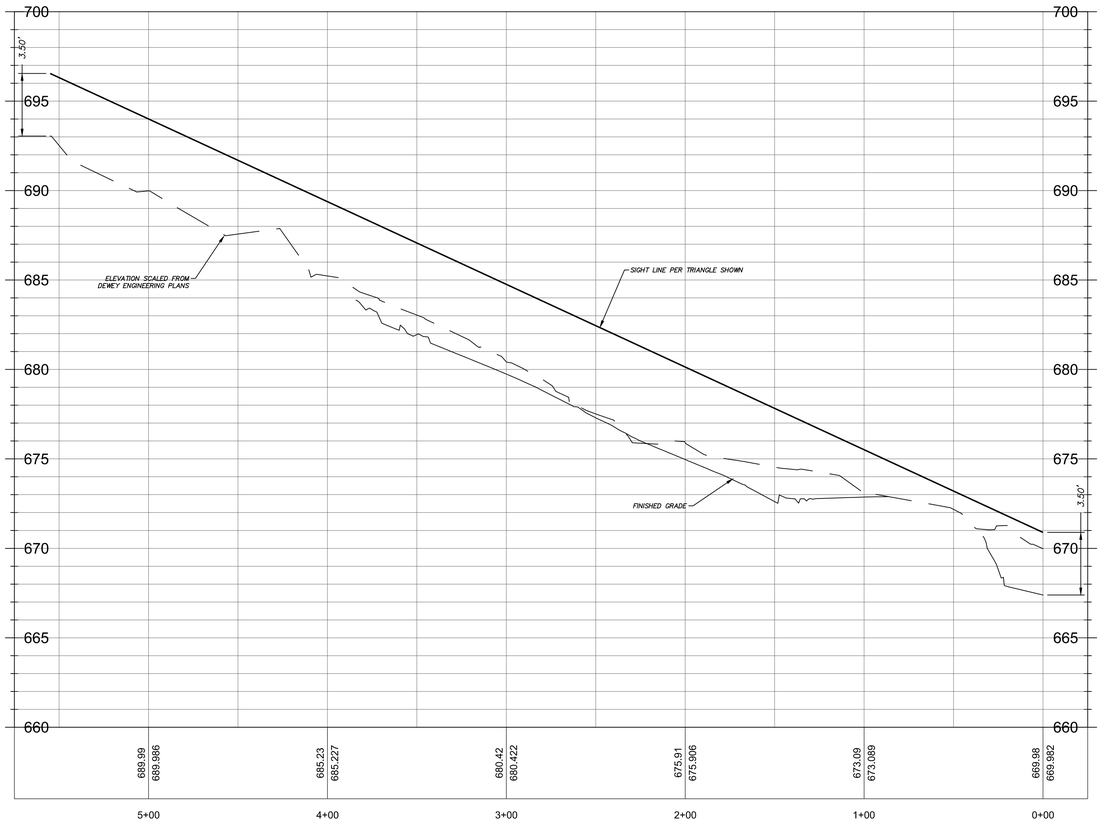
Sheet Title:
PROPOSED CAROTHERS PARKWAY IMPROVEMENTS

Sheet No.
C 4.2A

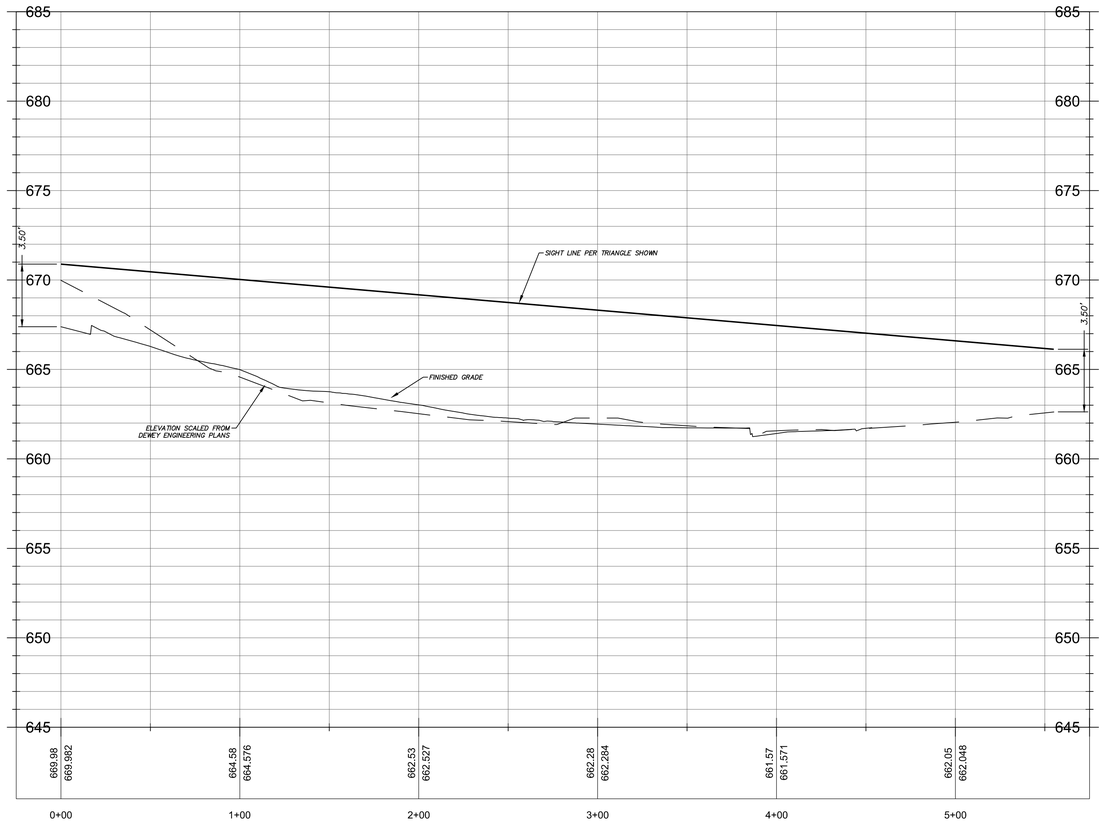
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Layout Name: C 4.2a Proposed Carothers Parkway Improvements
Plotted: Thursday, August 05, 2021 - 4:42 pm
By: rpierce



NORTH SIGHT LINE PROFILE



SOUTH SIGHT LINE PROFILE



PROFILE SCALE:
HOR: 1"=40'
VER: 1"=4'

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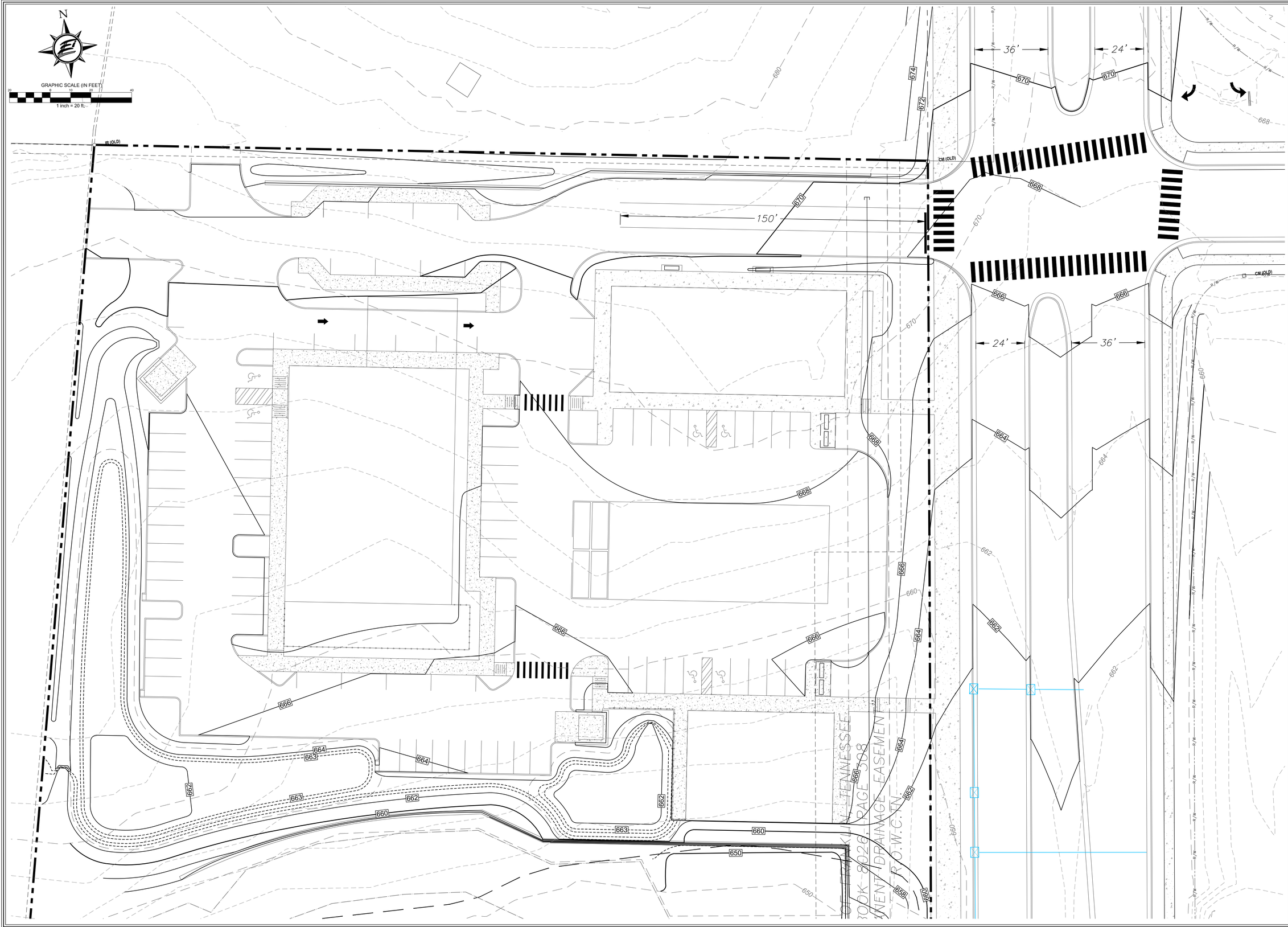
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/1/21
No. 109253
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
CAROTHERS PARKWAY VERTICAL SIGHT TRIANGLES

Sheet No.
C 4.2B

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Carothers.dwg
Layout Name: C 4.2b Carothers Parkway Vertical Sight Triangles
Plotted: Thursday, August 05, 2021 - 4:42 pm
By: rpierce



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Larry C. Wallace 7/1/21
No. 102132
STATE OF TENNESSEE

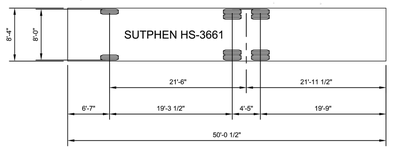
Issue Date:	May 10, 2021
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Drafted By:	RDP
Checked By:	LCW

Sheet Title:
FUTURE CAROTHERS PKWY INTERSECTION EXHIBIT

Sheet No.
C 4.3

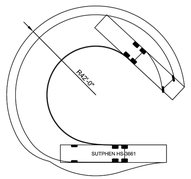
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Layout Name: C 4.3 Future Carothers Pkwy Intersection Exhibit
Plotted: Thursday, August 05, 2021 - 4:42 pm
By: rpierce



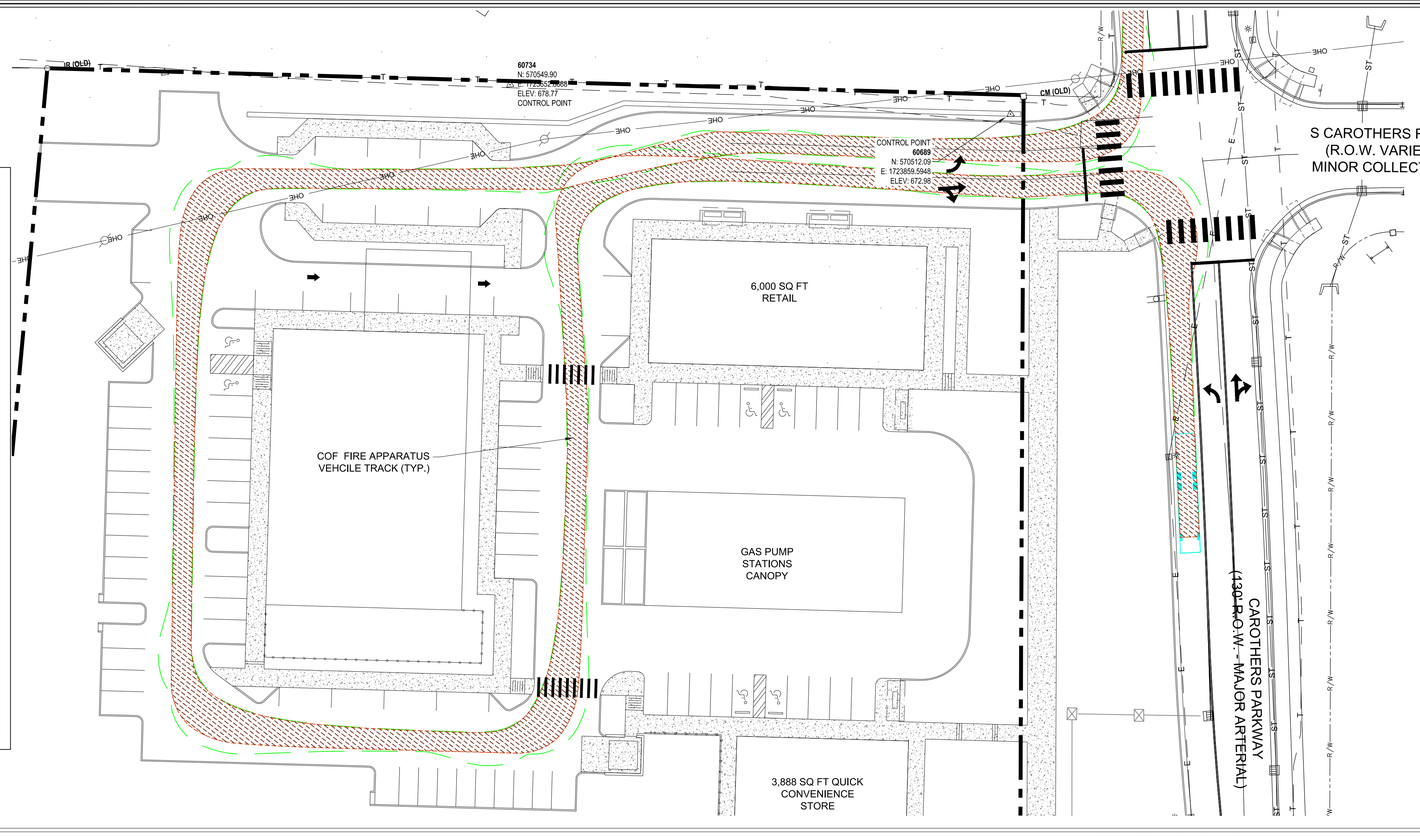


APPARATUS AND TURNING INFORMATION

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



CITY OF FRANKLIN TENNESSEE	FIRE APPARATUS TURNING TEMPLATE	DWG. NO. SD-7
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: RDP	DATE: 1/1/2020

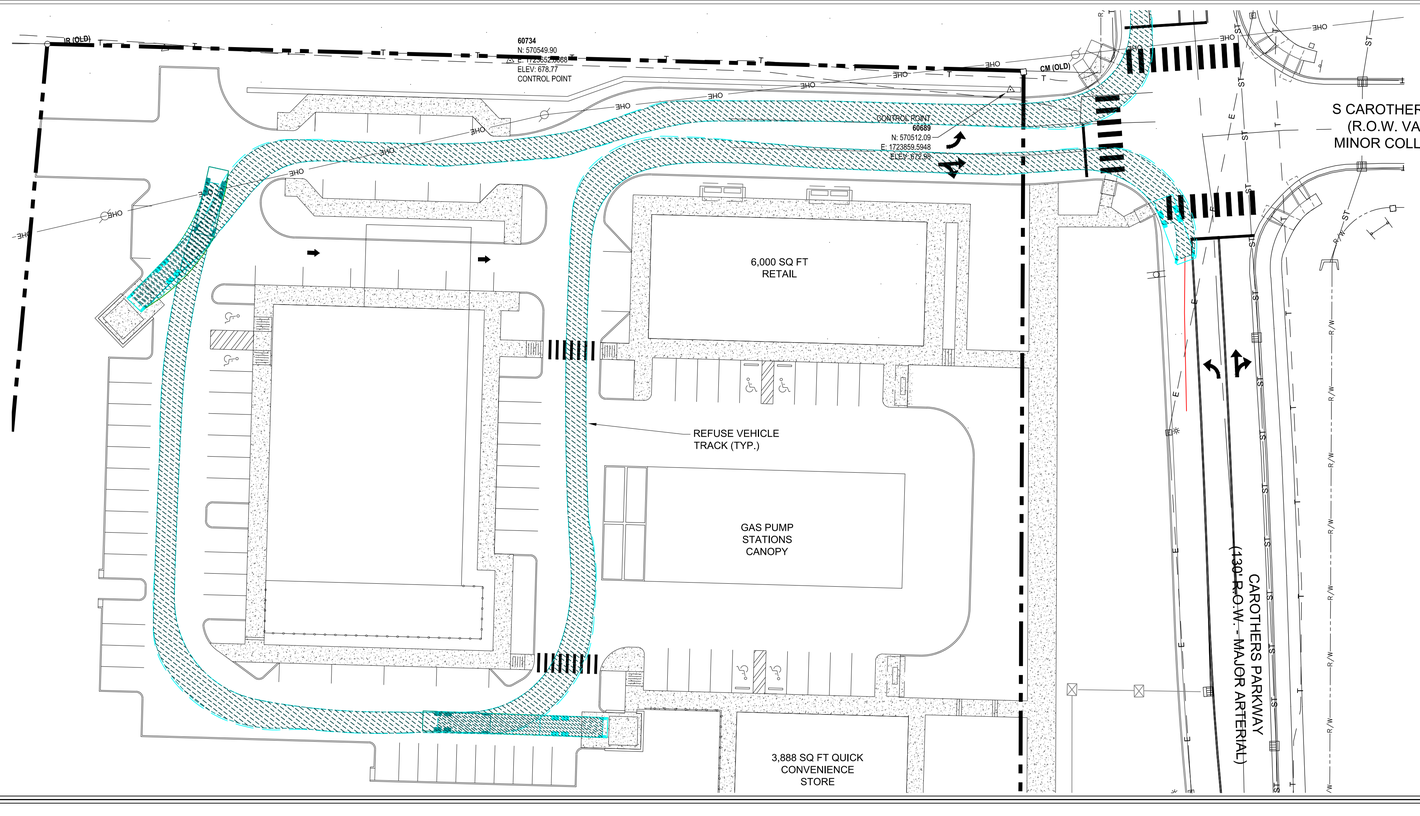


CITY OF FRANKLIN
FIRE APPARATUS
VEHICLE TRACK PLAN

5 mph design speed

FRONT-END LOADER REFUSE TRUCK SPECIFICATIONS

- Height: 12.5'
- Wheel base: 19.5'
- Width: 8'-1"
- Overhead clearance with can in raised position: 18.5'
- Turning radius: 46'
- Turning diameter: 97'
- Track: 6'-6"
- Total length with boom overhang and arms extended: 41'
- Total overall length of truck (with boom overhang): 37'
- Truck length without boom: 35'
- Front overhang: 4'-2"
- Fork length: 4'
- Boom arms front of bumper overhang: 24"
- Empty scale weight: 40,400 pounds
- Total gross vehicle weight: 75,000 pounds
- Front axis width: 18,000 pounds
- Empty trash dumpster estimated weight: 700 pounds
- Full trash dumpster estimated weight: 1,600 pounds



CITY OF FRANKLIN
REFUSE VEHICLE
TRACK PLAN

5 mph design speed

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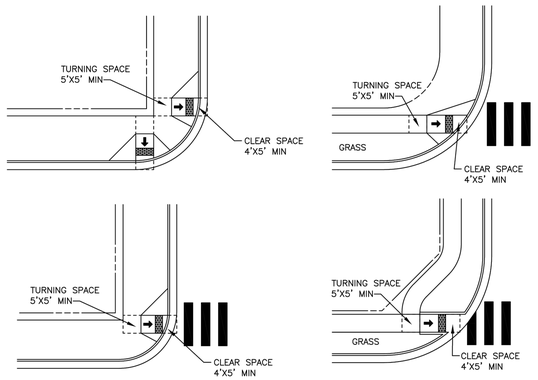
Issue Date:	May 10, 2021
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Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.
C 4.4

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-ROW.dwg
Layout Name: C 4.4 Vehicle Tracking Plan
Plotted: Thursday, August 05, 2021 - 4:42 pm
By: rplerce



← SLOPE 8.3% MAX (1.5% CROSS SLOPE)

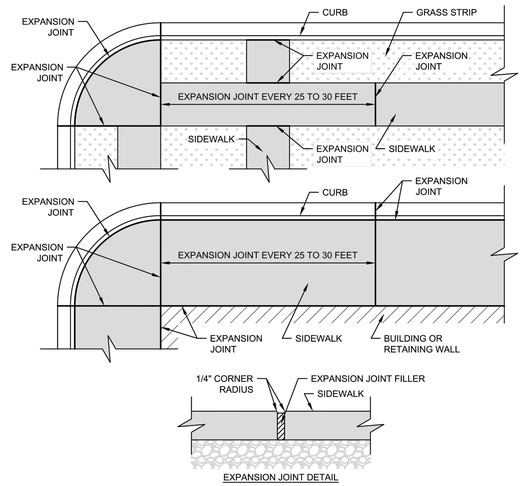
TRUNCATED DOME DETECTABLE WARNING SURFACE

GENERAL NOTES

1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR RAMP LAYOUT		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Ralph Hoge	DATE: 1/1/2020	RP-16
NOT TO SCALE			

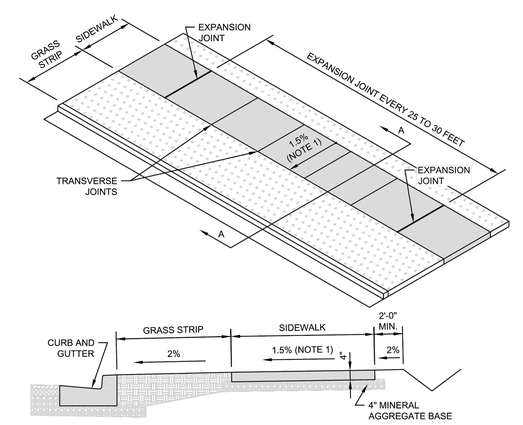


EXPANSION JOINT DETAIL

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: Ralph Hoge	DATE: 1/1/2020	RP-10
NOT TO SCALE			

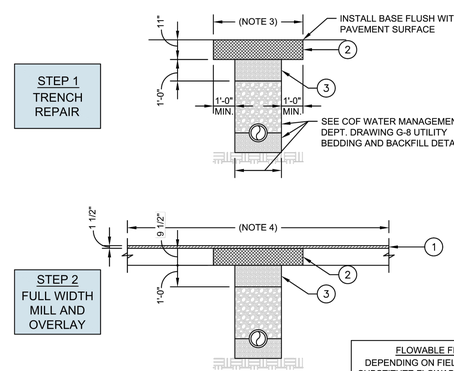


SECTION A-A

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: Ralph Hoge	DATE: 1/1/2020	RP-8
NOT TO SCALE			



FLOWABLE FILL NOTE
DEPENDING ON FIELD CONDITIONS, SUBSTITUTE FLOWABLE FILL BACKFILL (200 PSI MAX.) FOR THAT SHOWN AS DIRECTED BY THE COF WATER MANAGEMENT OR STREET DEPTS.

PAVEMENT SCHEDULE

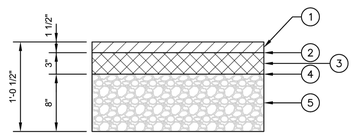
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWINGS RD-1 AND RD-2.

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. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR ARTERIAL AND COLLECTOR STREET		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2020	RD-7
NOT TO SCALE			



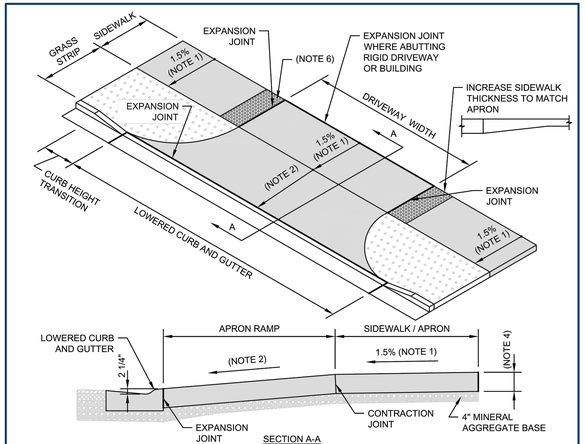
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) 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 (PG 64-22) (BPMB-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 LB/SY
5. 8" - 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	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Ralph Hoge	DATE: 1/1/2020	RD-3
NOT TO SCALE			



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
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. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. 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)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Ralph Hoge	DATE: 1/1/2020	RP-5
NOT TO SCALE			

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
NUMBER 109121
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

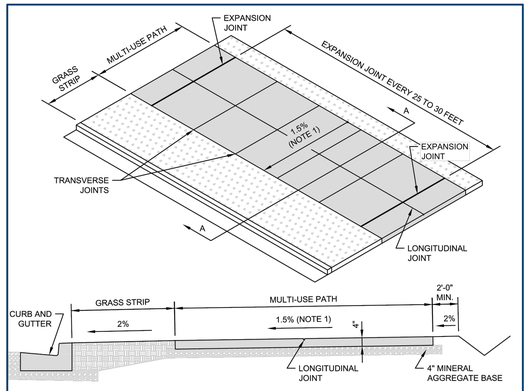
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ROW & ACCESS DETAILS

Sheet No.

C 4.5

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Plotted: Thursday, August 05, 2021 - 4:42 pm
By: rpierce

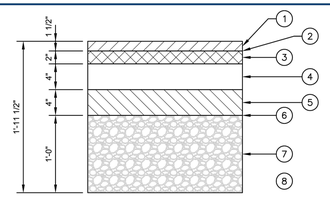


SECTION A-A

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 MULTI-USE PATH		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 1/1/2020	RP-9
NOT TO SCALE			



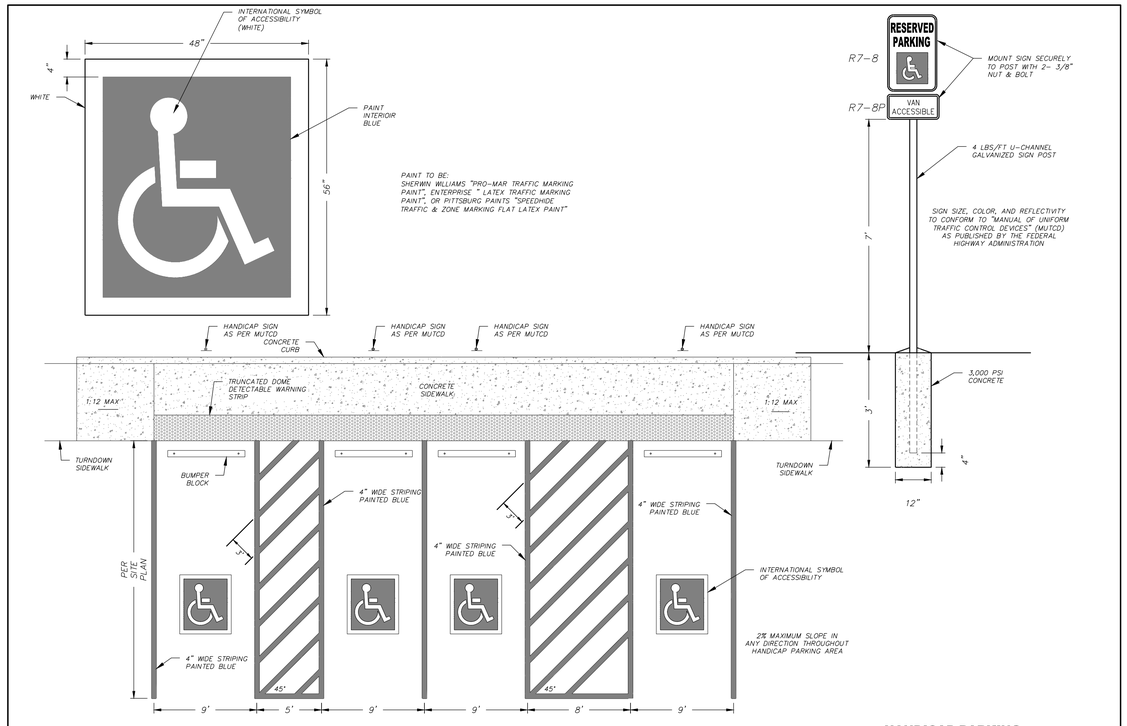
PAVEMENT SCHEDULE

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. 2" - ASPHALT BINDER (226 LB/SY)
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. 4" - ASPHALT AGGREGATE BASE (360 LB/SY)
   307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S
   307-02.03 AGGREGATE (BPMB-HM) GRADING A-S
6. 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
7. 12" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)
   (COORDINATE WITH TDOT STD. DRAWING RD-UD-3)

NOTES

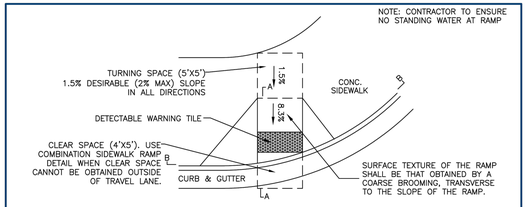
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

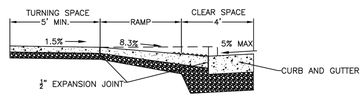
HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR ARTERIAL PAVEMENT SECTION		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 1/1/2020	RD-1
NOT TO SCALE			



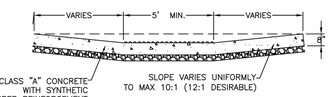
HANDICAP PARKING

NOTE: CONTRACTOR TO ENSURE NO STANDING WATER AT RAMP





SECTION A–A

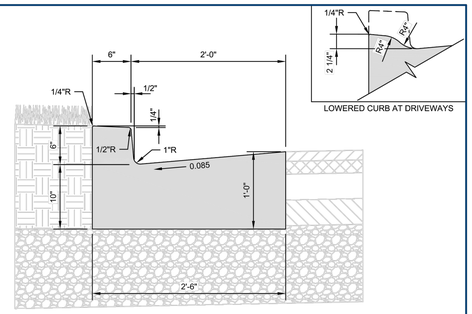


SECTION B–B

GENERAL NOTES

1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACE COLOR SHALL BE BRICK RED WITHIN CITY OF FRANKLIN ROW, OR YELLOW WITHIN STATE OF TENNESSEE ROW. SURFACES SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 1/1/2020	RP-11
NOT TO SCALE			



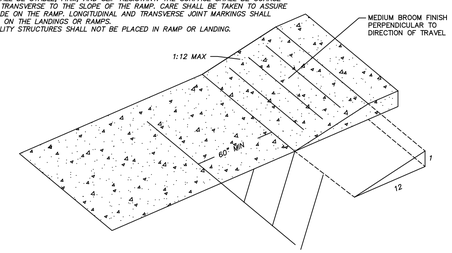
LOWERED CURB AT DRIVEWAYS

NOTES

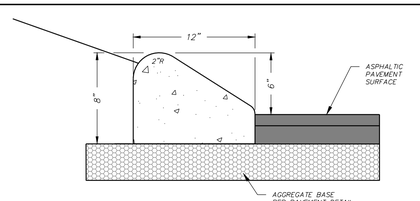
1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. 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 Holz	DATE: 1/1/2020	RP-1
NOT TO SCALE			

NOTES:
1. RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE PARKING LOT TO THE SIDEWALK
2. RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACTS (ADA). SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE RAMP. LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
3. DRAINAGE AN UTILITY STRUCTURES SHALL NOT BE PLACED IN RAMP OR LANDING.

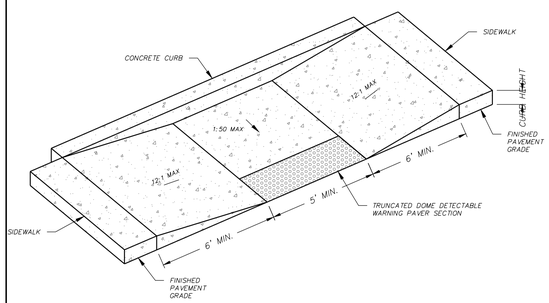


ACCESSIBLE RAMP



1. EXPANSION JOINTS (3/4" PREMOLDED FIBER) ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS & ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE
   E. MAXIMUM SPACING IS 100 FEET
2. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEETTO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION.
3. EDGES OF JOINTS SHALL BE FINISHED ON 1/4 INCH RADII
4. CURB TIE INS SHALL BE HAND POURED 10' ON EACH SIDE OF A CURB INLET. AN EXPANSION JOINT SHALL BE USED ON EACH SIDE OF THE TIE IN.

EXTRUDED CURB



LOWERED ACCESS RAMP

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
NO. 109122
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

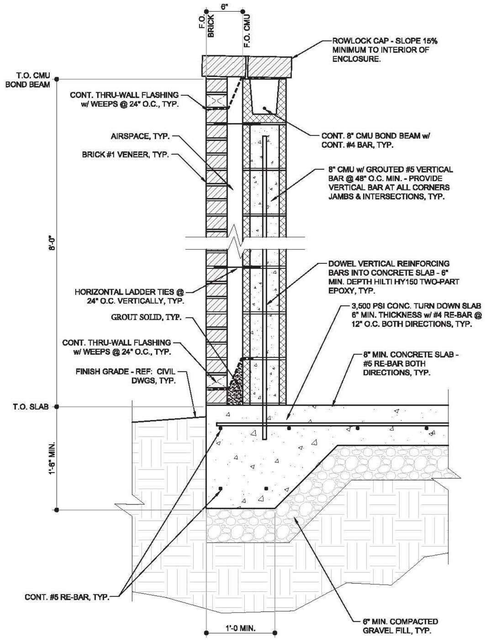
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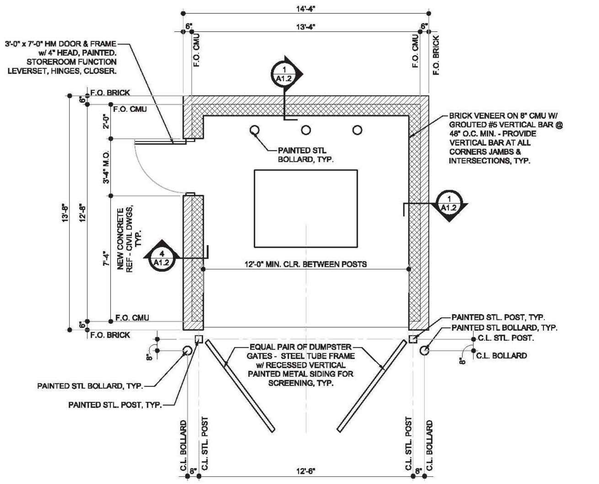
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By: rpierce



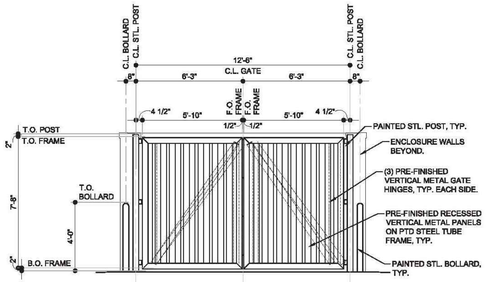
DUMPSTER ENCLOSURE WALL SECTION 1

1' 6" 0 1'



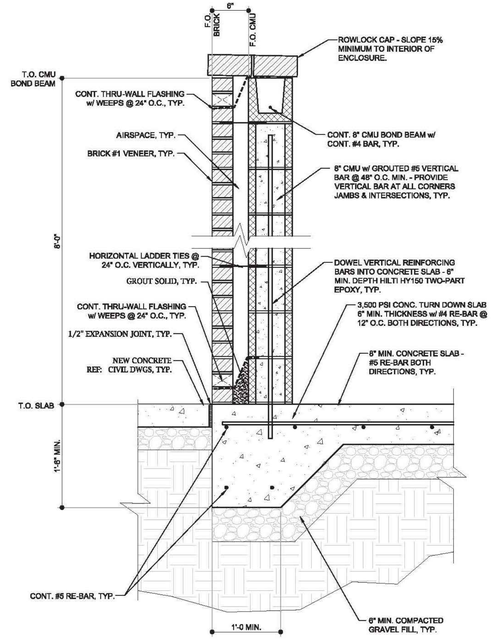
DUMPSTER ENCLOSURE PLAN 2

4' 2' 0 4'



DUMPSTER ENCLOSURE GATE ELEVATION 3

4' 2' 0 4'



DUMPSTER ENCLOSURE WALL SECTION 4

1' 6" 0 1'

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN, PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109153
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

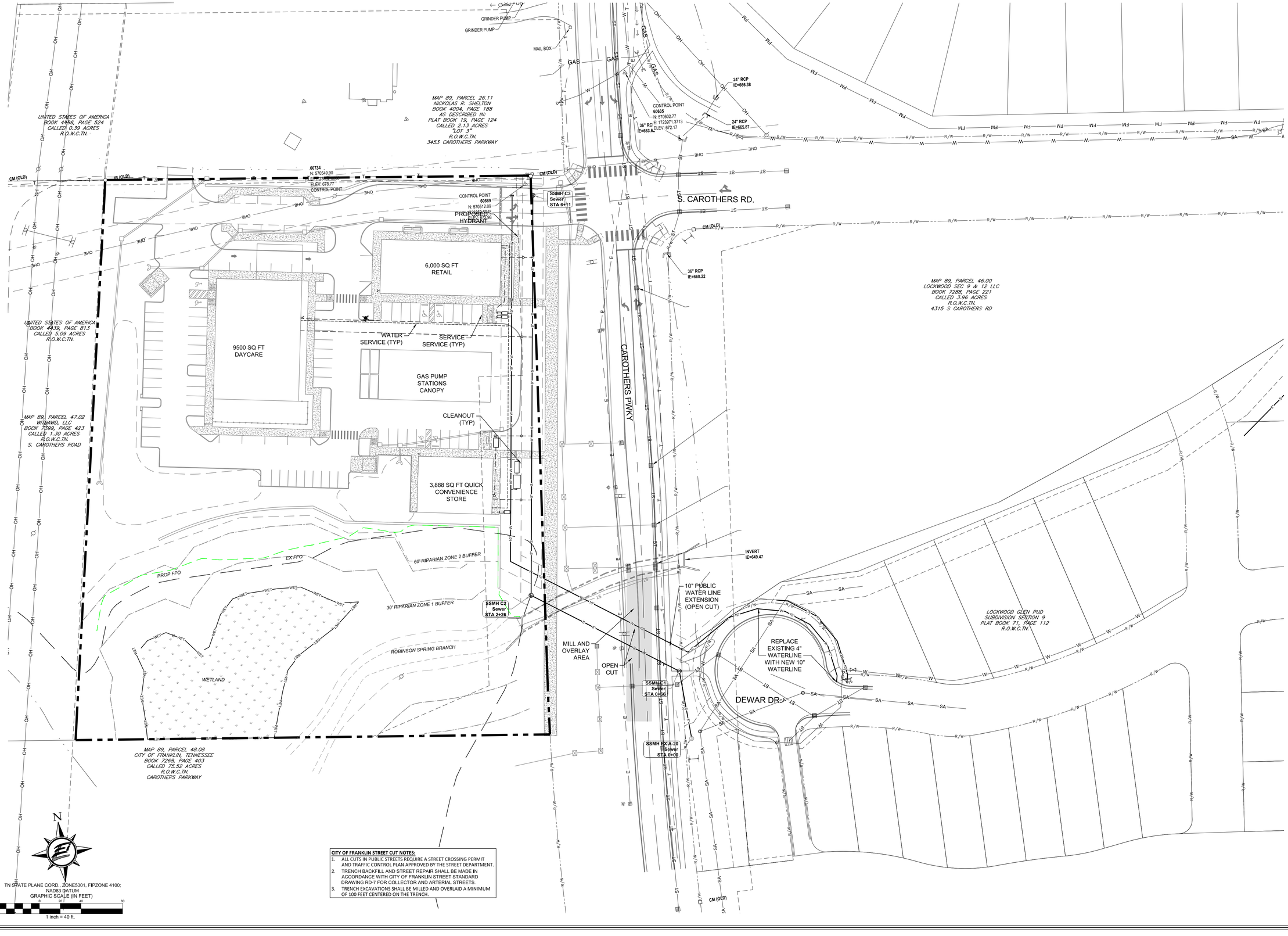
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Sheet No.

C 4.7

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Layout Name: C 4.7 ROW & Access Details
Plotted: Thursday, August 05, 2021 - 4:43 pm
By: rpierce



CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6700 • WWW.ELI-LLC.COM
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

CITY OF FRANKLIN PROJECT NO. 7541
MAP 89, PARCEL 47.00
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102611
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C 5.0

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Utility.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Thursday, August 05, 2021 - 4:43 pm
By: rpierce

NOTES

1. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLAN MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.
2. WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
3. AFTER FINAL GRADE ADJUSTMENT, FRANKLIN WATER MANAGEMENT MAY REQUIRE THE MANHOLES TO BE RETESTED TO ENSURE PROPER SEAL.

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

UTILITY NETWORK NARRATIVE

PUBLIC WATER AND SEWER WILL BE EXTENDED FROM ACROSS THE EASTERN SIDE OF CAROTHERS PARKWAY IN LOCKWOOD GLEN PUD SUBDIVISION, SECTION 9 .

UTILITY IMPACT STATEMENT

THE ANTICIPATED DEMAND FOR WATER AND SEWER IS 5,900 GPD BASED ON 15 RETAIL EMPLOYEES, 160 PRE-SCHOOL OCCUPANTS, AND FOUR FUEL ISLANDS. THERE ARE NO RELCAIMED WATER LINES IN THE VICINITY.

WATER & SEWER DATA CHART

DEVELOPMENT TYPE: COMMERCIAL

RETAIL (15 EMPLOYEES):	300 GPD
PRE-SCHOOL (160 OCCUPANTS):	1,600 GPD
SERVICE STATION (4 FUEL ISLANDS):	4,000 GPD
TOTAL DEMAND:	5,900 GPD

UTILITY PROVIDERS

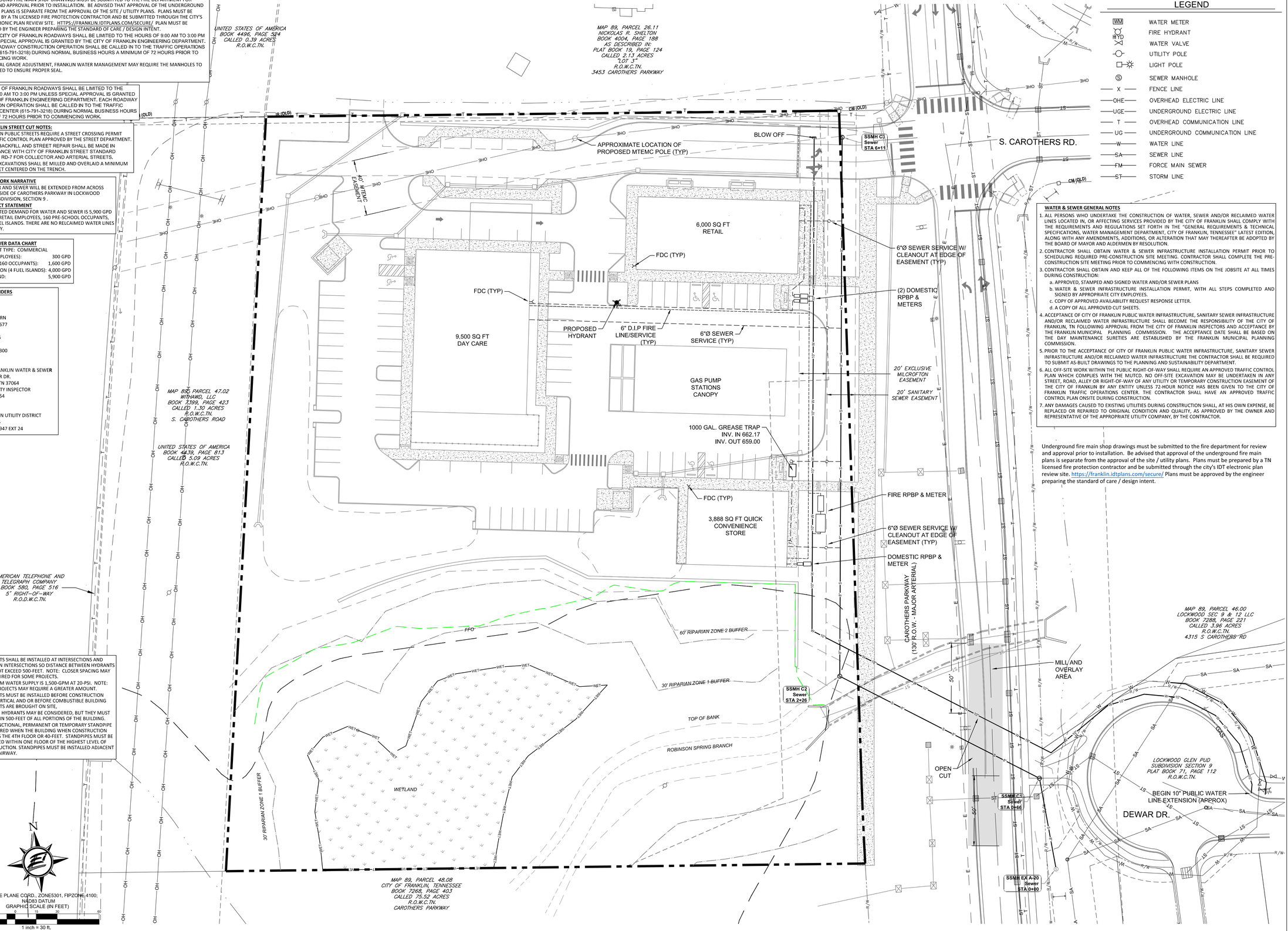
ELECTRIC
MTEMC
GARY OSBURN
(615) 595-4677

NATURAL GAS
ATMOS
(615) 771-8300

SEWER
CITY OF FRANKLIN WATER & SEWER
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

WATER
MILCROFTON UTILITY DISTRICT
MIKE JONES
(615) 794-5947 EXT 24

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.



LEGEND

- WM — WATER METER
- FH — FIRE HYDRANT
- WV — WATER VALVE
- UP — UTILITY POLE
- LP — LIGHT POLE
- S — SEWER MANHOLE
- X — FENCE LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- T — OVERHEAD COMMUNICATION LINE
- UG — UNDERGROUND COMMUNICATION LINE
- W — WATER LINE
- SA — SEWER LINE
- FM — FORCE MAIN SEWER
- ST — STORM 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.

Underground fire main shop drawings must be submitted to the fire department for review and approval prior to installation. Be advised that approval of the underground fire main plans is separate from the approval of the site / utility plans. Plans must be prepared by a TN licensed fire protection contractor and be submitted through the city's IDT electronic plan review site. https://franklin.idtplans.com/secure/ Plans must be approved by the engineer preparing the standard of care / design intent.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
Larry C Wallace 7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE UTILITY PLAN

Sheet No.

C 5.1

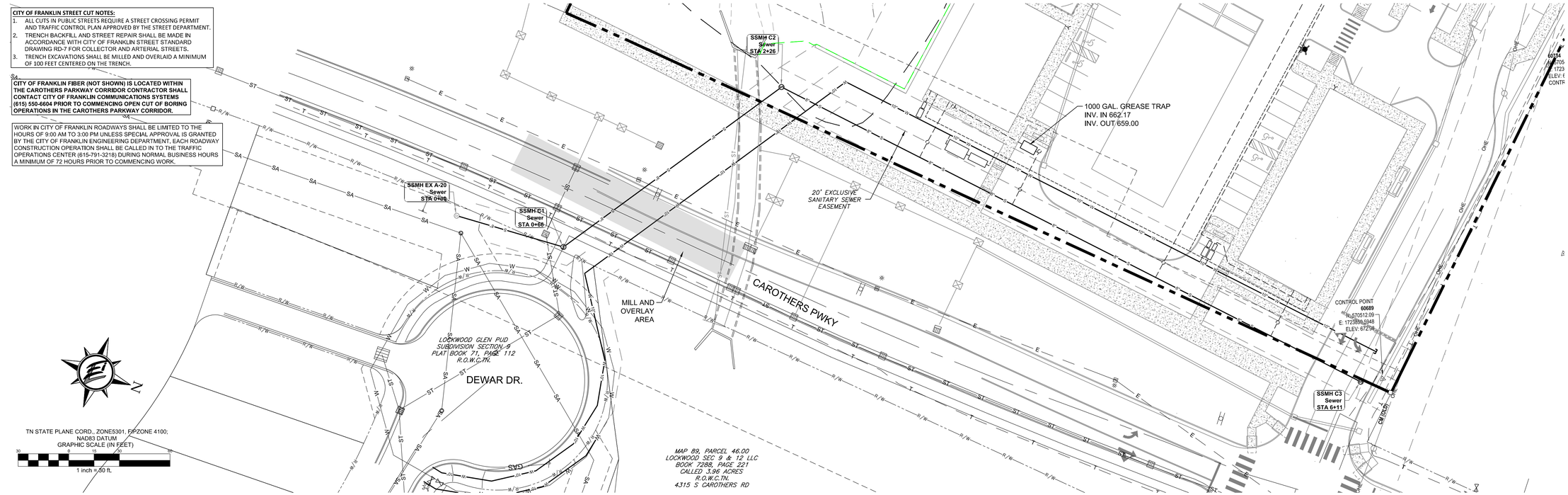
Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Utility.dwg
Layout Name: C 5.1 Site Utility Plan
Plotted: Thursday, August 05, 2021 - 4:43 pm
By: rpierce

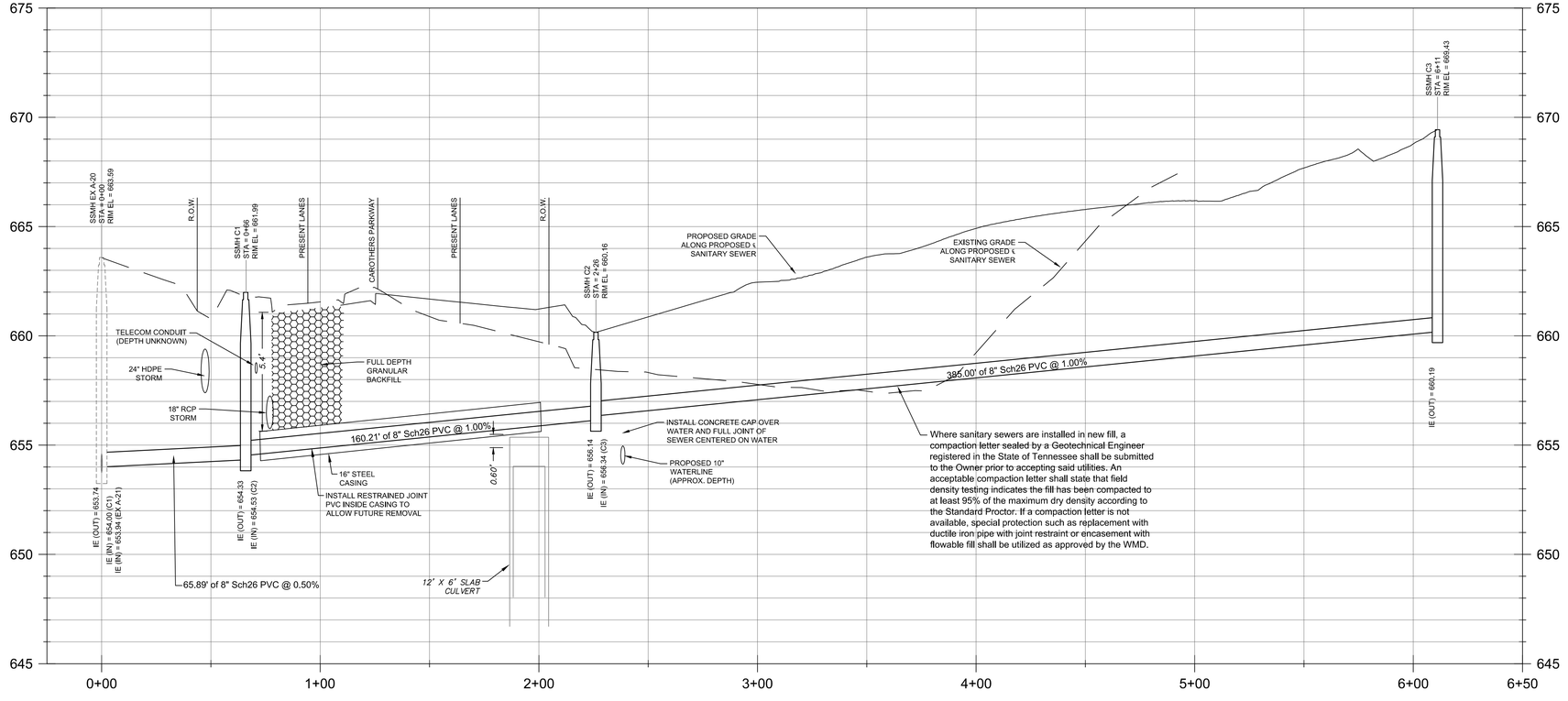
CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
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3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

CITY OF FRANKLIN FIBER (NOT SHOWN) IS LOCATED WITHIN THE CAROTHERS PARKWAY CORRIDOR CONTRACTOR SHALL CONTACT CITY OF FRANKLIN COMMUNICATIONS SYSTEMS (615) 550-6604 PRIOR TO COMMENCING OPEN CUT OF BORING OPERATIONS IN THE CAROTHERS PARKWAY CORRIDOR.

