City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 27, 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.franklintn.gov/planning.

The typical process for discussing an item is as follows:
1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

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

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

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 23, 2023 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be

individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

2. Consideration Of Approval Of Items 3-14, 20-21, And 23-27 On The Consent Agenda.

SITE PLAN SURETIES

3. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Cardel Village PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Forrest Crossing Subdivision, Final Plat, Section 1, Revision 11 (Rachel Springs Business Village); Release The Maintenance Agreement For Drainage Improvement On The Referenced Final Plat. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Hard Bargain Development Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. McEwen Place Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure, ITS Elements, Landscaping And Sidewalks Improvements To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

15. PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.
FMPC 3/23/23, Deferred 8-0

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

16. PUBLIC HEARING: Consideration Of Resolution 2023-011, A Resolution To Adopt An Envision Franklin Plan Amendment For Parcels Located At 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, Known As Map 089 Parcels 02611, 02605,02604, and 02600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.
FMPC 3/23/23, Deferred 8-0

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

VESTED RIGHTS/SITE PLAN EXTENSION

17. Consideration Of Resolution 2023-23: A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway.

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

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2023-10, An Ordinance To Rezone 21.24 Acres From Planned (PD 11.35/12,320) District To Planned (PD 11.35/17,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. (Vintage At Watson Glen PUD Subdivision)

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

19. Consideration Of Resolution 2023-17, A Resolution Approving A Revision To A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Carothers Crossing West PUD Subdivision, Final Plat, Revision 5 (Lot 4), Creating Two Non-Residential Lots, On 1.418 acres, Located At 5041 and 5043 Carothers Parkway. (CONSENT AGENDA)

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

21. Franklin Grove Subdivision, Site Plan, Developing 1,536 Square Feet Of Institutional Space And Site Improvements, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

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

22. Poteat Place North Subdivision, Preliminary Plat, Creating 3 Single Family Residential Lots And One Open Space Lot, On 2.17 Acres, Located At The Intersection Of Hillsboro Road And Poteat Place.

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

23. Rolling Hills Community Church Subdivision, Final Plat, Creating 2 Nonresidential Lots And Dedicating Right-Of-Way, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

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

24. Southeast Municipal Complex Subdivision, Site Plan, Developing 16,845 Square Feet Of Recreational Space, On 173 Acres, Located East Of Interstate 65 And West Of Carothers Parkway. (CONSENT AGENDA)

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

25. Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

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

26. WCS Transportation Complex, Site Plan, Buildings F & C, Developing 4,624 Square Feet Of Institutional Space, On 15.07 Acres, Located At 1771 West Main Street. (CONSENT AGENDA)

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

27. Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 8 Single-Family Lots, 46 Townhome Lots, 6 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 40 Acres, Located Near

The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

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

STREET NAME CHANGE REQUESTS

28. Consideration Of Resolution 2023-13, A Resolution To Change The Street Name Of Sallie Lane To Sara Avalyn Berry Lane In The Berry Farms Subdivision In The City Of Franklin.

Sponsors: Shanna McCoy, Lori Jarosz

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Franklin, TN 37064
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Meeting Minutes

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CALL TO ORDER

Acting Chair Michael Orr called the meeting to order at 07:00 PM.

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

Board Members Absent: Jenny Williamson, Roger Lindsey

APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 23, 2023 FMPC Minutes.

Sponsors:

Attachments: 1. Draft FMPC Minutes of February 23, 2023

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore to Approve the Minutes from the February 23, 2023, meeting. The motion carried 6-0-1. (Scott Harrison Abstain)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Acting Chair Michael Orr asked for citizen comments. There were none.

ANNOUNCEMENTS

The Vintage At Watson Glen Rezoning and Development Plan Revision applications were publicly noticed, but have since been deferred by the applicant. New public notices will be sent out when this item is to be placed on an agenda.

Ms. Diaz Barriga explained that the Vintage at Watson Glen applicant has requested a deferral for the Rezoning and Development Plan Revision. New public notices will be sent out when this item is to be placed on an agenda.

Ms. Diaz Barriga also stated that the applicant has requested deferral for items 18 and 19 and that the staff agrees with the deferral. Because these items were publicly noticed, the public hearing will still be held this evening.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-16 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Nick Mann, seconded by Commissioner Marcia Allen to Approve items 3-16 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Nissan North America Subdivision Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Ralston Row PUD Subdivision, Site Plan; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Riverbluff PUD Subdivision, Final Plat, Section 2; Reduce The Performance Agreement For Drainage Improvement By 50% To $44,000.00 And Extend To March 28, 2024; Extend The Performance Agreement For Green Infrastructure Improvement To September 15, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Westhaven PUD Subdivision, Final Plat, Section 34; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors:

Attachments: None

The item was Approved on Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Aureum PUD Subdivision, Site Plan, Section 1, Revision 1 (Lot 5), Developing A 249,407 Square Foot Multi-family Residential Building, A 157,151 Square Foot Multi-Family Residential Building, And An Underground Parking Structure, On 2.70 Acres, Located Near The Intersection Of East McEwen Drive And Carothers Parkway. (CONSENT AGENDA)

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

Attachments:
1. MAP Aureum PUD Subdivision, Site Plan, Section 1, Revision 1, Lot 5
2. CONDITIONS OF APPROVAL Aureum PUD Subdivision, Site Plan, Section 1, Revision 1 (Lot 5)
3. SITE PLAN_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)
4. ELEVATIONS_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)

5. 1-5 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)
6. 6-10 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-2
7. 11-15 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-3
8. 16-20 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-4
9. 21-25 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-5
10. 26-30 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-7
11. 31-35 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-8
12. 36-40 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-9
13. 41-45 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-10
14. 46-49 Pages from 2023.03.02_Aureum PUD Subdivision, Site Plan, Revision 1, Section 1 (Lot 5)-11

The item was Approved on Consent Agenda.

12. Century Industrial Park, Final Plat, Section 1, Revision 8 (Resubdivision Of Lot 1), Subdividing 1 Commercial Lot Into 2 Commercial Lots, On 1.46 Acres, Located At 1814 Columbia Avenue. (CONSENT AGENDA)

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

Attachments:
1. MAP Century Industrial Park, Final Plat, Section 1, Revision 8
2. 8090 Century Industrial Park FP Sec 1 Rev 8_Conditions of Approval_01
3. 22-1992 Master Market - Final Plat - CLIENT 2023-03-02

The item was Approved on Consent Agenda.

13. The Factory at Franklin PUD Subdivision, Site Plan, Revision 2, Developing A 2,600 Commercial Recreation Building, Reconfiguiring The Existing Parking Layout, And Adding Additional Site Elements, On 20.06 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

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

Attachments:
1. MAP The Factory at Franklin PUD Subdivision, Site Plan, Revision 2
2. 8045 Factory at Franklin PUD SP Rev 2_Conditions of Approval_01
3. 1-5 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan
4. 6-10 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-2
5. 11-15 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-3
6. 16-20 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-4
7. 21-25 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-5
8. 26-30 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-6
9. 31-34 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-7
10. 35-37 Pages from 2023-03-02 Franklin Factory Revision 2 Site Plan-8

The item was Approved on Consent Agenda.

14. Liberty Industrial Park Subdivision, Site Plan, Lot 1 (FSSD Office Complex), Developing A 38,390 Square Foot Institutional Facility, On 5.28 Acres, Located At 205 Eddy Lane. (CONSENT AGENDA)

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

Attachments:
1. MAP Liberty Industrial Park Subdivision, Site Plan, Lot 1
2. 7915 Liberty Industrial Park SP Lot 1 FSSD_Conditions of Approval_01
3. 1-5 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023
4. 6-10 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-2
5. 11-15 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-3
6. 16-20 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-4
7. 21-25 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-5

8. 26-30 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-6
9. 31-35 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-7
10. 36-40 Pages from COF 7915 PLANS FSSD Central Office 217105 02.02.2023-8

The item was Approved on Consent Agenda.

15. Simmons Ridge PUD Subdivision, Final Plat, Section 12, Creating 22 Attached Residential Lots And One Open Space Lot, On 5.67 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:
1. MAP Simmons Ridge PUD Subdivision, Final Plat, Section 12
2. SR Section 12 Final Plat COF 8105 sh 1-3
3. 8105 Simmons Ridge PUD Subdivision, Final Plat, Section 12 Conditions of Approval_01

The item was Approved on Consent Agenda.

16. Simmons Ridge PUD Subdivision, Final Plat, Section 13, Creating 40 Attached Residential Lots And 3 Open Space Lots, On 5.09 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:
1. MAP Simmons Ridge PUD Subdivision, Final Plat, Section 13
2. 8106 Simmons Ridge PUD Subdivision, Final Plat, Section 13 Conditions of Approval_01
3. SR Section 13 Final Plat COF 8106 sh 1&2

The item was Approved on Consent Agenda.

17. Woodwick Stone Subdivision, Site Plan, Creating 4 Attached Residential Lots, 1 Single-Family Lot, And 2 Open Space Lots, On 0.55 Acres, Located At 704 Liberty Pike.

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

Attachments:
1. MAP Woodwick Stone Subdivision, Site Plan
2. 8052 Woodwick Stone Sub SP_Conditions of Approval_01
3. 1-5 Pages from 2023-03-02 Woodwick Stone Resubmittal
4. 6-10 Pages from 2023-03-02 Woodwick Stone Resubmittal-2
5. 11-15 Pages from 2023-03-02 Woodwick Stone Resubmittal-3
6. 16-20 Pages from 2023-03-02 Woodwick Stone Resubmittal-4
7. 21-25 Pages from 2023-03-02 Woodwick Stone Resubmittal-5
8. 26-30 Pages from 2023-03-02 Woodwick Stone Resubmittal-6
9. 31-34 Pages from 2023-03-02 Woodwick Stone Resubmittal-7
10. 35-38 Pages from 2023-03-02 Woodwick Stone Resubmittal-8

Staff Presentation: Joseph Bryan. Mr. Bryan stated that the purpose of this site plan is to construct 4 attached residential units, in the form of 2 duplexes, and 1 single family residential lot on 0.55 acres for the property located at 704 Liberty Pike. The property is zoned Mixed Residential (MR). The preliminary plat for the Woodwick Stone Subdivision was approved by the Franklin Municipal Planning Commission in March 2022. A condition of approval for the Woodwick Stone Subdivision preliminary plat was that the corresponding site plan for the development be included on a FMPC agenda. The Mixed Residential (MR) Zoning District allows for a mix of lot standards to accommodate various building types and garage arrangements. The overall site layout, including lot size and widths for the single-family house lot and duplex lots, and architectural design of the buildings are in compliance with the regulations of the Zoning Ordinance. The MR District permits single family buildings to be 2.5 stories and attached residential buildings, including duplexes, to be 3 stories. The building heights in the site plan are consistent with the regulations of the Zoning Ordinance.

Staff recommend approval with conditions of the Woodwick Stone Subdivision Site Plan. The conditions of approval are

attached.

Applicant Presentation: Christopher Wood, Kiser Vogrin Design. Mr. Wood stated that he and the team for this project will continue to work closely with the staff to meet all the conditions of approval. Mr. Wood asked that the Board approve the site plan.

Vice Chair Orr asked for a motion from the Board.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve with Conditions the Woodwick Stone Subdivision, Site Plan, located at 704 Liberty Pike. The motion Passed 7-0.

ENVISION FRANKLIN PLAN AMENDMENTS

18. PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

Attachments:
1. Location Map
2. Applicant Submittal Part 1
3. Applicant Submittal Part 2
4. RES 2023-10 Envision Franklin_S Carothers Road_Law approved

Staff Presentation: Teresa Anderson. Ms. Anderson stated that this application is to amend the Envision Franklin Design Concepts Map for a 3.96-acre parcel located at 4315 S Carothers Road. The property currently has the Mixed Residential Design Concept and is part of Lockwood Glen PUD. The applicant is requesting the parcel receive the Design Concept of Neighborhood Commercial. The parcel is currently covered mostly with trees and brush along with a stream that flows along the southern border. The staff shared concerns that the property would have to be compatible with the Lockwood Glen neighborhood due to the proximity of single-family uses. The applicant has requested to defer this item to the April 27, 2023, FMPC meeting. Staff concurs with that request.

Applicant Presentation: Greg Gamble. Mr. Gamble explained that he would like to continue neighborhood meetings and conversations with HOA's regarding this item and item number 19.

Vice Chair Orr asked if anyone from the public would like to comment on this item. There was none.

Vice Chair Orr asked for a motion.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Nick Mann to Defer the Public Hearing of Resolution 2023-10 until the April 27, 2023 meeting. The motion carried 7-0.

19. PUBLIC HEARING: Consideration Of Resolution 2023-011, A Resolution To Adopt An Envision Franklin Plan Amendment For Parcels Located At 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, Known As Map 089 Parcels 02611, 02605,02604, and 02600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

Attachments:
1. Location Map
2. Applicant Submittal Package Part 1
3. Applicant Submittal Package Part 2
4. RES 2023-11 Envision Franklin_Carothers Parkway_Law approved

Staff Presentation: Teresa Anderson. This application is to amend the Envision Franklin Design Concepts Map for four parcels located at 3453, 3465, 3485, 3513, and 3515 Carothers Parkway. The properties currently have the Mixed Residential Design Concept, and the applicant is requesting the parcels receive the Neighborhood Commercial Design Concept. The subject properties are bound by I-65 to the east and Carothers Parkway to the west. A site plan has been approved for a gas station, a day care, and retail uses for the property located at 4309 Carothers Parkway which is immediately south of the subject parcels. Ms. Anderson stated that the applicant requested to defer this item to the April 27, 2023, FMPC meeting. Staff concurs with that request.

Vice Chair Orr asked if anyone from the public would like to comment on this item. There was none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Nick Mann to Defer Item 19 until the April 27, 2023, meeting. The motion carried 7-0.

20. PUBLIC HEARING: Consideration Of Resolution 2023-012, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 170 Mallory Station Road, Known As Map 053 Parcel 10300, To Change The Design Concepts Map From Single Family Residential To Mixed Residential.

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

Attachments:
1. Location Map
2. Applicant Submittal Package
3. Citizen Comments
4. RES 2023-12 Envision Franklin_Mallory Station_Law approved
5. Citizen Comments 3.23.23

Staff Presentation: Teresa Anderson. Ms. Anderson stated that this application is to amend the Envision Franklin Design Concepts Map for a 2.7-acre parcel located at 170 Mallory Station Road. The property currently has the Single-Family Residential Design Concept and Conservation Design Concept. The applicant is requesting the parcel receive the Mixed Residential Design Concept. Dry Branch flows along the eastern boundary of the parcel, putting much of the property in the Conservation Design Concept, including an existing duplex and accessory structure. A second duplex sits outside of the floodplain and all other setbacks. The accessory structure is over 4,000 square feet in size and is currently used as office space for one of the residents. The properties located directly east of this property are designated Multi-Family Design Concept and the properties directly to the west are designated Single-Family Residential. Therefore, a Mixed-Residential could offer a transition between the two design concepts on Mallory Station Road. The property has been operating with Mixed Residential uses under a legally non-conforming use. Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the future rezoning and Site Plan process to ensure the development meets all requirements.

Staff recommends approval of Resolution 2023-012.

Vice Chair Orr asked if anyone from the public would like to speak on this item.

Bob Skoney, 126 Jackson Lake Drive, Franklin. Mr. Skoney stated that he has been a Jackson Lake resident for 22 years and currently serves as the president of the HOA. Mr. Skoney stated that most residents and the HOA along with the Morning Side development oppose Consideration Of Resolution 2023-12. Mr. Skoney explained approval of this Resolution would increase traffic levels in an already congested area. Approval of the Resolution would open the door for the next stage of rezoning. Mr. Skoney stated that he wanted to avoid getting into similar situations as Oakbrook and Everly developments. Mr. Skoney asked the Commission to deny Consideration of Resolution 2023-12. Mr. Skoney thanked the Commissioners for their service to the City of Franklin.

Misha Taheri, 110 Jackson Lake Drive - read a letter on behalf of Evelyn Castle (112 Jackson Lake Dr). The letter, read by Ms. Taheri, asked the Commission to deny Resolution 2023-12 for the property located at 170 Mallory Station Road due to the surge in traffic the change could create. Ms. Castle stated in her letter that her property is one lot away from 170 Mallory Station Road. Ms. Castle has concerns that approval of this Resolution would lead to other changes and rezonings.

Michael Newton, 200 Larkton Place, Franklin. Mr. Newton stated that he shares the same traffic concerns and private lake access concerns as many of the residents in Jackson Lake. Mr. Newton explained that there is a natural transition zone already in place with no need for an additional transition zone. The flood plain provides a natural break before the single-family homes begin. The introduction of mixed residential homes on this property takes away the private lake access of the Jackson Lake homeowners because of land use changes. Mr. Newton finished by stating that for these reasons, he stands in opposition to Resolution 2023-12.

Virgil Hockersmith, 132 Jackson Lake Drive. Mr. Hockersmith, a 20-year resident of Jackson Lake, stated that he is aware of the effects a vision change can have on the zoning ordinances, as a member of the Brentwood 2020 planning committee. Mr. Hockersmith requests the Commission, at a minimum, defer any voting until the next meeting in fear of a zoning issue that could bring about another substantial development of apartments, as seen in the past on Mallory Station Road. Mr. Hockersmith stated that the Jackson Lake residents are trapped without a safe way to exit the neighborhood during peak traffic times. For these reasons, Mr. Hockersmith stated that he requests that the Commission defer or not approve Resolution 2023-12.

Douglas Lee, 119 Franklin Dr. Mr. Lee stated that he and his wife have been residents of Jackson Lake for 12 years. He thanked the Commissioners for their work in the community and on behalf of the City of Franklin. The City of Franklin has been cited in many national publications for its charm and quality of life. This proposal would be a step toward destroying this quality of life that Franklin enjoys.

Lou Anne Jacobs, 401 Treeshore Lane. Ms. Jacobs stated, as a member of the Jackson Lake HOA, she has been involved in the developments along Mallory Station Road. Specifically, the Everly, which originally was planned as a four-story building but ended up being a 3-story building. At the time, residents were told that there would not be further development until the farm was sold in front of Morning Side and more apartments built. Because of these developments, it is becoming increasingly difficult to turn in or out of Jackson Lake. Ms. Jacobs stated that she opposes this resolution because of the traffic and because she believes approval of this resolution will only be a steppingstone for additional changes in zoning to occur.

Jeanne Newton, 200 Larkton Place. Ms. Newton stated that she stands in opposition to Resolution 2023-12 for many reasons. It is increasingly difficult during peak traffic times to enter or exit the neighborhood. Ms. Newton explained that the HOA maintains the upkeep of the lake and weekly the Franklin Police are called to clear people who are trespassing. Ms. Newton stated that a change from single-family to mixed residential areas would increase occurrences of trespassing at the lake. Ms. Newton requests that the Commission deny Resolution 2023-12.

Robert Dennis, 203 Larkton Place. Mr. Dennis stated that he submitted an email stating his opposition to Resolution 2023-12. It is a near impossibility for Jackson Lake residents to turn in or out of the neighborhood during peak traffic times. Traffic backs up in the middle turn land all the way back to the flood plain making it extremely difficult to safely maneuver out of the subdivision. Further development would only intensify the already congested traffic flow. Mr. Dennis stated that for these reasons, he asks the Board members to vote no on this Resolution.

Dary Tatieri, 110 Jackson Lake. Mr. Tatieri thanked the Board members for their efforts in creating and maintaining the beautiful City of Franklin. Mr. Tatieri stated that multi-family high density housing would change the character of Jackson Lake and intensify the traffic problems. Mr. Tatieri explained that he is not in support of Resolution 2023-12 and believes high-density housing would have a negative effect on his home value.

Van Stovall, 205 Larkton Place. Mr. Stovall stated that he is a retired transportation planner for the Department of Transportation for region 3, which includes Franklin and Brentwood. Mr. Stovall commended the Board for their work on the current Envision Franklin long-term plan. Mr. Stovall stated his concerns as environmental issues relating to the dam. The dam is a minor structure that keeps 11 acres of water from dry creek which is a culvert that runs under the street. Any construction around the area that retains the water if the dam fails would be inadequate. The environmental impact of digging under the dam is a concern.

Kallie Cornett, 134 Jackson Lake Drive. Ms. Cornett shares the same concerns as her fellow neighbors. It is extremely difficult to make a left turn out of Jackson Lake onto Mallory Station Road. Ms. Cornett voiced concerns about character changes if high-density mixed residential developments are permitted. Ms. Cornett also stated concerns about access to the

lake by non-residents of Jackson Lake. For these reasons, Ms. Cornett asked the Board to reject Resolution 2023-12 for the property located at 170 Mallory Station Road.

Lesa Skoney, 126 Jackson Lake Dr. Ms. Skoney thanked the Commissioners for their work on behalf of the City of Franklin. Ms. Skoney stated that the Jackson Lake neighborhood is surrounded by single-family homes on three sides. If Resolution 2023-12 is approved for the property located at 170 Mallory Station Road, the character of Jackson Lake would be negatively impacted. It's common knowledge that the subject property is for sale and will likely be developed if this resolution is approved. If this Resolution is approved, one should expect the adjacent property to be sold and developed accordingly. Flooding is likely to occur as the property is surrounded by the flood plain, Jackson Lake and a creek. Ms. Skoney stated that the Jackson Lake residents see approval of this Resolution as having a negative impact on their quality of life and a negative impact on their home values. Ms. Skoney requested the Commissioners defer or deny Resolution 2023-12 until the revision of Envision Franklin is complete.

Amanda Body, 602 Elks Springs Court. Ms. Body stated that she agrees with what previous Jackson Lake homeowners had stated. The traffic is a nightmare in the mornings and at 5:30 pm. Ms. Body stated safety as a concern as increased trespassing occurs on the lake. Ms. Body explained that approval of this Resolution would have a negative impact on her quality of life, character of the neighborhood and home value. Ms. Body asked the Board to deny approval of Resolution 2023-12.

Richard Dillard, 8082 Sunrise Circle. Mr. Dillard stated that he is a resident of Morning Side, and he represents the development of over 300 homes. More than a third of the property located at 170 Mallory Station Road sits in a flood plain. Mr. Dillard requested the Board defer or deny Resolution 2023-12.

Monica Buzzard, 211 Larkton Place. Ms. Buzzard explained that she was harassed by trespassers to the point that the neighbors had to call the police. Ms. Buzzard requested that the Board deny Resolution 2023-12.

Midrelle Laod, 136 Jackson Lake Dr. Ms. Laod moved to Jackson Lake on Jackson Lake 12 years ago and has experienced trespassing on the lake firsthand. The police are frequently called to address trespassers. Ms. Laod stated that she can't get out of her neighborhood because of traffic, she has trespassers in her backyard and now she has received certified letters from an assisted living development about acquiring part of her property for sewage reasons. Ms. Laod strongly opposes Resolution 2023-12.

Gary Henecke - 201 Larkton Place. Mr. Henecke stated that he agrees with the previous speakers and requests that the Board deny this Resolution.

Kevin Henderson 133 Jackson Lake Dr. Mr. Henderson expressed his concern about the HOA's liability if someone trespassing at the lake drowns. Mr. Henderson stated that he feels like he is being encroached on by all sides and is concerned that Franklin will lose the small-town charm. Mr. Henderson finished by asking the Board to reject Resolution 2023-12.

Applicant Presentation: Dennis Painter. Mr. Painter stated that he is the owner of the subject property including a duplex on the property. The property also has an accessory building that houses a music studio and a photography studio. Mr. Painter explained that he participated in the development of Jackson Lake and respects the property and the people who live there. Over the years, traffic has always been a concern along with concerns about density and development in the area. Mr. Painter stated he is not asking for a multifamily designation for this property. The mixed residential designation aligns with the duplex that currently exists on the property. Mr. Painter stated that the design concept is consistent with Envision Franklin, consistent with the overall land use, consistent with development suitability, consistent with the infill maps and consistent with the character of the neighboring properties. Mr. Painter stated that there are restrictions and ratios that must be followed related to what type of home and how many homes of a certain type can be built. There are other requirements related to floodplain, setback, screening and other requirements.

Vice Chair Orr asked for a motion from the Board members.

Commissioner Petersen stated that much of the property exists in the flood plain. The subject property would not necessarily be a good transition as the property use is not similar to any property fronting Mallory Station Road.

Commissioner Allen stated concerns about the flood way fringe along with the traffic issues. Ms. Allen stated that she didn't necessarily see a need to change the designation from single family residential to mixed residential. Development of the property can take place as it is currently designated.

Commissioner Franks stated that the property has multiple uses and supports bringing the property into conforming use. A concept plan would be useful so that the Board could understand what the applicant plans to do with the property. Mr. Franks stated that he would not support a high-density plan. Commissioner Franks explained that the property is extremely sensitive considering the lake, the dam and the properties that sit just below the lake. Mr. Franks suggested the applicant supply more information including a concept plan.

Commissioner McLemore stated that she could not support this Resolution 2023-12 because almost 50 percent of the property sits within the flood plain. It makes sense to keep the single-family residential designation considering the context of the surroundings. It's difficult to make decisions as a Board based on what someone says they plan to do with a property. The Board can make the better decisions when the applicant provides as much information as possible for the development of a property.

Commissioner Harrison asked staff about the nonconforming issue of the subject property and how many other properties along Mallory Station Road are out of compliance.

Ms. Wright stated that staff could not answer that question without some research.

Commissioner Mann stated that he could support the Resolution because the property could serve as a transition to the east. The property, today, is consistent with the proposed mixed residential use.

Ms. Billingsley stated that with nonconforming use, you continue the use, so long as you keep the use for 30 continuous months. If the duplex burned down, but the property owner rebuilt within 30 months, there would not be any issues.

Commissioner Mann stated that he agrees with staff on the practical restrictions on the property.

Commissioner Franks asked if the property owner could tear down and rebuild the duplexes as the property is designated today.

Ms. Billingsly stated that they can't make the nonconforming any worse than it is today, but can actually make it bigger.

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

ACTION:	Motion to Disapprove Resolution 2023-012 by Alderman Ann Petersen seconded by Alderman Marcia Allen; Motion Passed 6-1
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Alma McLemore, Michael Orr, Ann Petersen
NOES:	Nick Mann
ABSTAIN:	None

21. PUBLIC HEARING: Consideration Of Resolution 2023-09, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A "Properties South Of Liberty Pike & West Of Daniels Drive, East Of The Truett House" Special Consideration For The Multifamily Residential Design Concept.

Sponsors: Emily Wright, Andrew Orr, Eric Conner

Attachments:
1. 1-5 Pages from 23-03-02 21065 The Middle Eight LUPA Description and Justification Narrative
2. 6-10 Pages from 23-03-02 21065 The Middle Eight LUPA Description and Justification Narrative-2
3. 11-13 Pages from 23-03-02 21065 The Middle Eight LUPA Description and Justification Narrative-3
4. MAP The Middle Eight, Envision Franklin Plan Amendment
5. RES 2023-09 Middle Eight Envision Franklin Amendment_Combined_Law approved

Staff Presentation: Eric Conner. Mr. Conner stated that this application is to establish an Envision Franklin Special Consideration for the "Properties South of Liberty Pike & West of Daniels Drive, East of the Truett House" for the Multifamily Residential Design Concept. The Special Consideration as proposed would allow additional height and parking reductions to be considered when underground parking is provided, and limited retail to be allowed when it is appropriate and support the community and residential experience.

The applicant intends to propose a multifamily development within the Special Consideration area if this amendment is approved. Included in this potential development is a four-story with a recessed fifth-story structure that would be comparable in height to the adjacent Jamison Station structure, for which this amendment is targeted.

Staff believes that the portion of the Special Consideration that includes a parking reduction is unnecessary, as Envision Franklin does not speak towards required parking totals and any parking reductions would be required to have an approved Modification of Standards regardless of whether this Special Consideration is approved. Additionally, staff makes recommendations regarding parking requirements based on special parking studies, calculations, and technical information provided by the applicant, and none of these have been provided at this time, as these are the basis on whether a Modification of Standards would be supported.

Staff believes that there have been significant changes in this area since the adoption of Envision Franklin. Recently, several Aldermen have directed Staff to initiate the potential establishment of a "Factory District", which would be a destination for arts, retail, and residential uses centered around the industrial feel of the Factory. Additionally, the Historic Zoning Commission has reviewed the potential development coupled with this application and has provided a preliminary recommendation of approval for the elements of the included proposal specifically related to the Historic District Design Guidelines, which includes the additional height. Between the conceptualization of a Factory District, the completion of Franklin Road streetscape improvements, and the preliminary recommendation of approval from the Historic Zoning Commission, Staff believes there is enough evidence that supports changes in this area where additional height above the established 3-story maximum, and the allowance of retail may be appropriate.

City Staff has worked with the applicant throughout much of this process and is currently uncomfortable with the proposed language due to the 'open-endedness' of the height allowance. While the proposed language simply allows for additional height to be considered, Staff would prefer additional language to ensure that the additional height is compatible and appropriate. Additionally, as previously mentioned, Staff would recommend removal of the parking reduction portion of the proposed language because Envision Franklin does not stipulate parking totals and technical data to support a reduction would not be submitted until the Development Plan stage, when a Modification of Standards could be considered, and therefore the portion is unneeded. Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted.

Staff recommends Approval using the revised language below for the Special Consideration:

"Additional height may be considered when underground parking is provided. With any additional height, the structure should be similar to, and compatible with adjacent multifamily; height should transition down towards the Truett house so that each side of the parcel is contextually appropriate with adjacent structures. Limited retail is appropriate when it supports the community, neighbors, or the residential experience."

Vice Chair Orr asked if there was anyone from the public wishing to speak on this item.

Mike Reinfelt, 119 Jamison Station Lane, Franklin. Mr. Reinfelt stated that he is president of the Jamison Station HOA and is

speaking in opposition to Resolution 2023-09. Mr. Reinfelt explained that he feels that this Resolution is about building more apartments to create more profit for the developer. Mr. Reinfelt stated the proposed height of the building is well beyond the recommendations.

Applicant: Gary Vogrin, Kiser & Vogrin Design. Mr. Vogrin stated that he represents the Middle Eight Development. Mr. Vogrin explained that a modification of the language for parking reduction was requested because a Modification of Standards for parking reduction will be requested at some point.

Vice Chair Orr asked for a motion.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jimmy Franks for Approval with modified staff language for Resolution 2023-09.

Commissioner Allen stated that she has concerns about parking reduction. Seeing cars parked along the road, in the grass or partially on the curb really takes away the beauty of the development.

Commissioner Petersen stated that Liberty Pike is an important carrier street in the City of Franklin. Ms. Petersen noted that information on storm water drainage and bio-retention has not been provided. In the low-lying areas such as Old Liberty Pike or Liberty Creek, there are drainage and flooding issues now and that is before any building has even taken place. Ms. Petersen stated that she could support the motion if consideration is given to these issues.

Mr. Conner explained that the Resolution would establish a new consideration to allow for additional building height if underground parking is provided. The Resolution would also allow for minimal retail use if the retail supports the neighborhood.

Vice Chair Orr asked the applicant to speak about the flood plain in relationship to the underground parking.

Mr. Vogrin stated that the 100-year flood plain is around the 640 range with the parking garage being above the 640 elevation range. Mr. Vogrin explained that they are currently studying the engineering plans and storm water plans.

There being no further discussion, Vice Chair Orr asked the Commissioner to vote by roll call.

The motion carried 7-0.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

Acting Chair Michael Orr asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Adjourn the meeting. The motion Passed 7-0.

There being no further business, the meeting adjourned at 08:28 pm.

_____ _____

Chair Date

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04481

DATE: March 24, 2023

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:

Consideration Of Approval Of Items 3-14, 20-21, And 23-27 On The Consent Agenda.

PURPOSE:

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

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends

City of Franklin

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

File #: 21-04392

DATE: March 24, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor
Teresa Anderson, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.
FMPC 3/23/23, Deferred 8-0

PURPOSE:

Project Information
COF Project Number: 8108
Applicant: Greg Gamble
Owner: Lockwood Sec 9 & 12 LLC

BACKGROUND/STAFF COMMENTS:
The applicant requested to defer this item to the June 22nd, 2023 FMPC meeting.

Background/Staff Comments
This application is to amend the Envision Franklin Design Concepts Map for a 3.96 acre parcel located at 4315 S Carothers Road. The property currently has the Mixed Residential Design Concept and is part of the Lockwood Glen PUD. The applicant is requesting the parcel receive the Design Concept of Neighborhood Commercial. The parcel is currently covered mostly with trees and brush along with a stream that flows along the southern border.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;

4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The staff responses to these criteria are as follows:

1. Since the adoption of Envision Franklin, construction has begun on the parcel to the southwest of this property to build a 188-acre public park and the property directly west of the parcel was rezoned to Neighborhood Commercial and has an approved site plan for commercial uses including a gas station.
2. Neighborhood Commercial on this parcel could meet, or may not directly conflict with, the guiding principles of Envision Franklin. Staff has requested the applicant work with the Lockwood Glen residents to determine acceptable uses that could be included into a Special Consideration for this parcel.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved. The Neighborhood Commercial Design Concept requires buildings be compatible with and contribute to neighborhood character and livability, meaning designs would be specifically considered for and catered to the surrounding neighborhoods. Access into and out of the site would need to be determined because the Development Plan does not permit access to South Carothers Road.
4. Not enough information is known at this time if the proposal would negatively impact the health or safety of residents.
5. Staff believes that it is still unknown if amending Envision Franklin for this property would make a noticeable change to the quality of life of the residents of Franklin.

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

A virtual neighborhood meeting was held on February 7th, 2023. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. The meeting was attended by nearby residents of primarily Falcon Creek and Lockwood Glen who seemed to learn about the approved gas station for the first time. Many concerns were then raised about the approved gas station and for the potential for other unwanted businesses to open outside of their neighborhoods or even lack of businesses leading to vacant buildings. They also had concerns over traffic along Carothers Parkway and South Carothers Road and were against the introduction of additional traffic going through the Lockwood Glen neighborhood to access the proposed commercial area.

Project Considerations

This parcel sits at the corner of an arterial street and a collector road, which is planned to be signalized. With the approval of a gas station and other commercial uses on the west side of Carothers Parkway, changing the future use of the site may be appropriate, but the applicant should request a corresponding Special Consideration to ensure future uses are compatible with the established single family residential uses. The parcels directly north of this parcel on the west side of Carothers Parkway are also requesting the Neighborhood Commercial Design Concept which would create a node of local commercial uses between the residential uses and Robinson Lake.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans

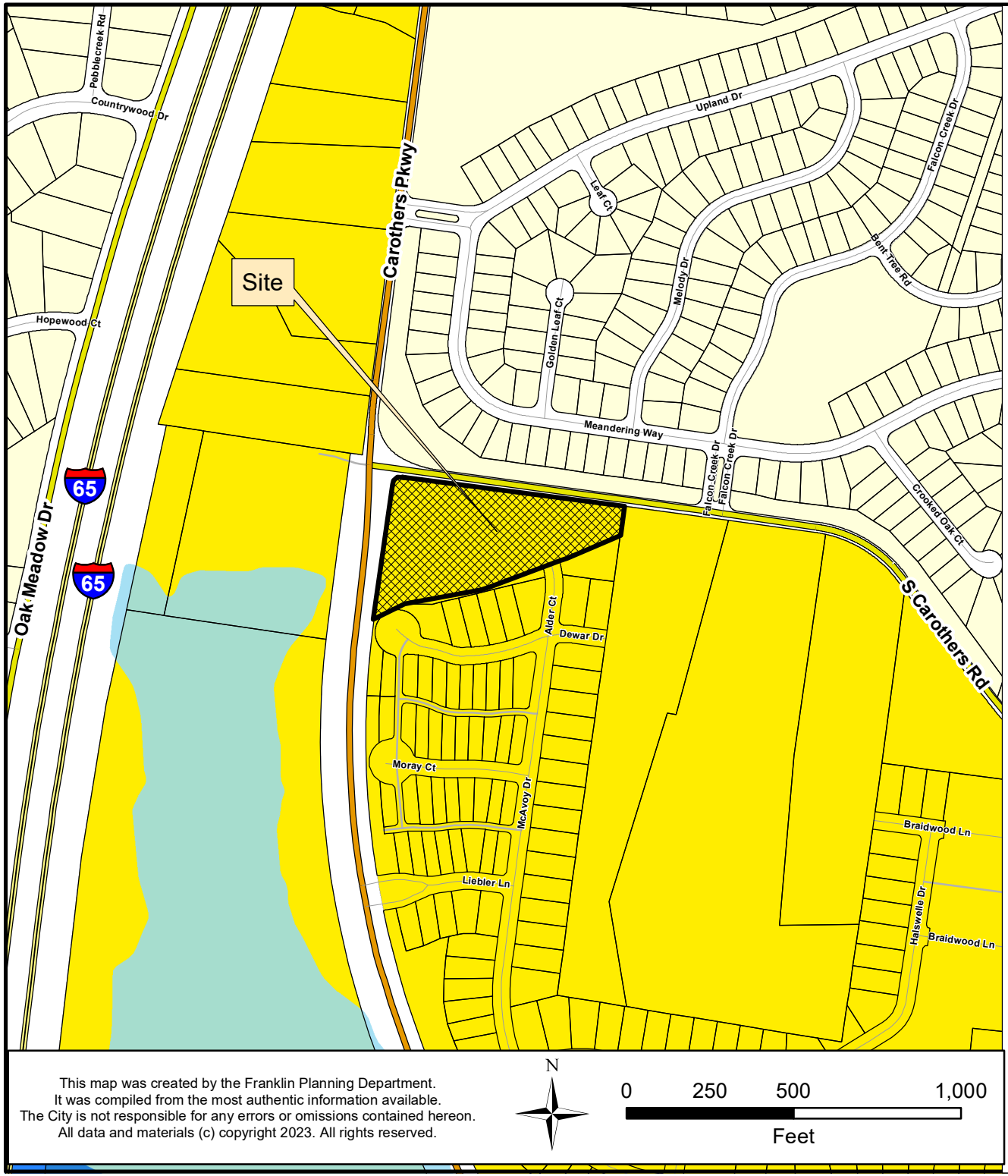
for any development at this site are reviewed as a part of the future rezoning and Site Plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends Deferral of Resolution 2023-010 to the June 22nd, 2023 FMPC Meeting.



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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0 250 500 1,000

Feet

CAROTHERS NEIGHBORHOOD COMMERCIAL EAST ENVISION FRANKLIN PLAN AMENDMENT

Project Information

Existing Design Concept: Mixed Residential
Proposed Design Concept: Neighborhood Commercial
Current Land Use: Agriculture
Overlay Districts: None
Site Acreage: 3.78 acres

Legend

- Carothers Neighborhood Commercial East
- Floodway Fringe Overlay
- Floodway Overlay
- Development Reserve
- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Historic Residential
- Compact Residential
- Single-Family Residential
- Office Residential
- Mixed Residential
- Multifamily Residential
- Fifth Avenue North
- Main Street
- Neighborhood Mixed-Use
- Neighborhood Commercial
- Regional Commerce
- Industrial Flex

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2023-10

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PARCEL LOCATED AT 4315 S CAROTHERS ROAD, KNOWN AS MAP 089 PARCEL 04600 TO CHANGE THE DESIGN CONCEPTS MAP FROM MIXED RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located at 4315 S Carothers Road, from Mixed Residential to Neighborhood Commercial; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on March 23rd, 2023, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____

Emily Wright
Secretary

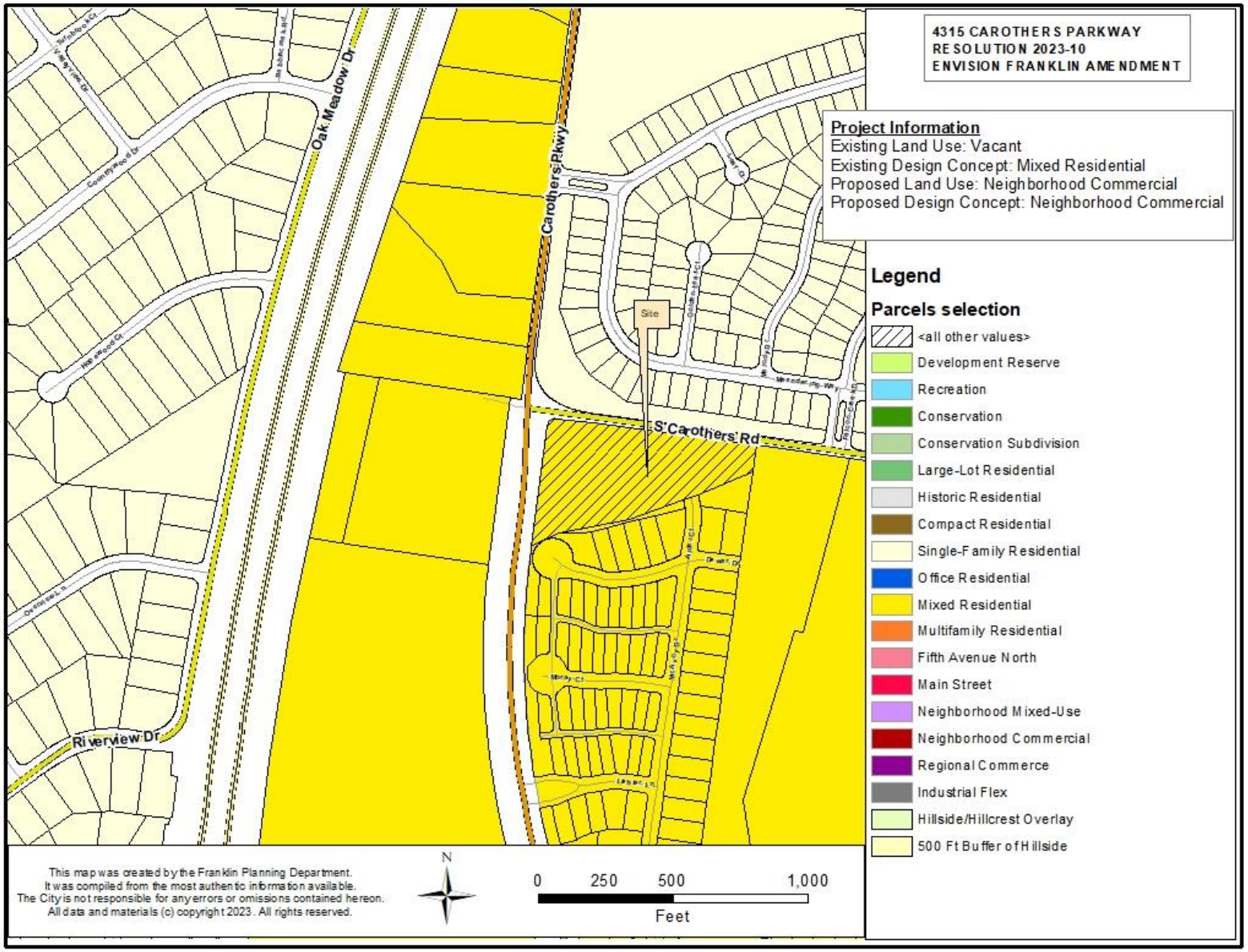
FRANKLIN MUNICIPAL PLANNING COMMISSION FOR THE CITY OF FRANKLIN, TENNESSE:

By: _____

Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



Law Dept approved 03.14.23

Carothers Neighborhood Commercial - East

Envision Franklin Amendment

GAMBLE DESIGN COLLABORATIVE

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

CREEKSTONE COMMONS

CARRINGTON HILL APARTMENTS

CROSS CREEK

FORREST CROSSING

FALCON CREEK

STUDY AREA

SOUTHEAST PARK

LOCKWOOD GLEN

FRANKLIN BRIDGE GOLF COURSE

Forrest Crossing Golf Club

Robinson Lake

Oak Meadow Dr

Carothers Pkwy

Creekstone Blvd

Stonegate Dr

Forrest Crossing Blvd

Bedford Way

Normandy Ct

Roderick Dr

Chelsey Ct

Pebblecreek Rd

Ridgestone Dr

Valleyview Dr

Wadestone Dr

Wooden Gate Dr

Carrington Hill Way

Monte Bella Pl

Gatestone Pkwy

Deerfield Dr

Landrake Dr

Meandering Way

Vantage Way

Ridge Top Ct

Cross Creek Dr

Cross Creek Ct

Beacon Hill Dr

Ridgeway Dr

Uplands Dr

Falcon Creek Dr

Pine Tree Rd

Fillmore Ct

Riverview Dr

Riverdale Dr

Riverview Ln

Overview Ln

Overlook Cir

Clubhouse Pl

Royal Xing

St John Dr

Forrest Trail Cir

Hatswelle Dr

Caledonian Ct

Swanson Ln

Rafferty Ct

Bradley Dr

Sydenham Dr

Franklin

65

VICINITY MAP

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

EXISTING CONDITIONS

This parcel is currently a part of a PUD (Lockwood Glen). The majority of the parcel is covered by tree canopy and brush. Along the southern boundary is a stream that flows into the pond located at the future site of the Southeast Park. Along the western boundary there is a gravel access road to the culvert located in the southwest corner. The property is located at the corner of Carothers Parkway and S Carothers Road. Surrounding the property is the single family neighborhood of Falcon Creek and the future mixed residential neighborhood of Lockwood Glen. To the west of the property is the site of an approved future neighborhood commercial development.

UPLAND DRIVE

MELODY DRIVE

MEANDERING WAY

OAK MEADOW DRIVE

I-65 HWY

S CAROTHERS ROAD

CAROTHERS PKWY

APPROVED
COF# 7541

STUDY
AREA

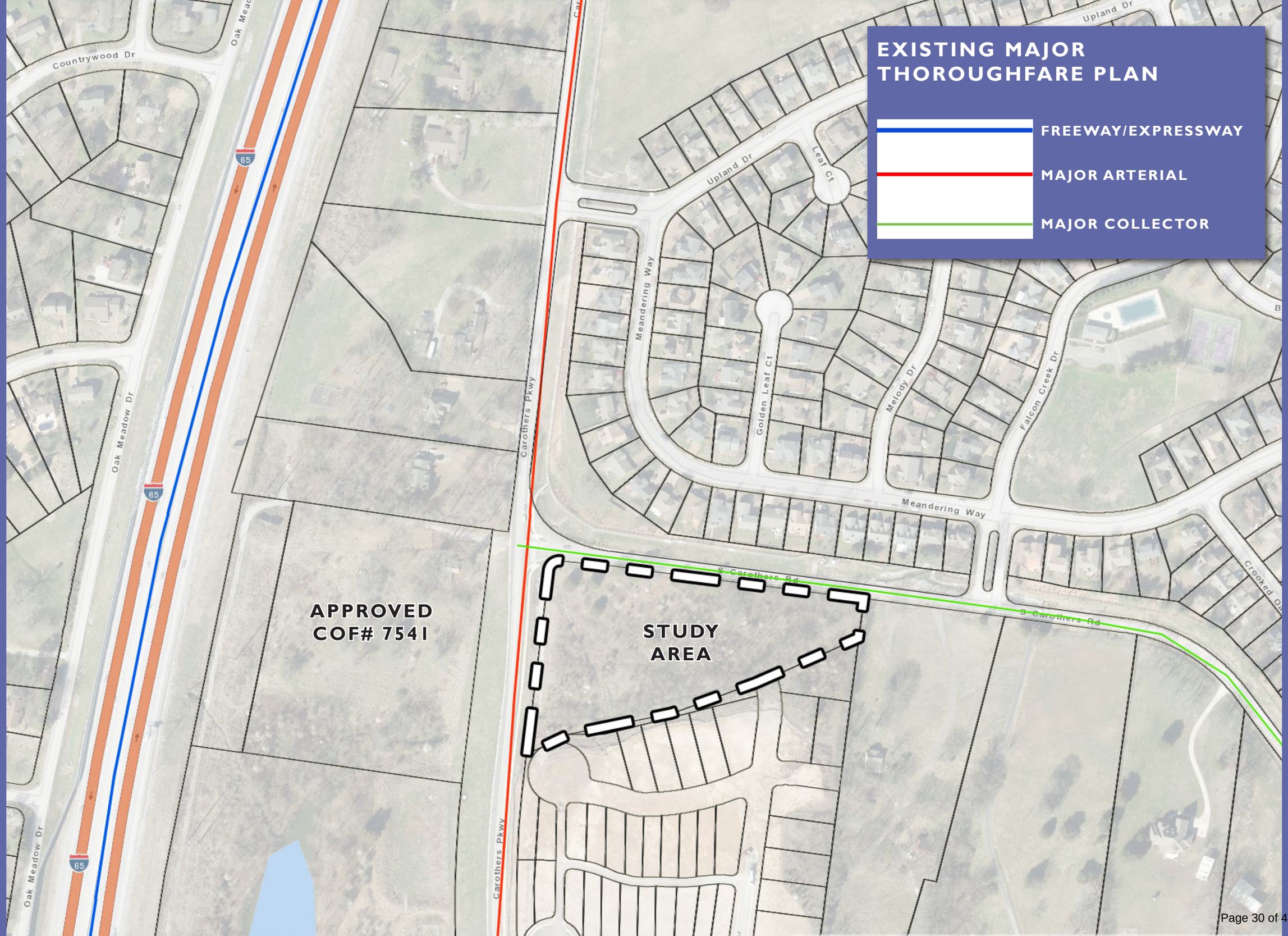
FFO

EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT



Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



EXISTING



PROPOSED

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

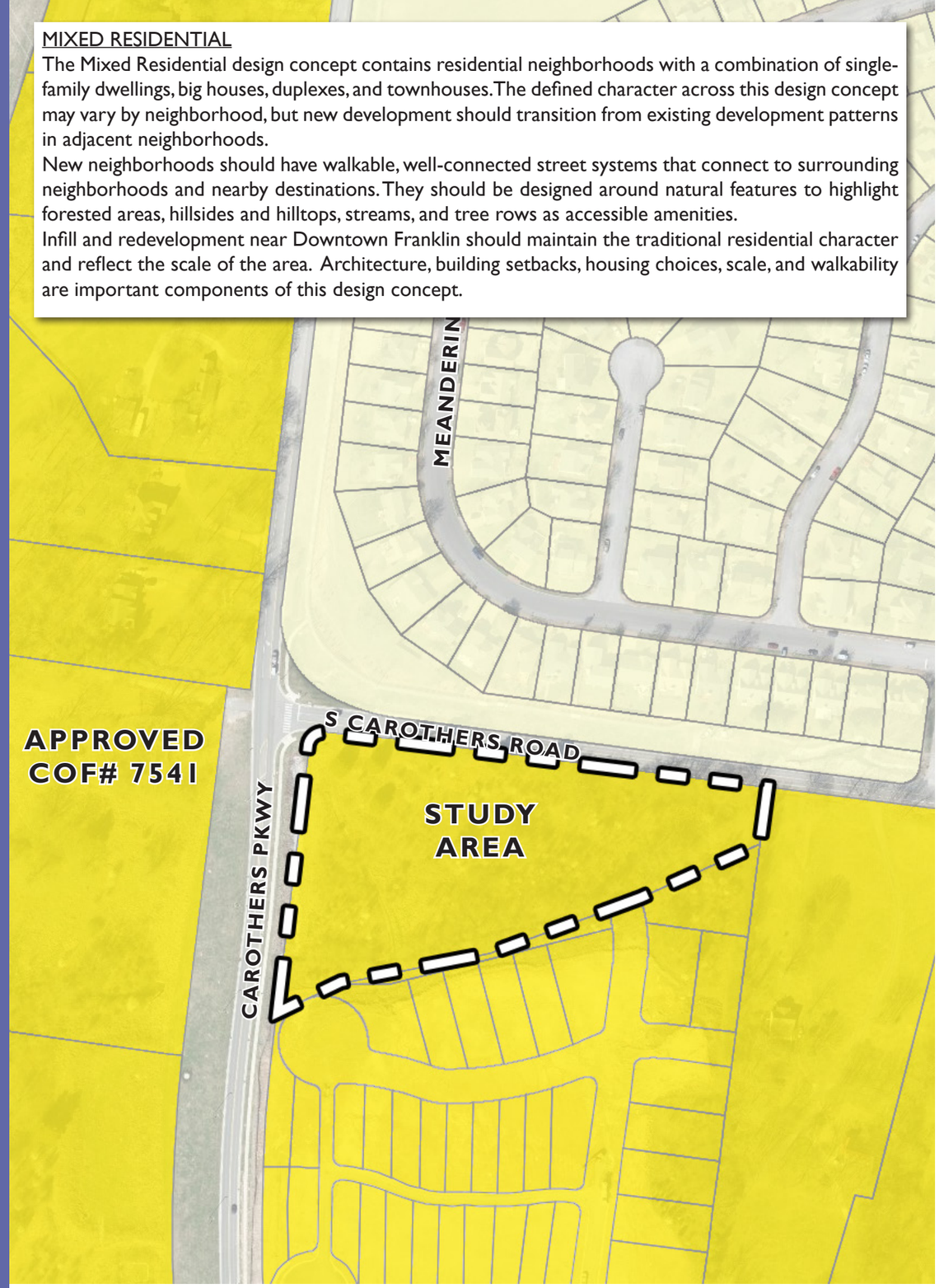
GAMBLE DESIGN COLLABORATIVE

MIXED RESIDENTIAL

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.

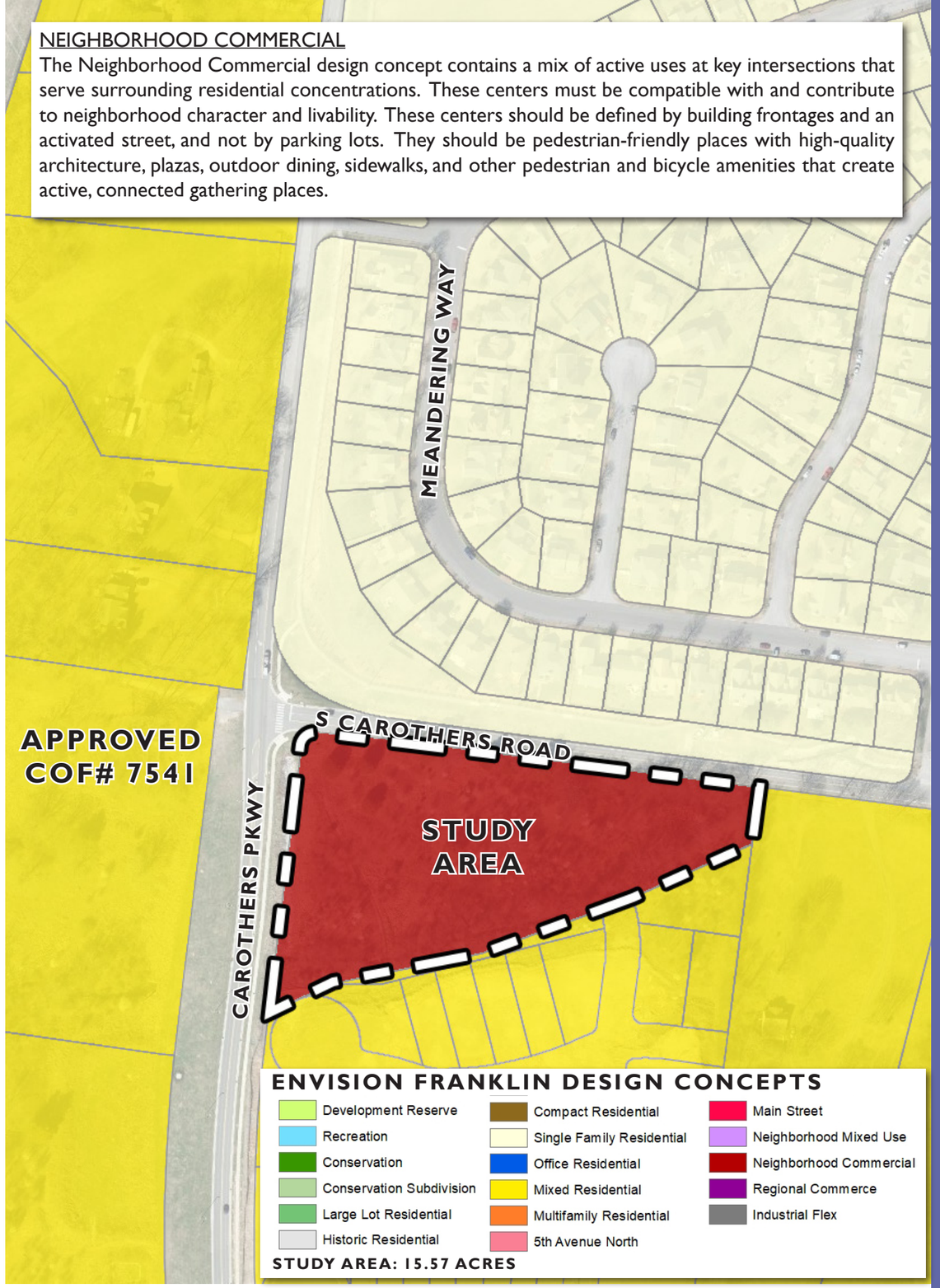
Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept.



EXISTING

NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial design concept contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots. They should be pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.



PROPOSED

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

ENVISION FRANKLIN REVISION

The surrounding area has both existing and proposed residential neighborhoods. Directly to the west of the property is an approved neighborhood commercial development. The size, location, and existing conditions of this parcel make the property a poor candidate to ever be developed under the Mixed Residential design concept. This property would serve a better and more meaningful purpose to the surrounding communities as a Neighborhood Commercial design concept. The Neighborhood Commercial design concept would allow this property to serve as a commercial node that is currently missing in this area. Applying the Neighborhood Commercial design concept to this property will improve the vision of this community by creating an area for the surrounding residence to go for commercial needs within a short distance of their homes. Using the guiding principles of managed growth, vibrant neighborhoods, exceptional design, and connected community, a commercial area on this property would be of great value to this community.

SINGLE FAMILY

I-65 HWY

SINGLE FAMILY

NEIGHBORHOOD COMMERCIAL

STUDY AREA

FUTURE SINGLE FAMILY

RECREATION

COMPATIBILITY WITH EXISTING USES

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

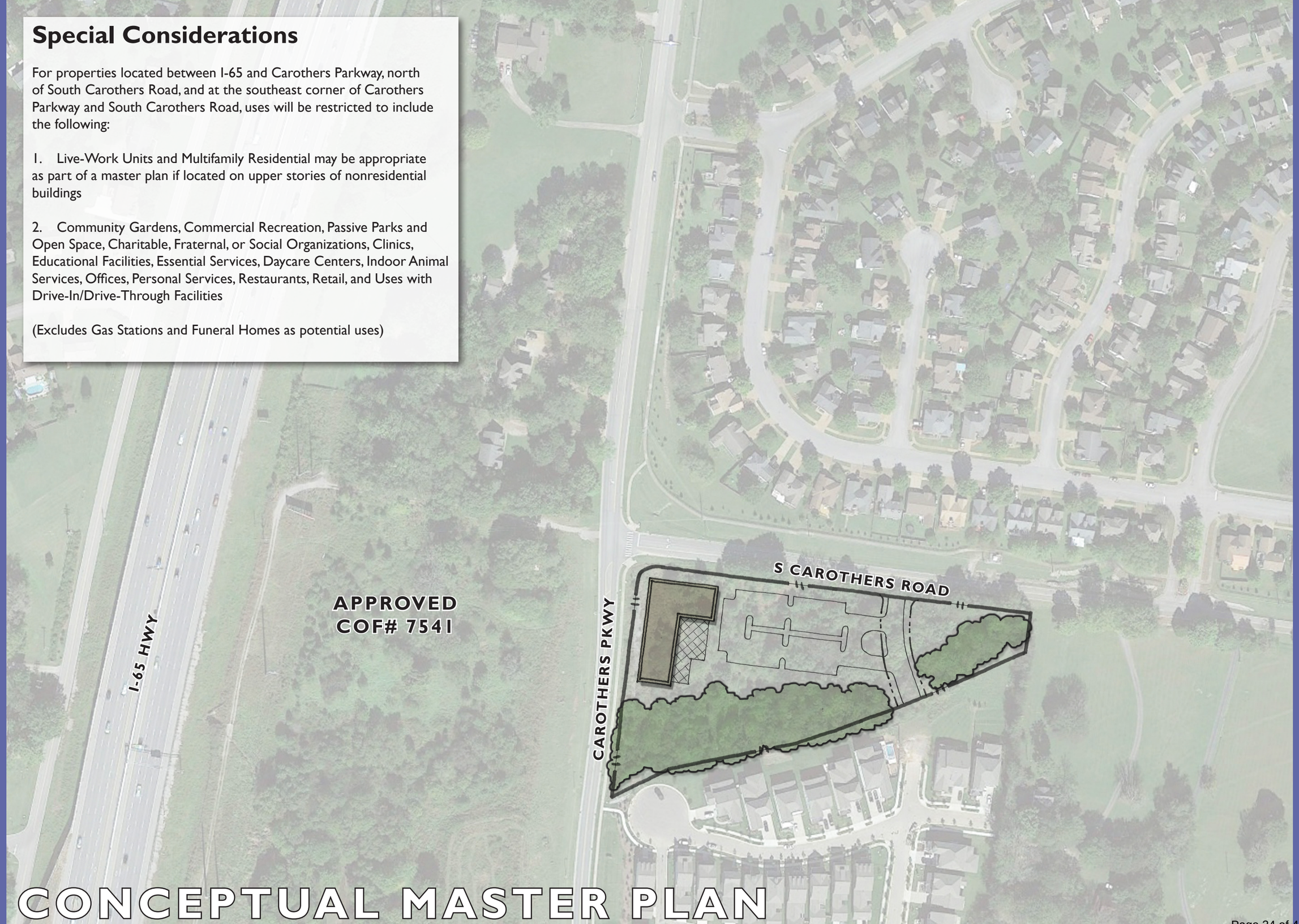
Special Considerations

For properties located between I-65 and Carothers Parkway, north of South Carothers Road, and at the southeast corner of Carothers Parkway and South Carothers Road, uses will be restricted to include the following:

1. Live-Work Units and Multifamily Residential may be appropriate as part of a master plan if located on upper stories of nonresidential buildings

2. Community Gardens, Commercial Recreation, Passive Parks and Open Space, Charitable, Fraternal, or Social Organizations, Clinics, Educational Facilities, Essential Services, Daycare Centers, Indoor Animal Services, Offices, Personal Services, Restaurants, Retail, and Uses with Drive-In/Drive-Through Facilities

(Excludes Gas Stations and Funeral Homes as potential uses)



CONCEPTUAL MASTER PLAN

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT





ARCHITECTURAL CHARACTER

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT





ARCHITECTURAL CHARACTER



File #: 21-04393

DATE: March 24, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor
Teresa Anderson, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2023-011, A Resolution To Adopt An Envision Franklin Plan Amendment For Parcels Located At 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, Known As Map 089 Parcels 02611, 02605,02604, and 02600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.
FMPC 3/23/23, Deferred 8-0

PURPOSE:

Project Information
COF Project Number: 8108
Applicant: Greg Gamble
Owners: Nickolas Shelton, Dennis Carothers, Bob Thiebold, Kumar Arvind

BACKGROUND/STAFF COMMENTS:
The applicant requested to defer this item to the June 22nd, 2023 FMPC meeting.

This application is to amend the Envision Franklin Design Concepts Map for four parcels located at 3453, 3465, 3485, 3513, and 3515 Carothers Parkway. The properties currently have the Mixed Residential Design Concept, and the applicant is requesting the parcels receive the Neighborhood Commercial Design Concept. The subject properties are bound by I-65 to the east and Carothers Parkway to the west. A site plan has been approved for a gas station, a day care, and retail uses for the property located at 4309 Carothers Parkway which is immediately south of the subject parcels.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;

4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The staff responses to these criteria are as follows:

1. Since the adoption of Envision Franklin, the property directly south of the subject properties was rezoned to Neighborhood Commercial and subsequently received approval for a site plan containing a daycare, retail building, and gas station. The Carothers Parkway and South Carothers Road intersection will also be signalized.
2. Neighborhood Commercial on these parcels generally meets, or does not directly conflict with, the guiding principles of Envision Franklin.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved. The Neighborhood Commercial Design Concept requires buildings be compatible with and contribute to neighborhood character and livability, meaning the designs should be contextual to surrounding neighborhoods.
4. This proposal should not negatively impact the health or safety of residents. The proximity to I-65, the future traffic signal, and the approved commercial uses on the site to the south create a more appropriate environment for commercial uses over residential uses.
5. Staff believes that amending Envision Franklin for these properties could improve the quality of life for residents by providing local commercial uses within walking distance to several neighborhoods.

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

A virtual neighborhood meeting was held on February 7th, 2023. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. The meeting was attended by many nearby residents of Falcon Creek and Lockwood Glen who seemed to learn about the approved gas station for the first time. Many questions and comments centered around the approved gas station. The neighbors voiced concerns over the potential for unwanted businesses to open outside of their neighborhoods or even lack of businesses leading to vacant buildings. They also had concerns over traffic along Carothers Parkway and South Carothers Road.

Project Considerations

The nearby intersection is planned to be signalized. With the approval of a gas station and other commercial uses on the west side of Carothers Parkway, changing the future use of the parcels may be appropriate, but the applicant should request a corresponding Special Consideration to ensure future uses are compatible with the established single family residential uses nearby. These parcels, along with the parcel to the south that is already zoned NC and along with the parcel in Lockwood Glen that is requesting a similar change to the Neighborhood Commercial Design Concept (on this agenda), would create a node of local commercial uses between the residential uses and Robinson Lake.

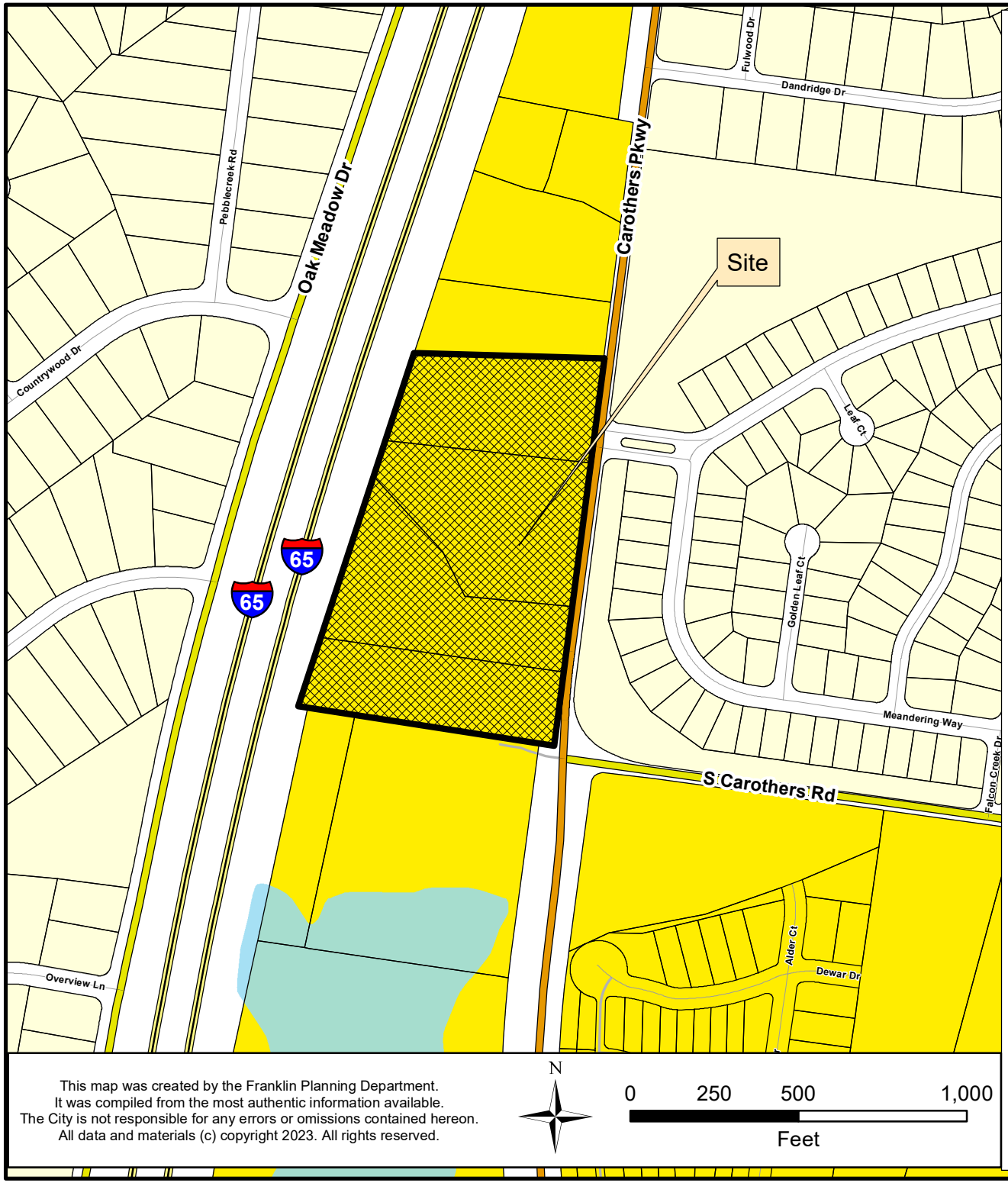
Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of future rezoning and site plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff Recommends Deferral of Resolution 2023-011 to the June 22nd, 2023 FMPC Meeting.



