



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 26, 2023

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.franklinton.gov/planning.

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 8, 2022 FMPC Minutes.

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To Section 4.1.2 Of The Bylaws.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

3. Consideration Of Items 4-21 And 28-30 On The Consent Agenda.

SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalks Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

5. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase I, Landscaping Phase II And Landscaping Phase III Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sewer, Sidewalks And Streets Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

9. Dallas Downs PUD Subdivision, Site Plan, Section 3; Reduce The Performance Agreement For Landscaping Specimen Tree Replacement Improvement To \$17,000.00 And Extend To January 25, 2024; Release The Performance Agreement For Landscaping Open Space Lots 26, 29, 30 And 31 Improvements. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

10. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Villages Unified Development); Extend The Performance Agreement For Landscaping (Building C) To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie
Brady

11. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
12. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
13. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
14. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure And Drainage Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement To January 19, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
15. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)
Sponsors: Melodie Brady
16. Riverbluff PUD Subdivision, Site Plan, Section 1; Reduce The Performance Agreement For Landscaping Improvement By 50% To \$81,000.00 And Extend To September 28, 2023. (CONSENT AGENDA)
Sponsors: Melodie Brady
17. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
18. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Extend The Performance Agreement For Landscaping Phase III And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
19. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
21. Harts Landmark; Extend The Maintenance Agreement For Water Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

22. Consideration Of Resolution 2022-83: A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANNEXATIONS/PLANS OF SERVICES

23. Consideration Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located South Of Murfreesboro Road And East Of Ridgeway Drive, By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

24. Consideration Of Resolution 2022-89, A Resolution To Annex A Property On Murfreesboro Road, Consisting Of 4.7 Acres, Located South Of Murfreesboro Road And East Of Ridgeway Drive And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

25. Consideration Of Ordinance 2022-48, An Ordinance To Zone 4.7 Acres Estate Residential (ER) District, For The Property Located South Of Murfreesboro Road And East Of Ridgeway Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

26. Consideration Of Ordinance 2022-46, An Ordinance To Rezone 1.08 Acres From Residential 4 (R4) District To Planned (PD 5,578) District For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive (My Friends House PUD Subdivision).

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

27. Consideration Of Resolution 2022-87, A Resolution Approving A Development Plan For My Friends House PUD Subdivision, For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive.

Sponsors:Emily Wright, Amy Diaz-Barriga, Joseph
Bryan**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

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

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

29. Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Constructing 5,400 Square Feet Of Restaurant Space, On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy
Diaz-Barriga, Chelsea
Randolph

30. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 6, Creating 3 Lots On 10.22 Acres, Located East Of Aspen Grove Drive And South Of Spring Creek Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS**ANY OTHER BUSINESS****ADJOURN**



Meeting Minutes

Franklin Municipal Planning Commission

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- 4. Motion / discussion / vote*

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

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklin.tn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

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

Commissioners Present: Alma McLemore, Scott Harrison, Jenny Williamson, Roger Lindsey, Ann Petersen, Marcia Allen

Commissioners Absent: Nick Mann, Michael Orr, Jimmy Franks

APPROVAL OF MINUTES

1. Consideration Of Approval Of the October 27, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 Minutes of October 27, 2022

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Alma McLemore to Approve the Minutes from the October 27, 2022, meeting. The motion carried 6-0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

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

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Items 3-9, 12 And 13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-9, 12 and 13 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To December 14, 2023; Accept The Drainage Offsite Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalk Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

5. Carawood Subdivision, Final Plat; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

6. Get Ready Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 14, 2023; Accept The Drainage And Sewer Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

8. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish a One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

9. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

10. Consideration Of Ordinance 2022-39, An Ordinance To Rezone 29.45 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive (Novara PUD Subdivision).

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

Attachments:

1. NovaraPUDSubdivisionMAP
2. ORD 2022-39 7976 Novara PUD Subdivision Rezone_Combined_Law approved
3. 2022-11-03 Novara PUD Rezoning Sheets
4. 4080 Clovercroft Road_Citizen Comments

Staff Presentation: Chelsea Randolph. The applicant is requesting to zone approximately 30 acres of property from Estate Residential (ER) to Planned District (PD 2.61) to accommodate the proposed development plan for Novara PUD Subdivision. The Development Plan has been submitted concurrently as the Chair stated.

Envision Franklin places this property in the Mixed Residential Design Concept. The Mixed Residential Design Concept allows for several uses, but the proposed PUD is only requesting single-family residences. The plan as proposed incorporates the recommendations and guiding principles of the Mixed Residential design concept by providing lot sizes on the periphery that match those of adjacent neighborhoods, walkability within the proposed neighborhood, and natural amenities. The proposed development plan is to maintain a natural area off Clovercroft Road. The proposed zoning is appropriate for this Design Concept.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-39.

Chair Lindsey asked if there was anyone from the public that wished to speak? There were none.

Applicant: Matt Huff, Gamble Design Collaborative. Mr. Huff is representing Clovercroft Holdings, LLC. Mr. Huff stated Clovercroft Holdings is a joint venture between Arnold Homes and Province Builders and they specialize in single-family homes. Envision Franklin identifies this property as Mixed-Residential. That would allow townhomes, duplexes, and four-unit big-house condos. We are only proposing single-family homes, which matches the adjacent neighborhoods. Mr. Huff explained that since the Joint Conceptual Workshop, we have made some minor geometric changes, but the plan has remained largely the same. There are 77 total single-family lots proposed and there is a provided pedestrian connection from the cul-de-sac at the north end of the property to the McKays Mill Village center. All proposed boundary lots are 65-feet in width, compared to the adjacent lots that are predominately 53-feet in width. There is an existing 20-foot landscape buffer along the McKays Mill property line which will be continued up the boundary wherever adjacent to existing homes. Lastly, the entire corner of Oxford Glen and Clovercroft is being preserved as open space and planned intentionally as a public park. Mr. Huff is happy to answer any questions that may come up.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Recommend Approval to the Board of Mayor and Aldermen Item 10. The motion carried 6-0.

11. Consideration Of Resolution 2022-65, A Resolution Approving A Development Plan For Novara PUD Subdivision, For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive, At 4080 Clovercroft Road.

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

Attachments:

1. NovaraPUDSubdivisionMAP
2. 7967 Novara PUD Subdivision, Development Plan Conditions of Approval_01
3. RES 2022-65 7976 Novara PUD Subdivision_Combined_Law approved
4. 1-7 Pages from 2022-11-03 Novara PUD Sheet Set
5. 8 -14 Pages from 2022-11-03 Novara PUD Sheet Set-2
6. 15-21 Pages from 2022-11-03 Novara PUD Sheet Set-3
7. 21-28 Pages from 2022-11-03 Novara PUD Sheet Set-4
8. 4080 Clovercroft Road_Citizen Comments

Staff presentation. Chelsea Randolph. The proposed Novara PUD Subdivision is a development consisting of approximately 30 acres located south of Liberty Pike and east of Oxford Glen Drive on a property that is currently addressed as 4080 Clovercroft Road. The plan consists of 77 residential dwelling units with two lot sizes throughout the development.

The plan as proposed incorporates the recommendations and guiding principles of the Mixed Residential design concept by providing approximately 8 acres of open space which includes natural areas, walking trails and community amenity area areas, contributing to the quality of life for future residents.

The proposed development is comprised of a mix of 65-foot lots that are a minimum of 8,440 square feet and 40-foot lots that are a minimum of 4,800 feet. The lot sizes on the periphery match those of the adjacent neighborhoods. The elevations included in the proposed development plan implement the recommendations of Envision Franklin by providing conceptual elevations that provide a mix of architectural styles and building materials.

As a project consideration, the proposed development shows the main access road through an open space that is owned by the McKays Mill HOA. The McKays Mill PUD Subdivision HOA has submitted an owner affidavit providing verification that they are aware that the Novara development is being proposed but the HOA has not granted the necessary right-of-way through their open space. The HOA has currently only granted easement access and, per condition of approval number 43, dedication will be required with site plan approval.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-65 with conditions.

Chair Lindsey asked if anyone from the public would like to speak. There was none.

Applicant: Matt Huff, Gamble Collaborative Designs. Mr. Huff is happy to answer any questions.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jenny Williamson to Recommend Approval with Conditions to the Board of Mayor and Aldermen Item 11. The motion carried 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Tavistock Subdivision Final Plat, Creating 6 Single-Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

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

Attachments:

1. MAPTavistock Subdivision
2. 8000 Tavistock Subdivision, Final Plat Conditions of Approval_01
3. Tavistock Subdivision-plat

The item was Approved on the Consent Agenda.

13. Waters Edge PUD Subdivision, Final Plat, Section 7, Creating 45 Single-Family Residential Lots, 24 Townhome Residential Lots, 4 Open Space Lots, Dedicating Right-Of-Way, And Revising Open Space Lot 520, On 75.12 Acres, Located West Of The Intersection Of Carothers Parkway And Scouting Drive.
(CONSENT AGENDA)

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

Attachments:

1. MAPWatersEdgePUDSubdivision
2. 7998 Waters Edge PUD Subdivision, Final Plat, Section 7 Conditions of Approval_01
3. 1-3 Pages from Waters-Edge-Ph7-Rev1-BinderSet-SS
4. 4-6 Pages from Waters-Edge-Ph7-Rev1-BinderSet-SS-2

The item was Approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Marcia Allen moved to adjourn, seconded by Commissioner Alma McLemore. The motion carried 6-0.

There being no further business, the meeting adjourned at 07:15 pm.

Chair

Date



File #: 21-04146

DATE: January 9, 2023
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator
SUBJECT:

Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-02524

DATE: November 22, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-83: A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

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

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

THE REQUEST

The request is to extend the vesting period for three years, from December 12, 2023 until December 12, 2026, to allow the applicant to commence construction. This is a second vesting extension request. The first extension request was approved on December 9, 2021 and it extended the original vesting date from December 12, 2022 to December 12, 2023.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The approval process for this site began in September 2015, and included a request for Annexation, Plan of Services, Zoning, and a Development Plan. The property was annexed and zoned in December 2016. With their vote, the BOMA granted the less intense R-1 zoning district, rather than the one proposed by the developer, after a lengthy public hearing with many citizen comments.

The applicant continued to pursue a development plan. The development plan was heard by the FMPC on November 16, 2017. Staff recommended approval, with conditions, of the Development Plan. There were four public comments against the plan, stating opposition to lot size. The FMPC recommended approval of the Development Plan by a vote of 9-0. The item moved to the December 12, 2017, BOMA meeting for Public Hearing. Twenty citizens spoke against the plan, stating opposition to the street connectivity design, additional traffic, and lot sizes. The BOMA voted to approve the development plan, with conditions, by a vote of 4-3.

The current development plan conforms to the then-approved R-1 zoning. The plan proposes 199 single-family lots with two Modifications of Standards (MOS) approvals. Lot widths vary between 65 feet-120 feet, with a handful of lots wider than 120 feet. Lots along the perimeter of the adjacent County subdivision are as wide or wider than their County neighbors, and a tree preservation easement runs the length of the western border along the Cross Creek Subdivision. The associated traffic study requires several offsite improvements, including improving Carothers Road to a three-lane connector road.

The Modification of Standards (MOS) requests were as follows:

1) Request to allow lots less than 1 acre in size: The Zoning Ordinance at the time the development plan was submitted only allowed single-family lots on a minimum lot size of 1 acre. This requirement was part of the Character Area Overlay District, which was based in the 2004 Land Use Plan. This development plan was submitted shortly after the adoption of Envision Franklin that replaced the 2004 Land Use Plan, and Envision Franklin supported the variety of single-family lots proposed in the development plan. Since the new Zoning Ordinance was being drafted to align better with Envision Franklin policies and since Envision Franklin supported the lots as proposed, staff recommended approval of the MOS. FMPC supported this MOS with a vote of 7-2, and the BOMA granted this MOS with a vote of 5-2.

2) Request to permit a cul-de-sac length longer than 500 feet and containing more than 20 lots: This request addressed both the north and south ends of the plan. At the northern property limits, the development abuts two existing County Roads, Stanford Drive and Beacon Hill Drive. After lengthy discussions at several public hearings where citizens spoke mostly against full connectivity to these Rights-Of-Way (R.O.W.), the BOMA made it clear their desire to make these connections emergency access only. The plan shows R.O.W. extending to the property limits with emergency access gates installed. Also, during this same timeframe, the Williamson County Highway Commission voted to permanently close public access to Beacon Hill Drive to allow only emergency access to Stanford Drive. Without full connectivity, the City streets extending to these County roads are considered cul-de-sacs and do not meet the design requirements outlined in the then-applicable development standards. At the southern property limits, R.O.W. is extended to the limits of the development, as required by the Zoning Ordinance. However, because the adjacent property is undeveloped, the last leg of this road is considered a cul-de-sac and exceeds the length limits. Conditions of approval were recommended for this MOS request. The connection to Stanford Drive would be limited to emergency connection only, the development would be limited to a maximum of 138 platted lots until a second access to Carothers Road was approved, and the lots on the southern drive would require fire sprinklers if a second point of connection was not made available prior to the platting of those lots. Staff supported this MOS, with conditions. The FMPC recommended approval with conditions by a vote of 9-0, and the BOMA granted approval with conditions with a vote of 9-0.

CURRENT STATUS

A formal vesting extension was first requested in 2021 and approved, so the plan is vested until December 12, 2023. While it did receive a site plan approval, it does not have an active site plan. The acquisition of easements for extending sewer to the development has proved more cumbersome than initially anticipated. The applicant is currently pursuing re-approval of a site plan for the section of the plan closest to Carothers Road, for ten lots.

Please note, with the Zoning Ordinance update in 2019, all Planned Unit Developments were assigned to a Planned District (PD) Zoning District for simplicity of tracking properties that have associated Development Plans. This site's zoning was changed from R-1 to PD (1.0).

VESTING IMPACTS

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

In reviewing the plan against the current City regulations, the current plan generally complies. The length of cul-de-sacs still does not meet requirements but would now be reviewed under a Modification of Street Standards rather than a Modification of Standards associated with the Development Plan. Over the last five years, the Williamson County Highway Commission has voted to close other City R.O.W. connections to County roads, granting emergency access only, so the condition at Stanford Drive and Beacon Hill Drive is not likely to change. Also, the properties to the south are still undeveloped, so there is no change to connectivity in that location either. In terms of Zoning Ordinance compliance, staff could find only one major component of the plan that does not comply, Block Perimeter. At least one block within the development does not meet the maximum perimeter length of 2,400 feet.

Another vesting impact to consider is the currently approved offsite improvements identified in the traffic study. Several developments have been approved after Colletta Park which have included traffic studies and subsequent offsite agreements that have used Colletta Park's required improvements as existing conditions. If vesting expires, or a vesting extension is not granted, these other offsite improvement agreements may have to be re-evaluated and/or redesigned.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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

**EXHIBIT A
RESOLUTION 2022-83
COLLETTA PARK PUD SUBDIVISION
VESTING EXTENSION REQUEST**

Project Information

Existing Zoning: PD

Vested Zoning: R-1

Existing Land Use: Vacant

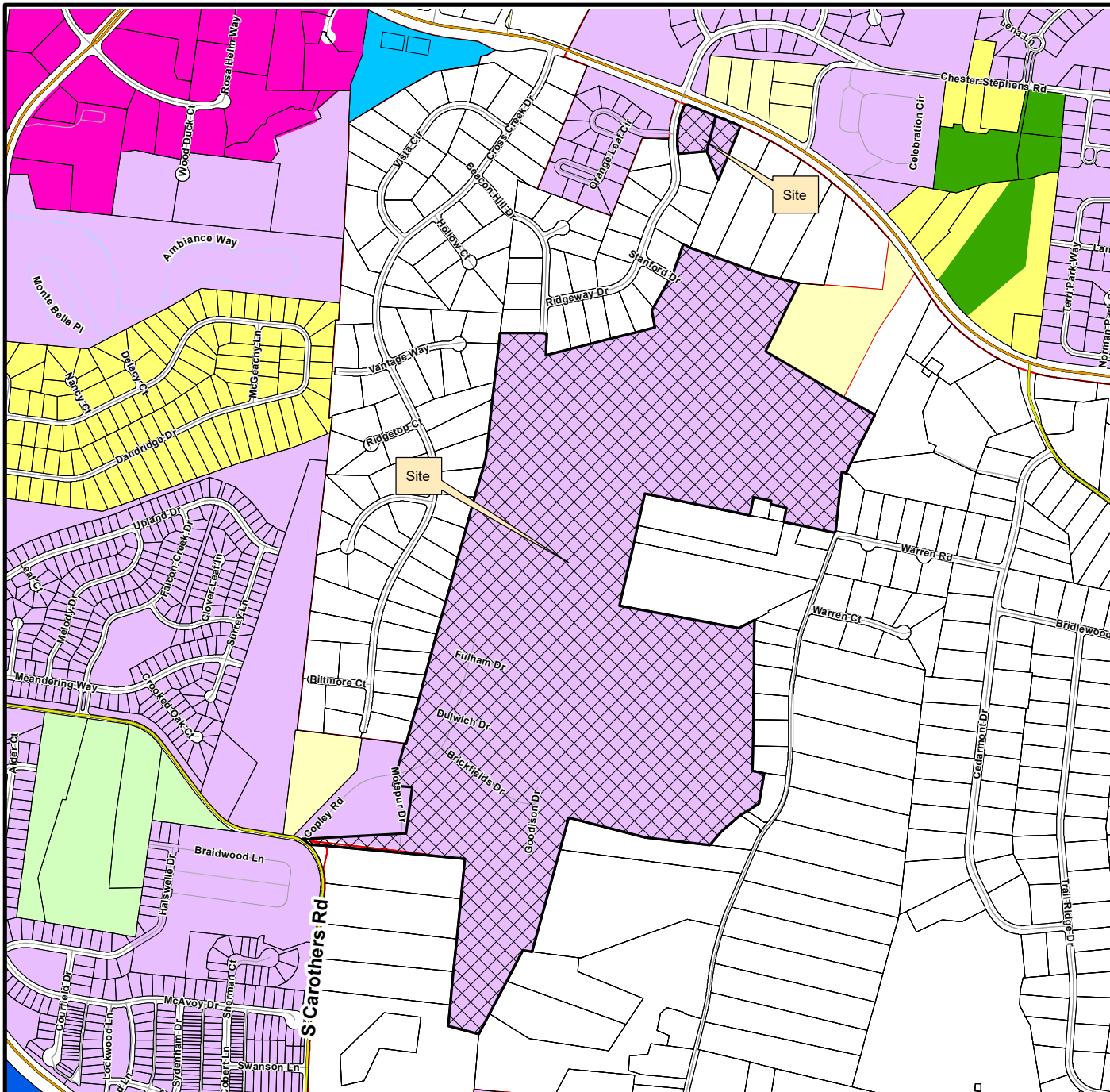
Proposed Land Use: Residential

Site Acreage: 199 acres

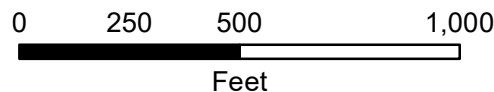
Proposed Number of Dwelling Units: 199

Legend

-  Colletta Park 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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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2022-83

A RESOLUTION AMENDING THE COLLETTA PARK PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTHEAST OF SOUTH CAROTHERS ROAD AND SOUTH OF MURFREESBORO ROAD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2016-28; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2017-62; and

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

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

WHEREAS, the Colletta Park PUD vesting period began on December 12, 2017, and met the first vesting milestone by obtaining approval of a final development plan, securing a permit, and commencing site preparation, thereby extending vesting until December 12, 2022; and

WHEREAS, the Colletta Park PUD vesting period was granted an extension to December 12, 2023 on February 8, 2022; and

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

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

WHEREAS, the applicant has requested an extension of the vesting period for three years, until December 12, 2026.

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
079M---B02800062--01417	5.841.5
079M---B02900062--01418	1.217.77
089---05500	167.2
089---04304	22.5
089-04303	6.6
Total	199

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

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

Entitlements	Colletta Park PUD
Base Zone District	Residential-1 (R1)
Character Area Overlay	SWCO-3/MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	199
Connectivity Index	1.31
Open Space Requirements	65.44
Number of Phases in Development	7

SECTION IV. 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: Lots less than 1 Acre Approved: __X__ Denied: ____	Section 3.5.10(2)(d)(iii) Lots required to be between one to five acres.
--	---

	Staff recommended <u>Approval</u> .
MOS 2: Cul-De-Sac length greater than 500 feet Approved: <u> X </u> Denied: <u> </u>	Section 5.10.8(1)(d) Cul-De-Sac length is limited to 500 feet or less. Staff recommended <u>Approval</u> .

SECTION V. That the original vesting period was initiated on December 12, 2017, and was set to expire on December 12, 2022, and was extended to December 12, 2023 last year. The amended development plan will now have until December 12, 2026, to secure any necessary permits and commence construction.

SECTION VI. That the total vesting period of fifteen (15) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed fifteen (15) years from the date of the original approval of the preliminary development plan December 12, 2017 and shall remain at December 12, 2032.

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
 City Administrator

Dr. Ken Moore
 Mayor

Approved as to form by:

 Shauna R. Billingsley
 City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

**EXHIBIT A
RESOLUTION 2022-83
COLLETTA PARK PUD SUBDIVISION
VESTING EXTENSION REQUEST**

Project Information

Existing Zoning: PD

Vested Zoning: R-1

Existing Land Use: Vacant

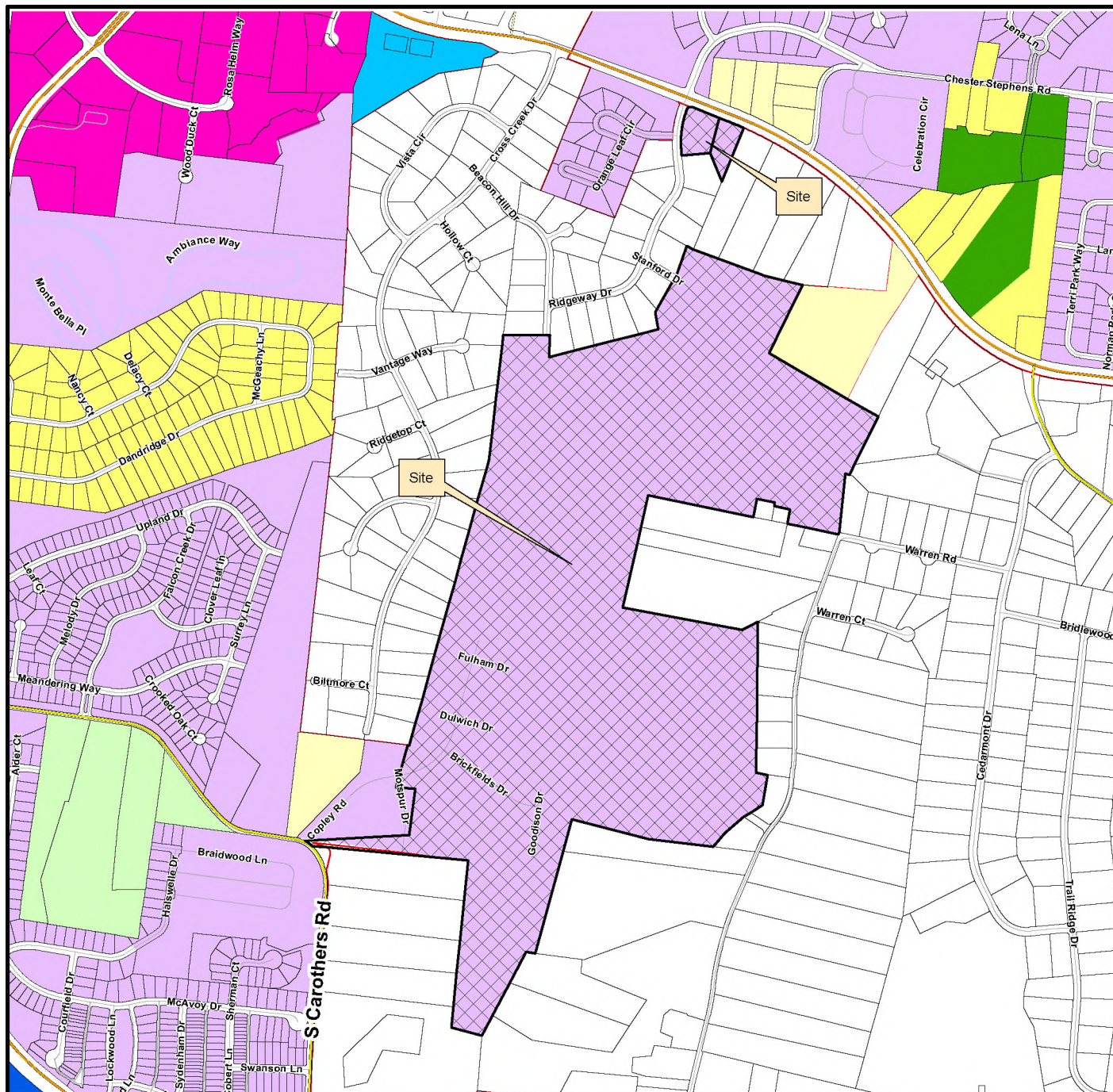
Proposed Land Use: Residential

Site Acreage: 199 acres

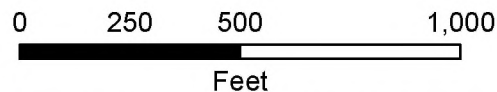
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REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

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DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 68% (19.70 AC)

OPEN SPACE PROVIDED:		
KEY CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001 FORMAL	PARK	117,867 SF (2.71 AC)
1002 INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003 INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001 INFORMAL	GREEN BELT	103,606 SF (2.38 AC)
2002 FORMAL	PARK	73,968 SF (1.70 AC)
2003 INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001 INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002 FORMAL	PARK	29,014 SF (0.67 AC)
3003 FORMAL	PARK	55,350 SF (1.27 AC)
3004 INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001 INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002 INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001 INFORMAL	GREEN BELT	41,819 SF (0.96 AC)
5002 FORMAL	PARK	19,189 SF (0.44 AC)
6001 INFORMAL	GREEN BELT	7,688 SF (0.18 AC)
6002 FORMAL	AMENITY	153,833 SF (3.53 AC)
6003 INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004 INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001 INFORMAL	GREEN BELT	73,281 SF (1.68 AC)
7002 INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003 INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY AREA	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC
TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC
TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC
TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
- THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.
- THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.
- THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.
- THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.
- PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.
- THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

SITE DATA:

PROJECT NAME: COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER: 6559
SUBDIVISION: NA
LOT NUMBER:
ADDRESS: 1101 RIDGEWAY DRIVE, MURFREESBORO ROAD, FRANKLIN, WILLIAMSON, TENNESSEE
CITY: 14TH CIVIL DISTRICT
STATE: 079 MB 02900
CIVIL DISTRICT: 079 MB 02900
MAP, GROUP, PARCEL NUMBERS: 089 05500
089 04303
089 04304
R-1

EXISTING ZONING:

CHARACTER AREA OVERLAY: MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS: NONE
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 199 AC
TOTAL SQUARE FOOTAGE: 8,670,225 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD:
REAR YARD:
SIDE YARD:

SEE LOT DIAGRAMS - SHEET C2.2
MINIMUM SETBACKS
ARE ESTABLISHED
AS PART OF THE P.U.D.

APPLICANT:

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
ggamble200@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO: 0.40
MINIMUM LANDSCAPE SURFACE RATIO: 0.30
MINIMUM PARKING REQUIREMENT: 2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: 1.00 DUA
TREE CANOPY: 138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION: FEE IN LIEU (\$541,487.60)

OPEN SPACE: 29.85 AC (15%) TOTAL REQUIRED
10.15 AC FORMAL REQ.
19.70 AC INFORMAL REQ.

OVERALL DENSITY: 1.00 UNITS/AC
NET DENSITY (MINUS ROW): 1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 199 SINGLE FAMILY HOMES
65 LOTS: 90
87 LOTS: 53
ESTATE: 56
75.56 AC

NONRESIDENTIAL SQUARE FOOTAGE: 123.21 AC RESIDENTIAL
TOTAL ACREAGE BY USE, ENTIRE SITE: 70.80 AC OPEN SPACE
4.99 AC NON-BUILDABLE LOTS

TOTAL ACREAGE BY USE, PER SECTION:
SECTION 1: 35.24 AC RESIDENTIAL (24 UNITS)
6.85 AC OPEN SPACE
SECTION 2: 12.4 AC RESIDENTIAL (13 UNITS)
11.8 AC OPEN SPACE
SECTION 3: 8.69 AC RESIDENTIAL (21 UNITS)
40.60 AC OPEN SPACE
SECTION 4: 20.34 AC RESIDENTIAL (51 UNITS)
0.12 AC OPEN SPACE
SECTION 5: 11.72 AC RESIDENTIAL (38 UNITS)
1.36 AC OPEN SPACE
SECTION 6: 11.04 AC RESIDENTIAL (29 UNITS)
4.19 AC OPEN SPACE
SECTION 7: 5.06 AC RESIDENTIAL (23 UNITS)
5.63 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	194,565 SF	126,918 SF	57,647 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	152,235 SF	108,317 SF	43,918 SF
TOTAL	6,018,366 SF	3,522,441 SF	2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,366 SF
6,018,366 SF / 8,670,225 SF = 69.4 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 38% OF TOTAL CANOPY
6,018,366 SF * 38% = 2,266,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
199 X 350 GPD = 69,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAY'S CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REFURPIRED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 98 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH & PARTI, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

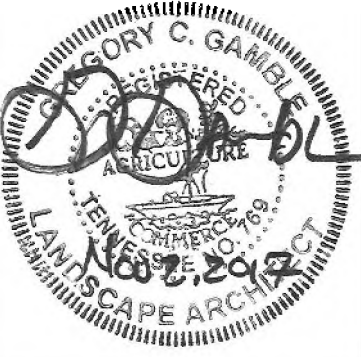
RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN

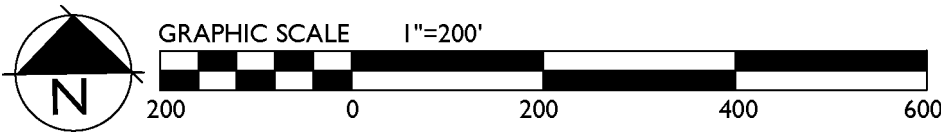
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

DEVELOPMENT
PLAN

C2.0
COF 6559



* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
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△	

DEVELOPMENT
PLAN

C2.1
COF 6559





Revision	Date
△	
△	
△	
△	

DEVELOPMENT PLAN

C2.0
COF 6559

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

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3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
6002	FORMAL	ALLENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,281 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC

TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
- THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.
- THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.
- THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROPOSES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.
- THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.
- PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.
- THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD, FRANKLIN, WILLIAMSON, TENNESSEE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 02800, 079 MB 02900, 089 05500, 089 04303, 089 04304
EXISTING ZONING:	R-1
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.2
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200, FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggambledesign@gmail.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.00 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (\$541,487.60)

OPEN SPACE:

OVERALL DENSITY: 1.00 UNITS/AC
NET DENSITY (MINUS ROW): 1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 199 SINGLE FAMILY HOMES

NONRESIDENTIAL SQUARE FOOTAGE: 123.21 AC RESIDENTIAL
TOTAL ACREAGE BY USE, ENTIRE SITE: 70.80 AC OPEN SPACE
4.99 AC NON-BUILDABLE LOTS

TOTAL ACREAGE BY USE, PER SECTION:

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,989 SF	126,918 SF	57,671 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	162,235 SF	108,317 SF	43,918 SF

TOTAL: 6,018,356 SF 3,522,441 SF 2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF

6,018,356 SF / 8,670,225 SF = 69.4% (69.4% OF TOTAL SITE)

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY

6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2% OF TOTAL EXISTING CANOPY)

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. 199 X 350 GPD = 69,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REFURBISHED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, LLC, ENGINEERING PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

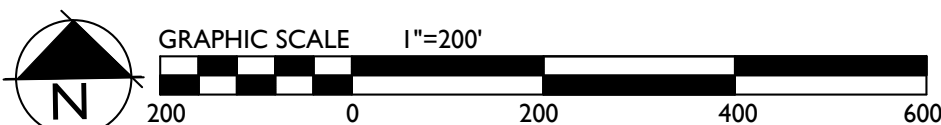
REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)



COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

DEVELOPMENT
PLAN

C2.1
COF 6559



DEVELOPMENT PLAN

COLLETTA PARK PUD SUBDIVISION

COF 6559

MAP 89, PARCEL 55.00

MAP 79M B, PARCEL 28.00

MAP 79M B, PARCEL 29.00

MAP 089, PARCEL 43.03

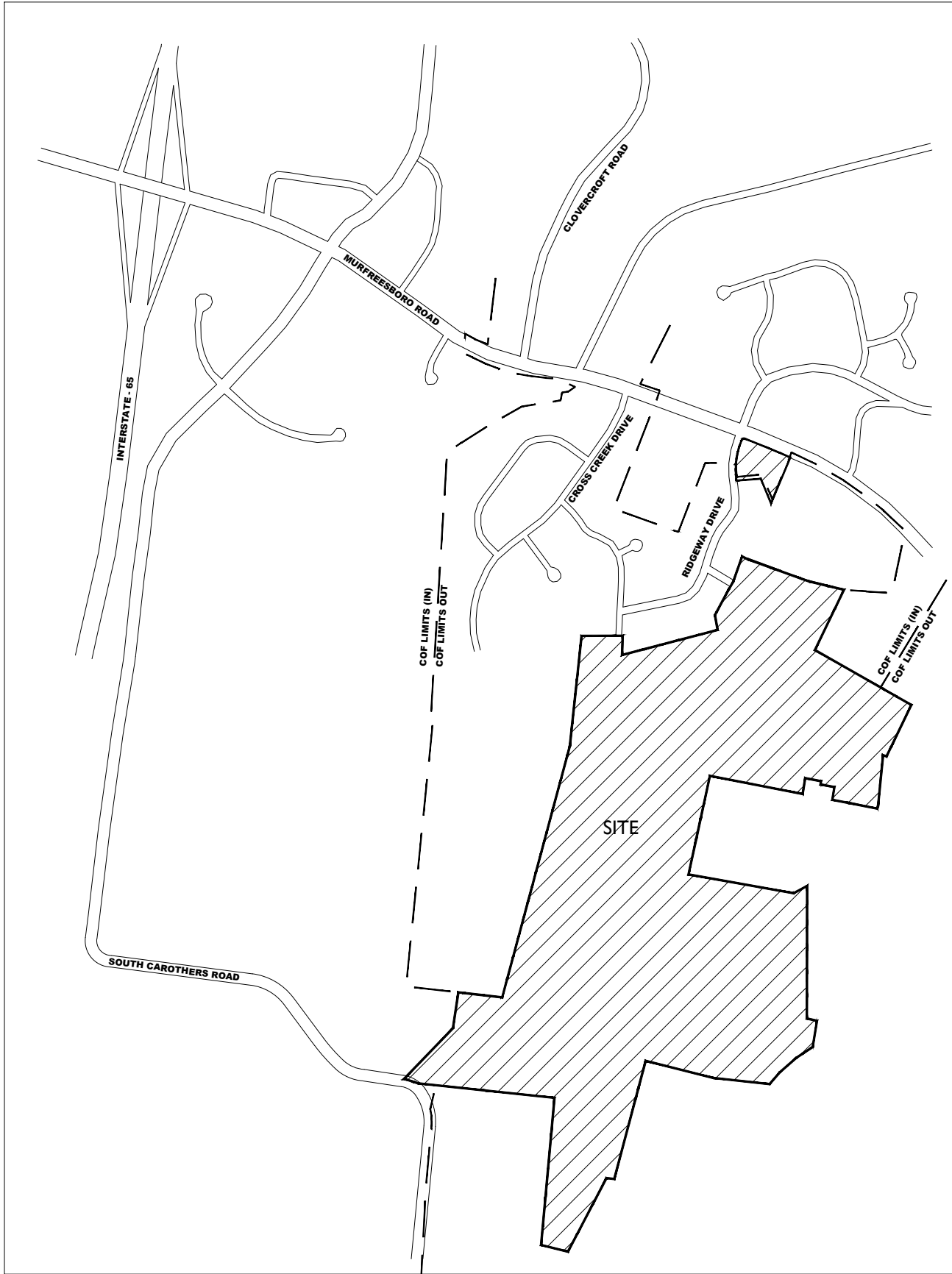
MAP 089, PARCEL 43.04

FRANKLIN, TENNESSEE

CIVIL DISTRICT 14

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 NEIGHBORHOOD CONTEXT PLAN
- C 1.1 NEIGHBORHOOD CONTEXT PLAN
- C 1.2 OVERALL EXISTING CONDITIONS PLAN
- C 1.3 OVERALL EXISTING CONDITIONS PLAN
- C 2.0 DEVELOPMENT DEVELOPMENT PLAN
- C 2.1 DEVELOPMENT DEVELOPMENT PLAN
- C 2.3 TYPICAL ARCHITECTURE
- C 3.0 NORTH GRADING AND DRAINAGE PLAN
- C 3.1 SOUTH GRADING AND DRAINAGE PLAN
- C 4.0 NORTH ROW AND ACCESS PLAN
- C 4.1 SOUTH ROW AND ACCESS PLAN
- C 4.2 NORTH AUTOTURN PLAN
- C 4.3 SOUTH AUTOTURN PLAN
- C 5.0 NORTH UTILITY PLAN
- C 5.1 SOUTH UTILITY PLAN



OWNER: 089 05500
ESTATE OF MARY ETTA ADAMS
32 COLONEL WINSTEAD DRIVE
BRENTWOOD, TN 37027
JOHN E. ADAMS, JR EXECUTOR
(615) 377-3219

OWNER: 079 MB 02800
GLENN R. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 079 MB 02900
ROB G. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 089 04303
WATKINS PATTIE SUE
4344 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04304
DURNIN GEORGE V
4350 S CAROTHERS RD
FRANKLIN, TN 37064

APPLICANT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles20@gmail.com
GREG GAMBLE

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615.300.8496
kevin@landsolutionsco.net
KEVIN ESTES

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2
#2. Modification of Standards Request for Cul-de-sac length.

The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggambles209@gmail.com



DEVELOPMENT PLAN

COLLETTA PARK PUD SUBDIVISION

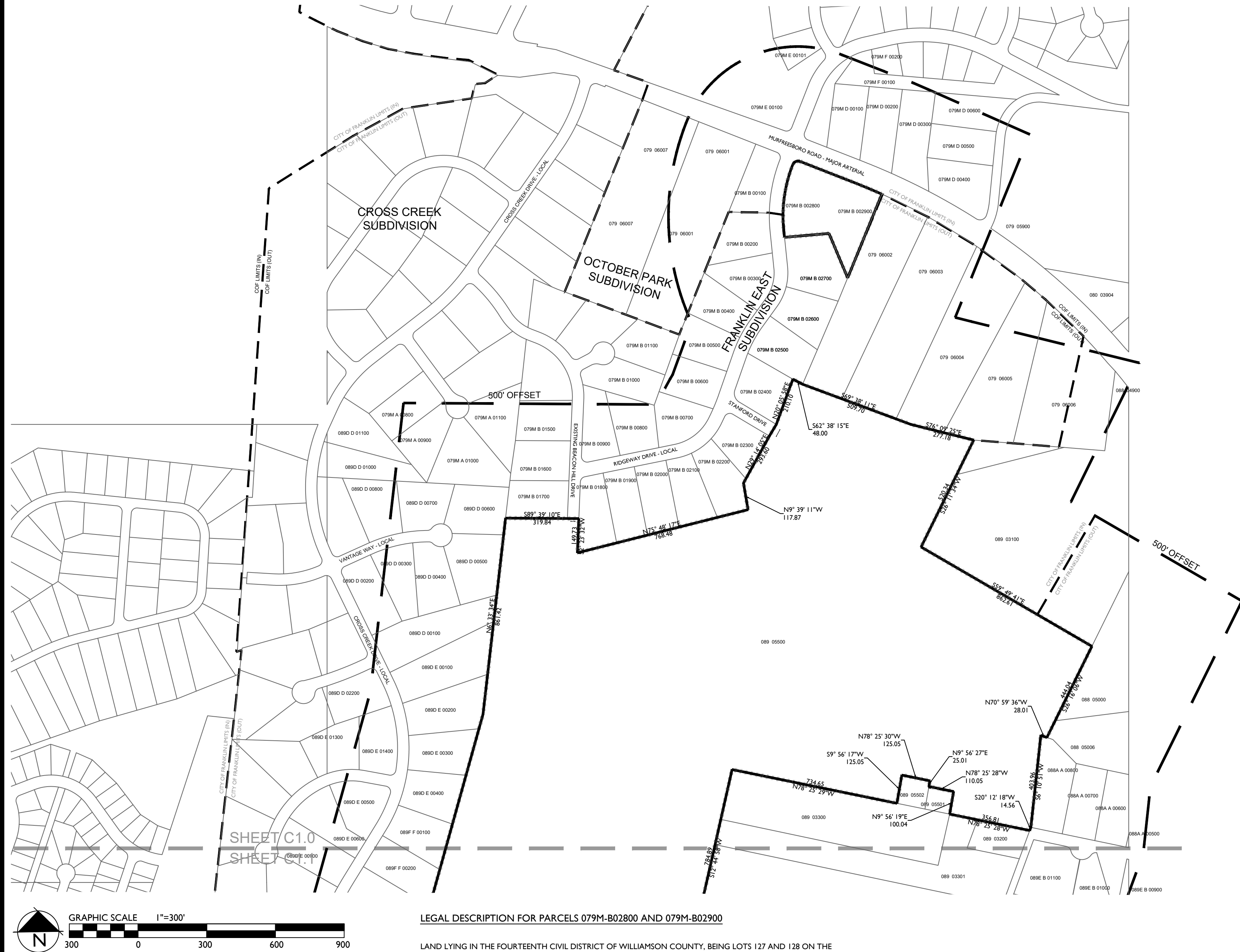
COF # xxxx

FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD FRANKLIN Tennessee
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 002800 079 MB 002900 089 05500 089 04303 089 04304 R-1 MECO-6, SWCO-3
EXISTING ZONING:	NONE
CHARACTER AREA OVERLAY:	CONVENTIONAL
OTHER APPLICABLE OVERLAYS:	
APPLICABLE DEVELOPMENT STANDARD:	199 AC
TOTAL ACREAGE:	8,670.225
TOTAL SQUARE FOOTAGE:	

PRE-APPLICATION SUBMITTAL	SEPTEMBER 22, 2017
INITIAL SUBMITTAL	OCTOBER 9, 2017
RESUBMITTAL	NOVEMBER 2, 2017
RESUBMITTAL	
REVISION	-



LEGAL DESCRIPTION FOR PARCELS 079M-B02800 AND 079M-B02900

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR PARCELS 089-04303, 089-04304, & 089-05500

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 04 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE SOUTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;

THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;

THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;

THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;

THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;

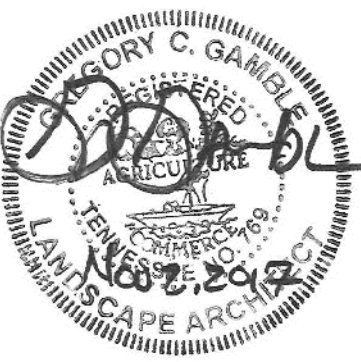
THENCE NORTH 83 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;

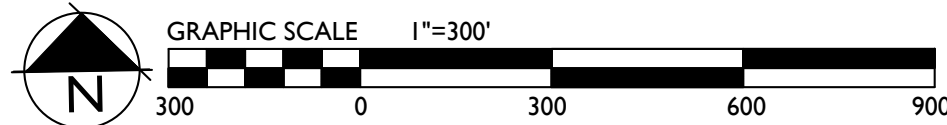
THENCE NORTH 73 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.

500' NEIGHBORS LIST:

PARCEL ID	OWNER ADDRESS	OWNER	QTY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV STANDARD
089--05500	MURFREESBORO RD	ADAMS JAMES E JR	Shanwood	TN	37027	MGA-1	SW CO 3	Vacant	Conventional
079--06003	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067	MGA-1	SW CO 3	Vacant	Conventional
079--06004	4091 MURFREESBORO RD	FRENZEL GERALD CHARLES JR	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
079--06005	4085 MURFREESBORO RD	GOOD WALTER EARLE SR	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
079M-A00900	109 HOLLOW CT	HAI BROOKS TRESA L	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-A01000	113 HOLLOW CT	KEENAN COLM	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-A01100	115 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1104 RIDGEWAY DR	PFEIFFER LEONARD M	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1108 RIDGEWAY DR	BRADSHAW ANTHONY	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1206 RIDGEWAY DR	O'CONNELL PHILLIP	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1208 RIDGEWAY DR	RUEA KATHRYN L	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B01500	2001 BEACON HILL DR	WILLIS WADE A	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B01600	1986 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B01700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B01900	1211 RIDGEWAY DR	SLINGERLAND RUTH	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B01900	1209 RIDGEWAY DR	BRITTON THOMAS DAVID	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02000	1207 RIDGEWAY DR	SHOEMAKE JULIUS S	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02100	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02300	1101 STANFORD DR	BURNS WILLIAM C JR	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02400	1115 RIDGEWAY DR	MOEHLE MARK A	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02500	1111 RIDGEWAY DR	VEDACH WILLIAM DENNIS	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02600	1109 RIDGEWAY DR	ANDERS CARROLL SCOTT	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
079M-B02700	1105 RIDGEWAY DR	GOERZEN LAURIE	Franklin	TN	37067	NC	SW CO 3	Residential	Conventional
088--04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067	MGA-1	SW CO 2	Residential	Either
088--05000	1986 CEDAR MOUNT DR	MOELL TROY A	Thompson Station	TN	37179	MGA-1	SW CO 3	Est. Residential	Conventional
088--05001	4115 MURFREESBORO RD	CHURCH ST DUNSTONS EPISCOPAL	Franklin	TN	37210	MGA-1	SW CO 2	Residential	Either
088--05002	1972 CEDAR MOUNT DR	MOELL TROY A	Franklin	TN	37067	MGA-1	SW CO 2	Residential	Either
088--05006	1982 CEDAR MOUNT DR	SLAUGHTER JAMES C	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
088--05007	MURFREESBORO RD	CEMETERY HOLY CROSS MARSHALL	Franklin	TN	37067	MGA-1	SW CO 3	Civic	Conventional
088--05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067	MGA-1	SW CO 3	Civic	Conventional
088A-A00500	4208 WARREN RD	POMEROY DAVE GLENN JR	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
088A-A00600	4211 WARREN RD	DOSUNMU BASIL OLUWAJIDE	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
088A-A00700	4213 WARREN RD	PORTER JERRI L	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
088A-A00800	4215 WARREN RD	ROBERTS HAL M	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
089--03000	4340 S CAROTHERS RD	GLASS JEAN MARIE GILES	Franklin	TN	37067	R-1 (COF)	MECO-6	Agriculture	Conventional
089--03001	4336 S CAROTHERS RD	GLASS HARRY GREGORY	Franklin	TN	37067	R-1 (COF)	MECO-6	Residential	Conventional
089--03100	4113 MURFREESBORO RD	MOELL TROY A	Thompson Station	TN	37179	MGA-1	SW CO 3	Est. Residential	Conventional
089--03200	4217 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
089--03300	4221 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37064	MGA-1	SW CO 3	Est. Residential	Conventional
089--03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SW CO 3	Vacant	Conventional
089--03500	4289 WARREN RD	KING WILLIAM ROBERT	Franklin	TN	37067	MGA-1	SW CO 3	Agriculture	Conventional
089--03501	4240 WARREN RD	HUMPHREY ROALD	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03502	4244 WARREN RD	OFMAN LEE	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
089--03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03506	4260 WARREN RD	DESANGE DEBEE T	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03507	4264 WARREN RD	HOOD JONATHAN S	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03509	4272 WARREN RD	GREGUS JOSEPHA	Franklin	TN	37067	MGA-1	SW CO 3	Residential	Conventional
089--03600	4276 WARREN RD	HOOD JAMES ROBERT	Franklin	TN	37067	MGA-1	SW CO 3	Agriculture	Conventional
089--03602	4281 WARREN RD	PEREZ ANDRES	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03607	4287 WARREN RD	HOOD JAMES ROBERT JR	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03608	4283 WARREN RD	MOORE JERRY ADDISON JR	Franklin	TN	37067	MGA-1	SW CO 3	Est. Residential	Conventional
089--03700	4403 S CAROTHERS RD	SIMMONS RIDGE JOINT VENTURE	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
089--03800	4376 S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37067	MGA-1	SW CO 3	Open Space	Conventional
089--03801	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064	MGA-1	SW CO 3	Vacant	Conventional
089--03900	4372 S CAROTHERS RD	REDEL BERNHARD	Franklin	TN	37064	MGA-1	SW CO 3	Residential	Conventional
089--04000	4384 S CAROTHERS RD	HEITHCOCK JAMES S	Franklin	TN	37064	MGA-1	SW CO 3	Mixed Use	Conventional
089--04200	4352 S CAROTHERS RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064	MGA-1	SW CO 3	Est. Residential	Conventional
089--04301	S CAROTHERS RD	LOOKWOOD DEXTER	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
089--04302	4346 S CAROTHERS RD	PEDEEN RALPH H JR	Franklin	TN	37064	MGA-1	SW CO 3	Est. Residential	Conventional
089--04303	4344 S CAROTHERS RD	WATKINS PATTI SUE	Franklin	TN	37064	MGA-1	SW CO 3	Est. Residential	Conventional
089--04304	4350 S CAROTHERS RD	DURNIN GEORGE V	Franklin	TN	37064	MGA-1	SW CO 3	Agriculture	Conventional
089--04400	4341 S CAROTHERS RD	RUSSELL ROBERT	Franklin	TN	37067	ER	MECO-6	Agriculture	Conventional
089--05501	WARREN RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SW CO 3	Utilities	Conventional



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- NOTES:
1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY

089-08502	MURFREESBORO RD	MILCROFTON UTILITY DIST	Franklin	TN	37084	MGA-1	SWCO-3	Utilities	Conventional
089D-000100	1149 CROSS CREEK DR	CRANSTON WALTER KEITH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000200	213 VANTAGE WAY	CHRISTOFFERSEN B MICHON	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000300	209 VANTAGE WAY	MURPHY JOHN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000400	205 VANTAGE WAY	WIEL MICHAEL P	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000500	201 VANTAGE WAY	RAMOS TIFFANY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000600	200 VANTAGE WAY	JORDAN MARGARET	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000700	204 VANTAGE WAY	JOHNSON VALI	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-000800	208 VANTAGE WAY	BEASLEY EVERETT L JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-001000	1137 CROSS CREEK DR	HASSLER MICHAEL C	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-001100	1133 CROSS CREEK DR	OKERSON C ALBERT	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-002200	301 RIDGETOP CT	LINDLEY MATTHEW	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003100	1153 CROSS CREEK DR	BRASER MIKE T	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003200	1157 CROSS CREEK DR	SLEASON ALAN R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003300	1159 CROSS CREEK DR	YOUNG CLAYTON S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003400	1163 CROSS CREEK DR	MINCHEW ALAN B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003500	1162 CROSS CREEK DR	PRUITT TIMOTHY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003600	409 CROSS CREEK CT	CASE STEVEN H	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003700	409 CROSS CREEK CT	EVANS MICHAEL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-003800	1174 CROSS CREEK DR	WOOD CHARLES A JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-001400	404 CROSS CREEK CT	JOHNSON DAVID E	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089D-001500	400 CROSS CREEK CT	DONAHUE JOHN JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089E-A-00100	4229 WARREN RD	HEINSON HEATHER	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00200	4233 WARREN RD	REINFRIED DANA	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00300	4237 WARREN RD	SILMORE JOE H	Franklin	TN	37068	MGA-1	SWCO-3	Residential	Conventional
089E-A-00400	4241 WARREN RD	EBB DANIEL KONT	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00500	4245 WARREN RD	KUEKER MICHAEL	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00600	4249 WARREN RD	ALINSON JOHN E	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00700	4253 WARREN RD	THOMPSON TIMOTHY W	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00800	4257 WARREN RD	ROMEO CLAUDIO	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-A-00900	WARREN RD	VALLEY VIEW DEV INC	Franklin	TN	37064	MGA-1	SWCO-3	Vacant	Conventional
089E-B-00100	4259 WARREN RD	COGILAN PATRICK W	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-00200	4261 WARREN CT	WORMAN K	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-00300	4210 WARREN CT	EDGE SAMUEL S	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-00400	4206 WARREN CT	BROWN ROGER LEE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-00500	4202 WARREN CT	REEVES TOMMY L	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-00600	4200 WARREN RD	CARLAND ROBERT MORGAN	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-00700	4218 WARREN RD	CAMERON JAMES	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089E-B-001100	4216 WARREN RD	NEWMAN ANDREW J	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
089F-F-00100	1176 CROSS CREEK DR	SYBERT JAMES G	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00200	1178 CROSS CREEK DR	MONTEATH DAVID B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00300	1182 CROSS CREEK DR	HELTON MICHAEL GLENN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00400	504 BILTMORE CT	DEBOLT SHARON L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00500	505 BILTMORE CT	HORECKA DANIEL P	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00600	501 BILTMORE CT	JOSLIN REBECCA P	Franklin	TN	37064	NC	SWCO-3	Residential	Conventional
089F-F-00700	1190 CROSS CREEK DR	JAMISON ZACHARY	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00800	1191 CROSS CREEK DR	SYLVIS LAWRENCE G	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-00900	1187 CROSS CREEK DR	BYRNE DANIEL W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01000	1183 CROSS CREEK DR	BARNES PHILIP H JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01100	1181 CROSS CREEK DR	WARDEN MARK ALAN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01200	1177 CROSS CREEK DR	BORUM MARTIN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01300	1175 CROSS CREEK DR	HODGES D BROOKS III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01400	1173 CROSS CREEK DR	COOTS EDWARD B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01500	1169 CROSS CREEK DR	LAWMORE CAROL S TR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01600	1167 CROSS CREEK DR	CAUDILL MAX T	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
089F-F-01700	1165 CROSS CREEK DR	WACKETT TROY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
079-08002	MURFREESBORO RD	KRANTZ ANNE J FREEMAN	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
079-08001	4356 S CAROTHERS RD	ROSS BILLY H TR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
079M-B-00400	1110 RIDGEWAY DR	BUTLER GINA L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
079-03400	4225 WARREN RD	GARTHERS DANIEL T JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
079M-B-00100	1100 RIDGEWAY DR	DEBAR LAND CO LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
079-08001	MURFREESBORO RD	DEBAR LAND CO LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
079-08007	MURFREESBORO RD	DEBAR LAND CO LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
079-05900	4100 MURFREESBORO RD	FOUNTAINS OF FRANKLIN LLC	Franklin	TN	37064	SD-X	SWCO-3	Multi-Family	Conventional
079M-D-00100	4088 MURFREESBORO RD	BETTS CHRISTOPHER E	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-D-00200	4072 MURFREESBORO RD	SALAZAR MARY ELLIN	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-D-00300	4076 MURFREESBORO RD	BOZEMAN H ANDREW	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-D-00400	107 CHESTER STEPHENS CT	CAVENDER DAVID O	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-D-00500	111 CHESTER STEPHENS CT	MCGUIRE W GARY AND JANE M REV TRUST	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-D-00600	115 CHESTER STEPHENS CT	TAYLOR ROBERT P AND JAN J TAYLOR REV	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-E-00101	209 SPRINGHOUSE CIR	AWAD GEORGE	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
079M-E-00105	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37202	R-1 (COF)	SWCO-3	Open Space	Either
079M-F-00200	102 CHESTER STEPHENS RD	BERLEY THOMAS	Franklin	TN	37067	R-1 (COF)	SWCO-2	Residential	Either
079M-F-00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37067	R-1 (COF)	SWCO-2	Open Space	Either
079M-B-02800	1101 RIDGEWAY DR	ADAMS R GLENN	Franklin	TN	37067	R-1 (COF)	SWCO-2	Open Space	Either
079M-B-02900	MURFREESBORO RD	ADAMS ROB G	Franklin	TN	37067	R-1 (COF)	SWCO-2	Open Space	Either

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
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NEIGHBORHOOD
CONTEXT PLAN

C1.1
COF 6559



NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
- 3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- 4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
- 5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 53.2 AC.
OUTFALL ELEVATION: 737'

BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

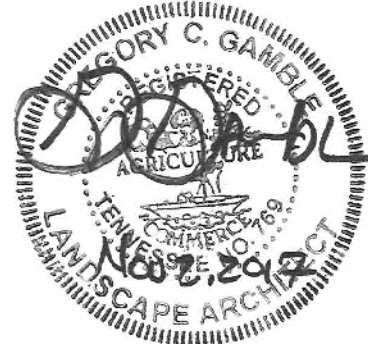
BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.9 AC.
OUTFALL ELEVATION: 694'

BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINK-HOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'

Map Unit Symbol	Map Unit Name
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
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eq	Egam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
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, eroded
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

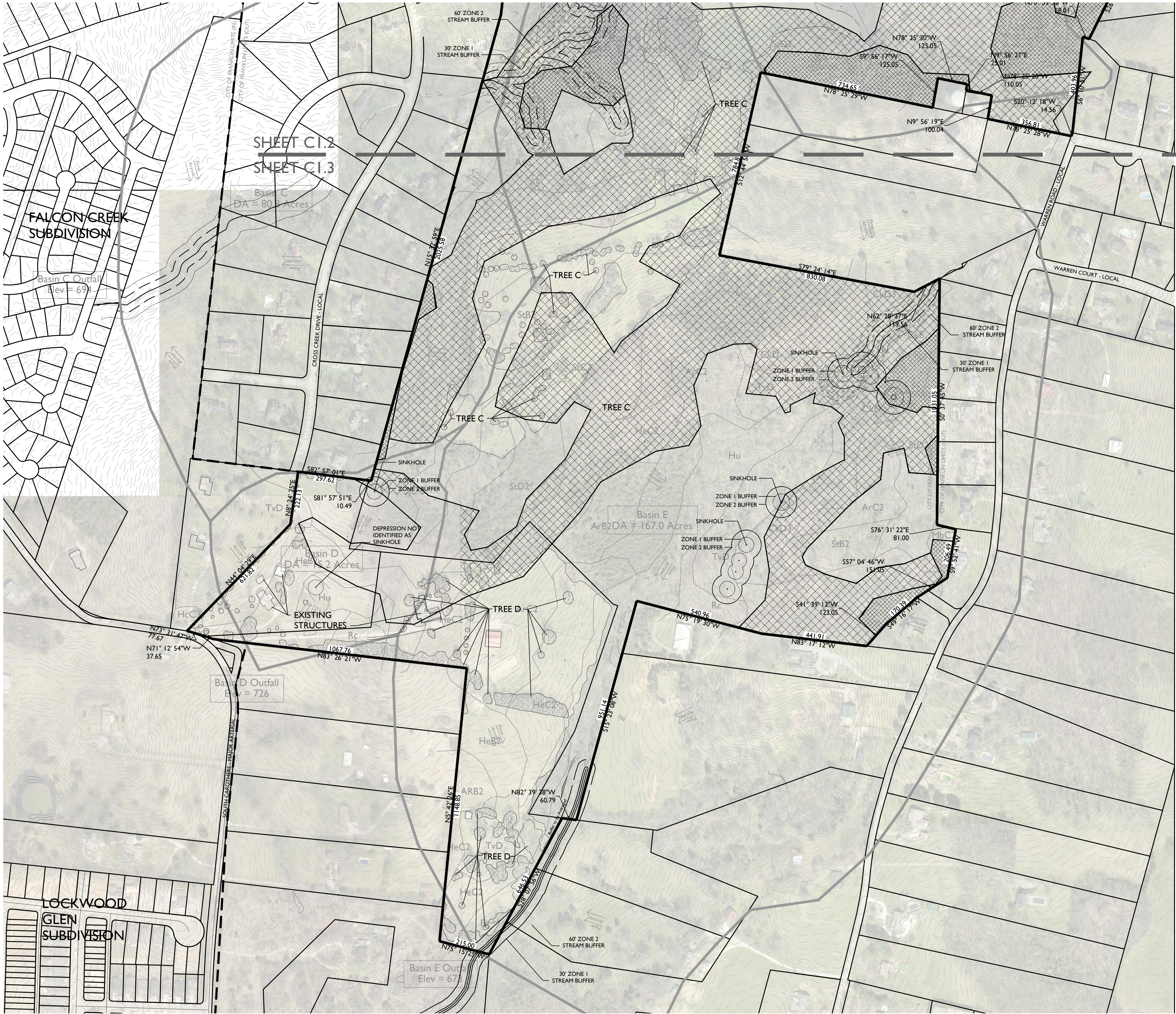
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

OVERALL
EXISTING
CONDITIONS

C1.2
COF 6559



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

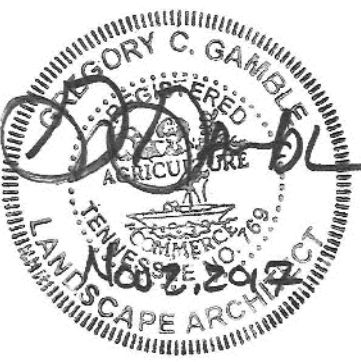
EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

	SLOPES 14%-20%
	SLOPES >20%
	EXISTING TREE CANOPY
	STREAM BUFFER

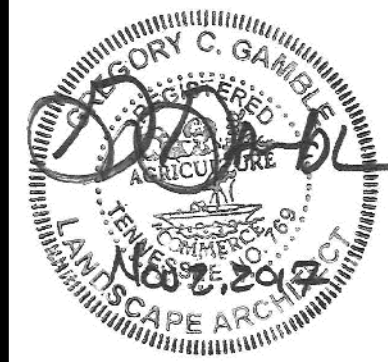
Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Eggen silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Ind3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lundell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MNE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
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
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SrC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
SrD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes



Revision	Date
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△	

OVERALL
EXISTING
CONDITIONS

C1.3
COF 6559



Revision	Date
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△	

DEVELOPMENT
PLAN

C2.0
COF 6559

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.

The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 plated lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001	FORMAL	PARK	117,867 SF (2.77 AC)
1002	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003	INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001	INFORMAL	GREEN BELT	103,006 SF (2.38 AC)
2002	FORMAL	PARK	73,988 SF (1.70 AC)
2003	INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001	INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
6002	FORMAL	ALLENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,281 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC

TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
- THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.
- THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.
- THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.
- THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.
- PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.
- THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDES REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD, FRANKLIN, WILLIAMSON, TENNESSEE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 02800, 079 MB 02900, 089 05500, 089 04303, 089 04304, R-1
EXISTING ZONING:	
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.2
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTH EAST PARKWAY SUITE 200, FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggambledesign@gmail.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.00 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (\$541,487.60)

OPEN SPACE:

OVERALL DENSITY: 1.00 UNITS/AC
NET DENSITY (MINUS ROW): 1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:

NONRESIDENTIAL SQUARE FOOTAGE: 123.21 AC RESIDENTIAL
TOTAL ACREAGE BY USE, ENTIRE SITE: 70.80 AC OPEN SPACE
4.99 AC NON-BUILDABLE LOTS

TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1
	35.24 AC RESIDENTIAL (24 UNITS)
	6.85 AC OPEN SPACE
	SECTION 2
	12.4 AC RESIDENTIAL (13 UNITS)
	11.8 AC OPEN SPACE
	SECTION 3
	8.69 AC RESIDENTIAL (21 UNITS)
	40.60 AC OPEN SPACE
	SECTION 4
	20.34 AC RESIDENTIAL (51 UNITS)
	0.12 AC OPEN SPACE
	SECTION 5
	11.72 AC RESIDENTIAL (38 UNITS)
	1.36 AC OPEN SPACE
	SECTION 6
	11.04 AC RESIDENTIAL (29 UNITS)
	4.19 AC OPEN SPACE
	SECTION 7
	5.06 AC RESIDENTIAL (23 UNITS)
	5.63 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,989 SF	126,918 SF	57,671 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	162,235 SF	108,317 SF	43,918 SF

TOTAL 6,018,356 SF 3,522,441 SF 2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF

6,018,356 SF / 8,670,225 SF = 69.4% (69.4% OF TOTAL SITE)

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY

6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2% OF TOTAL EXISTING CANOPY)

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER: WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.

199 X 350 GPD = 69,650 GPD

SEWER:

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REFURBISHED (REUSE) WATER FACILITIES:

NOT AVAILABLE

STREET NETWORK:

AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, LLC, ENGINEERING PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:

THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE

COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:

LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:

199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

REFUSE COLLECTION:

PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

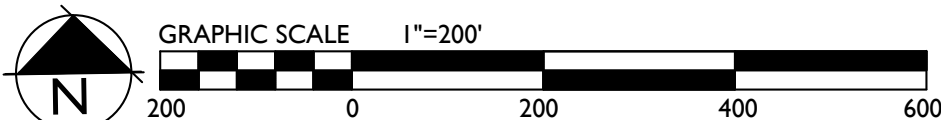
RESTRICTIVE COVENANTS:

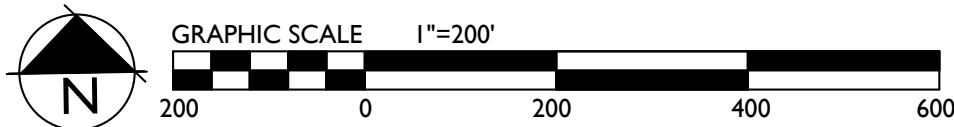
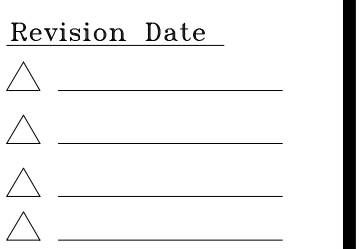
A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)





PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 130.30 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
1	7.6	0.0	BYPASS	---	BYPASS
2	14.1	2.5	BIO 2	6,500	POND 1
3	26.6	3.6	BIO 3	10,500	POND 1
4	11.7	2.4	BIO 4	5,500	BYPASS
5	8.3	2.1	BIO 5	4,500	BYPASS
6	9.9	1.7	BIO 6	4,500	POND 4



Grading & Drainage General Notes

- 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.
- 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.
- 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.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface course shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- 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.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bioretention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

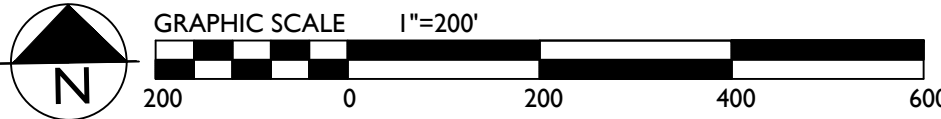
Grading & Drainage Data Chart
Site Area: 196.33 Ac.
Impervious Area: 28.41 Ac.
Disturbed Area: 130.30 Ac.

Impervious Area Calculations:
The impervious area assumed for each lot type includes building, patio, & driveway.

65' Lot Type: 89 units x 3600 sq.ft. = 7.36 Ac.
85-90' Lot Type: 59 units x 4550 sq.ft. = 6.16 Ac.
100' Lot Type: 51 units x 8500 sq.ft. = 9.95 Ac.

ROW Area (includes road & sidewalks) = 17.23 Ac.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



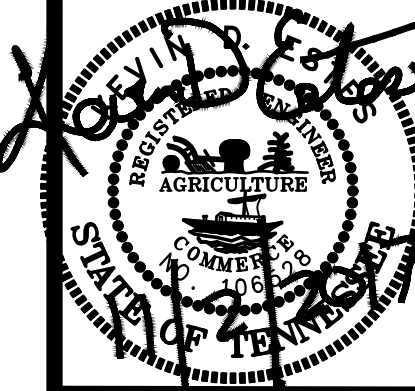
COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

NORTH
GRADING &
DRAINAGE
PLAN

C 3.0

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 130.30 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
7	7.1	2.4	BIO 7	4,500	POND 2
8	8.6	3.1	BIO 8	5,500	POND 2
9	6.9	2.3	BIO 9	4,500	POND 2
10	5.1	1.9	BIO 10	3,500	POND 2
11	13.4	3.7	BIO 11	7,500	POND 3
12	7.5	1.6	BIO 12	4,000	BYPASS
13	6.9	1.1	BIO 13	3,000	BYPASS



Grading & Drainage General Notes

- Grading Permit is required for any project disturbing more than 10,000 sq. ft. adding more than 5,000 sq. ft. of impervious surface or for any site grading requiring stockpiling of material.
- 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.
- 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.
- 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.
- 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.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bioretention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

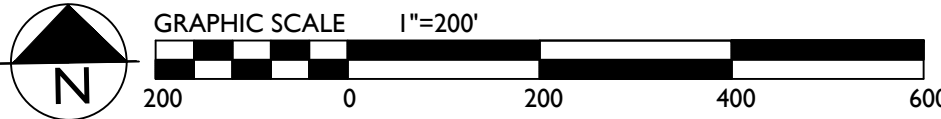
Grading & Drainage Data Chart
Site Area: 196.33 Ac.
Impervious Area: 28.41 Ac.
Disturbed Area: 130.30 Ac.

Impervious Area Calculations:
The impervious area assumed for each lot type includes building, patio, & driveway.

65' Lot Type: 89 units x 3600 sq.ft. = 7.36 Ac.
85-90' Lot Type: 59 units x 4550 sq.ft. = 6.16 Ac.
100' Lot Type: 51 units x 8500 sq.ft. = 9.95 Ac.

ROW Area (includes road & sidewalks) = 17.23 Ac.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



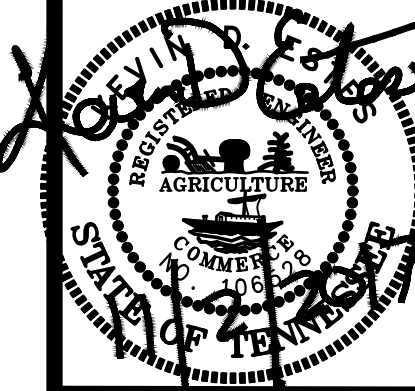
COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

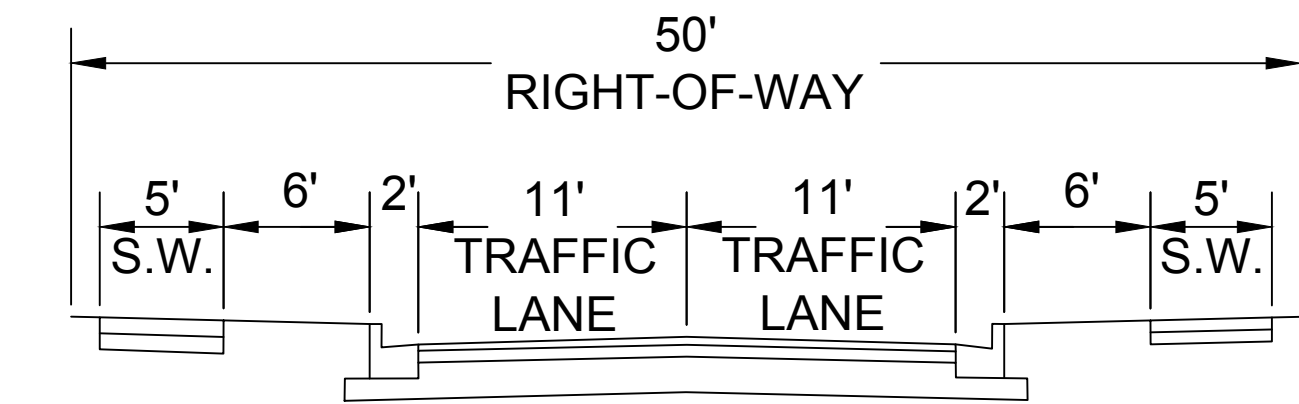
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



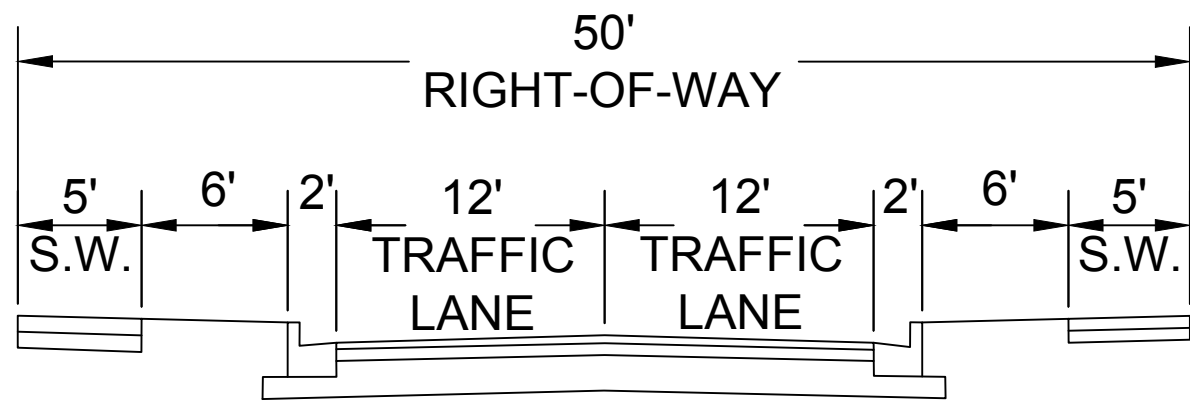
GAMBLE DESIGN COLLABORATIVE
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GREG GAMBLE
greggamble209@gmail.com
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SOUTH
GRADING &
DRAINAGE
PLAN

C 3.1



2-LANE INTERMEDIATE AND LOW VOLUME STREET



2-LANE HIGH VOLUME STREET



Statement of Impacts
The proposed Colletta Park development is located between Major Arterial Murfreesboro Road and Minor Collector S Carothers Road. The northern portion of the site consists of 37 homes and will connect to Murfreesboro Road via Local Roads Stanford Drive and Ridgeway Drive. The southern portion of the site consists of 162 homes and will connect directly to the S Carothers Road existing 90 degree curve.

Impact on Local Streets
The proposed Colletta Park development is expected to generate 37 trips entering and 112 trips exiting during AM peak hours; 125 trips entering and 74 trips exiting during PM peak hour.