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PROFILE SCALE:
HOR: 1"=30'
VER: 1"=3'

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
LICENSE NUMBER
109153
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

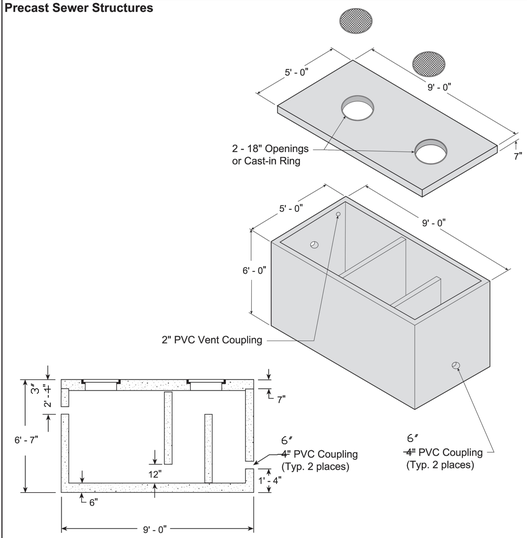
UTILITY PLAN & PROFILE

Sheet No.

C 5.2

Filename: W:\20-11-1210 4309 South Carothers\3_C4D Production\2_Site Plan\4309carothers-Utility.dwg
Layout Name: C 5.2 Utility Plan & Profile
Plotted: Thursday, August 05, 2021 - 4:43 pm
By: rpierce

Precast Sewer Structures



Materials & Features

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

MEETS ASTM C-858 & ASTM C-913 AASHTO live load requirements.

CI CASTINGS: per ASTM A-46 Class 30/35

WEIGHT: 16,000 lbs. w/Lid

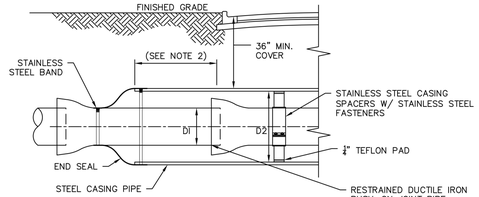
GREASE CAPACITY: 750 Lbs.

Can be fabricated with 6" PVC couplings on request.

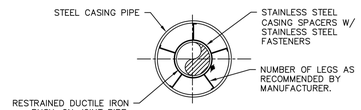
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION.PAGE	DATE
1,000 Gallon Grease Trap		AR	12.1	2-1-05

FORTERRA



ELEVATION



SECTION

NOTES:

1. WHEN CONSTRUCTION IS WITHIN TDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS OF EACH AGENCY SHALL BE MET.
2. CASING SHALL EXTEND A MIN. OF 10' BEYOND EDGE OF PAVEMENT OR R.O.W., WHICHEVER IS FURTHER.
3. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.
4. CARRIER PIPE SHALL BE RESTRAINED JOINT.

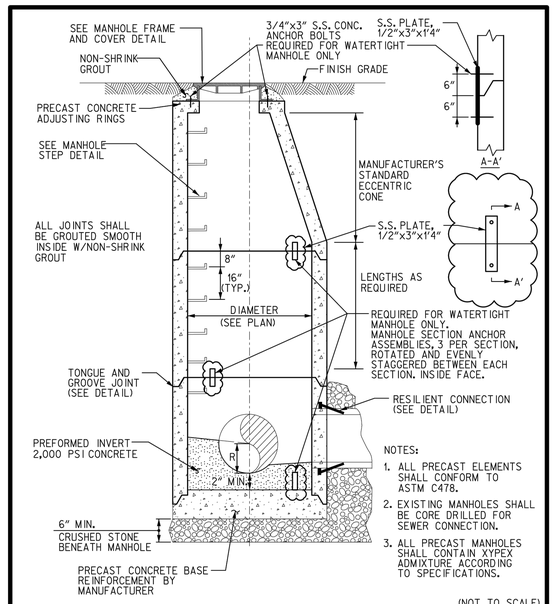
CARRIER PIPE AND CASING PIPE SIZES (MIN.)										
CARRIER PIPE NOM. DIA (DI)	2	4	6	8	10	12	14	16	20	24
CASING PIPE NOM. DIA. (D2)	6	14	16	18	22	24	30	30	36	48
WALL THICKNESS (IN.) R.O.W.	0.250	0.250	0.250	0.250	0.250	0.250	0.312	0.312	0.375	0.500
WALL THICKNESS (IN.) RAILROAD	0.250	0.250	0.250	0.312	0.375	0.375	0.500	0.500	0.563	0.625

HISTORIC FRANKLIN TENNESSEE

BORE AND JACK CASING

DWG. NO. **G-10**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTES:

1. ALL PRECAST ELEMENTS SHALL CONFORM TO ASTM C478.
2. EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
3. ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE ACCORDING TO SPECIFICATIONS.

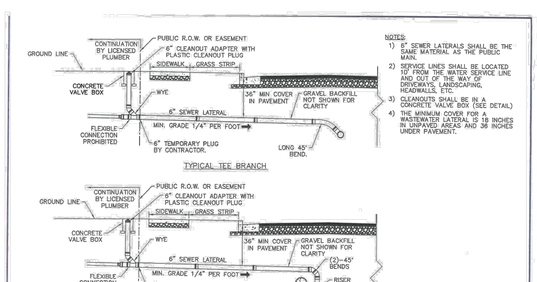
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

PRECAST CONCRETE MANHOLE

WW - 1



NOTES:

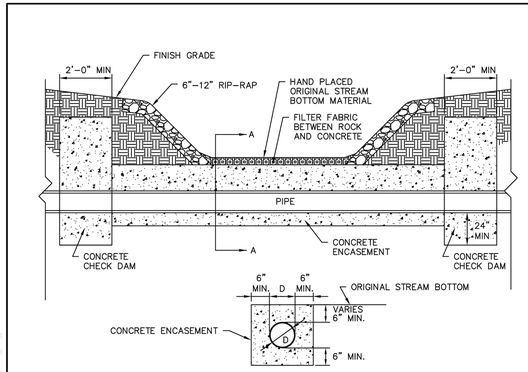
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED TO KEEP THEM FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

HISTORIC FRANKLIN TENNESSEE

SANITARY SEWER LATERALS

DWG. NO. **WW-9**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



SECTION A-A

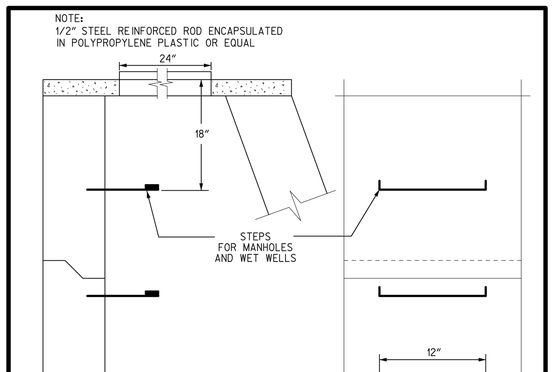
NOTES:

1) NO BLASTING IS PERMITTED IN THE EXCAVATION OF TRENCHES THAT LIE WITHIN 50 FEET OF A STREAM OR WETLAND, INCLUDING ALL STREAM CROSSINGS.
2) CROSSINGS SHALL INTERSECT THE STREAM CHANNEL AS CLOSE TO 90 DEGREES (PERPENDICULAR) TO THE STREAM AS POSSIBLE.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ENCASEMENT WIDTH TO BE POURED THE WIDTH OF TRENCH WITH A MINIMUM OF 6" ON EACH SIDE OF PIPE. PROVIDE STAINLESS STEEL HOLD-DOWNS TO PREVENT PIPE FROM FLOATING DURING CONCRETE PLACEMENT.
4) CHECK DAMS TO HAVE A 24" POURED KEYWAY IN DIRT EXCAVATION (BOTTOM AND SIDES). IN ROCK EXCAVATION, REMOVE FRACTURED AND SHOT ROCK IN TRENCH, AND EXTEND CHECK DAM TO CLEAN, SOLID ROCK SURFACE (BOTTOM AND SIDES).
5) CROSSINGS THAT UTILIZE HORIZONTAL DIRECTIONAL DRILLING MAY BE USED INSTEAD OF OPEN CUT WITH WMD APPROVAL.
   A. BORE ENTRY/EXIT LOCATIONS ARE TO BE AT LEAST 50 FEET FROM THE STREAM BANK.
   B. BORE DEPTH BELOW STREAM BED TO BE SUFFICIENT TO PREVENT RELEASE OF DRILLING FLUID.
   C. A SITE-SPECIFIC CONTINGENCY AND CONTAINMENT PLAN FOR INADVERTENT RELEASE OF DRILLING FLUID MUST BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK.

UTILITY STREAM CROSSINGS

DWG. NO. **G-12**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:
NOT TO SCALE		



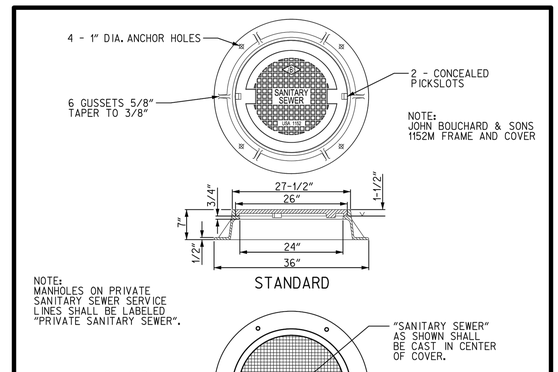
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE STEPS

WW - 2



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE FRAME AND COVER

WW - 6

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
NUMBER 102142
STATE OF TENNESSEE
7/1/21

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
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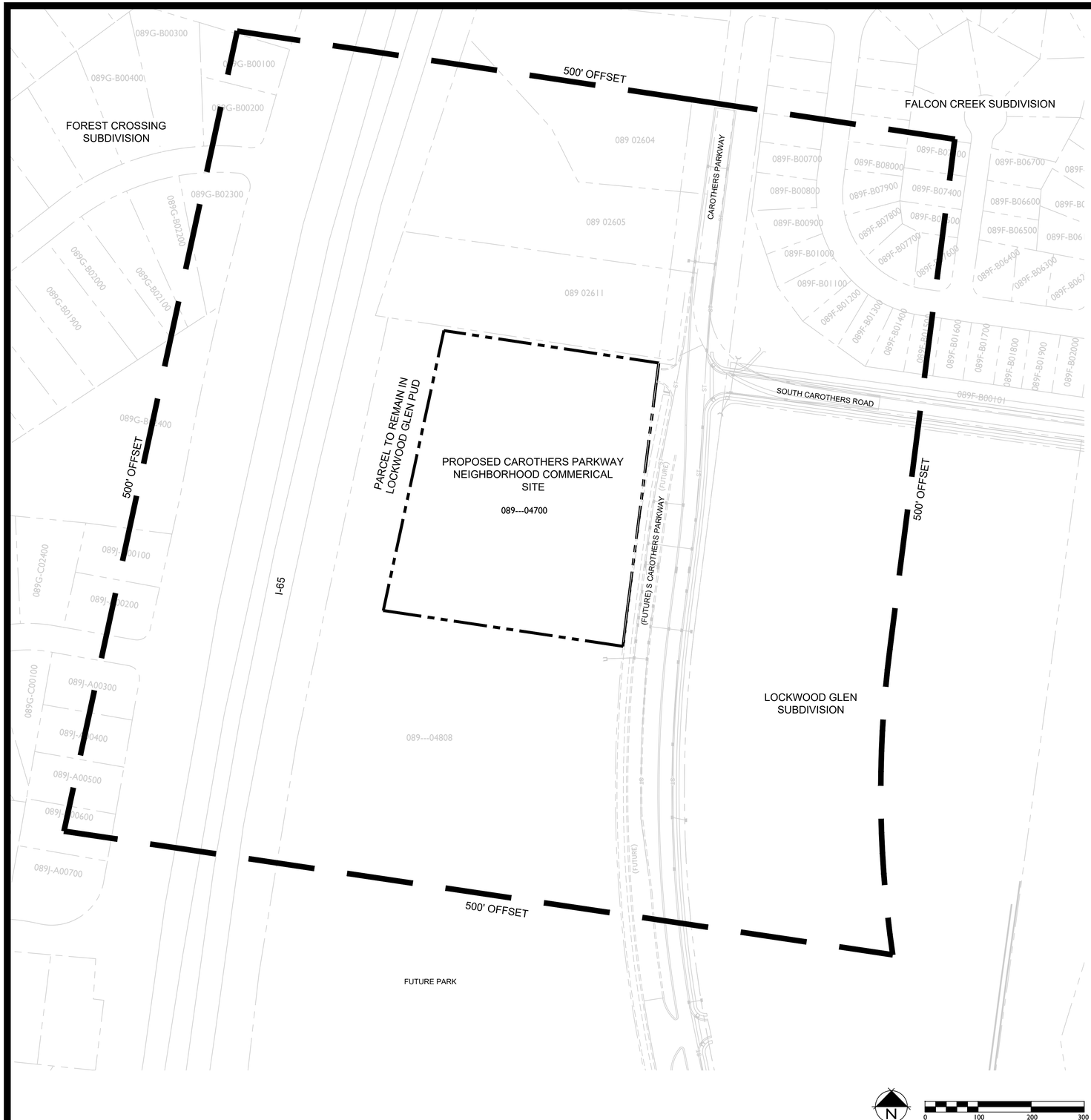
Sheet Title:

SITE
UTILITY
DETAILS

Sheet No.

C 5.5

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 5.5 Site Utility Details
Plotted: Thursday, August 05, 2021 - 4:43 pm
By: rpierce



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WA	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WA	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WA	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WA	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WA	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARL	1018 MEANDERING WA	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WA	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WA	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WA	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WA	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WA	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WA	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WA	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WA	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
28.05.21

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL EXISTING CONDITIONS
SHEET
C0.1
COF # 7541

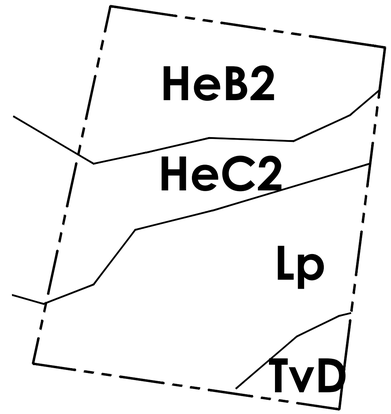


SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	4309 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.28 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES

9,500 SF DAY CARE CENTER
(2 PER 1000 SF
+ 1 PER EMPLOYEE
+ 5 STACKING SPACES): 44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF): 21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER
1000 SF + 1 PER PUMP STATION): 29 PARKING SPACES

PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES



SOIL MAP NTS

SOILS LEGEND

HeB2	Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2	Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
Lp	Lindside Silt Loam, Phosphatic
TvD	Talbott Very Rocky Soils, 2 to 15 Percent Slopes

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA: 232,957 SF (5.35 AC)

EXISTING TREE CANOPY:
77,193 SF (1.77 AC)
1.77 AC/5.35 AC = 33% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)
PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

LEGEND

- EXISTING TREE CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- SPECIMEN TREES

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER

N

0 40 80 120

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SURVEY METHOD: FIELD RUN BOUNDARY AND TOPOGRAPHIC
SURVEY DATE: FEBRUARY 2020
SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE
OUTLINE: EXTENTS TO PROPERTY LINE

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
23.06.21

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS
SHEET
C0.2
COF # 7541



LEGEND

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- SPECIMEN TREES REMOVED

N

0 40 80 120

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
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COUNTY:	WILLIAMSON
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3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES

+ SPECIMEN TREES

NO.	Size	Species	REMOVED	RETAINED
1	27"	OAK	X	
2	48"	HACKBERRY	X	
3	24"	OAK	X	
4	28"	OAK	X	
5	28"	OAK	X	
6	48"	HACKBERRY	X	
7	40"	HACKBERRY	X	
8	28"	HACKBERRY		X
9	36"	HACKBERRY	X	

TOTAL SPECIMEN INCHES: 307"

TOTAL HEALTHY SPECIMEN INCHES REMOVED 279"

TOTAL REQUIRED REPLACEMENT: 558"

*SEE L2.0 FOR REPLACEMENT CHART

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

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REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)

PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

TREE PROTECTION NOTES:

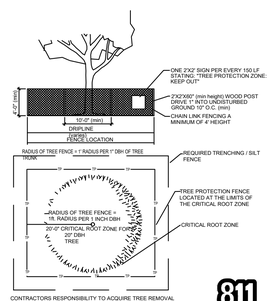
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

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

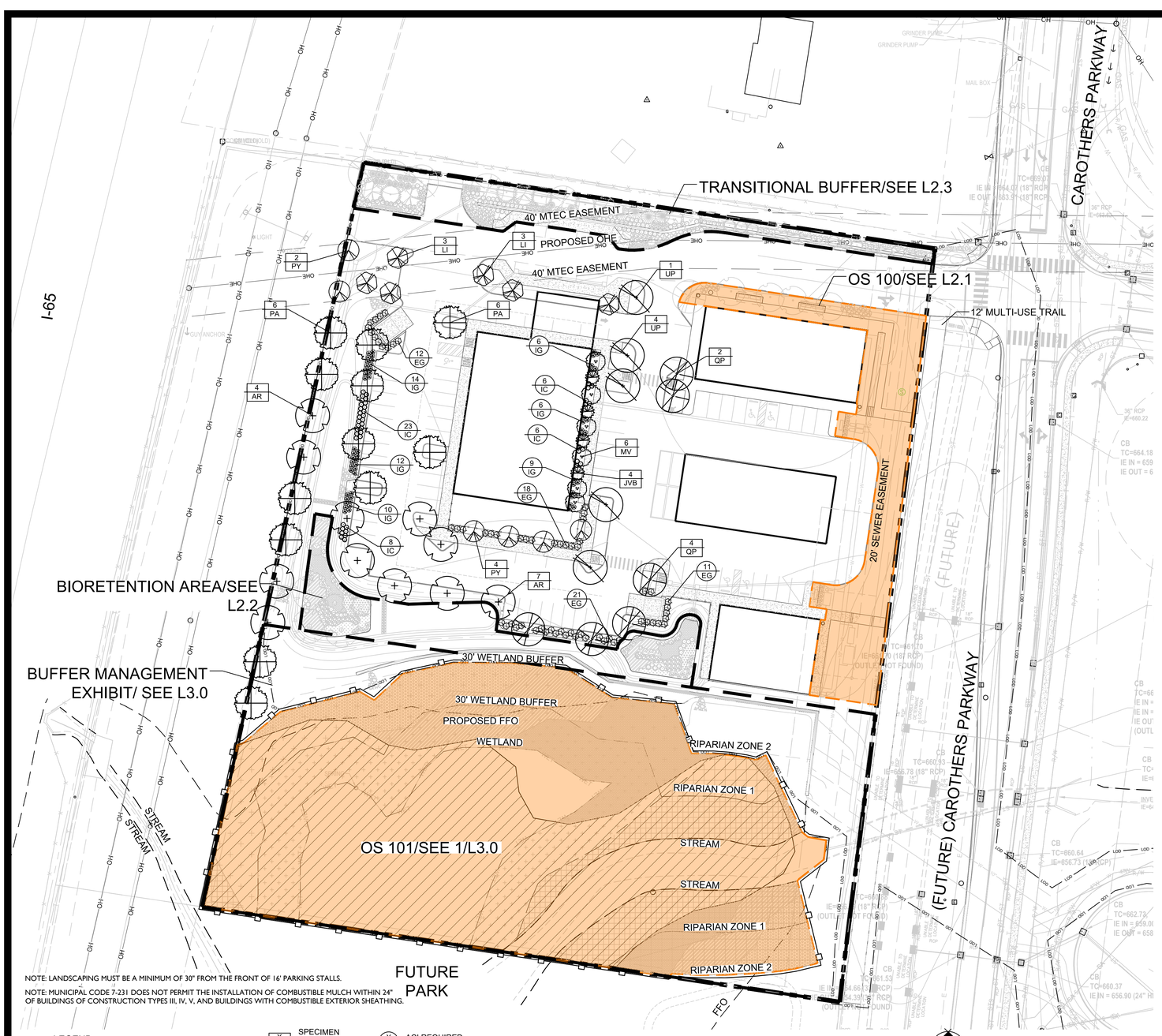
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
23.05.21

Revision Date

TREE PRESERVATION
SHEET
L1.0
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

NOTE: MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, V, AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- OPEN SPACE

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

BUILDING AND PARKING LOT PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
12	PA	PLATANUS x ACERIFOLIA	LONDON PLANE TREE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
6	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
5	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
6	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
4	JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
6	PY	PRUNUS x YEDOENSIS	YOSHINO CHERRY	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
6	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	3-4 CANES, FULL/BALANCED
SHURBS								
62	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		5'-6'	EVERGREEN	48" O.C.	
57	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
43	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN	36" O.C.	

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

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	4309 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.28 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES
9,500 SF DAY CARE CENTER (2 PER 1000 SF + 1 PER EMPLOYEE + 5 STACKING SPACES):	44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF):	21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%

TOTAL SITE AREA: 5.35 AC
OPEN SPACE REQUIRED: 0.27 AC

OPEN SPACE PROVIDED - SECTION 1			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
100	OPEN SPACE	POCKET PARK	0.28 AC
101	NATURAL AREA	NON-BUILDABLE OPEN SPACE	1.65 AC
		TOTAL PROVIDED:	1.93 AC

LANDSCAPE REQUIREMENTS (ACI)

SITE AREA = 5.35 AC
REQUIRED LSA = 0.15 (0.803 AC) - PRESERVED TREE CANOPY (1.10 AC) = 0.00 AC

CANOPY (82" PER AC) = 0"
UNDERSTORY (21" PER AC) = 0"
SHRUBS (96 PER AC) = 0

	QUANTITY PROVIDED	INCHES PROVIDED
	AMOUNT	CALIPER INCHES
3" CALIPER CANOPY TREES:	0	0"
AGGREGATE CANOPY CALIPER INCHES PROVIDED:		0"
AGGREGATE CANOPY CALIPER INCHES REQUIRED:		0"
2" CALIPER UNDERSTORY TREES:	0	0"
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:		0"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:		0"
MINIMUM 18" HEIGHT SHRUBS:	0	
MINIMUM 30" HEIGHT SHRUBS:	0	
TOTAL SHRUBS PROVIDED:	0	
TOTAL SHRUBS REQUIRED:	0	

NOTE: NO ACI LANDSCAPE MATERIAL IS REQUIRED. TREE SAVE AREA IS LARGER THAN MINIMUM LSA REQUIREMENT.

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

AFTER INSTALLATION LANDSCAPE VWILL BE MAINTAINED BY:

TBD

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
Foundation Planting	Along primary facade
Perimeter Planting Strip	Screen VUAs and to create "modules"
Interior VUA Planting	Create VUA "modules"
Utility Box Screen from view	Screen Utility Boxes and Meters from view
HVAC Screen	Screen HVAC from view
Dumpster Screen	Screen dumpster from view
Incompatible Use Buffer	Buffer the adjacent less intensive use
Street Trees	

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Applicant:

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSMAN — REGISTERED LANDSCAPE ARCHITECT — 328 — TENNESSEE
28.06.21

Revision Date

OVERALL LANDSCAPE PLAN
SHEET
L2.0
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

NOTE: MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, V, AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

1 / L2.1

100 OPEN SPACE - REQUIRED

PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

100 OPEN SPACE - FORMAL - PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
4	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
1	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
10	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
SHRUBS								
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date

OPEN SPACE LANDSCAPE PLAN

SHEET L2.1

COF # 7541



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1 / L2.2

BIORETENTION POND 1 - LEVEL 2 (1,791 SF) AND BIORETENTION POND 2 - LEVEL 1 (1,429 SF)

PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

BIORETENTION POND 1 - LEVEL 2 PLANT SCHEDULE - 1,791 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL. B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
2	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
1	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
SHRUBS								
10	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
20	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT		18"	SEMI-EVER	36" O.C.	
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
15	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE		30"	DECIDUOUS	36" O.C.	
9	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
GROUNDCOVER AND PERENNIALS								
285	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
95	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
100	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT			18" O.C.	
115	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		18"	GRASS	24" O.C.	

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

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

BIORETENTION POND 2 - LEVEL 1 PLANT SCHEDULE - 1,429 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS								
5	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
9	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT		18"	SEMI-EVER	36" O.C.	
17	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
6	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE		30"	DECIDUOUS	36" O.C.	
7	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
GROUNDCOVER AND PERENNIALS								
130	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
60	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
35	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT			18" O.C.	
85	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		18"	GRASS	24" O.C.	

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

N

0' 10' 20'

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

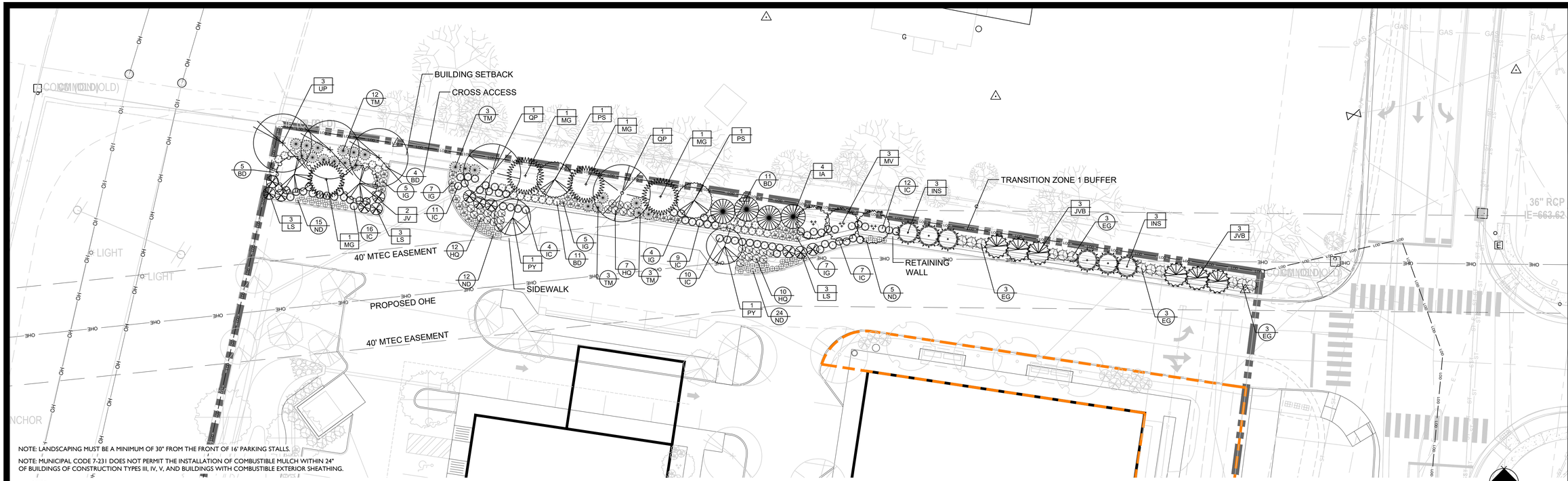


Revision Date

BIORETENTION LANDSCAPE PLAN SHEET

L2.2

COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

NOTE: MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, V, AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

1 L2.3 TRANSITION ZONE 1 BUFFER PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

TRANSITION ZONE 1 PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
4	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	PS	PINUS STROBUS	WHITE PINE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
4	IA	ILEX × ATTENUATA 'FOSTERI'	FOSTER HOLLY	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
6	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R STEVENS HOLLY	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
12	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
6	JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
2	PY	PRUNUS × YEDOENSIS	YOSHINO CHERRY	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
3	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	3-4 CANES; FULL/BALANCED
SHRUBS								
31	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
12	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		5'-6'	EVERGREEN	48' O.C.	
28	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
69	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN	36" O.C.	
29	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
56	ND	NANDINA DOMESTICA 'AKA' PP19916	BLUSH PINK NANDINA		18"	EVERGREEN	24" O.C.	
21	TM	TAXUS X MEDIA 'HICKSII'	HICKS YEW		36"	EVERGREEN	48" O.C.	

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

TRANSITION ZONE 1 BUFFER

DEVELOPING USE: NC
EXISTING ADJACENT USE/ZONING: R2

SITE ACREAGE: 5.50 AC
BUFFER CLASS: TRANSITION ZONE 1
BUFFER WIDTH: 25'
BUFFER LENGTH: 409.5'

MINIMUM TREES REQUIRED:	42
TREES PROVIDED:	46
MINIMUM SHRUBS REQUIRED:	246
SHRUBS PROVIDED:	246

TRANSITION BUFFFER VARIANCE REQUEST

APPLICANT HAS REQUESTED A VARIANCE TO REDUCED TRANSITIONAL BUFFER FROM 25' TO 11' IN ORDER TO ALIGN ENTRANCE TO THE SITE WITH CAROTHERS PARKWAY. REDUCED BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON APRIL 1, 2021.

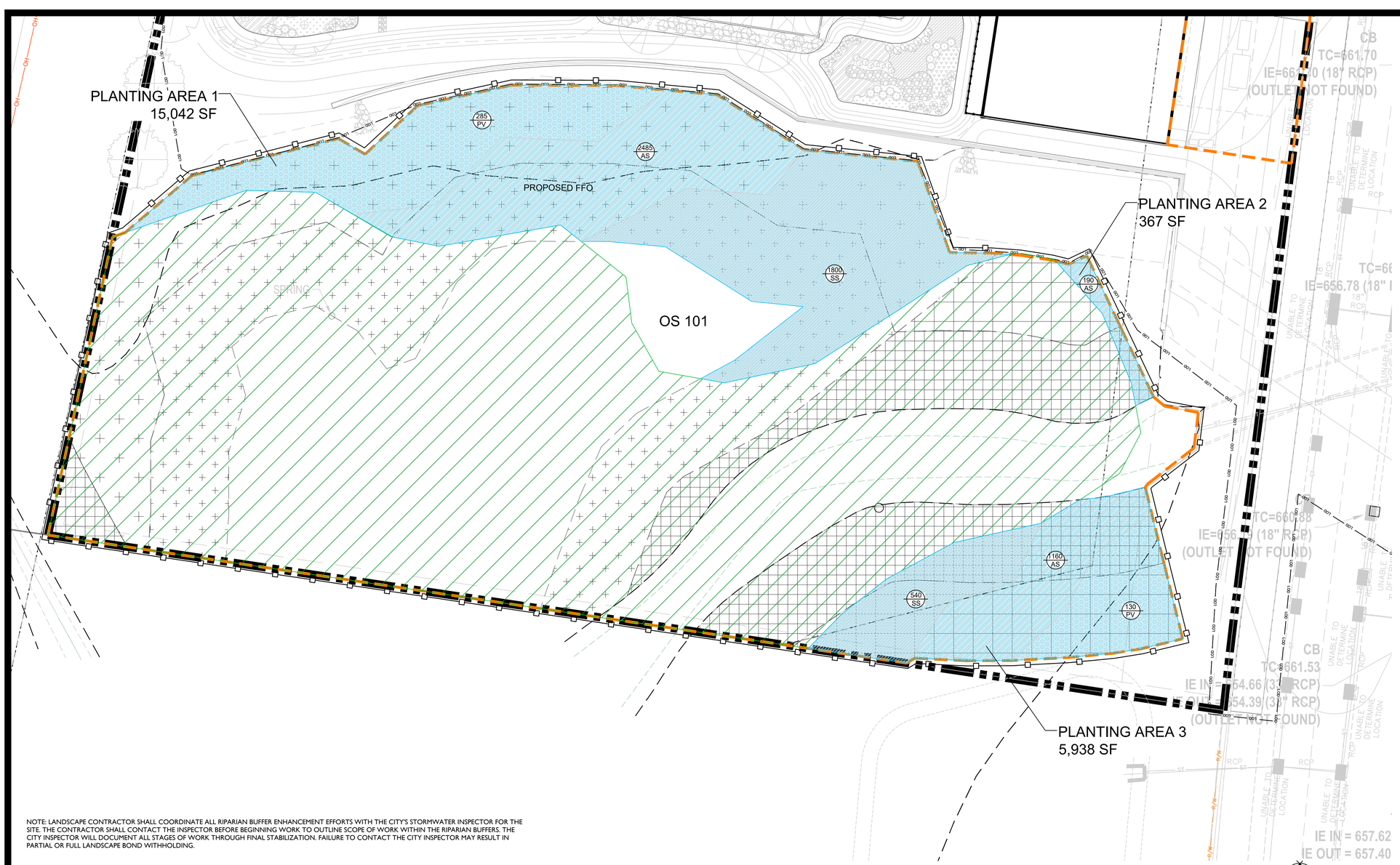
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
28.05.21

Revision Date
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TRANSITION BUFFER LANDSCAPE PLAN
SHEET
L2.3
COF # 7541



LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER ZONE 1
- 30' WETLAND BUFFER ZONE 2
- STREAM
- AREAS TO BE PLANTED

WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF EXOTIC INVASIVES WITHIN RIPARIAN AND WETLAND ZONES
- ESTABLISH NATIVE PLANT MATERIAL IN THE BUFFER ENHANCEMENT AREAS

BUFFER MITIGATION DATA

TOTAL AREA OF BUFFER ENCROACHMENT:	0 SF
TOTAL AREA OF BUFFER MITIGATION:	0 SF
AREA TO BE PLANTED IN BUFFER:	21,347 SF

NOTE: LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT 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.

PLANTING AREA 1 PLANT SCHEDULE - 15,042 SF - 96 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
11	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
18	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	AT	ASIMINA TRILOBA	PAW PAW	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
2485	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
285	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
1800	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

PLANTING AREA 3 PLANT SCHEDULE - 5,938 SF - 38 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
4	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
7	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	AT	ASIMINA TRILOBA	PAW PAW	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
1160	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
130	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C	
540	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

PLANTING AREA 2 PLANT SCHEDULE - 367 SF - 2 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
1	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
1	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL, B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
GROUNDCOVER								
190	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

NOTE*: CANOPY AND UNDERSTORY TREES PLANTED WITHIN ALL RIPARIAN AND WETLAND BUFFER ZONES ARE TO BE 2 CALIPER INCHES WHEN INSTALLED AND DEDICATED TOWARDS SPECIMEN TREE REPLACEMENT.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROJAS
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
25.05.21

Revision Date

BUFFER MANAGEMENT PLAN
SHEET
L3.0
COF # 7541

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

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

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANITIES OF ALL MATERIALS. THE QUANTIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

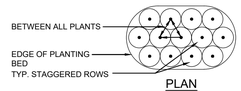
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

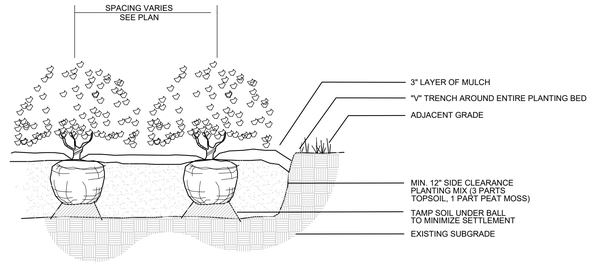
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



PLAN

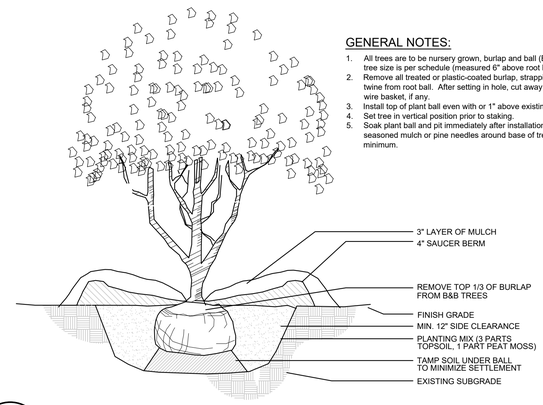
GENERAL NOTES:

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



1 L4.0 SHRUB PLANTING

SECTION NTS

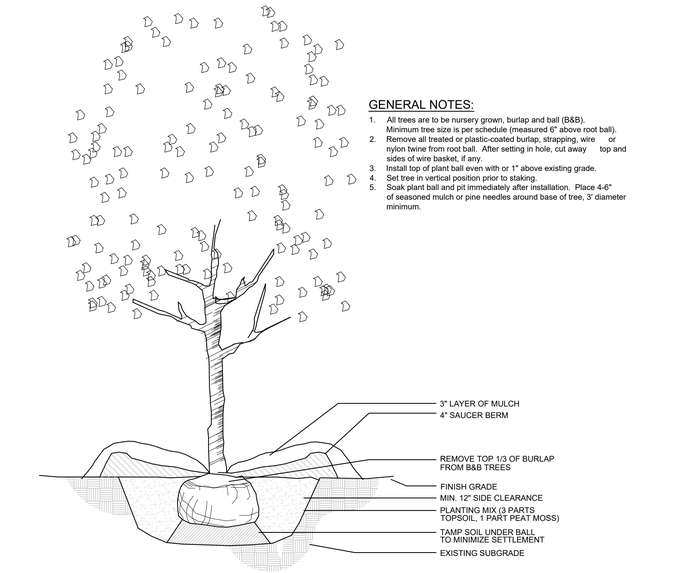


GENERAL NOTES:

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

2 L4.0 UNDERSTORY TREE

SECTION NTS

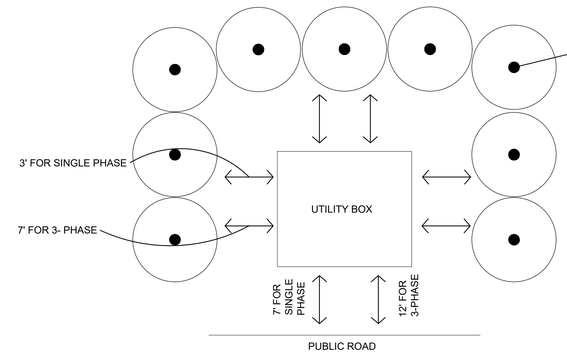


GENERAL NOTES:

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

4 L4.0 SINGLE TRUNK DECIDUOUS TREE

SECTION NTS

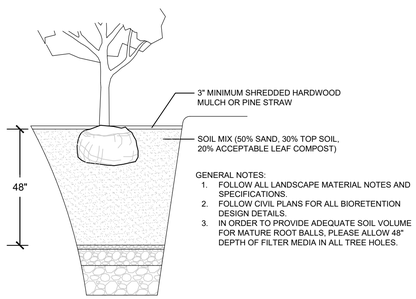


GENERAL NOTES:

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

3 L4.0 UTILITY BOX SCREEN

PLAN NTS



Sec. 7-231. - Combustible mulch.
Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

5 L4.0 NON-COMBUSTIBLE MULCH

SECTION NTS

GENERAL NOTES:

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

6 L4.0 BIORETENTION TREE PLANTING

SECTION NTS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

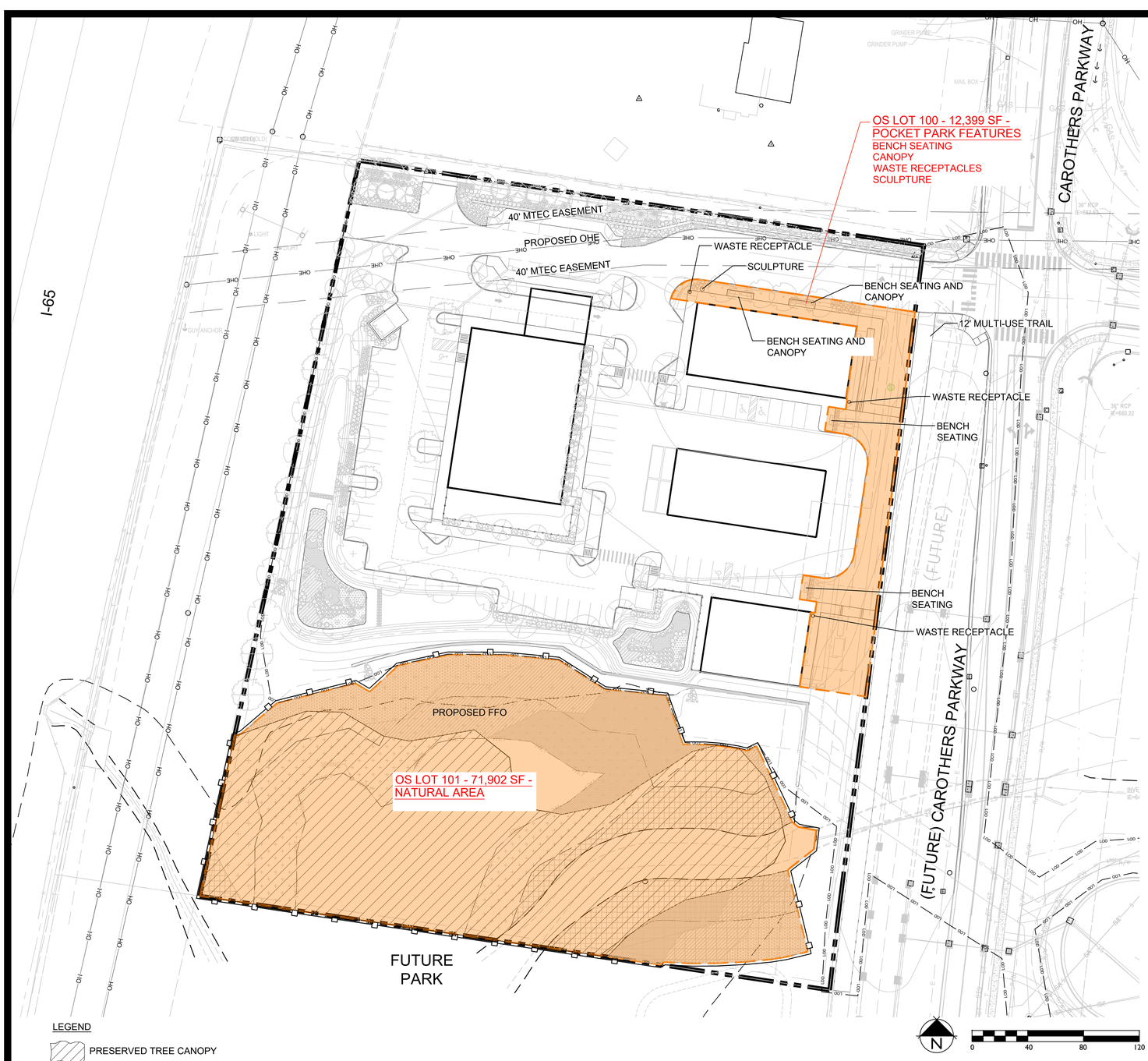
JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 0001579
28.05.21

Revision Date
△ _____
△ _____
△ _____
△ _____

LANDSCAPE DETAILS

SHEET
L4.0

COF # 7541



LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- FORMAL OPEN SPACE



*NOTE: BENCH SEATING IS SPECIFIED WITH AND WITHOUT CANOPY. IMAGE ABOVE DEPICTS CONCEPTUAL SEATING WITH CANOPY.

1 / EX1 SEATING AND CANOPY



2 / EX1 WASTE RECEPTACLES



1 / EX1 SCULPTURE

*NOTE: SCULPTURE IS PROPOSED AND IS CONCEPTUAL ONLY. MUST BE REVIEWED AND APPROVED BY THE FPAC PRIOR TO A PERMIT BEING ISSUED.
*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

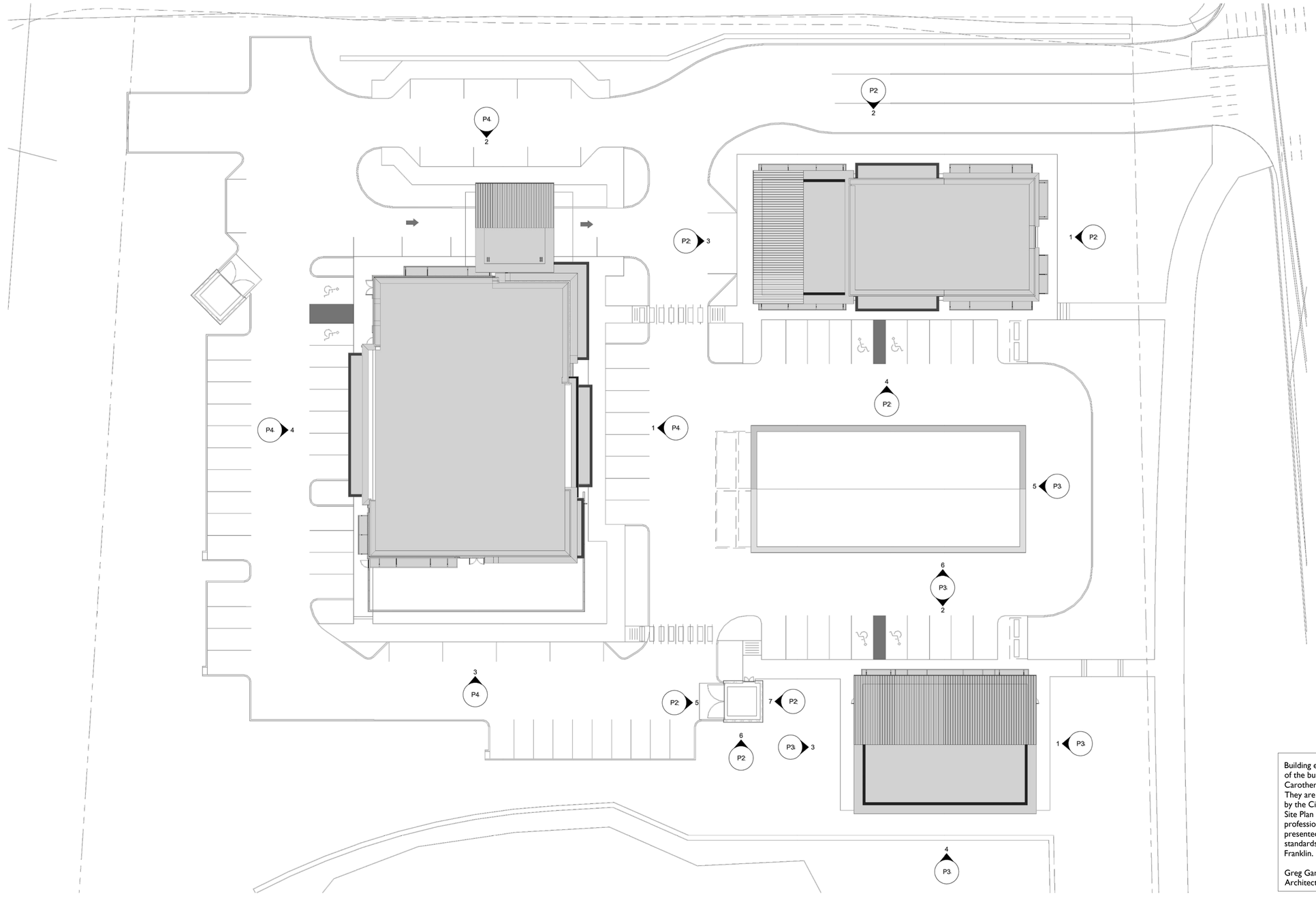
JEFFREY A. ROSIAN
REGISTERED
LANDSCAPE ARCHITECT
10.06.21

Revision Date

OPEN SPACE EXHIBIT

SHEET
EX1

COF # 7541



Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

NORTH

1 / P1 **SITE PLAN**

SCALE: 1" = 20'-0"

1 / A1.0 ELEVATION KEY MAP

ELEVATIONS

GDC

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

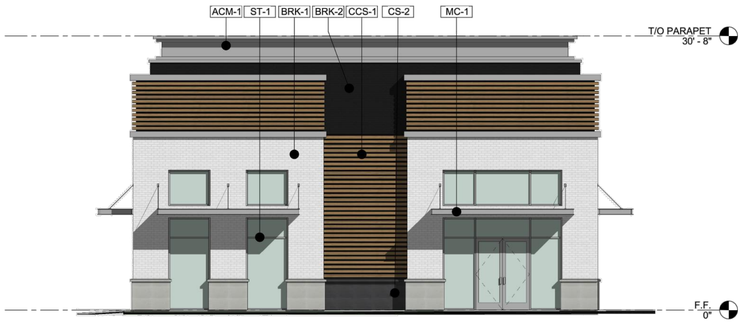
Revision Date

TYPICAL ARCHITECTURE

SHEET

A1.0

COF # 7541



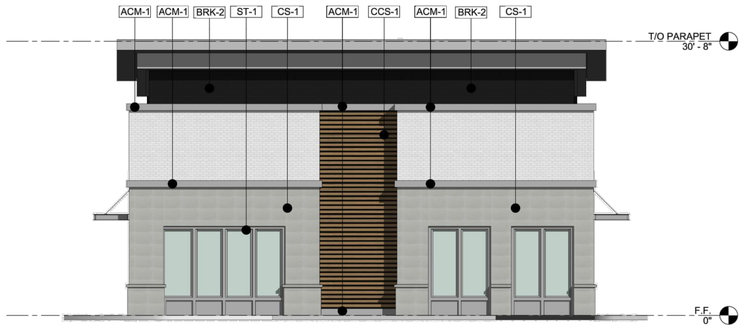
1 P2 FRONT RETAIL - EAST

SCALE: 1/8" = 1'-0"



2 P2 FRONT RETAIL - NORTH

SCALE: 1/8" = 1'-0"



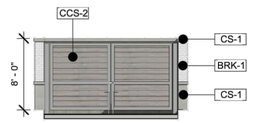
3 P2 FRONT RETAIL - WEST

SCALE: 1/8" = 1'-0"



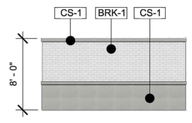
4 P2 FRONT RETAIL - SOUTH

SCALE: 1/8" = 1'-0"



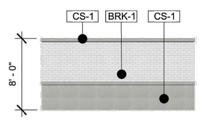
5 P2 TRASH ENCLOSURE - FRONT

SCALE: 1/8" = 1'-0"



6 P2 TRASH ENCLOSURE - SIDES

SCALE: 1/8" = 1'-0"



7 P2 TRASH ENCLOSURE - REAR

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - FRONT RETAIL

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	13%	13%	15%	13%
ACM-2	DARK BRONZE	NOT USED	2%	NOT USED	2%
BRICK VENEER					
BRK-1	WHITE	26%	19%	22%	19%
BRK-2	BLACK	8%	12%	11%	12%
CAST STONE					
CS-1	WHITE	7%	11%	22%	11%
CS-2	BLACK	NOT USED	2%	NOT USED	2%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	25%	17%		17%
CCS-2	LIGHT GREY	NOT USED	NOT USED	MOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	2%	1%	NOT USED	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	19%	23%	18%	23%

Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1 A1.1 RETAIL BUILDING ELEVATIONS

ELEVATIONS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

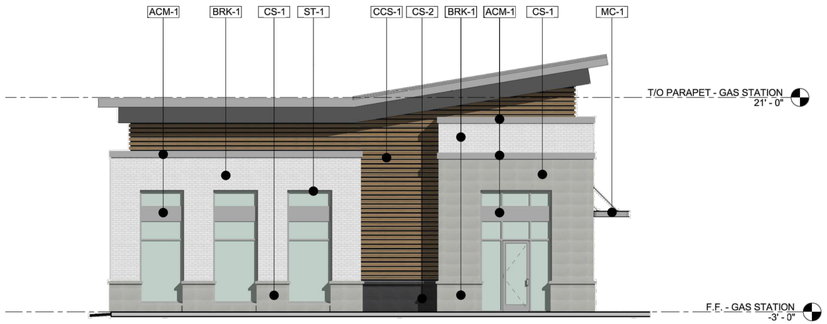
Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE

SHEET A1.1

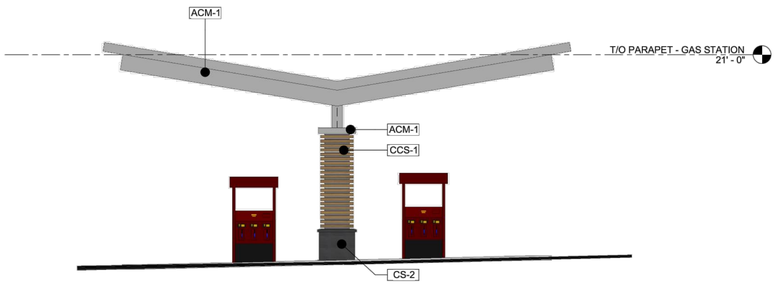
COF # 7541



1 P3 GAS STATION - EAST
SCALE: 1/8" = 1'-0"



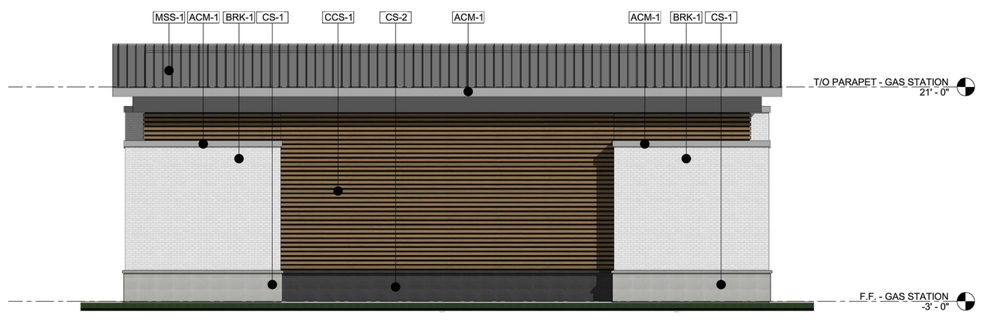
3 P3 GAS STATION - WEST
SCALE: 1/8" = 1'-0"



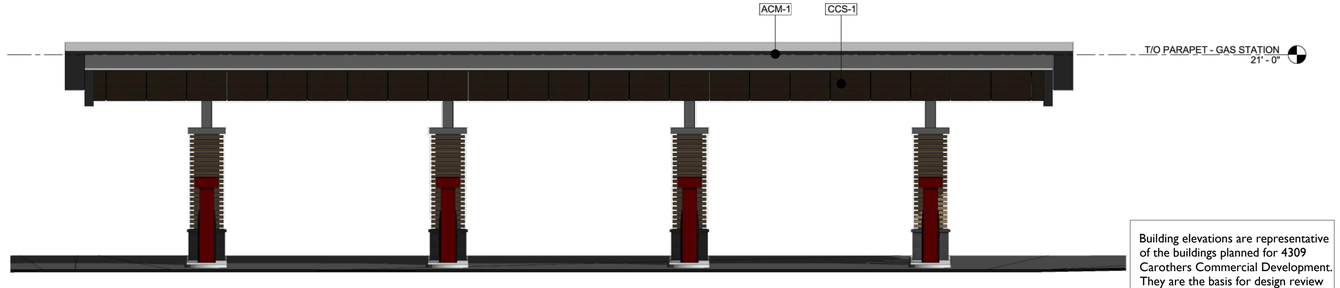
5 P3 GAS STATION CANOPY - EAST
SCALE: 1/8" = 1'-0"



2 P3 GAS STATION - NORTH
SCALE: 1/8" = 1'-0"



4 P3 GAS STATION - SOUTH
SCALE: 1/8" = 1'-0"



6 P3 GAS STATION CANOPY - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - GAS STATION

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	16%	14%	17%	11%
ACM-2	DARK BRONZE	NOT USED	NOT USED	NOT USED	NOT USED
BRICK VENEER					
BRK-1	WHITE	22%	6%	22%	23%
BRK-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
CAST STONE					
CS-1	WHITE	19%	19%	19%	6%
CS-2	BLACK	2%	3%	2%	6%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	21%	36%	21%	36%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	2%	NOT USED	NOT USED
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	18%
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	20%	20%	NOT USED

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Greg Gamble, Registered Landscape Architect.