CAROTHERS NEIGHBORHOOD COMMERCIAL WEST
ENVISION FRANKLIN PLAN AMENDMENT

Project Information
Existing Design Concept: Mixed Residential
Proposed Design Concept: Neighborhood Commercial
Current Land Use: Residential Single Family/ Residential Multifamily/Residential Duplex
Overlay Districts: None
Site Acreage: 10.07 acres

Legend

- Carothers Neighborhood Commercial West
- Floodway Fringe Overlay
- Floodway Overlay
- Development Reserve
- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Historic Residential
- Compact Residential
- Single-Family Residential
- Office Residential
- Mixed Residential
- Multifamily Residential
- Fifth Avenue North
- Main Street
- Neighborhood Mixed-Use
- Neighborhood Commercial
- Regional Commerce
- Industrial Flex

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

RESOLUTION 2023-11

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PARCELS LOCATED AT 3465,3485,3513,3515, AND 3535 CAROTHERS PARKWAY, KNOWN AS MAP 089 PARCELS 02611, 02605,02604, AND 02600, TO CHANGE THE DESIGN CONCEPTS MAP FROM MIXED RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the properties located at 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, from Mixed Residential to Neighborhood Commercial; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on March 23rd, 2023, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____

Emily Wright
Secretary

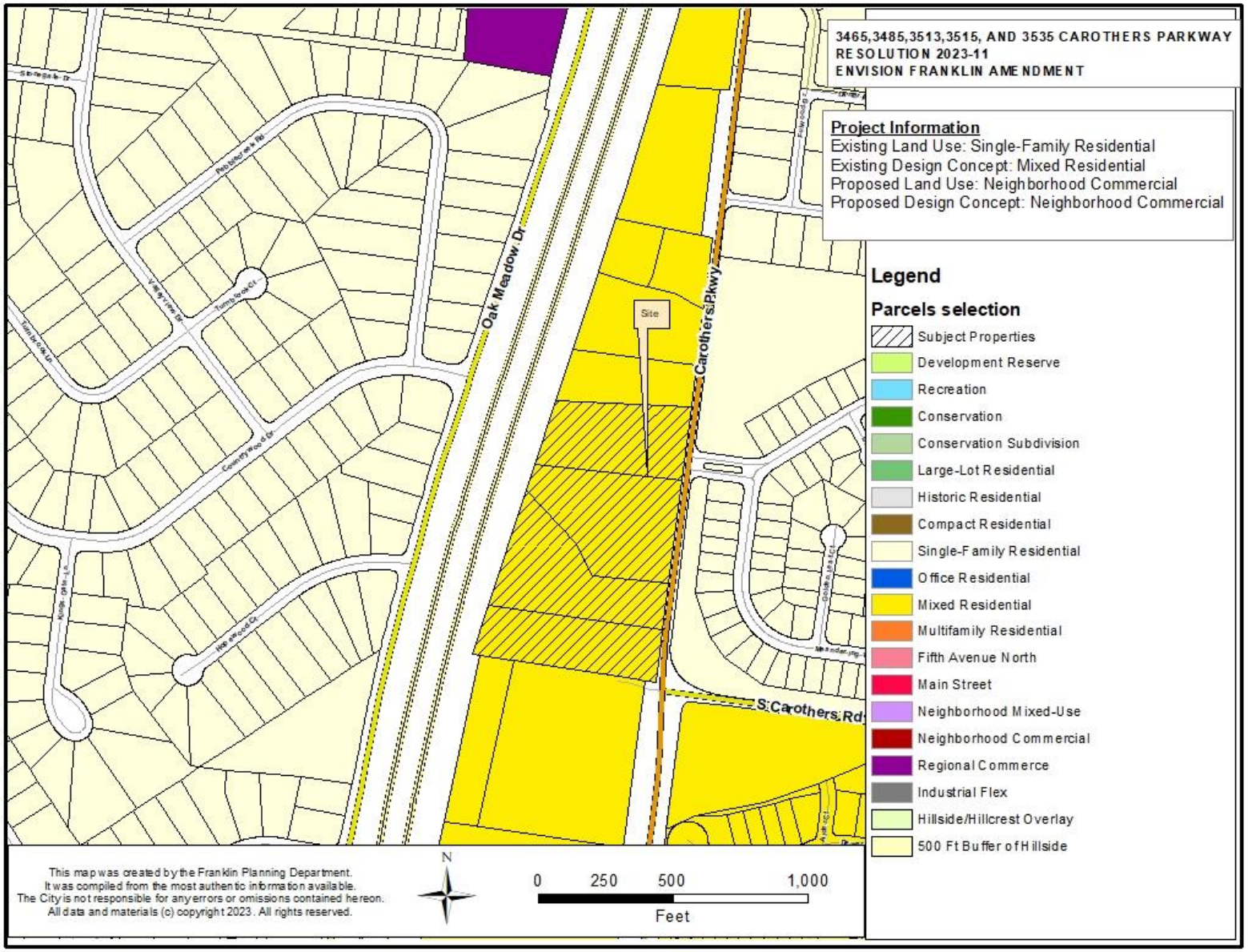
FRANKLIN MUNICIPAL PLANNING COMMISSION FOR THE CITY OF FRANKLIN, TENNESSE:

By: _____

Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



Law Dept approved 03.14.23

Carothers Neighborhood Commercial - West

Envision Franklin Amendment

GAMBLE DESIGN COLLABORATIVE

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT

CREEKSTONE COMMONS

CARRINGTON HILL APARTMENTS

CROSS CREEK

FORREST CROSSING

STUDY AREA

FALCON CREEK

SOUTHEAST PARK

LOCKWOOD GLEN

FRANKLIN BRIDGE GOLF COURSE

Forrest Crossing Golf Club

Robinson Lake

Oak Meadow Dr

Carothers Pkwy

Franklin

Forrest Crossing Blvd

Creekstone Blvd

Stonegate Dr

Chelsey Ct

Bedford Way

Normandy Ct

Roderick Dr

Ridgestone Dr

Valleyview Dr

Pebblecreek Rd

Countrywood Dr

Tumbrook Ln

Hunts Gate Ln

Hopewood Ct

Grandview Manor Dr

Riverview Dr

Rivergate Dr

Riverbend Dr

Lawnvale Ln

Overview Ln

Royal Xing

Grandview Pl

Forest Park Cir

St John Pl

Gatestone Pkwy

Landrace Dr

Monte Bella Pl

Deauville Dr

Normandy Ln

Dunlavin Dr

Upland Dr

Meandering Way

Tall Tree Rd

Fillmore Ct

Vantage Way

Ridge Top Ct

Cross Creek Ct

Cross Creek Dr

Beacon Hill Dr

Ridgeway Dr

Hallsville Dr

Caledonian Ct

Swanson Ln

Ridley Dr

Rafferty Ct

Sydenham Dr

Cranwood Ln

Cranwood Pkwy

Cranwood Ct

Oakwood Ln

Oakwood Dr

Oakwood Ct

Oakwood Pl

Oakwood Cir

Oakwood Trl

Oakwood Way

Oakwood Xing

Oakwood Pkwy

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT

EXISTING CONDITIONS

These parcels are located on the west side of Carothers Parkway and the east side of I-65. All parcels are currently single family residences. The abutting parcel to the south is an approved neighborhood commercial development. Surrounding the properties are the single family neighborhood of Falcon Creek and the future mixed residential neighborhood of Lockwood Glen.

COUNTRYWOOD DRIVE

HOPEWOOD COURT

OAK MEADOW DRIVE

I-65 HWY

STUDY AREA

UPLAND DRIVE

MELODY DRIVE

MEANDERING WAY

S CAROTHERS ROAD

APPROVED COF# 7541

FFO

CAROTHERS PKWY

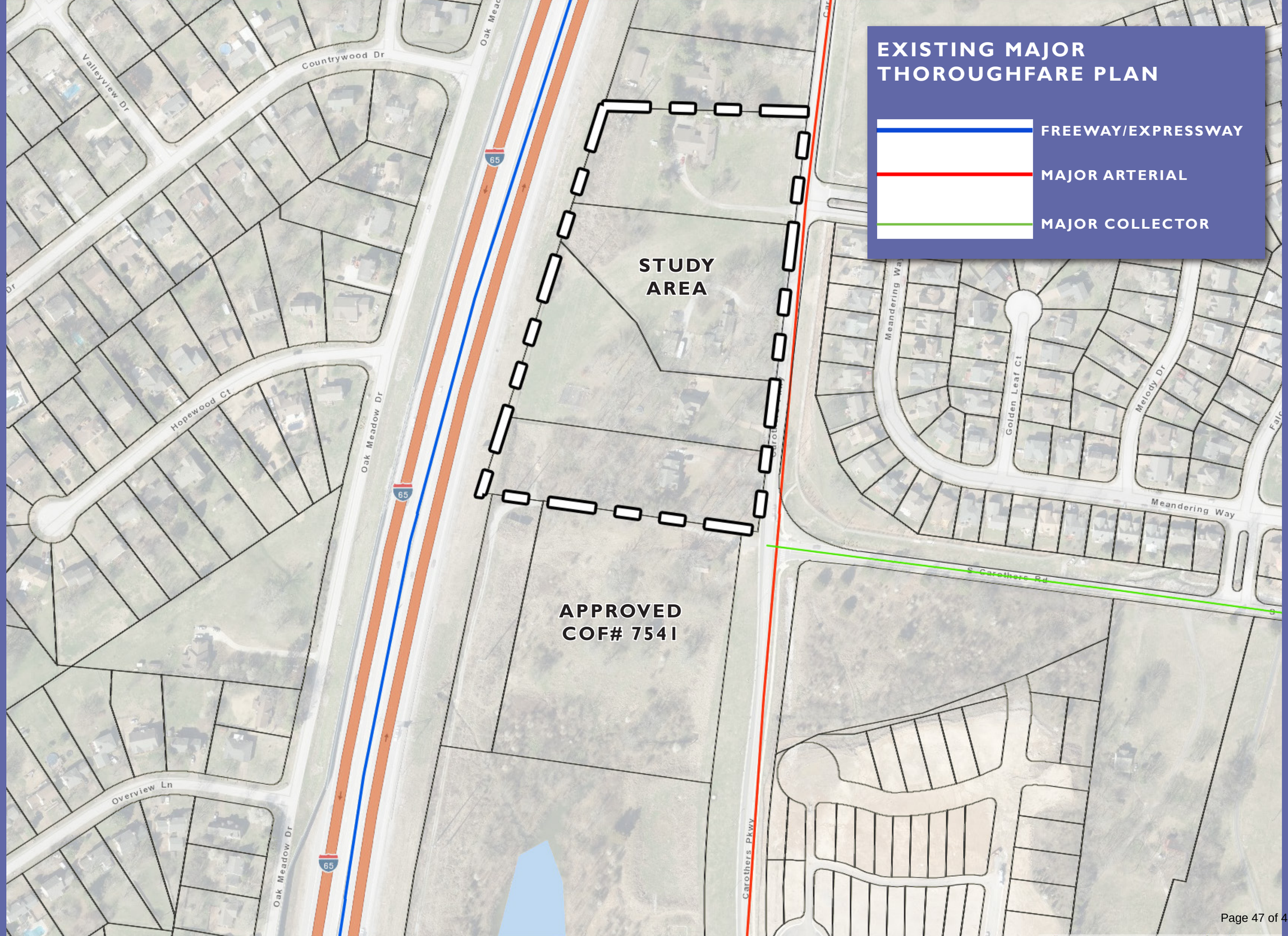
OVERVIEW LANE

EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE

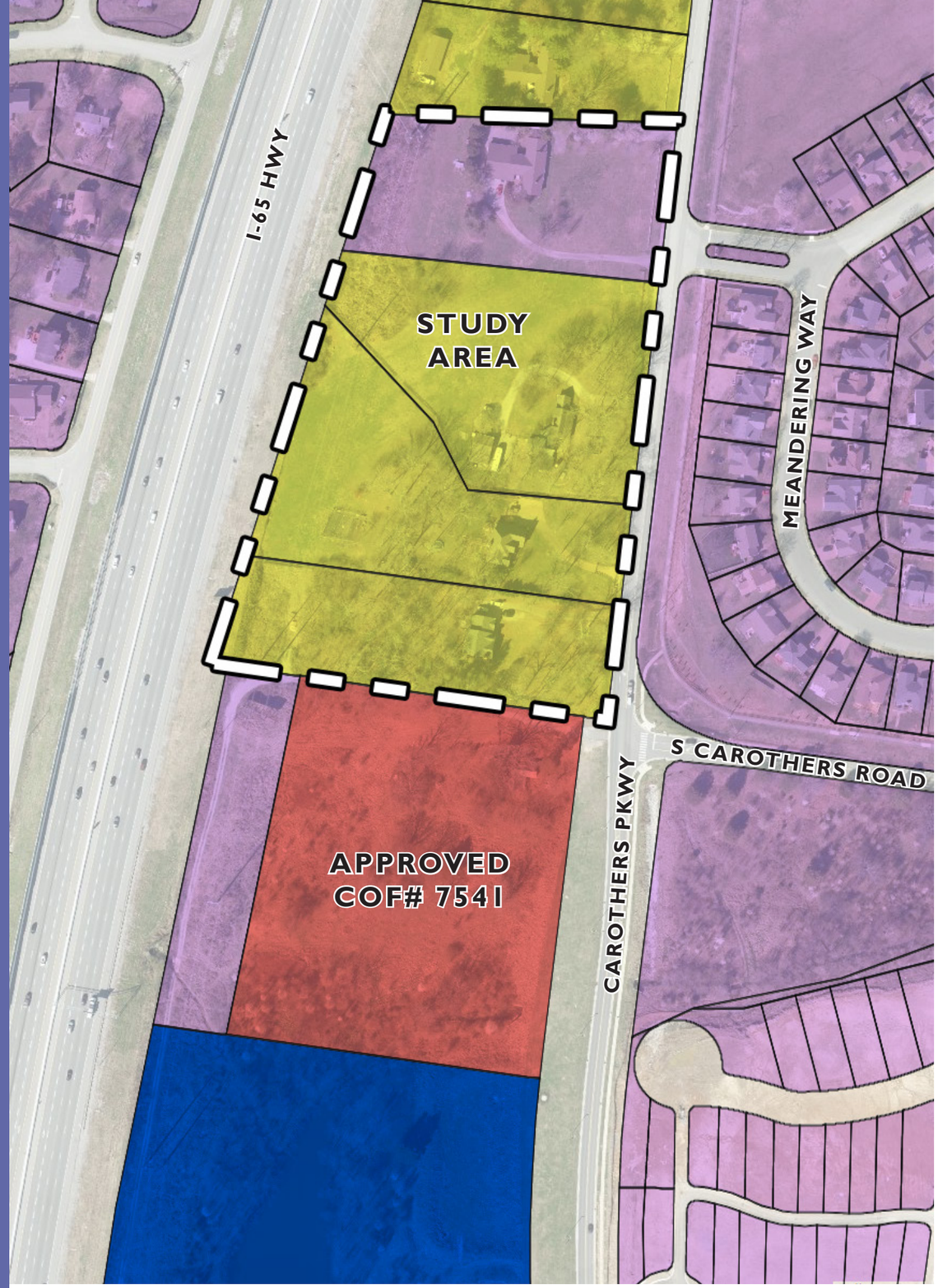
Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT

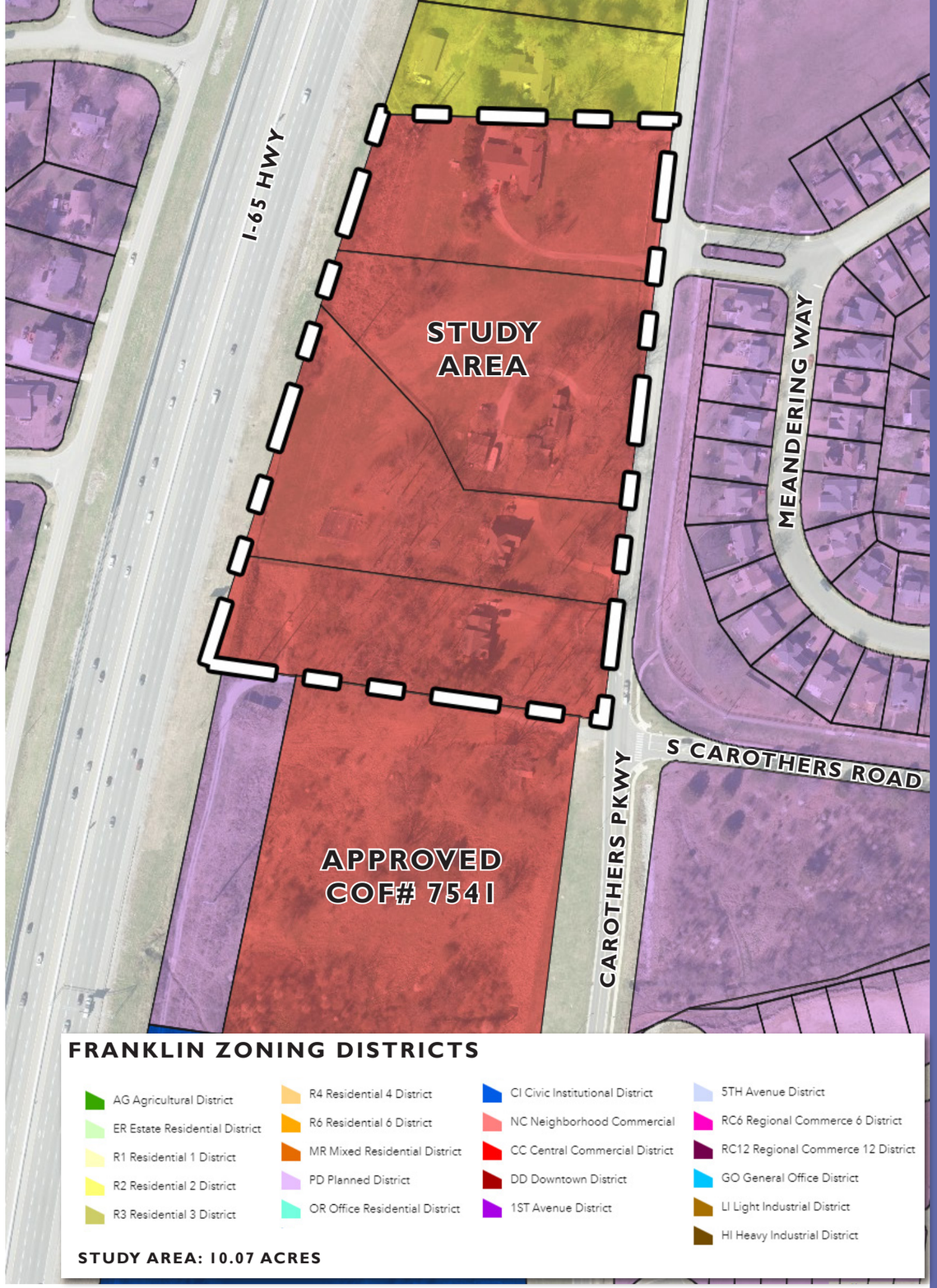


Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT



EXISTING



PROPOSED

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT

MIXED RESIDENTIAL

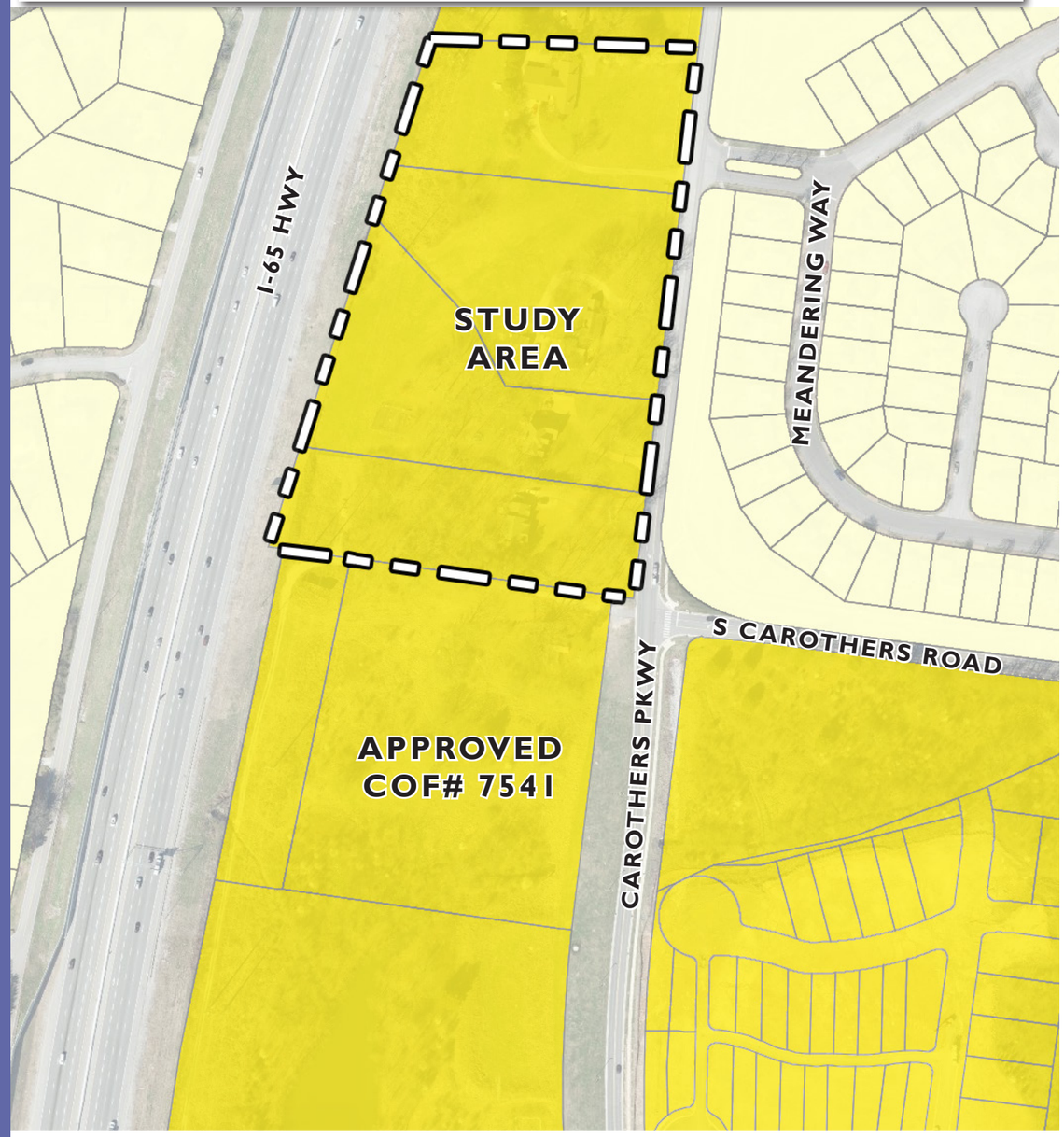
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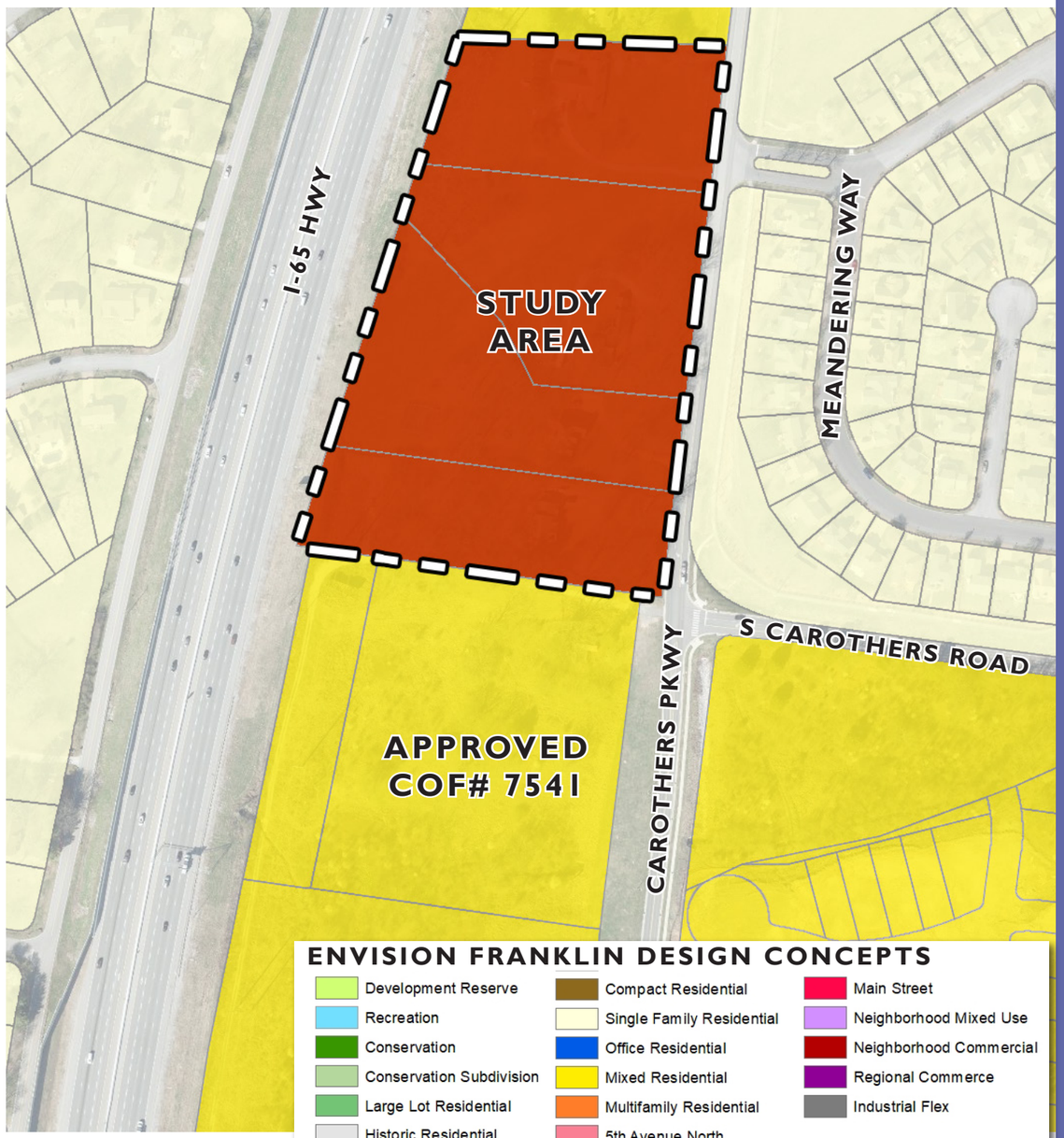
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EXISTING



PROPOSED

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT

ENVISION FRANKLIN REVISION

The surrounding area has both existing and proposed residential neighborhood. Directly to the south the of property is an approved neighborhood commercial development. The size, location, and existing conditions of these parcels make the properties a poor candidate to ever be developed under the Mixed Residential design concept. These properties would serve a better and more meaningful purpose to the surrounding communities as a Neighborhood Commercial design concept. The Neighborhood Commercial design concept would allow these parcels to serve as a commercial node that is currently missing in this area. Applying the Neighborhood Commercial design concept to the properties will improve the vision of this community by creating an area for the surrounding residents to go for commercial needs within a short distance of their homes. Using the guiding principles of managed growth, vibrant neighborhoods, exceptional design, and connected community, a commercial area in this location would be of great value to this community.

SINGLE FAMILY

SINGLE FAMILY

I-65 HWY

STUDY AREA

NEIGHBORHOOD COMMERCIAL

FUTURE SINGLE FAMILY

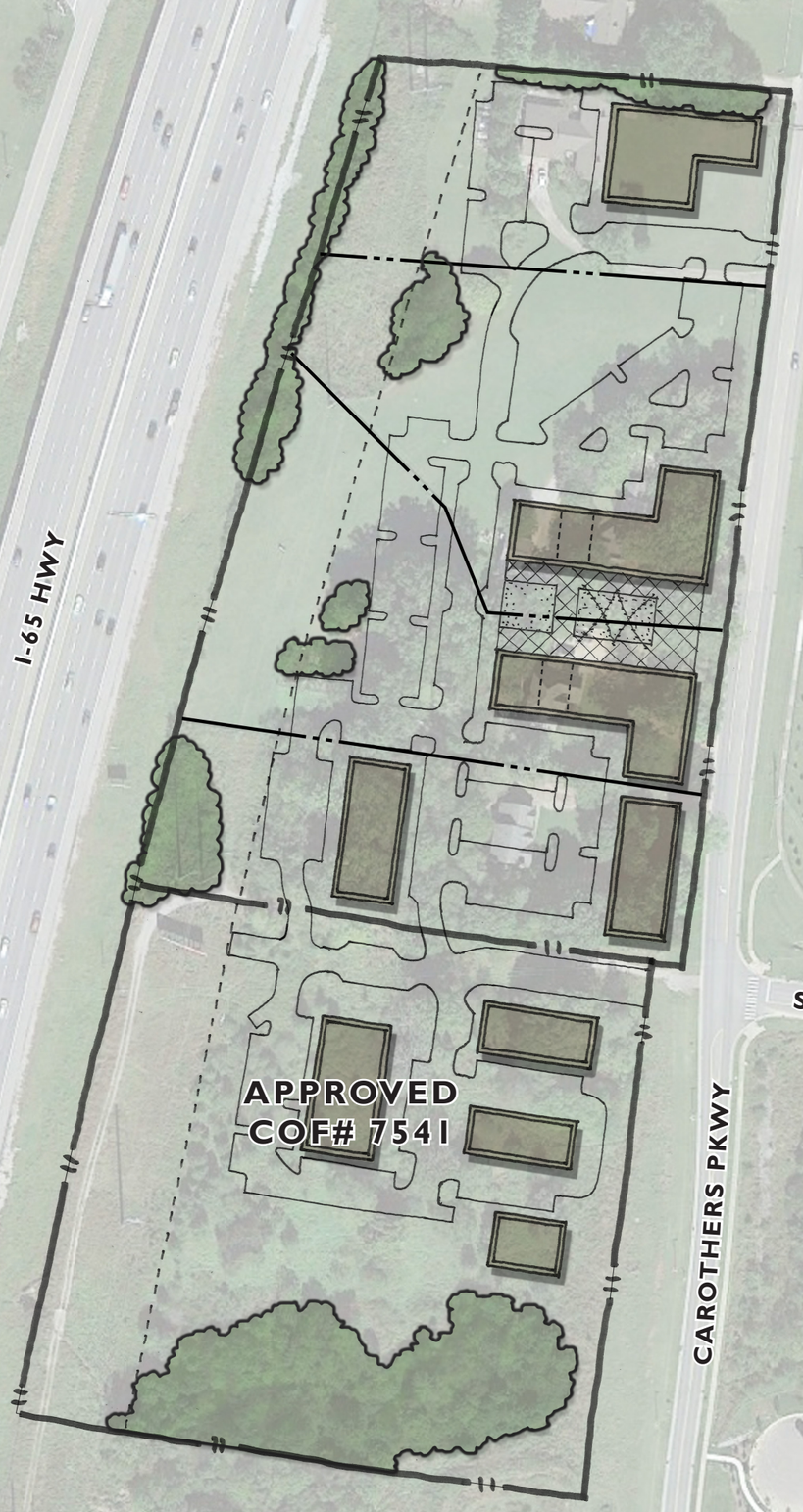
RECREATION

COMPATIBILITY WITH EXISTING USES

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT



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(Excludes Gas Stations and Funeral Homes as potential uses)

CONCEPTUAL MASTER PLAN







ARCHITECTURAL CHARACTER

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - West

ENVISION FRANKLIN AMENDMENT





ARCHITECTURAL CHARACTER



City of Franklin

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

File #: 21-02524

DATE: March 14, 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 2023-23: A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway.

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 Eastworks PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

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

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

THE REQUEST
The request is to extend the vesting period for two years, from July 14, 2023 until July 14, 2025, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The development plan for the East Works District PUD was approved by BOMA on July 14, 2020. The plans included a mix of hotel, restaurant, retail, office, and multifamily uses. Overall, it was approved for 1,615 units, 9 Townhomes, 1,000,000 square feet of existing and proposed nonresidential space, including 605 hotel keys. The project had seven Modifications of Standards, detailed below. Buildings ranged from one to twelve stories, and a communal gathering space further emphasized the pedestrian-oriented design In addition to the smaller pockets of green space to the interior and around the perimeter of the property. Staff recommended approval, with conditions, of the Development Plan.

The Modification of Standards (MOS) requests were as follows:
MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units. Approved by BOMA with an 8-0 vote.

MOS #2: Requesting the use of irregular shapes for hanging wall signs. The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Approved by BOMA with a 6-2 vote.

MOS #3: Request to allow additional band signs, in addition to wall signs. The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Approved by BOMA with an 8-0 vote.

MOS #4: Request for internally illuminated canopy lighting. The applicant is requesting to use internal illumination for canopy signage. Approved by BOMA with a 6-2 vote.

MOS #5: Request to increase the maximum size of hanging sign to 6 square feet per side and allow internal illumination. As a consideration, BOMA approved increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the Franklin Historic District Design Guidelines. Approved by BOMA with an 8-0 vote.

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants. Approved by BOMA with an 8-0 vote.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs. The applicant is requesting to allow two wall signs, located at the roofline of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher. Approved by BOMA with an 8-0 vote.

CURRENT STATUS
This plan is within the first three-year period and is vested until July 14, 2023. The applicant has recently submitted a site plan for the first section of the development, which was approved on the March 2023 Administrative Agenda. In addition, two site plans have been submitted to conduct offsite roadway improvements on Carothers Parkway at Mayfield Drive, which are currently under review by staff.

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

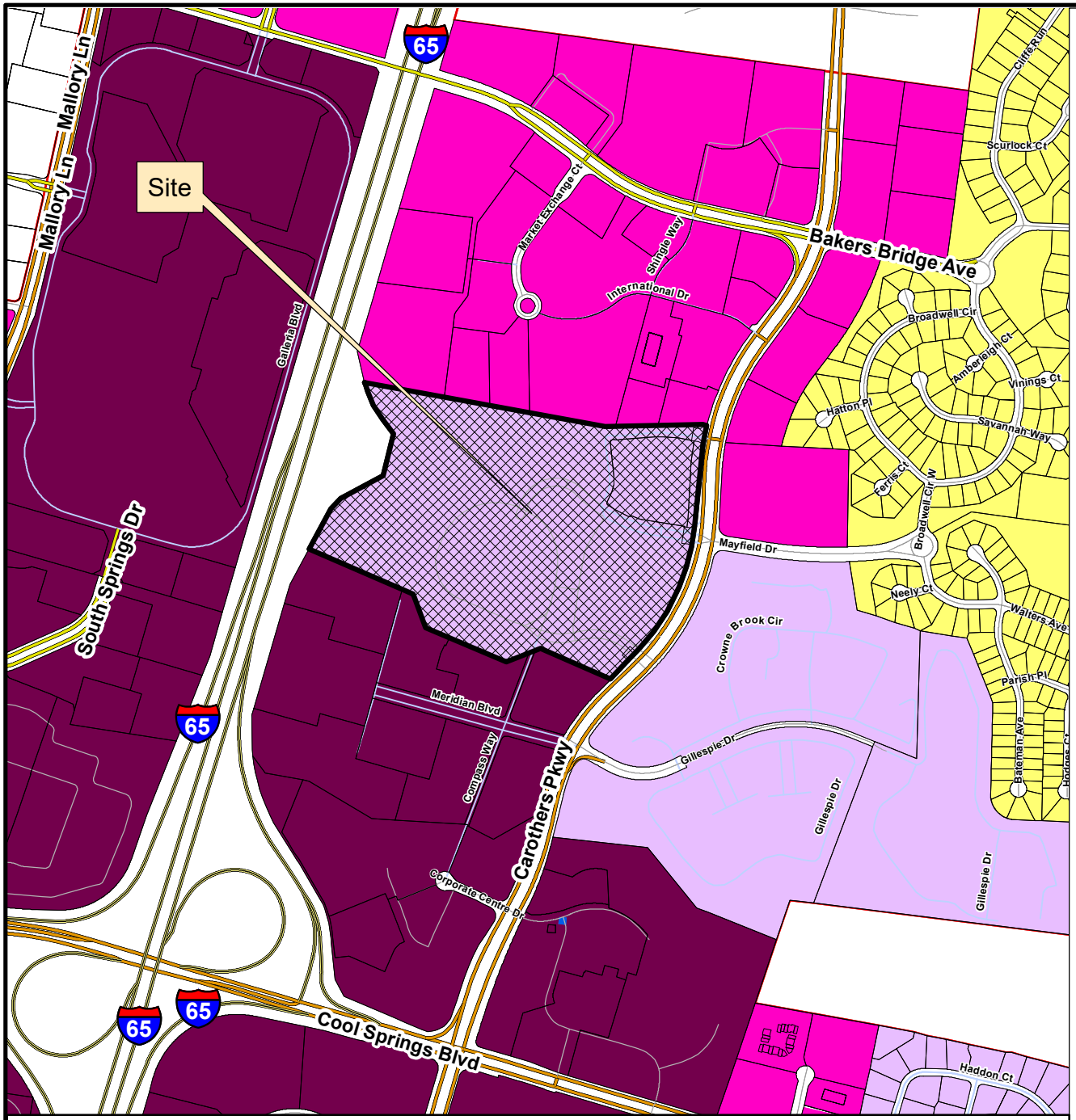
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. In the case of the latter, the traffic capacity in the area could have changed, impacting the level of service on adjacent roadways and consequently, the required offsite improvements.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2023-23 if they determine that the continuation of vested rights is in the best interest of the community.



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

EAST WORKS DISTRICT PUD SUBDIVISION
RESOLUTION 2023-23

Project Information
Vested Zoning: PD, Planned Development
Overlay Districts: None
Site Acreage: 49.93 acres
Number of Dwelling Units: 1,624
Nonresidential Square Footage: 995,084 SF
Hotel Keys: 605

Legend

- East Works District 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

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2023-23

A RESOLUTION AMENDING THE EAST WORKS DISTRICT PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF MERIDIAN BOULEVARD AND WEST OF CAROTHERS PARKWAY, LOCATED AT 9009 CAROTHERS PARKWAY.

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 2020-11; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2020-61; 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 East Works District PUD vesting period began on July 14, 2020 and is set to expire on July 14, 2023, and the applicant has not secured any permits or commenced site preparation; and

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

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

WHEREAS, the applicant has requested an extension of the vesting period for two years, until July 14, 2025.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
53-142.00	49.93
Total	49.93

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 East Works District PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	East Works District PUD
Base Zone District	PD (32.5/1,110,300/605)
Other Zoning Overlays	N/A
Number of Dwelling Units	1,624
Number of Nonresidential Square Footage	1,110,300 SF
Number of Hotel Rooms	605
Open Space Requirements	108,745 SF
Number of Phases in Development	4

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

MOS 1: Multifamily building types to have consolidated entrances. Approved: __X___ Denied: _____	6.7 – Multifamily Building Type Facades along a street or internal drive shall have individual entrances to… all ground floor dwelling units. *Staff recommended disapproval.*
MOS 2: Allow signs to be irregularly shaped of the items that is representative of the business. Approved: __X___ Denied: _____	15.1.3 - Sign Shape Signs shall not be irregularly shaped. *Staff recommended disapproval.*

MOS 3: Allow one band sign per tenant in addition to allowed wall signs. Approved: __X___ Denied: _____	15.4 – Band Signs Maximum of one per storefront, if no additional wall signage. *Staff recommended approval.*
MOS 4: Allow canopy signage to be illuminated internally. Approved: __X___ Denied: _____	15.5. – Canopy Signs External Illumination only. *Staff recommended disapproval.*
MOS 5: Revise maximum size per side for hanging signs to 6 sq. ft. and allow internal illumination. Approved: __X___ Denied: _____	15.10 – Hanging Signs Maximum of 3 sq. ft. per side and only externally illuminated *Staff recommended disapproval.*
MOS 6: Allow 1 Vertical blade signs per frontage in addition to additional hanging signs. Approved: __X___, with conditions. Denied: _____	15.14 – Vertical Blade Sign Maximum of one per building and only if no other hanging signs exist. *Staff recommended approval with conditions.*
MOS 7: Allow two roofline wall signs, one wall sign per frontage, in addition to band signs. Approved: ___X__ with conditions. Denied: _____	15.15 – Wall Sign Maximum of one per building if no band sign exists on the building. *Staff recommended approval with conditions.*

SECTION V. That the original vesting period was initiated on July 14, 2020 and was set to expire on July 14, 2023. The amended development plan will now have until July 14, 2025 to secure any necessary permits, and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION 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 ten (10) years from the date of the original approval of the preliminary development plan July 14, 2020 and shall remain at July 14, 2035.

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 _____, 2023.

ATTEST:

_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

OPEN SPACE REQUIREMENT

SITE INFORMATION

Acreage / Square Footage of Site:	49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required:	108,745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required:	N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
9	Outdoor Dining Area/Plaza	19,915± S.F.	--	--	N
10	Outdoor Dining Area/Plaza	27,640± S.F.	--	--	N
11	Outdoor Dining Area/Plaza	2,075± S.F.	--	--	N
12	Plaza	5,600± S.F.	--	--	N
13	Green	890± S.F.	--	--	N
	Total Provided:	108,790± S.F.			

OPEN SPACE TYPES NOTE:
It is anticipated that Open Space will be provided in the types and at the locations indicated; provided that each Open Space may be any of the Open Space Types and in any location as allowed by Zoning Ordinance Chapter 11, as designated by the developer in the appliable Site Plan.

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
Pad B	Restaurant, Retail, Office	16,300± S.F.	N/A	243 Units	0 Units	0 Keys	491 Spaces
Pad C	Restaurant, Retail, Hotel, Office	464,644± S.F.	N/A	284 Units	0 Units	224 Keys	1,626 Spaces
Pad D	N/A	0± S.F.	N/A	292 Units	0 Units	0 Keys	491 Spaces
Pad E	N/A	0± S.F.	N/A	291 Units	0 Units	0 Keys	491 Spaces
Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

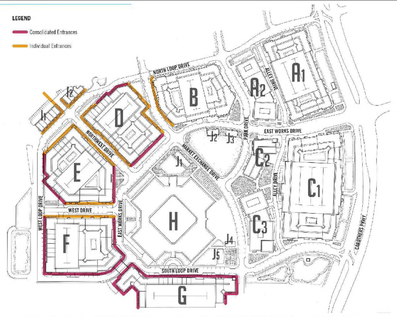
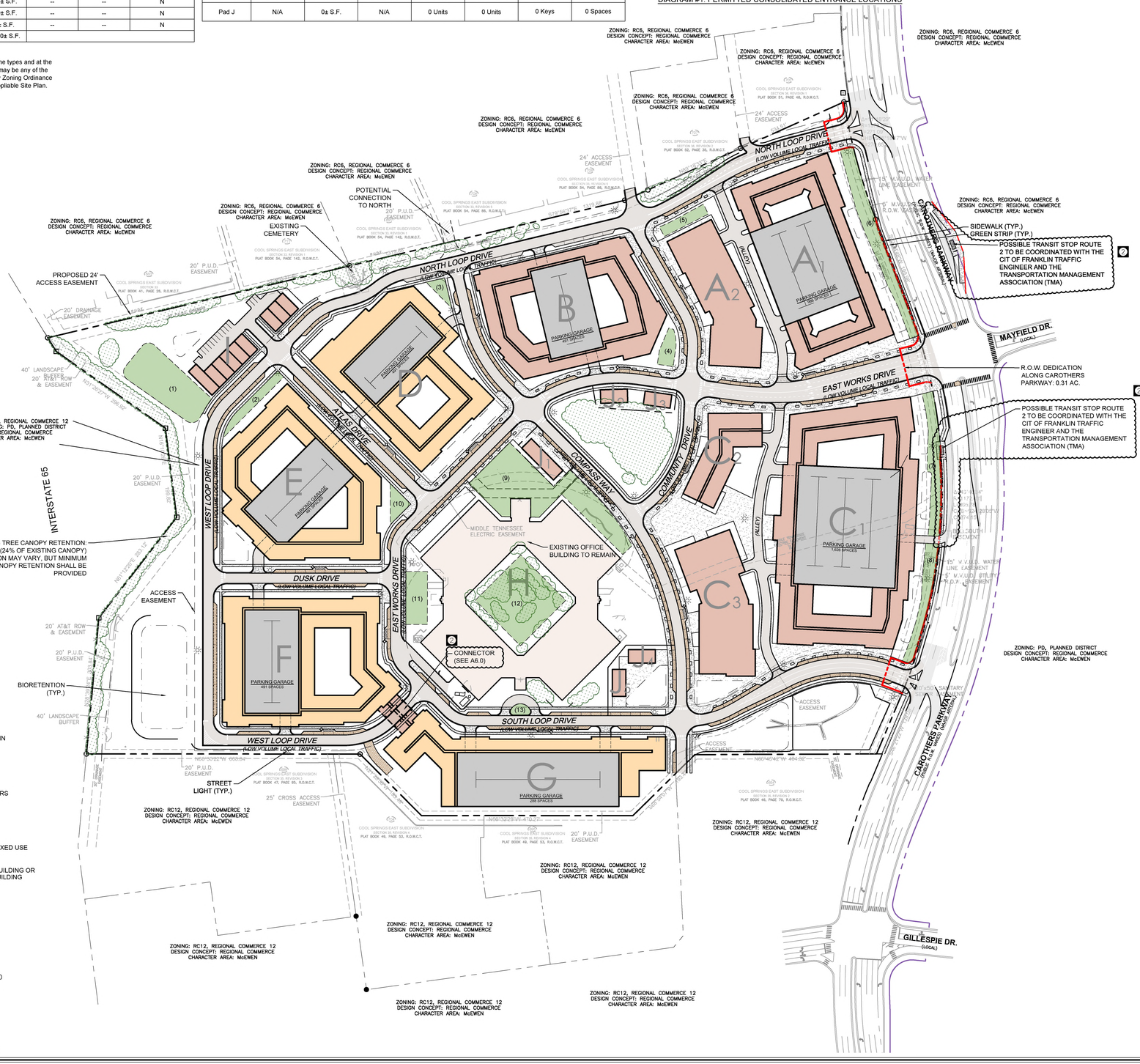


DIAGRAM #1: PERMITTED CONSOLIDATED ENTRANCE LOCATIONS



LEGEND

- EXISTING CANOPY TO REMAIN
- OPEN SPACE
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- PROPOSED COMMERCIAL/MIXED USE
- PROPOSED MULTI-FAMILY BUILDING OR COMMERCIAL/MIXED-USE BUILDING
- EXISTING BUILDING

0 100 200 300

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

SITE DATA

SITE INFORMATION

Project Name:	East Works District
Project #:	---
Address:	9009 Carothers Parkway
	Franklin, Williamson County
Map / Parcel:	053 / 142.00
Acreage / Square Footage of Site:	49.929 Ac. / 2,174,907± S.F.
Vesting Date:	N/A

REGULATIONS

Base Zoning:	RC12 (Regional Commerce 12)
Proposed Zoning:	PD (Planned District)
Overlay Zoning:	N/A
Proposed Principle Use:	All principle uses permitted or permitted with additional use regulations for Planned Districts under Section 5.1 of the Zoning Ordinance
Proposed Accessory Use:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multifamily Building, & Townhouse
Frontage Types Applied:	Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential):	Townhouse (Min. 18')
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Carothers Parkway):	40' (Prior to any R.O.W. Dedications/50' Stubs)
Front Yard (Internal):	10' Min (From Face of Curb) & 30' Max (Unless otherwise shown on plan)***
Side Yard (External):	5' Min
Side Yard (Internal):	0' Min (Subject to buildings maintaining a minimum spacing of 10' feet)
Rear Yard (I-65):	25' Min
Rear Yard (Internal):	10' Min
Dwelling Unit Count, By Type:	
Multi-Family:	1,615 Units
Townhouse:	9 Units
Commercial S.F., By Use:	
Offices:	1,048,000 S.F. (Total) 530,000 S.F. (Existing) 518,000 S.F. (New)
Restaurants:	34,550 S.F.
Retail:	27,750 S.F.
Hotel Keys:	414,784 S.F. (605 Keys)
Building Height:	
Multi-Family (D,E,F,G):	4 - 6 Floors; Type 3A
Townhouse (I):	3 - 4 Floors; Type 3A
Commercial/Mixed-Use Building (A_1, A_2, B, C_1, C_2,C_3):	6 - 12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J):	1 - 2 Floors; Type 1A or 1B
Min. Landscape Surface Area:	20%
Open Space S.F. Required:	108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Acreage:	2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use:	See Parking Supply Analysis conducted by Nelson/Nygaard on March 27, 2020
Parking Provided, By Use:	See Parking Supply Analysis conducted by Nelson/Nygaard on March 27, 2020
Historic Resource Treatment (Y/N):	No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

STATEMENT OF IMPACTS

Police, Fire & Recreation Facilities: - The site is located 5.5 miles from the new downtown Franklin police headquarters and approximately 2 miles from Fire Station 6 located at 1061 Cool Springs Boulevard. Currently, the site has a large open space for passive play. The site is 2.1 miles from Liberty Park and associated dog park; 5.4 miles to Pinkerton Park.

COMPLIANCE WITH ENVISION FRANKLIN

Consistent with the Major Objectives and Guiding Principles of Envision Franklin, East Works District is intended to be an exceptional place for residents, employees and visitors through its thoughtful and unprecedented site design, building forms, architecture, pedestrian environment, and activated streets. A first-of-its-kind redevelopment unlike anything Franklin has seen before, East Works District will attract a variety of businesses and commercial tenants by providing a unique and high-quality mixed-use environment for residents, employees, patrons and visitors to enjoy.

The location of East Works District along Carothers Parkway and the I-65 corridor is ideally suited for higher intensity development, taller buildings, and a mix of uses. The Envision Franklin "Design Concepts Map" identifies this area as "Regional Commerce." The proposed development is in keeping with the description of this area as "high intensity activity centers that attract large numbers of people and employers from both within and outside the City." With prominent visibility from both I-65 and Carothers Parkway, East Works District will set the standard for corridor redevelopment, integrated design and innovative architecture (*Envision Franklin Guiding Principle: Exceptional Design*).

The existing Carothers Building site is currently underutilized and dominated by surface parking. The proposed East Works District development will convert an under-utilized single-use commercial parcel into a dynamic mixed-use environment that maximizes the land use potential of the site through the development of multi-story mixed-use buildings with carefully integrated parking and activated, walkable streets. A pedestrian-friendly environment will be achieved through the design of internal parking structures, shallow building setbacks, generous sidewalks, main entrances oriented to the street, pedestrian-scale signage and lighting, and street-level shopfront windows. East Works District will include a variety of public spaces, each easily accessible from an interconnected network of sidewalks and paths. The plan will help the City achieve its goal of "inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops and workplaces" (*Envision Franklin Guiding Principle: Vibrant Neighborhoods*). East Works District will set the bar for "high quality design of buildings, public spaces, streets, pedestrian facilities and landscaping [that works] together to enhance the public realm and create exceptional places for people (*Envision Franklin Guiding Principle: Exceptional Design*).

The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (*Envision Franklin Guiding Principle: Managed Growth*). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (*Envision Franklin Guiding Principle: Context-Responsive Infill*).

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (*Envision Franklin Guiding Principle: Economic Vitality*). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses. Incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (*Envision Franklin Guiding Principle: Connected Community*).

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www.ragansmith.com

T•P•U•D•C

SCOTT MICHAEL BERNICK
REGISTERED
TENNESSEE NO. 3011
LANDSCAPE ARCHITECT
08/12/20

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT
FOR
MarketStreet™ ENTERPRISES
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

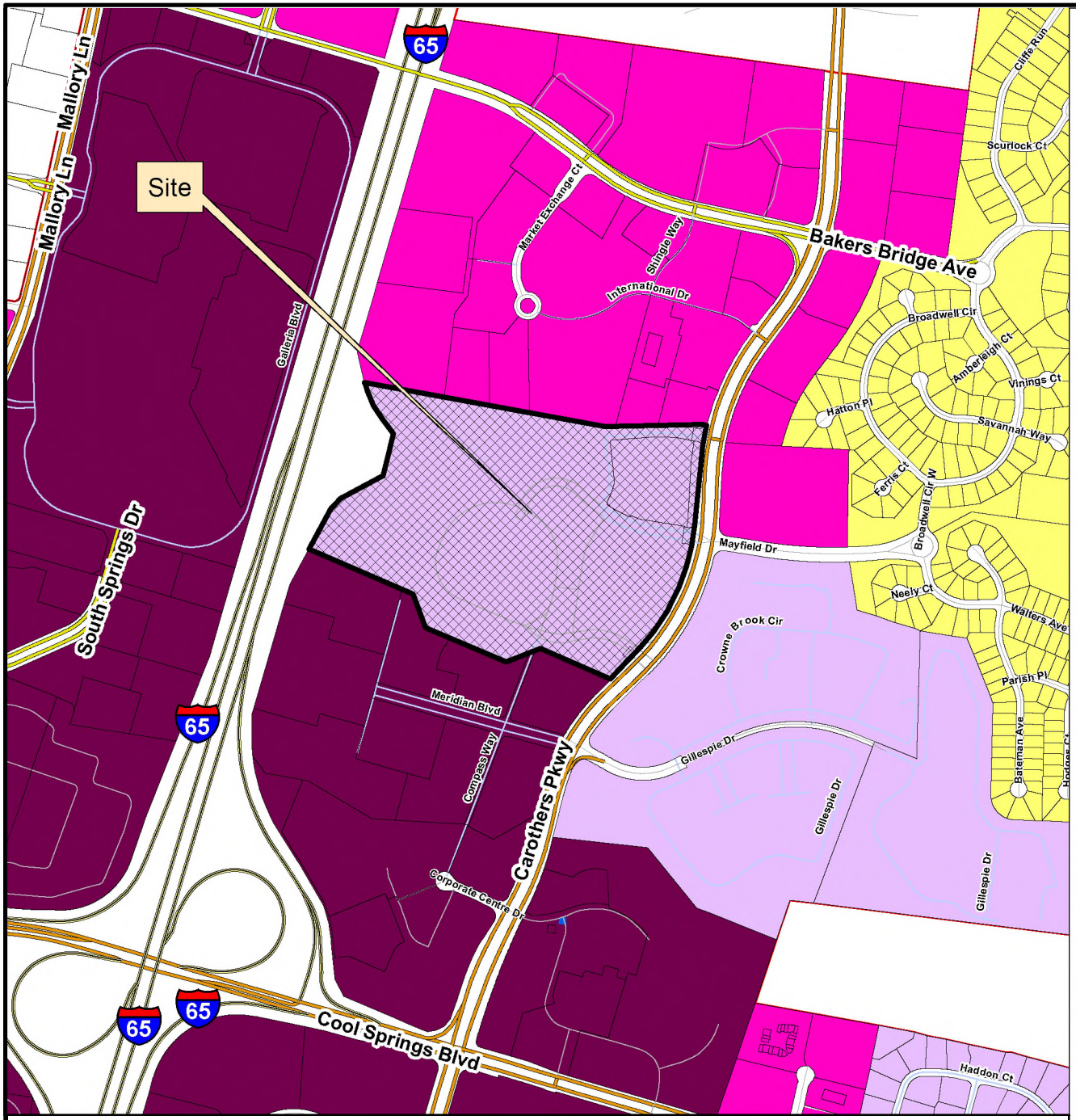
REVISIONS	
08/12/20 Rev. Per Cont. of Approval	
06/22/20 Rev. Per Staff Comments	

JOB NO.	12067
WK. ORDER	0362
DESIGNED:	B. WRIGHT
DRAWN:	S. BERNICK
SCALE:	1" = 100'
DATE:	APRIL 13, 2020

OVERALL DEVELOPMENT PLAN

C2.0

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PLOTTED BY: BRIAN WRIGHT ON: 8/12/2020 2:38 PM LAST UPDATED: BRIAN WRIGHT ON: 8/12/2020 2:38 PM



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

0 250 500 1,000

Feet

EAST WORKS DISTRICT PUD SUBDIVISION
RESOLUTION 2023-23

Project Information
Vested Zoning: PD, Planned Development
Overlay Districts: None
Site Acreage: 49.93 acres
Number of Dwelling Units: 1,624
Nonresidential Square Footage: 995,084 SF
Hotel Keys: 605

Legend

- East Works District 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

HISTORIC FRANKLIN TENNESSEE

OPEN SPACE REQUIREMENT

SITE INFORMATION	
Acreage / Square Footage of Site:	49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required:	108,745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required:	N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
9	Outdoor Dining Area/Plaza	19,915± S.F.	--	--	N
10	Outdoor Dining Area/Plaza	27,640± S.F.	--	--	N
11	Outdoor Dining Area/Plaza	2,075± S.F.	--	--	N
12	Plaza	5,600± S.F.	--	--	N
13	Green	890± S.F.	--	--	N
	Total Provided:	108,790± S.F.			

OPEN SPACE TYPES NOTE:

It is anticipated that Open Space will be provided in the types and at the locations indicated; provided that each Open Space may be any of the Open Space Types and in any location as allowed by Zoning Ordinance Chapter 11, as designated by the developer in the appliable Site Plan.

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
Pad B	Restaurant, Retail, Office	16,300± S.F.	N/A	243 Units	0 Units	0 Keys	491 Spaces
Pad C	Restaurant, Retail, Hotel, Office	464,644± S.F.	N/A	284 Units	0 Units	224 Keys	1,626 Spaces
Pad D	N/A	0± S.F.	N/A	292 Units	0 Units	0 Keys	491 Spaces
Pad E	N/A	0± S.F.	N/A	291 Units	0 Units	0 Keys	491 Spaces
Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

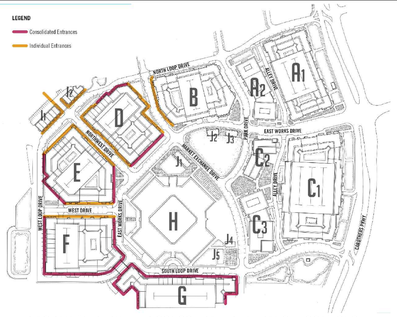
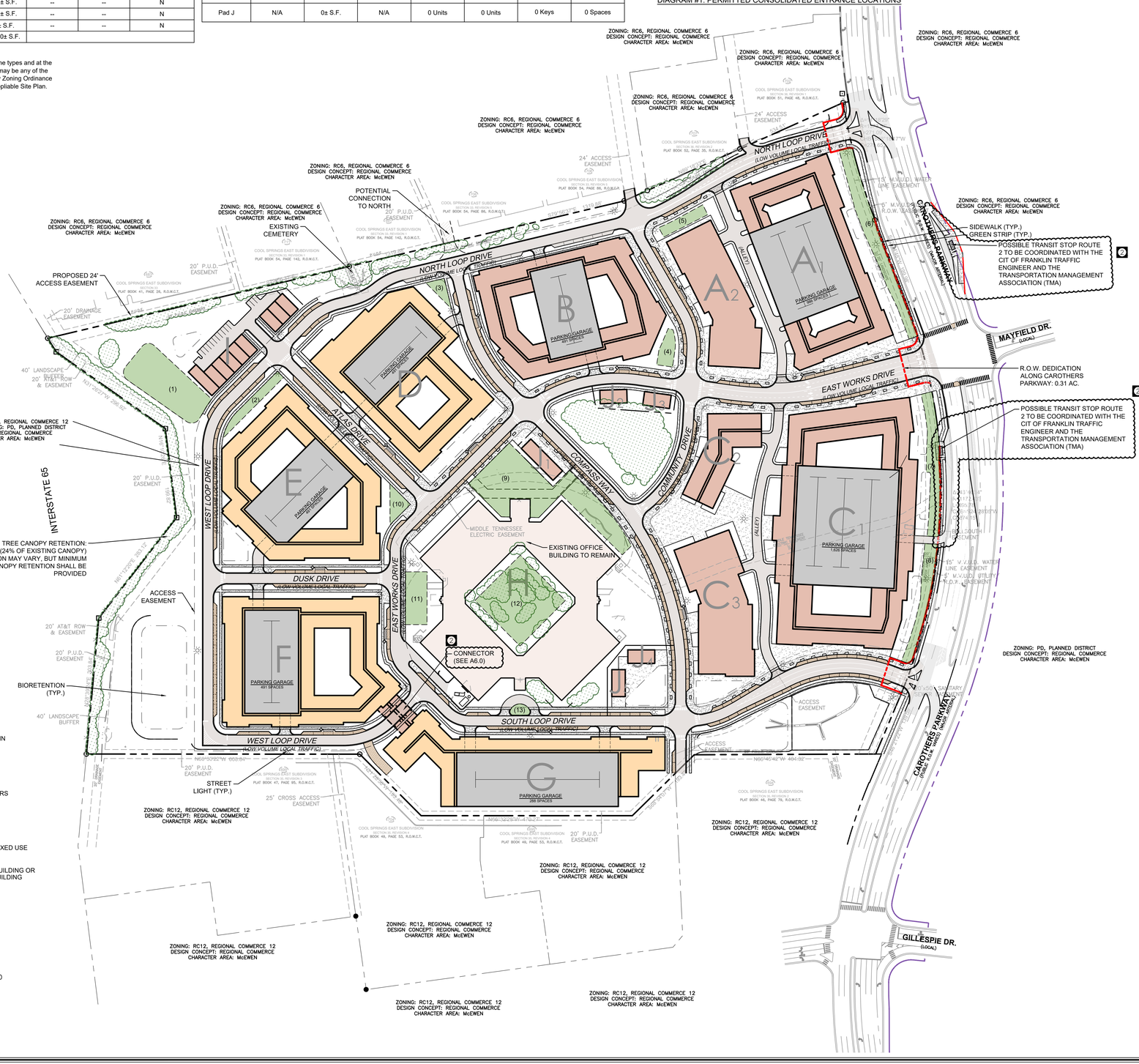


DIAGRAM #1: PERMITTED CONSOLIDATED ENTRANCE LOCATIONS



LEGEND

- EXISTING CANOPY TO REMAIN
- OPEN SPACE
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- PROPOSED COMMERCIAL/MIXED USE
- PROPOSED MULTI-FAMILY BUILDING OR COMMERCIAL/MIXED-USE BUILDING
- EXISTING BUILDING

0 100 200 300

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

SITE DATA

SITE INFORMATION	
Project Name:	East Works District
Project #:	---
Address:	9009 Carothers Parkway
	Franklin, Williamson County
Map / Parcel:	053 / 142.00
Acreage / Square Footage of Site:	49.929 Ac. / 2,174,907± S.F.
Vesting Date:	N/A

REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12)
Proposed Zoning:	PD (Planned District)
Overlay Zoning:	N/A
Proposed Principle Use:	All principle uses permitted or permitted with additional use regulations for Planned Districts under Section 5.1 of the Zoning Ordinance
Proposed Accessory Use:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multifamily Building, & Townhouse
Frontage Types Applied:	Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential):	Townhouse (Min. 18')
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Carothers Parkway):	40' (Prior to any R.O.W. Dedications/50' Stubs)
Front Yard (Internal):	10' Min (From Face of Curb) & 30' Max (Unless otherwise shown on plan)***
Side Yard (External):	5' Min
Side Yard (Internal):	0' Min (Subject to buildings maintaining a minimum spacing of 10' feet)
Rear Yard (I-65):	25' Min
Rear Yard (Internal):	10' Min
Dwelling Unit Count, By Type:	
Multi-Family:	1,615 Units
Townhouse:	9 Units
Commercial S.F., By Use:	
Offices:	1,048,000 S.F. (Total) 530,000 S.F. (Existing) 518,000 S.F. (New)
Restaurants:	34,550 S.F.
Retail:	27,750 S.F.
Hotel Keys:	414,784 S.F. (605 Keys)
Building Height:	
Multi-Family (D,E,F,G):	4 - 6 Floors; Type 3A
Townhouse (I):	3 - 4 Floors; Type 3A
Commercial/Mixed-Use Building (A_1, A_2, B, C_1, C_2,C_3):	6 - 12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J):	1 - 2 Floors; Type 1A or 1B
Min. Landscape Surface Area:	20%
Open Space S.F. Required:	108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Acreage:	2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use:	See Parking Supply Analysis conducted by Nelson/Nygaard on March 27, 2020
Parking Provided, By Use:	See Parking Supply Analysis conducted by Nelson/Nygaard on March 27, 2020
Historic Resource Treatment (Y/N):	No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

STATEMENT OF IMPACTS

Police, Fire & Recreation Facilities: - The site is located 5.5 miles from the new downtown Franklin police headquarters and approximately 2 miles from Fire Station 6 located at 1061 Cool Springs Boulevard. Currently, the site has a large open space for passive play. The site is 2.1 miles from Liberty Park and associated dog park; 5.4 miles to Pinkerton Park.

COMPLIANCE WITH ENVISION FRANKLIN

Consistent with the Major Objectives and Guiding Principles of Envision Franklin, East Works District is intended to be an exceptional place for residents, employees and visitors through its thoughtful and unprecedented site design, building forms, architecture, pedestrian environment, and activated streets. A first-of-its-kind redevelopment unlike anything Franklin has seen before, East Works District will attract a variety of businesses and commercial tenants by providing a unique and high-quality mixed-use environment for residents, employees, patrons and visitors to enjoy.

The location of East Works District along Carothers Parkway and the I-65 corridor is ideally suited for higher intensity development, taller buildings, and a mix of uses. The Envision Franklin "Design Concepts Map" identifies this area as "Regional Commerce." The proposed development is in keeping with the description of this area as "high intensity activity centers that attract large numbers of people and employers from both within and outside the City." With prominent visibility from both I-65 and Carothers Parkway, East Works District will set the standard for corridor redevelopment, integrated design and innovative architecture (*Envision Franklin Guiding Principle: Exceptional Design*).

The existing Carothers Building site is currently underutilized and dominated by surface parking. The proposed East Works District development will convert an under-utilized single-use commercial parcel into a dynamic mixed-use environment that maximizes the land use potential of the site through the development of multi-story mixed-use buildings with carefully integrated parking and activated, walkable streets. A pedestrian-friendly environment will be achieved through the design of internal parking structures, shallow building setbacks, generous sidewalks, main entrances oriented to the street, pedestrian-scale signage and lighting, and street-level shopfront windows. East Works District will include a variety of public spaces, each easily accessible from an interconnected network of sidewalks and paths. The plan will help the City achieve its goal of "inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops and workplaces" (*Envision Franklin Guiding Principle: Vibrant Neighborhoods*). East Works District will set the bar for "high quality design of buildings, public spaces, streets, pedestrian facilities and landscaping [that works] together to enhance the public realm and create exceptional places for people (*Envision Franklin Guiding Principle: Exceptional Design).*

The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (*Envision Franklin Guiding Principle: Managed Growth*). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (*Envision Franklin Guiding Principle: Context-Responsive Infill).*

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (*Envision Franklin Guiding Principle: Economic Vitality*). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses. Incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (*Envision Franklin Guiding Principle: Connected Community).*

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1000 MARKET STREET
SUITE 200
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(423) 490-9400
NASHVILLE
1600 WEST END STREET
P.O. BOX 90707, 37209
(615) 244-8591
www.ragansmith.com

T•P•U•D•C

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 001
04/12/20

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR

MarketStreet™ ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS
08/12/20 Rev. Per Cont. of Approval
06/22/20 Rev. Per Staff Comments

JOB NO.	12067
WK. ORDER	0362
DESIGNED:	B. WRIGHT
DRAWN:	S. BERNICK
SCALE:	1" = 100'
DATE:	APRIL 13, 2020

OVERALL DEVELOPMENT PLAN

C2.0

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File #: 20-0660

DATE: April 28, 2020

TO: Board of Mayor and Aldermen

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

SUBJECT:
Consideration Of Resolution 2020-61, A Resolution Approving A Development Plan For The East Works District PUD Subdivision With 7 Modifications Of Development Standards, Relative To Multifamily Building Entrances And Signage Standards, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Locared At 9009 Carothers Parkway.

PURPOSE:
Project Information
COF Project Number: 7239
Applicant: Scotty Bernick, Ragan Smith
Owner: LCFRE Nashville Carothers LP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the construction of the East Works District PUD Subdivision, a multi-phase, mixed-use development located at 9009 Carothers Parkway. The applicant is proposing approximately 1,600 dwelling units consisting of multifamily and attached residential units, approximately 1,000,000 square feet of existing and proposed commercial space, and 605 hotel keys for site that is comprised of 49.96 acres. The parcel is located within the Regional Commercial Design Concept as outlined in the Envision Franklin Land Use Plan.

For the Regional Commerce Design Concept, Envision Franklin states, "Higher-intensity uses should be located closer to major thoroughfares," the proposed location between Carothers Parkway and Interstate-65 is appropriate for vehicular access to the site. The applicants are keenly aware of the potential for transit capabilities and a formal transit stop will be incorporated into the development at the site plan level.

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

The plan as proposed meets many of the recommendations and guiding principles of Envision

Franklin. It eliminates existing surface area parking lots by constructing new buildings with internal parking garages. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

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

Multifamily buildings are a major component of the East Works District PUD with approximately 1,600 dwelling units. The plan proposes a cohesive development of urban living with a variety of ground floor retail and eatery options and office space that could serve as potential work spaces for residents. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance, however they have submitted a Modification of Standards request for consolidated entrances at some locations.

A parking study has been submitted with the development plan that analyzes needed parking for peak hours. The applicant has incorporated shared parking that will be phased throughout the construction of the site. The parking study calls for an approximate 40% reduction in what is required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes keeping a green space with mature shade trees near the existing office building. This area serves as a communal gathering space further emphasizing the pedestrian-oriented design and in addition to the smaller pockets of green space to the interior and around the perimeter of the property.

MODIFICATION OF STANDARDS:

There are seven Modification of Standards requests with this plan.

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units.

The applicant is requesting to allow consolidated entrances for ground floor multifamily dwelling units, citing topographical constraints, context, and market demand. Section 6.7 of the Zoning Ordinance states, "Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units." The goal of individual ground floor entrances is have activated streets. Limiting them to the degree as this MOS states does meet the standards and does not achieve the pedestrian-oriented principle of Regional Commerce as outlined in the Envision Franklin Land Use Plan.

Staff recommends **disapproval** of MOS #1.

MOS #2: Requesting the use of irregular shapes for hanging wall signs.

The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Section 15.1.3 of the Zoning Ordinance states, "Signs shall not be irregularly shaped." Staff believes that allowing irregularly shaped hanging and wall signs would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #2.

If it is the desire of BOMA to approve this MOS request, Staff advises that the MOS be limited to hanging signs only.

MOS #3: Request to allow additional band signs, in addition to wall signs.

The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Section 15.4 of the Zoning Ordinance limits the number of wall signs to one per main entrance per storefront on the ground floor, if no other wall sign is present on the building. Due to the urban context of this development, Staff can support the request of additional band signs of one per ground floor tenant in addition to allowed wall signs.

Staff recommends **approval** of MOS #3.

MOS #4: Request for internally illuminated canopy lighting.

The applicant is requesting to use internally illumination for canopy signage. Section 15.5 of the Zoning Ordinance allows for external illumination of canopy signage only. Staff believes that allowing internal illumination would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #4.

MOS #5: Request to increase maximum size of hanging sign to 6 square feet per side and allow internal illumination.

Section 15.10 of the Zoning Ordinance limits the size of hanging signs to three square feet per side and allows for external illumination only. The proposed sign size of 6 sq. ft. per side (12 sq. ft. total) seems too large and does not meet the intent of the signage regulations of Zoning Ordinance. Internally illuminated signage is not supported in any capacity within the Zoning Ordinance.

Staff recommends **disapproval** of MOS #5.

As a consideration, Staff could support increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the

Franklin Historic District Design Guidelines.

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants.

Section 15.14 of the Zoning Ordinance limits the number of vertical blade signs to 1 per building if no other hanging signs exist. With the size and scale of the proposed development, one vertical blade sign per frontage in addition to the allowed hanging signs for other tenants would be appropriate. As a condition of approval, the applicant shall provide more specific language to the MOS about allowed locations for vertical blade signs only at intersection corners and building massing changes.

Staff recommends **approval, with conditions** of MOS #6.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs.

The applicant is requesting to allow two wall signs, located at the roofline of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. Section 15.15 of the Zoning Ordinance limits wall sign per building facade only if no band sign exists on the building.Two wall signs located at the roofline of a mixed-use/commercial building, limit one per frontage, in addition to the wall signs could be supported given the size and scale of the proposed development. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher.

Staff recommends **approval, with conditions** of MOS #7.

PROJECT CONSIDERATIONS:

For building height for the subject property, Appendix G of Envision Franklin places the portion of this parcel that fronts Carothers Parkway into a recommended maximum height of 6 stories. When the Zoning Map was updated in 2019, however, it placed the entirety of this parcel into Regional Commerce base district, which allows up to 12 stories by right. Additionally, Appendix G shows the parcels to the South of the subject property within the 12 story max along Carothers Parkway. For these reasons, staff can support the proposed height range of 6 to 12 stories for the buildings that front Carothers despite the recommendations of Envision Franklin. If possible, taller buildings should be designed internal to the site.

For signage MOS requests, the visuals included with the MOS packet show examples that are representative of each specific request being made. Take into consideration that if multiple MOS requests are granted, especially with signage shape and illumination, the final approved sign may appear different than those that have been presented in the packet.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions of Resolution 2020-61 to the Board of Mayor and Aldermen.

See attached sheets for Conditions of Approval.

MarketStreet™ ENTERPRISES

Kyle McGavin
Director of Construction
615-846-4929
kmcgavin@marketequities.com

VIA EMAIL - amy.diaz-barriga@franklintn.gov

March 10, 2023

Ms. Amy Diaz-Barriga
Assistant Director of Planning and Development
Planning and Sustainability Department, City of Franklin
109 3rd Avenue South
Franklin, TN 37064

RE: City of Franklin – PUD extension request for East Works District (COF #7239)

Dear Ms. Diaz-Barriga:

The purpose of this letter is to respectfully request an extension for the East Works District PUD (COF #7239) for a period of two years. The approval date of the Preliminary Development Plan occurred on July 14, 2020. The requested extension, if approved, would extend the expiration date to July 14, 2025.

We are making this request because our ability to commence with the development has been impacted by shifting market dynamics due to the COVID-19 Pandemic. Phase 1 of the East Works District PUD, as approved, consisted of a commercial office building and hotel. The demand for those two assets classes was sharply reduced during and following the Pandemic. As a result, we redesigned Phase 1 such that it features a mixed-use residential building as well as infrastructure for a future office building. This redesign is compatible with the PUD and complies with all approved land uses and density statistics.