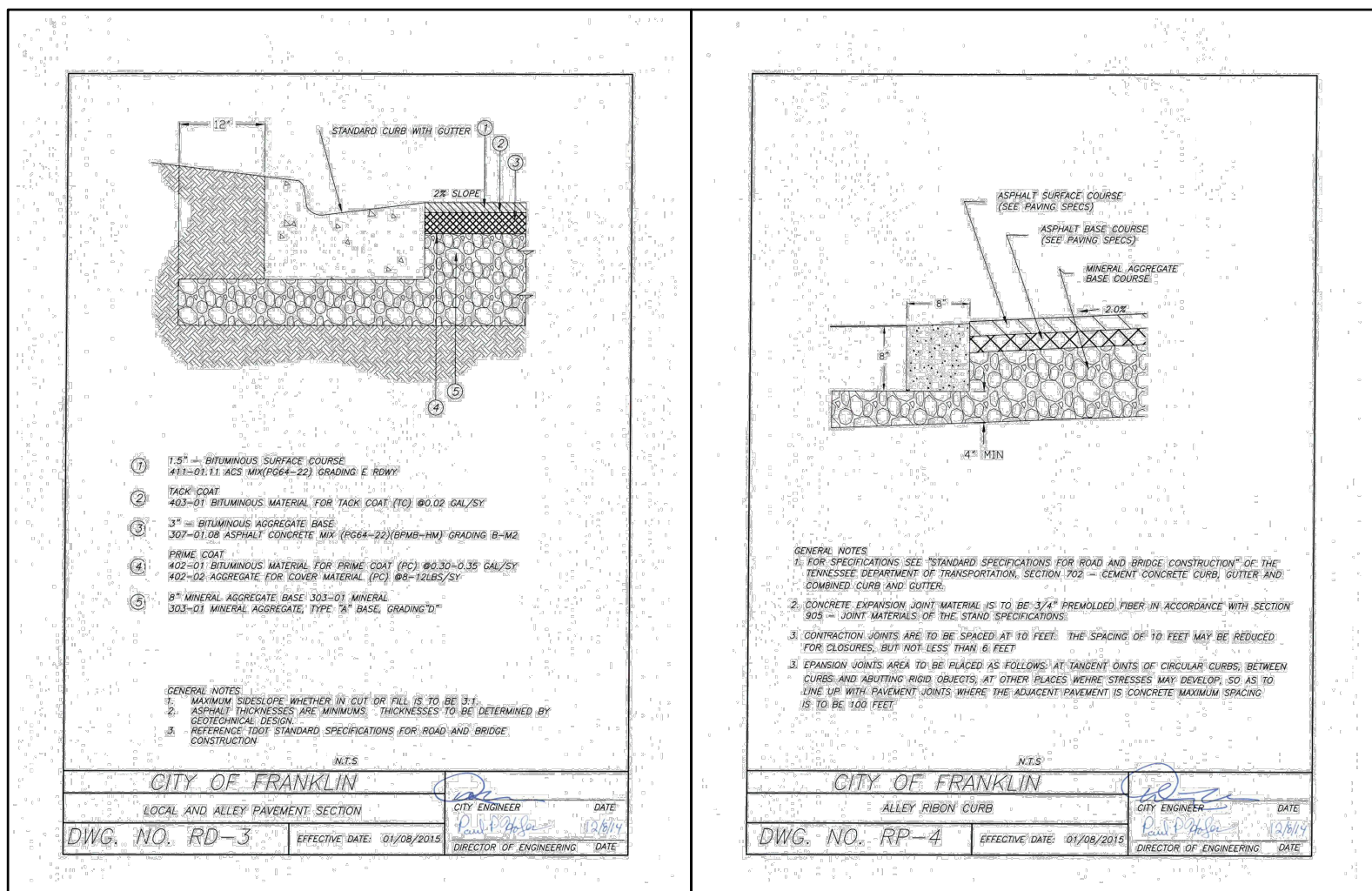
- R.O.W. & Access General Notes**
1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.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

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

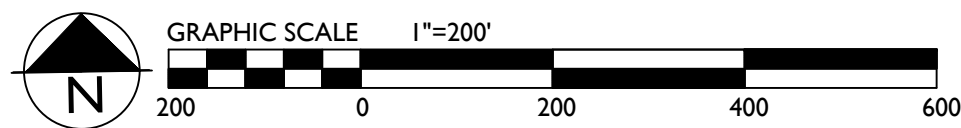
R.O.W. & Access Data Chart:
Daily Trip Generation: 1,854 veh per day
Peak Hour Trip Generation: 199 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

Connectivity Index: 1.50
Links (●): 24
Nodes (*): 16
24/16 = 1.50

Without Connection to Existing Stanford Drive
Connectivity Index: 1.41
Links (●): 24
Nodes (*): 17
24/17 = 1.41



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



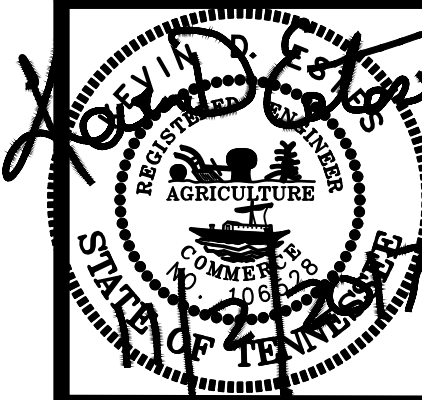
COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

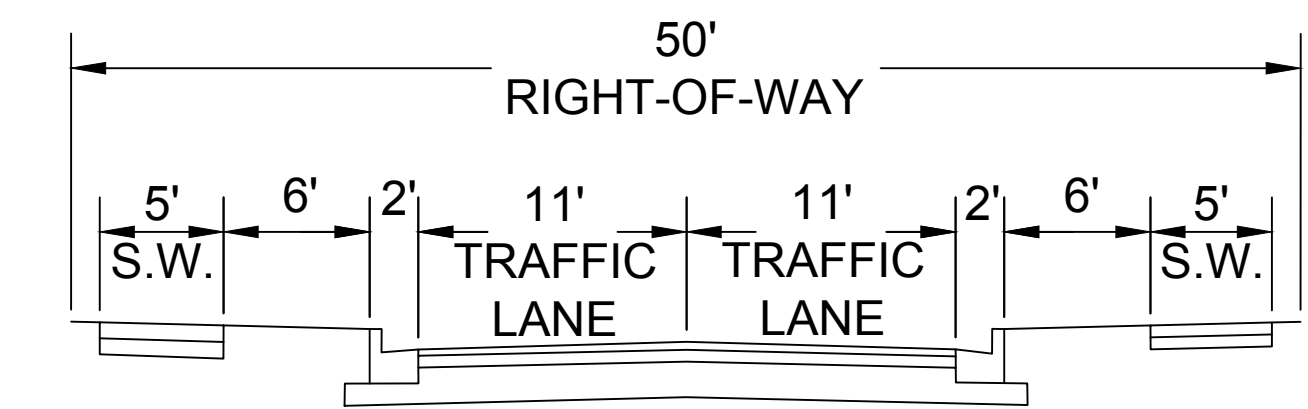
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



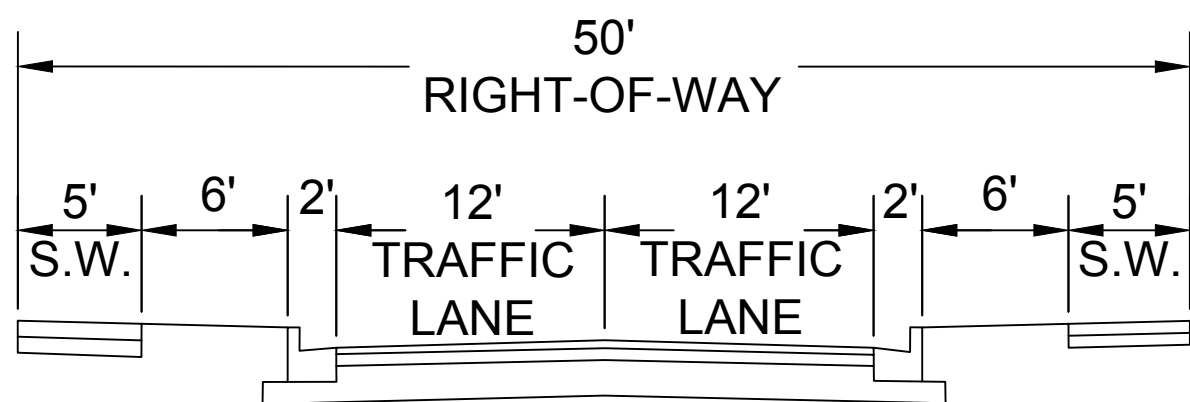
GAMBLE DESIGN COLLABORATIVE
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

NORTH
ROW &
ACCESS
PLAN

C 4.0



2-LANE INTERMEDIATE AND LOW VOLUME STREET



2-LANE HIGH VOLUME STREET

DESIGN MODIFICATION - CONNECTIVITY INDEX
DUE TO WILLIAMSON COUNTY'S LIMITATIONS ON
CONNECTIVITY TO BEACON HILL AND STANFORD
DRIVE, EXISTING DEVELOPMENT WITHOUT
ACCESS ON THE WESTERN BOUNDARY, AND
TOPOGRAPHIC CONSTRAINTS ALONG WARREN
ROAD, THE CLIENT REQUESTS A DESIGN
MODIFICATION FOR CONNECTIVITY.



Statement of Impacts
The proposed Colletta Park development is located between Major Arterial Murfreesboro Road and Minor Collector S Carothers Road. The northern portion of the site consists of 37 homes and will connect to Murfreesboro Road via Local Roads Stanford Drive and Ridgeway Drive. The southern portion of the site consists of 162 homes and will connect directly to the S Carothers Road existing 90 degree curve.

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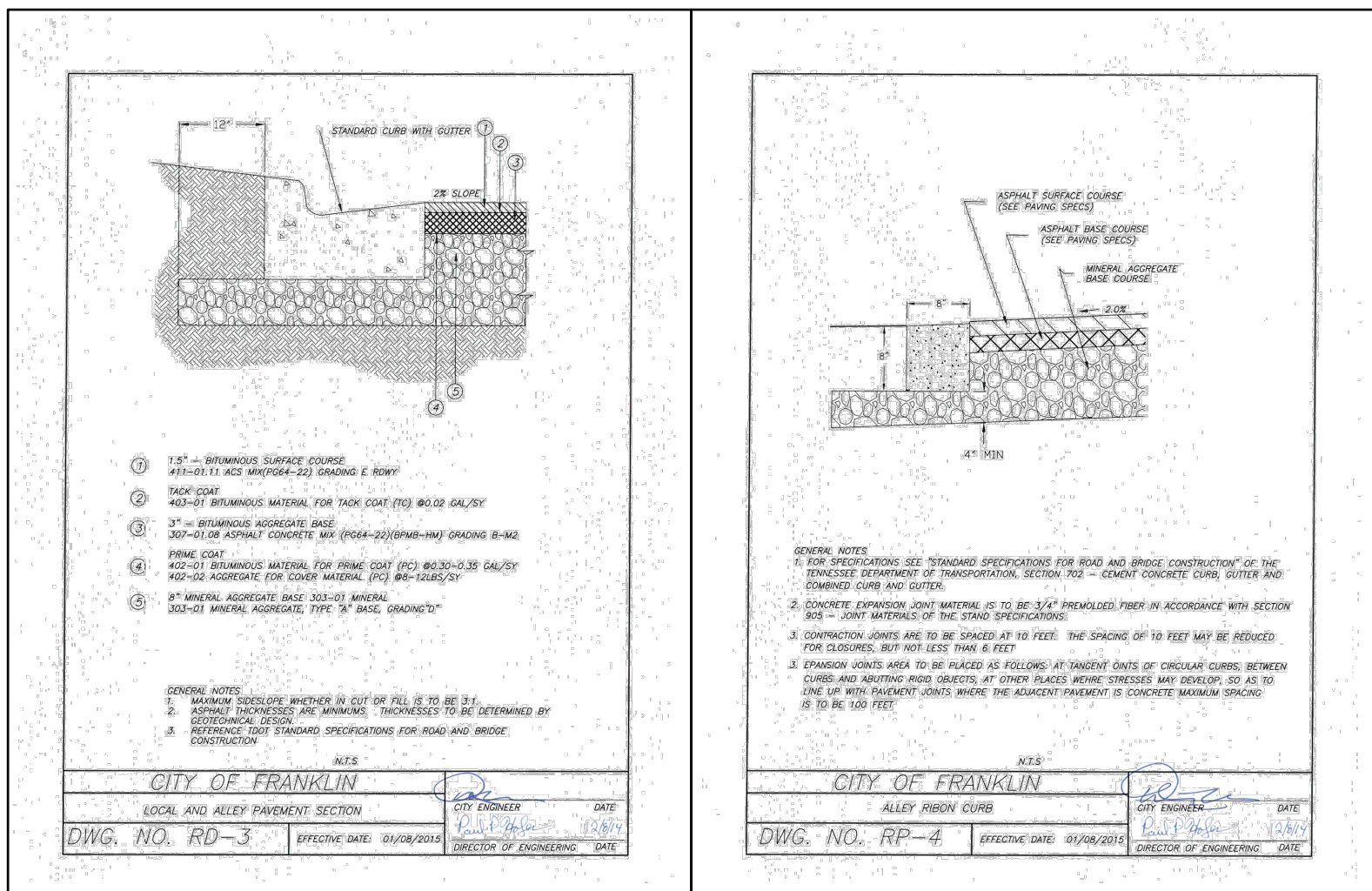
- R.O.W & Access General Notes
1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
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There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

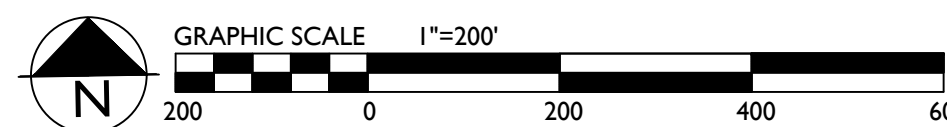
R.O.W. & Access Data Chart:
Daily Trip Generation: 1,854 veh per day
Peak Hour Trip Generation: 199 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

Connectivity Index: 1.50
Links (●): 24
Nodes (*): 16
24/16 = 1.50

Without Connection to Existing Stanford Drive
Connectivity Index: 1.41
Links (●): 24
Nodes (*): 17
24/17 = 1.41



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



COF XXXX

Revisions:

Drawing Notes:

GDC
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Date: JUNE 2, 2017

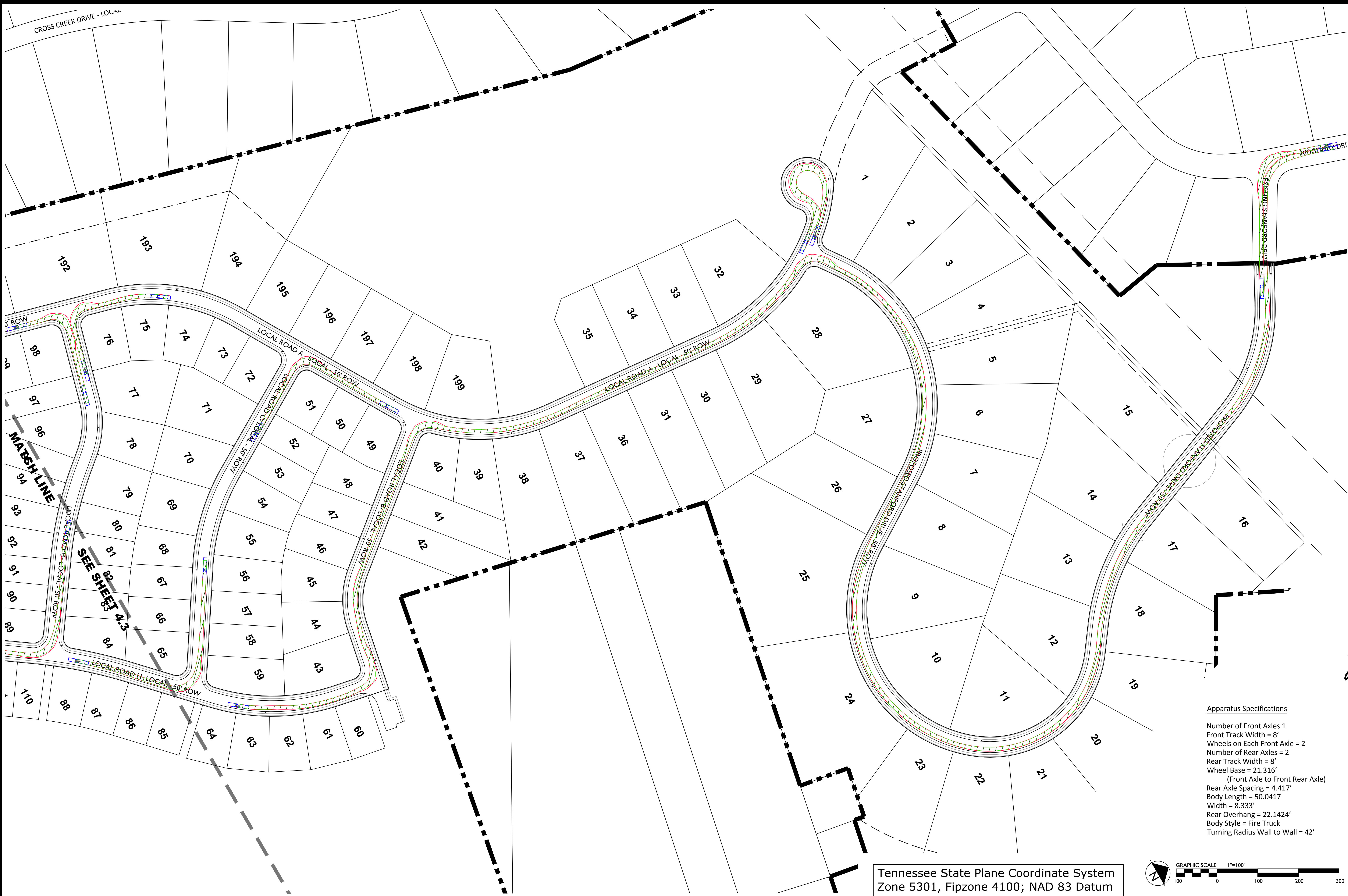
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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ggambl@tdot.gov
615.975.5765

SOUTH
ROW &
ACCESS
PLAN

C 4.1



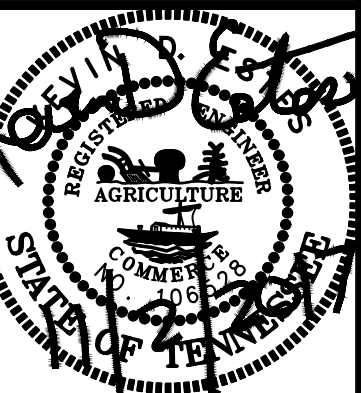
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COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

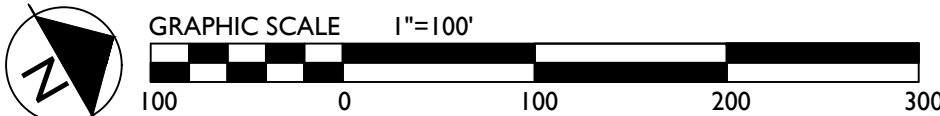


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greggamble209@gmail.com
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NORTH
TRAVEL
PATH

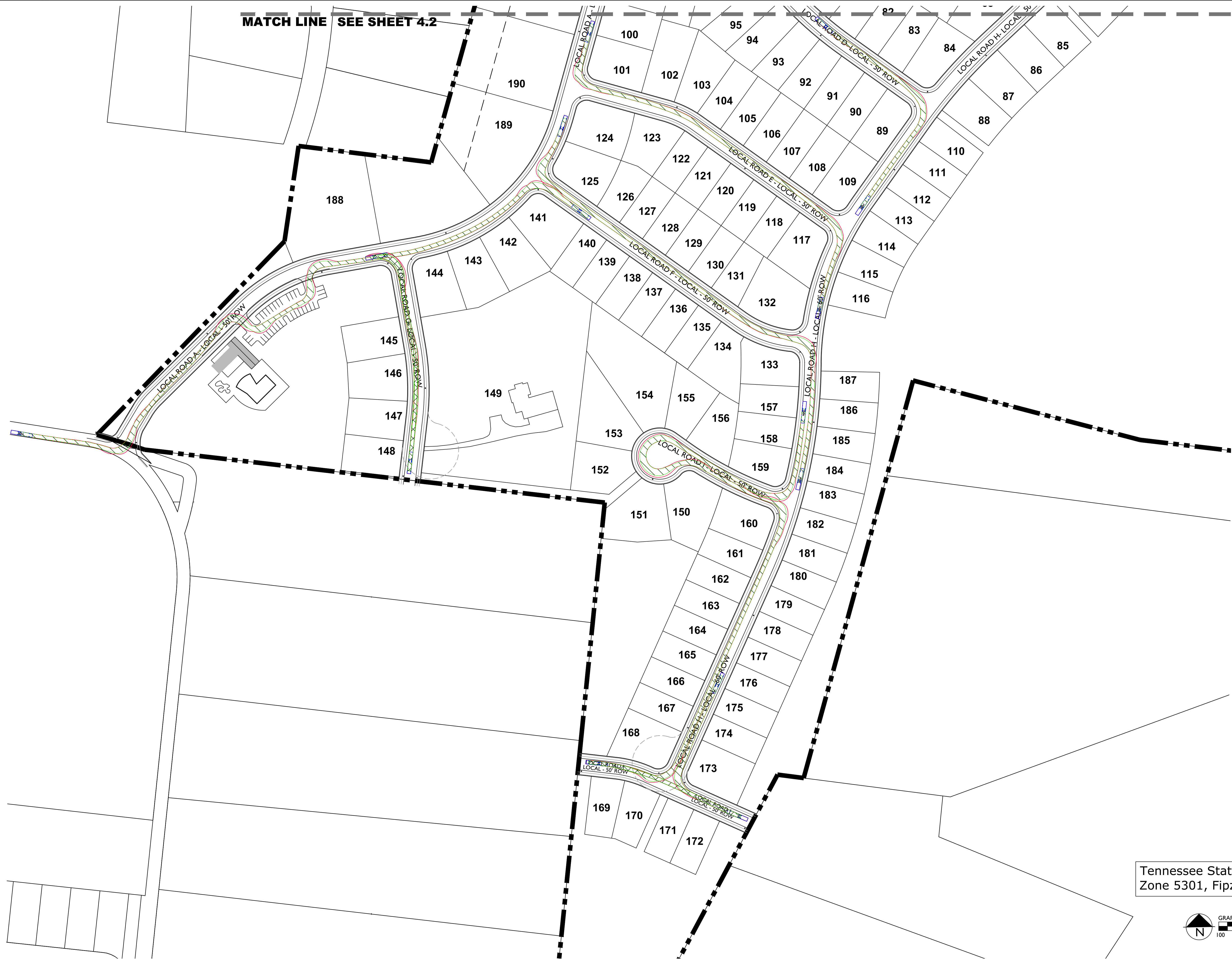
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Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



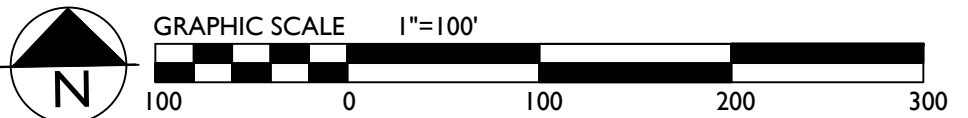
Apparatus Specifications
Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316'
(Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417'
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

COF XXXX



MATCH LINE SEE SHEET 4.2

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



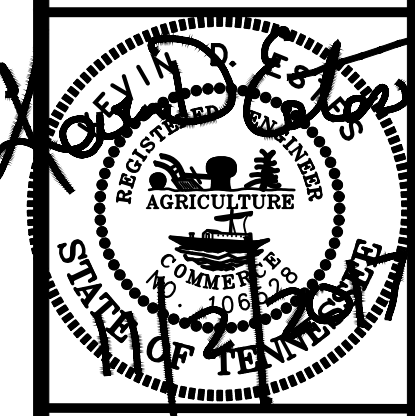
COF XXXX

Revisions:

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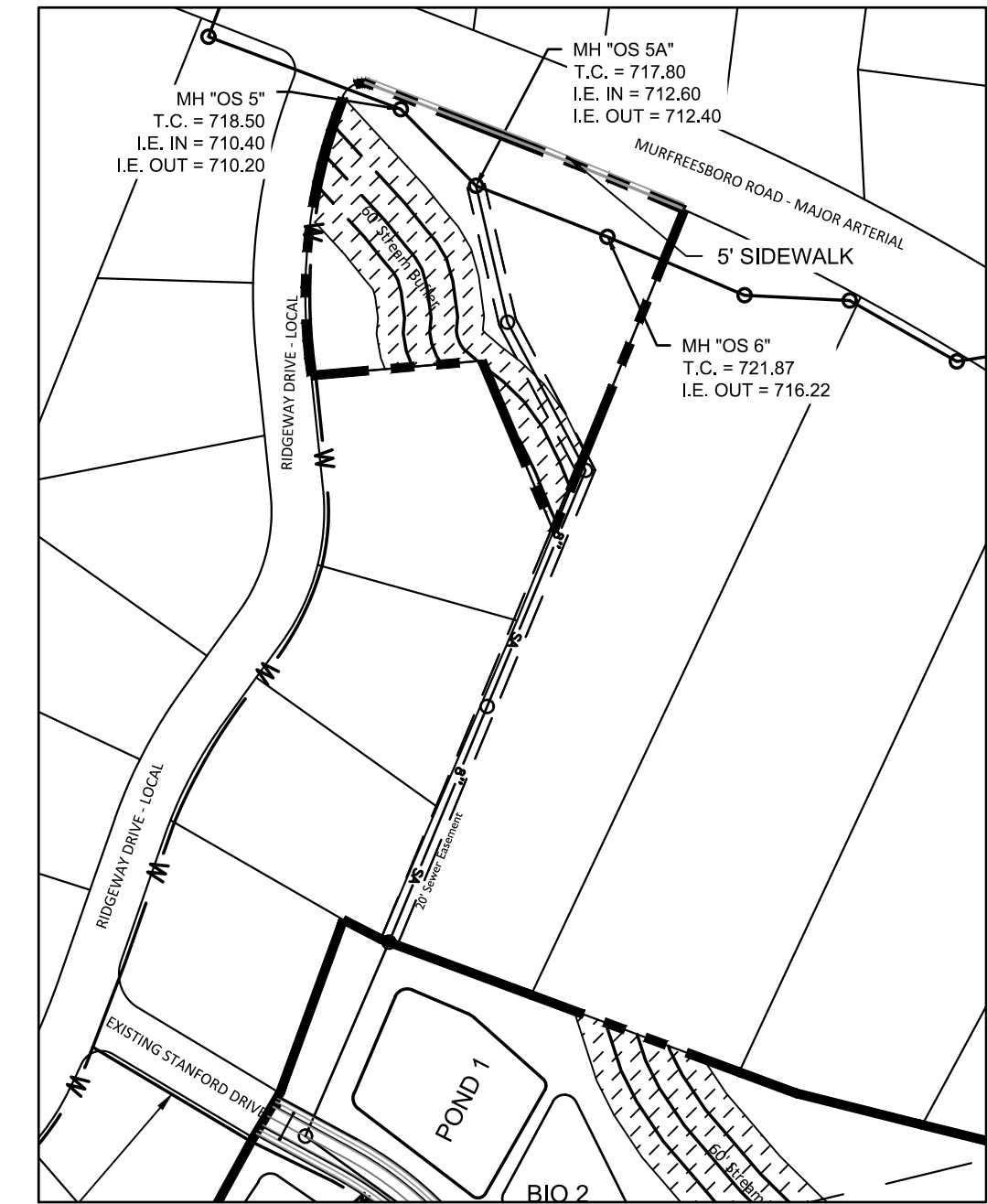
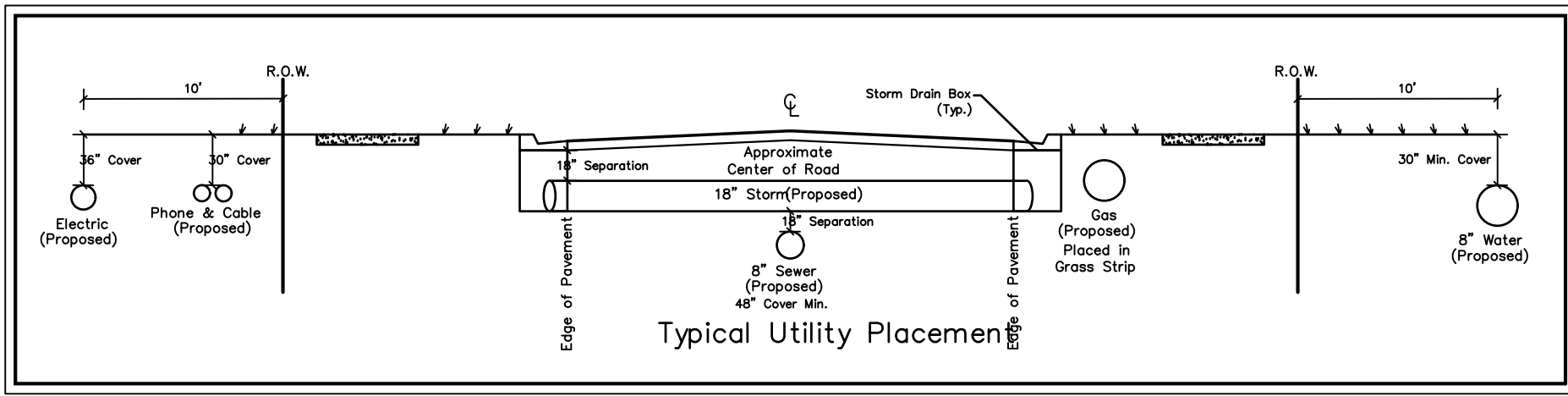
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SOUTH
TRAVEL
PATH

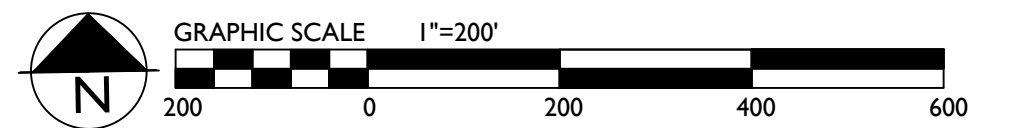
C 4.3



Sewer Connection at Murfreesboro Road
SCALE: 1"=200'



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



COF XXXX

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 Water Management Department.
 6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
 7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
 8. Location of Water Line is approximate. True location of water line, fire hydrants, water valves, etc. to be designed by Microfton Utility District during sectional Site Plan phase of development.
 9. When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:
 1. 0'-12' depth requires 20' easement.
 2. 13'-20' depth requires 30' easement.
 3. Depths greater than 20' requires prior approval.A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.
- Water Service Provided by:
Microfton Utility District
633 Arno Road
Franklin, TN 37064
615-794-5947
- Sewer Service Provided by:
Water Management
124 Lumber Drive
Franklin, TN 37064
615-794-4554
- Water & Sewer Data Chart
Water: Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 199
Total Flow in GPD: 69,650 GPD
- Sewer (to October Park) Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 37
Total Flow in GPD: 12,950 GPD
- Sewer (Simmons Ridge) Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 162
Total Flow in GPD: 56,700 GPD
- Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

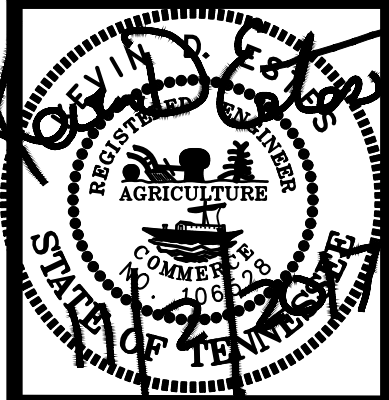
Revisions:

Drawing Notes:



COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



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615.975.5765

NORTH UTILITY PLAN

C 5.0

A



TYPICAL HOME ELEVATION 'A'

1. HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. 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 CODES DIRECTOR OR THE PLANNING COMMISSION.
5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF
8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.
9. FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

B



TYPICAL HOME ELEVATION 'B'

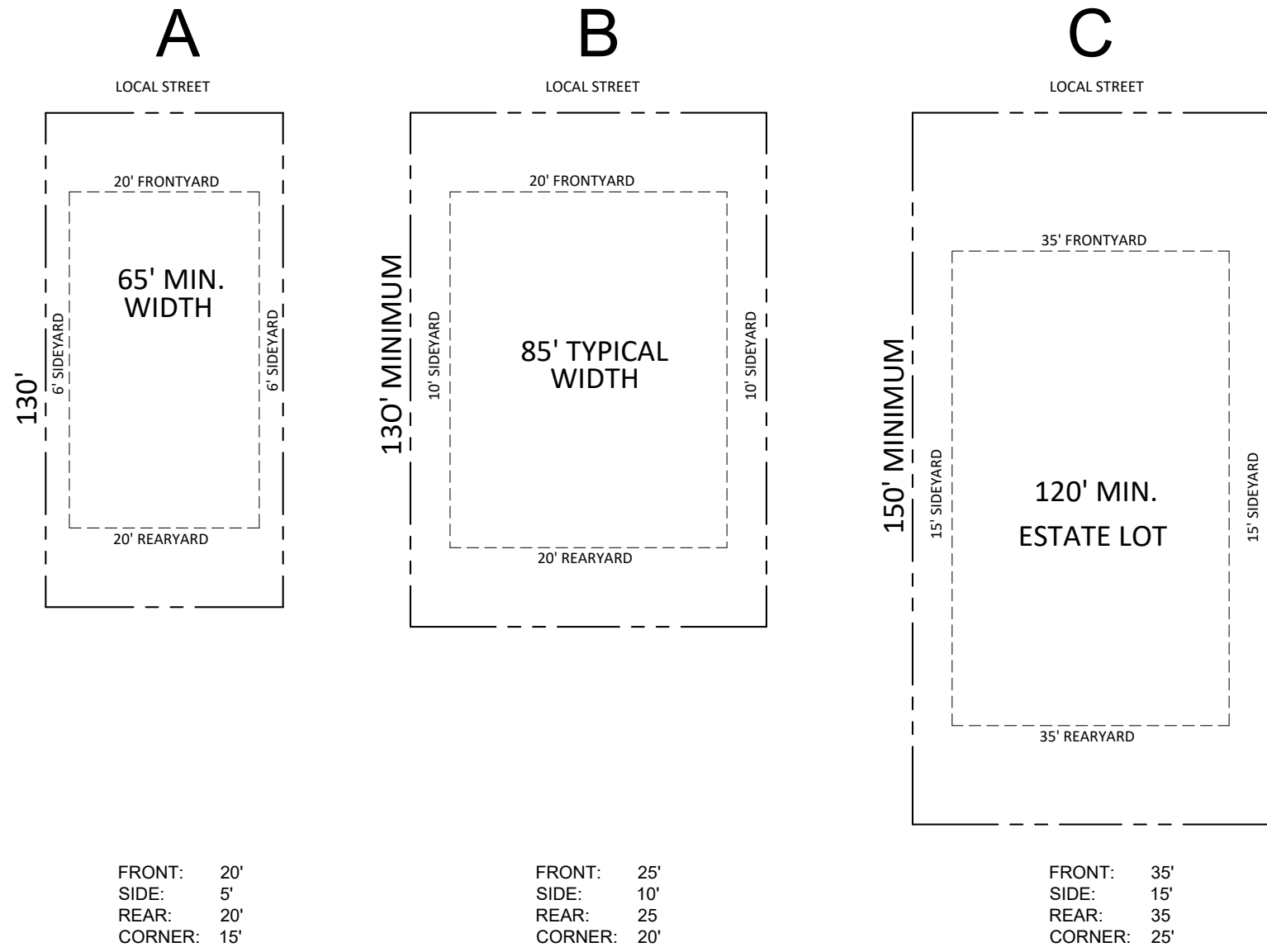
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SIDE-LOADED GARAGES
5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.
7. 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 CODES DIRECTOR OR THE PLANNING COMMISSION.
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9. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
10. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF
11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

C



TYPICAL HOME ELEVATION 'C'

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
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5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
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9. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
10. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF
11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.



TYPICAL LOT DIAGRAMS AND SETBACKS

The home elevations shown here are representative of the homes planned for Colletta Park. 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.

DATE: November 10, 2017

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Director of Planning and Sustainability
Amy Diaz-Barriga, Current Planning Supervisor
Josh King, Principal Planner

Subject

..title

Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision, With 2 Modifications Of Development Standards (Lots Less Than One Acre, Cul-De-Sac Length Greater Than 500 Feet), For The Properties Located South Of Murfreesboro Road And East Of Carothers Parkway, (Including 4350 And 4344 South Carothers Road)."

..body

Project Information

COF Project Number: 6559
Applicant: Greg Gamble, Gamble Design
Owner: Kevin Estes, Land Solutions Inc.

Background/Staff Comments

Envision Franklin recommends a Single Family Residential design concept for the area south of Murfreesboro Road and east of the existing subdivisions of Franklin East and Cross Creek:

The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. 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.

New buildings along established streets should be designed to be compatible with the predominant character along the street. The integrity of existing neighborhoods and subdivisions should be preserved. 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. Proportion, design, and facade width of 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 facade of the dwelling.

New development should include a range of lot sizes, the following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes.

- Lots with dwellings having attached garages that are front, side, or rear facing should have minimum widths of 65 feet and minimum sizes of 7,150 square feet.*
- Lots with dwellings having front-facing detached garages should have minimum widths of 50 feet and minimum sizes of 5,500 square feet.*

Lots on the periphery of new developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Smaller lots may be located internally within new developments and should be served by active park amenities within walking distance.

Within this new development, lots in sections 1-5 abut the existing single family subdivisions of Franklin East and Cross Creek Subdivision. The lot lines are drawn to align as closely as possible to minimize conflict points. Topography (naturally occurring), wetlands, stream buffer, and required bio retention areas (through informal open space) are strategically located along the eastern boundary of the site to create the maximum amount of space between existing homes and proposed homes. Lots throughout these sections include a range of lot sizes, all of which are compatible with Envision Franklin.

Envision Franklin recommends the existing parcel at 4350 South Carothers Road be in a Mixed Residential design concept:

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. 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 amenities.

Development should be designed so that single-family dwellings, or, in some cases, duplexes, are located on the periphery in order to transition to existing single-family neighborhoods. The lot and yard sizes along the periphery of the development should be consistent with those of existing adjacent lots. Smaller, single-family lots, big houses, duplexes, and townhouses may be located internally within new developments and should be served by active park amenities within walking distance. For new development outside of Mack Hatcher Parkway, single-family lots should include a range of lot sizes. The following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes:

- Lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 7,150 square feet.*

- *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 applicant has proposed a subdivision of single-family residential homes only. A variety of lot sizes is achieved as the proposed development transitions south towards Carothers Road.

Modification of Standards Request #1- Lots less than 1 Acre in size.

Section 3.5.10(2)(d)(iii) of the Zoning Ordinance states: *New development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres.*

The current recommendation of Envision Franklin, as stated above, is for a single family residential subdivision with compatible lot sizes. The applicant is proposing lot sizes compatible the existing lots within Franklin East Subdivision and Cross Creek Subdivisions to be located in the area of the proposed subdivision that abuts these existing County subdivisions. The lots then transition smaller to the south to lot sizes compatible with other City subdivisions in the immediate vicinity.

Staff Recommends **Approval** of this Modification of Standards Request.

Modification of Standards Request #2- Cul-De-Sac length greater than 500 Feet.

Section 5.10.8(1)(d) of the Zoning Ordinance states: *Cul-de-sac streets shall not extend for more than 500 feet as measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection.*

The existing property boundaries on the south constrain the roadway layout and design. Two connection points with pavement to the edge of the property are provided with this development. A temporary turnaround is being provided with this development until such a time the properties to the east or west are annexed into the City and connected to this parcel.

Section 5.10.8(1)(e) restricts the number of lots that can be served in a development: *Cul-de-sac or temporary dead end streets shall not serve more than 20 lots in a development.*

The basis of this restriction is a concern for accessibility of the homes in the unlikely event of a fire. City staff drafted a condition of approval on this Development Plan which states:

"Building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.

If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved."

This Condition of Approval best addresses the safety concerns staff has identified during the review process.

Staff Recommends **Approval** of this Modification of Standards Request.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Architecture is not approved at Development Plan stage, but should stay consistent through site plan and permitting stage.

A total of 99 lots have been deemed critical lots due to slope constraints. These lots will be reviewed at building permit and grading stages to determine the appropriate building envelope.

Recommendation

..recommendation

Recommend favorably to the Board of Mayor and Aldermen.

..end

See attached pages for a list of staff recommended conditions of approval.

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.

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

10. Street Name

lori.jarosz@franklintn.gov This comment is to remain open until street names have been submitted and approved.

Engineering - PUD Plan Checklist

General Issues

18. D. Statement of Impacts

carlb@franklintn.gov Applicant has partially met this condition by reaching out to Jimmy Wiseman. The specific roadway improvements must be shown in the plans as scaled schematics on maps, to be submitted as a condition of approval for this development. Such schematics shall be submitted for One-Stop review, with approval at that step to allow the development to proceed. Any application for roadway impact fee offset for funding these improvements must be approved by the BOMA prior to site plan approval.
[Edited By Carl Baughman]

23. F. Development Plan

kevin.long@franklintn.gov *The following is an Advisory Comment to be addressed if needed at site plan, but does not hinder the approval of the Development Plan.*

Advisory Comment: Any street stubs (serving more than one lot) at the boundary of the PUD or at section lines shall be designed and constructed in accordance with COF Std. Dwg SD-2, Temporary Cul-de-sac.
[Edited By Kevin Long]

25. ROW Dedication

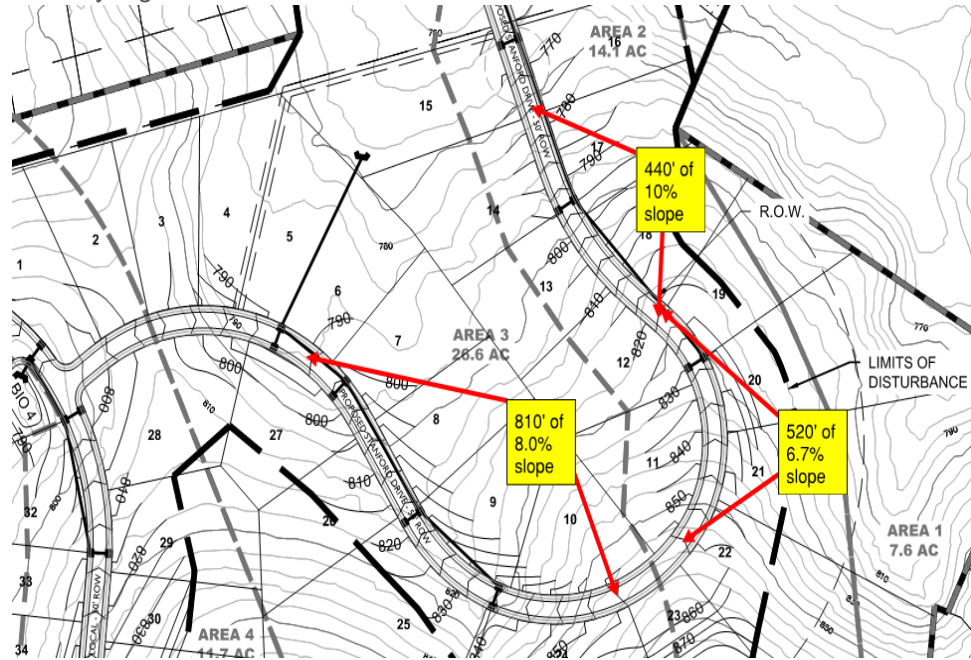
joe.marlo@franklintn.gov Applicant to show a note on Development Plan C2.0 stating "ROW dedication along site frontage with Highway 96 to extend 52.5 feet from the centerline of the roadway."

Applicant to be aware that additional dedication may be required along site frontage with further design refinement at the Site Plan stage.

30. F. Development Plan

kevin.long@franklin.tn.gov The following is an Advisory Comment and reminder to staff to be addressed at the site plan stage. **This comment does not hinder the approval of the Development Plan.**

Advisory Comment: Special consideration will need to be made for the street and drainage design in section 1 due to the length of excessive grades for the proposed roadway alignments.



38. Steep Slopes

joe.marlo@franklin.tn.gov The following is an Advisory Comment, but **does not hinder the approval of the Development Plan.**

Advisory Comment: While grades will be better defined by the field-run topographic survey required at Site Plan stage, GIS data on the Development Plan shows several proposed lots in areas having steep slopes exceeding 14%. The Applicant is to be aware that in the review of Critical Lot plans, the City of Franklin will not waive any City requirements for construction proposed on lots with steep slopes, including 3H:1V maximum site slopes, maximum residential retaining wall heights listed in Zoning Ordinance Table 5-8, 14% maximum driveway slopes with an 8% maximum driveway approach from the street, etc. No development is permitted in areas with natural slopes of 20% or greater.

Planning

General Issues

35. Phasing Plan

josh.king@franklintn.gov

Building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.

If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved.

Planning (Landscape)

General Issues

41. Existing tree canopy on existing conditions

jason.arnold@franklintn.gov

On sheets C1.2 & C1.3, the existing canopy is very difficult to read, when compared to the previous submit. Applicant shall improve graphic representation of existing canopy.

November 08, 2022

Mrs. Amy Diaz-Barriga
Current Planning Supervisor
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

RE: Colletta Park PUD CoF # 6559 - Franklin, TN - PUD Vesting Extension

Mrs. Diaz-Barriga,

Please consider this email our formal request to extend the current vesting period for the Development Plan at Colletta Park PUD (CoF # 6559) for an additional 3 years. This would move the Development Plan's expiration date to December 12, 2026.

The request for an extension is being made due to a variety of ever-changing market conditions that include the impacts from the Covid-19 pandemic, historical inflation, soaring costs and the recent government-issued interest rate hikes.

Most importantly, we have worked diligently to secure the required off site, right-of-way easements but still have some remaining coordination with the city and various neighbors to record those easements to begin construction of the required offsite roadwork at South Carothers Road and city sewer improvement extensions.

Thank you,

A handwritten signature in blue ink, appearing to read 'Mike Koch', with a stylized flourish at the end.

Mike Koch
Manager - DS Colletta Park Sub, LLC
Phone: 602.820-2698
Email: mkoch@suncrestreal.com

CC: Dan Crunk

CC: Michael Ray



File #: 21-03426

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located South Of Murfreesboro Road And East Of Ridgeway Drive, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION

COF Project Number:8036
Applicant: Adam Seger, Dale and Associates
Owner: George Girjel, Ten10, LLC

BACKGROUND/STAFF COMMENTS:

The applicant is requesting a Plan of Services for the property located off of Murfreesboro Road, Map-Parcel number 79-60.03 . Resolution 2022-88 is a City of Franklin drafted Plan of Services for the property being considered as part of the proposed request for annexation, Resolution 2022-89. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 4.7 acres.

The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The property is within the Milcrofton Service area and water availability shall be approved and provided by Milcrofton prior to annexation. The owner will not be required to extend the sanitary sewer to provide service to the property as an existing sewer main is present on the property.

Access to the property shall be provided from Murfreesboro Road and further study of the type and location of access shall be looked at with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards. Unless waived by the Franklin Engineering Department, the owner of the property shall be required to submit a traffic impact study for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of a site plan. Required street improvements shall be determined as part of any site plan. The development on this property is limited due to the steep slopes (anywhere from 10% and 20% plus) present on the site. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-88.

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

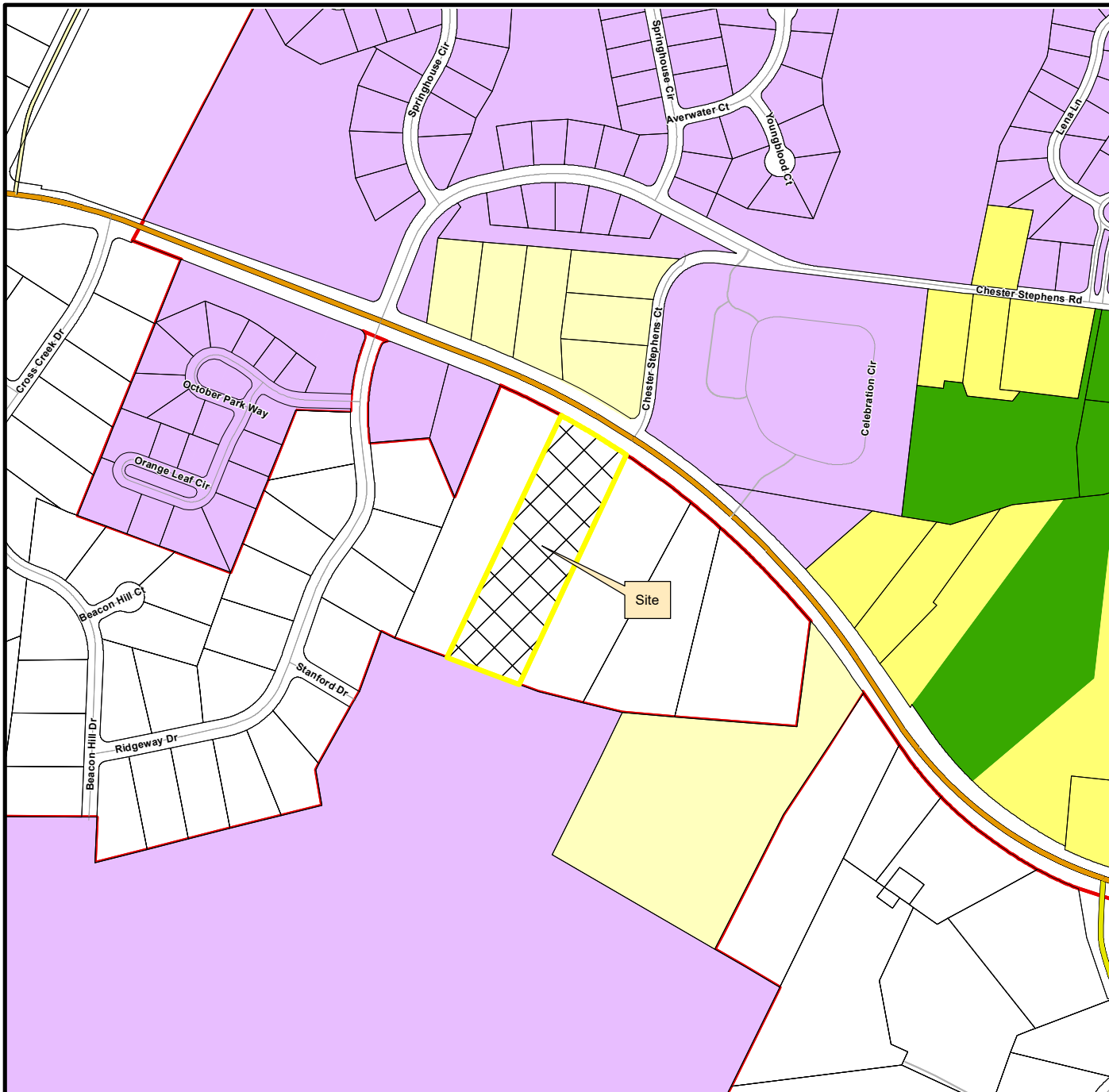
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

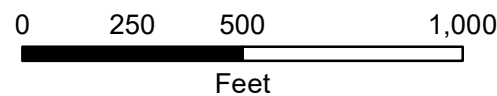
Site Acreage: 4.7 acres

Legend

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



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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2022-88

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF
MURFREESBORO ROAD PROPERTY, 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, George Girjel (managing member of Ten10, LLC), (“Owner”) owner of property located South of Murfreesboro Road and East of Ridgeway Drive (“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 Murfreesboro Road and East of Ridgeway 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
79-60.03	4.7
Total	4.7

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 the 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 10,000-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 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall not be required to extend the sanitary sewer to provide service to the Property as an existing sewer main is present on the property. The Owner will have to extend any public sewer into the property from the existing main dependent on the planned development of the property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. 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.
5. 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 Murfreesboro Road. Further study of the type and location of the access shall be studied with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places the subject property in the Single-Family Design Concept, which promotes new single-family residential neighborhoods that provide a range of single-family dwelling and lot sizes. 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 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.

2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

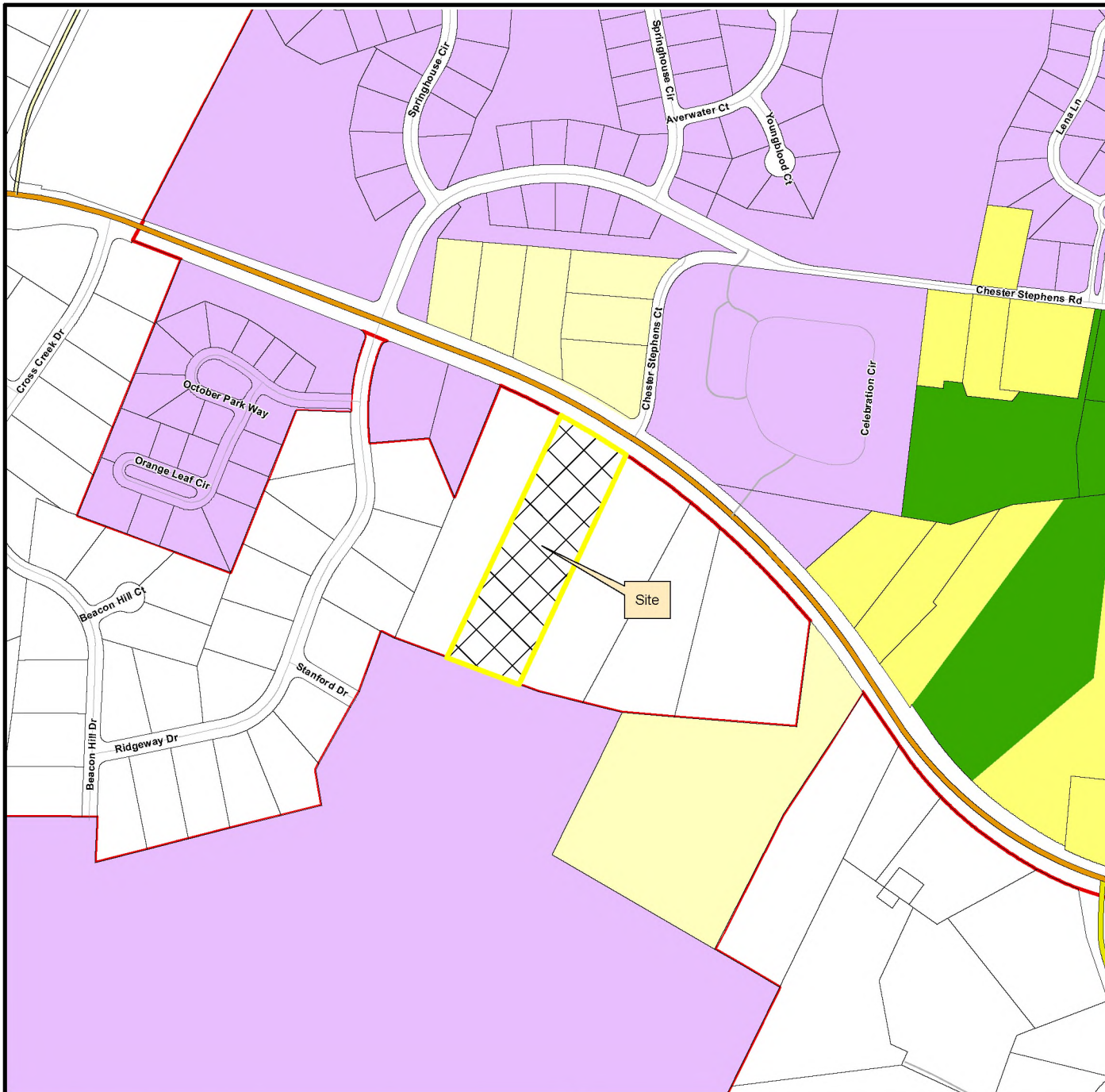
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 4.7 acres

Legend

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



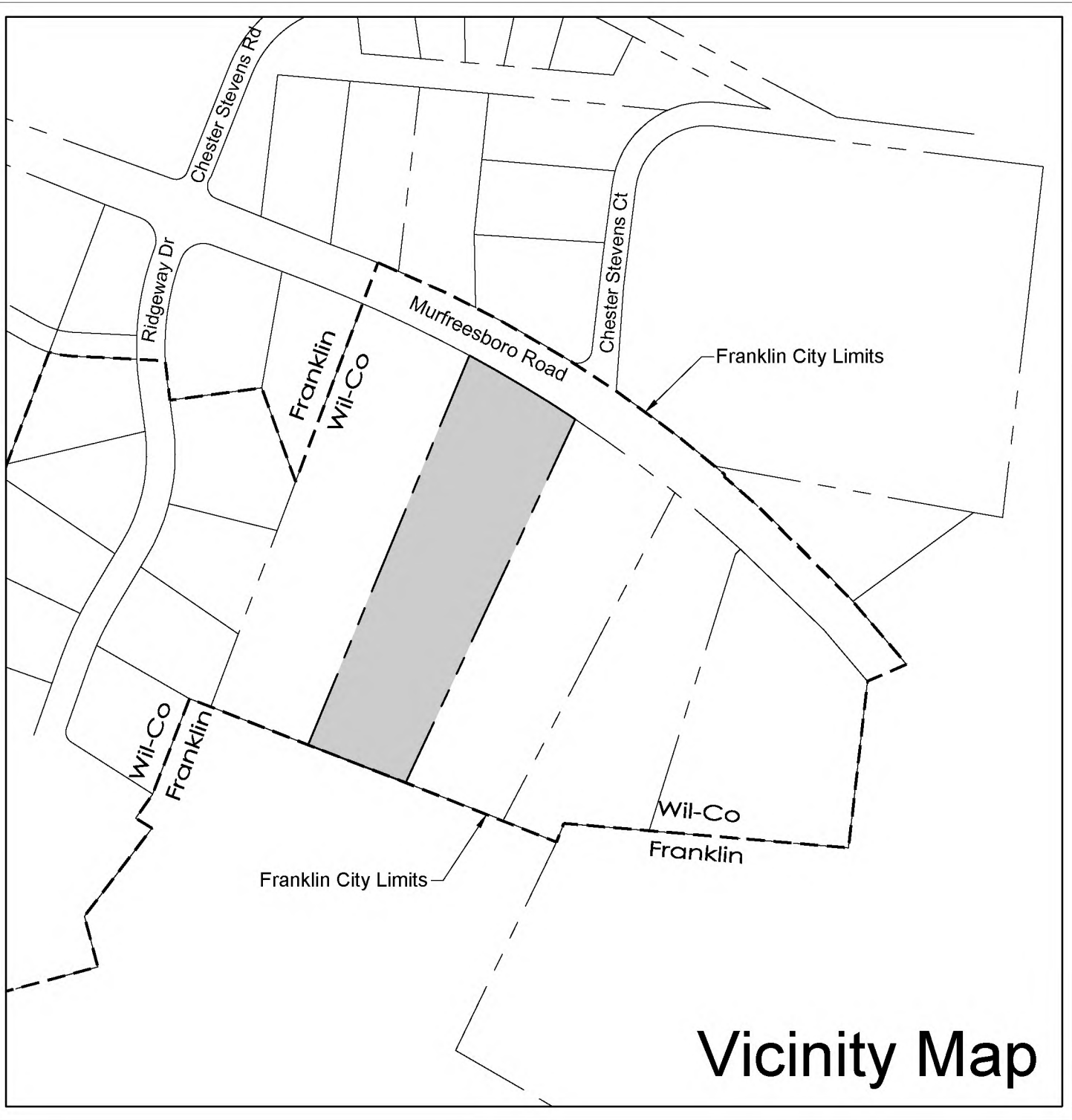
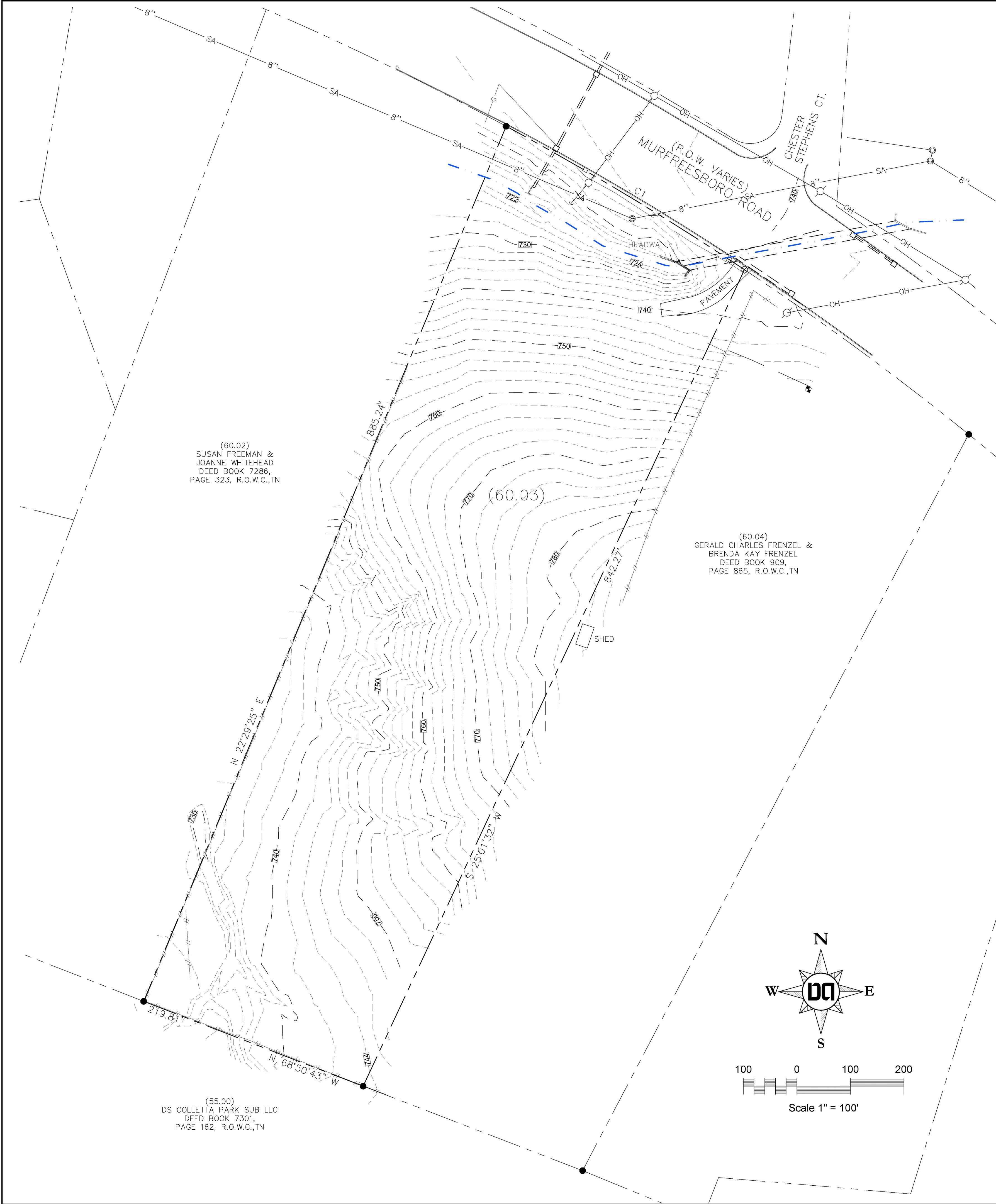
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The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE



Subject Property is Zoned MGA-1 and is located in Williamson County.

The property abuts the City of Franklin on the south edge, and also across Murfreesboro Rd.

- No Hillside/Hillcrest Overlay
- No Floodway Fringe Overlay
- No Floodway Overlay
- No Wetlands

Envision Franklin

Character Area: Seward Hall
Design Concept: Single Family Residential

The property is located along a major arterial and is about a half mile east of a commercial area where Murfreesboro Road intersects Interstate 96. The land uses in general proximity of the property are predominantly single family residential, with some multi-family residential, and small rural-type business. The proposed use for the property is anticipated to be single family residential, which would be compliant to the existing land uses in the area, and also coincide with the design concept of Single Family Residential as defined in Envision Franklin.

Statement of Impacts / Utilities & Site Items

Water - Property is located in Milcrofton Water District. Water will be served via a public main. Water Demand is estimated at 700 gpd. (350 gpd x 2 houses projected)

Sewer - There is an existing sewer main along the frontage of the property that is owned by City of Franklin. Property will be served by gravity sewer service connecting to the main.

Water Re-Use - Not Applicable

Stormwater Drainage - Property drains to an existing conveyance along the frontage of the property. City of Franklin Stormwater Regulations will be applied at time of development.

Fire Station - the nearest fire station is located at 1061 Cool Springs Boulevard, and is approximately 1.85 miles away.

SCHOOLS
Elementary - Trinity Elementary
Middle - Page Middle School
High - Page High School

Refuse/Sanitation - to be picked up by City of Franklin via individual bins.

Site Data

COF Project # xxxx

Project Name: 0 Murfreesboro Road

Map 79, Parcels 60.03
Total Site Area - 4.74 Ac. (206,637 sq ft)

Current Zoning: MGA-1 (Williamson County)
Overlay Zoning: None

Owner
Ten10, LLC
Contact: George Girjel
4302 N. Chapel Road
Franklin, TN 37067
Email: george@cdjrfranklin.com

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

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0220F, Dated 9/29/06.

Drawing Date:
December 9, 2022

Review Revisions

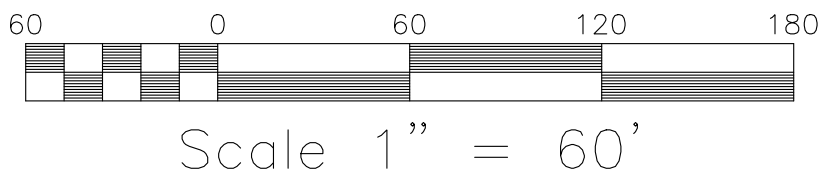
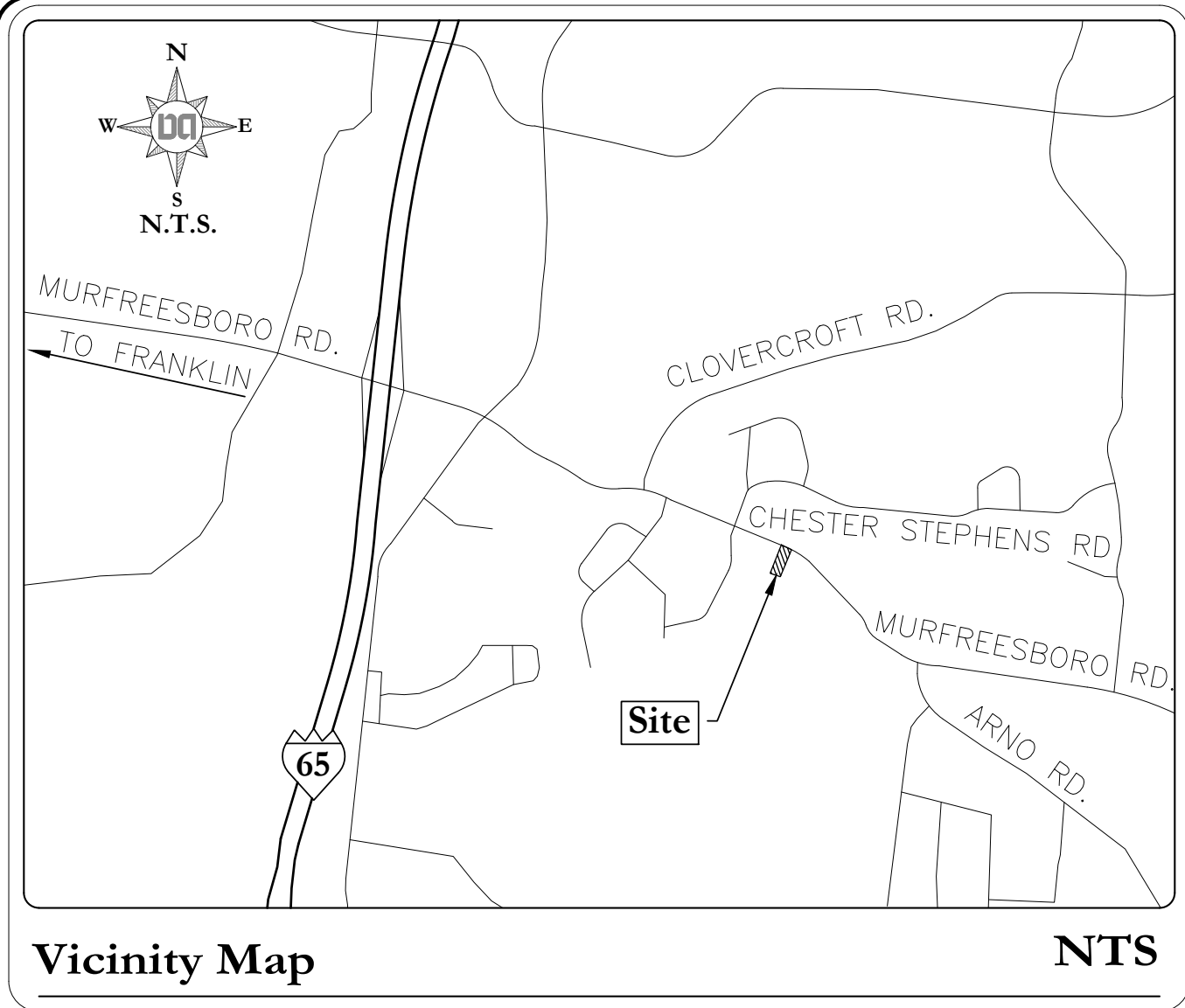
Annexation Plan
0 Murfreesboro Road
Map 79, Parcel 60.03
Franklin, Williamson County, Tennessee



Annexation
Plan

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

D&A Project #22093
0 Murfreesboro Rd
C1.0

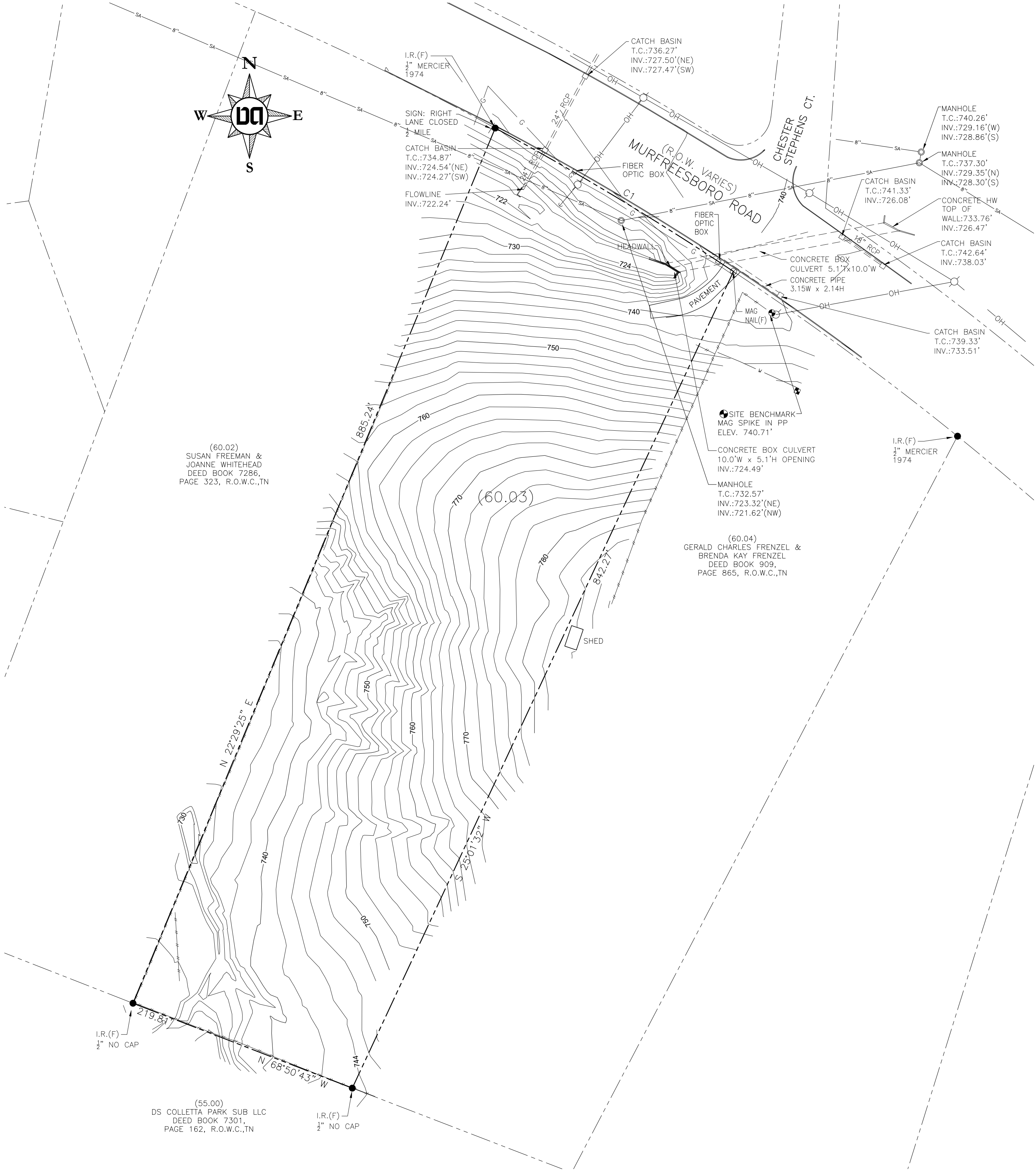


TOTAL AREA = 206,637.07 ACRES
= 4.74 S.F.



LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP
RCP	REINFORCED CONCRETE PIPE
ANCHOR	
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
LOT NUMBER	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
WATER LINE	
SANITARY LINE	
GAS LINE	

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	260.00'	2825.00'	5°16'23"	S 58°57'12" E	259.90'



GPS NOTE
RTK GPS (UTILIZING THE TDOT GNSS REFERENCE NETWORK) WAS USED ON THIS PROJECT.
POSITIONAL ACCURACY – SPECTRA PRECISION SP8– GNSS RECEIVER
RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM
RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM
DATES OF SURVEY – JULY 19, 2022
GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM – NAD 83 (CORS 96), EPOCH 2002
VERTICAL DATUM – NAVD88 [GEOID03]

- GENERAL NOTES
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DEED REFERENCE
TO: TEN10, LLC
RECORD: DEED BOOK 8955, PAGE 99, R.O.W.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 60.03 ON TAX MAP 79

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



November 8, 2022
DATE STEVEN C. MATTHEWS TN. RLS #2352

Boundary & Topographic Survey

0 Murfreesboro Road
Being Parcel 60.03 on Tax Map 79
Franklin, Williamson County, Tennessee

Owner /Developer:

Ten10, LLC
4302 N. Chapel Road
Franklin, TN 37067

Rev:

Date: November 8, 2022

Dale & Associates

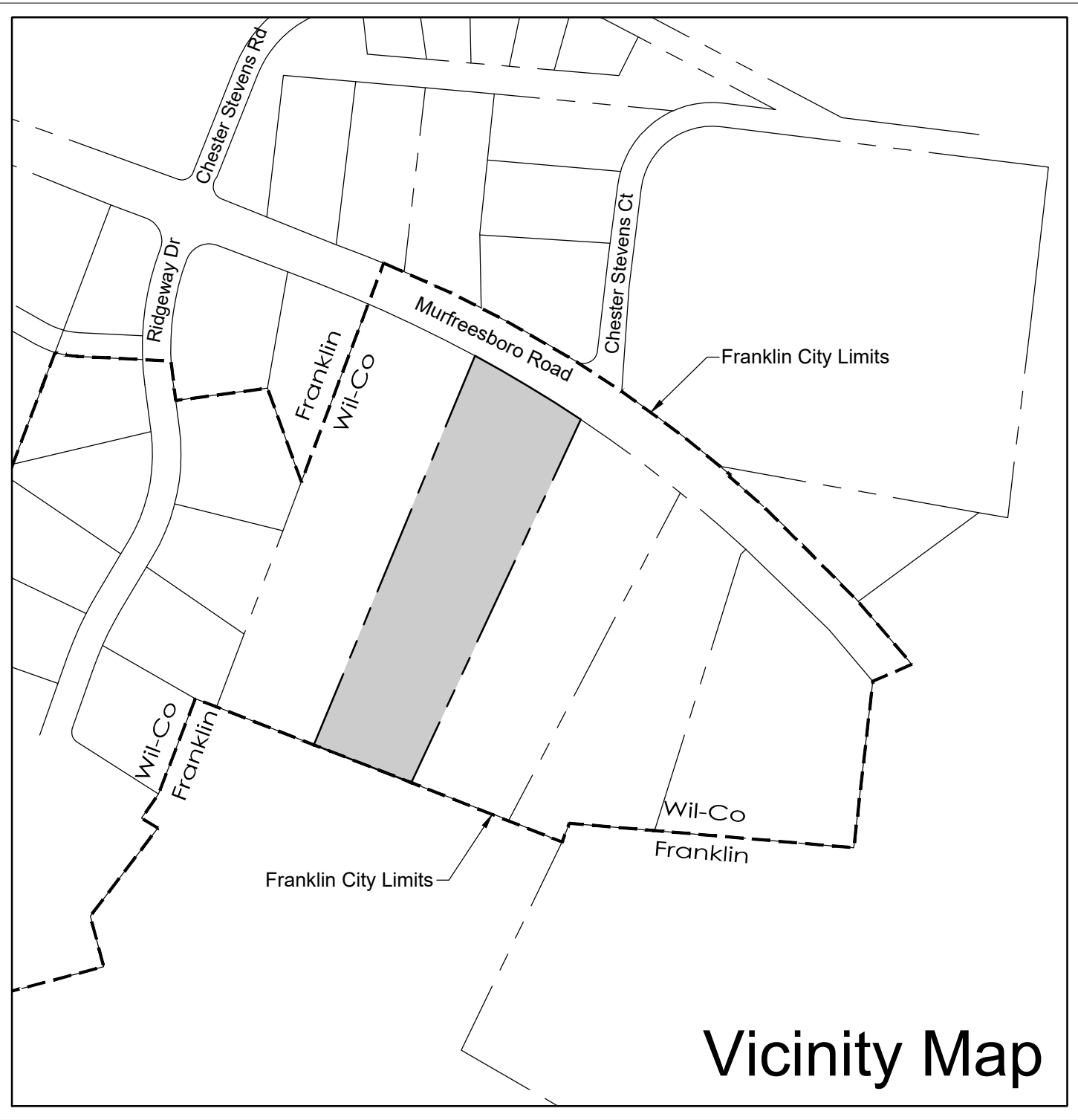
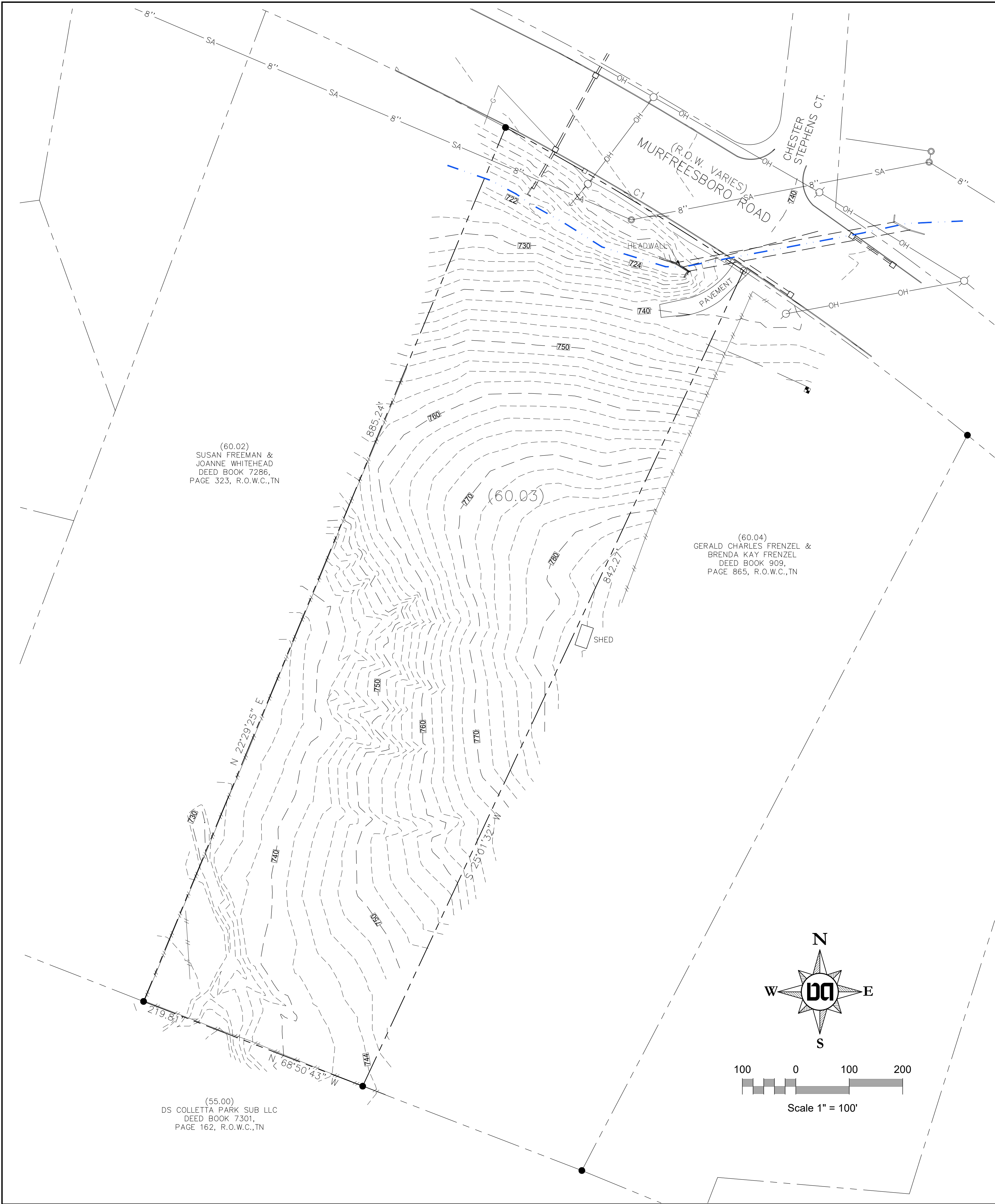
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 22093

Sheet 1 of 1



Subject Property is Zoned MGA-1 and is located in Williamson County. The property abuts the City of Franklin on the south edge, and also across Murfreesboro Rd.

- No Hillside/Hillcrest Overlay
- No Floodway Fringe Overlay
- No Floodway Overlay
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Envision Franklin

Character Area: Seward Hall
Design Concept: Single Family Residential

The property is located along a major arterial and is about a half mile east of a commercial area where Murfreesboro Road intersects Interstate 96. The land uses in general proximity of the property are predominantly single family residential, with some multi-family residential, and small rural-type business. The proposed use for the property is anticipated to be single family residential, which would be compliant to the existing land uses in the area, and also coincide with the design concept of Single Family Residential as defined in Envision Franklin.

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- Water - Property is located in Milcrofton Water District. Water will be served via a public main. Water Demand is estimated at 700 gpd. (350 gpd x 2 houses projected)
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Site Data

COF Project # xxxx
Project Name: 0 Murfreesboro Road
Map 79, Parcels 60.03
Total Site Area - 4.74 Ac. (206,637 sq ft)
Current Zoning: MGA-1 (Williamson County)
Overlay Zoning: None

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Ten10, LLC
Contact: George Girjel
4302 N. Chapel Road
Franklin, TN 37067
Email: george@cdjrfranklin.com

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
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Drawing Date:
December 9, 2022
Review Revisions

Annexation Plan
0 Murfreesboro Road
Map 79, Parcel 60.03
Franklin, Williamson County, Tennessee



Annexation
Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
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Nashville, TN 37204
(615) 297-5166
D&A Project #22093
0 Murfreesboro Rd
C1.0





File #: 21-03427

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-89, A Resolution To Annex A Property On Murfreesboro Road, Consisting Of 4.7 Acres, Located South Of Murfreesboro Road And East Of Ridgeway Drive And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION

COF Project Number:8036
Applicant: Adam Seger, Dale and Associates
Owner: George Girjel, Ten10, LLC

BACKGROUND/STAFF COMMENTS:

The property being considered for annexation is located East of Ridgeway Drive. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north and south, but would be adjacent to County properties on the west and east.

The subject property is within the Single-Family Residential Design Concept as defined by the Envision Franklin Land Use Plan. No additional plan for further development of the property has been submitted at this time. The applicant intends to subdivide the property into two single-family residential lots. A zoning for the subject property is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-89.

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

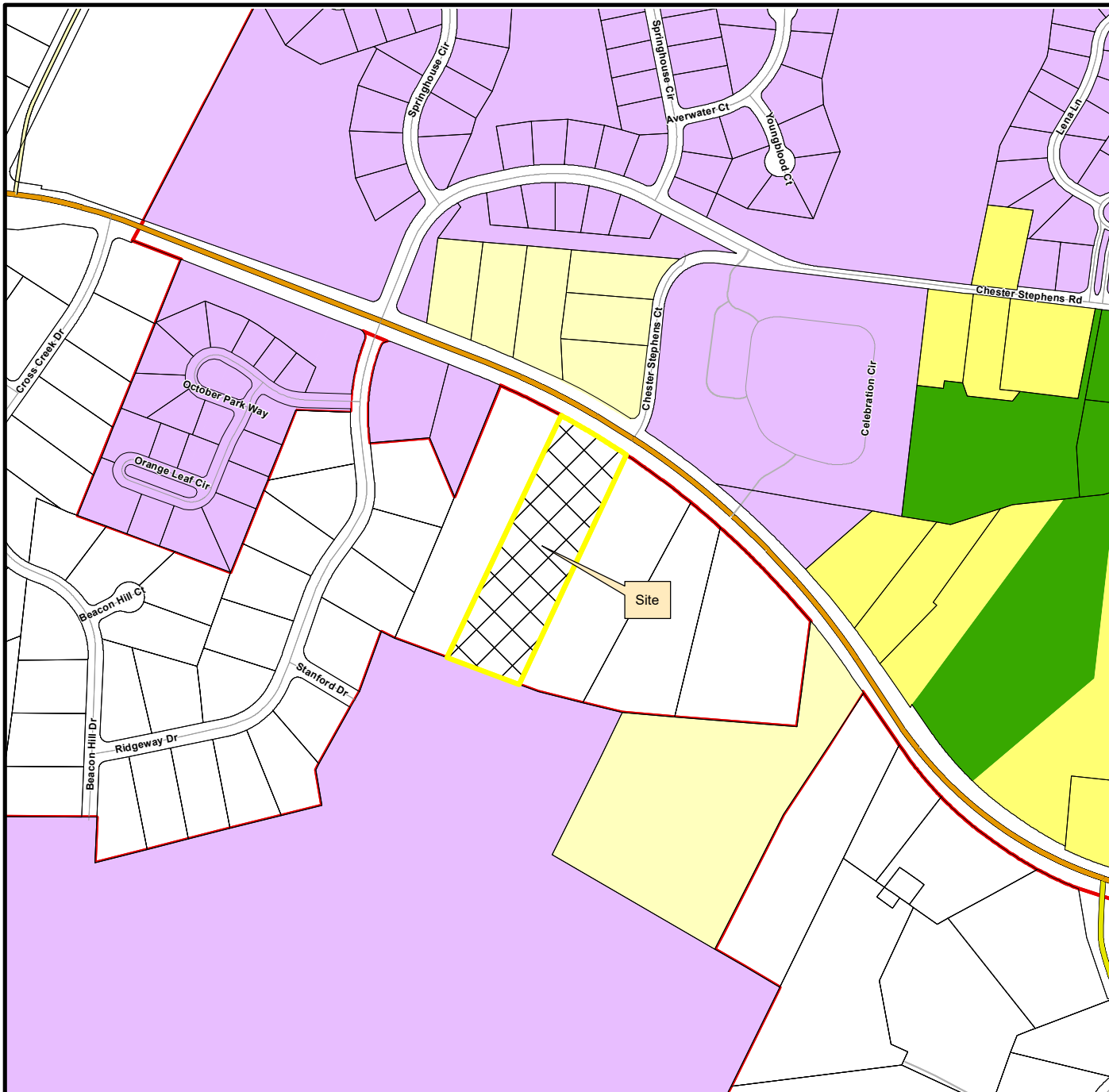
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

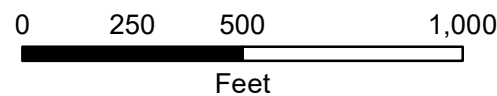
Site Acreage: 4.7 acres

Legend

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



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

RESOLUTION 2022-89

A RESOLUTION TO ANNEX A PROPERTY ON MURFREESBORO ROAD, CONSISTING OF 4.7 ACRES, LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF RIDGEWAY DRIVE AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, George Girjel (managing member of Ten10, LLC), (“Owner”) owner of property located South of Murfreesboro Road and East of Ridgeway Drive (“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 Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by Tennessee Code Annotated § 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 2022-88; 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
79-60.03	4.7
Total	4.7

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

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

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

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:

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

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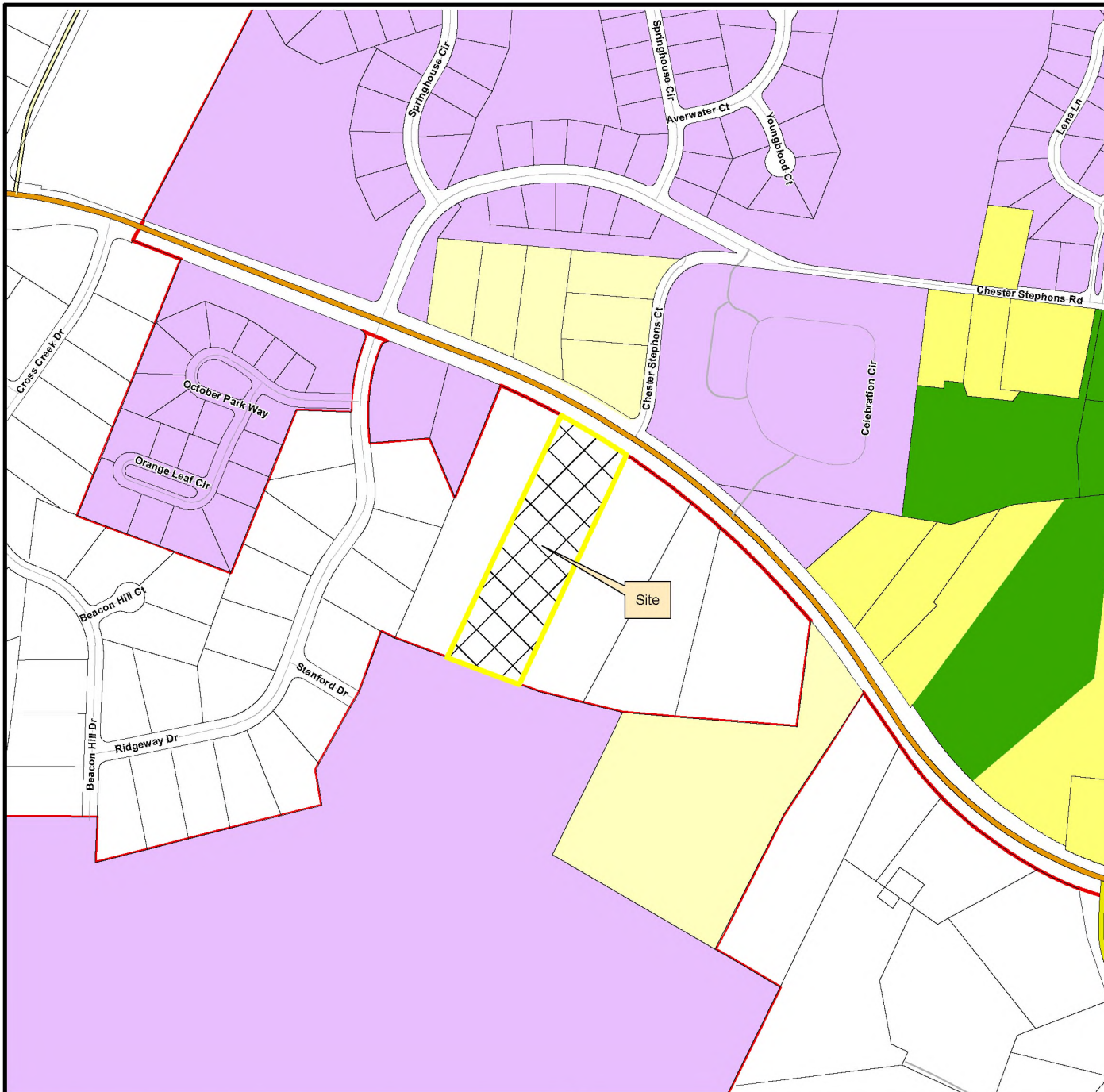
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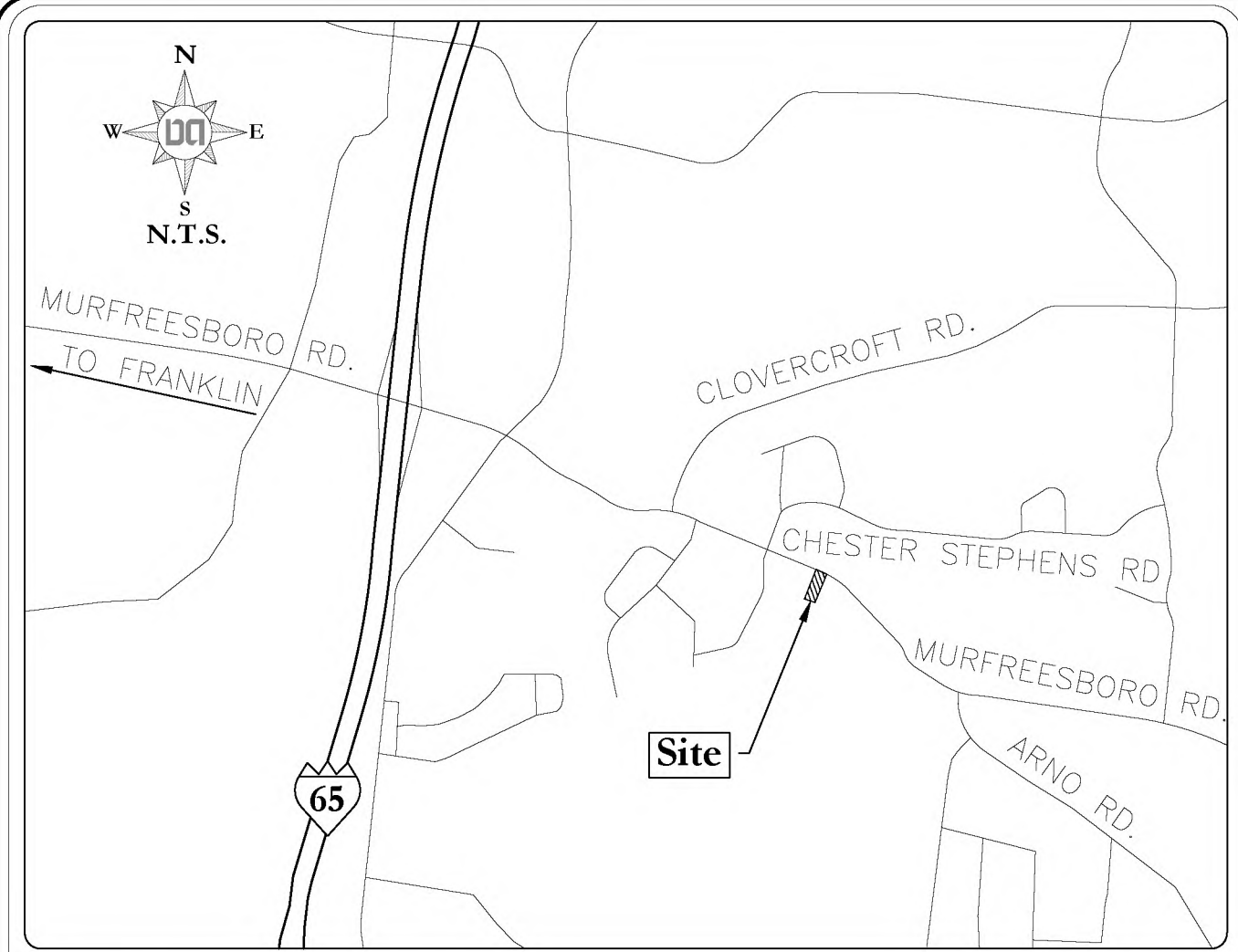
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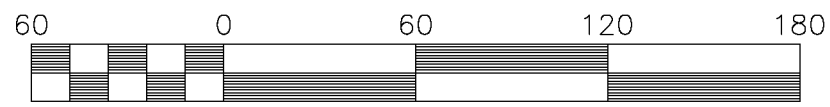
0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE



Vicinity Map NTS



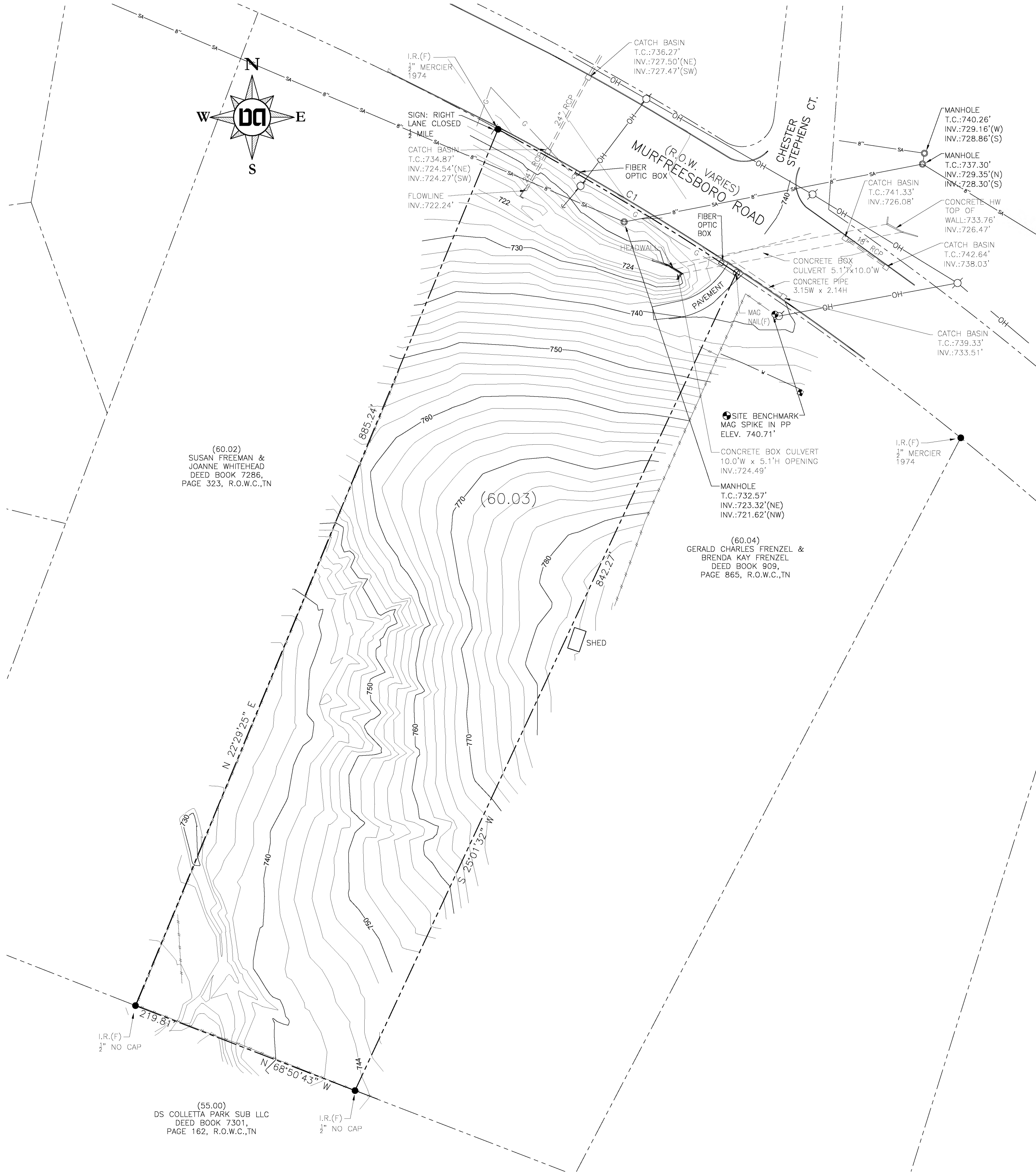
Scale 1" = 60'

TOTAL AREA = 206,637.07 ACRES
= 4.74 S.F.



LEGEND	
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I.R.(S)	IRON ROD (SET) W/PINK CAP
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RECORD: DEED BOOK 8955, PAGE 99, R.O.W.C., TENNESSEE
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BEING PARCEL 60.03 ON TAX MAP 79

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November 8, 2022
DATE STEVEN C. MATTHEWS TN. RLS #2352

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Being Parcel 60.03 on Tax Map 79
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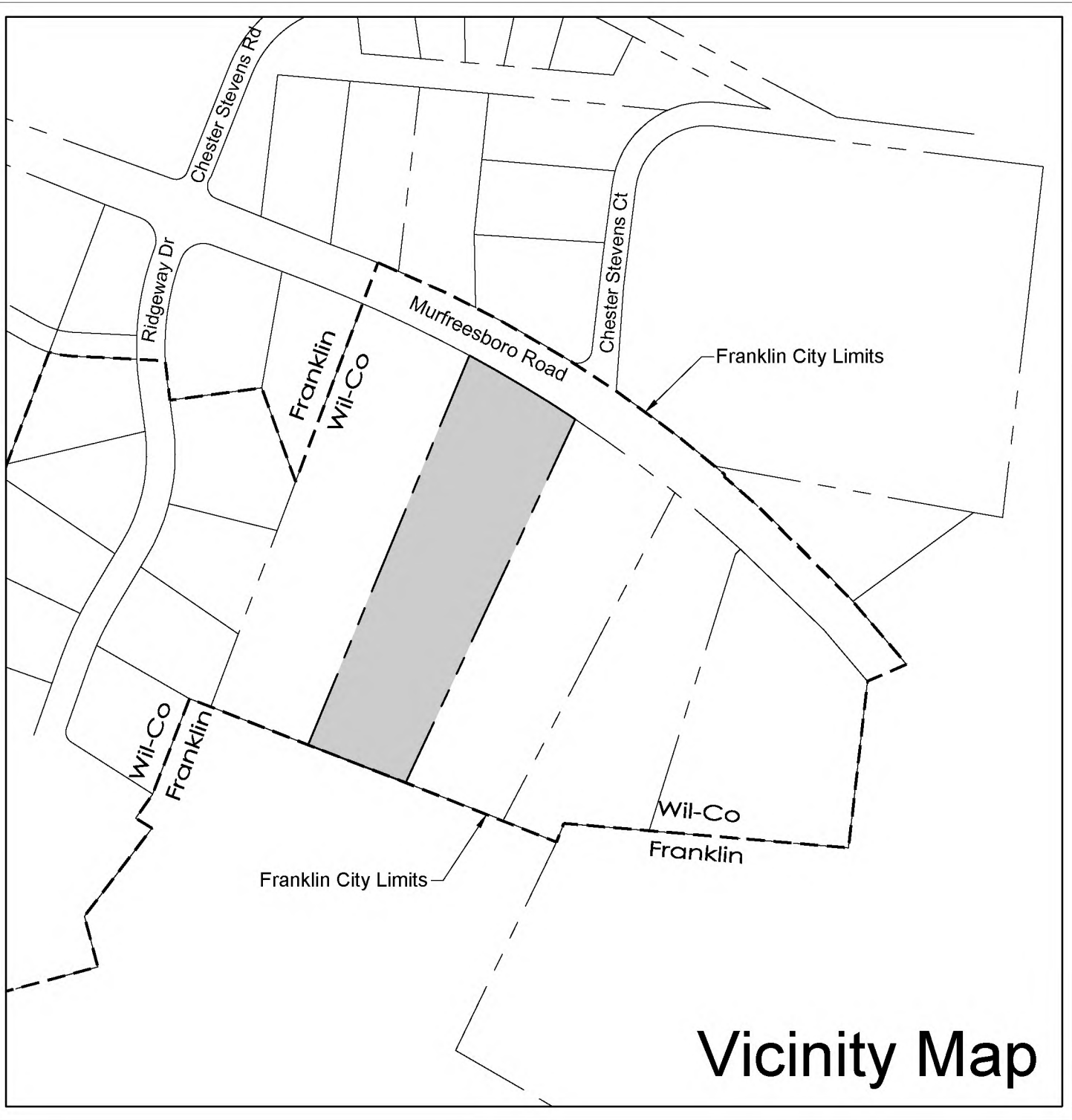
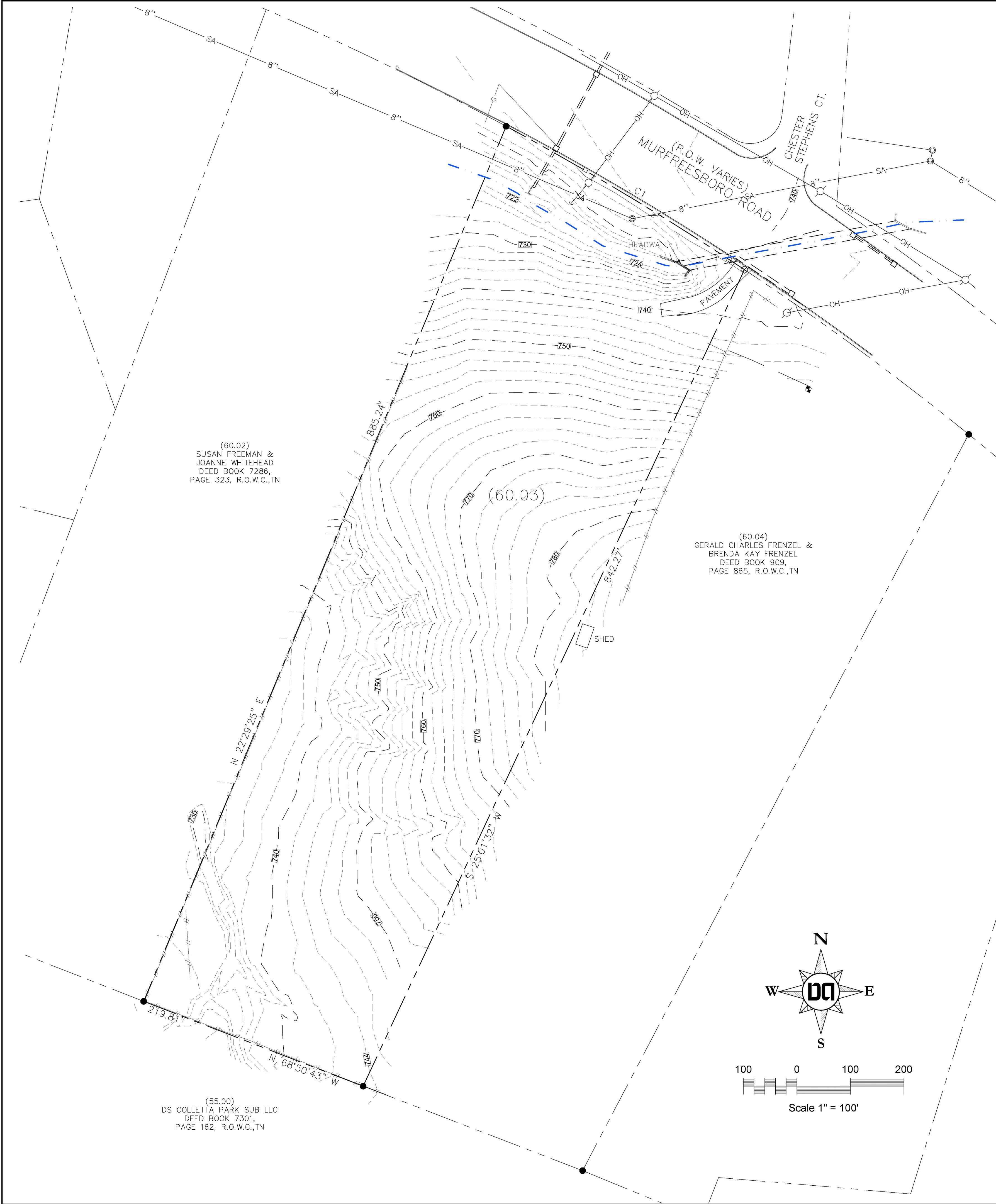
516 Heather Place
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Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 22093

Sheet 1 of 1



Subject Property is Zoned MGA-1 and is located in Williamson County.

The property abuts the City of Franklin on the south edge, and also across Murfreesboro Rd.

- No Hillside/Hillcrest Overlay
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Envision Franklin

Character Area: Seward Hall
Design Concept: Single Family Residential

The property is located along a major arterial and is about a half mile east of a commercial area where Murfreesboro Road intersects Interstate 96. The land uses in general proximity of the property are predominantly single family residential, with some multi-family residential, and small rural-type business. The proposed use for the property is anticipated to be single family residential, which would be compliant to the existing land uses in the area, and also coincide with the design concept of Single Family Residential as defined in Envision Franklin.

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Drawing Date:
December 9, 2022

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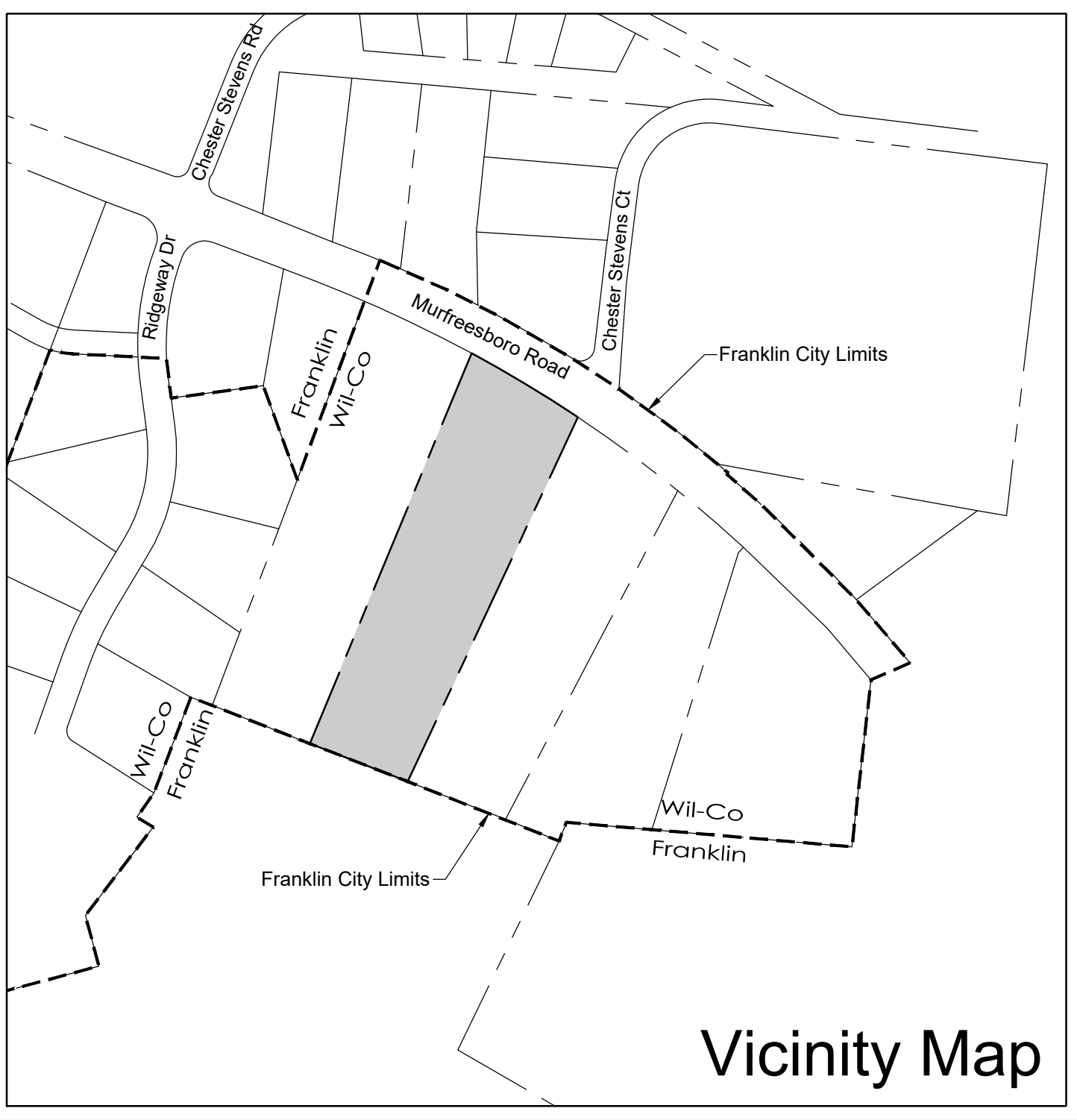
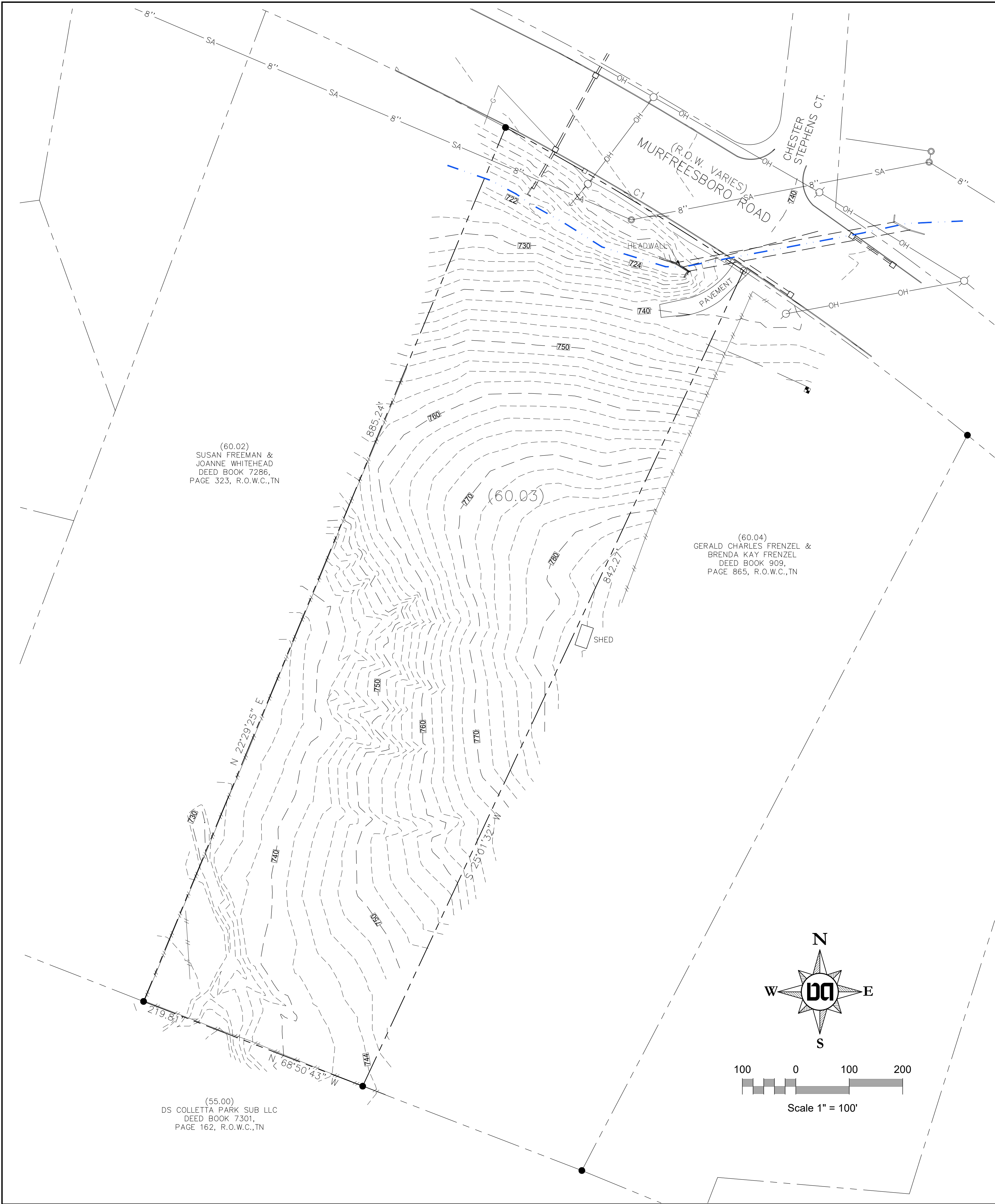
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Annexation
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D&A Project #22093
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Annexation
Plan

Dale & Associates
Civil Engineering
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Surveying
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Nashville, TN 37204
(615) 297-5166
D&A Project #22093
0 Murfreesboro Rd
C1.0





File #: 21-03428

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Ordinance 2022-48, An Ordinance To Zone 4.7 Acres Estate Residential (ER) District, For The Property Located South Of Murfreesboro Road And East Of Ridgeway Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number:8036
Applicant: Adam Seger, Dale and Associates
Owner: George Girjel, Ten10, LLC

BACKGROUND/STAFF COMMENTS:

The applicant for the property off of Murfreesboro Road (Map-Parcel 79-60.03) has submitted an annexation application (considered on this agenda) without a zoning request. A zoning district must be assigned to any annexed property, and shall be established by aligning with the requirements of Chapter 20.4.4 which references Chapter 20.2, which states that,

"When a property is annexed, a zoning district shall be established per one of the following:

1. The property shall be zoned AG or ER, depending on the acreage;
2. Any property subject to a recorded subdivision shall be zoned to the district that most closely resembles the existing development in terms of uses and lot sizes. If such district is PD, final plats on record in the Williamson County Register's office shall serve as the development plan; or
3. If the applicant wishes to establish a different zoning district, a rezoning application must be submitted concurrently with the annexation application."

The criteria for the zoning, since the applicant did not request a specific zone and the property is not part of a recorded subdivision, leaves only two choices for the zoning, AG or ER. Staff finds that Estate Residential (ER) is the most appropriate of the two options, should the Plan of Services, RES 2022-88, and Annexation, RES 2022-89, be approved by BOMA, due to the property's assigned Design Concept of Single-Family Residential and that the existing development surrounding the subject property is primarily residential in nature. The Envision Franklin Single-Family Residential Design Concept, states, "The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods." The proposed zoning of Estate Residential (ER) is also appropriate for the applicant's desire to create two single-

family residential lots. No site plan for the property has been submitted 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 the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-48.

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

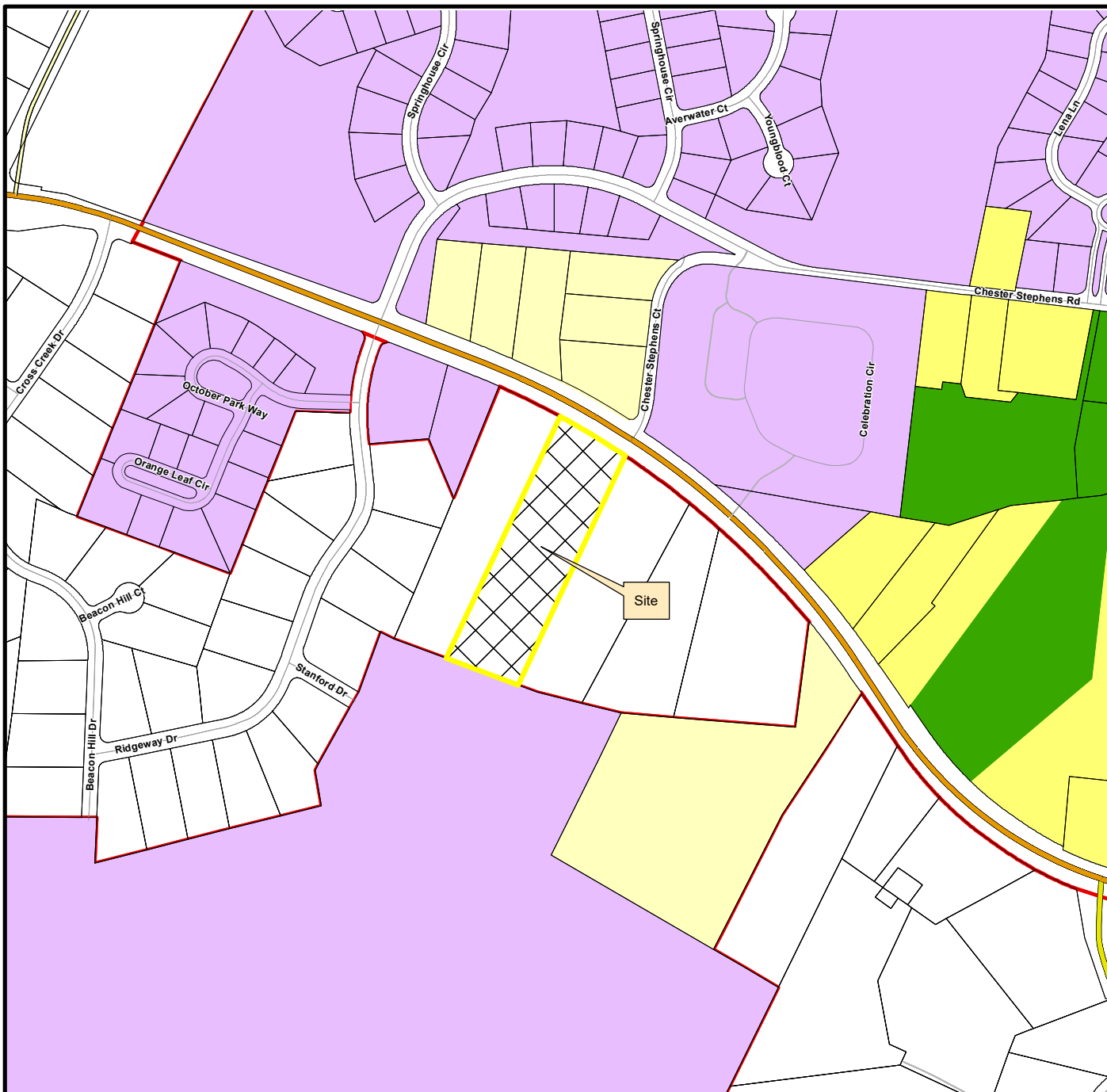
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

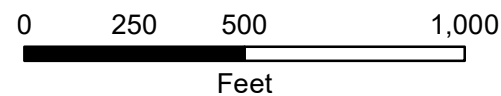
Site Acreage: 4.7 acres

Legend

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



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HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2022-48

AN ORDINANCE TO ZONE 4.70 ACRES ESTATE RESIDENTIAL(ER) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF RIDGEWAY DRIVE

WHEREAS, George Girjel (managing member of Ten10, LLC), (“Owner”) owner of property located South of Murfreesboro Road and East of Ridgeway Drive (“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 BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2022-88 and Resolution 2022-89; and

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

WHEREAS, the Estate Residential 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:
Estate Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
79-60.03	4.7
Total	4.7

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

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:

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

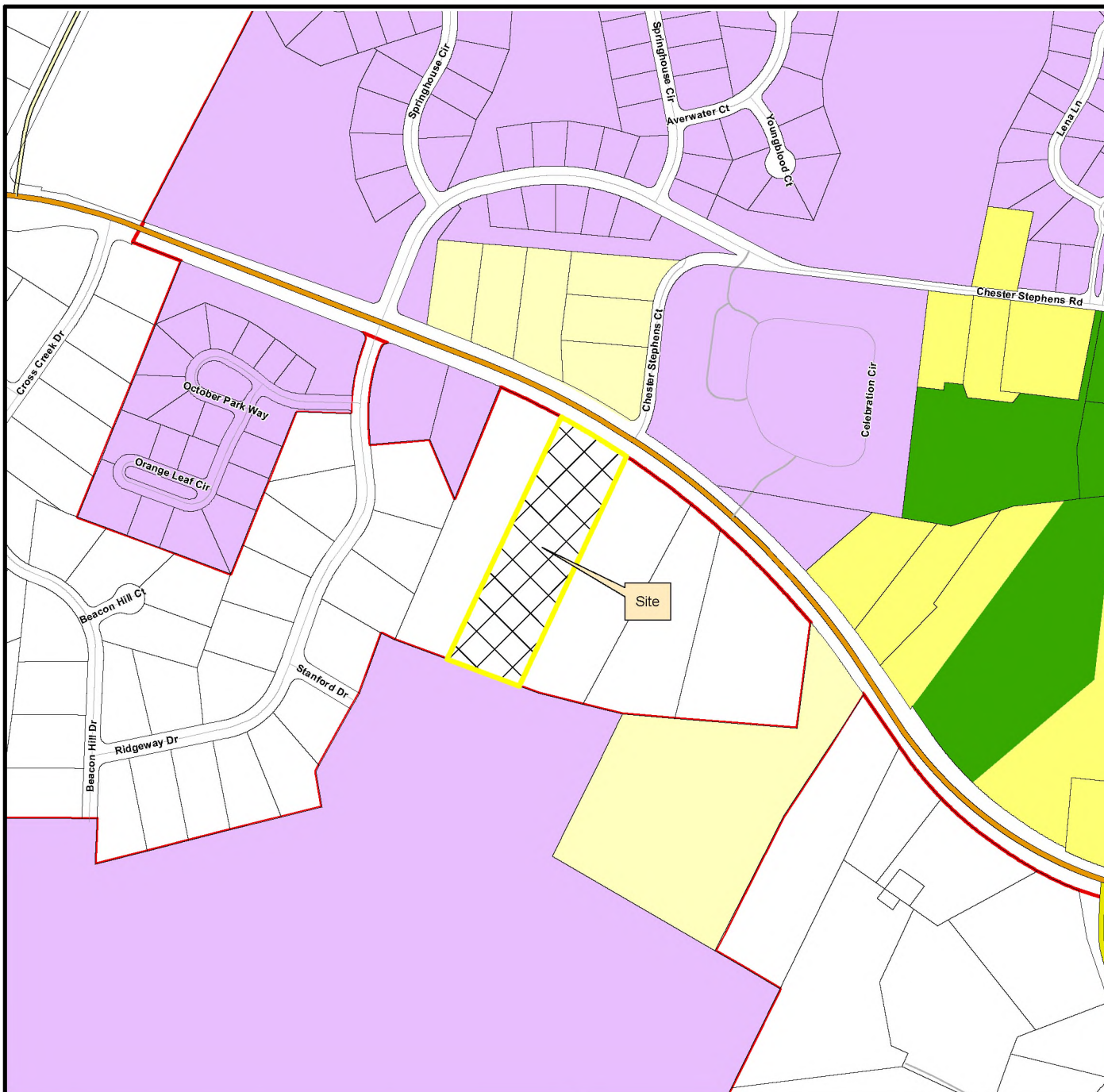
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 4.7 acres

Legend

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



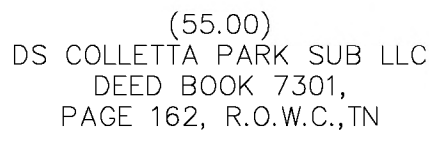
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE



- No Hillside/Hillcrest Overlay
- No Floodway Fringe Overlay
- No Floodway Overlay
- No Wetlands

Character Area: Seward Hall
Design Concept: Single Family Residential

Statement of Impacts / Utilities & Site Items

Refuse/Sanitation - to be picked up by City of Franklin via individual bins.

Floodnote
This Property does Not Lie Within a Flood Hazard Area as
Depicted on the Current Flood Insurance Rate Maps
(FIRM) Number 47187C0220F, Dated 9/29/06.

Review Revisions

Map 79, Parcel 60.03

DA

Dale & Associates

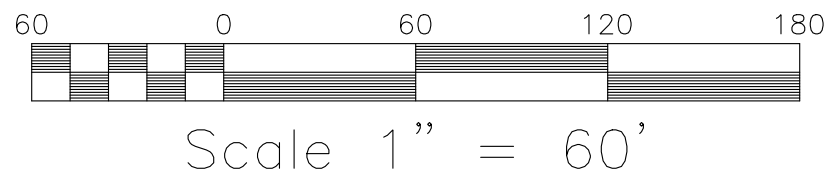
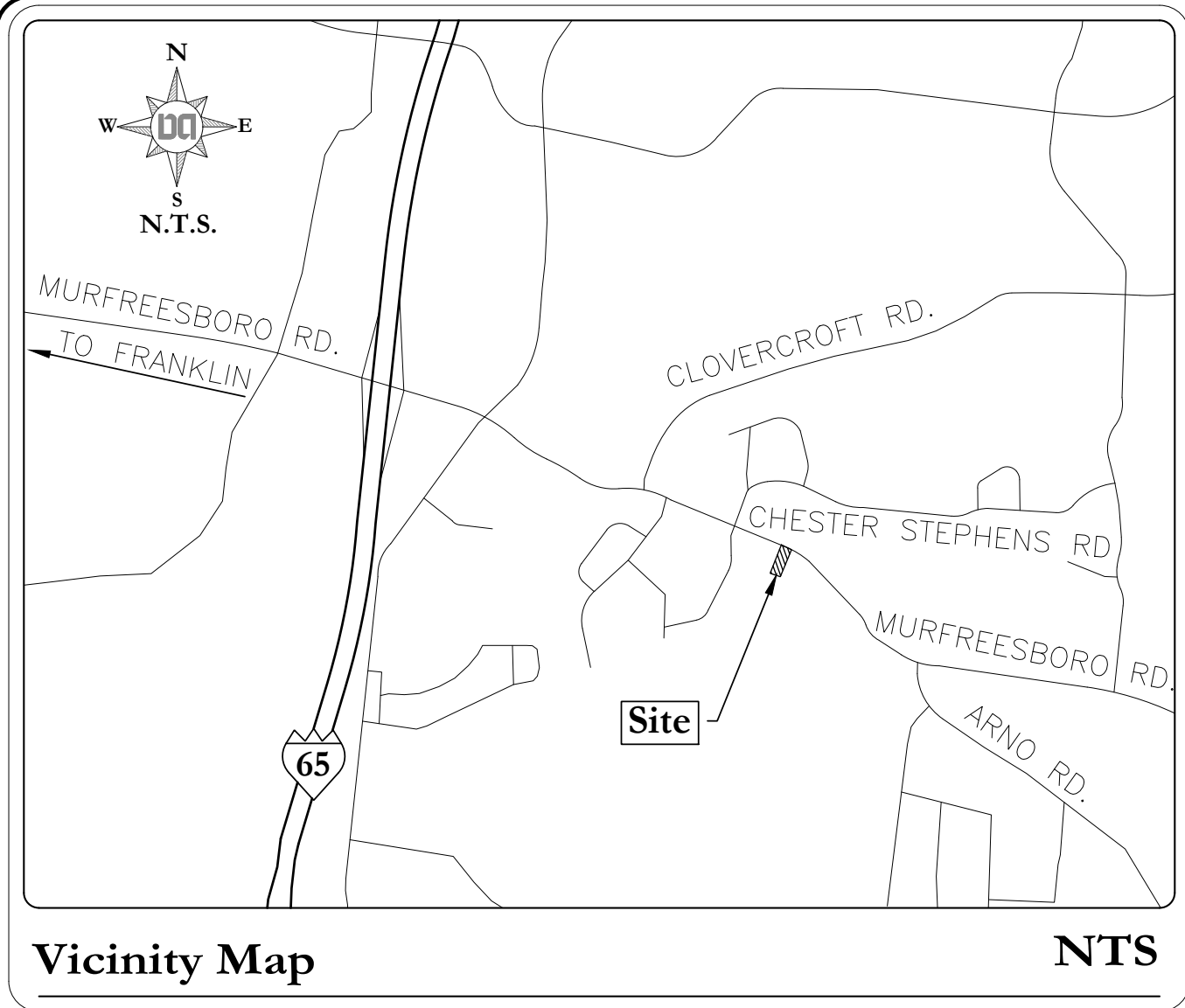
Civil Engineering
Land Planning & Zoning
Surveying

510 Heather Place
Nashville, TN 37204
(615) 297-5104

D&A Project #22093
0 Murfreesboro Rd
C1.0

0 Murfreesboro Rd

C1.0

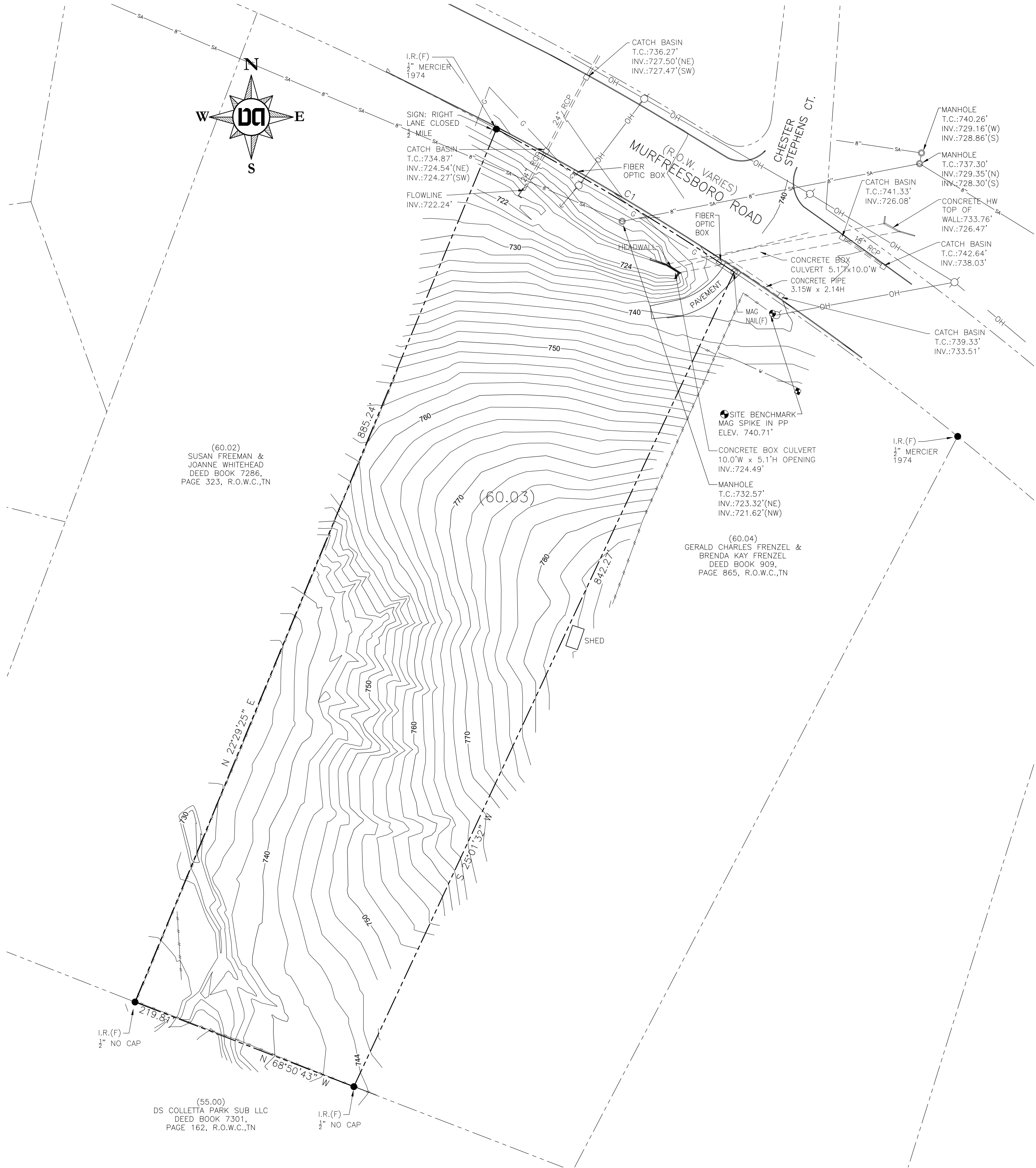


TOTAL AREA = 206,637.07 ACRES
= 4.74 S.F.



LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP
	STAMPED "DALE AND ASSOCIATES"
RCP	REINFORCED CONCRETE PIPE
ANCHOR	
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
LOT NUMBER	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
WATER LINE	
SANITARY LINE	
GAS LINE	

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	260.00'	2825.00'	5°16'23"	S 58°57'12" E	259.90'



GPS NOTE
RTK GPS (UTILIZING THE TDOT GNSS REFERENCE NETWORK) WAS USED
ON THIS PROJECT.
POSITIONAL ACCURACY – SPECTRA PRECISION SP8– GNSS RECEIVER
RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM
RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM
DATES OF SURVEY – JULY 19, 2022
GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A
VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM – NAD
83 (CORS 96), EPOCH 2002
VERTICAL DATUM – NAVD88 [GEOID03]

- GENERAL NOTES
1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820–3–.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
 2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 3. THE NORTH-WESTERLY CORNER OF THE PROPERTY IS 672.7'±/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CHESTER STEPHENS ROAD AND MURFREESBORO ROAD (HWY 96).
 4. PROPERTY IS ZONED MGA–1 (MUNICIPAL GROWTH AREA DISTRICT 1) SETBACKS ARE PER WILLIAMSON COUNTY ZONING CODE.
 5. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0220F. EFFECTIVE DATE: SEPTEMBER 29, 2006.
 6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
 7. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CORS96 EPOCH2002].
 8. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
 9. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
 10. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.

DEED REFERENCE
TO: TEN10, LLC
RECORD: DEED BOOK 8955, PAGE 99, R.O.W.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 60.03 ON TAX MAP 79

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



November 8, 2022
DATE

STEVEN C. MATTHEWS TN. RLS #2352

Boundary & Topographic Survey

0 Murfreesboro Road
Being Parcel 60.03 on Tax Map 79
Franklin, Williamson County, Tennessee

Owner /Developer:

Ten10, LLC
4302 N. Chapel Road
Franklin, TN 37067

Rev:

Date: November 8, 2022

Dale & Associates

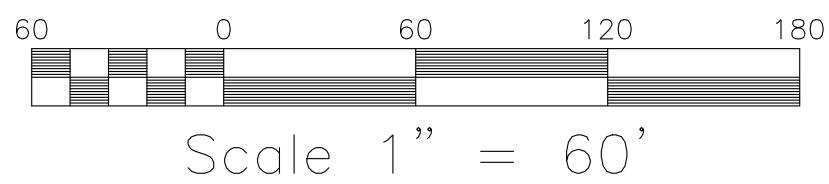
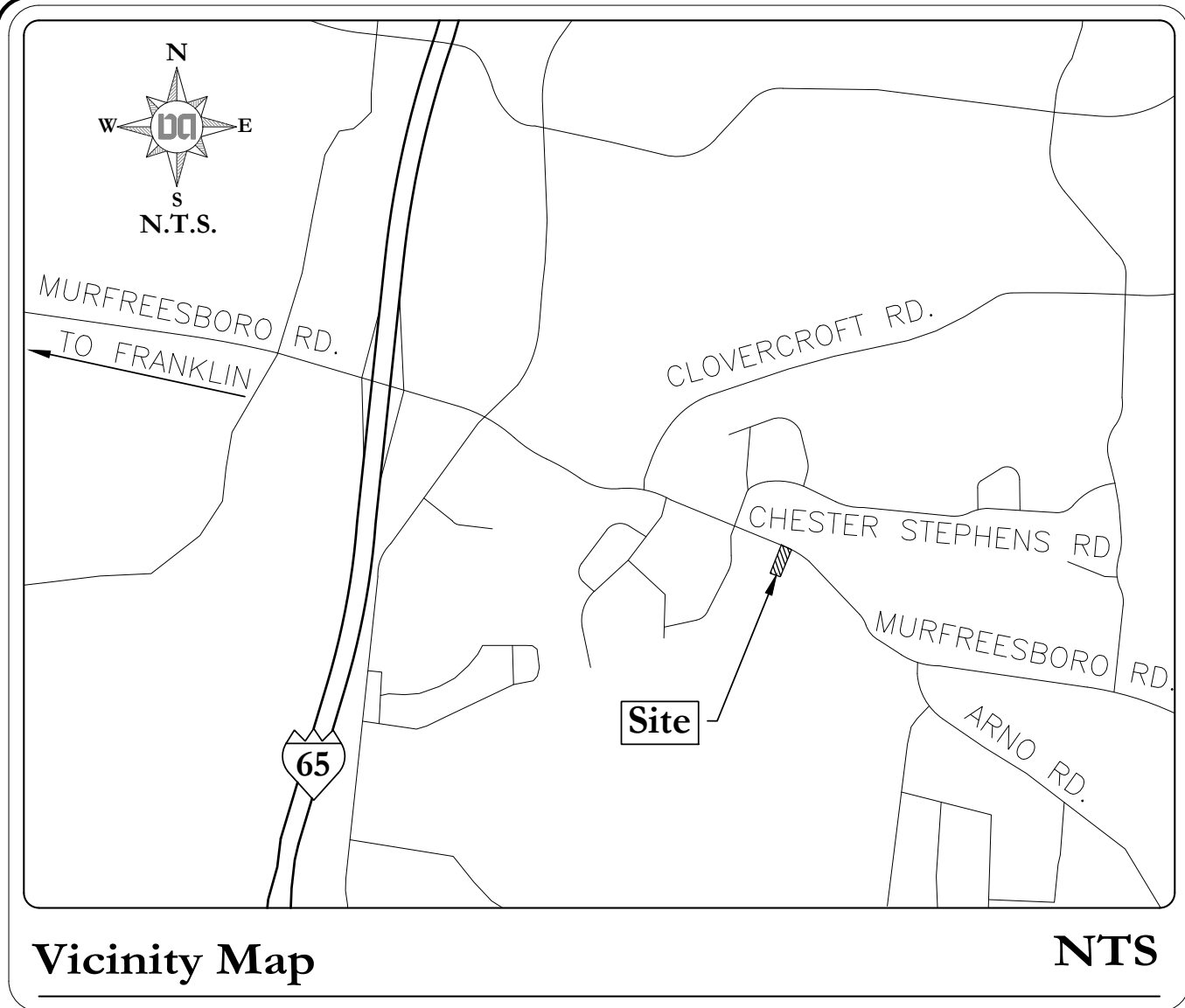
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 22093

Sheet 1 of 1

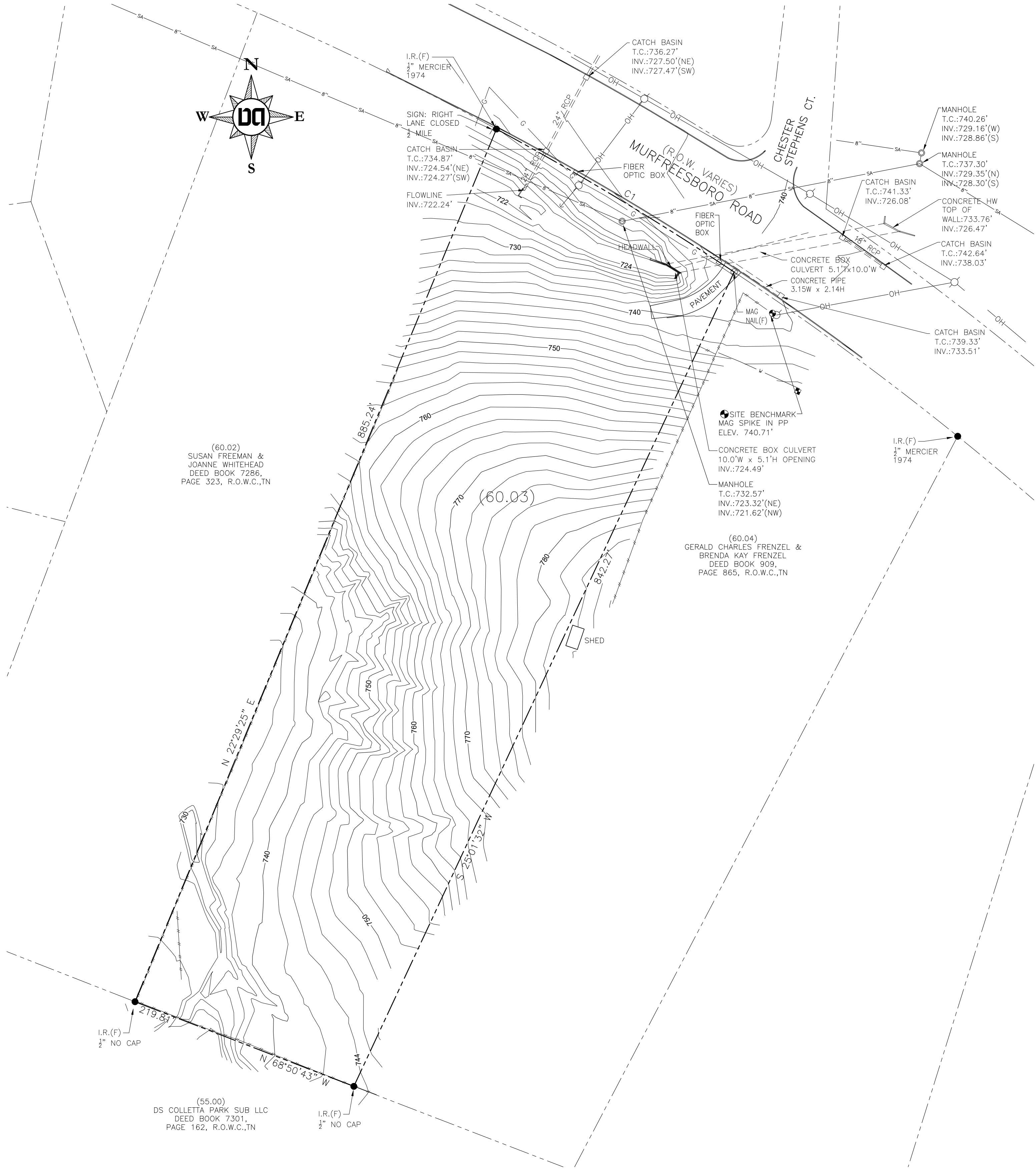


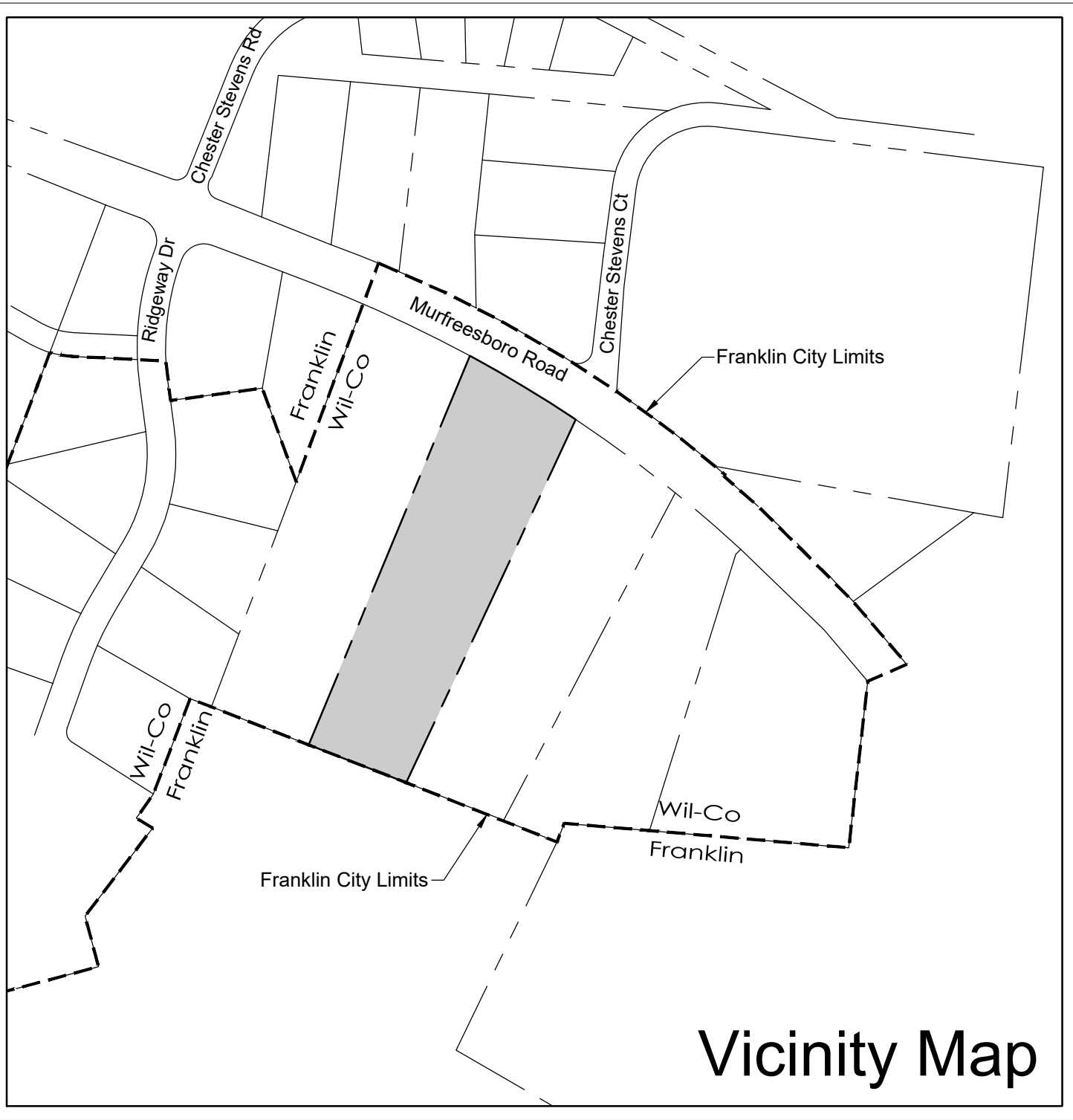
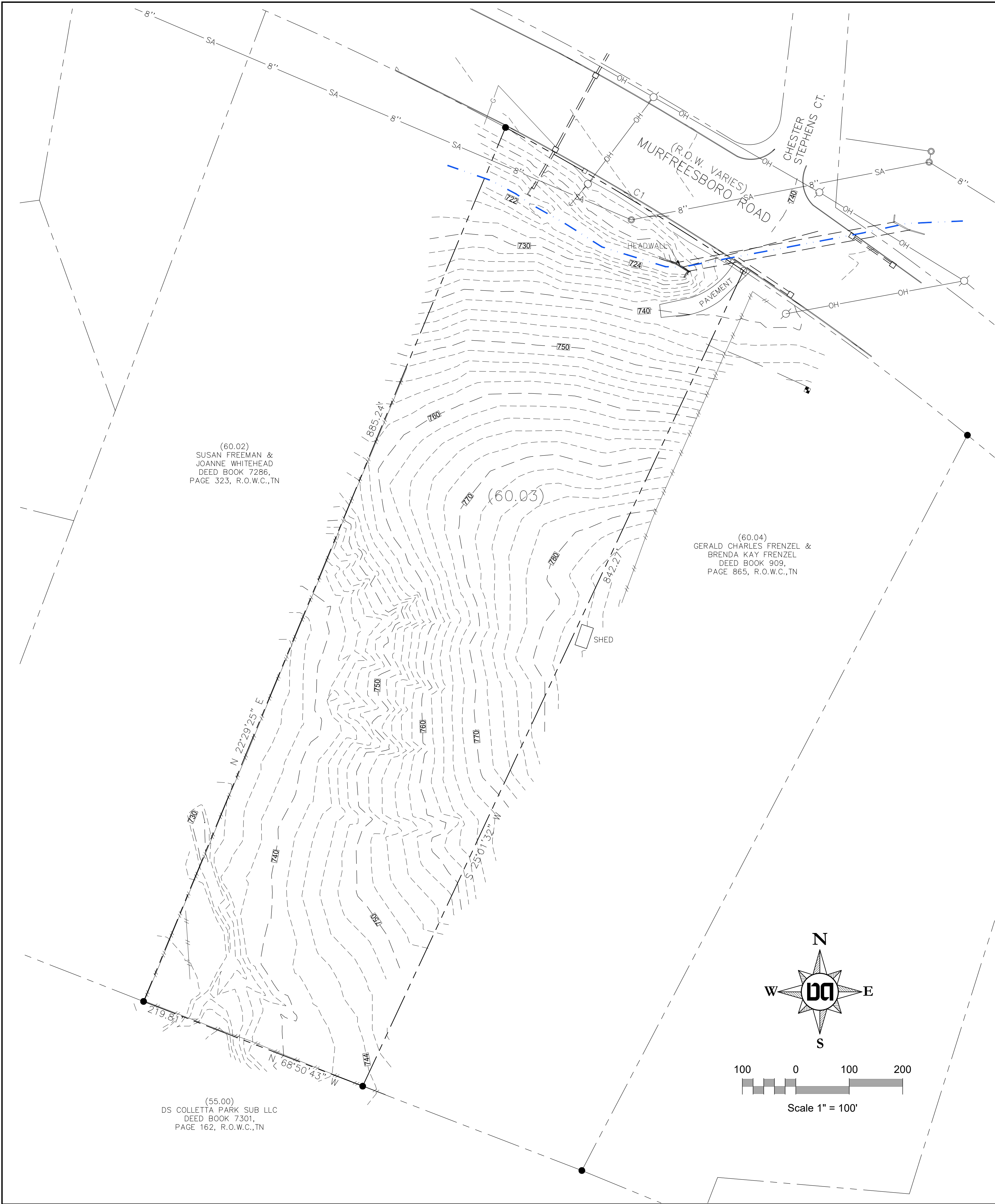
TOTAL AREA = 206,637.07 ACRES
= 4.74 S.F.



LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP
	STAMPED "DALE AND ASSOCIATES"
RCP	REINFORCED CONCRETE PIPE
ANCHOR	
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
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W.V.	WATER VALVE
LOT NUMBER	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
WATER LINE	
SANITARY LINE	
GAS LINE	

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	260.00'	2825.00'	5°16'23"	S 58°57'12" E	259.90'





Subject Property is Zoned MGA-1 and is located in Williamson County.

The property abuts the City of Franklin on the south edge, and also across Murfreesboro Rd.

- No Hillside/Hillcrest Overlay
- No Floodway Fringe Overlay
- No Floodway Overlay
- No Wetlands

Envision Franklin

Character Area: Seward Hall
Design Concept: Single Family Residential

The property is located along a major arterial and is about a half mile east of a commercial area where Murfreesboro Road intersects Interstate 96. The land uses in general proximity of the property are predominantly single family residential, with some multi-family residential, and small rural-type business. The proposed use for the property is anticipated to be single family residential, which would be compliant to the existing land uses in the area, and also coincide with the design concept of Single Family Residential as defined in Envision Franklin.

Statement of Impacts / Utilities & Site Items

- Water - Property is located in Milcrofton Water District. Water will be served via a public main. Water Demand is estimated at 700 gpd. (350 gpd x 2 houses projected)
- Sewer - There is an existing sewer main along the frontage of the property that is owned by City of Franklin. Property will be served by gravity sewer service connecting to the main.
- Water Re-Use - Not Applicable
- Stormwater Drainage - Property drains to an existing conveyance along the frontage of the property. City of Franklin Stormwater Regulations will be applied at time of development.
- Fire Station - the nearest fire station is located at 1061 Cool Springs Boulevard, and is approximately 1.85 miles away.
- SCHOOLS
Elementary - Trinity Elementary
Middle - Page Middle School
High - Page High School
- Refuse/Sanitation - to be picked up by City of Franklin via individual bins.

Site Data

COF Project # xxxx

Project Name: 0 Murfreesboro Road

Map 79, Parcels 60.03
Total Site Area - 4.74 Ac. (206,637 sq ft)

Current Zoning: MGA-1 (Williamson County)
Overlay Zoning: None

Owner
Ten10, LLC
Contact: George Girjel
4302 N. Chapel Road
Franklin, TN 37067
Email: george@cdjrfranklin.com

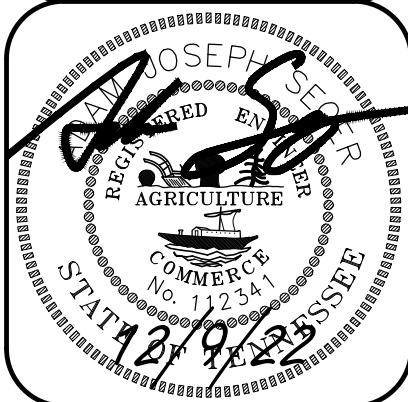
Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0220F, Dated 9/29/06.

Drawing Date:
December 9, 2022

Review Revisions

Annexation Plan
0 Murfreesboro Road
Map 79, Parcel 60.03
Franklin, Williamson County, Tennessee



Annexation
Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #22093
0 Murfreesboro Rd
C1.0





File #: 21-04182

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2022-46, An Ordinance To Rezone 1.08 Acres From Residential 4 (R4) District To Planned (PD 5,578) District For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive (My Friends House PUD Subdivision).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8047
Applicant: Steve King
Owner: My Friends House Family and Children's Services, Inc., Steve King, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is proposing to rezone the property from Residential 4 (R4) District to Planned (PD 5,578) District to accommodate the My Friends House PUD Subdivision. The property is Lot 25 in the Eastview Subdivision, Block C. My Friends House has been located at that location for approximately 25 years and would like to increase the number of available beds from 8 to 12. A property with more than 8 beds is classified as a group home, which is an institutional use, so the property must be rezoned. The lot is within the Historic Residential Design Concept as designated by the Envision Franklin Plan. Group homes are classified as an institutional use, which is allowed as a secondary use within the Historic Residential Design Concept, so the rezoning can be supported. The corresponding development plan for the My Friends House PUD is also on this agenda for review.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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

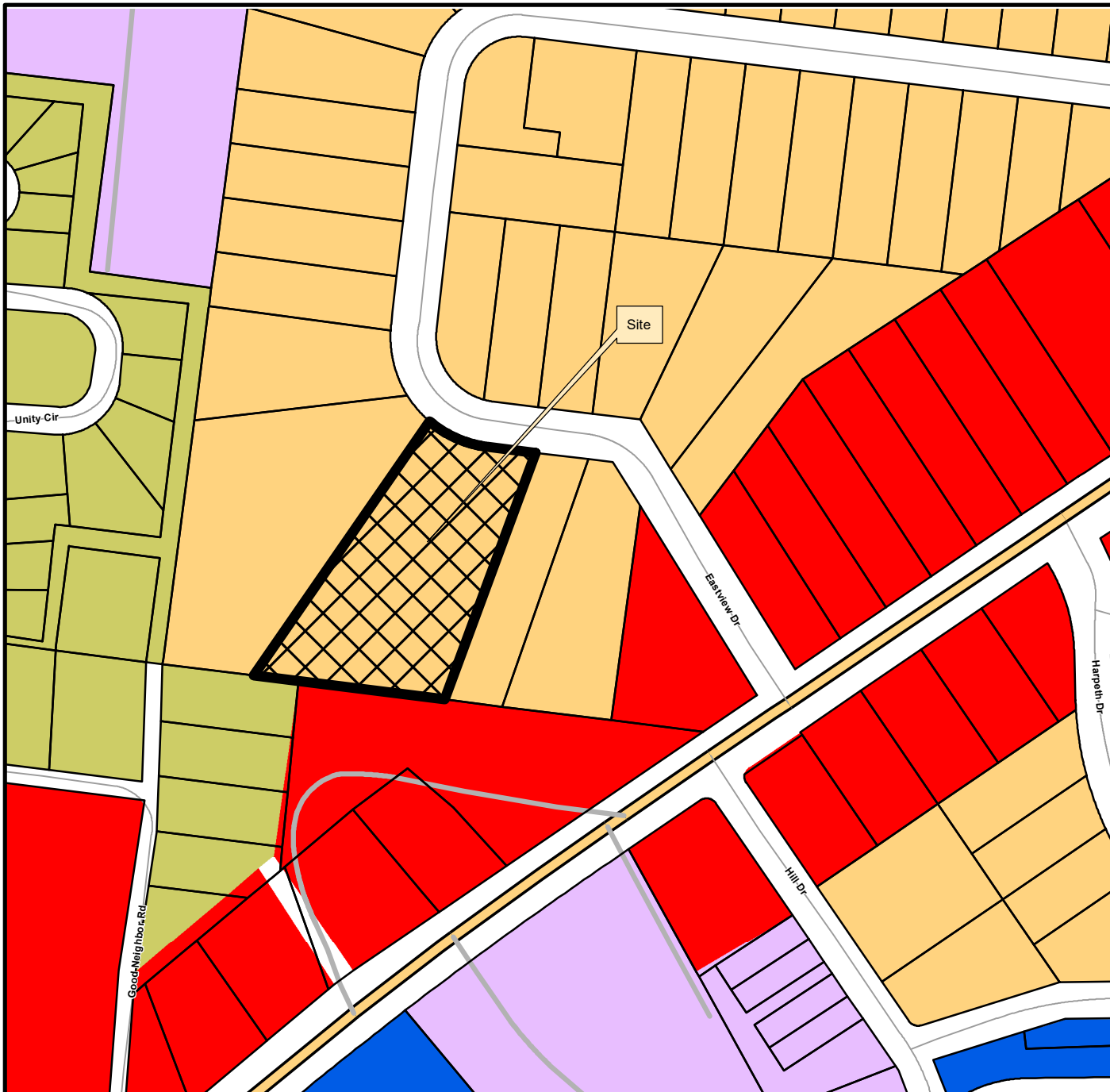
**MY FRIENDS HOUSE PUD SUBDIVISION
ORDINANCE 2022-46
RESOLUTION 2022-87**

Project Information

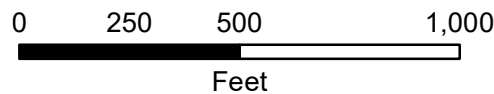
Existing Zoning: R4
Proposed Zoning: PD 5,578
Overlay Districts: CFO
Site Acreage: 1.08 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 5,578

Legend

-  My Friends House PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
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-  RC6 Regional Commerce 6 District
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-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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ORDINANCE 2022-46

AN ORDINANCE TO REZONE 1.08 ACRES FROM RESIDENTIAL 4 (R4) DISTRICT TO PLANNED (PD 5,578) DISTRICT FOR THE PROPERTY LOCATED WEST OF WEST MAIN STREET AND SOUTH OF EASTVIEW DRIVE, LOCATED AT 626 EASTVIEW DRIVE (MY FRIENDS HOUSE PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 5,578) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2022-87, 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 **R4** District to **PD 5,578** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78I B-43.00	1.08
Total	1.08

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2023.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

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:

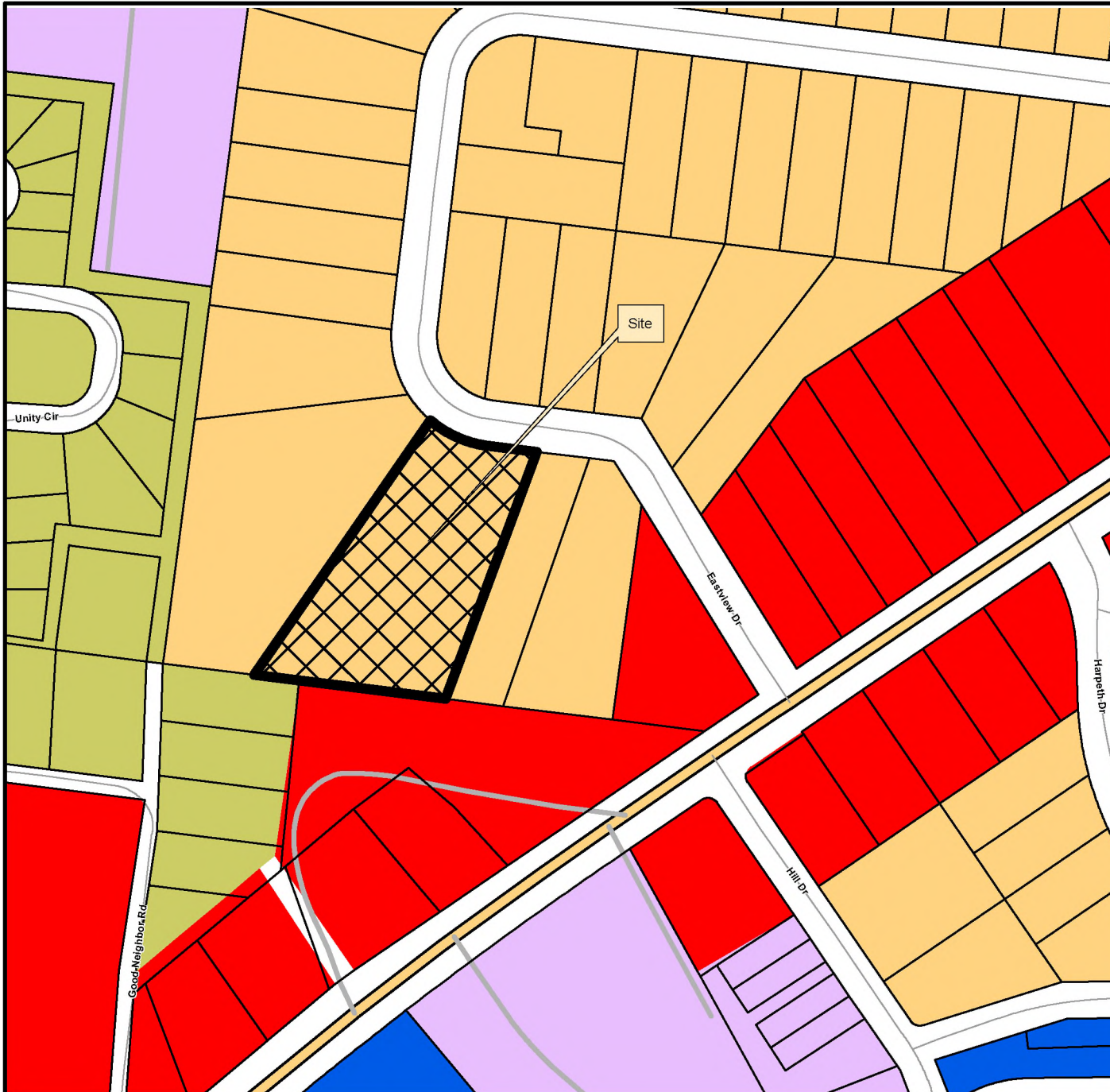
**MY FRIENDS HOUSE PUD SUBDIVISION
ORDINANCE 2022-46
RESOLUTION 2022-87**

Project Information

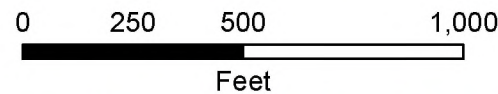
Existing Zoning: R4
Proposed Zoning: PD 5,578
Overlay Districts: CFO
Site Acreage: 1.08 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 5,578

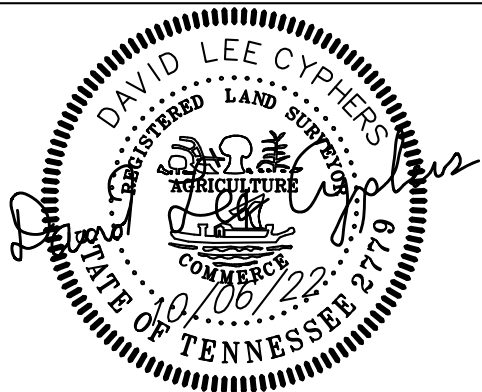
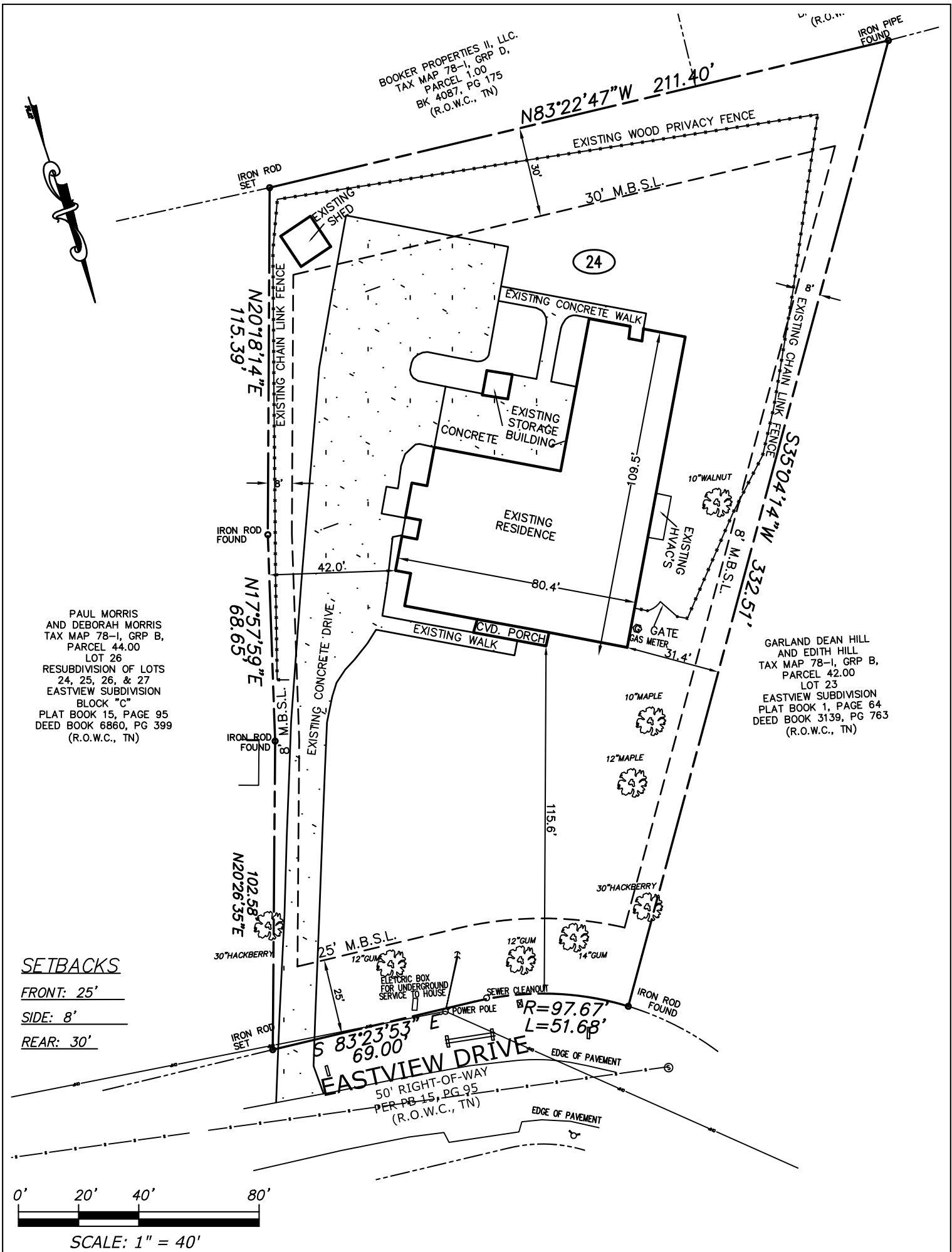
Legend

-  My Friends House PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
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H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2017-0465 DRAWN BY: RAW

BOOKER PROPERTIES II, LLC.
TAX MAP 78-I, GRP D,
PARCEL 1.00
BK 4087, PG 175
(R.O.W.C., TN)

N83°22'47"W 211.40'

EXISTING WOOD PRIVACY FENCE

30' M.B.S.L.

24

EXISTING CONCRETE WALK

EXISTING STORAGE BUILDING

EXISTING RESIDENCE

EXISTING WALK

EXISTING CONCRETE DRIVE

10" WALNUT

EXISTING HVAC'S

GATE

GAS METER

10" MAPLE

12" MAPLE

30" HACKBERRY

25' M.B.S.L.

12" GUM

12" GUM

14" GUM

SEWER CLEANOUT

POWER POLE

ELECTRIC BOX FOR UNDERGROUND SERVICE TO HOUSE

EASTVIEW DRIVE

50' RIGHT-OF-WAY
PER PB 15, PG 95
(R.O.W.C., TN)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

GARLAND DEAN HILL
AND EDITH HILL
TAX MAP 78-I, GRP B,
PARCEL 42.00
LOT 23
EASTVIEW SUBDIVISION
PLAT BOOK 1, PAGE 64
DEED BOOK 3139, PG 763
(R.O.W.C., TN)

PAUL MORRIS
AND DEBORAH MORRIS
TAX MAP 78-I, GRP B,
PARCEL 44.00
LOT 26
RESUBDIVISION OF LOTS
24, 25, 26, & 27
EASTVIEW SUBDIVISION
BLOCK "C"
PLAT BOOK 15, PAGE 95
DEED BOOK 6860, PG 399
(R.O.W.C., TN)

SETBACKS

FRONT: 25'

SIDE: 8'

REAR: 30'

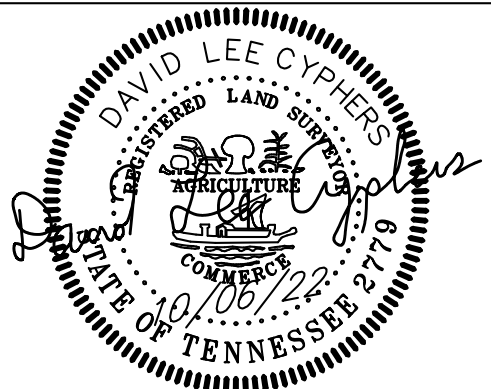


SCALE: 1" = 40'

AS-BUILT FOR NEW STRUCTURE

OWNER: THE WILLIAMSON COUNTY YOUTH, INC. PROPERTY
ADDRESS: 626 EASTVIEW DRIVE
CITY: FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
LOT #24 SUBD. RESUBDIVISION OF LOTS 24, 25, 26, & 27
EASTVIEW SUBDIVISION, BLOCK "C"
RECORD: PLAT BOOK 15, PAGE 95, R.O.W.C., TN
MAP: 78-I GROUP: B PARCEL: 43.00
AREA: 47,224 SQ.FT.± OR 1.08 AC.±
SCALE: 1"=40' DATE: OCTOBER 6, 2022

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2017-0465 DRAWN BY: RAW



Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.

ARCHITECTS PLANNERS

2304 4th Avenue South

NASHVILLE, TN 37204

Cell: 615.585.5053

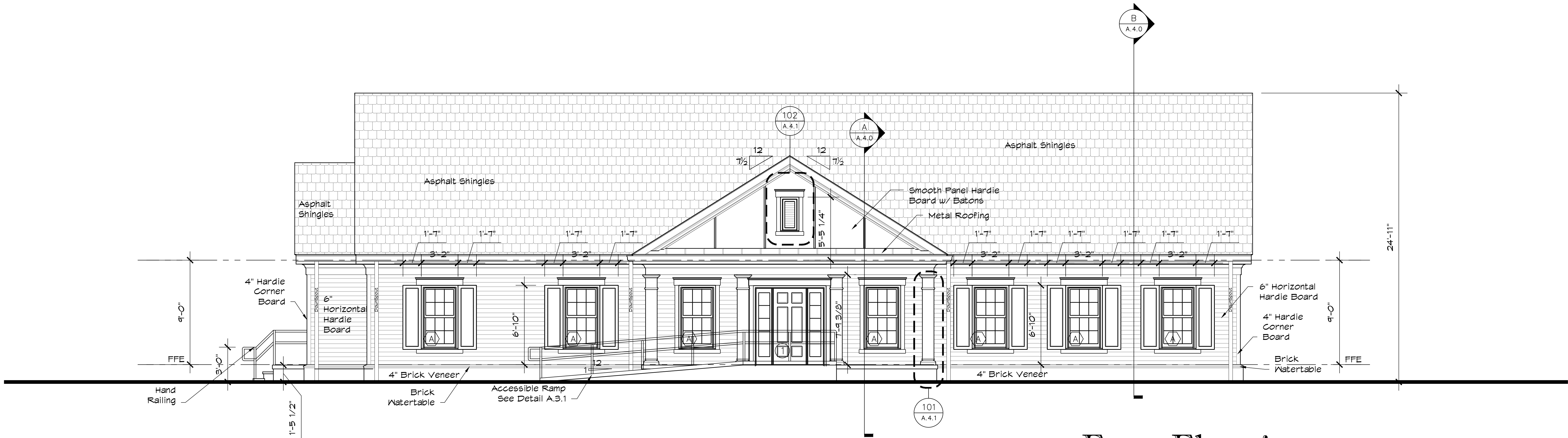
Fax: 615.585.5053

www.mitchellbarnett.com

MY FRIENDS HOUSE
PUD SUBDIVISION
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

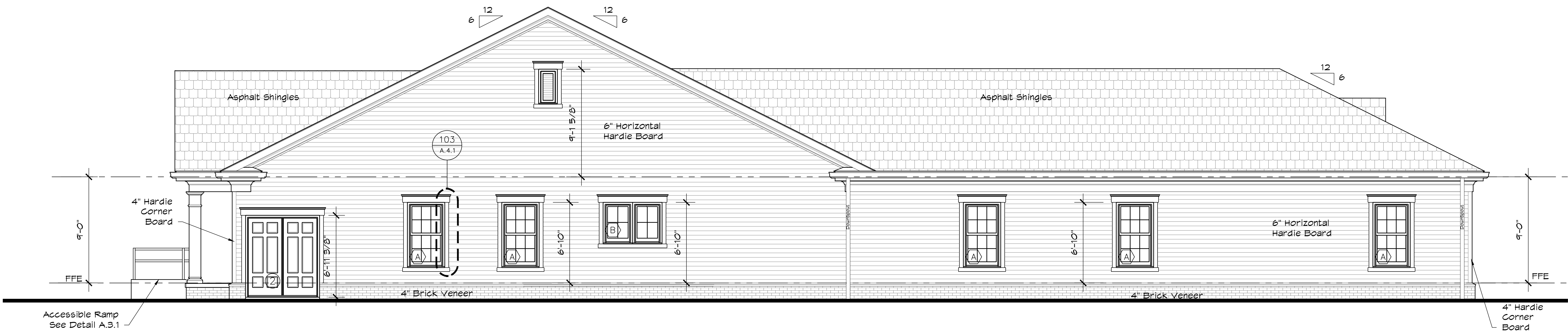
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Checked By : NMB
Date :03/2016
File : My Friends House
rezzone2022
Sheet Number :

A.2.0



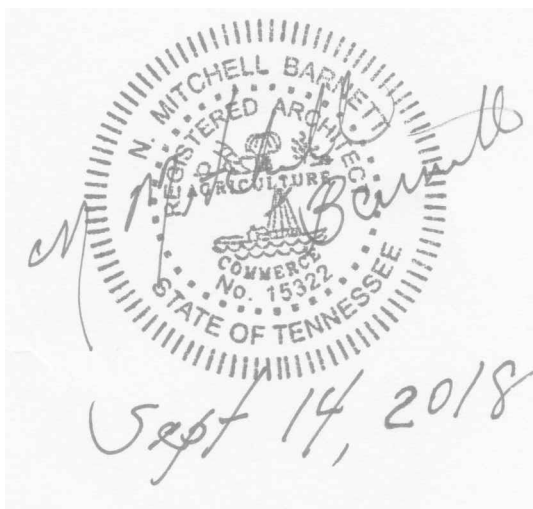
Front Elevation

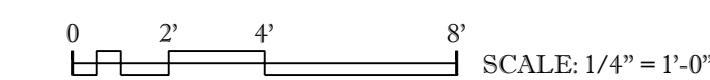
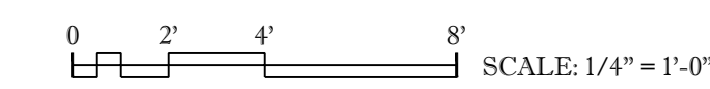
0 2' 4' 8' SCALE: 1/4" = 1'-0"



Right Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"





Revisions

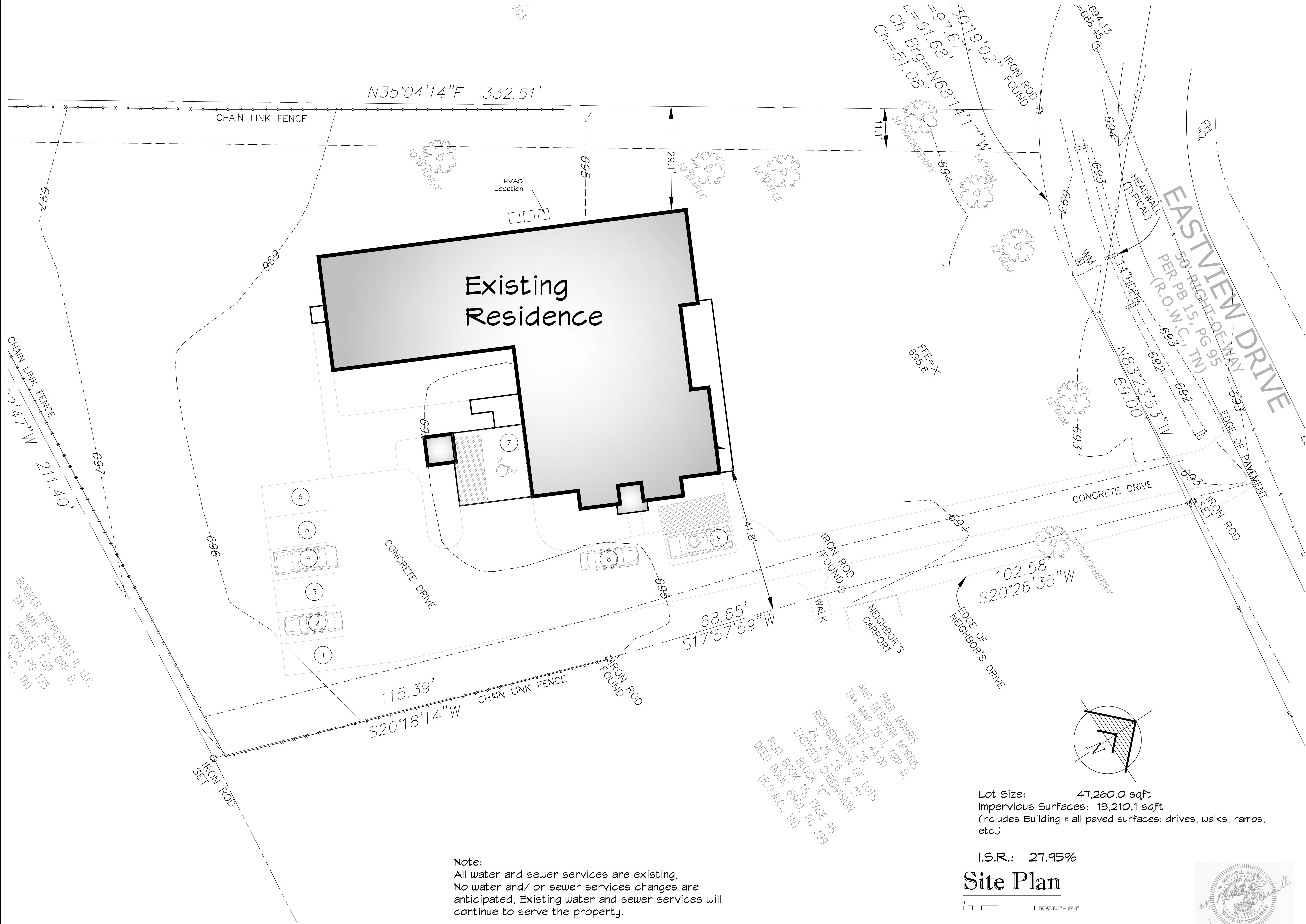
1	
2	
3	

Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2304 8th Avenue South
Nashville, TN 37204 (615) 385-5853
Email: mba@mbaarchitect.com Website: mbaarchitect.com

MY FRIENDS HOUSE
PUD SUBDIVISION
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff
Checked By : NMB
Date :03/2016
File : My Friends House
rezone2022
Sheet Number :

C1.1



MITCHELL BARNETT ARCHITECT, P.C.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
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11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.
13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 3'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE.
14. PROVIDE LINTELS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.
16. PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TILE, CASEWORK, MILLWORK, CABINETS, ETC.
17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.
18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.
19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.
20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.
21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUND HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.
23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE. CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED. FLOORS SWEEPED BROOM CLEAN. FIXTURES WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RAKED FREE OF TRASH.
24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SURVEYOR

Michael Holmes
H & H Surveying
612A Fitzhugh Blvd.
Smyrna, Tn 37167
615/ 355-6905

MECHANICAL/PLUMBING ENGINEER

Mike Busby
Mike Busby, PE, LLC Consulting Engineer
PO Box 813
Goodlettsville, TN 37070-0813
615.512.7597

STRUCTURAL ENGINEER

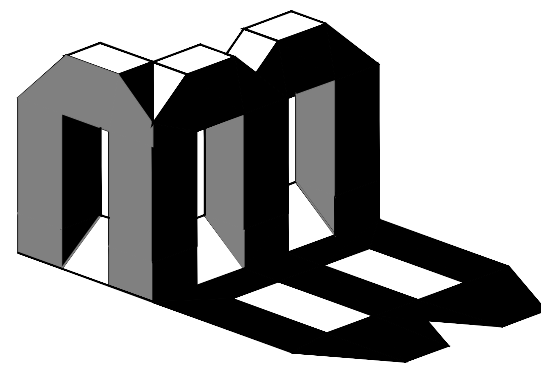
Phillip White Partners
Structural Engineers
Bill Rogers P.E.
229 Ward Cr. Suite A-13
Brentwood, TN 37027
615.467.1824
bill.rogers@pwpse.com

ELECTRICAL ENGINEER

Parsons Engineering, INC
Anthony Pezzi
4751 Trousdale Drive, Suite 202
615.386.9396
apezzi@parsonsen지니어ing.com

ARCHITECT

Mitchell Barnett, Architect, P.C.
Architects Planners
2204 8th Avenue South
Nashville, TN 37204 (615) 385-3033
E-mail : mitchellbarnett@bellsouth.net Web Site : mitchellbarnettarchitect.com



MY FRIENDS HOUSE
PUD SUBDIVISION
PD 6,457
626 EASTVIEW DRIVE
Franklin, Tennessee



NOTICE:
THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS.
REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.

PROJECT NARRATIVE

SCOPE OF WORK
FACILITY FOR MY FRIENDS HOUSE, A RESIDENTIAL BOARDING HOUSE FOR ADULT YOUNG MALES, LOCATED AT 626 EASTVIEW CIRCLE IN FRANKLIN, TN.

DESCRIPTION OF FACILITIES
A ONE STORY STRUCTURE, THE FACILITY INCLUDES ADMINISTRATIVE OFFICES, A KITCHEN, A DINING ROOM, MEDIA ROOM, LAUNDRY ROOM, TOILETS, AND STAFF AND RESIDENT DWELLING UNITS. THE FACILITY'S SIZE IS AS FOLLOWS:

-MAIN FLOOR OCCUPIED SPACE (HEATED AND COOLED)	5578
SQUARE FEET	
-MECHANICAL STORAGE	64
SQUARE FEET	
-EXTERIOR COVERED PORCHES AND COVERED PARKING	630
SQUARE FEET	
-BUSINESS OCCUPANCY	1305
SQUARE FEET	
FOOTPRINT	6457
SQUARE FEET	

THE FACILITY CONSISTS OF A CONCRETE SLAB ON GRADE WITH WOOD FRAMING. THE EXTERIOR IS FINISHED WITH BRICK VENEER TO 1'-0" A.F.F. WITH HARDIE-BOARD SHIP LAP SIDING ABOVE. THE ROOF STRUCTURE CONSISTS OF WOOD FRAMING A PITCHED ROOF WITH ASPHALT SHINGLES. INTERIOR FINISHES INCLUDE VINYL TILE, SEALED CONCRETE, AND CARPETED FLOORS, PAINTED GYPSUM BOARD WALLS, AND PAINTED GYPSUM BOARD CEILINGS.

THE BUILDING IS HANDICAPPED ACCESSIBLE VIA EXTERIOR ENTRANCES. HANDICAPPED PARKING SPACES ARE PROVIDED ON THE SITE. THE BUILDING INCLUDES FOUR EGRESS DOORWAYS EXISTING AT GRADE, AND A RATED EXIT CORRIDOR, AND ARE LOCATED REMOTELY FROM ONE ANOTHER. THE BUILDING IS FULLY SPRINKLERED.

OCCUPANCY CLASSIFICATIONS
RESIDENTIAL GROUP R-4 USE PER IBC 310.4 (MOST STRINGENT)
200 SQFT/ PERSON @ 5578 SQFT = 27 PEOPLE

SITE DATA CHART

Project Name: My Friends House
Project #: 129563
Address: 626 Eastview Drive
Parcel: 4300
Acreage/Square Footage of Site: 47,224 SF
Vesting:
Parkland: N/A
Permitted Use: Group Home

REGULATIONS
Base Zoning: R4
Proposed Zoning: PD
Overlay Zoning: CFO
Building Types Applied:
Frontage Types Applied:
Lot Width: 120'
Lot Size: 47,224 SF

Setbacks-
Front Yard: 25'
Side Yard: 8'
Rear Yard: 30'

Dwelling Unit Count, by Type:
Commercial SF, by Use: 5578sf
Hotel Keys: 0
Building Height: 24'11"
Minimum Landscape Surface Area: 72%
Open Space SF Required:
Natural Area SF Required:
Tree Canopy Retention Acreage: 72%
Parking Required; by Use: Variable
Parking Provided by Use: 9
Historic Resource Treatment (y/n): No
Total number of proposed beds: 12

Parking Note:
The maximum number of employees working in the facility at any given time is 5. One facility van is parked on the site. The children at the facility do not have cars or parking needs. Nine spaces are provided and have been more than sufficient for the time the facility has been open. Visitors are minimal, limited in number and length of stay (based on historical observation).

DRAWING INDEX

T1.0 COVER SHEET
C1.0 EXISTING SITE PLAN
A2.0 PROPOSED ELEVATIONS
A2.1 PROPOSED ELEVATIONS

City of Franklin, Department of Building and
Neighborhood Services, Adopted Codes

-2012 INTERNATIONAL BUILDING CODE INCLUDING
APPENDICES D AND G
-2012 INTERNATIONAL PLUMBING CODE
-2012 INTERNATIONAL MECHANICAL CODE
-2012 INTERNATIONAL FIRE CODE INCLUDING APPENDICES
B, C, AND D
-2012 INTERNATIONAL FUEL GAS CODE
-2009 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS
AND FACILITIES
-2012 INTERNATIONAL EXISTING BUILDING CODE
-2012 INTERNATIONAL RESIDENTIAL CODE (ONE AND TWO
FAMILY DWELLINGS) INCLUDING APPENDIX J
-2012 NFPA LIFE SAFETY CODE 101
-2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
-2011 NATIONAL ELECTRIC CODE
-2009 INTERNATIONAL ENERGY CONSERVATION CODE

EXTERIOR COLORS

Siding- Hardi Plank
Brick- Painted
Stone- N/A
Roof- 30yr. Dim Shingle
Cornice- Alum. gutter/ Hardi Soffitt
Window Trim- White
Shutters- Atlantic Shutter Co.
Dark green
Front Door- Stained

SQUARE FOOTAGE

Foot Print.....6457 sq/ft
Total Heated..... 5578 sq/ft

Front Porch (Covered).... 218 sq/ft
Covered Parking..... 412 sq/ft
Outside Storage Room.....64 sq/ft

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
2204 8th Avenue South
Nashville, TN 37204 (615) 385-3033
E-mail: mitchellbarnett@bellsouth.net Web Site: mitchellbarnettarchitect.com

MY FRIENDS HOUSE
PUD SUBDIVISION
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff
Checked By : NMB
Date :03/2016
File : My Friends House; rezoning2022
Sheet Number :

T.1.0



File #: 21-04183

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-87, A Resolution Approving A Development Plan For My Friends House PUD Subdivision, For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8048
Applicant: Steve King
Owner: My Friends House Family and Children's Services, Inc., Steve King, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a development plan for the My Friends House PUD Subdivision. Per their website, My Friends House is a group care facility offering temporary, short-term residential support for at-risk male youth ages 12-18. My Friends House has been offering care services at that location for approximately 25 years and would like to increase the number of available beds from 8 to 12. A property with more than 8 beds is classified as a group home, which is an institutional use, so the property must be rezoned to Planned District requiring a corresponding development plan. The lot is within the Historic Residential Design Concept as designated by the Envision Franklin Plan. Group homes are classified as an institutional use, which is allowed as a secondary use within the Historic Residential Design Concept, so the development plan can be supported at this location. No additional buildings or site development is being proposed with this development plan. The existing facility was designed to accommodate up to 12 beds and 2 staff members.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-87.

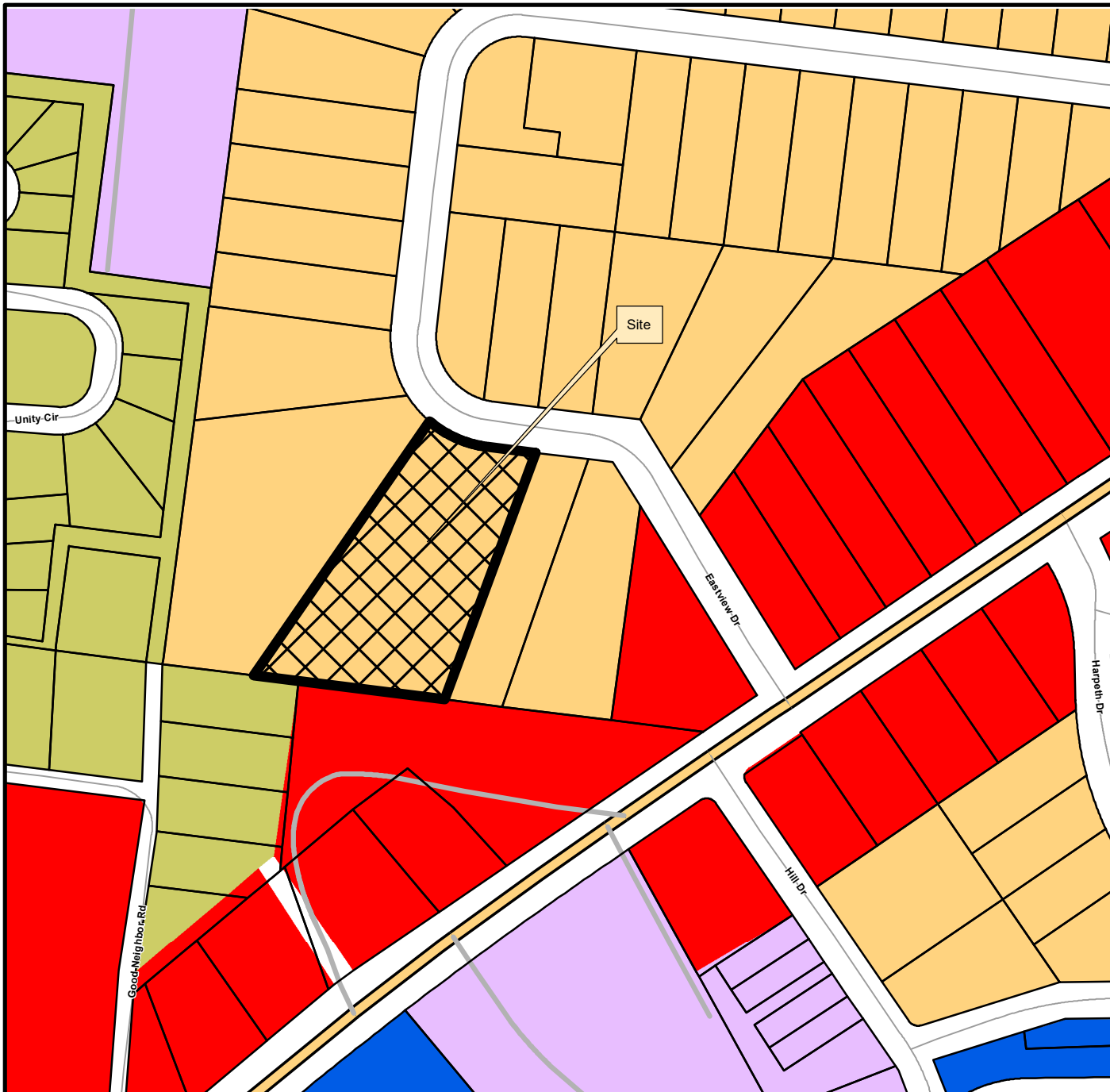
**MY FRIENDS HOUSE PUD SUBDIVISION
ORDINANCE 2022-46
RESOLUTION 2022-87**

Project Information

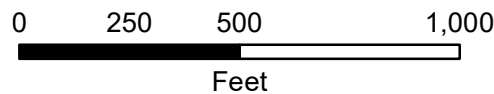
Existing Zoning: R4
Proposed Zoning: PD 5,578
Overlay Districts: CFO
Site Acreage: 1.08 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 5,578

Legend

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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RESOLUTION 2022-87

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR MY FRIENDS HOUSE PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF WEST MAIN STREET AND SOUTH OF EASTVIEW DRIVE, LOCATED AT 626 EASTVIEW DRIVE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2022-46; 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
78I B-43.00	1.08
Total	1.08

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 My Friends House PUD Subdivision are as follows:

Entitlements	My Friends House PUD
Base Zone District	PD 5,578
Other Zoning Overlays	CFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	5,578
Number of Hotel Rooms	0
Open Space Requirements	5%
Number of Phases in Development	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2022-46, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____12/6/22_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____12/8/22_____

NEIGHBORHOOD MEETING: _____12/6/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

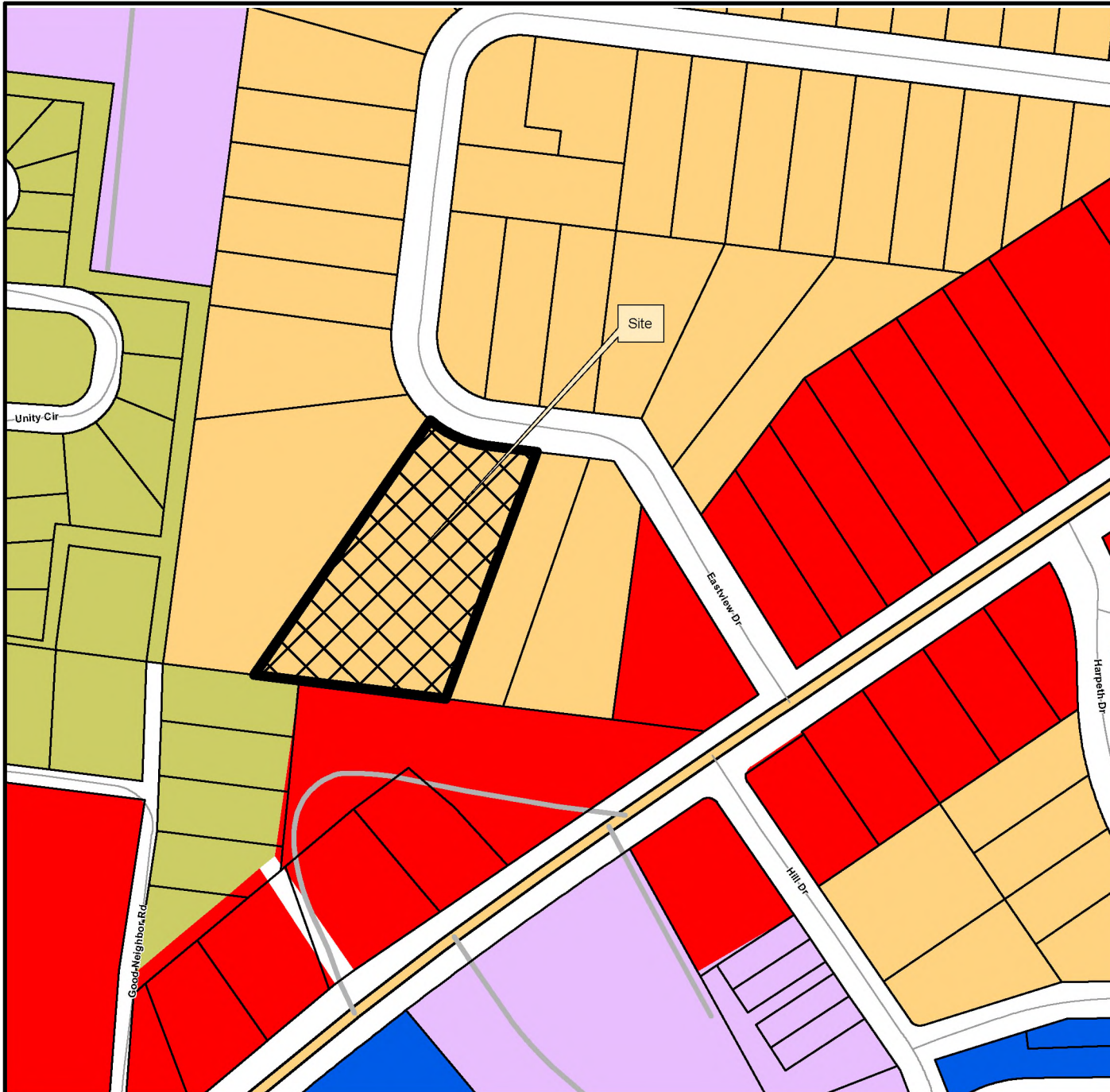
**MY FRIENDS HOUSE PUD SUBDIVISION
ORDINANCE 2022-46
RESOLUTION 2022-87**

Project Information

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Proposed Zoning: PD 5,578
Overlay Districts: CFO
Site Acreage: 1.08 acres
Proposed Number of Dwelling Units: 0
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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
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-  RC12 Regional Commerce 12 District
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0 250 500 1,000
Feet

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13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 3'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE.
14. PROVIDE LINTELS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.
16. PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TILE, CASEWORK, MILLWORK, CABINETS, ETC.
17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.
18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.
19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.
20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.
21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.L.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUND HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR.
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24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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615/ 355-6905

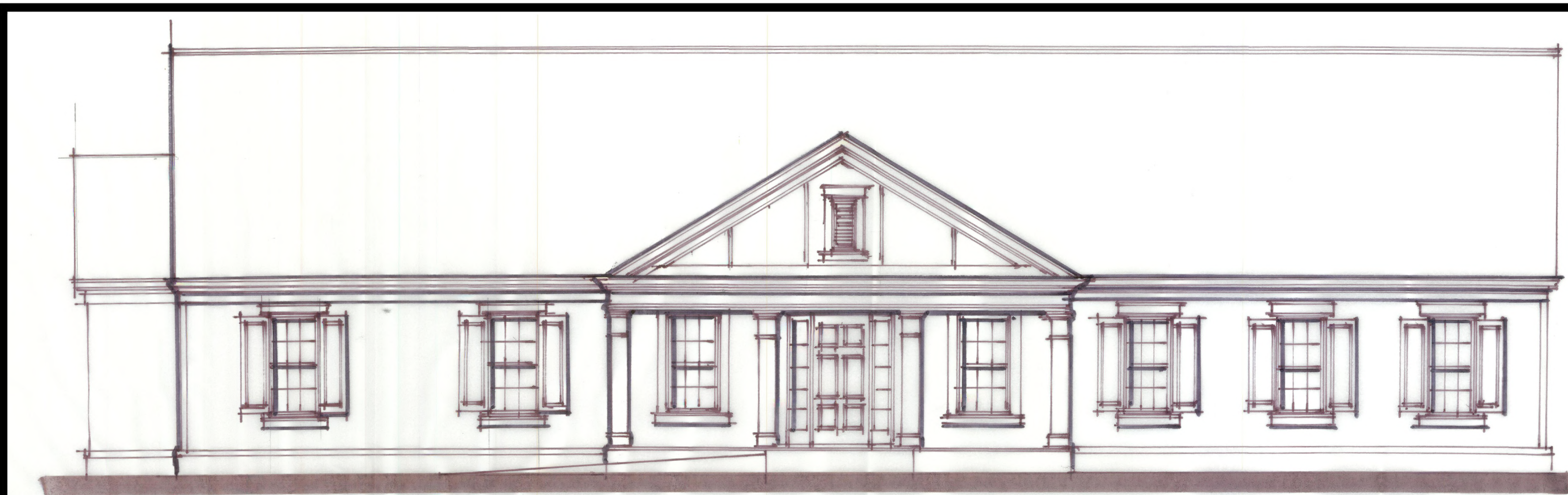
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Structural Engineers
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MY FRIENDS HOUSE
PUD SUBDIVISION
PD 6,457
626 EASTVIEW DRIVE
Franklin, Tennessee



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REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.

PROJECT NARRATIVE

SCOPE OF WORK
FACILITY FOR MY FRIEND'S HOUSE, A RESIDENTIAL BOARDING HOUSE FOR ADULT YOUNG MALES, LOCATED AT 626 EASTVIEW CIRCLE IN FRANKLIN, TN.

DESCRIPTION OF FACILITIES
A ONE STORY STRUCTURE, THE FACILITY INCLUDES ADMINISTRATIVE OFFICES, A KITCHEN, A DINING ROOM, MEDIA ROOM, LAUNDRY ROOM, TOILETS, AND STAFF AND RESIDENT DWELLING UNITS. THE FACILITY'S SIZE IS AS FOLLOWS:

-MAIN FLOOR OCCUPIED SPACE (HEATED AND COOLED)	5578
SQUARE FEET	
-MECHANICAL STORAGE	64
SQUARE FEET	
-EXTERIOR COVERED PORCHES AND COVERED PARKING	630
SQUARE FEET	
-BUSINESS OCCUPANCY	1305
SQUARE FEET	
FOOTPRINT	6457
SQUARE FEET	

THE FACILITY CONSISTS OF A CONCRETE SLAB ON GRADE WITH WOOD FRAMING. THE EXTERIOR IS FINISHED WITH BRICK VENEER TO 1'-0" A.F.F. WITH HARDIE-BOARD SHIP LAP SIDING ABOVE. THE ROOF STRUCTURE CONSISTS OF WOOD FRAMING A PITCHED ROOF WITH ASPHALT SHINGLES. INTERIOR FINISHES INCLUDE VINYL TILE, SEALED CONCRETE, AND CARPETED FLOORS, PAINTED GYPSUM BOARD WALLS, AND PAINTED GYPSUM BOARD CEILINGS.

THE BUILDING IS HANDICAPPED ACCESSIBLE VIA EXTERIOR ENTRANCES. HANDICAPPED PARKING SPACES ARE PROVIDED ON THE SITE. THE BUILDING INCLUDES FOUR EGRESS DOORWAYS EXISTING AT GRADE, AND A RATED EXIT CORRIDOR, AND ARE LOCATED REMOTELY FROM ONE ANOTHER. THE BUILDING IS FULLY SPRINKLERED.

OCCUPANCY CLASSIFICATIONS
RESIDENTIAL GROUP R-4 USE PER IBC 310.4 (MOST STRINGENT)
200 SQFT/ PERSON @ 5578 SQFT = 27 PEOPLE

SITE DATA CHART

Project Name: My Friends House
Project #: 129563
Address: 626 Eastview Drive
Parcel: 4300
Acreage/Square Footage of Site: 47,224 SF
Vesting:
Parkland: N/A
Permitted Use: Group Home

REGULATIONS
Base Zoning: R4
Proposed Zoning: PD
Overlay Zoning: CFO
Building Types Applied:
Frontage Types Applied:
Lot Width: 120'
Lot Size: 47,224 SF

Setbacks-
Front Yard: 25'
Side Yard: 8'
Rear Yard: 30'

Dwelling Unit Count, by Type:
Commercial SF, by Use: 5578sf
Hotel Keys: 0
Building Height: 24'11"
Minimum Landscape Surface Area: 72%
Open Space SF Required:
Natural Area SF Required:
Tree Canopy Retention Acreage: 72%
Parking Required, by Use: Variable
Parking Provided by Use: 9
Historic Resource Treatment (y/n): No
Total number of proposed beds: 12

Parking Note:
The maximum number of employees working in the facility at any given time is 5. One facility van is parked on the site. The children at the facility do not have cars or parking needs. Nine spaces are provided and have been more than sufficient for the time the facility has been open. Visitors are minimal, limited in number and length of stay (based on historical observation).

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T1.0 COVER SHEET
C1.0 EXISTING SITE PLAN
A2.0 PROPOSED ELEVATIONS
A2.1 PROPOSED ELEVATIONS

City of Franklin, Department of Building and
Neighborhood Services, Adopted Codes

-2012 INTERNATIONAL BUILDING CODE INCLUDING
APPENDICES D AND G
-2012 INTERNATIONAL PLUMBING CODE
-2012 INTERNATIONAL MECHANICAL CODE
-2012 INTERNATIONAL FIRE CODE INCLUDING APPENDICES
B, C, AND D
-2012 INTERNATIONAL FUEL GAS CODE
-2009 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS
AND FACILITIES
-2012 INTERNATIONAL EXISTING BUILDING CODE
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FAMILY DWELLINGS) INCLUDING APPENDIX J
-2012 NFPA LIFE SAFETY CODE 101
-2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
-2011 NATIONAL ELECTRIC CODE
-2009 INTERNATIONAL ENERGY CONSERVATION CODE

EXTERIOR COLORS

Siding- Hardi Plank
Brick- Painted
Stone- N/A
Roof- 30yr. Dim Shingle
Cornice- Alum. gutter/ Hardi Soffitt
Window Trim- White
Shutters- Atlantic Shutter Co.
Dark green
Front Door- Stained

SQUARE FOOTAGE

Foot Print.....6457 sq/ft
Total Heated..... 5578 sq/ft

Front Porch (Covered).... 218 sq/ft
Covered Parking..... 412 sq/ft
Outside Storage Room.....64 sq/ft

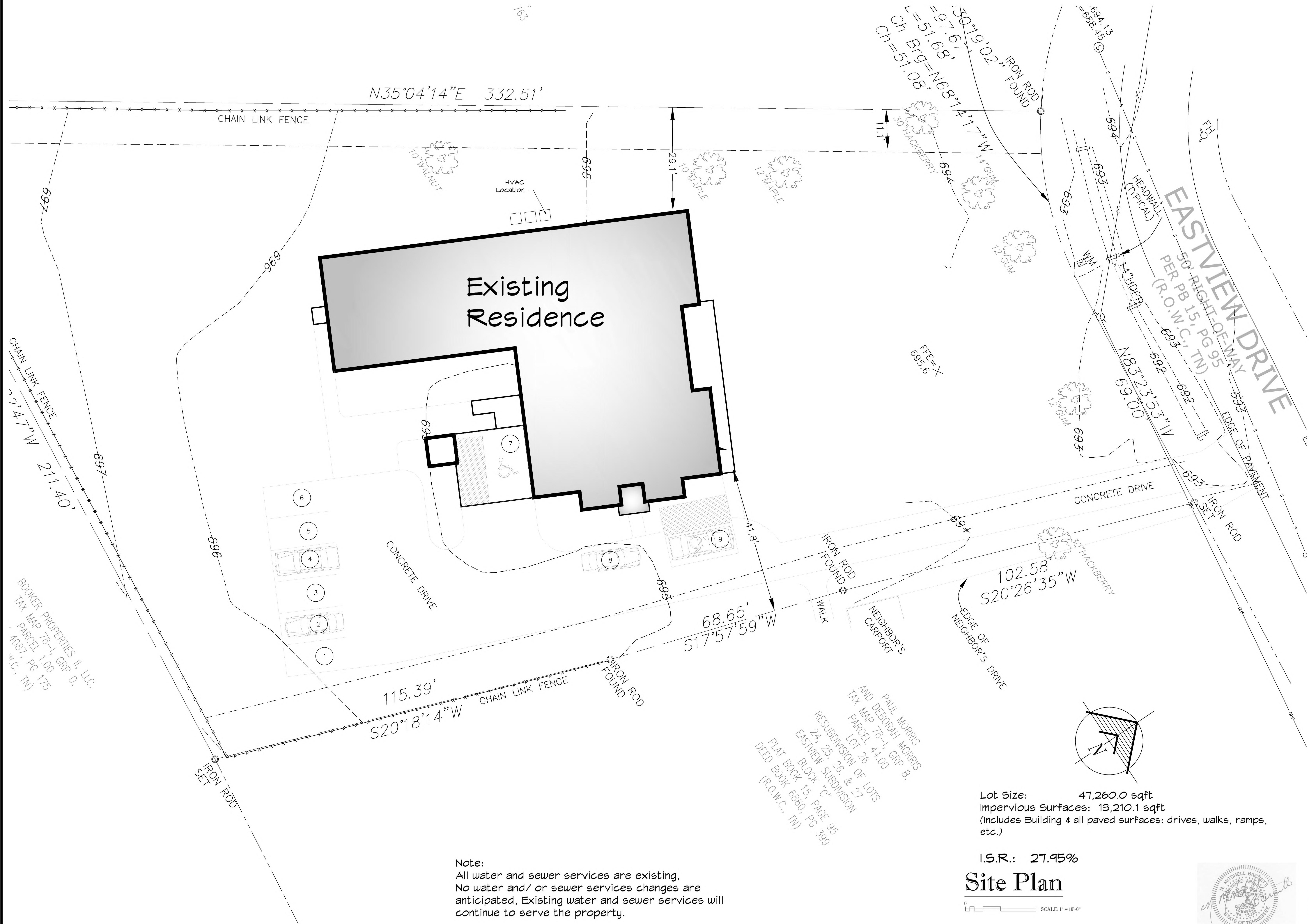
Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
2204 8th Avenue South
Nashville, TN 37204 (615) 385-3033
E-mail: mitchbarnett@bellsouth.net Web Site: mitchbarnettarchitect.com

MY FRIENDS HOUSE
PUD SUBDIVISION
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff
Checked By : NMB
Date :03/2016
File : My Friends House/ rezone2022
Sheet Number :

T.1.0



Revisions

1	
2	
3	

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C1.1

BOOKER PROPERTIES II, LLC.
TAX MAP 78-1, GRP D,
PARCEL 1.00
BK 4087, PG 175
(R.O.W.C., TN)

N83°22'47"W 211.40'

EXISTING WOOD PRIVACY FENCE

30' M.B.S.L.

IRON ROD SET

EXISTING SHED

EXISTING CHAIN LINK FENCE

N20°18'14"E 115.39'

IRON ROD FOUND

EXISTING CONCRETE DRIVE

N17°57'59"E 68.65'

IRON ROD FOUND

EXISTING CONCRETE DRIVE

N20°26'35"E 102.58'

IRON ROD FOUND

EXISTING CONCRETE DRIVE

30' HACKBERRY

12" GUM

14" GUM

12" MAPLE

10" WALNUT

EXISTING RESIDENCE

EXISTING STORAGE BUILDING

EXISTING CONCRETE WALK

EXISTING WALK

EXISTING PORCH

EXISTING GATE

EXISTING GAS METER

EXISTING HVAC'S

EXISTING 8' M.B.S.L.

332.57'

S35°04'14"W

EXISTING CHAIN LINK FENCE

IRON PIPE FOUND

IRON ROD SET

EXISTING WOOD PRIVACY FENCE

EXISTING CONCRETE DRIVE

EXISTING CONCRETE DRIVE

EXISTING CONCRETE DRIVE

EXISTING CONCRETE DRIVE

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EXISTING CONCRETE DRIVE

EXISTING CONCRETE DRIVE

PAUL MORRIS
AND DEBORAH MORRIS
TAX MAP 78-1, GRP B,
PARCEL 44.00
LOT 26
RESUBDIVISION OF LOTS
24, 25, 26, & 27
EASTVIEW SUBDIVISION
BLOCK "C"
PLAT BOOK 15, PAGE 95
DEED BOOK 6860, PG 399
(R.O.W.C., TN)

GARLAND DEAN HILL
AND EDITH HILL
TAX MAP 78-1, GRP B,
PARCEL 42.00
LOT 23
EASTVIEW SUBDIVISION
PLAT BOOK 1, PAGE 64
DEED BOOK 3139, PG 763
(R.O.W.C., TN)

SETBACKS

FRONT: 25'

SIDE: 8'

REAR: 30'

EASTVIEW DRIVE

50' RIGHT-OF-WAY
PER PB 15, PG 95
(R.O.W.C., TN)

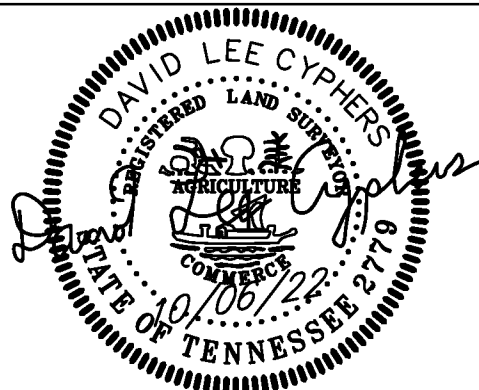
0' 20' 40' 80'

SCALE: 1" = 40'

AS-BUILT FOR NEW STRUCTURE

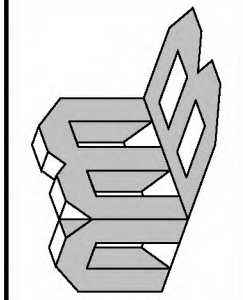
OWNER: THE WILLIAMSON COUNTY YOUTH, INC. PROPERTY
ADDRESS: 626 EASTVIEW DRIVE
CITY: FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
LOT #24 SUBD. RESUBDIVISION OF LOTS 24, 25, 26, & 27
EASTVIEW SUBDIVISION, BLOCK "C"
RECORD: PLAT BOOK 15, PAGE 95, R.O.W.C., TN
MAP: 78-1 GROUP: B PARCEL: 43.00
AREA: 47,224 SQ.FT.± OR 1.08 AC.±
SCALE: 1"=40' DATE: OCTOBER 6, 2022

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2017-0465 DRAWN BY: RAW



Revisions	
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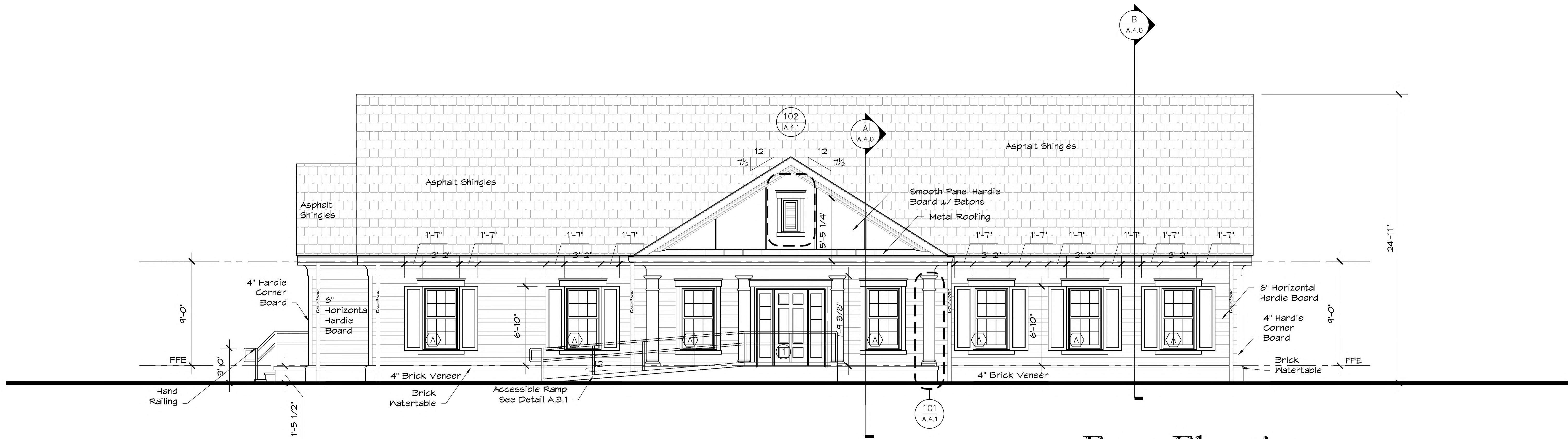
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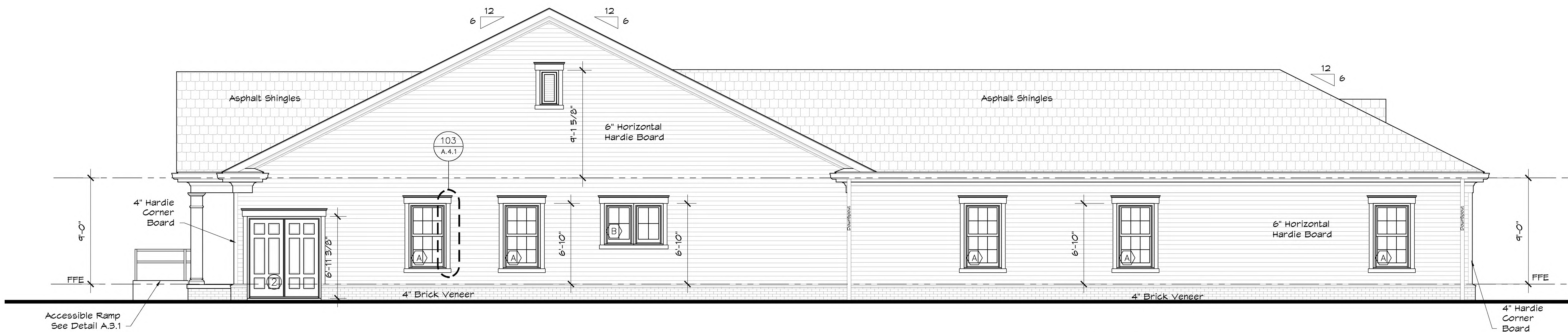
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Checked By :	NMB
Date :	03/2016
File :	My Friends House r2016c2022
Sheet Number :	

A.2.0



Front Elevation

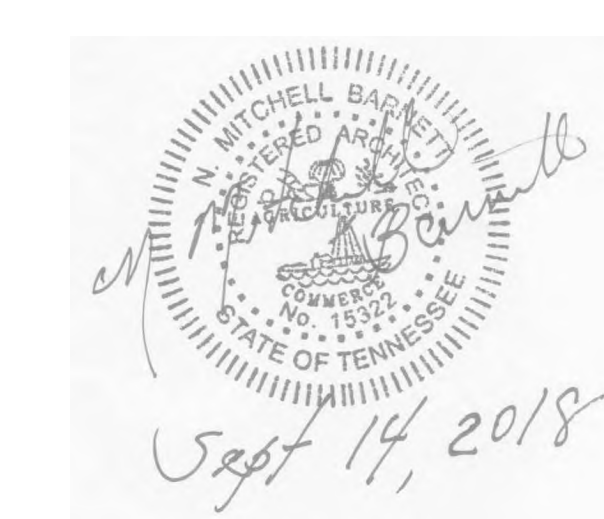
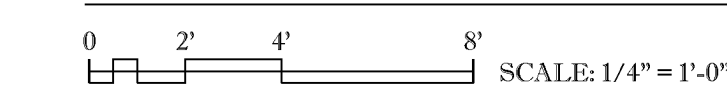
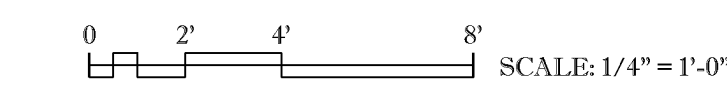
0 2' 4' 8' SCALE 1/4" = 1'-0"



Right Elevation

0 2' 4' 8' SCALE 1/4" = 1'-0"





GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION.
5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS.
6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT.
7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND AS PER CODE REQUIREMENTS.
8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SUBMITTAL, AND/OR SAMPLES AS REQUIRED.
9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE.
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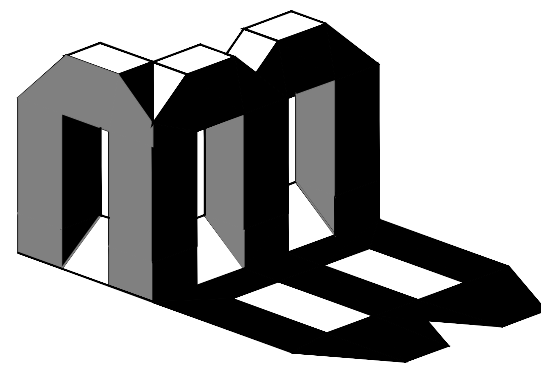
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apezzi@parsonsenengineering.com

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E-mail : mitchellbarnett@bellsouth.net Web Site : mitchellbarnettarchitect.com



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200 SQFT/ PERSON @ 5578 SQFT = 27 PEOPLE

SITE DATA CHART

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Project #:	129563	Front Yard: 25'
Address:	626 Eastview Drive	Side Yard: 8'
Parcel:	4300	Rear Yard: 30'
Acreage/Square Footage of Site:	47,224 SF	
Vesting:		Dwelling Unit Count, by Type:
Parkland:	N/A	Commercial SF, by Use: 5578sf
Permitted Use:	Group Home	Hotel Keys: 0
		Building Height: 24'11"
REGULATIONS		Minimum Landscape Surface Area: 72%
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Proposed Zoning:	PD	Natural Area SF Required:
Overlay Zoning:	CFO	Tree Canopy Retention Acreage: 72%
Building Types Applied:		Parking Required; by Use: Variable
Frontage Types Applied:		Parking Provided by Use: 9
Lot Width:	120'	Historic Resource Treatment (y/n): No
Lot Size:	47,224 SF	Total number of proposed beds: 12

Parking Note:
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2	
3	

Mitchell Barnett Architect, P.C.