1 A1.2 GAS STATION ELEVATIONS
ELEVATIONS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE

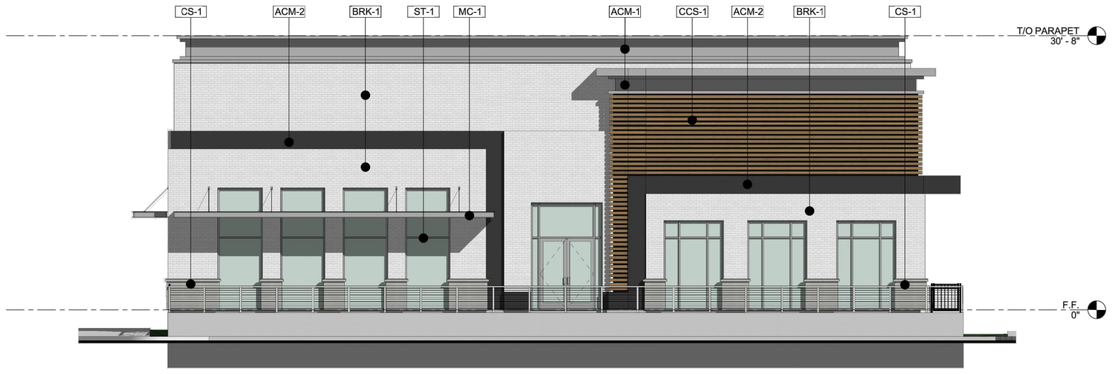
SHEET
A1.2
COF # 7541



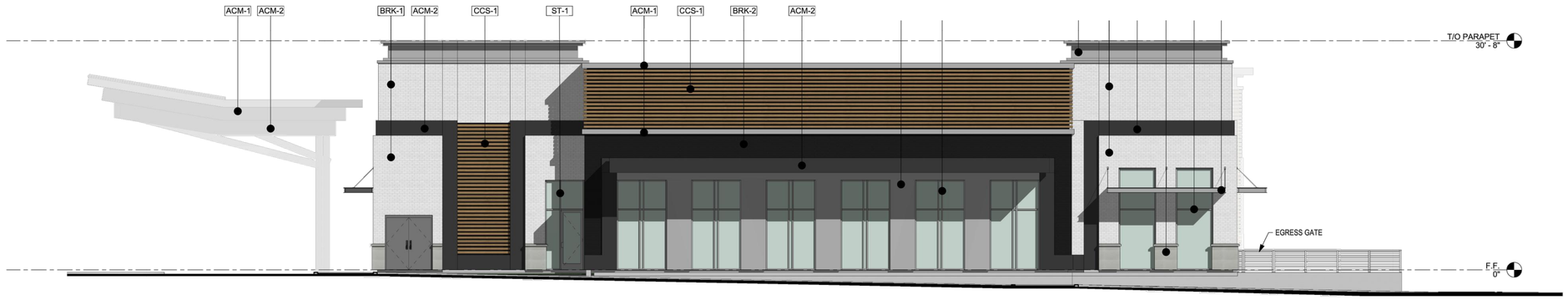
1 P4 **DAYCARE- EAST**
SCALE: 1/8" = 1'-0"



2 P4 **DAYCARE - NORTH**
SCALE: 1/8" = 1'-0"



3 P4 **DAYCARE - SOUTH**
SCALE: 1/8" = 1'-0"



4 P4 **DAYCARE - WEST**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - DAYCARE

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	22%	13%	14%	12%
ACM-2	DARK BRONZE	11%	10%	12%	8%
BRICK VENEER					
BRK-1	WHITE	16%	41%	23%	35%
BRK-2	BLACK	13%	NOT USED	8%	NOT USED
CAST STONE					
CS-1	WHITE	2%	5%	2%	12%
CS-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	16%	5%	20%	12%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	1%	1%	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	18%	20%	20%

Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1 A1.3 **DAYCARE BUILDING ELEVATIONS**
ELEVATIONS

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE

SHEET
A1.3

COF # 7541





Building elevations are representative of the buildings planned for 4309 Carothers Commercial Development. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

1
A1.4

RENDERINGS

PERSPECTIVES

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

TYPICAL
ARCHITECTURE

SHEET
A1.4

COF # 7541

VLX LED Specifications



Project Name:

Catalog Number:

Type:

The new **VLX LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 96 to 192 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VLX LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

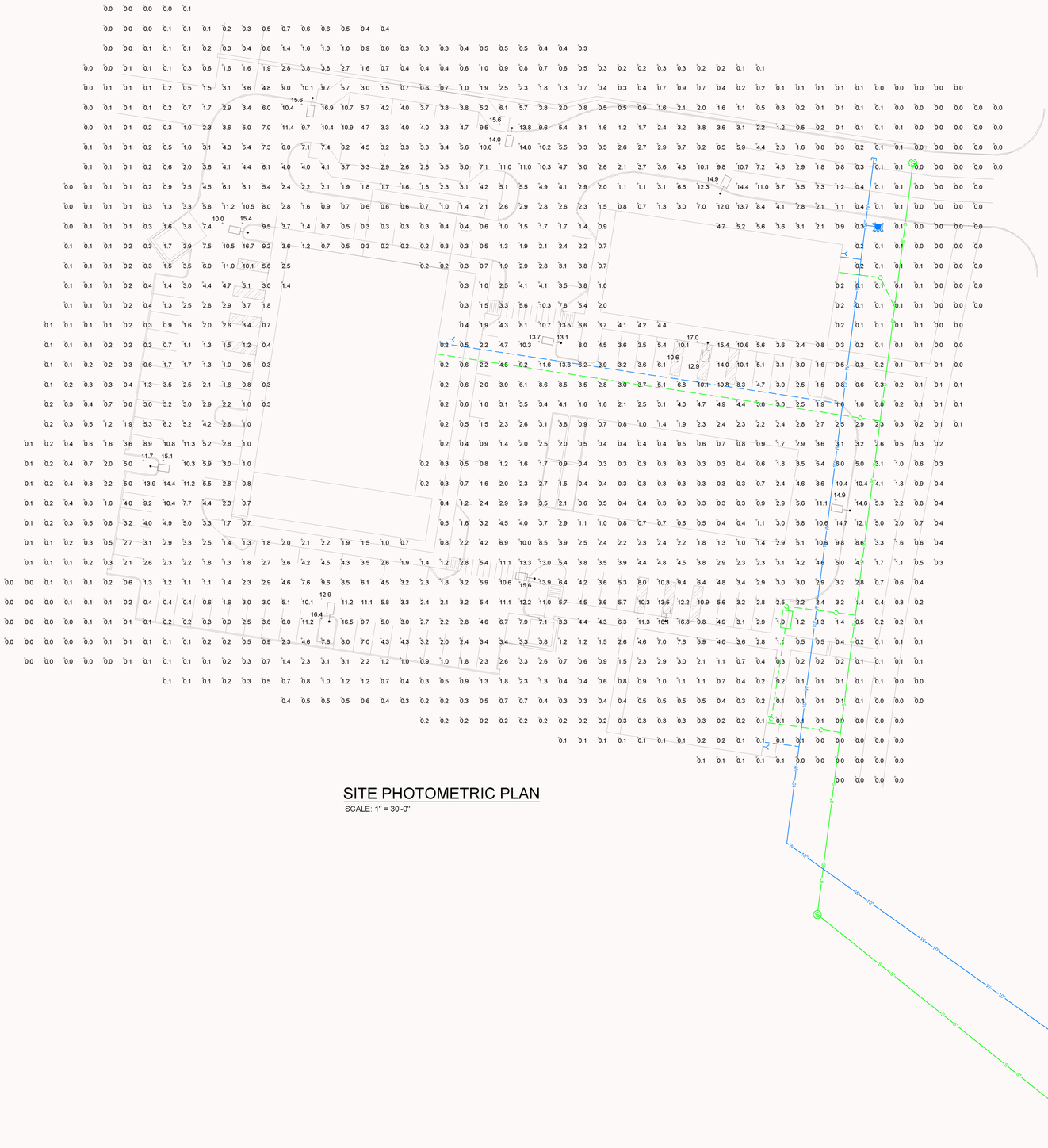
MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VLX-1	**T1** Type 1	**96LC**	**3** 350mA	**3K** 3000K	**UNV** 120V-277V	**AM** Arm Mount Round Pole Plate Adaptors (RPP) are to be ordered separatley.	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle	**RPP** Round Pole Plate Adaptor
	T2 Type 2	**128LC**	**5** 530mA	**4K** 4000K	**8** 347V	**WM** Wall Mount *Requires BAWP BAWP to be ordered separatley.	**BK** Black		**UPMA-S** Universal Square Pole Mount Adaptor
	T3 Type 3	**160LC**	**7** 700mA	**5K** 5000K	**5** 480V		**SBK** Smooth Black	**PER** **5PINPER** **7PINPER** 3, 5 or 7 Pin Photo Receptacle *Requires Step Dimming Driver	**UPMA-R** Universal Round Pole Mount Adaptor
	T4 Type 4	**192LC**					**WH** White		**BAWP** Dark Bronze
	T4A Type 4 Automotive						**SWH** Smooth White		**ROT-R** Rotated Optics Right Side
	T5 Type 5						**GP** Graphite		**ROT-L** Rotated Optics Left Side
	T5W Type 5 Wide						**GY** Grey	**DIM** 0-10V Dimming Driver	**CLS** Black Sides Cutoff Louver Shield
	T5WR Type 5 Wide Round						**SL** Silver Metallic	**WSC-8** Motion Sensor 8' Mounting Height	**RCLS** Right Side Cutoff Louver Shield
							CC Custom Color	**WSC-20** Motion Sensor 9.00' Mounting Height	**LCLS** Left Side Cutoff Louver Shield
								WSC-40 Motion Sensor 20' Mounting Height * The WSC options will include (1) NSR 100 remote for programming	**VWC** Wireless Controls *Consult Factory

VISIONAIRE LIGHTING

220

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	11	Visionaire Lighting LLC				1	VLX-1_T3_128LC_7_4K.ies	34270	1	285

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.3 fc	17.0 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

genesis engineering group, llc.
134 fourth avenue north
franklin, tn 37064

genesis
www.genengnet

SEAL:

DANIEL M. SCHAFRAN
REGISTERED ENGINEER
No. 119555
STATE OF TENNESSEE
5.10.21

4309 CAROTHERS PARKWAY PHOTOMETRIC PLAN

FRANKLIN, TN.

NO.	REVISION	DATE

DATE:	05.10.2021
JOB NUMBER:	2021
FILE NAME:	
DRAWN BY:	BJC
CHECKED BY:	GEG

DRAWING TITLE:

SITE PHOTOMETRIC PLAN

DRAWING NO.

PH-1

City of Franklin

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

File #: 20-0848

DATE: August 9, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7608
Applicant: Chris Goetz, Gresham Smith and Partners
Owner: Leslie Cherry, Tri Star Services, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create two commercial lots on 4.61 acres on the parcel located at 4404 Peytonsville Road. The site plan was approved in June 2019. A site plan amendment that matches the proposed lot configuration was approved on June 17, 2020. This plat was previously approved in June 2020 as COF Project 7188.

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

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the 4404 Peytonsville Road Final Plat.

COF no: 7608

CONDITIONS OF APPROVAL:

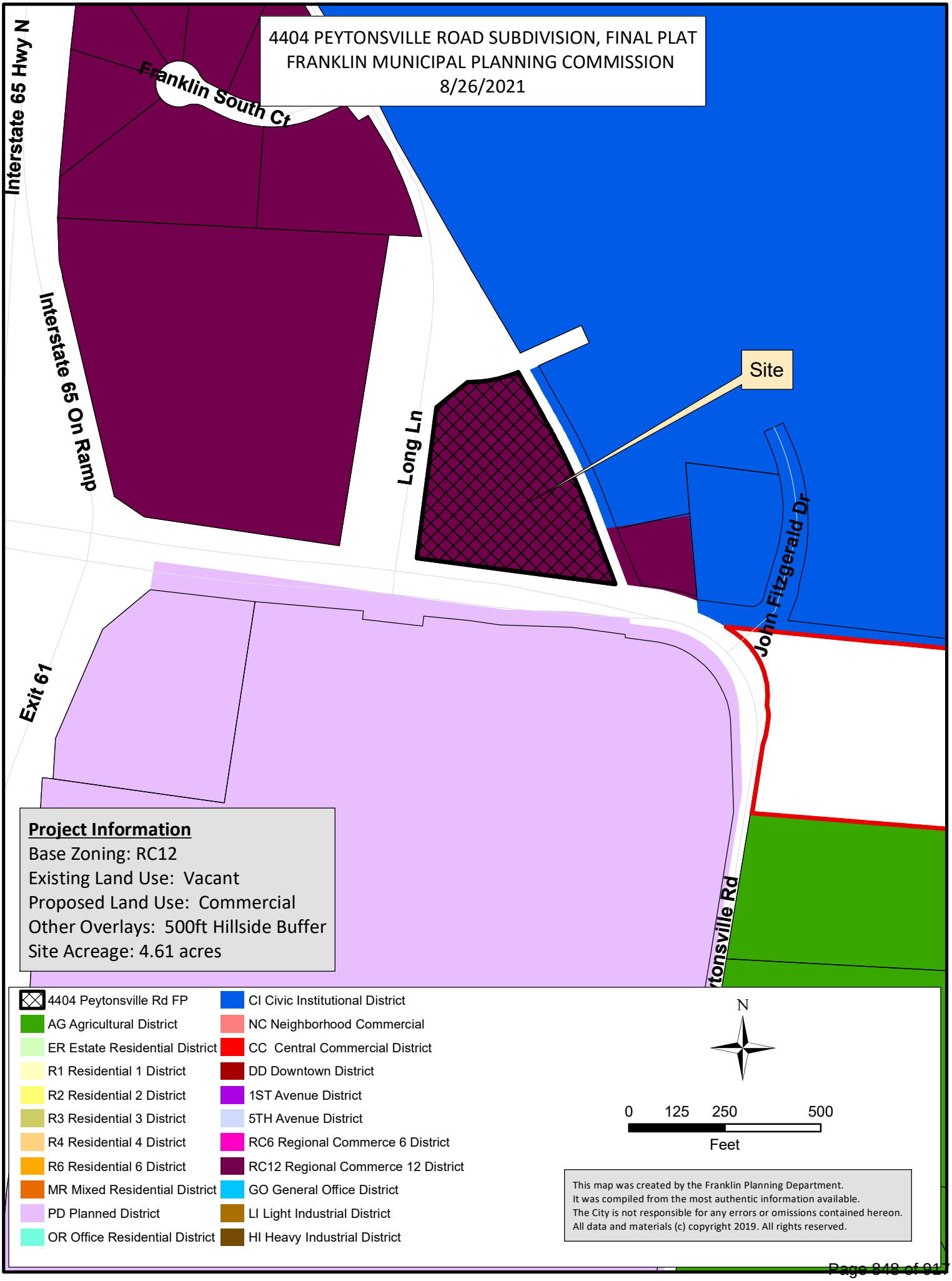
Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

5. Engineering Sureties

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


4404 PEYTONSVILLE ROAD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Interstate 65 Hwy N
Franklin South Ct
Interstate 65 On Ramp
Long Ln
Site
John Fitzgerald Dr
Exit 61
tonsville Rd
Project Information
Base Zoning: RC12
Existing Land Use: Vacant
Proposed Land Use: Commercial
Other Overlays: 500ft Hillside Buffer
Site Acreage: 4.61 acres
4404 Peytonsville Rd FP
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
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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MTEMC Certification of Approval for Recording

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

_____ _____
Middle Tennessee Electric Membership Corporation — Date

Certificate of Ownership

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

_____ _____
Owner(s) Tri Star Energy, LLC — Date

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____ _____
Director, Streets Department, City of Franklin, Tennessee — Date

Certificate of Approval of Sewer System

I hereby certify that:

(1) The sewer system designated in _____Subdivision have been installed in accordance with City specifications

or

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

_____ _____
Director Water Management Department, City of Franklin, Tennessee — Date

Certificate of Approval of Water System

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 of Williamson County Subdivision Regulations have been met.

_____ _____
Mike Jones, General Manager, Water System-Milcrofton Utility District — Date

Certificate of Approval of Subdivision Name, Street Names an Addressing

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

_____ _____
Williamson County Emergency Management Agency — Date

Certificate of Survey

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

Christopher Goetz, TN RLS 2660 — 8/5/2021 Date

Certificate of Approval for Recording

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

_____ _____
Secretary, Franklin Municipal Planning Commission — Date

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

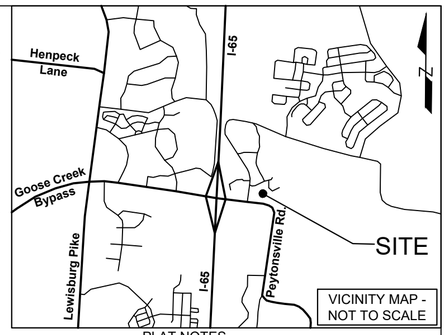
CHRISTOPHER LYLE GOETZ — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — COMMERCE — 8-5-21 — TENNESSEE NO. 2660

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

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

100' 0 100' 200'
GRAPHIC SCALE
Scale: 1" = 100'

UTILITY DISCLAIMER: Gresham Smith/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith 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. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. 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 owner(s), no less than three (3) nor more than then (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.

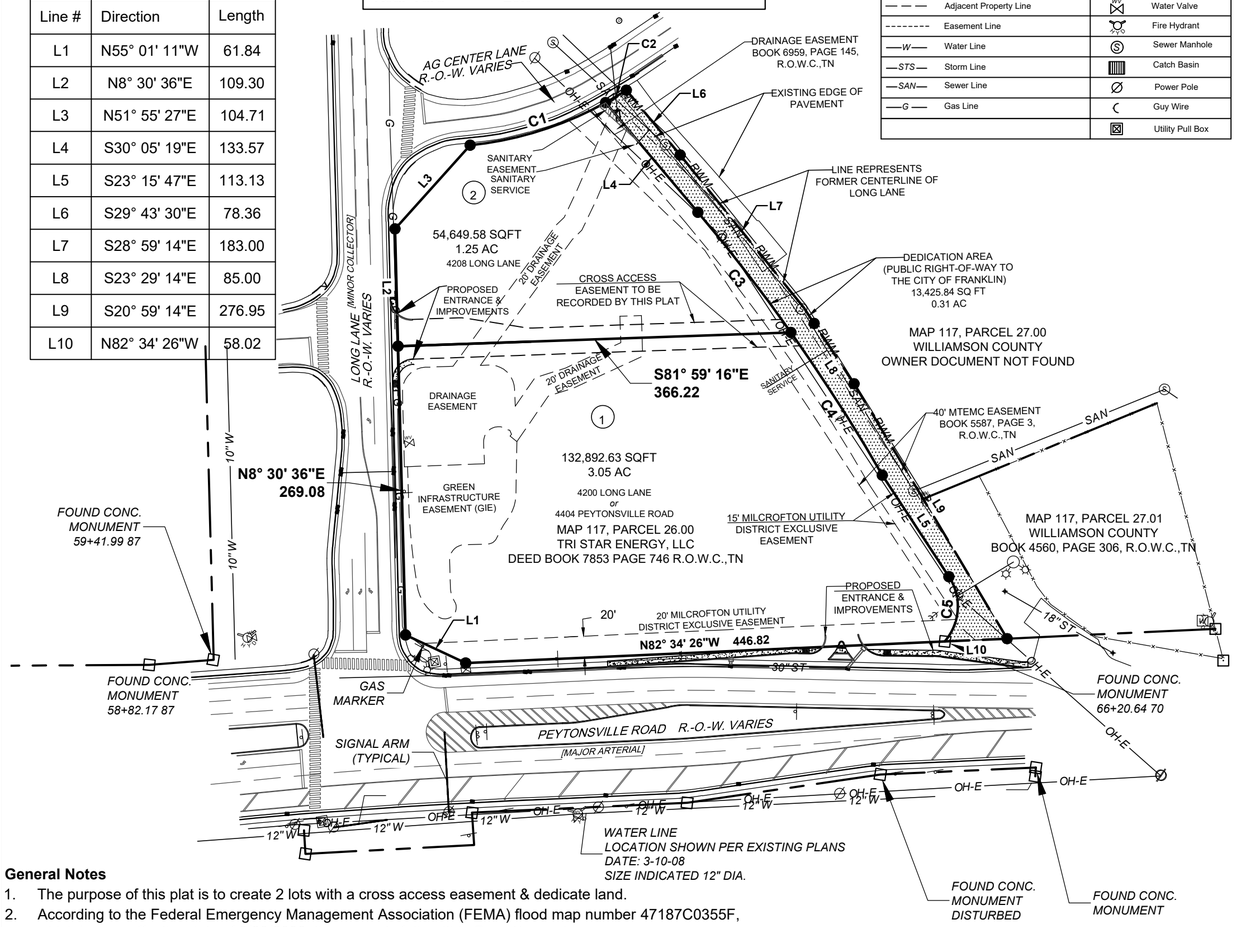


Principle Building Setbacks

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

LEGEND			
●	Set 1/2" Iron Rebar with Gresham Smith Cap	—OHE—	Overhead Electric Line
○	Found Property Corner	G	Gas Meter
□	Found Concrete/ROW Monument	GV	Gas Valve
———	Property Line	W	Water Meter
— — —	Adjacent Property Line	WV	Water Valve
- - - - - - -	Easement Line	FH	Fire Hydrant
—W—	Water Line	S	Sewer Manhole
—STS—	Storm Line		Catch Basin
—SAN—	Sewer Line		Power Pole
—G—	Gas Line		Guy Wire
			Utility Pull Box

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



General Notes

1. The purpose of this plat is to create 2 lots with a cross access easement & dedicate land.
2. According to the Federal Emergency Management Association (FEMA) flood map number 47187C0355F, which has an effective date of 9/29/2006, this property falls within Zone X on said map.
3. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground, with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their offsite lines may be overhead.
4. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
5. This survey has been prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
6. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
7. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services. See utility disclaimer on this sheet.
8. The easterly boundary of dedicated area generally coincides with the centerline of "old" Long Lane. No formal abandonment document has been provided to this surveyor. Easements may exist within the approximate hatched area shown on this work.
9. Property rights retained by owner.
10. All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.

PLAT NOTES

1. Access from Peytonsville Road to Lot 1 shall be limited to right-in right-out access only as indicated on an approved site plan. Primary access to Lot 1 shall be from Long Lane via the Cross Access Easement shown.
2. There shall be no direct access from Ag Center Lane to Lot 2. Access from Lot 2 shall be from Long Lane via the Cross Access Easement shown.
3. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.
4. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or the HOA.
5. 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.
6. Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
7. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
8. 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.
9. Triangularly shaped Sanitary Easement in the northerly portion of Lot 2 is derived from a 15' offset from the main line.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	133.24	335.00	22.79	N82° 32' 07"E	132.36
C2	22.48	335.00	3.84	N69° 13' 09"E	22.47
C3	141.62	1694.68	4.79	S27° 42' 49"E	141.58
C4	157.85	1694.68	5.34	S22° 39' 04"E	157.79
C5	64.86	50.00	74.33	S13° 34' 15"W	60.41

Gresham Smith
Genuine Ingenuity

GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

City of Franklin PROJECT NO. 7608

FINAL PLAT
4404 PEYTONSVILLE ROAD SUBDIVISION

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres: 4.61	**Total Lots: 2**
Map 117, Parcel 26.00	**Owner-Tri Star Energy, LLC**
New Streets Area: N/A	**Current Zoning: Regional Commerce (RC-12)**
Civil District: 10th	**Project No.: 29956.01**
Date: 8/5/2021	**SHEET 1 OF 1**

C:\29956001\y\OLD\2020 PLAT 29956001 V-Survey_21-0615.dwg - Chris Goetz - 8/5/2021 12:30:34 PM

City of Franklin

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

File #: 21-02350

DATE: August 9, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Parish Presbyterian Church, Site Plan (Multi-Purpose Building), Constructing A 9,910 Square Foot Multi-Purpose Building, On 13.86 Acres, Located Near The Intersection Of Clovercroft Road And Wilson Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7606
Applicant: Mike Mastroberti, Parish Presbyterian Church
Owner: Mike Mastroberti, Parish Presbyterian Church

BACKGROUND/STAFF COMMENTS:

The proposed building is the second on the Parish Presbyterian Church site. The first building is an existing chapel. The proposed second building is a multi-purpose building for the church and is a 9,910 square foot building. The plans for this property were previously entitled with a PUD Development Plan, but the PUD's vested rights expired. Changes in the ZO now allow for Civic Institutional Uses to develop under site plan review with FMPC approval, rather than Development Plan approval by BOMA. Therefore, this site plan re-establishes development entitlements for the site.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction

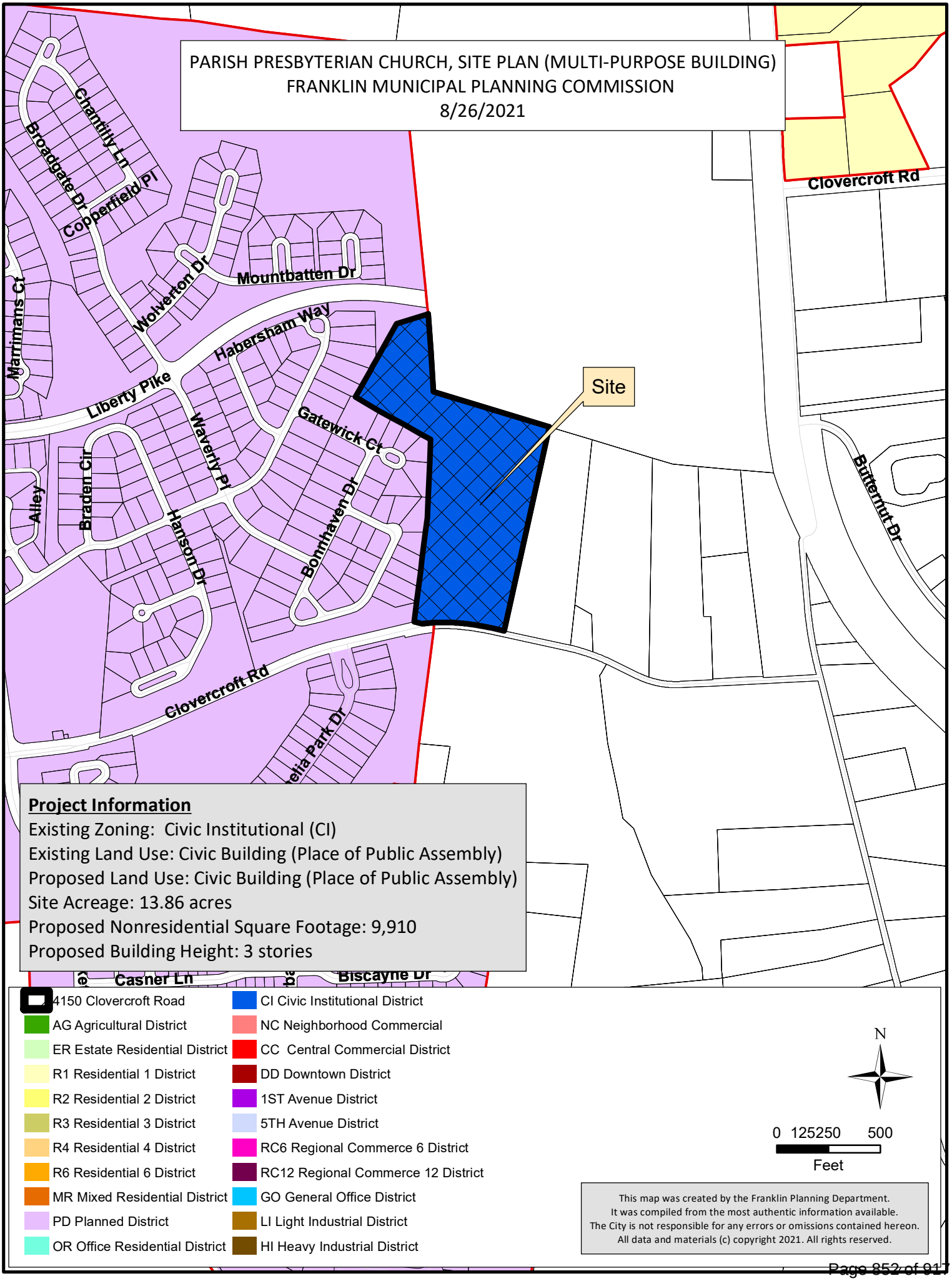
plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.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 Planning Commission approve, with conditions, the Parish Presbyterian Church, Site Plan (Multi-Purpose Building). The conditions of approval are attached to this staff report.


PARISH PRESBYTERIAN CHURCH, SITE PLAN (MULTI-PURPOSE BUILDING)
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Site
Clovercroft Rd
Chantilly Ln
Broadgate Dr
Copperfield Pl
Mountbatten Dr
Wolverton Dr
Habersham Way
Marrimans Ct
Liberty Pike
Waverly Pl
Gatewick Ct
Braden Cir
Alley
Harrison Dr
Bonnhaven Dr
Butternut Dr
Clovercroft Rd
Casner Ln
Biscayne Dr
Project Information
Existing Zoning: Civic Institutional (CI)
Existing Land Use: Civic Building (Place of Public Assembly)
Proposed Land Use: Civic Building (Place of Public Assembly)
Site Acreage: 13.86 acres
Proposed Nonresidential Square Footage: 9,910
Proposed Building Height: 3 stories
4150 Clovercroft Road
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
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5TH Avenue District
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0 125250 500
Feet
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COF no: 7606

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

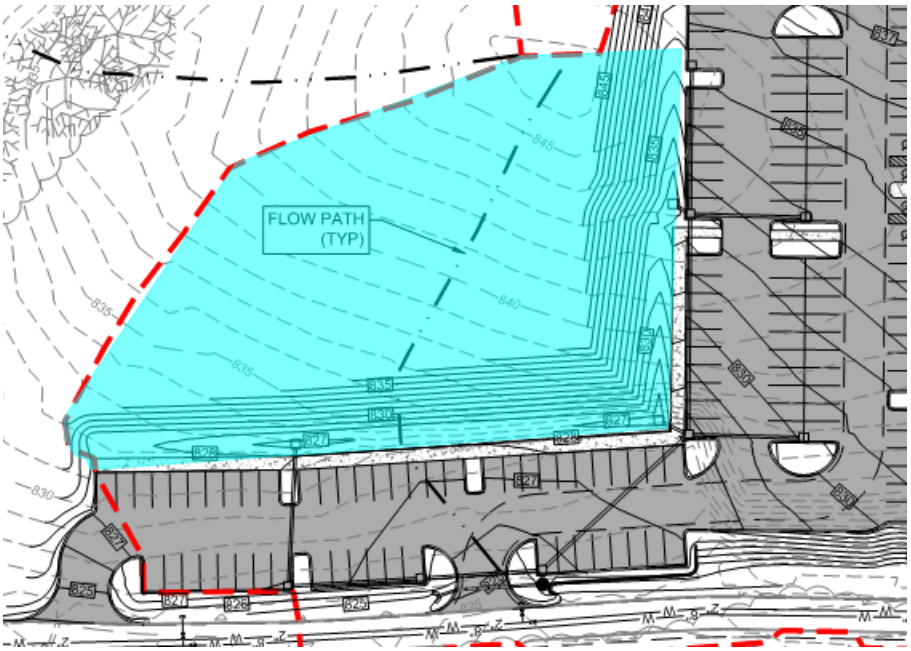
14. B. General Information

lance.fittro@franklintn.gov A revised final plat will be required in order to dedicate right-of-way, consolidate lots, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development and including the previous site development. The revised plat shall be approved and recorded prior to issuance of a Building Permit.

74. J. Stormwater Managment Plan

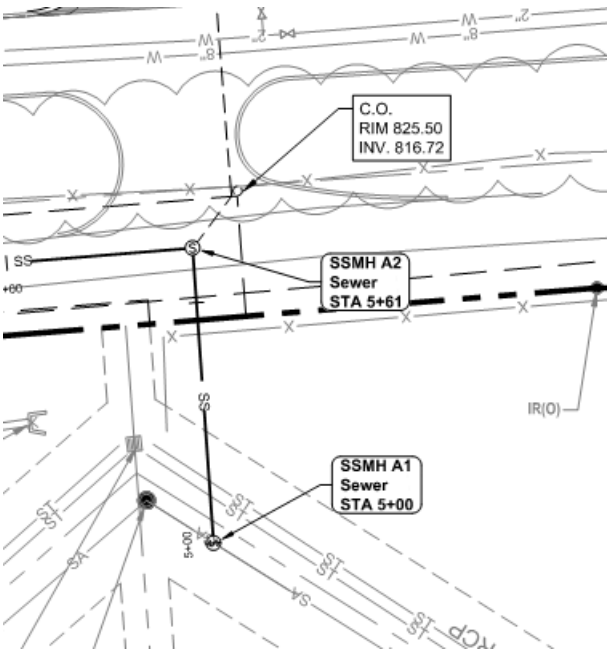
lance.fittro@franklintn.gov The previous comment shall remain open as a condition of approval and reminder to staff to be addressed with any future site plans for additional development of the property, but **shall not hinder approval of the current site plan**:

- The provided stormwater quality analysis includes a large portion of "turf" area which has been indicated on previous plans as being utilized for future development of the church campus. While this is allowable, it has the effect of offsetting some of the treatment requirements for the current project, and may make stormwater treatment design for the future development more difficult to achieve. Applicant shall be aware that **comprehensive design of stormwater treatment for the future development area shall be required to include the measures installed with this site plan in a comprehensive design**.



94. M. Sanitary Sewer Design and Plan & Profile

lance.fittro@franklintn.gov Applicant shall show the location of the off-site sanitary sewer easement on the utility plan and include the reference to its recording in Book 7754 Page 726:



FIRE--Planning

General Issues

62. Fire Protection

curt.edelmann@franklintn.gov Please show this information on Sheet C5.0.

Performance Agreement and Surety

General Issues

79. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	**$81,000**
III. Public Sidewalk:	$ -
IV. City Streets:	$ -
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$8,000**
XI. Green Infrastructure:	**$66,000**

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

Line Items (For Reference Only:)		
8" MAIN	386	LF
4' MANHOLES	3	EA
NEW OR MODIFIED STREET CONNECTIONS	1	EA
15" RCP CULVERT	55	LF
HEADWALLS (Concrete Volume)	3.5	CY
DRY POND	1888	CY
DETENTION POND OUTLET STRUCTURE	1	EA
URBAN BIORETENTION (Water Quality Volume)	435	CY

101. Landscape

jason.arnold@franklintn.gov Landscape surety $120,000

Planning

General Issues

24. Main Entrance

chelsea.randolph@franklintn.gov Applicant shall provide additional features, that are not cosmetic, that better meet the requirement of a highly visible front façade.

It is staff's professional opinion, that the cosmetic additions are not enough to create a highly visible façade. Breaking up the roof line may be a option to meet the requirement. Staff recognizes the addition of the decorative light fixtures and the suspended awning and believe it is moving in the right direction but find it necessary to add something additional to meet the requirement.

Feel free to contact staff prior to OneStop.

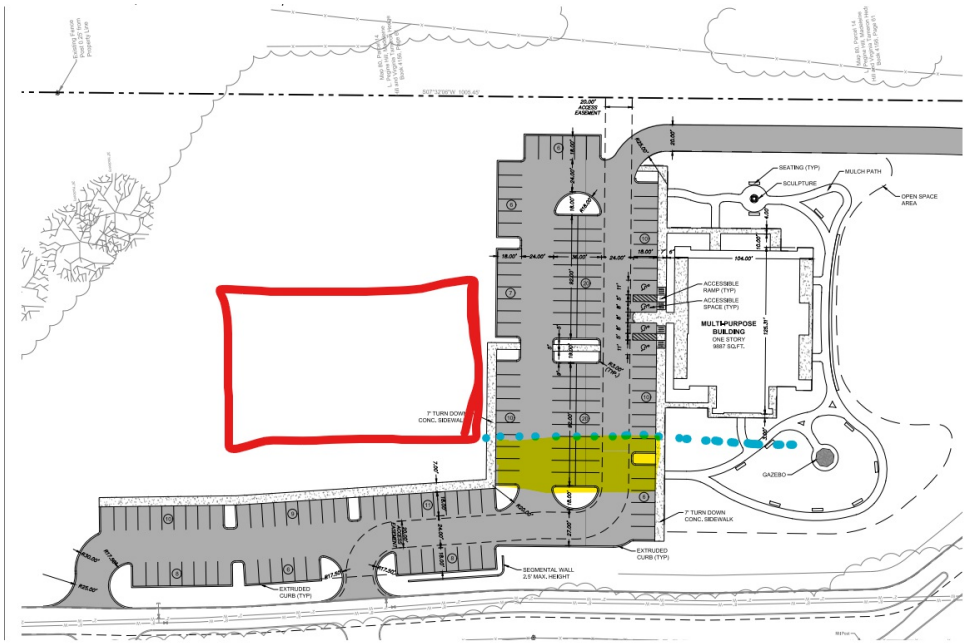
[Edited By Chelsea Randolph]

42. Potential Future Development

chelsea.randolph@franklintn.gov ***Advisory Comment, will not delay the site plan:***

Future development of the sight may have a frontage issue. Please see image below and note that CI zoning district allows "Parking Frontage", which allows for parking within the frontage so long as it is one bay (spaces/drive aisle/spaces) max.

If a new building is ever proposed as shown in the red shape below, your frontage could be from the internal drive. However, if that's their frontage, then they can't have anything more than one bay of cars between the frontage and the internal drive. The highlighted area in yellow is more than 1 bay. The building cold potentially be placed up against the sidewalk, and then a proposed building may be able to meet the frontage requirements.



92. Vesting Date

chelsea.randolph@franklintn.gov Applicant shall add the date of the FMPC approval as the established vesting date.

Stormwater

General Issues

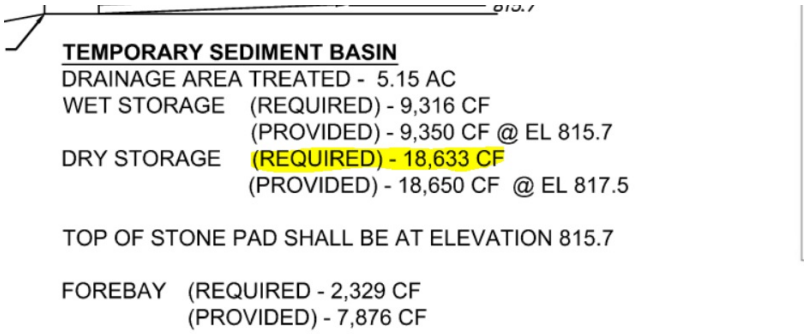
85. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $1,000 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012)

86. EPSC

Doug.Noonan@franklintn.gov	Comment partially addressed, "Either the sediment basin needs to be designed to conform to all requirements in the TNEPSC handbook or the measure should identified as a modified sediment trap or sediment trap with skimmer." Based on the last contour of 813 in the pond and the wet storage elevation of 815.7, it does not appears the minimum 3' wet storage has been provided.

87. EPSC

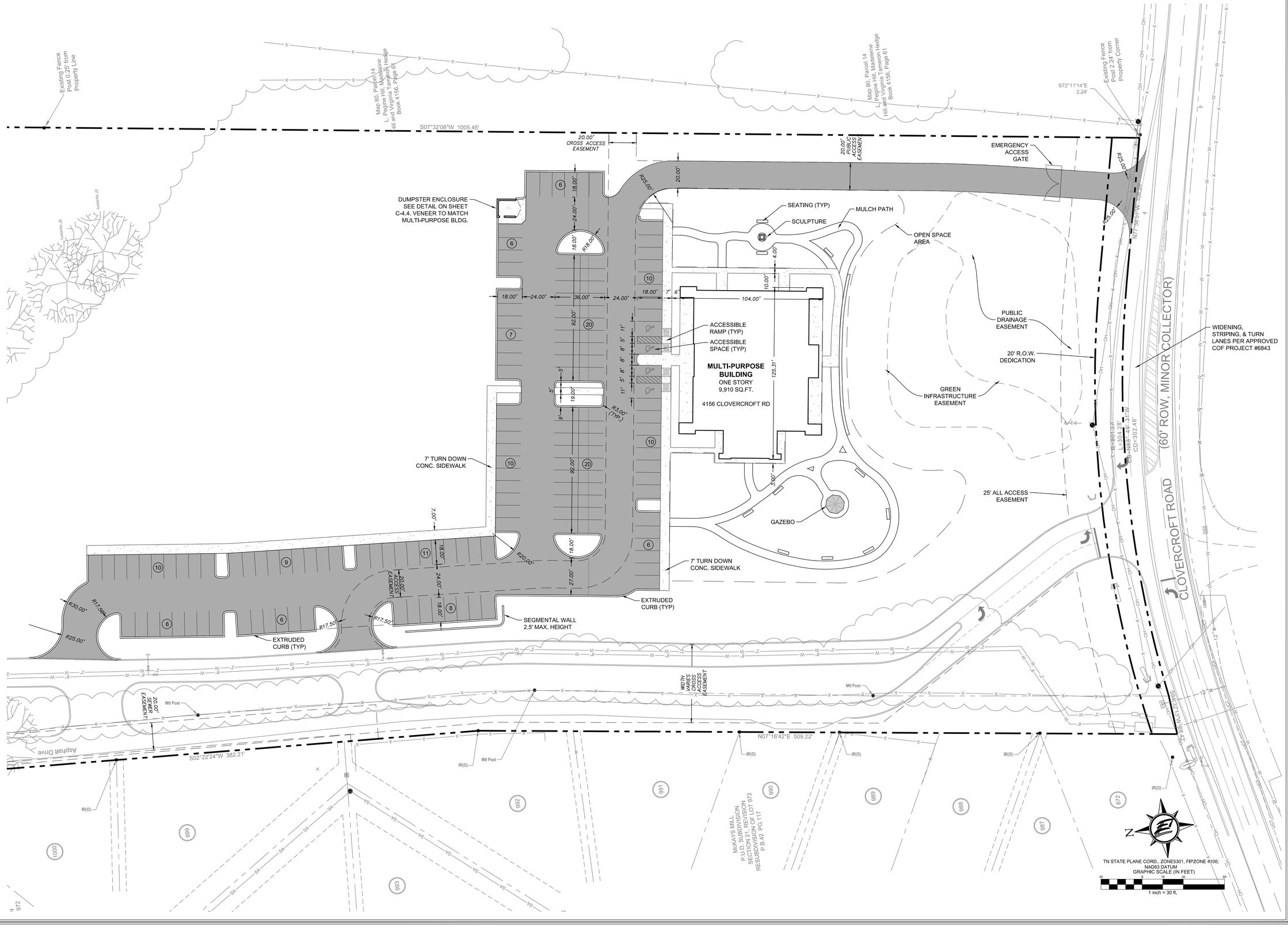
Doug.Noonan@franklintn.gov	Double check the highlighted number. If you are providding more than required that is fine just ensure the required number is correct. For the dry storage the required volume is 1809 cubic feet per acre. So at 5.15 acres the required dry storage volume is 9316.35 cubic feet.  **TEMPORARY SEDIMENT BASIN** DRAINAGE AREA TREATED - 5.15 AC WET STORAGE (REQUIRED) - 9,316 CF (PROVIDED) - 9,350 CF @ EL 815.7 DRY STORAGE (REQUIRED) - 18,633 CF (PROVIDED) - 18,650 CF @ EL 817.5 TOP OF STONE PAD SHALL BE AT ELEVATION 815.7 FOREBAY (REQUIRED - 2,329 CF (PROVIDED) - 7,876 CF [Edited By Doug Noonan]

95. Pond

jeff.willoughby@franklintn.gov	As stated in the call please provide documentation that the adjacent landowner refused to cooperate and/or deny access.

97. Riparian Buffer

jeff.willoughby@franklintn.gov	This shall be stated and shown on the initial EPSC sheets. These shall be shown and installed around the pond on the southwest portion of the site as well.



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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PARISH PRESBYTERIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606

MAP 80 PARCEL 5.11.01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
8/5/21
No. 108134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

ENLARGED
SITE PLAN

Sheet No.

C 2.1

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Site.dwg
Layout Name: C 2.1 Enlarged Site Plan
Plotted: Thursday, August 05, 2021 – 4:53 pm
By: cday



FIBER CEMENT SIDING: TIMBER BARK SELECT CEDARMILL HARDIEPANEL W/TIMBER BARK RUSTIC GRAIN 2 1/2" BATTEN BOARDS.

FIBER CEMENT TRIM: ARTIC WHITE RUSTIC GRAIN HARDIETRIM BOARD.

ASPHALT SHINGLE ROOF: TAMKO BLACK WALNUT HERITAGE LAMINATED ASPHALT SHINGLES

STANDING SEAM METAL ROOF: M.S. MANUF. CORP. OLD ZINC GREY (W-29) T-ARMOR SERIES

ALUMINUM WINDOWS & FIBERGLASS DOORS: COLOR TO MATCH FIBER CEMENT TRIM

LEADERHEADS & DOWNSPOUTS: GALVANIZED METAL

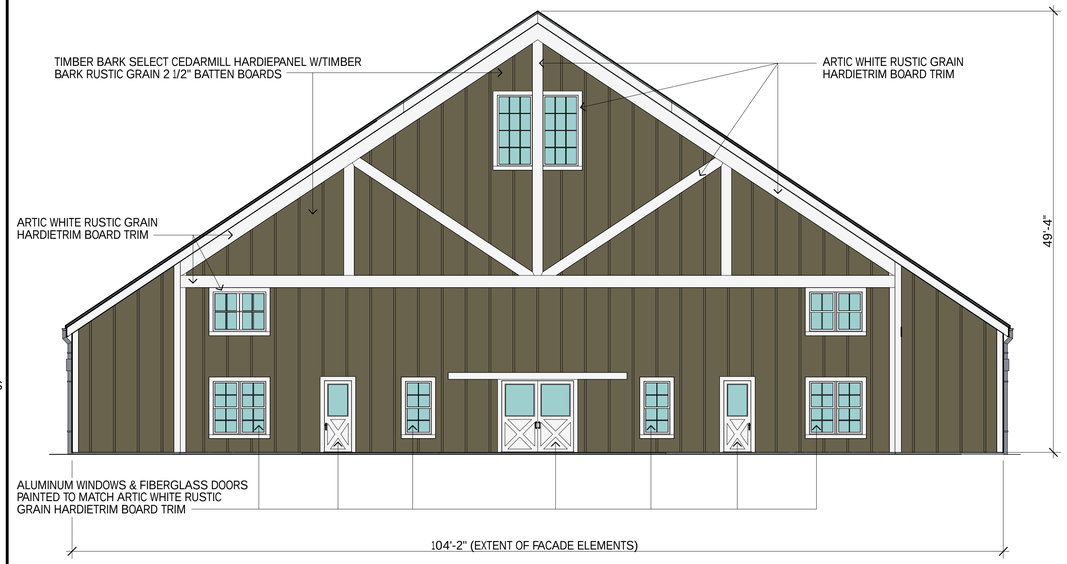
FRONT ELEVATION (CLOVERCROFT ROAD)

SOUTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	1,606	N/A
NET* OF WALL	1,132	N/A
NET* OF SIDING (BOARD & BATTEN)	871	77%
NET* OF TRIM	261	23%

BUILDING TYPE: VB-S

GLAZING PERCENTAGE = 15.13%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.

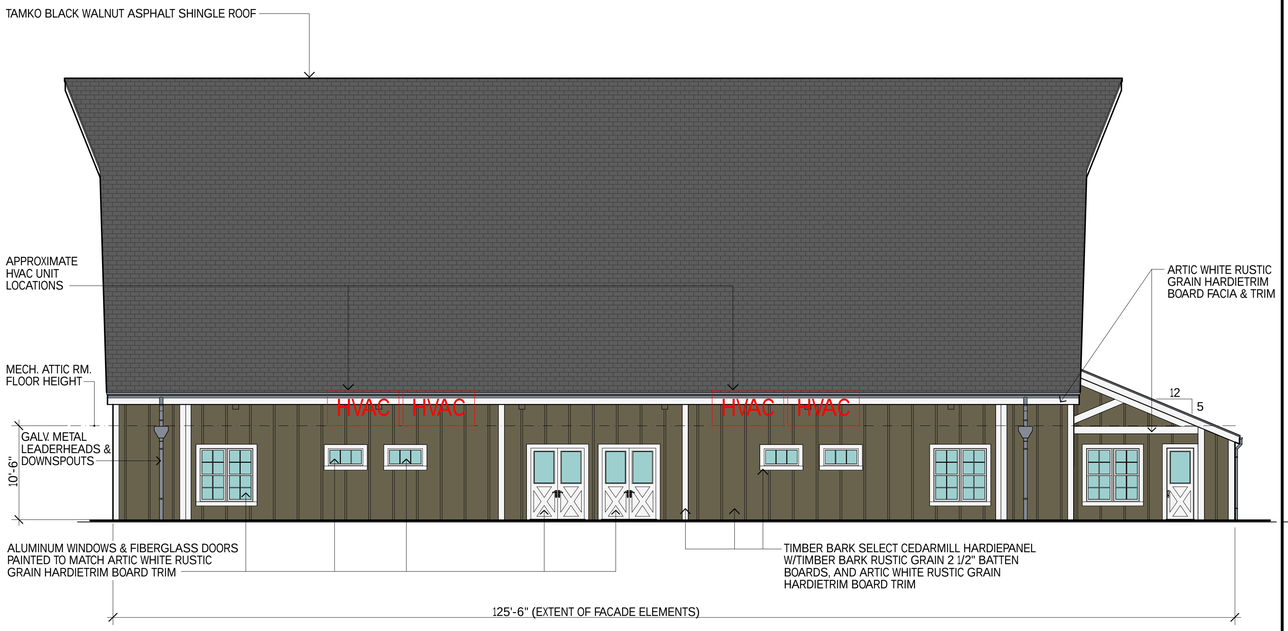


RIGHT ELEVATION (FIRE LANE)

EAST ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	3,191	N/A
NET* OF WALL	2,857	N/A
NET* OF SIDING (BOARD & BATTEN)	2,299	80%
NET* OF TRIM	558	20%

GLAZING PERCENTAGE = 6.00%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.



REAR ELEVATION (PARKING LOT)

MULTIPURPOSE BUILDING

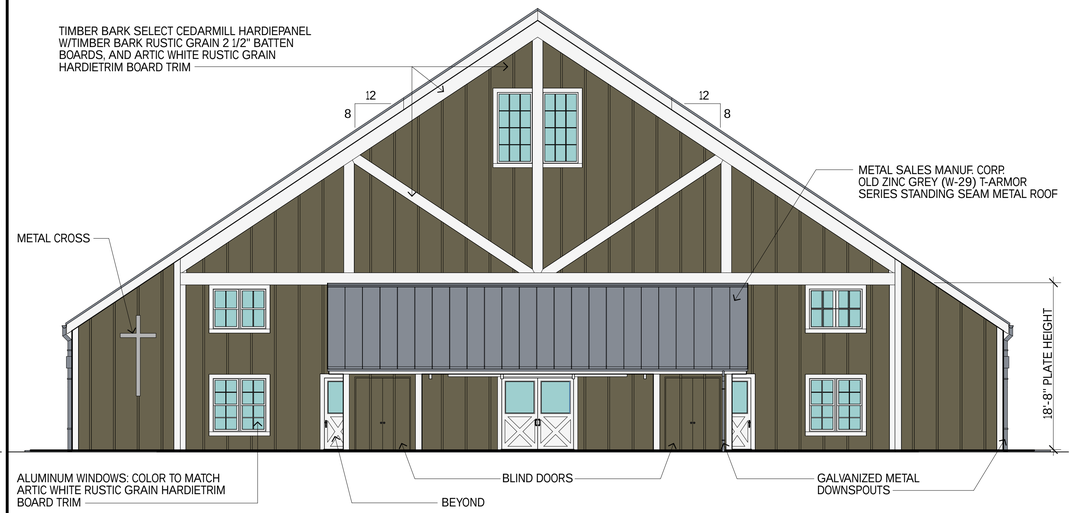
SCALE: 1/8"=1'-0"

NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	1,606	N/A
NET* OF WALL	1,349	N/A
NET* OF SIDING (BOARD & BATTEN)	1,153	85%
NET* OF TRIM	196	15%

HVAC UNITS, COOLING AND/OR MECHANICAL UNITS ARE LOCATED IN A MECHANICAL ATTIC ROOM ABOVE THE RESTROOMS.

GLAZING PERCENTAGE = 8.30%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.



NOTE: THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISION.

LEFT ELEVATION (DRIVEWAY)

WEST ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,713	N/A
NET* OF WALL	2,428	N/A
NET* OF SIDING (BOARD & BATTEN)	1,892	78%
NET* OF TRIM	536	22%

GLAZING PERCENTAGE = 6.12%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.