We have undertaken significant effort and expense on this work and are pleased to report that the working drawing and specifications for the project are now complete. As such, we intend to make our One Stop Site Plan submittal to the City for consideration on March 15, 2023. In addition to Site Plan approval, we must still obtain permit approvals, finalize contractor pricing and contract negotiations, secure project financing, and mobilize the contractor for site preparation. It is our intention to perform these activities and break ground this summer, however certain matters outside of our control, particularly the current uncertainty in the commercial real estate capital markets, makes it prudent to request this extension.

If you agree that our request has merit, we would respectfully request that a Resolution be prepared for consideration by the Municipal Planning Commission and the Board of Mayor and Aldermen. We are grateful for your assistance and I would be happy to answer any questions you may have.

Sincerely,

MarketStreet Enterprises

Kyle McGavin

cc: Alan Thompson, Caleb Thorne, Scott Bernick, Lee Horn

City of Franklin

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

File #: 21-04401

DATE: March 14, 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 2023-10, An Ordinance To Rezone 21.24 Acres From Planned (PD 11.35/12,320) District To Planned (PD 11.35/17,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. (Vintage At Watson Glen PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8101
Applicant: Greg Gamble, Gamble Design Collaborative
Owner:Robert Goodall, Franklin Capital Investment, LLC

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property from Planned District (PD 11.35/12,320) to Planned District (PD 11.35/12,720) to accommodate the proposed development plan revision for Vintage at Watson Glen. The development plan has been submitted concurrently and the Planned Development district is an appropriate base zone. Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Neighborhood Mixed-Use Design Concept allows for institutional uses (clinic and rehabilitation center) as well as local commercial uses (indoor animal services, personal service, restaurant, retail, day care, and showroom).

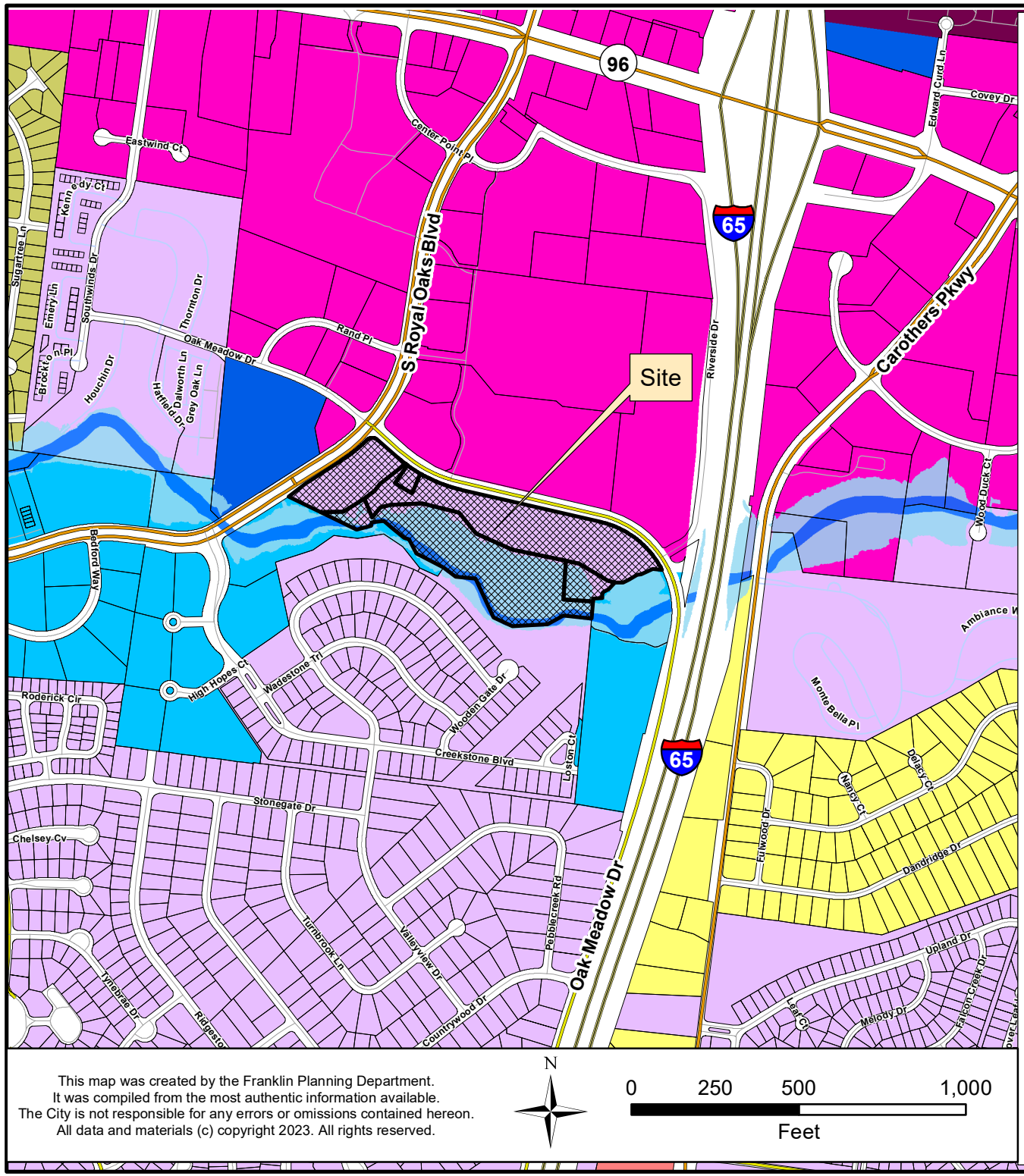
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-10, an ordinance to rezone 21.24 acres from Planned (PD 11.35/12,320) District to Planned (PD 11.35/17,320) District (Vintage At Watson Glen PUD Subdivision).



VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2023-10

AN ORDINANCE TO REZONE 21.24 ACRES FROM PLANNED (PD 11.35/12,320) DISTRICT TO PLANNED (PD 11.35/17,320) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD. (VINTAGE AT WATSON GLEN 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 11.35/17,320) 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 2023-17,approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned (PD 11.35/12,320)** District to **Planned (PD 11.35/17,320)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-08800	20.54
079-10120	.70
Total	21.24

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

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

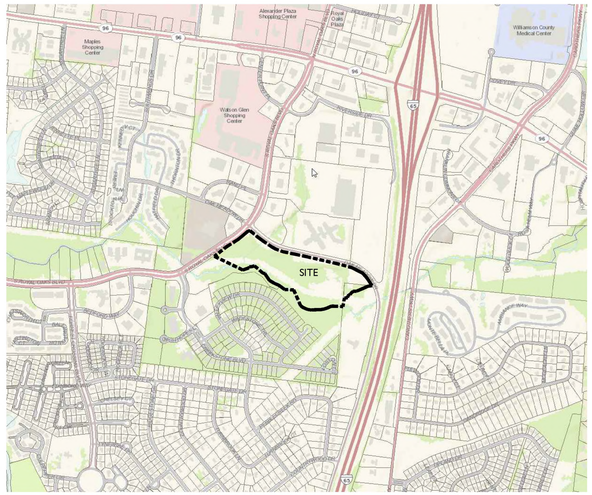
PASSED SECOND READING: _____

PASSED THIRD READING: _____

VINTAGE AT WATSON GLEN

PUD SUBDIVSION
REZONING REQUEST

PD (11.53, 17,320) - PLANNED DISTRICT
FRANKLIN, TENNESSEE



N NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
RAGAN SMITH ASSOCIATES
CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
615-244-8591
cthorne@ragansmith.com

OWNER:
BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

THIS PURPOSE OF THIS DEVELOPMENT PLAN AMENDMENT IS TO ADD 5,000SF OF OFFICE SPACE, AS WELL AS THE ADDITION OF ALLOWABLE USES

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
GARDEN CENTER
GAS STATION
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG .
245 UNITS x 350 GPD = 85,750 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

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

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

SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS

VINTAGE AT WATSON GLEN

SITE DATA

SUBDVISION/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	079---08800 079---10120
ADDRESS	OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
EXISTING ZONING:	PD (11.53, 12,320)
PROPOSED ZONING:	PD (11.53, 17,320)
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
OTHER APPLICABLE OVERLAYS:	FFO, FWO



INITIAL SUBMITTAL: 02/06/2023
RESUBMITTAL:
ONE STOP:
COF #:

RAGAN SMITH

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

Case Exp. Approved (2) 04-10-23

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	xxxx
ADDRESS:	OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT: 8'	
SIDE:	5'
REAR: 15'	
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE:	9,420 SF
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - $1,037,264 PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):

MULTI-FAMILY:

1.5 / 1BR:	126 UNITS =	189
2.5 / 2BR:	101 UNITS =	253
3.0 / 3+BR:	14 UNITS =	42
TOTAL MULTI-FAMILY		484

RESTAURANT:

10 / 1,000 SF + 1/EMPLOYEE
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)

RESTAURANT 1:	5,400 SF =	60
RESTAURANT 2:	45 SEATS =	24
TOTAL RESTAURANT:		84

OFFICE:

4 / 1,000 SF

OFFICES:	9,420 SF =	38
TOTAL PARKING REQUIRED:		606

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:	495
RESTAURANT:	93
TOTAL PARKING PROVIDED:	588

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

LEGEND

□ CM(O)	CONCRETE MONUMENT (OLD)
○ IR(O)	IRON ROD (OLD)
● IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
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RCP	REINFORCED CONCRETE PIPE
◎	SANITARY SEWER MANHOLE
E	ELECTRIC BOX
P	TRANSFORMER PAD
INV	INVERT
	HEADWALL
	FIRE HYDRANT
FO	FIBER OPTIC BOX
⌀	UTILITY POLE
-X-X-	FENCE
-UGE-	UNDERGROUND ELECTRIC LINE
ST	STORM STRUCTURE
	FEMA FLOODWAY AREA ZONE "AE"
(X)	LOT NUMBER
	SIGN
⋈	WATER VALVE
☼	LIGHT STANDARD
⌀E	ELECTRIC STUBOUT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
241 UNITS x 350 GPD = 84,350 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

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

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

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MINERAL RIGHTS INFORMATION

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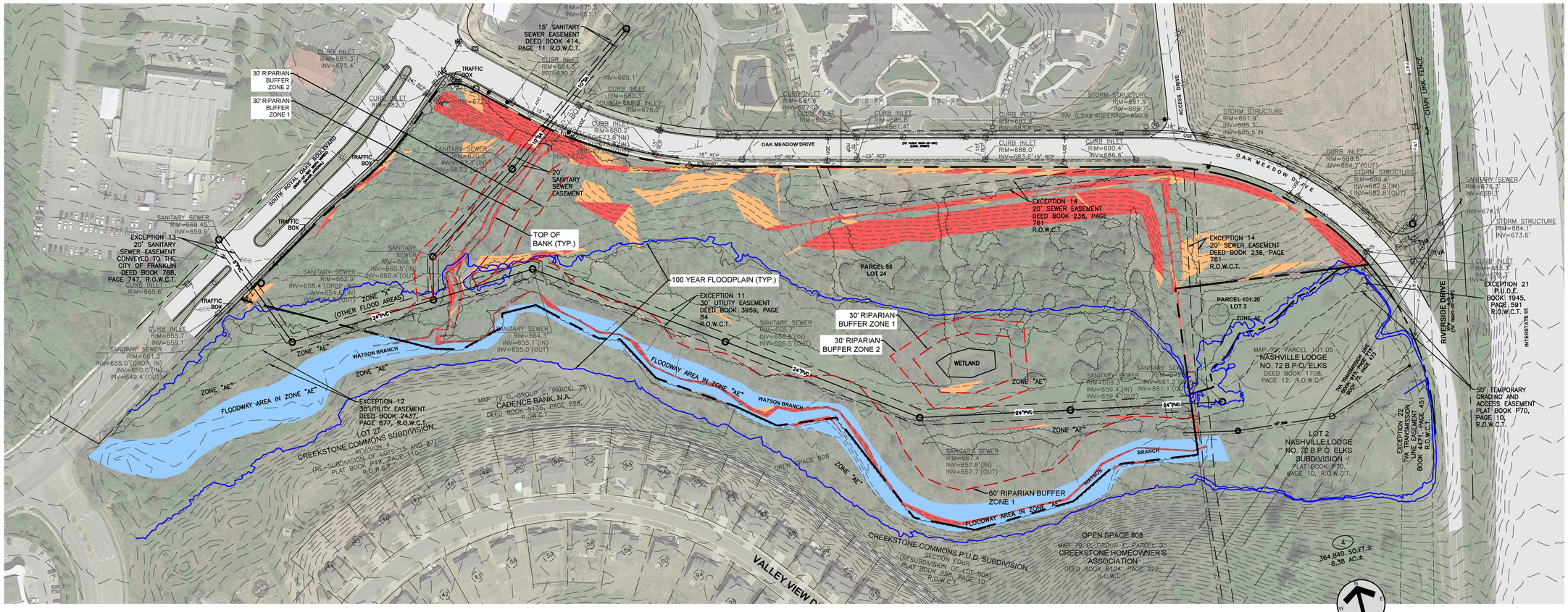
HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egam silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			**20.8**	**100.0%**

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
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811 Know what's below. Call before you dig.

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

Law Dept approved (2) 04.18.23

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-8500
ragansmith.com

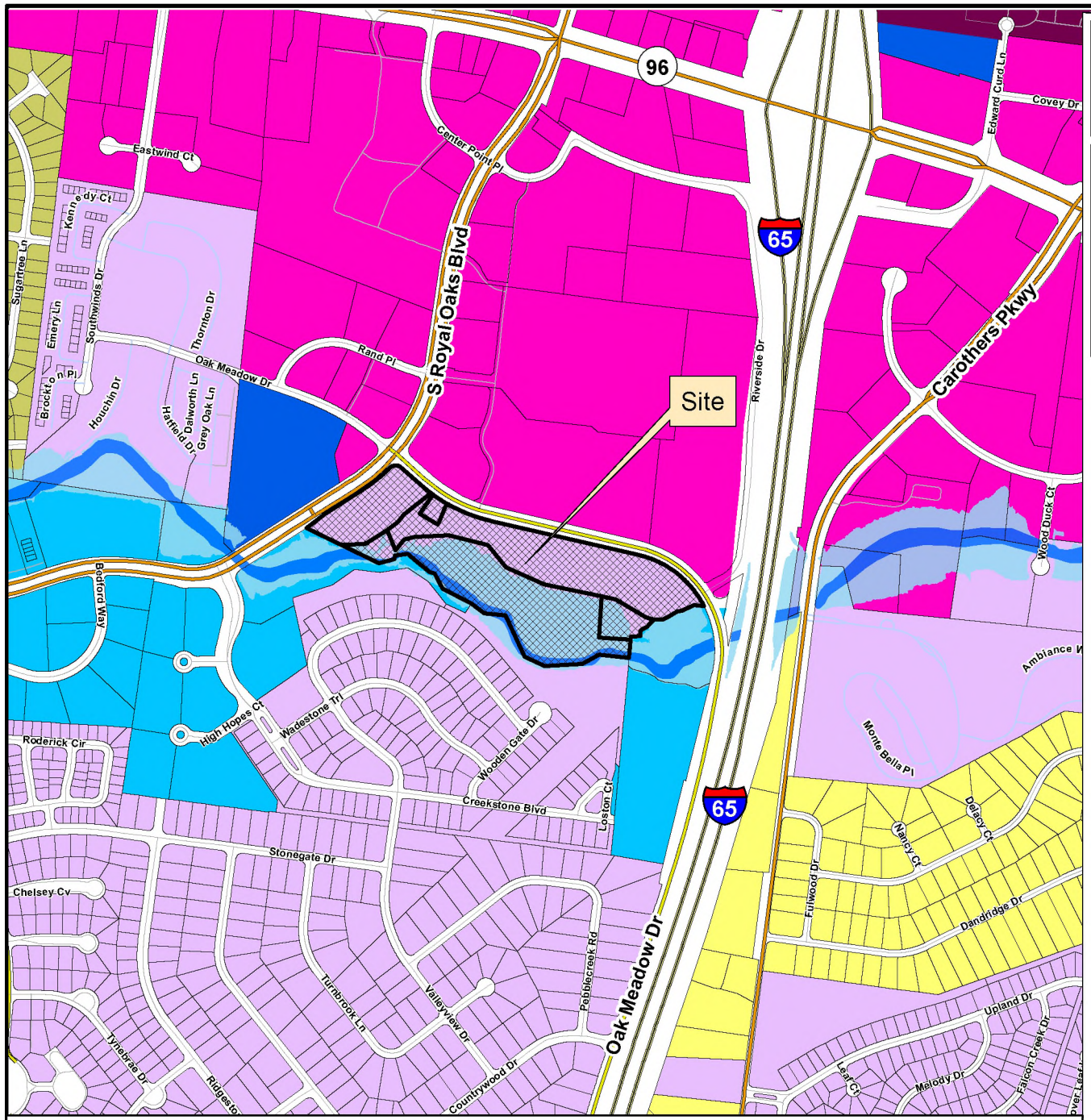
VINTAGE AT WATSON GLEN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020

Revision Date
△ 5.7.20 City Comments
△ 11.3.20 City Comments
△ 12.14.20 City Comments
△ 02.06.23 REVISION 1

OVERALL EXISTING CONDITIONS PLAN

C1.0



VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

Legend

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

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Feet

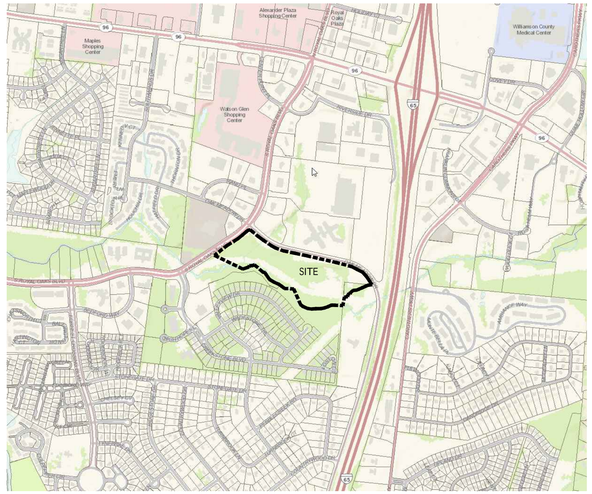
Law Dept approved (2) 04.18.23

HISTORIC FRANKLIN TENNESSEE

VINTAGE AT WATSON GLEN

PUD SUBDIVSION
REZONING (DEVELOPMENT PLAN, REVISION 1)

PD (11.53, 17,320) - PLANNED DISTRICT
FRANKLIN, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
RAGAN SMITH ASSOCIATES
CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
615-244-8591
cthorne@ragansmith.com

OWNER:
BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

N NOT TO SCALE

THIS PURPOSE OF THIS DEVELOPMENT PLAN AMENDMENT IS TO ADD 5,000SF OF OFFICE SPACE, AS WELL AS THE ADDITION OF ALLOWABLE USES

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG .
245 UNITS x 350 GPD = 85,750 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
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POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

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

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

SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS

VINTAGE AT WATSON GLEN

SITE DATA

SUBDVISION/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	8101
TAX MAP & PARCELS:	079---08800
	079---10120
ADDRESS	OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
EXISTING ZONING:	PD (11.53, 12,320)
PROPOSED ZONING:	PD (11.53, 17,320)
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
OTHER APPLICABLE OVERLAYS:	FFO, FWO

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12/30/2019
SUBDIVISION REGULATIONS	2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	2019
STORMWATER BMP MANUAL	2016
TECHNICAL SPECIFICATION FOR UTILITY INSTALLATION	2019
MUNICIPAL CODE	03/14/2019



INITIAL SUBMITTAL: 02/06/2023
RESUBMITTAL: 03/02/2023
ONE STOP:

RAGAN SMITH

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

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	xxxx
ADDRESS:	OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE. URBAN
SETBACKS:	
FRONT: 8'	
SIDE: 5'	
REAR: 15'	
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE:	9,420 SF
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - $1,037,264 PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):

MULTI-FAMILY:

1.5 / 1BR:	126 UNITS =	189
2.5 / 2BR:	101 UNITS =	253
3.0 / 3+BR:	14 UNITS =	42
TOTAL MULTI-FAMILY		484

RESTAURANT:

10 / 1,000 SF + 1/EMPLOYEE
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)

RESTAURANT 1:	5,400 SF =	60
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TOTAL RESTAURANT:		84

OFFICE:

4 / 1,000 SF

OFFICES:	9,420 SF =	38
TOTAL PARKING REQUIRED:		606

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APPLICANT:	GAMBLE DESIGN COLLABORATIVE
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- LIGHT STANDARD
- ELECTRIC STUBOUT
- R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

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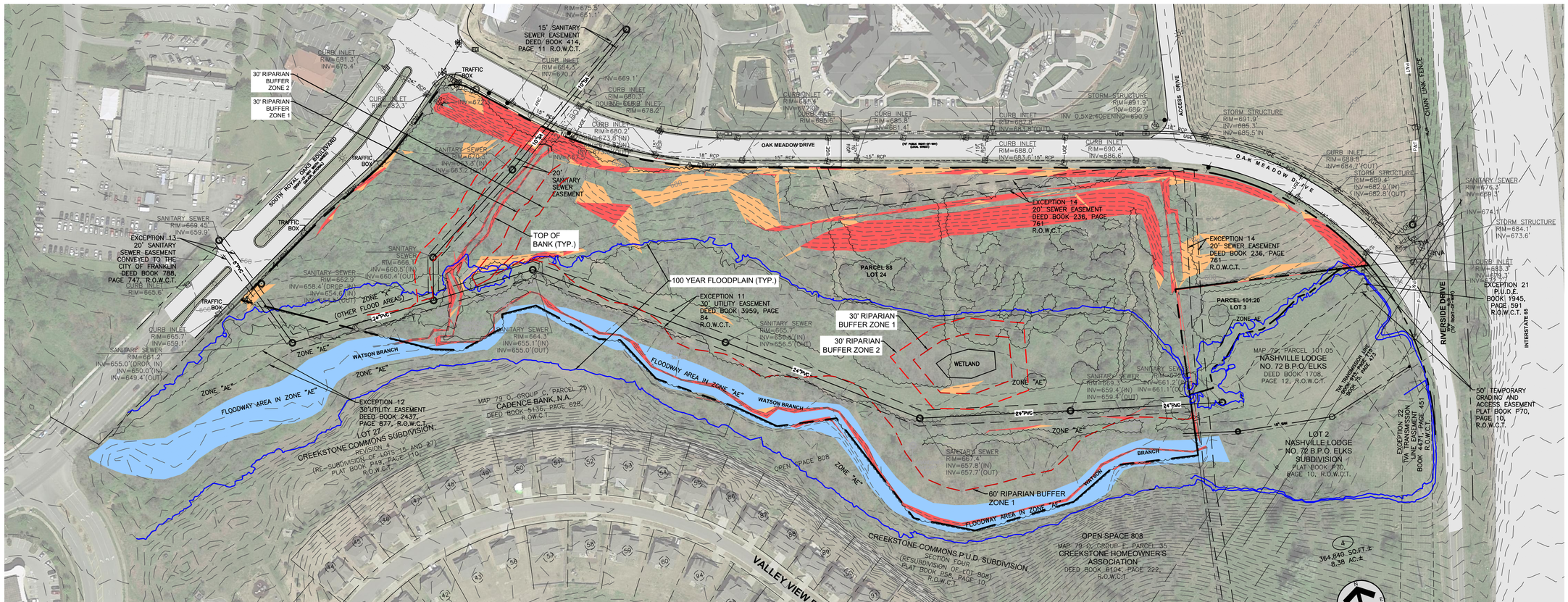
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EXISTING GRADING & DRAINAGE DATA CHART:

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IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
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NOTE:
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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VINTAGE AT WATSON GLEN PUD SUBDIVISION

REZONING REQUEST (DEVELOPMENT PLAN, REVISION 1)
Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020

Revision Date
- 5.7.20 City Comments
- 11.3.20 City Comments
- 12.14.20 City Comments
- 02.06.23 REVISION 1

OVERALL EXISTING CONDITIONS PLAN

C1.0

COF # 8101

File #: 21-04402

DATE: March 14, 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 2023-17, A Resolution Approving A Revision To A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8101
Applicant: Greg Gamble, Gamble Design Collaborative
Owner:Robert Goodall, Franklin Capital Investment, LLC

BACKGROUND/STAFF COMMENTS:
Vintage at Watson Glen is approximately 21 acres in size and is located south of Oak Meadow Drive and east of South Royal Oaks Boulevard. The proposed revision consists of additional allowable uses (clinic, indoor animal services, personal service, restaurant, retail, day care, rehabilitation center, and show room) and an additional 5,000 square feet of office space as a second story to an existing approved building. Envision Franklin places this property within the Neighborhood Mixed-Use Design Concept. The Neighborhood Mixed-Use Design Concept allows for institutional uses (clinic and rehabilitation center) as well as local commercial uses (indoor animal services, personal service, restaurant, retail, day care, and showroom). Staff has received and reviewed the parking analysis and the applicant has addressed how the proposed additional 5,000 square feet would be adequately parked.

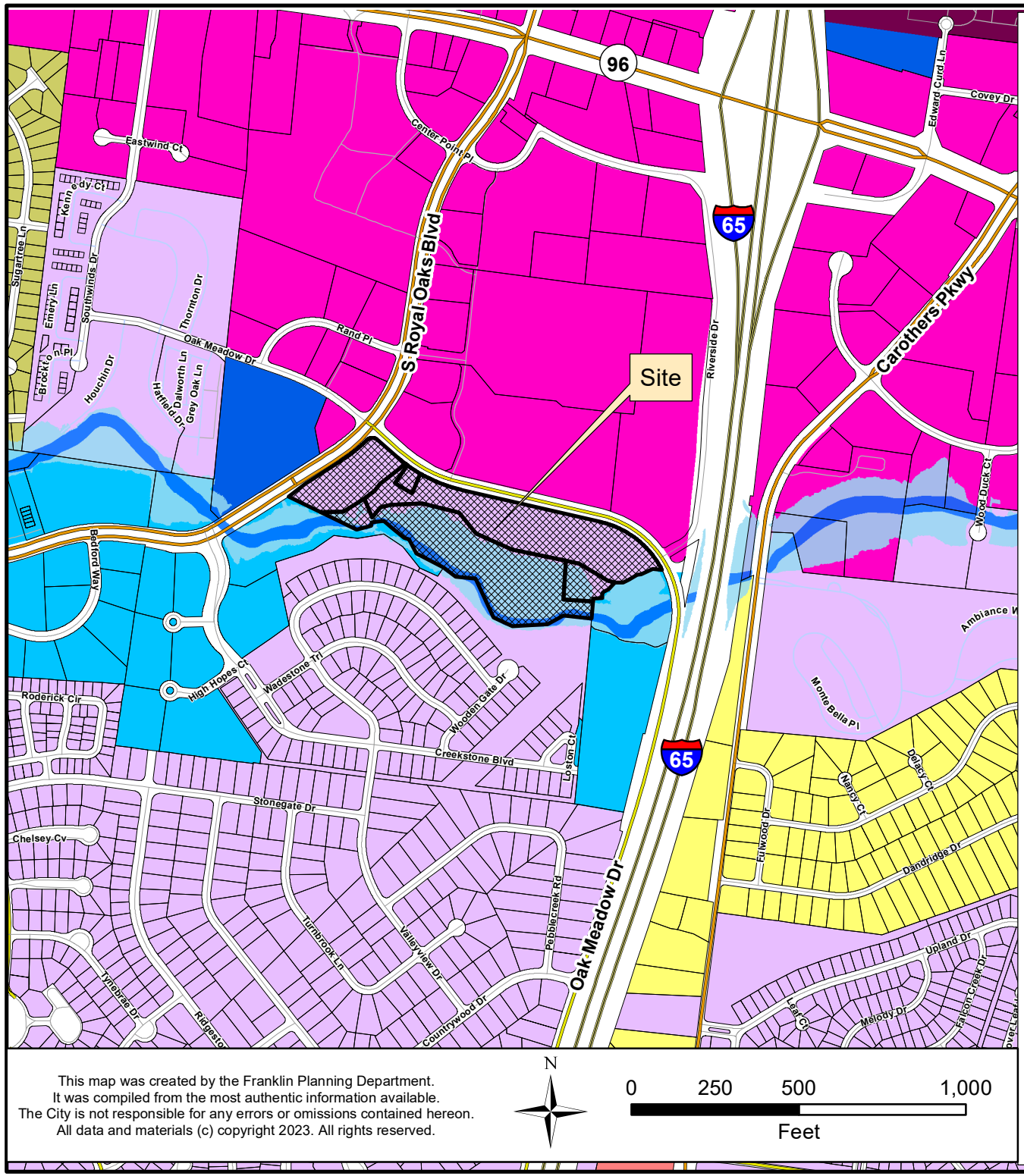
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-17, a Resolution approving a revision to a development plan for Vintage At Watson Glen PUD Subdivision, with conditions.



VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

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Feet

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2023-17

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR VINTAGE AT WATSON GLEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD.

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

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

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

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

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

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

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

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 2020-10 on September 22, 2020; 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 Concept Plan by the BOMA in RESOLUTION 2020-47, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2023-10.

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
079-08800	20.54
079-10120	.70
Total	21.24

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

SECTION III: That the overall entitlements, as amended, for the Vintage at Watson Glen PUD Subdivision are as follows:

Entitlements	Vintage at Watson Glen PUD
Original Base Zone District	PD (11.35/12, 320)
Requested Base Zone District	PD (11.35/17,320
Other Zoning Overlays	FWO, FFO
Number of Dwelling Units	241
Number of Nonresidential Square Footage	17,320
Open Space Requirements	46,255 square feet
Number of Phases in Development	2
Original Development Plan Approval	Resolution No. 2020-47 Date of approval: September 22, 202
Development Plan Revision Number	1

SECTION IV: That the Revised 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 2023-10, 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:

By: _____
ERIC S. STUCKEY
City Administrator

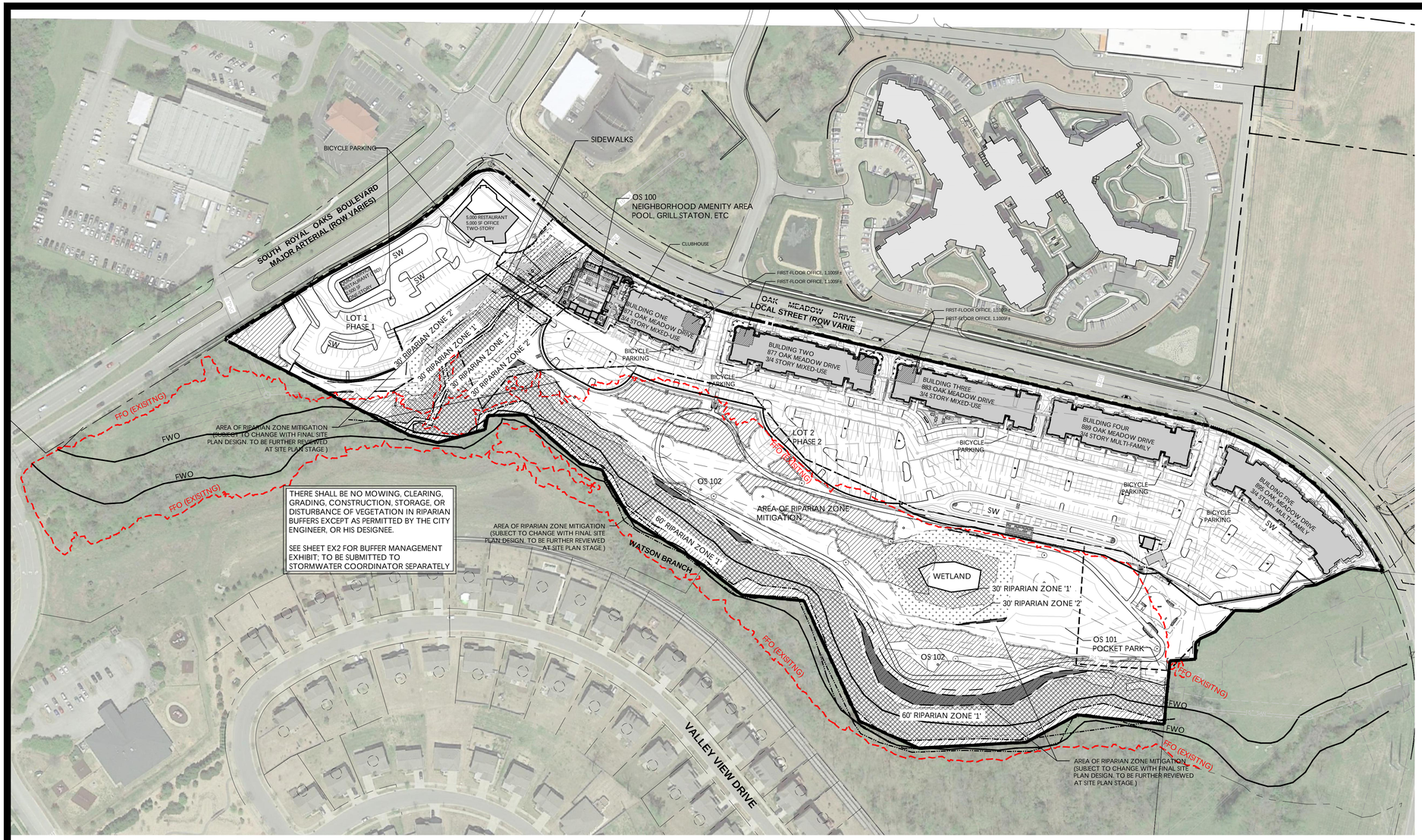
CITY OF FRANKLIN, TENNESSEE

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	January 23,2023
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	February 23, 2023
NEIGHBORHOOD MEETING:	February 1, 2023
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	8102
ADDRESS:	865 OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12.320)
PROPOSED ZONING:	PD (11.35, 17.320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
SIDE:	5'
REAR:	15'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE: 9,420 SF	
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - $1,037,264 PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):

MULTI-FAMILY:			
1.5 / 1BR:	126 UNITS =	189	
2.5 / 2BR:	101 UNITS =	253	
3.0 / 3+BR:	14 UNITS =	42	
TOTAL MULTI-FAMILY		484	
RESTAURANT:			
10 / 1,000 SF + 1/EMPLOYEE			
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)			
RESTAURANT 1:	5,400 SF =	60	
RESTAURANT 2:	45 SEATS =	24	
TOTAL RESTAURANT:		84	
OFFICE:			
4 / 1,000 SF			
OFFICES:	9,420 SF =	38	
TOTAL PARKING REQUIRED:		606	

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:	495
RESTAURANT:	93
TOTAL PARKING PROVIDED:	588

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SHARED PARKING ANALYSIS SUMMARY		
LAND USE(S):	RESIDENTIAL	RESTAURANT
UNADJUSTED (1) PARKING DEMAND	484	297
SHARED PARKING REDUCTION	8.8%	4.8%
ADJUSTED (1) PARKING DEMAND	514	514
TOTAL RECOMMENDED PARKING	514	514

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	633,789 SF; 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD.
241 UNITS x 350 GPD = 84,350 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

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

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	POCKET PARK	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

CURRENTLY APPROVED USES

RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED

CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

*NOTE: THE ALLOWABLE USES LISTED ON THE DEVELOPMENT PLAN, IF UTILIZED IN THE FUTURE, MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS TO ENSURE PARKING AND CIRCULATION NEEDS ARE MET.

N

0 100 200 300

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- AREA OF RIPARIAN ZONE ENCROACHMENT
- AREA OF RIPARIAN ZONE MITIGATION
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,320	245
PHASE 1	RESTAURANT	12,500	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

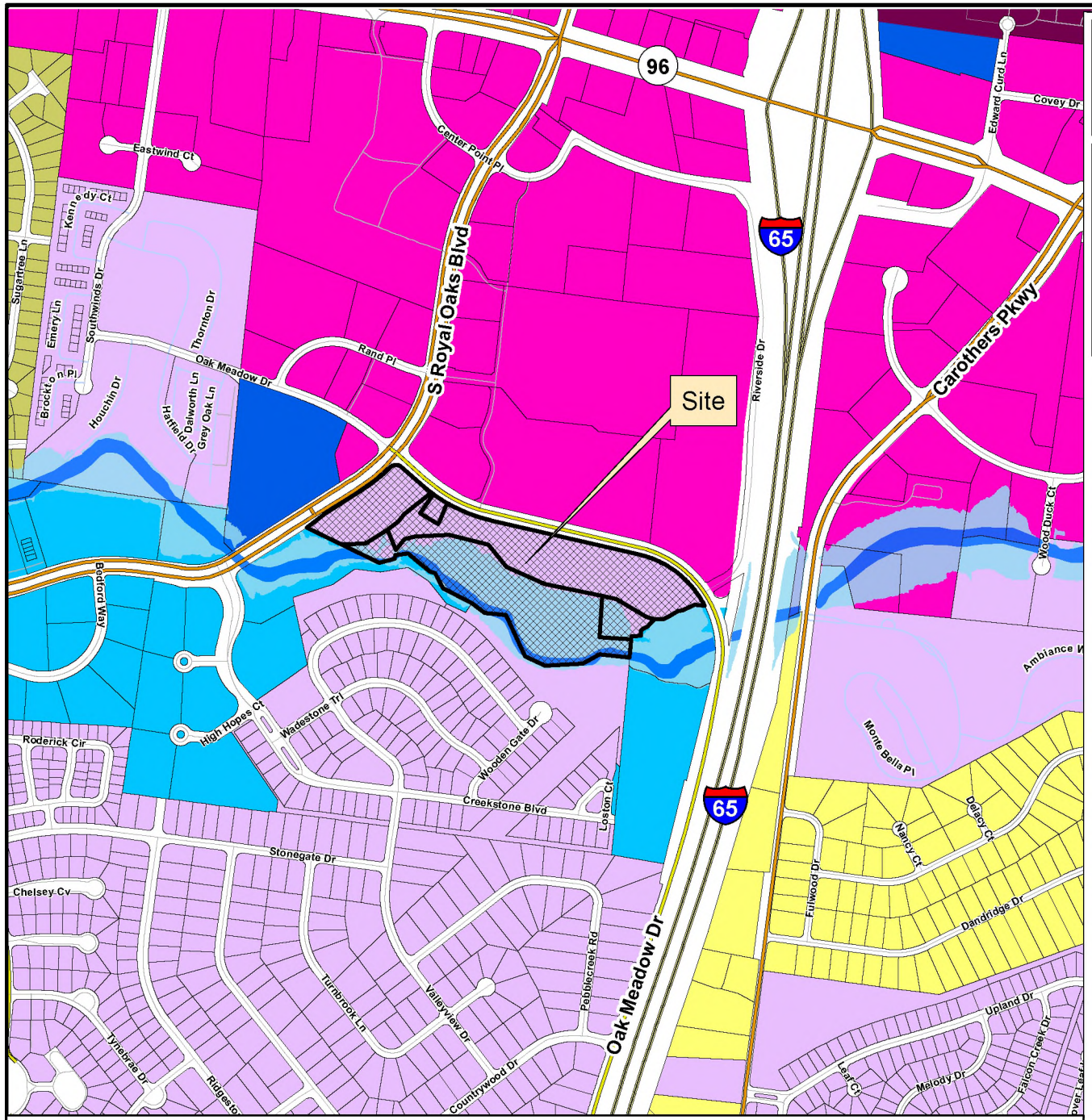
VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

KELSEY SCOTT STOKES
REGISTERED
4-14-23
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0

COF 8102
Law Dept approved (2) 04.18.23



VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

Legend

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

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

N

0 250 500 1,000
Feet

Law Dept approved (2) 04.18.23

HISTORIC FRANKLIN TENNESSEE

COF no: 8102

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

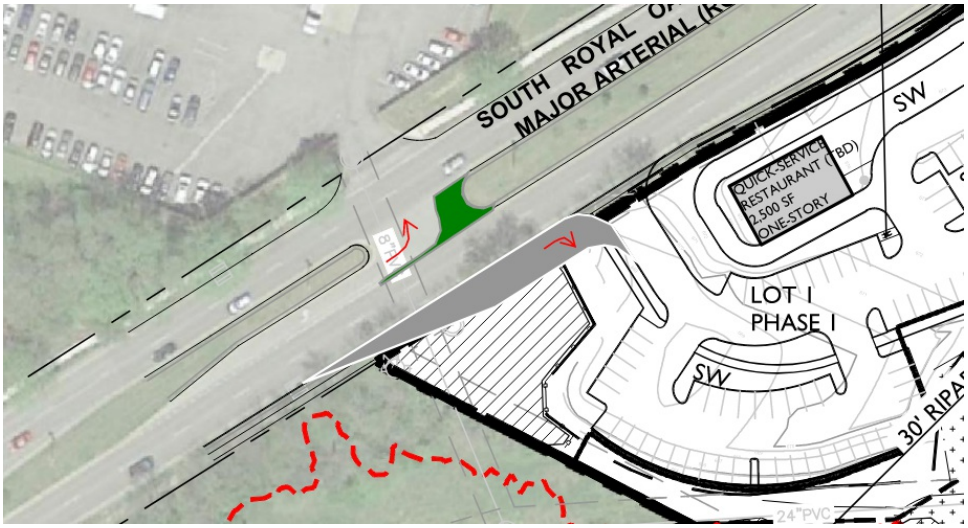
28. Traffic Impact Analysis (TIA)

jimmy.wiseman@franklintn.gov This will remain open as a condition of approval.

Based on the high turnover drive thru restaurant being added to the development plan the following offsite improvements are required to be installed and accepted by the City of Franklin prior to the CO of the restaurant.

- Modify the median cut to provide a left in only to the Post Office property
- Install a right turn lane with a minimum of 50' of storage and taper.

All improvements shall meet AASHTO Standards.



FIRE--Planning--DRT

General Issues

14. Auto-turn

curt.edelmann@franklintn.gov Applicant shall provide an auto-turn drawing at the site plan stage.

The fire department will keep this comment open to remind future plan reviewers that an auto-turn drawing is required at the site plan stage.

Keeping this comment open does not affect fire department approval of the development plan.
[Edited By Curt Edelmann]

17. Loading zones

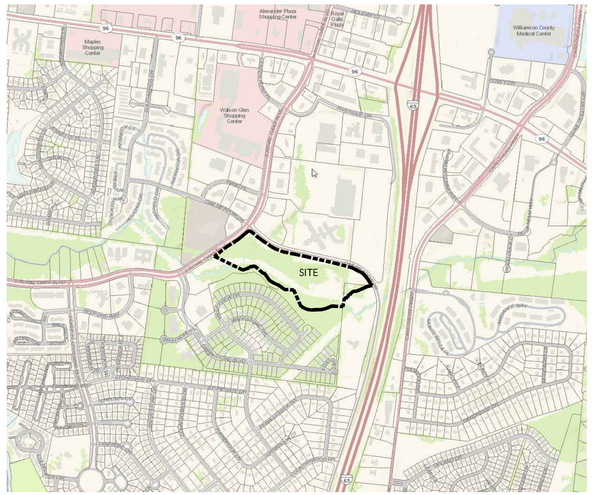
curt.edelmann@franklintn.gov The applicant shall show a loading zone at the site plan stage.

This comment will remain open to remind future reviewers of this requirement. This comment does not affect fire department approval of this development plan.

VINTAGE AT WATSON GLEN

PUD SUBDIVSION
DEVELOPMENT PLAN, REVISION 1

PD (11.35, 17,320) - PLANNED DISTRICT
FRANKLIN, TENNESSEE



N NOT TO SCALE

THIS PURPOSE OF THIS DEVELOPMENT PLAN AMENDMENT IS TO ADD 5,000SF OF OFFICE SPACE, AS WELL AS THE ADDITION OF ALLOWABLE USES

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

*NOTE: THE ALLOWABLE USES LISTED ON THE DEVELOPMENT PLAN, IF UTILIZED IN THE FUTURE, MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS TO ENSURE PARKING AND CIRCULATION NEEDS ARE MET.

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

ENGINEER:
RAGAN SMITH ASSOCIATES
CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
615-244-8591
cthorne@ragansmith.com

ARCHITECT:
TBD

OWNER:
BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG .
241 UNITS x 350 GPD = 84,350 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

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

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

SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS
C2.0 DEVELOPMENT PLAN
EX1 OPEN SPACE EXHIBIT
C3.0 OVERALL GRADING AND DRAINAGE PLAN
C4.0 OVERALL ROW AND ACCESS PLAN
C5.0 OVERALL UTILITY PLAN
A1.0 MULTI-FAMILY TYPICAL ARCHITECTURE
A1.1 RESTAURANT TYPICAL ARCHITECTURE

VINTAGE AT WATSON GLEN

SITE DATA

SUBDIVISION/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	8102
TAX MAP & PARCELS:	079---08800
	079---10120
ADDRESS	865 OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
APPROVED ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
OTHER APPLICABLE OVERLAYS:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
DWELLING UNITS:	241
COMMERCIAL SF (BY USE):	
OFFICE	9,420 SF
RESTAURANT:	7,900 SF

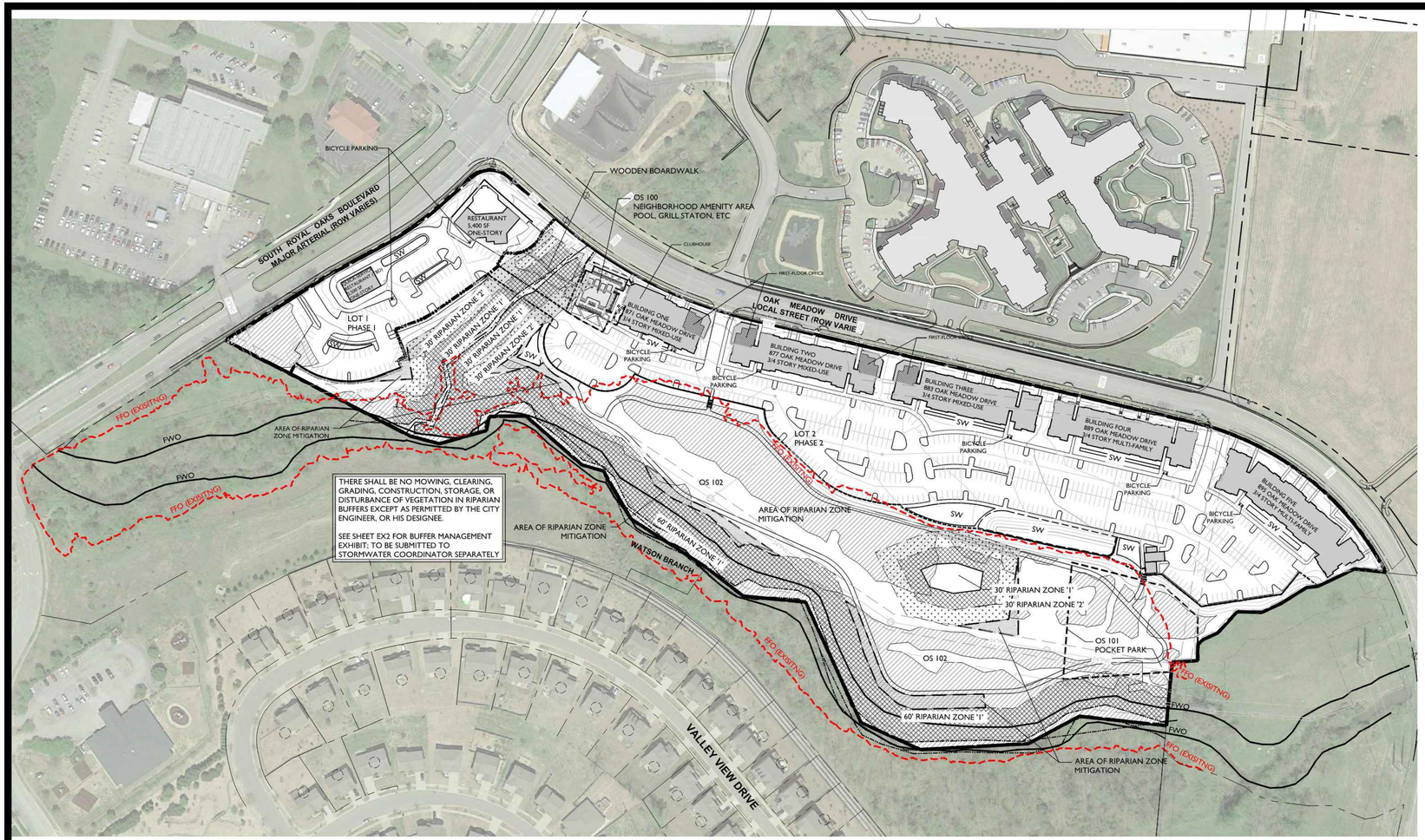
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12/30/2019
SUBDIVISION REGULATIONS	2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	2019
STORMWATER BMP MANUAL	2016
TECHNICAL SPECIFICATION FOR UTILITY INSTALLATION	2019
MUNICIPAL CODE	03/14/2019



PRE-APP SUBMITTAL: 01-23-2023
INITIAL SUBMITTAL: 02-06-2023
RESUBMITTAL: 03-02-2023

RAGAN SMITH

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



N

0 100 200 300

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- AREA OF RIPARIAN ZONE ENCROACHMENT
- AREA OF RIPARIAN ZONE MITIGATION
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	7247
ADDRESS:	OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
BASE ZONING:	RC-6, GO
PROPOSED ZONING:	PD (11.35, 12.320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
SIDE:	5'
REAR:	15'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE:	4,420 SF
RESTAURANT:	7,900 SF
TOTAL:	12,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
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OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765
CONTACT:	greg.gamble@gdc-tn.com GREG GAMBLE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

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241 x 0.64 = 155 STUDENTS

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

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,820	245
PHASE 1	RESTAURANT	7,900	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSS
REGISTERED
LANDSCAPE ARCHITECT
SEE NO. 2300
12-20-20

Revision Date
1
2
3
4
5

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF 7247

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES
REGISTERED
LANDSCAPE ARCHITECT
1251
12-20-20

Revision Date
1
2
3
4
5

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF 8102

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
PROJECT NUMBER:	8102
ADDRESS:	865 OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE. URBAN
SETBACKS:	
FRONT:	8'
SIDE:	5'
REAR:	15'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE:	9,420 SF
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - $1,037,264 PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):

MULTI-FAMILY:

1.5 / 1BR:	126 UNITS =	189
2.5 / 2BR:	101 UNITS =	253
3.0 / 3+BR:	14 UNITS =	42
TOTAL MULTI-FAMILY		484

RESTAURANT:

10 / 1,000 SF + 1/EMPLOYEE
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)

RESTAURANT 1:	5,000 SF =	60
RESTAURANT 2:	45 SEATS =	24
TOTAL RESTAURANT:		84

OFFICE:

4 / 1,000 SF

OFFICES:	9,420 SF =	38
TOTAL PARKING REQUIRED:		606

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:	495
RESTAURANT:	93
TOTAL PARKING PROVIDED:	588

FRONT:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

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 OR 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.

MINERAL RIGHTS INFORMATION

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

LEGEND

- CM(O) — CONCRETE MONUMENT (OLD)
- IR(O) — IRON ROD (OLD)
- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CATCH BASIN/CURB INLET
- RCP — REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- E — ELECTRIC BOX
- P — TRANSFORMER PAD
- INV — INVERT
- HEADWALL
- FIRE HYDRANT
- FO — FIBER OPTIC BOX
- UTILITY POLE
- -X—X- — FENCE
- —UGE— — UNDERGROUND ELECTRIC LINE
- ST — STORM STRUCTURE
- FEMA FLOODWAY AREA ZONE "AE"
- X — LOT NUMBER
- SIGN
- WATER VALVE
- LIGHT STANDARD
- ELECTRIC STUBOUT
- R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
241 UNITS x 350 GPD = 84,350 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

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

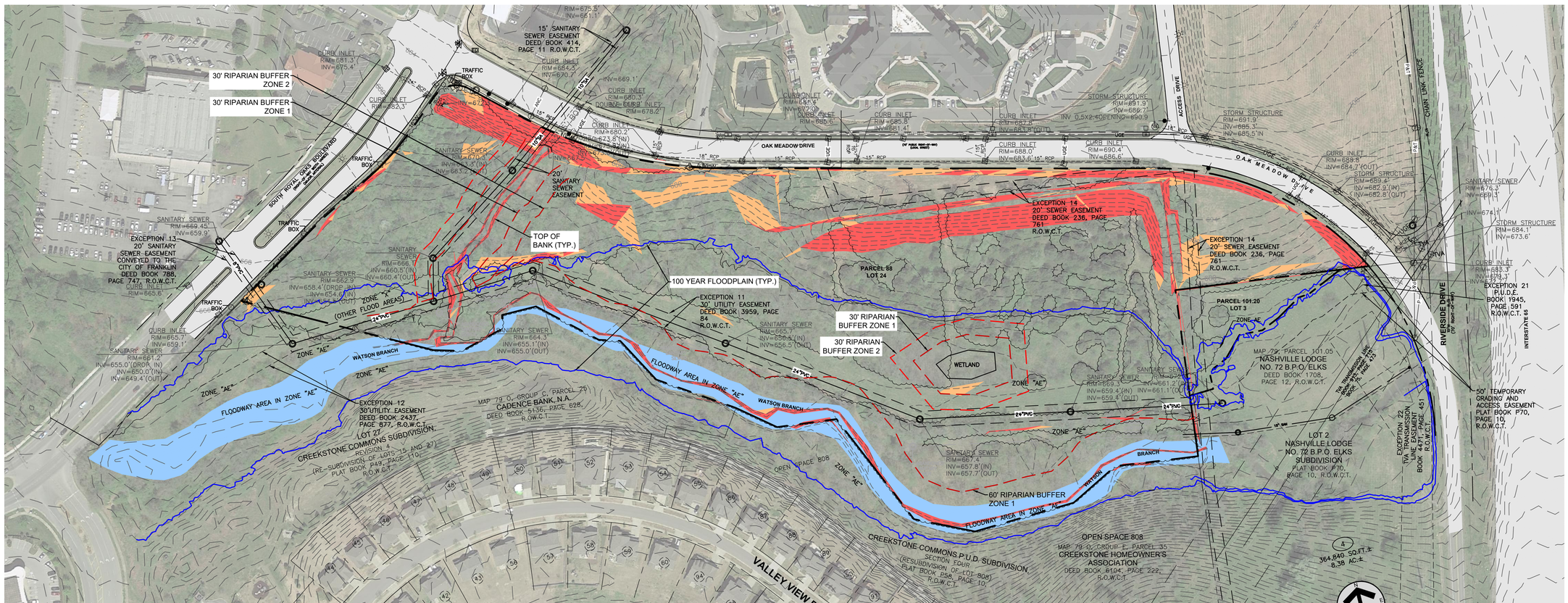
HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egam silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			**20.8**	**100.0%**

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

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



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

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

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

RAGAN SMITH • CIVIL ENGINEERS • LAND PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6500
ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

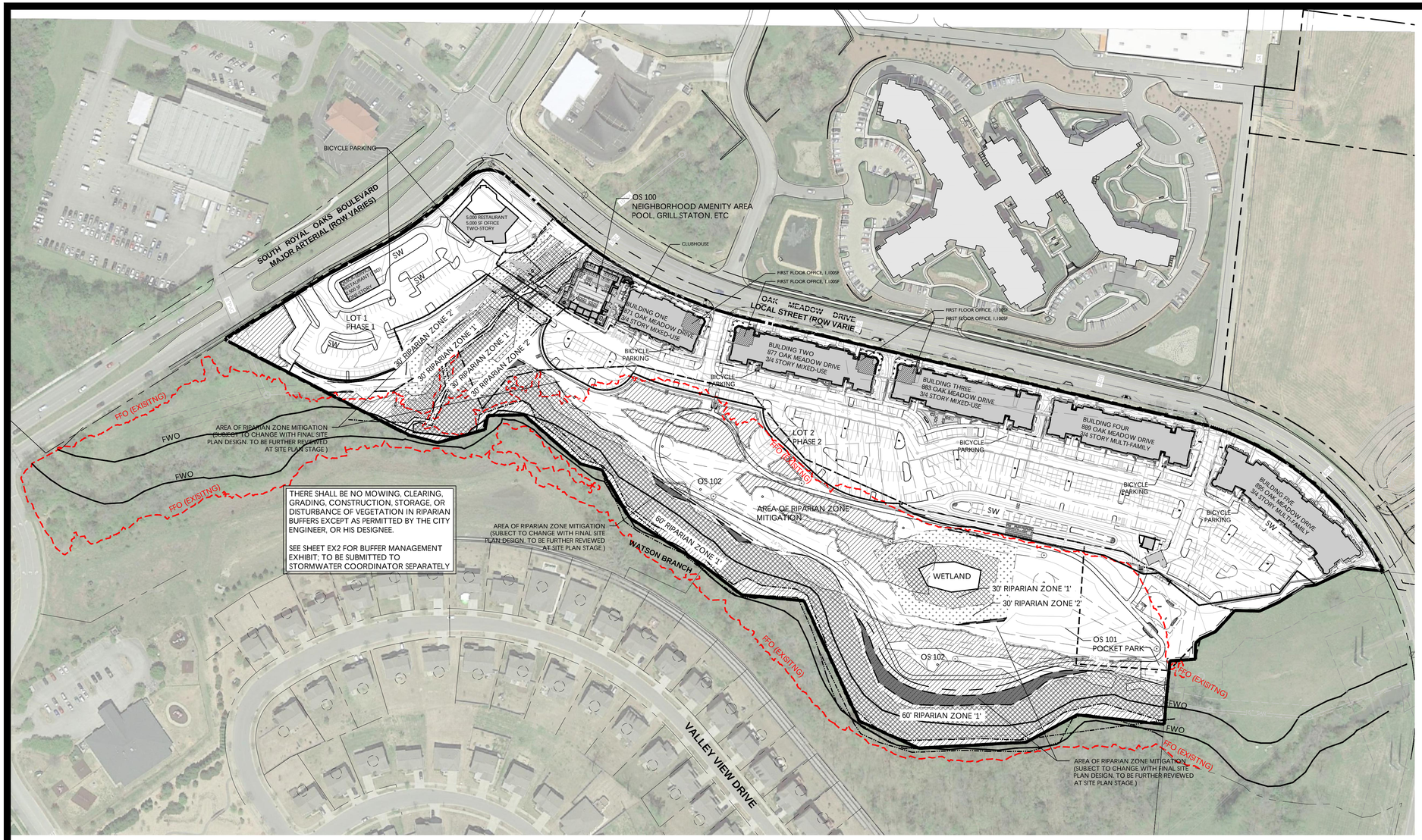
Issue Date
MARCH 30, 2020

Revision Date
- 5.7.20 City Comments
- 11.3.20 City Comments
- 12.14.20 City Comments
- 02.06.23 REVISION 1

OVERALL EXISTING CONDITIONS PLAN

C1.0

COF #8102



SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	8102
ADDRESS:	865 OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12.320)
PROPOSED ZONING:	PD (11.35, 17.320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
SIDE:	5'
REAR:	15'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE: 9,420 SF	
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - $1,037,264 PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):

MULTI-FAMILY:			
1.5 / 1BR:	126 UNITS =	189	
2.5 / 2BR:	101 UNITS =	253	
3.0 / 3+BR:	14 UNITS =	42	
TOTAL MULTI-FAMILY		484	
RESTAURANT:			
10 / 1,000 SF + 1/EMPLOYEE			
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)			
RESTAURANT 1:	5,400 SF =	60	
RESTAURANT 2:	45 SEATS =	24	
TOTAL RESTAURANT:		84	
OFFICE:			
4 / 1,000 SF			
OFFICES:	9,420 SF =	38	
TOTAL PARKING REQUIRED:		606	

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:	495
RESTAURANT:	93
TOTAL PARKING PROVIDED:	588

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SHARED PARKING ANALYSIS SUMMARY

LAND USE/TIME	WEEKDAY	WEEKEND
UNADJUSTED (%) PARKING DEMAND	98	100
SHARED PARKING REDUCTION	8.8%	4.8%
ADJUSTED (1.2 PER BR) DEMAND	514	514
TOTAL RECOMMENDED PARKING	514	514

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	633,789 SF; 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD.
241 UNITS x 350 GPD = 84,350 GPD

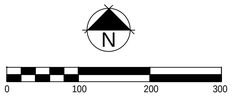
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

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



KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- AREA OF RIPARIAN ZONE ENCROACHMENT
- AREA OF RIPARIAN ZONE MITIGATION
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	POCKET PARK	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

CURRENTLY APPROVED USES

RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED

CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

*NOTE: THE ALLOWABLE USES LISTED ON THE DEVELOPMENT PLAN, IF UTILIZED IN THE FUTURE, MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS TO ENSURE PARKING AND CIRCULATION NEEDS ARE MET.

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,320	245
PHASE 1	RESTAURANT	12,500	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
3745

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF 8102

STORMWATER NARRATIVE

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1, 3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL.

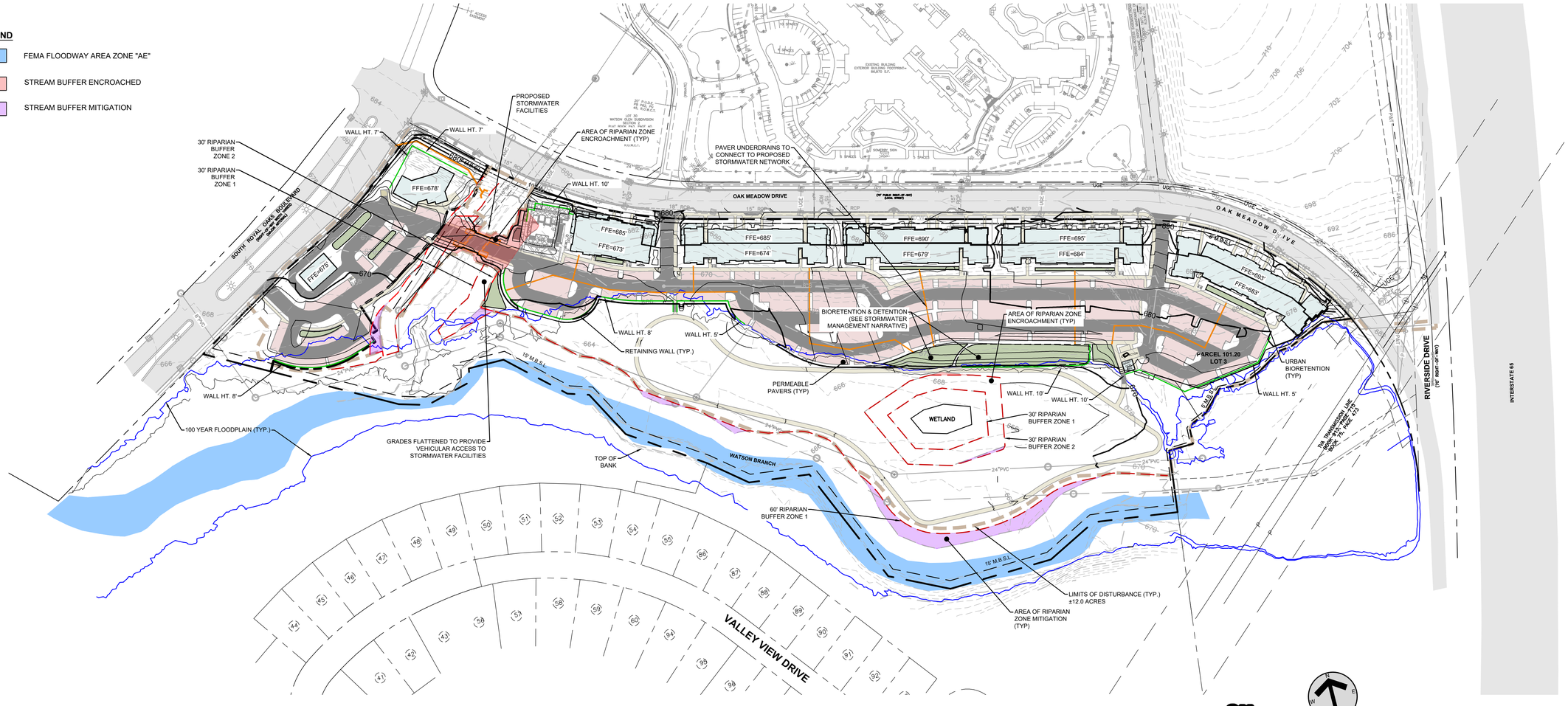
GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL

   INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.

LEGEND

- FEMA FLOODWAY AREA ZONE "AE"
- STREAM BUFFER ENCROACHED
- STREAM BUFFER MITIGATION



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

0 100 200

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

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9408
Nashville 615-244-8591
Murfreesboro 615-546-6606
ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION I
Franklin, Williamson County, Tennessee

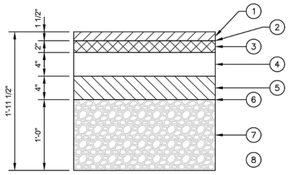
Issue Date
MARCH 30, 2020

Revision Date
- 5.7.20 City Comments
- 11.3.20 City Comments
- 12.14.20 City Comments
- 02.06.23 REVISION 1

OVERALL GRADING AND DRAINAGE PLAN

C3.0

COF #8102



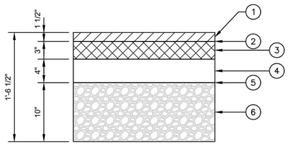
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 2" - ASPHALT BINDER (226 LB/SY)
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. 4" - ASPHALT AGGREGATE BASE (360 LB/SY)
   307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S
   307-02.03 AGGREGATE (BPMB-HM) GRADING A-S
6. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
7. 12" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)
   (COORDINATE WITH TDOT STD. DRAWING RD-UD-3)

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR ARTERIAL PAVEMENT SECTION	CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DWG. NO. RD-1
		NOT TO SCALE	DATE: 1/1/2020	



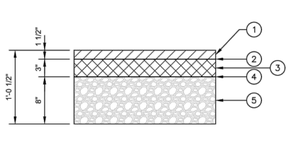
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - BITUMINOUS AGGREGATE BASE (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
6. 10" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR COLLECTOR PAVEMENT SECTION	CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DWG. NO. RD-2
		NOT TO SCALE	DATE: 1/1/2020	



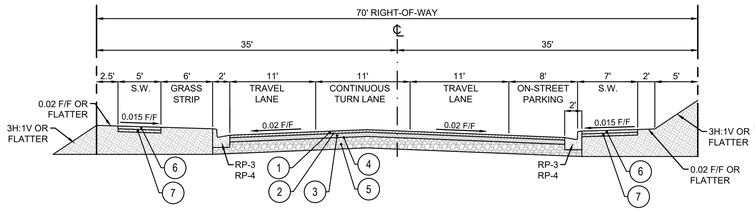
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

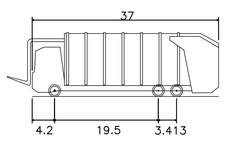
NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION	CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DWG. NO. RD-3
		NOT TO SCALE	DATE: 1/1/2020	



OAK MEADOW DRIVE TYPICAL SECTION

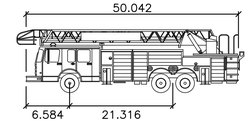


DESIGN SPEED = 5 MPH

Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Overhead Clearance (Can Raised)	18.500ft
Total Length With Arms Extended	41.000ft
Truck Length Without Boom	35.000ft
Track Width	6.500ft
Wheel Base	19.500ft
Front Overhang	4.167ft
Fork Length	4.000ft
Boom Arms Overhang	2.000ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft

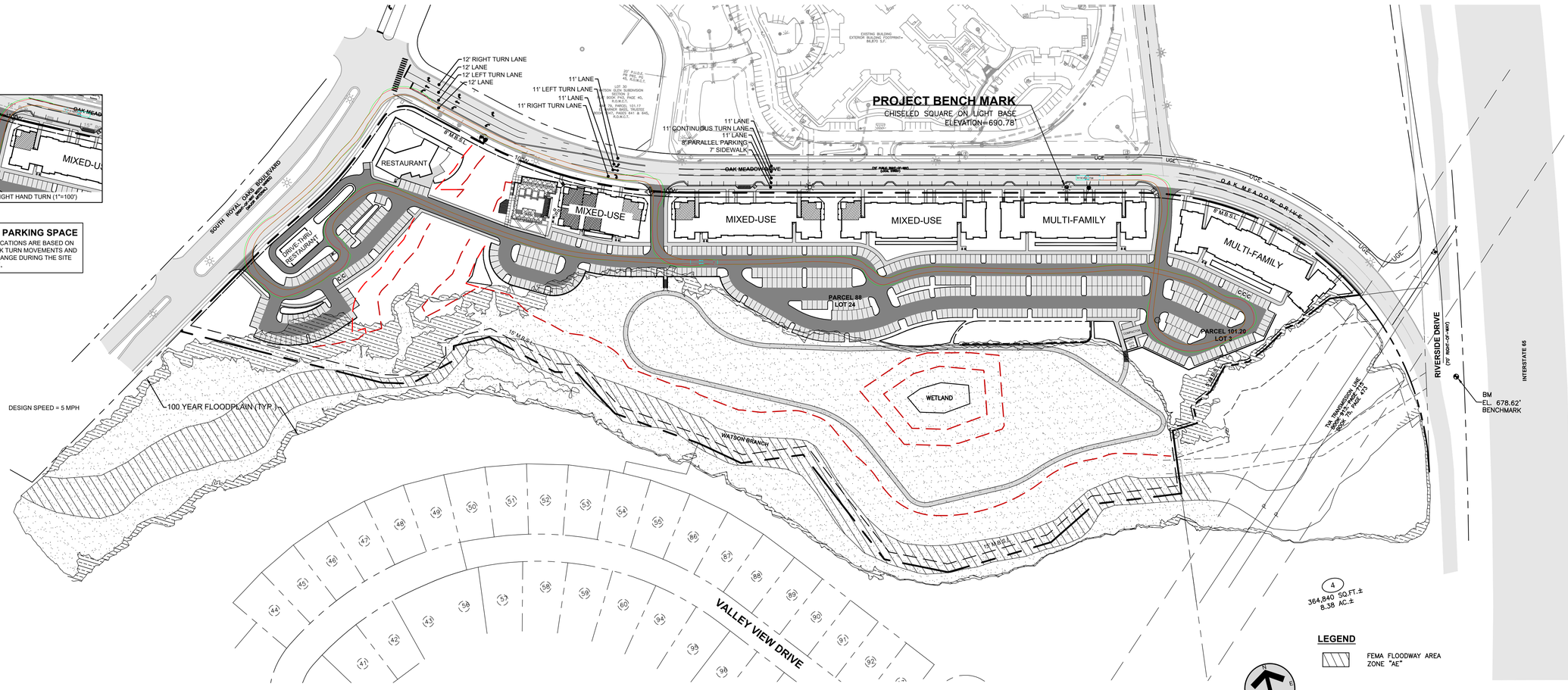
EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS
FULL TRASH DUMPSTER ESTIMATED WEIGHT: 1,600 POUNDS



FRANKLIN FIRE TRUCK

	feet
Body Length	: 50.0417
Width	: 8.333
Wheel Base	: 21.316
Rear Axle Spacing	: 4.417
Track Width	: 8.00
Rear Overhang	: 22.1424
Lock to Lock Time	: 6.00
Wall to Wall Radius	: 42.00

C = COMPACT PARKING SPACE
COMPACT SPACE LOCATIONS ARE BASED ON PROXIMITY TO TRUCK TURN MOVEMENTS AND ARE SUBJECT TO CHANGE DURING THE SITE PLAN DESIGN PHASE.