ARCHITECTS PLANNERS

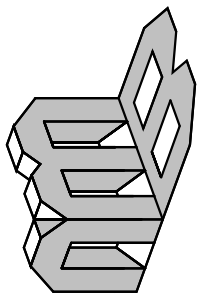
2304 4th Avenue South

NASHVILLE, TN 37204

Cell: 615.585.5053

Fax: 615.585.5053

www.mitchellbarnett.com

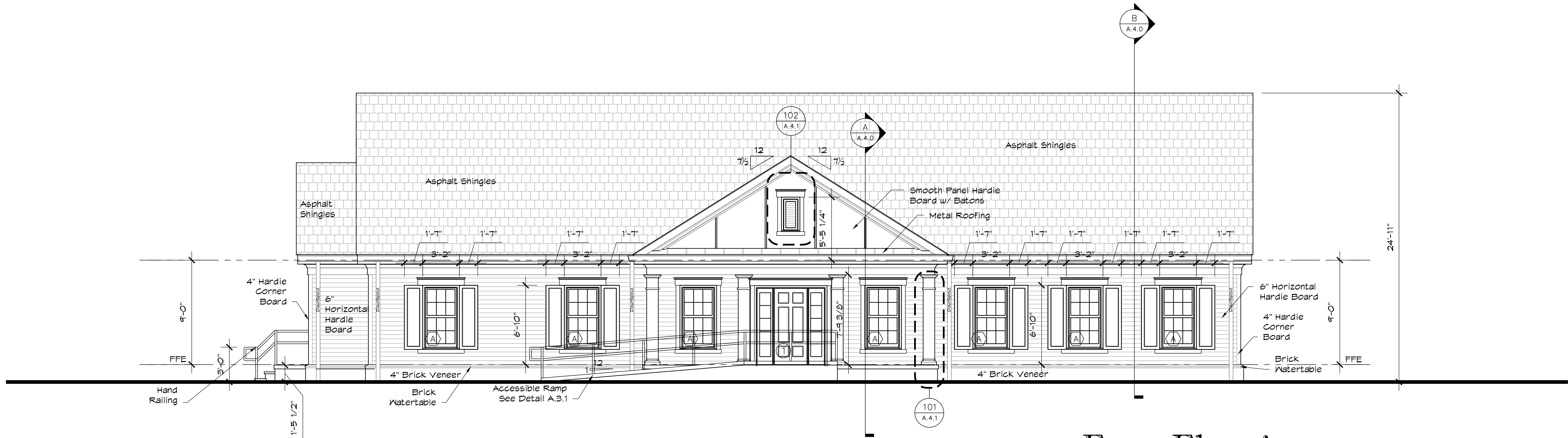


MY FRIENDS HOUSE
PUD SUBDIVISION
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff
Checked By : NMB
Date :03/2016
File : My Friends House
rezzone2022
Sheet Number :

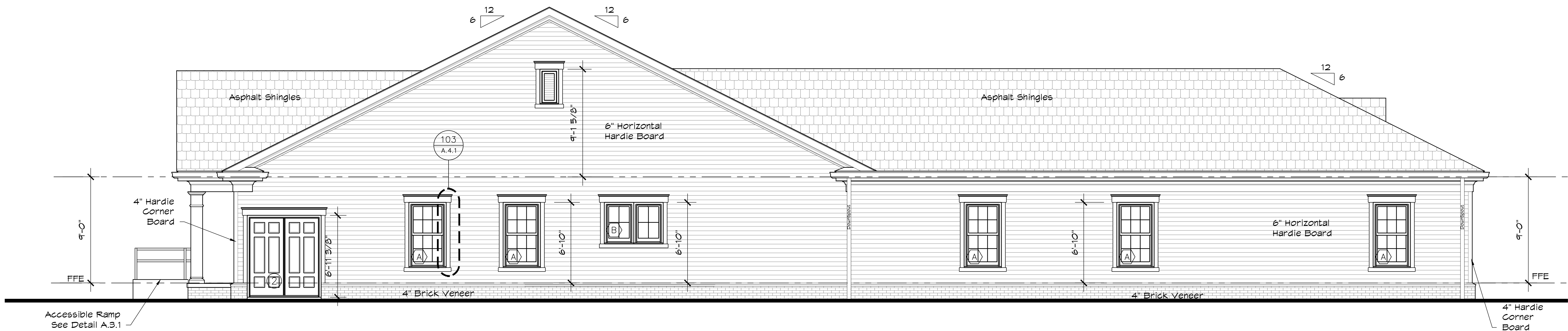
A.2.0

MITCHELL BARNETT ARCHITECT, P.C.



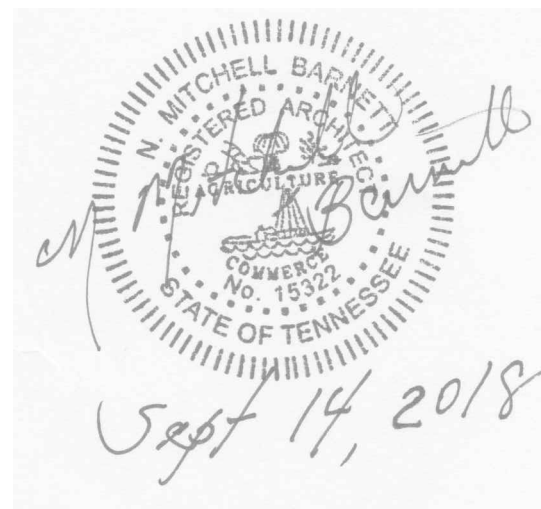
Front Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"



Right Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"





Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
 2204 8th Avenue South
 NASHVILLE, TN 37204 (615) 385-3033
 E-mail: mitchbarnett@schubert.com Web Site: mitchbarnettarchitect.com

MY FRIENDS HOUSE
PUD SUBDIVISION
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff
Checked By : NMB
Date :03/2016
File : My Friends House/ rezone2022
Sheet Number :
A.2.1





File #: 21-03231

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

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

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8031
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Glenn McGehee, SS-CH Franklin, LLC

BACKGROUND/STAFF COMMENTS:

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

PROCEDURAL REQUIREMENTS:

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

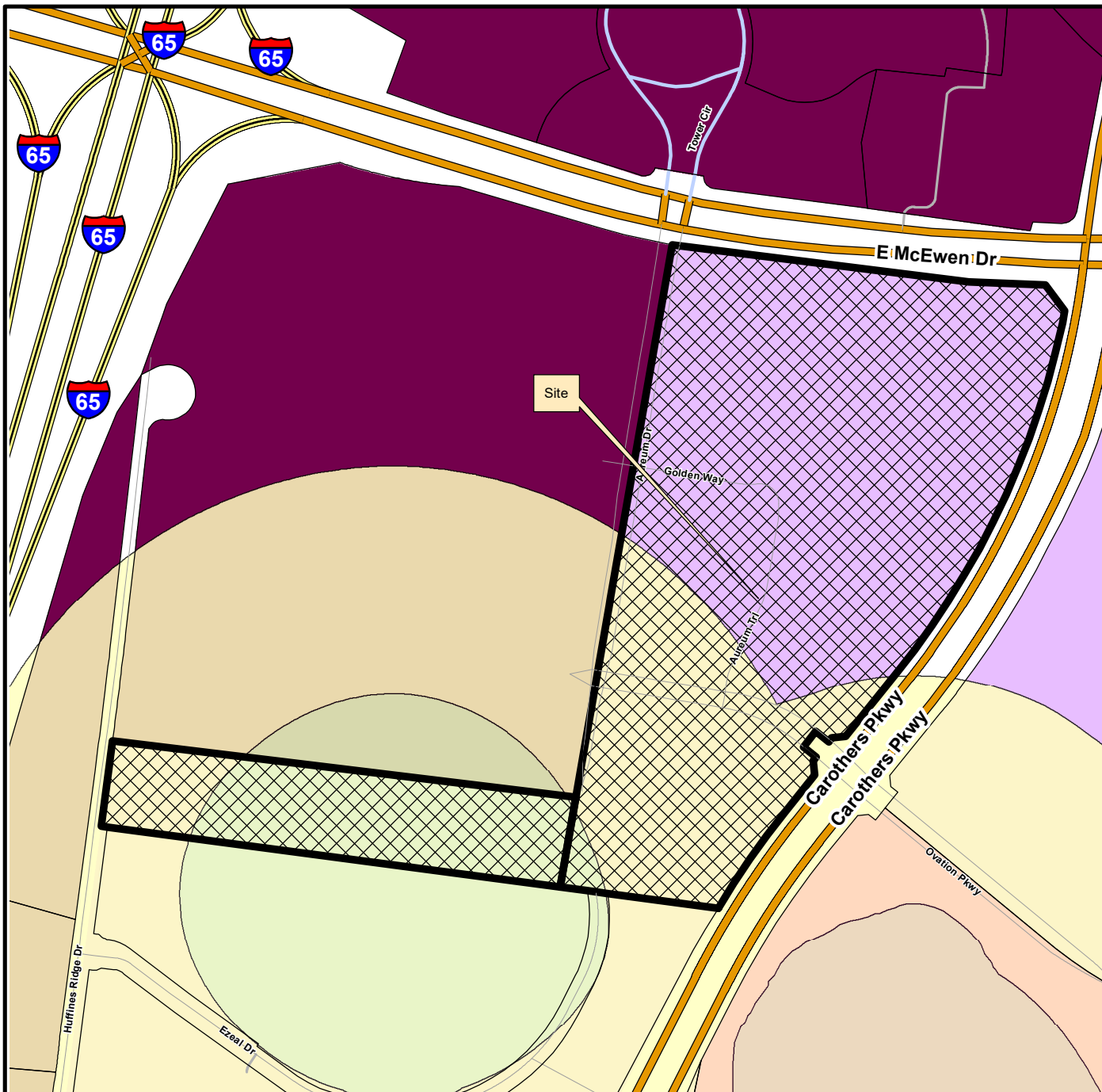
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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



AUREUM PUD SUBDIVISION, FINAL PLAT

Project Information

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

Overlay Districts: HHO, 500-ft, Buffer

Site Acreage: 57.49 acres

 Subject Property

Districts and Overlays

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2023. All rights reserved.



0 250 500 1,000
Feet



CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

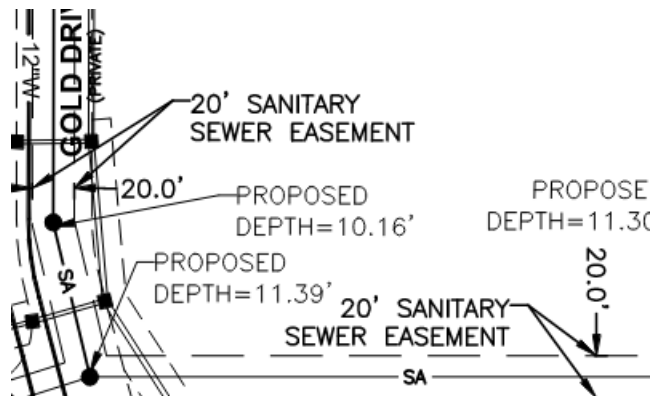
General Issues

11. C. Final Plat

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

16. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall label the sanitary sewer easements on the plat as 'Exclusive Sanitary Sewer Easement' (add the word 'Exclusive') to coincide with the wording of the General Note 23 added with this submittal.



General Issue

General Issues

15. MVUD

kyork@mvud.org All water meters, public hydrants, and other water features not yet in service need to be marked as proposed or removed to include the 18" WL along Aureum Dr, 12" WL along Ovation Parkway, and 12" WL along Golden Way.

Parks

General Issues

4. Parkland Impact Fee

kevinl@franklin.tn.gov Applicant shall update note 22 to read or place on plat:

Parkland Fees shall be due at the first building permit for residential for the development.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan:
[COF #7835 \(Aureum PUD Subdivision, Site Plan, Section 1 \(Offsite Improvements\)\)](#)
and
[COF #7804 \(Aureum PUD Subdivision, Site Plan \(Infrastructure Plan\)\)](#)
shall be transferred to this final plat as a condition of approval.

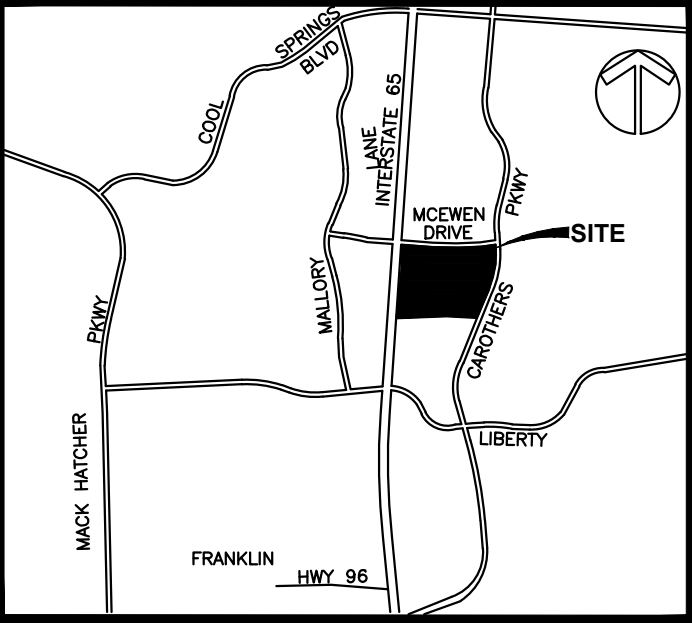
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Water/Sewer

General Issues

8. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant failed to address the size of the sanitary sewer, the applicant shall add the sizing of the sanitary sewer based on the current infrastructure plan.

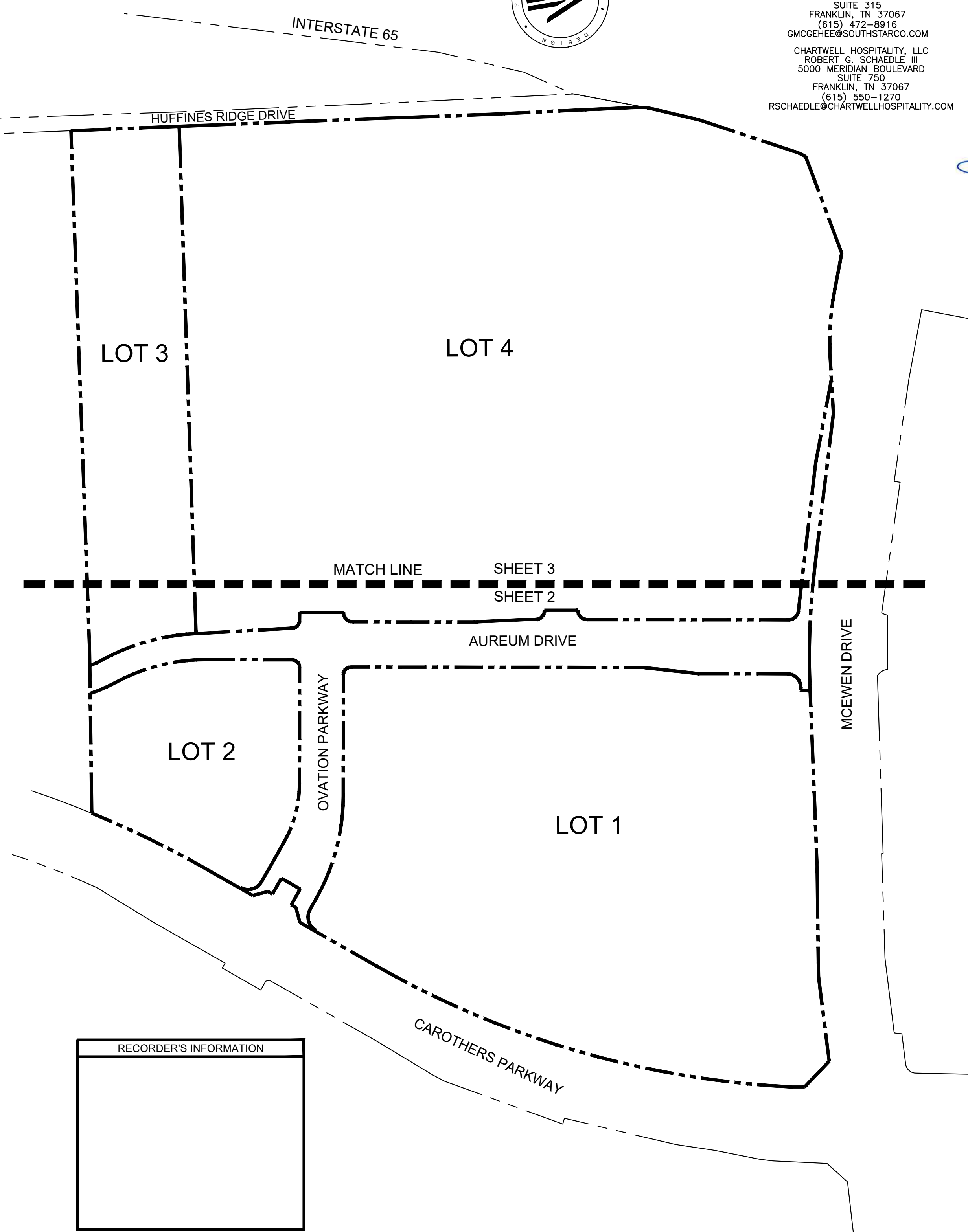


VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS, UTILITY EASEMENTS AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.
3. THIS PROPERTY HAS A BASE ZONING OF PD (PLANNED DEVELOPMENT) WITH A CHARACTER OVERLAY OF MECO-4; OTHER APPLICABLE OVERLAYS= HTO, HHO, 500' HHO BUFFER.
PERIMETER SETBACKS (FROM R.O.W./BOUNDARY): EAST MCEWEN DRIVE: 15'; CAROTHERS PARKWAY: 15'
SOUTHERN BOUNDARY: 15'; INTERNAL SETBACKS (FROM FACE OF CURB): GOLD DRIVE: 8'; AUREUM TRAIL LANE: 8'.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. BEING PARCEL NUMBERS 18.01, 18.02 AND 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
6. 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.
7. 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.
8. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
9. 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.
10. 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.
11. 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.
12. 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.
13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
15. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
16. THERE SHALL BE NO DIRECT ACCESS TO LOT 4 FROM MCEWEN DRIVE OR INTERSTATE 65.
17. THERE SHALL BE NO DIRECT ACCESS TO LOT 1 FROM MCEWEN DRIVE. ACCESS TO LOT 1 FROM CAROTHERS PARKWAY SHALL BE SOLELY VIA THE RIGHT-IN / RIGHT-OUT FOR GOLD DRIVE AS DEPICTED ON AN APPROVED SITE PLAN.
18. THERE SHALL BE NO DIRECT ACCESS TO LOT 2 FROM CAROTHERS PARKWAY.
19. ALL UTILITY INFORMATION SHOWN HEREON IS PROPOSED.
20. 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.
21. PARCEL 18.02: BEING THE SAME PROPERTY AS CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7357, PAGE 667 AND SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK 7357, PAGE 661, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- PARCEL 19.03: BEING THE SAME PROPERTY AS CONVEYED TO COMER RAY ELLER, JR. AND STEVEN ALLAN ELLER BY EXECUTOR'S QUITCLAIM DEED OF RECORD IN DEED BOOK 8205, PAGE 98, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- PARCEL 18.01: BEING THE SAME PROPERTY AS CONVEYED TO JUDSON HOLDINGS, LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 8801, PAGE 319, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
22. PARKLAND IMPACT FEE SUMMARY: PARKLAND LAND DEDICATION/SET-ASIDE VALUE = \$364,184.36; PUBLIC & PRIVATE PARKLAND CONSTRUCTION COST TOTAL = \$2,355,130.00; TOTAL PROPOSED PARKLAND DEDICATION = \$2,719,314.36; REQUIRED PARKLAND DEDICATION = \$2,065,920.00; PARKLAND DEDICATION BALANCE = \$653,394.36; NOTE: FOR FULL CALCULATIONS OF PARKLAND DEDICATION, REFER TO SHEET L2.0 OF AUREUM PUD SUBDIVISION, REV.1, SITE PLAN (COF NO. 7804).
23. NO UTILITY OTHER THAN SANITARY SEWER SHALL BE LOCATED WITHIN EXCLUSIVE SANITARY SEWER EASEMENTS, INCLUDING WHERE EXCLUSIVE SANITARY SEWER EASEMENTS OVERLAP OTHER PUBLIC UTILITY EASEMENTS. UTILITY CROSSINGS MAY BE PERMITTED SUBJECT TO CITY OF FRANKLIN APPROVAL.

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



RECORDER'S INFORMATION

OWNER/DEVELOPER

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

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

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

NAME _____ DATE _____
JUDSON HOLDINGS, LLC

NAME _____ DATE _____
COMER RAY ELLER, JR. AND STEVEN ALLAN ELLER

NAME _____ DATE _____

CERTIFICATE OF SURVEY

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

[Signature] 1/5/2023
TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN AUREUM PUD 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 DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN AUREUM PUD SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF MTEM

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

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

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

AUREUM PUD
SUBDIVISION

McEwen Drive

COF# 8031

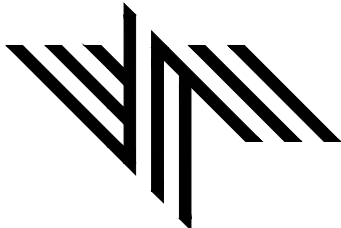
9TH CIVIL DISTRICT, CITY OF FRANKLIN,

WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=150'

DATE: JANUARY 5, 2023 JOB NO. 21-0085

SHEET 1 of 3



RaganSmith

315 Woodland Street, Nashville, Tennessee 37206

615.244.8591; tstevenson@ragansmith.com

Ted Stevenson

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

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'12"W	105.00'
L27	S86°37'20"W	26.72'
L28	N51°00'00"W	23.57'
L29	N16°52'22"E	6.61'
L30	S82°53'40"E	32.69'
L31	S88°03'03"E	82.24'

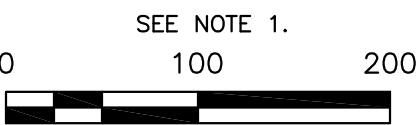
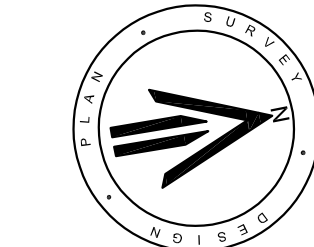
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	283.50'	29.93'	6°02'59"	14.98	29.92'	N09°39'56"E
C4	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C5	541.16'	132.22'	13°59'55"	66.44	131.89'	S76°26'58"E
C6	1491.39'	165.05'	6°20'27"	82.61	164.97'	S76°47'42"E
C7	1491.48'	73.26'	2°48'52"	36.64	73.25'	S81°29'58"E
C8	1847.86'	865.86'	26°50'51"	441.03	857.96'	S25°34'04"W
C9	1971.86'	254.70'	7°24'03"	127.53	254.52'	S35°20'56"W
C10	2255.52'	104.33'	2°39'01"	52.17	104.32'	N75°31'24"W
C11	18.50'	29.00'	89°48'17"	18.44	26.12'	N54°31'25"E
C12	18.50'	27.98'	86°39'27"	17.45	25.39'	N37°16'04"W
C13	426.70'	192.92'	25°54'17"	98.14	191.28'	S06°10'47"E
C14	274.00'	29.81'	6°14'02"	14.92	29.80'	S16°01'33"E
C15	326.00'	55.66'	9°46'59"	27.90	55.60'	N14°15'05"W
C16	374.00'	186.67'	28°35'48"	95.32	184.73'	N04°50'40"W
C17	15.00'	23.55'	89°56'59"	14.99	21.20'	N54°25'43"E
C18	236.50'	122.17'	29°35'47"	62.48	120.81'	S65°47'54"E
C19	30.00'	46.70'	89°11'00"	29.58	42.12'	S06°24'30"E
C20	1527.50'	158.16'	5°55'57"	79.15	158.09'	S36°03'01"W

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	664,213	15.25
2	151,361	3.47
3	219,823	5.05
4	1,250,268	28.70
R.O.W. DEDICATION AREA		
A	217,067	4.98
B	1,705	0.04

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C21	415.50'	214.63'	29°35'47"	109.77	212.25'	N65°47'54"W
C22	15.00'	23.49'	89°42'46"	14.92	21.16'	N35°44'24"W
C23	27.00'	47.40'	100°35'01"	32.51	41.54'	N59°41'43"E
C24	106.25'	190.42'	102°41'09"	132.83	165.94'	S36°42'28"E
C25	1860.00'	787.66'	24°15'48"	399.82	781.79'	S26°48'18"W

LEGEND

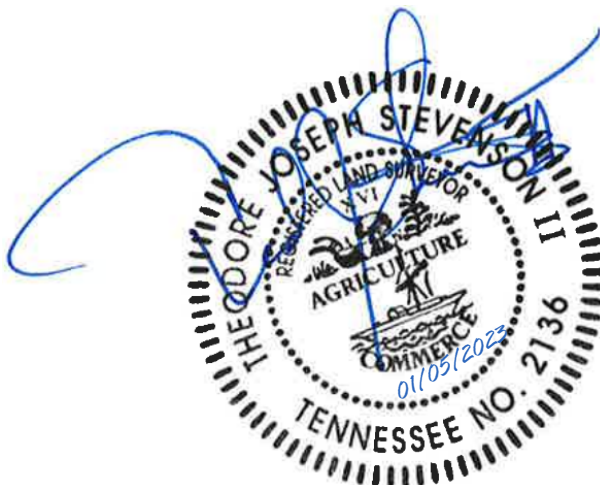
- CM(O) CONCRETE MONUMENT (OLD)
- CM(N) CONCRETE MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
W/ 5/8" IRON ROD MARKED
"RAGAN-SMITH ASSOCIATES")
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
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- WATER VALVE
- WATER METER
- UTILITY POLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- OVERHEAD ELECTRIC POWER LINE
- SANITARY SEWER LINE
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- WATER LINE
- G.I.E. GREEN INFRASTRUCTURE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.A.D.E. PUBLIC UTILITY ACCESS AND DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE



OWNER/DEVELOPER

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

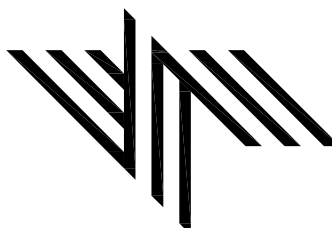
CHARTWELL HOSPITALITY, LLC
ROBERT C. SCHAEDEL III
5000 MERIDIAN BOULEVARD
SUITE 750
FRANKLIN, TN 37067
(615) 550-1270
RSCHAEDEL@CHARTWELLHOSPITALITY.COM



FINAL PLAT

AUREUM PUD SUBDIVISION

McEWEN DRIVE
COF# 8031
9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: JANUARY 5, 2023 JOB NO. 21-0085
SHEET 2 of 3



RaganSmith

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

G:\21-00851-SURVEY\PLAT\FINAL\210085 PLAT SHEET 23.DWG

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

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'12"W	105.00'
L27	S86°37'20"W	26.72'
L28	N51°00'00"W	23.57'
L29	N16°52'22"E	6.61'
L30	S82°53'40"E	32.69'
L31	S88°03'03"E	82.24'

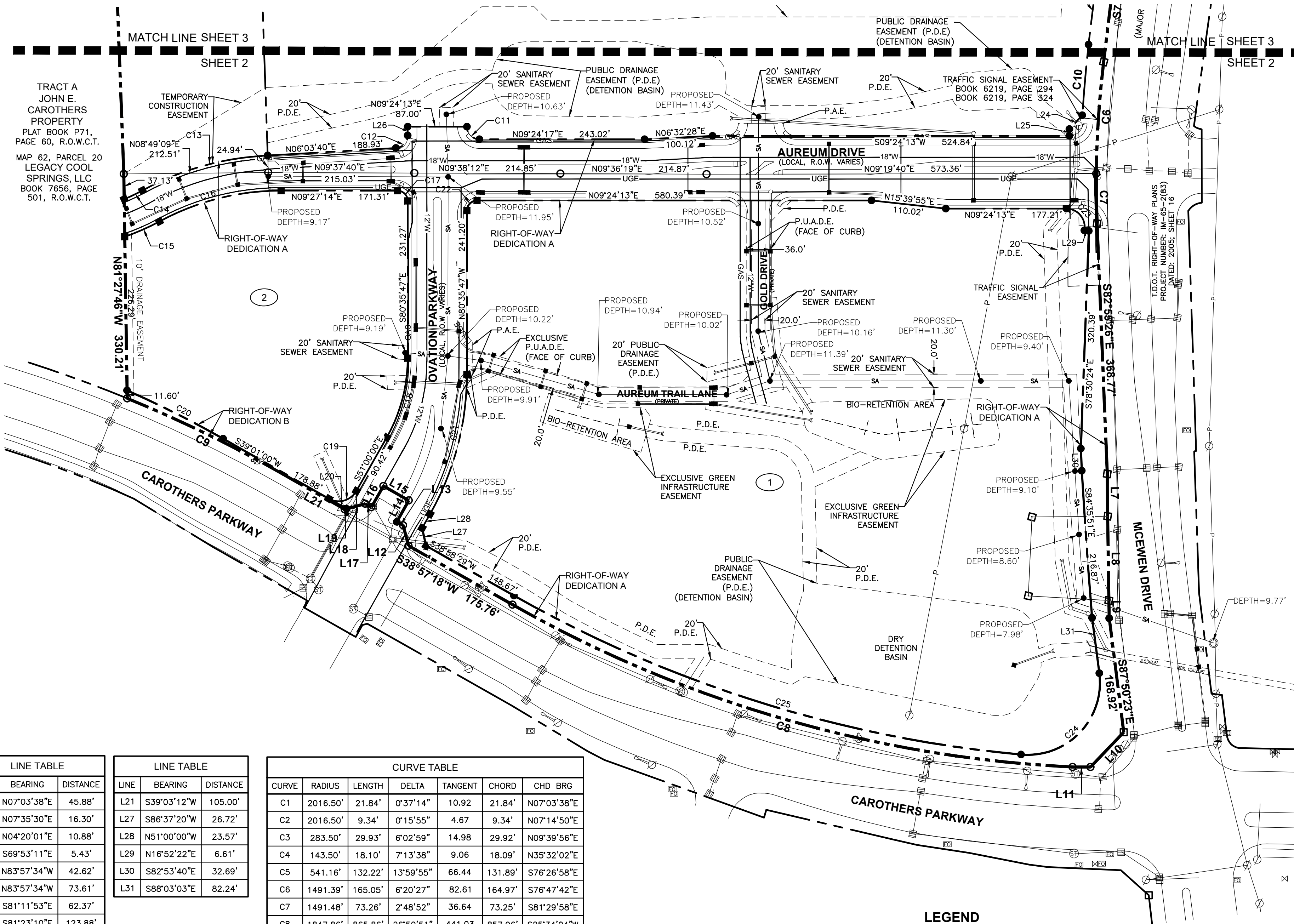
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C3	283.50'	29.93'	6°02'59"	14.98	29.92'	N09°39'56"E	
C4	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E	
C5	541.16'	132.22'	13°59'55"	66.44	131.89'	S76°26'58"E	
C6	1491.39'	165.05'	6°20'27"	82.61	164.97'	S76°47'42"E	
C7	1491.48'	73.26'	2°48'52"	36.64	73.25'	S81°29'58"E	
C8	1847.86'	865.86'	26°50'51"	441.03	857.96'	S25°34'04"W	
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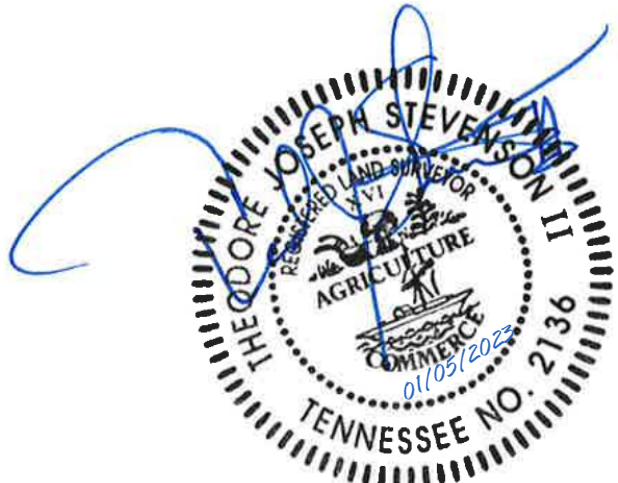
LEGEND

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CM(N)	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊠	GAS METER
IR(O)	IRON ROD (OLD)	—P—	OVERHEAD ELECTRIC POWER LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—SA—	SANITARY SEWER LINE
⊕	FIRE HYDRANT	—G—	GAS LINE
⊗	WATER VALVE	—W—	WATER LINE
⊙	WATER METER	G.I.E.	GREEN INFRASTRUCTURE EASEMENT
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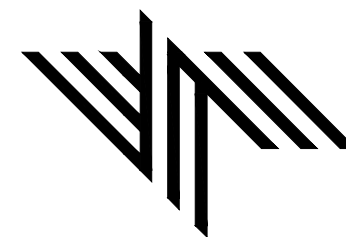


FINAL PLAT

AUREUM PUD SUBDIVISION

McEWEN DRIVE

COF# 8031
9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: JANUARY 5, 2023 JOB NO. 21-0085
SHEET 3 of 3



RaganSmith

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



File #: 21-03449

DATE: January 12, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Constructing 5,400 Square Feet Of Restaurant Space, On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8055
Applicant: Eric Parl, Ragan Smith Associates
Owner: Taylor Wells, Highwoods Properties

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to add two cafe buildings (2,400 square feet and 3,000 square feet) to the open space within the development. The property is 32.34 acres and was originally approved as a unified site plan in May 2006. The proposed development meets the City's current development standards. The proposed site plan is being placed on this agenda in accordance with Chapter 20.12.2 C, which states that site plans shall be submitted for approval by the FMPC if the application includes one of many criteria listed, including a Unified Site Plan.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, and 692. The conditions of approval are attached.

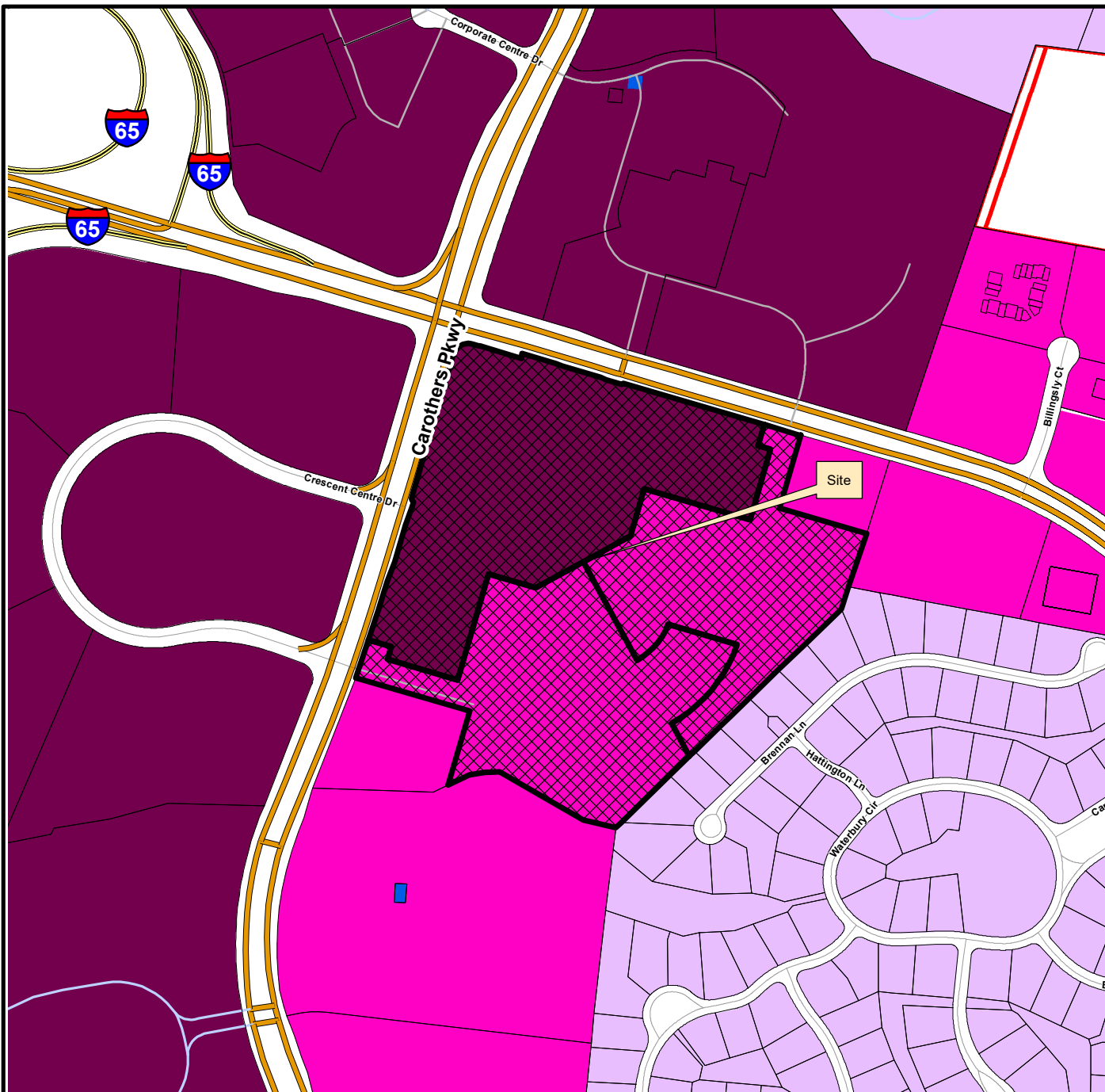
**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4,
LOTS 675, 676, AND 692 (UNIFIED SITE PLAN
OPEN SPACE REVISIONS)**

Project Information

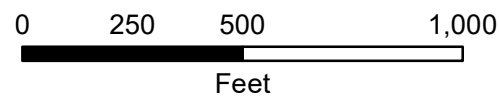
Existing Zoning: RC6, Regional Commerce 6
District and RC12, Regional Commerce 12 District
Site Acreage: 32.34 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 5,400

Legend

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



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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CONDITIONS OF APPROVAL:

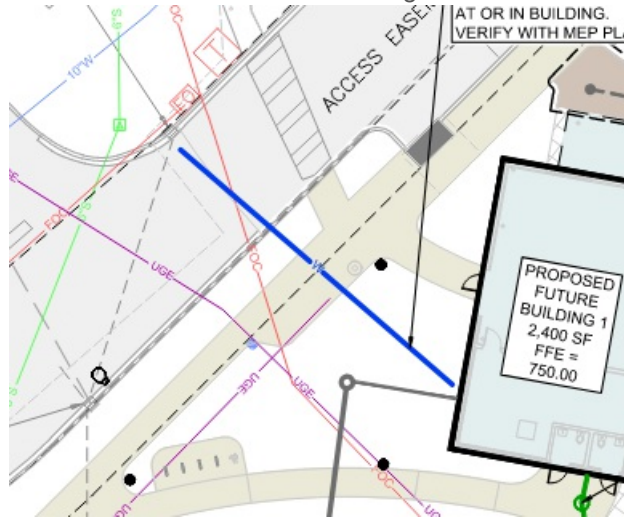
Open Issues: 4 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

7. L. Water Design and Plan & Profile

lance.fittro@franklinton.gov Applicant shall verify acceptable routing of the water service line for "Proposed Future Building 1" with MVUD, which was revised with this submittal, and reflect the approved layout on the utility plan sheet. Current layout shows the proposed water service line in conflict with an existing catch basin and stopping short of the main line:



Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklinton.gov This site plan is a revision of previously approved Site Plan [COF# 7882 \(Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, and 692 \(Unified Site Plan\)\)](#). Sureties for the previous Site Plan were posted with [Final Plat COF# 7883 \(Cool Springs East Subdivision, Final Plat, Section 28, Revision 2\)](#). Those sureties are henceforth associated with this Site Plan, and no additional sureties are required.

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

9. Landscape

jason.arnold@franklin.tn.gov The landscape shown on the site plan was approved with COF #7882 and the comment below was given.

The number of existing trees (canopy and understory) proposed to be saved exceeds the minimum requirements at the time of site plan approval, 2006. Therefore, even when the proposed trees are removed for courtyard improvements, the site will still meet minimum standards. There will not be a Landscape Bond required.

This site plan does not provide additional plant material, so there will not be a landscape bond required.

Planning

General Issues

2. Project name

chelsea.randolph@franklin.tn.gov Applicant shall revise **all** sheets to reflect the revised name below:

Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, & 692

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
HIGHWOODS PROPERTIES

CONTACTS

OWNER/DEVELOPER

HIGHWOODS PROPERTIES
TAYLOR WELLS
3322 WEST END AVENUE, SUITE 600
NASHVILLE, TN 37203
(615) 340-1232
TAYLOR.WELLS@HIGHWOODS.COM

CIVIL

RAGAN-SMITH & ASSOCIATES
ERIC PARL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
EPARL@RAGANSMITH.COM

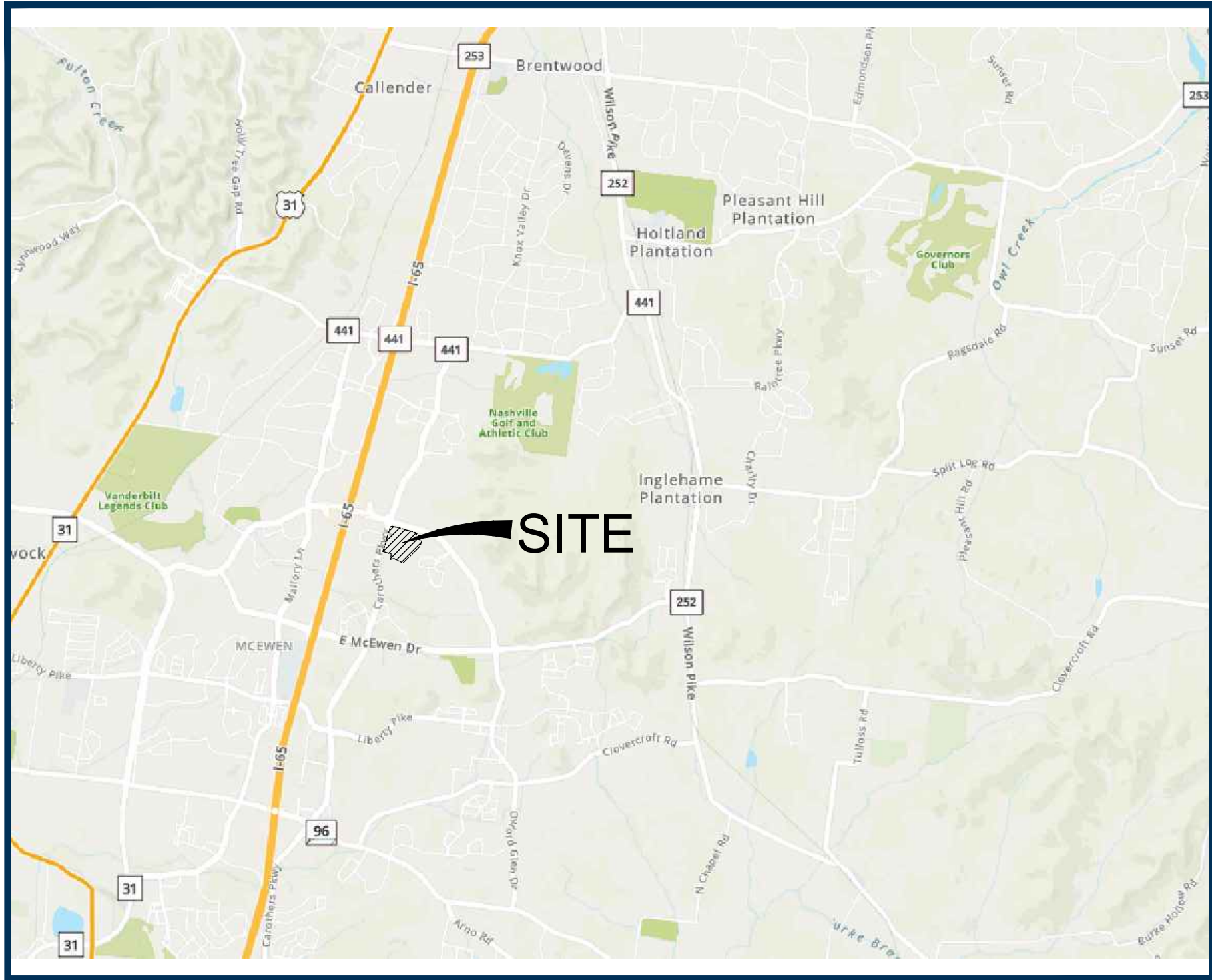
ARCHITECTURE

HASTINGS ARCHITECTURE ASSOCIATES, LLC
CHUCK GANNAWAY
127 THIRD AVENUE SOUTH
NASHVILLE, TN 37201
(615) 329-1399
CGANNAWAY@HAA.US

LANDSCAPE ARCHITECTURE

HAWKINS PARTNERS, INC.
WILL MARTH
110 S 10TH ST.
NASHVILLE, TN 37206
(615) 255-5218
W.MARTH@HAWKINSPARTNERS.COM

SITE DATA CHART:	
PROJECT INFORMATION:	
NAME:	COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 28, REVISION 2 LOTS 675, 676 & 692
CITY OF FRANKLIN PROJECT NUMBER:	6055
STREET ADDRESS:	725 COOL SPRINGS BLVD & 6840 CAROTHERS PKWY, FRANKLIN, TN 37067
SUBDIVISION / LOT #:	COOL SPRINGS EAST SUBDIVISION, SEC. 28/ LOTS 3, 4 & 5
MAP / PARCEL:	MAP 62/ PARCEL 11.07, 11.16 & 11.18
ACREAGE (SQUARE FOOTAGE) OF SITE:	232.54 AC. (1,408,730± S.F.)
PROPOSED FUTURE BUILDING 1:	711 COOL SPRINGS BLVD
PROPOSED FUTURE BUILDING 2:	729 COOL SPRINGS BLVD
PROPOSED PAVILION:	721 COOL SPRINGS BLVD
REGULATIONS:	
CIVIL DISTRICT:	8
BASE ZONING:	PARCEL 11.16 & 11.18 = REGIONAL COMMERCE 6 DISTRICT (RC-6) PARCEL 11.07 = REGIONAL COMMERCE 12 DISTRICT (RC-12)
BUILDING TYPES APPLIED:	OFFICE/RETAIL/CARE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
LOT WIDTH:	SEE PLANS
LOT SIZE:	SEE PLANS
SETBACKS:	
FRONT:	50'
SIDE:	25'
REAR:	40'
BUILDING INFORMATION:	
EXISTING OFFICE BUILDING:	595,874 S.F.
PROPOSED CAFE BUILDING:	5,400 S.F.
PROPOSED PAVILION AREA:	1,000 S.F.
CAFE BUILDING HEIGHT:	17'-4" (±)
PAVILION HEIGHT:	25' (±)
FRONTAGE TYPE:	LANDSCAPE FRONTAGE
MINIMUM LANDSCAPE SURFACE AREA:	15% (4.96 ACRES)
R.O.W. RESERVATION:	24,855 SF (0.57 ACRES)
ADJUSTED SITE ACREAGE:	-----
TREE CANOPY:	
ORIGINAL CANOPY COVER:	57% (2.16 ACRES)
TREE CANOPY REQUIRED:	12%
DBH OF SPECIMEN TREE REMOVED:	NA
OPEN SPACE REQUIREMENT CHART:	
MINIMUM OPEN SPACE REQUIREMENT:	3% REQUIRED (PER UNIFIED PLAN)
TOTAL SITE ACREAGE:	32.34 ACRES
OPEN SPACE ACREAGE REQUIRED:	0.97 ACRES (42,314 SF)
OPEN SPACE ACREAGE PROVIDED (EXISTING):	3.02 ACRES (131,625 SF)
PARKING INFORMATION:	
EXISTING PARKING REQUIREMENT (OFFICE):	1 SPACE PER 300 SF (595,874)
BICYCLE PARKING REQUIRED:	1,988 SPACES (PER UNIFIED PLAN) 12 SPACES
PROPOSED BUILDING PARKING REQUIREMENT:	1 SPACE PER 100 SF (3,000 SF) INSIDE SEATABLE AREA 1 SPACE PER EMPLOYEE MAX PEAK (ASSUMED 10 EMPLOYEES MAX PEAK) OUTDOOR SEATING NOT TO EXCEED FIRST 5 TABLES OR 20 SEATS ALLOWANCE WITH NO PARKING REQUIRED 30 SPACES+10 SPACES = 40 SPACES 2,026 SPACES
NEW TOTAL PARKING REQUIRED:	2,026 SPACES
TOTAL ADA REQUIRED:	31 SPACES
EXISTING PARKING PROVIDED:	2,276 SPACES (INCLUDES 58 ADA SPACES)
PARKING SPACES LOST FROM IMPROVEMENTS:	16 SPACES
PROPOSED PARKING PROVIDED:	2,260 SPACES (INCLUDES 58 ADA SPACES)
EXCESS PROPOSED PARKING PROVIDED:	234 SPACES
BICYCLE PARKING PROVIDED:	12 SPACES
SURVEY INFORMATION:	
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN	MINERAL RIGHTS INFORMATION:
SURVEY PERFORMED BY RAGAN-SMITH-ASSOCIATES, INC., DATED OCTOBER 11, 2021.	AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.
PLAT REFERENCE	
BEING LOTS 675, 676 & 692 AS SHOWN ON THE FINAL PLAT, ENTITLED "COOL SPRINGS EAST SUBDIVISION SECTION 28 (RESUBDIVISION OF LOT 675 & 676) OF RECORD IN PLAT BOOK 46, PAGE 55, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.	
DEED REFERENCE	
BEING THE SAME PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP FROM THE INDUSTRIAL DEVELOPMENT BOARD OF WILLIAMSON COUNTY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 6922, PAGE 26, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.	
FLOOD INFORMATION:	
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47167030286, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0206, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	



LOCATION MAP
SCALE 1" = 1000'

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

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LANDSCAPE PLANS

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L2.0 LANDSCAPE PLAN
L2.1 PLANTING SCHEDULE
L2.2 LANDSCAPE DETAILS
L2.3 LANDSCAPE DETAILS

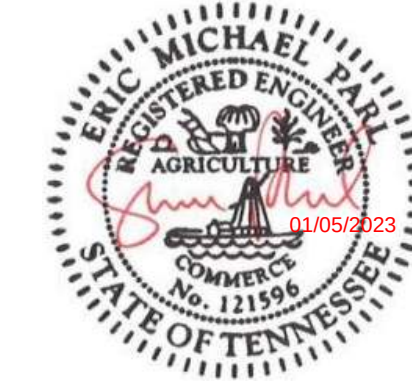
PHOTOMETRIC PLANS

SL3.0 PHOTOMETRIC STUDY

ARCHITECTURAL PLANS

A2.01 ROOFTOP UNITS - CAFE 1
A2.02 ROOFTOP UNITS - CAFE 2
A2.11 ELEVATIONS/3D VIEWS - CAFE 1
A2.12 ELEVATIONS/3D VIEWS - PAVILION
A2.13 ELEVATIONS/3D VIEWS - CAFE 2

HASTINGS



SITE PLAN SET



Nashville - Murfreesboro - Chattanooga
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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION	
5	2022.11.17 PER ASI 003
4	2022.09.26 PER BUILDING REVISIONS
3	2022.08.25 PER CITY/CLIENT COMMENTS
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS

PROJECT # 21009
ISSUE DATE 2022.06.13

COVER SHEET

C0.0

SITE GENERAL NOTES:

- Existing conditions taken from survey by: Ragan-Smith-Associates, Inc., dated September 27, 2019.
- The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
- The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
- The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
- Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
- Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
- All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
- All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
- Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.
- Maintain one set of as-built drawings on the job site for distribution to the architect/engineer upon completion; include detention pond top, all utility locations, and all new sidewalk ramps. elevations for all sanitary and storm sewer structures shall be included, drawings shall include vertical and horizontal information on all new utilities as well as existing utilities discovered during construction. final drawings shall be produced and stamped by licensed surveyor.
- Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Install all utilities prior to installation of pavement.

SITE CONSTRUCTION NOTES:

- The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
- The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
- The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
- The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
- The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
- If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
- The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
- The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.

DEMOLITION NOTES:

- The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
- If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
- The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimal interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
- Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
- The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
- The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required "around" utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

EROSION PREVENTION AND SEDIMENT CONTROLS:

- All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
- Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
- BMP capacity (sediment traps, silt fences, sedimentation ponds, and other sediment control) shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
- Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical, planning for planting of vegetation cover during winter or dry months should be avoided.
- If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property, arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
- Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
- Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
- Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
- EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
- The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
- A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
- Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exist to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart, where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOI or TVA. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
- Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
- Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Construction is expected to begin Sept 2022 and completed by Sept 2023.

TREE PROTECTION NOTES:

- Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
- The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
- Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

FINAL STABILIZATION NOTES:

- Upon completion the following methods shall be used as final stabilization for erosion control.
- All temporary or "during construction" erosion control measures shall be removed. (i.e. silt fence, construction entrance, inlet protection, excessive riprap, etc.)
- Sediment accumulation shall be removed from detention pond, swales, ditches, inlets, and outfalls.
- Sediment and debris removed shall be disposed of properly. If contamination of materials suspected, contact TDEC or local waste management for proper disposal.
- All areas of exposed soils shall receive seed/straw, sodding, erosion control matting, and/or mulch.
- All swales and ditches shall have a healthy stand of grass.
- All outfalls shall possess an appropriate amount of riprap or other approve means to prevent scouring.

SITE GRADING & STORM DRAINAGE NOTES:

- Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
- No heavy equipment shall cross or be stored outside the limits of construction, within tree protection zones, or under the drip line of existing trees to remain.
- Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative.
- Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
- Prior to beginning construction, contractor shall review geotechnical report.
- All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
- The suitability of soils for fill material shall be determined by the geotechnical engineer.
- Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness, the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
- All grading shall be completed to the grades indicated on these plans. final grades shall provide proper drainage and prevent standing water.
- All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
- All storm drainage pipes to be RCP, Class III, unless otherwise noted.
- Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
- Existing structure castings to remain shall be adjusted to match new grade.

SITE UTILITY NOTES:

- All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
- Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
- Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
- All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
- Site contractor shall construct all utility services to within 5' of building.
- Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
- Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
- Water services lines 1/2" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
- Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
- Water meter manufacturer/model number and vault specifications shall be per the water utility company.
- Backflow device (RPBP/DDCV/A) manufacturer/model number shall be per the water utility company.
- Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
- Contractor shall coordinate location of backflow device with the building mechanical drawings.
- Sanitary sewer service lines shall be SDR 26 PVC unless specified otherwise.
- Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
- All fire line mains to be installed by licensed fire protection contractor.
- Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
- Contact local fire department before locating and installing fire department connection. Location and type subject to change to meet required codes.
- Coordinate with local utility and/or fire department on approved meter, fire hydrant, reduced pressure backflow preventor, and double detector check valve assembly and vault manufacturers.
- Detailed water and sanitary sewer plans and shop drawings to be approved by jurisdictional agencies prior to construction.
- Any existing water or sewer service that will no longer remain active at the completion of construction must be removed and capped at the main. All trench work and paving repair shall comply with current metro public works standards.

FEMA FLOOD NOTE:

- By scaled map location and graphic plotting only, this property lies within flood zone "X" (other areas), as designated on current Federal Emergency Management Agency Maps No. 47187C0208F, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration report; Community No. 470205 & 470206, Panel No. 0208, Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines zone "X" (other areas) under "other areas" as areas determined to be outside the 0.2% annual chance floodplain.

BLASTING NOTES:

- Contractor shall provide all labor, materials, equipment, tools, superintendence, transportation, services and operations to complete the blasting operation.
 - Prior to blasting on the project the Contractor will provide a plan for review which details the proposed blasting portion of the rock breaking and any mechanical rock breaking removal which are part of the planned excavation and the plans to complete all rock extraction on the project in an efficient and safe manner.
 - The plan must be reviewed and approved by an engineering or geotechnical blasting expert, with a minimum of 20 years' experience in the field of explosive blasting, vibration measurements and the effects of blasting on nearby structures.
- All blasting shall be done in accordance with the Tennessee Blasting Standards Act of 1975 as amended, and any other federal or local laws or regulations which govern blasting in the area where the project is located.
- The blasting company shall have a company registration certificate and each employee engaged in the blasting activities which include the use and handling of explosive, shall carry the appropriate, current blasters license or handlers card as required and issued by the Department of Commerce and Insurance, Fire Prevention Division - TN State Fire Marshal's Office.
- All transportation, record keeping, handling and storage of explosives shall be conducted in accordance with applicable State and Federal agencies requirements.
- Appropriate authorities shall be notified of any loss, theft of explosives or unauthorized access into an explosives magazine.
- All explosive on site, not being used for loading a blast, will be kept in an approved locked magazine.
- No overnight storage of explosives is permitted on site.
- Contractor shall use every reasonable precaution, including, but not limited to, visual and audible warning signals, signs, flags, barricades or Jersey barriers to ensure employee and pedestrian safety. Contractor will comply with all State and Federal requirements for public notification and blast site security.
- Due precaution shall be taken to prevent accidental discharge of blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, dust storms, or other sources of extraneous electricity. Precautions shall include the prominent display of adequate signs as required for compliance with Federal, State and any local laws.
- Blasting operations in the proximity of overhead power lines, communication lines, utility services, or other services and structures shall not be carried on until the utility operators and/or owners have been notified and safe control measures have been taken.
- All drill holes shall be sufficiently large to admit freely the insertion of the cartridges of explosives. Tamping shall be done only with wood rods or plastic tamping poles without exposed metal parts.
- No holes shall be loaded, adjacent to a blast, except those to be fired in the next blast. After a blast is loaded, all remaining explosives and detonators shall be immediately returned to an authorized on site approved storage magazine. When blasts are separated by a safe distance two blasts may be loaded and detonated separately but at no time can drilling occur inside 50 feet of a loaded blast hole.
- No loaded holes shall be left unattended or unprotected at any time.
- All blasting operations shall take place between sun-up and sun-down (hours of daylight only) unless special exemptions is granted by the Local Fire Marshal's Office.
- Immediately after blasting, the firing line shall be disconnected from the blasting machine or initiation device. An inspection of the area shall be made by the blaster to determine if all charges have been exploded before an all clear signal is sounded which allows employees to return to the area to resume their work. If a misfire is found, no other work shall be done in the area with the exception of work that is necessary to remove the hazard of the misfire.
- All blasting shall be designed to prevent flying rock or debris. The contractor shall use adequate, good quality stemming material and shall cover the blasts with blasting mats or adequate material as required to prevent flying rock.
- The contractor, at his own expense, will be required to perform pre-blast in order to comply with State or Local performance and notification requirements or may opt to have pre-blast surveys performed on any adjacent structures not required by the State or Local governments. These surveys shall be performed by an experienced consultant who specializes in such inspections.
- The contractor hereby assumes sole responsibility for all personal injury or damage to real or personal property, or interference with the use or enjoyment of any property by reason of blasting or the resulting ground displacement, ground vibration, or air concussion. The contractor assumes full responsibility for operating all equipment and performing all blasting in conformance with federal, state or local laws and regulations described by any other governmental authority limiting the amount of ground vibration or air concussion. Nothing presented in any of the preceding notes, in any way relieves the contractor of any responsibilities for any damage to the existing structures or utilities in the area of blasting.
- No blasting to be done within 25' of finished water, sewer line or fiber optic cables.
- Use all precautions to protect adjacent properties from danger associated with blasting operations.
- When blasting is being conducted in close proximity to nearby structures as it typically the case in urban areas, close interval line drilling should be utilized to create effective vibration transmission barrier.

GEOTECHNICAL NOTE:

- No geotechnical study has been conducted on this site. However, the design for the site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer, and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

HASTINGS



SITE PLAN SET



Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22--0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

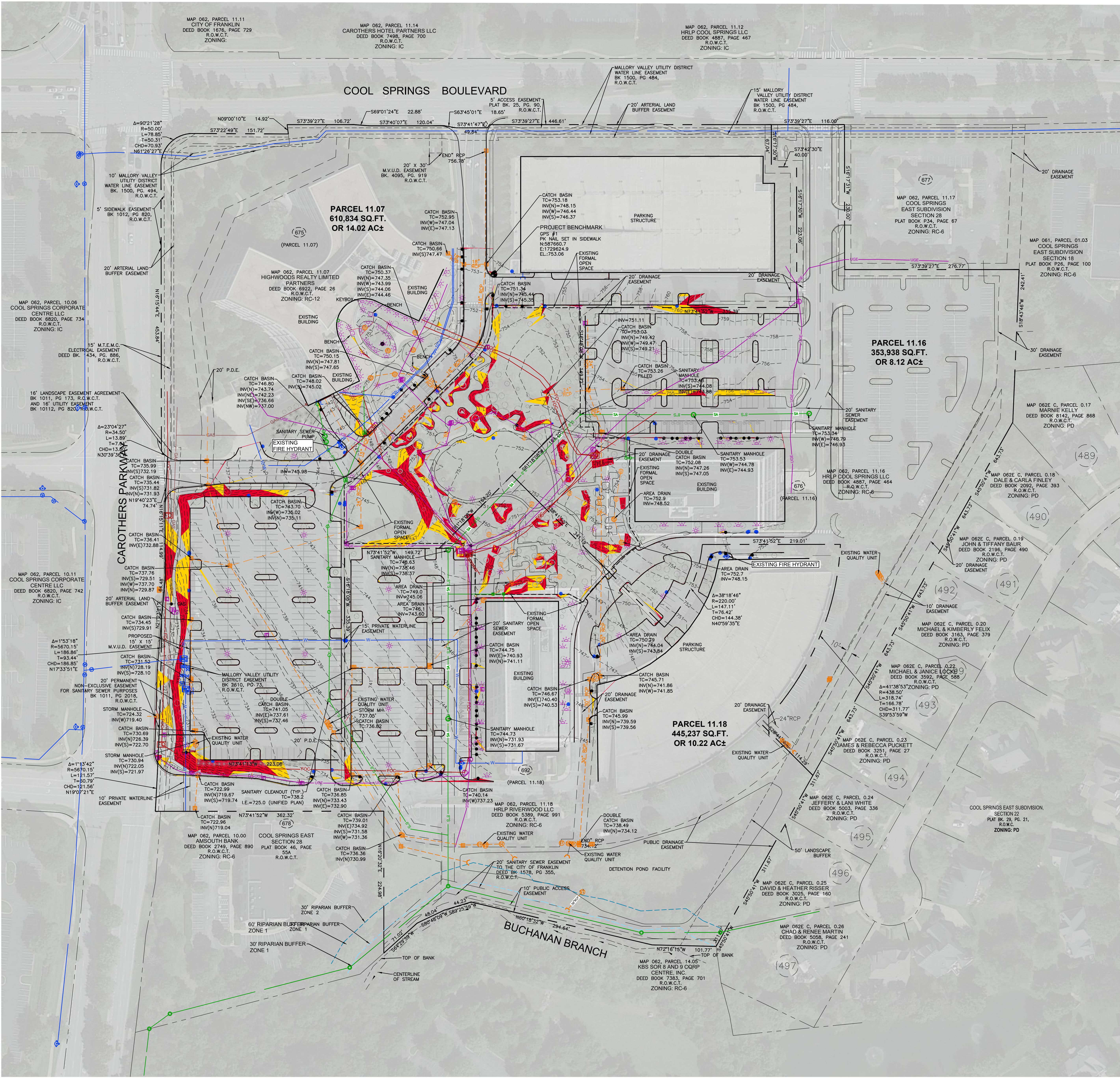
1	-	-	-
2	-	-	-
3	-	-	-

3	2022.08.24	PER CITY/CLIENT COMMENTS
2	2022.08.04	PER CITY COMMENTS

PROJECT #	21009
ISSUE DATE	2022.06.13

CIVIL NOTES

C0.1



SITE DATA CHART:

PROJECT INFORMATION:
SUBDIVISION: COOL SPRINGS EAST SUBDIVISION, SEC. 28
LOT #: 3, 4 & 5
STREET ADDRESS: 701 & 725 COOL SPRINGS BLVD & 6840 CAROTHERS PKWY, FRANKLIN TN 37067
MAP: 62
PARCEL: 11.07, 11.16 & 11.18
CIVIL DISTRICT: 8
ACREAGE (SQUARE FOOTAGE) OF SITE: ±32.34AC. (1,408,730± S.F.)

EXISTING ZONING INFORMATION:
ZONING: PARCEL 11.16 & 11.18 = REGIONAL COMMERC 6 DISTRICT (RC-6)
PARCEL 11.07 = REGIONAL COMMERC 12 DISTRICT (RC-12)

EXISTING LAND USE: OFFICE/RETAIL/CARE

EXISTING TREE CANOPY:
ORIGINAL CANOPY COVER: 57% (2.16 ACRES)
TREE CANOPY REQUIRED: 12%

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

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 4301, FIRST ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDO NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05".

2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.

3. THIS PROPERTY IS CURRENTLY ZONED RC-12 (PARCEL 11.07) RC-6 (PARCEL 11.16 & 11.18).

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C020008. WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP FROM THE INDUSTRIAL DEVELOPMENT BOARD OF WILLIAMSON COUNTY BY AUTOGRAM DEED OF RECORD IN DEED BOOK 6922, PAGE 26, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 11.07, 11.16 & 11.18 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

PLAT REFERENCE
BEING LOTS 675, 676, & 692 AS SHOWN ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION SECTION 28 (RESUBDIVISION OF LOT 675 & 676)" OF RECORD IN PLAT BOOK 46, PAGE 55, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

○(R/O)	IRON ROD (OLD)	○	UTILITY POLE
○(K/O)	PK NAIL (OLD)	○	UTILITY POLE W/ ANCHOR
◆	FIRE HYDRANT	○	UTILITY POLE W/ LIGHT
⊕	WATER VALVE	○	GAS VALVE
⊕	WATER METER	⊕	GAS METER
⊕	SIAMSE WATER CONNECTION	⊕	OVERHEAD ELECTRIC POWER LINE
⊕	IRRIGATION VALVE	⊕	UNDERGROUND ELECTRIC/CABLE LINE
⊕	CATCH BASIN	⊕	UNDERGROUND FIBER OPTIC
⊕	AREA DRAIN	⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE	⊕	WATER LINE
⊕	SEWER VALVE	⊕	GAS LINE
⊕	LIGHT STANDARD	⊕	TOP OF CASTING
⊕	ELECTRIC BOX	⊕	INVERT
⊕	TRANSFORMER PAD	⊕	ELEVATION
⊕	HANDICAP PARKING	⊕	REINFORCED CONCRETE PIPE
⊕	SIGN	⊕	CORRUGATED METAL PIPE
⊕	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	⊕	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
⊕	HYDROCOWL	⊕	CONCRETE SURFACE
⊕	FIBER OPTIC	⊕	ASPHALT SURFACE
⊕	AIR CONDITIONER		

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE IMPROVEMENT AREA: +/- 3.53 AC
IMPERVIOUS AREA: +/- 0.27 AC
DISTURBED AREA: +/- 3.53 AC
Rv VALUE: 0.210
PEAK FLOW RUNOFF:
2YR: 1.20 CFS
5YR: 3.74 CFS
10YR: 5.91 CFS
25YR: 8.97 CFS
50YR: 11.42 CFS
100YR: 13.95 CFS

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

**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055**

REVISION INFORMATION		
3	2022.08.24	PER CITY/CLIENT COMMENTS
2	2022.08.04	PER CITY COMMENTS
1	2022.06.13	PER CITY COMMENTS
PROJECT # 21009		
ISSUE DATE 2022.06.13		

EXISTING CONDITIONS

HASTINGS

Highwoods

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RSA PROJECT # 22-0055

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

0 60 120
SCALE: 1" = 60'

REVISION INFORMATION

3 2022.08.24 PER CITY/CLIENT COMMENTS

2 2022.08.04 PER CITY COMMENTS

1 2022.06.13 PER CITY COMMENTS

PROJECT # 21009

ISSUE DATE 2022.06.13

EXISTING CONDITIONS

C0.2

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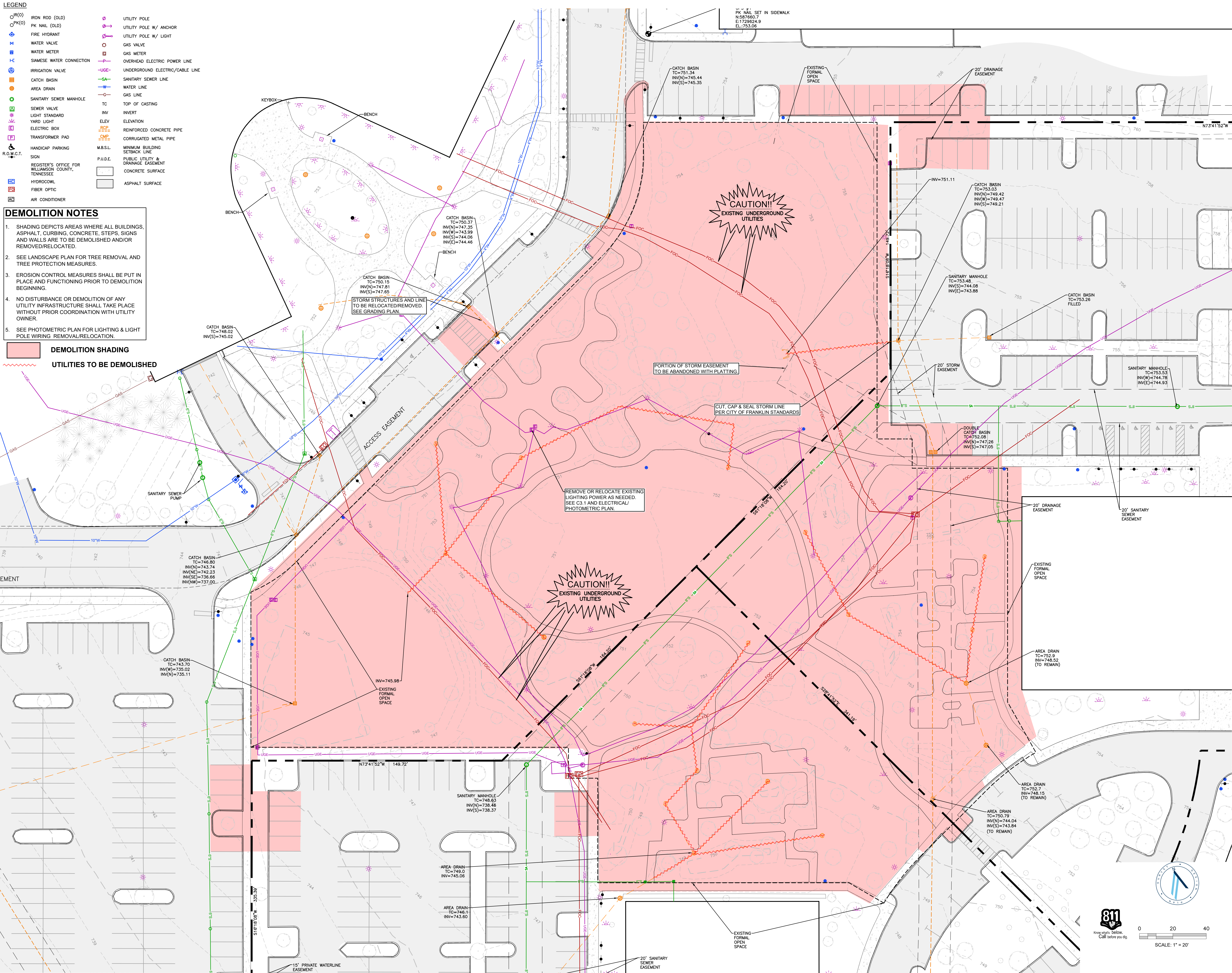
LEGEND

○(R)(O)	IRON ROD (OLD)	○	UTILITY POLE
○(PK)(O)	PK NAIL (OLD)	○	UTILITY POLE W/ ANCHOR
⬢	FIRE HYDRANT	○	UTILITY POLE W/ LIGHT
⬢	WATER VALVE	○	GAS VALVE
⬢	WATER METER	⬢	GAS METER
⬢	SIAMSE WATER CONNECTION	—	OVERHEAD ELECTRIC POWER LINE
⬢	IRRIGATION VALVE	—	UNDERGROUND ELECTRIC/CABLE LINE
⬢	CATCH BASIN	—	SANITARY SEWER LINE
⬢	AREA DRAIN	—	WATER LINE
⬢	SANITARY SEWER MANHOLE	—	GAS LINE
⬢	SEWER VALVE	TC	TOP OF CASTING
⬢	LIGHT STANDARD	INV	INVERT
⬢	YARD LIGHT	ELEV	ELEVATION
⬢	ELECTRIC BOX	—	REINFORCED CONCRETE PIPE
⬢	TRANSFORMER PAD	—	CORRUGATED METAL PIPE
⬢	HANDICAP PARKING	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
⬢	SIGN	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
⬢	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	—	CONCRETE SURFACE
⬢	HYDROCOOWL	—	ASPHALT SURFACE
⬢	FIBER OPTIC		
⬢	AIR CONDITIONER		

- DEMOLITION NOTES**
1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS AND WALLS ARE TO BE DEMOLISHED AND/OR REMOVED/RELOCATED.
 2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND TREE PROTECTION MEASURES.
 3. EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION BEGINNING.
 4. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
 5. SEE PHOTOMETRIC PLAN FOR LIGHTING & LIGHT POLE WIRING REMOVAL/RELOCATION.