JOHN MICHAEL GRANT REGISTERED ARCHITECT TN AGRICULTURE BLVD 8/5/21 AT-0010414 REGISTERED STATE OF TENNESSEE

REVISIONS

1	8/5/21 REVISION PER COF COMMENTS
2	
3	
4	
5	
6	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH,
SITE PLAN (MULTIPURPOSE BUILDING)
4156 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN	JMG
SCALE	AS NOTED
DATE	08/05/21
JOB NUMBER	210201
COF PROJECT NUMBER	7606
SHEET	A-1
OF	02 SHEETS

PARISH PRESBYTERIAN CHURCH

MULTIPURPOSE BUILDING



FRONT OF BUILDING (CLOVERCROFT ROAD) PERSPECTIVE RENDERING

REVISIONS

1	
2	
3	
4	
5	
6	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

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SITE PLAN (MULTIPURPOSE BUILDING)
4156 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

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DRAWN	JMG
SCALE	AS NOTED
DATE	08/05/21
JOB NUMBER	210201
COF PROJECT NUMBER	7606
SHEET	A-2

OF 02 SHEETS

JOHN MICHAEL GRAFTON
REGISTERED ARCHITECT
8/5/21
COMMISSIONED
STATE OF TENNESSEE

PARISH PRESBYTERIAN CHURCH, SITE PLAN (MULTI-PURPOSE BUILDING)

City of Franklin Project Number 7606
Franklin, Tennessee

PRE-APP SUBMITTAL: June 28, 2021
SUBMITTAL: July 12, 2021
RESUBMITTAL: August 5, 2021

SITE DATA

Project Name:	Parish Presbyterian Church, Site Plan (Multi-Purposed Building)
Project #	7606
Address:	4156 Clovercroft Road (Multi-Purpose Building) 4150 Clovercroft Road (Existing Chapel)
Parcel(s)	Map 80, Parcel 11.01
Acreage/Square Footage of Site:	13.86 AC
Vesting (date development first became vested):	XXXX
REGULATIONS	
Base Zoning:	CI, Civic Institutional District
Overlay Zoning:	N/A
Building Types Applied:	Civic Building
Frontage Types Applied:	Landscape Frontage
Setbacks	
Front Yard:	25' (Abutting Local or Collector Street)
Side Yard:	25'
Rear Yard:	25'
Hotel Keys:	N/A
Building Height:	3 Stories
Minimum Landscape Surface Area:	40%
Open Space SF Required:	30,142 SF (0.69 AC)
Natural Area SF Required:	N/A
Tree Canopy Retention Acreage:	2.69 AC
Parking Required (1 Space / 3 Seats)	
Multi-Purpose Building (400 Seats)	133
Existing Chapel (125 Seats)	42
Minimum Total Parking	175
Parking Provided:	
Existing	64
Proposed	147
Total (Including 6 Accessible)	209 (119% of Minimum)
Bicycle Parking (1 / 20 of Spaces)	6 Spaces
Historic Resource Treatment	No

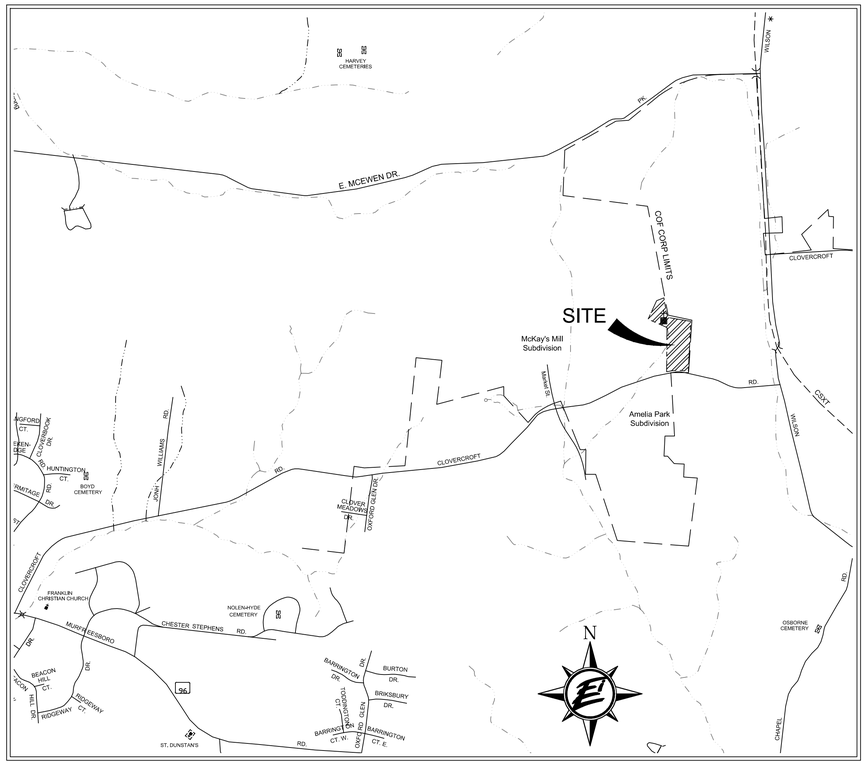
OWNER:
Parish PCA
Mike Mastroberti
4150 Clovercroft Road
Franklin, Tennessee 37064

CIVIL ENGINEER:
Energy Land & Infrastructure, LLC
Clay Wallace, PE
1420 Donelson Pike, Suite A-12
Nashville, TN 37217
(615) 383-6300

SURVEY DATA PROVIDED BY:
Energy Land & Infrastructure, LLC
1420 Donelson Pike, Suite A-12
Nashville, TN 37217
(615) 383-6300

LANDSCAPE ARCHITECT / PLANNER:
Gamble Design Collaborative
Greg Gamble, RLA
144 Southeast Parkway,Suite 200
Franklin, TN 37064
(615) 975-5765

ARCHITECT:
Design Tangents
John Graffam, AIA; NCARB
330 Franklin Road, #135A-238
Brentwood, TN 37027
(615) 603-5236



Site Map

Sheet List Table	
Sheet Number	Sheet Title
C 0.0	Cover
C 1.0	Existing Conditions Plan
C 2.0	Overall Site Plan
C 2.1	Enlarged Site Plan
C 3.0	Overall Grading & Drainage Plan
C 3.1a	Enlarged Grading & Drainge Plan
C 3.1b	Enlarged Pond Grading & Drainge Plan
C 3.2	Initial EPSC - Pre Construction Plan
C 3.3	Interim EPSC - Construction Plan
C 3.4	Final EPSC - Water Quality Plan
C 3.5	Post-Dev LID Map
C 3.5B	Overall Disturbed Area Exhibit
C 3.6	Notes
C 3.7	Grading, Drainage, & EPSC Details
C 3.8	Grading, Drainage, & EPSC Details
C 3.9	Grading Drainage & EPSC Details
C 4.0	Overall ROW & Access Plan
C 4.1	Enlarged ROW & Access Plan
C 4.2	Sight Distance Triangle
C 4.3	ROW & Access Details
C 5.0	Overall Utilities Plan
C 5.1	Enlarged Utilities Plan
C 5.2	Enlarged Utilities Plan
C 5.3	Utility Plan & Profile
C 5.4	Utility Details
C 5.5	Utility Details
L 1.0	Tree Preservation Plan
L 2.0	Overall Landscape Plan
L 2.1	Bioretention Landscape Plan
L 2.2	Landscape Enlargement Plan
L 2.3	Open Space Enlargement Plan
L 2.4	Buffer Landscape Sheet
L 3.0	Landscape Notes & Details
EX 1.0	Buffer Management Plan
A-1	Architectural Elevations
A-1	Perspective Rendering
-	Photometric Plan

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

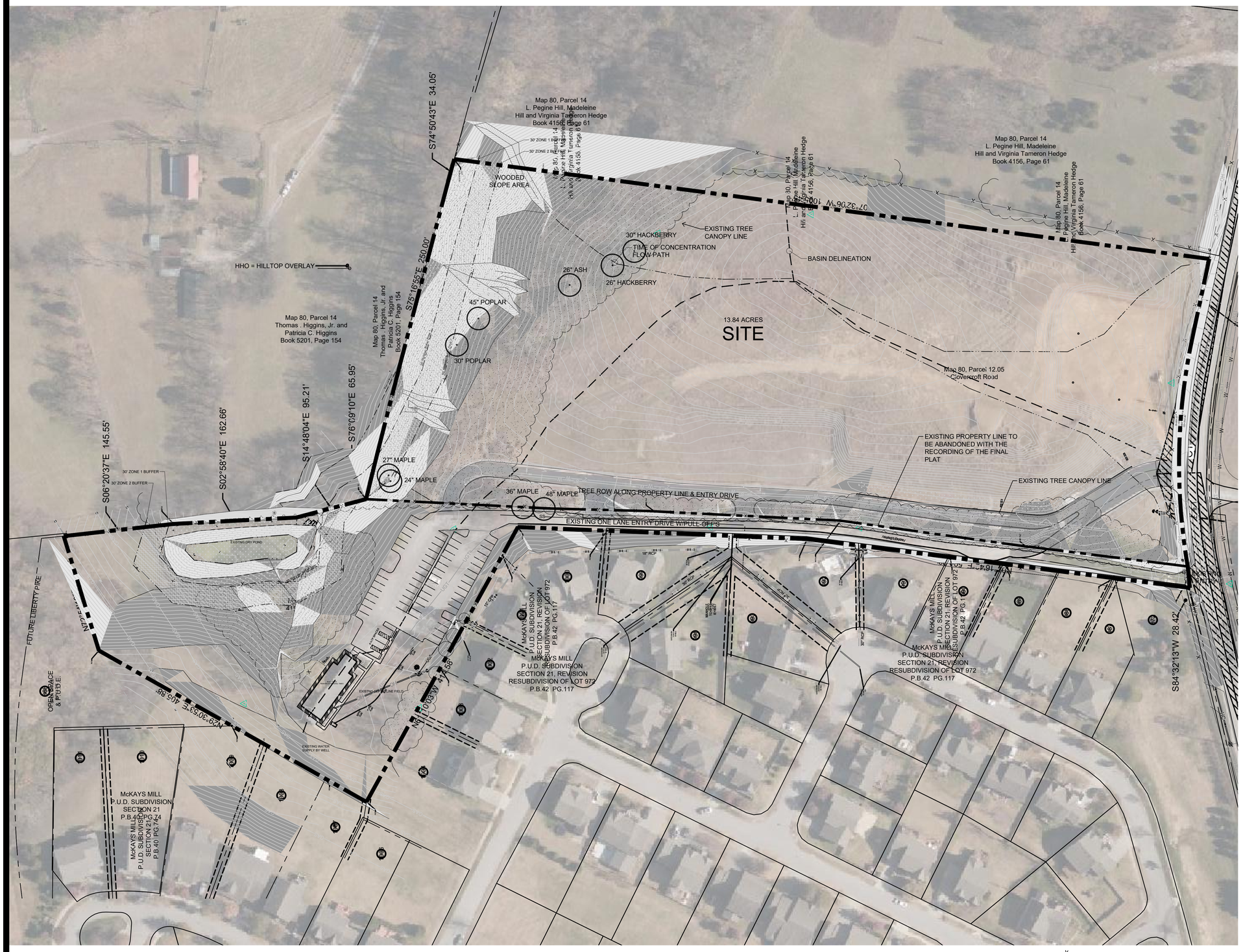
LARRY C. WALLACE
REGISTERED ENGINEER
8/5/21
No. 109134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title: COVER

Sheet No. C 0.0

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Details.dwg
Layout Name: C 0.0 Cover
Plotted: Thursday, August 05, 2021 - 4:53 pm
By: cday



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100; NAD 83 DATUM.

EXISTING TOPOGRAPHIC INFORMATION NOTE

THE EXISTING CONTOURS SHOWN ARE A COMPOSITE OF THE ORIGINAL FIELD RUN TOPOGRAPHIC SURVEY FROM 2015 WITH SUPPLEMENTAL AS-BUILT TOPOGRAPHIC SURVEYS FROM 2019 AND 2021, AND THE PROPOSED CONTOURS FROM THE APPROVED TURN LANE PLANS (COF #6843).

N

0 60 120 180

GRAPHIC SCALE 1"=60'

SITE DATA

Project Name:	Parish Presbyterian Church, Site Plan (Multi-Purposed Building)
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Rear Yard:	25'
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Existing Chapel (125 Seats)	42
Minimum Total Parking	175
Parking Provided:	
Existing	64
Proposed	147
Total (Including 6 Accessible)	209 (119% of Minimum)
Bicycle Parking (1 / 20 of Spaces)	6 Spaces
Historic Resource Treatment	No

EXISTING SITE FEATURES

DRAINAGE / STORMWATER
NATURAL SHEET FLOW OFF FRONT OF PROPERTY DRAINING TO THE SOUTH TO MAYES CREEK. EXISTING BUILDING SITE DRAINS TO EXISTING DRY POND. SHEET C3.0 FOR GRADING AND DRAINAGE DATA CHART.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

REFUSE COLLECTION
CURRENTLY PRIVATE COLLECTION

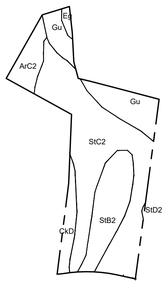
RESTRICTIVE COVENANTS
NONE; STEEP SLOPES MAKE PART OF SITE DIFFICULT TO DEVELOPE BUT GOOD FOR GREEN SPACE

SEWER
NO SEWER; SERVICE BY SEPTIC LINE FIELD WORKING PROPERLY

SOILS TYPES
NOTED ON SITE AND TABLE BELOW

TREE CANOPY DATA
EXISTING TREE CANOPY: 206,952 SF / 592,416 SF

WATER
WATER BY PUMP AND WELL; NO FIRE HYDRANT OR FIRE SERVICE..



SOIL MAP NTS

SOILS LEGEND

ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
CkD	Culleoka silt loam, 12 to 20 percent slopes
Eg	Egam silt loam, phosphatic
Gu	Gullied land
StB2	Stiversville silt loam, 2 to 5 percent slopes
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded

HHO HILLTOP OVERLAY

SLOPE KEY

0-14% SLOPES

14-20% SLOPES

20% & GREATER SLOPES

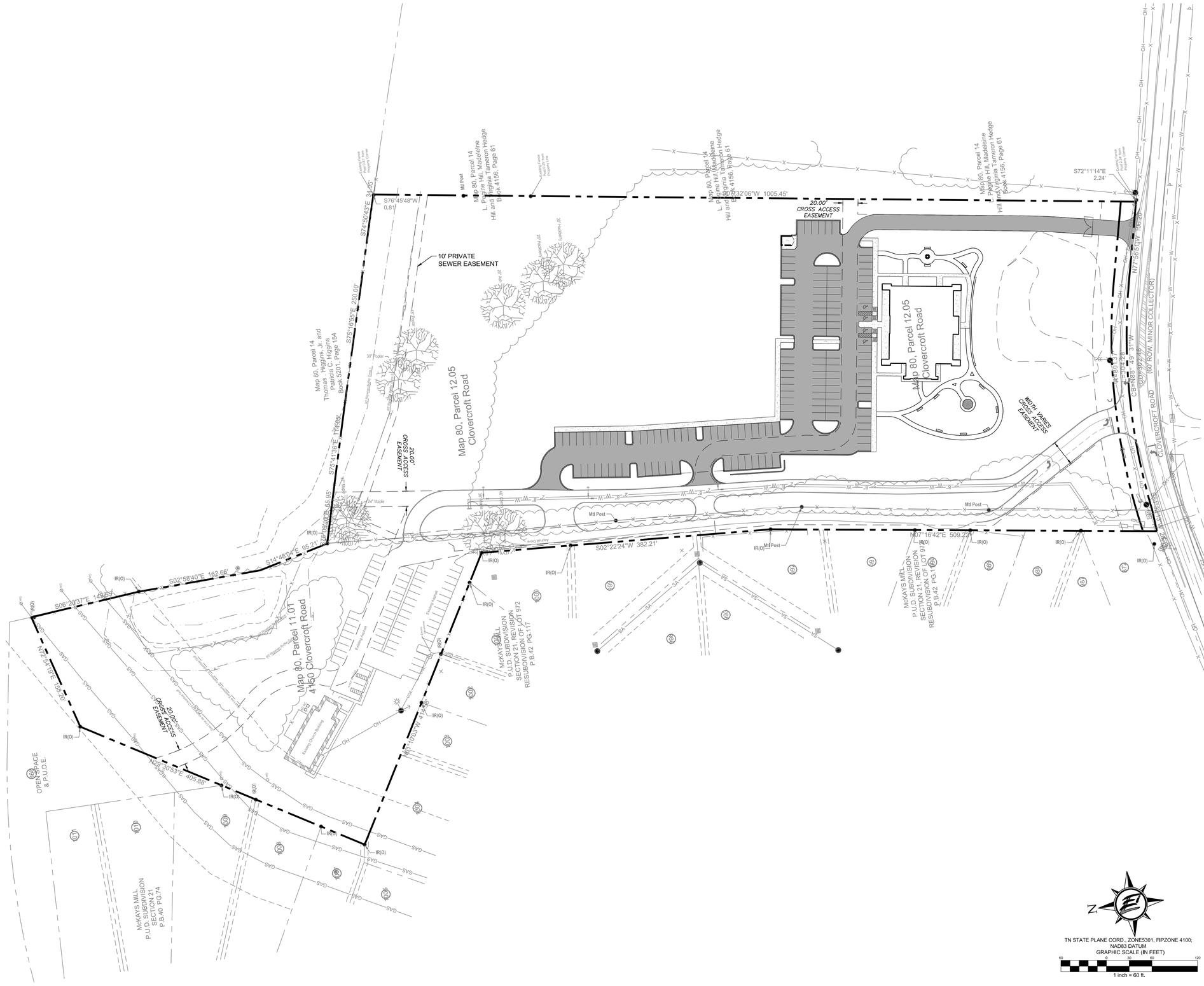
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date

EXISTING CONDITIONS
SHEET
CI.0
COF # 7606



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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109171
STATE OF TENNESSEE
8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

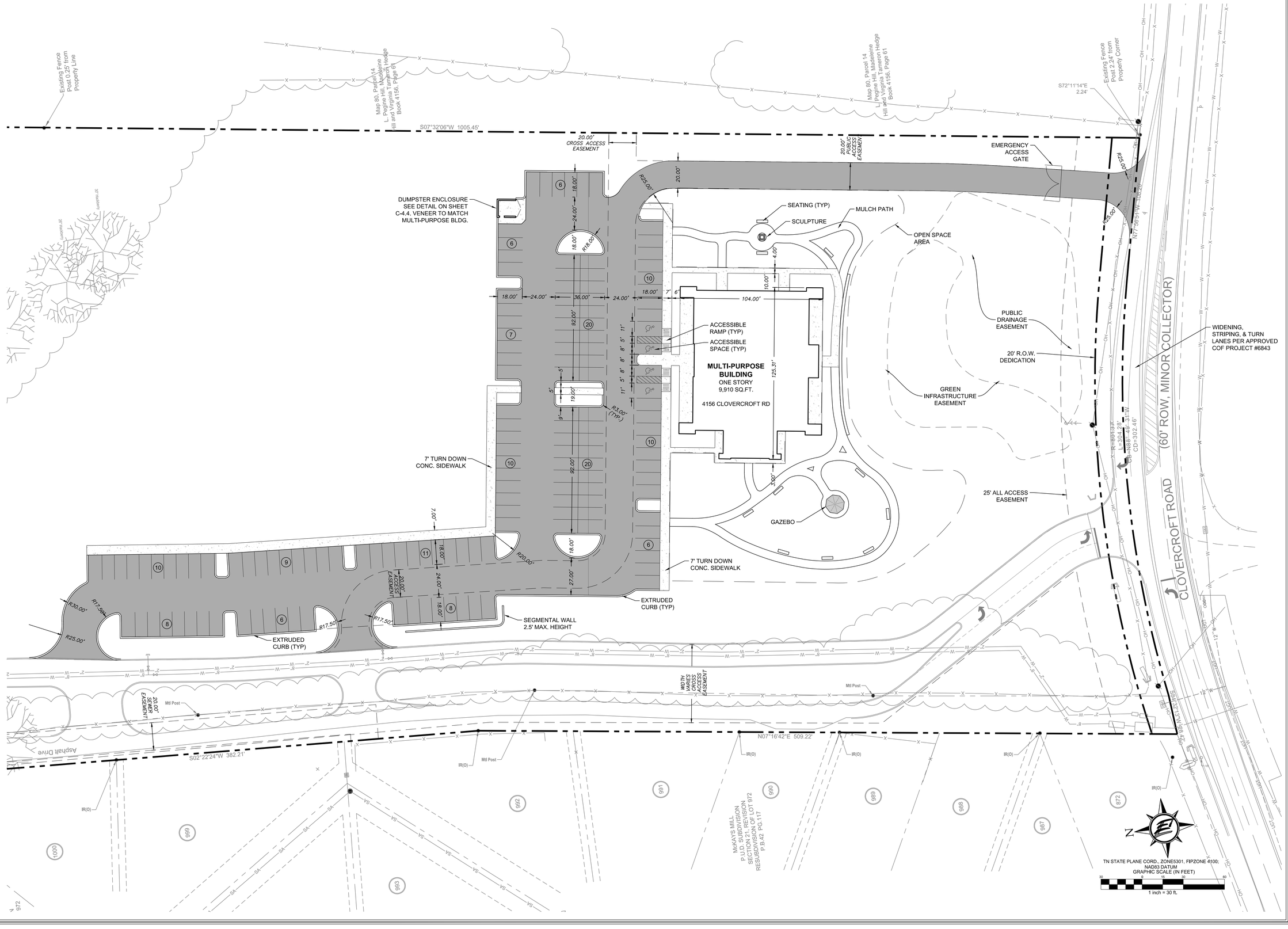
Sheet Title:

OVERALL SITE PLAN

Sheet No.

C 2.0

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Site.dwg
Layout Name: C 2.0 Overall Site Plan
Plotted: Thursday, August 05, 2021 - 4:53 pm
By: cloyw



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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
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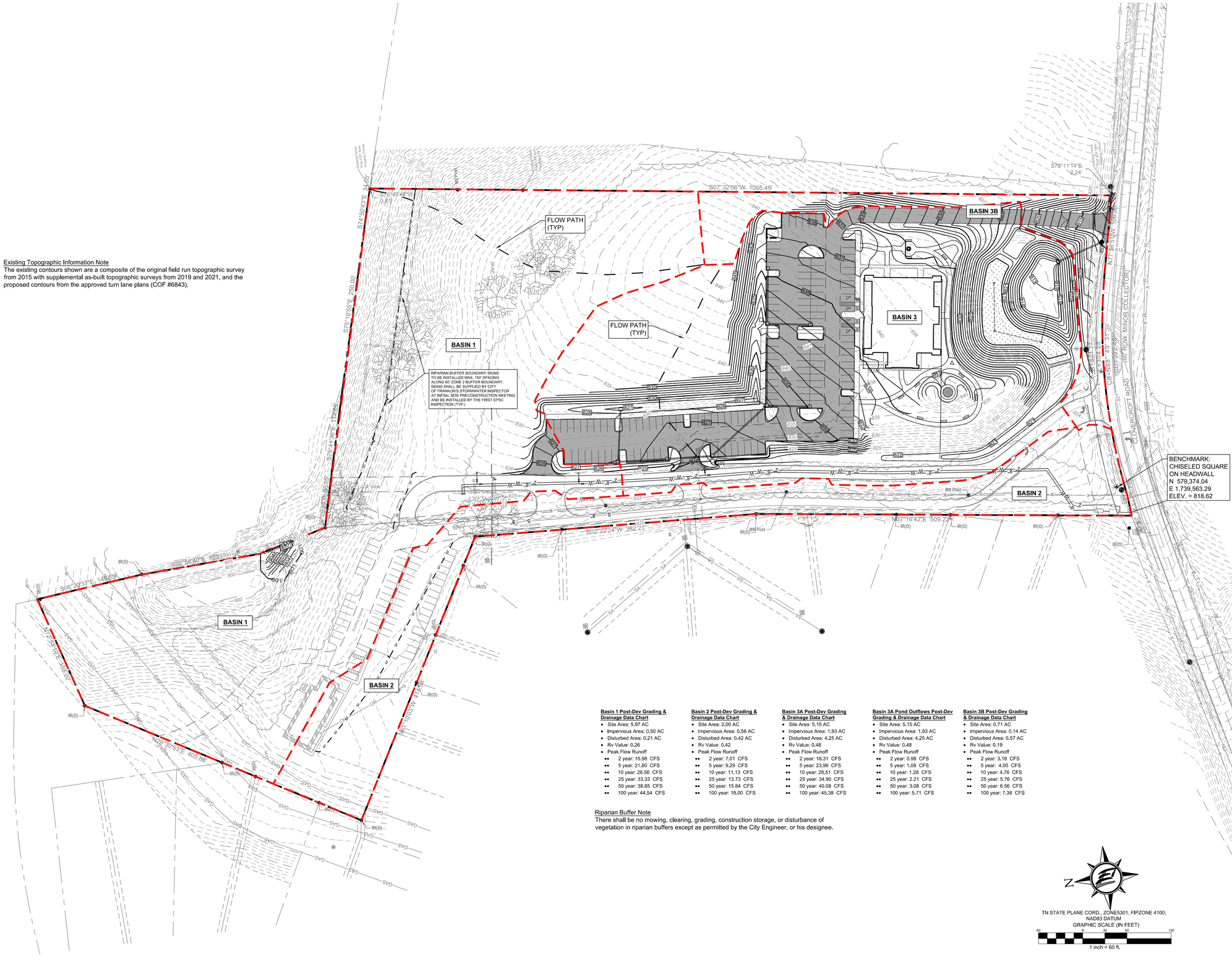
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 8/5/21
NO. 108131
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ENLARGED
SITE PLAN

Sheet No.
C 2.1

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Site.dwg
Layout Name: C 2.1 Enlarged Site Plan
Plotted: Thursday, August 05, 2021 – 4:53 pm
By: cday



Basin 1 Post-Dev Grading & Drainage Data Chart
- Site Area: 5.97 AC
- Impervious Area: 0.50 AC
- Disturbed Area: 0.21 AC
- Rv Value: 0.26
- Peak Flow Runoff
  - 2 year: 15.98 CFS
  - 5 year: 21.80 CFS
  - 10 year: 26.56 CFS
  - 25 year: 33.33 CFS
  - 50 year: 38.85 CFS
  - 100 year: 44.54 CFS

Basin 2 Post-Dev Grading & Drainage Data Chart
- Site Area: 2.00 AC
- Impervious Area: 0.58 AC
- Disturbed Area: 0.42 AC
- Rv Value: 0.42
- Peak Flow Runoff
  - 2 year: 7.01 CFS
  - 5 year: 9.29 CFS
  - 10 year: 11.13 CFS
  - 25 year: 13.73 CFS
  - 50 year: 15.84 CFS
  - 100 year: 18.00 CFS

Basin 3A Post-Dev Grading & Drainage Data Chart
- Site Area: 5.15 AC
- Impervious Area: 1.93 AC
- Disturbed Area: 4.25 AC
- Rv Value: 0.48
- Peak Flow Runoff
  - 2 year: 18.31 CFS
  - 5 year: 23.96 CFS
  - 10 year: 28.51 CFS
  - 25 year: 34.90 CFS
  - 50 year: 40.08 CFS
  - 100 year: 45.38 CFS

Basin 3A Pond Outflows Post-Dev Grading & Drainage Data Chart
- Site Area: 5.15 AC
- Impervious Area: 1.93 AC
- Disturbed Area: 4.25 AC
- Rv Value: 0.48
- Peak Flow Runoff
  - 2 year: 0.98 CFS
  - 5 year: 1.08 CFS
  - 10 year: 1.28 CFS
  - 25 year: 2.21 CFS
  - 50 year: 3.08 CFS
  - 100 year: 5.71 CFS

Basin 3B Post-Dev Grading & Drainage Data Chart
- Site Area: 0.71 AC
- Impervious Area: 0.14 AC
- Disturbed Area: 0.57 AC
- Rv Value: 0.19
- Peak Flow Runoff
  - 2 year: 3.18 CFS
  - 5 year: 4.05 CFS
  - 10 year: 4.76 CFS
  - 25 year: 5.76 CFS
  - 50 year: 6.56 CFS
  - 100 year: 7.38 CFS

Existing Topographic Information Note
The existing contours shown are a composite of the original field run topographic survey from 2015 with supplemental as-built topographic surveys from 2019 and 2021, and the proposed contours from the approved turn lane plans (COF #6843).

Riparian Buffer 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.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM
GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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PARISH PRESBYTERIAN, SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

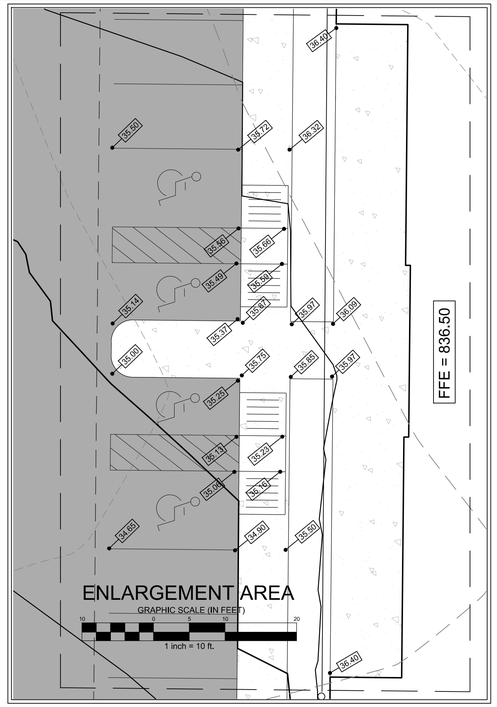
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 8/5/21
NO. 120161
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Grading.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
Plotted: Thursday, August 05, 2021 - 4:54 pm
By: clayw



TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

PIPE TABLE

LINE	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE	CAPACITY (cfs)
1-2	18	N-12 Smooth Bore HDPE Pipe	4'	0.91%	10.03
2-16	12	N-12 Smooth Bore HDPE Pipe	17'	0.50%	2.53
2-3	18	N-12 Smooth Bore HDPE Pipe	7'	0.50%	7.45
3-4	15	N-12 Smooth Bore HDPE Pipe	61'	0.50%	4.58
3-7	18	N-12 Smooth Bore HDPE Pipe	101'	0.50%	7.45
4-5	15	N-12 Smooth Bore HDPE Pipe	67'	0.50%	4.58
5-6	15	N-12 Smooth Bore HDPE Pipe	72'	0.50%	4.58
7-10	15	N-12 Smooth Bore HDPE Pipe	111'	2.00%	9.16
7-8	15	N-12 Smooth Bore HDPE Pipe	16'	16.17%	26.05
7-9	15	N-12 Smooth Bore HDPE Pipe	58'	2.00%	9.16
10-13	15	N-12 Smooth Bore HDPE Pipe	10'	5.00%	14.48
10-11	15	N-12 Smooth Bore HDPE Pipe	58'	5.00%	14.48
10-12	15	N-12 Smooth Bore HDPE Pipe	75'	5.00%	14.48
13-14	15	RCP	50'	0.57%	4.87
14-OCS	15	RCP	65'	0.83%	5.92
14-15	15	RCP	5'	0.78%	5.73
16-17	12	N-12 Smooth Bore HDPE Pipe	10'	0.50%	2.53
20-P	8	N-12 Smooth Bore HDPE Pipe	6'	1.00%	1.21

STRUCTURE TABLE

STRUCTURE	TYPE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE
AD 6	Area Drain	826,69	N 580026,02 E 1739751,31	824,83		
AD 8	Area Drain	828,65	N 579842,76 E 1739740,81	826.79		
AD 13	Area Drain	831,00	N 579822,42 E 1739848,19	827,06		
CB 3	Single	825,70	N 579910,62 E 1739673,12	823.24	823.44 823.44	CB 7 CB 4
CB 4	Single	826.50	N 579971.53 E 1739676.36	823.74	823.94	CB 5
CB 5	Single	826,85	N 580038.27 E 1739680.64	824.27	824.47	AD 6
CB 7	Single	827,70	N 579829,01 E 1739731,89	823,94	824.14 824.14 824.14	CB 9 AD 8 CB 10
CB 9	Single	830,13	N 579771,39 E 1739723,21	825,31		
CB 10	Single	832,10	N 579814,58 E 1739841,90	826,36	826.56 826.56 826.56	CB 12 CB 11 AD 13
CB 11	Single	833.96	N 579756.85 E 1739833.30	829.48		
CB 12	Single	835,10	N 579804,70 E 1739916,19	830.31		
EW 13	End Headwall	811.94	N 579335.21 E 1739943.95		809.50	JB 14
EW 15	End Headwall	813,94	N 579351.55 E 1739891.45	811.50		
HW 1	Headwall	825,09	N 579907.53 E 1739663,21		822.96	JS 2
HW 17	Metal Headwall	824.97	N 579964.02 E 1739666.50	823.47		
JB 14	Junction Box	814,50	N 579351.04 E 1739896.53	809.78	811.46 811.46	EW 15 OCS
JS 2	Junction Box	829.31	N 579911.04 E 1739665.96	823.00	823.20 823.20	CB 3 TD 16
OCS	Outlet Control Structure	817.94	N 579412.81 E 1739877.30	812.00		

STRUCTURE TABLE

STRUCTURE	TYPE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE
TD 16	Trench Drain	824.45	N 579928.13 E 1739667.01	823.29		
TD 18	Trench Drain	811,30	N 579337.76 E 1739936.32			
TD 19	Trench Drain	811,94	N 579357,13 E 1739935,48			
TD 20	Trench Drain	822.21	N 579457.04 E 1739933.60	820.50		

GENERAL INFORMATION RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN

SITE AREA:	13.86 AC ±
TOTAL DISTURBED AREA:	5.70 AC±
ADD IMPERVIOUS AREA:	76,358 SF±

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS WITH NO ELEMENTS NECESSARY FOR WALL STABILITY LOCATED WITHIN THE RIGHT-OF-WAY OR EASEMENT EXTENTS.
6. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF THE RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

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.

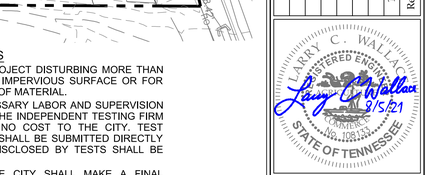
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments



Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

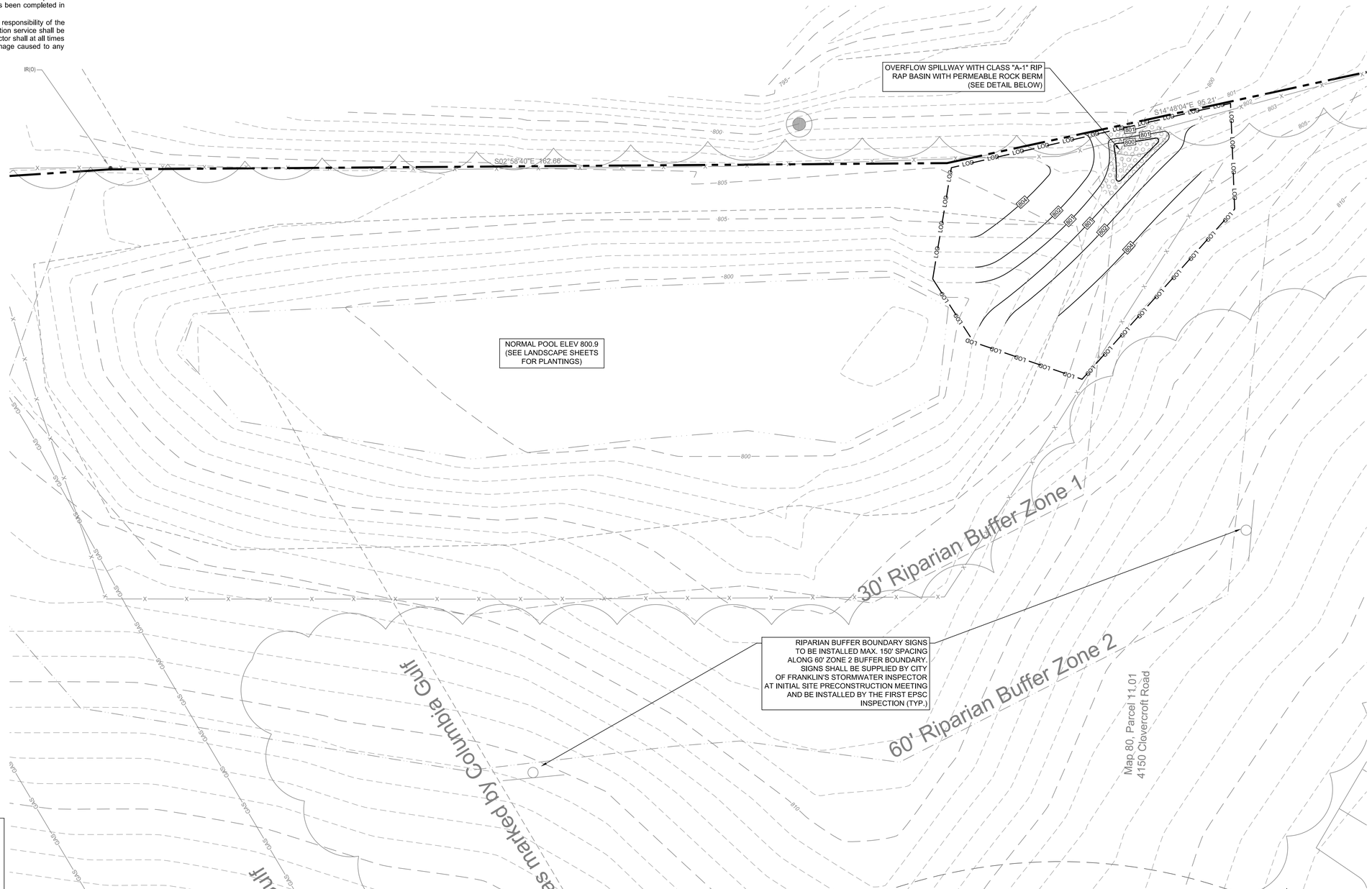
Sheet Title:
ENLARGED GRADING & DRAINGE PLAN

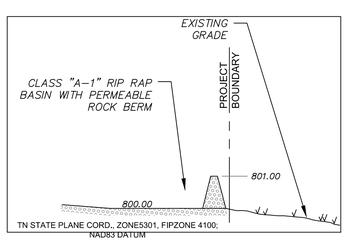
Sheet No.
C 3.1A

Filename: W:\15-11-1107.5 ParishPresbyterianSitePlan\Revision\3_CAD\Production\PCC_Grading.dwg
Layout Name: C 3.1a Enlarged Grading & Drainge Plan
Plotted: Thursday, August 05, 2021 - 4:54 pm
By: cisyw

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.





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PARISH PRESBYTERNIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5 11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

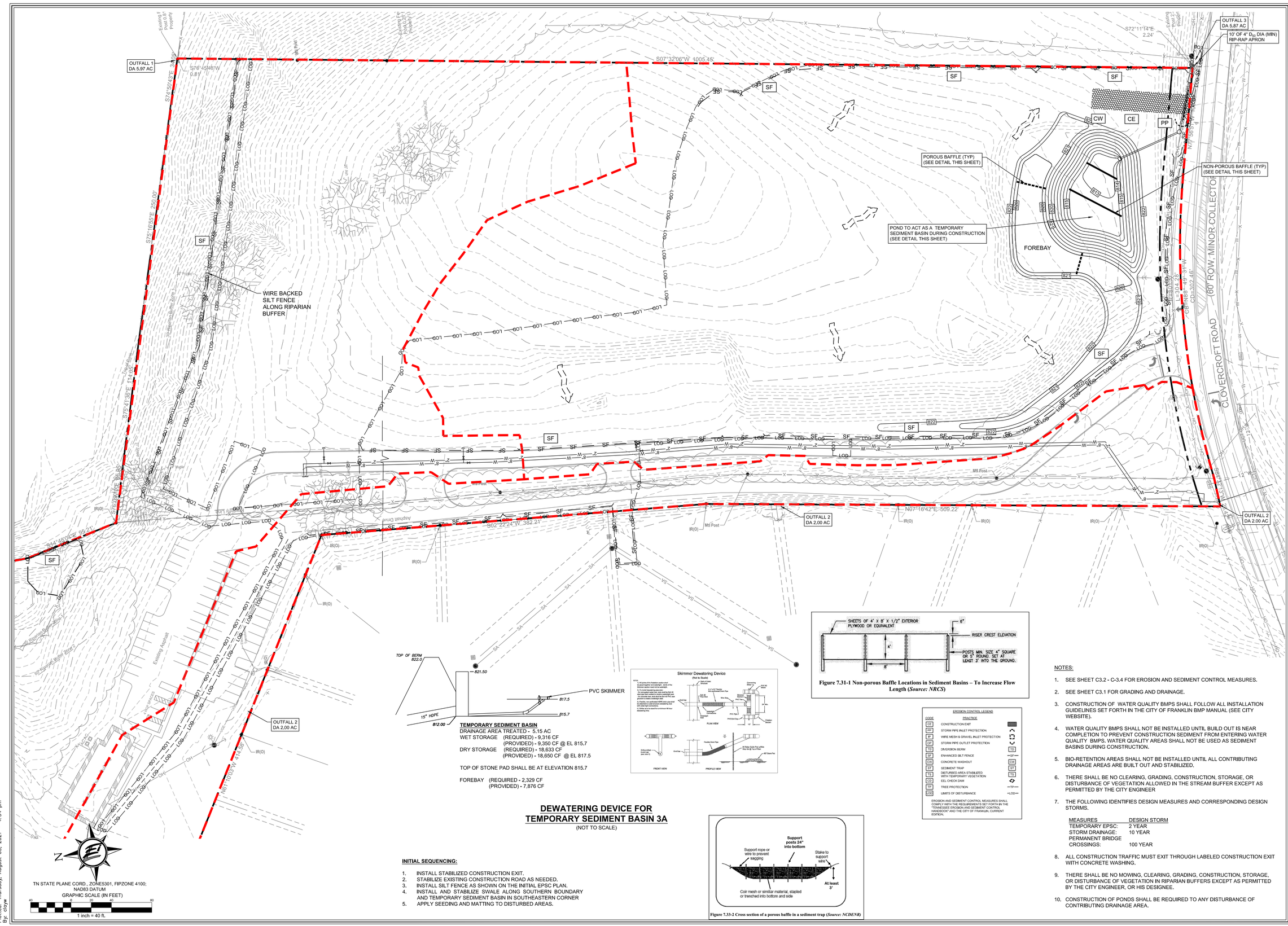
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 8/5/21
NUMBER 120134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

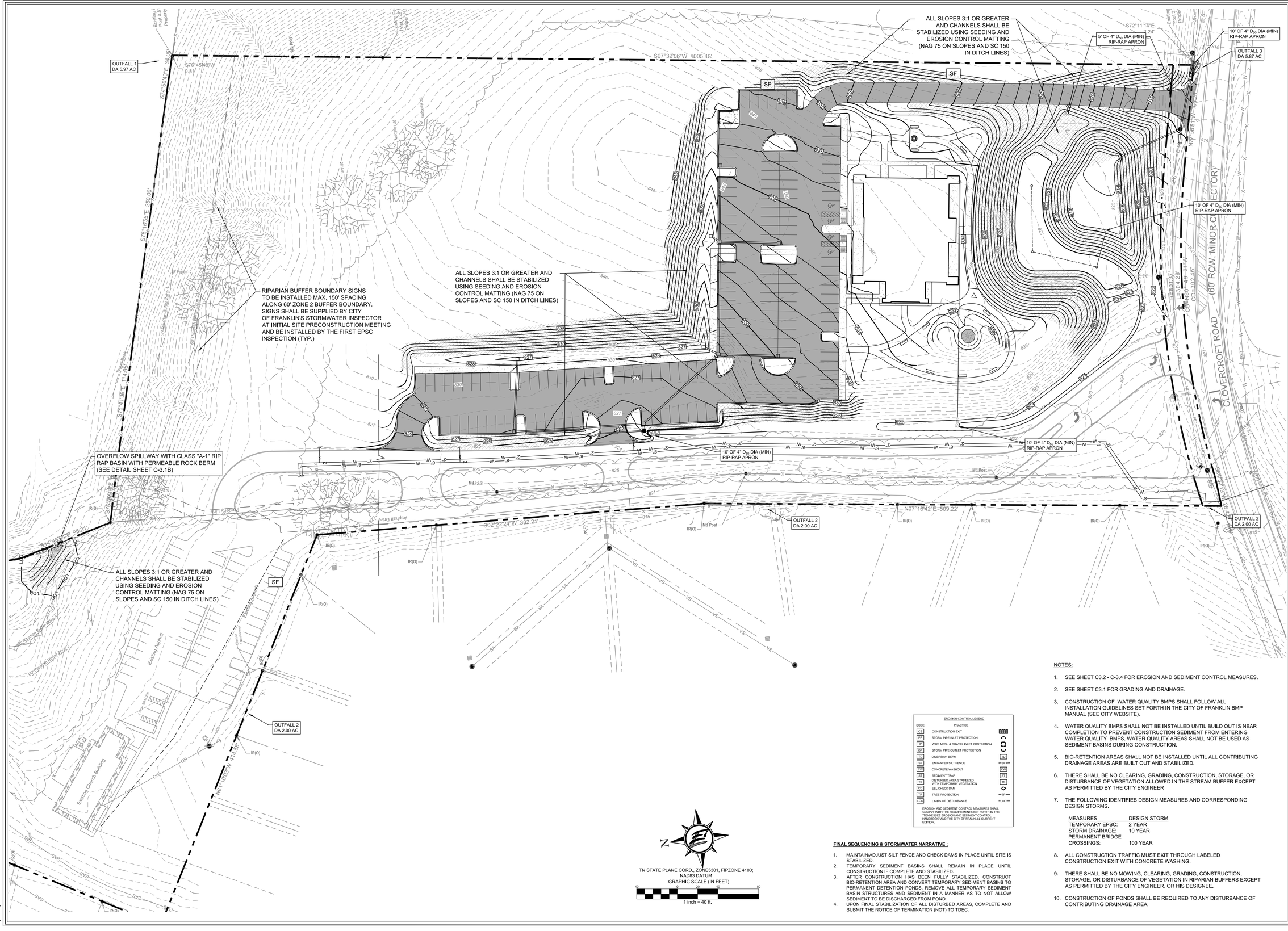
Sheet Title:
ENLARGED POND GRADING & DRAINGE PLAN

Sheet No.
C 3.1B

Filespec: W:\15-11-1107.5 ParishPresbyterian\Civil\Revision\3_CAD\Production\PCC_Grading.dwg
Layout Name: C 3.1b Enlarged Pond Grading & Drainge Plan
Plotted: Thursday, August 05, 2021 - 4:54 pm
By: cday


OUTFALL 1
DA 5.97 AC
OUTFALL 3
DA 5.87 AC
10' OF 4' D_{50} DIA (MIN)
RIP-RAP APRON
OUTFALL 2
DA 2.00 AC
S07°32'06"W 4005.45'
S74°50'43"E 349.99'
S76°45'48"W 0.81'
S72°11'14"E 2.24'
S75°16'55"E 250.00'
S75°41'38"E 146.62'
S74°49'06"E 99.21'
S02°22'24"W 382.21'
N07°16'42"E 509.22'
N07°16'05"W 414.58'
N07°58'57"W 304.28'
CD 302.46'
POROUS BAFFLE (TYP)
(SEE DETAIL THIS SHEET)
NON-POROUS BAFFLE (TYP)
(SEE DETAIL THIS SHEET)
POND TO ACT AS A TEMPORARY
SEDIMENT BASIN DURING CONSTRUCTION
(SEE DETAIL THIS SHEET)
FOREBAY
WIRE BACKED
SILT FENCE
ALONG RIPARIAN
BUFFER
CLOVERCROFT ROAD
(60' ROW, MINOR COLLECTOR)
CW
CE
PP
SF
LOD
IR(O)
Mtl Post
Existing Asphalt
Existing Fence
Property Line
Existing Power Pole
Existing Inlet
Existing Manhole
Existing Gas Valve
Existing Water Valve
Existing Water Meter
Existing Sign
Existing Mailbox
Existing Tree
Existing Shrub
Existing Bush
Existing Hedge
Existing Rock
Existing Boulder
Existing Retaining Wall
Existing Concrete
Existing Gravel
Existing Grass
Existing Ditch
Existing Culvert
Existing Guy Wire
Existing Light Pole
Existing Utility Pole
Existing Transformer
Existing Electric Box
Existing Telephone Box
Existing Cable Box
Existing Fiber Optic Box
Existing Gas Box
Existing Water Box
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Existing Irrigation Backflow Preventer
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OUTFALL 1
DA 5.97 AC
OUTFALL 3
DA 5.87 AC
10' OF 4' D_{50} DIA (MIN)
RIP-RAP APRON
POND TO ACT AS A
TEMPORARY
SEDIMENT BASIN
DURING
CONSTRUCTION
(SEE DETAIL C 3.1)
POROUS BAFFLE (TYP)
(SEE DETAIL C 3.1)
NON-POROUS BAFFLE (TYP)
(SEE DETAIL C 3.1)
FOREBAY
OUTFALL 2
DA 2.00 AC
CLOVERCROFT ROAD (80' ROW, MINOR COLLECTORY)
S74°50'43"E 247.01'
S75°16'55"E 250.00'
S73°41'36"E 114.08'
S44°49'08"E 99.21'
S07°32'06"W 4005.45'
S72°11'14"E 2.24'
S02°22'24"W 382.21'
N07°16'42"E 509.22'
N87°10'05"W 414.08'
S88°49'31"W 504.28'
CD 302.46'
S74°49'08"E 95.21'
S76°45'48"W 0.81'
Existing Fence Post 0.8' Property
Existing Fence Post 2.5' Property
Existing Asphalt Drive
Existing Asphalt
Existing Gravel
Existing Gravel Drive
Existing Gravel Parking
Existing Gravel Entrance
Existing Concrete Entrance
Existing Concrete Sidewalk
Existing Concrete Curb & Gutter
Existing Concrete Curb
Existing Concrete Flume
Existing Concrete Pad
Existing Concrete Apron
Existing Concrete Headwall
Existing Concrete Pavement
Existing Concrete Driveway
Existing Concrete Parking



EROSION CONTROL LEGEND		
CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
DIP	STORM PIPE INLET PROTECTION	
IP	WIRE MESH & GRAVEL INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
DI	DIVERSION BERM	DI
SF	ENHANCED SILT FENCE	SF
CW	CONCRETE WASHOUT	CW
ST	SEDIMENT TRAP	ST
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	TS
CD	EEL CHECK DAM	
TP	TREE PROTECTION	TP
LOD	LIMITS OF DISTURBANCE	LOD

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

FINAL SEQUENCING & STORMWATER NARRATIVE :

1. MAINTAIN/ADJUST SILT FENCE AND CHECK DAMS IN PLACE UNTIL SITE IS STABILIZED.
2. TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE AND STABILIZED.
3. AFTER CONSTRUCTION HAS BEEN FULLY STABILIZED, CONSTRUCT BIO-RETENTION AREA AND CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION PONDS. REMOVE ALL TEMPORARY SEDIMENT BASIN STRUCTURES AND SEDIMENT IN A MANNER AS TO NOT ALLOW SEDIMENT TO BE DISCHARGED FROM POND.
4. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO TDEC.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 511.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 8/5/21
No. 108134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
FINAL EPSC - WATER QUALITY PLAN

Sheet No.
C 3.4

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_EPSC.dwg
Layout Name: C 3.4 Final EPSC — Water Quality Plan
Plotted: Thursday, August 05, 2021 – 4:54 pm
By: clyw

STORMWATER MANAGEMENT NARRATIVE :

RUNOFF FROM BASIN 1 WILL SHEET FLOW TO CHANNEL ON THE NORTHERN ADJOINER.

RUNOFF FROM BASINS 2 AND 3B WILL SHEET FLOW TO THE ROADSIDE DITCHES ALONG CLOVERCROFT ROAD.

RUNOFF FROM BASIN 3A WILL BE CONVEYED TO A LEVEL 2 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO A PRE-TREATMENT CELL WHICH WILL FLOW THROUGH A POUROUS ROCK EMBACKMENT AND THEN OVER A FIVE FOOT LONG GRASS FILTER STRIP TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE TO A DRY POND WHICH WILL OUTLET TO THE ROADSIDE DITCH ALONG CLOVERCROFT ROAD.

THE TOTAL WEIGHTED RV IS 0.163. POST-DEVELOPMENT PEAK FLOWS FOR EACH BASIN ARE SHOWN TO BE LOWER THAN THE EXISTING PRE-DEVELOPMENT STATE.