LEGEND

FEMA FLOODWAY AREA
ZONE "AE"

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

0 100 200

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville 615-244-8591
Murfreesboro 615-546-6606
Chattanooga 423-468-8400
ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION I
Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020

Revision Date
- 5.7.20 City Comments
- 11.3.20 City Comments
- 12.14.20 City Comments
- 02.06.23 REVISION 1

OVERALL R.O.W. AND ACCESS PLAN

C4.0

COF #8102

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL

   BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN

   MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN

   APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND

   QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LIGHTING NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTES

1. UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.
2. ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

UTILITY CONTACTS

GAS: ATMOS ENERGY: 615-566-3073
ELECTRIC: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

WATER & SEWER CONTACT

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: BEN MCNEIL 615-794-4554

FIRE HYDRANT FLOW TEST DATA

HYDRANT LOCATION: OAK MEADOW DR BY INTERSTATE 65
GPS COORDINATES: 35.905080, -86.526276
STATIC PRESSURE: 68 PSI
PRESSURE FLOWING: 66 PSI

HYDRANT LOCATION: OAK MEADOW DR BY SITE ENTRANCE
GPS COORDINATES: 35.908273, -86.830554
FLOW: 1250 GPM

HYDRANT LOCATION: S ROYAL OAKS BLVD AT RAND PL
GPS COORDINATES: 35.910226, -86.831064
STATIC PRESSURE: 69 PSI
PRESSURE FLOWING: 68 PSI

HYDRANT LOCATION: S ROYAL OAKS BLVD BY SITE ENTRANCE
GPS COORDINATES: 35.908152, -86.833466
FLOW: 1300 GPM

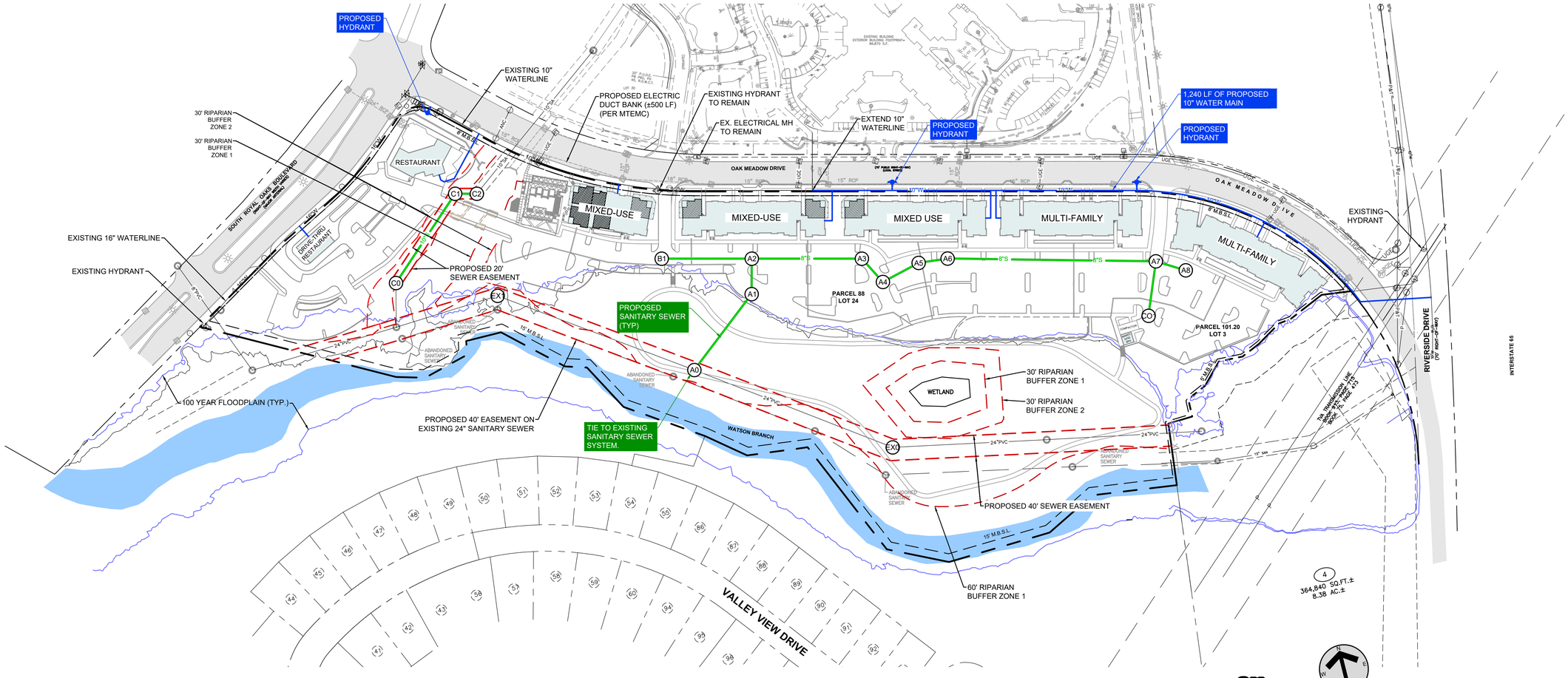
SANITARY SEWER SCHEDULE

NO.	TYPE*	RIM	INVERTS
A0	MANHOLE	664.72	657.30 (A1)
A1	MANHOLE	669.12	661.20 (A0) 661.40 (A2)
A2	MANHOLE	672.05	666.10 (B1) 665.90 (A1) 666.10 (A3)
A3	MANHOLE	676.74	668.42 (A4) 668.22 (A2)
A4	MANHOLE	676.73	669.48 (A3) 669.68 (A5)
A5	48 INCH CYLINDRICAL STRUCTURE	677.17	671.32 (A4) 671.52 (A6)
A6	MANHOLE	677.43	671.75 (A5) 671.95 (A7)
A7	MANHOLE	681.98	673.52 (A6) 673.72 (A8) 673.72 (CO1)
A8	MANHOLE	680.79	674.80 (A7)
B1	MANHOLE	672.63	666.97 (A2)
C0	MANHOLE	665.79	660.60 (C1)
C1	MANHOLE	674.77	662.55 (C0) 662.75 (C2)
C2	MANHOLE	669.74	663.10 (C1)
CO1	SANITARY CLEANOUT	678.29	674.14 (A7)
EX0	48 INCH CYLINDRICAL STRUCTURE	667.06	
EX1	48 INCH CYLINDRICAL STRUCTURE	663.54	

LEGEND

- GAS — GAS
- S — SANITARY SEWER (20' EASEMENT)
- W — WATER (10' EASEMENT)
- UGE — ELECTRIC (20' EASEMENT)
- ST — ST — STORM SEWER
- FEMA FLOODWAY AREA ZONE "AE"

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.



Know what's below. Call before you dig.

0 100 200

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION I
Franklin, Williamson County, Tennessee

Issue Date
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- 02.06.23 REVISION 1

OVERALL UTILITY PLAN

C5.0

COF #8102



1 A1.0 BUILDING 1
ELEVATIONS N.T.S.



2 A1.0 BUILDING 2
ELEVATIONS N.T.S.



3 A1.0 BUILDING 3
ELEVATIONS N.T.S.



4 A1.0 BUILDING 4
ELEVATIONS N.T.S.



6 A1.0 BUILDING 5
ELEVATIONS N.T.S.



5 A1.0 MULTI-FAMILY / MIXED-USE
PERSPECTIVE N.T.S.

The home elevations shown here are representative of the mixed-use/multifamily homes planned for Vintage at Watson Glen. 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.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

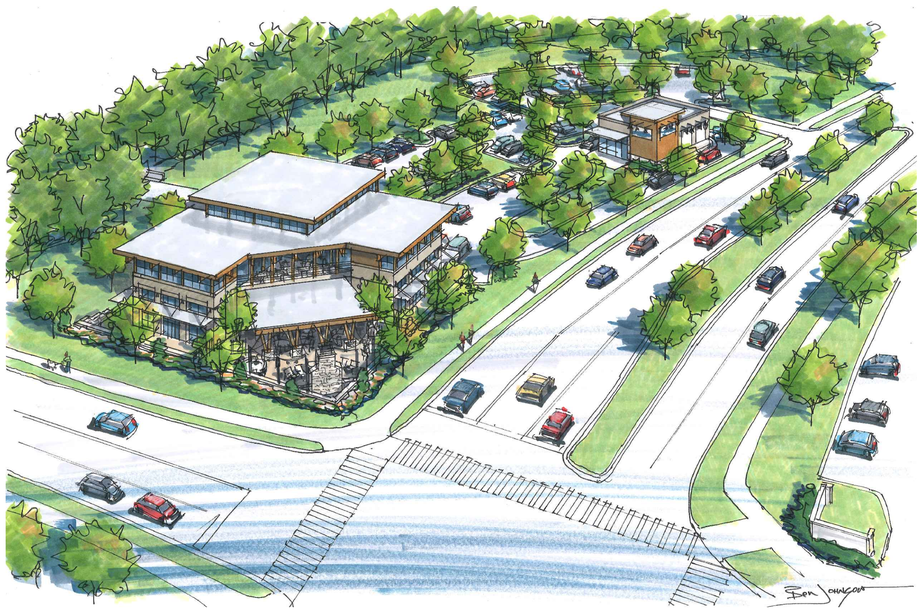
VINTAGE AT WATSON GLEN PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

FOR REVIEW

Revision Date
△
△
△
△

MULTI-FAMILY TYPICAL ARCHITECTURE
SHEET
A1.0
COF 8102



The elevations provided for the development plan are conceptual in nature but all elevations will be review for compliance at the site plan stage and they must meet all requirements of the zoning ordinance.

1
A1.1
RESTAURANT CONCEPT

N.T.S.

The restaurant elevations shown here are representative of the restaurant planned for Vintage at Watson Glen. 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.

Architecture is intended to resonate throughout the development. Corner restaurant architecture is representative is also representative of drive-through restaurant architecture. At site plan, all architecture will comply with City of Franklin standards for residential or non-residential buildings as appropriate.

Greg Gamble, Registered Landscape Architect

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

DRAFT
FOR
PRE-APP

Revision Date
△ _____
△ _____
△ _____
△ _____

RESTAURANT
TYPICAL
ARCHITECTURE
SHEET
A1.1
COF 8102

City of Franklin

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

File #: 21-04561

DATE: April 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:

Carothers Crossing West PUD Subdivision, Final Plat, Revision 5 (Lot 4), Creating Two Non-Residential Lots, On 1.418 acres, Located At 5041 and 5043 Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8128
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Ralph Knauss, SS Porter, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create two non-residential lots. This plat is for the Carothers Crossing West PUD development. The Development Plan for Carothers Crossing West PUD was originally approved in November 2018 and the Site Plan was approved in January 2020. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

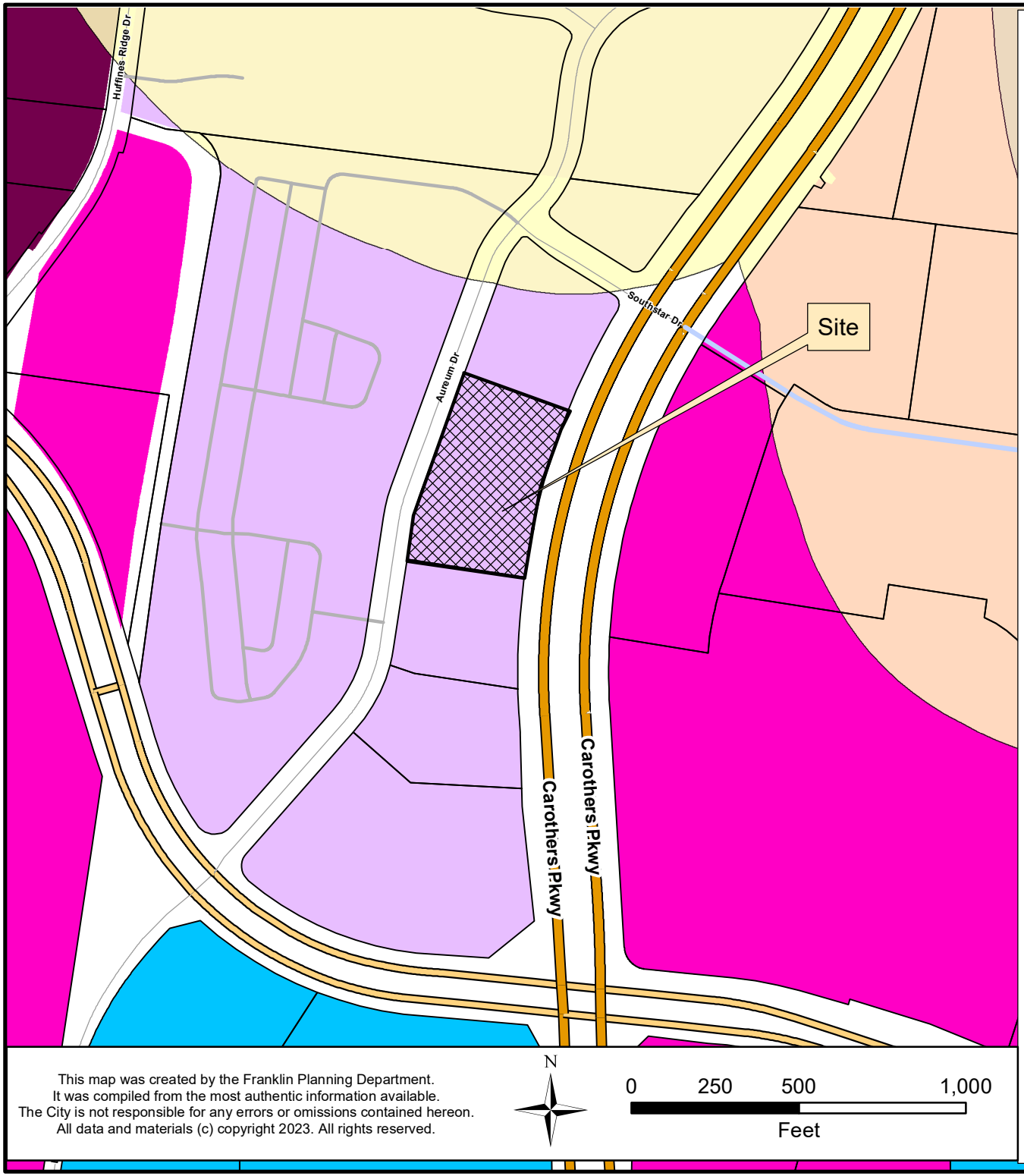
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Carothers Crossing West PUD Subdivision, Final Plat, Revision 5 (Lot 4). The conditions of approval are attached.



CAROTHERS CROSSING WEST PUD SUBDIVISION
FINAL PLAT, REVISION 5, (LOT 4)

Project Information
Existing Zoning: PD Planned District
Overlay Districts: None
Site Acreage: 1.418 acres
Total Number of Lots: 2

Legend

- 5041 Carothers Parkway
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8128

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

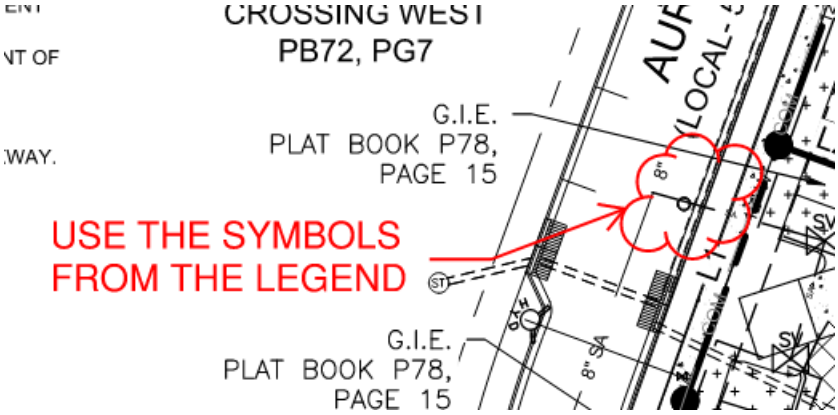
General Issues

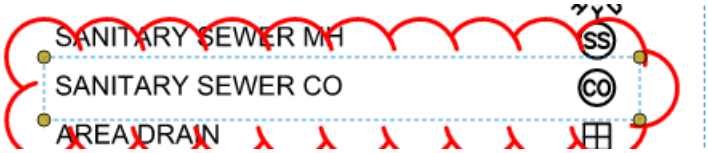
2. Sanitary Sewer Clean Outs

dustin.walcott@franklintn.gov Comment not addressed.

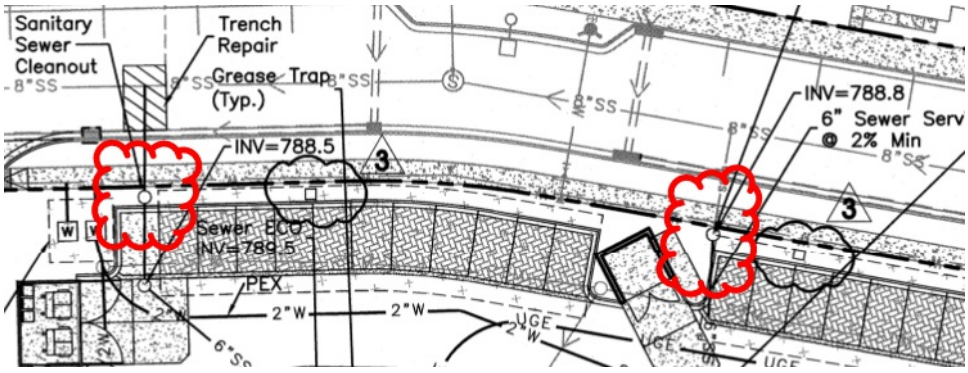
CLEAN OUTS

- Clean outs on the plat need to match with the legend.

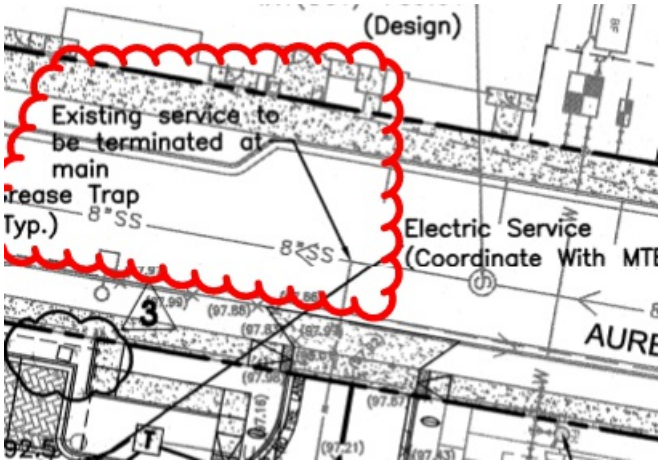




- Clean out locations need to match with the site plan. Below is a snip of the site plan for your reference. Please note that cleanouts are on the owners side of the property line and each buildings service location. These need to match with the plat.

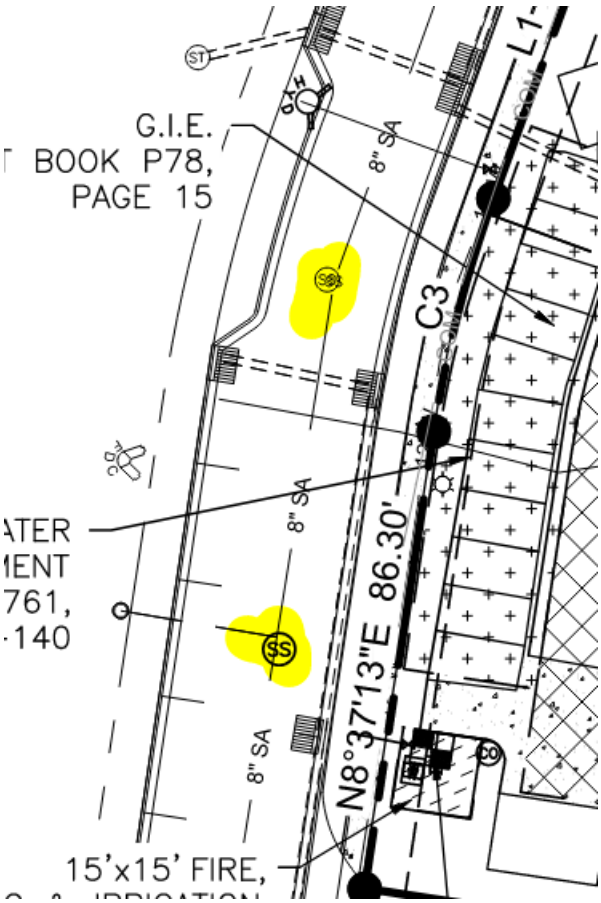


- The Site Plan calls for an existing sanitary sewer service to be terminated to the North of the property. See below for a snip. Applicant is to verify if this service has already been terminated. If so, remove this service from the plat. If not, the applicant shall make a note that this existing service is to be terminated at the main.



SANITARY SEWER LINE

- Applicant shall ensure that sanitary sewer manhole symbols are uniform. further more, text duplication and overlap has occurred with this submittal.



[Edited By Dustin Walcott]

Performance Agreement and Surety

General Issues

23. Engineering Sureties

kevin.long@franklintn.gov	**No sureties associated with this final plat.** All sureties associated with this development from site plan COF# 7524 (Carothers Crossing West PUD Subdivision, Site Plan, Section 3, Revision 1) were previously posted with the site plan. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***

Planning

General Issues

1. Project name

chelsea.randolph@franklintn.gov	Applicant shall revise all sheets to reflect the revised name below: Carothers Crossing West PUD Subdivision, Final Plat, Revision 5, Lot 4

18. Parking

chelsea.randolph@franklintn.gov	Applicant shall provide a shared parking agreement shall be signed by all applicable property owners and recorded at the Register of Deeds and the agreement should be referenced on the final plat **prior** to approval at OneStop.

Stormwater

General Issues

21. Plats

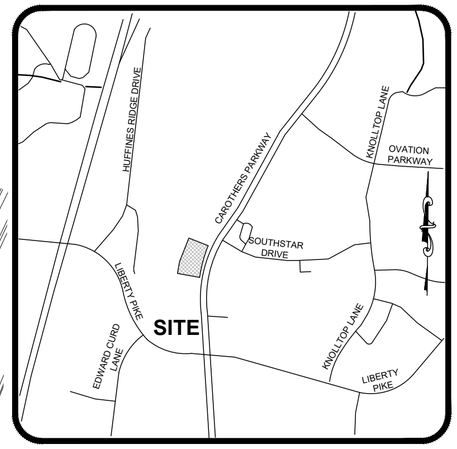
jeff.willoughby@franklintn.gov	My apologies but this was in reference to note 13. Please revise note 13: "Maintenance of all stormwater management features, including lot line swales, shall be the responsibility of the property owner(s) or HOA".

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GREASE TRAP	GT	ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SC	COMMUNICATION BOX	C	HANDICAP SPACE		FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

HATCH LEGEND

- G.I.E.
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- FIRE, DOMESTIC & IRRIGATION METER EASEMENT
- CROSS ACCESS EASEMENT



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 4 INTO 2 LOTS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 4 ON THE FINAL PLAT ENTITLED "CAROTHERS CROSSING WEST P.U.D. SUBDIVISION, FINAL PLAT, REVISION 4, LOT 4" AS RECORDED IN PLAT BOOK P78, PAGE 15, R.O.W.C.
3. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
4. ALL OPEN SPACE LOTS SHALL BE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
5. 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.
6. THIS SITE IS LOCATED IN FRANKLIN, WILLIAMSON COUNTY, TN AND IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP 79. SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST INTERSECTION OF LIBERTY PIKE AND CAROTHERS PARKWAY.
7. SUBJECT PROPERTY IS ZONED PD, PLANNED DEVELOPMENT, 500 FT HHO BUFFER OVERLAY DISTRICT. BUILDING SETBACKS ARE:
   a. FRONT 30'
   b. SIDE 15'
   c. REAR 25'
8. BEARINGS ARE BASED ON TN GRID SYSTEM (NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100).
9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0212F, WITH A REVISION DATE OF SEPTEMBER 29, 2006, COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX X.
10. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
11. 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.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE-GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
13. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
14. 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 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 SHALL BE LOCATED WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANLIN TO REPAIR, MAINTAIN, OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
15. ALL STORM AND SANITARY MANHOLES ARE LESS THAN 12 FEET IN DEPTH AND REQUIRE A 20'-WIDE EASEMENT. A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.
16. ALL MALLORY VALLEY UTILITY DISTRICT (MVUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MVUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
17. PARKLAND FEES WERE PAID AT THE FIRST FINAL PLAT.
18. GREEN INFRASTRUCTURE EASEMENTS (G.I.E.) ARE EXCLUSIVE EASEMENTS DEFINING AREA SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
19. MINERAL RIGHTS ARE TO BE HELD BY CAROTHERS PARKWAY, LLC.
20. THERE SHALL BE NO DIRECT ACCESS TO LOTS 4 OR 8 FROM CAROTHERS PARKWAY. ACCESS TO EACH LOT SHALL BE PROVIDED FROM AUREUM DRIVE VIA THE CROSS-ACCESS EASEMENT SHOWN HEREON.

OWNER: SS PORTER, LLC
501 CORPORATE CENTRE DRIVE, SUITE 315
FRANKLIN, TN 37067
RALPH KNAUSS
615-472-8916

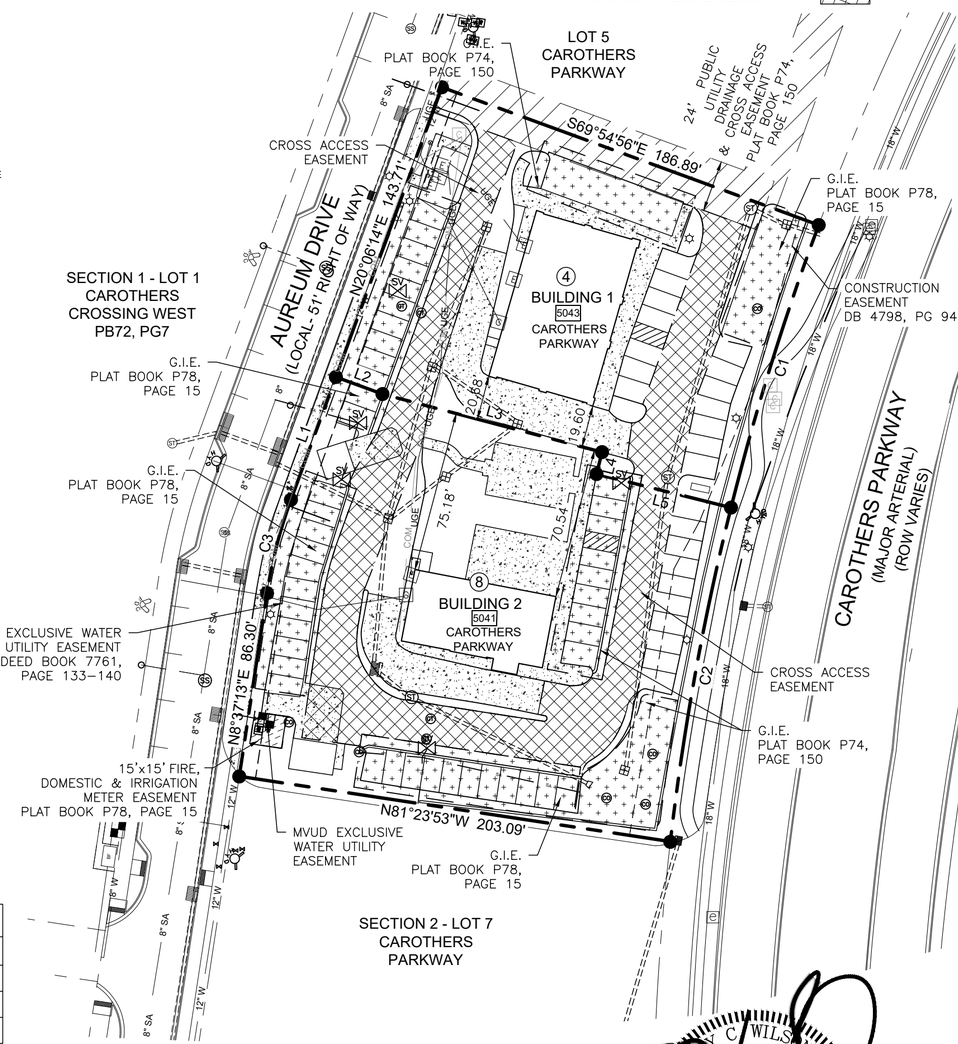
ENGINEER: SITE ENGINEERING CONSULTANTS (SEC, INC.)
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TN 37129
MATT TAYLOR
615-890-7901

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275

Parcel Line Table		
Line #	Length	Direction
L1	60.88'	N20°06'14"E
L2	23.12'	S69°53'46"E
L3	105.78'	S75°11'11"E
L4	10.55'	S14°00'34"W
L5	64.57'	S75°59'26"E

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
4	26510.46'	0.609
8	35251.82'	0.809

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.90'	1222.27'	6° 27' 52"	S17° 14' 30"W	137.83'
C2	158.19'	1222.27'	7° 24' 56"	S10° 18' 06"W	158.08'
C3	45.00'	224.50'	11° 29' 02"	N14° 21' 44"E	44.92'



MAP 79,
PARCEL 40.20
SS McEWEN LLC
BK P68, PAGE 73

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

DATE _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____

CERTIFICATE OF APPROVAL OF MALLORY VALLEY UTILITY DISTRICT

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN CAROTHERS CROSSING WEST P.U.D. SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

_____
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF RECORDING

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

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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 7TH DAY OF MARCH, 2016.

_____
JOEY C. WILSON II, TN RLS #2089
WILSON & ASSOCIATES, PC
108 BEASLEY DRIVE, FRANKLIN, TN 37064
615-794-2275
JWILSON@WILSONPC.COM

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
2089
4/06/23
TENNESSEE

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

CAROTHERS CROSSING WEST P.U.D. SUBDIVISION

FINAL PLAT, SUBDIVISION OF LOT 4

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7663 PAGE 672, 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 (EXCLUDING ANY SUCH EASEMENTS DESIGNATED AS PRIVATE OR CREATED BY SEPARATE EASEMENT. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK_____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK_____, PAGE_____, R.O.W.C.
SS PORTER LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT :

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN CAROTHERS CROSSING WEST P.U.D. SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR;

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR STREETS, $_____FOR DRAINAGE, AND $_____FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
DIRECTOR, STREETS DEPARTMENT 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 OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEMS DESIGNATED IN CAROTHERS CROSSING WEST P.U.D. SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION

_____ _____
DIRECTOR SEWER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

RECORDING STAMP
HERE

IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	1.418	TOTAL NO. OF LOTS:	2
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.000
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/04/2023

WA PROJECT NO. 19-1193 COF PROJECT NO. 8128 SHEET 1 OF 1

City of Franklin

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

File #: 21-04568

DATE: April 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:

Franklin Grove Subdivision, Site Plan, Developing 1,536 Square Feet Of Institutional Space And Site Improvements, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8122
Applicant: Cyril Stewart, Cyril Stewart AIA
Owner: Hertiage Foundation of Williamson County, Meg Hershey, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the Franklin Grove Estate and Gardens, formerly the O'more School of Design Campus, located at 423 South Margin Street. The property is zoned Civic institutional (CI). The site plan includes 1,536 Square Feet of additional space to connect the existing buildings on the property, as well as new parking, and site and utility improvements. The intended uses for the property are museum, educational facility, and office space. The site received a Certificate of Appropriateness from the Historic Zoning Commission for the proposed alterations in October 2022 for the changes to the site and existing buildings on the property. Because the property is zoned CI, the site plan must be reviewed and approved by the Franklin Municipal Planning Commission.

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

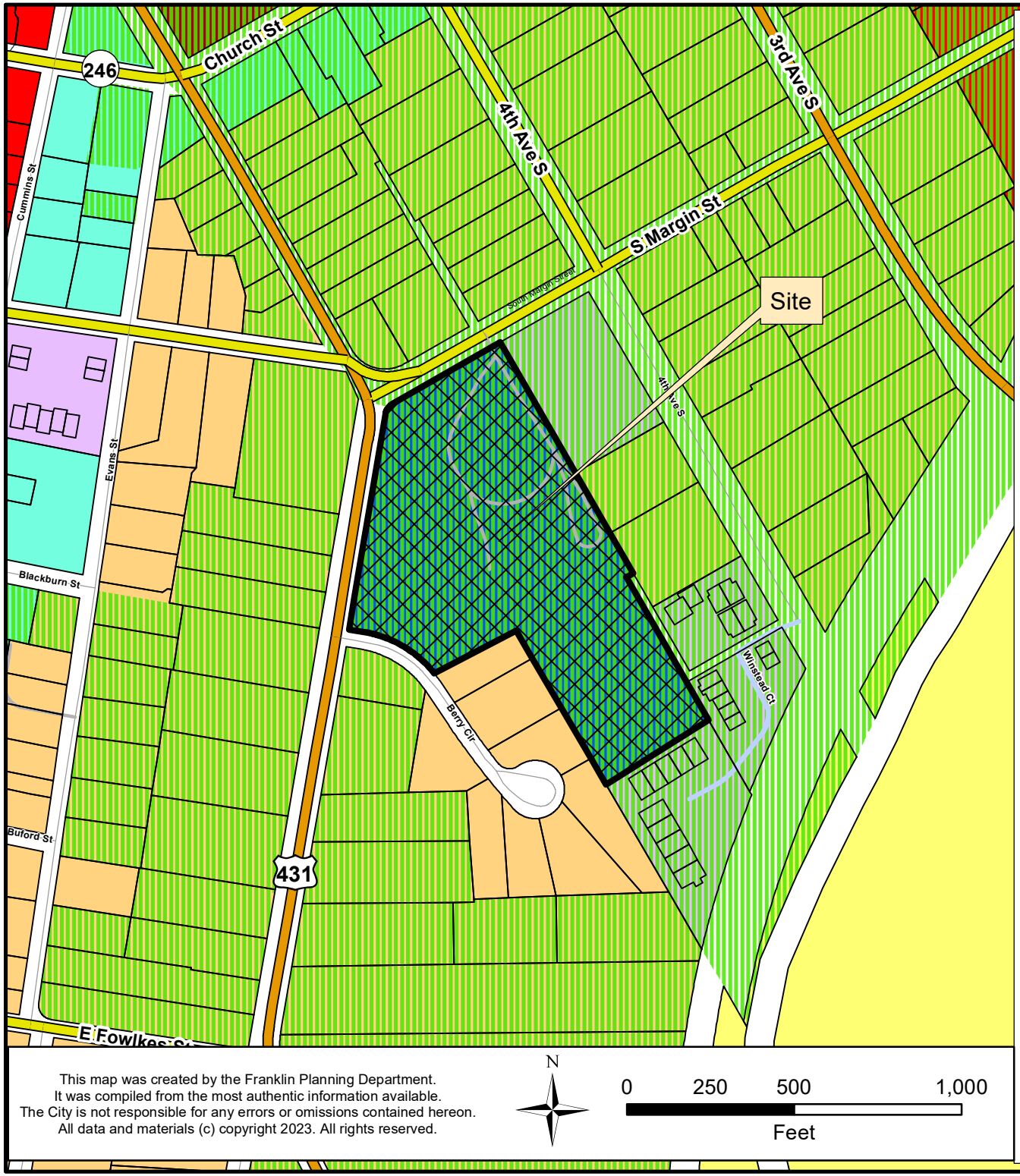
Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions for the Franklin Grove Estate and Gardens Site Plan. The conditions of approval are attached.



FRANKLIN GROVE SUBDIVISION
SITE PLAN

Project Information

Existing Zoning: CI Civic Institutional
Overlay Districts: HPO, CFO
Site Acreage: 5.19 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 17,624 SF

Legend

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

**The Central Franklin Overlay encompasses every property in the area shown.

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

N

0 250 500 1,000

Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8122

CONDITIONS OF APPROVAL:

Open Issues: 27 These issues are currently being filtered

Engineering - Checklist

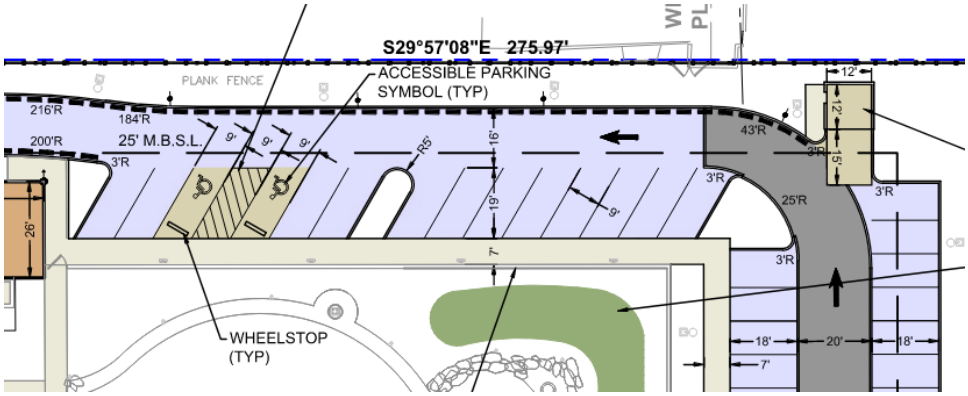
General Issues

80. Parking

dustin.walcott@franklintn.gov Applicant shall revise parking space depths as follows:

1. The depth for 60 degree standard parking spaces shall not be less than 20 feet.
2. The depth for 60 degree compact parking spaces shall not be less than 18 feet. Compact spaces shall be designated on plans and comply with Zoning Ordinance requirements.

[COF Zoning Ordinance 10.1.14 and 10.1.15]



Engineering - Site Plan Checklist

General Issues

16. Final Plat

joe.marlo@franklintn.gov *The request to delay the final plat until CO was received, however Site Plan easements are to be provided via Final Plat, which in turn shall be provided prior to Building Permit.*

As final plats followthe FMPC reviewcycle, the Applicant is encouraged to start the final plat process as soon as possible.

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit for any element except those as part of the Rosenwald School Relocation (Site Plan #8053), a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded.

52. D. Site Plan

dustin.walcott@franklintn.gov Please note Berry Circle as a Local Street with a 30' ROW.

70. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Applicant shall revise level spreader lengths shown on the plans for stormwater outfalls as necessary to restore sheet flow prior to discharging to the public roadway. The lengths proposed ranging from 3 to 5.5 lf are inadequate for this purpose.

Gravel/Stone Flow Level Spreader Dimensions			
Level Spreader Number (See Sheet C3.0)	Flow (cfs)	Forebay Area (SF)	Level Spreader Length (LF)
1	0.09	16	3
2	0.31	33	5.5
3	0.09	16	3
4	0.06	16	3

FIRE--Planning--DRT

General Issues

89. Fire sprinkler systems

curt.edelmann@franklintn.gov Except as provided, fire suppression systems shall be fully installed, inspected, tested, and approved for use prior to a Certificate of Use and Occupancy being issued to the museum and Roswell School House. Exception: In the event, the City of Franklin Water Management Department has not completed upgrading the water infrastructure prior to the occupancy of the museum and Roswell School House, only a Temporary Certificate of Use and Occupancy may be issued to the museum and Roswell School House provided the fire suppression systems are ready and will be connected to the city's upgraded infrastructure within 30 days from being notified that the connection can be made.

Performance Agreement and Surety

General Issues

48. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	**$47,000**
II. City Sewer:	$ -
III. Public Sidewalk:	**$27,000**
IV. City Streets:	$ -
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	$ -
XI. Green Infrastructure:	**$708,000**

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

Line Items (For Reference Only:)		
8" MAIN	444	LF
FIRE HYDRANT	1	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	2250	SF
HANDICAP RAMP AND DETECTABLE WARNING	2	EA
NEW OR MODIFIED STREET CONNECTIONS	1	EA
PERMEABLE PAVEMENT/PAVERS	35190	SF
BIORETENTION/RAIN GARDEN (Water Quality Volume)	172	CY
LEVEL SPREADER	14.5	LF

76. Engineering Sureties

kevin.long@franklintn.gov ***(This comment is for informational purposes only and to serve as a reminder to staff.)***

Because this development is located on a state highway, a TDOT Highway Entrance Permit is required. Per TDOT Manual for Constructing Driveway Entrances on State Highways, 2015 Edition, "No person may construct a driveway or related encroachment on state highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities, without first obtaining a state highway entrance permit. (Change in use includes increasing the number of trips.) The property owner, whose property will be accessed by the driveway or street being built or modified, is responsible for obtaining a highway entrance permit and fulfilling all associated requirements. All entrance permit applications (except for residential drives or field entrances), along with any other required information shall be forwarded to the appropriate Tennessee Department of Transportation (TDOT) Region Traffic Engineering Office. See the TDOT Traffic Engineering Office website's Highway Entrance Permit page for a link to Region Traffic Engineering offices." **The City of Franklin is not involved in the TDOT Highway Entrance Permit process. The City of Franklin Street Access Surety is not required for connections to state highways where it is expected that the property owner shall post a performance bond with TDOT.**

84. Performance Agreement

melodie.brady@franklintn.gov ***Advisory Comment:***

Performance Agreement

In order to get the Performance Agreement ready, the following information is needed:

1) Will the sureties be posted with a letter of credit or cash/cashier's check?

2) What is the name of the company that is to be on the performance agreement?

3) What type of company? Example: a Tennessee LLC, a Georgia Corporation, etc

4) What is the mailing address for that company?

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

85. Surety Requirement

melodie.brady@franklintn.gov ***Advisory Comment:***

Surety Requirement

Cash / cashier's check

If using cash or cashier's check to post sureties, the check is to be made out to City of Franklin. Check must be brought to _____, and the City cannot accept a check until the performance agreement has been signed and accepted. If a performance agreement has not yet been accepted at time of check delivery, check will be returned.

If using a letter of credit to post sureties, ensure that the letter of credit includes the following:

1. A clause that states the letter of credit renews automatically;
2. A statement that a minimum of sixty (60) days notice shall be sent from the issuing bank to the City by a receipted means, should the bank elect not to renew the letter of credit;
3. Proof of issuance by a financial institution located in the United States, organized and operating under the laws of the State of Tennessee or the United States, whose deposits are insured by either the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA);
4. Identification of a presentation location within the physical limits of Williamson and/or Davidson County (or as permitted in the Performance Agreements section of the Zoning Ordinance) with the statement that documents calling for payment may be made at said location.
5. The following statement shall be included verbatim "This letter of credit may be called upon certification by an official of the City of Franklin that ABC Company (correct company that is also on the Performance Agreement) has failed to complete and/or maintain the public improvements for XXXX (complete name of this project), as outlined in the executed performance agreement dated XXXX (date the performance agreement is signed and notarized)."

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

90. Landscape

jason.arnold@franklintn.gov Landscape surety $72,000

Planning

General Issues

53. Site Data Chart

joseph.bryan@franklintn.gov Applicant shall add a breakdown of square footage to the property (existing, new, total) to the site data chart.

Preservation/HZC

General Issues

44. Lighting

joseph.bryan@franklintn.gov Applicant shall submit the approved lighting fixtures with the one stop submittal.

Stormwater

General Issues

12. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov

I apologize as I did not respond to the previous comment, Please see the uploaded checklist for a few minor issue.

Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed.

18. Stormwater Management Plan

ellen.moore@franklintn.gov

Applicant shall address the following:

- Grading shall be shown to ensure downspouts and other proposed hardscapes are directed to the bioretention areas. It is not clear how stormwater in LID 1,5,6, and 7 are directed to the forebay.
- The flows used to model the level spreaders do not match the 10 year flows within the drainage calculations.

[Edited By Ellen Moore]

66. Bioretention

ellen.moore@franklintn.gov

Applicant shall remove the gravel flow spreader shown on the pretreatment detail on C3.6 and show outfall protection sized for the 10 year storm. Only one form of pretreatment, the forebay, is required.

Applicant shall remove the filter fabric from the bioretention area detail.

Bioretention areas shall be labeled on all grading and drainage and stormwater management sheets.
[Edited By Ellen Moore]

67. Pervious Concrete/Pavers

ellen.moore@franklintn.gov

Applicant shall clearly show where the underdrain splits to flow to either the alley or South Margin. The single family permeable pavement detail on C3.7 shall be removed.

68. Bioretention

jeff.willoughby@franklintn.gov

1. Ensure all trees within the bioretention areas are from the approved tree list for bioretention areas in the BMP manual.
2. Specify ground cover
3. BMP's that require trees in the planting schedule shall require tree holes in the filter bed that must be at least 4 feet deep (or as much as design allows) to provide enough soil volume for the root structure of mature trees. In addition a more organic filter media is required within the planting holes for trees, with ratio of 50% sand, 30% top soil and 20% acceptable leaf compost (or other as approved).This shall be specified in a tree detail on the landscape sheets.

[Edited By Jeff Willoughby]

86. Bioretention

ellen.moore@franklintn.gov Provide note in bioretention detail that soil composition shall be the following:
General Filter Media Composition. The recommended bioretention soil mixture is generally
classified as a loamy sand on the USDA Texture Triangle, with the following composition:
– 85% to 88% sand;
– 8% to 12% soil fines; and
– 3% to 5% organic matter

Water/Sewer

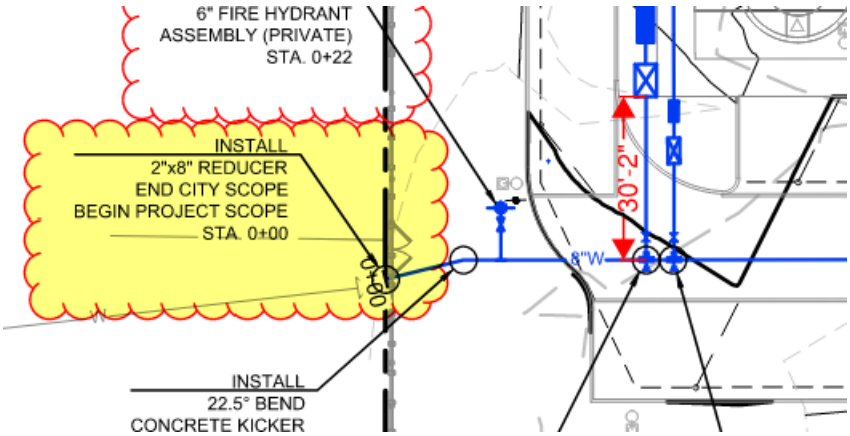
General Issues

2. Water alignment

ben.mcneil@franklintn.gov The applicant has shown the water plan to be installed with this site plan, the applicant shall reference the City of Franklin water improvements for the overall plan. Note that this work is to be installed with the city of Franklin project and the water information on main line is for reference only. References to 8x2" reducer is to be removed as the water will be installed as a continues segment. To be clear, the applicant is responsible for services on the property, but Franklin water is installing main line segments.

The applicant shall provide the water service information as shown on the current plan and fully detail the services to serve the property.

The estimate of $200,000.00 provided to applicant on 1/12/2023 must be paid to the city prior to Building permits of the proposed Franklin grove development.

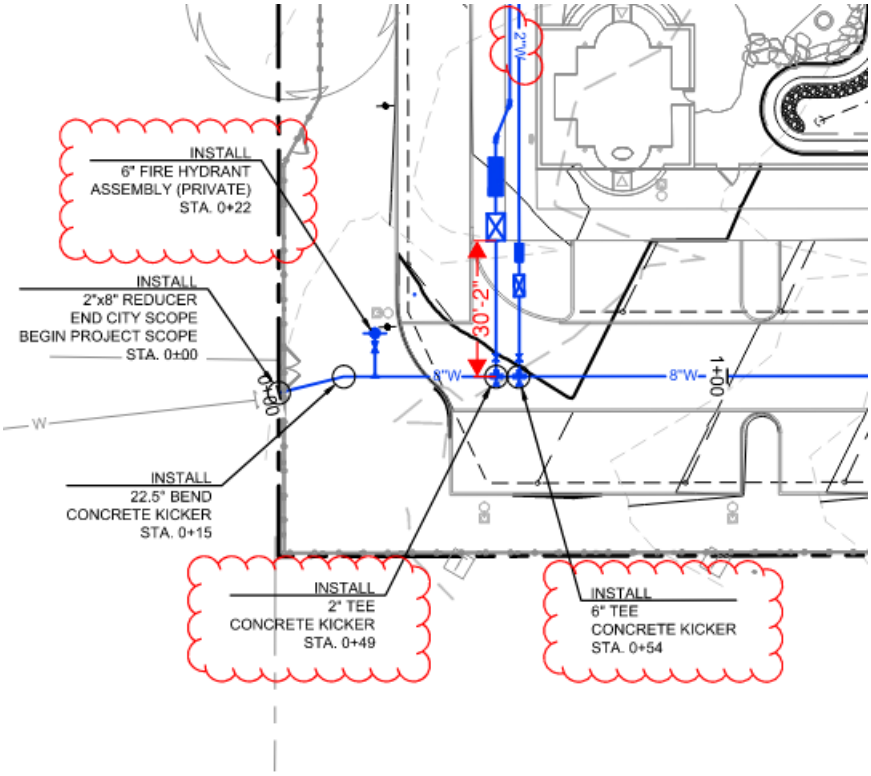


5. Waterline easement

ben.mcneil@franklintn.gov The applicant shall continue to work with the COF staff to provide the water easement and record prior to final approvals of the overall site plan.

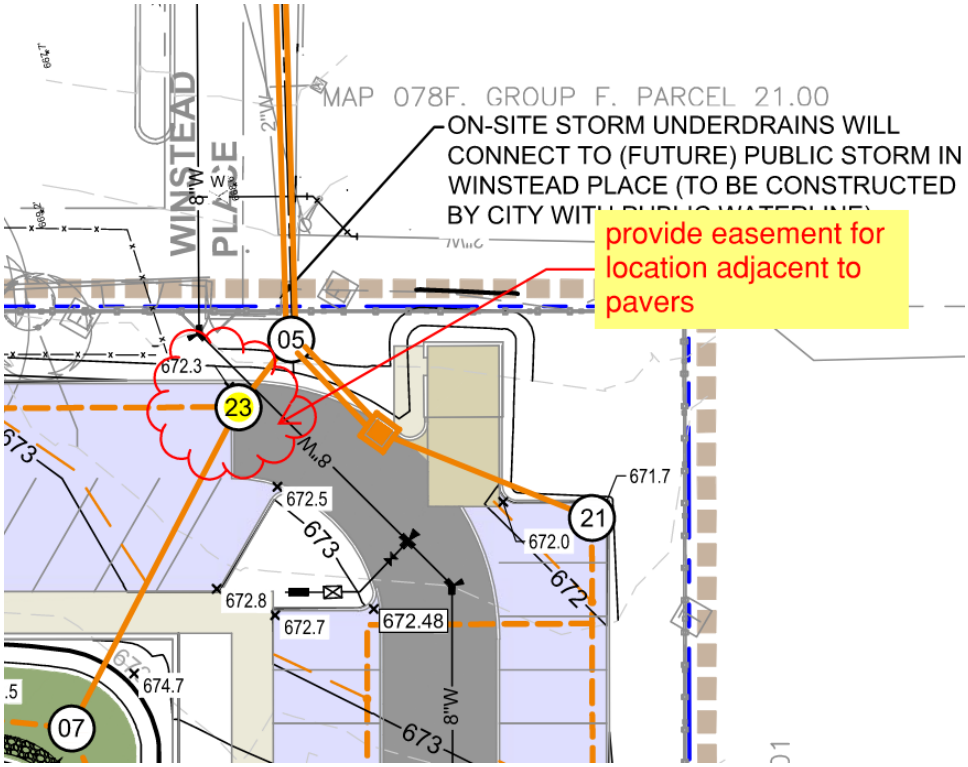
8. fire meter

ben.mcneil@franklintn.gov The applicant has corrected the water meter to fire meter, but the double detector check is not required with a fire meter. the applicant shall revise the labeling appropriately. In addition, sheet C5.1 labels must be corrected.



10. Storm water conflict

ben.mcneil@franklintn.gov The applicant has revised the storm water in the area below, but MH 23 as shown is not to be installed within the water easement. As it stands, the storm water must be revised as to only allow a storm connection to MH 5 and have clear separation from water.



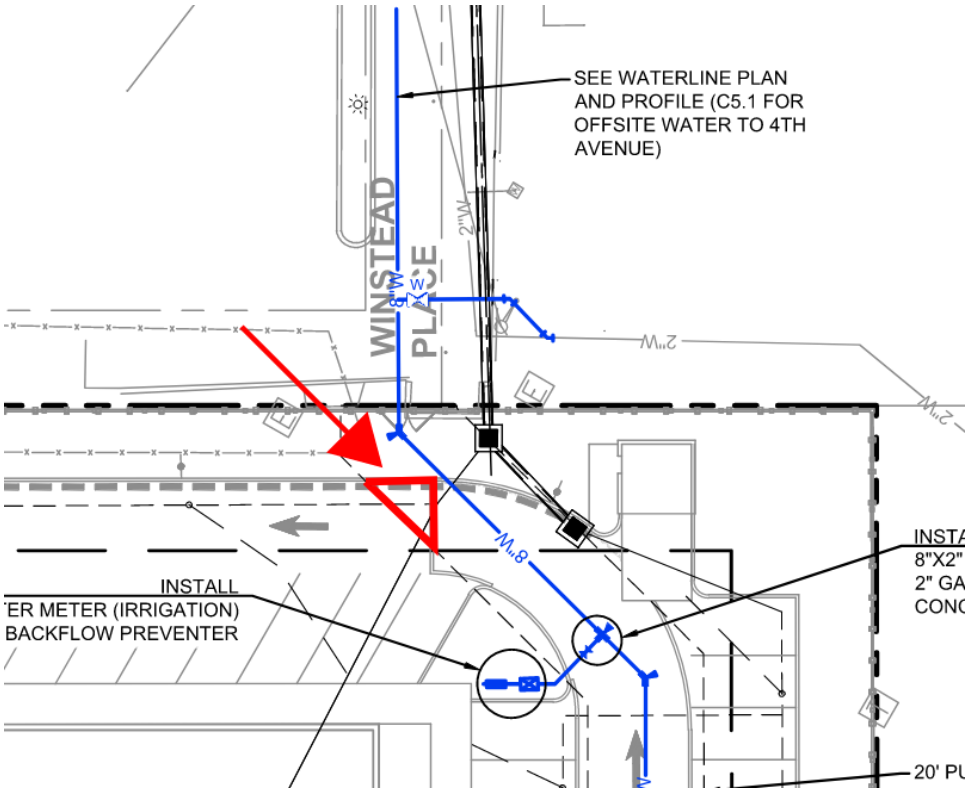
11. Proposed street improvements

ben.mcneil@franklintn.gov The applicant shall coordinate the proposed street improvements with Water Management and engineering. WMD is installing the water and sewer within this area and due to timing constraints cannot be delayed.

The applicant shall meet with staff to coordinate this work prior to Site Plan approval.

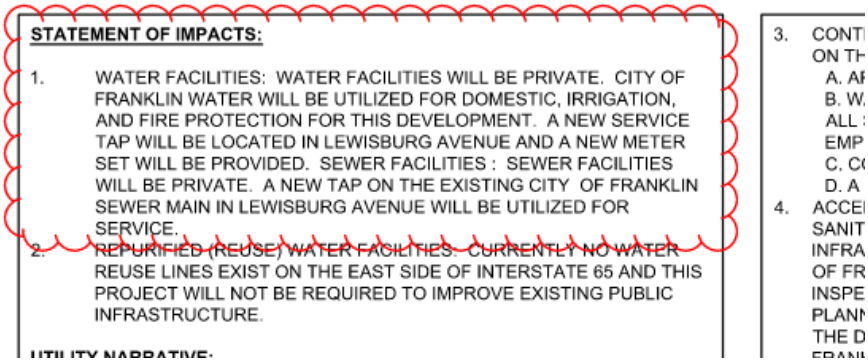
81. Water easement and pavers

ben.mcneil@franklintn.gov The applicant shall revise the pavers in the location shown below. in addition, there must be clear separation between storm water feature and water easement.



82. Statement of impacts

ben.mcneil@franklintn.gov The wording of the taps locations must be updated as the taps are not shown on Lewisburg pike.



STATEMENT OF IMPACTS:

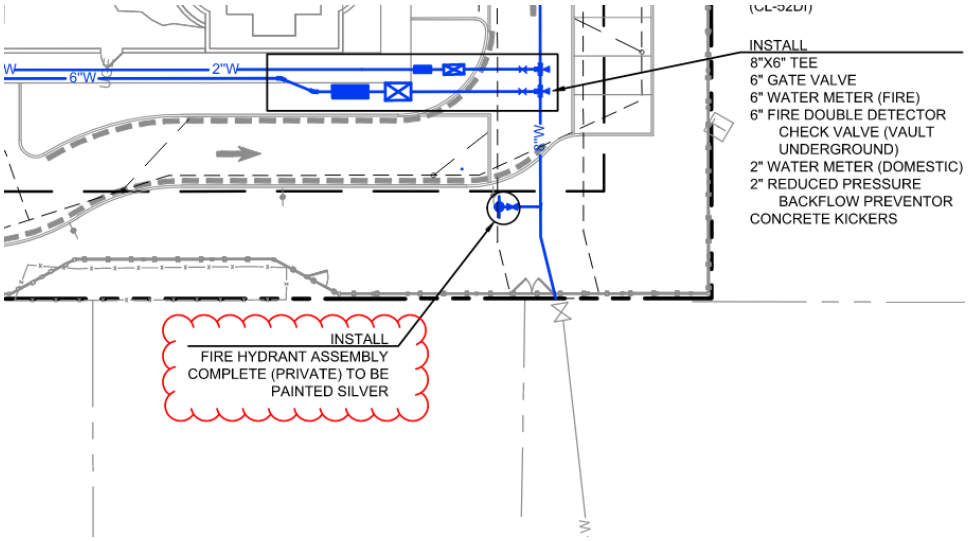
1. WATER FACILITIES: WATER FACILITIES WILL BE PRIVATE. CITY OF FRANKLIN WATER WILL BE UTILIZED FOR DOMESTIC, IRRIGATION, AND FIRE PROTECTION FOR THIS DEVELOPMENT. A NEW SERVICE TAP WILL BE LOCATED IN LEWISBURG AVENUE AND A NEW METER SET WILL BE PROVIDED. SEWER FACILITIES : SEWER FACILITIES WILL BE PRIVATE. A NEW TAP ON THE EXISTING CITY OF FRANKLIN SEWER MAIN IN LEWISBURG AVENUE WILL BE UTILIZED FOR SERVICE.
2. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

UTILITY NARRATIVE:

3. CONT
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B. W.
ALL
EMP
C. C
D. A
4. ACCE
SANIT
INFRA
OF FR
INSPE
PLANN
THE D

83. Fire hydrant

ben.mcneil@franklintn.gov The applicant shall revise the wording of the hydrant below as the hydrant is not to be private.



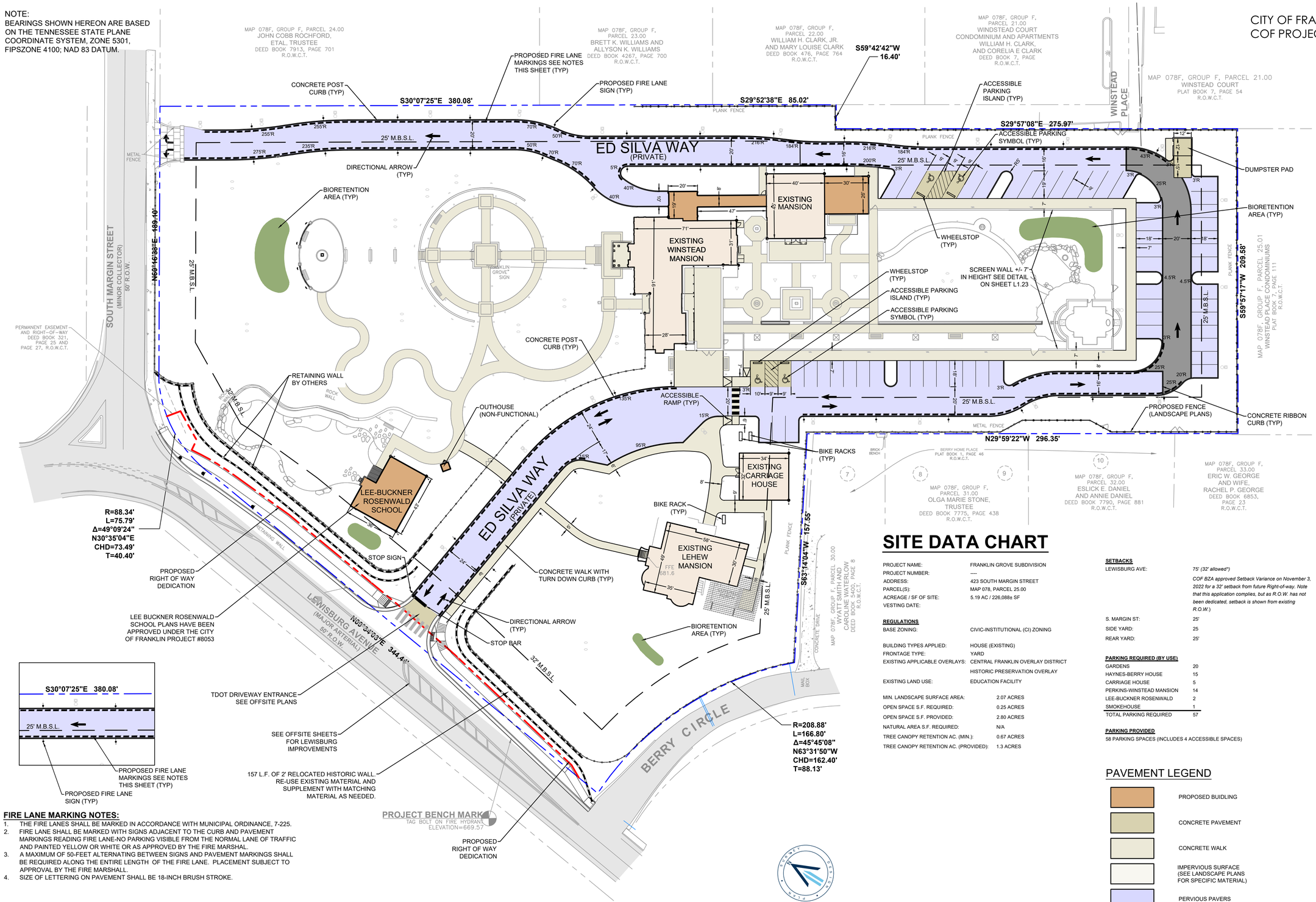
88. Occupancy

ben.mcneil@franklintn.gov Except as provided, fire suppression systems shall be fully installed, inspected, tested, and approved for use prior to a Certificate of Use and Occupancy being issued to the museum and Roswell School House. Exception: In the event, the City of Franklin Water Management Department has not completed upgrading the water infrastructure prior to the occupancy of the museum and Roswell School House, only a Temporary Certificate of Use and Occupancy may be issued to the museum and Roswell School House provided the fire suppression systems are ready and will be connected to the city's upgraded infrastructure within 30 days from being notified that the connection can be made.

This is a condition of approval as the required fire flows cannot be fully obtained until the upgrades to Berry Circle and Lewisburg pike have been completed.
[Edited By Ben McNeil]

CITY OF FRANKLIN
COF PROJECT# 8122

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



SITE DATA CHART

PROJECT NAME:	FRANKLIN GROVE SUBDIVISION
PROJECT NUMBER:	---
ADDRESS:	423 SOUTH MARGIN STREET
PARCEL(S):	MAP 078, PARCEL 25.00
ACREAGE / SF OF SITE:	5.19 AC / 226,088± SF
VESTING DATE:	
REGULATIONS	
BASE ZONING:	CIVIC-INSTITUTIONAL (CI) ZONING
BUILDING TYPES APPLIED:	HOUSE (EXISTING)
FRONTAGE TYPE:	YARD
EXISTING APPLICABLE OVERLAYS:	CENTRAL FRANKLIN OVERLAY DISTRICT
	HISTORIC PRESERVATION OVERLAY
EXISTING LAND USE:	EDUCATION FACILITY
MIN. LANDSCAPE SURFACE AREA:	2.07 ACRES
OPEN SPACE S.F. REQUIRED:	0.25 ACRES
OPEN SPACE S.F. PROVIDED:	2.80 ACRES
NATURAL AREA S.F. REQUIRED:	N/A
TREE CANOPY RETENTION AC. (MIN.):	0.67 ACRES
TREE CANOPY RETENTION AC. (PROVIDED):	1.3 ACRES

SETBACKS

LEWISBURG AVE:	*75' (32' allowed*)*
	COF BZA approved Setback Variance on November 3, 2022 for a 32' setback from future Right-of-way. Note that this application complies, but as R.O.W. has not been dedicated, setback is shown from existing R.O.W.)
S. MARGIN ST:	25'
SIDE YARD:	25
REAR YARD:	25'

PARKING REQUIRED (BY USE)

GARDENS	20
HAYNES-BERRY HOUSE	15
CARRIAGE HOUSE	5
PERKINS-WINSTEAD MANSION	14
LEE-BUCKNER ROSENWALD	2
SMOKEHOUSE	1
TOTAL PARKING REQUIRED	57

PARKING PROVIDED

58 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES)

PAVEMENT LEGEND

- PROPOSED BUIDLING
- CONCRETE PAVEMENT
- CONCRETE WALK
- IMPERVIOUS SURFACE (SEE LANDSCAPE PLANS FOR SPECIFIC MATERIAL)
- PERVIOUS PAVERS
- ASPHALT PAVEMENT

FIRE LANE MARKING NOTES:

1. THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANE SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE-NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL.
3. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHALL.
4. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCH BRUSH STROKE.

DEVELOPMENT	BREAK GROUND	OPEN	NONRESIDENTIAL USE	SQUARE FOOTAGE	MULTI-FAMILY UNITS
OVERALL	1ST QUARTER 2023	8/26/2022	EDUCATIONAL	--	0

Know what's below. Call before you dig.

CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA
61 N. DUNN STREET,
EUPORA, MISSISSIPPI 39744
662.258.6405 & 662.258.6452
bsa@belindastewartarchitects.com
cyrill@cyrillstewart.com
www.belindastewartarchitects.com

RaganSmith

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C2.0
SITE PLAN

G:\2020\1785\CIVIL ENGINEERING\SHEETS\1785 LAYOUT.DWG
PLOTTED BY DAVID KINNAM ON: 4/6/2023 3:15 PM LAST UPDATED BY DKINNAM ON: 4/6/2023 10:19 AM

CITY OF FRANKLIN
COF PROJECT# 8122

FRANKLIN GROVE SUBDIVISION, SITE PLAN

INITIAL SUBMITTAL
100 to 201 Ed Silva Way
FRANKLIN, TENNESSEE

SHEET INDEX:

DRAWINGS:

COVER
PROJECT INFO: MASTERPLAN
PROJECT INFO: COA
PROJECT INFO: VARIANCE
PROJECT INFO: SITE COMPARISON

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C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE DEMOLITION PLAN
C1.2	EASEMENTS PLAN
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	GRADING & DRAINAGE PLAN
C3.1	PAVERS PLAN
C3.2	INITIAL EPSC PRE CONSTRUCTION PLAN
C3.3	INTERIM EPSC CONSTRUCTION PLAN
C3.4	FINAL EPSC/WATER QUALITY PLAN
C3.5	GRADING, DRAINAGE & EPSC DETAILS
C3.6	GRADING, DRAINAGE & EPSC DETAILS
C3.7	GRADING, DRAINAGE & EPSC DETAILS
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
C5.1	8" WATERLINE PLAN & PROFILE
C5.2	UTILITY DETAILS
C6.0	EMERGENCY MANAGEMENT PLAN
T1.0	TYPICAL SECTION
T1.1	NOTES
T1.2	DETAILS
T2.0	PRESENT LAYOUT
T2.1	PROPOSED LAYOUT
T2.2	GRADING PLAN
T2.3	PROFILE
T2.4	PAVEMENT MARKINGS & SIGNAGE PLAN
T2.5	TRAFFIC CONTROL PLAN
T2.6	TRAFFIC CONTROL PLAN
T2.7	TRAFFIC CONTROL PLAN
T3.0	CROSS SECTIONS
T3.1	CROSS SECTIONS
T3.2	CROSS SECTIONS
T3.3	CROSS SECTIONS

L1.0	EXISTING TREE CANOPY
L2.0	TREE SURVEY AND INVENTORY PLAN
L2.1	TREE SURVEY AND INVENTORY PLAN
L3.0	MATERIAL LEGEND NOTES
L3.01	MATERIAL LEGEND
L3.1	OPEN SPACE SITE PLAN
L3.2	OVERALL SITE PLAN
L3.21	HILLSIDE & COLOR GARDEN SITE PLAN
L3.22	JEWEL BOX & PARTERRE GARDEN SITE PLAN
L3.23	OAK GARDEN SITE PLAN
L3.24	VISITOR DROP OFF & ENTRY SITE PLAN
L3.25	SCHOOL HOUSE GLAD SITE PLAN
L3.26	ENTRY & ADMINISTRATION SITE PLAN
L4.0	OVERALL SITE TREE PLANTING PLAN
L4.10	OVERALL SITE BUFFER PLANTING
L4.11	OVERALL BUFFER PLANTING PLAN
L4.2	OVERALL SITE BIORETENTION PLAN
L4.21	BIORETENTION ENLARGEMENTS
L4.3	PLANTING NOTES AND SCHEDULE
L4.31	PLANTING DETAILS
L4.32	IRRIGATION NOTES & DETAILS
L5.0	FLATWORK DETAILS
L5.1	STEP DETAILS
L5.2	LEWISBURG WALLS & FENCING DETAILS
L5.21	FENCING & GATE DETAILS
L5.22	FENCING & GATE DETAILS
L5.3	COLOR GARDEN WALL - DETAILS
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L5.32	OAK GARDEN BRICK WALL - DETAILS
L5.33	SECRET GARDEN WALL DETAILS
L5.4	PARTERRE & OAK GARDEN RILL DETAILS
L7.0	PHOTOMETRIC PLAN

A1.0	SITE BUILDING DIMENSIONS
A1.1W	MUSEUM OF ART FIRST FLOOR PLAN
A1.2W	MUSEUM OF ART 2ND FLOOR PLAN
A1.3W	MUSEUM OF ART ROOF PLAN
A2.1W	MUSEUM OF ART ELEVATIONS
A2.2W	MUSEUM OF ART ELEVATIONS
A4.1W	WINDOW SCHEDULE
A4.4W	DOOR AND FINISH SCHEDULE
A1.1CH	CARRIAGE HOUSE FLOOR PLAN
A2.1CH	CARRIAGE HOUSE ELEVATIONS

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	HISTORIC PRESERVATION OVERLAY
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OPEN SPACE S.F. PROVIDED:	2.80 ACRES
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LEE-BUCKNER ROSENWALD	2
SMOKEHOUSE	1
TOTAL PARKING REQUIRED	57

PARKING PROVIDED
58 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES)

PROJECT TEAM:

OWNER:
Heritage Foundation of Williamson County
112 Bridge Street
Franklin, TN 37064
615.656.3709

ARCHITECT:
Cyril Stewart, LLC &
Belinda Stewart Architects, PA
P.O. Box 867 / 61 N Dunn Street
Eupora, MS 39744
662.258.6405 & 662.258.6452 (fax)

CIVIL ENGINEER:
Ragan Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206
615.546.6050

STRUCTURAL/MECH/ELECT ENGINEER:
Genesis Engineering Group, LLC
134 4th Ave North
Franklin, TN 37064
615.628.7270

LANDSCAPE ARCHITECT:
HDLA
507 Main Street
Nashville, TN 37206
615.327.4447

ZONING DISTRICTS:

Current Zoning District: Civic Institutional
Location: Property is within the Central Franklin Overlay District and the Historic the Historic Preservation Overlay.

Refer to COF project 8053 for the Lee-Buckner Rosenwald School approval. The drawings are not included in this drawing set.

CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA
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bsa@belindastewartarchitects.com
cyril@cyrilstewart.com
www.belindastewartarchitects.com

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

cover

SITE MASTER PLAN RENDERING:

CITY OF FRANKLIN
COF PROJECT# 8122



Master Plan as of February 24, 2023

© 2023 Heritage Foundation of Williamson County, TN

BUILDING USES

- **Passive Park**
  - The Gardens
- **Museums**
  - The Museum of Art & Education Center-Perkins-Winstead House
  - Lee-Buckner Schoolhouse
- **Entrepreneurship/Innovation Center**
  - Innovation Center—Haynes Berry House
- **Charitable/Fraternal/Social Organization**
  - The Carriage House-- the offices would be for primarily used by administrative personnel, members, and guests, not leased to individual private businesses.
- **Place of Public Assembly**
  - The Museum of Art & Education Center-symposiums, lectures, speaker series, exhibits, etc.
- **The Smokehouse** is an accessory structure used for storage.

FRANKLIN Grove
ESTATE & GARDENS

LEGEND

1. MUSEUM OF ART address: 201 Ed Silva Way.
2. WELCOME GARDEN & LOGGIA
3. PARTERRE GARDEN
4. SMOKEHOUSE address: 109 Ed Silva Way.
5. OAK GARDEN
6. SECRET GARDEN
7. DISPLAY GARDEN
8. LEE-BUCKNER ROSENWALD SCHOOL address: 101 Ed Silva Way.
9. HISTORY WALK
10. LOWER LAWN
11. INNOVATION CENTER address: 100 Ed Silva Way. note A.
12. CARRIAGE HOUSE address: 106 Ed Silva Way.
13. LOWER HILLSIDE GARDEN
14. PARKING
15. TRAFFIC CONTROL ARM

■ HVAC WITH LANDSCAPE SCREENING

Note A: the Innovation Center will keep the current address until this project is completed. Fence will not be installed until the new road is constructed and address changed.

CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA
61 N. DUNN STREET,
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cyril@cyrilstewart.com
www.belindastewartarchitects.com

Franklin Grove Subdivision, Site Plan

SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET: PROJECT INFO

CERTIFICATE OF APPROPRIATENESS :

PLANNING AND SUSTAINABILITY DEPARTMENT
Emily Hunter, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor
Eric S. Stuckey
City Administrator

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address: 423 S. Margin St. (Franklin Historic District)
Applicant: Stephanie Stewart
Owner: Heritage Foundation of Williamson County
Project #: 7953

Type of Work: Consideration of Alterations to Buildings, Alterations to Site & Setting, Relocation of Existing Accessory within Site, & Relocation of Building onto Site

Status: Approved with Conditions
- Parking, Walkways, & Driveways
- Select Grading Alterations
- Select Fences & Walls
- Select Alterations to the Winstead House
- Alterations to the Carriage House
- Relocation of Lee-Buckner Rosenwald School onto Site
- Relocation of Smokehouse within Site

Denial: Lighting

(See "Approved Work Specifications" & "Non-Approved Work" below)

Approval Date: October 10, 2022
Expiration Date: October 10, 2024 (if work has not commenced)

BACKGROUND
The applicant is requesting a Certificate of Appropriateness (COA) for a series of work.

APPLICABLE DESIGN GUIDELINES
- Secretary of Interior's Standards for Rehabilitation
- Chapter 2 – Historic Residential Buildings, Additions to Historic Residential Buildings, Non-Historic Residential Buildings
- Chapter 5 – Historic Accessory Structures, Non-Historic Accessory Structures
- Chapter 6 – Site & Setting
- Chapter 7 – Fences, Walls, & Gates
- Chapter 9 – Modern Features
- Chapter 10 – Demolition & Relocation

APPROVED WORK SPECIFICATIONS
The following portions of the application are approved, with the listed conditions:

1. **Parking, Walkways, & Driveways** (generally correspond to pages 7-8, 22-23 of attached application)
   - **Conditions of Approval:**
     i. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     ii. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

2. **Grading Alterations** (generally correspond to pages 9-14 of attached application)
   - **Conditions of Approval:**
     i. In accordance with the Guidelines, **the proposed grading change/retaining wall construction directly in front of the Winstead House entrance must be removed from the design**. Revised plans must be submitted to the Preservation Planner for review and approval prior to site plan approval.
     ii. In accordance with the Guidelines, **the proposed ramp at the ca. 1990 hyphen addition must either be removed from the proposal, or the applicant must submit additional information to substantiate review by the HZC in light of the applicable Guidelines**. Specifically, additional information detailing on how the grade is proposed to be situated at this location must be provided, as well as an elevation rendering the proposed ramp design.
     iii. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     iv. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

3. **Fences & Walls** (generally correspond to pages 24-36 of attached application)
   - **Conditions of Approval:**
     i. In accordance with the Guidelines, **the proposed grading change/retaining wall construction directly in front of the Winstead House entrance must be removed from the design**. Revised plans must be submitted to the Preservation Planner for review and approval prior to site plan approval.
     ii. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     iii. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

4. **Alterations to the Winstead House** (generally correspond to pages 14, 43-52 of attached application)
   - **Conditions of Approval:**
     i. In accordance with the Guidelines, **the portion of the loggia on the west elevation must be removed from the proposal**. The revised elevations must be submitted to the Preservation Planner for review and approval prior to site plan approval.
     ii. **The proposal to add square footage at the second level to fill in a facade break between the lapped addition and the original building at the east elevation (see page 50 of application, at the Storage and Janitor Closet location) is not consistent with the Guidelines and must be removed from the proposal**. The revised elevations must be submitted to the Preservation Planner for review and approval prior to site plan approval.
     iii. **The hipped gable rendered above th sleeping porch must be removed.** The revised elevations must be submitted to the Preservation Planner for review and approval prior to site plan approval.
     iv. **The applicant shall work with staff on determining the appropriate detailing/trim for the portion of the building that current features a Mansard-style roof.**
     v. **All new windows at the approve new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood**. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
     vi. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     vii. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

5. **Alterations to the Carriage House** (generally correspond to page 55 of attached application)
   - **Conditions of Approval:**
     i. **All new windows at the approve new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood**. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
     ii. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     iii. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

6. **Relocation of the Lee-Buckner Rosenwald School onto Site** (generally correspond to page 54 of attached application)
   - **Conditions of Approval:**
     i. **All replacement siding must consist of wood**.
     ii. **All new windows must have historic profile and dimension and consist of either wood**. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
     iii. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     iv. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

7. **Relocation of Smokehouse within Site** (generally correspond to page 53 of attached application)
   - **Conditions of Approval:**
     i. **All new windows at the approve new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood**. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
     ii. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
     iii. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

NON-APPROVED WORK
The following portions of the application are **not approved:**

- **Lighting (generally correspond to pages 37-40 of attached application)**

Amanda Rose, AICP
Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6737 | www.franklintn.gov/planning

CITY OF FRANKLIN
COF PROJECT# 8122

BELINDA J. STEWART, P.I.A. REGISTERED ARCHITECT AGRICULTURE COMMERCE STATE OF TENNESSEE No. 104580

1 2 3 4

ZONING DETERMINATION :

BUILDING AND NEIGHBORHOOD SERVICES
Tom Marsh
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor
Eric S. Stuckey
City Administrator

March 7, 2022

Meg Hershey
CFO Heritage Foundation of Williamson County
P.O. Box 723 Franklin, TN 37065

Re: 423 S. Margin Street
Franklin, TN 37064
Parcel ID: 078F-F02500

Per your request, the above referenced property is currently zoned Civic Institutional.

This property is within the Central Franklin Overlay District and the Historic Preservation Overlay District.

Permitted principal uses of properties zoned Civic Institutional District are as follows:

- Agricultural Uses
- Community Gardens
- Active Recreation
- Passive Parks & Open Space
- Cemeteries
- Charitable, Fraternal, or Social Organizations
- Clinics
- Entrepreneurship/Innovation Centers
- Museums
- Continuum of Care Facilities
- Essential Services
- Group Homes
- Hospitals
- Places of Public Assembly
- Rehabilitation Centers
- Day Care Centers
- Funeral Homes
- Telecommunication Towers & Antennas
- Educational Facilities

BUILDING AND NEIGHBORHOOD SERVICES

HISTORIC FRANKLIN TENNESSEE

After careful review, the determination has been made that the proposed uses for the Franklin Grove development fall within the defined permitted uses for the Civic Institutional Zoning District per the City of Franklin Zoning Ordinance.

Based on the information provided, the following uses have been proposed and determined to be permitted within the Civic Institutional Zoning District.

- **Passive Park**
  - The Gardens
- **Museums**
  - The Museum of Art & Education Center-Perkins-Winstead House
  - Lee-Buckner Schoolhouse
- **Entrepreneurship/Innovation Center**
  - Innovation Center—Haynes Berry House
- **Charitable/Fraternal/Social Organization**
  - The Carriage House-- the offices would be for primarily used by administrative personnel, members, and guests, not leased to individual private businesses.
- **Place of Public Assembly**
  - The Museum of Art & Education Center-symposiums, lectures, speaker series, exhibits, etc.
- **The Smokehouse** is an accessory structure used for storage.

A link to the City of Franklin Zoning Ordinance is below:

http://web.franklintn.gov/FlippingBook/FranklinZoningOrdinance/index.html

This Zoning Determination Letter is provided solely for the purpose of discussing the proposed use(s) and the current Zoning classification. Deviation from the described/proposed uses may constitute a change of use that may not be approved in this Zoning District. This letter neither confirms or validates whether any structure or buildings on the property are in compliance with applicable provisions of the City of Franklin Zoning Ordinance, Municipal Code, the City of Franklin's development rules, and regulations, including adopted building codes. The City of Franklin offers complimentary, on-site pre-construction/occupancy meetings where additional guidance on preparing and submitting applicable development/site plans, construction drawings, and permit applications is provided. Please contact Shanna McCoy at 615-550-6631 to schedule this meeting.

BUILDING AND NEIGHBORHOOD SERVICES
Tom Marsh
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor
Eric S. Stuckey
City Administrator

If you feel this determination has been made in error, an Appeal of Administrative Decision may be requested. A written appeal shall be filed with the Department of Planning and Sustainability within 30 days of the date of this determination. There is a $250 fee to apply for an appeal. The next submittal deadline is April 11, 2022, to be on the May 5, 2022, agenda. Please contact Victoria Hensley in the Department of Planning and Sustainability at 615-794-3212 for additional information and assistance with filing an appeal.

If you have questions or need additional assistance, please do not hesitate to contact me via phone at 615-550-6631 or email at shanna.mccoy@franklintn.gov

Respectfully,

Shanna McCoy, CFM

Shanna McCoy, CFM
Zoning and Floodplain Administrator
City of Franklin, TN

cc. Eric Stuckey
Vernon Gerth
Tom Marsh

1 2 3

CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA
61 N. DUNN STREET,
EUPORA, MISSISSIPPI 39744
662.258.6405 & 662.258.6452
bsa@belindastewartarchitects.com
cyril@cyrilstewart.com
www.belindastewartarchitects.com

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:
PROJECT INFO

WATER VARIANCE DOCUMENTS:

ENGINEERING DEPARTMENT

Paul Holzen
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Greg Gamble
Gamble Design Collaborative
3020 Stansberry Lane
Suite 201
Franklin, TN 37069

March 9, 2023

Dear Mr. Gamble,

The City of Franklin has received your Stormwater Appeals Board Variance Application on behalf of the Heritage Foundation of Williamson County for the property located at 023 South Margin St, Map 78, Parcel 25 in Franklin, Tn. In the application you request a variance from the following section of FMC Title 23.

- Section 23-106(2)(b)(ii) Peak Runoff Control
  - If the total land disturbance area is less than 50 percent of the property, then peak runoff control shall be required for the disturbed area only. If the total land disturbance area is greater than 50 percent of the property, then peak runoff control shall be required for the entire site area
  - Applicants request to evaluate peak runoff control based on existing impervious conditions rather than forb

Based upon the information provided staff has determined that strict compliance with Section 23-106 of FMC Title 23 does result in practical difficulty. The City Engineer has agreed to grant the variance request at staff level due to the hardships demonstrated in the Stormwater Appeals Board Variance Application packet dated February 22, 2023, attached hereto as Exhibit A.

This approval is good for one (1) year and will expire on February 22, 2024. Keep in mind that any new revision(s) pertaining to Stormwater or riparian buffers must be submitted to the City's Engineering Department for approval and may deem this variance approval void.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jeff Willoughby Stormwater Management Coordinator,
on behalf of Paul Holzen, PE City Engineer

Cc: Jimmy Wiseman, Assistant Director of Engineering (Development)
Paul Holzen, City Engineer
Shauna Billingsley, City Attorney

109 Third Avenue South, Suite 142 • Franklin, TN 37064 • 615.791.3218 O • 615.791.3293 F • www.franklintn.gov

EXHIBIT A

Stormwater Appeals Board

Appeal & Variance Application

APPLICATION TO APPEAR BEFORE THE STORMWATER APPEALS BOARD

APPLICANT INFORMATION
APPLICANT/OWNER OR AGENT OF OWNER:
Heritage Foundation of Williamson County

REPRESENTED BY: Greg Gamble

OFFICE USE ONLY:
VARIANCE NUMBER: 2023-5
DATE RECEIVED: March 7, 2023

DEVELOPMENT INFORMATION

PROPERTY ADDRESS:
023 South Margin St
Franklin, Tn 37064

MAP/PARCEL NO. Map 078, Parcel 25

ENGINEER Roger Smith
DEVELOPER The Heritage Foundation
PROPERTY OWNER The Heritage Foundation

PLEASE SELECT ONE OF THE FOLLOWING:

1. VARIANCE REQUEST – The applicant requests a variance from the requirements of the Stormwater Management Ordinance (Franklin Municipal Code Title 23). Please state the section of the code and the requested metric from that code.

The applicant requests a variance from the City of Franklin's LID practice which requires "pre-development land use for all re-development areas to be input as turf". Adherence to this calculation would require considerable detention and grading to the site which is in conflict to elements of the master plan for this historic site.

The applicant requests to use water quality requirements based on actual existing land coverage conditions.

The applicant shall show the variance request is justified for the following reasons (check all that apply, and attach a letter to the City Engineer and the Stormwater Appeals Board which fully states the grounds for the request, and all of the facts upon which the applicant is relying):

X Strict compliance with the ordinance would result in practical difficulty.
Applicant must be able to show the following:
X The problem is not self-created.
X The situation of the landowner is due to unique conditions of the property.
X Compliance with the strict letter of the restrictions governing physical requirements unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
The project or activity serves a public need where no feasible alternative is available.
The project is for Repair and Maintenance of public improvements where avoidance and minimization of adverse impacts to wetlands and associated aquatic ecosystems have been addressed.

For Variance Request – Please return this completed application along with all items requested on the checklist.

Stormwater Appeals Board

Appeal & Variance Application

APPLICATION TO APPEAR BEFORE THE STORMWATER APPEALS BOARD

2. APPEAL- The applicant hereby appeals an adverse decision of the City Engineer and/or his designee. Please describe the adverse decision and justification for the appeal:

For Appeal Only – Please return this completed application along with the filing fee of $750.00 made payable to the City of Franklin.

Unless otherwise specified in the variance, an application for a Stormwater Permit shall be applied for and approved within one (1) year of the date of the variance approval; otherwise the variance shall become invalid. Permitted time frames do not change with successive owners.

All specifications, plans and other supporting documents heretofore filed with the City Engineer are incorporated herein by reference and made a part of this application.

The Stormwater Appeals Board meets on the 3rd Tuesday of every month. Applications shall be submitted to the City Engineer's office within 30 days prior to the regularly scheduled meeting date.

Heritage Foundation of Williamson County
Print Property Owner Name

Signature of Property Owner

112 Bridge Street
Street Address

Franklin TN 37064
City State Zip Code

615 591 8005
Phone Number Fax Number

rrhensley@williamsonheritage.org
Email Address

Stormwater Appeals Board

Appeal & Variance Checklist

APPLICATION TO APPEAR BEFORE THE STORMWATER APPEALS BOARD

	All checked items are required information for application to the City Engineer and the Stormwater Appeals Board (SAB). Incomplete application packages will be returned to the Applicant. For City Engineer review, provide only one copy of documents requested for Items 4-7, and 13. * A meeting with City Staff is highly recommended prior to application submittal for a variance prior to the SAB meeting.	Water Quality/ Quantity Provisions	Disturbance or Reduction of Stream Buffer	Appeal
1	Copy of this checklist with initials beside each item submitted.	X GG	X	X
2	Complete application form.	X GG	X	X
3	A $750.00 payment for Filing Fee (payable to City of Franklin).			X
4	Eight (8) copies of the Franklin topographic map for the project area (8½" x 11"). Scale: 1" = 200' with project location and N arrow prominently marked on map	X GG	X	X
5	Eight (8) copies of the Grading, Drainage, & Erosion Control Plan, stamped & signed by an Professional Engineer registered in the State of TN.	X GG	X	X
6	Eight (8) copies of an exhibit that Delineates and Highlights areas of proposed buffer disturbance.		X	
7	Eight (8) copies of a Buffer Management Plan that is prepared by and bears a registered Landscape Architect or Professional Engineer.		X	
8	One copy of the USGS quadrangle sheet for the project area (8½" x 11"). Scale: 1" = 2000' with project location and N arrow prominently marked on map	X GG	X	X
9	One copy of permit(s) from TDEC and/or U.S. Army Corps of Engineers for ARAP or wetland issues, if applicable. Submit copy of application if permit has not been issued. If none, write "N/A" on this checklist and initial.	X N/A	X	
10	One alternative site plan which does not require a variance or an acceptable detailed written explanation of why such a site plan is not possible.	X GG	X	
11	Photographs (Eight (8) copies).	X GG	X	X
12	Statement of Hardship (provide a detailed written narrative).	X GG	X	

February 22, 2023

HISTORIC REQUIREMENTS

Changes to the grading and character of a historic setting are restricted by National, State, and Local requirements. To fully comply with the Stormwater requirements, a significant portion of the front yard would need to be graded for detention severely changing the historic context. In the rear yard, the addition of detention would cause the removal of a legacy oak tree.

The "bible" of standards for historic preservation is "the Secretary of the Interior's Standards for the Treatment of Historic Properties". All preservation organizations are governed by these standards. The "Standards" require adherence and are not to be ignored. The "Guidelines" are intended to further explain the intent and include recommendations and address elements that are NOT recommended.

Standards for Rehabilitation from "The Secretary of the Interior's Standards for the Treatment of Historic Properties".

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

With respect to grading modifications the Guidelines recommend, **"identifying, retaining, and preserving** features of the building site that are important in defining its overall historic character", and specifically do not recommend, "Altering buildings and their features or site features in which are important in defining the overall historic character of the property so that, as a result, the character is diminished" (page 65).

Clearly the front lawn of the Winstead House is a defining characteristic of the property and was echoed in the visits and directives from state and local preservation officials. In addition, the "Oak Garden" behind the historic structure preserves and celebrates a legacy oak tree that is at least 150 years old and possible 300 years old. These are indisputably character defining elements of the site.

Initially the project vision was for six opulent gardens in the front lawn. Since that initial vision, the project team has met with national, city, and state preservation groups on twenty occasions. These include meetings with the National Trust for Historic Preservation, Tennessee Historic Commission, The State Historian, and over a dozen meetings with Franklin's Historic Zoning Commission, DRC, and staff. In the majority of these meetings, the design team has been directed to reduce the modifications to grading in the front lawn and to eliminate elements that would detract from the historic setting of the Winstead and Haynes-Berry homes. The current design has removed all except two of the front gardens and these two require little modification of existing grades to accommodate requirements for the Americans With Disabilities Act.

Certainly, the addition of a large bioretention basin at the only logical place, directly in front of Winstead and at the foreground of the front view of the site, would violate the directives from these agencies. Not only would it be a depression with different vegetation from the existing lawn, but a berm would be required to retain the water and would greatly impact the setting. Depending on depth and slope, fencing may be required to prevent garden visitors from falling into the basin.

From FMHDC 10.10.22 COA Approval
Staff Recommendation:
"Grading Alterations: The guidelines recommend that one avoids significantly altering or grading the topography of a property. The property and building should not be altered in such a way to be different than what is character defining of it historically."

From FMHDC 10.18.21 Design Review Committee:
Commissioner's charge to "retain the fabric of the historic landscape"

February 22, 2023

The 1927 Lee Buckner Rosenwald School is planned for relocation to the site to avoid demolition as the current site is developed. Although small, it will be a significant part of the project. Yard person accounts describe the original site as a "solar glade" and the intent is to landscape this area to fit that description with a bioretention element within the glade.

VARIANCE REQUEST

To ease the following requirement: ***Pre-Development land use for all redevelopment areas to be input as turf.*** **We request that water quantity requirements be based on actual existing land coverage conditions.**

This variance request is specific and unique to this site and the historic buildings based upon the follow:

1. The property and its buildings are listed on the National Register of Historic Places
2. The property is located in the Downtown Historic Overlay and subject to the Historic Design Guidelines
3. The application of State guidelines on limited grading for historic properties
4. The preservation of Legacy Trees
5. The lack of adjacent city stormwater infrastructure in the adjacent area

The Applicant's proposed site disturbance (including demolition) is 59%. This receives peak runoff control for the entire site instead of just new features. The Applicant is proposing the site design fully satisfy water quality requirements for 100% of the site (via LID GIFs) and is proposing water quantity requirements be based on actual pre-development land use, not just turf.

1. The problem is not self-created.

The problem of providing sufficient volume for water quantity (detention) for 100% of the site is not self-created and meeting the water quantity requirements in full would further increase the area of disturbance on the property. The existing structures are currently classified as commercial structures with commercial uses, however the site access and circulation do not meet the requirements for commercial use. The site improvements that cause the site disturbance to exceed 50% are required by the City of Franklin's zoning ordinance and building codes to bring the site into conformance with commercial building codes.

The proposed site disturbance is 59% due to these site improvements. The required site improvements include parking to meet the City of Franklin's code requirements, sidewalks and pedestrian access, ADA access to the structures, fire circulation around the site, and utility improvements. The existing condition of the property includes 1.87 acres of impervious surface (36%). The existing structures are historic, and the preserved buildings are not proposed for expansion. Two structures totaling 10,000 square feet have been recently removed from the site, and a 1200 square foot historic building will be relocated to the property. The Applicant is not proposing additional impervious area and is in fact reducing the impervious area to 0.39 acres (19%).

Changes to the grading and character of a historic setting is restricted by National, State, and Local requirements. To fully comply with the Stormwater requirements, a significant portion of the front yard would need to be graded for detention severely changing the historic context. In the rear yard, the addition of detention would cause the removal of a legacy oak tree and convert the "Oak Garden," a key feature of this development, into a bioretention pond.

The "bible" of standards for historic preservation is "The Secretary of the Interior's Standards for the Treatment of Historic Properties". All preservation organizations are governed by these standards. The "Standards" require adherence and are not to be ignored. The "Guidelines" are intended to further explain the intent and include recommendations and address elements that are NOT recommended.

February 22, 2023

"Standards for Rehabilitation"
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

With respect to grading modifications the Guidelines recommend, **"identifying, retaining, and preserving** features of the building site that are important in defining its overall historic character", and specifically do not recommend, "Altering buildings and their features or site features in which are important in defining the overall historic character of the property so that, as a result, the character is diminished" (page 65).

Therefore, the applicant is limited on the amount of site grading possible to achieve the stormwater detention necessary to treat the site as a greenfield. Detention can be provided for the new site features.

2. The situation of the landowner is due to the unique conditions of the property. A unique condition is a condition that is peculiar to the subject property that relates to a physical aspect of the subject property.

This is a unique condition where site design to meet the regulations for compliance with codes requires new parking lots, fire access, and ADA access to be constructed for existing buildings causing the site disturbance to exceed 50% of the property. Two non-historic and non-contributing structures have been removed and do reduce the impervious area on the property. That said, the other existing retained historic buildings cannot simply be reduced in size to reduce the quantity of parking spaces required for a commercial use, nor can the buildings be lowered or raised to adjust for ADA accessibility.

Per State Historic Guidelines the front and rear yards have been identified as "contributing to the overall historic character of the property" and therefore limited grading is permitted to not diminish the character. The front of the property is sloping toward Margin Street and significant grading would be required to construct the necessary volume required for full stormwater detention. The rear yard has a Legacy Oak tree in the middle of the courtyard where additional stormwater detention would be otherwise required. This Legacy Oak limits the ability to site the stormwater detention as necessary.

To meet the objective and match predeveloped runoff conditions for the existing site (with all impervious area considered "turf-X", CN=39), the project would need two detention ponds, one for the west basin (1,020CF) and one for the east (32,653CF). The east pond would not be feasible due to footprint and lack of vertical difference (no ability to daylight outfall). The west pond would significantly impact required site improvements and preserved existing trees in the front lawn including requiring the removal of a legacy magnolia tree.

The amount of impervious surface area is being cut in half in proposed conditions (this figure takes into account existing buildings that will remain in place). The table below shows pre vs. post runoff from the east and west basins on site. The existing (pre) flow rates represent the actual conditions of the site (ie. includes impervious coverage); the proposed (post) flow rates represent the final conditions with bioretention and permeable pavers in place. Additionally, thanks to permeable pavers and bioretention, the post runoff rates are anywhere from ½ to 10x less than existing runoff.

We request the city allow the project to evaluate pre-development conditions as they are (existing impervious conditions) rather than the more stringent conditions (ie. all areas to be input as turf).

February 22, 2023

Pre & Post Development Peak Flows (CFS)

Storm Event	Pre (West)	Post (West)	Pre (East)	Post (East)
2	19.2	3.3	4.5	1.1
5	13.6	2.3	6.0	2.1
10	15.3	3.4	7.3	3.1
25	20.1	5.0	9.0	4.5
50	23.3	6.4	10.4	5.4
100	26.5	7.9	11.8	6.5

- The **EXISTING site contains 1.87ac of impervious (36%)** *(with previous O'More buildings, 2.1ac impervious (40%))*
- The **PROPOSED site contains 0.9ac of impervious (19%)** *(includes ex. buildings to remain)*

3. Compliance with the strict letter of the restrictions governing physical requirements such as lot area setbacks, and lot coverage unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

Changes to the grading and character of a historic setting is restricted by National, State, and Local requirements. To fully comply with the Stormwater requirements, a significant portion of the front yard would need to be graded for detention severely changing the historic context. In the rear yard, the addition of detention would cause the removal of a legacy oak tree.

In addition to the State's regulations regarding Historic Sites, the City of Franklin Historic Zoning Guidelines also address grading of properties. Pages 120 of the City of Franklin Historic Design Guidelines addresses Landscape and Topography.

Landscape
- **Seek to preserve existing trees.**
- Maintain original and historic landscape features and configurations.
- Avoid the use of large expanses of sod as to conceal or obscure the front facade.
- Use landscaping to preserve and enhance the established character.
- Place new trees in locations that will not cause damage to the historic fabric or block pedestrian areas.
- Avoid the use of large pavers or boulders, asphalt, or other impervious surfaces where they were not located historically.
- For residential buildings, provide a landscaped front yard and minimized paved or hardscape areas. Do not fully remove and replace traditional lawn areas with hardscape.
- Use native non-invasive plants in landscaping as much as possible.

Topography
- **Avoid significantly altering or grading the topography of a property.**
- Match the historic topography of adjacent lots prevalent along the block face for new construction.

February 22, 2023

STORMWATER VARIANCE REQUEST

FRANKLIN GROVE SUBDIVISION

City of Franklin
Application #586797
Project #7753

Greg Gamble – greg.gamble@gdc-tn
Cyril Stewart – cyril@cyrilstewart.com
Josh Hunter – jhunter@ragansmith.com

INTRODUCTION

Franklin Grove, previously the site of O'More College of Design, was acquired by the Heritage Foundation of Williamson County in 2019 with the purpose and intent to preserve the existing historic buildings as a cultural resource to Franklin and make them accessible to the public. The Winstead Mansion is a contributing historic building within the Historic Overlay District and on the National Register of Historic Places. The Haynes-Berry house, now the LeHew Mansion, is eligible for the National Register.

The previous educational use changed the use of the structures from residential to commercial-institutional in the early 1980's. However, they remained zoned for nonresidential standards. The Heritage Foundation plans to repurpose the buildings on the property for a museum, associated office space, and for Williamson, Inc.'s Franklin Innovation Center. To accommodate this change of use, the City of Franklin requires the property and the structures to be brought to code compliance. The City of Franklin's regulations require improvements for parking, ADA access, emergency access, and stormwater management. To satisfy the requirements, parking areas must be constructed with either asphalt, concrete, or pavers. ADA parking spaces must be provided on site, and ADA compliant routes must be provided to the buildings and grounds. Access must be provided for Fire and Emergency Services to all sides of the buildings with a hose length of less than 150 feet.

Stormwater management for water quality and water quantity is also required for the site due to the size of the disturbance area, and due to the additional site improvements required by the regulations. Fifty-nine percent (59%) of the property is proposed to be graded or disturbed in some way as a result of the improvements.

City staff and neighbors have expressed concern for water runoff and flooding. The proposed design will significantly reduce the potential flooding from the existing conditions. The building coverage is being reduced from 25,800 square feet (during O'More tenure) to 17,624, a 32% reduction. Parking spaces are being reduced from 83 to 58. Impervious site area is reduced from 40% (O'More) and 36% (current) to 19%. Further, by replacing asphalt and compacted soil with pervious pavers on stone beds, runoff will be reduced or eliminated onto the neighbor's properties.

It is important to point out that the applicant is aware that there are flooding issues in this general area due in most part to a lack of stormwater infrastructure around the historic streets. The proposed site plan provides several measures to reduce stormwater runoff from the property, detain stormwater on site, and meet the City's requirements for water quality treatment.

February 22, 2023

1. The proposed Site Plan reduces the existing stormwater runoff from the property. The proposed conditions lower the impervious coverage of the existing site, from 1.87 acres down to 0.79 acres (a 58% reduction). This reduction in coverage significantly decreases the overall water run-off from the site and provides more pervious area for infiltration. These calculations do not include 10,000 square feet of buildings that have already been removed from the property and will be replaced in the near part with a garden lawn – 33,166 square feet. See Pre and Post Development Peak Flows on page 6.
2. The proposed Site Plan provides 160% more stormwater detention than is currently present on site using GIFs such as bioretention and permeable pavers. Based on calculations provided on page 6, the Post Development Peak Flow is reduced substantially for each storm event in both the eastern and western basins (over 50% reduction in runoff across all storm events). The stormwater GIFs provided in the proposed site plan help detain stormwater on site and increase infiltration well beyond existing conditions.
3. The proposed Site Plan meets City's standards and requirements for Stormwater Quality. Permeable pavers are proposed over every allowable square foot of drivable, parkable surface. In fact, the only proposed standard asphalt on site is covering the City's public waterline the site is required to install (this area will drain onto adjacent pavers for treatment and storage). All existing and proposed buildings and walkways will be treated by bioretention (level 2) bringing the site into full LID compliance, meeting the City's requirements for water quality. The bioretention and permeable pavers will both treat and detain stormwater on site, drastically reducing runoff onto Margin and Lewisburg.

OVERVIEW

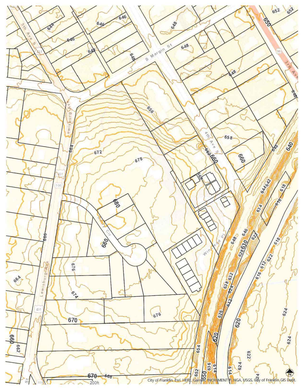
A significant hardship is imposed by the City of Franklin's Stormwater Ordinance due to the existing conditions of the site, the regulations for the preservation of historic structures, **and the City's redevelopment criteria requiring all existing land coverage to be treated as turf in volume reduction-based calculations.**

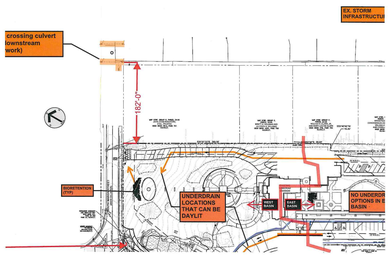
The City of Franklin's Stormwater Quantity Requirement: Section 23-106. (2)(ii)(ii) Peak Runoff Control.

Peak runoff flow requirements. If the total land disturbance area is less than 50 percent of the property, then peak runoff control shall be required for the disturbed area only. If the total land disturbance area is greater than 50 percent of the property, then peak runoff control shall be required for the entire site area.

Meeting the requirement of the City of Franklin Stormwater Ordinance for water quantity is problematic for several reasons, but the most impactful is the area needed to provide detention on the property. Additionally, the property is a historic site with buildings on the National Historic Registry. There are legacy trees associated with these structures that are over 150 years old, and the historic guidelines restrict changes to the grading that alter the historic setting.

Although not used for primary residential uses for over forty years, the site is within the Historic Neighborhood Overlay District which imposes strict guidelines to preserve historic buildings and elements such as site grading. In numerous meetings with the Franklin Historic Zoning Commission, direction has been given to eliminate or reduce proposed grading modifications.

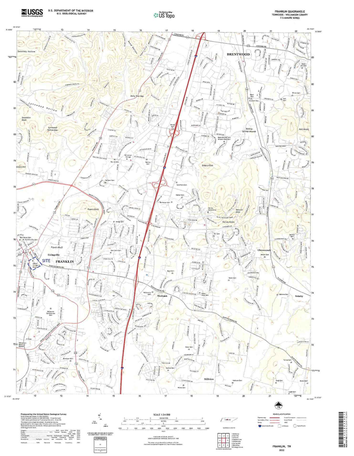






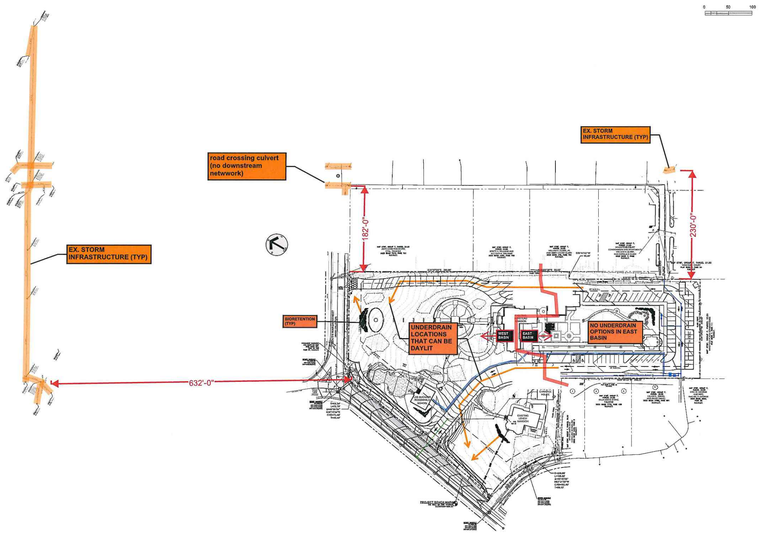








- EXISTING IMPERVIOUS AREA = 1.87 AC (36%)
- INCLUDING RECENTLY DEMOLISHED O'MORE BUILDINGS = 2.10 AC (40%)



CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 7753

CYRIL STEWART, LLC &
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RaganSmith

Franklin Grove Estate & Gardens
DESIGN REVIEW
423 South Margin Street
Franklin, Tennessee

Site Plan

BELINDA J. STEWART, PA REGISTERED ARCHITECT No. 10450 STATE OF TENNESSEE

CITY OF FRANKLIN
COF PROJECT# 8122

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DESIGN REVIEW
423 South Margin Street
Franklin, Tennessee

Site Plan

PROJECT #: 20-002/1780
DATE: 08.29.2022
REVISION:
SHEET: C1.1
SITE DEMOLITION PLAN

RaganSmith
Nashville · Murfreesboro · Chattanooga
ragansmith.com

FRANKLIN GROVE
DRAINAGE DIVIDE, UNDERDRAINS, & OFFSITE STORM

Scale: 1"=60'
Date: 08.07.2022
Approved By: JWH
Revisions:

Drawing Title:

Drawing No.

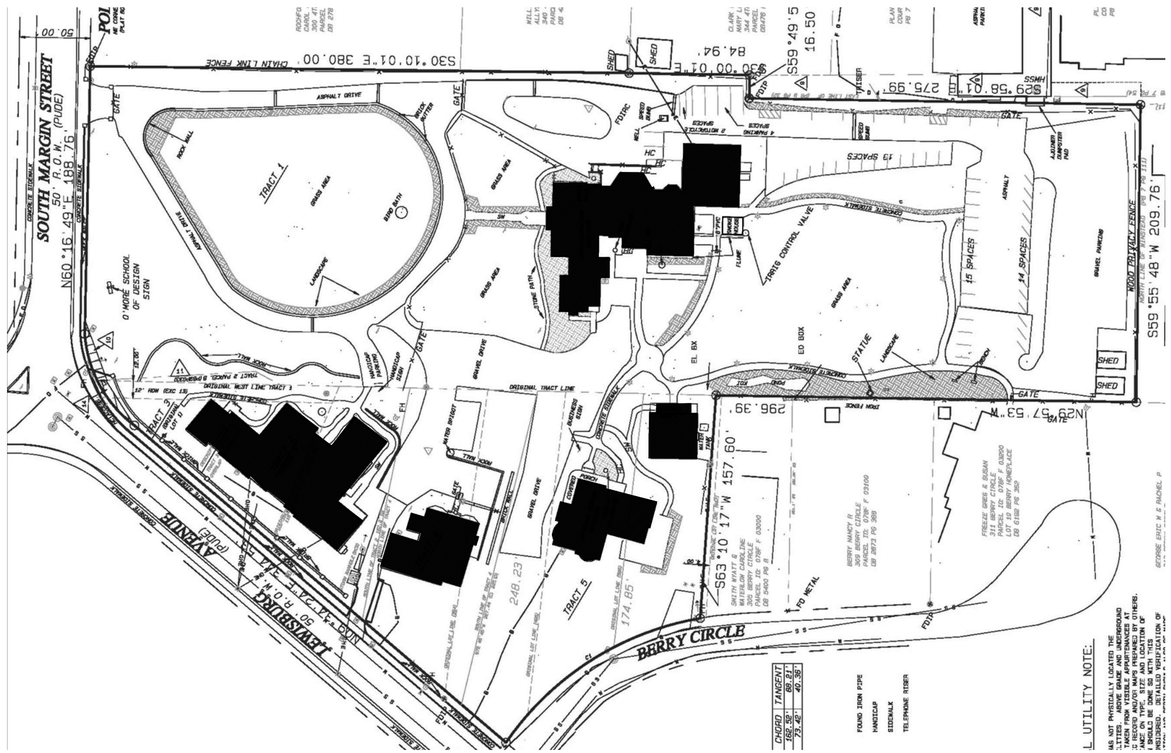
Project No.
PRJ #

Franklin Grove Subdivision, Site
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET: PROJECT INFO





CITY OF FRANKLIN
COF PROJECT# 8122

2019 SURVEY COMPARISON TO CURRENT MASTERPLAN:

BUILDING DESIGNATION	O'MORE BUILDING SF	PRE-APP SUB. BUILDING SF
INNOVATION CENTER (exist)	4,600	4,600
MUSEUM former Winstead (exist)	9,758	8,641
CARRIAGE HOUSE (exist)	1,105	1,105
SMOKEHOUSE (exist)	177	177
CLASSROOM #1 (exist/removed)	2,491	0
CLASSROOM #2 (exist/removed)	7,675	0
ADDITION TO MUSEUM	n/a	1,701
LEE-BUCKNER ROSENWALD SCHOOL	n/a	1,400
TOTAL	25,806 SF	17,624 SF

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Franklin Grove Subdivision, Site Plan

SUBMITTAL
100 to 201 Ed Silva Way
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PROJECT #: 2004
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CITY OF FRANKLIN
COF PROJECT# 8122

SITE GENERAL NOTES:

1. Existing conditions taken from survey by Ragan Smith dated 05/04/2020.
2. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
3. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
4. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
5. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
6. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
7. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
8. All accessible ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
9. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.
10. Maintain one set of as-built drawings on the job site for distribution to the architect/engineer upon completion: include detention pond topo, all utility locations, and all new sidewalk ramps. elevations for all sanitary and storm sewer structures shall be included, drawings shall include vertical and horizontal information on all new utilities as well as existing utilities discovered during construction. final drawings shall be produced and stamped by licensed surveyor.
11. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Install all utilities prior to installation of pavement.

SITE CONSTRUCTION NOTES:

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

DEMOLITION NOTES:

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

EROSION PREVENTION AND SEDIMENT CONTROLS:

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. if periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly 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.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
16. Construction is expected to begin 01/01/2023 and completed by 01/01/2024

TREE PROTECTION NOTES:

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

FINAL STABILIZATION NOTES:

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

SITE GRADING & STORM DRAINAGE NOTES:

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

SITE UTILITY NOTES:

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 26 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
18. Contact local fire department before locating and installing fire department connection. Location and type subject to change to meet required codes.
19. Coordinate with local utility and/or fire department on approved meter, fire hydrant, reduced pressure backflow preventor, and double detector check valve assembly and vault manufacturers.
20. Detailed water and sanitary sewer plans and shop drawings to be approved by jurisdictional agencies prior to construction.
21. Any existing water or sewer service that will no longer remain active at the completion of construction must be removed and capped at the main. All trench work and paving repair shall comply with current City of Franklin standards.

FEMA FLOOD NOTE:

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. 47187c0211g, with an effective date of December 22, 2016, which makes up a part of the national flood insurance administration report; community no. 470206, panel no. 0211, suffix g, 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.

BLASTING NOTES:

1. Contractor shall provide all labor, materials, equipment, tools, superintendence, transportation, services and operations to complete the blasting operation.

a. Prior to blasting on the project the Contractor will provide a plan for review which details the proposed blasting portion of the rock breaking and any mechanical rock breaking removal which are part of the planned excavation and the plans to complete all rock extraction on the project in an efficient and safe manner.

b. The plan must be reviewed and approved by an engineering or geotechnical blasting expert, with a minimum of 20 years' experience in the field of explosive blasting, vibration measurements and the effects of blasting on nearby structures.

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

GEOTECHNICAL NOTE:

1. A geotechnical report has been prepared for this site by((name)) dated ((########)). The contractor shall be responsible for reviewing the geotechnical report and shall incorporate all geotechnical considerations, recommendations and special notes into the construction and stabilization of this project.

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

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RaganSmith

Franklin Grove Subdivision, Site Plan

SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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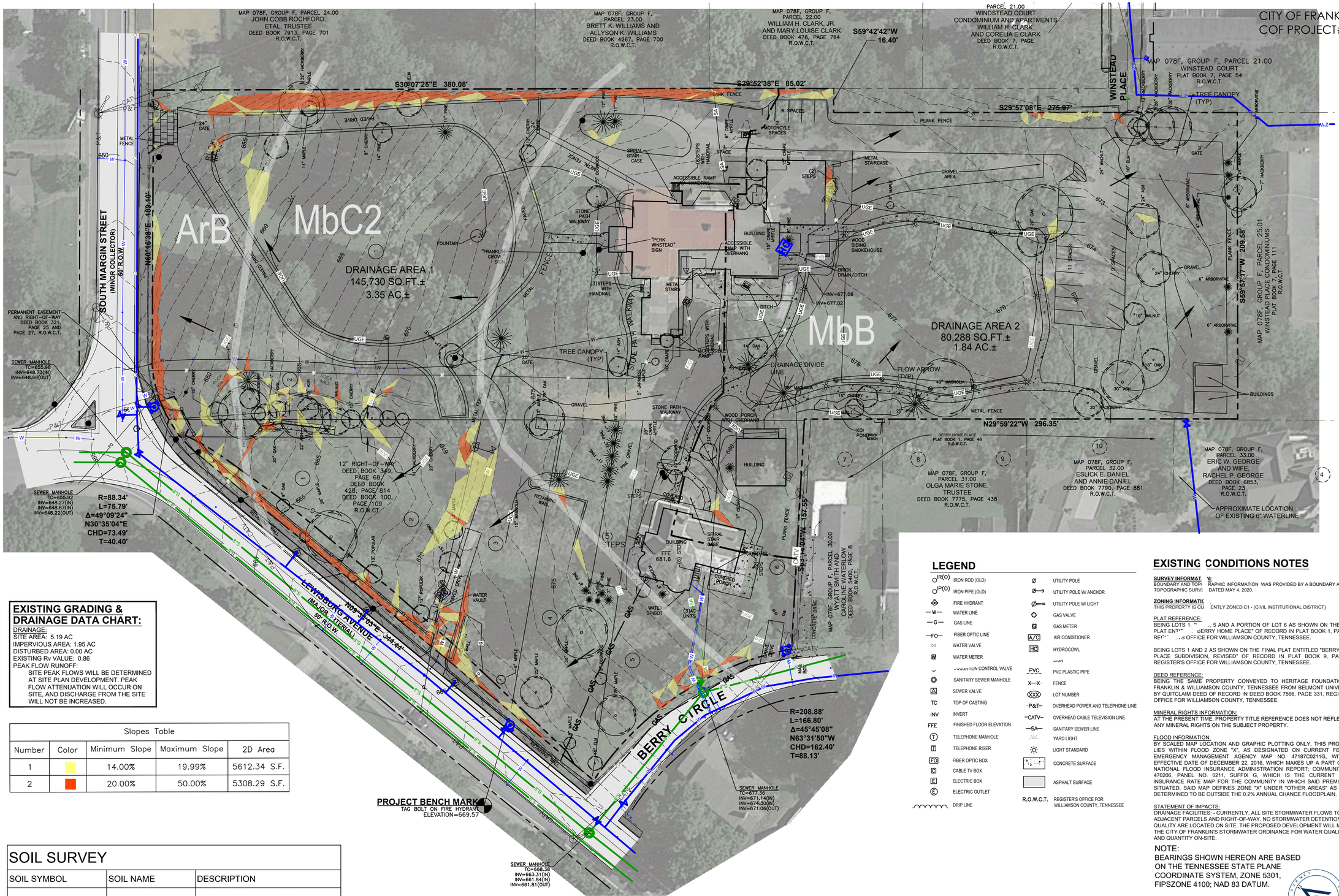
PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C0.1
NOTES

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

G:\2020\-TBN\-CIVIL ENGINEERING\SHEETS\TM NOTES.DWG
PLOTTED BY DAVID KROUCH ON 4/6/2023 3:15 PM LAST UPDATED BY DKROUCH ON 4/6/2023 2:58 PM

CITY OF FRANKLIN
COF PROJECT# 8122



EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 5.19 AC
IMPERVIOUS AREA: 1.95 AC
DISTURBED AREA: 0.00 AC
EXISTING Rv VALUE: 0.86
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

Slopes Table				
Number	Color	Minimum Slope	Maximum Slope	2D Area
1		14.00%	19.99%	5612.34 S.F.
2		20.00%	50.00%	5308.29 S.F.

SOIL SURVEY

SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArB	ARMOUR SILT LOAM	2 TO 5 PERCENT SLOPES
Mbb	MAURY SILT LOAM	2 TO 5 PERCENT SLOPES
MbC2	MAURY SILT LOAM	5 TO 12 PERCENT SLOPES, ERODED

LEGEND

- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- FIRE HYDRANT
- W WATER LINE
- G GAS LINE
- FO FIBER OPTIC LINE
- WATER VALVE
- W WATER METER
- EROSION CONTROL VALVE
- SANITARY SEWER MANHOLE
- SEWER VALVE
- TC TOP OF CASTING
- INV INVERT
- FFE FINISHED FLOOR ELEVATION
- T TELEPHONE MANHOLE
- T TELEPHONE RISER
- FO FIBER OPTIC BOX
- CABLE TV BOX
- E ELECTRIC BOX
- E ELECTRIC OUTLET
- DRIP LINE
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- GAS VALVE
- GAS METER
- A/C AIR CONDITIONER
- HC HYDROCOWL
- PVC PVC PLASTIC PIPE
- X—X FENCE
- XXX LOT NUMBER
- P&T OVERHEAD POWER AND TELEPHONE LINE
- CATV OVERHEAD CABLE TELEVISION LINE
- SA SANITARY SEWER LINE
- YARD LIGHT
- LIGHT STANDARD
- CONCRETE SURFACE
- ASPHALT SURFACE
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

EXISTING CONDITIONS NOTES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY A BOUNDARY AND TOPOGRAPHIC SURVEY DATED MAY 4, 2020.

ZONING INFORMATION:
THIS PROPERTY IS CURRENTLY ZONED C1 - (CIVIL INSTITUTIONAL DISTRICT)

PLAT REFERENCE:
BEING LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE" OF RECORD IN PLAT BOOK 1, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING LOTS 1 AND 2 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE SUBDIVISION, REVISED" OF RECORD IN PLAT BOOK 9, PAGE 33, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO HERITAGE FOUNDATION OF FRANKLIN & WILLIAMSON COUNTY, TENNESSEE FROM BELMONT UNIVERSITY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7566, PAGE 331, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0211, SUFFIX G, 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.

STATEMENT OF IMPACTS:
DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO ADJACENT PARCELS AND RIGHT-OF-WAY. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

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

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BELINDA STEWART ARCHITECTS, PA
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www.belindastewartarchitects.com

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Franklin Grove Subdivision, Site Plan
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Franklin, Tennessee

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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C1.0
EXISTING CONDITIONS PLAN

G:\2020\-1785\-CIVIL ENGINEERING\5-SHEETS\785 EXISTING.DWG
PLOTTED BY DAVID KIRKHAM ON 4/6/2023 3:15 PM LAST UPDATED BY DKIRKHAM ON 4/5/2023 3:44 PM

CITY OF FRANKLIN
COF PROJECT# 8122

MAP 078F, GROUP F, PARCEL 24.00
JOHN COBB ROCHFORD, ETAL, TRUSTEE
DEED BOOK 7913, PAGE 701
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 23.00
BRETT K. WILLIAMS AND ALLYSON K. WILLIAMS
DEED BOOK 4267, PAGE 700
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 22.00
WILLIAM H. CLARK, JR. AND MARY LOUISE CLARK
DEED BOOK 476, PAGE 764
R.O.W.C.T.

PARCEL 21.00
WINDSTEAD COURT CONDOMINIUM AND APARTMENTS
WILLIAM H. CLARK, AND CORELIA E CLARK
DEED BOOK 7, PAGE
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 21.00
WINSTEAD COURT
PLAT BOOK 7, PAGE 54
R.O.W.C.T.

WINSTEAD PLACE

S30°07'25"E 380.08'

S29°52'38"E 85.02'

S59°42'42"W 16.40'

S29°57'08"E 275.97'

N60°16'38"E 189.10'

SOUTH MARGIN STREET
(MINOR COLLECTOR)
50' R.O.W.

EXISTING WATER SERVICE AND METER TO BE CUT AND CAPPED AT MAIN

PERMANENT EASEMENT AND RIGHT-OF-WAY DEED BOOK 321, PAGE 25 AND PAGE 27, R.O.W.C.T.

SEWER MANHOLE
TC=655.98
INV=648.73(IN)
INV=648.68(OUT)

SEWER MANHOLE
TC=655.92
INV=648.27(IN)
INV=648.67(IN)
INV=648.22(OUT)

R=88.34'
L=75.79'
Δ=49°09'24"
N30°35'04"E
CHD=73.49'
T=40.40'

12' RIGHT-OF-WAY DEED BOOK 369, PAGE 68
DEED BOOK 428, PAGE 814
DEED BOOK 100, PAGE 109
R.O.W.CT.

LEWISBURG AVENUE
(MAJOR ARTERIAL)
50' R.O.W.

N06°39'05"E 344.44'

EXISTING FIRE SERVICE AND VAULT TO ABANDONED, CUT AND CAPPED AT MAIN

PROJECT BENCH MARK
TAG BOLT ON FIRE HYDRANT
ELEVATION=669.57

BERRY CIRCLE

R=208.88'
L=166.80'
Δ=45°45'08"
N63°31'50"W
CHD=162.40'
T=88.13'

SEWER MANHOLE
TC=677.36
INV=671.14(IN)
INV=674.30(IN)
INV=671.06(OUT)

SEWER MANHOLE
TC=668.38
INV=663.31(IN)
INV=661.84(IN)
INV=661.81(OUT)

MAP 078F, GROUP F, PARCEL 25.01
WINSTEAD PLACE CONDOMINIUMS
PLAT BOOK 7, PAGE 111
R.O.W.C.T.

S59°57'17"W 209.58'

N29°59'22"W 296.35'

BERRY HOME PLACE
PLAT BOOK 1, PAGE 46
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 31.00
OLGA MARIE STONE, TRUSTEE
DEED BOOK 7775, PAGE 438
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 32.00
ESLICK E. DANIEL AND ANNIE DANIEL
DEED BOOK 7790, PAGE 881
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 33.00
ERIC W. GEORGE AND WIFE, RACHEL P. GEORGE
DEED BOOK 6853, PAGE 23
R.O.W.C.T.

S9°14'04"W 157.55'

MAP 078F, GROUP F, PARCEL 30.00
WYATT SMITH AND CAROLINE WILLIFORD
DEED BOOK 5400, PAGE 8
R.O.W.C.T.

NOTE:
1. WATER SERVICES ON THE PROPERTY SHALL BE REMOVED AND TERMINATED AT THE RESPECTIVE MAIN.
2. EXISTING FIRE LINES TO BE REMOVED

LEGEND

IR(O)	IRON ROD (OLD)	Ø	UTILITY POLE
IP(O)	IRON PIPE (OLD)	Ø⟶	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT	Ø⟶	UTILITY POLE W/ LIGHT
—W—	WATER LINE		GAS VALVE
—G—	GAS LINE		GAS METER
—FO—	FIBER OPTIC LINE	A/C	AIR CONDITIONER
	WATER VALVE	HC	HYDROCOWL
	WATER METER		SIGN
	IRRIGATION CONTROL VALVE	PVC	PVC PLASTIC PIPE
	SANITARY SEWER MANHOLE	X—X	FENCE
	SEWER VALVE	XXX	LOT NUMBER
TC	TOP OF CASTING	P&T	OVERHEAD POWER AND TELEPHONE LINE
INV	INVERT	CATV	OVERHEAD CABLE TELEVISION LINE
FFE	FINISHED FLOOR ELEVATION	SA	SANITARY SEWER LINE
T	TELEPHONE MANHOLE		YARD LIGHT
T	TELEPHONE RISER		LIGHT STANDARD
FO	FIBER OPTIC BOX		CONCRETE SURFACE
	CABLE TV BOX		ASPHALT SURFACE
E	ELECTRIC BOX	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
E	ELECTRIC OUTLET		
	DRIP LINE		

DEMO LEGEND

- SITE AREA TO BE REMOVED
- BUILDING TO BE REMOVED
- OVERHEAD POWER AND TELEPHONES LINES TO BE REMOVED
- CONCRETE CURB TO BE REMOVED

NOTE:
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BELINDA STEWART ARCHITECTS, PA
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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C1.1
SITE DEMOLTION PLAN

G:\2020\7-1785\1-CIVIL ENGINEERING\SHEETS\1785 DEMOLITION.DWG
PLOTTED BY DAVID KRAHAM ON 4/6/2023 3:15 PM LAST UPDATED BY DKRAHAM ON 4/6/2023 10:19 AM

CITY OF FRANKLIN
COF PROJECT# 8122

MAP 078F, GROUP F, PARCEL 24.00
JOHN COBB ROCHFORD,
ETAL, TRUSTEE
DEED BOOK 7913, PAGE 701
R.O.W.C.T.

MAP 078F, GROUP F,
PARCEL 23.00
BRETT K. WILLIAMS AND
ALLYSON K. WILLIAMS
DEED BOOK 4267, PAGE 700
R.O.W.C.T.

MAP 078F, GROUP F,
PARCEL 22.00
WILLIAM H. CLARK, JR.
AND MARY LOUISE CLARK
DEED BOOK 476, PAGE 764
R.O.W.C.T.

MAP 078F, GROUP F,
PARCEL 21.00
WINDSTEAD COURT
CONDOMINIUM AND APARTMENTS
WILLIAM H. CLARK,
AND CORELIA E CLARK
DEED BOOK 7, PAGE
R.O.W.C.T.

MAP 078F, GROUP F, PARCEL 21.00
WINSTEAD COURT
PLAT BOOK 7, PAGE 54
R.O.W.C.T.

WINSTEAD PLACE

S59°42'42"W
16.40'

S30°07'25"E 380.08'

S29°52'38"E 85.02'

S29°57'08"E 275.97'

25' M.B.S.L.

25' M.B.S.L.

EXCLUSIVE GREEN INFRASTRUCTURE
EASEMENT TO BE OFFSET 5' FROM TOP
OF BERM (TYP)

PUBLIC DRAINAGE AND
UTILITY EASEMENT
(PROPOSED WATERLINE)

25' M.B.S.L.

S59°57'17"W 209.58'

MAP 078F, GROUP F, PARCEL 25.01
WINSTEAD PLACE CONDOMINIUMS
PLAT BOOK 7, PAGE 111
R.O.W.C.T.

SOUTH MARGIN STREET
(MINOR COLLECTOR)
50' R.O.W.

N60°16'38"E 189.10'

25' M.B.S.L.

PERMANENT EASEMENT
AND RIGHT-OF-WAY
DEED BOOK 321,
PAGE 25 AND
PAGE 27, R.O.W.C.T.

32' M.B.S.L.

MINIMUM BUILDING
SETBACK LINE (TYP)

EXCLUSIVE GREEN INFRASTRUCTURE
EASEMENT (PERMEABLE PAVERS)

25' M.B.S.L.

N29°59'22"W 296.35'

BERRY HOME PLACE
PLAT BOOK 1, PAGE 46
R.O.W.C.T.

7

8

9

10

MAP 078F, GROUP F,
PARCEL 31.00
OLGA MARIE STONE,
TRUSTEE
DEED BOOK 7775, PAGE 438
R.O.W.C.T.

MAP 078F, GROUP F,
PARCEL 32.00
ESLICK E. DANIEL
AND ANNIE DANIEL
DEED BOOK 7790, PAGE 881
R.O.W.C.T.

MAP 078F, GROUP F,
PARCEL 33.00
ERIC W. GEORGE
AND WIFE,
RACHEL P. GEORGE
DEED BOOK 6853,
PAGE 23
R.O.W.C.T.

R=88.34'
L=75.79'
Δ=49°09'24"
N30°35'04"E
CHD=73.49'
T=40.40'

LEWISBURG AVENUE
(MAJOR ARTERIAL)
50' R.O.W.

N63°34'03"E 344.4[illegible]

32' M.B.S.L.

25' M.B.S.L.

S63°14'04"W 157.55'

MAP 078F, GROUP F, PARCEL 30.00
WYATT SMITH AND
CAROLINE MAE FOW
DEED BOOK 5402, PAGE 8
R.O.W.C.T.

BERRY CIRCLE

R=208.88'
L=166.80'
Δ=45°45'08"
N63°31'50"W
CHD=162.40'
T=88.13'

PROJECT BENCH MARK
TAG BOLT ON FIRE HYDRANT
ELEVATION=669.57

PAVEMENT LEGEND

- EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT (PERMEABLE PAVERS)
- EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT (BIO PONDS)
- PUBLIC DRAINAGE AND UTILITY EASEMENT (PROPOSED WATERLINE)

0 30 60

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CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA
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662.258.6405 & 662.258.6452
bsa@belindastewartarchitects.com
cyril@cyrilstewart.com
www.belindastewartarchitects.com

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Franklin, Tennessee

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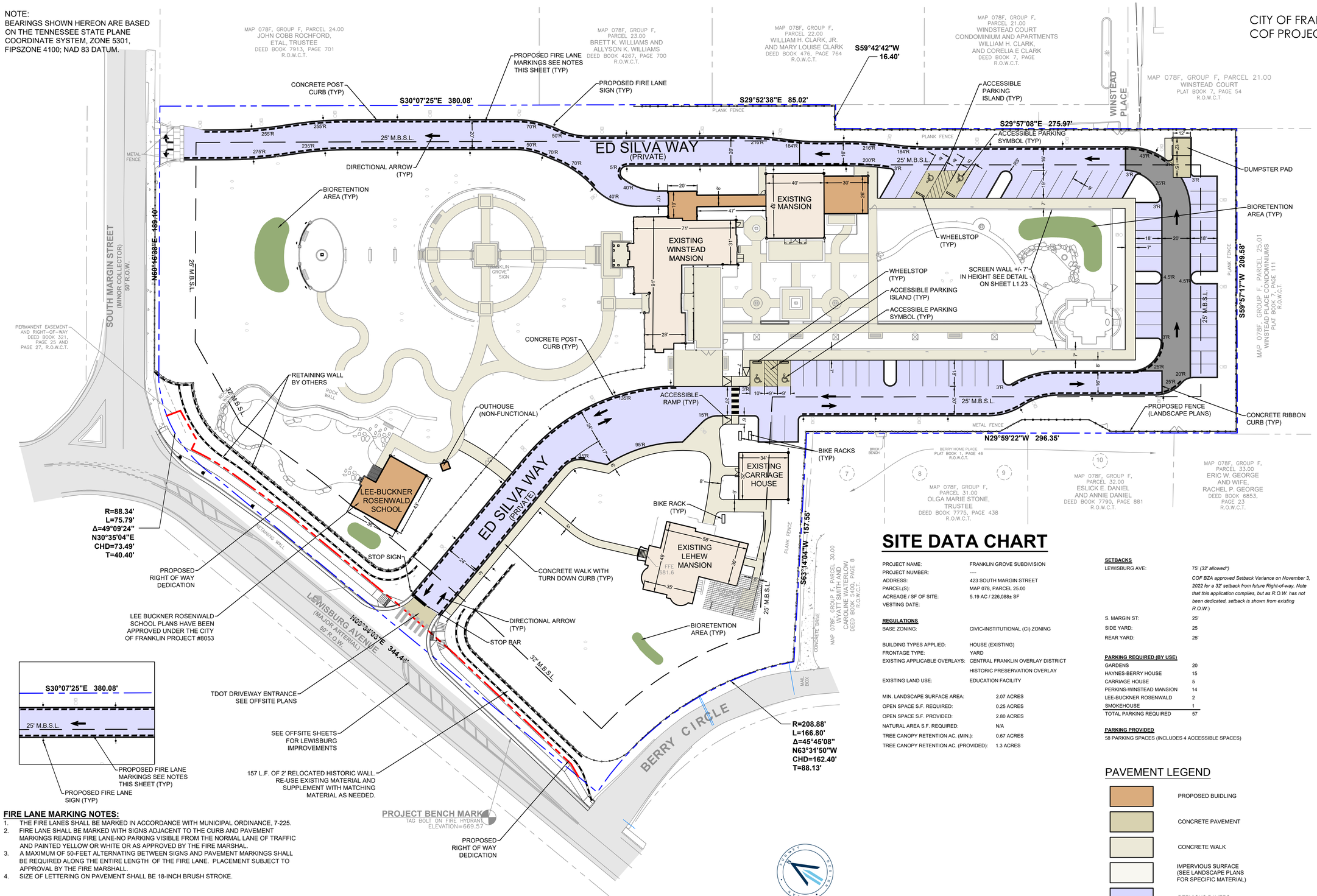
PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C1.2
EASEMENTS PLAN

G:\2020\1-7785\CIVIL ENGINEERING\2-SHEETS\7785 EASEMENTS.DWG
PLOTTED BY: DAVID KIRKHAM ON: 4/6/2023 3:16 PM LAST UPDATED BY: DKIRKHAM ON: 4/6/2023 10:19 AM

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

CITY OF FRANKLIN
COF PROJECT# 8122



FIRE LANE MARKING NOTES:

1. THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANE SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE-NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL.
3. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHALL.
4. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCH BRUSH STROKE.

DEVELOPMENT	BREAK GROUND	OPEN	NONRESIDENTIAL USE	SQUARE FOOTAGE	MULTI-FAMILY UNITS
OVERALL	1ST QUARTER 2023	8/26/2022	EDUCATIONAL	--	0

SITE DATA CHART

PROJECT NAME:	FRANKLIN GROVE SUBDIVISION
PROJECT NUMBER:	----
ADDRESS:	423 SOUTH MARGIN STREET
PARCEL(S):	MAP 078, PARCEL 25.00
ACREAGE / SF OF SITE:	5.19 AC / 226,088± SF
VESTING DATE:	
REGULATIONS	
BASE ZONING:	CIVIC-INSTITUTIONAL (CI) ZONING
BUILDING TYPES APPLIED:	HOUSE (EXISTING)
FRONTAGE TYPE:	YARD
EXISTING APPLICABLE OVERLAYS:	CENTRAL FRANKLIN OVERLAY DISTRICT
	HISTORIC PRESERVATION OVERLAY
EXISTING LAND USE:	EDUCATION FACILITY
MIN. LANDSCAPE SURFACE AREA:	2.07 ACRES
OPEN SPACE S.F. REQUIRED:	0.25 ACRES
OPEN SPACE S.F. PROVIDED:	2.80 ACRES
NATURAL AREA S.F. REQUIRED:	N/A
TREE CANOPY RETENTION AC. (MIN.):	0.67 ACRES
TREE CANOPY RETENTION AC. (PROVIDED):	1.3 ACRES

SETBACKS

LEWISBURG AVE:	*75' (32' allowed*)*
	COF BZA approved Setback Variance on November 3, 2022 for a 32' setback from future Right-of-way. Note that this application complies, but as R.O.W. has not been dedicated, setback is shown from existing R.O.W.)
S. MARGIN ST:	25'
SIDE YARD:	25
REAR YARD:	25'

PARKING REQUIRED (BY USE)

GARDENS	20
HAYNES-BERRY HOUSE	15
CARRIAGE HOUSE	5
PERKINS-WINSTEAD MANSION	14
LEE-BUCKNER ROSENWALD	2
SMOKEHOUSE	1
TOTAL PARKING REQUIRED	57

PARKING PROVIDED

58 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES)

PAVEMENT LEGEND

- PROPOSED BUIDLING
- CONCRETE PAVEMENT
- CONCRETE WALK
- IMPERVIOUS SURFACE (SEE LANDSCAPE PLANS FOR SPECIFIC MATERIAL)
- PERVIOUS PAVERS
- ASPHALT PAVEMENT

0 30 60

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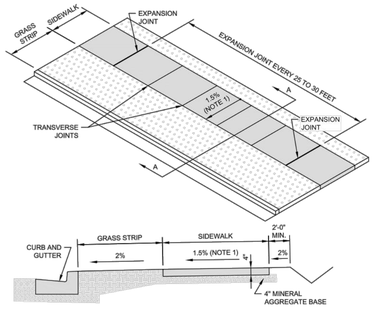
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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET: C2.0
SITE PLAN

G:\2020\1785\CIVIL ENGINEERING\A-SHEETS\1785 LAYOUT.DWG
PLOTTED BY DAVID KINNAM ON: 4/6/2023 3:19 PM LAST UPDATED BY DKINNAM ON: 4/6/2023 10:19 AM

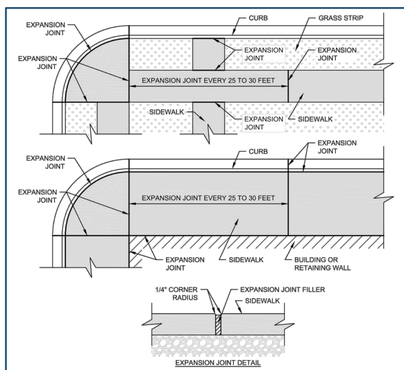


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	RP-8
	NOT TO SCALE			



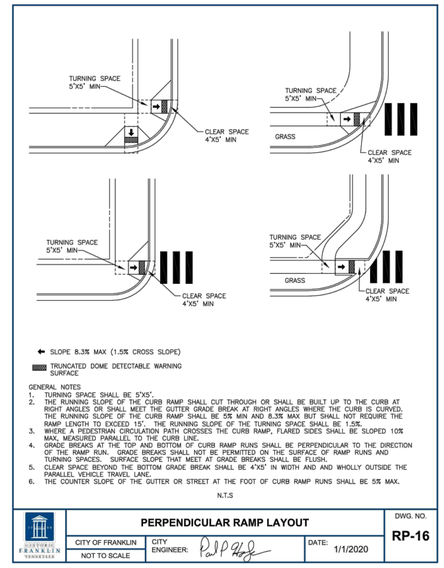
EXPANSION JOINT DETAIL

NOTES

1. EXPANSION JOINTS:
   - A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   - A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   - B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   - C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   - D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   - E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   - F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	RP-10
	NOT TO SCALE			

NOTES:
1. INTERSECTION SIDEWALKS SHALL NOT EXCEED 2% MAXIMUM IN ANY DIRECTION
2. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48



GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR RAMP LAYOUT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	RP-16
	NOT TO SCALE			

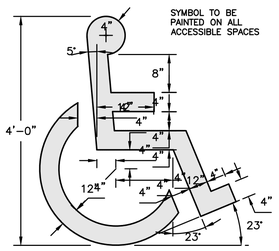
DUMPSTER WALL SECTION

NOT TO SCALE

NOTES:
ALL LUMBER TO BE PRESSURE TREATED

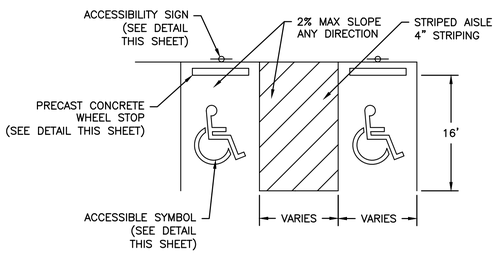
DUMPSTER PAD FENCE

NOT TO SCALE



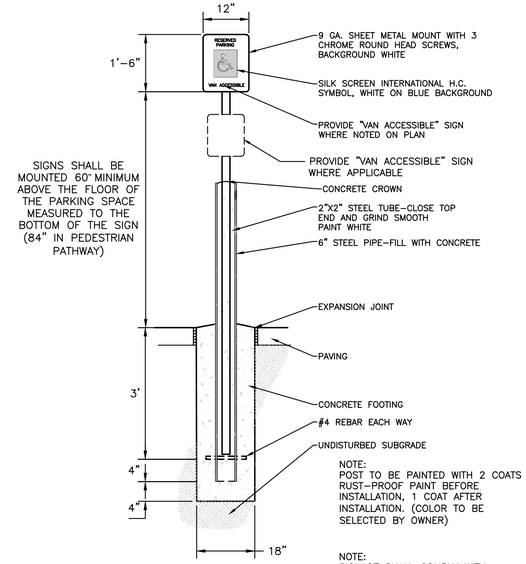
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ACCESSIBLE SPACES

NOT TO SCALE

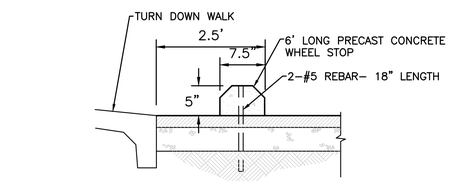


NOTE:
POST TO BE PAINTED WITH 2 COATS RUST–PROOF PAINT BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION. (COLOR TO BE SELECTED BY OWNER)

NOTE:
SIGNAGE SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

EXTERIOR ACCESSIBLE SIGN

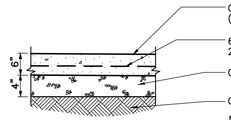
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PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

CITY OF FRANKLIN
COF PROJECT# 8122

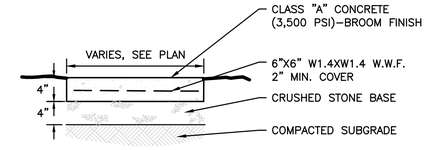


NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

DOWELS AT JOINTS:
7/8" DIAMETER X 18" LONG @ 12" C–C

CONCRETE PAVEMENT

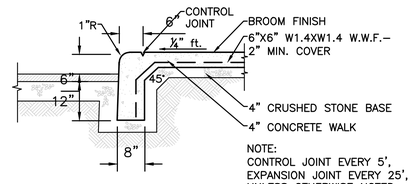
NOT TO SCALE



NOTE:
CONTROL JOIN EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK

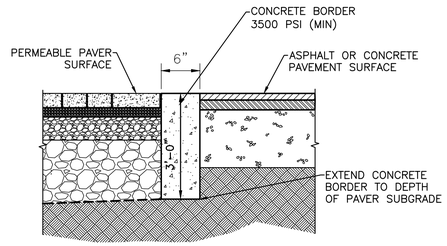
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

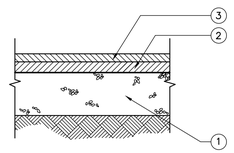
CONCRETE WALK & TURN DOWN CURB

NOT TO SCALE



PERMEABLE PAVER RIBBON CURB BORDER

NOT TO SCALE



NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

HEAVY DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8.0	C or D
2.	ASPHALT BASE	2.5	B–Modified
3.	ASPHALT SURFACE	1.0	D or E

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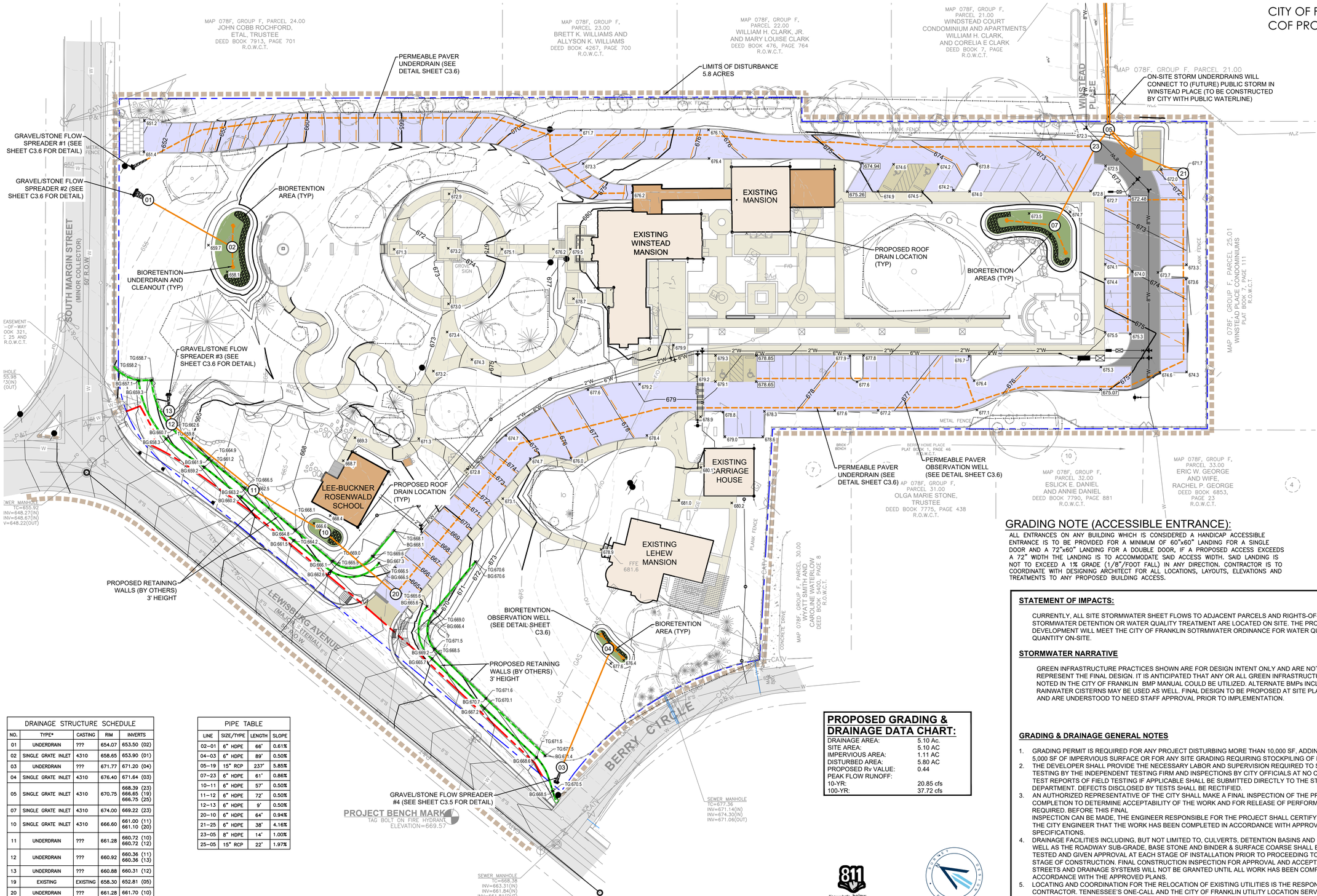
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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C2.1
SITE DETAILS

G:\2020\1785\-CIVIL ENGINEERING\B-SHEETS\1785 SITE DETAILS.DWG
PLOTTED BY DAVID KIRKHAM ON 4/6/2023 3:15 PM LAST UPDATED BY DKIRKHAM ON 4/6/2023 10:59 AM

CITY OF FRANKLIN
COF PROJECT# 8122



DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
01	UNDERDRAIN	???	654.07	653.50 (02)
02	SINGLE GRATE INLET	4310	658.65	653.90 (01)
03	UNDERDRAIN	???	671.77	671.20 (04)
04	SINGLE GRATE INLET	4310	676.40	671.64 (03)
05	SINGLE GRATE INLET	4310	670.75	668.39 (23) 666.65 (19) 666.75 (25)
07	SINGLE GRATE INLET	4310	674.00	669.22 (23)
10	SINGLE GRATE INLET	4310	666.60	661.00 (11) 661.10 (20)
11	UNDERDRAIN	???	661.28	660.72 (10) 660.72 (12)
12	UNDERDRAIN	???	660.92	660.36 (11) 660.36 (13)
13	UNDERDRAIN	???	660.88	660.31 (12)
19	EXISTING	EXISTING	658.30	652.81 (05)
20	UNDERDRAIN	???	661.28	661.70 (10)
21	UNDERDRAIN	???	670.10	669.53 (25)
23	UNDERDRAIN	???	669.29	668.54 (05) 668.70 (07)
25	SINGLE GRATE INLET	4310	672.15	667.93 (21) 667.18 (05)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
02–01	6" HDPE	66'	0.61%
04–03	6" HDPE	89'	0.50%
05–19	15" RCP	237'	5.85%
07–23	6" HDPE	61'	0.86%
10–11	6" HDPE	57'	0.50%
11–12	6" HDPE	72'	0.50%
12–13	6" HDPE	9'	0.50%
20–10	6" HDPE	64'	0.94%
21–25	6" HDPE	38'	4.16%
23–05	8" HDPE	14'	1.00%
25–05	15" RCP	22'	1.97%

PROPOSED GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA:	5.10 Ac.
SITE AREA:	5.10 AC
IMPERVIOUS AREA:	1.11 AC
DISTURBED AREA:	5.80 AC
PROPOSED Rv VALUE:	0.44
PEAK FLOW RUNOFF:	
10-YR:	20.85 cfs
100-YR:	37.72 cfs

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

GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

STATEMENT OF IMPACTS:

CURRENTLY, ALL SITE STORMWATER SHEET FLOWS TO ADJACENT PARCELS AND RIGHTS-OF-WAY. NO STORMWATER DETENTION OR WATER QUALITY TREATMENT ARE LOCATED ON SITE. THE PROPOSED PD DEVELOPMENT WILL MEET THE CITY OF FRANKLIN SOTRMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER NARRATIVE

GREEN INFRASTRUCTURE PRACTICES SHOWN ARE FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT ANY OR ALL GREEN INFRASTRUCTURE PRACTICES NOTED IN THE CITY OF FRANKLIN BMP MANUAL COULD BE UTILIZED. ALTERNATE BMPs INCLUDING RAINWATER CISTERNS MAY BE USED AS WELL. FINAL DESIGN TO BE PROPOSED AT SITE PLAN SUBMITTALS AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. EXISTING STORMWATER OUTFALLS ARE NOT CONCENTRATED FLOW. EFFORTS WILL BE MADE TO MAINTAIN THIS FLOW PATTERN AS WELL AS EXISTING DRAINAGE BASINS.