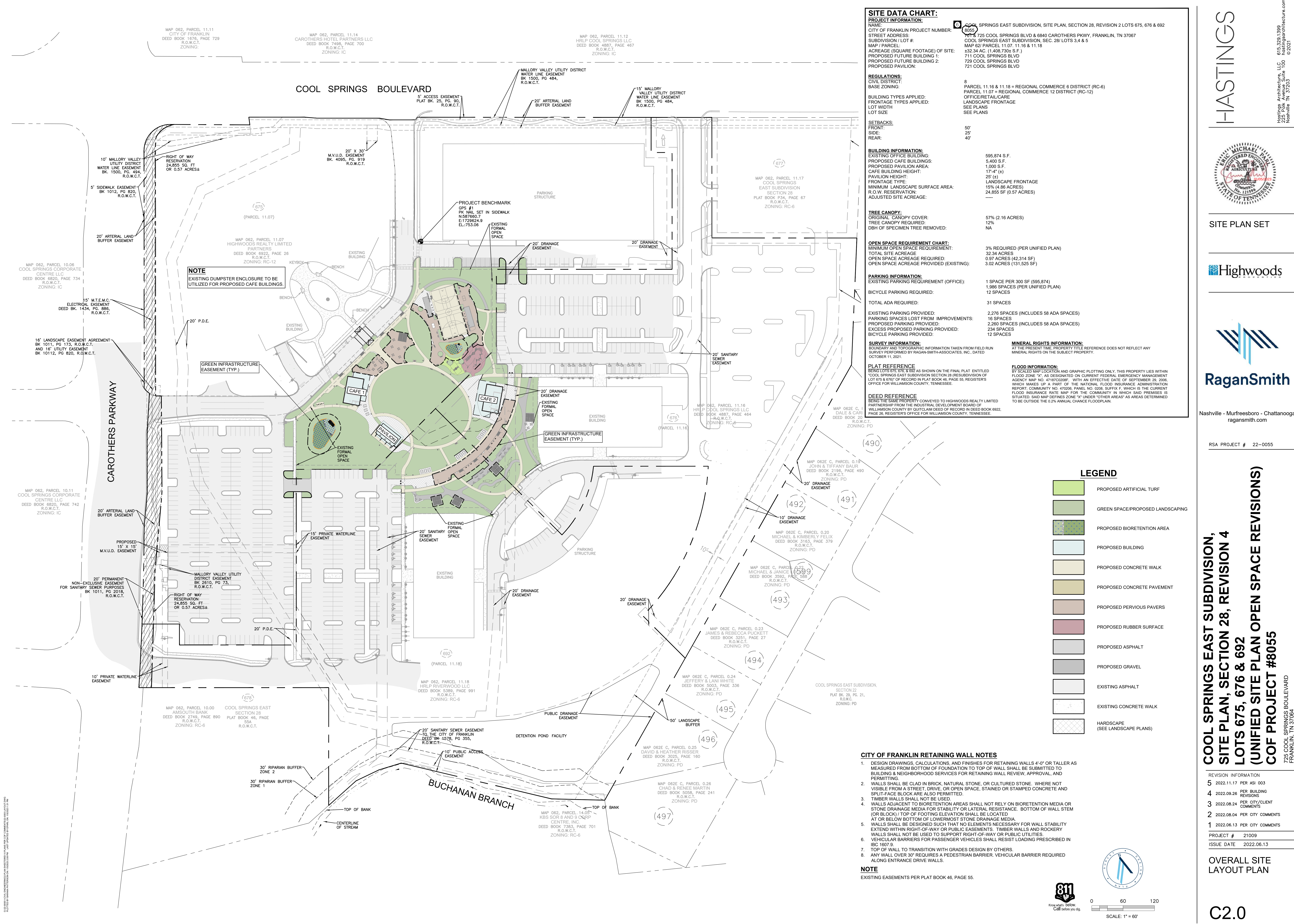
DEMOLITION SHADING

UTILITIES TO BE DEMOLISHED



**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055**

REVISION INFORMATION		
3	2022.08.24	PER CITY/CLIENT COMMENTS
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1	2022.06.13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.06.13



SITE DATA CHART:
PROJECT INFORMATION:
NAME: COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 28, REVISION 2 LOTS 675, 676 & 692
CITY OF FRANKLIN PROJECT NUMBER: 8055
STREET ADDRESS: 725 COOL SPRINGS BLVD & 6840 CAROTHERS PKWY, FRANKLIN, TN 37067
SUBDIVISION / LOT #: COOL SPRINGS EAST SUBDIVISION, SEC. 28/ LOTS 5.4 & 5
MAP / PARCEL: MAP 62/ PARCEL 11.07, 11.16 & 11.18
ACREAGE (SQUARE FOOTAGE) OF SITE: ±32.34 AC. (1,408,730± S.F.)
PROPOSED FUTURE BUILDING 1: 711 COOL SPRINGS BLVD
PROPOSED FUTURE BUILDING 2: 729 COOL SPRINGS BLVD
PROPOSED PAVILION: 721 COOL SPRINGS BLVD

REGULATIONS:
CIVIL DISTRICT: 8
BASE ZONING: PARCEL 11.16 & 11.18 = REGIONAL COMMERCE 6 DISTRICT (RC-6)
PARCEL 11.07 = REGIONAL COMMERCE 12 DISTRICT (RC-12)
BUILDING TYPES APPLIED: OFFICE/RETAIL/CARE
FRONTAGE TYPES APPLIED: LANDSCAPE FRONTAGE
LOT WIDTH: SEE PLANS
LOT SIZE: SEE PLANS

SETBACKS:
FRONT: 50'
SIDE: 25'
REAR: 40'

BUILDING INFORMATION:
EXISTING OFFICE BUILDING: 595,874 S.F.
PROPOSED CAFE BUILDINGS: 5,400 S.F.
PROPOSED PAVILION AREA: 1,000 S.F.
CAFE BUILDING HEIGHT: 17'-4" (±)
PAVILION HEIGHT: 25' (±)
FRONTAGE TYPE: LANDSCAPE FRONTAGE
MINIMUM LANDSCAPE SURFACE AREA: 15% (4.86 ACRES)
R.O.W. RESERVATION: 24,855 SF (0.57 ACRES)
ADJUSTED SITE ACREAGE: -----

TREE CANOPY:
ORIGINAL CANOPY COVER: 57% (2.16 ACRES)
TREE CANOPY REQUIRED: 12%
DBH OF SPECIMEN TREE REMOVED: NA

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 3% REQUIRED (PER UNIFIED PLAN)
TOTAL SITE ACREAGE: 32.34 ACRES
OPEN SPACE ACREAGE REQUIRED: 0.97 ACRES (42,314 SF)
OPEN SPACE ACREAGE PROVIDED (EXISTING): 3.02 ACRES (131,525 SF)

PARKING INFORMATION:
EXISTING PARKING REQUIREMENT (OFFICE): 1 SPACE PER 300 SF (595,874)
1,986 SPACES (PER UNIFIED PLAN)
12 SPACES
BICYCLE PARKING PROVIDED: 31 SPACES
TOTAL ADA REQUIRED: 2,276 SPACES (INCLUDES 58 ADA SPACES)
EXISTING PARKING PROVIDED: 16 SPACES
PROPOSED PARKING PROVIDED: 2,280 SPACES (INCLUDES 58 ADA SPACES)
EXCESS PROPOSED PARKING PROVIDED: 234 SPACES
BICYCLE PARKING PROVIDED: 12 SPACES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH-ASSOCIATES, INC., DATED OCTOBER 11, 2021.

PLAT REFERENCE
BEING LOTS 675, 676 & 692 AS SHOWN ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION SECTION 28" REVISION 2 OF LOT 675 & 676 OF RECORD IN PLAT BOOK 46, PAGE 55, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP FROM THE INDIVIDUAL FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.

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

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- CITY OF FRANKLIN RETAINING WALL NOTES**
1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS. TIMBER WALLS AND ROCKERY WALLS SHALL NOT BE USED TO SUPPORT RIGHT-OF-WAY OR PUBLIC UTILITIES.
6. VEHICULAR BARRIERS FOR PASSENGER VEHICLES SHALL RESIST LOADING PRESCRIBED IN IBC 1607.9.
7. TOP OF WALL TO TRANSITION WITH GRADES DESIGN BY OTHERS.
8. ANY WALL OVER 30' REQUIRES A PEDESTRIAN BARRIER. VEHICULAR BARRIER REQUIRED ALONG ENTRANCE DRIVE WALLS.
- NOTE**
EXISTING EASEMENTS PER PLAT BOOK 46, PAGE 55.

HASTINGS

SITE PLAN SET

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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 28, REVISION 4 LOTS 675, 676 & 692 (UNIFIED SITE PLAN OPEN SPACE REVISIONS) COF PROJECT #8055

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION			
5	2022.11.17	PER ASI 003	
4	2022.09.26	PER BUILDING REVISIONS	
3	2022.08.24	PER CITY/CLIENT COMMENTS	
2	2022.08.04	PER CITY COMMENTS	
1	2022.06.13	PER CITY COMMENTS	

PROJECT # 21009

ISSUE DATE 2022.06.13

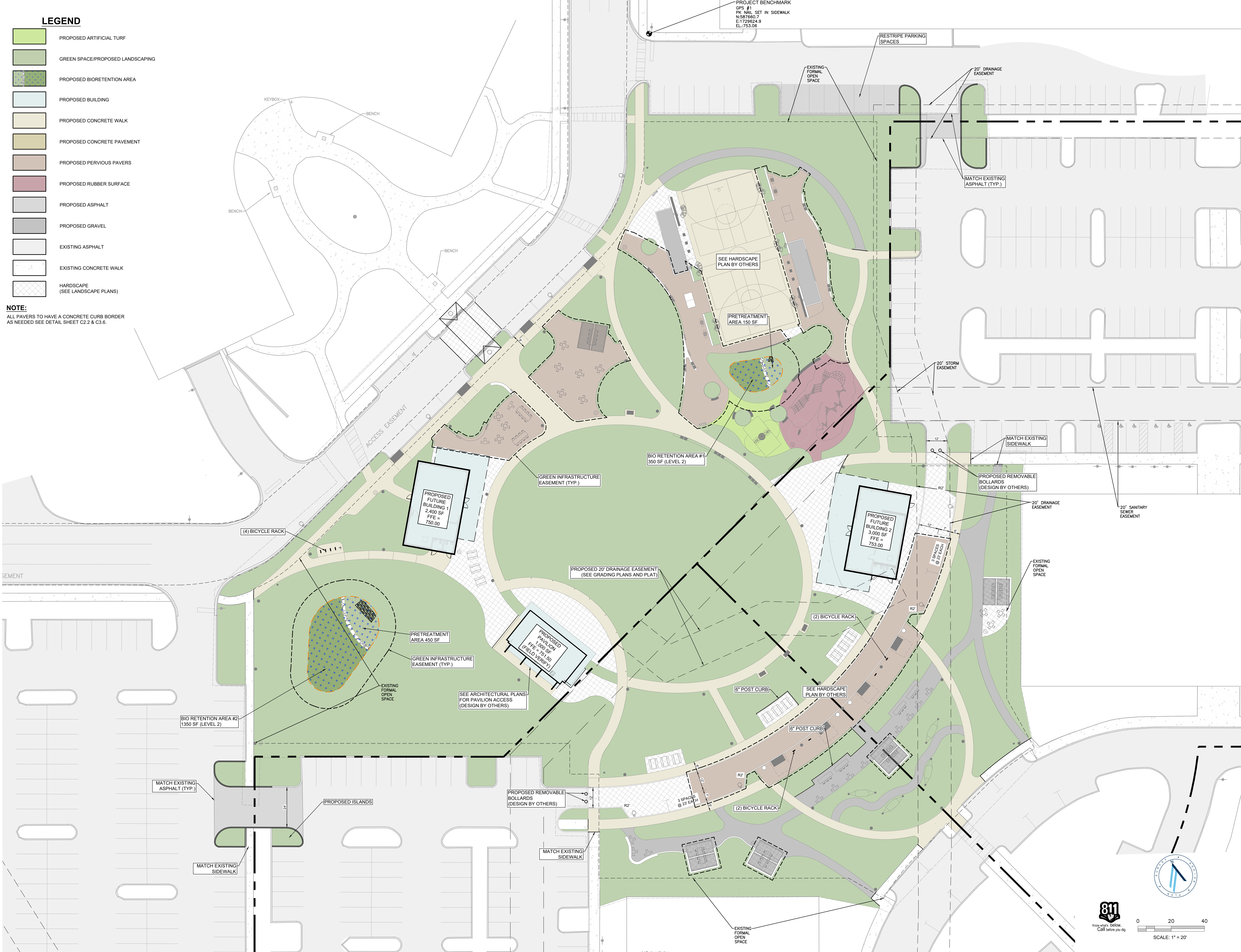
OVERALL SITE LAYOUT PLAN

C2.0

SCALE: 1" = 60'

King County Utility Call before you dig.

Page 127 of 166



SITE PLAN SET



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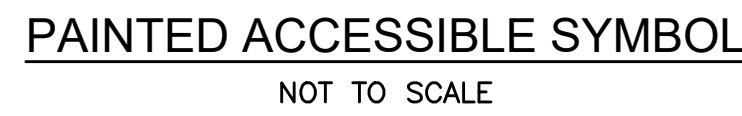
**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
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725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

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ISSUE DATE 2022.06.13		

ENLARGED SITE LAYOUT PLAN

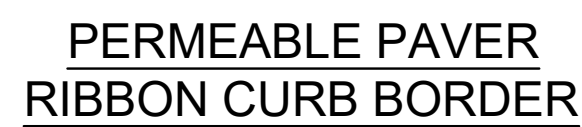
C2.1



NOTES:

1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8.0	D
2.	ASPHALT BASE	4.0	B-Modified
3.	ASPHALT SURFACE	2.0	E



SITE PLAN SET

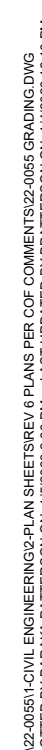


RSA PROJECT # 22-0055

725 COOL SPRINGS BOULEVARD
FRANKLIN TN 37064

SITE DETAILS

C2.2



ALL PIPES TO BE RCP, CLASS III
UNLESS OTHERWISE NOTED.

1. ALL CASTING TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
2. SEE DETAIL SHEET C3.5 FOR NYLOPLAST STRUCTURES.

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

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 AVOIDING THE REMOVAL OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

FIRE PLANNING NOTE:
DURING CONSTRUCTION, A MINIMUM 20-FOOT WIDTH MUST BE MAINTAINED FOR ALL FIRE LANE. CONSTRUCTION MATERIALS SHALL NOT BE STAGED WITHIN THE 20-FOOT MINIMUM. IF IT IS NECESSARY FOR VEHICLES TO TEMPORARILY STAGE WITHIN THE 20-FOOT MINIMUM WIDTH, THE VEHICLE'S DRIVER MUST STAY WITH THE VEHICLE AT ALL TIMES IN ORDER TO MOVE IT IN CASE OF EMERGENCY.

REVISION INFORMATION		
5	2022.11.17	PER ASI 003
4	2022.09.26	PER BUILDING REVISIONS
3	2022.08.24	PER CITY/CCLIENT COMMENTS
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PROJECT #	21009	
ISSUE DATE	2022.06.13	

C3.0



REVISION INFORMATION		
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1	2022.06.13	PER CITY COMMENTS
PROJECT # 21009		
ISSUE DATE 2022.06.13		

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AT CONTROL AS REQUIRED BY THE DESIGNER'S HANDBOOK, AND MUST BE REMOVED WHEN EXCEEDING DESIGN CAPACITY. BEING REDUCED BY 25%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE DELETED WITHIN 15 DAYS OF THE DATE OF CLOSURE.
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. EPSCS & OUTFALLS THAT REQUIRE REPAIRS SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES OF EROSION-PRONE AREAS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO CONTROL 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 1-YEAR, 24-HOUR RETURN INTERVAL STORM.
7. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PROTECT AREAS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL IN WATERS.
8. EROSION INFRASTRUCTURE SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
9. EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, LONG SIDEWALKS, DRIVEWAYS, AND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

**LIMIT OF DISTURBANCE
& PERIMETER MEASURES**

SITE AREA = ±32.34 AC
L.O.D. = ±3.53 AC

NOTE
ALL EROSION CONTROL AND LAND DISTURBANCE TO
REMAIN ON-SITE. LINEWORK SHOWN AT OUTSIDE
LIMITS OF SITE FOR GRAPHICAL CLARITY ONLY.

PROPERTY LINE

SILT FENCE

INLET PROTECTION
(SEE DETAIL, C3.5)

TEMPORARY CONSTRUCTION ENTRANCE
(SEE DETAIL, C3.5)

CONCRETE WASHOUT
(SEE DETAIL, C3.5)

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

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

PERMITTEE NOTE:

THE SITE OWNER/DEVELOPER (PRIMARY PERMITTEE)
IS RESPONSIBLE FOR IMPLEMENTATION OF THE EPSC PLAN.

PHASE I

- EPSC CONTROLS INSTALLED, ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
- CONSTRUCTION ENTRANCE INSTALLED.
- INITIAL CLEARING AND GRUBBING/DEMOLITION OF SITE.
- CONCRETE WASHOUT INSTALLED.

TREE NOTE:

SEE LANDSCAPE PLAN FOR TREE PROTECTION MEASURES.

BIORETENTION CELL OR
WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIOTREENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIOTREENTION AREA.
2. EXCAVATE BIOTREENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE INSIDE OF THE EXCAVATION TO THE OUTSIDE TO PREVENT COLLAPSE OF THE SIDES. EXCAVATING EQUIPMENT SHOULD HAVE SCOPES WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIOTREENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO PLACING SOIL MEDIA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 815-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS WELL AS THE STONE LAYER. THE BIOTREENTION AREA SHOULD BE 18" DEEP. (UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED.
6. 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 DETAIL.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIOTREENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 815-791-3218.
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 BIOTREENTION AREA.
12. SOIL SOPS.
13. CONTRACTOR TO FLAG LIMITS OF BIOTREENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

HASTINGS



Hastings Architecture, LLC 615.329.1399
225 Polk Avenue Suite 100 hastingsarchitecture.com
Nashville TN 37203 © 2021

SITE PLAN SET



RaganSmith

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ragansmith.com

RSA PROJECT # 22-0055

**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055**

REVISION INFORMATION

-	-	-
-	-	-
3	2022.08.24	PER CITY/CLIENT COMMENTS
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PROJECT #		21009
ISSUE DATE		2022.06.13

INITIAL EPSC PRE CONSTRUCTION PLAN

C3.2

- EPSC GENERAL NOTES:**
1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
 3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR $\geq 35\%$ SLOPES).
 4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
 5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
 6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
 7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM, BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
 8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM >10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
 9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
 10. EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, LONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

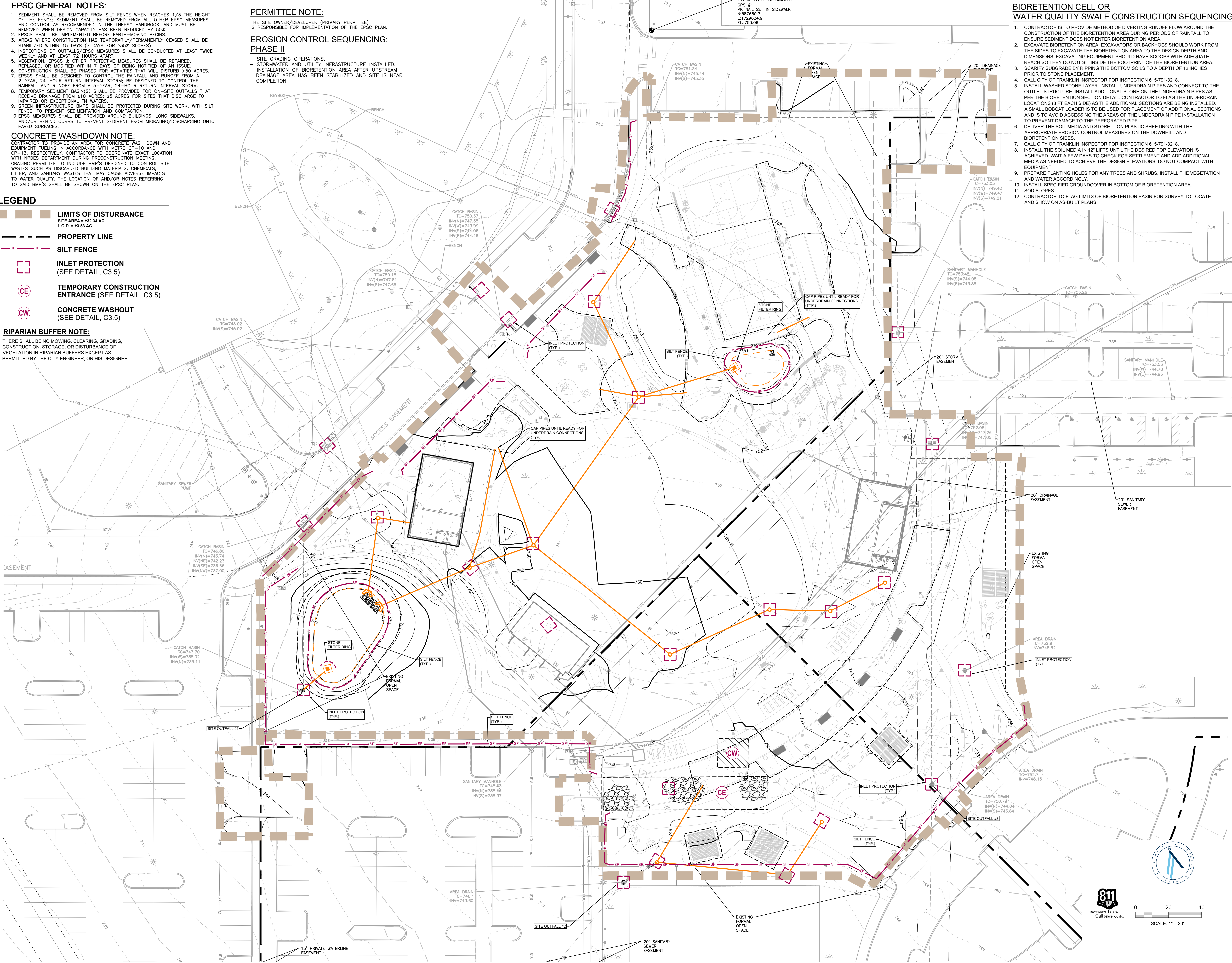
CONCRETE WASHDOWN NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

- LEGEND**
- LIMITS OF DISTURBANCE
SITE AREA = 232.34 AC
L.O.D. = 63.63 AC
 - PROPERTY LINE
 - SILT FENCE
 - INLET PROTECTION
(SEE DETAIL, C3.5)
 - TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL, C3.5)
 - CONCRETE WASHOUT
(SEE DETAIL, C3.5)

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.



- BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:**
1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
 2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
 3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
 4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
 5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
 6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
 7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
 8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
 9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
 10. INSTALL SPECIFIED GROUND COVER 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.

HASTINGS

SITE PLAN SET

Highwoods

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RSA PROJECT # 22-0055

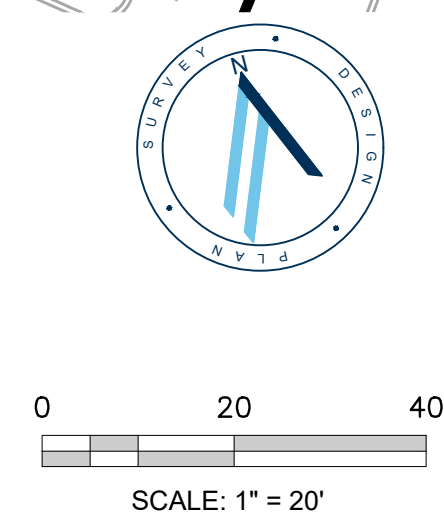
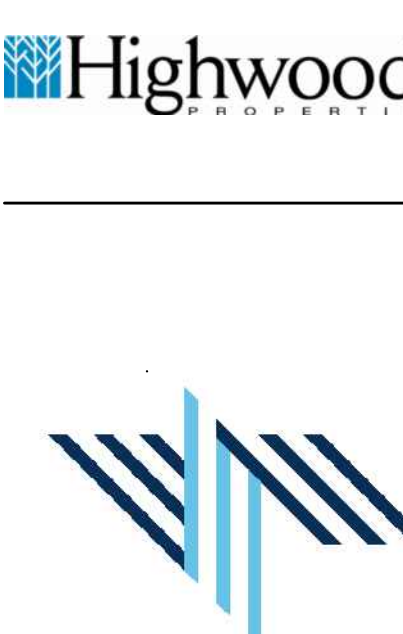
**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055**

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION	
4	2022.09.26 PER BUILDING REVISIONS
3	2022.08.24 PER CITY/CLIENT COMMENTS
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT # 21009	
ISSUE DATE 2022.06.13	
INTERM EPSC PLAN	
C3.3	

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225 Park Avenue, Suite 100
Nashville, TN 37203
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THESE POST CONSTRUCTION BMP MAINTENANCE PROCEDURES SHALL BE CONDUCTED TO ENSURE PROPER FUNCTIONALITY.

1. SEDIMENT POND:
 - THE LOW FLOW ORIFICE ON THE OUTLET STRUCTURE SHOULD BE FUNCTIONING PROPERLY.
 - ANY DEBRIS SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
 - THE OUTLET STRUCTURE SHALL BE INSPECTED FOR CRACKS OR SPALLING CONCRETE.
 - ANY DEBRIS ACCUMULATION ON THE TRASH RACK SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - ANY EROSION OR WEAR OF THE TRASH RACK SHALL BE REPAIRED AT ALL TIMES.
 - ALL OUTFALLS SHALL BE INSPECTED FOR SIGNS OF SCOUR, SEDIMENT DEPOSITION, AND STRUCTURAL INTEGRITY.
 - HEALTHY VEGETATION SHOULD BE MAINTAINED WITHIN THE POND AND EMBANKMENT AT ALL TIMES. EXCESSIVE GROWTH SHALL BE CONTROLLED BY PERIODIC MOWING.
 - ANY EROSION OF THE EMBANKMENT SHALL BE REPAIRED IMMEDIATELY.
 - SEDIMENT ACCUMULATION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. SWALES/DITCHES/SLOPES:
 - ANY EROSION OF THE EMBANKMENT SHOULD BE MAINTAINED.
 - EROSION CONTROL MATTING MAY BE NEEDED IF EROSION OCCURS AT THE END OF THE GROWING SEASON.
 - ANY SCOUR SHOULD BE CORRECTED IMMEDIATELY.
 - SEDIMENT ACCUMULATION AND DEBRIS SHALL BE REMOVED.
3. GRASSED/SOODED AREAS:
 - ANY BARE SOILS SHALL BE ADDRESS IMMEDIATELY.
 - ADDITIONAL SEED AND STRAW MAY BE NEEDED WHERE GOOD GERMINATION DID NOT OCCUR.
 - MULCH MAY BE USED TO PROTECT EXPOSED SOILS.

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSF MEASURES WHEN COMING TO THE TOP OF THE FENCE. SEDIMENT SHALL BE REMOVED AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSFS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. EROSION, GULCHING, OR CONSTRUCTION OF EROSION CONTROL (WHICH HAS BEEN CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR $\geq 35\%$ SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSF MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. EROSION, EPSFS & OTHER EROSION MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB ≥ 50 ACRES. EROSION CONTROL BE DESIGNED TO CONTROL EROSION FROM THE START OF THE PROJECT TO 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
7. TEMPORARY SEDIMENT BASINS SHALL BE DESIGNED TO RECEIVE DRAINAGE FROM OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL IN WATERS.
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGH SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTING.
9. EPSF MEASURES SHALL BE PROVIDED AROUND BUILDINGS, LONG SIDEWALKS, GND/ OR BEDD CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

PHASE III:

- FINAL STABILIZATION OF DISTURBED AREAS.
- REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

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

UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.

1. ALL TEMPORARY OR "BURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED.
2. I.E. SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ETC.
3. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT PITS.
4. SWALES, DITCHES, INLETS, AND OUTFALLS.
5. MATERIALS SUSPECTED, CONTACT DITCH OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
6. MATERIALS SUSPECTED, CONTACT DITCH OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
7. SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
8. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
9. IF APPROVED BY THE CITY.
10. MEANS TO PREVENT SCOUR.
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1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIOTRENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIOTRENTION AREA.
2. EXCAVATE BIOTRENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE EXCAVATED BIOTRENTION 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 BIOTRENTION 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 THE BIOTRENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LAZER 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 UNDERDRAIN PIPES.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIOTRENTION 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 BIOTRENTION AREA.
11. SOO SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIOTRENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT. THE METHOD OF DIVERTING OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEMBERS MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATION EQUIPMENT SHOULD NOT BE ALLOWED TO ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOLS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT; PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - b. IF THIS IS NOT POSSIBLE, PREPARE A CONSTRUCTION STRATEGY OF CONSTRUCTION DOCUMENTS, PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
12. SCHEDULE STREET SWEEPING STRIKING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

Highwoods



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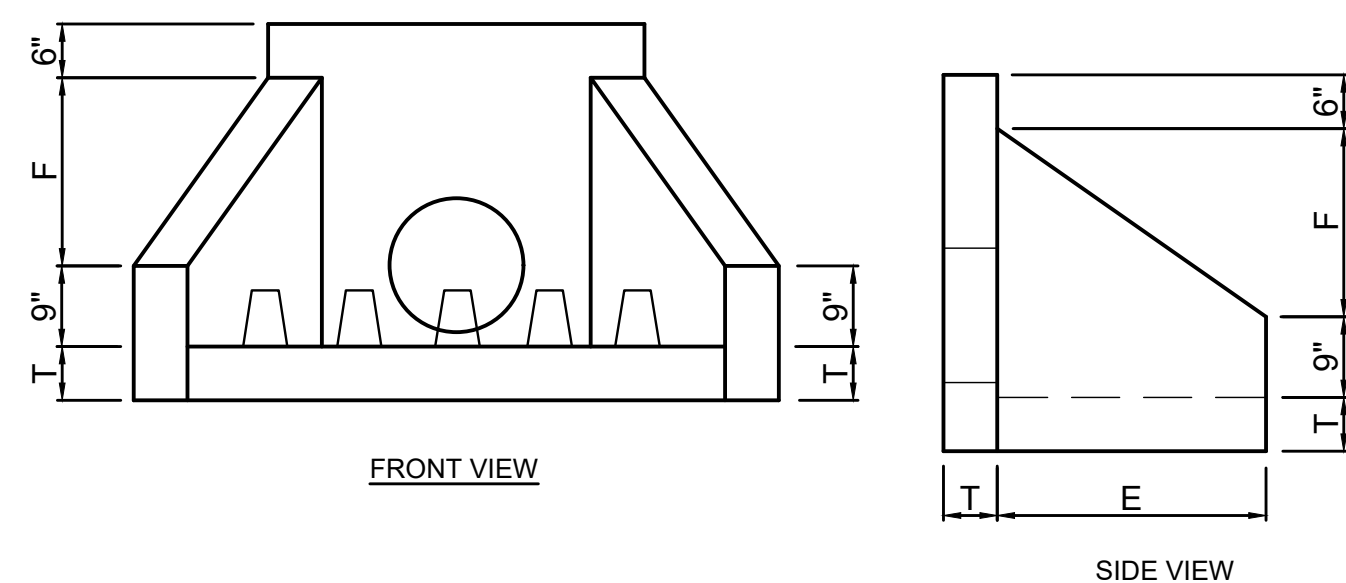
RSA PROJECT # 22-0055

**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055
725 COOL SPRINGS BOULEVARD**

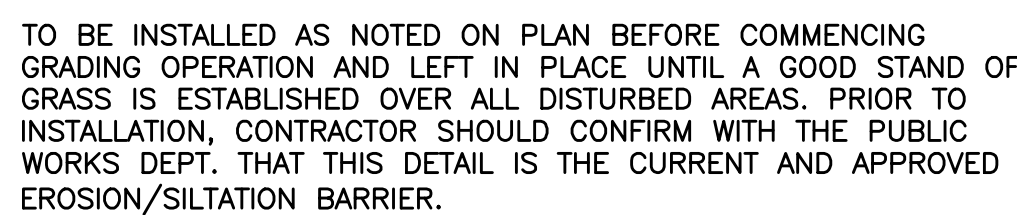
REVISION INFORMATION	
5	2022.11.17 PER ASI 003
4	2022.09.26 PER BUILDING REVISIONS
3	2022.08.24 PER CITY/CLIENT COMMENTS
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

FINAL EPSC PLAN

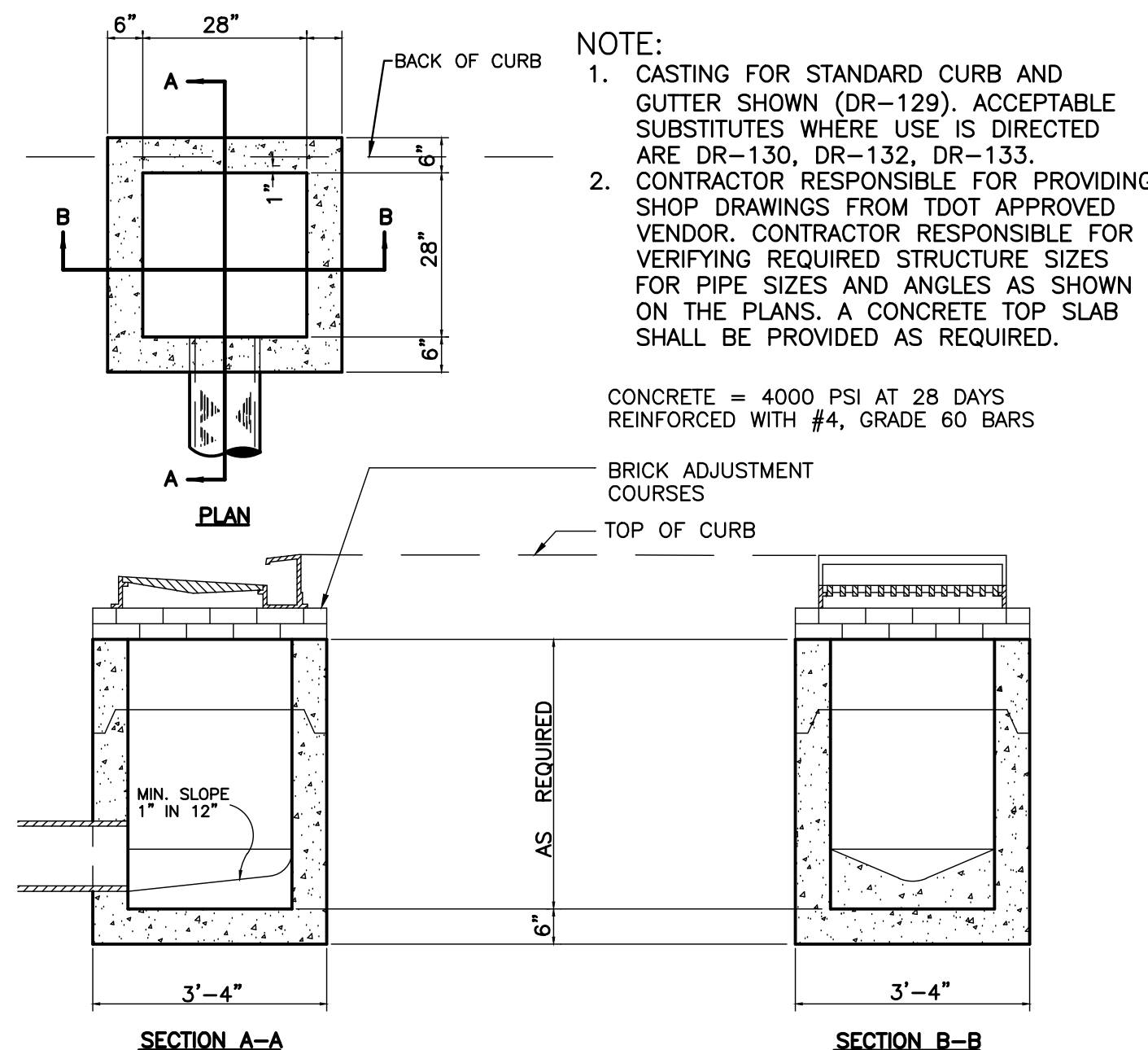
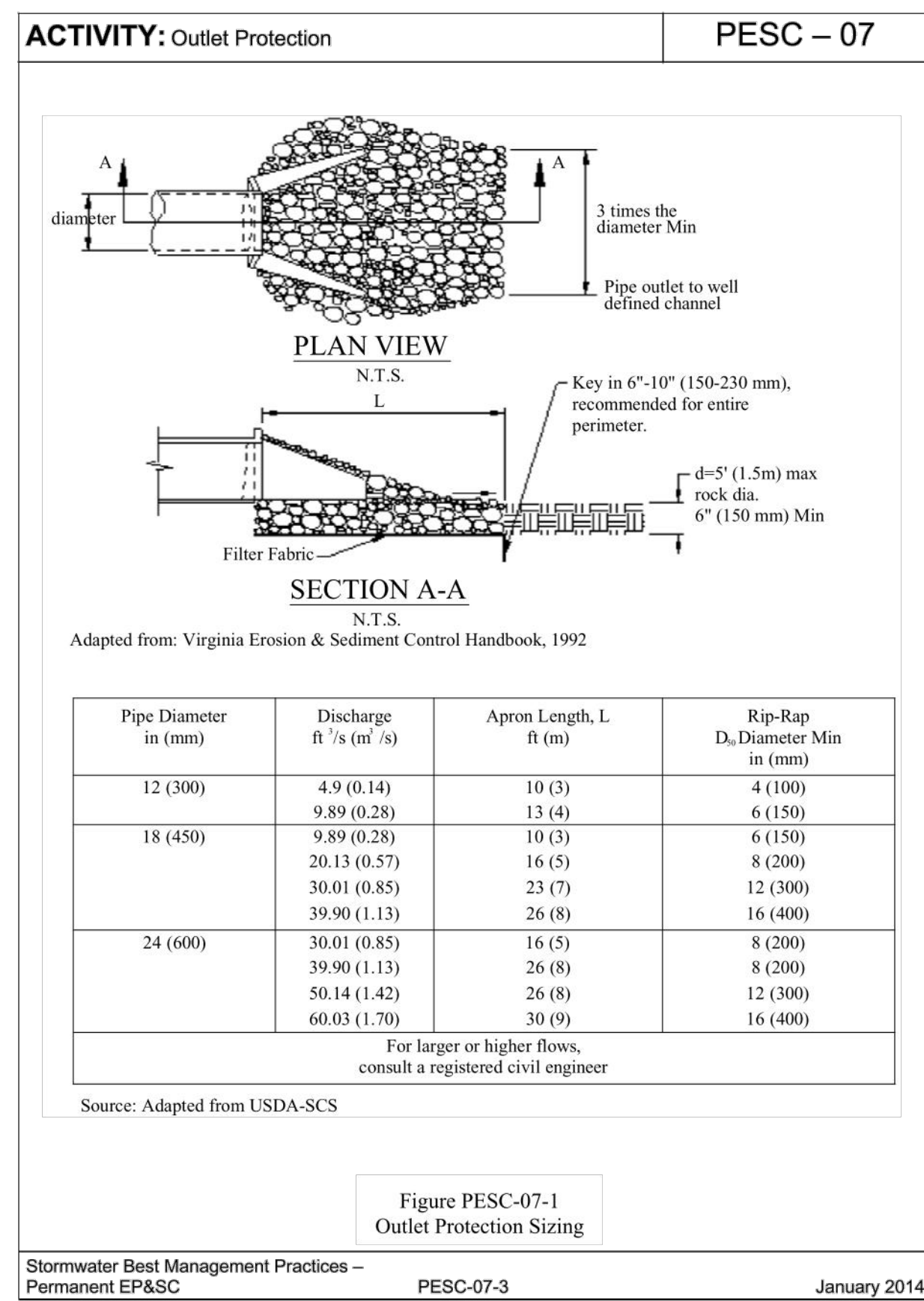
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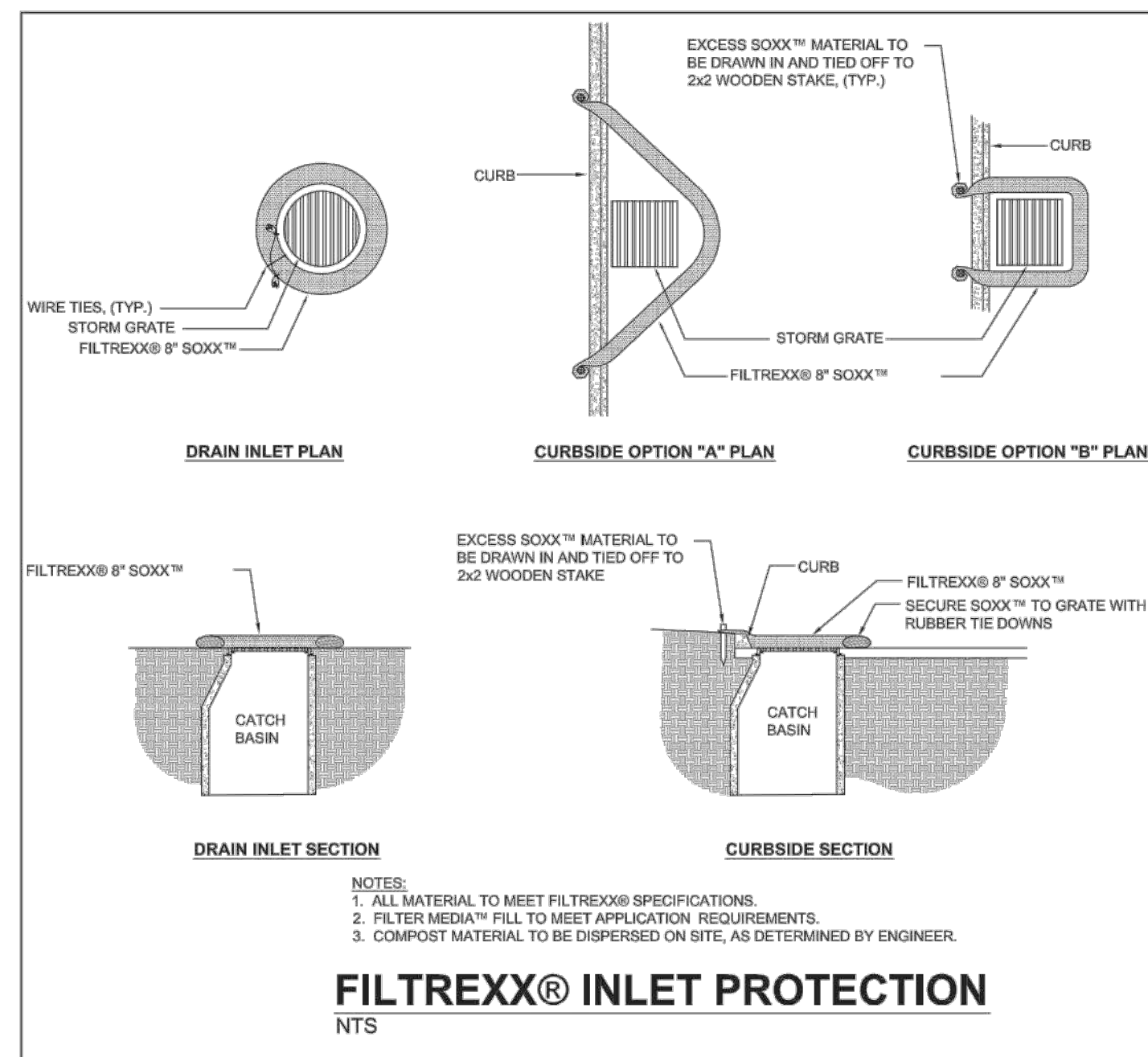
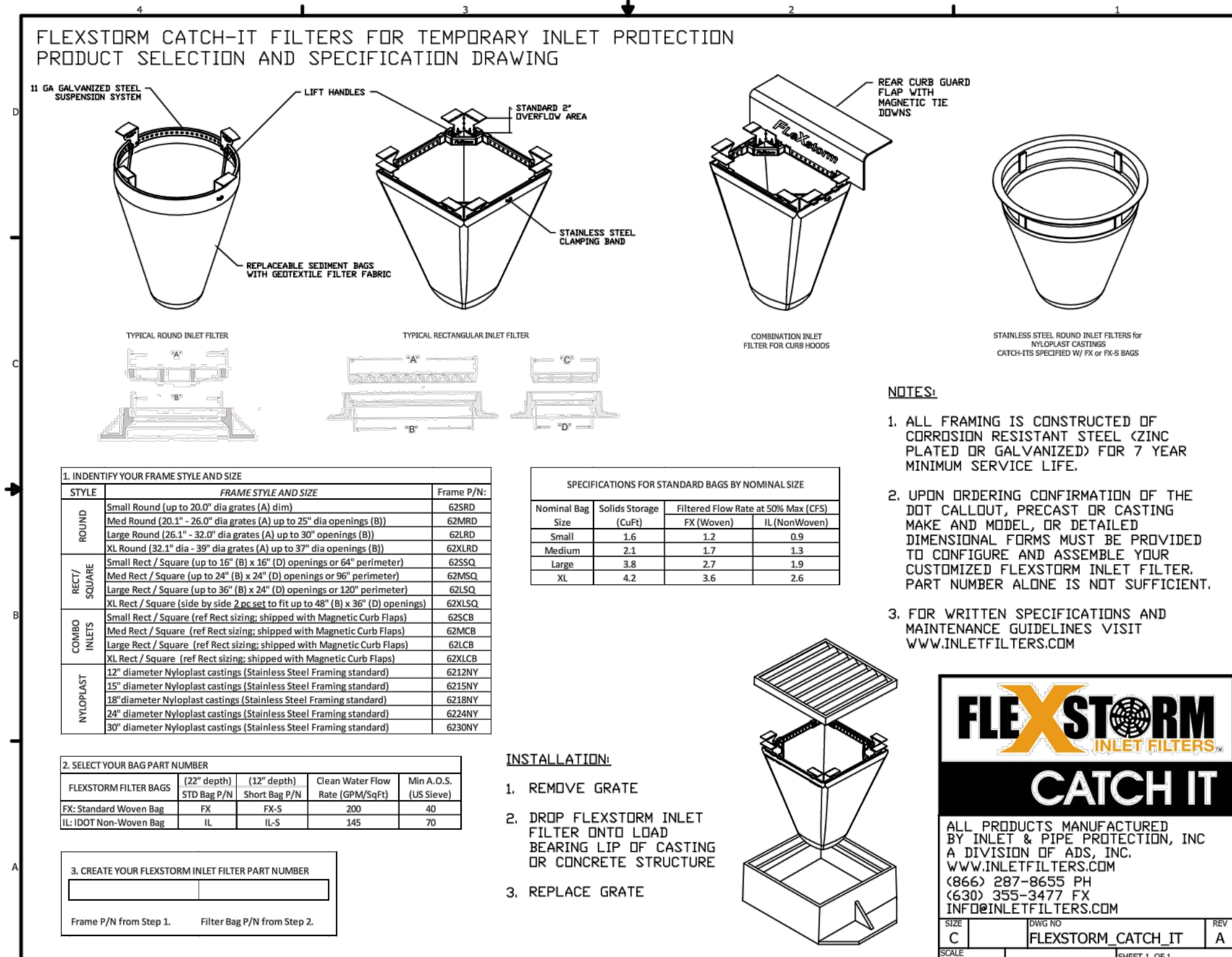
CONCRETE HEADWALL WITH ENERGY DISSIPATOR
NOT TO SCALE



WIRE BACK SILT FENCE
NOT TO SCALE

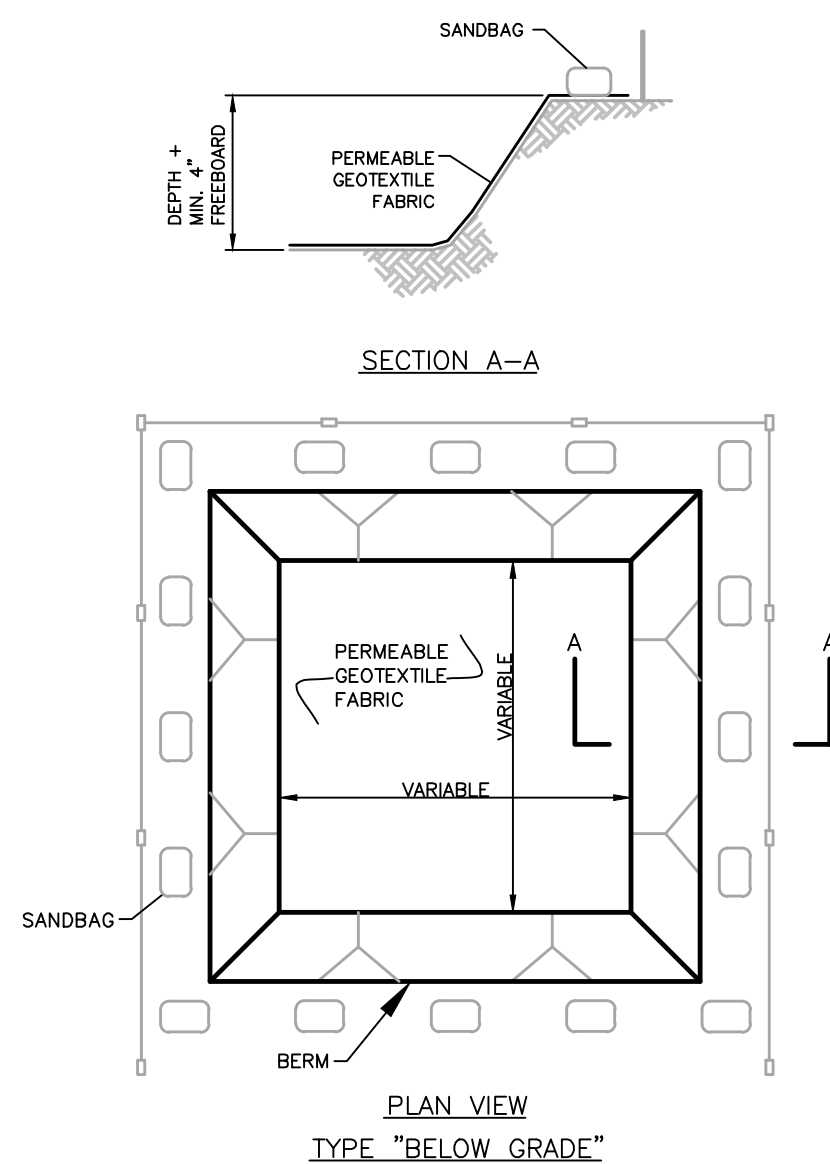


SINGLE INLET (PRECAST
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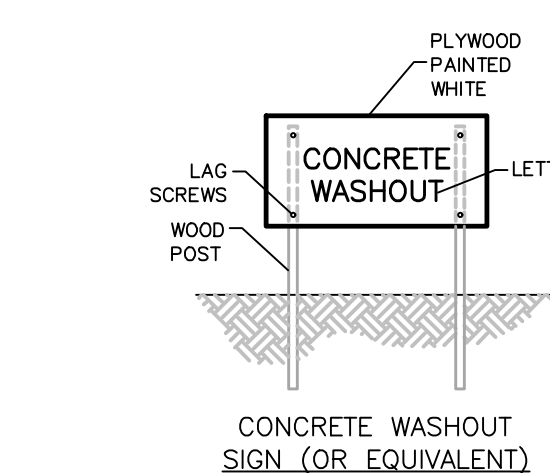


FILTREXX® INLET PROTECTION

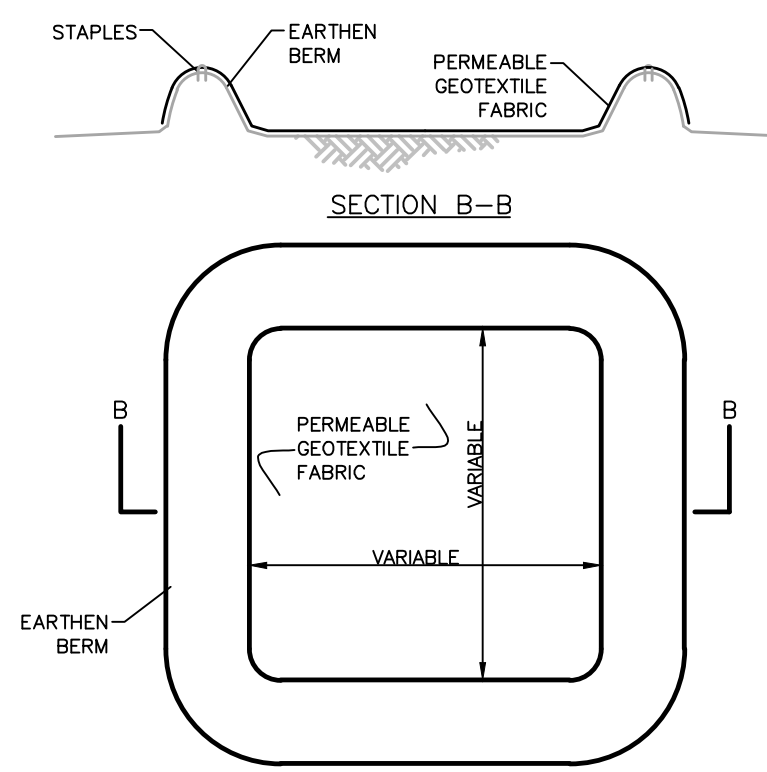
NOTE:
APPLICATION SHALL PROTECT ALL ONSITE AND IMMEDIATELY ADJACENT INLETS WITH DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS. ADS FLEXSTORM IS ONE OF MANY PRODUCTS THAT HAS BEEN APPROVED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION AND WOULD BE ACCEPTED BY THE CITY OF FRANKLIN. TEMPORARY DIVERSIONS MAY BE NEEDED TO PREVENT STORMWATER FROM BEING DIRECTED TO THE LOWEST INLETS AND/OR OFF-SITE. A DETAIL FOR INLET PROTECTION SHALL BE PROVIDED



TYPE "BELOW GRADE"



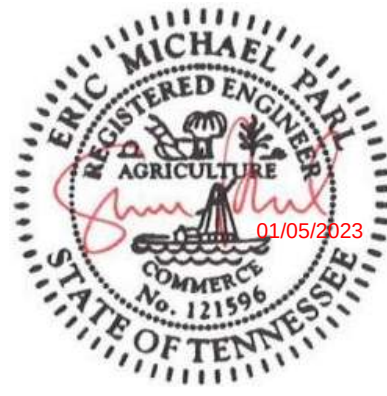
CONCRETE WASHOUT
NOT TO SCALE



PLAN VIEW
TYPE "ABOVE GRADE"
WITH FATHERN BERMS

Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

STONE FILTER RING
NOT TO SCALE



SITE PLAN SET



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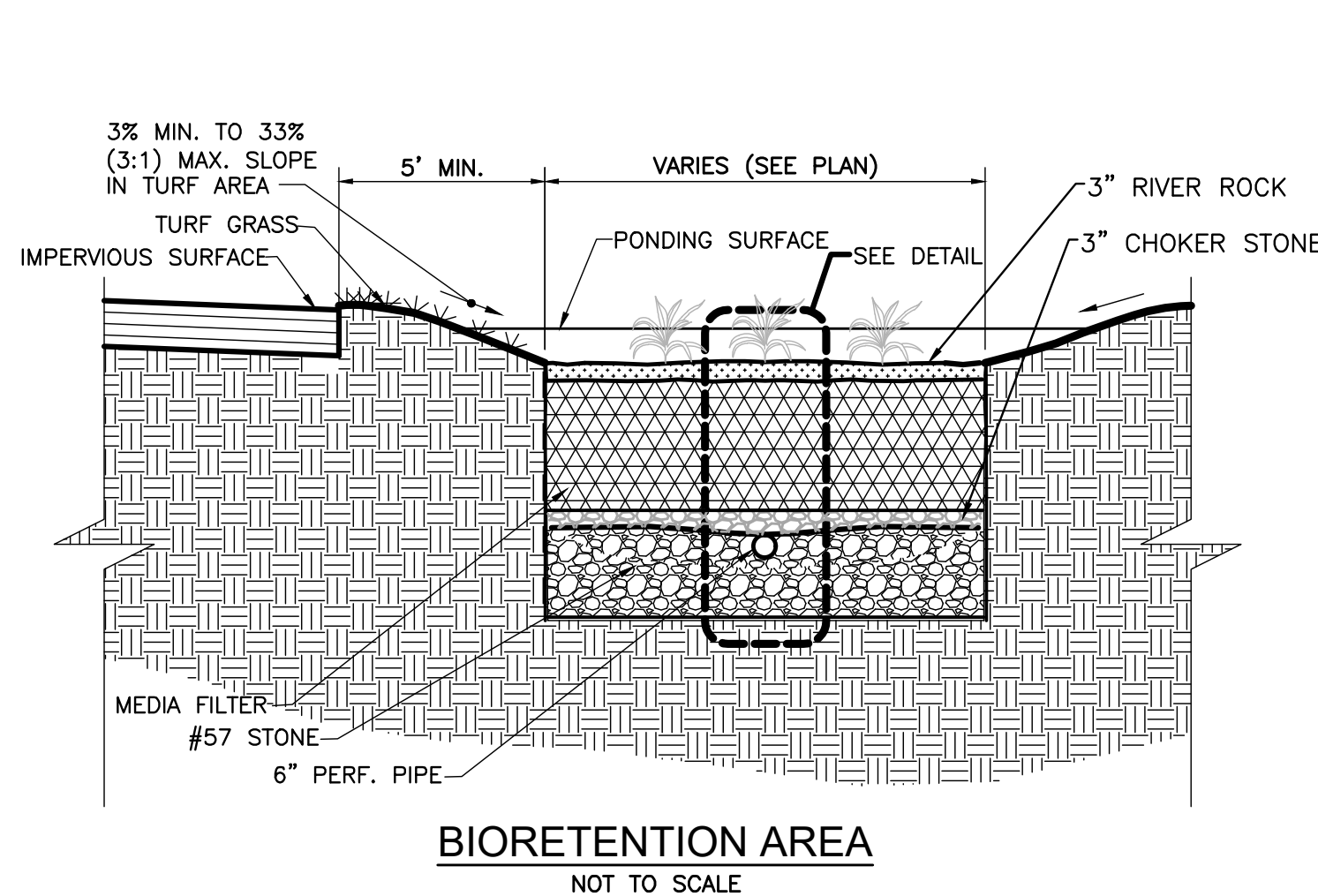
**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055
725 COOL SPRINGS BOULEVARD**

REVISION INFORMATION		
-	-	-
-	-	-
3	2022.08.22	PER CITY/CLIENT COMMENTS
2	2022.08.04	PER CITY COMMENTS
1	2022.06.13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.06.13

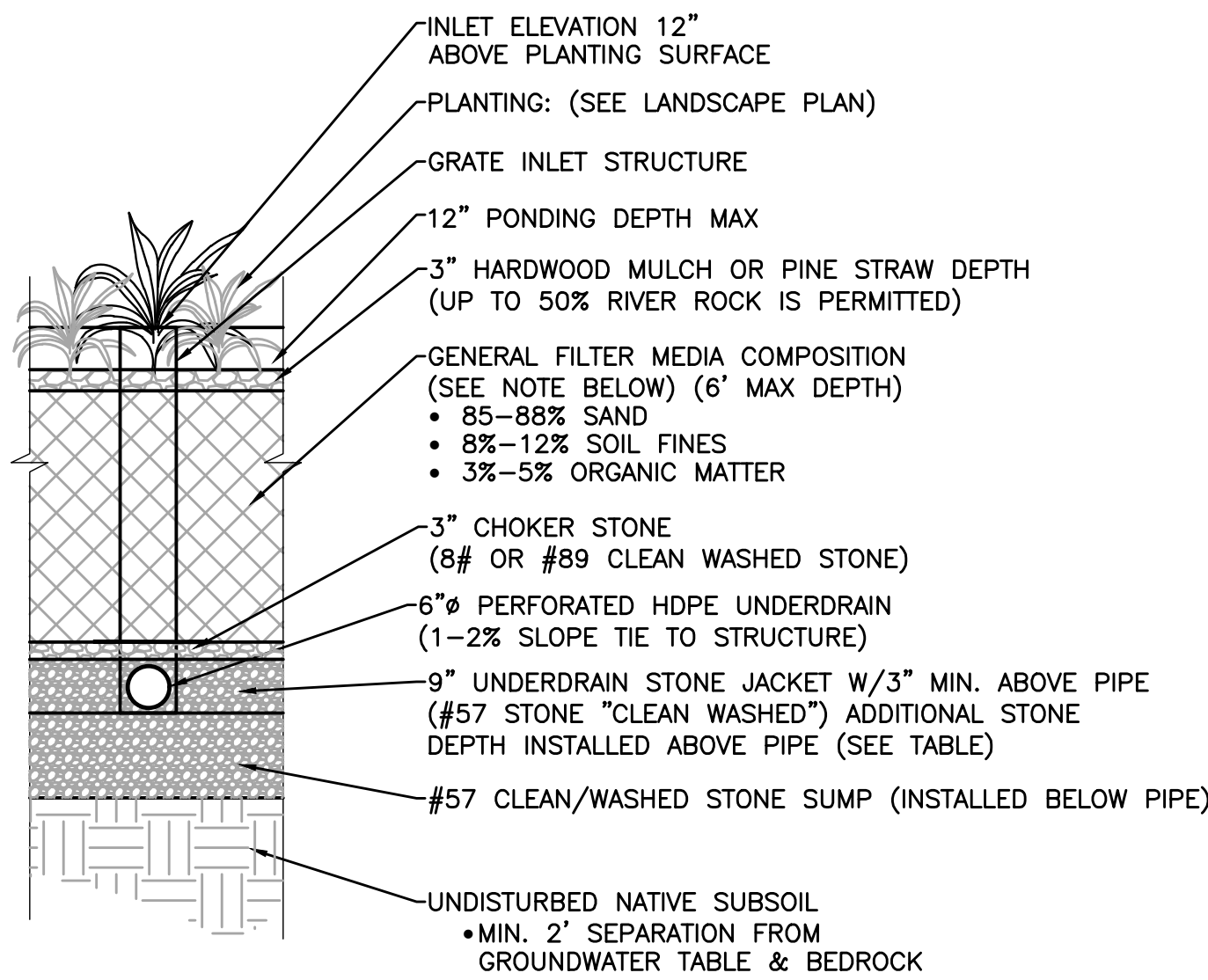
GRADING, DRAINAGE & EPSC DETAILS

C3.5

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BIORETENTION AREA
NOT TO SCALE



- NOTES:
1. ALL STONES USED FOR STONE LAYERS ARE TO BE "CLEAN WASHED" STONE.
 2. UNDERDRAINS TO BE 6 INCH PERFORATED HDPE PIPE WITH 1/8 INCH PERFORATIONS AT 6 INCHES ON CENTER; POSITION EACH UNDERDRAIN ON A 0.5% SLOPE LOCATED NO MORE THAN 10 FT FROM THE NEXT PIPE.
 3. GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE WITH THE COMPOSITION STATED ABOVE.
 4. WHERE TREES ARE TO BE PLANTED IN THE BIORETENTION AREA, A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES. THE SOIL MEDIA RATIO SHALL BE 50% SAND, 30% TOP SOIL, 20% ACCEPTABLE LEAF COMPOST. REFER TO THE LANDSCAPE PLANS FOR TREE LOCATIONS.

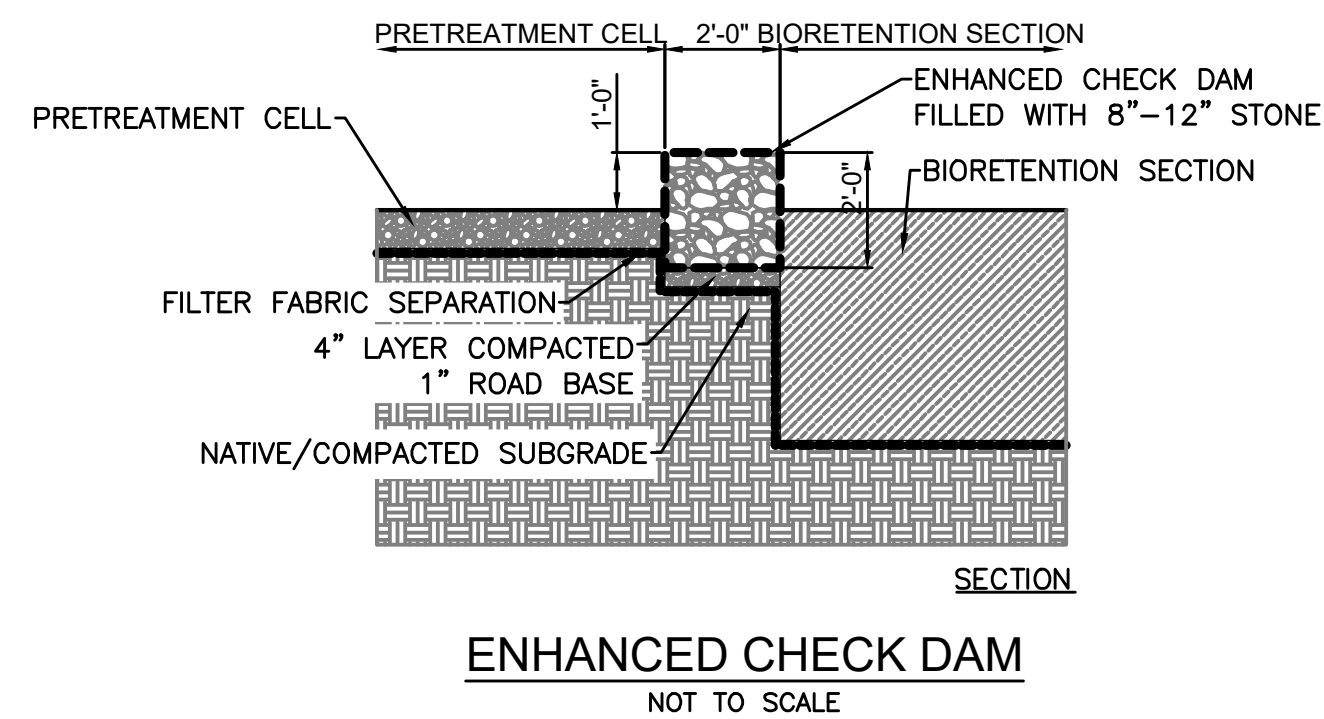
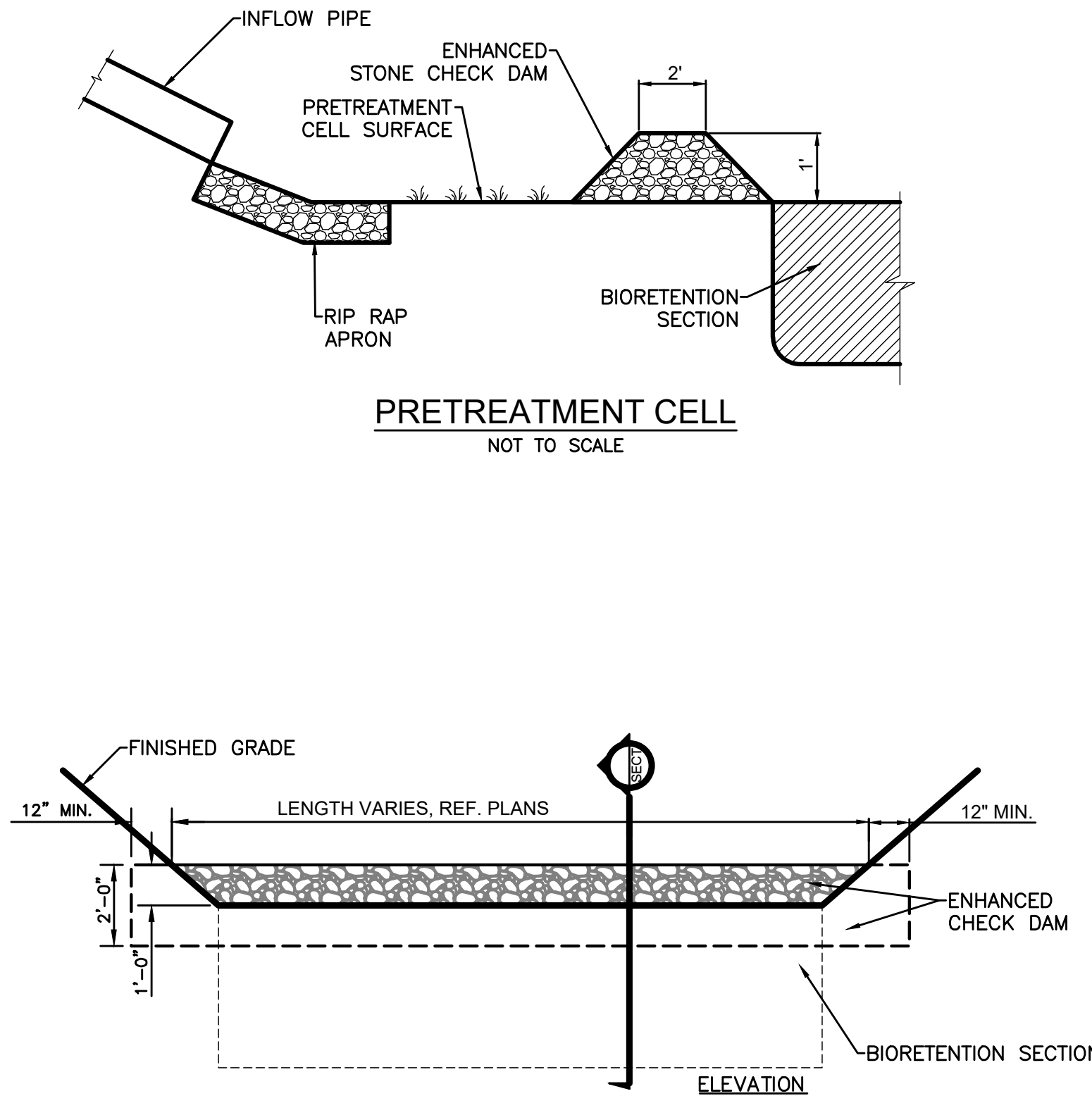
BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUND COVER 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.