BASIN 1 LID DATA CHART
- IMPERVIOUS AREA: 0.20 AC
- TURF C: 0.21 AC
- Rv: 0.566

BASIN 3B LID DATA CHART
- IMPERVIOUS AREA: 0.14 AC
- TURF C: 0.39 AC
- Rv: 0.396

BASIN 3A LID DATA CHART
- IMPERVIOUS AREA: 1.93 AC
- TURF C: 3.22 AC
- Rv: 0.481
- LEVEL BIORETENTION Rv: 0.096

BASIN 2 LID DATA CHART
- IMPERVIOUS AREA: 0.06 AC
- TURF C: 0.05 AC
- Rv: 0.614

LEVEL 2 BIORETENTION BASIN
12" PONDING
3" MULCH LAYER
3.0' SOIL MEDIA
3" CHOKER STONE
1.50' WASHED STONE
2.35' EQUIVALENT DEPTH
REQ TV = 11,246 CF (4,786 SF)
PROV TV = 11,750 CF (5,000 SF)

PRE-TREATMENT CELL
9" OF PONDING
REQ TV = 1,687 CF (2,249 SF)
PROV TV = 2,880 CF (3,840 SF)

GRASS FILTER STRIP
5' @ 5% FROM ELEV 821 TO 820.75

10' OF 4" D_{50} DIA (MIN) RIP-RAP APRON

5' OF 4" D_{50} DIA (MIN) RIP-RAP APRON

5' OF 4" D_{50} DIA (MIN) RIP-RAP APRON

Existing Fence Post 2.24' from Property Corner

S72°11'14"E 2.24'

S07°32'06"W 1905.45'

N77°56'51"W 1002.46'

MATCH LINE

MATCH LINE

Property Line

Asphalt Drive

S02°22'24"W 382.21'

N07°16'42"E 509.22'

Mtl Post

IR(O)

CLOVERCROFT ROAD (60' ROW, MINOR COLLECTOR)

R=801.32'
L=304.28'
CB=N83°49'31"W
CD=302.46'

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM.
GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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PARISH PRESBYTERIAN, SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 511.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108134
STATE OF TENNESSEE
8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

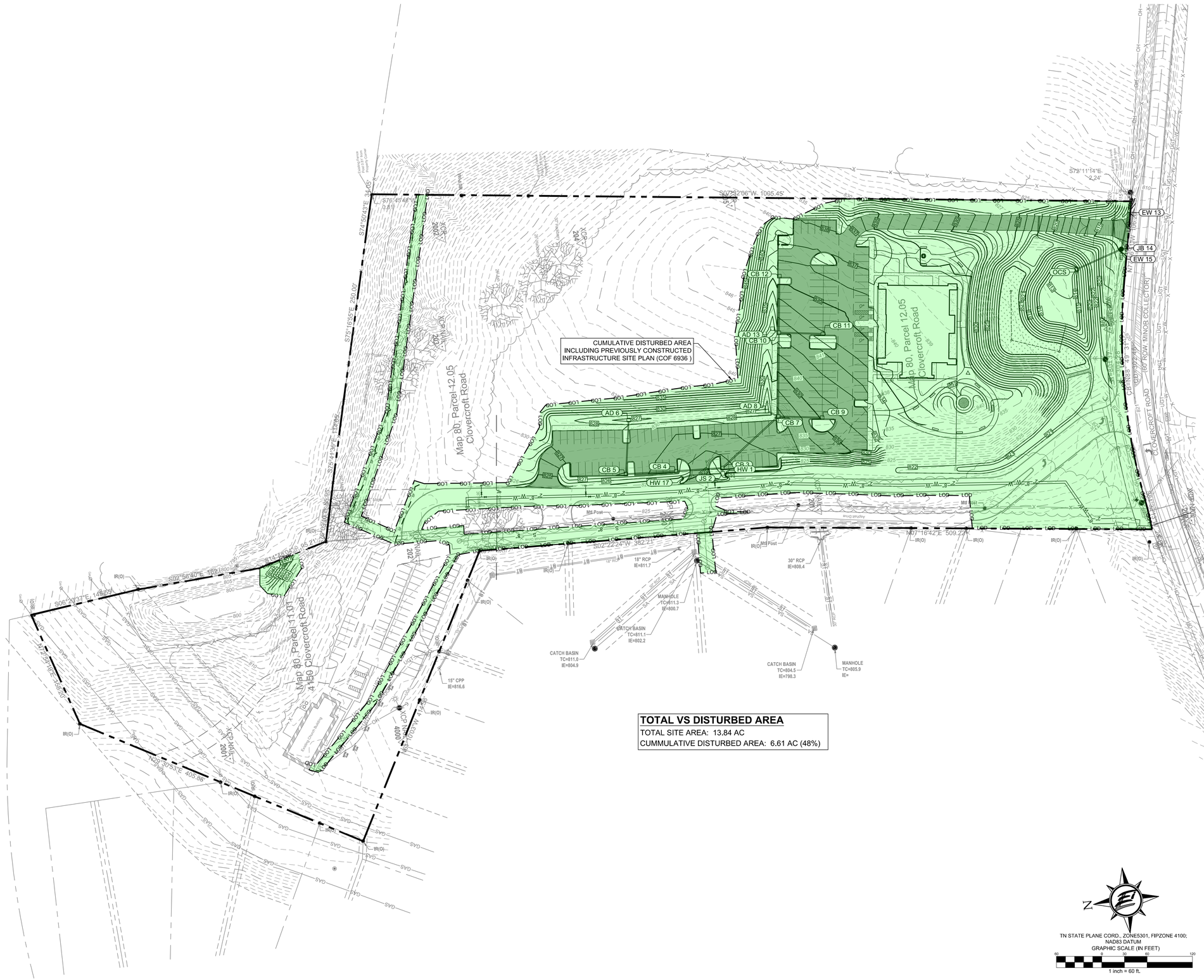
Sheet Title:

POST-DEV LID MAP

Sheet No.

C 3.5A

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Grading.dwg
Layout Name: C 3.5A Post-Dev LID Map
Plotted: Thursday, August 05, 2021 - 4:55 pm
By: clyw


CUMULATIVE DISTURBED AREA
INCLUDING PREVIOUSLY CONSTRUCTED
INFRASTRUCTURE SITE PLAN (COF 6936)
Map 80, Parcel 12.05
Clovercroft Road
Map 80, Parcel 11.01
4.59 Clovercroft Road
CLOVERCROFT ROAD
(60' ROW, MINOR COLLECTOR)
S73°11'14"E
2.24'
S0°23'06"W 1095.45'
S75°44'36"E 408.68'
S12°22'24"W 382.21'
N07°16'42"E 509.22'
S75°45'03"E 5.05'
S76°45'48"E
0.61'
S75°16'55"E 250.00'
S0°37'21"E 148.54'
N73°51'18"E 356.20'
EW 13
JB 14
EW 15
OCS
CB 12
CB 11
CB 10
AD 13
AD 8
AD 6
CB 9
CB 7
CB 5
CB 4
CB 3
HW 1
HW 17
JS 2
18" RCP
IE=811.7
30" RCP
IE=808.4
MANHOLE
TC=811.3
IE=809.7
CATCH BASIN
TC=811.1
IE=802.2
CATCH BASIN
TC=811.0
IE=804.9
CATCH BASIN
TC=804.5
IE=798.3
MANHOLE
TC=805.9
IE=
15" CPP
IE=816.6
24" RCP
IE=800.1
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GENERAL NOTES

1. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER WITH A SET OF CLEAN PRINTS WITH THE AS-BUILT SEWER AND WATER LINES MARKED.

2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN LOT CORNERS ARE NEEDED. ONCE THE CORNERS ARE SET THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE MARKERS AND IRON PINS. IF THE CORNERS ARE DISTURBED THE CONTRACTOR SHALL REMOVE THE DISTURBED IRON PIN AND NOTIFY THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF RESETTING THE CORNER. THE CONTRACTOR SHALL NOT ATTEMPT TO RESET THE PROPERTY CORNER.

3. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.

4. BASE INFORMATION WAS TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEYS PREPARED BY ENERGY LAND & INFRASTRUCTURE FROM 2015 WITH SUPPLEMENTAL AS-BUILT TOPOGRAPHIC SURVEYS FROM 2019 AND 2021, AND PROPOSED LINEWORK AND CONTOURS FROM THE APPROVED TURN LANE PLANS (COF #6843).

5. THE PROJECT SITE IS SHOWN ON TAX MAP 80, PARCELS 11.01.

6. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.

7. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.

8. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (IE, INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

11. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT, SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.

12. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.

13. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.

14. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE, TO THE CITY OF FRANKLIN, OR TO UTILITY REPRESENTATIVE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

15. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.

16. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC&PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.

17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.

19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FRANKLIN REGULATIONS AND SPECIFICATIONS.

20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FRANKLIN AND STATE OF TENNESSEE DOT AND SPECIFICATIONS.

21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

22. ALL PAVEMENT STRIPING SHALL THERMOPLASTIC OR APPROVED ALTERNATIVE.

SITE GRADING & EROSION CONTROL NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 6.61 ACRES.

2. THE SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP NUMBER 47187C0220F, DATED SEPTEMBER 28, 2006.

3. INSTALL SILT BARRIERS BEFORE GRADING OPERATIONS.

4. MULCH AND SEED ALL DISTURBED AREA AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY THE CITY OF FRANKLIN, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.

10. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

13. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.

14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.5%.

15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.

16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.

17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.

18. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT AND FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.

21. DO NOT DISTURB THE VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTRIBUTED AREAS, TO A MINIMUM DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.

23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.

24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.

25. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.

26. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.

27. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III

28. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS MUCH AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.

29. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.

30. STOCKPILE TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.

31. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DETENTION PONDS VERIFYING THE REQUIRED VOLUME HAS BEEN PROVIDED AND THAT THE OUTLET CONTROL STRUCTURE MEETS THE DESIGN REQUIREMENTS. THE SURVEY SHALL BE CONDUCTED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.

32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.

33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH ARE NOT AVAILABLE ON SITE.

34. AFTER STRIPPING TOPSOIL, PROOF ROLL EXPOSED SUBGRADE WITH A LOADED TRUCK TO IDENTIFY UNSTABLE SOILS. STABILIZE UNSTABLE AREAS BY UNDERCUTTING AND REPLACING UNSTABLE MATERIALS WITH COMPACTED SELECT MATERIAL.

35. ALL FILL SHALL BE FREE OF ALL ORGANIC MATTER, TRASH AND OTHER DELETERIOUS MATERIALS, CONTAINING NO ROCK FRAGMENTS GREATER THAN 6 INCHES IN ANY ONE DIRECTION.

36. STRUCTURAL SOIL FILL SHALL HAVE A STANDARD PROCTOR MAXIMUM DRY DENSITY OF 90 POUNDS PER CUBIC FOOT (PCF) OR GREATER AND A PLASTICITY INDEX (PI) OF 30 PERCENT OR LESS. ALL MATERIAL BEING USED AS SOIL FILL SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BEING PLACED.

37. PLACE FILL AND COMPACT IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.

38. PLACE 4-INCH MINIMUM LAYER OF A COMPACTED CRUSHED STONE UNDER CONCRETE SLABS.

39. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY CONTRACTOR FOR SUBGRADE.

40. FORM AND SLOPE ALL EXISTING AND PROPOSED SIDEWAK(S) TO A SMOOTH TRANSITION. AT POINTS OF INTERSECTION, AS DIRECTED BY ENGINEER, MAXIMUM ALLOWABLE GRADE CHANGE AT THESE INTERSECTIONS WILL BE 6 PERCENT. IN SOME INSTANCES IT MAY BE NECESSARY TO REMOVE EXISTING SIDEWALK AND REPLACE TO ALLOW FOR SMOOTH TRANSITION.

41. BACK FILL ALL PIPES UNDER PAVEMENT TO TOP OF SUBGRADE WITH CRUSHED STONE.

42. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

43. EXISTING ELEVATIONS, CONTOURS, AND BENCHMARKS SHOWN ON PLANS ARE BASED NAVD83.

44. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, CUT EXISTING PAVEMENT IN A NEAT STRAIGHT LINE THROUGH PAVEMENT AND BASE.

45. INSTALL STONE BEDDING AND BACK FILL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION, PROJECT SPECIFICATIONS AND CITY OF FRANKLIN CONSTRUCTION CRITERIA.

46. SHAPE ALL DITCHES ACCORDING TO TYPICAL SECTION OR SPECIAL DITCH DETAIL.

47. ONLY MATERIAL MEETING CONTRACTOR'S GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR EMBANKMENT MAY BE USED.

48. ALL EXCAVATION IS UNCLASSIFIED WITHOUT REGARD TO MATERIALS ENCOUNTERED. CONTRACTOR SHALL VISIT SITE AND DRAW HIS OWN CONCLUSIONS TO CONDITIONS ENCOUNTERED. LINE AND GRADES SHOWN SHALL BE ACHIEVED WITHOUT ADDITIONAL COMPENSATION.

49. ASPHALT PAVEMENT, MINERAL AGGREGATE BASE AND CONCRETE MATERIALS AND CONSTRUCTION SHALL MEET REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

50. PROPOSED CONTOURS SHOWN AT 2 FOOT INTERVAL.

51. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.

52. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY CONTRACTOR AT HIS EXPENSE.

53. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF PROJECT SITE IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL. EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY FOR THE CONSTRUCTION OF THIS PROJECT.

54. ALL HEADWALLS FOR PIPES 24" AND LARGER SHALL HAVE SAFETY GRATING. SEE DRAINAGE STRUCTURE DETAIL SHEET.

SEWER AND WATER CONSTRUCTION NOTES

1. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND DETAILS (STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION APPROVED).

2. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL MEET MILCROFTON UTILITY DISTRICT STANDARD SPECIFICATIONS AND DETAILS.

3. ALL SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF FRANKLIN SEWER INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.

4. ALL PUBLIC WATER CONSTRUCTION SHALL BE INSPECTED BY A MILCROFTON UTILITY DISTRICT INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THE SEWER AND/OR WATER AS SHOWN ON THE APPROVED PLANS.

6. THE CONTRACTOR SHALL KEEP A SET OF THE STATE OF TENNESSEE AND CITY OF FRANKLIN APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.

7. THE PROPOSED SEWER AND WATER LINE SHALL NOT BE TIED TO THE EXISTING SEWER OR WATER LINE UNTIL THE PROPOSED LINE OR LINES HAVE BEEN INSTALLED, INSPECTED, TESTED AND APPROVED FOR TIE-IN BY THE CITY OF FRANKLIN SEWER DEPARTMENT AND MILCROFTON UTILITY DISTRICT RESPECTIVELY.

8. AIR TEST SHALL BE REQUIRED ON THE SEWER LINE, WITH THE CITY OF FRANKLIN INSPECTOR PRESENT, PER CITY OF FRANKLIN SPECIFICATIONS.

9. THE OWNER DOES NOT ASSUME RESPONSIBILTY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DISIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF THE UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES AND RELOCATE IF NECESSARY.

10. ALL SEWER MANHOLES SHALL BE SUBJECTED TO AND PASS A VACUUM TEST OF AT LEAST 10"Hg.

11. NO BLASTING IS ALLOWABLE WITHIN 25 FEET OF FINISHED SEWER OR WATER LINES.

SITE UTILITY NOTES

1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. DETERMINE EXACT LOCATIONS IN FIELD PRIOR TO BEGINNING WORK. GENERAL LOCATION OF ALL KNOWN UTILITIES MEASURE SHOWN OR IDENTIFIED HEREIN AND REFLECT OWNER'S BEST RECORDS AND ON SITE INVESTIGATION. THE OWNER MAKES NO EXPRESSED OR IMPLIED GUARANTEE OF ACCURACY OR THAT OTHER UTILITIES ARE NOT LOCATED IN CONSTRUCTION VICINITY.

2. PRIOR TO COMMENCING WORK, CONTACT UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. GIVE NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND UTILITY.

3. COOPERATE WITH EACH UTILITY COMPANY IN PROTECTION OF THEIR RESPECTIVE APPURTENANCES.

4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND UTILITIES, CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.

5. CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE CITY OF FRANKLIN.

6. INSTALL STONE BEDDING AND BACKFILL IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.

7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

8. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. SITE GRADES SHALL BE WITHIN 6' OF FINISHED GRADE PRIOR TO CONSTRUCTION OF WATER LINE.

9. COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION", ISSUED BY A.G.C. OF AMERICA, INC. AND U.S. DEPARTMENT OF LABOR.

10. BACKFILL PROPOSED UTILITIES IN PAVED AREAS WITH COMPACTED CRUSHED STONE UNLESS OTHERWISE DIRECTED BY ENGINEER.

11. LAY WASTEWATER LINES AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE WASTEWATER LINE MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED, IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER LINE IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.

12. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE WASTEWATER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER LINE CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT IT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER LINE WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER LINE, AND ENCASED IN CONCRETE.

13. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE CONSTRUCT BOTH THE WATER MAIN AND THE WASTEWATER LINE OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TEST EACH.

14. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND.

15. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYL CHLORIDE (PVC) SHALL BE (SDR 26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52. ALL DUCTILE IRON WASTEWATER PIPE SHALL BE AN ASPHALTIC COATING APPROXIMATELY 1 mil THICK AS SPECIFIED IN AWWA C151. THE INSIDE OF THE PIPES SHALL BE PERMA SHEILD 431 CERAMIC EPOXY COATING 40 mils DFT OR EQUAL.

14. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF FRANKLIN WATER AND WASTEWATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.

15. ALL PUBLIC WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM WITH MILCROFTON UTILITY DISTRICT REQUIREMENTS AND SPECIFICATIONS.

16. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.

17. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

18. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.

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

21. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.

22. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.

23. REPAIR ALL DAMAGETO EXISTING FEATURES (ie. DRIVES, ROADS, YARDS, LANDSCAPING, ETC…) TO PRE-CONSTRUCTION CONDITION.

24. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY MILCROFTON UTILITY DISTRICT.

25. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.

26. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.

27. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.

28. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.

29. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.

30. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.

31. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATERLINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.

32. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ESURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.

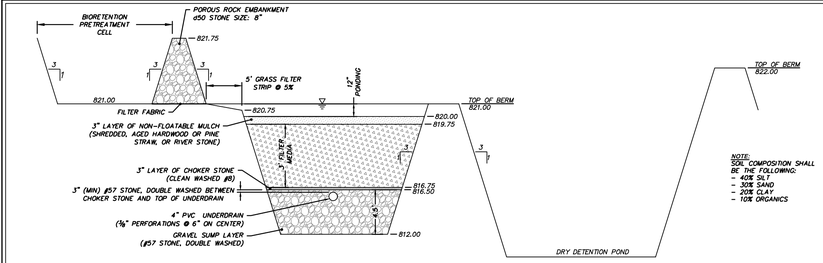
33. WATER SERVICES SHALL BE ¾" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY MILCROFTON UTILITY DISTRICT.

34. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.

35. ALL CONNECTION TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIANT SEAL METHOD.

36. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.

37. THE CONCRETE ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK



LEVEL 2 BIORETENTION CROSS SECTION

N.T.S.

Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe
6. Install permeable geotextile fabric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
11. Install specified groundcover in bottom of bioretention area
12. Sod slopes
13. Contractor to flag limits of bioretention basin for survey to locate and show on AS-BUILT plans.

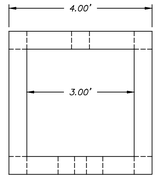
1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

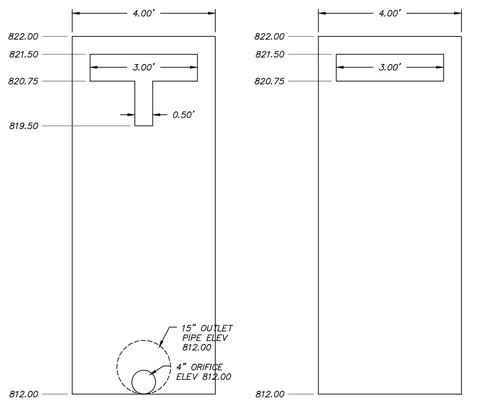
CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP..
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

BIORETENTION LEVEL 1 & 2 TITLE	HISTORIC FRANKLIN TENNESSEE — CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 DWG.NO.	Paul Holden DIRECTOR OF ENGINEERING	10/15/15 DATE
01/01/2016 EFFECTIVE DATE	STORMWATER COORDINATOR	10/7/15 DATE





PROPOSED POND OUTLET STRUCTURE

N.T.S.

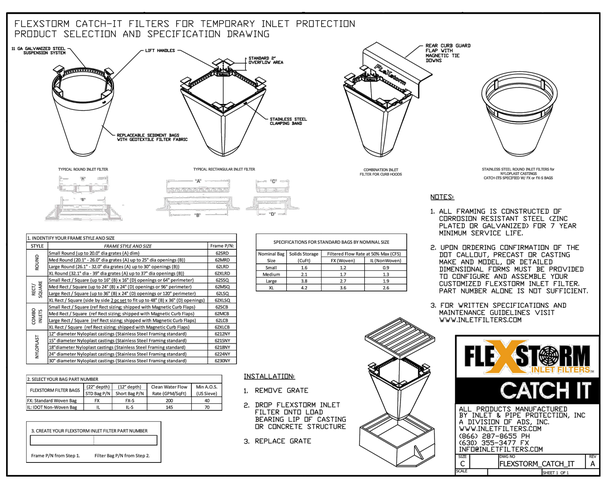
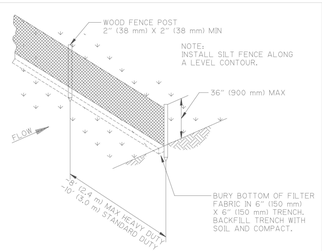


Figure TCP-13-2
Silt Fence End Layout

Stormwater Best Management Practices – Temporary Construction Site Runoff Management	TCP-13-8 January 2002

ACTIVITY: Silt Fence — TCP – 13



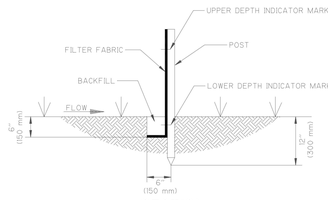
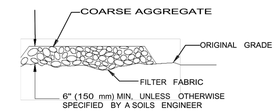


Figure TCP-13-1
Silt Fence Anchoring

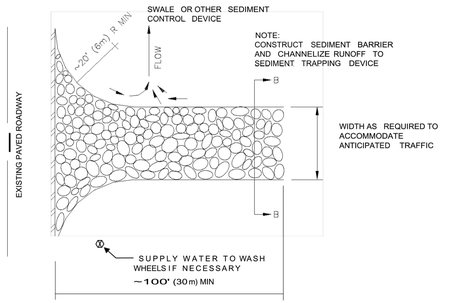
Stormwater Best Management Practices – Temporary Construction Site Runoff Management	TCP-13-7 January 2002

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

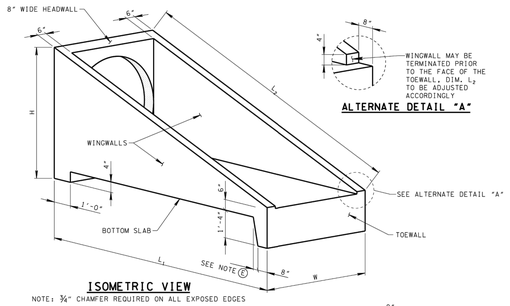
LARRY C. WALLACE — REGISTERED ENGINEER — NO. 108134 — STATE OF TENNESSEE — 8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
GRADING, DRAINAGE, & EPSC DETAILS

Sheet No.
C 3.7

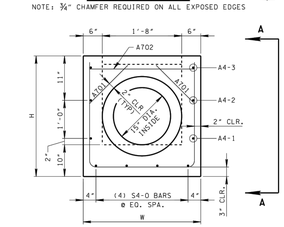
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Layout Name: C 3.7 Grading, Drainage, & EPSC Details
Plotted: Thursday, August 05, 2021 - 4:55 pm
By: clayw



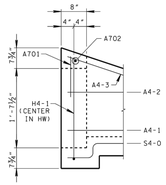
ISOMETRIC VIEW

NOTE: ¾" CHAMFER REQUIRED ON ALL EXPOSED EDGES

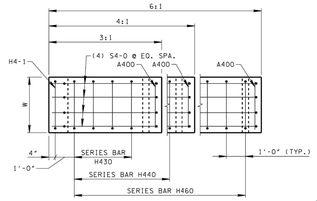
ALTERNATE DETAIL "A"



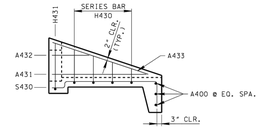
ELEVATION



PARTIAL VIEW A-A

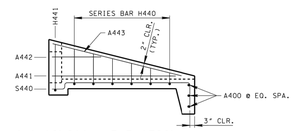


BOTTOM SLAB PLAN



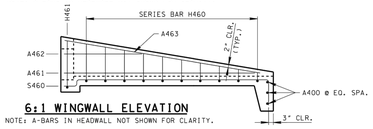
3:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



4:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



6:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.

GENERAL NOTES

Ⓐ DRAWING TO BE USED FOR ALL CAST-IN-PLACE AND ALL PRECAST 15" CONCRETE ENDWALLS (TYPE "U") FOR CROSS DRAINS ONLY. "U" ENDWALL TO BE PLACED AT 90° SKEW TO CENTERLINE. SEE STD. DWG. D-PE-99 FOR SKEWED CONNECTION DETAIL WHEN CROSS DRAIN IS NOT PERPENDICULAR TO CENTERLINE. CAST-IN-PLACE CONCRETE ENDWALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS.

Ⓑ SEE STD. DWG. D-PE-15B FOR BILL OF STEEL & PRECAST NOTES. "-" IN BAR DESIGNATION REPRESENTS 3, 4 OR 6 FOR 3:1, 4:1 OR 6:1 SLOPES, RESPECTIVELY.

Ⓒ SPLICING OF REINFORCEMENT IS ACCEPTABLE PROVIDED THAT A MINIMUM 21" SPLICE LENGTH IS USED.

Ⓓ TOEWALL BACK SLOPE MAY BE CONSTRUCTED VARIABLE FROM VERTICAL UP TO 15°.

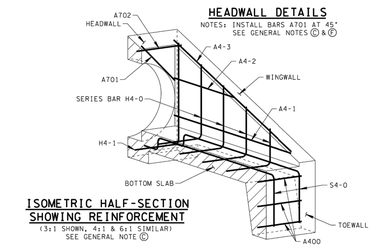
Ⓔ OPTIONAL STEPPED HOLE IS ALLOWED PROVIDED THE AMOUNT OF COVER BETWEEN THE PIPE OPENING AND BARS A701 AND A702 IS THE SAME OR GREATER THAN SHOWN ON THIS DRAWING.

Ⓕ PAYMENT WILL BE MADE UNDER:

611-07.51	15IN ENDWALL (CROSS DRAIN) 3:1	EACH
611-07.52	15IN ENDWALL (CROSS DRAIN) 4:1	EACH
611-07.53	15IN ENDWALL (CROSS DRAIN) 6:1	EACH

Ⓖ THE CONTRACTOR MAY ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

Ⓗ DIMENSIONAL AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) 5-3.



ISOMETRIC HALF-SECTION SHOWING REINFORCEMENT

(3:1 SHOWN, 4:1 & 6:1 SIMILAR) SEE GENERAL NOTE Ⓒ

HEADWALL DETAILS

NOTES: INSTALL BARS A701 AT 45° SEE GENERAL NOTES Ⓒ & Ⓔ

SLOPE	CONCRETE ENDWALL DIMENSIONS				ESTIMATED QUANTITIES	
	H	L_1	L_2	W	CLASS "A" CONC. CU. YD.	STEEL BAR REINF. LB.
3:1	2'-11"	6'-0"	6'-3⅜"	2'-8"	0.72	68
4:1		8'-0"	8'-3"		0.89	85
6:1		11'-2"	11'-3⅜"		1.21	117

NOT TO SCALE

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

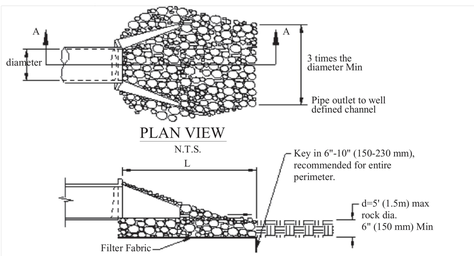
15" CONCRETE ENDWALL CROSS DRAIN

(FOR 3:1, 4:1 & 6:1 SLOPES)

3-01-12 | D-PE-15A

☐ REV. 6/14/13: REVISED NOTE G, ADDED NOTES H AND I

ACTIVITY: Outlet Protection | **PESC – 07**



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m³ /s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

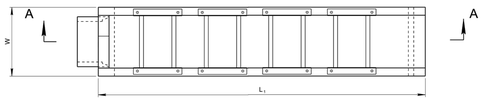
Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014

☐ REV. 7-10-12: REVISED ALTERNATE ANCHORS FOR STRUCTURAL STEEL GRATES NOTE.

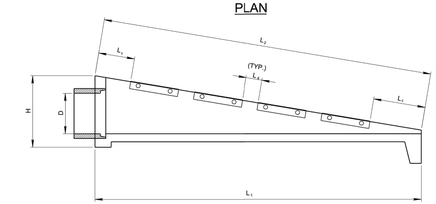
☐ REV. 1-10-13: CHANGED REQUIREMENT FOR GRATE ON ALL ENDWALLS.

☐ REV. 6-14-13: REVISED NOTE E, ADDED NOTES Ⓟ AND Ⓠ

☐ REV. 3-16-17: REVISED GENERAL NOTES. ADDED FOOTNOTE TO TABLE.



PLAN



SECTION A-A

GENERAL NOTES

Ⓐ DRAWING TO BE USED FOR ALL 15" THRU 48" SIDE DRAIN CONCRETE ENDWALLS. FOR ENDWALL CONSTRUCTION DIMENSIONS AND QUANTITIES, EXCEPT STEEL PIPE GRATES, SEE THE FOLLOWING STANDARD DRAWINGS:

15" ENDWALL - SEE D-PE-15A & D-PE-15B WITH 6:1 WINGWALL SLOPE
18" ENDWALL - SEE D-PE-18A & D-PE-18B WITH 6:1 WINGWALL SLOPE

24" ENDWALL - SEE D-PE-24A & D-PE-24B WITH 6:1 WINGWALL SLOPE
30" ENDWALL - SEE D-PE-30A & D-PE-30B WITH 6:1 WINGWALL SLOPE
36" ENDWALL - SEE D-PE-36A & D-PE-36B WITH 6:1 WINGWALL SLOPE
42" ENDWALL - SEE D-PE-42A & D-PE-42B WITH 6:1 WINGWALL SLOPE
48" ENDWALL - SEE D-PE-48A & D-PE-48B WITH 6:1 WINGWALL SLOPE

Ⓑ NOTE: 30" THRU 48" SIDE DRAIN CONCRETE ENDWALL REQUIRES STEEL PIPE GRATES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL OMIT THE CONCRETE BLOCKOUTS AS SHOWN ON THE ABOVE DRAWINGS AND SUBSTITUTE THE FOLLOWING REINFORCING BARS:

30" ENDWALL - SUBSTITUTE A465 & A466 BY EXTENDING A464 TO 19'-5"
36" ENDWALL - SUBSTITUTE A464 & A465 BY EXTENDING A463 TO 23'-0"
42" ENDWALL - SUBSTITUTE A465 (2 BARS), A466 & A467 BY EXTENDING A464 TO 26'-0"
48" ENDWALL - SUBSTITUTE A465 (2 BARS), A466 & A467 BY EXTENDING A464 TO 29'-7"

THE MATERIALS, WELDING AND PAINTING FOR STRUCTURAL STEEL GRATE SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

① ANGLES: ASTM A36

② STEEL PIPE: ASTM A53, TYPE E, GRADE B, STANDARD WEIGHT (SW) FOR 15" THRU 24" DIAMETER PIPE CULVERT (STEEL GRATE IS OPTIONAL FOR 15" THRU 24" DIAMETER PIPE CULVERT). ASTM A53, TYPE E, GRADE B, DOUBLE EXTRA STRONG WEIGHT (XXS) - FOR 30" THRU 48" DIAMETER PIPE CULVERT.

③ WELDING: AASHTO/AWS D1.5M/D1.5 BRIDGE WELDING CODE (LATEST EDITION)

④ THE GRATE SHALL BE PAINTED BLACK, FEDERAL SPECIFICATION TT-E-489J, AFTER FABRICATION.

Ⓒ THE MATERIAL AND GALVANIZING FOR BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

① BOLTS, NUTS AND WASHERS: ASTM F1554 GRADE 36

② GALVANIZING: ASTM A153

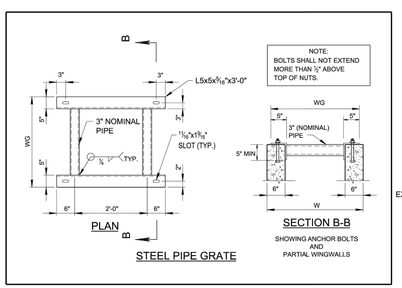
Ⓓ THE COST OF FURNISHING BOLTS, NUTS AND WASHERS, INCLUDING ALL MATERIALS, LABOR AND INCIDENTALS NECESSARY TO COMPLETE THE INSTALLATION, SHALL BE INCLUDED IN THE PRICE BID FOR STRUCTURAL STEEL.

Ⓔ PAYMENT WILL BE MADE UNDER:

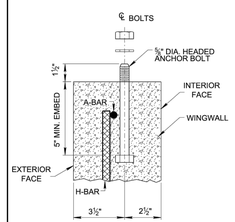
ITEM NUMBER 611-07.30	15IN ENDWALL (SIDE DRAIN)	EACH
ITEM NUMBER 611-07.31	18IN ENDWALL (SIDE DRAIN)	EACH
ITEM NUMBER 611-07.32	24IN ENDWALL (SIDE DRAIN)	EACH
ITEM NUMBER 611-07.33	30IN ENDWALL (SIDE DRAIN)	EACH
ITEM NUMBER 611-07.34	36IN ENDWALL (SIDE DRAIN)	EACH
ITEM NUMBER 611-07.35	42IN ENDWALL (SIDE DRAIN)	EACH
ITEM NUMBER 611-07.36	48IN ENDWALL (SIDE DRAIN)	EACH

Ⓕ THE CONTRACTOR MAY ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN

Ⓖ DIMENSIONAL AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) 5-3.



STEEL PIPE GRATE



ANCHOR BOLT ASSEMBLY

ALTERNATE ANCHORS FOR STRUCTURAL STEEL GRATES

CERTIFICATION:
DRILLED-IN EPOXY ANCHORS OR CAST-IN THREADED INSERTS MAY BE UTILIZED IN LIEU OF CAST-IN HEADED ANCHOR BOLTS PROVIDED THAT THE CONTRACTOR FURNISHES CERTIFIED ANCHOR PULL OUT DATA FROM AN INDEPENDENT TESTING LABORATORY USING CLASS "A" CONCRETE AS PRESCRIBED BY TENNESSEE HIGHWAY SPECIFICATIONS. THE REQUIRED ULTIMATE LOAD FOR ¾" DIAMETER ANCHORS IS 10,000 POUNDS.

DIMENSIONS AND QUANTITIES FOR ONE ENDWALL

SIDE DRAIN DIA., (D)	CONCRETE ENDWALL DIMENSIONS				GRATE PLACEMENT DIMENSIONS			STRUCTURAL STEEL GRATE DIMENSIONS AND QUANTITY		STRUCT. STEEL
	H	W	L_1	L_2	L_3	L_4	L_5	WG	NO. REQ'D.	LB.
* 15"	SEE STD. DWG. D-PE-15A				1'-9½"	1'-0"	2'-6"	2'-5"	2	172
* 18"	SEE STD. DWG. D-PE-18A				1'-2⅞"	0'-9"	1'-2"	2'-8"	3	269
* 24"	SEE STD. DWG. D-PE-24A				2'-2"	1'-0"	3'-2⅝"	3'-3"	3	296
30"	SEE STD. DWG. D-PE-30A				2'-2"	1'-0"	3'-3⅜"	3'-10"	4	694
36"	SEE STD. DWG. D-PE-36A				2'-2"	1'-0"	2'-9½"	4'-5"	5	975
42"	SEE STD. DWG. D-PE-42A				2'-2"	1'-0"	1'-10⅜"	5'-0"	6	1,294
48"	SEE STD. DWG. D-PE-48A				2'-2"	1'-0"	1'-5"	5'-7"	7	1,669

* STEEL GRATE IS OPTIONAL. IF STEEL GRATE IS USED, REFER TO THE DIMENSIONS AND QUANTITIES ON THIS TABLE.

NOT TO SCALE

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

SIDE DRAIN CONCRETE ENDWALL WITH STEEL PIPE GRATE FOR 15" THRU 48" PIPES - 6:1 SLOPE

3-01-12 | D-SEW-1A

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE
CATCH BASIN GRATES	D-CBB-12A AND D-CBB-13
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE1 THRU D-PE-9F
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING AT CASTINGS NOTED ON CITY OF FRANKLIN RP-SERIES DRAWINGS.

HISTORIC FRANKLIN TENNESSEE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS

CITY OF FRANKLIN | CITY ENGINEER: | DATE: 7/1/2020

NOT TO SCALE

DWG. NO. **D-1**

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 51.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE — REGISTERED ENGINEER — 3/5/21 — No. 109134 — STATE OF TENNESSEE

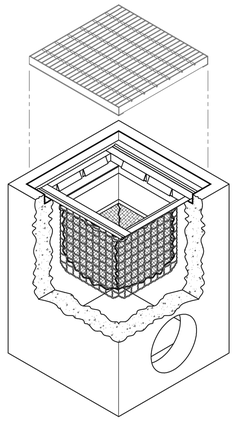
Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
GRADING, DRAINAGE, & EPSC DETAILS

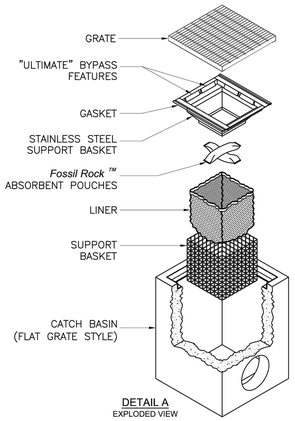
Sheet No.
C 3.8

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Details.dwg
Layout Name: C 3.8 Grading, Drainage & EPSC Details
Plotted: Thursday, August 05, 2021 - 4:55 pm
By: clyw
29-JUN-2017 14:38
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FGP-0001



FloGard® FILTER
-INSTALLED INTO CATCH BASIN-



DETAIL A
EXPLODED VIEW

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock ™*, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

U.S. PATENT # 6,00,023 & 6,877,029

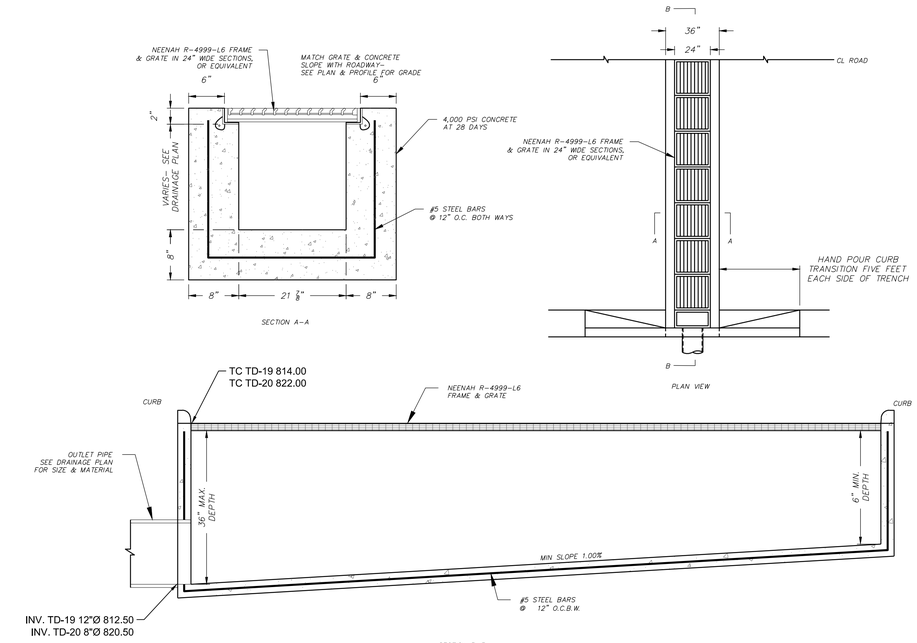
Inlet Filtration

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

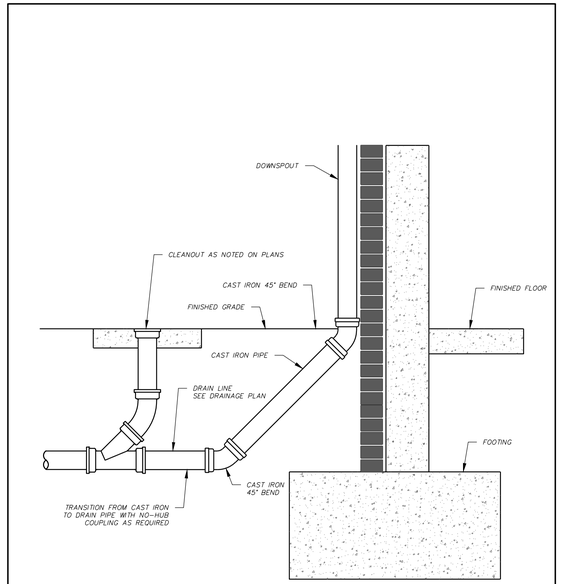
Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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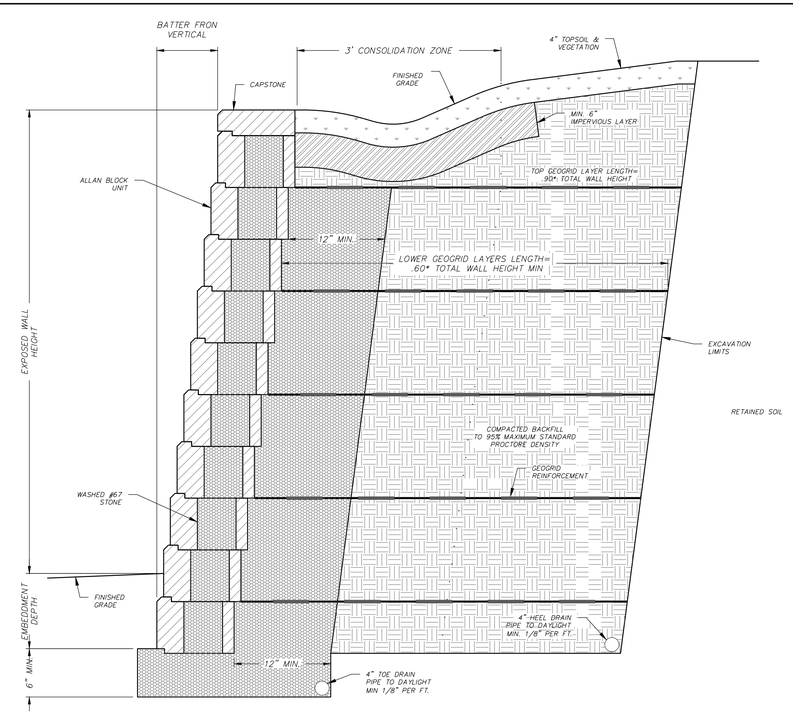
DRAWING NO.	REV.	ECO	DATE	SHEET
FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06	SHEET 1 OF 2



TRENCH DRAIN



DOWNSPOUT CONNECTION



SEGMENTAL RETAINING WALL

GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 8/5/21
NUMBER
NO. 108134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
GRADING DRAINAGE & EPSC DETAILS

Sheet No.
C 3.9

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PDC_Details.dwg
Layout Name: C 3.9 Grading, Drainage & EPSC Details
Plotted: Thursday, August 05, 2021 - 4:55 pm
By: clyw

R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

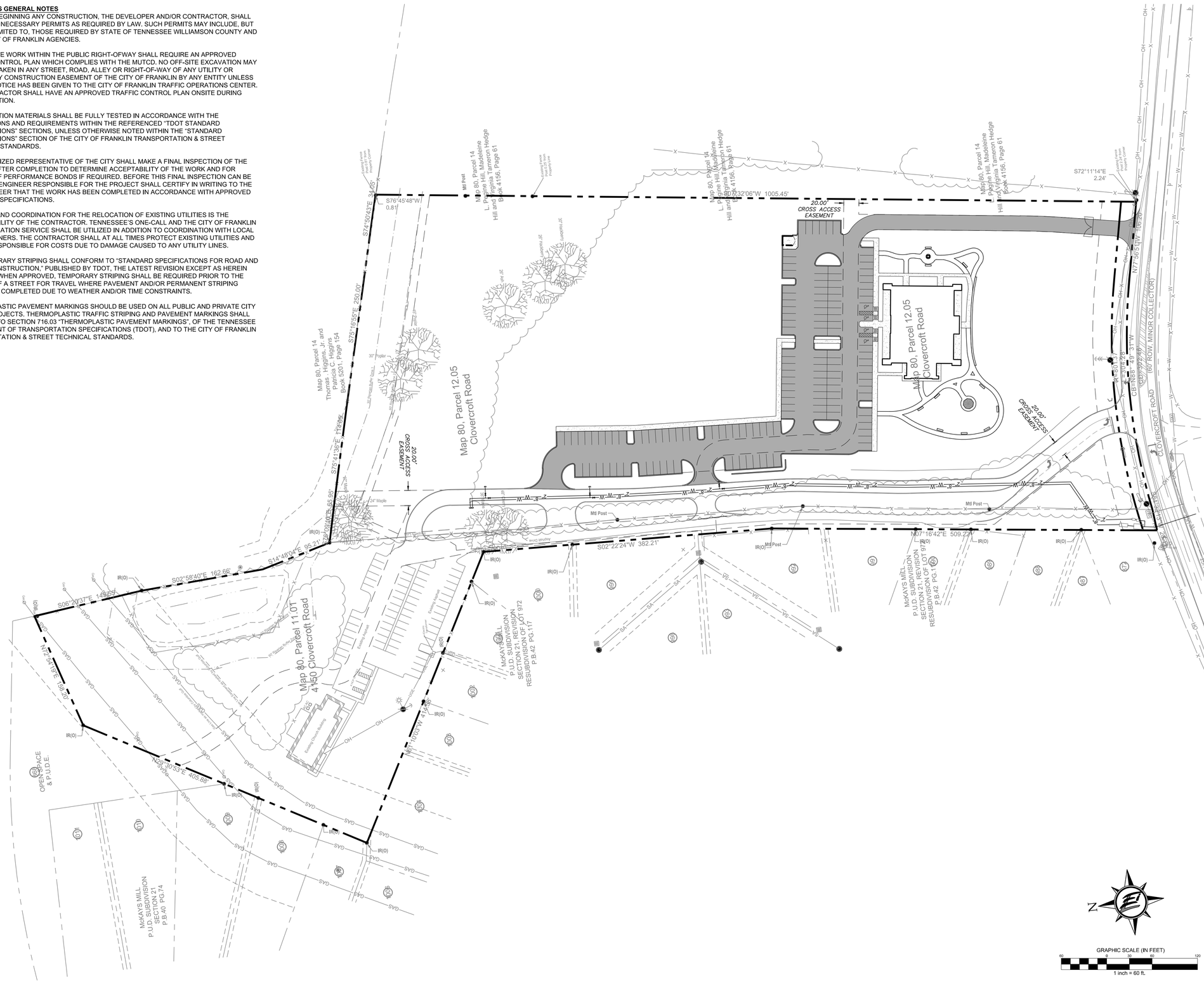
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



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PARISH PRESBYTERIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 8/5/21
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL ROW & ACCESS PLAN

Sheet No.

C 4.0

Filename: W:\15-11-1107.5 ParishPresbyterian\SiteRevision\3_CAD\Production\PCC_ROW.dwg
Layout Name: C 4.0 Overall ROW & Access Plan
Plotted: Thursday, August 05, 2021 - 4:56 pm
By: cday

R.OW. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

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DESIGN SPEEDS

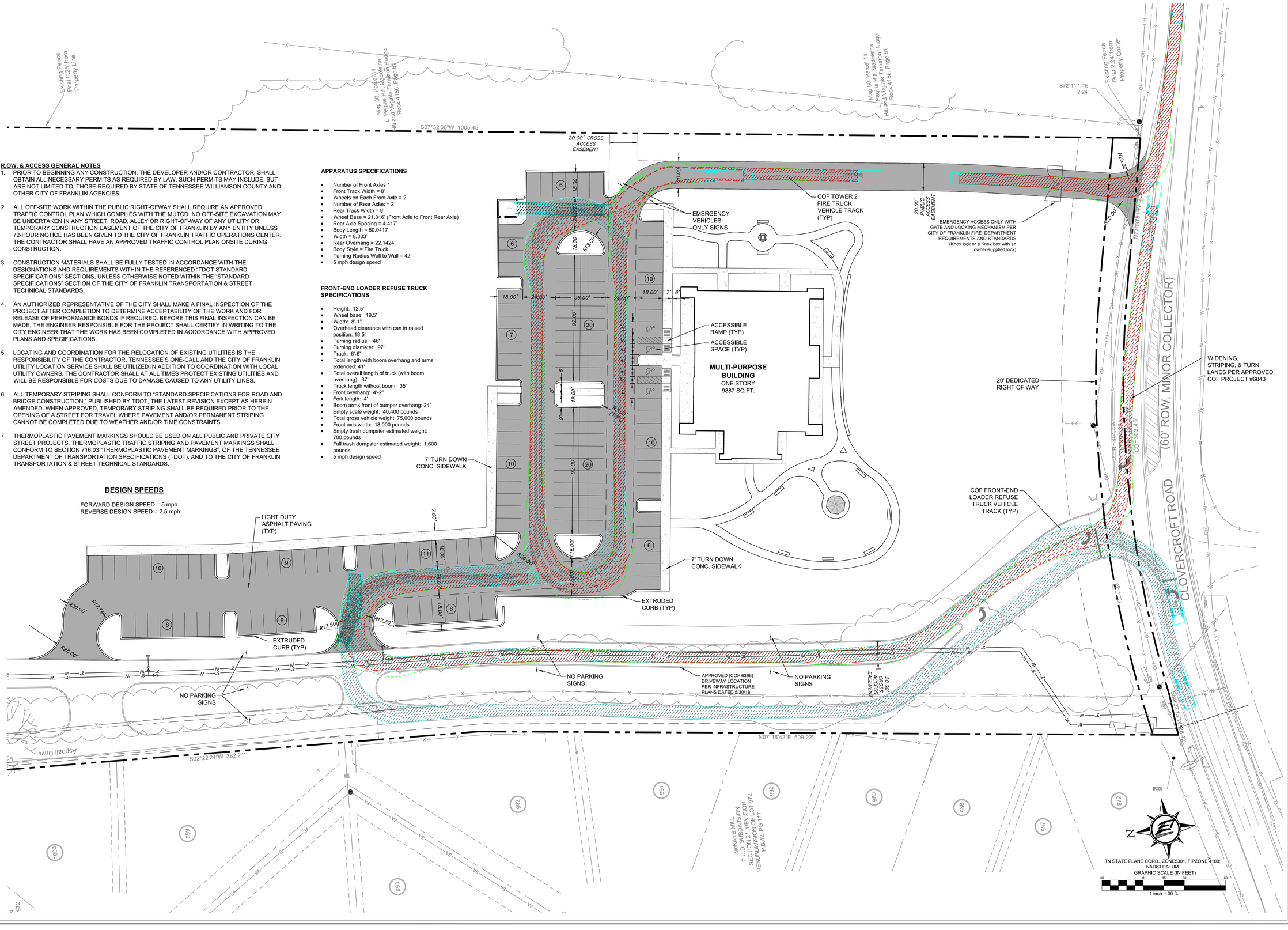
FORWARD DESIGN SPEED = 5 mph
REVERSE DESIGN SPEED = 2.5 mph

APPARATUS SPECIFICATIONS

- Number of Front Axles 1
- Front Track Width = 8'
- Wheels on Each Front Axle = 2
- Number of Rear Axles = 2
- Rear Track Width = 8'
- Wheel Base = 21.316' (Front Axle to Front Rear Axle)
- Rear Axle Spacing = 4.417'
- Body Length = 50.0417
- Width = 8.333'
- Rear Overhang = 22.1424'
- Body Style = Fire Truck
- Turning Radius Wall to Wall = 42'
- 5 mph design speed

FRONT-END LOADER REFUSE TRUCK SPECIFICATIONS

- Height: 12.5'
- Wheel base: 19.5'
- Width: 8'-1"
- Overhead clearance with can in raised position: 18.5'
- Turning radius: 46'
- Turning diameter: 97'
- Track: 6'-6"
- Total length with boom overhang and arms extended: 41'
- Total overall length of truck (with boom overhang): 37'
- Truck length without boom: 35'
- Front overhang: 4'-2"
- Fork length: 4'
- Boom arms front of bumper overhang: 24"
- Empty scale weight: 40,400 pounds
- Total gross vehicle weight: 75,000 pounds
- Front axis width: 18,000 pounds
- Empty trash dumpster estimated weight: 700 pounds
- Full trash dumpster estimated weight: 1,600 pounds
- 5 mph design speed



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PARISH PRESBYTERIAN, SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE REGISTERED ENGINEER 8/5/21 STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ENLARGED ROW & ACCESS PLAN

Sheet No.
C 4.1

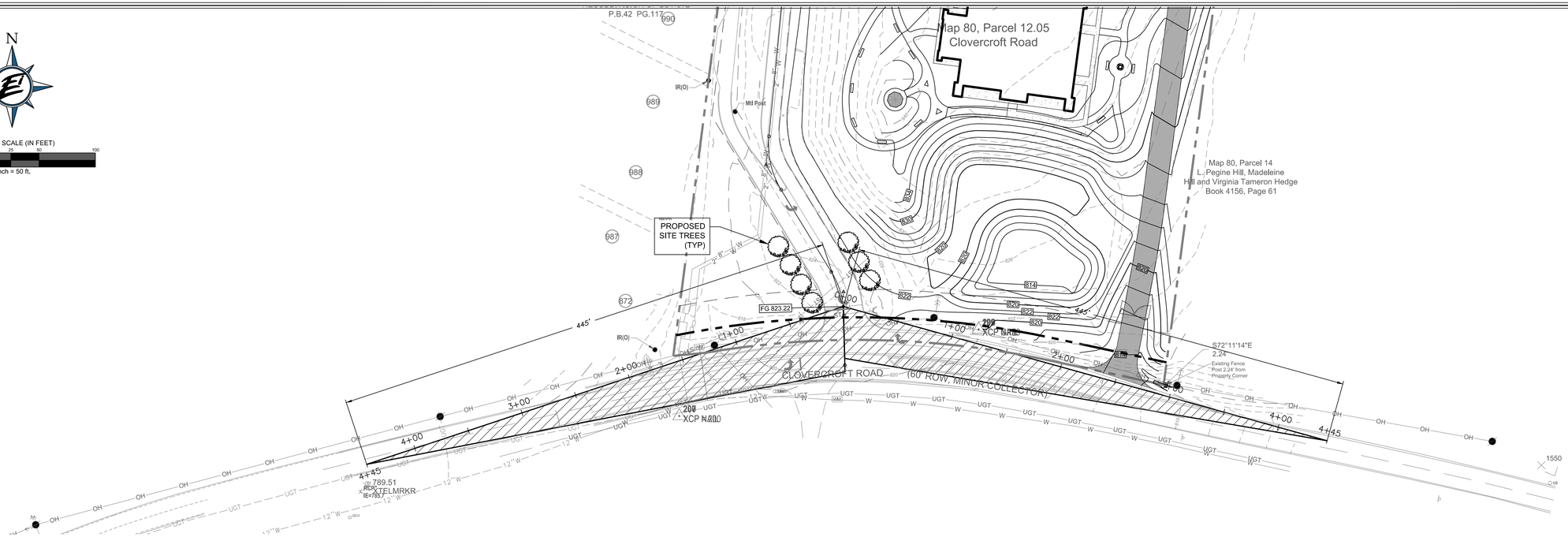
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Layout Name: C 4.1 Enlarged ROW & Access Plan
Plotted: Thursday, August 05, 2021 – 4:56 pm
By: cday

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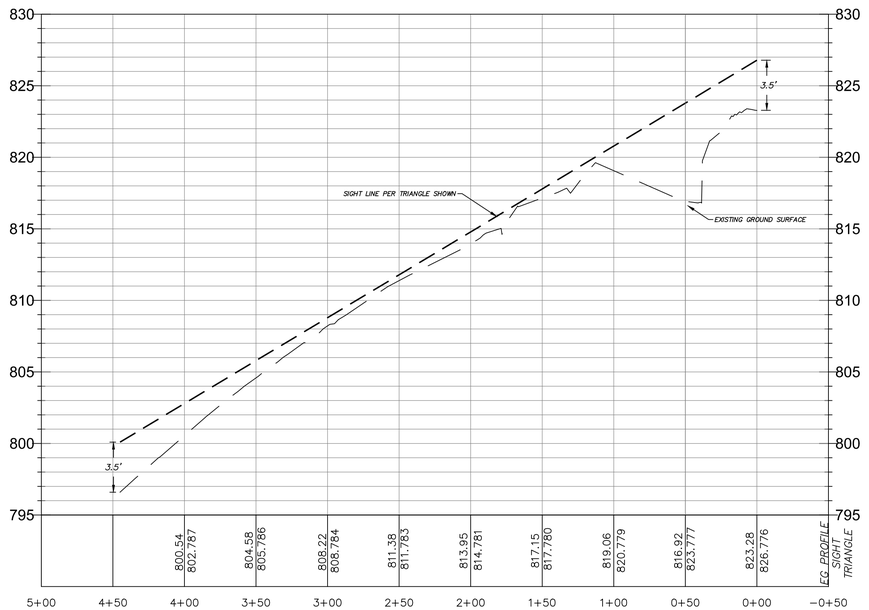
GRAPHIC SCALE (IN FEET)

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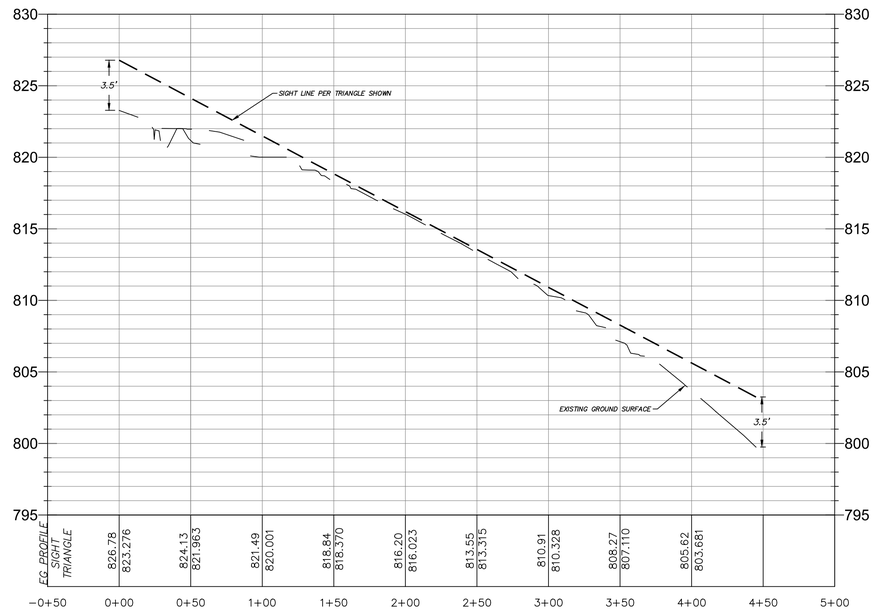
1 inch = 50 ft.