Know what's below. Call before you dig.

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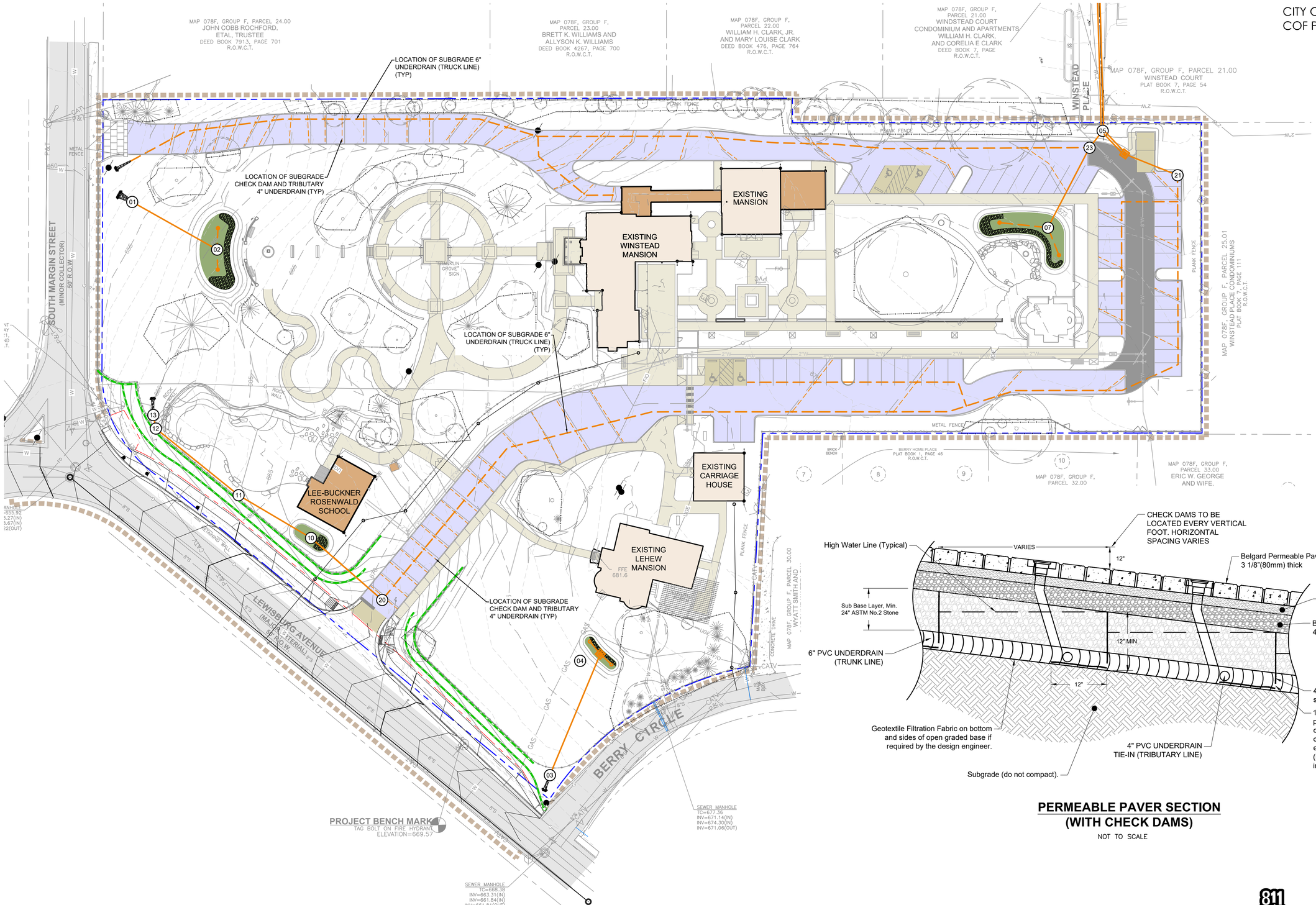
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PROJECT #: 20-007/1785
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REVISION: 04.06.2023
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GRADING AND DRAINAGE PLAN

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CITY OF FRANKLIN
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PERMEABLE PAVER SECTION (WITH CHECK DAMS)

NOT TO SCALE

NOTE:
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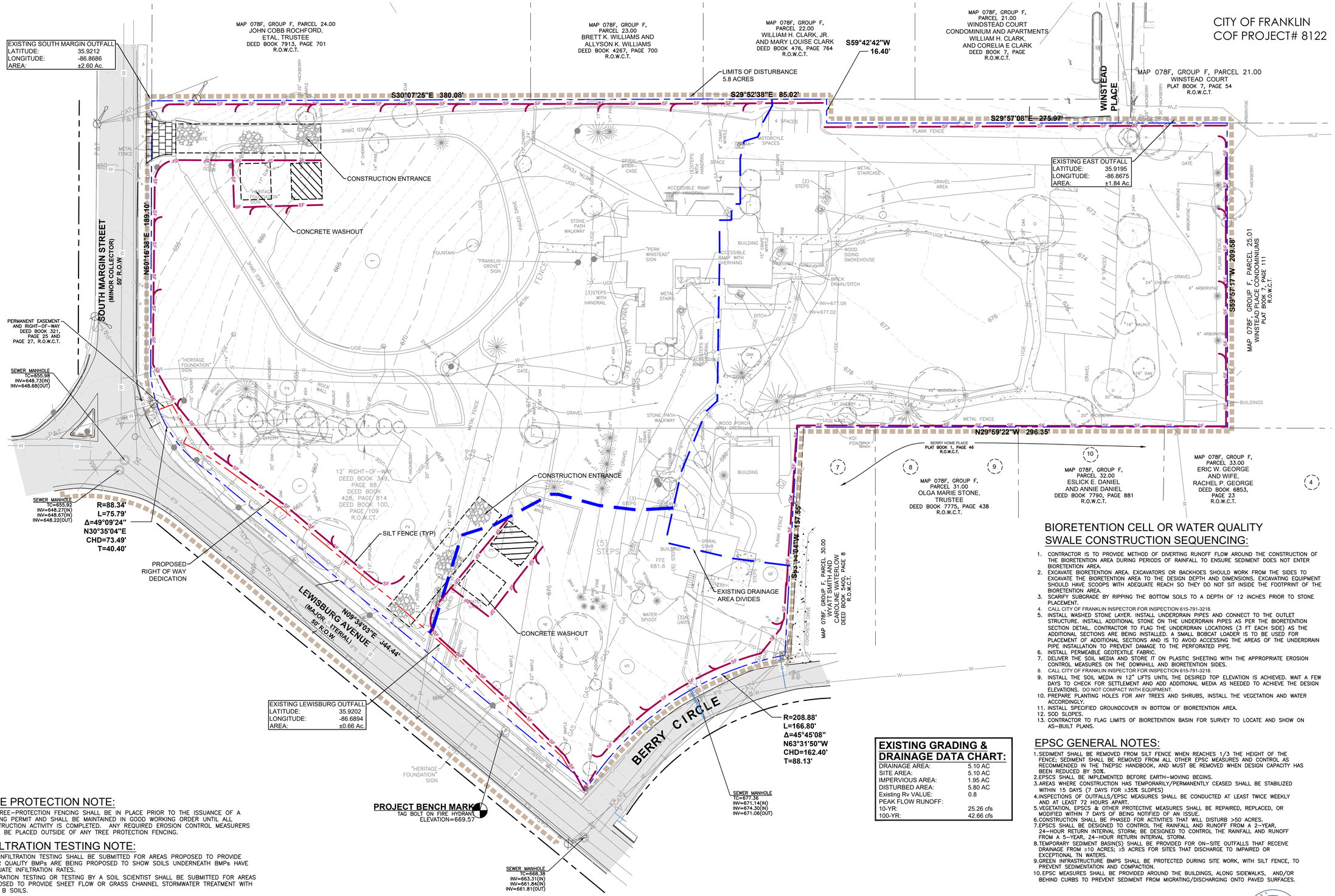
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PAVERS PLAN

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CITY OF FRANKLIN
COF PROJECT# 8122



TREE PROTECTION NOTE:

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 MEASURERS SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

INFILTRATION TESTING NOTE:

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOW SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

EROSION CONTROL SEQUENCING:

1. PREAPPLICATION MEETING WITH STAFF
2. SWPPP BOX INSTALLED
3. INITIAL EPSC CONTROLS INCLUDING CONSTRUCTION ENTRANCE AND SEDIMENT BASIN INSTALLED
4. CLEARING OF TREES

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA:	5.10 AC
SITE AREA:	5.10 AC
IMPERVIOUS AREA:	1.95 AC
DISTURBED AREA:	5.80 AC
Existing Rv VALUE:	0.8
PEAK FLOW RUNOFF:	
10-YR:	25.26 cfs
100-YR:	42.66 cfs

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

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

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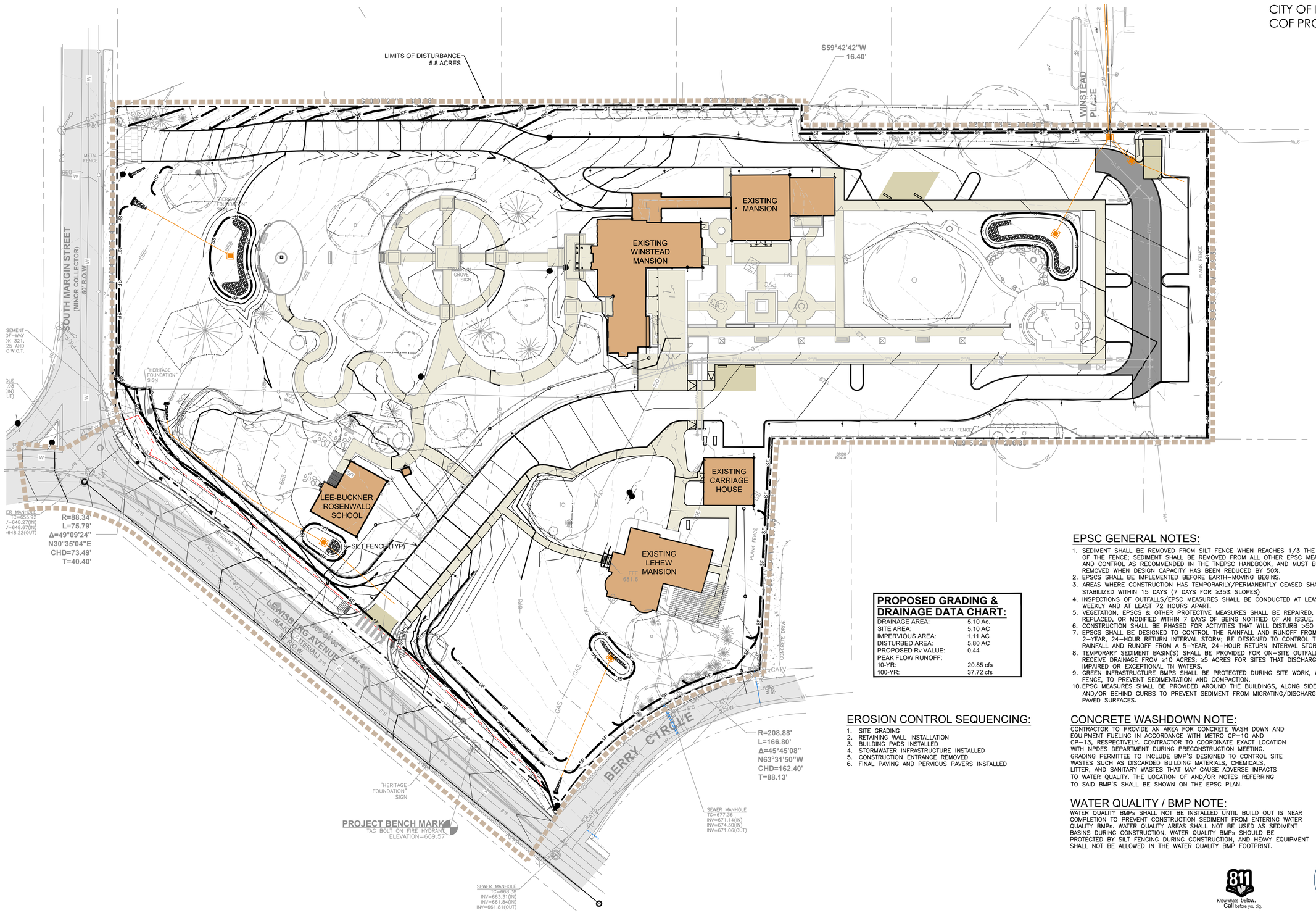
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REVISION: 04.06.2023
SHEET:

C3.2

INITIAL EPSC/PRE CONSTRUCTION PLAN

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PLOTTED BY DAVID DROUGHON 4/6/2023 3:17 PM - LAST UPDATED BY DROUGHON 4/6/2023 3:07 PM

CITY OF FRANKLIN
COF PROJECT# 8122



PROPOSED GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA:	5.10 Ac.
SITE AREA:	5.10 AC
IMPERVIOUS AREA:	1.11 AC
DISTURBED AREA:	5.80 AC
PROPOSED Rv VALUE:	0.44
PEAK FLOW RUNOFF:	
10-YR:	20.85 cfs
100-YR:	37.72 cfs

EROSION CONTROL SEQUENCING:

1. SITE GRADING
2. RETAINING WALL INSTALLATION
3. BUILDING PADS INSTALLED
4. STORMWATER INFRASTRUCTURE INSTALLED
5. CONSTRUCTION ENTRANCE REMOVED
6. FINAL PAVING AND PERVIOUS PAVERS INSTALLED

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG 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.

WATER QUALITY / BMP NOTE:

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. WATER QUALITY BMPs SHOULD BE PROTECTED BY SILT FENCING DURING CONSTRUCTION, AND HEAVY EQUIPMENT SHALL NOT BE ALLOWED IN THE WATER QUALITY BMP FOOTPRINT.

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

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

0 30 60

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BELINDA STEWART ARCHITECTS, PA
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cyril@cyrilstewart.com
www.belindastewartarchitects.com

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Franklin Grove Subdivision, Site Plan

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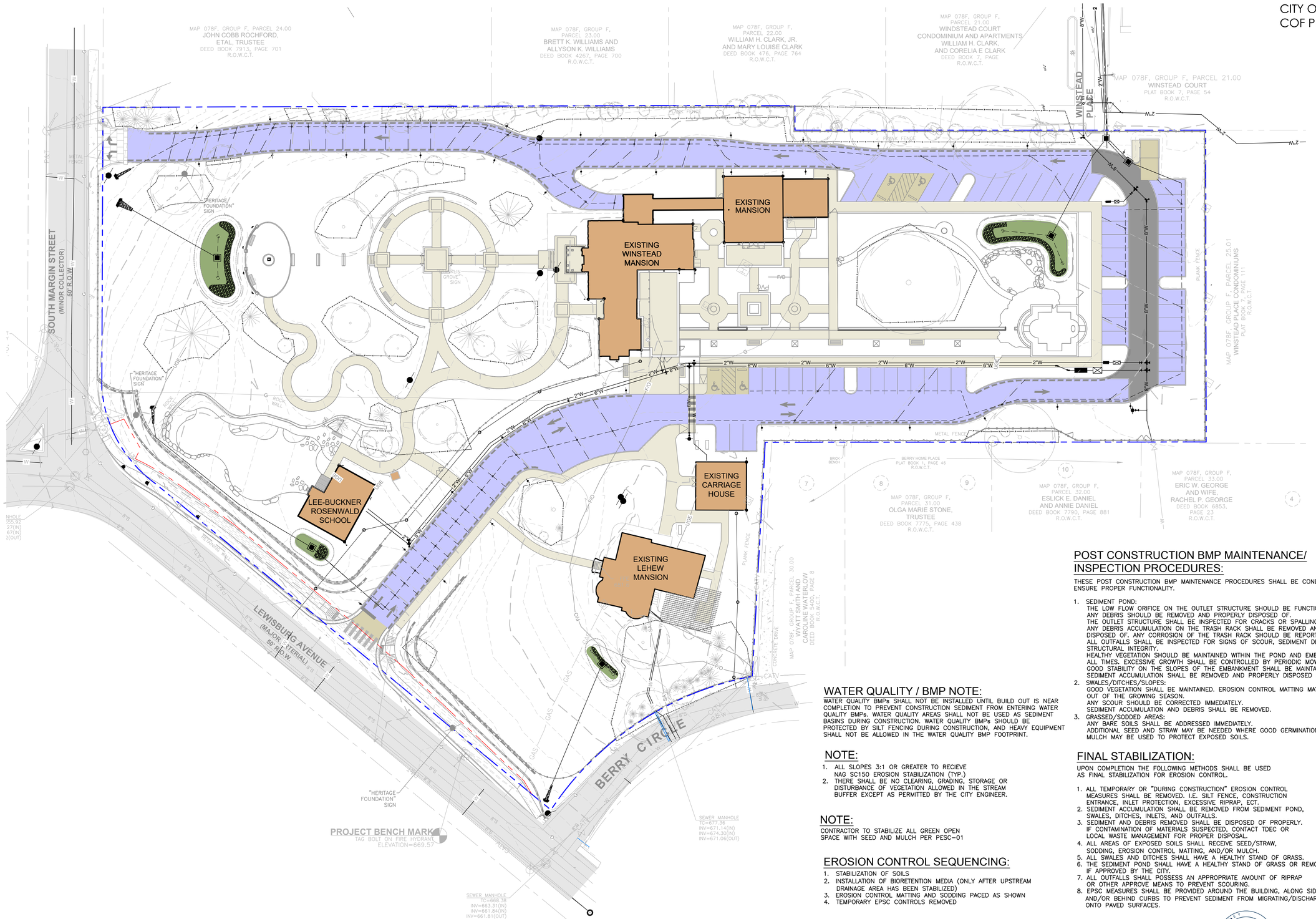
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C3.3
INTERIM EPSC/ CONSTRUCTION PLAN

G:\2020\1785\CIVIL ENGINEERING\SHEETS\1785 INTERIM ER.DWG
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CITY OF FRANKLIN
COF PROJECT# 8122



WATER QUALITY / BMP NOTE:

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. WATER QUALITY BMPs SHOULD BE PROTECTED BY SILT FENCING DURING CONSTRUCTION, AND HEAVY EQUIPMENT SHALL NOT BE ALLOWED IN THE WATER QUALITY BMP FOOTPRINT.

NOTE:

1. ALL SLOPES 3:1 OR GREATER TO RECIEVE NAG SC150 EROSION STABILIZATION (TYP.)
2. THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

NOTE:

CONTRACTOR TO STABILIZE ALL GREEN OPEN SPACE WITH SEED AND MULCH PER PESC-01

EROSION CONTROL SEQUENCING:

1. STABILIZATION OF SOILS
2. INSTALLATION OF BIORETENTION MEDIA (ONLY AFTER UPSTREAM DRAINAGE AREA HAS BEEN STABILIZED)
3. EROSION CONTROL MATTING AND SODDING PACED AS SHOWN
4. TEMPORARY EPSC CONTROLS REMOVED

POST CONSTRUCTION BMP MAINTENANCE/ INSPECTION PROCEDURES:

THESE POST CONSTRUCTION BMP MAINTENANCE PROCEDURES SHALL BE CONDUCTED TO ENSURE PROPER FUNCTIONALITY.

1. SEDIMENT POND:
   THE LOW FLOW ORIFICE ON THE OUTLET STRUCTURE SHOULD BE FUNCTIONING PROPERLY.
   ANY DEBRIS SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
   THE OUTLET STRUCTURE SHALL BE INSPECTED FOR CRACKS OR SPALLING CONCRETE.
   ANY DEBRIS ACCUMULATION ON THE TRASH RACK SHALL BE REMOVED AND PROPERLY DISPOSED OF. ANY CORROSION OF THE TRASH RACK SHOULD BE REPORTED.
   ALL OUTFALLS SHALL BE INSPECTED FOR SIGNS OF SCOUR, SEDIMENT DEPOSITION, AND STRUCTURAL INTEGRITY.
   HEALTHY VEGETATION SHOULD BE MAINTAINED WITHIN THE POND AND EMBANKMENT AT ALL TIMES. EXCESSIVE GROWTH SHALL BE CONTROLLED BY PERIODIC MOWING.
   GOOD STABILITY ON THE SLOPES OF THE EMBANKMENT SHALL BE MAINTAINED AT ALL TIMES.
   SEDIMENT ACCUMULATION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. SWALES/DITCHES/SLOPES:
   GOOD VEGETATION SHALL BE MAINTAINED. EROSION CONTROL MATTING MAY BE NEEDED IF OUT OF THE GROWING SEASON.
   ANY SCOUR SHOULD BE CORRECTED IMMEDIATELY.
   SEDIMENT ACCUMULATION AND DEBRIS SHALL BE REMOVED.
3. GRASSED/SODDED AREAS:
   ANY BARE SOILS SHALL BE ADDRESSED IMMEDIATELY.
   ADDITIONAL SEED AND STRAW MAY BE NEEDED WHERE GOOD GERMINATION DID NOT OCCUR.
   MULCH MAY BE USED TO PROTECT EXPOSED SOILS.

FINAL STABILIZATION:

UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.

1. ALL TEMPORARY OR "DURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED. I.E., SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ECT.
2. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT POND, SWALES, DITCHES, INLETS, AND OUTFALLS.
3. SEDIMENT AND DEBRIS REMOVED SHALL BE DISPOSED OF PROPERLY. IF CONTAMINATION OF MATERIALS SUSPECTED, CONTACT TDEC OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
5. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
6. THE SEDIMENT POND SHALL HAVE A HEALTHY STAND OF GRASS OR REMOVED IF APPROVED BY THE CITY.
7. ALL OUTFALLS SHALL POSSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.
8. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDING, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

NOTE:
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FINAL EPSC/ WATER QUALITY PLAN

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ACTIVITY: Stabilized Construction Entrance — TCP- 01

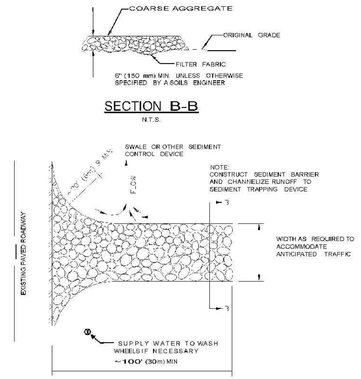
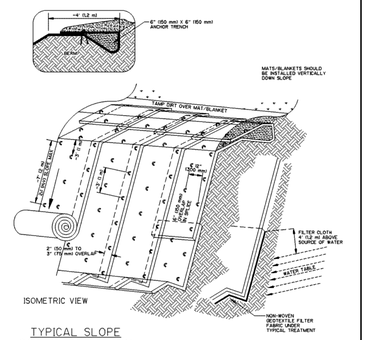


Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management — TCP-01-5 — January 2014

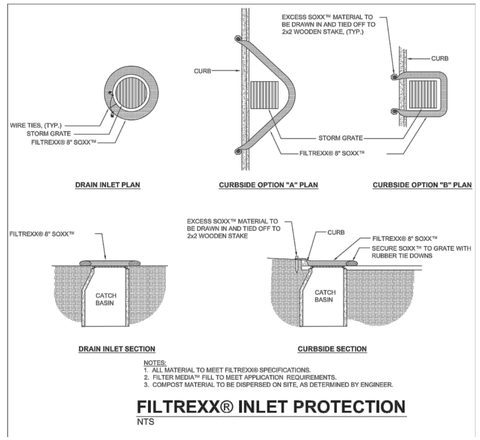
ACTIVITY: Geotextiles — PESC – 02



NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

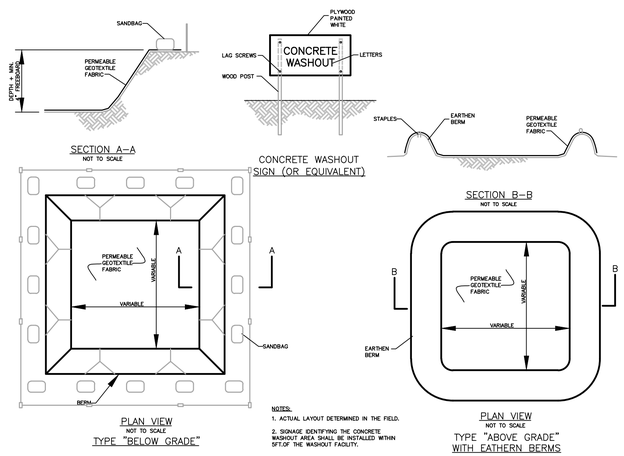
Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices – Permanent EP&SC — PESC-02-4 — January 2014



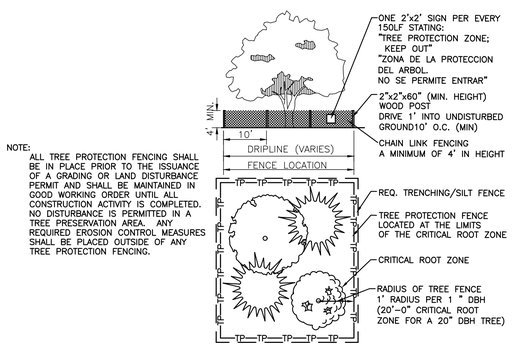
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION
NTS



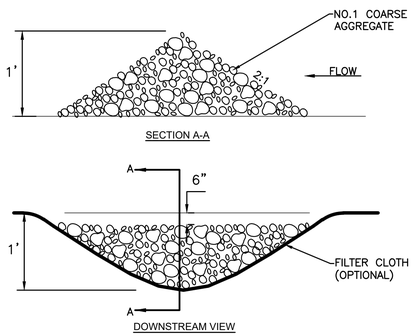
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 50FT.OF THE WASHOUT FACILITY.

CONCRETE WASHOUT
NOT TO SCALE

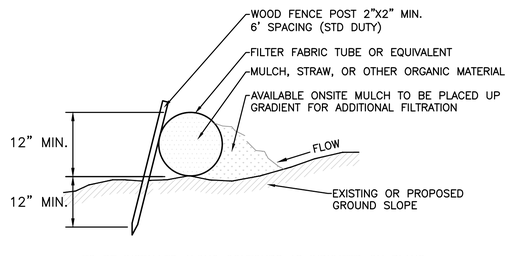


NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

TREE PROTECTION
NOT TO SCALE



ROCK CHECK DAM
NOT TO SCALE

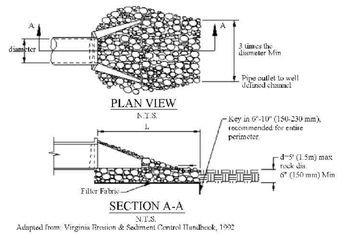


TO BE INSTALLED ALONG CONTOURS AS INDICATED ON PLANS.

TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

EROSION/SILTATION TUBE
NOT TO SCALE
REFER TO TDEC BMP MANUAL, SECTION 7.37

ACTIVITY: Outlet Protection — PESC – 07



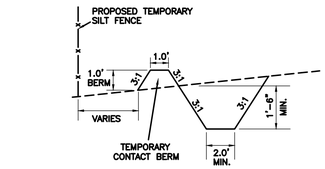
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m ³/s)	Apron Length, L ft (m)	Rip-Rap D ₅₀ Diameter-Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.99 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.99 (1.13)	20 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.05 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

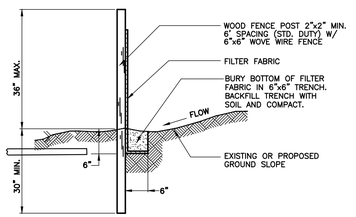
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC — PESC-07-5 — January 2014



TEMPORARY DIVERSION DITCH
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE
NOT TO SCALE

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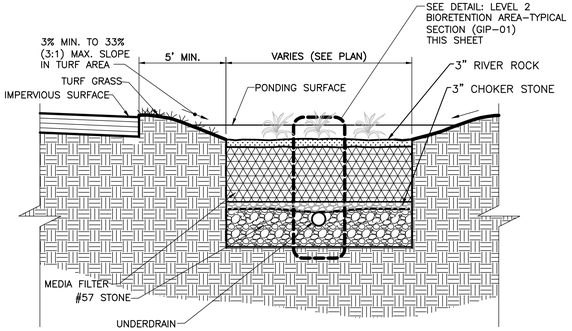
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GRADING, DRAINAGE, & ESPC DETAILS

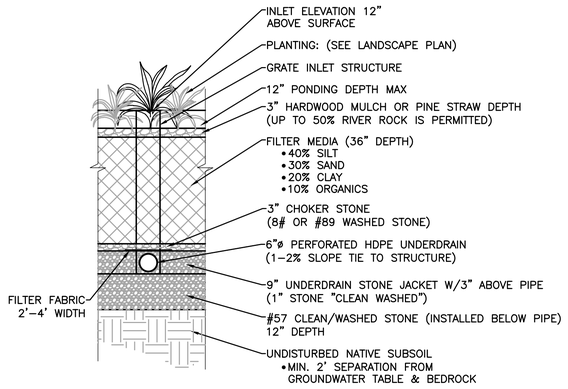
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BIORETENTION AREA

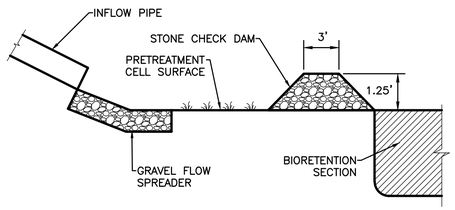
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BIO ID	BIO SURFACE ELEVATION (ft)	OVERFLOWEL EVATION (ft) (RISER OR SWALE)	BOTTOM OF MULCH ELEVATION (ft)	MEDIA LAYER DEPTH (ft)	BOTTOM OF MEDIA ELEVATION (ft)	BOTTOM OF CHOKER STONE ELEVATION (ft)	UNDERDRAIN INVERT (ft)	BOTTOM OF STONE JACKET ELEVATION (ft)	BOTTOM OF STONE SUMP ELEVATION (ft)	PRETREATMENT SURFACE AREA (SF)	BIO SURFACE AREA (SF)
BIO 1	673.50	674.50	672.25	3.00	669.25	669.0	668.50	668.25	667.25	300	750
BIO 2	666.60	667.60	665.35	3.00	662.35	662.10	661.60	661.35	660.35	65	175
BIO 3	676.40	677.40	675.15	3.00	672.15	671.90	671.40	671.15	670.15	50	125
BIO 4	658.10	659.10	656.85	3.00	653.85	653.60	653.10	652.85	651.85	320	610



LEVEL 2 (RV:80) BIORETENTION W/ UNDERDRAIN

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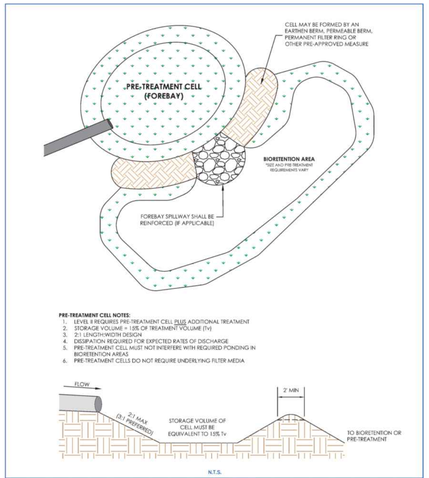


PRETREATMENT CELL

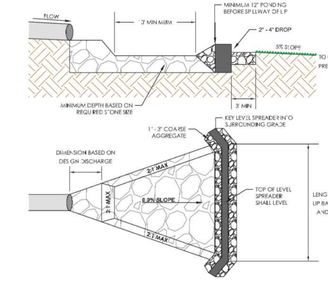
NOT TO SCALE



BIORETENTION LEVEL 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 (02) (DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)



Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
(DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)



THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE W DTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVAT ON OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS. TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:
1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP.
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL. TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
(DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)

Gravel/Stone Flow Level Spreader Dimensions

Level Spreader Number (See Sheet C3.0)	Flow (cfs)	Forebay Area (SF)	Level Spreader Length (LF)
1	0.09	16	3
2	0.31	33	5.5
3	0.09	16	3
4	0.06	16	3

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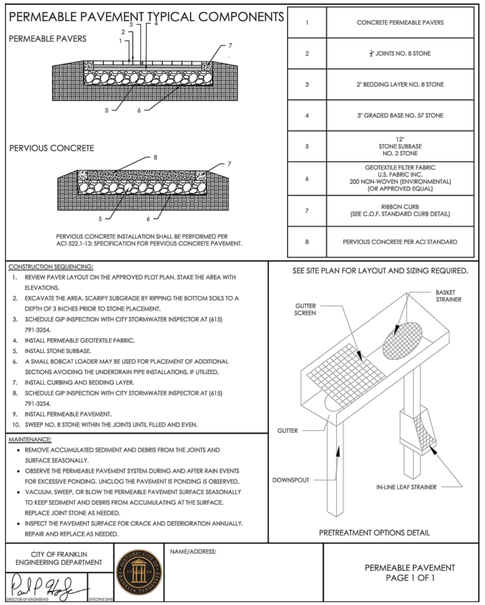
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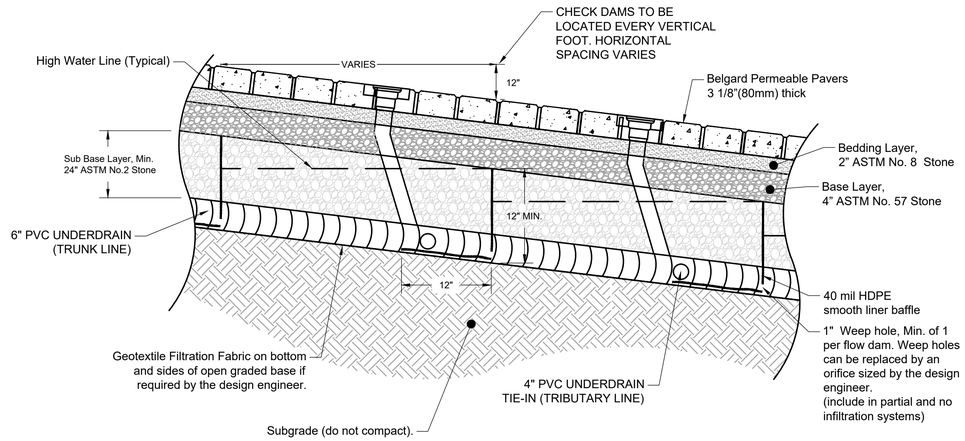
C3.6
GRADING, DRAINAGE, & ESPC DETAILS

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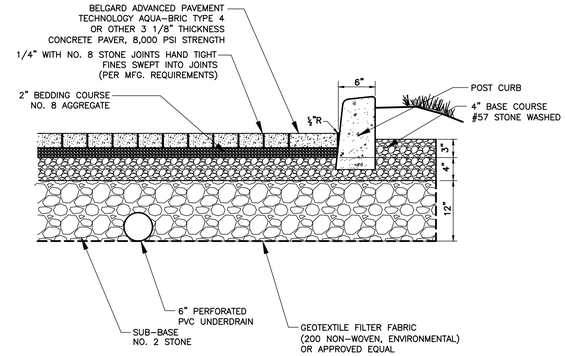
DESIGN NOTES:

1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Geotechnical engineer shall confirm type and thickness of geomembrane liner used is suitable for the application and aggregate types used.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent mud from being deposited by vehicles.
7. Contractor, Engineer, or Owner's Representative shall notify the COF at least 24 hours prior to the installation of the pervious layer to observe the sub-base material.



PERMEABLE PAVER SECTION (WITH CHECK DAMS)

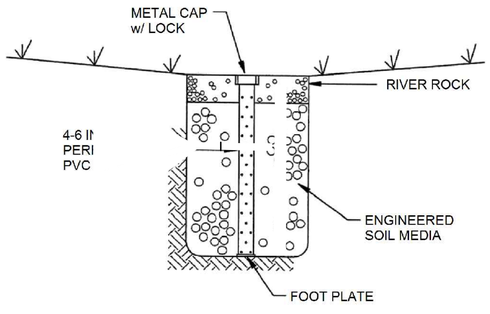
NOT TO SCALE



NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.
5. REFER TO CITY OF FRANKLIN PERVIOUS PAVERS DETAIL (DWG GIP-03) FOR PERVIOUS PAVERS INSTALLATION NOTES AND CONSTRUCTION SEQUENCING.

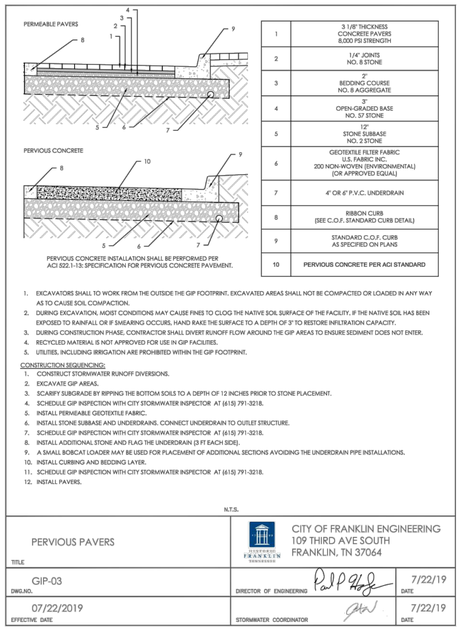
POST CURB & PERMEABLE PAVERS (PAVERS AREA 1)

NOT TO SCALE



BIORETENTION AND PAVER OBSERVATION WELL

NOT TO SCALE



1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LAYER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

PERVIOUS PAVERS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-03 (DWG.NO.)	DIRECTOR OF ENGINEERING	7/22/19 (DATE)
07/22/2019 (EFFECTIVE DATE)	STORMWATER COORDINATOR	7/22/19 (DATE)

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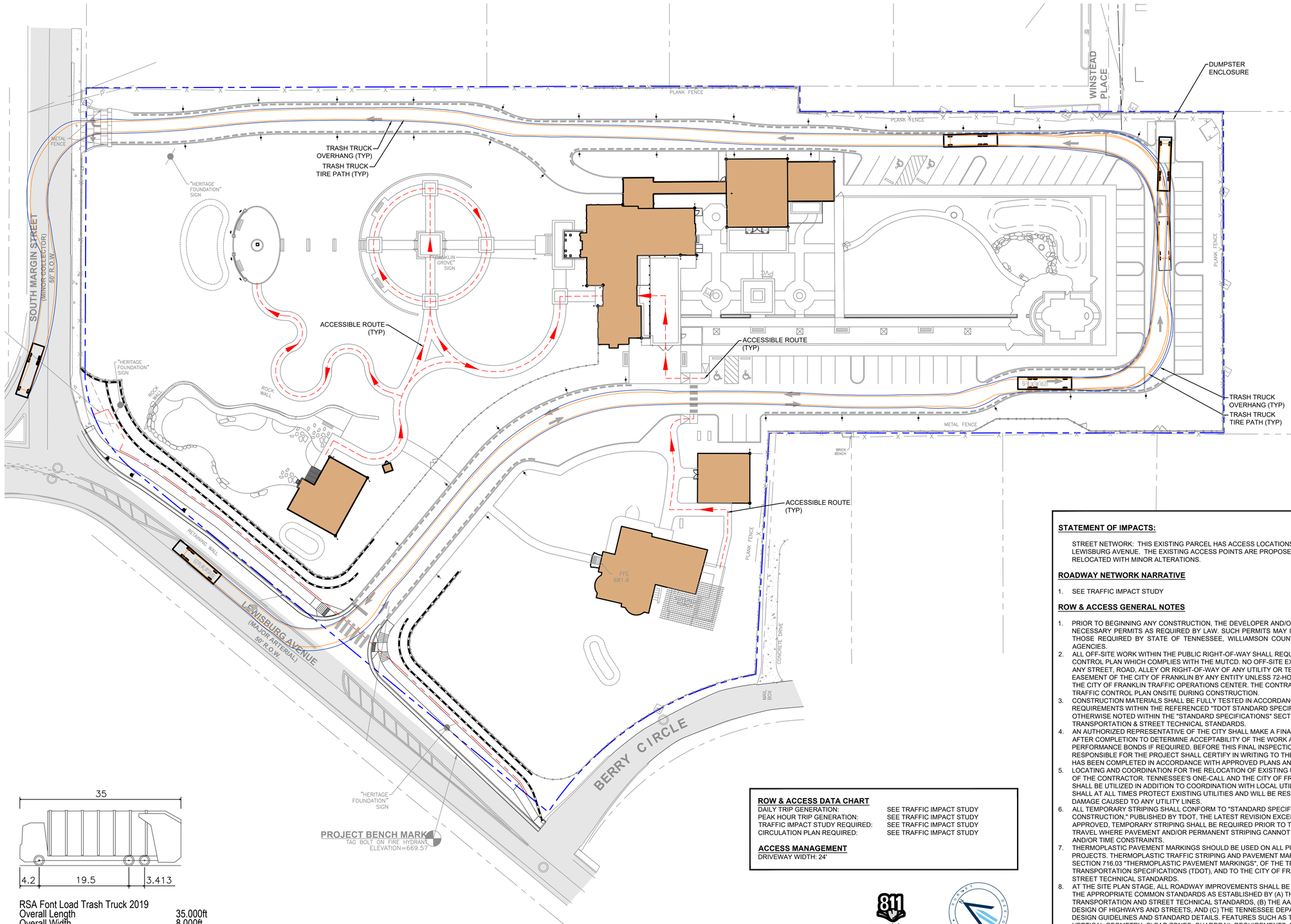
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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C3.7
GRADING, DRAINAGE, & ESPC DETAILS

G:\2020\1785-CIVIL ENGINEERING\BUILDSETS\08 DRAWING SHEET DETAILS.DWG
PLOTTED BY: DAVID KIRKHAM ON: 4/6/2023 3:19 PM LAST UPDATED BY: JHUNTER ON: 4/6/2023 2:23 PM

CITY OF FRANKLIN
COF PROJECT# 8122



RSA Font Load Trash Truck 2019

Overall Length	35.000ft
Overall Width	8.000ft
Overall Body Height	12.009ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	46.000ft
Travel Speed	5 MPH

ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	SEE TRAFFIC IMPACT STUDY
PEAK HOUR TRIP GENERATION:	SEE TRAFFIC IMPACT STUDY
TRAFFIC IMPACT STUDY REQUIRED:	SEE TRAFFIC IMPACT STUDY
CIRCULATION PLAN REQUIRED:	SEE TRAFFIC IMPACT STUDY

ACCESS MANAGEMENT
DRIVEWAY WIDTH: 24'

Know what's below. Call before you dig.

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

0 30 60

STATEMENT OF IMPACTS:

STREET NETWORK: THIS EXISTING PARCEL HAS ACCESS LOCATIONS ON SOUTH MARGIN STREET AND LEWISBURG AVENUE. THE EXISTING ACCESS POINTS ARE PROPOSED TO BE MAINTAINED OR RELOCATED WITH MINOR ALTERATIONS.

ROADWAY NETWORK NARRATIVE

1. SEE TRAFFIC IMPACT STUDY

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

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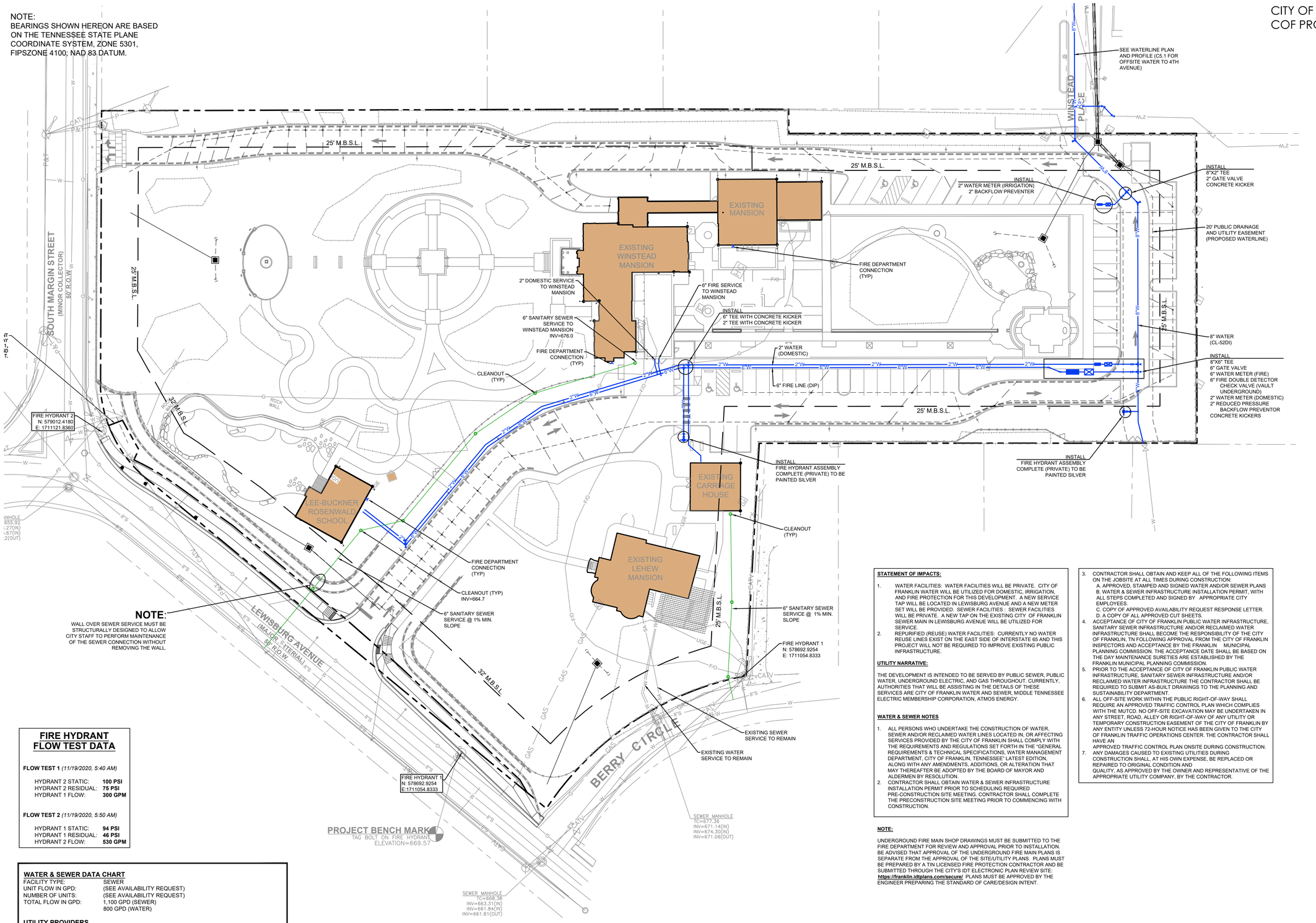
PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C4.0
ROW & ACCESS PLAN

G:\2007\1785\CIVIL ENGINEERING\SHEETS\TRK TRUCK.DWG
PLOTTED BY DAVID KRAMADEN, 4/6/2023 3:05 PM - LAST UPDATED BY DKRAMADEN, 4/6/2023 11:02 AM

CITY OF FRANKLIN
COF PROJECT# 8122

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



NOTE:
WALL OVER SEWER SERVICE MUST BE STRUCTURALLY DESIGNED TO ALLOW CITY STAFF TO PERFORM MAINTENANCE OF THE SEWER CONNECTION WITHOUT REMOVING THE WALL.

FIRE HYDRANT FLOW TEST DATA

FLOW TEST 1 *(11/19/2020, 5:40 AM)*

HYDRANT 2 STATIC:	**100 PSI**
HYDRANT 2 RESIDUAL:	**75 PSI**
HYDRANT 1 FLOW:	**300 GPM**

FLOW TEST 2 *(11/19/2020, 5:50 AM)*

HYDRANT 1 STATIC:	**94 PSI**
HYDRANT 1 RESIDUAL:	**46 PSI**
HYDRANT 2 FLOW:	**530 GPM**

WATER & SEWER DATA CHART

FACILITY TYPE:	SEWER
UNIT FLOW IN GPD:	(SEE AVAILABILITY REQUEST)
NUMBER OF UNITS:	(SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD:	1,100 GPD (SEWER)
	800 GPD (WATER)

UTILITY PROVIDERS

WATER AND SEWER:	FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554
GAS:	ATMOS ENERGY: 615-566-3073
ELECTRIC:	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

STATEMENT OF IMPACTS:

1. WATER FACILITIES: WATER FACILITIES WILL BE PRIVATE. CITY OF FRANKLIN WATER WILL BE UTILIZED FOR DOMESTIC, IRRIGATION, AND FIRE PROTECTION FOR THIS DEVELOPMENT. A NEW SERVICE TAP WILL BE LOCATED IN LEWISBURG AVENUE AND A NEW METER SET WILL BE PROVIDED. SEWER FACILITIES : SEWER FACILITIES WILL BE PRIVATE. A NEW TAP ON THE EXISTING CITY OF FRANKLIN SEWER MAIN IN LEWISBURG AVENUE WILL BE UTILIZED FOR SERVICE.
2. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE CITY OF FRANKLIN WATER AND SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TIN 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.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

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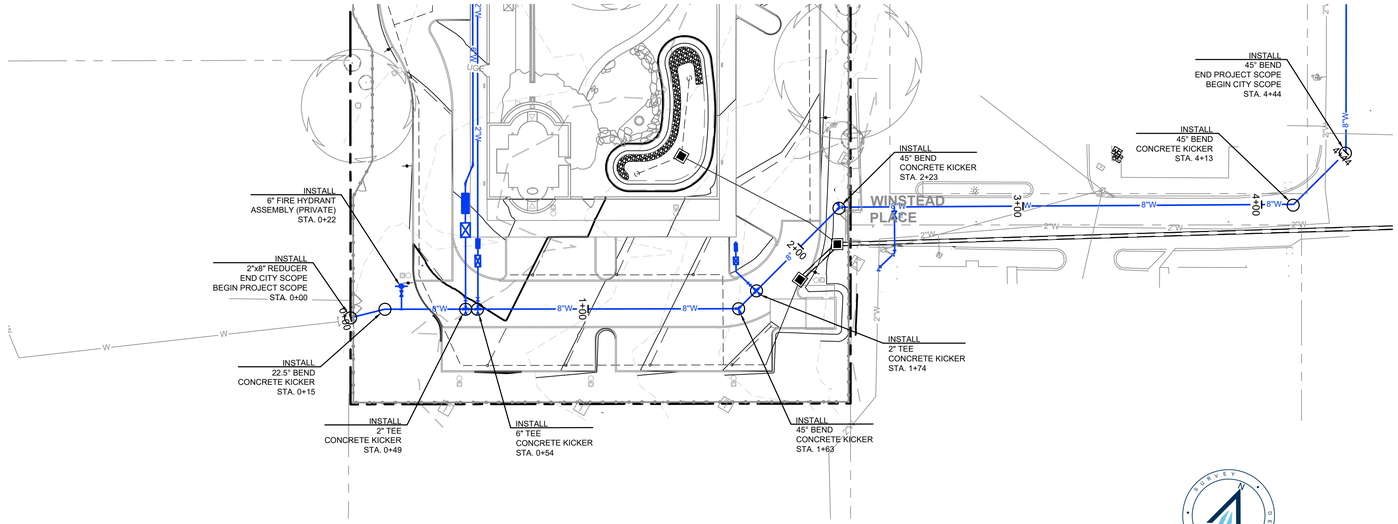
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C5.0
UTILITY PLAN

G:\2020\1785-CIVIL ENGINEERING\SHEETS\1785 UTILITIES.DWG
PLOTTED BY: DAVID KIRKHAM ON: 4/6/2023 3:03 PM LAST UPDATED BY: DKIRKHAM ON: 4/6/2023 4:00 PM

CITY OF FRANKLIN
COF PROJECT# 8122



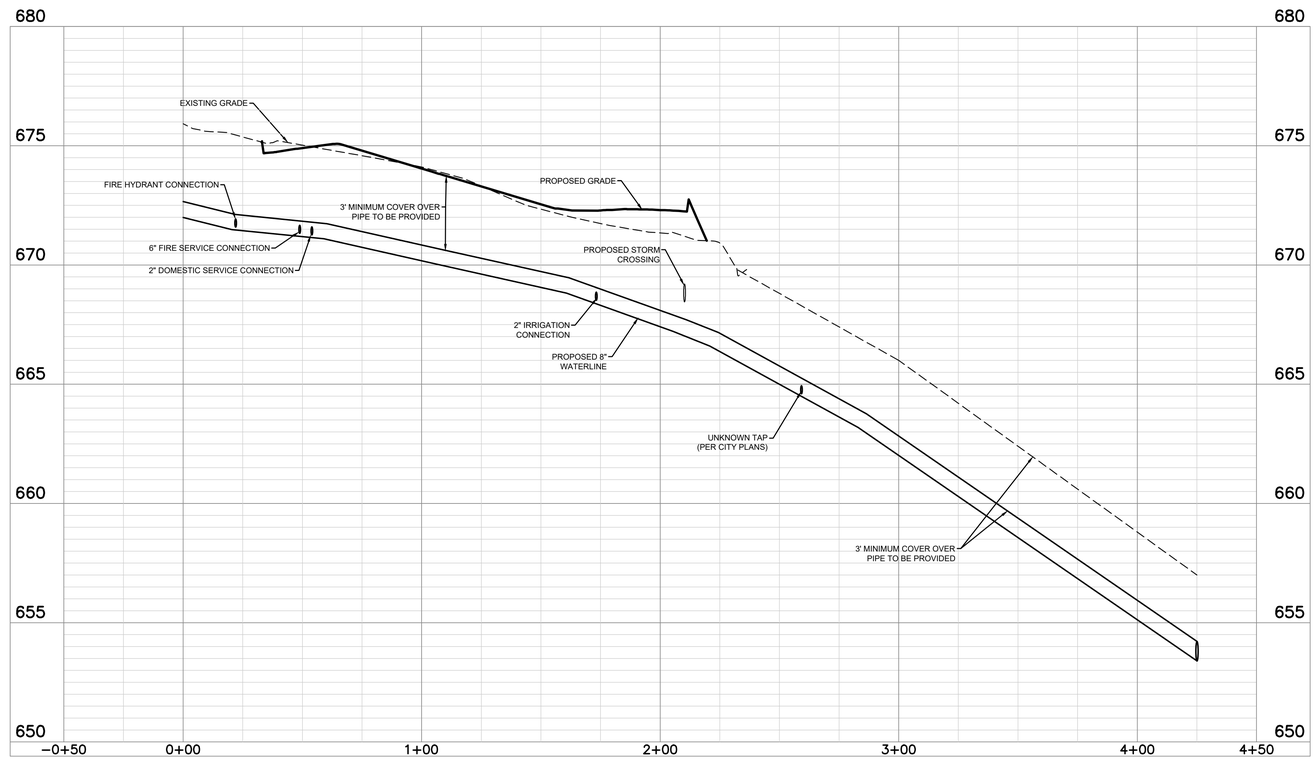
8" PUBLIC WATERLINE

SCALES:

PLAN VIEW	PROFILE VIEW
1" =30'	1" =30' HORIZONTAL
	1" =3' VERTICAL

NOTE:

1. PROPOSED 8" PUBLIC WATERLINE TO BE INSTALLED WITH THE CITY OF FRANKLIN WATERLINE EXTENSION.
2. DEVELOPER SHALL PAY INSTALLATION FEES BASED ON PROVIDED ESTIMATE.



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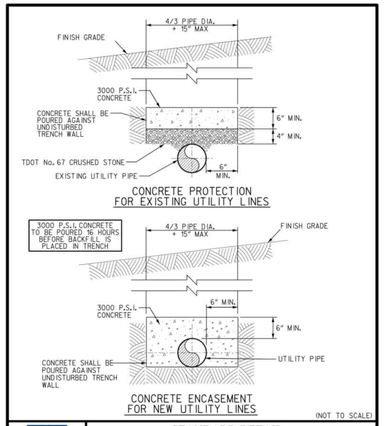
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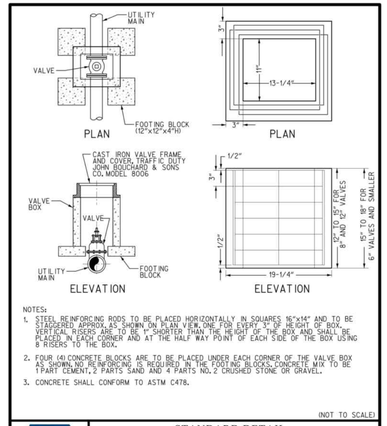
8" WATERLINE
PLAN AND
PROFILE

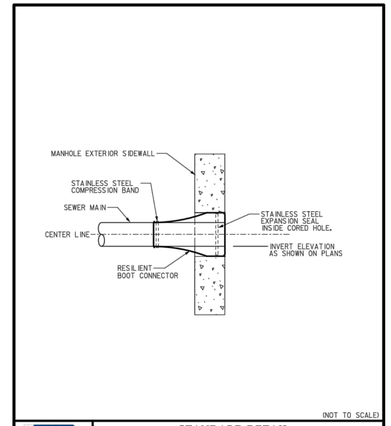
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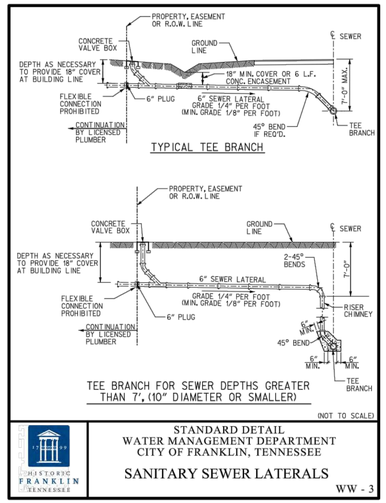
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PLOTTED BY DAVID KIRKHAM ON 4/5/2023 3:20 PM LAST UPDATED BY JHUNTER ON 4/5/2023 12:49 PM

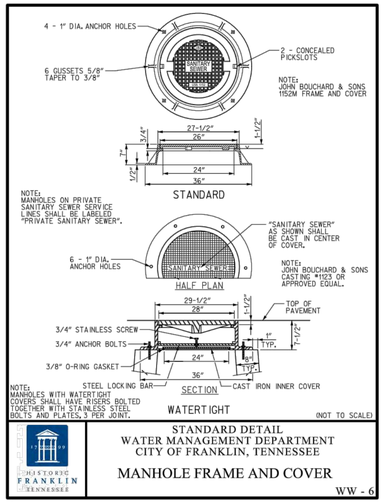
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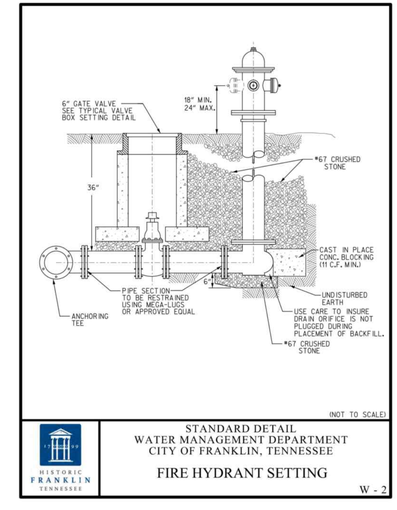


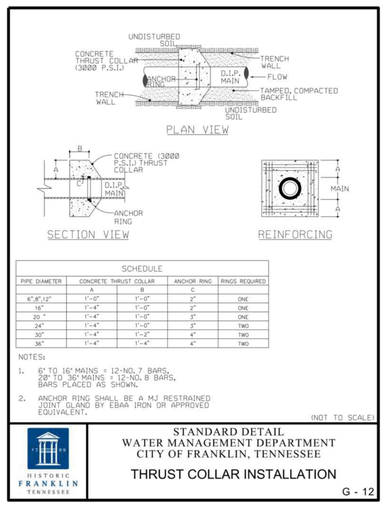


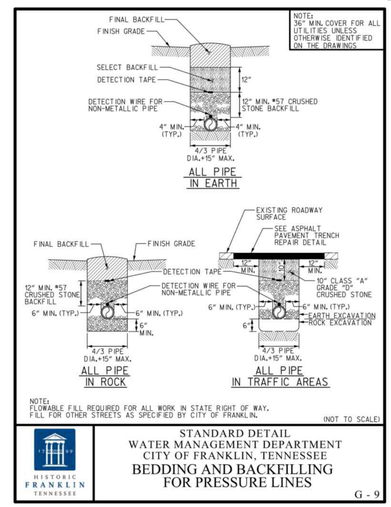


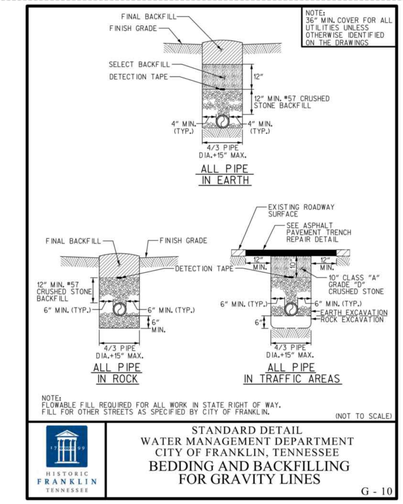












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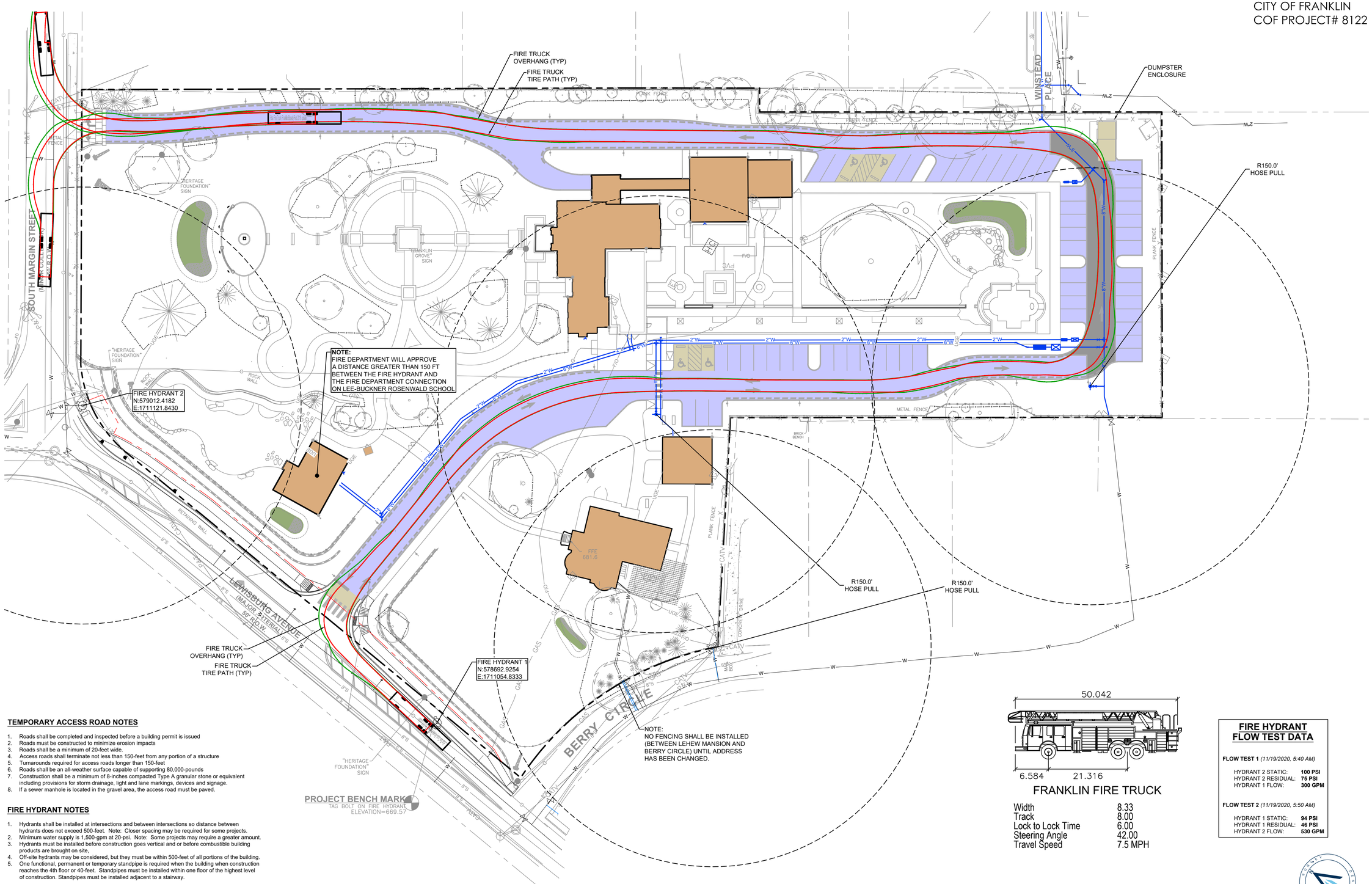
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C5.2
UTILITY DETAILS

G:\2020\1785\CIVIL ENGINEERING\0-SHEETS (TIF)\UTILITIES DETAILS.DWG
PLOTTED BY DAVID ARKWAUCHI, 4/6/2023 2:21 PM - LAST UPDATED BY DARKWAUCHI ON 4/6/2023 11:14 AM

CITY OF FRANKLIN
COF PROJECT# 8122



FRANKLIN FIRE TRUCK

Width	8.33
Track	8.00
Lock to Lock Time	6.00
Steering Angle	42.00
Travel Speed	7.5 MPH

FIRE HYDRANT FLOW TEST DATA

FLOW TEST 1 *(11/19/2020, 5:40 AM)*

HYDRANT 2 STATIC:	**100 PSI**
HYDRANT 2 RESIDUAL:	**75 PSI**
HYDRANT 1 FLOW:	**300 GPM**

FLOW TEST 2 *(11/19/2020, 5:50 AM)*

HYDRANT 1 STATIC:	**94 PSI**
HYDRANT 1 RESIDUAL:	**46 PSI**
HYDRANT 2 FLOW:	**530 GPM**

TEMPORARY ACCESS ROAD NOTES

1. Roads shall be completed and inspected before a building permit is issued
2. Roads must be constructed to minimize erosion impacts
3. Roads shall be a minimum of 20-feet wide.
4. Access roads shall terminate not less than 150-feet from any portion of a structure
5. Turnarounds required for access roads longer than 150-feet
6. Roads shall be an all-weather surface capable of supporting 80,000-pounds
7. Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provisions for storm drainage, light and lane markings, devices and signage.
8. If a sewer manhole is located in the gravel area, the access road must be paved.