Bioretention Section	Bottom Elevation (FT)	
	BO 1	BO 2
Ponding	750.00	740.89
Surface (mud, river stone)	749.75	740.84
Media	748.75	737.84
Choker Stone	746.50	737.39
Underdrain Stone Jacket	745.75	736.84
Stone Sump	744.75	735.84

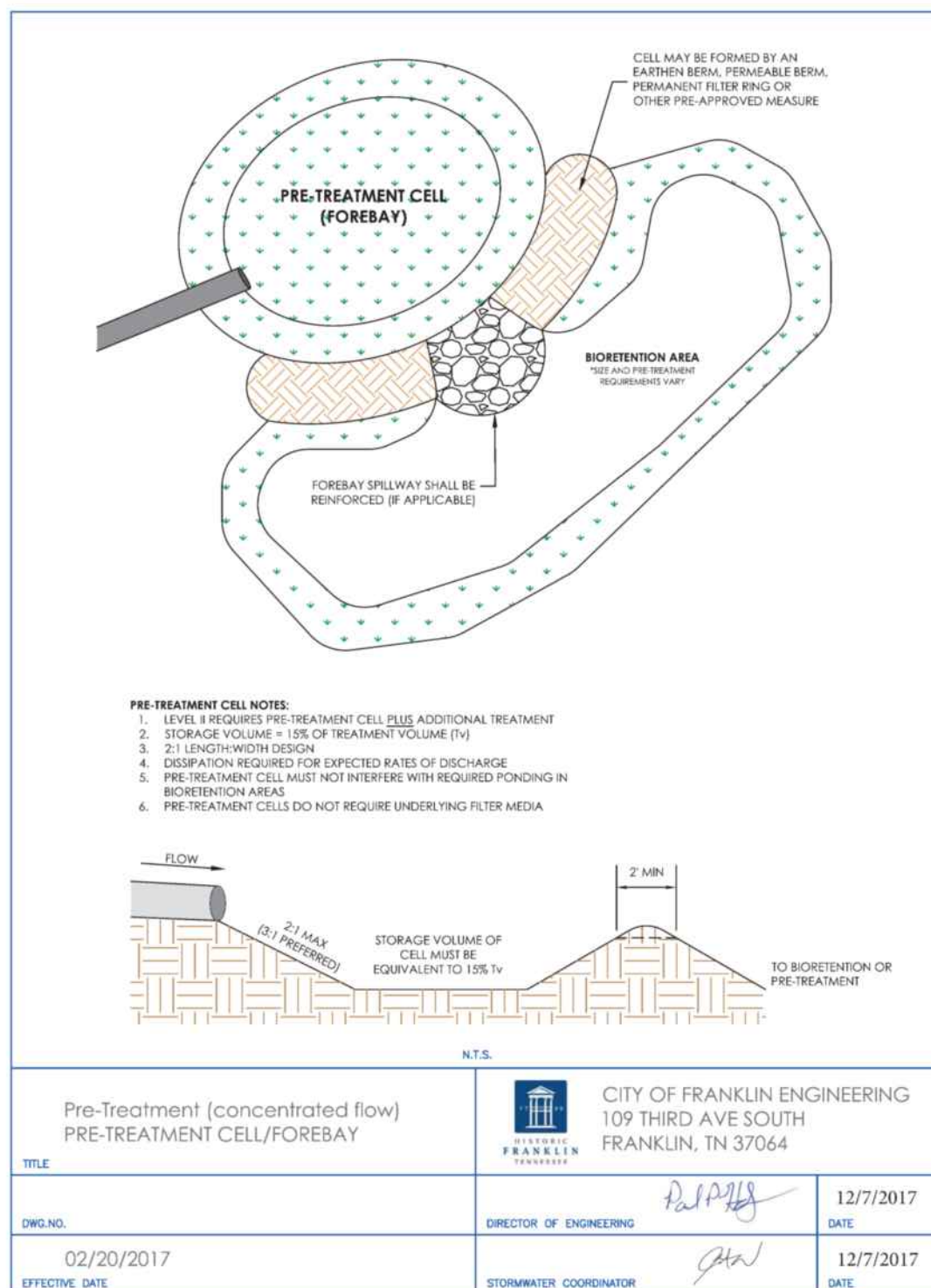
LEVEL 2 BIORETENTION AREA-TYPICAL SECTION (GIP-01)

NOT TO SCALE



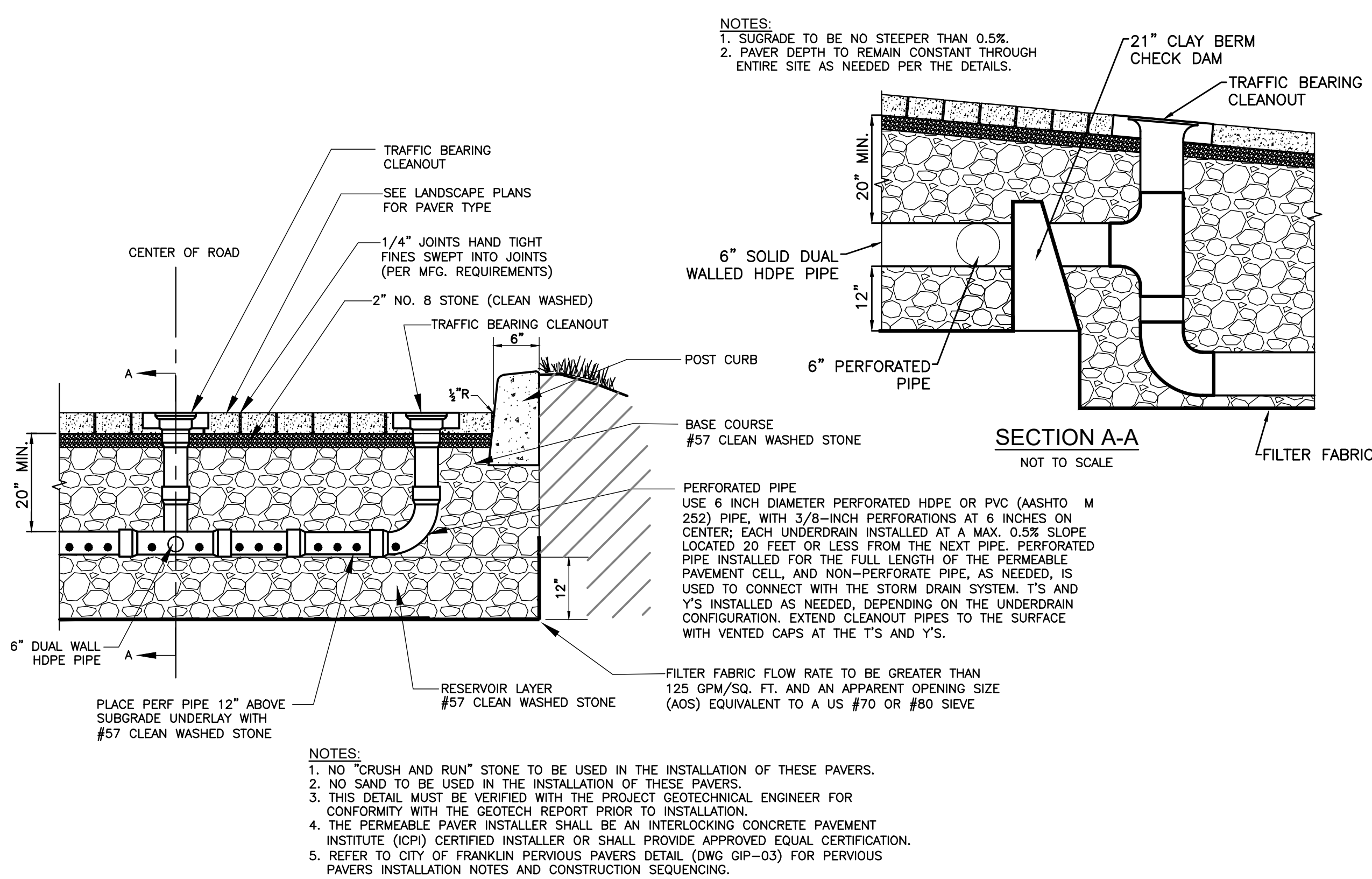
ENHANCED CHECK DAM
NOT TO SCALE

BIORETENTION LEVEL 2		CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37054	
DATE: 07/22/2019	BY: [Signature]	DATE: 7/22/19	BY: [Signature]
GIP-01 (02)		DIRECTOR OF ENGINEERING	
ESTIMATEE: [Signature]		DATE: 7/22/19	



BIORETENTION UNDERDRAIN CLEANOUT

NOT TO SCALE



POST CURB & PERMEABLE PAVERS

NOT TO SCALE

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - b. IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
 - c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

PERVIOUS PAVERS		CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37054	
DATE: 07/22/2019	BY: [Signature]	DATE: 7/22/19	BY: [Signature]
GIP-03		DIRECTOR OF ENGINEERING	
ESTIMATEE: [Signature]		DATE: 7/22/19	

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055

REVISION INFORMATION			
5	2022.11.17	PER ASI 003	
3	2022.08.24	PER CITY/CLIENT COMMENTS	
2	2022.08.04	PER CITY COMMENTS	
1	2022.06.13	PER CITY COMMENTS	

PROJECT # 21009
ISSUE DATE 2022.06.13

GRADING,
DRAINAGE & EPSC
DETAILS

C3.6

HASTINGS



SITE PLAN SET

Highwoods



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RSA PROJECT # 22-0055

75 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

COF PROJECT #8055

(UNIFIED SITE PLAN OPEN SPACE REVISIONS)

LOTS 675, 676 & 692

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4

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 WORK SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN 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 CONFORM TO ALL TRAFFIC CONTROL REQUIREMENTS OF THE CITY OF FRANKLIN.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT 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 ADEQUACY 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 BE 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 ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE USED FOR CONNECTION TO COORDINATE WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL ALWAYS PROTECT EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES DUE TO DAMAGE CAUSED TO ANY UTILITY LINES, 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.
6. TEMPORARY STRIPPING SHALL BE COMPLETED PRIOR TO ANY OPENING OF THE ROADWAY FOR PAVEMENT AND/OR PERMANENT STRIPPING 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 STRIPPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 OF THE THERMOPLASTIC PAVEMENT MARKINGS AND STRIPING MANUAL OF THE TENNESSEE TRANSPORTATION COMMISSION (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE THERMOPLASTIC PAVEMENT STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE ADVANCED DESIGN OF THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS PAVEMENT LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN ORDER TO DETERMINE IF THE SITE PLAN STAGE AND SHALL BE REQUIRED TO CONFORM TO THE THERMOPLASTIC STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

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

1. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE--NO PARKING," VISIBLE FROM THE NORMAL LANE OF TRAFFIC, AND PAINTED YELLOW OR WHITE, OR IN SUCH OTHER MANNER AS IS APPROVED BY THE FIRE MARSHAL.
2. A MAXIMUM DISTANCE OF 50 FEET (15.3 M.) ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT OF SIGNS AND PAVEMENT PARKINGS ARE SUBJECT TO APPROVAL OF THE FIRE MARSHAL.



	feet
Body Length	: 50.041
Width	: 8.333
Wheel Base	: 21.316
Rear Axle Spacing	: 4.417
Track Width	: 8.00
Rear Overhang	: 22.142
Lock to Lock Time	: 6.00
Wall to Wall Radius	: 42.00

DESIGN SPEED = 5 MPH

DURING CONSTRUCTION, A MINIMUM 20-FOOT WIDTH MUST BE MAINTAINED FOR ALL FIRE LANES. CONSTRUCTION MATERIALS SHALL NOT BE STAGED WITHIN THE 20-FOOT MINIMUM. IF IT IS NECESSARY FOR VEHICLES TO TEMPORARILY STAGE WITHIN THE 20-FOOT MINIMUM WIDTH, THE VEHICLE'S DRIVER MUST STAY WITH THE VEHICLE AT ALL TIMES IN ORDER TO MOVE IT IN CASE OF EMERGENCY.



SCALE: 1" = 40'



Highwoods



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RSA PROJECT # 22-0055

**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055**

7225 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION		
4	2022.09.26	PER BUILDING REVISIONS
3	2022.08.24	PER CITY/CLIENT COMMENTS
2	2022.08.04	PER CITY COMMENTS
1	2022.06.13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.06.13

R.O.W., ACCESS & EMERGENCY MANAGEMENT PLAN

C4.0

- WATER & SEWER GENERAL NOTES:**
1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
 4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
 6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
 7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
 8. THE APPLICANT SHALL BE AWARE THAT NO TREES ARE PERMITTED ON SANITARY SEWER EASEMENT. LANDSCAPING MUST BE LIMITED WITHIN THE EASEMENT AND FRANKLIN WILL NOT BE RESPONSIBLE FOR REPLACEMENT IN THE EVENT OF MAINTENANCE TO SANITARY SEWER.
 9. IF ANY ALTERATIONS ARE TO BE MADE TO EXISTING MANHOLES, THE MANHOLES MUST BE RETESTED AT CURRENT SPECIFICATIONS.

CITY OF FRANKLIN WATER MANAGEMENT NOTE:

ALL EXISTING PUBLIC SANITARY SEWER FEATURES SHALL BE PROTECTED AT ALL TIMES. NO ALTERATION TO EXISTING MANHOLES WILL BE PERMITTED WITHOUT WRITTEN CONSENT FROM FRANKLIN WATER MANAGEMENT. EXISTING SANITARY SEWER SHALL FLOW UNIMPEDED BY DEMOLITION. IF AT ANY TIME THE SEWER IS ENCOUNTERED, THE CONTRACTOR MUST CONTACT FRANKLIN WATER MANAGEMENT. 615-794-4554.

FIRE DEPARTMENT NOTE:

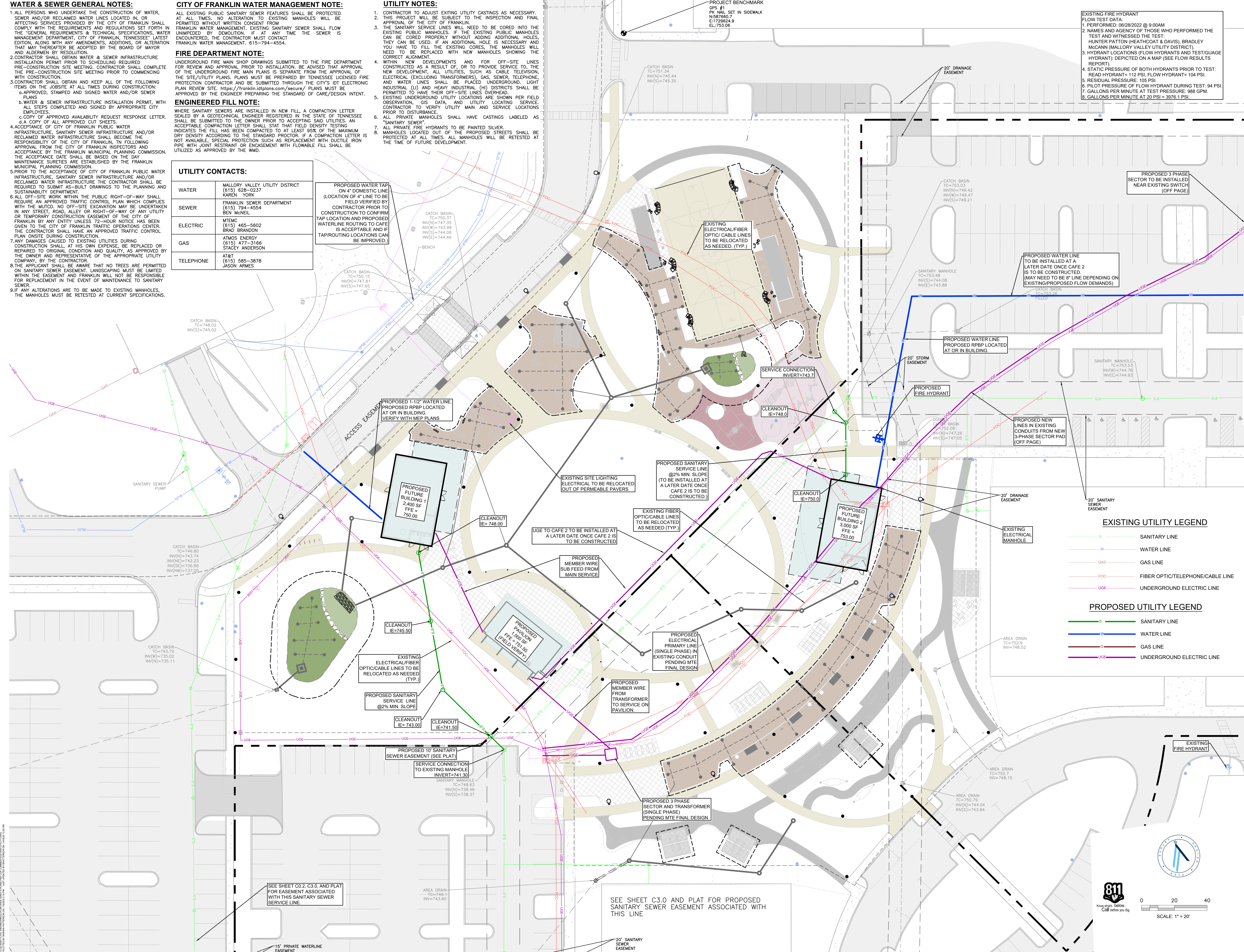
UNDERGROUND FIRE MAIN SHOP DRAWINGS SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY TENNESSEE LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE: <https://franklin.idtplans.com/secure/> PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

ENGINEERED FILL NOTE:

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

UTILITY CONTACTS:	
WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN MCNEIL
ELECTRIC	MTMC (615) 465-5602 BRAD BRANDON
GAS	ATMOS ENERGY (615) 477-3166 STACEY ANDERSON
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

PROPOSED WATER TAP ON 4" DOMESTIC LINE (LOCATION OF 4" LINE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION TO CONFIRM TAP LOCATION AND PROPOSED WATERLINE ROUTING TO CAFE IS ACCEPTABLE AND IF TAP/ROUTING LOCATIONS CAN BE IMPROVED.)



HASTINGS

01.05.2023

SITE PLAN SET

Highwoods

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RSA PROJECT # 22-0055

EXISTING FIRE HYDRANT FLOW TEST DATA:
1. PERFORMED: 06/28/2022 @ 9:00AM
2. NAMES AND AGENCY OF THOSE WHO PERFORMED THE TEST AND WITNESSED THE TEST:
HUNTER PATTON (HEATHCOAT & DAVIS), BRADLEY MCCANN (MALLORY VALLEY UTILITY DISTRICT).
3. HYDRANT LOCATIONS (FLOW HYDRANTS AND TEST/GUAGE HYDRANT); DEPICTED ON A MAP (SEE FLOW RESULTS REPORT)
4. STATIC PRESSURE OF BOTH HYDRANTS PRIOR TO TEST:
READ HYDRANT= 112 PSI. FLOW HYDRANT= 104 PSI.
5. RESIDUAL PRESSURE: 105 PSI.
6. PILOT PRESSURE OF FLOW HYDRANT DURING TEST: 94 PSI.
7. GALLONS PER MINUTE AT TEST PRESSURE: 988 GPM.
8. GALLONS PER MINUTE AT 20 PSI = 3976.1 PSI.

PROPOSED 3 PHASE SECTOR TO BE INSTALLED NEAR EXISTING SWITCH (OFF PAGE)

PROPOSED WATER LINE TO BE INSTALLED AT A LATER DATE ONCE CAFE 2 IS TO BE CONSTRUCTED (MAY NEED TO BE 8" LINE DEPENDING ON EXISTING/PROPOSED FLOW DEMANDS)

PROPOSED WATER LINE, PROPOSED RBPB LOCATED AT OR IN BUILDING.

PROPOSED FIRE HYDRANT

PROPOSED NEW LINES IN EXISTING CONDUITS FROM NEW 3-PHASE SECTOR PAD (OFF PAGE)

EXISTING UTILITY LEGEND

- S SANITARY LINE
- W WATER LINE
- G GAS LINE
- FOC FIBER OPTIC/TELEPHONE/CABLE LINE
- UGE UNDERGROUND ELECTRIC LINE

PROPOSED UTILITY LEGEND

- S SANITARY LINE
- W WATER LINE
- G GAS LINE
- UGE UNDERGROUND ELECTRIC LINE

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

0 20 40
SCALE: 1" = 20'

**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 4
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055**

REVISION INFORMATION			
5	2022.11.17	PER ASI 003	
4	2022.09.26	PER BUILDING REVISIONS	
3	2022.08.24	PER CITY/CLIENT COMMENTS	
2	2022.08.04	PER CITY COMMENTS	
1	2022.06.13	PER CITY COMMENTS	
PROJECT #		21009	
ISSUE DATE		2022.06.13	

SITE UTILITY PLAN

C5.1



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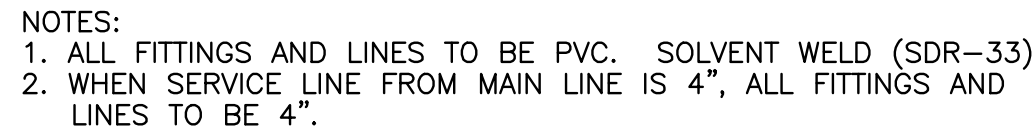
RSA PROJECT # 22-0055

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION		
3	2022.08.24	PER CITY/CLIENT COMMENTS
2	2022.08.04	PER CITY COMMENTS
1	2022.06.13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.06.13

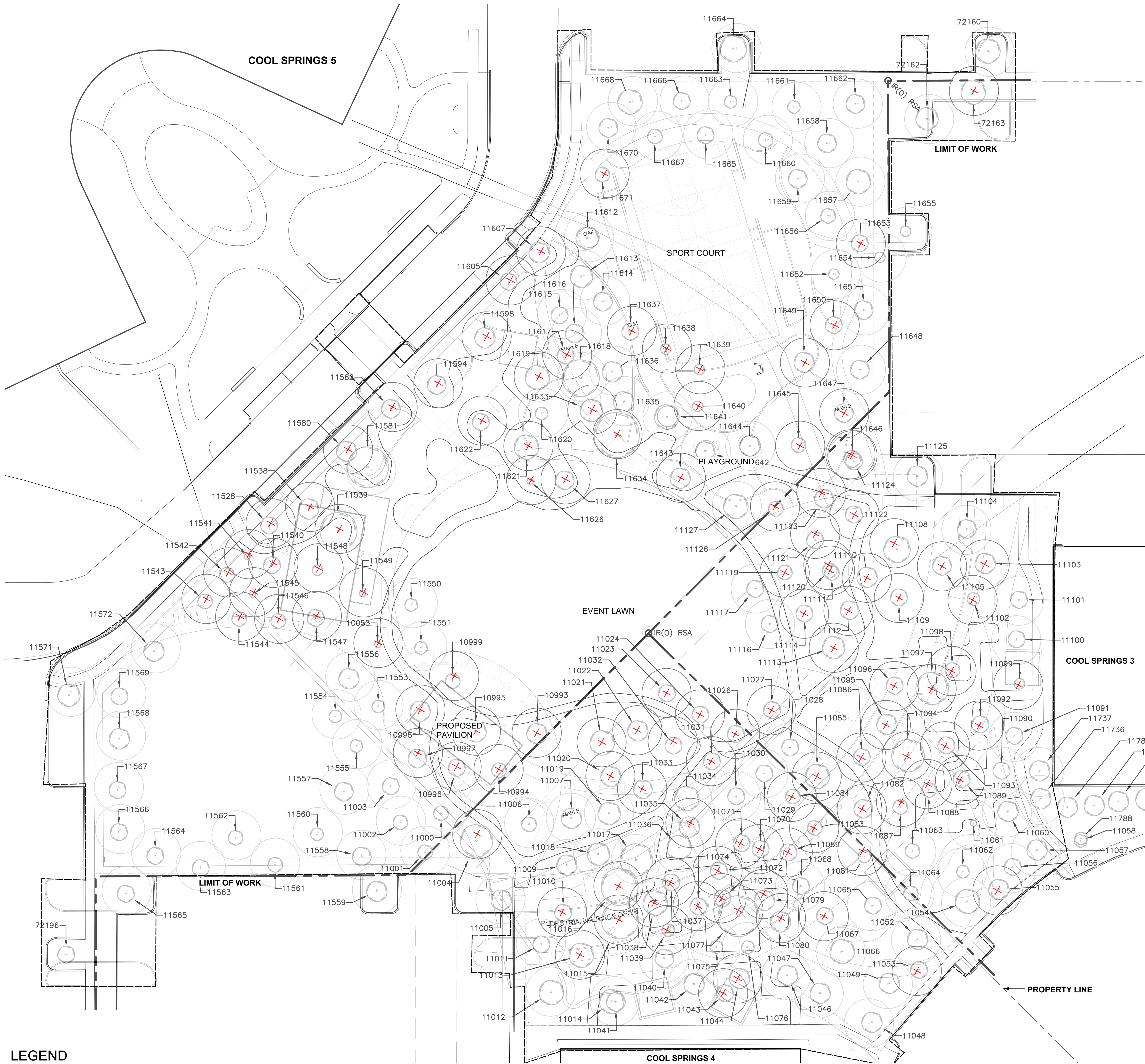
UTILITY DETAILS

Page 139 of 1

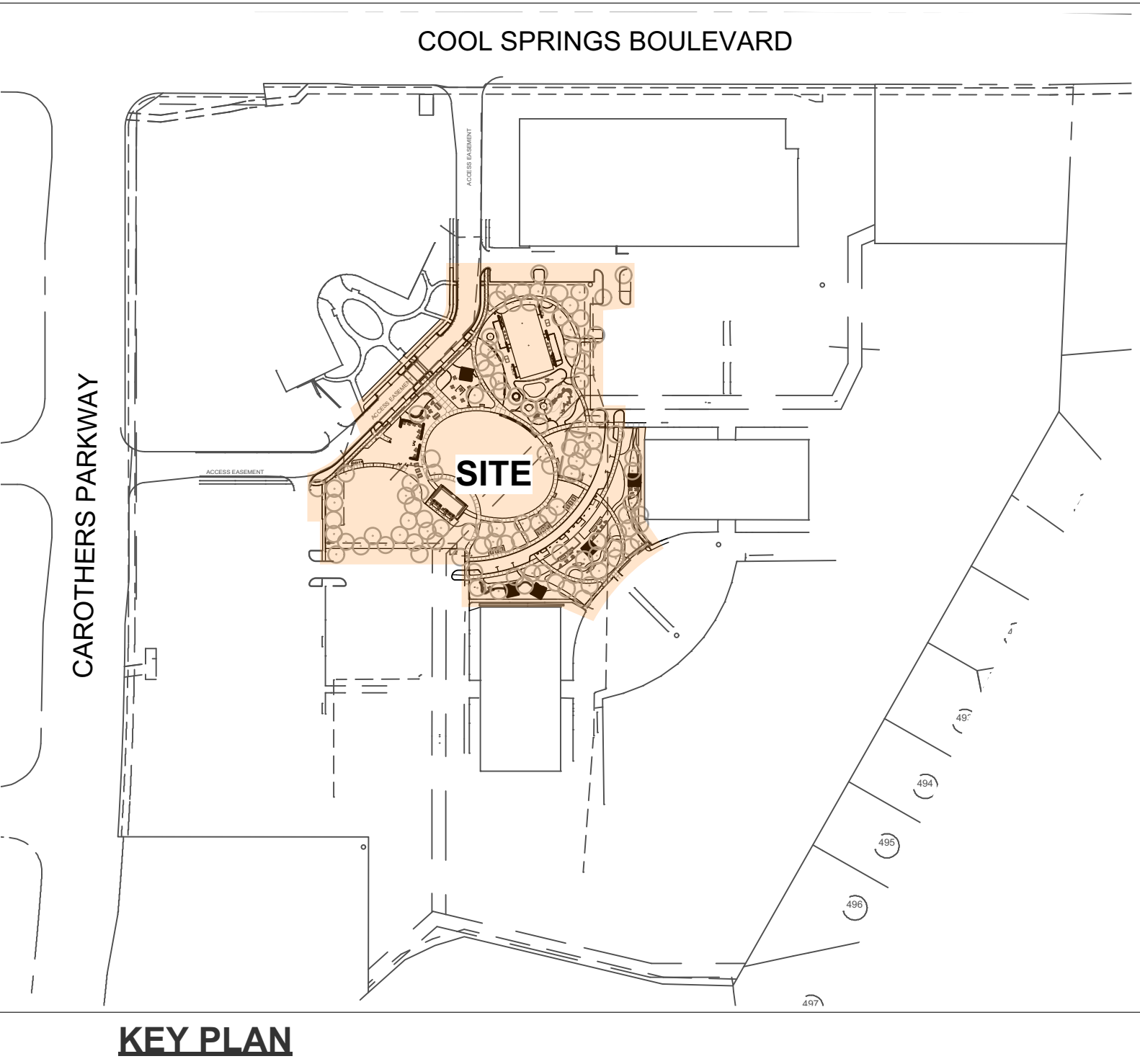


TRAFFIC BEARING CLEAN OUT
NOT TO SCALE





LEGEND



KEY PLAN

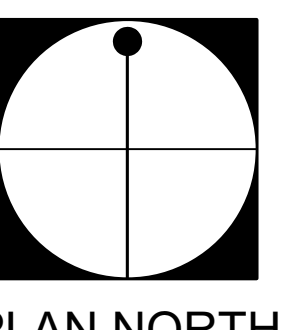
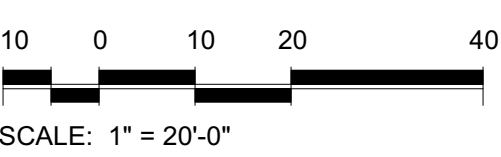
- NOTES:**
1. REFER TO L2.0 FOR PLANT SCHEDULES.
 2. REFER TO L2.1 FOR LANDSCAPE DETAILS AND NOTES.
 3. EXISTING TREES TO BE PROTECTED. REFER TO L2.3 FOR ADDITIONAL INFORMATION.
 4. SEED AND STRAW ALL DISTURBED AREAS NOT OTHERWISE PLANTED.
 5. PROVIDE EROSION CONTROL MATTING FOR ALL SLOPES OVER 3:1.
 6. ALL STORMWATER MANAGEMENT LANDSCAPE AREAS WERE DESIGNED USING STORMWATER VOLUME 5, LEVEL II.
 7. REFER TO CIVIL FOR ALL GRADING, ROADWAYS AND UTILITIES.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:	
HVAC units, cooling and/or mechanical equipment are mounted on the:	
☐ Rooftop	
☐ Ground	
☐ Not Applicable	
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:	
Buffer/Screen Type:	Purpose:
☐ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VJAs and to create "modules"
☐ Interior VJA Planting	Create VJA "modules"
☐ Utility Box Screen	Screen from view
☐ HVAC Screen	Screen HVAC from view
☐ Dumpster Screen	Screen dumpster from view
☐ Landscaping Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

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, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance warranty for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.
Owner: HIGHWOODS COOLSPRINGS
Landscape Architect: WILL MARTH (615.255.5218)
Franklin Planning Department: (615) 791-3212 phone

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
By an Owner Designated Landscape Maintenance Contractor

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.



COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675,676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT # 8055
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION			
5	2023-01-05	PER CITY COMMENTS	
4	2022-09-26	PER BUILDING REVISIONS	
3	2022-08-25	PER CITY COMMENTS	
2	2022-08-04	PER CITY COMMENTS	
1	2022-06-13	PER CITY COMMENTS	
PROJECT #		21009	
ISSUE DATE		2022.06.13	

TREE REMOVAL PLAN

L1.1

HASTINGS



NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc. landscape architects

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

Hastings Architecture, LLC
225 Pike Avenue Suite 100
Nashville TN 37203
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OVERALL SITE LANDSCAPE DATA

Site Acreage: 3.53 Acres
Site Zoning Classification :
Existing Zoning: RC-6 (Coolsprings 3 & 4)

Landscape Surface Ratio Required: 15% (0.56 Acres)
Landscape Surface Ratio Provided: 1.95 Acres
Percent and Acreage of Original Canopy Cover: 57% (2.16 Acres)
Percent and Acreage Tree canopy Required: 12%
Number and DBH of Specimen Trees Removed: NA

LANDSCAPE REQUIREMENTS (AC)		Quantity Provided			Inches Provided
LSA MINIMUM : 0.53 AC LSA PROVIDED: AC Credit for 1.5 acres of preserved trees		Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Canopy Trees 14"		3		3	42
Existing Trees (See Tree Inventory):					
5'+ caliper canopy trees		97		97	485
4" caliper canopy trees			29	29	116
3" caliper canopy trees		1		1	3
2" caliper canopy trees					
Aggregate Canopy Caliper Inches Provided:					646
Aggregate Understory Caliper Inches Required (0.56 AC x 82 IN/AC):					43.42
Existing Understory Trees 3" to 13":		5	2	7	21 ³ / ₄
2" caliper understory trees:					0
1.5" caliper understory trees:					0
Aggregate Understory Caliper Inches Provided:					21 ³ / ₄
Aggregate Understory Caliper Inches Required (0.56 AC x 21 IN/AC):					11.12
Min. 18" Height Shrubs:					44
Min. 30" Height Shrubs:					17
Total Shrubs Provided:					61
Total Shrubs Required (0.56 AC x 96 IN/AC):					50.83

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3% required (per unified plan)
 Site Acreage: 32.34 acres
 Open Space Acreage Required: 0.97 acres (42,314 SF)
 Open Space Provided: 3.02 acres (131,525 SF)

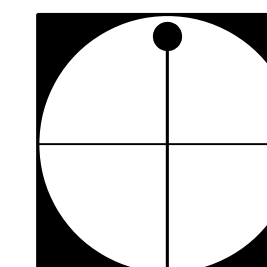
NOTES:

1. REFER TO L2.1 FOR PLANT SCHEDULES.
2. REFER TO L2.2 -L2.3 FOR LANDSCAPE DETAILS AND NOTES.
3. EXISTING TREES TO BE PROTECTED. REFER TO L2.3 FOR ADDITIONAL INFORMATION.
4. SEED AND STRAW ALL DISTURBED AREAS NOT OTHERWISE PLANTED.
5. PROVIDE EROSION CONTROL MATTING FOR ALL SLOPES OVER 3:1.
6. ALL STORMWATER MANAGEMENT LANDSCAPE AREAS WERE DESIGNED USING STORMWATER VOLUME 5, LEVEL II.
7. REFER TO CIVIL FOR ALL GRADING, ROADWAYS AND UTILITIES.
8. MICHIGAN CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OR STRUCTURES TYPES III, IV AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.
9. ORNAMENTAL PLANTING WITH PERENNIALS, SEDGES, GRASSES SHRUBS AND TREES IN A MASS BED PLANTING IS USED FOR BIORETENTION PLANTING.

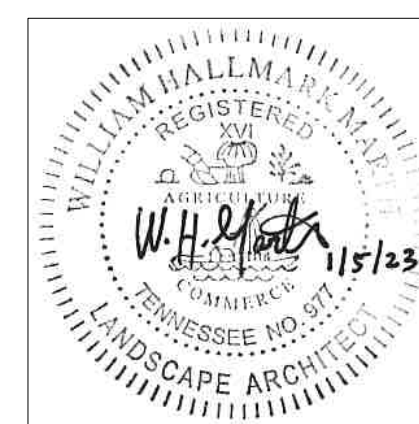
MINIMUM BUFFERING/SCREENING REQUIREMENTS:	
HVAC units, cooling and/or mechanical equipment are mounted on the:	
☐ Rooftop	
☐ Ground	
☐ Not Applicable	
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:	
Buffer/Screening:	Purpose:
☐ Foundation Planting	☐ Buffering/Screening not required
☐ Foundation Planting	☐ Along primary facade
☐ Perimeter Planting Strip	☐ Screen HVAC and to create "moderous"
☐ Interior HVAC Planting	☐ Screen HVAC "moderous"
☐ Utility Planting Screen from view	
☐ HVAC Screen	☐ Screen HVAC from view of
☐ Dumpster Screen from view	☐ Dumpster Screen from view
☐ Landscaping Area	☐ Buffer the street or residential property
☐ Incompatible Use Buffer	☐ Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	☐ Buffer the adjacent Hatched Bypass
☐ 40-foot Front Yard Buffer	☐ Buffer the adjacent Interstate 65
☐ Street Trees	☐ Special Defensible Environmental Mitigation
☐ Other:	

(Any development type not used requires the development type to be deleted from the list.)

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PLAN NORTH



NOT FOR CONSTRUCTION

SITE PLAN SET



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Nashville - Murfreesboro - Chattanooga
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**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)**

COF PROJECT # 8055
725 COOL SPRINGS BOULEVARD
FRANKLIN TN 37064

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LANDSCAPE PLAN

L2.0

PLANT SCHEDULE										
QTY	SYMBOL	UNIT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	O.C SPACIN G	BALL DIA. /CONT.SIZE	COMMENTS
TREES										
1		ea.	Nyssa sylvatica 'Wildfire'	BLACK GUM	4"	14'			46"	Strong central leader
20		ea.	Ulmus americana 'Jefferson	JEFFERSON ELM	4"	18'			46"	Root pruned, strong central leader,matched
3		ea.	Ulmus parvifolia 'Emer II'	ALLEE ELM	4"	14-16'			46"	Full, matched
PLANT SCHEDULE - BIORETENTION AREA										
QTY	SYMBOL	UNIT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	O.C SPACIN G	BALL DIA. /CONT.SIZE	COMMENTS
TREES										
2		ea.	Cercis canadensis 'Pink Pom Poms'	REDBUD	3"	10'			32"	Multi-stemmed
5		ea.	Nyssa sylvatica 'Wildfire'	BLACK GUM	4"	14-16''			46"	Root pruned, strong central leader,matched
SHRUBS										
17		ea.	Hydrangea quercifolia 'Ruby Slippers'	OL HYDRANGEA		36-48"	36"	48"	3 Gal.	Full, Compact
44		ea.	Hypericum frondosum 'Sunburst'	ST.JOHNSWORT		18"	12"-18"	30"	3 Gal.	Full, Compact
ORNAMENTAL GRASSES										
211		sq.ft	Carex muskingumensis	PALM SEDGE				18"	1 Gal.	Full
PERENNIALS										
85		sq.ft	Asclepias tuberosa	BUTTERFLY MILKWEED				18"	1 Gal.	Full,heavy cans
43		sq.ft	Aster novea-angliae 'Purple Dome'	NEW ENGLAND ASTER				24"	2 Gal.	Full
50		sq.ft	Penstemon smallii	SMALL'S PENSTEMON				18"	1 Gal.	Full
163		sq.ft	Monarda didyma 'Be you,Be Free'	BEEBALM				18"	1 Gal.	Full, heavy cans

NO.	CODE	TYPE
1	1000	7"MAPLE
2	1001	7" OAK
3	1002	7" OAK
4	1003	8" POPLAR
5	1005	10" OAK
6	1006	7"MAPLE
7	1007	10" MAPLE
8	1009	10"POPLAR
9	1011	8"POPLAR
10	1012	12"ELM
11	1014	12"MAPLE
12	1017	16" BIRCH
13	1018	11"OAK
14	1019	11"OAK
15	1028	8"MAPLE
16	1029	8"MAPLE
17	1030	8"MAPLE
18	1034	12"OAK
19	1036	12"BIRCH
20	1040	9"POPLAR
21	1041	9"MAPLE
22	1042	10"BEECH
23	1046	10"BIRCH
24	1047	10"ELM
25	1048	10" MAPLE
26	1049	10"BEECH
27	1052	10"BEECH
28	1054	12"BEECH
29	1056	8"GINKO
30	1057	10" MAPLE
31	1080	10"ELM
32	1061	3"BEECH
33	1062	6"REBUD
34	1063	7"ELM
35	1064	7"ELM
36	1065	8"MAPLE
37	1066	12"BIRCH
38	1068	8"MAPLE
39	1075	6"BIRCH
40	1076	6"BIRCH
41	1090	8"ASH
42	1091	8"BEECH
43	1100	8"ASH
44	1101	8"OAK
45	1104	9"GINKO
46	1116	8" POPLAR
47	1117	8" POPLAR
48	1125	10" OAK
49	1127	12"MAPLE
50	1150	6"MAPLE

NO.	CODE	TYPE
1	10053	8" MAPLE
2	10093	10" ASH
3	10094	7" MAPLE
4	10095	10" POPLAR
5	10096	8" BIRCH
6	10097	9" POPLAR
7	10098	10" MAPLE
8	10099	7" MAPLE
9	11004	16" POPLAR
10	11010	8" POPLAR
11	11013	12" ELM
12	11015	18" BIRCH
13	11016	18" BIRCH
14	11020	10" BEECH
15	11021	12" POPLAR
16	11022	10" MAPLE
17	11023	8" POPLAR
18	11024	8" POPLAR
19	11026	8" POPLAR
20	11027	8" POPLAR
21	11031	8" MAPLE
22	11032	8" POPLAR
23	11033	9" POPLAR
24	11035	10" POPLAR
25	11037	8" BIRCH
26	11038	12" BIRCH
27	11039	6" BIRCH
28	11043	8" REDBUD
29	11044	10" MAPLE
30	11053	8" BEECH
31	11055	10" BEECH
32	11067	8" MAPLE
33	11069	8" MAPLE
34	11070	8" ELM
35	11071	8" BIRCH
36	11072	8" BIRCH
37	11073	8" BIRCH
38	11074	8" BIRCH
39	11077	20" BIRCH
40	11079	10" BIRCH
41	11080	10" BIRCH
42	11081	6" MAPLE
43	11082	9" OAK
44	11083	7" ELM
45	11084	7" MAPLE
46	11085	12" OAK
47	11086	8" POPLAR
48	11087	7" MAPLE
49	11088	7" BEECH
50	11089	8" POPLAR

51	11092	8"BEECH
52	11093	8" MAPLE
53	11094	16" BIRCH
54	11095	10" GINKGO
55	11096	8" MAPLE
56	11097	16" BIRCH
57	11098	7" MAPLE
58	11099	5" GINKGO
59	11102	6" REDBUD
60	11103	10" BEECH
61	11105	9" MAPLE
62	11108	13" POPLAR
63	11109	8" POPLAR
64	11110	10" MAPLE
65	11111	7" ELM
66	11112	9" ELM
67	11113	11" OAK
68	11114	8" ELM
69	11119	7" MAPLE
70	11120	7" ELM
71	11121	8" MAPLE
72	11122	8" POPLAR
73	11123	9" OAK
74	11124	8" ELM
75	11126	7" MAPLE
76	11528	8" BEECH
77	11538	10" BEECH
78	11539	18" BIRCH
79	11540	8" POPLAR
80	11541	3" DOGWOOD
81	11542	7" BEECH
82	11543	7" BEECH
83	11544	7" POPLAR
84	11545	3" DOGWOOD
85	11546	7" MAPLE
86	11547	8" MAPLE
87	11548	5" DOGWOOD
88	11549	9" MAPLE
89	11580	10" BEECH
90	11581	9" BEECH
91	11594	9" POPLAR
92	11598	10" POPLAR
93	11605	8" BEECH
94	11607	10" BEECH
95	11617	8" MAPLE
96	11619	12" POPLAR
97	11621	12" BEECH
98	11622	8" MAPLE
99	11626	3" DOGWOOD
100	11627	9" MAPLE

101	11633	11" MAPLE
102	11634	22" BIRCH
103	11637	8" ELM
104	11638	5" GINKGO
105	11639	5" GINKGO
106	11640	5" GINKGO
107	11643	10" MAPLE
108	11645	7" GINKGO
109	11646	8" ELM
110	11647	9" MAPLE
111	11649	10" CHERRY
112	11650	8" CHERRY
113	11653	8" OAK
114	11671	7" SAWTOOTH OAK
115	72163	12" OAK

1. PRIOR TO ANY PLANT REMOVAL, SURVEY THE AREA WITHIN THE LIMIT OF WORK AND CLEARLY IDENTIFY NATIVE SPECIES TO BE LEFT INTACT.
2. ALL NATIVE PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE INDICATED OR AS DIRECTED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS AND TREES THAT ARE IDENTIFIED AS NATIVE OR PLANTS ON THE CURRENT INVASIVE PLANT REMOVAL TREATMENT LIST (THPSP 2010 LIST REVISION) THAT ARE PRESENT WITHIN THE LIMIT OF WORK SHALL BE REMOVED. OPTIMAL SEASON FOR KILLING INVASIVE EXOTICS WILL VARY BY SPECIES.
4. REFER TO THE "NONNATIVE INVASIVE PLANTS OF THE SOUTHERN FORESTS" PUBLISHED BY USDA FOR RECOMMENDED REMOVAL/TREATMENT TIME AND METHODS FOR TREATMENT.
5. REMOVE LOOSE AND DEAD DEBRIS FOLLOWING TREATMENT OR REMOVAL.
6. EQUIPMENT USED IN REMOVAL WORK TO BE LIMITED TO ROUTES APPROVED IN AN ACCESS PLAN SUBMITTED BY THE CONTRACTOR.
7. AVOID COMPACTING SOIL UNDER EXISTING CANOPY. NO VEHICLES AND HEAVY EQUIPMENT PERMITTED OUTSIDE OF DESIGNATED ACCESS AREAS.
8. SPECIFICATIONS FOR LANDSCAPE INFORMATION.
9. PLANTED AREAS MAY BE FIELD ADJUSTED BY LANDSCAPE ARCHITECT FOR EVEN COVERAGE AND TO RESPOND TO EXISTING VEGETATION REMAINING WHERE NECESSARY.

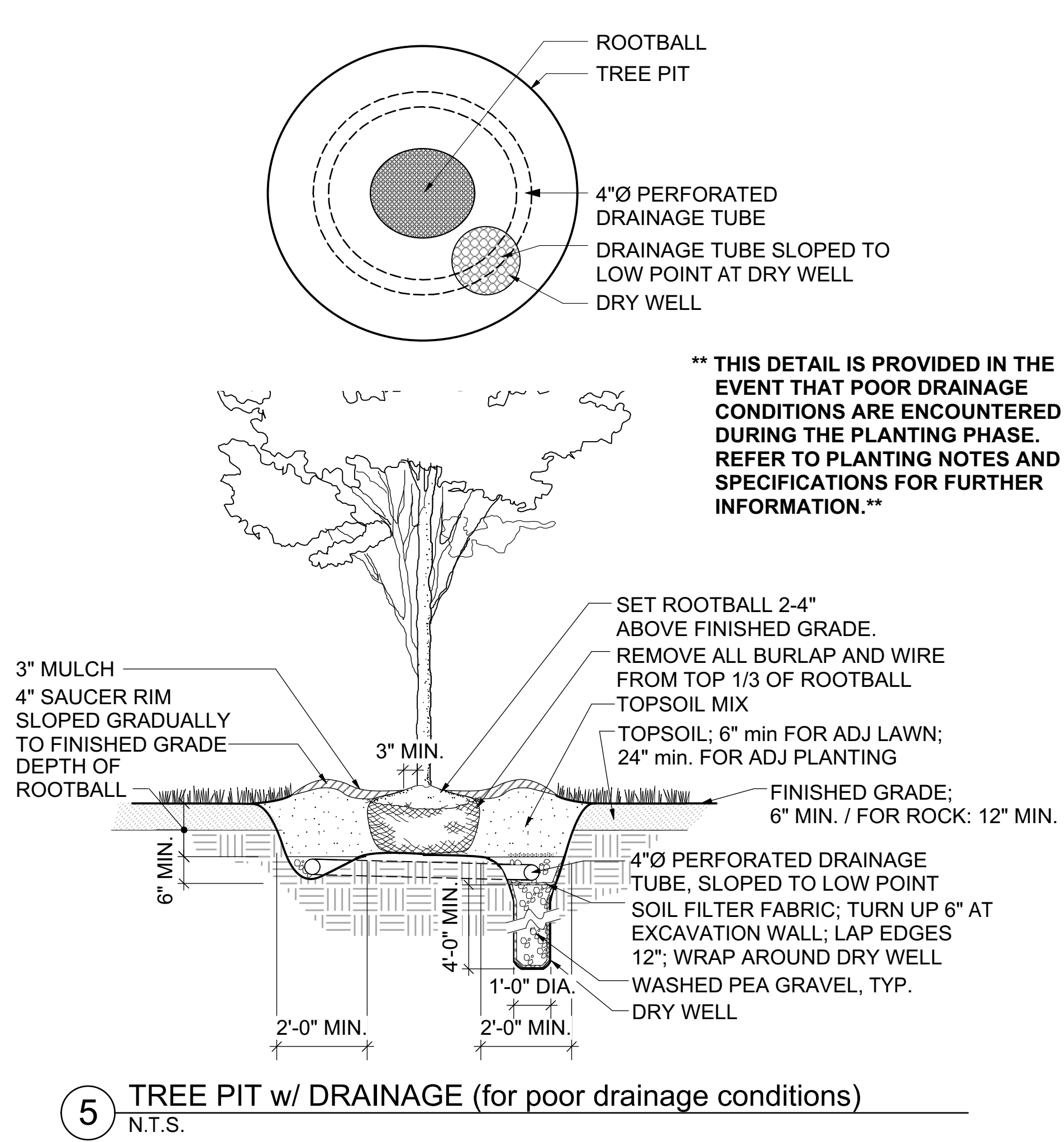
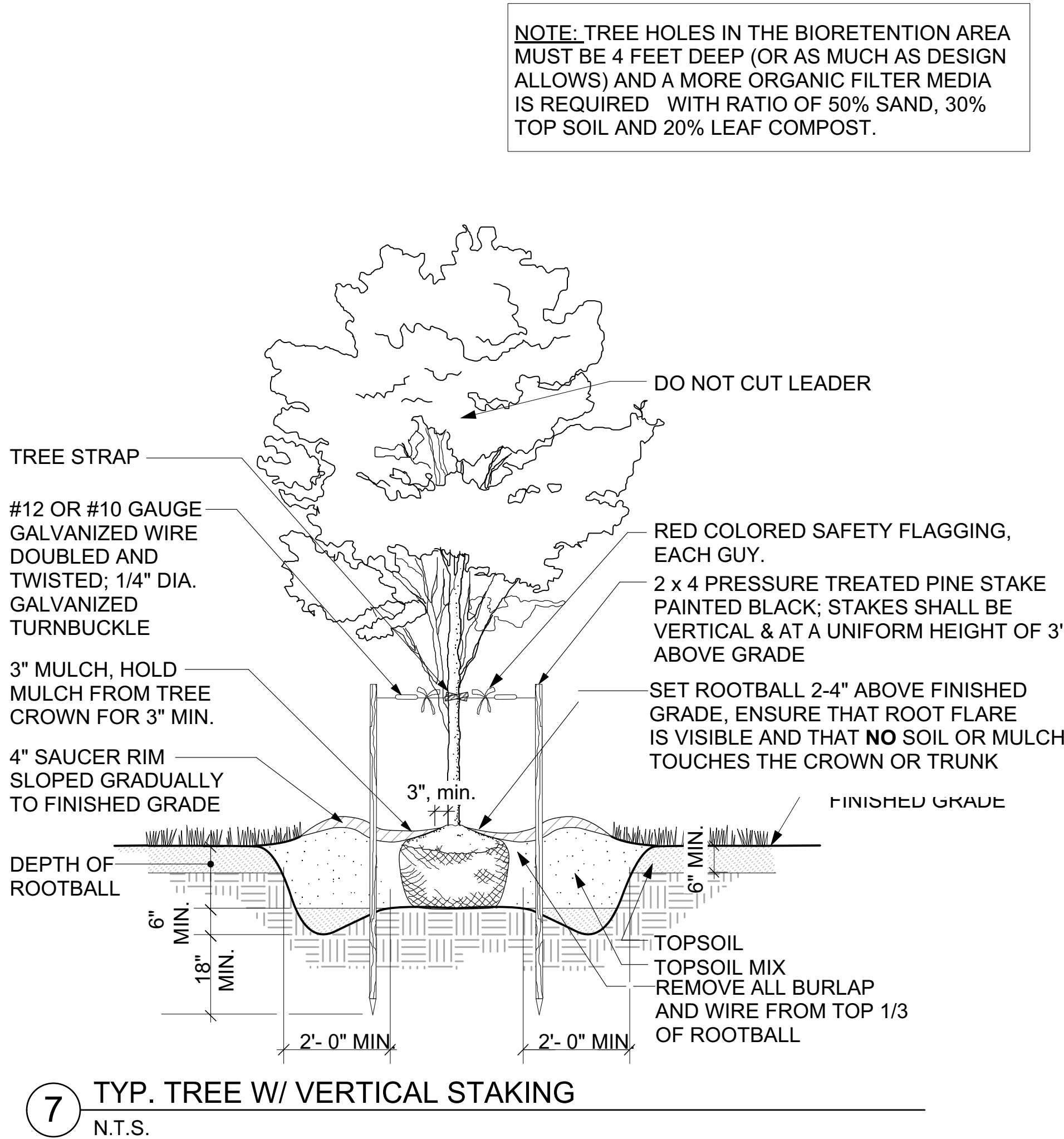
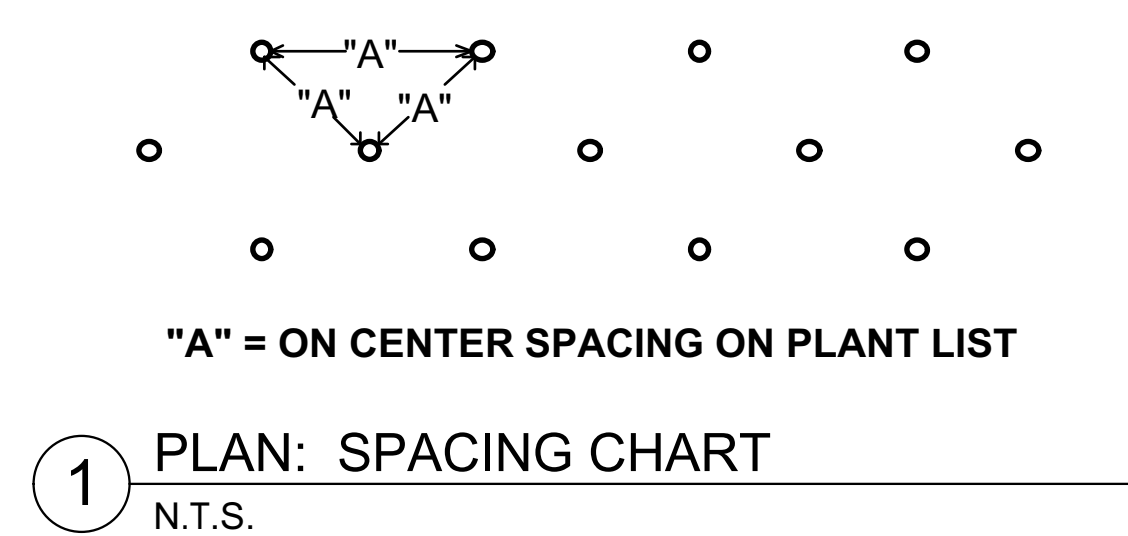
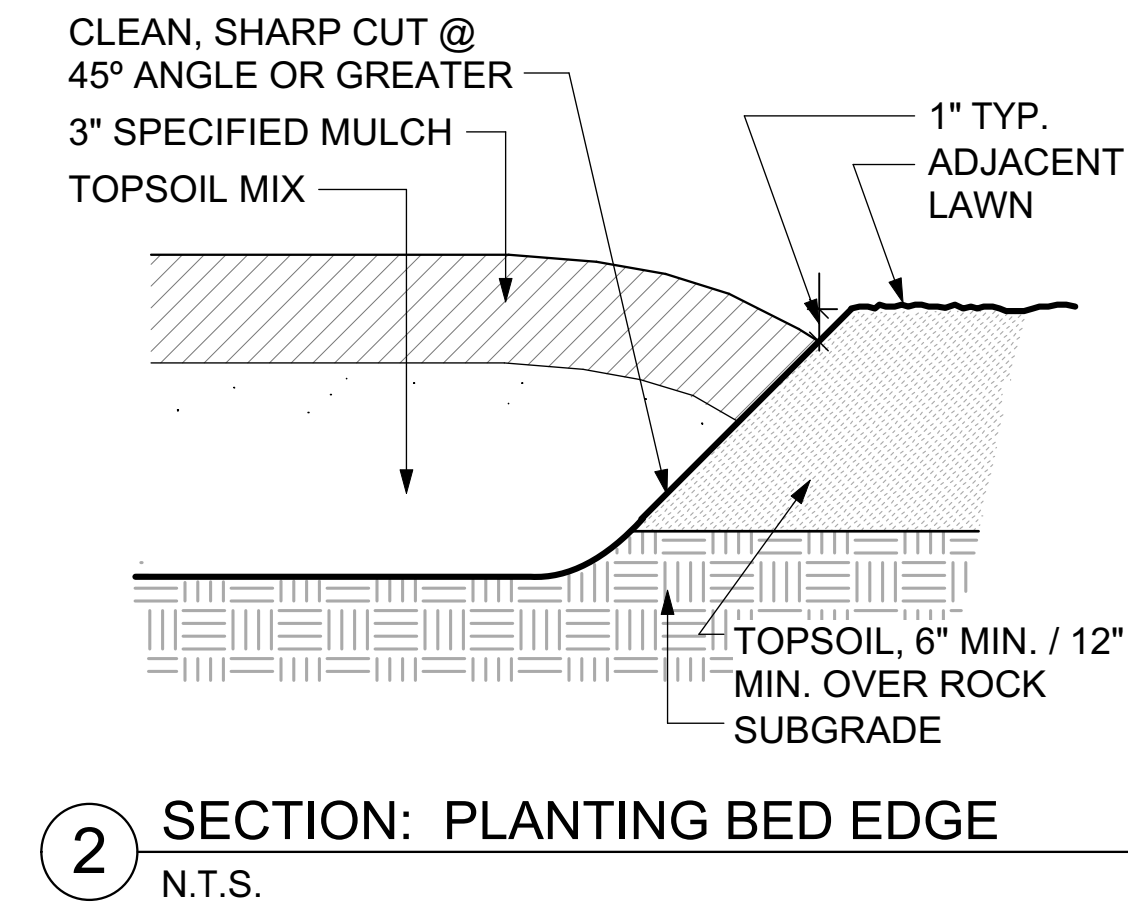
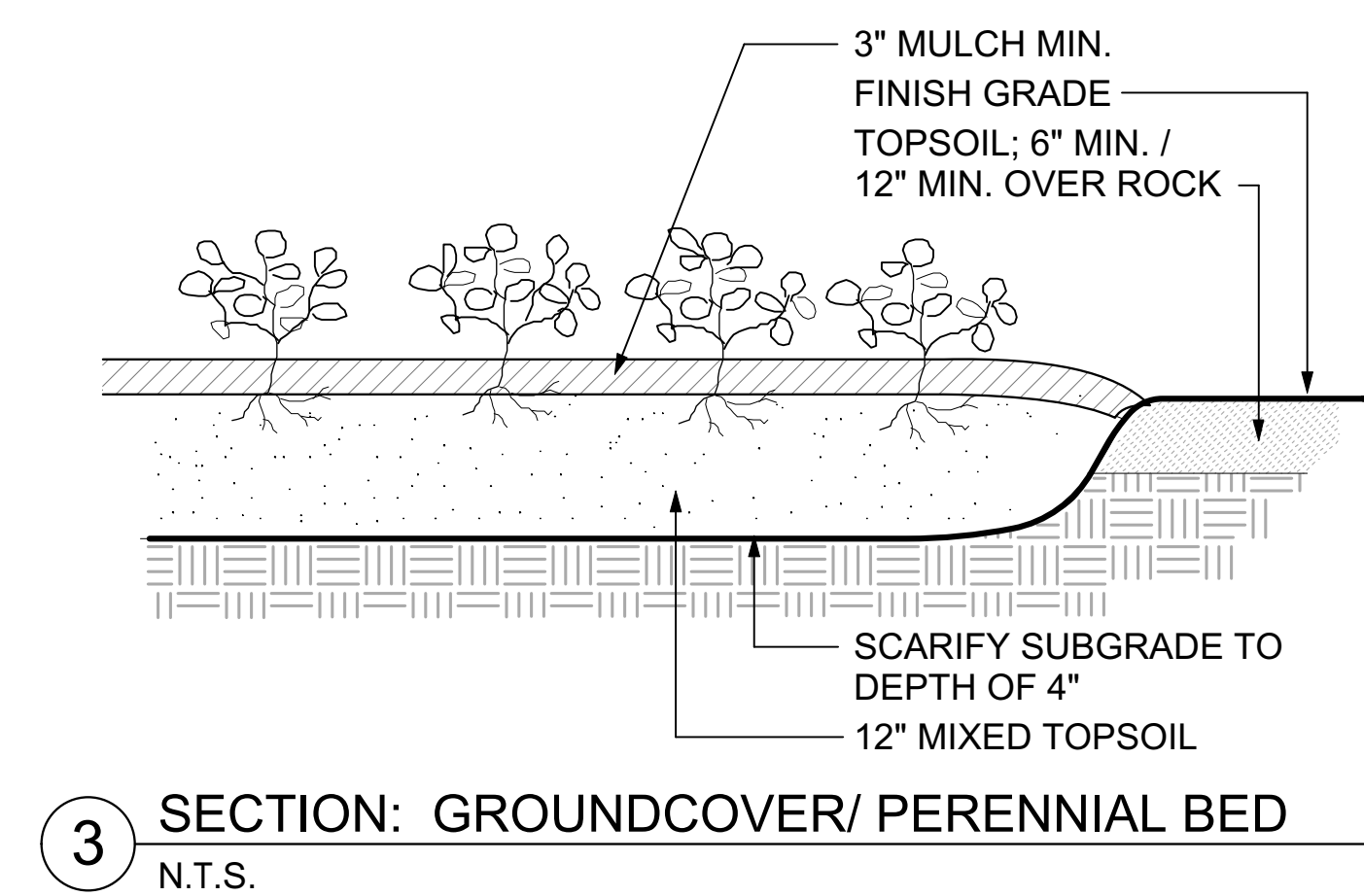
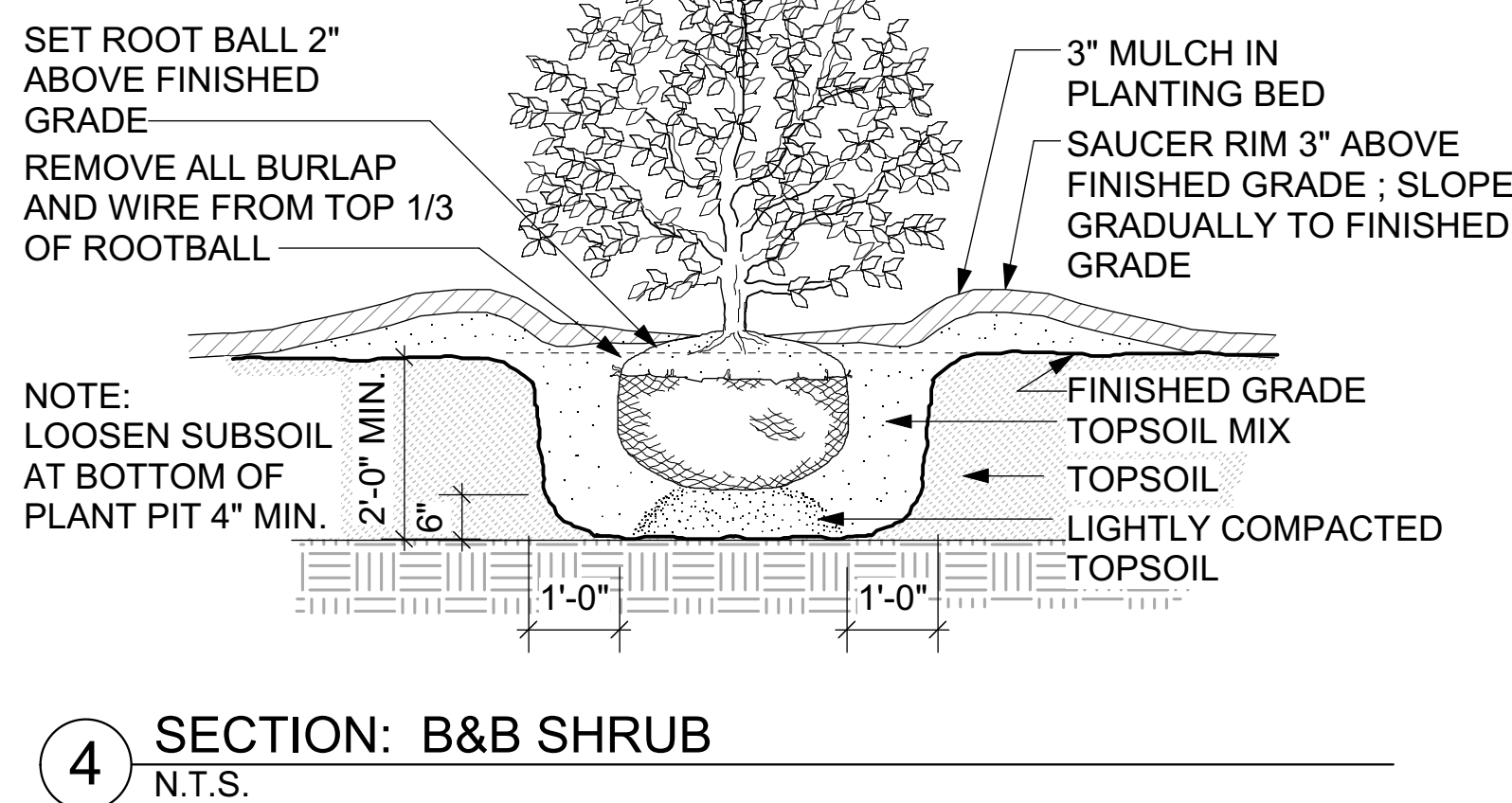
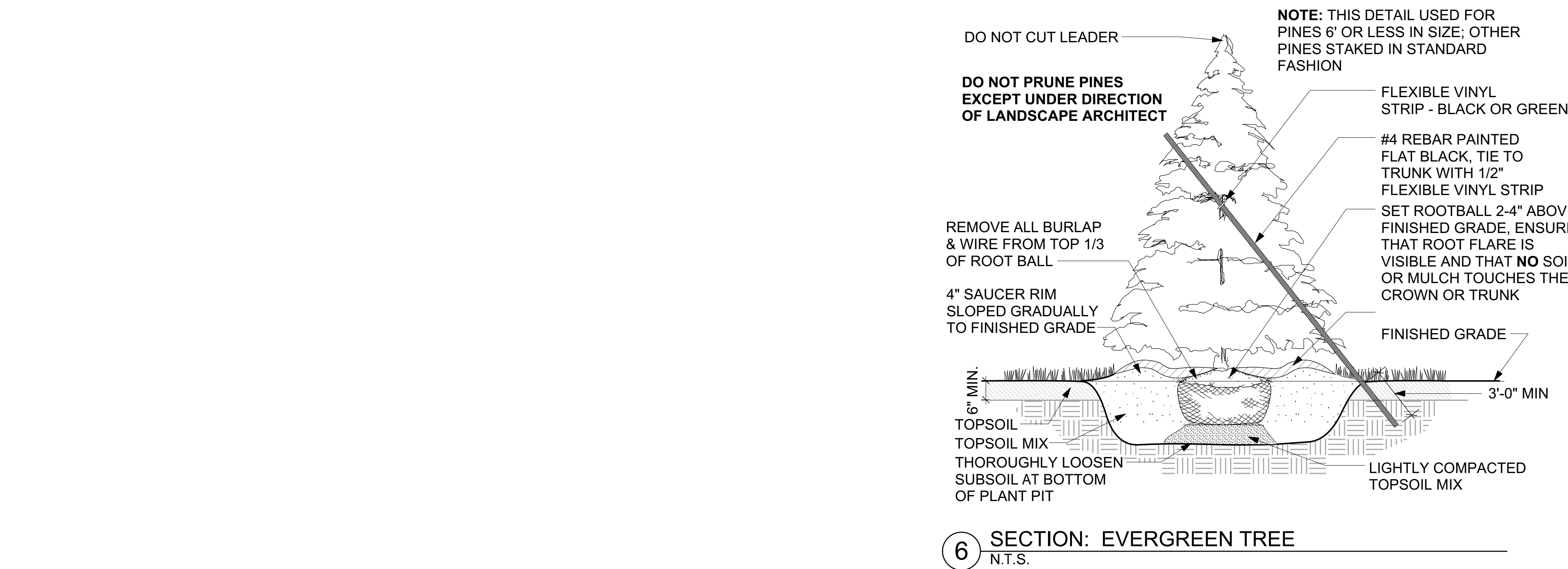
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**LOTS 675,676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)**

725 COOL SPRINGS BOULEVARD

L2.1





MINIMUM BUFFERING/SCREENING REQUIREMENTS:			
HVAC units, cooling and/or mechanical equipment are mounted on the:			
☐ Rooftop			
☐ Ground			
☐ Not Applicable			
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:			
Buffer/Screen Type:	Purpose:		
☐ Foundation Planting	Along primary facade	Screening not required	
☐ Perimeter Planting Strip	Screen VJAs and to create "modules"		
☐ Interior VJA Planting	Create VJA "modules"		
☐ Utility Box Screen	Screen from view		
☐ HVAC Screen	Screen HVAC from view		
☐ Dumpster Screen	Screen dumpster from view		
☐ Loading/Service Area	Buffer the street or residential property		
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use		
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass		
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65		
☐ Street Trees	Spatial Definition/Environmental Mitigation		
☐ Other:			
(Any buffer/screen type not required for the development may be deleted from this chart.)			
AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: _____			
By an Owner Designated Landscape Maintenance Contractor			
ATTENTION OWNER/INSTALLER: This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, restoring, 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 HIGHWOODS COOLSPRINGS			
Owner:	Project Name:	Project Number:	
Landscape Architect:	Will Marth	(615) 255-5218	
Franklin Planning Department:	(615) 791-3212 phone		

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NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods

Hawkins Partners, Inc.
LANDSCAPE ARCHITECTS



RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

COOL SPRINGS EAST SUBDIVISION,
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LANDSCAPE DETAILS

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS:

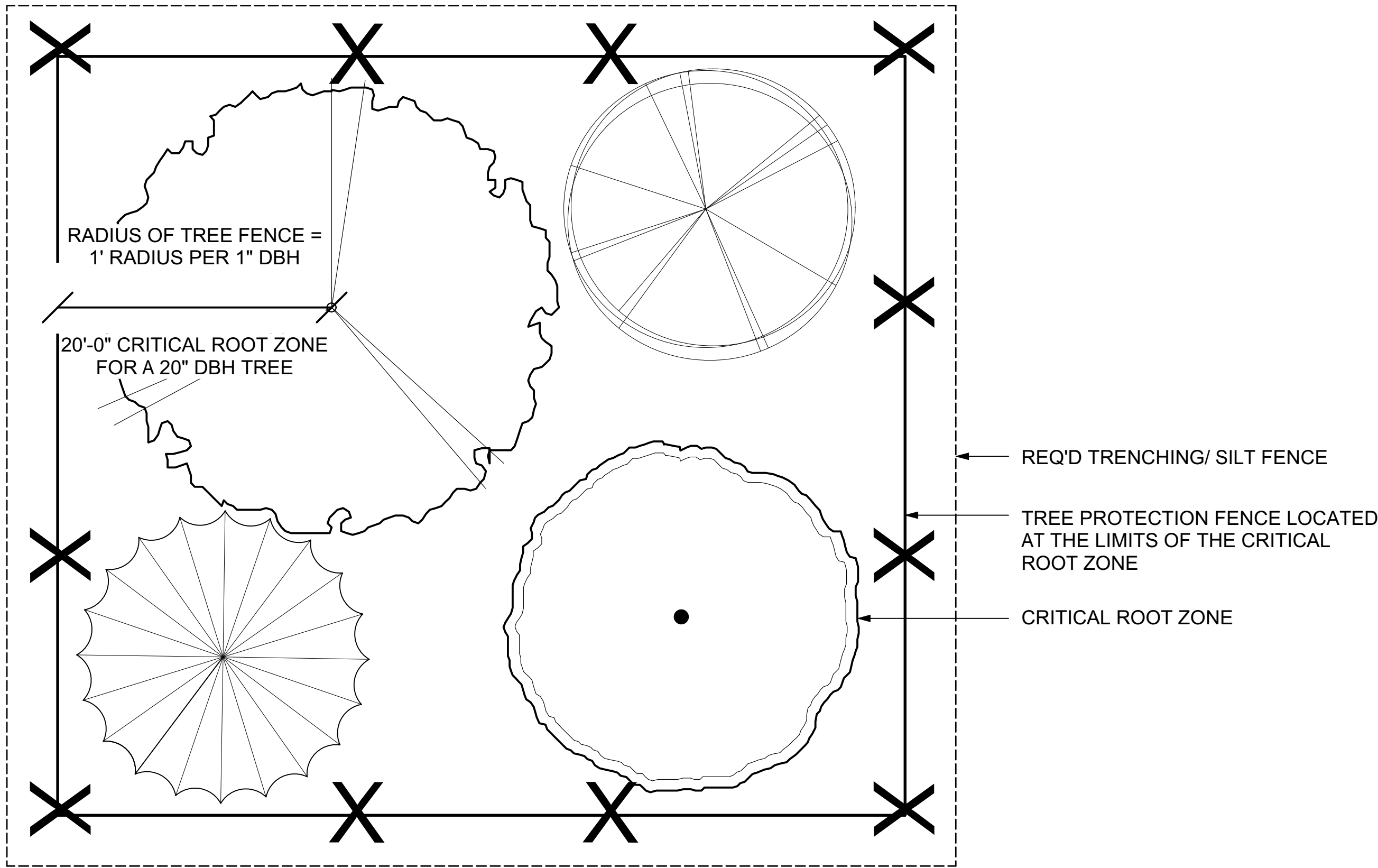
- All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).
- All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
 - Deciduous trees 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;
 - Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper one-third of the tree;
 - One fork is less than two-thirds the diameter of the dominant fork; and
 - The top one-third of the smaller fork is removed at the time of planting;
 - No branch is greater than two-thirds the diameter of the trunk directly above the branch;
 - Several branches are larger in diameter and obviously more dominant;
 - Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
 - Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

CITY OF FRANKLIN LANDSCAPE NOTES:

- 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.
- 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.
- All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
- Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
- Tree topping is not permitted.
- Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
- All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
- Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
- Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
- 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.
- 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.
- All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
- 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.
- Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
- Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.
- The owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the city of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material.
- Municipal code 7-231 does not permit the installation of combustible mulch within 24-inches of buildings of construction types III, IV and V and buildings with combustible exterior sheathing.