SIGHT DISTANCE (WEST) PROFILE



SIGHT DISTANCE (EAST) PROFILE



PROFILE SCALE:
HOR: 1"=50'
VER: 1"=5'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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COF PROJECT # 7606
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
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LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 8/5/21
LICENSED PROFESSIONAL ENGINEER
NO. 120117
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

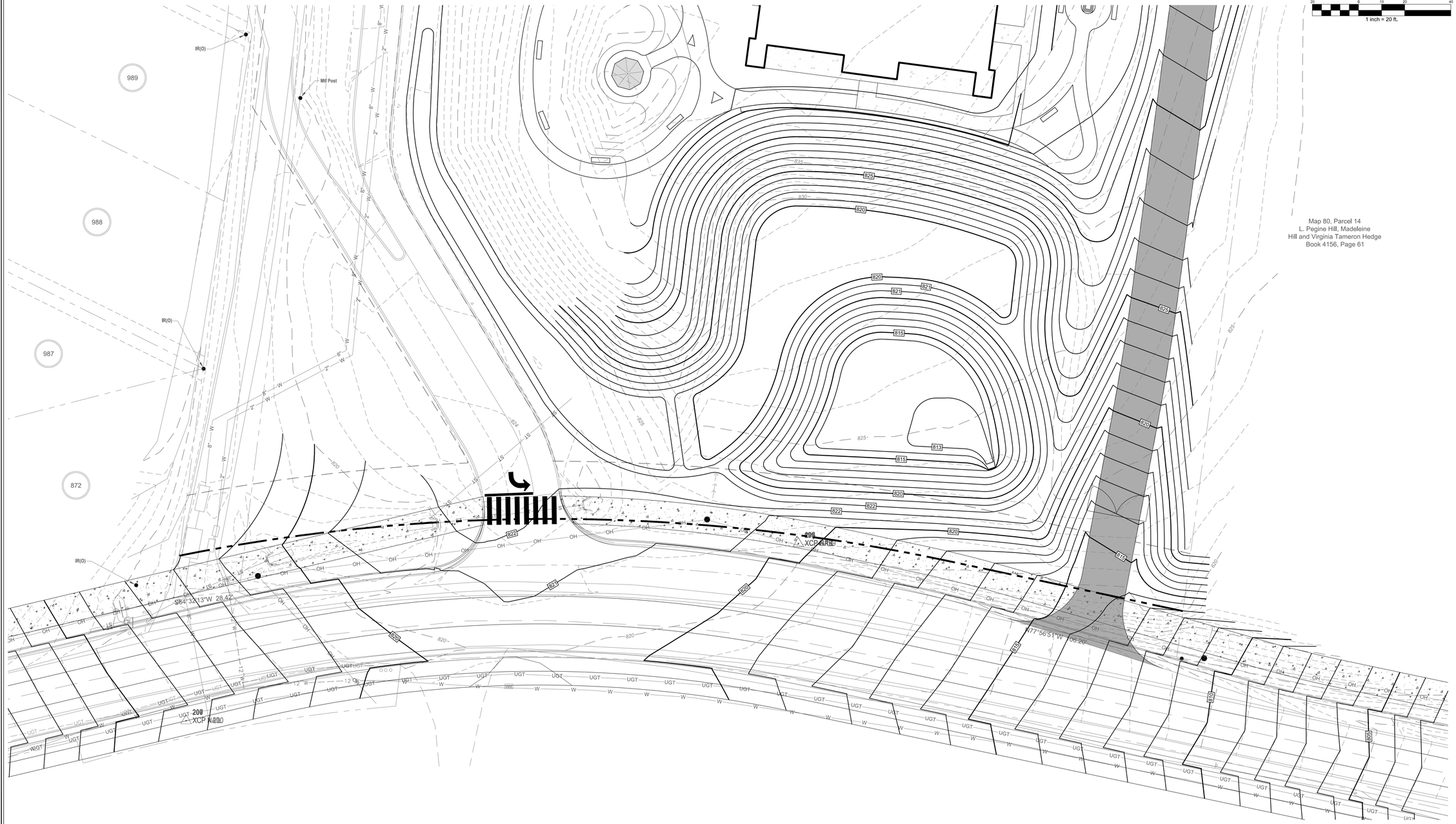
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SIGHT TRIANGLES

Sheet No.

C 4.2

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Layout Name: C 4.2 Sight Triangles
Plotted: Thursday, August 05, 2021 - 4:56 pm
By: cloyw



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LANDSCAPE ARCHITECTURE

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PARISH PRESBYTERIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
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LARRY C. WALLACE
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No. 108134
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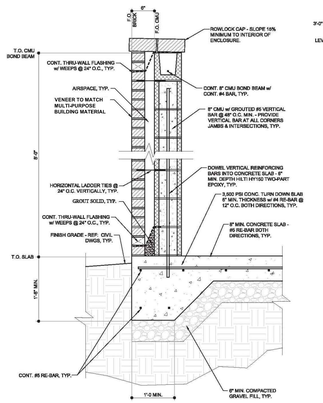
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FUTURE CLOVERCROFT WIDENING

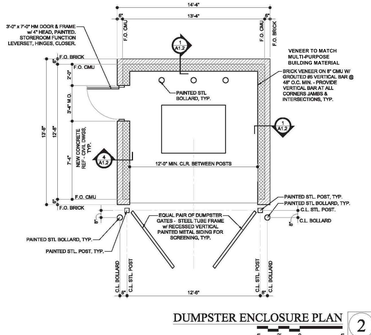
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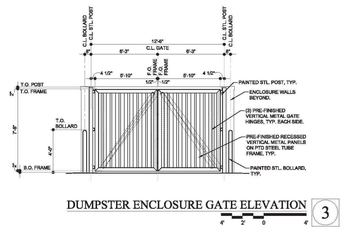
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Layout Name: C 4.3 Future Clovercroft Widening
Plotted: Thursday, August 05, 2021 - 4:56 pm
By: clayw



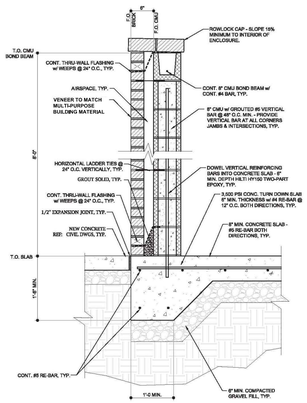
DUMPSTER ENCLOSURE WALL SECTION 1



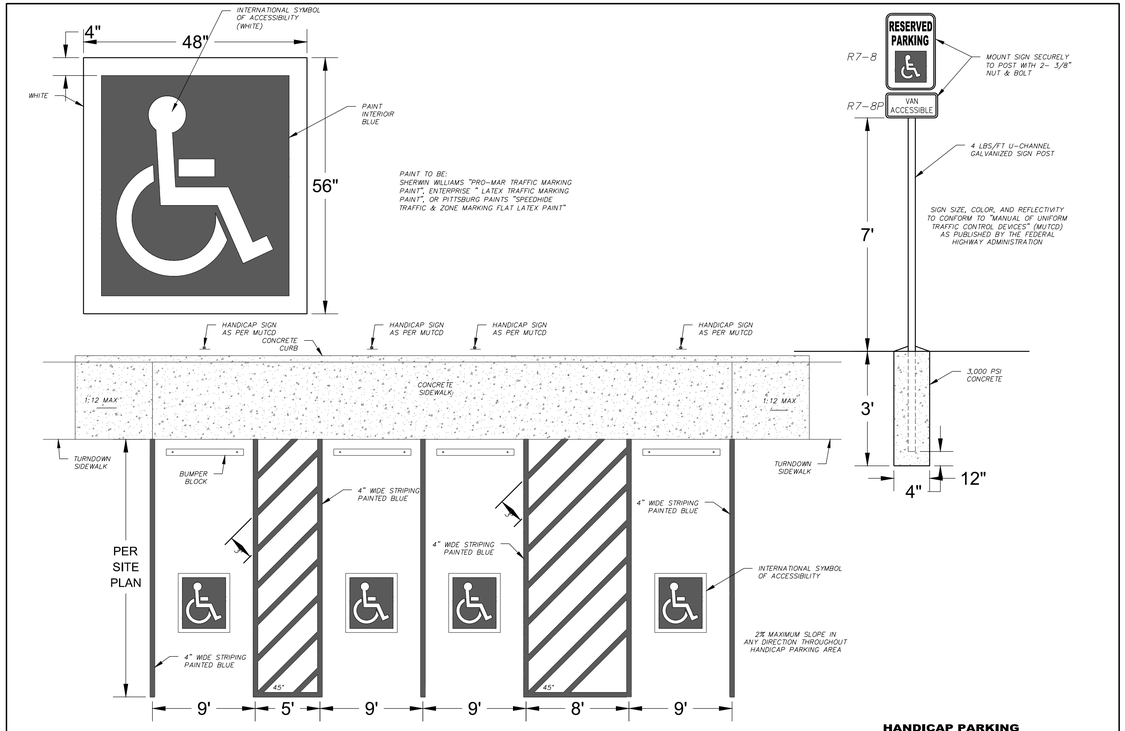
DUMPSTER ENCLOSURE PLAN 2



DUMPSTER ENCLOSURE GATE ELEVATION 3

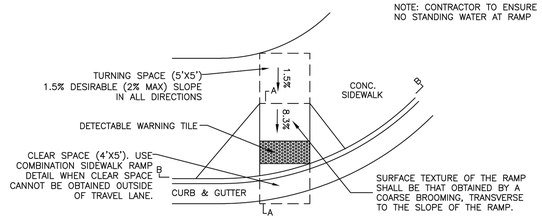


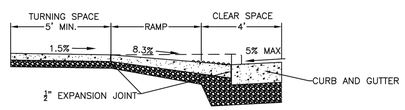
DUMPSTER ENCLOSURE WALL SECTION 4



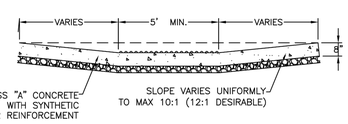
HANDICAP PARKING

NOTE: CONTRACTOR TO ENSURE NO STANDING WATER AT RAMP





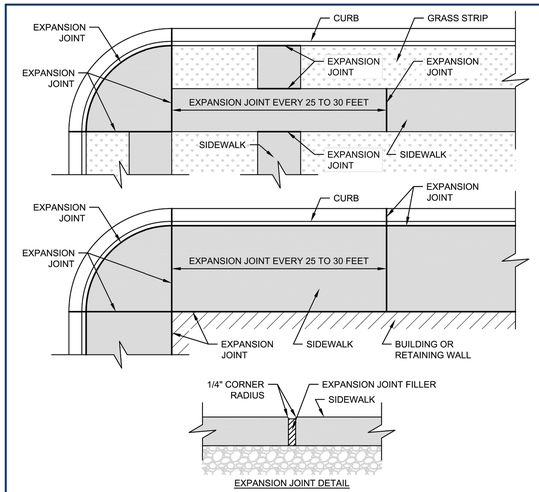
SECTION A–A



SECTION B–B

GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT–OF–WAY.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID–BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6 4" MIN BASE STONE (303–01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. DETECTABLE WARNING SURFACES SHALL BE CAST–IN–PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACE COLOR SHALL BE BRICK RED WITHIN CITY OF FRANKLIN ROW, OR YELLOW WITHIN STATE OF TENNESSEE ROW. SURFACES SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

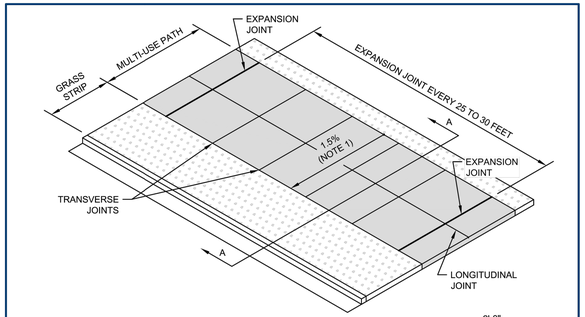
HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-11
NOT TO SCALE			

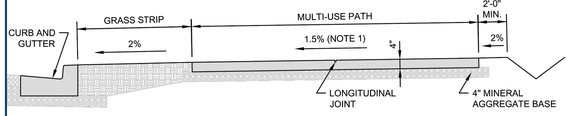


EXPANSION JOINT DETAIL

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			





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 MULTI-USE PATH		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-9
NOT TO SCALE			

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PARISH PRESBYTERIAN, SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

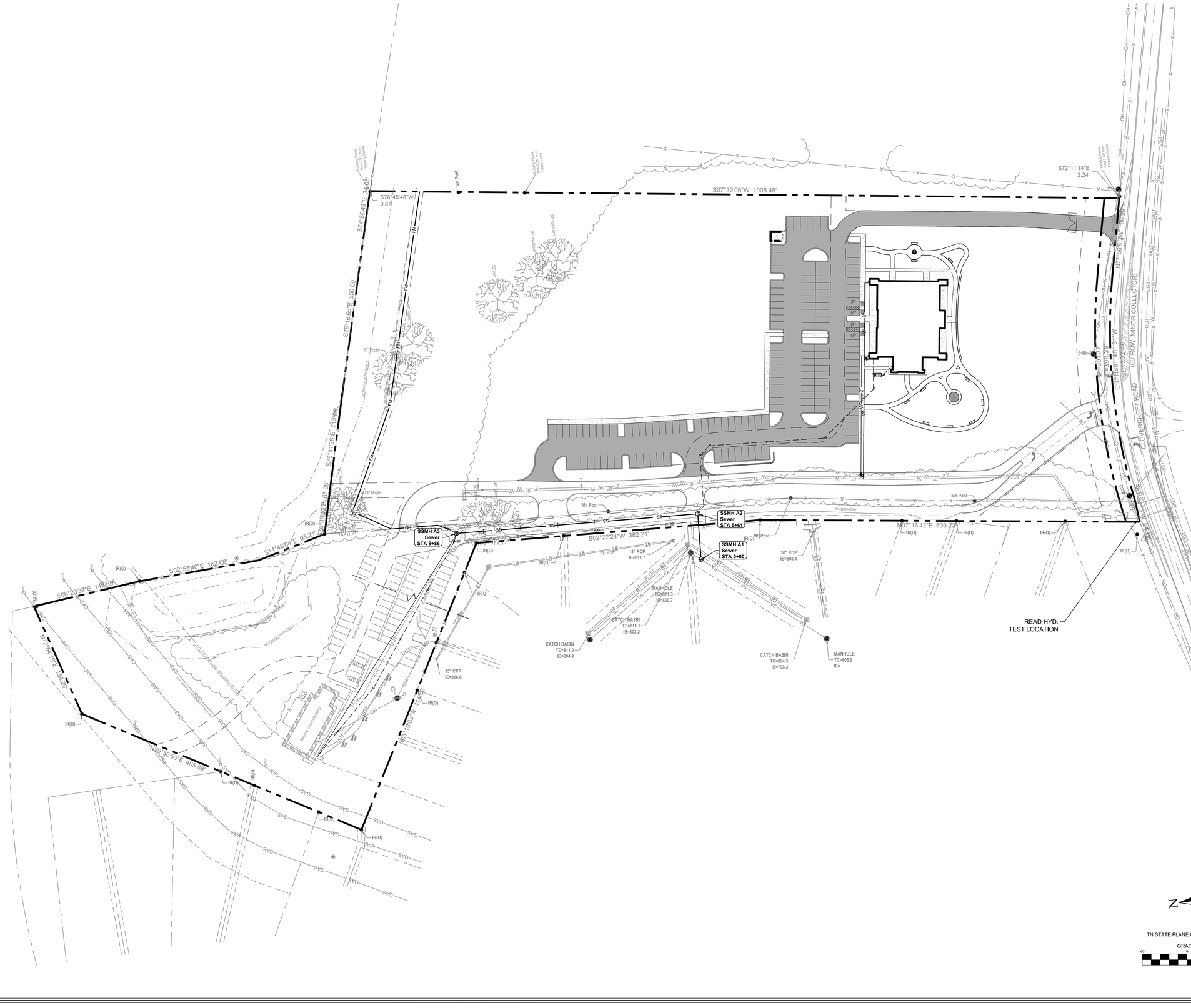
LARRY C. WALLACE — REGISTERED ENGINEER — 102134 — STATE OF TENNESSEE
8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ROW & ACCESS DETAILS

Sheet No.
C 4.4

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Details.dwg
Layout Name: C 4.4 ROW & Access Details
Plotted: Thursday, August 05, 2021 - 4:57 pm
By: clove



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PARISH PRESBYTERIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109174
STATE OF TENNESSEE
Larry C Wallace 8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL UTILITIES PLAN

Sheet No.

C 5.0

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PDC_Utilities.dwg
Layout Name: C 5.0 Overall Utilities Plan
Plotted: Thursday, August 05, 2021 - 4:57 pm
By: cloyw

UTILTIY NOTES:

THE CONTRACTOR SHALL PROTECT ALL UTILITY MANHOLES, VALVES, BOXES AND COVERS, AND ADJUST TO PROPOSED FINISHED GRADES AS NECESSARY.

ALL WATER MAINS, UNLESS NOTED ON PLANS, SHALL BE MADE OF SDR 21 PVC MEETING ASTM D-2241 SPECIFICATIONS & SHALL HAVE A MINIMUM COVER OF 3 FEET. WATERLINE DEPTH SHALL BE GREATER AS DUCTILE IRON PIPE, WHERE NOTED ON THE PLANS SHALL MEET THE FOLLOWING SPECIFICATIONS:

1. DUCTILE IRON PIPE
   - A. DUCTILE IRON PIPE SHALL BE SUPPLIED AND MANUFACTURED IN ACCORDANCE WITH AWWA SPECIFICATION C-151, AS LAST REVISED.
   - B. DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 50, OR AS SHOWN ON DRAWINGS. PIPE SHALL BE FURNISHED IN 18 FOOT NOMINAL LAYING LENGTHS AND SHALL BE BELL AND SPIGOT TYPE, EMPLOYING A SINGLE RUBBER GASKET TO EFFECT THE JOINING SEAL, "TYTON JOINT" OR APPROVED EQUAL IN ACCORDANCE WITH AWWA SPECIFICATION C-104.
   - C. ALL PIPE SHALL BE CEMENT MORTAR LINED IN ACCORDANCE WITH AWWA SPECIFICATION C-104.
2. FITTINGS
   - A. ALL FITTINGS SHALL BE MANUFACTURED IN CONFORMANCE WITH AWWA SPECIFICATION C-110 AND C-111 WITH A MINIMUM PRESSURE RATING OF 250 P.S.I.
   - B. JOINTS SHALL BE MECHANICAL JOINT FURNISHED SYNTHETIC RUBBER COMPOUND OR RUBBER GASKETS.
   - C. ALL FITTINGS SHALL BE CEMENT MORTAR LINED IN ACCORDANCE WITH AWWA SPECIFICATION C-602.

WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL STATE & LOCAL CODES, SPECIFICATIONS, AND REGULATIONS. CLEANED, DISENFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS.

BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D1557.

CONTRACTOR SHALL MAINTAIN A MINIMUM 10' HORIZONTAL AND/OR 18" VERTICAL CLEARANCE BETWEEN WATER, FORCEMAINS, & GRAVITY SEWER LINES WHERE SUCH LINE CROSS NECESSARY TO AVOID SEWER, STORM DRAINS AND OTHER UTILITIES.

ALL SEWER MAINS TO BE INSTALLED AT A DEPTH LESS THAN 12 FEET, UNLESS NOTED ON PLANS, SHALL BE MADE OF SDR 35 PVC MEETING ASTM-3034 SPECIFICATIONS. ALL SEWER MAINS TO BE INSTALLED AT A DEPTH OF 12-15 FEET, UNLESS NOTED ON PLANS, SHALL BE MADE OF SDR 26 PVC MEETING ASTM-3034 SPECIFICATIONS. ALL SEWER LINES LAID AT A DEPTH GREATER THAN 15 FEET SHALL BE MADE OF DUCTILE IRON PIPE.

INSTALLATION OF ALL SPRINKLER SYSTEM PIPING FROM THE POINT OF SERVICE MUST BE PREFORMED BY A TENNESSEE REGISTERED SPRINKLER CONTRACTOR.

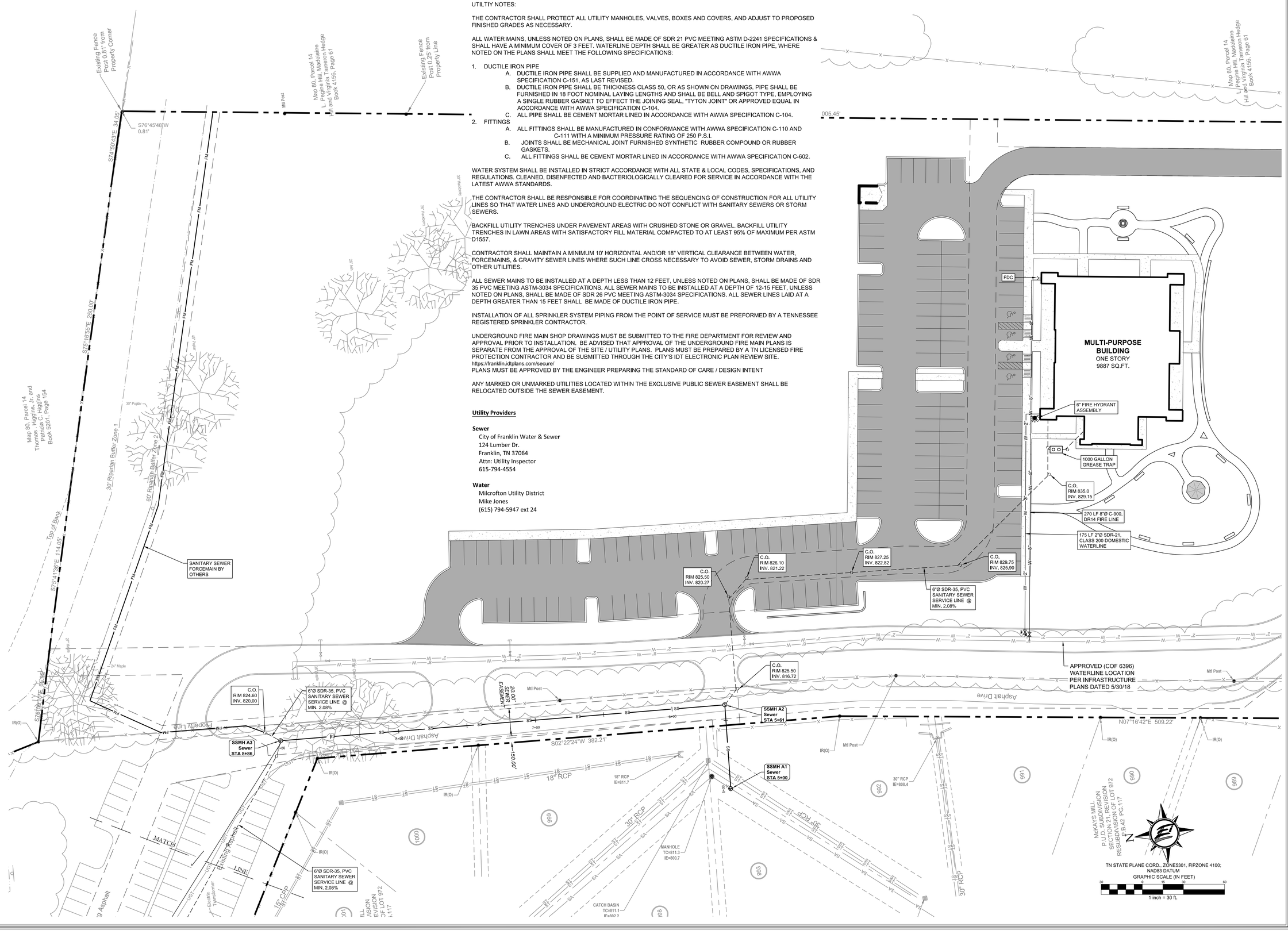
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE.
https://franklin.idtplans.com/secure/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT

ANY MARKED OR UNMARKED UTILITIES LOCATED WITHIN THE EXCLUSIVE PUBLIC SEWER EASEMENT SHALL BE RELOCATED OUTSIDE THE SEWER EASEMENT.

Utility Providers

Sewer
City of Franklin Water & Sewer
124 Lumber Dr.
Franklin, TN 37064
Attn: Utility Inspector
615-794-4554

Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



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PARISH PRESBYTERIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)

COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 8/5/21
NO. 108134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

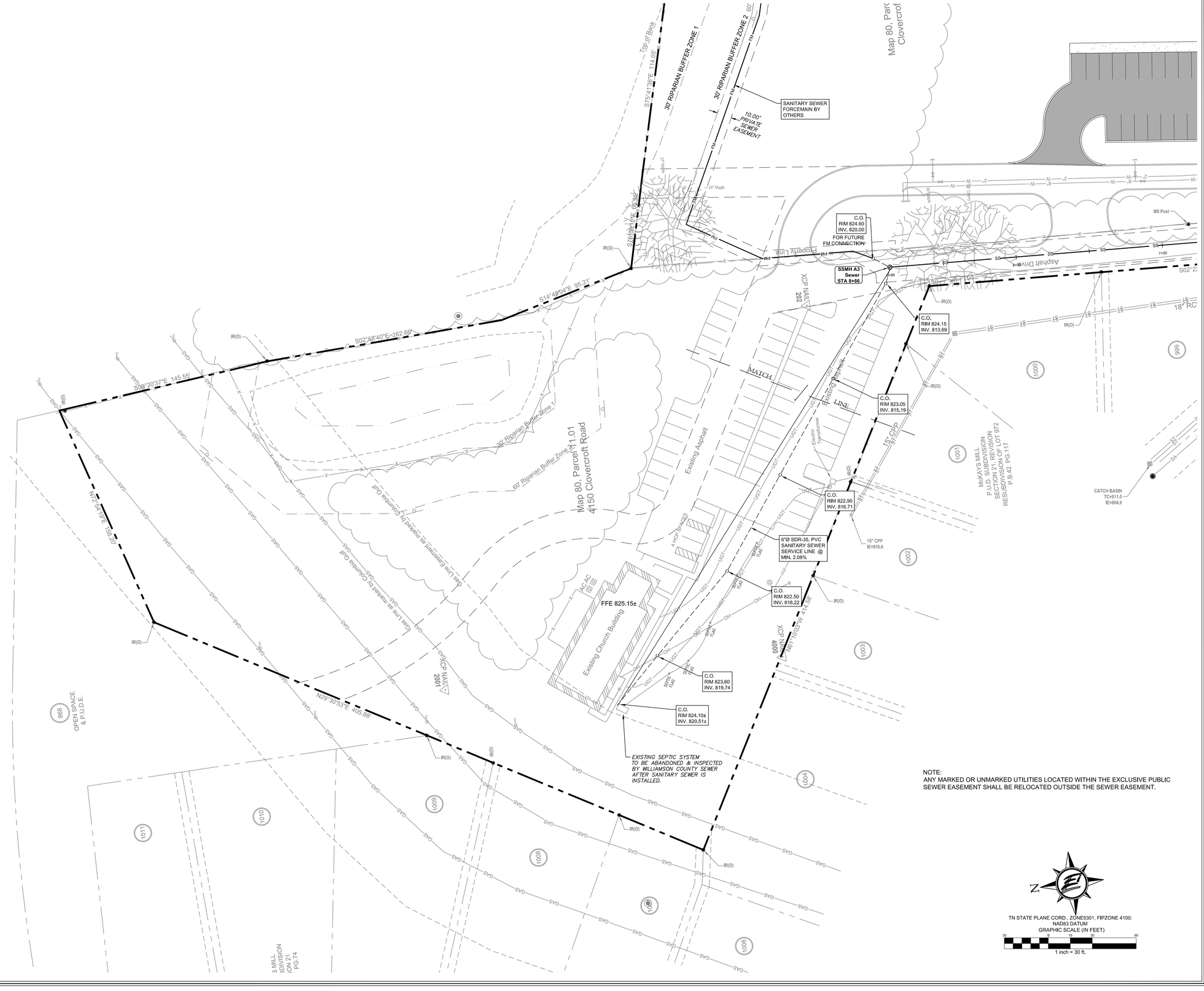
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ENLARGED UTILITIES PLAN

Sheet No.

C 5.1

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Layout Name: C 5.1 Enlarged Utilities Plan
Plotted: Thursday, August 05, 2021 - 4:57 pm
By: cday



NOTE:
ANY MARKED OR UNMARKED UTILITIES LOCATED WITHIN THE EXCLUSIVE PUBLIC SEWER EASEMENT SHALL BE RELOCATED OUTSIDE THE SEWER EASEMENT.

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5 11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
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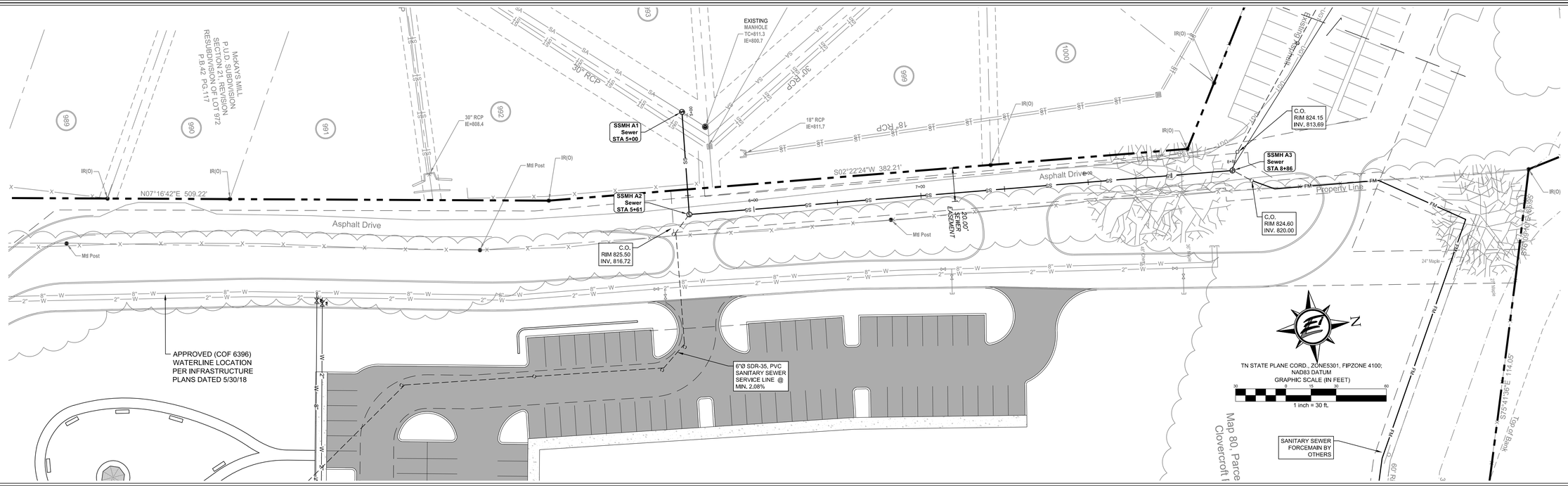
LARRY C. WALLACE
REGISTERED ENGINEER
2024
STATE OF TENNESSEE
8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

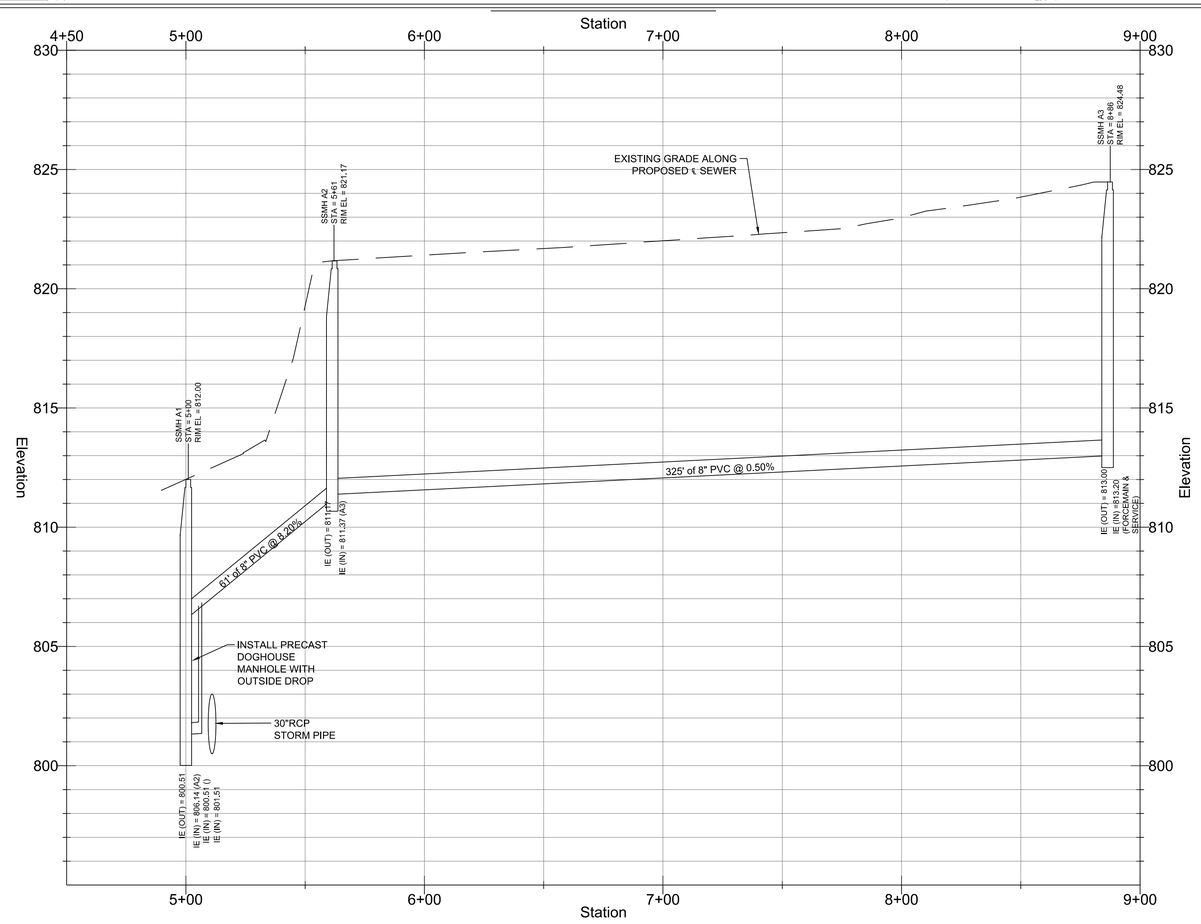
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C 5.2

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Plotted: Thursday, August 05, 2021 – 4:57 pm
By: clayw



ANY MARKED OR UNMARKED UTILITIES LOCATED WITHIN THE EXCLUSIVE PUBLIC SEWER EASEMENT SHALL BE RELOCATED OUTSIDE THE SEWER EASEMENT.



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SITE PLAN (MULTI-PURPOSE BUILDING)

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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LARRY C. WALLACE
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Larry C Wallace
8/5/21
NO. 108134
STATE OF TENNESSEE

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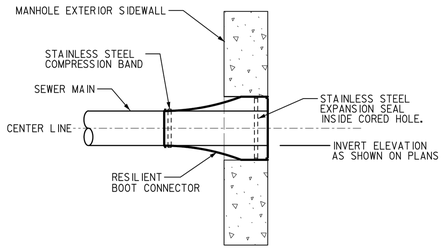
Sheet Title:

UTILITY PLAN & PROFILE

Sheet No.

C 5.3

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Utilities.dwg
Layout Name: C 5.3 Utility Plan & Profile
Plotted: Thursday, August 05, 2021 - 4:57 pm
By: clayw

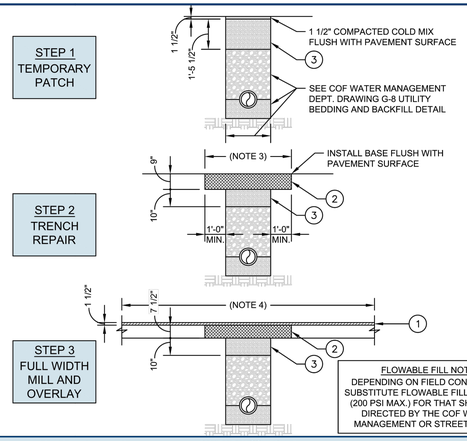


(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

RESILIENT BOOT MANHOLE CONNECTION

WW - 4



FLOWABLE FILL NOTE
DEPENDING ON FIELD CONDITIONS, SUBSTITUTE FLOWABLE FILL BACKFILL (200 PSI MAX.) FOR THAT SHOWN AS DIRECTED BY THE COF WATER MANAGEMENT OR STREET DEPTS.

PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

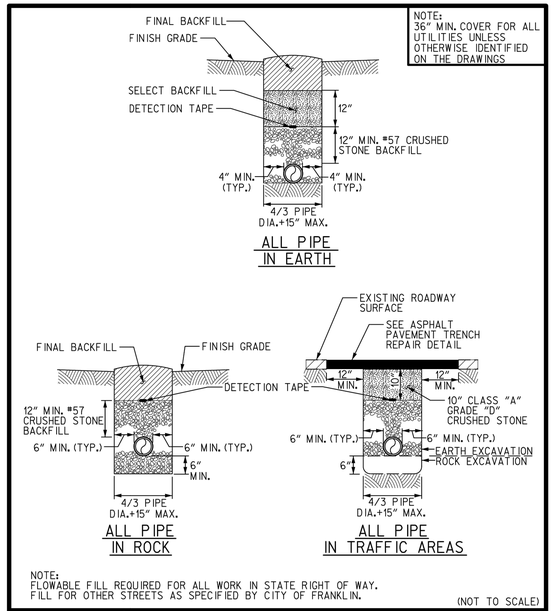
NOTES

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. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: Paul Holzen | DATE: 7/1/2020

ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET

DWG. NO. **RD-6**

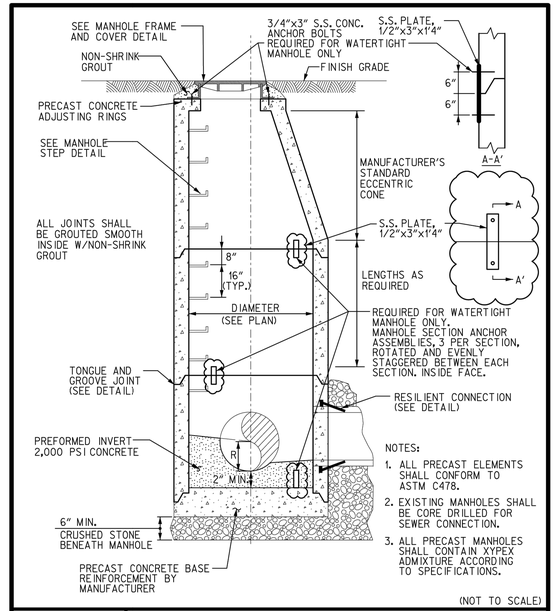


(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

BEDDING AND BACKFILLING FOR GRAVITY LINES

G - 10

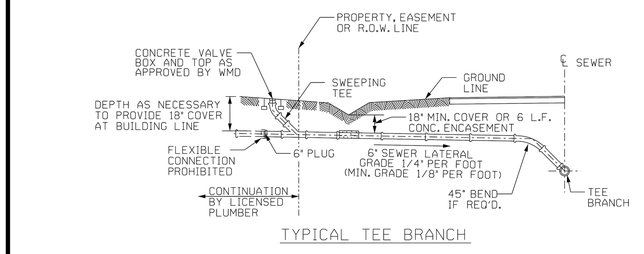


(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

PRECAST CONCRETE MANHOLE

WW - 1



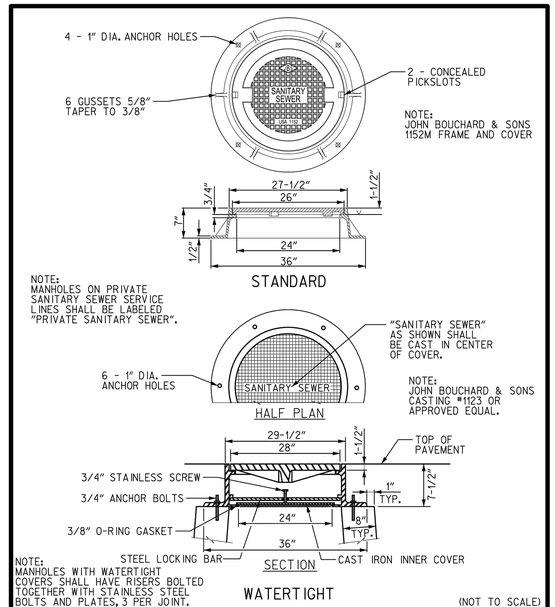
TYPICAL TEE BRANCH

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

SANITARY SEWER LATERAL

WW - 3

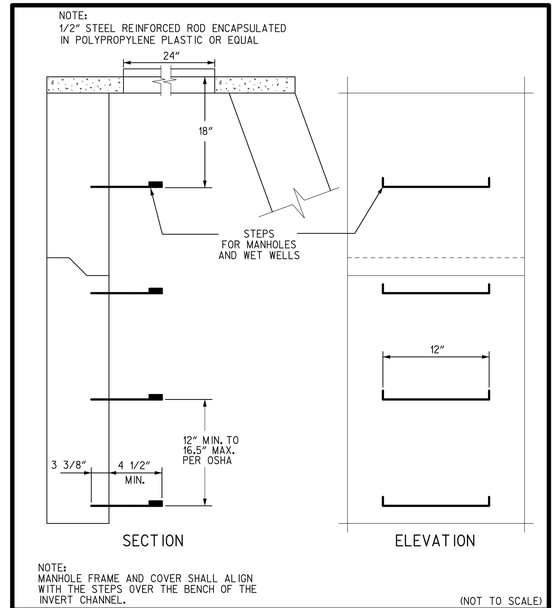


(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE FRAME AND COVER

WW - 6



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE STEPS

WW - 2

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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PARISH PRESBYTERIAN,

SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
LICENSE NO. 109134
STATE OF TENNESSEE
8/5/21

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

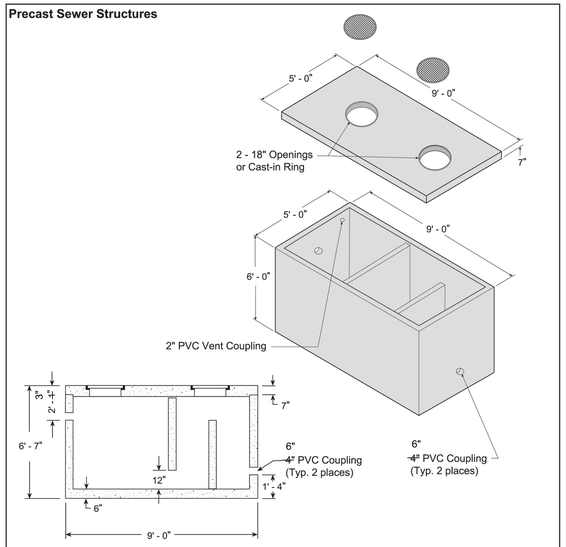
UTILITY DETAILS

Sheet No.

C 5.4

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Details.dwg
Layout Name: C 5.4 Utility Details
Plotted: Thursday, August 05, 2021 - 4:57 pm
By: clayw

Precast Sewer Structures



Materials & Features

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

MEETS ASTM C-858 & ASTM C-913 AASHTO live load requirements.

CI CASTINGS: per ASTM A-46 Class 30/35

WEIGHT: 16,000 lbs. w/Lid

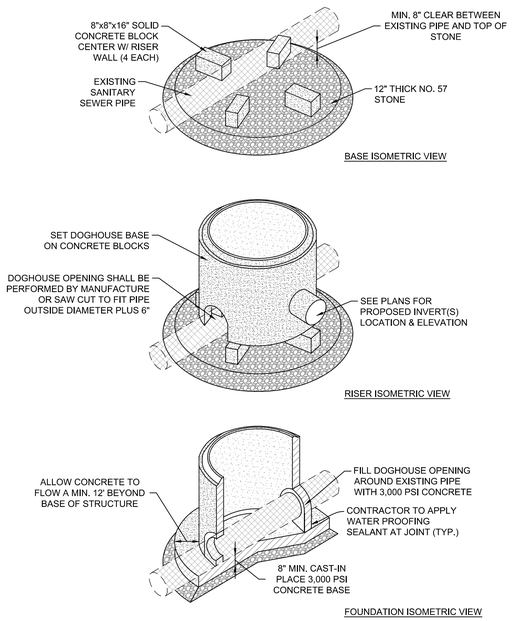
GREASE CAPACITY: 750 Lbs.

Can be fabricated with 6" PVC couplings on request.

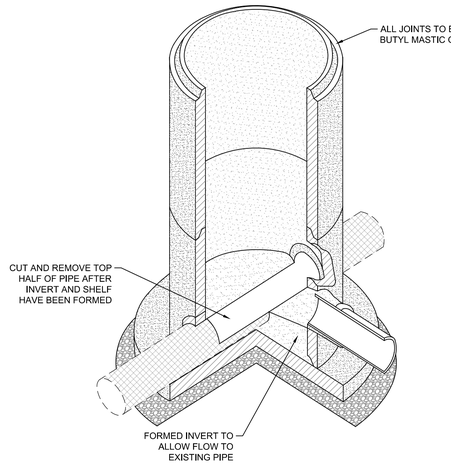
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION-PAGE	DATE
1,000 Gallon Grease Trap		AR	12.1	2-1-05

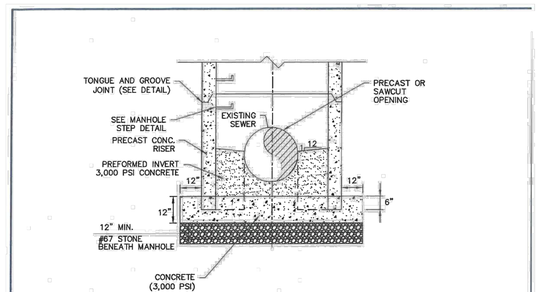
FORTERRA



DOGHOUSE MANHOLE DETAIL (FOUNDATION)
(NOT TO SCALE)

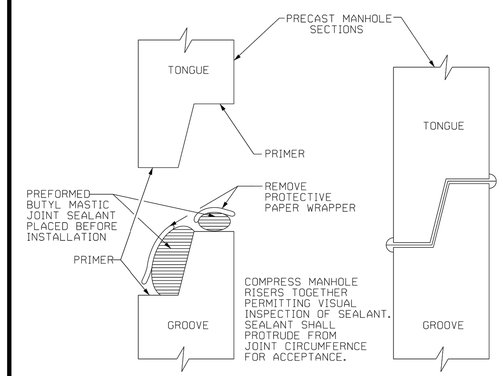


DOGHOUSE MANHOLE DETAIL (INVERT)
(NOT TO SCALE)



NOTES:
1) ALL PRECAST ELEMENTS SHALL CONFORM TO ASTM C478.
2) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE ACCORDING TO SPECIFICATIONS.

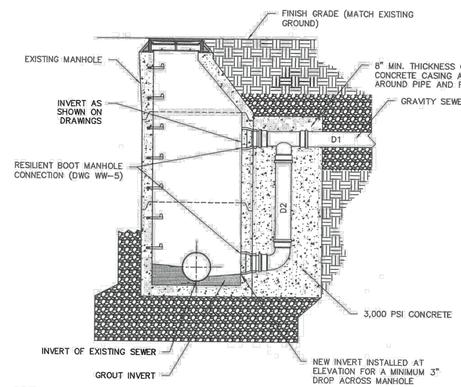
HISTORIC FRANKLIN TENNESSEE	**DOGHOUSE MANHOLE OVER EXISTING SEWER**		DWG. NO. **WW-8**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE	STANDARD DETAIL WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE BUTYL MASTIC GASKET FOR PRECAST MANHOLE SECTIONS	G - 11

D1	D2
8"	8"
10"	8"
12"	10"
15"	12"
18"	12"
>18"	CONTACT CITY



NOTE:
D2 PIPE MATERIAL SHALL BE CONSISTENT WITH D1 PIPE MATERIAL.