FIRE HYDRANT NOTES

1. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
2. Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount.
3. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site,
4. Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
5. One functional, permanent or temporary standpipe is required when the building when construction reaches the 4th floor or 40-feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.

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

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

0 30 60

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RaganSmith

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

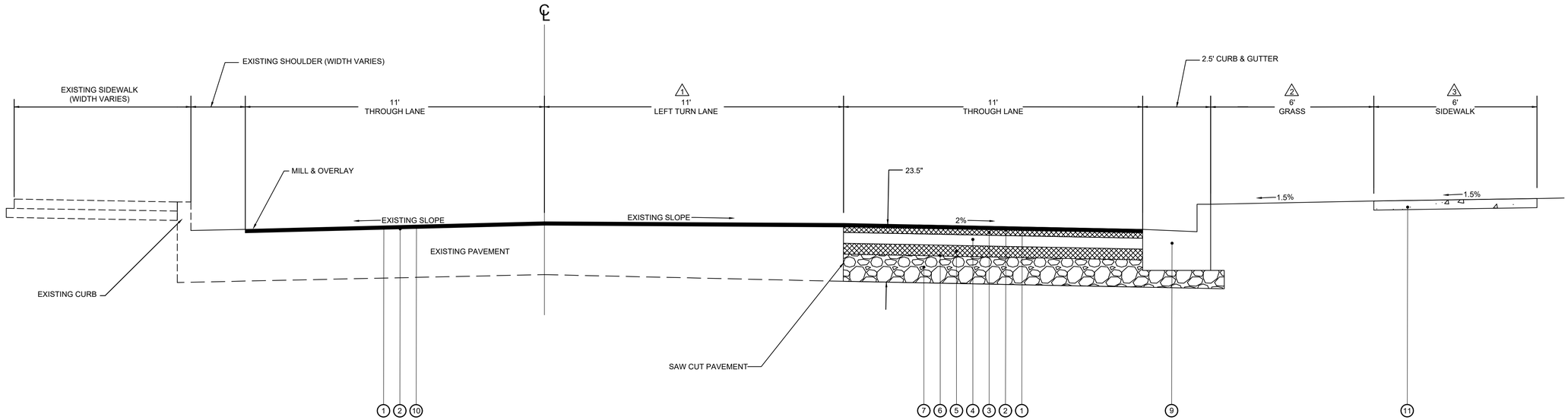
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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

C6.0
EMERGENCY MANAGEMENT PLAN

G:\2007\1785-CIVIL ENGINEERING\5-SHEETS\1785 EMERGENCY.DWG
PLOTTED BY DAVID KRONHEIM, 4/6/2023 3:21 PM LAST UPDATED BY DKRONHEIM, 4/6/2023 3:08 PM

CITY OF FRANKLIN
COF PROJECT# 8122



LEWISBURG PIKE

STA. 50+48.00 TO STA. 55+00.00

NOTES:

1. WIDTH VARIES FROM 0.0' AT STA. 50+48.00 TO 11.0' AT STA. 52+13.00. WIDTH IS 11.0' FROM STA. 52+13.00 TO STA. 53+35.00. WIDTH VARIES FROM 11.0' AT STA. 53+35.00 TO 0.0' AT STA. 55+00.00.
2. WIDTH VARIES FROM 0.0' AT STA. 50+53.00 TO 6.0' AT STA. 50+78.00. WIDTH IS 6.0' FROM STA. 50+78.00 TO STA. 53+98.00. WIDTH VARIES FROM 6.0' AT STA. 53+98.00 TO 0.0' AT STA. 54+32.00.
3. WIDTH VARIES FROM EXISTING AT STA. 50+48.00 TO 6.0' AT STA. 50+78.00. WIDTH IS 6.0' FROM STA. 50+78.00 TO STA. 53+98.00. WIDTH VARIES FROM 6.0' AT STA. 53+98.00 TO EXISTING AT STA. 54+32.00.

PROPOSED PAVEMENT SCHEDULE

1. BITUMINOUS SURFACE - 1.50" 411-02.10 ASPHALT CONCRETE MIX (PG70-22)(ACS) GRADING "D" (APPROXIMATELY 159 LBS./S.Y.)	6. PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) AT 0.30-0.35 GAL./S.Y. 402-02 AGGREGATE FOR COVER MATERIAL (PC) AT 8-12 LBS./S.Y.
2. TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL./S.Y.	7. MINERAL AGGREGATE BASE - 12.00" 303-01 MINERAL AGGREGATE BASE, TYPE A BASE, GRADING "D" (APPROXIMATELY 159 LBS./S.Y.)
3. ASPHALT BINDER - 2.00" 307-02.08 ASPHALT CONCRETE MIX (PG70-22)(BPMB-HM), GRADING "B-M2" (APPROXIMATELY 226 LBS./S.Y.)	8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN) COORDINATE WITH TDOT STD. DWG. RD-UD-3
4. ASPHALTIC AGGREGRATE BASE BINDER - 4.00" 307-02.01 ASPHALT CONCRETE MIX (PG70-22)(BPMB-HM), GRADING "A" (APPROXIMATELY 460 LBS./S.Y.)	9. 6" CURB AND GUTTER TDOT STANDARD DRAWING RP-VC-10
5. ASPHALTIC AGGREGATE BASE - 4.00" 307-02.02 ASPHALT CONCRETE MIX (PG70-22)(BPMB-HM), GRADING "A-S" 307-02.03 AGGREGATE (BPMB-HM), GRADING "A-S" (APPROXIMATELY 360 LBS./S.Y.)	10. MILLING EXISTING PAVEMENT - 1.50" 415-01.02 COLD PLANING OF BITUMINOUS PAVEMENT 11. 4" CONCRETE SIDEWALK TDOT STANDARD DRAWING MM-SW-1

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RaganSmith

Franklin Grove Subdivision, Site Plan

SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

TIFFANY ROSE GIORDANO
REGISTERED ENGINEER
120979
STATE OF TENNESSEE
4-6-23

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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

T1.0
TYPICAL SECTION

G:\2007\1785\TRANSPORTATION\PLANE DRIS\PLAN SHEETS\T1.0 - 1785 TYPICAL SECTION.DWG
PLOTTED BY TIFFANY R. GIORDANO ON 4/4/2023 3:39 PM
LAST UPDATED BY TGIORDANO ON 4/4/2023 1:53 PM

RSA STANDARD NOTES

GENERAL NOTES

N1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES AND CONSTRUCTION TESTING FEES ASSOCIATED WITH THE PROJECT. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, ETC.

N2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES FOR THE FIELD STAKING OF THE SITE LAYOUT NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS AND LOT CORNERS STAKED BY OTHERS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.

N3. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

N4. 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.

N5. 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. NOTHING IN THE GENERAL NOTES SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.

N6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS SUCH AS BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE OR PROPERTY.

N7. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL, FIBER OPTIC AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.

N8. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION FOR ANY ACTIVITY THAT WILL PLACE EQUIPMENT OR PERSONNEL WITHIN CONTACT RANGE OF OVERHEAD OR UNDERGROUND ELECTRICAL OR GAS TRANSMISSION LINES. ANY SUCH ACTIVITY WITHIN A NOTED UTILITY EASEMENT OR THE PROXIMITY OF ELECTRICAL OR GAS LINE UTILITIES SHOULD BE COORDINATED WITH THE PROPER UTILITY BEFORE COMMENCING WITH ANY WORK. IT IS INCUMBENT UPON THE CONTRACTOR TO BECOME FAMILIAR WITH THE SITE AND TO VERIFY TO HIS SATISFACTION THE LOCATION, NATURE AND EXTENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES THAT WILL BE IMPACTED BY THE CONSTRUCTION EFFORTS REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL INSTALL ALL NECESSARY WARNING OR SAFETY SIGNAGE, BARRICADES, OR NOTICES, ETC. TO INSURE THE SAFETY OF HIS EMPLOYEES AND THE GENERAL PUBLIC IN THE PROJECT AREA.

N9. IN TENNESSEE, IT IS A REQUIREMENT BY LAW, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE, OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC. AT 1-800-351-1111 IS REQUIRED.

N10. PORTIONS OF THE WORK SHOWN ON THESE PLANS MAY REQUIRE TRENCH AND/OR MASS EXCAVATION. IN SOME CASES, THIS WILL REQUIRE THE REMOVAL OF ROCK. IN THE USE OF EXPLOSIVES FOR THE SUBSEQUENT EXCAVATION OF ROCK MATERIAL, ALL APPLICABLE LOCAL AND STATE REQUIREMENTS REGARDING THE USE AND STORAGE OF EXPLOSIVE MATERIAL WILL BE FOLLOWED. THE PROPER PERMITS WILL BE SECURED AND PRE-BLAST SURVEYS WILL BE CONDUCTED IN AREAS WHERE ADJACENT PROPERTIES OR IMPROVEMENTS OFF OF THE PROJECT PROPERTY COULD BE IMPACTED. IN PORTIONS OF THE PROJECT WHERE TRENCH EXCAVATION IS REQUIRED, THE CONTRACTOR WILL BECOME FAMILIAR WITH ALL APPLICABLE TRENCH SAFETY REQUIREMENTS AND REGULATIONS AND TAKE THE NECESSARY MEASURES TO INSURE THE SAFETY OF HIS EMPLOYEES AND ANY OTHER INDIVIDUALS HAVING A NEED TO BE IN AND AROUND THE WORK.

N11. IF, DURING CONSTRUCTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM THE CONSTRUCTION PLANS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.

N12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ANY AFFECTED OFFSITE PROPERTY OWNER TWO WEEKS PRIOR TO CONSTRUCTION ON SAID OFFSITE PROPERTY. THIS NOTIFICATION IS REQUIRED EVEN WITH CONSTRUCTION BEING CONFINED WITHIN EXISTING EASEMENT(S). ACCESS TO ALL PRIVATE PROPERTIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

N13. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION.

N14. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RESET ANY MAILBOXES WHERE AND AS DIRECTED BY THE ENGINEER AND OR OWNER.

N15. PORTIONS OF THIS PROJECT MAY REQUIRE DISRUPTION, LANE CLOSURES AND POSSIBLE RE-ROUTING OF VEHICULAR TRAFFIC. AS THAT PART OF THE WORK IS UNDERTAKEN, THE CONTRACTOR WILL TAKE APPROPRIATE MEANS TO INSURE THE SAFETY OF THE GENERAL PUBLIC TRAVELING THE ROADWAYS THAT ARE IMPACTED. THE CONTRACTOR SHALL USE THE TRAFFIC CONTROL RELATED NOTES AND DETAILS IN THIS PLAN SET, THE CURRENT EDITION OF THE MUTCD, AND HIS EXPERIENCE TO DEVELOP A MASTER TRAFFIC CONTROL PLAN FOR THOSE PORTIONS OF THE WORK THAT IMPACT TRAFFIC ON PUBLIC ROADWAYS. THIS PLAN WILL BE REQUIRED TO BE SUBMITTED TO THE JURISDICTIONAL AUTHORITY FOR REVIEW AND APPROVAL BEFORE IMPLEMENTATION.

N16. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE CITY OF FRANKLIN PRIOR TO COMMENCING ANY WORK ON THE PUBLIC ROW.

GRADING NOTES

G1. THE EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEY BY RAGANSMITH. CONTOUR INTERVAL IS ONE FOOT.

G2. ALL GRADING, PUBLIC ROADWAY CONSTRUCTION AND DRAINAGE APPURTENANCES TO BE BUILT AND INSTALLED AS PER THE SPECIFICATIONS OF THE CITY OF FRANKLIN AND TENNESSEE DEPARTMENT OF TRANSPORTATION. BEFORE ANY SURFACE TREATMENT IS PUT DOWN, SUBGRADE MUST BE PROOFROLLED AND ACCEPTED BY THE CITY OF FRANKLIN AND TENNESSEE DEPARTMENT OF TRANSPORTATION.

G3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE AS DIRECTED BY THE OWNER AND ENGINEER AND SHALL LATER BE USED IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE.

G4. THE CONTRACTOR WILL PLACE AND STORE IN STOCKPILES CONSTRUCTION MATERIAL, INCLUDING BUT NOT LIMITED TO CRUSHED STONE, TOPSOIL, EXCAVATED WORK AND/OR ROCK, IN SUCH A WAY AS NOT TO IMPOSE A POTENTIAL FOR SLIDES OR MOVEMENT OF THE MATERIAL THAT WOULD CAUSE INJURY OR DEATH TO THE CONTRACTOR'S EMPLOYEES OR ANY OTHER INDIVIDUAL THAT MIGHT BE ON THE PROJECT SITE. THIS WOULD INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE SECURING OF STOCKPILE MATERIALS BY FENCING OR OTHER MEANS TO PRECLUDE UNWARRANTED VISITORS OR TRESPASSERS ON THE PROJECT SITE. STOCKPILED MATERIALS SHALL NOT IMPAIR NECESSARY SIGHT DISTANCES FOR PUBLIC ROADWAYS, DRIVEWAYS, CONSTRUCTION ENTRANCES, ETC.

G5. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE ENGINEER SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE SITE, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S.

G6. IF NOT OTHERWISE DICTATED BY THE GEOTECHNICAL REPORT, THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8 INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698)

G7. ANY OFF-SITE MATERIAL REQUIRED TO COMPLETE THE PROJECT EMBANKMENTS SHALL BE APPROVED BY THE ENGINEER. OFF-SITE BORROW OR WASTE AREAS ARE TO BE INCLUDED IN THE TOTAL PROJECT DISTURBED AREA IF THE BORROW OR WASTE AREA IS EXCLUSIVE TO THE PROJECT. IF THE BORROW OR WASTE AREA IS NOT EXCLUSIVE TO THE PROJECT, THEN THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT THE SITE IS APPROVED BY THE REGULATORY AGENCIES, MEETS FEDERAL AND STATE ENVIRONMENTAL REGULATIONS AND DOES NOT IMPACT WATERS OF THE STATE.

G8. ANY SURPLUS EXCAVATION SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND/OR CIVIL ENGINEER.

GEOTECHNICAL NOTE

GEO1 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.

CITY SPECIFIC NOTES

GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.

2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.

3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

TRAFFIC CONTROL NOTES

T1. THIS SET OF PLANS IS NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORIST OR PROPERTY OWNERS WITHIN THE CONSTRUCTION LIMITS.

T2. THE CONSTRUCTION SIGNING PLAN IS TO SERVE AS A GUIDE ONLY. OTHER SIGNS MAY BE REQUIRED DURING CONSTRUCTION.

T3. THE TRAFFIC CONTROL PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

T4. THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH PHASE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER. THEY SHALL REMAIN IN PLACE AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.

T5. WHILE MAINTAINING TRAFFIC, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE INGRESS AND EGRESS TO PROPERTY OWNERS AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION.

T6. AT ALL TIMES THE ROADWAY MUST BE MAINTAINED IN A CONDITION TO ALLOW THE PASSAGE OF EMERGENCY VEHICLES AND THEIR ACCESS TO RESIDENCES AND BUSINESSES THROUGH THE CONSTRUCTION.

T7. WHERE TRAFFIC IS SHIFTED OR DETOURED ONTO EXISTING SHOULDERS, THE CONTRACTOR WILL ENSURE THAT THE PAVED SHOULDERS ARE IN GOOD CONDITION PRIOR TO SHIFTING THE TRAFFIC. IF THE SHOULDERS NEED REPAIRING PRIOR TO, DURING OR AFTER ANY TRAFFIC HAS BEEN PLACED ON THEM, THEN THE SHOULDERS WILL BE REPAIRED AS DIRECTED BY THE ENGINEER. ALL COST TO BE PAID IN RESPECTIVE ITEMS.

T8. EXISTING CONFLICTING MARKINGS SHALL BE REMOVED OR COVERED PRIOR TO SHIFTING OR DETOURING TRAFFIC.

T9. WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK. ALL CUTS IN PUBLIC STREETS REQUIRE AN EXCAVATION / ROAD BORE PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.

T10. THE CONTRACTOR SHALL KEEP ALL LANES OPEN TO TRAFFIC EXCEPT DURING WORK HOURS. TEMPORARY LANE CLOSURES DURING WORK HOURS SHALL BE CONTROLLED BY ADDITIONAL TRAFFIC CONTROL DEVICES.

PAVEMENT EDGE DROP-OFF TRAFFIC CONTROL NOTES

A. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES OR TRAFFIC LANE AND SHOULDER WHERE THE TRAFFIC LANE IS BEING USED BY TRAFFIC, CAUSED BY BASE, PAVING OR RESURFACING.:

1. FOR DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 18 INCHES.

   SEPARATION WILL BE PROVIDED BY USE OF PORTABLE BARRIER RAIL.

   IN THIS SITUATION THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

B. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES OR TRAFFIC LANE AND SHOULDER WHERE THE TRAFFIC LANE IS BEING USED BY TRAFFIC, CAUSED BY BASE, PAVING OR RESURFACING:

1. DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 6 INCHES BUT NOT EXCEEDING 18 INCHES, THE CONTRACTOR, WITH THE ENGINEER'S APPROVAL, MAY UTILIZE ONE OF THE FOLLOWING:

   a. THE CONTRACTOR SHALL ACCOMPLISH SEPARATION BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

      (1) WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

      (2) WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

   IN ORDER TO USE THIS METHOD, THE CONTRACTOR MUST REDUCE THE DIFFERENCE IN ELEVATION TO 6 INCHES OR LESS BY THE END OF THE WORKDAY THAT THE CONDITION IS CREATED.

   b. THE CONTRACTOR SHALL PROVIDE DRUMS, BARRICADES OR OTHER APPROVED SEPARATION DEVICES AS SPECIFIED IN PARAGRAPH a, AND CONSTRUCT A STONE WEDGE WITH A 4:1 SLOPE, OR FLATTER, TO ELIMINATE THE VERTICAL OFFSET IF THE LOWER ELEVATION IS AT OR BELOW SUBGRADE AT THE END OF EACH DAY.

   c. THE CONTRACTOR SHALL PROVIDE DRUMS, BARRICADES OR OTHER APPROVED SEPARATION DEVICES AS SPECIFIED IN PARAGRAPH a AND IF THE LOWER ELEVATION IS BASE STONE OR ASPHALT PAVEMENT, PLACEMENT OF SUBSEQUENT LAYERS OF PAVEMENT MUST BEGIN THE NEXT WORK DAY AND PROGRESS CONTINUOUSLY UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED OR REDUCED TO SIX INCHES OR LESS.

   d. THE CONTRACTOR SHALL PROVIDE SEPARATION BY PORTABLE BARRIER RAIL.

FOR PRECEDING CONDITIONS a, b, AND c, THE CONTRACTOR SHALL USE THE SHOULDER DROP-OFF WARNING SIGN WITH PLAQUE (W8-17 AND W8-17P). IT SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN THE SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

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

RSA SPECIAL NOTES

CITY OF FRANKLIN
COF PROJECT# 8122

PROJECT SPECIFIC NOTES

S1. CONTRACTOR TO ADJUST EXITING UTILITY CASTINGS AS NECESSARY.

S2. PAVEMENT DIMENSIONS SHOWN ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

S3. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF FRANKLIN AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

S4. DRIVEWAYS TO BE REPLACED WITH LIKE MATERIALS TO THE TIE DOWN LOCATIONS SHOWN ON PLANS. ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.

STANDARD DRAWINGS

CITY OF FRANKLIN

TS-1	MAJOR ARTERIAL STREET SECTIONS

TENNESSEE DEPARTMENT OF TRANSPORTATION

RP-VC-10	VERTICAL CONCRETE CURBS AND CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)
MM-CR-5	SINGLE CROSSING CURB RAMP IN CURVE
MM-SW-1	DETAILS FOR CONCRETE SIDEWALK
T-M-4	STANDARD INTERSECTION PAVEMENT MARKINGS

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RaganSmith

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

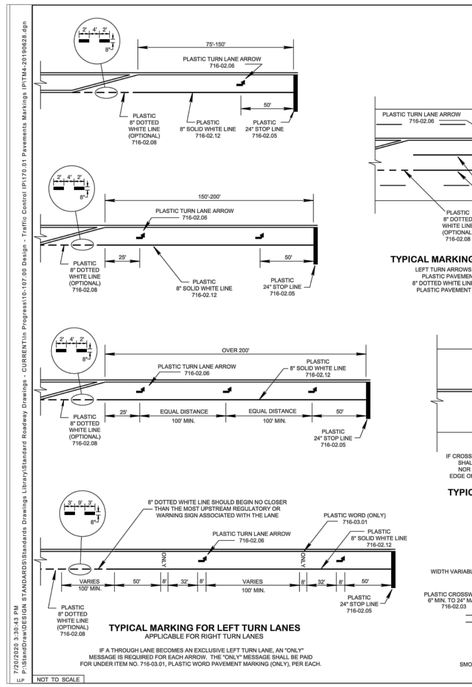
TIFFANY ROSE GIORDANO
REGISTERED ENGINEER
XVI
2023
AGRICULTURE
ENGINEERING
No. 120078
STATE OF TENNESSEE
6-23

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PROJECT #: 20-007/1785
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

T1.1
NOTES

G:\2007\1785\TRANSPORTATION\PLANE SIEBOMPLAN SHEETS\T1.1 - 1785 NOTES AND DETAILS.DWG
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REV. 2-22-99- REVISED DETAIL LEFT TURN ARROW, ADDED DETAIL FOR STOP LINE TO BE PARALLEL TO CROSS-WALK NOTED LONGITUDINAL CROSS-WALK LINES TO BE WHITE. CHANGED DWG. NO. FROM T-M-11 TO T-M-4. ADDED DETAIL FOR DOUBLE LEFT TURN LANE.

REV. 3-20-01- REDREW AND REORGANIZED SHEET. ADDED PAY ITEMS AND THEIR DESCRIPTIONS.

- REV. 8-27-01- CHANGED DESCRIPTION IN ITEM NO. 716-02.03.
- REV. 9-6-01- CHANGED DESCRIPTION IN ITEM NO. 716-02.03.
- REV.1-16-05- CHANGED HANDICAP RAMP DETAIL TO BE SHOWN ON CROSS-WALK MARKING DETAIL.
- REV.3-15-07- REVISED TO REFER THE HANDICAP RAMP STANDARDS TO INCREASE THE MINIMUM WIDTH OF CROSS-WALK MARKINGS.
- REV.6-1-09- TYPICAL STOP LINE PLACEMENT NOTE REVISED.
- REV. 11-1-11- REVISED PAVEMENT MARKINGS FOR LEFT TURN DETAILS.
- REV. 7-24-14- REVISED CROSS-WALK TO SHOW LONGITUDINAL LINES AS PREFERRED OPTION. ADDED PAVEMENT MARKING TABLE.

REV. 10-10-16- ADDED DETAIL FOR CROSS-WALK MARKING, UPDATED ITEM NUMBERS FOR CROSS-WALK MARKING, UPDATED NOTES FOR STOP LINE PLACEMENT AND CROSS-WALK MARKING.

REV. 08-02-18- MODIFIED NOTE Ⓚ, ADDED ALTERNATIVE PAY ITEMS FOR PAINTED CROSS-WALK MARKINGS. ADDED NOTE Ⓜ TO THE CROSS-WALK NOTES. REDREW DETAIL.

REV. 06-26-19- REMOVED PAVEMENT MARKING TABLE. PUT CROSS-WALK MARKING DETAIL BEFORE PLACEMENT NOTES IN GENERAL NOTES. REDREW SHEET.

REV. 07-17-20- ADDED NOTE UNDER TRANSVERSE CROSS-WALK MARKING AND REVISED V FOR LONGITUDINAL CROSS-WALK MARKING TO >40 MPH.

GENERAL NOTES

- Ⓐ 6" PAVEMENT MARKING WILL BE USED FOR ALL CENTER LINE, LANE LINES AND EDGE LINES ON ALL ROADS EXCEPT WHERE AS SHOWN ON STANDARD DRAWINGS.

CROSS-WALK

- Ⓑ SPECIAL PAVERS AND PAVEMENT TEXTURES ARE NOT ACCEPTABLE CROSS-WALK MARKINGS THEREFORE, SPECIAL PAVERS AND PAVEMENT TEXTURES SHALL ONLY BE USED IN CONJUNCTION WITH TRANSVERSE CROSS-WALK MARKINGS. SPECIAL PAVERS ARE TO BE DESIGNED TO MEET PAVEMENT DESIGN SCHEDULE AND DESIGN LOADING, ON STATE ROUTES, DETAILS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT.
- Ⓒ IF SPECIAL PAVERS, PAVEMENT TEXTURES, OR ANY OTHER ARCHITECTURAL PAVEMENT MATERIALS ARE USED, THE ARCHITECTURAL PAVEMENT MATERIALS SHALL PROVIDE A SMOOTH, WITHOUT JOINT, WALKABLE/RIDEABLE, STABLE, FIRM AND SLIP-RESISTANT SURFACE PER ADA STANDARDS.
- Ⓓ ARCHITECTURAL PAVERS SHALL BE PAID FOR UNDER ITEM NO. 701-01.08, CONCRETE PAVERS (CROSS-WALK) PER. SF.

STOP LINE PLACEMENT

- Ⓔ LOCATION SHALL BE DETERMINED BY VEHICLE TURNING PATHS FROM INTERSECTION ROADWAY, AND IF SIGNALIZED, ITS POSITION RELATIVE TO SIGNAL HEADS, PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- Ⓕ STOP LINES SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER: 716-02.05, PLASTIC PAVEMENT MARKING (STOP LINE), PER LF.
- Ⓖ STOP LINES REQUIRED ONLY ON APPROACHES CONTROLLED BY STOP SIGNS OR TRAFFIC SIGNALS.

PAYMENT

- Ⓗ PAVEMENT MARKINGS SHALL BE PAID FOR UNDER ITEM NO. 716-02.09, PLASTIC PAVEMENT MARKING (LONGITUDINAL CROSS-WALK) PER LF. ON LOCAL ROADS WITH ADT<1000, PAVEMENT MARKINGS COULD ALTERNATIVELY BE PAID FOR UNDER ITEM NO. 716-05.22, PAINTED PAVEMENT MARKING (LONGITUDINAL CROSS-WALK) PER LF. MEASUREMENT IS CALCULATED AS THE FULL WIDTH OF PAVEMENT.
- Ⓘ PAVEMENT MARKINGS SHALL BE PAID FOR UNDER ITEM NO. 716-02.03, PLASTIC PAVEMENT MARKING (CROSSWALK) PER LF. ON LOCAL ROADS WITH ADT<1000, PAVEMENT MARKINGS COULD ALTERNATIVELY BE PAID FOR UNDER ITEM NO. 716-05.03, PAINTED PAVEMENT MARKING (CROSS-WALK) PER LF. MEASUREMENT IS CALCULATED AS THE FULL WIDTH OF PAVEMENT.

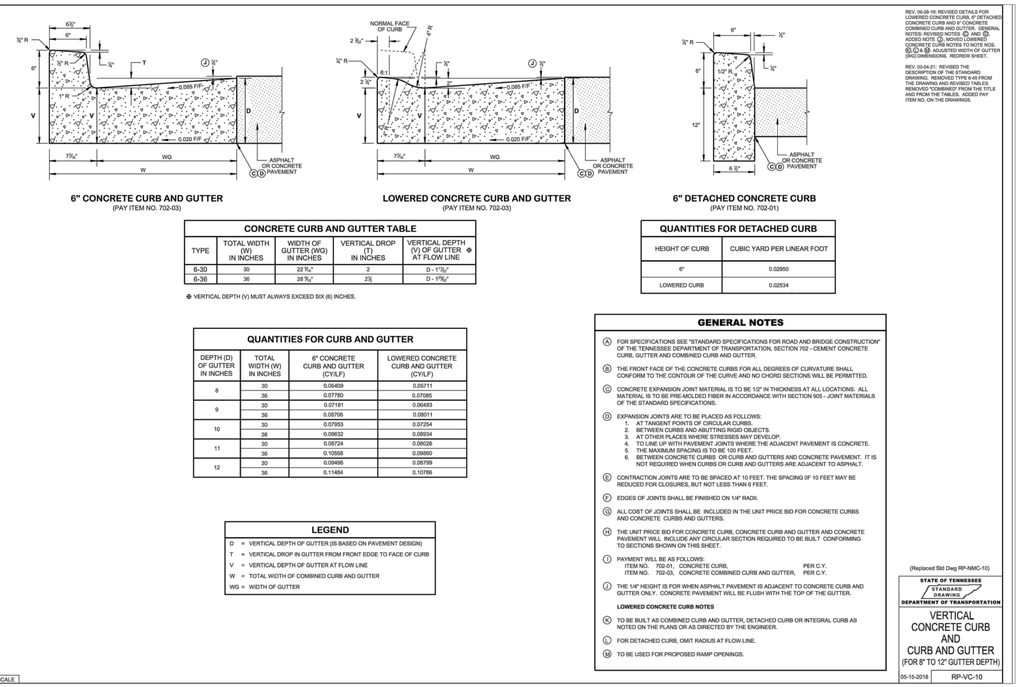
- MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

STANDARD INTERSECTION PAVEMENT MARKINGS

T-M-4

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6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)

LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)

6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER AT FLOW LINE ✻
6-30	30	22 9/16"	2	0 - 1 15/16"
6-36	36	28 9/16"	2½	0 - 1 7/8"

✻ VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07953	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.09860
12	30	0.09496	0.08799
	36	0.11484	0.10786

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

LEGEND	
D	= VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	= VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V	= VERTICAL DEPTH OF GUTTER AT FLOW LINE
W	= TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	= WIDTH OF GUTTER

GENERAL NOTES

- Ⓐ FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
- Ⓑ THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.
- Ⓒ CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
- Ⓓ EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
  1. AT TANGENT POINTS OF CIRCULAR CURBS.
  2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
  3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
  4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
  5. THE MAXIMUM SPACING IS TO BE 100 FEET.
  6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
- Ⓔ CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
- Ⓕ EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.
- Ⓖ ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
- Ⓗ THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.
- Ⓘ PAYMENT WILL BE AS FOLLOWS:
  ITEM NO. 702-01, CONCRETE CURB, PER C.Y.
  ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER, PER C.Y.
- Ⓙ THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

- Ⓚ TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- Ⓛ FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.
- Ⓜ TO BE USED FOR PROPOSED RAMP OPENINGS.

REV. 06-26-19- REVISED DETAILS FOR 6" CONCRETE REVERSE CURB, STITCHED CONCRETE CURB AND 8" CONCRETE COMBINED CURB AND GUTTER. GENERAL NOTES REVISED NOTES Ⓚ AND Ⓛ, ADDED NOTE Ⓜ. NOTES Ⓐ, Ⓑ, Ⓒ, Ⓓ, Ⓔ, Ⓖ, Ⓘ, Ⓙ, Ⓚ, Ⓛ, Ⓜ ADDED TO NOTE NOS. Ⓐ, Ⓑ, Ⓒ & Ⓓ, ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-21- REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE II-6 FROM THE DRAWING AND REVISED TABLES. ADDED DIMENSIONS INTO THE TITLE AND FROM THE TABLES. ADDED PAY ITEM NO. ON THE DRAWINGS.

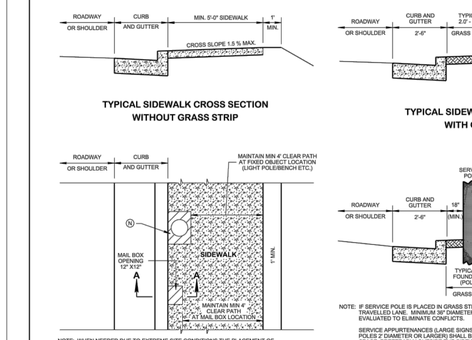
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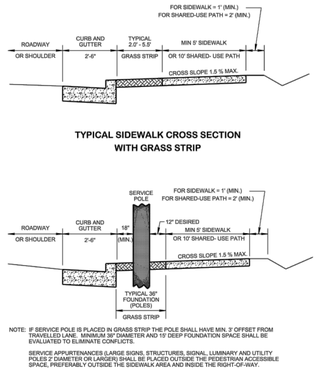
STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

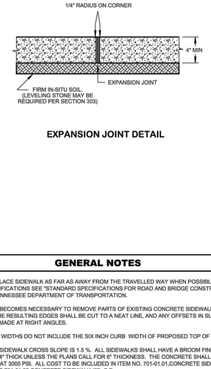
VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)

05-15-2018 | RP-VC-10

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REV. 06-26-19- REVISED GENERAL NOTES Ⓐ, Ⓑ, Ⓒ, Ⓓ & Ⓔ ALONG WITH DETAIL NOTES FOR "TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND "TYPICAL SIDEWALK CROSS SECTION WITHOUT GRASS STRIP". ADDED NOTE TO MAILBOX DETAIL.

GENERAL NOTES

- Ⓐ ALWAYS PLACE SIDEWALK AS FAR AS AWAY FROM THE TRAVELLED WAY WHEN POSSIBLE FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
- Ⓑ WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
- Ⓒ SIDEWALK WIDTHS DO NOT INCLUDE THE SIX INCH CURB WIDTH OF PROPOSED TOP OF CURB.
- Ⓓ MAXIMUM SIDEWALK CROSS SLOPE IS 1.5 %. ALL SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL BE 4" THICK UNLESS THE PLANS CALL FOR 6" THICKNESS. THE CONCRETE SHALL BE CLASS "A" AT 3000 PSI. ALL COST TO BE INCLUDED IN ITEM NO. 701-01.01,CONCRETE SIDEWALK (4"), S.F. OR 701-01.02,CONCRETE SIDEWALK (6"), S.F.
- Ⓔ SEE STD. DWG. MM-TS-2 FOR LATERAL OFFSET/ BUFFER GUIDANCE.
- Ⓕ EXPANSION JOINTS ARE TO BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.
- Ⓖ CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE, ONE INCH PREFORMED FILLER IN ACCORDANCE WITH SECTION 702.06 OF THE STANDARD SPECIFICATIONS.
- Ⓗ ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
- Ⓘ HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
- Ⓙ LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 5 FEET OR LESS IN WIDTH.
- Ⓚ ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 9 FEET IN WIDTH.
- Ⓛ TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.
- Ⓜ TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.
- Ⓝ WHEN LEAVING A SQUARE OPENING IN THE SIDEWALK, THE LENGTH OF THE SIDE OF THE SQUARE OPENING SHOULD BE EQUAL TO THE DIAMETER OF THE FIXED OBJECT PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.
- Ⓞ WHEN NEW SIDEWALK IS PLACED ADJACENT TO EXISTING SIDEWALK THE CONTRACTOR SHALL CORRECT ALL ABRUPT CHANGES AND SLOPES TO PROVIDE A SMOOTH TRANSITION FROM THE LIMIT OF CONSTRUCTION TO EXISTING PEDESTRIAN FACILITY.

REFERENCED STANDARD DRAWINGS

SEE T-M-4, FOR CROSS WALK MARKING
SEE MM-CR SERIES FOR CURB RAMP DETAILS
SEE MM-BPR-1, FOR PEDESTRIAN RAIL REQUIREMENTS
SEE MM-SW-2, FOR ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)
SEE RP-SC-1, FOR 6" SLOPING CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS
SEE RP-VC-10 OR 11, FOR VERTICAL CONCRETE CURB AND CONCRETE CURBS AND GUTTER DETAILS
SEE MM-PM-1 THRU MM-PM-5, FOR BIKE LANE/ROUTE PAVEMENT MARKINGS
SEE S-PL-6, FOR GUARDRAIL PLACEMENT
SEE RP-D-15 & 16 FOR CONCRETE DRIVEWAYS
SEE MM-TS-2 FOR PEDESTRIAN FACILITY LATERAL OFFSETS
SEE MM-TS-3 FOR SHARED USE TYPICAL SECTIONS

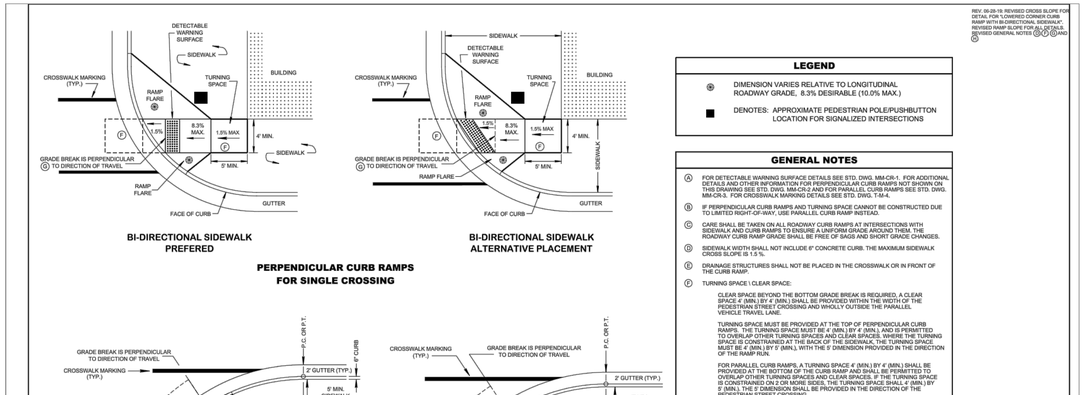
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STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

DETAILS FOR CONCRETE SIDEWALK

01-07-2019 | MM-SW-1

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LEGEND	
⊕	DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE. 8.3% DESIRABLE (10.0% MAX.)
■	DENOTES: APPROXIMATE PEDESTRIAN POLE/PUSHBUTTON LOCATION FOR SIGNALIZED INTERSECTIONS

REV. 06-26-19- REVISED CROSS SLOPE FOR DETAIL FOR "LOWERED CORNER CURB RAMP WITH BI-DIRECTIONAL SIDEWALK", REVISED RAMP SLOPE FOR ALL DETAILS. REVISED GENERAL NOTES Ⓒ, Ⓓ AND Ⓜ

GENERAL NOTES

- Ⓐ FOR DETECTABLE WARNING SURFACE DETAILS SEE STD. DWG. MM-CR-1. FOR ADDITIONAL DETAILS AND OTHER INFORMATION FOR PERPENDICULAR CURB RAMPS NOT SHOWN ON THIS DRAWING SEE STD. DWG. MM-CR-2 AND FOR PARALLEL CURB RAMPS SEE STD. DWG. MM-CR-3. FOR CROSSWALK MARKING DETAILS SEE STD. DWG. T-M-4.
- Ⓑ IF PERPENDICULAR CURB RAMPS AND TURNING SPACE CANNOT BE CONSTRUCTED DUE TO LIMITED RIGHT-OF-WAY, USE PARALLEL CURB RAMP INSTEAD.
- Ⓒ CARE SHALL BE TAKEN ON ALL ROADWAY CURB RAMPS AT INTERSECTIONS WITH SIDEWALK AND CURB RAMPS TO ENSURE A UNIFORM GRADE AROUND THESE. THE ROADWAY CURB RAMP GRADE SHALL BE FREE OF SAGS AND SHORT GRADE CHANGES.
- Ⓓ SIDEWALK WIDTH SHALL NOT INCLUDE 6" CONCRETE CURB. THE MAXIMUM SIDEWALK CROSS SLOPE IS 1.5 %.
- Ⓔ DRAINAGE STRUCTURES SHALL NOT BE PLACED IN THE CROSSWALK OR IN FRONT OF THE CURB RAMP.
- Ⓕ TURNING SPACE \ CLEAR SPACE:

  CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK IS REQUIRED. A CLEAR SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

  TURNING SPACE MUST BE PROVIDED AT THE TOP OF PERPENDICULAR CURB RAMPS. THE TURNING SPACE MUST BE 4' (MIN.) BY 4' (MIN.), AND IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK, THE TURNING SPACE MUST BE 4' (MIN.) BY 5' (MIN.), WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.

  FOR PARALLEL CURB RAMPS, A TURNING SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. IT SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK, THE TURNING SPACE SHALL BE 4' (MIN.) BY 5' (MIN.). THE 5' DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
- Ⓖ GRADE BREAKS:

  GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

  WHERE THE END OF BOTTOM GRADE BREAK IS BEHIND THE BACK OF CURB AND GUTTER, THE CURB RAMP RUN SHALL EXTEND TO THE FACE OF CURB AND GUTTER OR 6" OF FLUSH CURB. DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE CURB RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.
- Ⓗ PEDESTRIAN SIGNAL PUSHBUTTON:

  WHERE PEDESTRIAN SIGNALS ARE PROVIDED AT PEDESTRIAN STREET CROSSINGS, THEY SHALL INCLUDE ACCESSIBLE PEDESTRIAN SIGNALS AND POLE/PEDESTRIAN PUSHBUTTONS COMPLYING WITH SECTIONS 4E.08 THROUGH 4E.13 OF THE MUTCD.

  WHEN TWO PEDESTRIAN PUSHBUTTONS ARE ON ONE CORNER THEY WILL BE SEPARATED BY 10 FEET.
- Ⓘ PAYMENT:

  COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C. Y.

  NEW CURB RAMP(S):
  ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 701-02.03, CONCRETE CURB RAMP, PER S.F.

  PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

  CURB RAMPS (RETROFIT):
  ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, CURB AND GUTTER, AND FLATTENED AREAS, SHALL BE PAID BY ITEM NO. 701-02.01, CONCRETE CURB RAMP (RETROFIT), PER S.F.

  PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

(Replaced Std Dwg RP-H-7)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SINGLE CROSSING CURB RAMP IN CURVE

01-07-2019 | MM-CR-5

11/1/2019 11:36:46 AM
C:\Users\jjones\Desktop\MM\CR5-20190628.dgn
LP
NOT TO SCALE

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SUBMITTAL
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Franklin, Tennessee

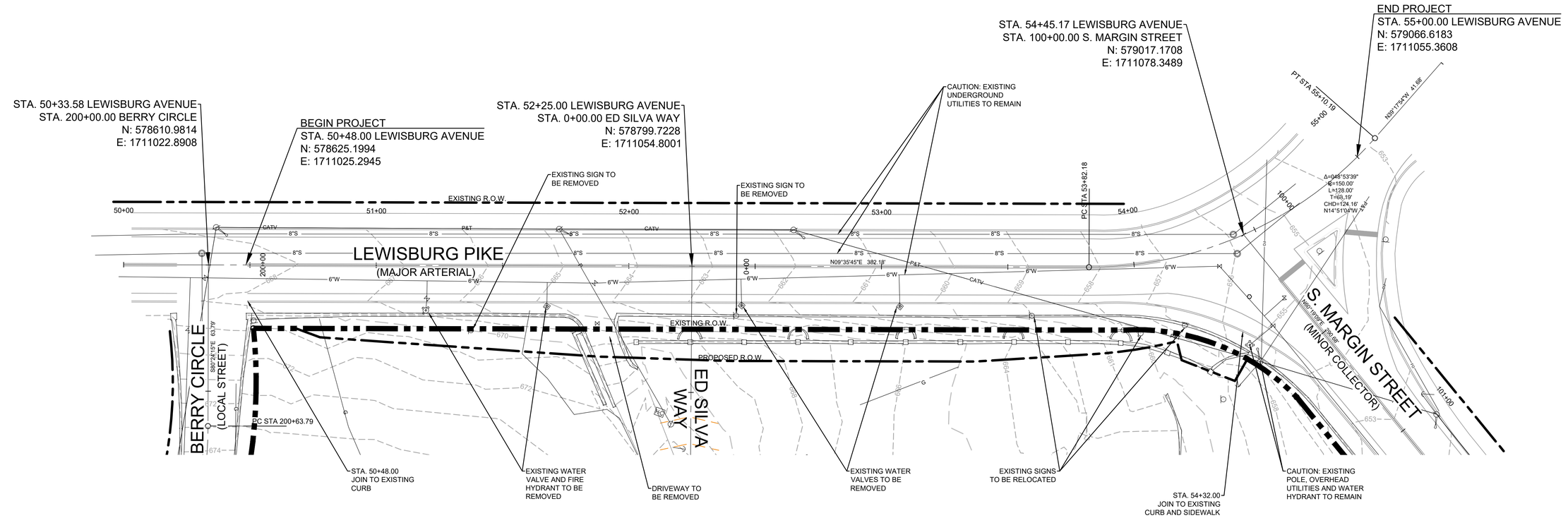
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DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

T1.2
DETAILS

CITY OF FRANKLIN
COF PROJECT# 8122



PRESENT LAYOUT

0 20 40

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6/23

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T2.0
PRESENT LAYOUT

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CITY OF FRANKLIN
COF PROJECT# 8122

TDOT NOTE:
ALL DRIVEWAYS MEET AASHTO INTERSECTION SIGHT DISTANCE.

STA. 50+33.58 LEWISBURG AVENUE
STA. 200+00.00 BERRY CIRCLE
N: 578610.9814
E: 1711022.8908

STA. 50+48.00
BEGIN APPROACH TAPER

BEGIN PROJECT
STA. 50+48.00 LEWISBURG AVENUE
N: 578625.1994
E: 1711025.2945

STA. 52+13.00
END APPROACH TAPER

STA. 52+25.00 LEWISBURG AVENUE
STA. 0+00.00 ED SILVA WAY
N: 578799.7228
E: 1711054.8001

STA. 52+35.00
BEGIN LEFT TURN LANE

STA. 53+35.00
END LEFT TURN LANE
BEGIN LEFT TURN LANE BAY TAPER
BEGIN DEPARTURE TAPER

STA. 54+45.17 LEWISBURG AVENUE
STA. 100+00.00 S. MARGIN STREET
N: 579017.1708
E: 1711078.3489

STA. 53+80.00
END LEFT TURN LANE BAY TAPER

STA. 55+00.00
END DEPARTURE TAPER

END PROJECT
STA. 55+00.00 LEWISBURG AVENUE
N: 579066.6183
E: 1711055.3608

PT STA 55+10.79

165' APPROACH TAPER
100' LEFT TURN LANE
45' LEFT TURN LANE BAY TAPER
165' DEPATURE TAPER
PC STA 53+82.18

EXISTING R.O.W.
PROPOSED R.O.W.

LEWISBURG PIKE
(MAJOR ARTERIAL)

BERRY CIRCLE
(LOCAL STREET)

ED SILVA WAY

S. MARGIN STREET
(MINOR COLLECTOR)

50+00 51+00 52+00 53+00 54+00 101+00

200+00 0+00 100+00

CATV P&T 8"S 6"W

5' (EXISTING WIDTH)
6'
25'
R=25'
R=75'
R=40'
24'

STA. 50+48.00
BEGIN PROPOSED CURB AND GUTTER

STA. 50+53.00
BEGIN SIDEWALK TAPER TO 6' SIDEWALK AND 6' GRASS STRIP

STA. 50+78.00
END SIDEWALK TAPER

PC STA 200+63.79

INSTALL SIDEWALK PER TDOT STANDARD DRAWING MM-SW-1

INSTALL CURB AND GUTTER PER TDOT STANDARD DRAWING RP-VC-10

INSTALL PEDESTRIAN CURB RAMP PER TDOT STANDARD DRAWING MM-CR-5

END CURB AND GUTTER

SEE ONSITE SHEETS FOR DESIGN AND DETAILS BEHIND PROPOSED RIGHT-OF-WAY LINE

INSTALL CURB AND GUTTER PER TDOT STANDARD DRAWING RP-VC-10

INSTALL PEDESTRIAN CURB RAMP PER TDOT STANDARD DRAWING MM-CR-5

INSTALL SIDEWALK PER TDOT STANDARD DRAWING MM-SW-1

STA. 53+98.00
BEGIN SIDEWALK TAPER TO EXISTING

STA. 54+32.00
END PROPOSED CURB AND GUTTER AND SIDEWALK

PROPOSED LAYOUT

1.5" MILL AND OVERLAY
23.5" FULL DEPTH PAVEMENT

0 20 40

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STATE OF TENNESSEE

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T2.1
PROPOSED LAYOUT

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TDOT NOTE:
1. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.

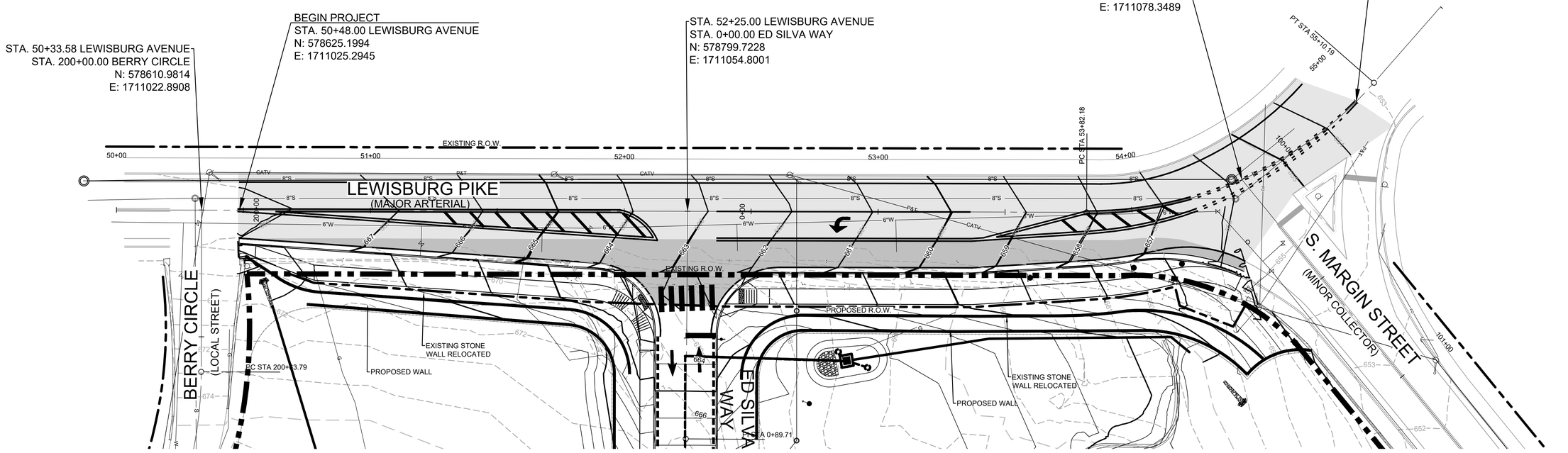
STA. 50+33.58 LEWISBURG AVENUE
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E: 1711022.8908

BEGIN PROJECT
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STA. 0+00.00 ED SILVA WAY
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N: 579017.1708
E: 1711078.3489

END PROJECT
STA. 55+00.00 LEWISBURG AVENUE
N: 579066.6183
E: 1711055.3608



GRADING PLAN

0 20 40

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STATE OF TENNESSEE
4/12/2023

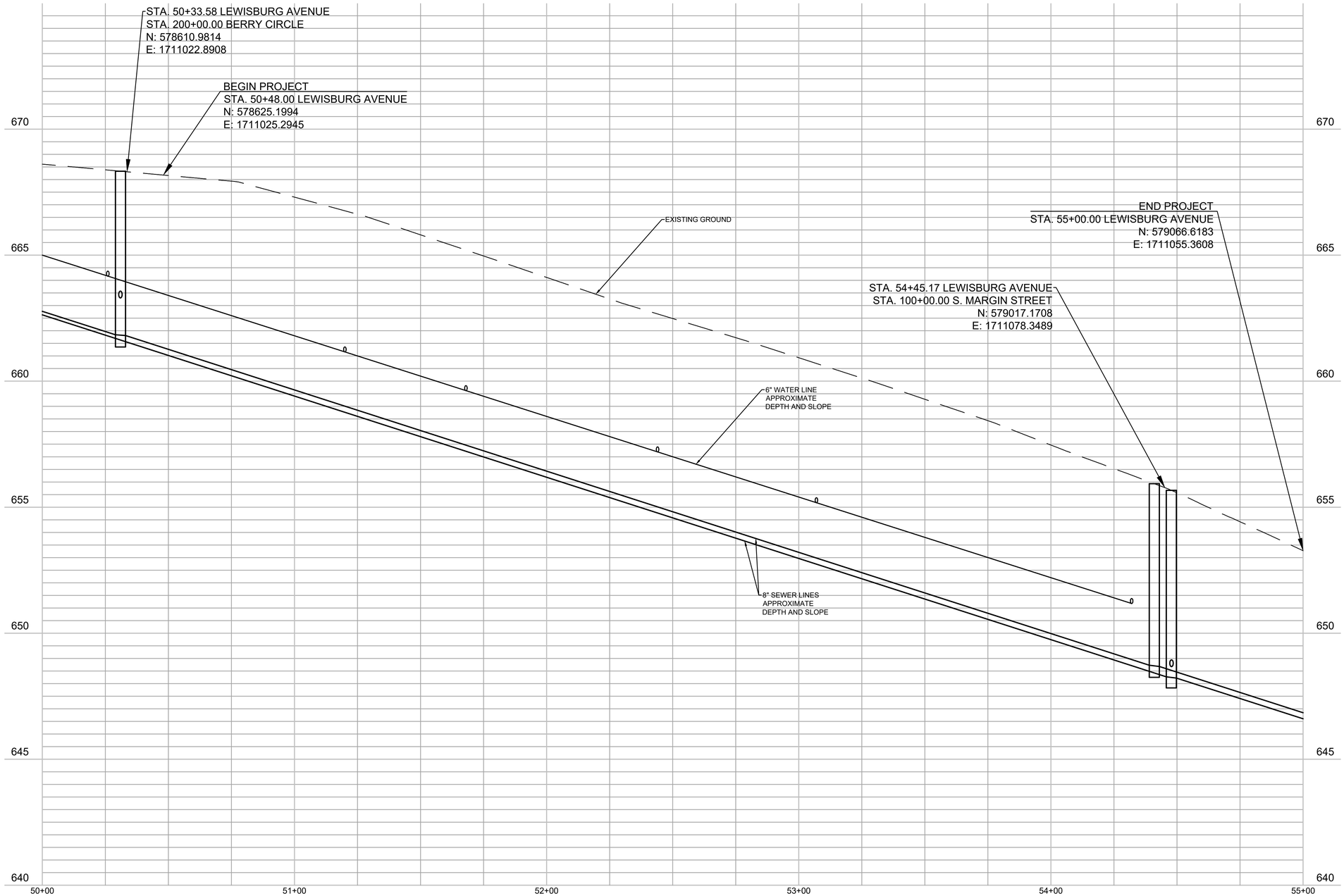
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T2.2
GRADING PLAN

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CITY OF FRANKLIN
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PROFILE VIEW OF LEWISBURG PIKE

SCALE:
1" = 20' HORIZ.
1" = 2' VERT.

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2023
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PROFESSIONAL ENGINEER
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STATE OF TENNESSEE
4-6-23

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REVISION: 04.06.2023
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T2.3
PROFILE

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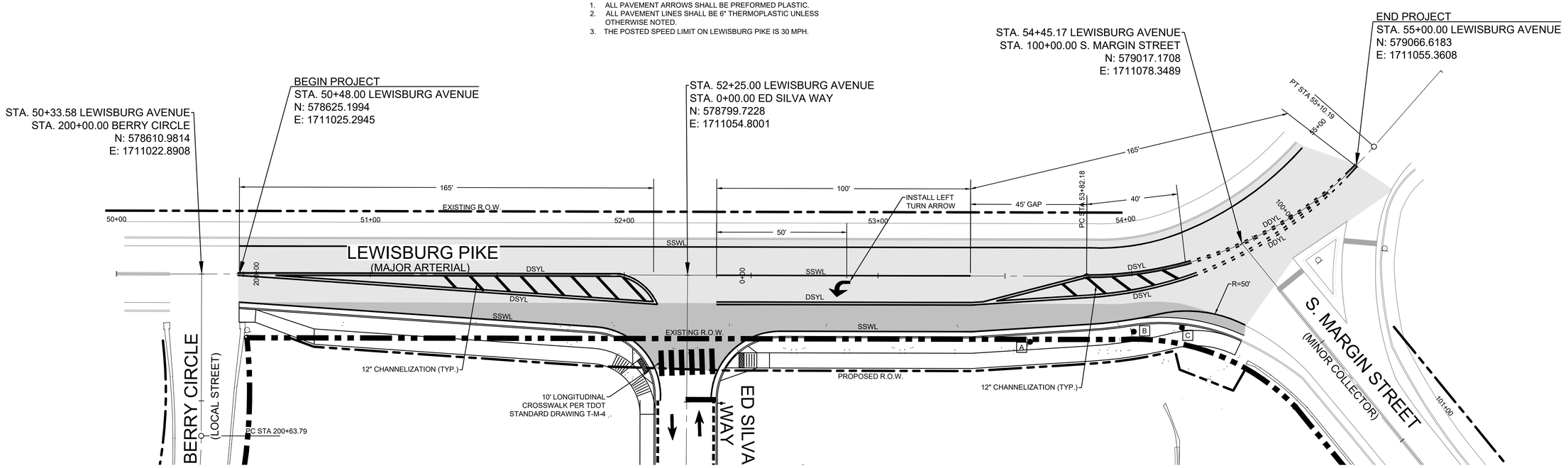
CITY OF FRANKLIN
COF PROJECT# 8122

LEGEND AND NOTES

ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC. ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D. AND TDOT SPECIFICATIONS (T-M-4).

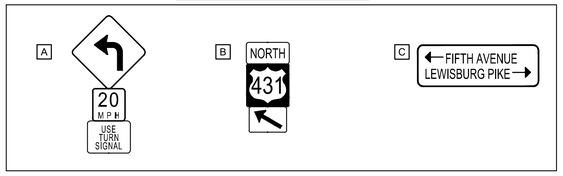
MARKING ABBREVIATIONS
SSWL - SINGLE SOLID WHITE LINE
DSYL - DOUBLE SOLID YELLOW LINE
DDYL - DOUBLE DOTTED YELLOW LINE

1. ALL PAVEMENT ARROWS SHALL BE PREFORMED PLASTIC.
2. ALL PAVEMENT LINES SHALL BE 6" THERMOPLASTIC UNLESS OTHERWISE NOTED.
3. THE POSTED SPEED LIMIT ON LEWISBURG PIKE IS 30 MPH.

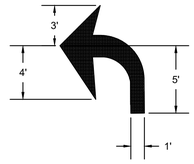


PAVEMENT MARKING AND SIGNAGE PLAN

PROPOSED SIGN DETAILS



LEFT TURN ARROW



0 20 40

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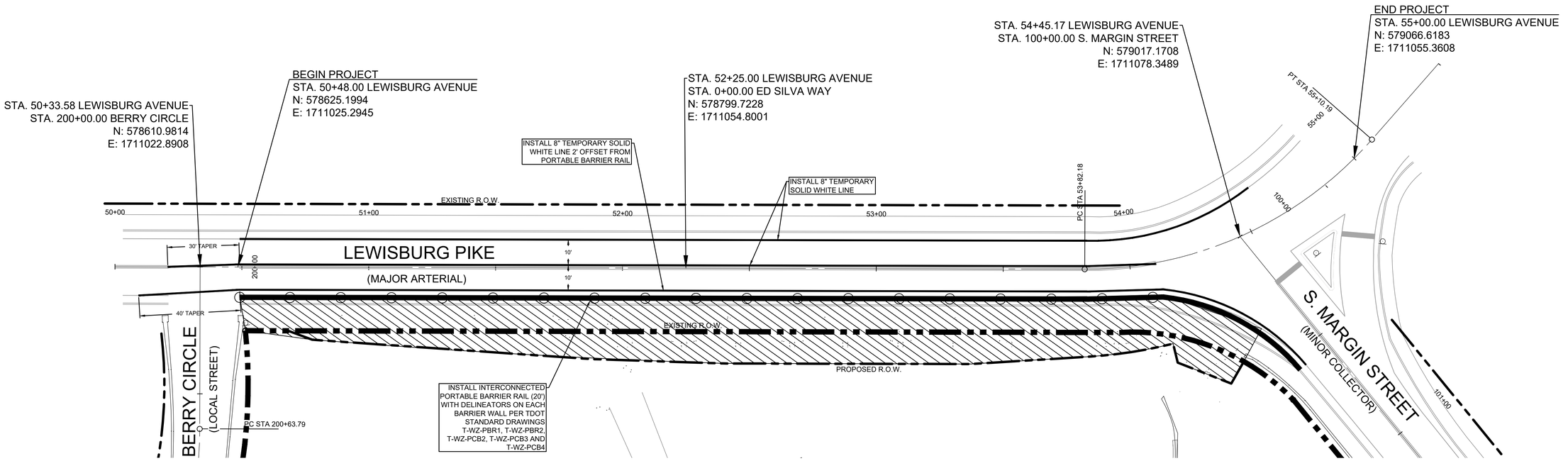
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REGISTERED ENGINEER
120979
STATE OF TENNESSEE
4/6/23

PROJECT #: 20-007/1785
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T2.4
PAVEMENT MARKING AND SIGNAGE PLAN

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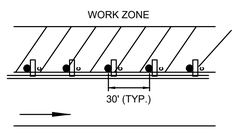


NON-ACTIVE WORK TRAFFIC CONTROL PLAN

NOTES
1. SEE SHEET T2.6 FOR TRAFFIC CONTROL SIGNS AND PLACEMENT FOR NON-ACTIVE WORK HOURS. SEE SHEET T2.5 FOR TRAFFIC CONTROL FOR ACTIVE WORK HOURS. SEE SHEETS T2.7 FOR TEMPORARY LANE CLOSURE TRAFFIC CONTROL PLANS.
2. SEE SHEET T1.1 FOR TRAFFIC CONTROL NOTES.
3. CONTRACTOR TO PROVIDE PORTABLE BARRIER RAIL PER "PAVEMENT EDGE DROP-OFF TRAFFIC CONTROL NOTES" ON SHEET T1.1.

FLEXIBLE DRUM WITH TYPE "C" WARNING LIGHT (TYP.)
1. THE FIRST FLEXIBLE DRUM AT ALL LOCATIONS WHERE FLEXIBLE DRUMS BEGIN AND/OR END WITHIN THE LIMITS OF CONSTRUCTION ARE TO HAVE TYPE "A" FLASHING LIGHTS.
2. ALL OTHER FLEXIBLE DRUMS WITHIN WORK ZONE AREAS TO HAVE TYPE "C" STEADY BURN LIGHTS.

NOTE: THE CONTRACTOR SHALL PLACE FLEXIBLE DRUMS JUST OUTSIDE OF THE EXISTING PAVEMENT. A PREPARED PAD FOR THE DRUM TO SET ON SHALL BE CONSTRUCTED (IF NECESSARY) PRIOR TO THE END OF EACH WORKING DAY.



WORK ZONE DRUM PLACEMENT DETAIL
NOT TO SCALE

KEY
WORK ZONE
PORTABLE BARRIER RAIL

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK. ALL CUTS IN PUBLIC STREETS REQUIRE AN EXCAVATION / ROAD BORE PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.

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4-6-23

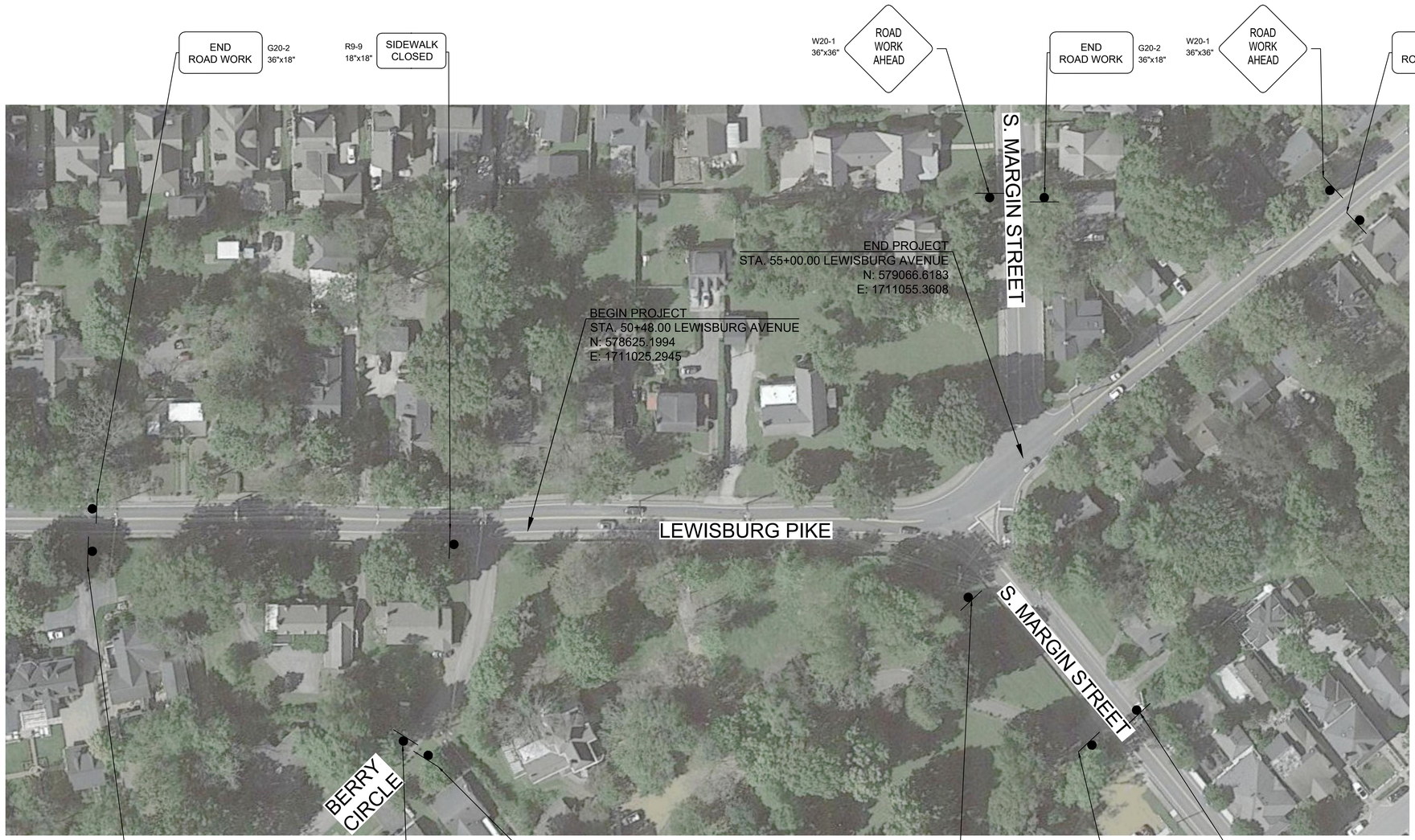
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T2.5
TRAFFIC CONTROL PLAN

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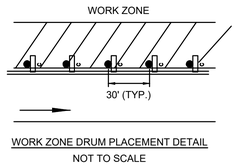


NON-ACTIVE WORK TRAFFIC CONTROL SIGNAGE PLAN

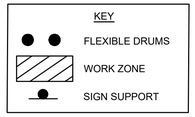
NOTES
1. SEE SHEET T2.6 FOR TRAFFIC CONTROL SIGNS AND PLACEMENT FOR NON-ACTIVE WORK HOURS. SEE SHEET T2.5 FOR TRAFFIC CONTROL FOR ACTIVE WORK HOURS. SEE SHEETS T2.7 FOR TEMPORARY LANE CLOSURE TRAFFIC CONTROL PLANS.
2. SEE SHEET T1.1 FOR TRAFFIC CONTROL NOTES.
3. CONTRACTOR TO PROVIDE PORTABLE BARRIER RAIL PER "PAVEMENT EDGE DROP-OFF TRAFFIC CONTROL NOTES" ON SHEET T1.1.

FLEXIBLE DRUM WITH TYPE "C" WARNING LIGHT (TYP.)
1. THE FIRST FLEXIBLE DRUM AT ALL LOCATIONS WHERE FLEXIBLE DRUMS BEGIN AND/OR END WITHIN THE LIMITS OF CONSTRUCTION ARE TO HAVE TYPE "A" FLASHING LIGHTS.
2. ALL OTHER FLEXIBLE DRUMS WITHIN WORK ZONE AREAS TO HAVE TYPE "C" STEADY BURN LIGHTS.

NOTE: THE CONTRACTOR SHALL PLACE FLEXIBLE DRUMS JUST OUTSIDE OF THE EXISTING PAVEMENT. A PREPARED PAD FOR THE DRUM TO SET ON SHALL BE CONSTRUCTED (IF NECESSARY) PRIOR TO THE END OF EACH WORKING DAY.