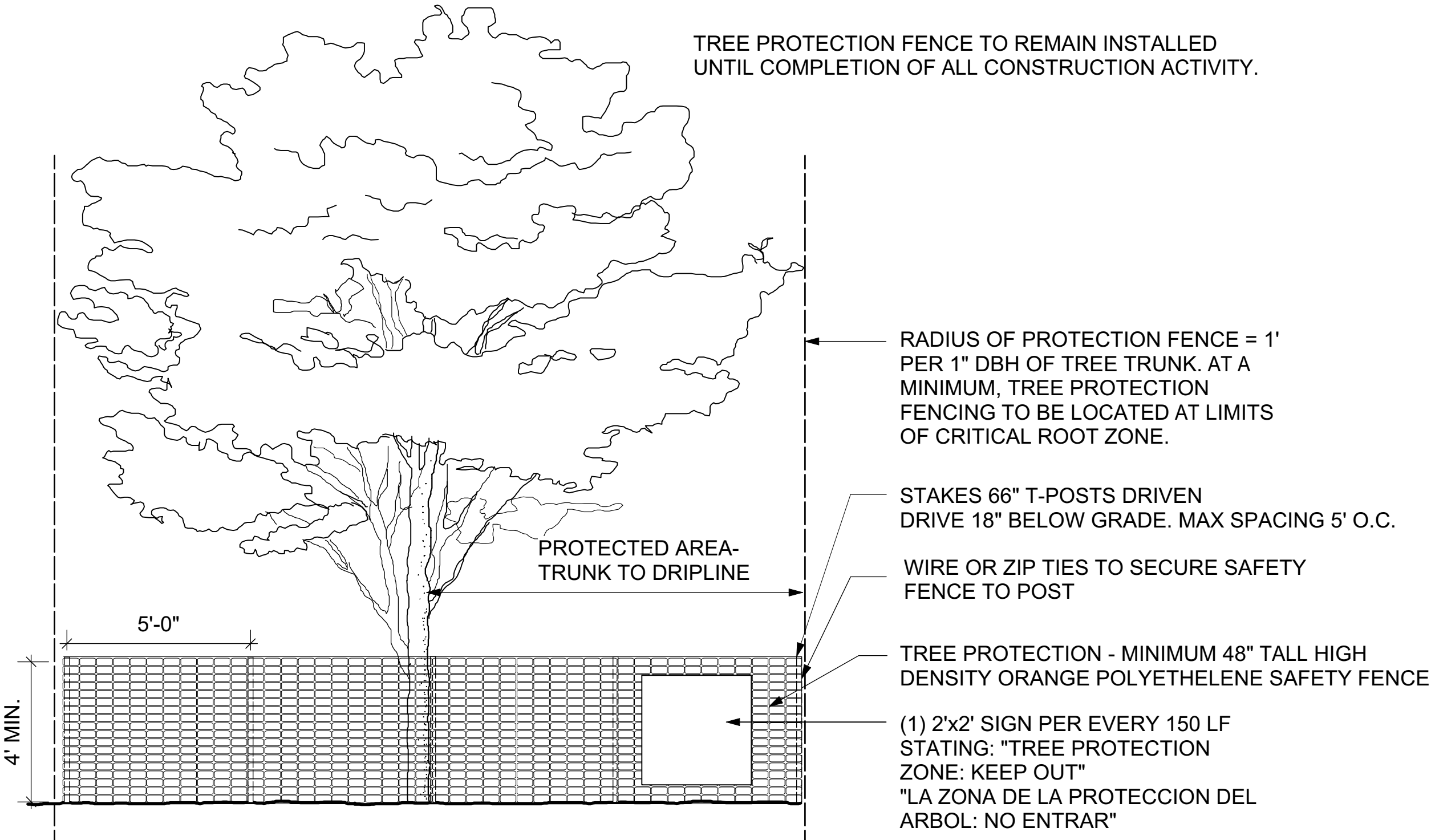
ADDITIONAL LANDSCAPE NOTES

- Refer to all written specifications; adhere to Plans and Specifications for all phases of the Work.
- Verify all utility locations in the field before beginning work. Repair damaged utilities to Owner's satisfaction at no additional cost.
- Verify quantities on plans with plant schedule before pricing work.
- All materials are subject to the approval of the Landscape Architect and Owner at any time.
- Once unloaded from the truck, immediately stand all trees up. Do **NOT** lie the trees down. This will reduce the risk of sunscald.
- Plants shall meet specifications. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. **Main leaders of all trees shall remain intact.**
- Mulch plant pits and planting beds with specified mulch to the depth indicated on the Drawings.
- Prepare all topsoil used in tree and shrub pits, groundcover beds, and bioretention areas in accordance with the specifications.
- Maintain all plant material and lawn until project is accepted in full by the Landscape Architect, unless otherwise specified.
- Guarantee all workmanship and materials for a period of one calendar year.
- Provide min. 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball size for the minimum diameter tree pit.
- If trees are staked, the tree stakes and guys shall be regularly monitored to ensure there are no detrimental effects to the tree. All tree stakes and guys shall be removed no later than one growing season after planting.
- 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.



2 PLAN: TREE PROTECTION FENCE DETAIL
Scale: 1/2" = 1'-0"

****All tree protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.****



1 SECTION: TREE PROTECTION FENCE DETAIL
Scale: 1/2" = 1'-0"

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:

- ☐ Rooftop
- ☐ Ground
- ☒ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VJAs and to create "modules"
☐ Interior VJA Planting	Create VJA "modules"
☐ Utility Box Screen Screen from view	
☐ HVAC Screen	Screen HVAC from view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/Service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

(Any buffer/screen type not required for the development may be deleted from this chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: _____ to be completed by applicant

By an Owner Designated Landscape Maintenance Contractor

ATTENTION OWNER/INSTALLER:

This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, restoring, 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 _____

Owner: _____

Landscape Architect: _____

City of Franklin Planning Department: (615) 791-3212 phone

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

HASTINGS



NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods
PROPERTIES

Hawkins Partners, Inc.
LANDSCAPE ARCHITECTS



RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675,676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT # 8055
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

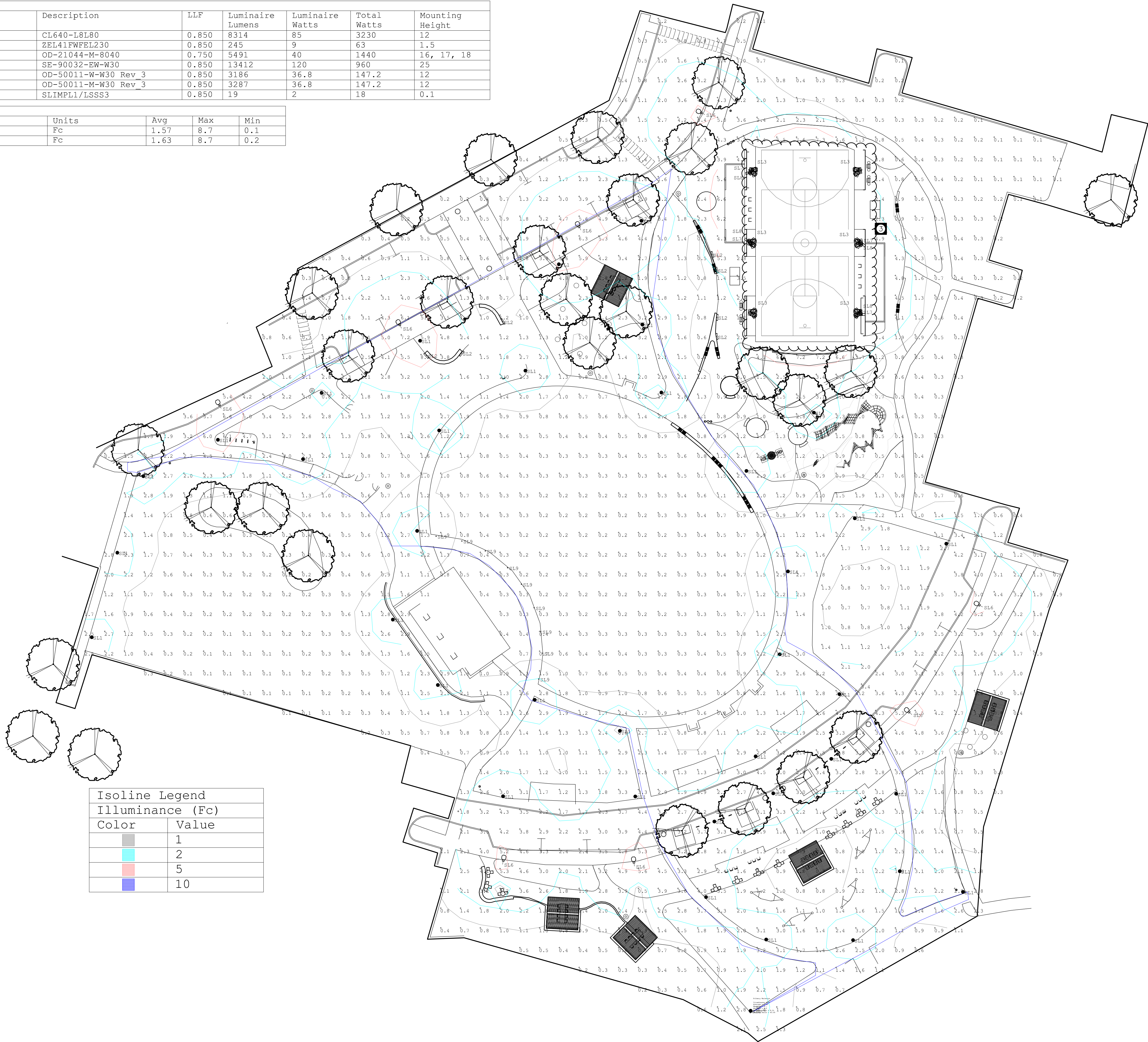
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4	2022-09-26	PER BUILDING REVISIONS
3	2022-08-25	PER CITY COMMENTS
2	2022-08-04	PER CITY COMMENTS
1	2022-06-13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.06.13

LANDSCAPE DETAILS

L2.3

Luminaire Schedule								
Qty	Label	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
38	SL1	LUMINIS LIGHTING	CL640-L8L80	0.850	8314	85	3230	12
7	SL2	TARGETTI LIGHTING	ZEL41FWFEL230	0.850	245	9	63	1.5
36	SL3	LIGMAN LIGHTING	OD-21044-M-8040	0.750	5491	40	1440	16, 17, 18
8	SL6	LIGMAN LIGHTING	SE-90032-EW-W30	0.850	13412	120	960	25
4	SL7	LIGMAN LIGHTING	OD-50011-W-W30 Rev 3	0.850	3186	36.8	147.2	12
4	SL8	LIGMAN LIGHTING	OD-50011-M-W30 Rev 3	0.850	3287	36.8	147.2	12
9	SL9	HUNZA LIGHTING	SLIMPL1/LSSS3	0.850	19	2	18	0.1

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
SITE	Illuminance	Fc	1.57	8.7	0.1
Primary Walkways	Illuminance	Fc	1.63	8.7	0.2



Isoline Legend	
Illuminance (Fc)	
Color	Value
Grey	1
Cyan	2
Red	5
Blue	10

DHS
LIGHTING DESIGN
NASHVILLE, TN - 615.596.3001



HASTINGS

Hastings Architecture, LLC
225 Park Avenue, Suite 100
Nashville, TN 37203
615.329.1399
hastingsarchitecture.com
© 2021

SITE PLAN SET



Nashville - Murfreesboro - Chattanooga
ragansmith.com
RSA PROJECT # 22-0055

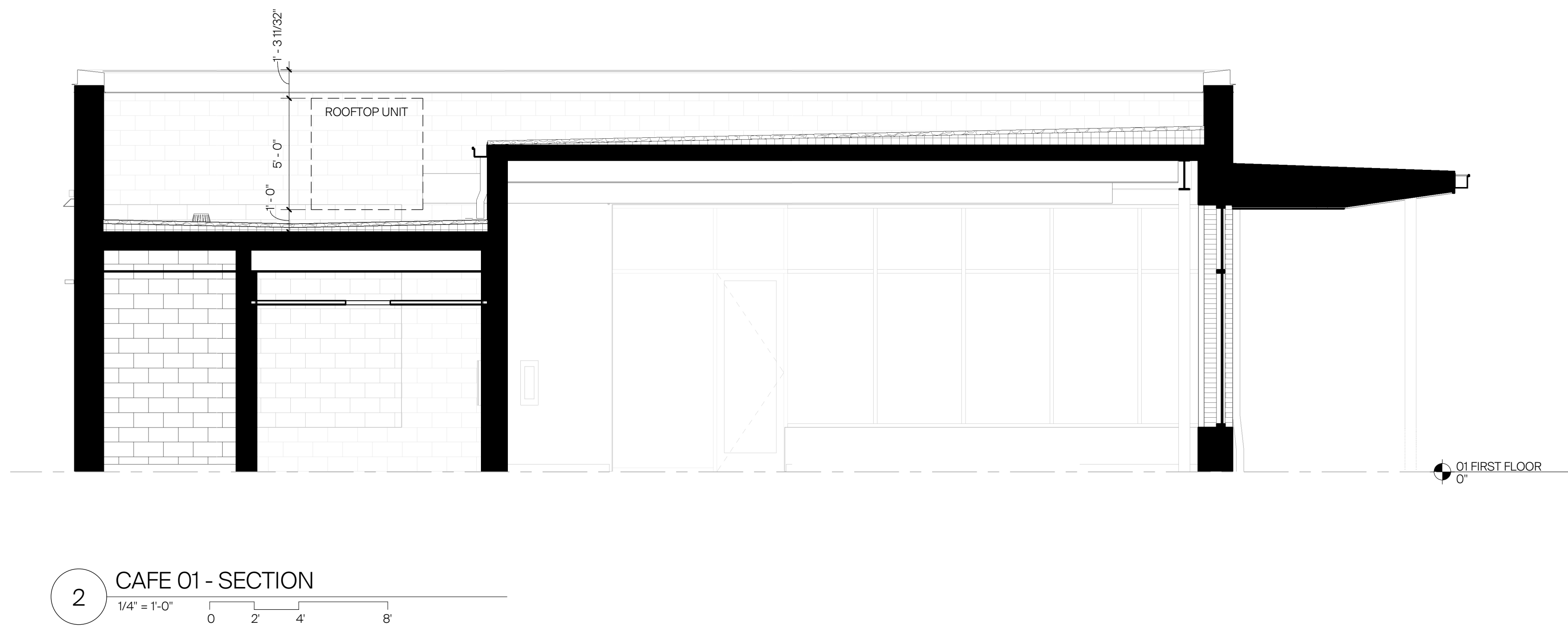
COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION
3 2022.08.25 PER CITY COMMENTS

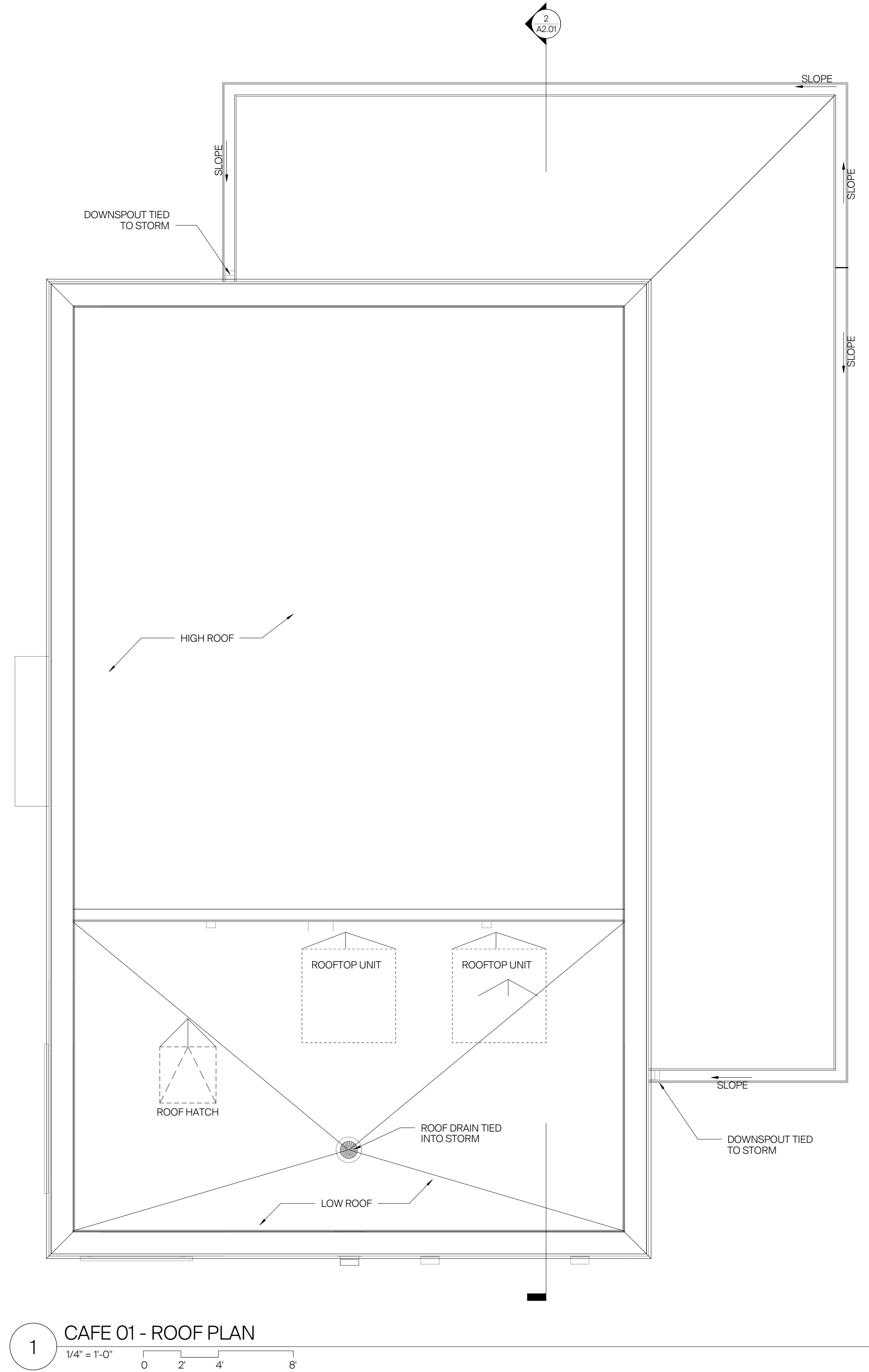
PROJECT # 21009
ISSUE DATE 2022.08.25
PHOTOMETRIC STUDY

SL3.0



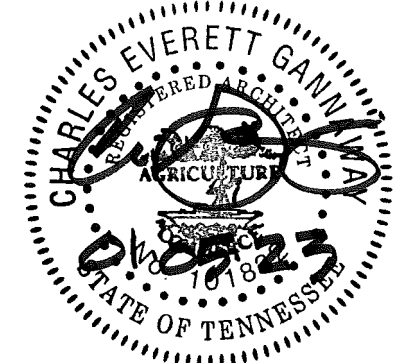
2 CAFE 01 - SECTION

1/4" = 1'-0"



1 CAFE 01 - ROOF PLAN

1/4" = 1'-0"



SITE PLAN SET



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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055

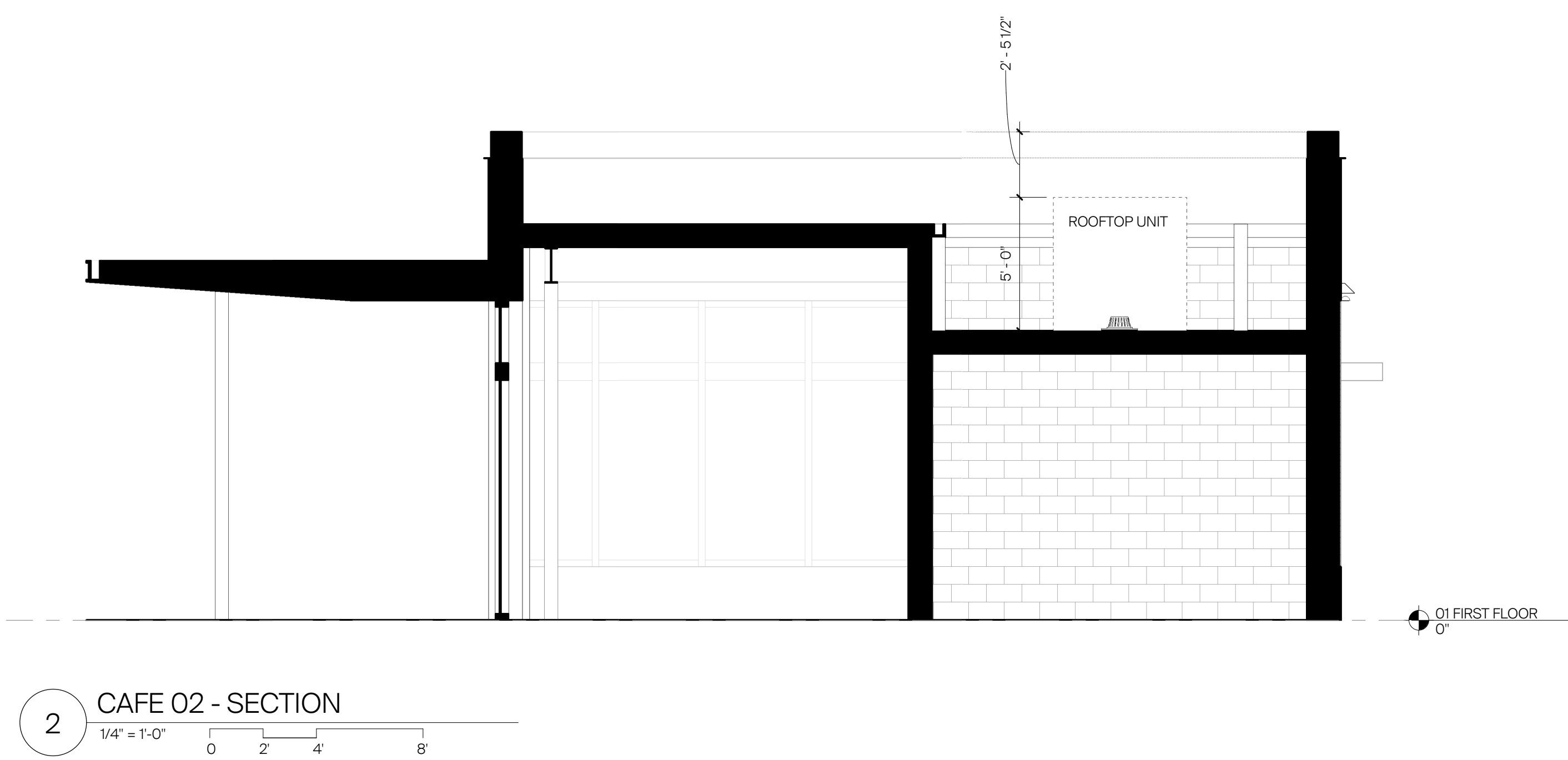
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

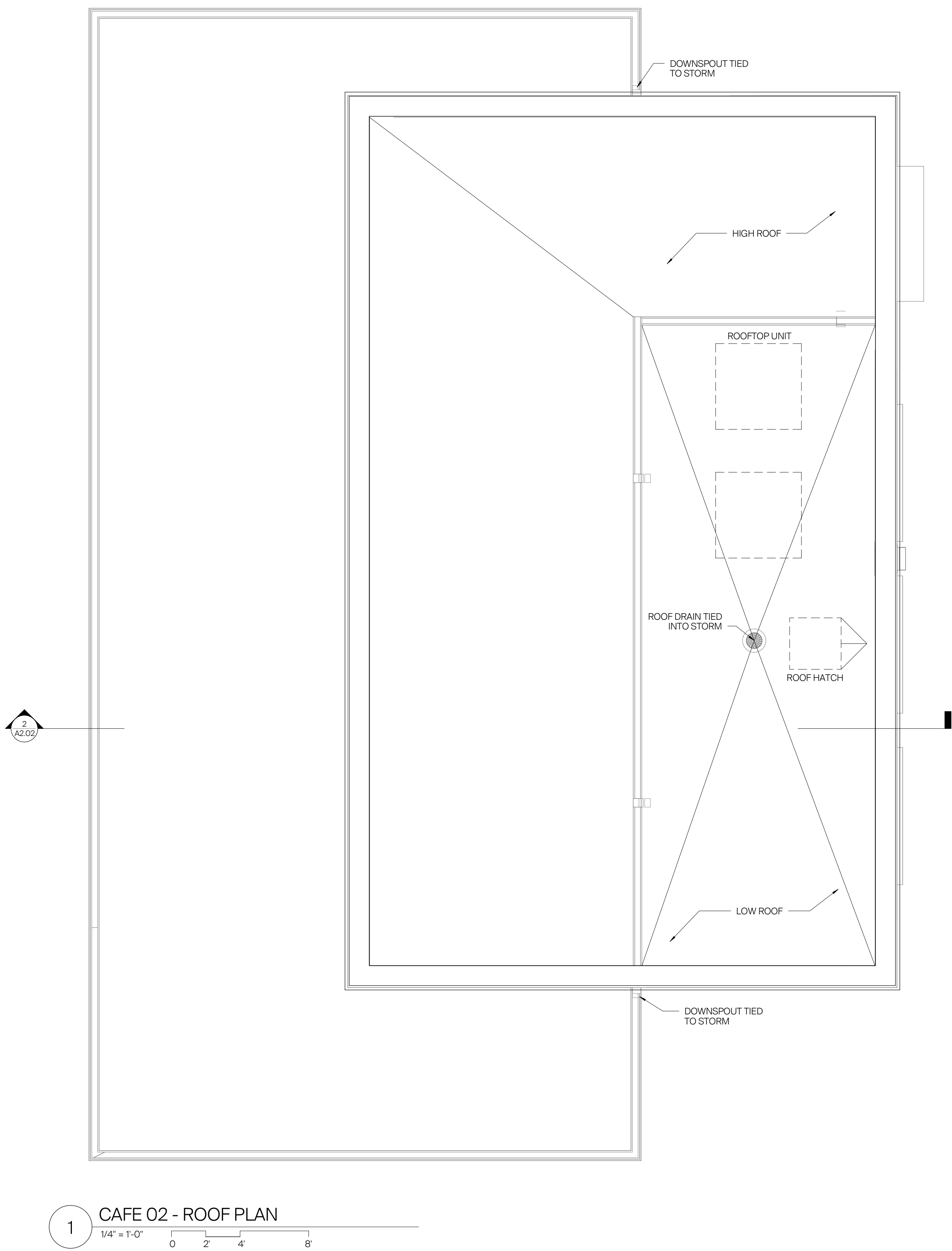
PROJECT # 21009

ISSUE DATE 2023.01.05

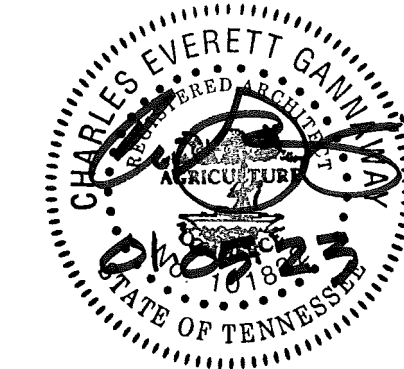
ROOFTOP UNITS -
CAFE 1



2 CAFE 02 - SECTION
1/4" = 1'-0"
0 2 4 8'



1 CAFE 02 - ROOF PLAN
1/4" = 1'-0"
0 2 4 8'



SITE PLAN SET



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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

PROJECT # 21009
ISSUE DATE 2023.01.05

ROOFTOP UNITS -
CAFE 2

A2.02

HASTINGS

Hastings Architecture, LLC
225 Park Avenue Suite 100
Nashville TN 37203
© 2020
hastingsarchitecture.com

EXTERIOR MATERIALS LEGEND

- GL-1 1" INSULATED LOW-E VISION GLASS
- BR-1 BRICK VENEER
- BR-2 BRICK VENEER
- MR-1 GALVANIZED STEEL (PTD TO MATCH MP-1)
- MC-1 PRE-FINISHED ALUMINUM COPING - COLOR TO MATCH MP-1
- MP-1 ALUMINUM COMPOSITE METAL PANEL SYSTEM WITH MATCHING COPING
- WD-1 WOOD

ROOFING MATERIALS LEGEND

- RG-1 CLOSED-FACE PREFINISHED METAL DOWNSPOUT - COLOR TO MATCH MP-1
- SC-1 PREFINISHED METAL GUTTER - COLOR TO MATCH MP-1
- SC-2 PREFINISHED METAL THROUGH-WALL SCUPPER - COLOR TO MATCH MP-1



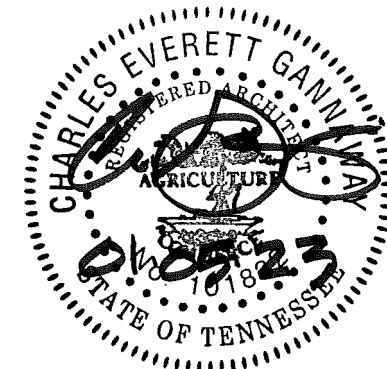
6 CAFE 1 - NORTH WEST CORNER
NTS



5 CAFE 1 - NORTH EAST CORNER
NTS



HASTINGS



SITE PLAN SET

Highwoods

RaganSmith

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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

PROJECT # 21009
ISSUE DATE 2023.01.05

ELEVATIONS / 3D
VIEWS - CAFE 1

A2.11

EXTERIOR MATERIALS LEGEND

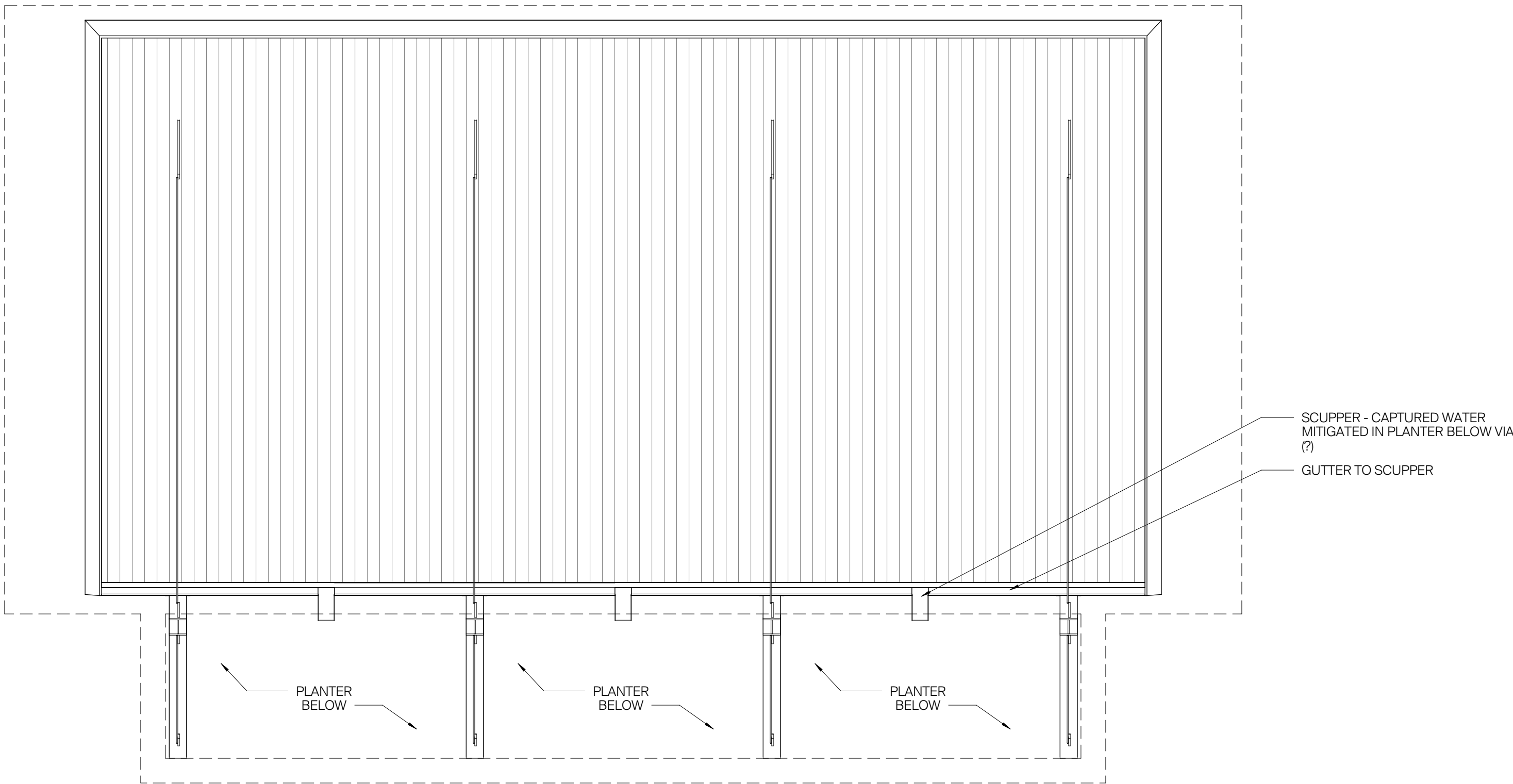
- CC-1 CONCRETE
- RF-1 METAL ROOFING
- WD-1 WOOD DECKING
- MT-1 STEEL CABLE (PAINTED)
- MT-2 GALVANIZED STEEL (PAINTED)
- MP-1 ALUMINUM COMPOSITE METAL
- SC-1 METAL SCUPPER - COLOR TO MATCH MP-1



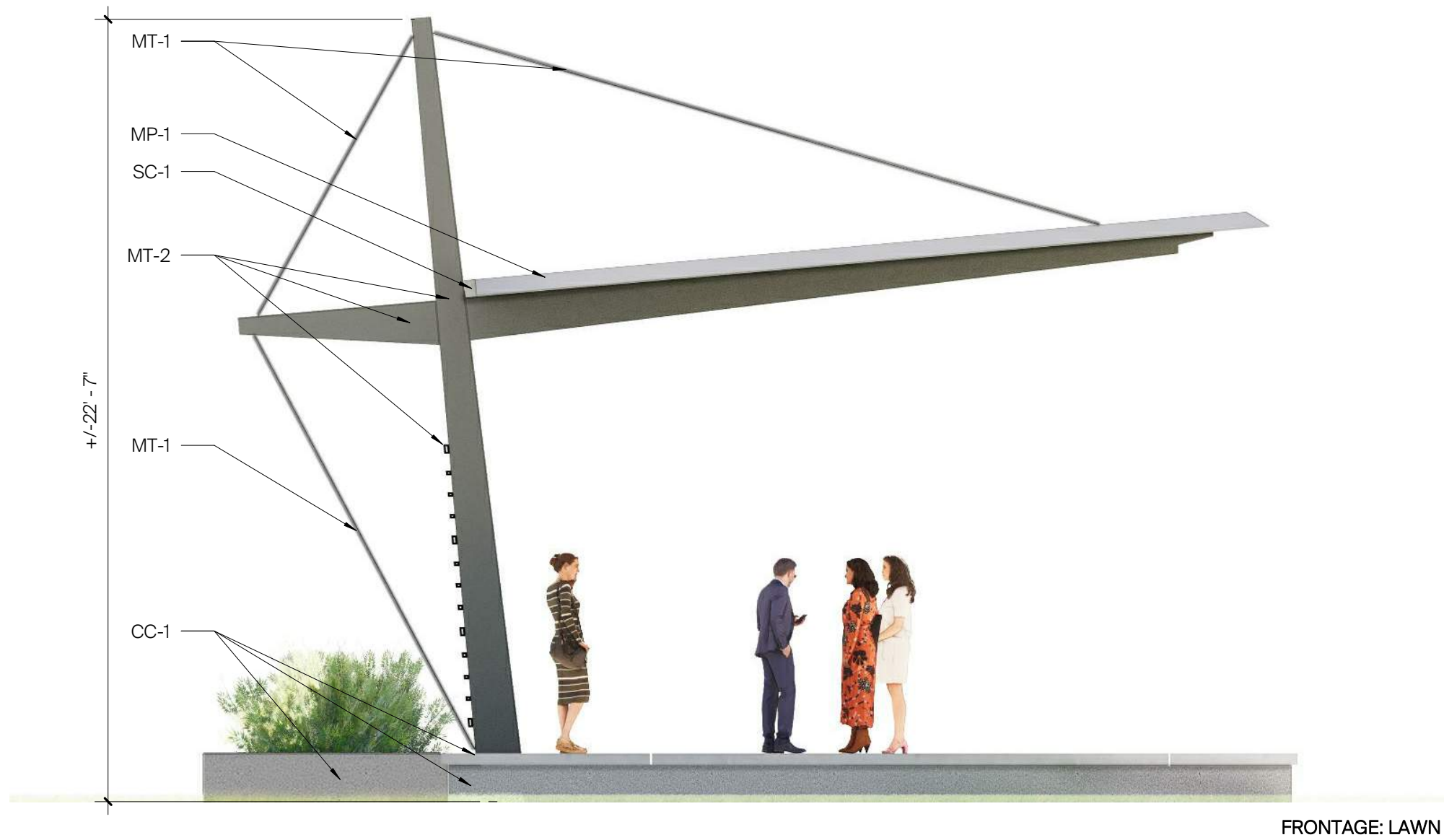
5 SE PERSPECTIVE
NTS



6 FRONT PERSPECTIVE
NTS



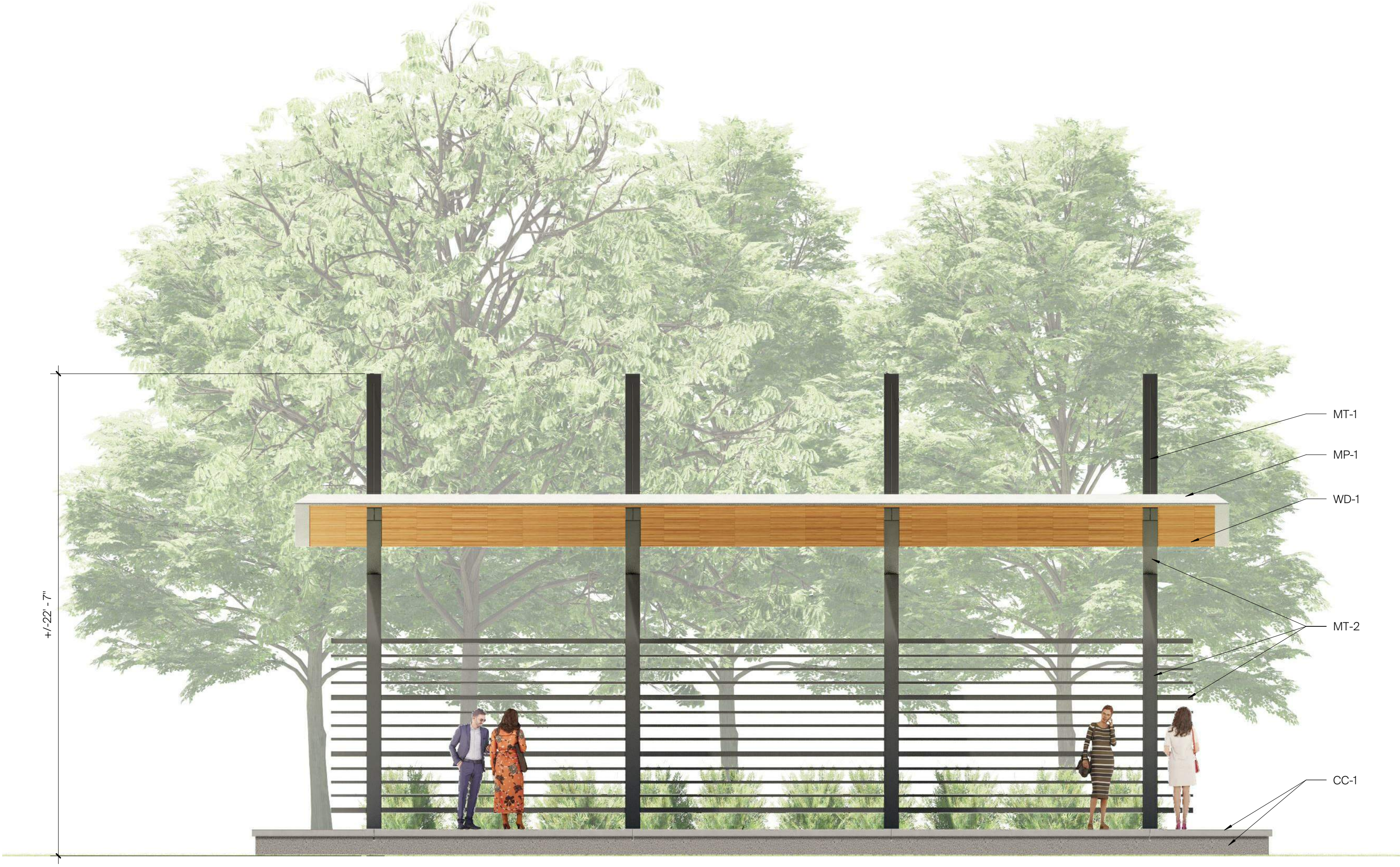
3 PAVILION ROOF PLAN
1/4" = 1'-0"



2 PAVILION SOUTH (SIDE) ELEVATION
1/4" = 1'-0"

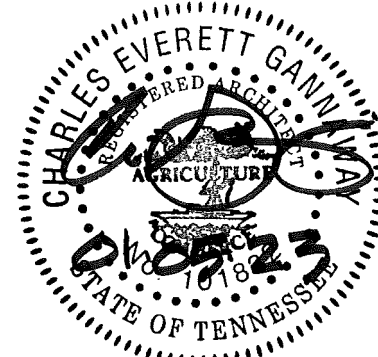


4 PAVILION WEST (BACK) ELEVATION
1/4" = 1'-0"



1 PAVILION EAST (FRONT) ELEVATION
1/4" = 1'-0"

HASTINGS



SITE PLAN SET

Highwoods

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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION		
4	2022.09.26	REVISION
3	2022.08.25	PER CITY COMMENTS
2	2022.08.04	PER CITY COMMENTS
1	2022.06.13	PER CITY COMMENTS

PROJECT # 21009
ISSUE DATE 2023.01.05

ELEVATIONS / 3D
VIEWS - PAVILION

A2.12

EXTERIOR MATERIALS LEGEND

- GL-1 1" INSULATED LOW-E VISION GLASS
- BR-1 BRICK VENEER
- BR-2 BRICK VENEER
- MR-1 GALVANIZED STEEL (PTD TO MATCH MP-1)
- MC-1 PRE-FINISHED ALUMINUM COPING - COLOR TO MATCH MP-1
- MP-1 ALUMINUM COMPOSITE METAL PANEL SYSTEM WITH MATCHING COPING
- WD-1 WOOD

ROOFING MATERIALS LEGEND

- RG-1 CLOSED-FACE PREFINISHED METAL DOWNSPOUT - COLOR TO MATCH MP-1
- SC-1 PREFINISHED METAL GUTTER - COLOR TO MATCH MP-1
- SC-2 PREFINISHED METAL THROUGH-WALL SCUPPER - COLOR TO MATCH MP-1



6 CAFE 2 - SOUTH EAST CORNER
NTS



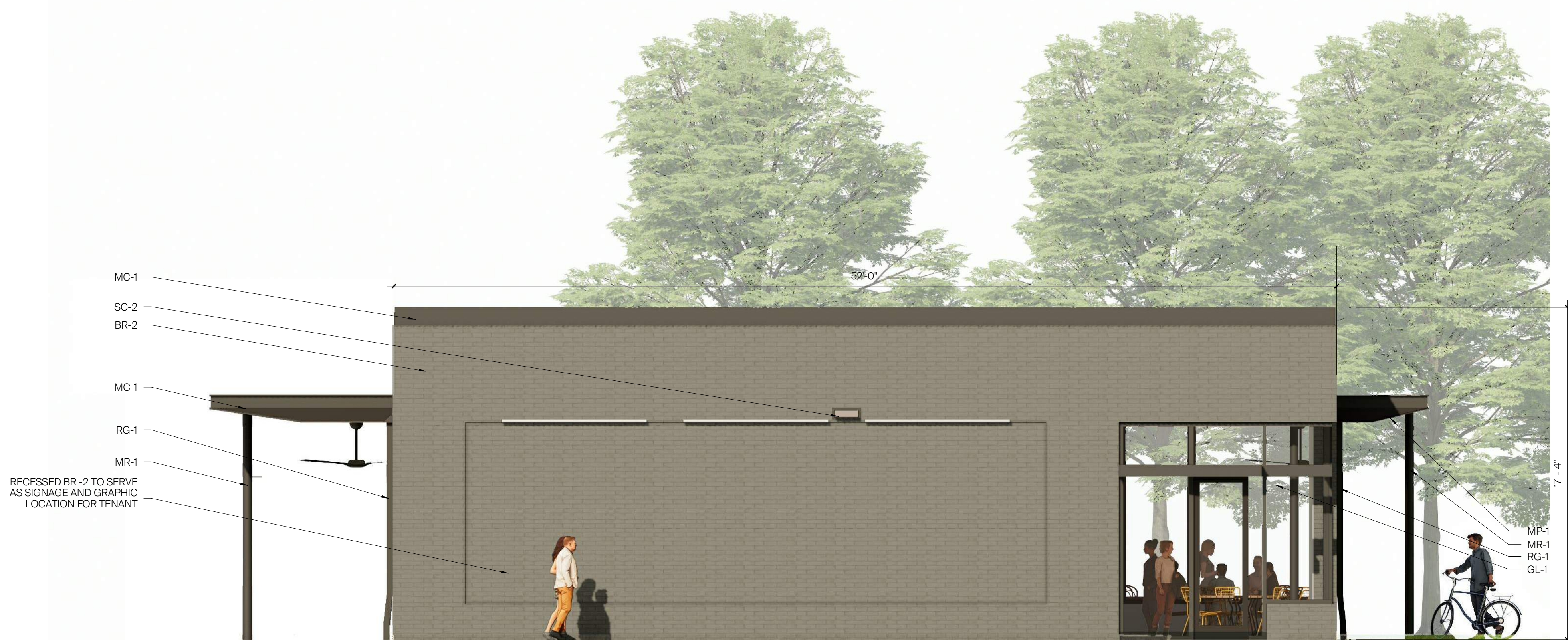
5 CAFE 2 - NORTH WEST CORNER
NTS



4 CAFE 2 - SOUTH ELEVATION
1/4" = 1'-0"

PRIMARY MATERIAL -
BR-1 (BRICK) : 65%
GLAZING -
GL-1 (GLASS) : 26%
ACCENT MATERIALS -
MC-1 (METAL COPING) : 5%
SC-1 (METAL GUTTER) : 2%
WD-1 (WOOD) : 2%

FRONTAGE: LAWN



2 CAFE 2 - WEST ELEVATION
1/4" = 1'-0"

PRIMARY MATERIAL -
BR-1 (BRICK) : 73%
GLAZING -
GL-1 (GLASS) : 15%
ACCENT MATERIALS -
MC-1 (METAL COPING) : 5%
SC-1 (METAL GUTTER) : 1%
MP-1 (METAL PANEL) : 1%

FRONTAGE: INTERNAL DRIVE (PEDESTRIAN)



3 CAFE 2 - NORTH ELEVATION
1/4" = 1'-0"

PRIMARY MATERIAL -
BR-1 (BRICK) : 48%
GLAZING -
GL-1 (GLASS) : 40%
ACCENT MATERIALS -
MC-1 (METAL COPING) : 5%
SC-1 (METAL GUTTER) : 4%
WD-1 (WOOD) : 3%

FRONTAGE: LAWN

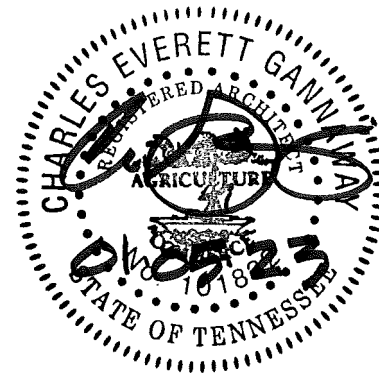


1 CAFE 2 - EAST ELEVATION
1/4" = 1'-0"

PRIMARY MATERIAL -
BR-1 (BRICK) : 35%
GLAZING -
GL-1 (GLASS) : 49%
ACCENT MATERIALS -
MC-1 (METAL COPING) : 5%
SC-1 (METAL GUTTER) : 1%
WD-1 (WOOD) : 1%

FRONTAGE: LAWN

HASTINGS



SITE PLAN SET

Highwoods

RaganSmith

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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 28, REVISION 2
LOTS 675, 676 & 692
(UNIFIED SITE PLAN OPEN SPACE REVISIONS)
COF PROJECT #8055
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

PROJECT # 21009
ISSUE DATE 2023.01.05

ELEVATIONS / 3D
VIEWS - CAFE 2

A2.13



File #: 21-04186

DATE: January 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 6, Creating 3 Lots On 10.22 Acres, Located East Of Aspen Grove Drive And South Of Spring Creek Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8046
Applicant: Sam Billingsley, Kimley-Horn
Owner: NR McEwen Property Owner, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to subdivide Lot 306 of Section 3 of the McEwen Place PUD Subdivision into three additional lots. The subject property consists of 10.22 acres and is zoned Planned District (PD). The most recent site plan for this section received administrative approval in December 2022 and is currently submitted for final approval at one stop.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 6. The conditions are attached to this staff report.

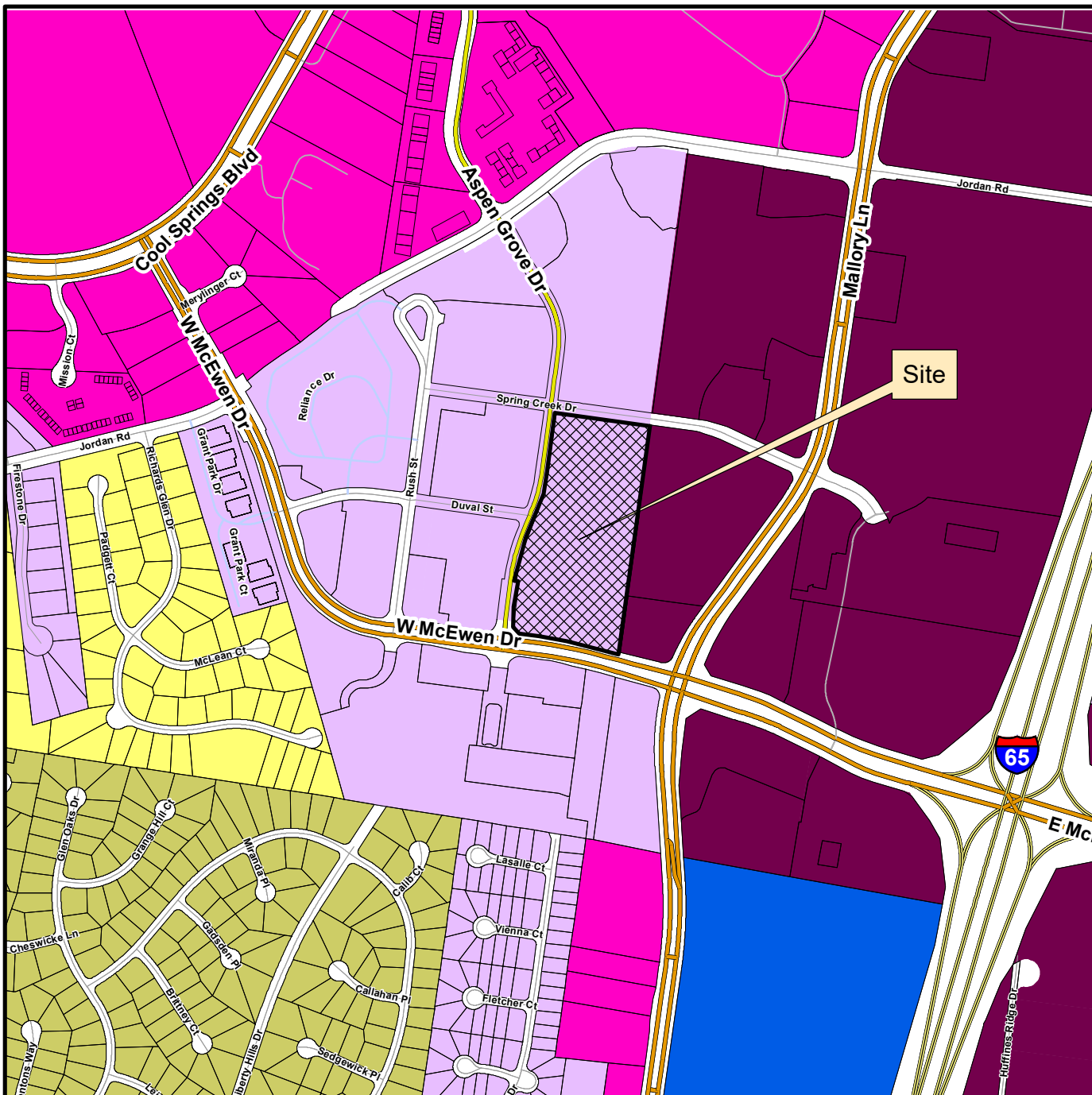
**MCEWEN PLACE PUD SUBDIVISION, FINAL PLAT,
SECTION 3, REVISION 6
FINAL PLAT**

Project Information

Existing Zoning: PD Planned District
Overlay Districts: None
Site Acreage: 10.22 acres
Proposed Nonresidential Square Footage:
291,689 SF

Legend

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



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



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 17 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. C. Final Plat

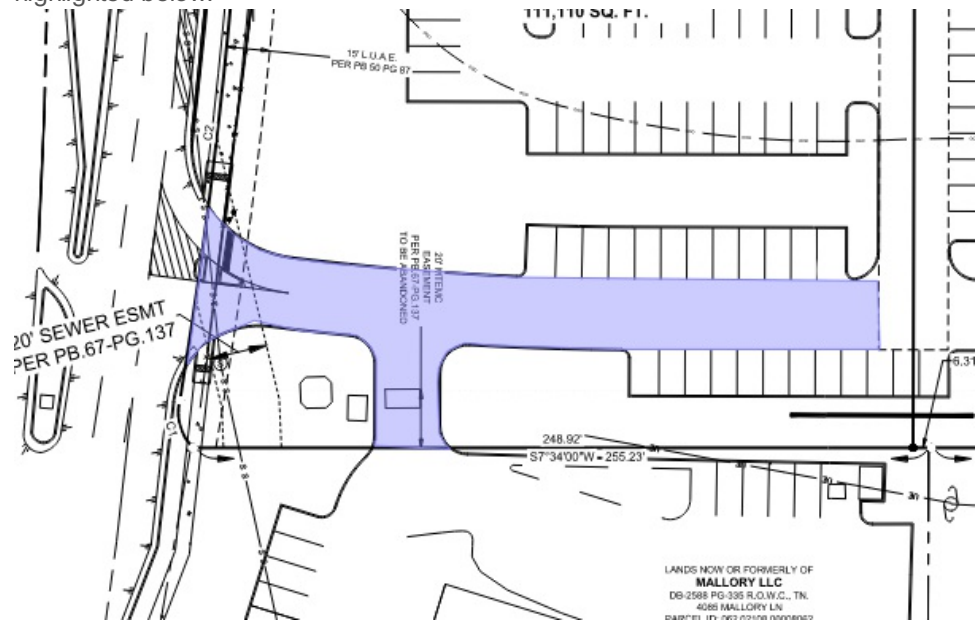
lance.fittro@franklin.tn.gov Applicant shall ensure that any changes to Site Plan COF #7994, which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat along with constructed improvements and associated easements from Site Plan COF #6941. The Plat shall match the Site Plan(s).

12. C. Final Plat

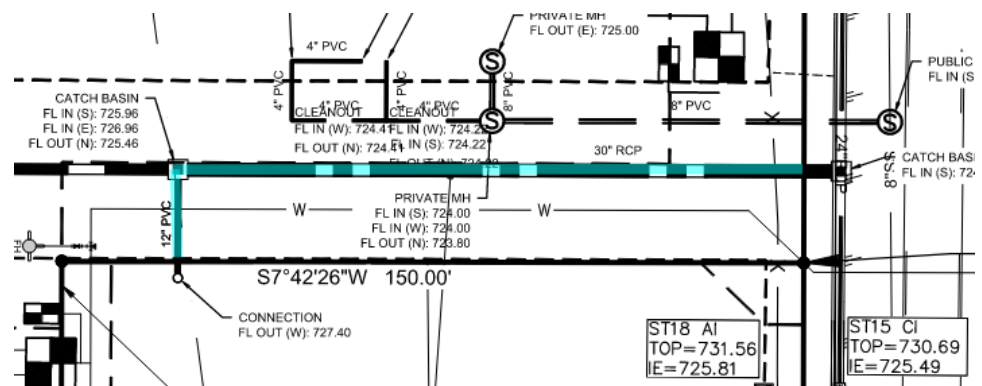
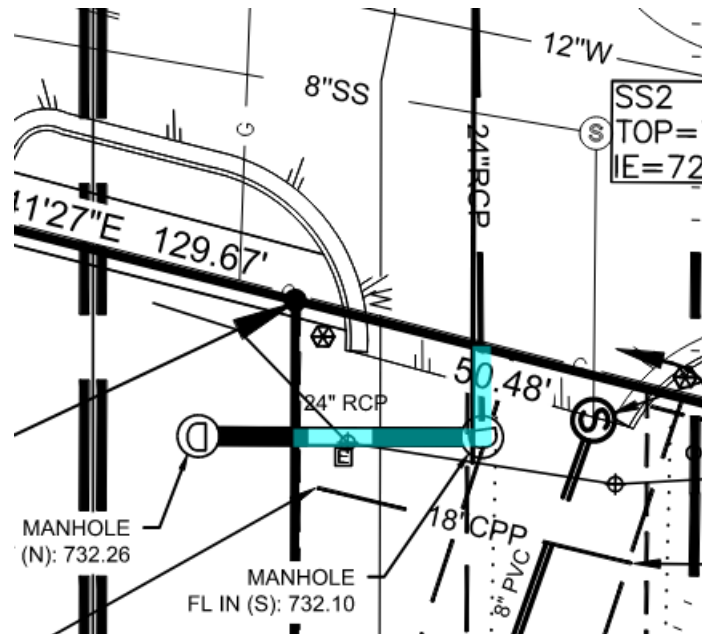
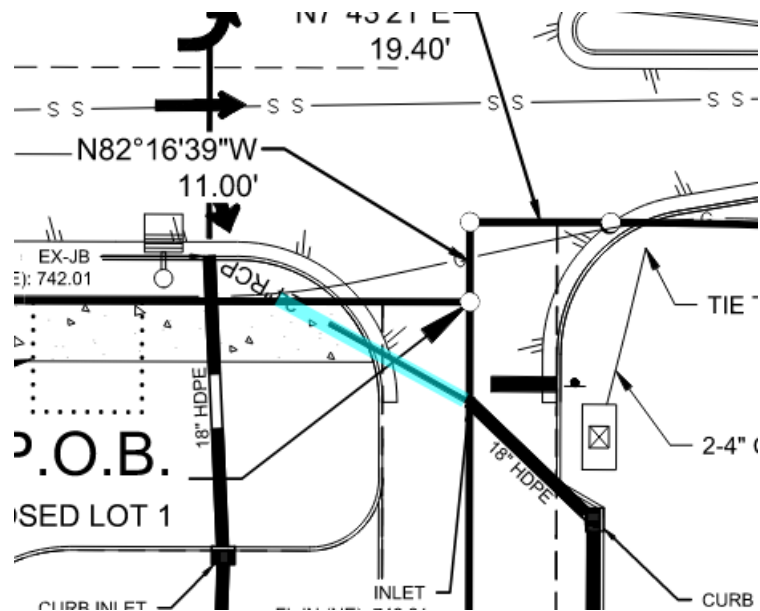
lance.fittro@franklin.tn.gov For all existing easements which were created with the previous plat(s) or by separate instrument, the Applicant shall provide references (recorded book and page number) for their creation on the plat. This is inclusive of existing easements which are indicated to be abandoned with this plat. Only those easements which are being newly-dedicated with this plat should be shown absent such references.

13. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall extend cross-access easements to the right-in right-out access location from W McEwen Drive and to the adjacent property to the east, approximately as highlighted below.



as well as extending cross-access easement through the public access easement for the sidewalk along Spring Street:



25. C. Final Plat

lance.fittro@franklin.tn.gov Applicant to add a MTEM Certificate of Approval block, per the example below:

MTEM Certificate of Approval for Electric Service

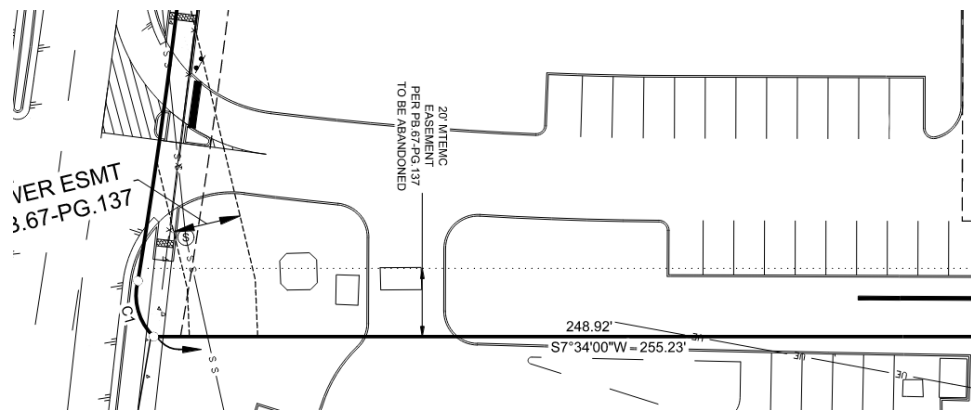
Middle Tennessee Electric Membership Corporation (MTEM) will provide electric service to the subject property according to normal operating practices of MTEM as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEM, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEM website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEM's Requirements have been met and approved in writing by an authorized representative of MTEM. Any approval is, at all times, contingent upon continuing compliance with MTEM's Requirements.

Middle Tennessee Electric Membership Corporation

Date

26. C. Final Plat

lance.fittro@franklin.tn.gov In addition to adding the MTEM Certificate of Approval block to the plat, the Applicant shall verify MTEM approval for abandonment of the existing 20' easement along the eastern property boundary. It appears that at least some portion of the easement will still be required for the existing MTEM infrastructure:



FIRE--Planning--DRT

General Issues

4. Utilities

curt.edelmann@franklin.tn.gov The plat must also show the size of the water lines (Reference #45 on the final plat checklist).

General Issue

General Issues

23. MVUD

kyork@mvud.org

Signature block for water should state:

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the following water system outlined or indicated on the final subdivision plat entitled "XXXX XXXX XXXXX XXX" has been

1. installed in accordance with current local and/or state government requirements or
2. a surety bond in the amount of \$_____ has been posted with Mallory Valley Utility District to assure completion of all required Improvements in case of default.

DATE

MALLORY VALLEY UTILITY DISTRICT
KAREN YORK, DIRECTOR OF DEVELOPMENT

24. MVUD

kyork@mvud.org

All water lines, meters, public hydrants, and other water features not yet in service need to be marked as proposed or removed.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov

Any unposted sureties associated with this development from site plan:

[COF #7994 \(McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 306 \(Block E\)\)](#)

shall be transferred to this final plat as a condition of approval.

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

Planning

General Issues

6. New Lot Numbers

joseph.bryan@franklin.tn.gov

Applicant shall continue the number cycle already established with Section 3 and number the lots as 309, 310, and 311.

27. Development standards

joseph.bryan@franklin.tn.gov

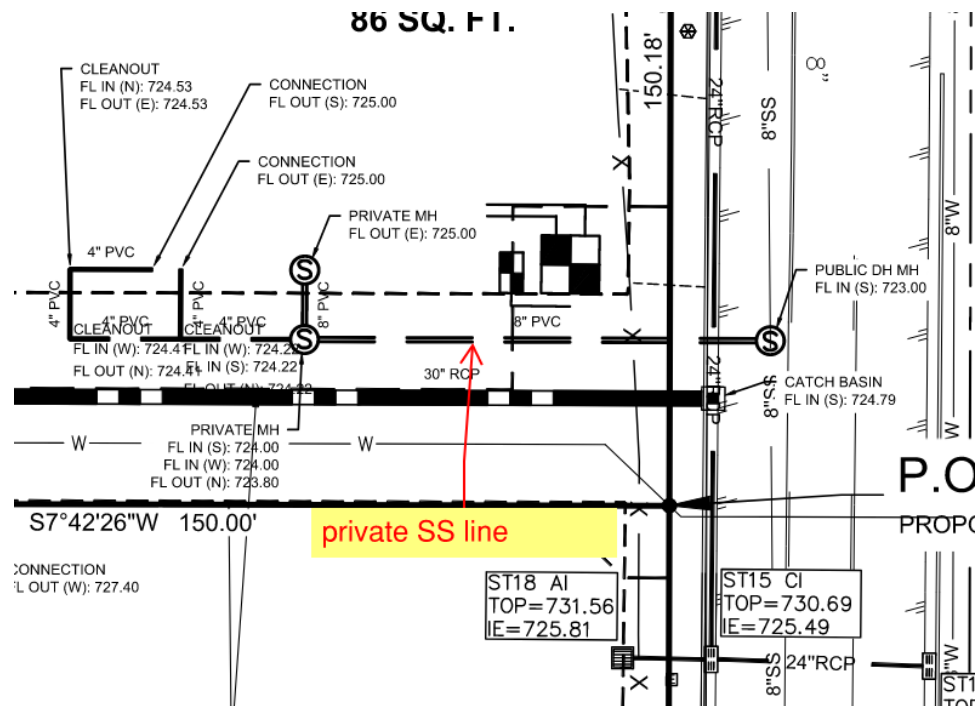
Remove reference to development standards in the site data chart as they no longer apply.

Water/Sewer

General Issues

7. Existing sewer

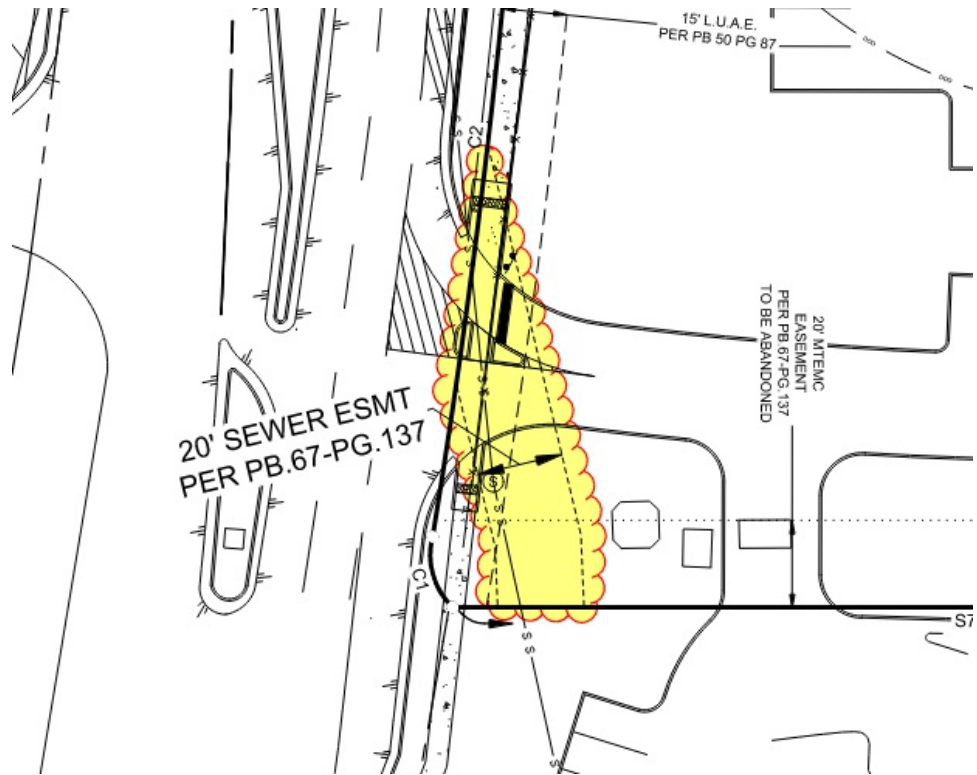
ben.mcneil@franklinton.gov The applicant shall add label for private sanitary sewer line below.



8. Sanitary sewer

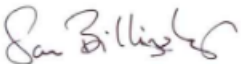
ben.mcneil@franklinton.gov The applicant shall provide sanitary sewer easement for service to lot 1. lot 2 has the main line shown, but there is not a sanitary sewer easement for the extension of service to lot 1.

The applicant has shown the sanitary sewer for the location below. With this plat, the sanitary sewer easement must be adjusted to be centered over the existing utilities. The applicant shall revise.



22. Signature block

ben.mcneil@franklin.tn.gov The applicant shall revise the signature block for water to be Mallory Valley utility district.

	
SAM BILLINGSLEY TN. REG. NO. 2652	Jan. 5, 2023 DATE
CERTIFICATE OF APPROVAL FOR WATER SYSTEM	
I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED RESUBDIVISION OF LOT 306 MCEWEN PLACE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	
SUPT., WATER AND SEWER FRANKLIN, TENNESSEE	DATE
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	
I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED AT RESUBDIVISION OF LOT 306 MCEWEN PLACE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS.	

FILED 1/5/2023 2:54 PM Copyright © 2023 Bentley, Inc. All Rights Reserved

1. COMPOSITE SURVEY COMPILED FROM:

8. SIDEWALKS & TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
10. 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.
11. 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.

3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 47187C0204F, FOR CITY OF FRANKLIN, TENNESSEE, DATED SEPTEMBER 29, 2006 & MAP NO. 47187C0212F, FOR CITY OF FRANKLIN, TENNESSEE, DATED SEPTEMBER 29, 2006 THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

12. 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.
13. 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 OF 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 WITHOUT THE EASEMENT OWNER BEING 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 COMMINGLED WITH OTHER LOTS AND 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.
14. CROSS ACCESS EASEMENTS SHALL PROHIBIT PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR OR PEDESTRIAN TRAFFIC AND CROSSING 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.

4. TOTAL AREA 444,193 S.F. OR 10.22 ACRES±

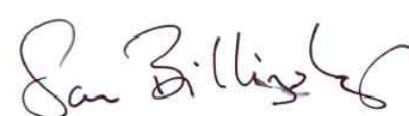
15. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
16. LOT 306 SHALL HAVE DIRECT ACCESS FROM WEST MCEWEN DRIVE SOLELY AT THE LOCATION HEREON. NO ADDITIONAL VEHICULAR ACCESS FROM WEST MCEWEN DRIVE SHALL BE PERMITTED.
17. ALL PUBLIC INFRASTRUCTURE SHOWN ON PROPOSED LOTS 1, 2, & 3 ARE SHOWN BASED ON PROPOSED DESIGN PLANS ONLY AND HAVE NOT BEEN INSTALLED.

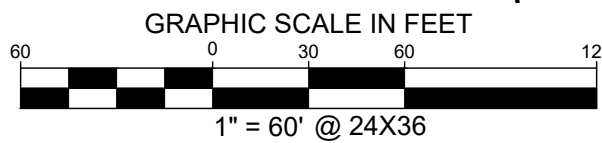
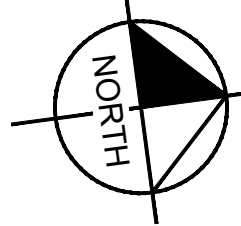
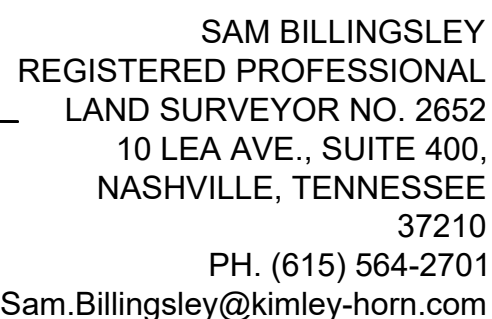
SITE DATA TABLE	
PROJECT NAME:	LOT 306 (BLOCK E)
COF PROJECT #:	8046 (PLAT), 7994 (SITEPLAN)
SUBDIVISION:	MCEWEN PLACE P.U.D. SUBDIVISION -- SECTION
3	
MAP #:	62
PARCEL #:	022.23
LOT NUMBER:	306
ADDRESS:	4020 & 4044 ASPEN GROVE DR
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	PD, PLANNED DEVELOPMENT
CHARACTER AREA OVERLAY:	MCO-
OTHER APPLICABLE OVERLAYS:	HTO -- HEIGHT OVERLAY DISTRICT
OWNER:	NR MCEWEN PROP OWNER, LLC
ADDRESS:	575 FIFTH AVE, 23RD FLOOR
	NEW YORK, NY 10017
PHONE:	615-550-5583
FAX:	615-550-5576
EMAIL:	ABALLASH@ROYLE.COM
CONTACT NAME:	ADAM BALLASH

NR MCEWEN PROPERTY OWNER, LLC. _____ DATE _____

The map illustrates the McEwen Place Subdivision. Key features include:

- Streets:** Jordan Rd, W. McEwen Dr, Mallory Ln, and I-65.
- Subdivision:** McEwen Place Subdivision.
- Site:** A specific area within the subdivision is outlined and labeled 'SITE'.
- North Arrow:** Located in the bottom right corner, pointing towards the top of the page.

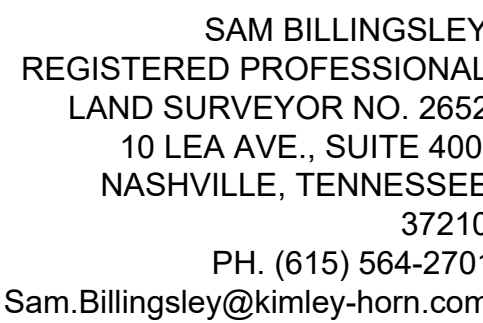
CERTIFICATE OF SUBDIVISION NAME & STREET NAMES SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS. CITY OF FRANKLIN _____ DATE _____ WILLIAMSON COUNTY DEPT. OF EMERGENCY COMMUNICATIONS _____ DATE _____	CERTIFICATE OF APPROVAL FOR WATER SYSTEM I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED RESUBDIVISION OF LOT 306 MCEWEN PLACE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. SUPT., WATER AND SEWER _____ DATE _____ FRANKLIN, TENNESSEE
CERTIFICATE OF APPROVAL FOR SEWER SYSTEM I HEREBY CERTIFY THAT: (1) THE FOLLOWING SEWER SYSTEMS DESIGNATED AT RESUBDIVISION OF LOT 306 MCEWEN PLACE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS. SUPT., WATER AND SEWER _____ DATE _____ FRANKLIN, TENNESSEE	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED AT RESUBDIVISION OF LOT 306 MCEWEN PLACE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS. SUPT., STREETS _____ DATE _____ FRANKLIN, TENNESSEE
CERTIFICATE OF SURVEY I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. COMPOSITE SURVEY DATES AS NOTED.  _____ JAN. 5, 2023 SAM BILLINGSLEY TN. REG. NO. 2652 _____ DATE _____	CERTIFICATE OF APPROVAL FOR RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____ 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY. SECRETARY FRANKLIN MUNICIPAL _____ DATE _____ PLANNING COMMISSION



FINAL PLAT
MCEWEN PLACE PUD SUBDIVISION, FINAL
PLAT, SECTION 3, REVISION 6, LOT 306
TOTAL AREA 444,193 S.F. OR 10.22 ACRES±
400, 4020, & 4044 W. MCEWEN DR., BOUNDED
BY ASPEN GROVE DR. & SPRING CREEK DR.
CITY OF FRANKLIN, WILLIAMSON COUNTY,
TENNESSEE - COF PROJECT #8046

Tel. No. (615) 564-2701

[illegible]



FINAL PLAT
MCEWEN PLACE PUD SUBDIVISION, FINAL
PLAT, SECTION 3, REVISION 6, LOT 306
TOTAL AREA 444,193 S.F. OR 10.22 ACRES±
400, 4020, & 4044 W. MCEWEN DR., BOUNDED
BY ASPEN GROVE DR. & SPRING CREEK DR.
CITY OF FRANKLIN, WILLIAMSON COUNTY,
TENNESSEE - COF PROJECT #8046

DWG NAME: K:\NSH_LDEV118102003 - NORTHSIDE @ MCEWEN12-SURVEY\DWG118102003 - MCEWEN BLOCK E REVISED PLAT DWG PLOTTED BY OCONNOR, TREVOR 15/2023 4:16 PM LAST SAVED 1/5/2023 2:54 PM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved.