HISTORIC FRANKLIN TENNESSEE	**DROP CONNECTION TO EXISTING MANHOLE**		DWG. NO. **WW-7**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

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PARISH PRESBYTERIAN,
SITE PLAN (MULTI-PURPOSE BUILDING)
COF PROJECT # 7606
MAP 80 PARCEL 5.11.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/5/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 8/5/21
NO. 108134
STATE OF TENNESSEE

Issue Date:	July 12, 2021
ELI Project No:	15-11-1107.5
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
UTILITY DETAILS

Sheet No.
C 5.5

Filename: W:\15-11-1107.5 ParishPresbyterianSiteRevision\3_CAD\Production\PCC_Details.dwg
Layout Name: C 5.5 Utility Details
Plotted: Thursday, August 05, 2021 - 4:57 pm
By: clayw



SITE DATA

Project Name:	Parish Presbyterian Church, Site Plan (Multi-Purposed Building)
Project #	7606
Address:	4156 Clovercroft Road (Multi-Purpose Building) 4150 Clovercroft Road (Existing Chapel)
Parcel(s)	Map 80, Parcel 11.01
Acreage/Square Footage of Site:	13.86 AC
Vesting (date development first became vested):	XXXX
REGULATIONS	
Base Zoning:	CI, Civic Institutional District
Overlay Zoning:	N/A
Building Types Applied:	Civic Building
Frontage Types Applied:	Landscape Frontage
Setbacks	
Front Yard:	25' (Abutting Local or Collector Street)
Side Yard:	25'
Rear Yard:	25'
Hotel Keys:	N/A
Building Height:	3 Stories
Minimum Landscape Surface Area:	40%
Open Space SF Required:	30,142 SF (0.69 AC)
Natural Area SF Required:	N/A
Tree Canopy Retention Acreage:	2.84 AC
Parking Required (1 Space / 3 Seats)	
Multi-Purpose Building (400 Seats)	133
Existing Chapel (125 Seats)	42
Minimum Total Parking	175
Parking Provided:	
Existing	64
Proposed	147
Total (Including 6 Accessible)	209 (119% of Minimum)
Bicycle Parking (1 / 20 of Spaces)	6 Spaces
Historic Resource Treatment	No

LEGEND

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 3.90 ACRES WHICH IS 28% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	169,770 SF	47,571 SF	122,199 SF

TREE CANOPY DATA

OVERALL SITE AREA: 602,830 SF (13.84 AC)

EXISTING TREE CANOPY:
169,770 SF (3.90 AC)
3.90 AC/13.84 AC = 28% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 3.90 AC = 40,947 SF (0.94 AC)

PROVIDED CANOPY PRESERVATION :
72% OF TOTAL CANOPY
122,199 SF (2.80 AC)

SPECIMEN TREE CHART:

TREE	SIZE	HEALTH	STATUS
MAPLE	27"	GOOD	RETAINED
MAPLE	24"	GOOD	REMOVED
MAPLE	36"	GOOD	RETAINED
MAPLE	48"	GOOD	RETAINED
POPLAR	45"	GOOD	RETAINED
POPLAR	30"	GOOD	REMOVED
ASH	26"	GOOD	RETAINED
HACKBERRY	26"	GOOD	RETAINED
HACKBERRY	30"	GOOD	RETAINED

TOTAL SPECIMEN INCHES: 292"

TOTAL HEALTHY SPECIMEN INCHES REMOVED: 54"

TOTAL REQUIRED REPLACEMENT: 108"

*SEE L2.0 FOR REPLACEMENT CHART

TREE PROTECTION NOTES:

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

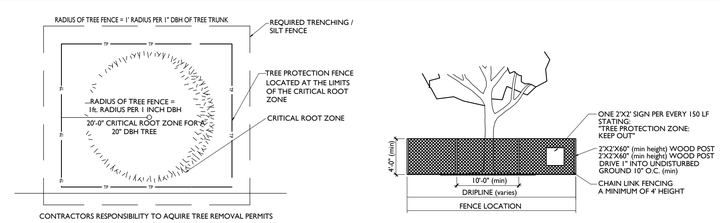
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE PROTECTION FENCING DETAILS (NTS):



0 60 120 180

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN

Franklin, Williamson County, Tennessee

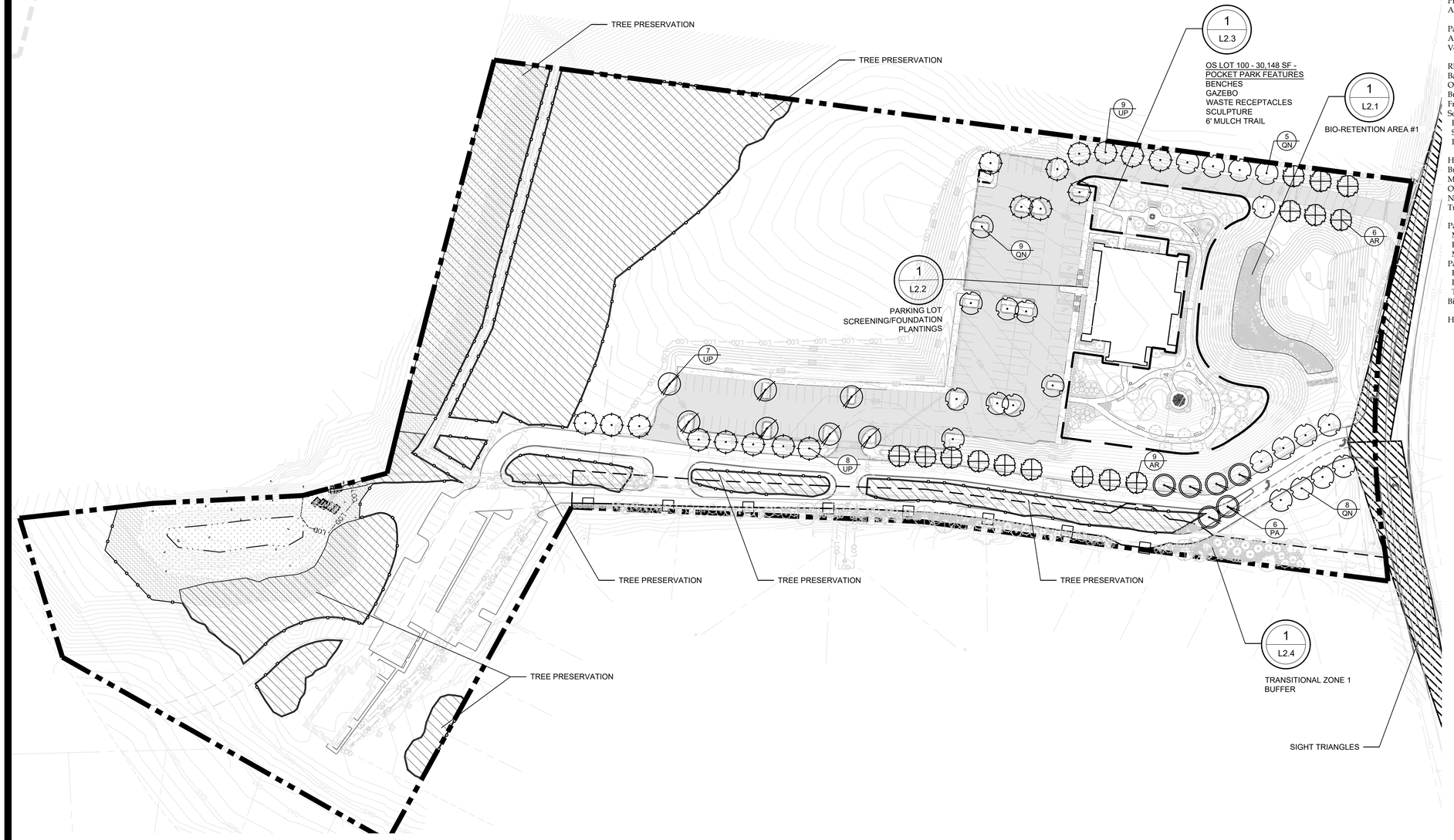
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE

Revision Date

TREE PRESERVATION SHEET

LI.0

COF # 7606



SITE DATA

Project Name:	Parish Presbyterian Church, Site Plan (Multi-Purposed Building)
Project #	7606
Address:	4156 Clovercroft Road (Multi-Purpose Building) 4150 Clovercroft Road (Existing Chapel)
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Minimum Total Parking	175
Parking Provided:	
Existing	64
Proposed	147
Total (Including 6 Accessible)	209 (119% of Minimum)
Bicycle Parking (1 / 20 of Spaces)	6 Spaces
Historic Resource Treatment	No

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5% OF TOTAL SITE
5% * 13.84 AC = 0.69 AC / 30,056 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA
OS 100	OPEN SPACE	POCKET PARK	30,148 SF

TOTAL OPEN SPACE PROVIDED:
FORMAL = 0.69 AC / 30,148 SF (5%)

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

LANDSCAPE REQUIREMENTS (ACI)

SITE AREA = 13.84 AC REQUIRED LSA = 0.40 (5.54 AC) - PRESERVED TREE CANOPY (2.84 AC) = 2.70 AC	CANOPY (82" PER AC) = 222" UNDERSTORY (21" PER AC) = 57" SHRUBS (96 PER AC) = 260	QUANTITY PROVIDED	INCHES PROVIDED
		AMOUNT	CALIPER INCHES
3" CALIPER CANOPY TREES:		74	222"
AGGREGATE CANOPY CALIPER INCHES PROVIDED:			222"
AGGREGATE CANOPY CALIPER INCHES REQUIRED:			222"
2" CALIPER UNDERSTORY TREES:		30	60"
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:			60"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			57"
MINIMUM 18" HEIGHT SHRUBS:		92	
MINIMUM 30" HEIGHT SHRUBS:		467	
TOTAL SHRUBS PROVIDED:		559	
TOTAL SHRUBS REQUIRED:		260	

SPECIMEN TREE REPLACEMENT:

TOTAL SPECIMEN IN. REMOVED: 54 IN TOTAL HEALTHY IN. REMOVED: 54 IN REPLACEMENT IN. REQUIRED: 108 IN	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	36	108"
2" CALIPER UNDERSTORY TREES	-	0
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		108"
DBH IN. OF SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		108"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

STREET TREES PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
15	AR	ACER RUBRUM	RED MAPLE	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
7	GB	GINKGO BILOBA	GINKGO	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER; MALE ONLY
6	PA	PLATANUS x ACERIFOLIA	LONDON PLANE TREE	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
22	QN	QUERCUS NUTTALLII 'HIGHPOINT'	HIGHPOINT NUTTALL OAK	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
17	UP	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER

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

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
- [X] Rooftop
- [ ] Ground

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:		Purpose:
[X]	Foundation Planting	Along primary facade
[ ]	Perimeter Planting Strip	Screen VUAs and to create "modules"
[ ]	Interior VUA Planting	Create VUA "modules"
[ ]	Utility Box Screen from view	Screen Ulitity Boxes and Meters from view
[ ]	HVAC Screen	Screen HVAC from view
[ ]	Dumpster Screen	Screen dumpster from view
[ ]	Incompatible Use Buffer	Buffer the adjacent less intensive use
[X]	Street Trees	

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Applicant:	**Energy Land & Infrastructure, LLC**
Landscape Architect: Greg Gamble	615.975.5765
Franklin Planning Department:	615.791.3212

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064
615.975.5765
greg.gamble@gdc-tn.com

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

0 40 80 120

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

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN

Franklin, Williamson County, Tennessee

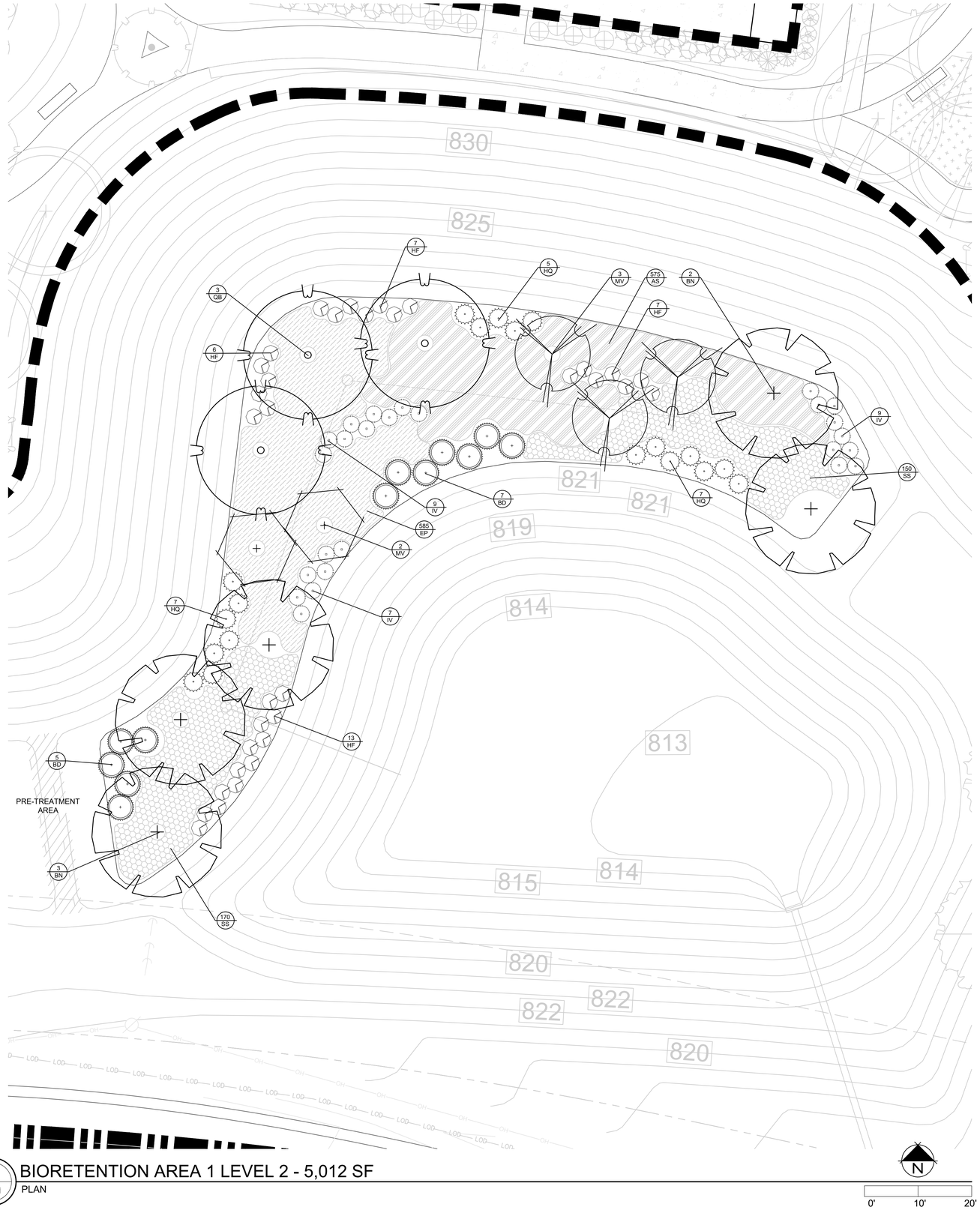
JEFFREY A. ROSAN REGISTERED LANDSCAPE ARCHITECT

Revision Date

OVERALL LANDSCAPE SHEET

L2.0

COF # 7606



2 / L2.1 BIORETENTION AREA 1 LEVEL 2 - 5,012 SF PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

BIORETENTION AREA 1 LEVEL 2 PLANT SCHEDULE - 5,012 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPTY TREES								
5	BN	BETULA NIGRA	RIVER BIRCH	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
2	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEET BAY MAGNOLIA	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	FULL CANOPY
SHRUBS								
12	BD	BUDDLEIA DAVIDII	BUTTERFLY BUSH		30"	DECIDUOUS	4' O.C.	
33	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORD		18"	EVERGREEN	3' O.C.	
19	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	4' O.C.	
25	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE		18"	DECIDUOUS	3' O.C.	
GROUNDCOVERS								
575	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
585	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
320	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	4" POT			24" O.C.	

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

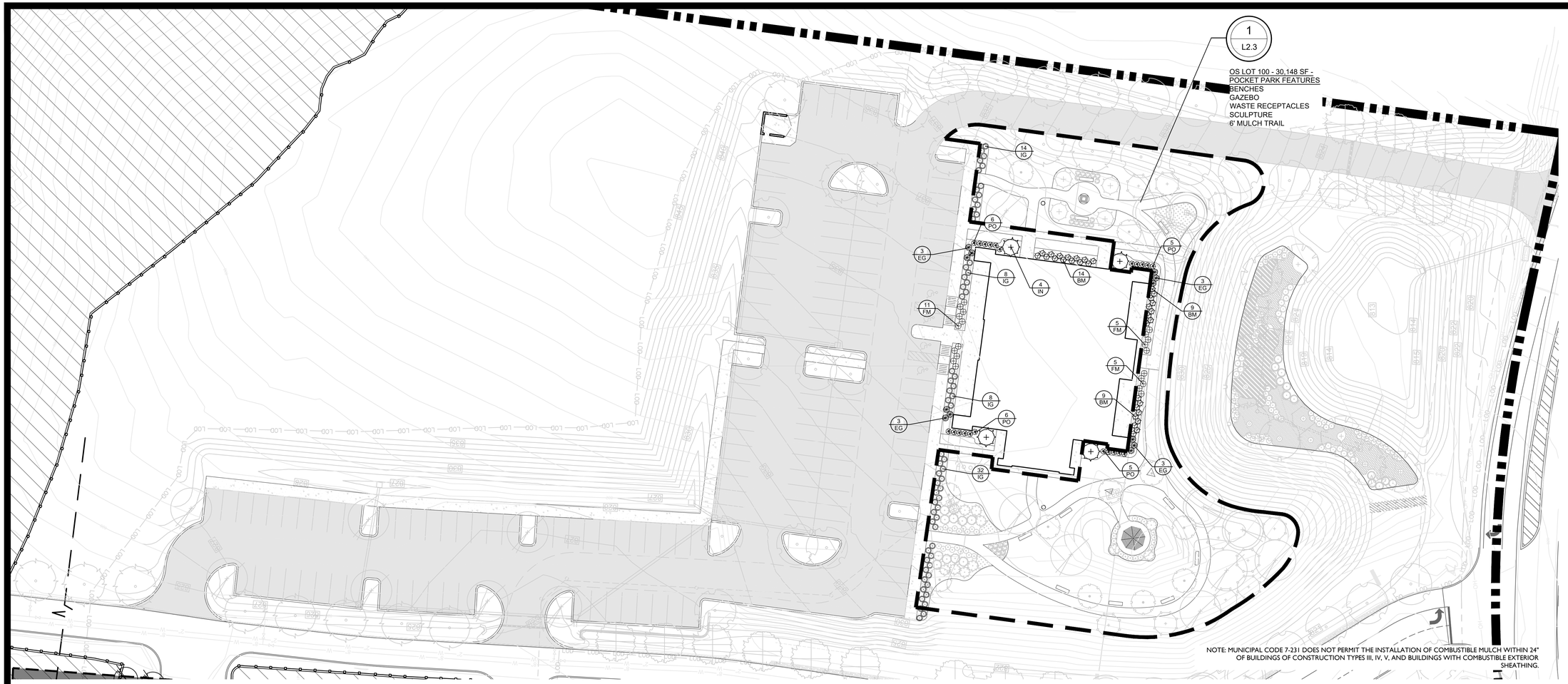
PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

BIORETENTION LANDSCAPE
SHEET
L2.1
COF # 7606



X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

FOUNDATION PLANTINGS + PARKING LOT SCREENING PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
UNDERSTORY TREES								
4	IN	ILEX X 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	FULL CANOPY
SHRUBS								
32	BM	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTERGREEN'	WINTERGREEN BOXWOOD		30"	EVERGREEN	36" O.C.	
12	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD EVERGREEN ARBORVITAE		5'-6'	EVERGREEN	48" O.C.	
21	FM	FOTHERGILLA MAJOR 'BLUE SHADOW'	BLUE SHADOW WITCH ALDER		30"	DECIDUOUS	36" O.C.	
54	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
22	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		30"	EVERGREEN	36" O.C.	

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

1 / L2.2 FOUNDATION PLANTINGS + PARKING LOT SCREENING PLAN

N

0' 30' 60'

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

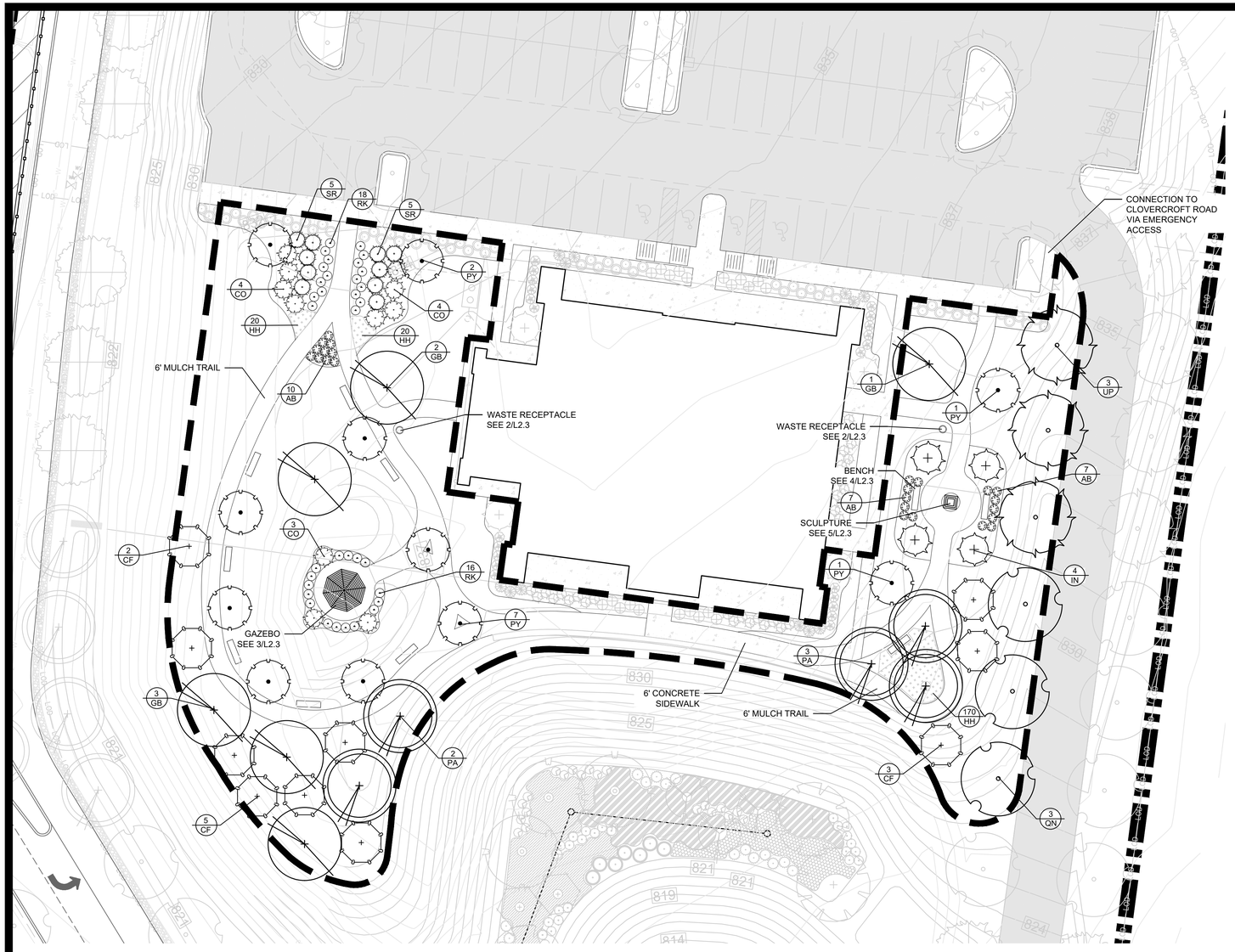
PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIA
REGISTERED
LANDSCAPE ARCHITECT
12/6/21

Revision Date
1 _____
2 _____
3 _____
4 _____

LANDSCAPE ENLARGEMENT
SHEET
L2.2
COF # 7606



X / XX SPECIMEN REPLACEMENT PLANTINGS

(X) / XX ACI REQUIRED PLANTINGS

OS LOT 100 POCKET PARK PLANT SCHEDULE - 30,148 SF								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPTY TREES								
6	GB	GINKGO BILOBA	GINKGO	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER; MALE ONLY
5	PA	PLATANUS × ACERIFOLIA	LONDON PLANE TREE	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	QN	QUERCUS NUTTALLII 'HIGHPOINT'	HIGHPONT NUTALL OAK	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	UP	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
10	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
4	IN	ILEX X 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	FULL CANOPY
11	PY	PRUNUS × YEDOENSIS	YOSHINO CHERRY	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL CANOPY
SHRUBS								
24	AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA		30"	DECIDUOUS	3' O.C.	
11	CO	CALYCANTHUS OCCIDENTALIS	SPICE BUSH		30"	DECIDUOUS	5' O.C.	
34	RK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE		18"	DECIDUOUS	3' O.C.	
10	SR	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX		30"	EVERGREEN	4' O.C.	
GROUNDCOVERS								
210	HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	4" POT			18" O.C.	

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

1 / L2.3 OS LOT 100 POCKET PARK - 30,148 SF
PLAN

N

0' 10' 20'



2 / L2.3 WASTE RECEPTACLE



3 / L2.3 GAZEBO



4 / L2.3 BENCH



5 / L2.3 SCULPTURE

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

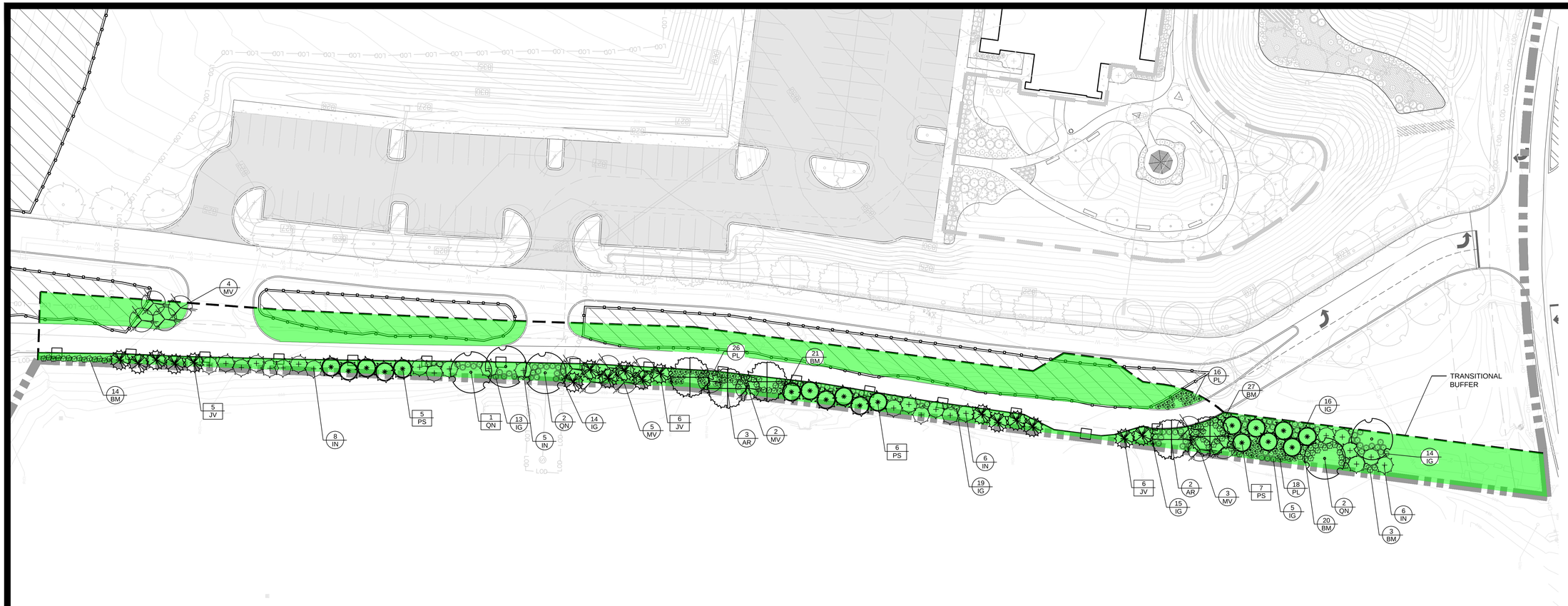
PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING) SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSA REGISTERED LANDSCAPE ARCHITECT 08.05.21

Revision Date
△
△
△
△

OPEN SPACE ENLARGEMENT
SHEET
L2.3
COF # 7606



NOTE: TRANSITIONAL BUFFER IS A CUMULATIVE 25' MINUS THE EXISTING DRIVE THAT IS TO REMAIN.
SUPPLEMENTAL PLANTING IS PROVIDED TO EXISITING TREE CANOPY THAT IS TO BE PRESERVED.

CUMULATIVE TRANSITIONAL BUFFER

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

FOUNDATION PLANTINGS + PARKING LOT SCREENING PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
5	AR	ACER RUBRUM	RED MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
5	QN	QUERCUS NUTTALLII 'HIGHPOINT'	HIGHPOINT NUTALL OAK	3" CAL. B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
17	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
18	PS	PINUS STROBUS	WHITE PINE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
25	IN	ILEX X 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	FULL CANOPY
14	MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEET BAY MAGNOLIA	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	FULL CANOPY
SHRUBS								
85	BM	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTERGREEN'	WINTERGREEN BOXWOOD		30"	EVERGREEN	36" O.C.	
96	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
61	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		30"	EVERGREEN	36" O.C.	

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

1 / L2.4 TRANSITIONAL BUFFER PLAN

N

0' 30' 60'

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI REGISTERED LANDSCAPE ARCHITECT

Revision Date

BUFFER LANDSCAPE
SHEET
L2.4
COF # 7606

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

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

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

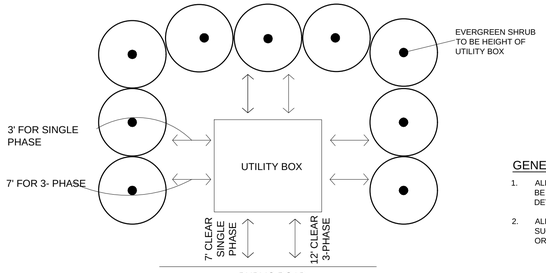
B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

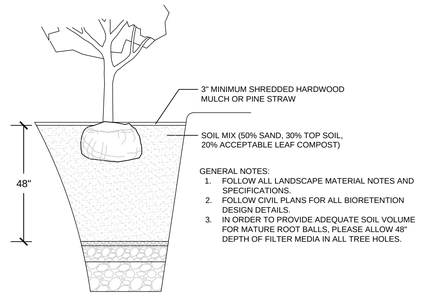
F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



GENERAL NOTES:

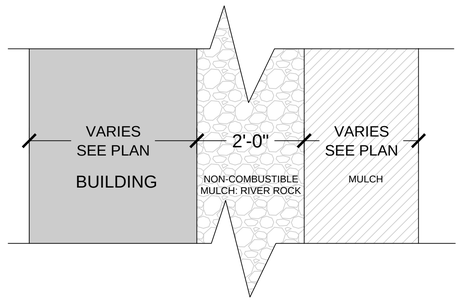
1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLANT MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

1 / L3.0 — UTILITY BOX SCREEN — NTS



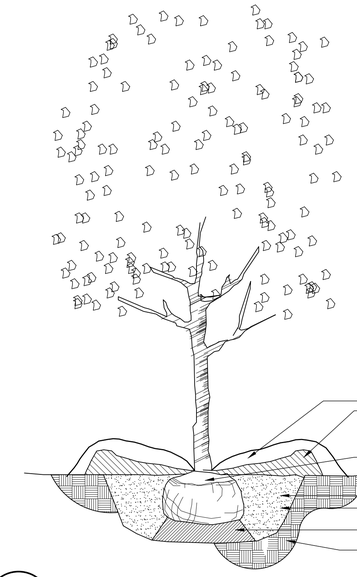
GENERAL NOTES:
1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.

2 / L3.0 — BIORETENTION TREE PLANTING — SECTION — NTS



Sec. 7-231. - Combustible mulch.
Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

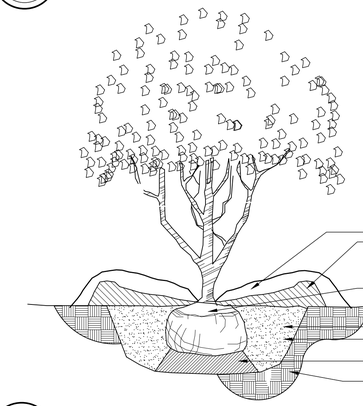
3 / L3.0 — NON-COMBUSTIBLE MULCH



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. No staking of trees permitted.
5. Soak plant ball and pit immediately after installation. Place 4"-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum; mulch shall be a minimum of 3" from the trunk.
6. Rock mulch to be used within 2' of buildings. No combustible mulch within 2' of buildings.

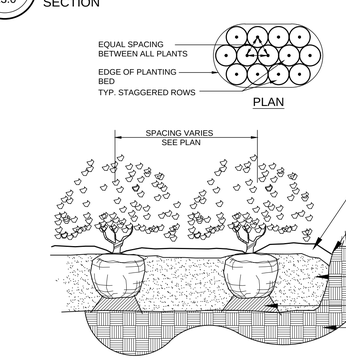
4 / L3.0 — SINGLE TRUNK DECIDUOUS TREE — SECTION — DETAIL # NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. No staking of trees permitted.
5. Soak plant ball and pit immediately after installation. Place 4"-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum; mulch shall be a minimum of 3" from the trunk.
6. Rock mulch to be used within 2' of buildings. No combustible mulch within 2' of buildings.

5 / L3.0 — UNDERSTORY TREE — SECTION — DETAIL # NTS



GENERAL NOTES:

1. Install top of plant ball even with finished grade.
2. Tamp planting mix firmly as pit if filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.
4. Cut and remove burlap from top ⅓ of root ball. Non-degradable burlap shall be removed or rolled under ball after replacement of plant.
6. Rock mulch to be used within 2' of buildings. No combustible mulch within 2' of buildings.

6 / L3.0 — SHRUB PLANTING — PLAN/ SECTION — DETAIL # NTS

NOTE: MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, V, AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

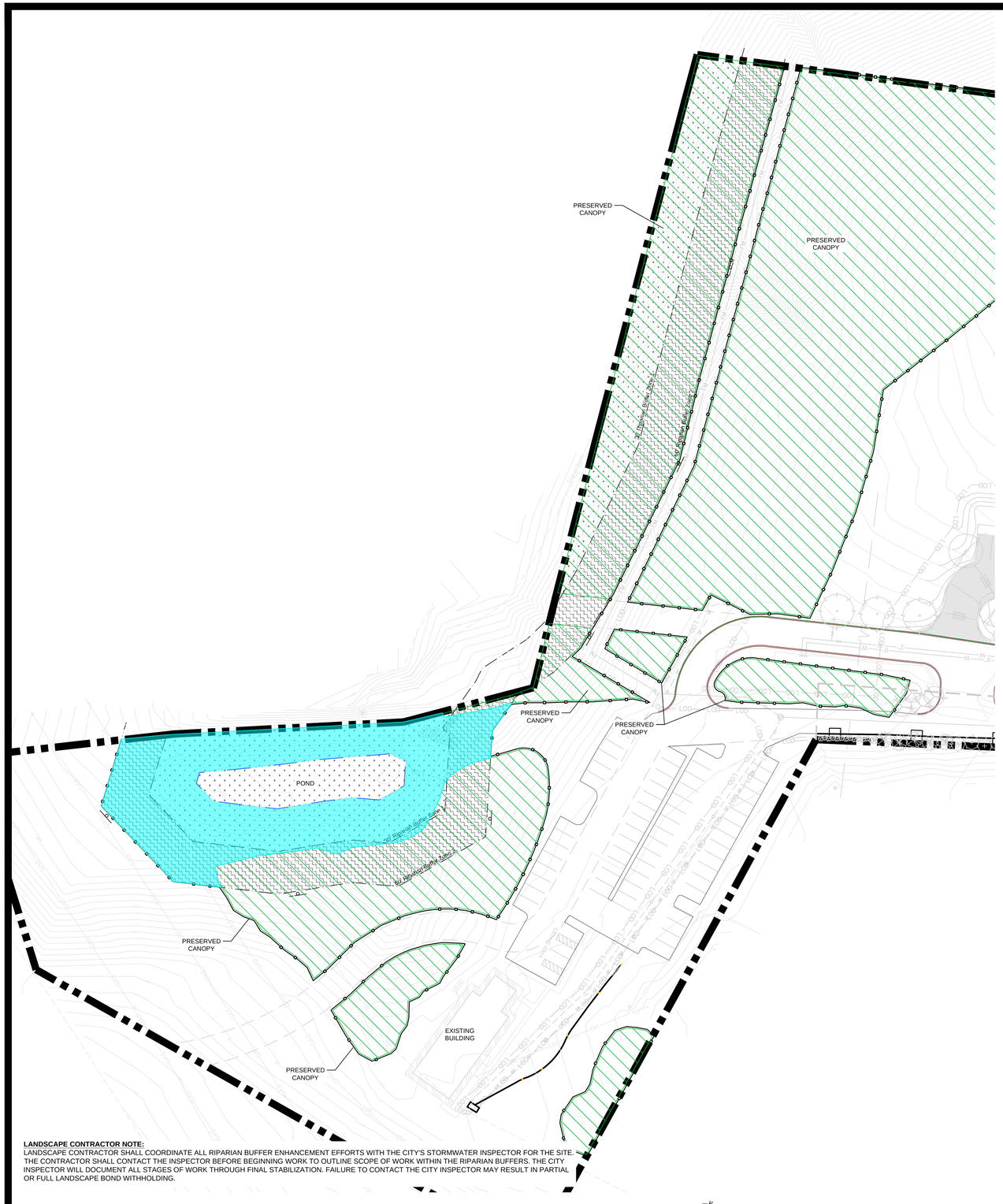
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date

LANDSCAPE NOTES & DETAILS
SHEET
L3.0
COF # 7606



LANDSCAPE CONTRACTOR NOTE:
LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT 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.

WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF EXOTIC INVASIVES WITHIN RIPARIAN ZONES
- ESTABLISH NATIVE PLANT MATERIAL IN THE BUFFER ENHANCEMENT AREAS

ANY WORK SHALL BE COORDINATED WITH THE COF STORMWATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

BUFFER MITIGATION DATA

TOTAL AREA OF BUFFER ENCROACHMENT:	0 SF
TOTAL AREA OF BUFFER MITIGATION:	0 SF
AREA TO BE PLANTED IN BUFFER:	18,118 SF

KEY

- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- PRESERVED TREE CANOPY
- AREA TO BE PLANTED

RIPARIAN ENHANCEMENT NOTES AND SCHEDULE

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS, AND A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

30' RIPARIAN BUFFER ZONE 1 AND 30' RIPARIAN BUFFER ZONE 2 OCCUR ON THIS SITE. IT APPEARS THAT THIS AREA HAS ADEQUATE CANOPY AND GROUNDCOVER.

HOWEVER, AFTER REMOVAL OF INVASIVE SPECIES, RIPARIAN ZONES SHOULD BE EVALUATED. ALL UNFORESTED AREA IN THESE BUFFERS SHALL RECEIVE BARE ROOT PLANTING BASED ON THE FOLLOWING SCHEDULE FOR 100 SF.

THE FOLLOWING NOTES AND PLANT SCHEDULE APPLY TO THESE AREAS.

SCHEDULE BASED ON 10 BARE ROOT PLANTS PER 100 SF OF UNFORESTED RIPARIAN ZONE.

QTY REQD	CATEGORY	QTY	COMMON NAME	BOTANICAL NAME
2/100 SF	CANOPY TREES	90	RED MAPLE	ACER RUBRUM
		91	BLACK WILLOW	SALIX NIGRA
		91	SHAGBARK HICKORY	CARYA OVATA
		91	SYCAMORE	PLANTUS OCCIDENTALIS
2/100 SF	UNDERSTORY	121	SERVICEBERRY	AMELANCHIER ARBOREA
		121	PAW PAW	ASIMINA TRILOBA
		121	ROUGHLEAF DOGWOOD	CORNUS DRUMMONDII
2/100 SF	SHRUB	72	SWEETSHRUB	CALYCANTHUS FLORIDUS
		72	BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS
		73	WILD HYDRANGEA	HYDRANGEA ARBORESCENS
		73	WINTERBERRY	ILEX VERTICILLATA
		73	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA
4/100 SF	GRASS & SEDGE	181	SEDGE	CAREX SPP.
		181	SWITCHGRASS	PANICUM VIRGATUM
		181	BROOMSEDGE	ANDROPOGON VIRGINICUS
		182	RUSH	JUNCUS EFFUSUS

RIPARIAN ZONE 1 AND 2 NOTES:

1. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. 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.

SITE DATA

Project Name:	Parish Presbyterian Church, Site Plan (Multi-Purposed Building)
Project #	7606
Address:	4156 Clovercroft Road (Multi-Purpose Building) 4150 Clovercroft Road (Existing Chapel)
Parcel(s)	Map 80, Parcel 11.01
Acreage / Square Footage of Site:	13.86 AC
Vesting (date development first became vested):	XXXX
REGULATIONS	
Base Zoning:	CI, Civic Institutional District
Overlay Zoning:	N / A
Building Types Applied:	Civic Building
Frontage Types Applied:	Landscape Frontage
Setbacks	
Front Yard:	25' (Abutting Local or Collector Street)
Side Yard:	25'
Rear Yard:	25'
Hotel Keys:	N / A
Building Height:	3 Stories
Minimum Landscape Surface Area:	40%
Open Space SF Required:	30,142 SF (0.69 AC)
Natural Area SF Required:	N / A
Tree Canopy Retention Acreage:	2.84 AC
Parking Required (1 Space / 3 Seats)	
Multi-Purpose Building (400 Seats)	133
Existing Chapel (125 Seats)	42
Minimum Total Parking	175
Parking Provided:	
Existing	64
Proposed	147
Total (Including 6 Accessible)	209 (119% of Minimum)
Bicycle Parking (1 / 20 of Spaces)	6 Spaces
Historic Resource Treatment	No

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Applicant:	Energy Land & Infrastructure, LLC
Landscape Architect: Greg Gamble	615.975.5765
Franklin Planning Department:	615.791.3212

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064
615.975.5765
greg.gamble@gdc-tn.com

Know what's below. Call before you dig.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH, (MULTI-PURPOSE BUILDING)
SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

BUFFER MANAGEMENT SHEET
EX1.0
COF # 7606



FIBER CEMENT SIDING: TIMBER BARK SELECT CEDARMILL HARDIEPANEL W/TIMBER BARK RUSTIC GRAIN 2 1/2" BATTEN BOARDS.

FIBER CEMENT TRIM: ARTIC WHITE RUSTIC GRAIN HARDIETRIM BOARD.

ASPHALT SHINGLE ROOF: TAMKO BLACK WALNUT HERITAGE LAMINATED ASPHALT SHINGLES

STANDING SEAM METAL ROOF: M.S. MANUF. CORP. OLD ZINC GREY (W-29) T-ARMOR SERIES

ALUMINUM WINDOWS & FIBERGLASS DOORS: COLOR TO MATCH FIBER CEMENT TRIM

LEADERHEADS & DOWNSPOUTS: GALVANIZED METAL

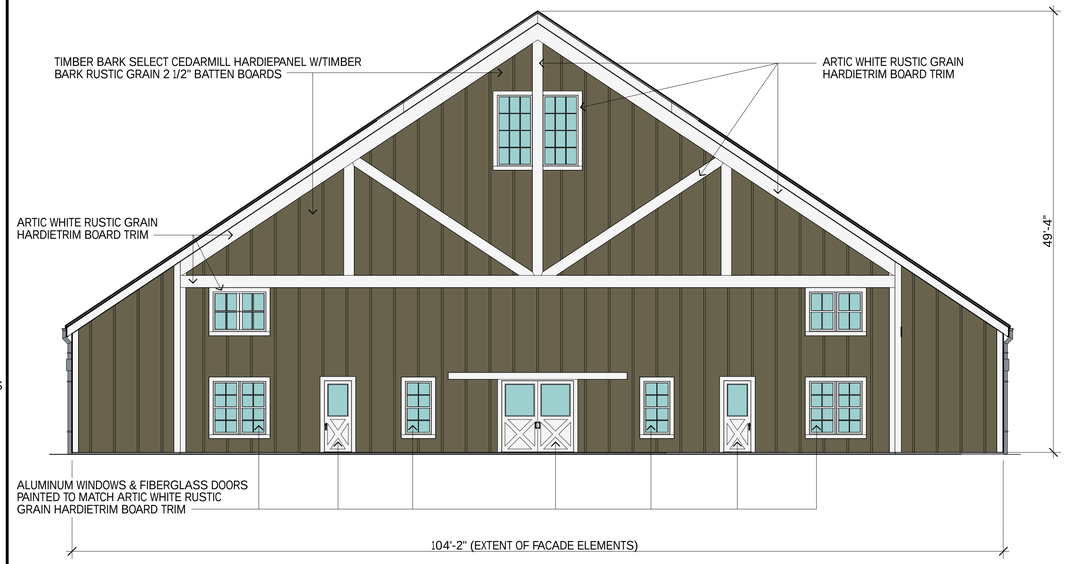
FRONT ELEVATION (CLOVERCROFT ROAD)

SOUTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	1,606	N/A
NET* OF WALL	1,132	N/A
NET* OF SIDING (BOARD & BATTEN)	871	77%
NET* OF TRIM	261	23%

BUILDING TYPE: VB-S

GLAZING PERCENTAGE = 15.13%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.

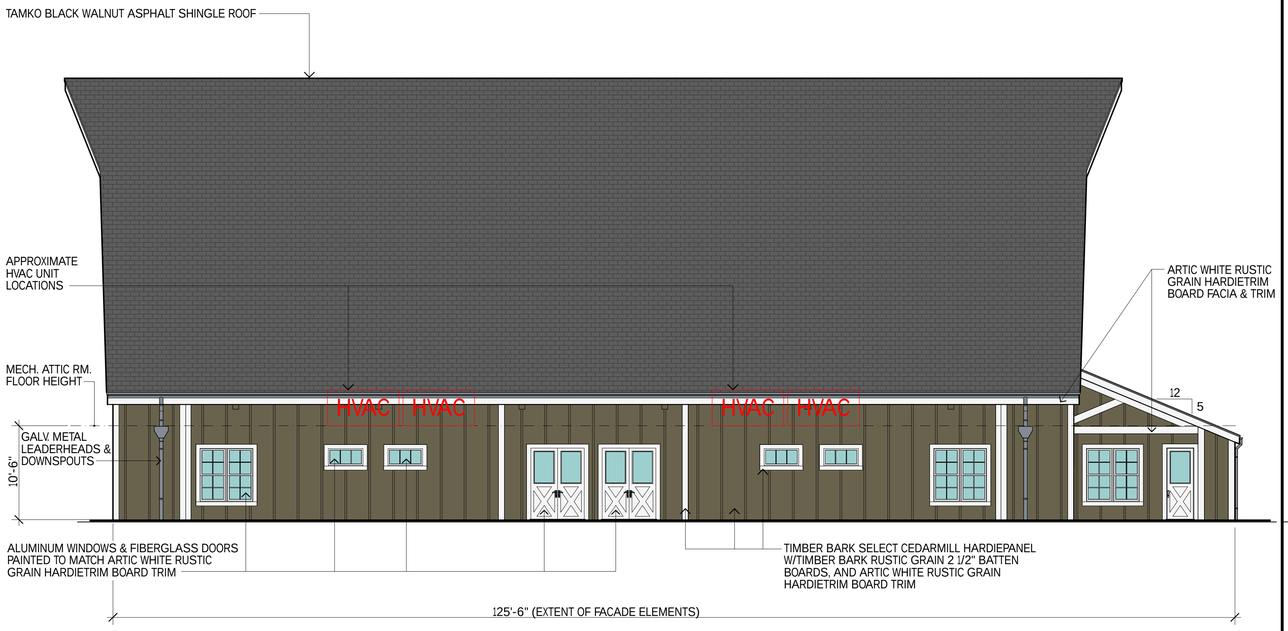


RIGHT ELEVATION (FIRE LANE)

EAST ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	3,191	N/A
NET* OF WALL	2,857	N/A
NET* OF SIDING (BOARD & BATTEN)	2,299	80%
NET* OF TRIM	558	20%

GLAZING PERCENTAGE = 6.00%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.



REAR ELEVATION (PARKING LOT)

MULTIPURPOSE BUILDING

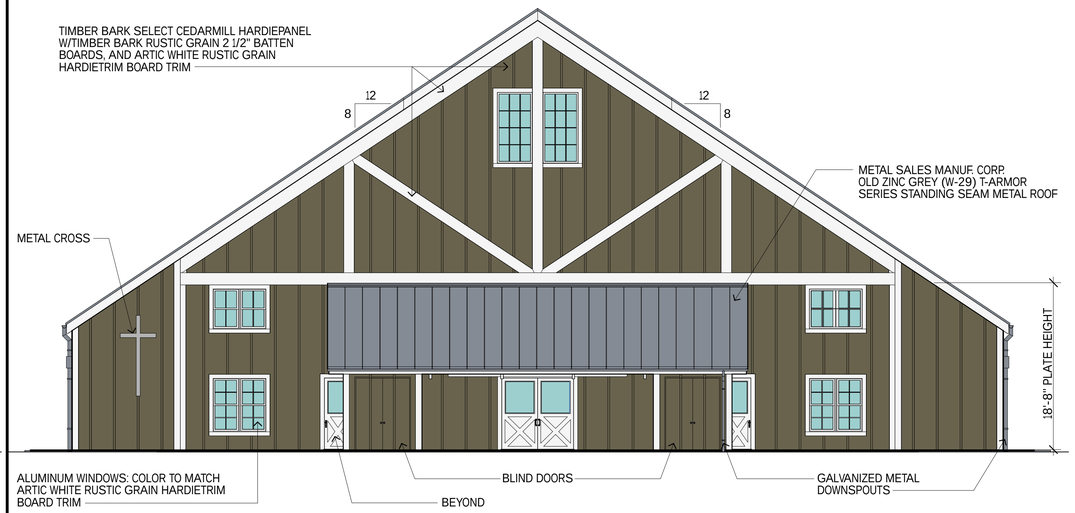
SCALE: 1/8"=1'-0"

NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	1,606	N/A
NET* OF WALL	1,349	N/A
NET* OF SIDING (BOARD & BATTEN)	1,153	85%
NET* OF TRIM	196	15%

HVAC UNITS, COOLING AND/OR MECHANICAL UNITS ARE LOCATED IN A MECHANICAL ATTIC ROOM ABOVE THE RESTROOMS.

GLAZING PERCENTAGE = 8.30%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.



NOTE: THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISION.

LEFT ELEVATION (DRIVEWAY)

WEST ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,713	N/A
NET* OF WALL	2,428	N/A
NET* OF SIDING (BOARD & BATTEN)	1,892	78%
NET* OF TRIM	536	22%

GLAZING PERCENTAGE = 6.12%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.

JOHN MICHAEL GRAY — REGISTERED ARCHITECT — AGRICULTURE — 8/5/21 — 0010414 — STATE OF TENNESSEE

REVISIONS

1	8/5/21 REVISION PER COF COMMENTS
2	
3	
4	
5	
6	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH,
SITE PLAN (MULTIPURPOSE BUILDING)
4156 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN	JMG
SCALE	AS NOTED
DATE	08/05/21
JOB NUMBER	210201
COF PROJECT NUMBER	7606
SHEET	A-1
OF	02 SHEETS

PARISH PRESBYTERIAN CHURCH

MULTIPURPOSE BUILDING



FRONT OF BUILDING (CLOVERCROFT ROAD) PERSPECTIVE RENDERING

REVISIONS

1	
2	
3	
4	
5	
6	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

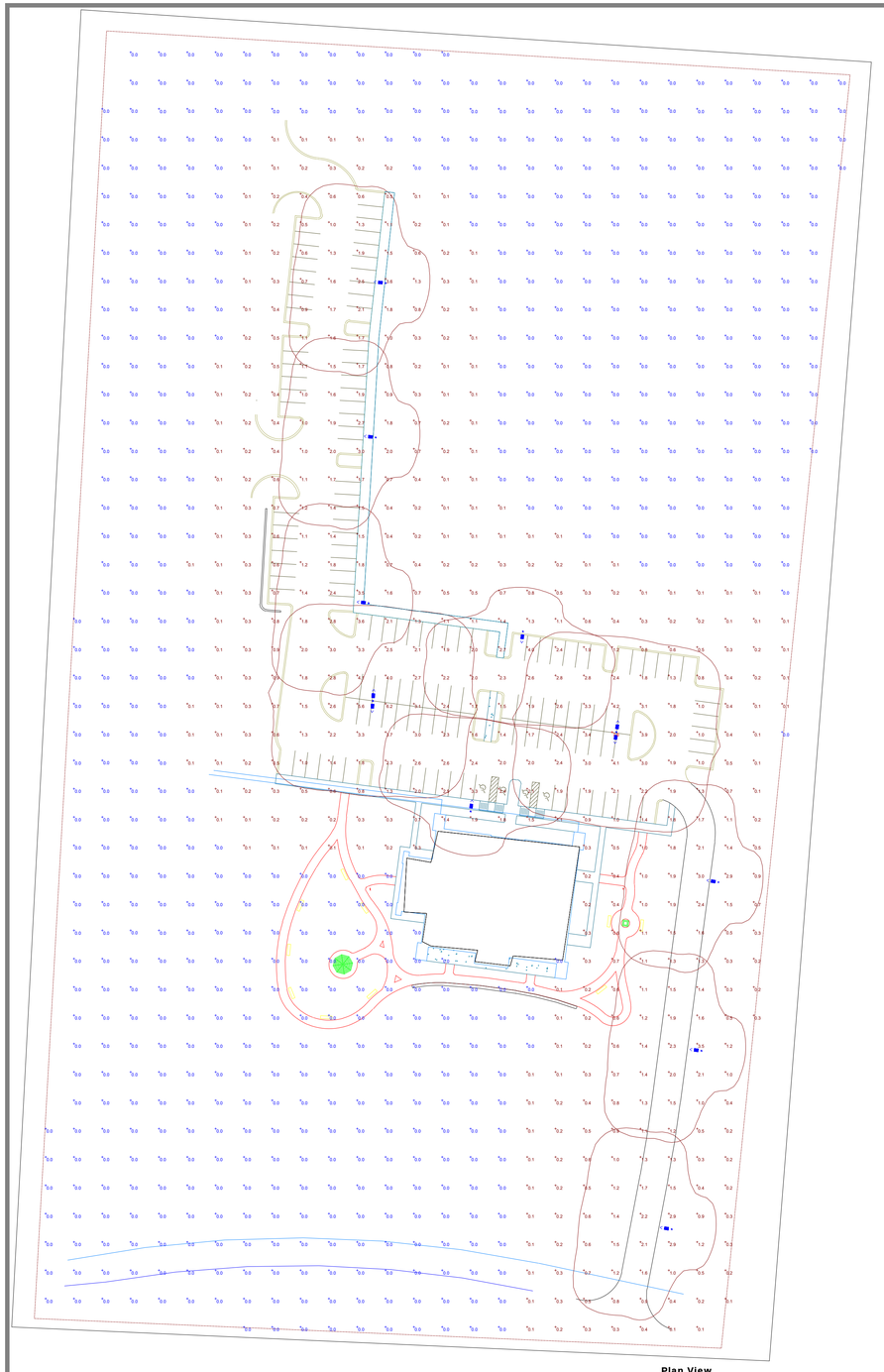
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4156 CLOVERCROFT ROAD
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DRAWN	JMG
SCALE	AS NOTED
DATE	08/05/21
JOB NUMBER	210201
COF PROJECT NUMBER	7606
SHEET	A-2

OF 02 SHEETS

JOHN MICHAEL GRAFTON
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/5/21



Plan View
Scale - 1" = 50ft

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Parking Lot	+	2.1 fc	7.3 fc	0.6 fc	12.2:1	3.5:1
Property	+	0.4 fc	7.6 fc	0.0 fc	N/A	N/A
Road	+	1.8 fc	3.7 fc	1.1 fc	3.4:1	1.6:1

Schedule

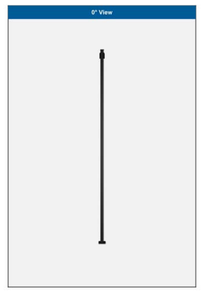
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	8	American Electric Lighting	ATB0 P304 MVOLT R4 4K BK 20 TB NR SSS 25 55G D01 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY5654	Autobahn Cobra Head, Performance package, MVOLT, Roadway Type IV, 4000K, Black, 20kV/10KA SPD, Terminal block, No photocontrol receptacle,Square straight steel pole, 25 feet, 5.0 Square x .188 Wall, D1, drilling for 1 unit, Drill pattern, Black, Anchor bolt (galvanized steel),Horizontal arm, 8 inches, Single arm, 2 Hole Drill Pattern "W" for SSA and SSS Poles, SSS, square straight steel shaft, Black	1	ATB0_P304_R4_4K.ies	17849	0.95	124
	A-2	2	American Electric Lighting	ATB0 P304 MVOLT R4 4K BK 20 TB NR SSS 25 55G D02 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY5655	Autobahn Cobra Head, Performance package, MVOLT, Roadway Type IV, 4000K, Black, 20kV/10KA SPD, Terminal block, No photocontrol receptacle,Square straight steel pole, 25 feet, 5.0 Square x .188 Wall, D2, drilling For 2 units @ 180, Drill pattern, Black, Anchor bolt (galvanized steel),Horizontal arm, 8 inches, Single arm, 2 Hole Drill Pattern "W" for SSA and SSS Poles, SSS, square straight steel shaft, Black	1	ATB0_P304_R4_4K.ies	17849	0.95	248

HOLOPHANE

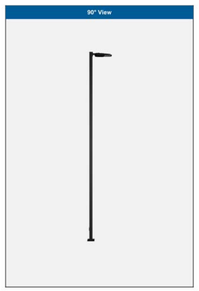
Job Name: Parish Presbyterian Parking | Job Location: | Quote No: | Type: A

Catalog Number: ATB0 P304 MVOLT R4 4K BK 20 TB NR SSS 25 55G D01 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY5654

0° View



90° View



Ordering Information

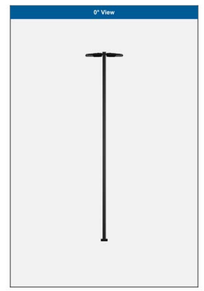
Luminaire		Arm/Mounting Bracket	Pole
Catalog Number: ATB0 P304 MVOLT R4 4K BK 20 TB NR **Series: (ATB0)** Autobahn Cobra Head **Performance Package: (P304)** Performance package **Voltage: (MVOLT)** MVOLT **Distribution: (R4)** Roadway Type IV **Color Temperature: (4K)** 4000K **Finish: (BK)** Black **Surge Protection: (20)** 20kV/10KA SPD **Terminal Block: (TB)** Terminal block	**Photocontrol Receptacle: (NR)** No photocontrol receptacle	**Catalog Number:** HZ 08IN 1A BOW SQT BK **Series: (HZ)** Horizontal arm **Height / Length: (08IN)** 8 inches **Number of Arms: (1A)** Single arm **Arm Connection: (BOW)** 2 Hole Drill Pattern "W" for SSA and SSS Poles **Shaft Style: (SQT)** SSS, square straight steel shaft **Finish: (BK)** Black	**Catalog Number:** SSS 25 55G D01 W5 BK ABG **Series: (SSS)** Square straight steel pole **Pole Height: (25)** 25 feet **Shaft Style: (55G)** 5.0 Square x .188 Wall **Pole Top Mounting: (D01)** D1, drilling for 1 unit **Pole Top Drill Pattern: (W5)** Drill pattern **Finish: (BK)** Black
Square straight steel pole		**Anchor Bolt**	**Anchor bolt template**
Catalog Number: SSS 25 55G D01 W5 BK **Series: (SSS)** Square straight steel pole **Pole Height: (25)** 25 feet **Shaft Style: (55G)** 5.0 Square x .188 Wall	**Pole Top Mounting: (D01)** D1, drilling for 1 unit **Pole Top Drill Pattern: (W5)** Drill pattern **Finish: (BK)** Black	**Catalog Number:** AB-26-4 **Anchor Bolt: (AB-26-4)** AB-26-4	**Catalog Number:** TMP-45 **Anchor Bolt Template Number: (TMP-45)** 45

HOLOPHANE

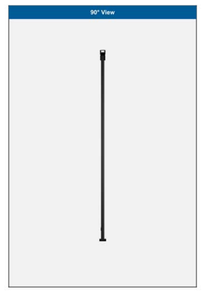
Job Name: Parish Presbyterian | Job Location: | Quote No: | Type: A-2

Catalog Number: ATB0 P304 MVOLT R4 4K BK 20 TB NR SSS 25 55G D02 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY5655

0° View

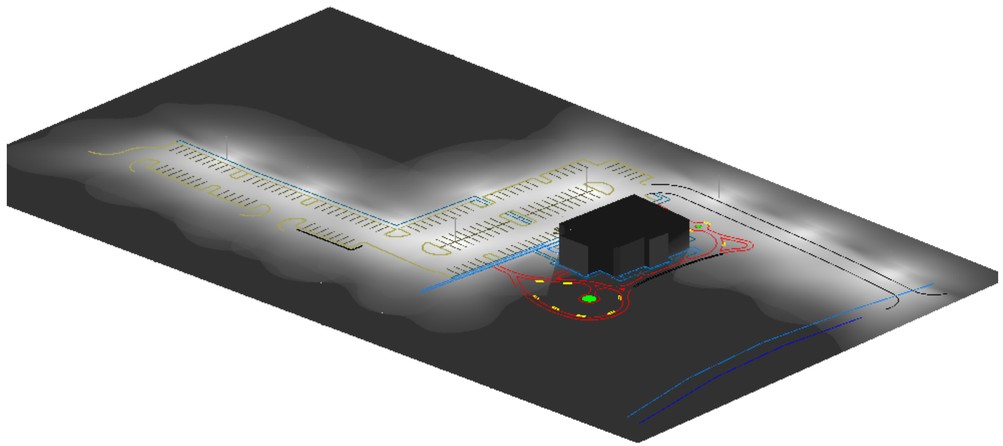


90° View



Ordering Information

Luminaire		Arm/Mounting Bracket	Pole
Catalog Number: ATB0 P304 MVOLT R4 4K BK 20 TB NR **Series: (ATB0)** Autobahn Cobra Head **Performance Package: (P304)** Performance package **Voltage: (MVOLT)** MVOLT **Distribution: (R4)** Roadway Type IV **Color Temperature: (4K)** 4000K **Finish: (BK)** Black **Surge Protection: (20)** 20kV/10KA SPD **Terminal Block: (TB)** Terminal block	**Photocontrol Receptacle: (NR)** No photocontrol receptacle	**Catalog Number:** HZ 08IN 1A BOW SQT BK **Series: (HZ)** Horizontal arm **Height / Length: (08IN)** 8 inches **Number of Arms: (1A)** Single arm **Arm Connection: (BOW)** 2 Hole Drill Pattern "W" for SSA and SSS Poles **Shaft Style: (SQT)** SSS, square straight steel shaft **Finish: (BK)** Black	**Catalog Number:** SSS 25 55G D02 W5 BK ABG **Series: (SSS)** Square straight steel pole **Pole Height: (25)** 25 feet **Shaft Style: (55G)** 5.0 Square x .188 Wall **Pole Top Mounting: (D02)** D2, drilling For 2 units @ 180 **Pole Top Drill Pattern: (W5)** Drill pattern **Finish: (BK)** Black
Pole (Cont...)	**Square straight steel pole**		**Anchor Bolt**
Base Mounting: (ABG) Anchor bolt (galvanized steel)	**Catalog Number:** SSS 25 55G D02 W5 BK **Series: (SSS)** Square straight steel pole **Pole Height: (25)** 25 feet **Shaft Style: (55G)** 5.0 Square x .188 Wall	**Pole Top Mounting: (D02)** D2, drilling For 2 units @ 180 **Pole Top Drill Pattern: (W5)** Drill pattern **Finish: (BK)** Black	**Catalog Number:** AB-26-4 **Anchor Bolt: (AB-26-4)** AB-26-4



View #5

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS
An ⟨4⟩ Acuity Brands Company

Parish Presbyterian Parking

Designer

Date
7/7/2021
Scale
Not to Scale
Drawing No.

Summary

1 of 1

City of Franklin

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

File #: 21-02334

DATE: August 4, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Tavistock Subdivision, Preliminary Plat, Creating 7 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 7.43 Acres, Located West of Kirkwood Drive and North Of Clovercroft Road, At 4060 Clovercroft Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7605
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Nick Wells, Turnberry Homes, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this preliminary plat is to subdivide the existing single-family residential lot (of 7.43 acres in size) into seven single family residential lots, two open space lots, and dedicate right-of-way. The property is zoned Residential 2 District (R-2), which supports the proposed residential lots. The plan, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance.

PROCEDURAL REQUIREMENTS:

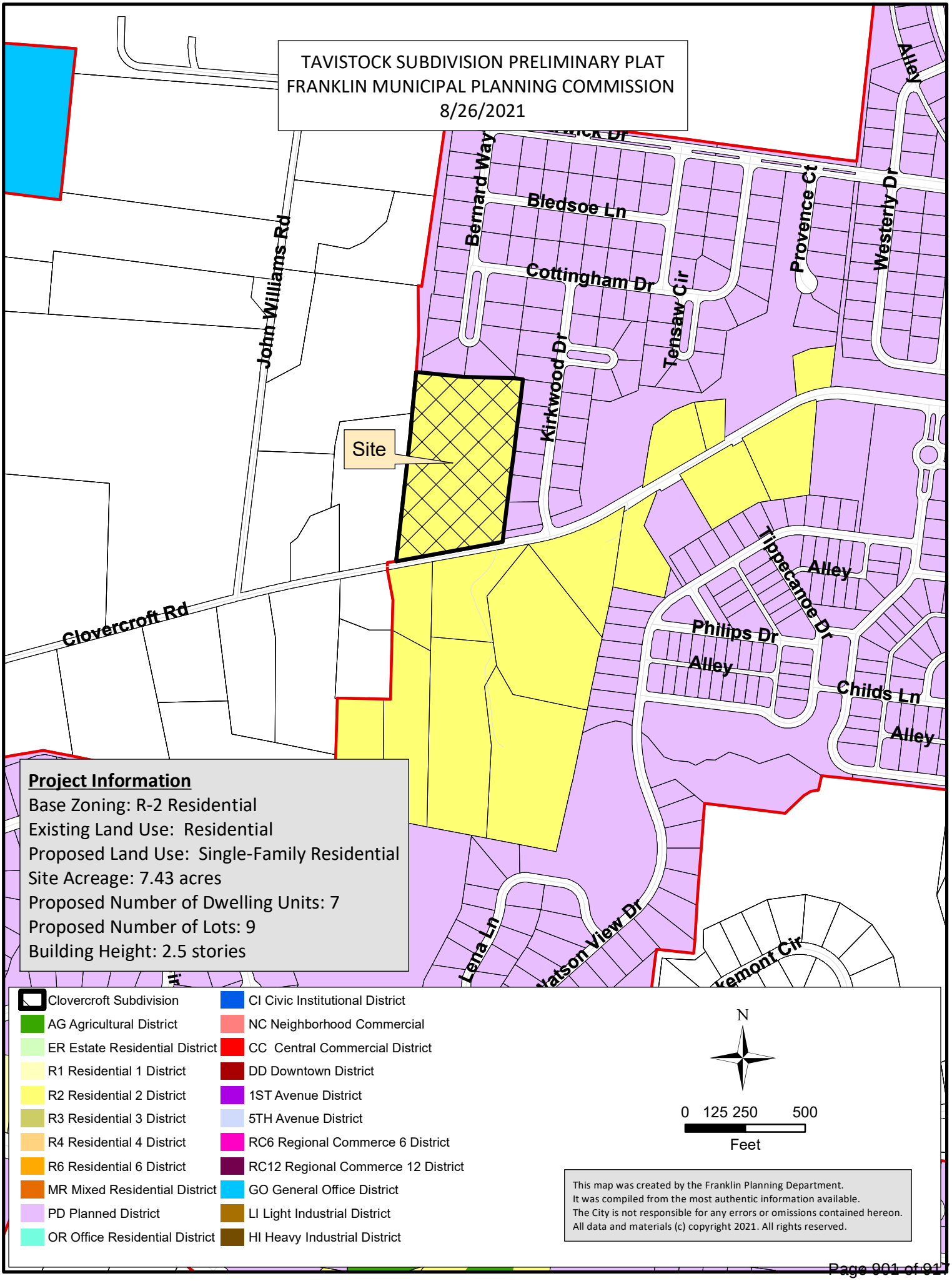
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the preliminary plat for the Tavistock Subdivision, Preliminary Plat with conditions.


TAVISTOCK SUBDIVISION PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
Bernard Way
Bledsoe Ln
Cottingham Dr
Kirkwood Dr
Tensaw Cir
Provence Ct
Westerly Dr
Alley
John Williams Rd
Site
Clovercroft Rd
Tippecanoe Dr
Alley
Philips Dr
Alley
Childs Ln
Alley
Lena Ln
Watson View Dr
Project Information
Base Zoning: R-2 Residential
Existing Land Use: Residential
Proposed Land Use: Single-Family Residential
Site Acreage: 7.43 acres
Proposed Number of Dwelling Units: 7
Proposed Number of Lots: 9
Building Height: 2.5 stories
Clovercroft 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
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7605

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - Checklist

General Issues

40. Streets

kevin.long@franklintn.gov All street and stormwater information on this Preliminary Plat is considered conceptual and the design and locations of infrastructure items shown have not been reviewed or approved. **At the Site Plan stage, no permanent stormwater infrastructure items shall be allowed in future Clovercroft Road right-of-way.**

Engineering - Preliminary Plat Checklist

General Issues

18. Preliminary Plat

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Preliminary Plat.***

Sight Distance Review at Site Plan:

Comprehensive review of intersection sight distance by City of Franklin Staff will occur at Site Plan. At Site Plan, the Applicant shall demonstrate that unobstructed lines of sight as prescribed by AASHTO "A Policy On Geometric Design of Highways and Streets" are provided at intersections both internal and external to the development . Buildings, parking, landscaping, and other visual obstructions shall be removed as necessary. Where roadway elements on the Development Plan cannot safely meet minimum intersection sight distance requirements, access restrictions on unsafe movements shall be provided or the intersecting roadway shall be modified to remove unsafe conditions at the expense of the developer.

21. Future Widening of Clovercroft Road

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Preliminary Plat.***

Clovercroft Widening Analysis at Site Plan:
At Site Plan, the Applicant shall demonstrate that the proposed development will not hinder the future widening of Clovercroft Road by providing an exhibit showing the following:

1. Ultimate widening of Clovercroft Road along the full frontage of the property, including both the roadway and the adjacent sidewalks/multi-use paths.
2. ROW Dedication associated with the ultimate widening.
3. Proposed grades that tie into future design grades for the widened section using slopes 3H:1V or flatter and without the need for retaining walls.
4. Corridor construction and grading that does not require Green Infrastructure elements (including bioretention) or building elements to be modified, relocated, or temporarily shored.
5. Dimensions of stacking lengths at project accesses that incorporate the widened section.
6. Corridor construction and grading that does not require revision to the public street network outside of ROW in order to maintain slopes and geometry required by the COF street standards.

25. Easements

joe.marlo@franklintn.gov *Comment not adequately addressed. Open Space Lots have been labeled "PUDE" but not "PUDAE", "Green Infrastructure Easements" do not appear to have been labeled accordingly, and several Public Drainage Easements between lots appear to have been removed.*

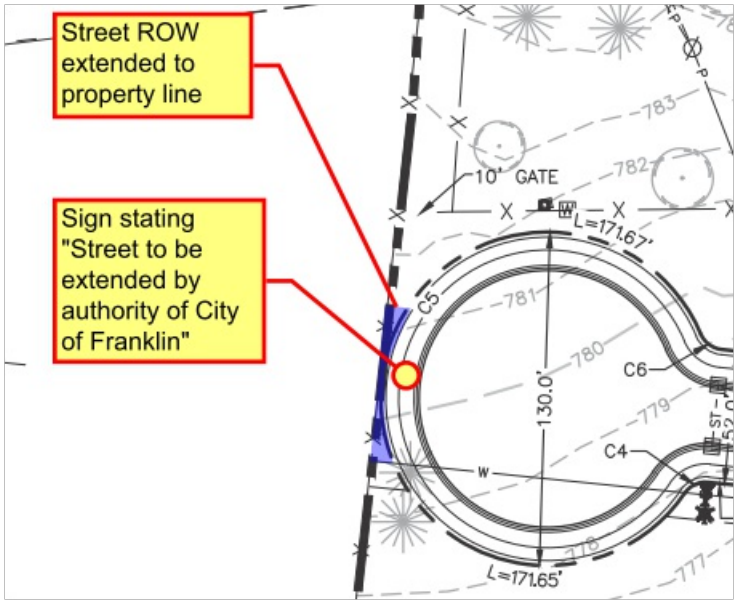
Applicant shall show and label the following easements:

- Public Utility, Drainage, and Access Easements (PUDAE) over all Open Space Lots
- Green Infrastructure Easements (GIE) around all Green Infrastructure BMPs (pervious pavement, bioretention, bioretention forebays, water quality swale, etc.)
- 5-foot minimum Public Drainage Easement (PDE) on each side of all common lot lines (with the exception of 10-foot PDE's where storm infrastructure runs along lot lines). PDE lines are to extend to the front property line and the rear 5' PDE, and are not to stop at MBSL lines.

32. Cul-de-sac

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant shall extend street ROW (52'-0" wide) to the property line so that the street may be extended in the future. A sign stating: *"Street to be extended by authority of City of Franklin."* shall be provided at the property line. *[COF Streets 2.3.8(7) and Std Dwg SD-1]*

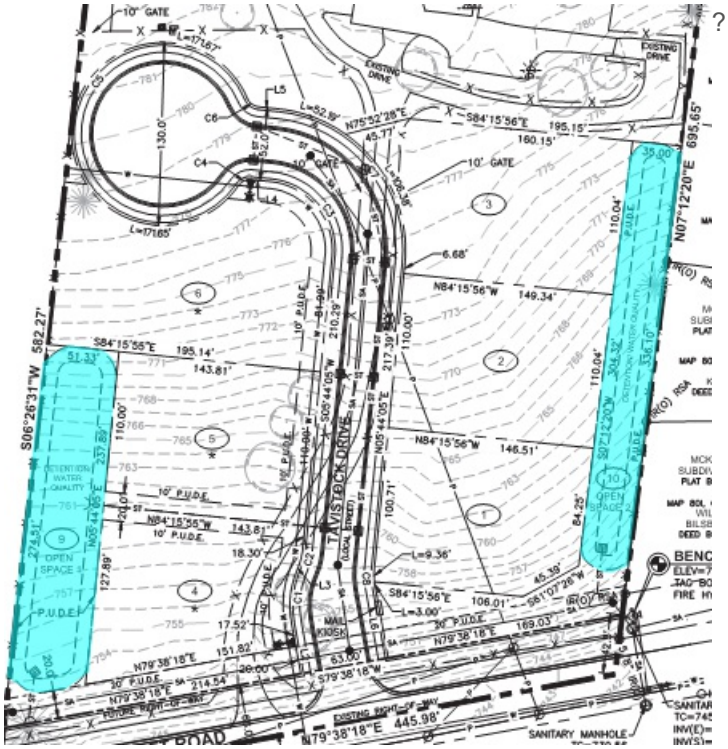


36. E. Preliminary Plat

lance.fittro@franklintn.gov **This is an advisory comment to be addressed at Site Plan**:

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23 and the 2021 BMP Stormwater Management Manual.

The proposed linear stormwater treatment/detention features in areas where existing grades drop 19 to 21 feet from end to end present a significant design challenge for controlling velocities and providing the generally-level pools required for these features. Applicant shall be aware that approval of the layout shown on the preliminary plat does not provide relief from the standard design constraints for these features.



42. Curb and Gutter

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Preliminary Plat.***

At Site Plan, stormwater infrastructure along the north side of Clovercroft Road shall be provided to transfer stormwater flows currently transported by the roadside ditch.

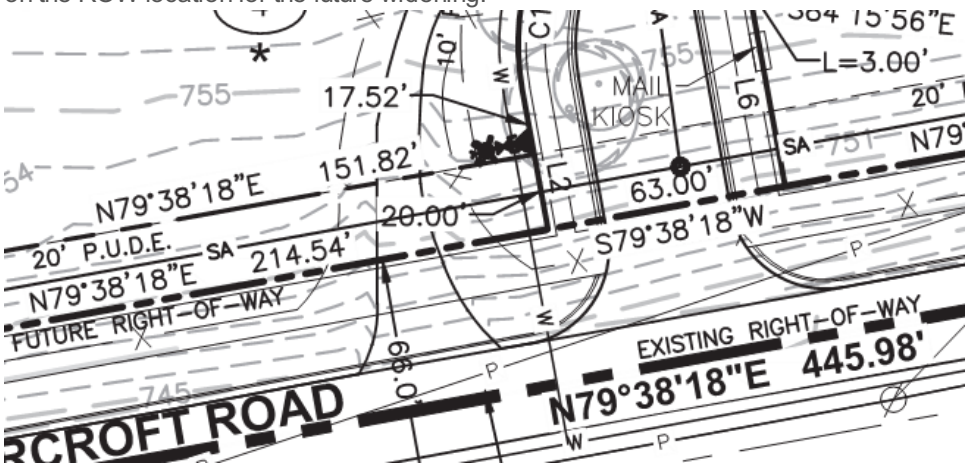
44. Proposed Roadway Improvements

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Preliminary Plat.** The applicant is specifically cautioned as street design is not reviewed until the Site Plan stage, and roadway elements currently shown on the Preliminary Plat may potentially not meet the requirements below. Significant site grading appears likely necessary.*

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

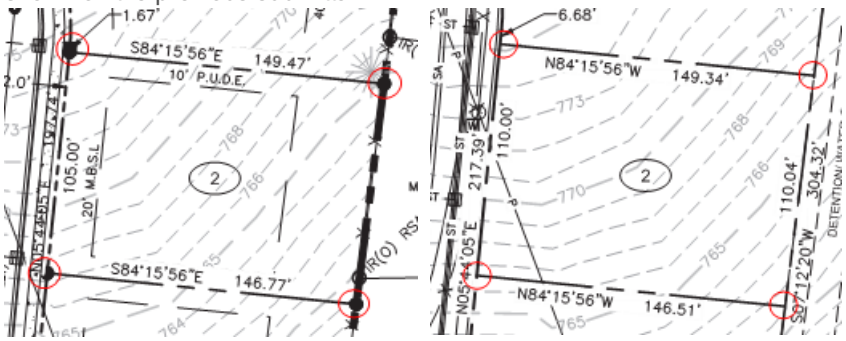
47. E. Preliminary Plat

lance.fittro@franklintn.gov This is a new comment due to the addition of the mail kiosk in Open Space Lot 10: **This is an advisory comment to be addressed with the future Site Plan, and which does not hinder approval of the Preliminary Plat.** Applicant shall be aware of the requirement for dedicated parking spaces for mail kiosks per the Zoning Ordinance. Where on-street parking spaces are to be utilized for the mail kiosk, those spaces and the adjacent sidewalk shall be designed in accordance with both the Franklin Transportation & Street Technical Standards and the Zoning Ordinance. Required separation of on-street parking spaces from the intersection shall be based on the ROW location for the future widening.



48. E. Preliminary Plat

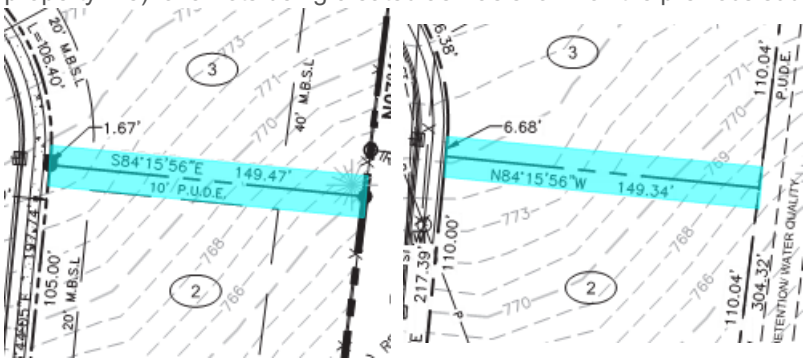
lance.fittro@franklintn.gov This is a new comment due to changes made to the preliminary plat with this submittal:
Applicant shall indicate iron pins to be set at all proposed property corners, as were shown on the previous submittal:



49. E. Preliminary Plat

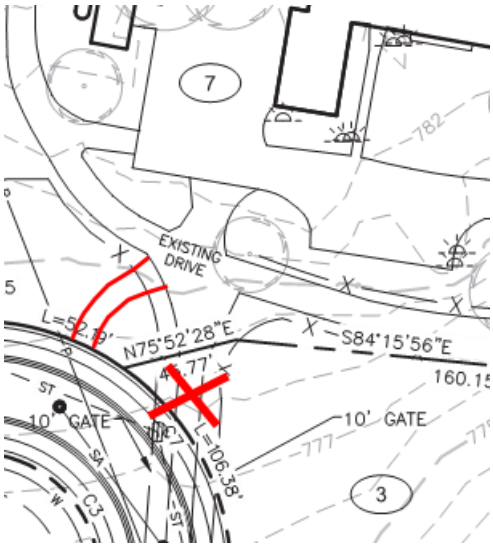
lance.fittro@franklintn.gov Per Sec. 23-106.(2)(f)of the Stormwater Ordinance:
(ii) All new development and redevelopment shall be designed and graded so that a minimum ten-foot public drainage easement and stormwater conveyance exist between each property.

Applicant shall indicate the required 10' drainage easement (5' on each side of the property line) for all lots being created as was shown on the previous submittal:



50. E. Preliminary Plat

lance.fittro@franklintn.gov This is a new comment due to changes made with this submittal which may be addressed with the site plan and **should not hinder approval of the preliminary plat**:
With the site plan, applicant shall indicate the existing drive for Lot 7, which is now shown crossing Lot 8, to be relocated such that it connects to the proposed street without crossing the adjacent lot:



FIRE--Planning

General Issues

29. Utilities

curt.edelmann@franklintn.gov Application Submittal 003 left off the water main sizes.

Stormwater

General Issues

35. Drainage

ellen.moore@franklintn.gov *This comment shall remain open, but does not hinder approval of the preliminary plat.*

Applicant shall analyze the two downstream structures from any outfall onsite to ensure existing infrastructure can handle the flows from the 10 yr storm. Based on the layout of the preliminary plat, additional downstream structures may be needed to prevent stormwater from discharging over the proposed trail and into the roadway.

52. Plats

jeff.willoughby@franklintn.gov Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

Water/Sewer

General Issues

31. Water/Sewer availability

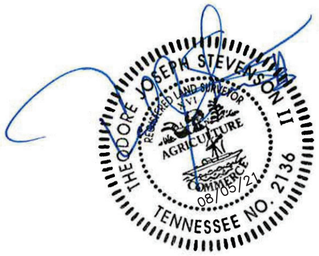
ben.mcneil@franklintn.gov	Sanitary sewer availability is under review.

PRELIMINARY PLAT

FOR

TAVISTOCK SUBDIVISION

COF NUMBER 7605



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street , Nashville, Tn. 37206
(615) 244-8591
tstevenson@ragansmith.com
Ted J. Stevenson II

CONTACTS

OWNER/DEVELOPER

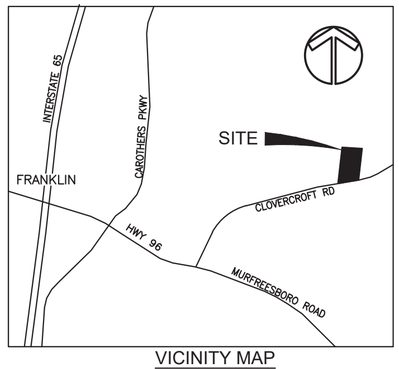
NICKY WELLS
TURBERRY HOMES, LLC
210 JAMESTOWN PARK ROAD, SUITE 102
BRENTWOOD, TN 37027 CONTACT
615-376-7001
nicky.wells@turnberryhomes.com

CIVIL

SAM CHRISTMAN, P.E.
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
schristman@ragansmith.com

SURVEY

TED STEVENSON
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tstevenson@ragansmith.com



VICINITY MAP
N.T.S.

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

PARCEL 4.01, MAP 80

4060 CLOVERCLOFT ROAD, NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE SEVEN LOTS, TWO OPEN SPACES, AND DEDICATE RIGHT-OF-WAY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.

3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.

4. THIS PROPERTY IS CURRENTLY ZONED: R-2 (RESIDENTIAL 2 DISTRICT). MINIMUM BUILDING SETBACKS: FRONT= 20'; REAR= 40'; SIDE = 10'.

5. SUBJECT PROPERTY IS SHOWN AS PARCEL 4.01 ON WILLIAMSON COUNTY PROPERTY MAP 80.

6. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMINITY NO. 470206, PANEL NO. 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

8. 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, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

9. BEING THE SAME PROPERTY AS CONVEYED TO KENNETH JOYNER AND WIFE, LAURA R. JOYNER OF RECORD IN WARRANTY DEED BOOK 3382, PAGE 303, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

10. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ANY AND ALL PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATER MANAGEMENT FACILITIES.

11. 8 UNITS TOTAL WITH 1 UNIT EXISTING= 7 UNITS X $4,304= $30,128. FEES SHALL BE PAID AT FINAL PLAT.

TAVISTOCK SUBDIVISION
FOR
COF NUMBER 7605
4060 CLOVERCROFT ROAD, NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

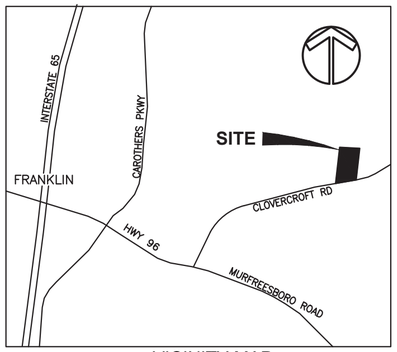
Scale: NOT TO SCALE
Date: AUGUST 5, 2021
Approved By: TJS
Revisions:

Drawing Title:
PRELIMINARY PLAT

Drawing No.
1 of 2

Project No.
21-0156

G:\21-0156\1-SURVEY\PLAT\PRELIMINARY\21-0156 COVER.DWG
PLOTTED BY:TED STEVENSON ON: 8/5/2021 10:38 AM LAST UPDATED BY:TSTEVENSON ON: 8/5/2021 10:37 AM

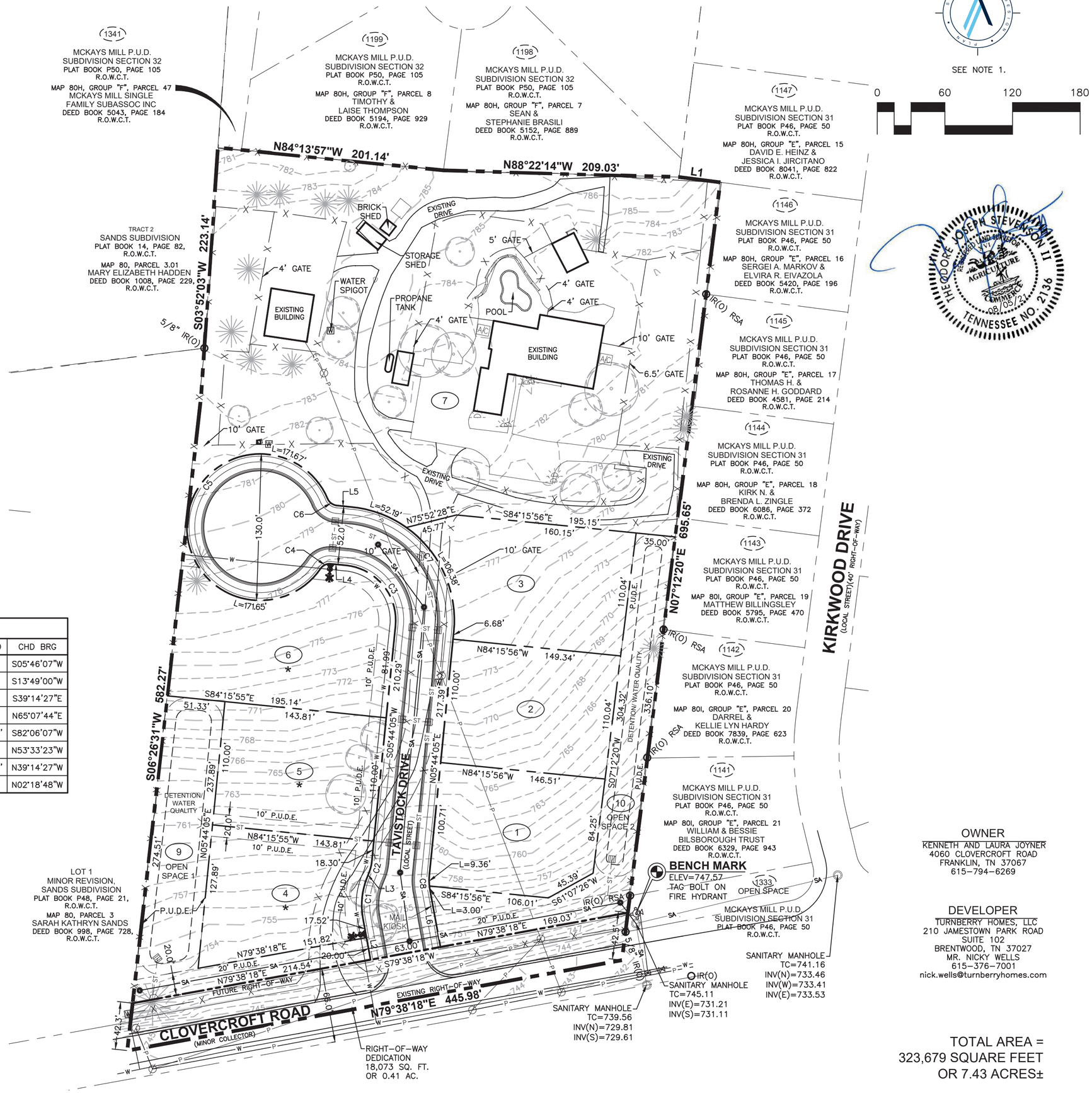


VICINITY MAP
N.T.S.

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	15,485	0.36
2	16,272	0.37
3	18,341	0.42
4	15,225	0.35
5	15,819	0.36
6	21,644	0.50
7	132,416	3.04
9	17,216	0.40
10	17,204	0.39

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°40'21"W	36.81'
L2	S10°21'42"E	37.52'
L3	S21°53'56"W	5.00'
L4	S84°12'59"E	13.47'
L5	N84°12'59"W	13.46'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	65.00'	36.60'	32°15'38"	18.80	36.12'	S05°46'07"W
C2	35.00'	9.87'	16°09'51"	4.97	9.84'	S13°49'00"W
C3	49.00'	76.93'	89°57'04"	48.96	69.27'	S39°14'27"E
C4	10.00'	10.70'	61°18'33"	5.93	10.20'	N65°07'44"E
C5	65.00'	170.17'	150°00'13"	242.61	125.57'	S82°06'07"W
C6	10.00'	10.70'	61°19'12"	5.93	10.20'	N53°33'23"W
C7	101.00'	158.56'	89°57'04"	100.91	142.77'	N39°14'27"W
C8	44.00'	12.36'	16°05'47"	6.22	12.32'	N02°18'48"W



LEGEND

- IRON ROD (NEW) 5/8" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
- STORM DRAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FENCE LINE
- WATER LINE
- SANITARY SEWER
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- INDICATES CRITICAL LOT
- OVERHEAD POWER LINE

OWNER
KENNETH AND LAURA JOYNER
4060 CLOVERCROFT ROAD
FRANKLIN, TN 37067
615-794-6269

DEVELOPER
TURNBERRY HOMES, LLC
210 JAMESTOWN PARK ROAD
SUITE 102
BRENTWOOD, TN 37027
MR. NICKY WELLS
615-376-7001
nick.wells@turnberryhomes.com

TOTAL AREA =
323,679 SQUARE FEET
OR 7.43 ACRES±

THEODORE JOSEPH STEVENSON II
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
08/05/21
TENNESSEE NO. 2136

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street , Nashville, Tn. 37206
(615) 244-8591
tstevenson@ragansmith.com
Ted J. Stevenson II

TAVISTOCK SUBDIVISION

FOR

COF NUMBER 7605

4060 CLOVERCROFT ROAD, NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'
Date: AUGUST 5, 2021
Approved By: TJS
Revisions:

Drawing Title:
PRELIMINARY PLAT

Drawing No.
2 of 2

Project No.
21-0156

G:\21-0156\1-SURVEY\PLAT\PRELIMINARY\21-0156 PRE-PLAT.DWG

City of Franklin

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

File #: 21-02349

DATE: August 9, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34, Creating 2 Single Family Residential Lots, On 0.208 Acres, Located Near The Intersection Of Park Street And 11th Avenue South. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7604
Applicant: Eric Smith, Valley View Builders
Owner: James Stanfield

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create two new single-family residential lots. The existing zoning is Residential 6 (R6) District which requires a minimum lot size of 4,000 square feet. The proposed final plat includes a 4,539 square foot lot and a 4,547 square foot lot, both meeting the minimum lot size requirement. The plat also shows the required setbacks for the R6 zoning designation.

PROCEDURAL REQUIREMENTS:

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

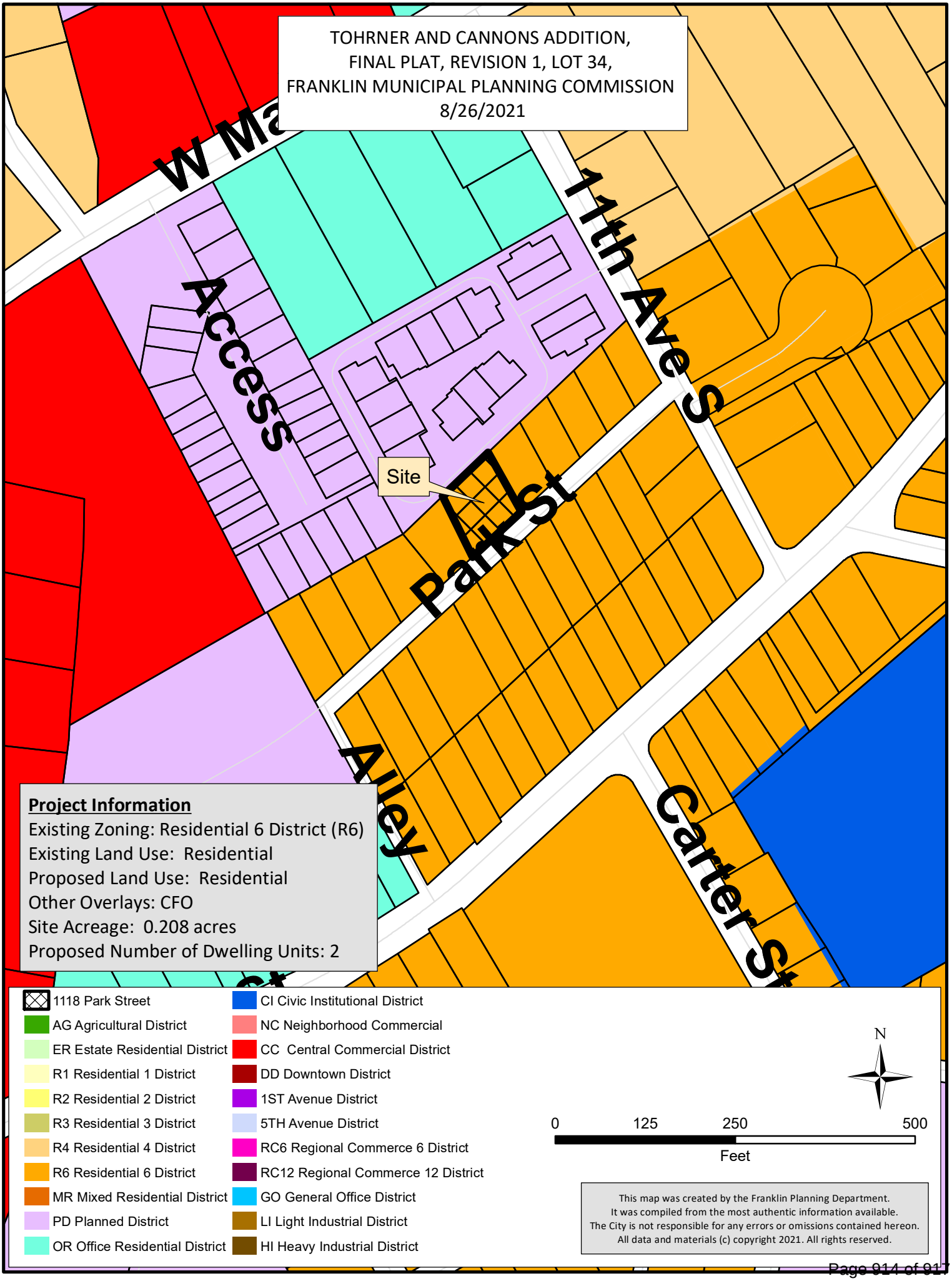
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34. The conditions of approval are attached to this staff report.


TOHRNER AND CANNONS ADDITION,
FINAL PLAT, REVISION 1, LOT 34,
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/2021
W Ma
11th Ave S
Access
Site
Park St
Alley
Carter St
Project Information
Existing Zoning: Residential 6 District (R6)
Existing Land Use: Residential
Proposed Land Use: Residential
Other Overlays: CFO
Site Acreage: 0.208 acres
Proposed Number of Dwelling Units: 2
1118 Park Street
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
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7604

CONDITIONS OF APPROVAL:

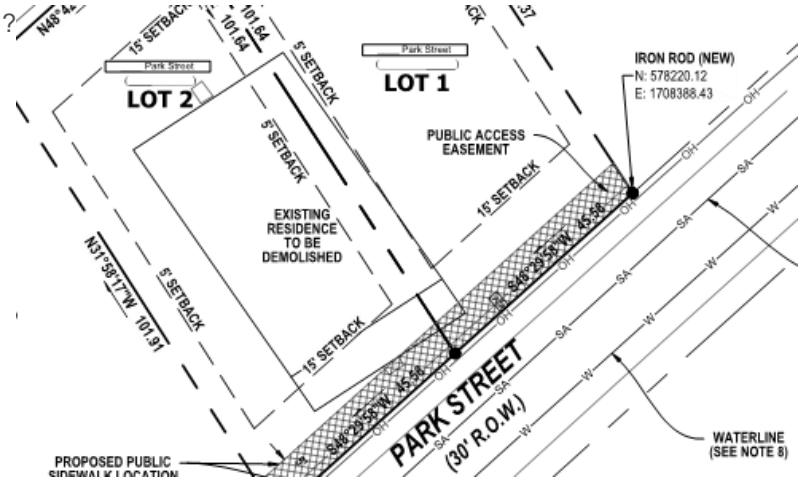
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

lance.fittro@franklintn.gov Applicant shall show the location and description of all existing man-made structures and site features (including utilities) both above and below ground. This is inclusive of the existing residence on the property, which is to be shown and noted as to be removed, as was shown on the previous submittal:



In the event that the existing residence has already been removed, as permitted with the demolition permit issued on 6/14/21, the existing structure need not be shown on the plat, but documentation of its removal is still required with the submittal of the final plat to One Stop.
[Edited By Lance Fittro]

Parks

General Issues

5. Parkland information

kevinl@franklintn.gov Applicant shall place on plat in the notes section:
Future dwellings shall comply with the Parkland Impact Ordinance as described in the Title 25, Chapter 4 of the City of Franklin Code of Ordinances, if being sold or not.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
III. Public Sidewalk:	$4,000

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

Line Items (For Reference Only:)		
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	450	SF

Planning

General Issues

8. Project name

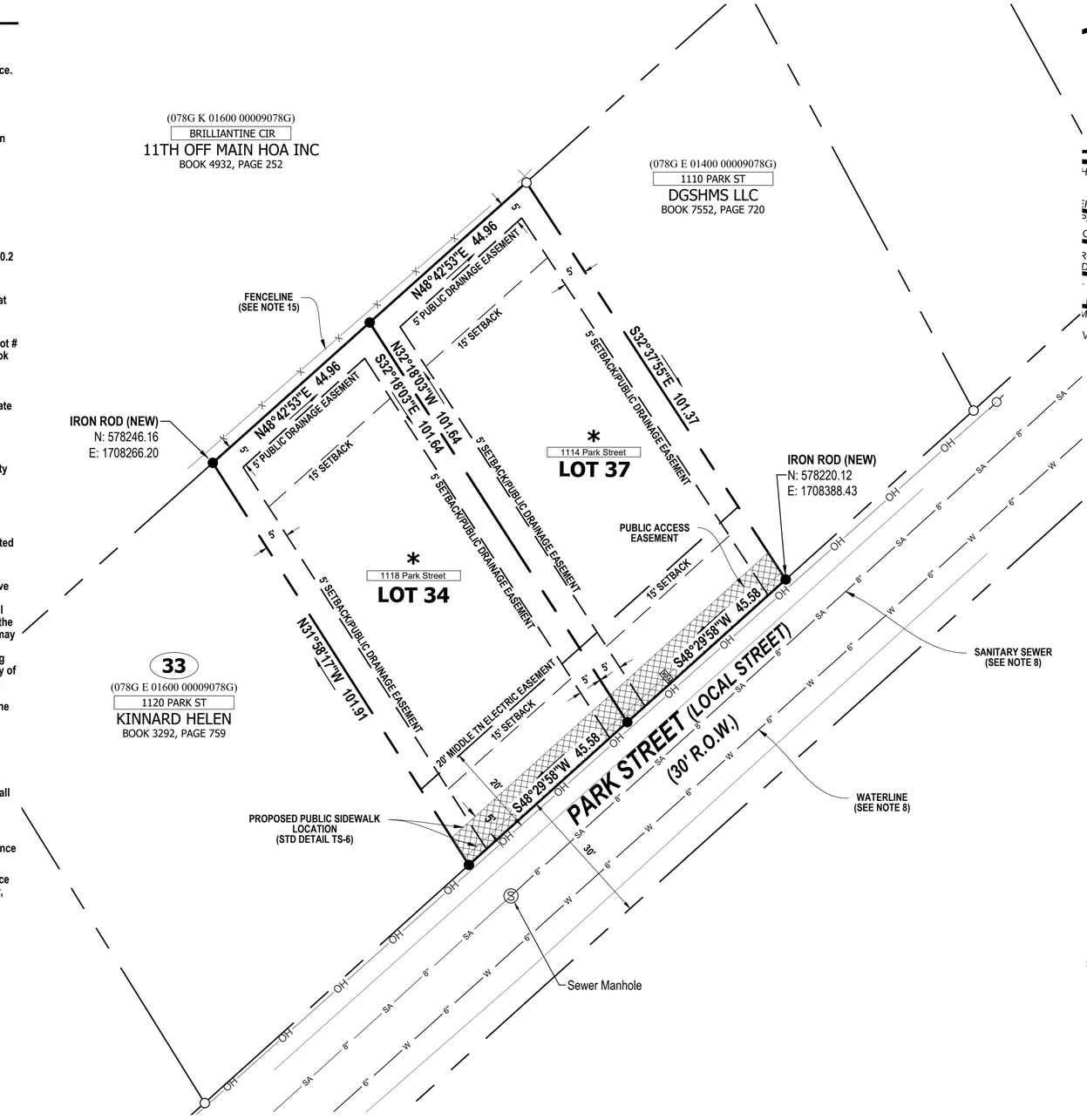
chelsea.randolph@franklintn.gov Applicant shall revise all sheets to reflect the revised name below:

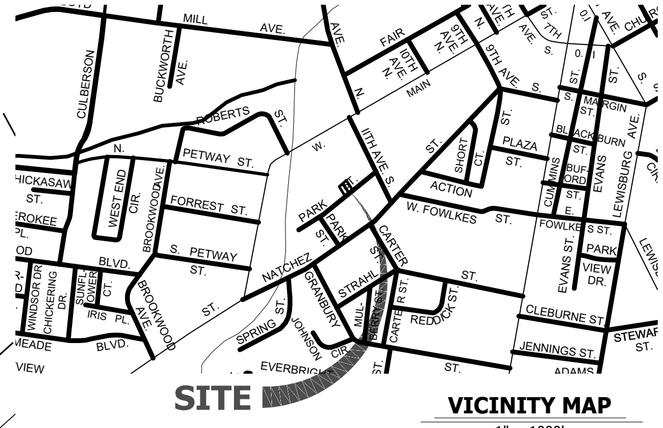
Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34

The old plat shows "Tohner" NOT "Tohrner"

SURVEYOR'S NOTES

1. The purpose of this plat is to create 2 lots.
2. Existing Zoning is R6 (Residential 6 District)
3. All minimum setback requirements shall comply with the City of Franklin, TN zoning ordinance.
   - Front Building Setback = 15' Minimum
   - Rear Building Setback = 15' Minimum
   - Side Building Setback = 5' Minimum
4. Subject property is currently identified as parcels 078G E 01400 00009078G on the Williamson County Property Map.
5. Surveyor: Jason A. Garrett, RLS
6. Address: P.O Box 331875, Nashville, Tennessee 37203
   Contact: Adam Elliott
   Telephone: (615)-490-3236
   Email: adam@clintelliottsurvey.com
7. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47187C0192G, effective on 12-22-2016.
8. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
9. The recording of this subdivision voids, vacates and supercedes the previous recording of Lot # 34 shown on the Final Plat entitled "Tohrner and Cannon's Addition", as of record in Plat Book 33, Page 365, Register's Office for Williamson County, Tn.
10. Lots shall conform to all requirements of the City of Franklin zoning ordinance.
11. Bearings and Coordinates & Elevations shown are based on Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD83 (NAVD88), U.S. Survey Foot.
12. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
13. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
14. All lots as shown hereon to be served by the existing gravity sanitary sewer lines and public water.
15. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
16. The City of Franklin Water Management Department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowner's lot at the homeowner's expense.
17. * Denotes critical lot for drainage due to the lack of existing drainage infrastructure in the vicinity. These lots shall require submittal of a Critical Lot Site Plan with any future building permit submittal detailing impervious lot coverage and means of limiting storm water runoff onto adjacent properties.
18. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.
19. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City Of Franklin is not responsible foe repair or replacement of any encroachements that are damaged or removed in the course of maintenance activity within easements.
20. 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.





VICINITY MAP
1" = 1000'

By: Jason A. Garrett
TN R.L.S. NO.: 2861
DATE: 4-20-2021
REV.: 5-17-2021
REV.: 6-7-2021
REV.: 7-29-2021

Owner(s)/Developer(s)

JAMES STANFIELD
295 FORREST HILLS DR.
BROWNSBORO, AL
CONTACT: ERIC SMITH
PHONE: (719) 641-1685

CLINT ELLIOTT SURVEY
P.O. Box 331875
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

GRAPHIC SCALE (IN FEET)
20 0 10 20 40
1 inch = 20 ft.

Symbol Legend

Symbol	Denotes
○	IRON ROD (OLD)
◆	BENCHMARK
▣	CATCH BASIN
⋇	FIRE HYDRANT
Ⓢ	SEWER MANHOLE
✦	EXISTING TREE
WV	WATER VALVE
WM	WATER METER
●	IRON ROD (NEW)
○	UTILITY POLE
G	GAS METER
T	TELEPHONE MANHOLE
▨	PUBLIC ACCESS EASEMENT

GPS NOTES

1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
2. GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
3. GPS data was collected with a Spectra Precision 80 receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of the initial survey is: 2/22/2021.

LOT AREA SUMMARY:

LOT 1 = 4,539 S.F. or 0.104 Acres±

LOT 2 = 4,547 S.F. or 0.104 Acres±

TOTAL AREA = 9,086 S.F. or 0.208 Acres±

TOHRNER AND CANNON ADDITION, FINAL PLAT, REVISION 1, LOT 34

Parcel 078G E 01400 00009078G
5th Civil District - Williamson County
City of Franklin, Tennessee

COF # 7604

KW

CERTIFICATE OF OWNERSHIP

I (we) do hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book ____, Page ___, R.O.W.C., Tennessee and adopt this 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 Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants, as of record in Book ___, Page ___, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no leins on the property, except as follow: Book ____, Page ____, R.O.W.C., Tennessee.

James Stanfield — Date:

CERTIFICATE OF SURVEY ACCURACY

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. The subdivision plat correctly represents a survey made under my supervision on the 1st day of ____, 2020.

JASON A. GARRETT — TENNESSEE NO. 2861 — REGISTERED LAND SURVEYOR

7-29-2021

Jason A Garrett R.L.S. No. 2861

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(A) The water and sewer systems designated in this subdivision are existing and have been installed in accordance with city specifications, or
(B) A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department, City of Franklin, Tennessee — Date

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

I hereby certify that:
(A) The streets, drainage, sidewalks, and green infrastructure designated in this 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 infrastrucure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission Minutes for the _____ day of _____, 2021, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary, Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date