WORK ZONE DRUM PLACEMENT DETAIL
NOT TO SCALE



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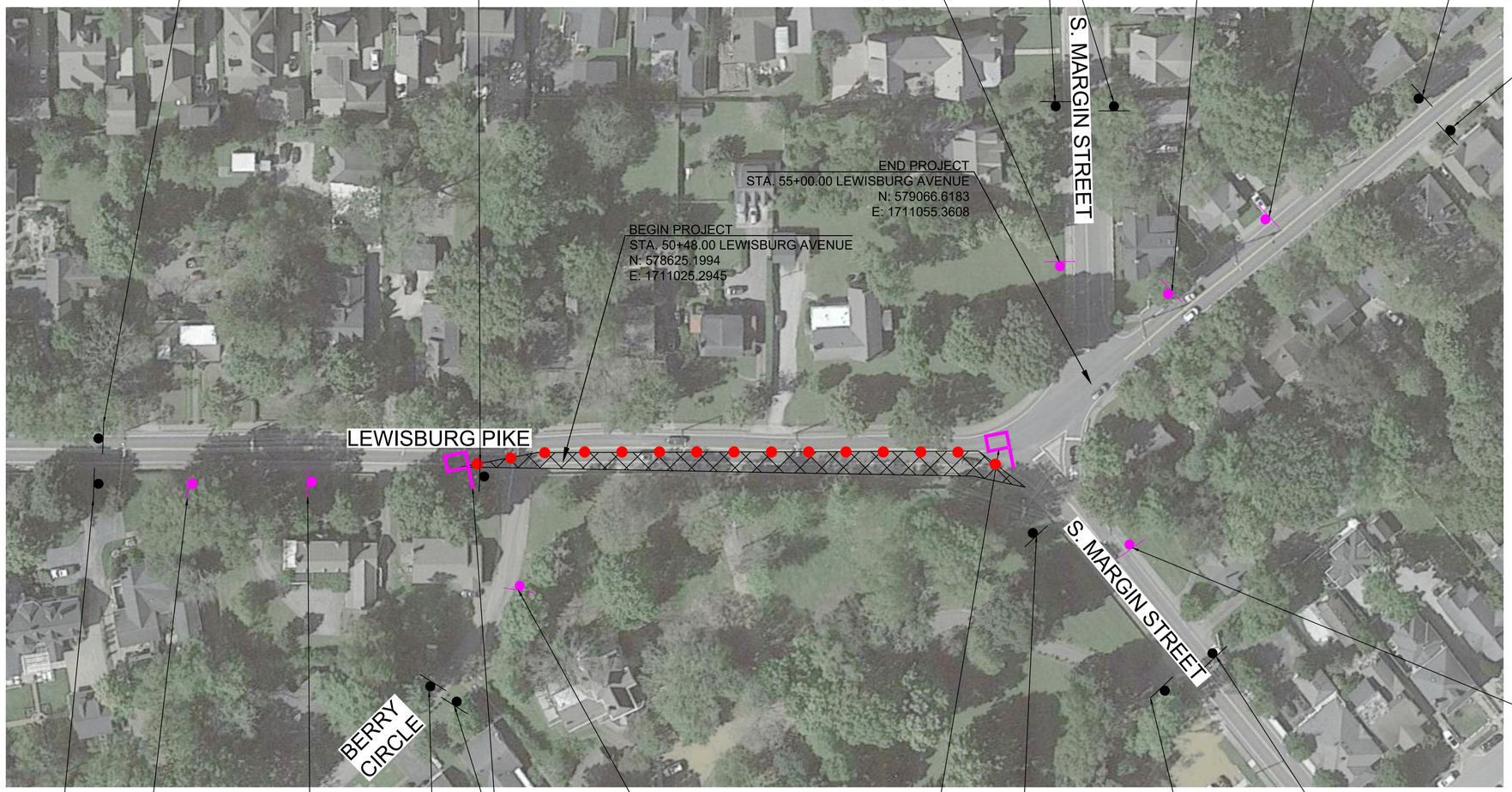
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T2.6
TRAFFIC CONTROL PLAN

0 50 100

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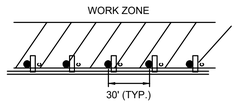


TEMPORARY LANE CLOSURE

NOTES
1. SEE SHEET T2.6 FOR TRAFFIC CONTROL SIGNS AND PLACEMENT FOR NON-ACTIVE WORK HOURS. SEE SHEET T2.5 FOR TRAFFIC CONTROL FOR ACTIVE WORK HOURS. SEE SHEETS T2.7 FOR TEMPORARY LANE CLOSURE TRAFFIC CONTROL PLANS.
2. SEE SHEET T1.1 FOR TRAFFIC CONTROL NOTES.
3. CONTRACTOR TO PROVIDE PORTABLE BARRIER RAIL PER "PAVEMENT EDGE DROP-OFF TRAFFIC CONTROL NOTES" ON SHEET T1.1.

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NOTE: THE CONTRACTOR SHALL PLACE FLEXIBLE DRUMS JUST OUTSIDE OF THE EXISTING PAVEMENT. A PREPARED PAD FOR THE DRUM TO SET ON SHALL BE CONSTRUCTED (IF NECESSARY) PRIOR TO THE END OF EACH WORKING DAY.



WORK ZONE DRUM PLACEMENT DETAIL
NOT TO SCALE

KEY
- FLEXIBLE DRUMS
- TEMPORARY CLOSED LANES. SEE CLOSURE HOURS
- SIGN SUPPORT
- FLAGGER

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cyril@cyrilstewart.com
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RaganSmith

Franklin Grove Subdivision, Site Plan SUBMITTAL

100 to 201 Ed Silva Way
Franklin, Tennessee

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REGISTERED ENGINEER
XVI
AGRICULTURE
20979
STATE OF TENNESSEE
4-6-23

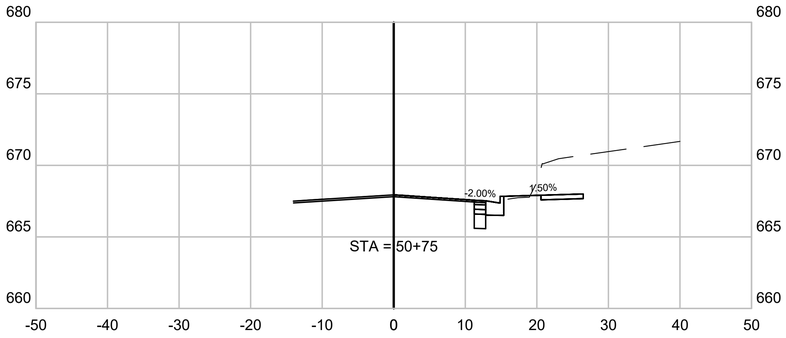
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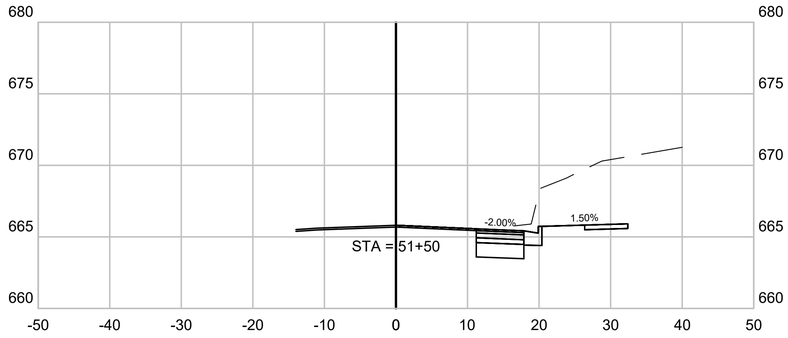
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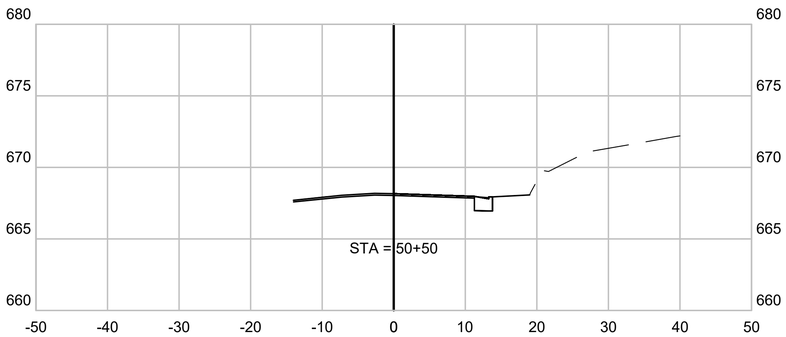
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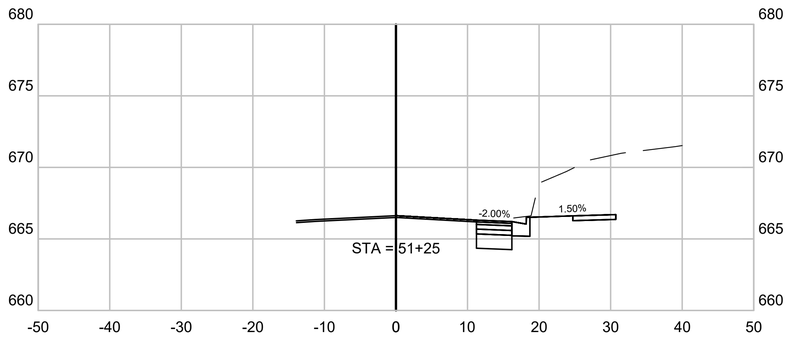
©2007-1785\TRANSPORTATION\TL LANE DIAGRAM SHEETS\T2.7 - TTR TEMPORARY LANE CLOSURE.DWG
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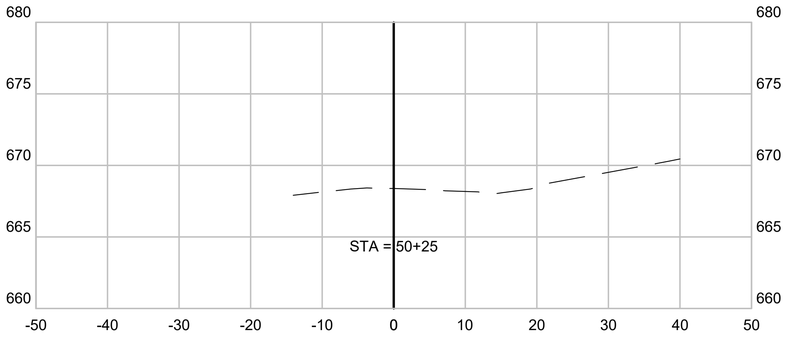
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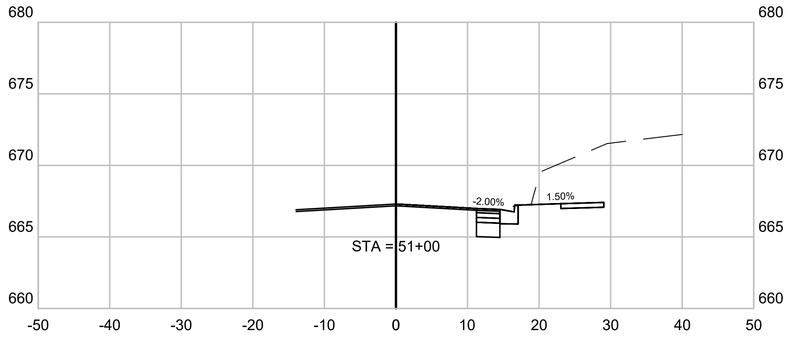












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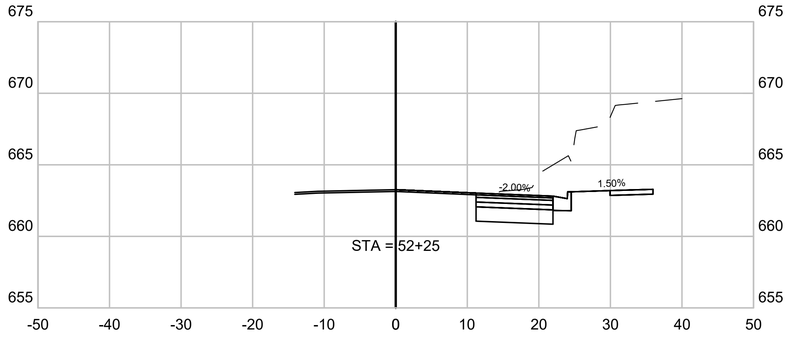
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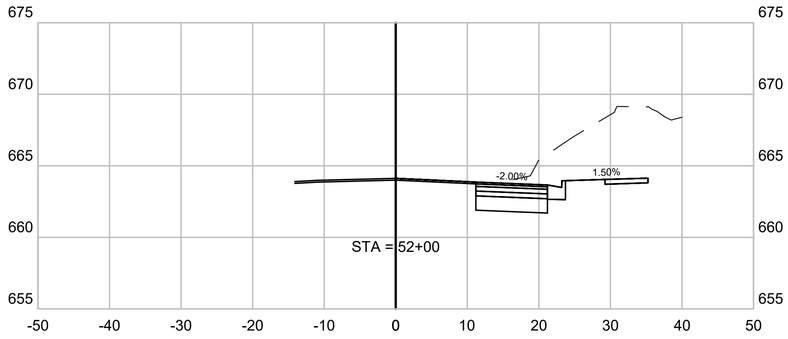
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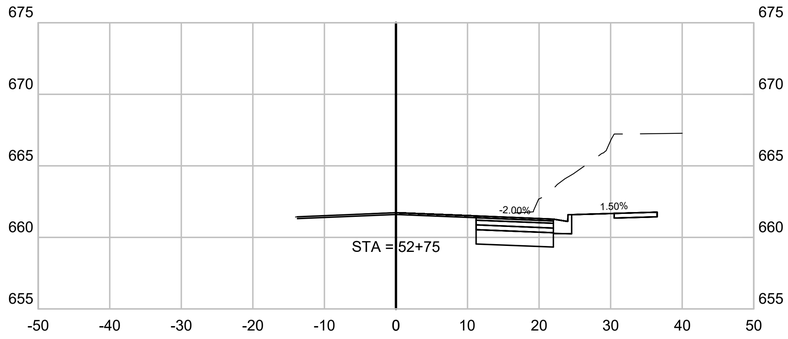
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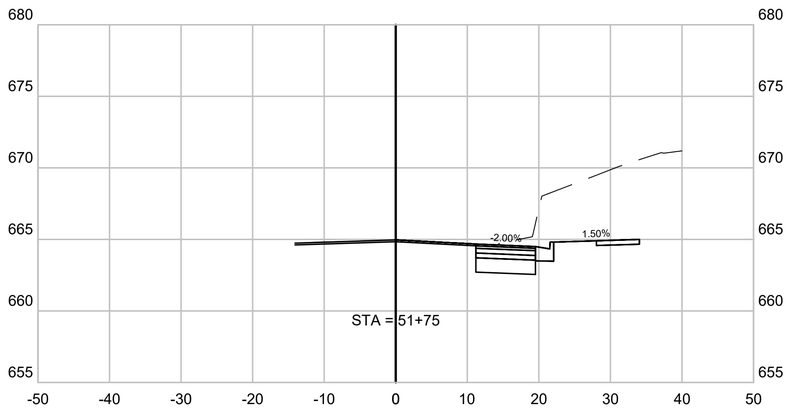
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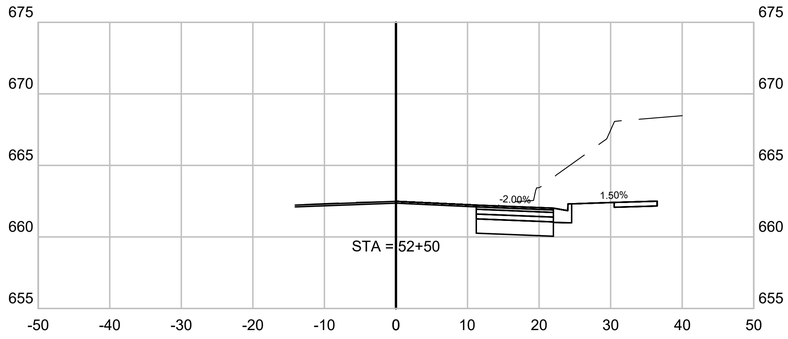
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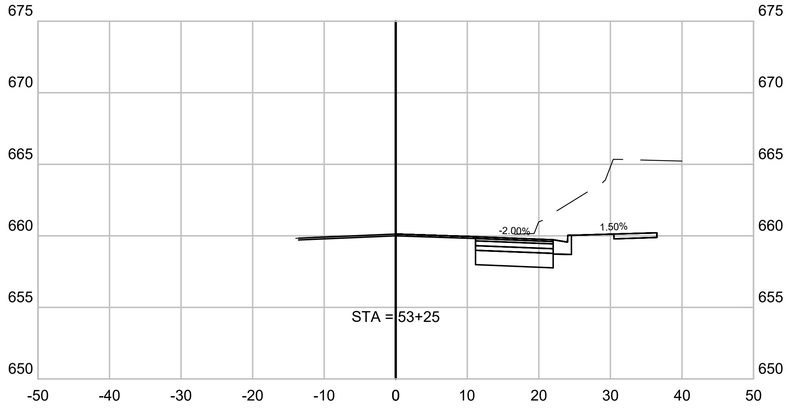
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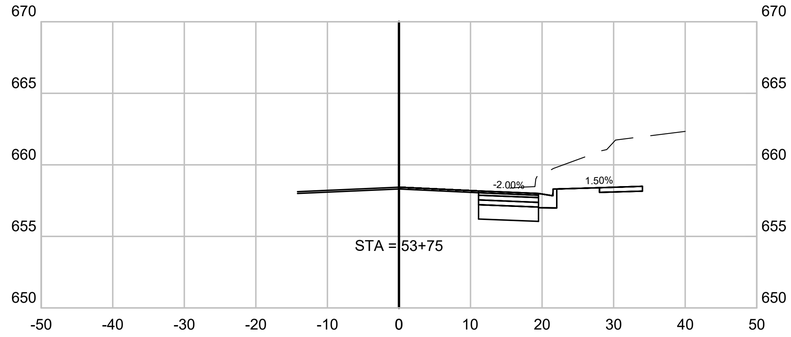
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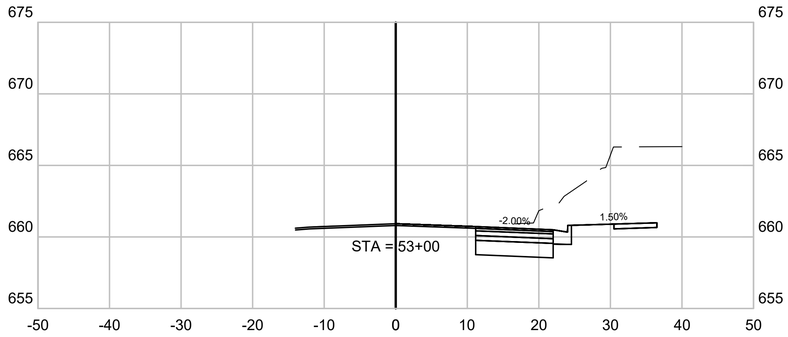
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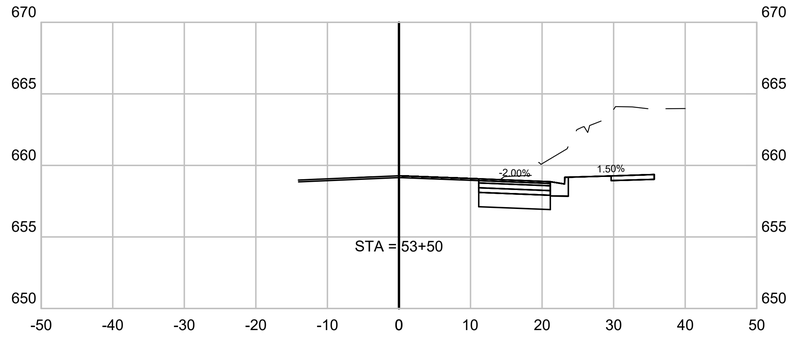
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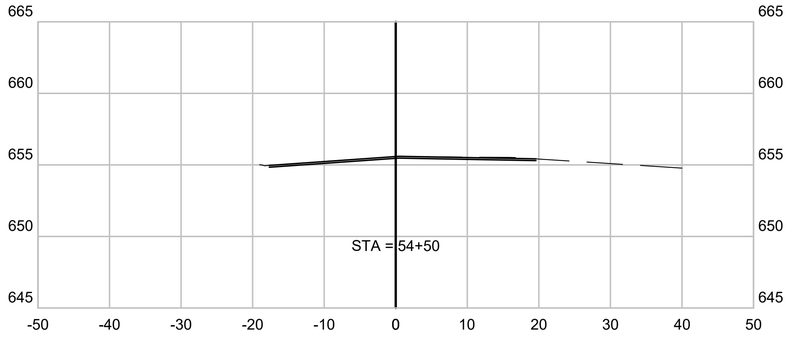
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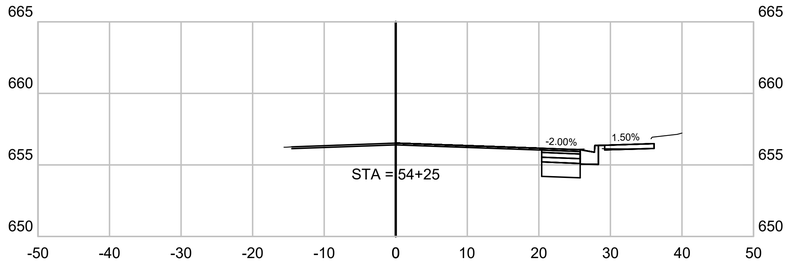
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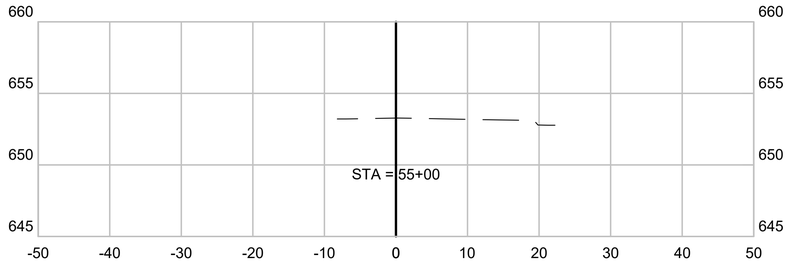
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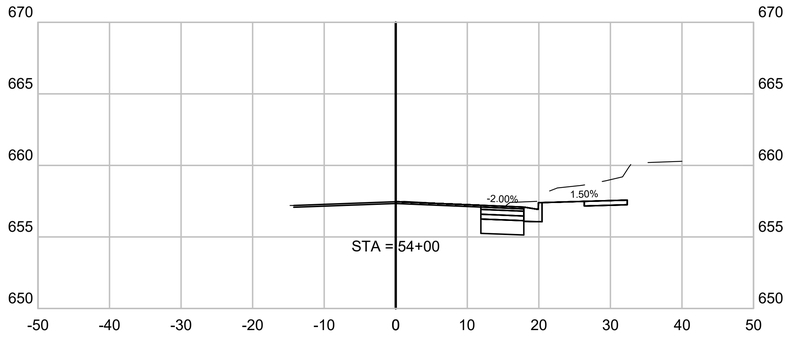
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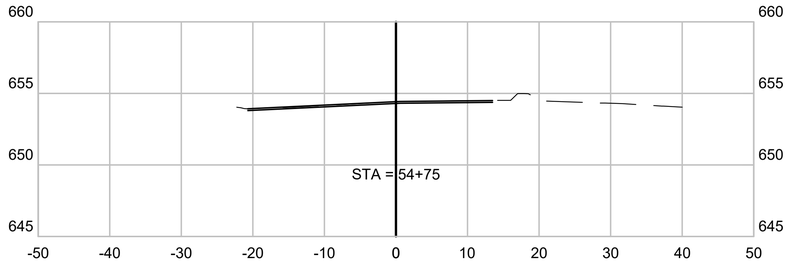
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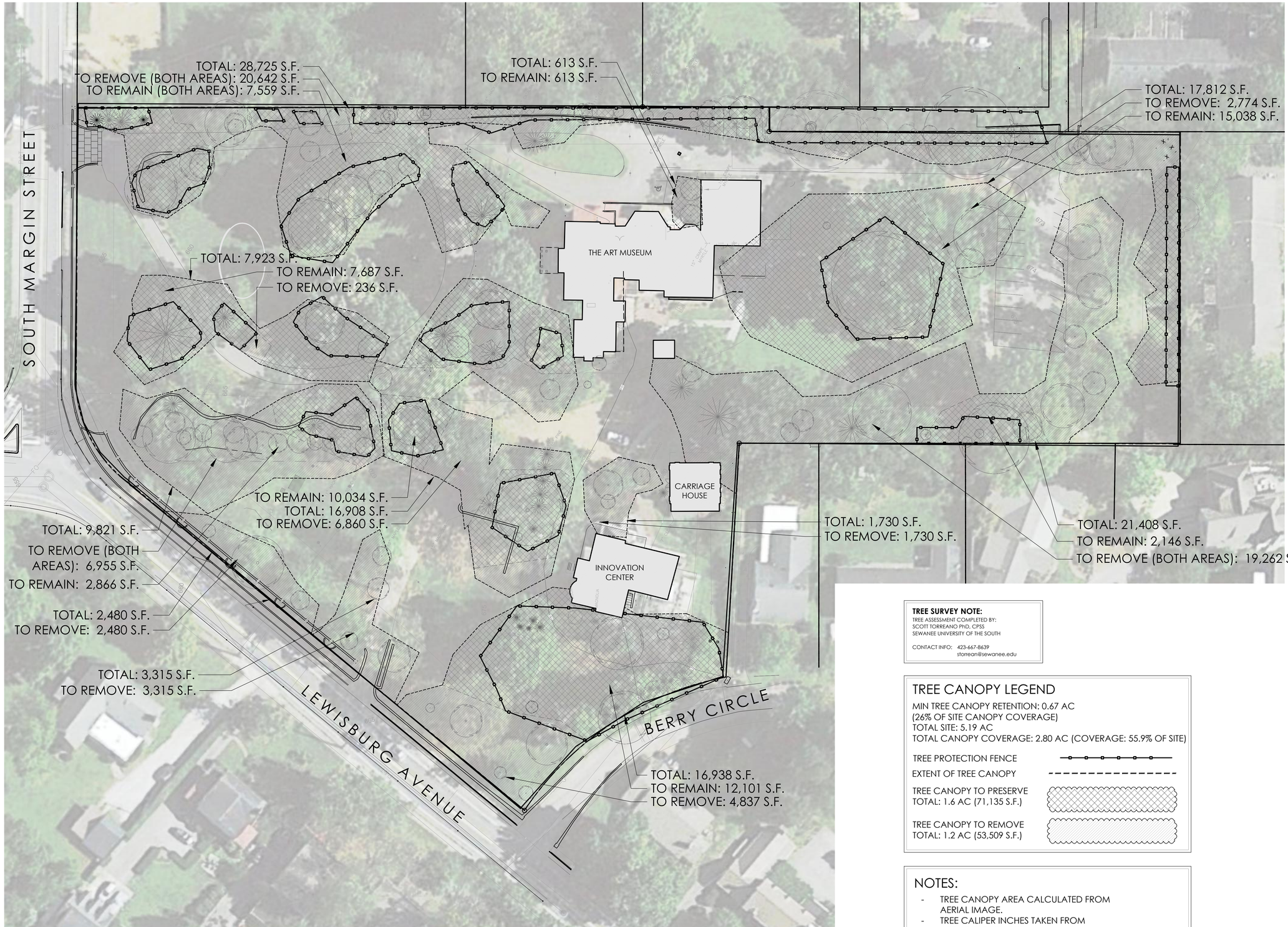
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CITY OF FRANKLIN
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TREE SURVEY NOTE:
TREE ASSESSMENT COMPLETED BY:
SCOTT TORREANO PHD, CPSS
SEWANEE UNIVERSITY OF THE SOUTH

CONTACT INFO: 423-667-8639
storrean@sewanee.edu

TREE CANOPY LEGEND

MIN TREE CANOPY RETENTION: 0.67 AC
(26% OF SITE CANOPY COVERAGE)
TOTAL SITE: 5.19 AC
TOTAL CANOPY COVERAGE: 2.80 AC (COVERAGE: 55.9% OF SITE)

TREE PROTECTION FENCE

EXTENT OF TREE CANOPY

TREE CANOPY TO PRESERVE
TOTAL: 1.6 AC (71,135 S.F.)

TREE CANOPY TO REMOVE
TOTAL: 1.2 AC (53,509 S.F.)

NOTES:

- TREE CANOPY AREA CALCULATED FROM AERIAL IMAGE.
- TREE CALIPER INCHES TAKEN FROM ARBORIST RESEARCH
- AERIAL REFERENCE FROM GOOGLE 2021

0 15 30 60 90

N

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EXISTING TREE CANOPY

L1.0

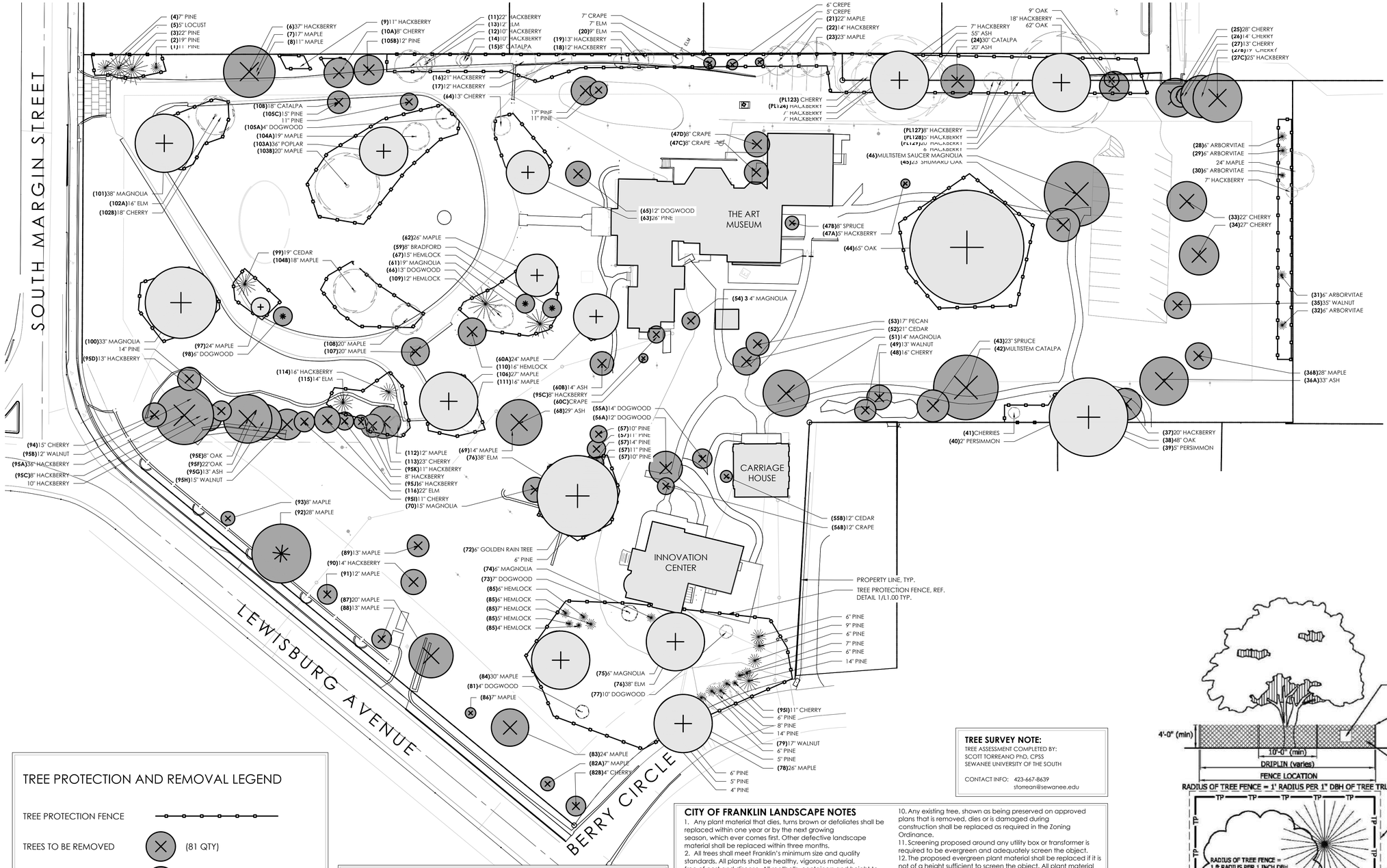
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Franklin Grove Subdivision, Site Plan SUBMITTAL

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TREE PROTECTION AND REMOVAL LEGEND

TREE PROTECTION FENCE		
TREES TO BE REMOVED	×	(81 QTY)
TREES LOST IN STORM	✱	(4 QTY)
SPECIMEN TREES	+	(X QTY)
EXISTING TREE CANOPY	✱ ○	(88 QTY)

NOTES:

- TREE ASSESSMENT COMPLETED BY SCOTT TORREANO PhD, CPSS SEWANEE UNIVERSITY OF THE SOUTH
- REFERENCE SHEET L2.1 FOR TREE CHART AND NUMERICAL LEGEND
- REFERENCE SHEET L2.1 LANDSCAPE TABLE

TREE SURVEY NOTE:
TREE ASSESSMENT COMPLETED BY:
SCOTT TORREANO PhD, CPSS
SEWANEE UNIVERSITY OF THE SOUTH

CONTACT INFO: 423-667-8639
storrean@sewanee.edu

PLANTING NOTES

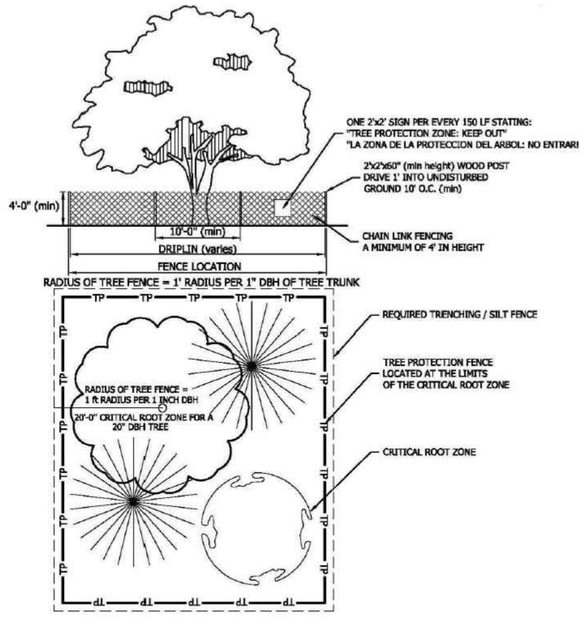
1.) All newly planted landscape plant materials shall conform to the latest version of the *American Standard of Nursery Stock (ANSI Z60.1).*
2.) All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
A.) Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
B.) Trees with forked trunks are acceptable if all the following conditions are met:
1. The fork occurs in the upper one-third of the tree;
2. One fork is less than two-thirds the diameter of the dominant fork; and
3. The top one-third of the smaller fork is removed at the time of planting;
C.) No branch is greater than two-thirds the diameter of the trunk directly above the branch;
D.) Several branches are larger in diameter and obviously more dominant;
E.) Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above an

CITY OF FRANKLIN LANDSCAPE NOTES

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, which ever comes first. Other defective landscape material shall be replaced within three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object.
12. 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.
13. All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
14. Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
15. Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.
16. Municipal Code 7-231 does not permit the installation of combustible mulch within inches of buildings of construction types III,IV, and V, and buildings with combustible exterior sheathing.

2 TREE PROTECTION AND REMOVAL PLAN

0 15 30 60 90 N



1 CITY STANDARD TREE PROTECTION DETAIL NPT

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PROJECT #: 2004
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REVISION: 04.06.2023
SHEET:

TREE SURVEY AND INVENTORY PLAN

L2.0

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Tree #	Specimen to be Replaced	Species	Decision*	DBH (in)	Action Period (Month)	Life Expectancy (yrs.)	Brief Comments	Height (ft)	Vigot Class	Comments
1		Loblolly Pine	Preserve	11	12	0	Remove to allow tree 2 to thrive	25	poor	
2		Loblolly Pine	Preserve	18.9		30	Remove vines	70	good	
3		Loblolly Pine	Preserve	21.5		20	Remove vines	70	good	
4		Loblolly Pine	Preserve	7.2	12	0	Poor	30	poor	
5		Black locust	Preserve	5	12	0	Remove all sprouts	15	poor	
6		Hackberry	Remove	36.5	12	0	Allow maples to grow	66	poor	Health Issues
7		Sugar maple	Remove	17.3		30	deadwood prune and balance live prune with tree 8;	65	good	Design Issues
8		Sugar maple	Remove	11.3		15		48	good	Design Issues
9		Hackberry	Preserve	11		15	live prune for balance	55	good	
10A		Black cherry	Preserve	8	12		Too crowded for good growth	remove	poor	
10B		Catalpa	Remove	18		15		60	good	Design Issues
11		Hackberry	Preserve	22	12	0	Deadwood prune if unable to remove tree this year	85	poor	
12		Hackberry	Preserve	10.5		10 to 15	May improve with removal of tree 11	45	moderate	
13		Elm	Preserve	12.1		10 to 15	Remove weight of live brances over neighbors; remove vines	65	moderate	
14		Hackberry	Preserve	10		10 to 15	Remove heavy vines	70	good	
15		Catalpa	Preserve	8.1	12	0	Remove tree; will not respond to treatment	20	poor	
16		Hackberry	Preserve	21		25	wounds	75	good	
17		Hackberry	Preserve	12	12	5	Remove tree; will not respond to treatment	38	poor	
TBD		Pine?					Addressed by HDLA team			
TBD		Pine?					Addressed by HDLA team			
18		Hackberry	Preserve	12.1		20	Live wood prune	85	good	
19		Hackberry	Preserve	13.8		25	Fine specimen	80	good	
20		Elm	Preserve	9.3		10	Will not respond to pruning; consider removal	20	poor	Health Issues
21		Sugar maple	Preserve	22.1		20	Livewood prune	65	good	
22		Catalpa	Preserve		ASAP	0	Severe wounds in SE quadrant	remove	poor	Health Issues
23		Sugar maple	Preserve	23.1	12	20	deadwood prune and balance live prune	70	good	Health Issues
24		Catalpa	Preserve		ASAP	0	Severe structural unsoundness	remove	poor	Health Issues
25		Black walnut	Remove	28	12	20	Remove	65	good	Health Issues
26		Hackberry	Remove	14.5	ASAP	0	Surrounding trees are superior	60	poor	Health Issues
27		Elm	Remove	13		0	Surrounding trees are superior	remove	poor	Health Issues
27B		Hackberry	Remove	19		0	Too crowded for good growth		moderate	Health Issues
27C	*	Hackberry	Remove	25		0	Too crowded for good growth		moderate	Health Issues
28		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; Is fence to be removed?	20	moderate	Health Issues
29		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; Is fence to be removed?	20	moderate	Health Issues
30		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; Is fence to be removed?	20	moderate	Health Issues
31		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; Is fence to be removed?	20	moderate	Health Issues
32		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; Is fence to be removed?	20	moderate	Health Issues
33		Malus sp.	Remove	22	ASAP	0	Severe structural unsoundness	25	poor	Health Issues
34		Black cherry	Remove	27	ASAP	5	Immediate deadwood pruning or removal	68	poor	Health Issues
35	*	Black walnut	Remove	35		20		70	good	Design Issues
36A		Ash	Remove	33	ASAP	5 to 10	Immediate deadwood pruning or removal	80	moderate	Design Issues
36B		Silver maple	Remove	28	ASAP		No future; subject to failure	76	moderate	Design Issues
37		Hackberry	Remove	remove	12	10	Remove minor stem within 12 months; consider total removal	remove	moderate	Health Issues
38		American wh oak	Preserve	48	12	20	Remove weak epicormics and some live crown	78	good	
39		Persimmon	Preserve	5	12	0	Remove to benefit tree 40	40	good	
40		Persimmon	Preserve	2		10	Retain this tree and remove 39	8	poor	
41		Yoshino cherries	Preserve	various	12	0	Remove both specimens of cherry	remove	poor	
42		Catalpa	Remove	multisten	ASAP		Severe structural unsoundness	45	poor	Health Issues
43		Norway spruce	Remove	23	12	10	Lack of sun and poor drainage, undermined roots water feature	75	moderate	Health Issues
44		Shumard oak	Preserve	65		25	Magificent specimen	135	good	
45		Shumard oak	Remove	23	12	30	Constrained by future building	80	good	Health Issues
46		Saucer magnolia	Remove	multisten	12	5	Either remove tree or greatly reduce branch weight/spread	35	poor	Health Issues
47A		hackberry/sugar ma	Remove	5	12	0	Remove both trees	18	poor	Health Issues
47B		Spruce	Remove	8	12	0	Constrained by future building	26	moderate	Design Issues
47C		Crape	Remove	8	12	0	Constrained by future building		moderate	Design Issues
47D		Crape	Remove	8	12	0	Constrained by future building		moderate	Design Issues
48		Black cherry	Remove	16		5 to 10	Only retain if pruned; dead and live	78	moderate	Health Issues
49		Black walnut	Remove	13	12	0	Too much competition from other trees		poor	Health Issues
50		Norway spruce	Remove	6		10	Decide if need to retain. Needs better site and envir	25	moderate	Health Issues
51		Southern magnolia	Remove	14		15 to 20	Remove some weight on both stems	40	good	Health Issues
52		Red-cedar	Remove	21		15	In competition with other trees	42	moderate	Health Issues
53		Pecan	Remove	17		15 to 20	Remove twine at 18 ft main stem	70	good	Health Issues
54		3 Magnolias	Remove	4	12		Back of Perkins House	12 to 15	remove	Health Issues
55A		Flowering dogwood	Remove	14	12	20	Needs soil amendments; deadwood prune	28	moderate	Design Issues
55B		Red-cedar	Remove	6	12	20	Needs more sun		moderate	Design Issues
56A		Flowering dogwood	Remove	12	12	20	Bark wounds will seal	57	good	Design Issues
56B		Crape myrtle	Remove		12	20	Needs more sun		moderate	Design Issues
57		5 white pine	Remove	8 to 14	12	0	Trees have no useful life in this position	55	poor	Health Issues
58		American elm	Remove	36	12	5 to 10	Severe mower root wounds	85	moderate	Health Issues
59		Bradford Pear	Lost in Stom	8	12	0	Remove tree; will not respond to treatment	35	poor	Lost in Storm
60A		Sugar maple	Preserve	24	12	5 to 10 max	Carefully inspect annually	92	moderate	Health Issues
60B		Ash	Remove	14					moderate	Health Issues
60C	*	Crape myrtle	Remove							Design Issues
61		Southern magnolia	Preserve	19		20 to 25	Improve soil resources	45	good	Reserve 15 ft around center
62		Sugar maple	Preserve	26		15	Stable	90	good	Annual wound inspections
63		Eastern white pine	Preserve	26	6	15 to 20	Fine specimen	110	good	Prune within 6 mo
64		Black cherry	Preserve	13		20	Excellent specimen	60	good	
65		Flowering dogwood	Remove	12	ASAP	0	Severe structural unsoundness	20	poor	Health Issues
66		Flowering dogwood	Preserve	13	ASAP	0	Severe structural unsoundness	20	poor	Health Issues
67		Eastern hemlock	Lost in Stom	15	6	10	Treat all hemlocks for NWA	55	moderate	Lost in Storm
68	*	White ash	Remove	29	6	10 to 15	Treat all ash for Emerald Ash Borer	100	moderate	Health Issues
69		Sugar maple	Remove	14	6	0	Poor form and competing with tree 68	70	poor	Health Issues
70		Southern magnolia	Remove	remove	ASAP	0	Severe structural unsoundness	remove	poor	Health Issues
71		Jap. Maple	Remove	2		15	Consider transplanting	7	moderate	Design Issues
72		Golden raintree	Remove	6	6	0	In area of construction	27	poor	Design Issues
73		Flowering dogwood	Preserve	7	6	10 to 15		20	moderate	Design Issues
74		Southern magnolia	Preserve	6		15	Splendid but close to house	22	good	
75		Southern magnolia	Remove	6		15	Splendid but close to house	20		Design Issues
76		American elm	Preserve	38	ASAP	10	Incorrectly listed on map	98	moderate	Health Issues
										remove branches over house
77		Flowering dogwood	Preserve	10		15	Good specimen	18	moderate	
78		Sugar maple	Preserve	26		15	Good branching	85	moderate	
79		Black walnut	Preserve	17		10	Needs pruning	60	moderate	
80		Sugar maple	Preserve	25	ASAP	0	Severe structural rot	105	poor	Health Issues

Tree #	Specimen to be Replaced	Species	Decision*	DBH (in)	Action Period (Month)	Life Expectancy (yrs.)	Brief Comments	Height (ft)	Vigot Class	Comments
81		Flowering dogwood	Preserve	4	6	15 to 20	Solid specimen but needs pruning	15	moderate	Design Issues
82A		Red maple	Remove	7	ASAP	0	Will not respond to treatment		poor	Health Issues
82B		Yoshino cherry	Remove	4		0	Very poor condition. Will not respond to culture	15	poor	
83	*	Sugar maple	Remove	24		15 to 20	Root wounds	74	good	Health Issues
84		Sugar maple	Preserve	30	ASAP	0		58		
85		Hemlocks	Preserve	remove	6	0	No useful life	remove	moderate	Health Issues
86		Red maple	Preserve	7		15	Good specimen	22	good	Health Issues
87		Sugar maple	Preserve	20	6	10	Has suffered from grade removal	58	moderate	Deadwood prune this season
88		Red maple	Remove	13		15	Retain if construction allows	50	moderate	Design Issues
89		Silver maple	Remove	remove	ASAP		No useful life	remove	moderate	Health Issues
90		Hackberry	Remove	14	ASAP	0	Structural rot	44	poor	Health Issues
91		Red maple	Remove	12		20	Good specimen	36	good	Design Issues
92		Silver maple	Lost in Stom	28	6	0	No useful life	55	poor	Lost in Storm
93		Red maple	Remove	8		15	Retain if construction allows	28	good	Design Issues
94		Black cherry	Remove		6	0	Remove due to construction		moderate	Design Issues
95A		Hackberry	Remove		6	0	Remove due to construction		moderate	Design Issues
95B		Walnut	Remove	12		0	Remove due to construction		poor	Design Issues
95C		Hackberry	Remove	8		0	Remove due to construction		poor	Design Issues
95D		Hackberry	Remove	13		0	Remove due to construction		poor	Design Issues
95E		Oak	Remove	8		0	Remove due to construction		poor	Design Issues
95F		Oak	Remove	22		0	Remove due to construction		moderate	Design Issues
95G		Ash	Remove	13		0	Remove due to construction		moderate	Design Issues
95H		Walnut	Remove	15		0	Remove due to construction		poor	Design Issues
95I		Cherry	Preserve	11		0			poor	
95J		Hackberry	Remove	6		0	Remove due to construction		poor	Design Issues
95K		Hackberry	Remove	11		0	Remove due to construction		moderate	Design Issues
95I		Maple	Preserve	24		14	Remove due to construction			Design Issues
96		Black walnut	Preserve	18		10 to 15	Next to new school	80	moderate	
97		Sugar maple	Preserve	24		5 to 10	Moderate decay in truck	80	moderate	Inspect annually
98		Flowering dogwood	Lost in Stom	6		15	Apply less mulch	20	good	Lost in Storm
99		Eastern red-cedar	Preserve	19		30	Excellent specimen	32	good	Inspect annually
100		Southern magnolia	Preserve	33		30	Excellent specimen	60	good	
101		Southern magnolia	Preserve	38		25	Excellent specimen	49	good	
102A		American elm	Preserve	16		10 to 15	Remove nearby blackcherry		moderate	
102B		Black cherry	Preserve	18	6	0	attached near base to 102A	remove		
103 A		Yellow-poplar	Preserve	36	6	20	Excellent specimen	128	good	Deadwood prune
103B		Sugar Maple	Preserve	20			Severe root rot and decay conks in bole	88	poor	Health Issues
104A		Sugar maple	Preserve	19	6	20	Mower damage	80	good	Deadwood prune
104B		Sugar maple	Preserve	18		20		78	moderate	Deadwood prune
105A		Flowering dogwood	Preserve	4	6	10 to 15		18	good	Minor deadwood pruning; multple stemmed
		White pine	Remove	12		0			moderate	Design Issues
		White pine	Remove	15		0			moderate	Design Issues
106		Sugar maple	Remove	27	6	5 max	Advanced rot; Should be removed		poor	Health Issues
107		Sugar maple	Remove	20	6	5 max	Crown decline and past damage; Should be removed		moderate	Health Issues
108		Sugar maple	Preserve	20		5 to 10	Crown decline and past damage; Consider removal		Moderate	Protect 15 ft radius
109		Hemlock	Preserve	12	6	5 max			moderate	
110		Hemlock	Remove	16	6	5 max			moderate	
111		Sugar maple	Preserve	16	6	5 max				
112		Sugar maple	Preserve	12		5 to 10	Protect root zone to 15 ft in radius		Moderate	Protect 15 ft radius
113		Black cherry	Remove	23		5 to 10	Declining health; especially the crown		poor	Design Issues
114		Hackberry	Preserve	16		5 to 10	Allow 15 ft of root protection of retaining tree		moderate	
115A		Elm	Preserve	14		10 to 15	Impacted by construction		moderate	
		Crape myrtle	Remove							Design Issues
		Crape myrtle	Remove							Design Issues
		Crape myrtle	Remove							Design Issues
116		Elm	Remove	22	6	0	Crown decline and damage by past construction		poor	Health Issues

LANDSCAPE DATA

SITE ACREAGE: 5.19 AC
SITE ZONING CLASSIFICATION: CIVIC INSTITUTION (CI)
LANDSCAPE SURFACE AREA REQ'D (40%): 2.07 AC
LANDSCAPE SURFACE AREA PROVIDED: 2.80 AC

TREE PROTECTION ZONE

TOTAL SITE AREA: 5.19 AC
BUILDING AREA: 0.30 AC
SITE AREA: 4.73 AC

TREE CANOPY RETENTION

TOTAL SITE CANOPY COVERAGE: 2.80 AC
MINIMUM REQUIRED CANOPY RETENTION: 0.67 AC
(26% OF SITE CANOPY COVERAGE)
TOTAL SITE CANOPY TO REMAIN: 1.6 AC
NUMBER OF SPECIMEN TREES REMOVED: 4 TREES
TOTAL DBH OF SPECIMEN TREES REMOVED: 113"

BUFFER REQUIREMENTS

REF. SHEET L4.0 FOR PROPOSED BUFFERS

SITE LANDSCAPE REQUIREMENTS (ACI)

2.07 (LSA)
- 1.30 (TREE SAVE)
.77 (UPDATED LSA)

REQUIRED CANOPY ACI (82 x .77): 64 INCHES
PROPOSED 3" CANOPY TREES (22): 66 INCHES
REQUIRED UNDERSTORY ACI (21 x .77): 17 INCHES
PROPOSED 3" UNDERSTORY TREES(8): 24 INCHES
REQUIRED SHRUBS (96 x 2.07): 260
PROVIDED SHRUBS (25%EVERGREEN): 65 SHRUBS
REQUIRED SPECIMEN TREE REPLACEMENT: 113" OF CALIPER
PROVIDED SPECIMEN TREE REPLACEMENT: 226" OF CALIPER

TREE SURVEY NOTE:

TREE ASSESSMENT COMPLETED BY:
SCOTT TORREANO PhD, CPSS
SEWANEE UNIVERSITY OF THE SOUTH

CONTACT INFO: 423-667-8639
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Initial Comments on Trees and Site conditions at Franklin Grove Estate and Gardens (FGEG)
December 13, 2020

Preliminary Tree and Site Assessment

Scott Torreano was tasked with providing comments on the current condition and likely prospects of the trees on the property of the future FGEG. These inspections occurred between August and November 2020. Observations were also made of site conditions (no deep soil sampling was done) adjacent to the trees and in the areas planned for renovation. Scott Torreano's comments are limited to trees appearing to need immediate removal or re-inspection by owners and professional consultants, or where the trees useful life and contribution to the renovated landscape is under consideration. Each tree on this property should be assessed by a suitably trained professional at least once a year using International Society of Arboriculture (ISA) Tree Hazard Evaluation Forms or a similarly rigorous procedure.

Any trees not commented on here should be considered as reasonably healthy and potential candidates for inclusion in the future landscape. Although some of these trees will form a beautiful and important initial structure to augment future plantings, the relative lack of site appropriate species and age diversity should be addressed in the renovation planning. Many conifers (Gymnosperm species) will struggle with the soil physical and chemical properties in this area, specifically, the Outer and Inner Nashville Basin.

It is likely that the soil physical and chemical conditions mirror most urban soils. Based on the arborist's experience in this area of Williamson County, shallow depths to bedrock, somewhat poor internal drainage (due to subsurface clay content) and compaction are the chief restraints on rooting. Good drainage and a rooting depth of at least 4-5 feet will be critical for establishing future trees.

Note that the arborist agrees with the removals and retentions illustrated on the *Franklin Grove Estate and Garden Proposed Design.*

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04.6.2023

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

TREE SURVEY AND INVENTORY PLAN

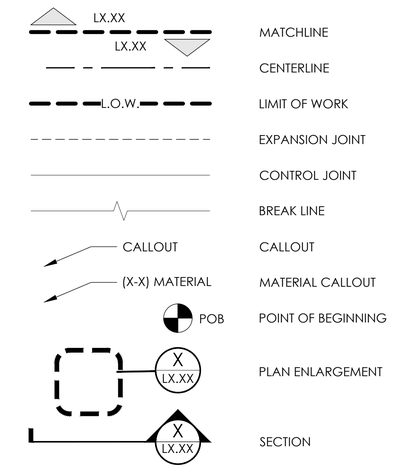
L2.1

CITY OF FRANKLIN
COF PROJECT# 8122

ABBREVIATIONS

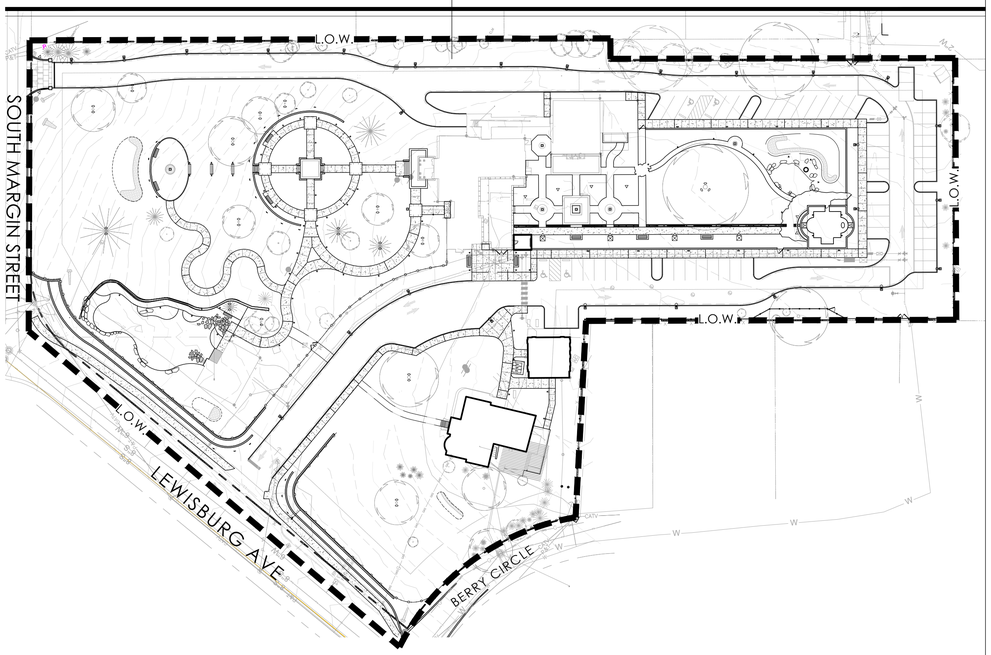
+ X.XX	PROPOSED SPOT GRADE
+ TW	TOP OF WALL
+ BW	BOTTOM OF WALL
+ TS	TOP OF STEP
+ BS	BOTTOM OF STEP
+ TC	TOP OF CURB
+ BC	BOTTOM OF CURB
TD	TOP OF DRAIN
FFE	FINISH FLOOR ELEVATION
LA	LANDSCAPE AREA
REF	REFERENCE
SPEC	SPECIFICATIONS

SYMBOLS LEGEND



MATCHLINE
CENTERLINE
LIMIT OF WORK
EXPANSION JOINT
CONTROL JOINT
BREAK LINE
CALLOUT
MATERIAL CALLOUT
POINT OF BEGINNING
PLAN ENLARGEMENT
SECTION
ELEVATION
ALIGN

KEY MAP



GENERAL NOTES

1. THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY THE CIVIL ENGINEERING AND ARCHITECTURAL DRAWINGS; AND FOR THE CONSTRUCTION REFERENCE OF SITE FEATURES.
2. EXISTING DRAWINGS & SITE VISITATION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE, EXAMINE THE EXISTING CONDITIONS OF THE NEW CONSTRUCTION & DETERMINE TO THEIR SATISFACTION THE METHODS & PROCEDURE, REMOVAL & STORAGE OF MATERIALS, SEQUENCING OF OPERATIONS AND CONDITIONS WHICH AFFECT ITS WORK & PROBLEMS ATTENDANT HERETO.
3. THE CONTRACTOR BARES ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, WALKS AND CURBS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO BEFORE MENTIONED INFRASTRUCTURE THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. HODGSON AND DOUGLAS ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
4. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. EASEMENTS, BUILDING SETBACKS, CURB AND GUTTER AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO HODGSON AND DOUGLAS BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION THROUGH SUBSTANTIAL COMPLETION - INCLUDING BUT NOT LIMITED TO HARDSCAPE, PLANTING, AND IRRIGATION.
10. COORDINATION: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS PER DESIGN.
11. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY HODGSON AND DOUGLAS ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
12. NO SUBSTITUTIONS OF ANY MATERIALS SHALL BE ALLOWED WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT.
13. MOCKUPS ARE REQUIRED FOR THIS PROJECT. REFER TO MOCK-UPS SECTION ON L0.01
14. CONTRACTOR TO REFERENCE SPECIFICATIONS FOR SPECIFIED TOPSOIL DEPTH AND MIX PROVIDED FOR ALL PROPOSED PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

LAYOUT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, GIVING NOTICES, AND PAYING FEES. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING CODES AND ORDINANCES RELATING TO THIS CONSTRUCTION PROJECT.
2. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. WHERE PLAN DETAILS DIFFER FROM CITY STANDARDS, THE LATTER SHALL BE SUBSTITUTED IF APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.
6. PROVIDE VERTICAL EXPANSION JOINTS WHERE ALL PAVEMENT ABUTS WALLS OR OTHER VERTICAL SURFACES (TYP.).
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT AND STAKED FOR REVIEW BY LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY DEMOLITION, ADJUSTMENTS OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
8. CONTRACTOR TO LAYOUT ALL **PROPOSED WALKS, STEPS, PAVERS, WALLS, FENCING, HANDRAILS AND LIGHTING** AND RECEIVE LANDSCAPE ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. COORDINATION: BEFORE INSTALLING ALL UNDERGROUND HARDSCAPE FEATURES (i.e. FENCE FOOTINGS, WALL FOOTINGS, AND SERVICE LINES) VERIFY ALL LOCATIONS OF EXISTING UTILITIES AND INSTALLED UTILITIES. COORDINATE CIVIL, STRUCTURAL, ELECTRICAL, ARCHITECTURAL, AND MECHANICAL PLANS WITH THIS LANDSCAPE PACKAGE
2. COORDINATION: CIVIL STRUCTURES (i.e. CATCH BASINS, MANHOLES, LIFT STATIONS) ARE SHOWN FOR COORDINATION ONLY
3. COORDINATION: REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE STRUCTURES BEFORE INSTALLATION OF WALKS, FOOTINGS, PLANTING, AND OTHER ITEMS
4. COORDINATION: ALL JUNCTION & VALVE BOXES SHALL BE IN PLANTING AREAS AS APPROVED BY OWNER. STAKE LOCATIONS BEFORE INSTALLATION FOR APPROVAL BY OWNER

MATERIAL NOTES

PAVING NOTES:

1. STRUCTURAL: REFER TO GEOTECHNICAL REPORT BY <insert name>, (DATED 00/00/00) FOR ALL PEDESTRIAN PAVING THICKNESS, REINFORCEMENT, AND PREPARATION OF SUBBASE AND SUBGRADE MATERIALS
2. COORDINATION: REFER TO CIVIL PLANS FOR ALL VEHICULAR PAVING DETAILS. VEHICULAR PAVING SHOWN IN LANDSCAPE PACKAGE IS ONLY FOR AESTHETIC AND JOINTING PURPOSES
3. COORDINATION: WHERE SIDEWALK ABUTS CURB REFER TO CIVIL ENGINEER'S PLANS FOR INTEGRAL WALK/CURB DETAIL
4. COORDINATION: COORDINATE INSTALLATION OF SLEEVES, VAULT COVERS, ETC. W/ OTHER TRADES PRIOR TO POURING PAVING
5. COORDINATION: VERIFY LAYOUT OF PAVING LIMITS WITH OWNER PRIOR TO BEGINNING WORK
6. ADA DESIGN REQUIREMENTS: JOINTING & FINISHING TO MEET ADA REQUIREMENTS FOR SLIP RESISTANCE & JOINT WIDTH (3/16" MAX.) - 0.6 SLIP RESISTANCE COEFFICIENT
7. DESIGN: ALL WALKS, HEADERS, & WALLS SHALL HAVE SMOOTH, TANGENT, CONTINUOUS CURVES, UNLESS NOTED OTHERWISE
8. DESIGN: PAVING PATTERN TO BE CONTINUOUS BELOW ALL POTTERY, FIRE PITS, AND FURNITURE (TYPICAL)
9. DESIGN: MINIMUM PAVER SIZE TO BE 1/2 OF SPECIFIED PAVER SIZE, NO SLIVERS WILL BE ACCEPTED
10. DESIGN: CONCRETE PAVING JOINTS INCLUDE THREE JOINT TYPES - CONSTRUCTION, DOWELED CONSTRUCTION, AND EXPANSION - SEE CONSTRUCTION DETAILS IN L4.00 SERIES. PROVIDE DOWELED CONSTRUCTION JOINTS BETWEEN DIFFERENT PAVING COLOR TYPES, CHANGES IN DIRECTION, END OF POUR OPERATIONS, OR WHERE SPECIFICALLY INDICATED ON PLANS.
11. MOCK-UP SUBMITTAL: CONTRACTOR SHALL MOCK-UP 4'x4' SAMPLES OF ALL PAVING ON SITE AT LOCATION DETERMINED BY OWNER TO SHOW FINISH, COLOR, JOINTING, & INTERSECTION OF PATTERNS AS REQUESTED BY OWNER. ALL SAMPLES SHALL BE APPROVED BY OWNER
12. MOCK-UP SUBMITTAL: PAVING WORK TO MATCH OWNER APPROVED PAVING MOCK-UPS. WORK NOT MATCHING MAY BE REJECTED BY OWNER

WALL NOTES:

1. COORDINATION: REFER TO CIVIL ENGINEER'S GRADING PLAN FOR WALL HEIGHTS
2. COORDINATION: ALL FOOTING POURS (WALLS, FENCE, ETC) ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT UTILITY LOCATIONS, TREE LOCATIONS, AND WHERE WALL FOOTINGS ARE ADJACENT EACH OTHER (MONOLITHIC POURS BETWEEN ADJACENT WALLS)
3. DESIGN: KEEP WALLS VERTICALLY PLUMB UNLESS OTHERWISE NOTED
4. DESIGN: TOP OF WALLS TO BE CONSISTENT ELEVATION (NOT SLOPED) UNLESS OTHERWISE NOTED, OVERALL WALL HEIGHTS MAY VARY SLIGHTLY BASED ON GRADING
5. SUBMITTAL: CONTRACTOR SHALL SUBMIT SAMPLES OF ALL WALLS TO SHOW MATERIALS, FINISH, COLOR, AND JOINTING. ALL SAMPLES SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION
6. SUBMITTAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH WALL LOCATION PLAN AND WALL DETAILS SHOWING DIMENSIONS, MATERIALS, AND STRUCTURAL INFORMATION - FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION

FENCE NOTES:

1. COORDINATION: F0B ACCESS TO BE PROVIDED AT GATE LOCATIONS NOTED ON ELECTRICAL ENGINEERS PLANS
2. COORDINATION: ALL FOOTING POURS (WALLS, FENCE, ETC) ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT UTILITY LOCATIONS, TREE LOCATIONS, AND ADJACENT WALL FOOTINGS
3. DESIGN: HOLD TOPS OF FENCES LEVEL UNLESS NOTED OTHERWISE
4. DESIGN: CONTRACTOR TO PROVIDE OR APPLY FACTORY PRIMED SURFACE, 2 COATS EXTERIOR GRADE PAINT FOR ALL PAINTED STEEL
5. SUBMITTAL: CONTRACTOR SHALL SUBMIT FENCE/GATE/TRELLIS COLOR AND FINISH SAMPLE FOR REVIEW AND APPROVAL PRIOR TO APPLICATION
7. SUBMITTAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH FENCE / GATE LOCATION PLAN AND DETAILS SHOWING DIMENSIONS, MATERIALS, AND STRUCTURAL INFORMATION - FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION

POTTERY NOTES:

1. COORDINATION: REFER TO L100 AND L500 FOR POTTERY DRAINAGE & IRRIGATION INFORMATION
2. DESIGN: REFER TO L500 SERIES FOR POTTERY PLANT LEGEND AND POTTERY PLANTING LAYOUT DETAILS

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04.06.2023

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

MATERIAL LEGEND NOTES

L3.0

MOCK-UPS

CONTRACTOR SHALL PREPARE/ PROVIDE 4x4 SQUARE MOCK-UP'S FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:
-CONCRETE TO INCLUDE COLOR, FINISH, SAWCUT, AND EXPANSION JOINTS
-PAVERS TO INCLUDE COLOR, FINISH, PATTERN, SAND SWEPT JOINTS

ENG. SHOP DWGS AND SUBMITTALS

CONTRACTOR SHALL PREPARE/ PROVIDE SHOP DRAWINGS AND/OR PRODUCT CUT SHEETS FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. ALL (M-SERIES)
2. ALL (SP-SERIES)
3. (B-1) - BRICK VENEER
4. ALL (SW-SERIES)
5. ALL (A-SERIES)
6. PLANTING
7. IRRIGATION

CONTRACTOR SHALL PREPARE/ PROVIDE SAMPLES FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. ALL (M-SERIES)
2. ALL (SP-SERIES)
3. (B-1) - BRICK VENEER
4. ALL (SW-SERIES)
5. ALL (A-SERIES)

CONTRACTOR TO REVIEW PROPOSED HARDSCAPE ITEMS IN LEGEND AND IDENTIFY WHICH ITEMS OVERLAP IN SCOPE BETWEEN THESE PLANS AND OTHER DISCIPLINES. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

PAVING LEGEND

CONCRETE

(PC-1) - CONCRETE PAVING
COLOR: STANDARD GRAY
FINISH: LIGHT BROOM
EXPANSION JOINTING: 30' O.C. MAX. (TYP.); REF. PLANS
3/8" FIBERBOARD EXPANSION JOINT; CAULK TO MATCH CONCRETE
CONTROL JOINTING: REF. LAYOUT PLANS; SAWCUT 1/4 DEPTH OF CONCRETE (TYP.)
THICKNESS: 4" (PEDESTRIAN)

(PC-2) - DECORATIVE CONCRETE PAVING
COLOR: FRENCH GREY INTEGRAL COLOR SUPPLIED BY SCOFIELD, CHROMIX® - G
FINISH: CONCRETE TOPCAST #5 BY DAYTON SUPERIOR
EXPANSION JOINTING: 30' O.C. MAX. (TYP.); REF. PLANS 3/8" FIBERBOARD EXPANSION JOINT; CAULK TO MATCH CONCRETE (TYP.)
CONTROL JOINTING: REF. LAYOUT PLANS; SAWCUT 1/4 DEPTH OF CONCRETE (TYP.)
THICKNESS: 4" (PEDESTRIAN)

STONE

(SP-1) - CUT LIMESTONE PAVERS
SUPPLIER: LOCAL
TYPE: INDIANA LIMESTONE- SELECT GRADE
COLOR: BUFF, NO VEINING
THICKNESS: REF. DETAILS
SIZE: REF. DETAILS
NOTE: STONE TO BE SAW CUT ON ALL EDGES, DAMP PROOFING FOR CONDITIONS BELOW GRADE

(SP-2) - CUT LIMESTONE STEPS
SUPPLIER: LOCAL
TYPE: INDIANA LIMESTONE- SELECT GRADE
COLOR: BUFF, NO VEINING
THICKNESS: REF. DETAILS
SIZE: REF. DETAILS
NOTE: STONE TO BE SAW CUT ON ALL EDGES, DAMP PROOFING FOR CONDITIONS BELOW GRADE

(SP-3) - DECOMPOSED GRANITE
SUPPLIER: KAFKA GRANITE, LLC
COLOR: STARLIGHT BLACK GRANITE
STABILIZER: STABILIZER SOLUTIONS, INC
INSTALLATION: REF. DETAILS - INSTALL PER MANUFACTURER SPECIFICATIONS
NOTE: CRUSHED STONE TO MEET ALL LOCAL AND FEDERAL ADA REQUIREMENTS

(SP-4) - FLAGSTONE PAVERS
MANUFACTURER: LOCAL SUPPLIER
COLOR: NATURAL
MINIMUM SIZE: 18" X 18"
MAXIMUM SIZE: 36" X 36"
INSTALLATION: PER DETAILS

(SP-5) CUT LIMESTONE COPING
SUPPLIER: LOCAL
TYPE: INDIANA LIMESTONE- SELECT GRADE
COLOR: BUFF, NO VEINING
THICKNESS: REF. DETAILS
SIZE: REF. DETAILS
NOTE: STONE TO BE SAW CUT ON ALL EDGES, DAMP PROOFING FOR CONDITIONS BELOW GRADE

METAL LEGEND

(M-1) - ART MUSEUM IRON FENCE
MANUFACTURER: LOCAL SUPPLIER
FINISH: POWDER COAT
COLOR: TO MATCH EXISTING
SIZE: REF. DETAILS - TO MATCH EXISTING
INSTALLATION: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

(M-2) - LEWISBURG IRON FENCE
MANUFACTURER: LOCAL SUPPLIER
FINISH: POWDER COAT
COLOR: TO MATCH EXISTING
SIZE: REFERENCE DETAILS - TO MATCH EXISTING
INSTALLATION: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

(M-3) - VEHICULAR ACCESS GATE
MANUFACTURER: DKS DOORKING
MODEL: 1601 BARRIER GATE
MATERIAL: ALUMINUM
INSTALLATION: REFERENCE MANUFACTURER SPECIFICATIONS

(M-4) - VISITOR ENTRY GATE
MANUFACTURER: LOCAL SUPPLIER
FINISH: POWDERCOAT
COLOR: CHARCOAL
SIZE: REFERENCE DETAILS
INSTALLATION: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

(M-5) - SECRET GARDEN IRON
MANUFACTURER: LOCAL SUPPLIER
FINISH: POWDERCOAT
COLOR: CHARCOAL
SIZE: REFERENCE DETAILS
INSTALLATION: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT

(M-6) - IRON OBELISK
MANUFACTURER: LOCAL SUPPLIER
FINISH: POWDER COAT
COLOR: CHARCOAL
SIZE: REF. DETAILS
INSTALLATION: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATIONA ND INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

(M-7) - HANDRAIL
FINISH: PAINTED CHARCOAL
COLOR: CHARCOAL
SIZE: 14 GAUGE STEEL LANDSCAPE EDGING, REF. DETAILS FOR HEIGHT
INSTALLATION: INSTALL PER MANUFACTURER RECOMMENDATION

(M-8) - METAL EDGING
FINISH: PAINTED CHARCOAL
COLOR: CHARCOAL
SIZE: 14 GAUGE STEEL LANDSCAPE EDGING, REF. DETAILS FOR HEIGHT
INSTALLATION: INSTALL PER MANUFACTURER RECOMMENDATION

WALL LEGEND

BRICK

(B-1) - BRICK VENEER
MANUFACTURER: BELDEN
BRICK COLOR: TO MATCH ARCHITECTURE
SIZE: MODULAR
NOTE: REFERENCE DETAILS

CONCRETE

(CW-1) - PRECAST CONCRETE WALL
COLOR: STANDARD GREY
FINISH: PHENOLIC COATED FORMS WITH INTERNAL VIBRATION
EXPANSION JOINTING: 3/8" FIBERBOARD EXP. JOINT,
CAULK TO MATCH CONCRETE (SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT) ; 30' O.C. TYP.

CONTROL JOINTING: SUBMIT SHOP DRAWINGS OF JOINTING AND TIE HOLE LAYOUT
NOTE: REF. STRUCTURAL OR CIVIL DRAWINGS FOR FOOTING AND REINFORCING OF WALLS OVER 3' TALL.

STONE

(SW-1) - ROUGH LIMESTONE VENEER
SUPPLIER: LOCAL
TYPE: INDIANA LIMESTONE- SELECT GRADE
COLOR: BUFF, NO VEINING
FINISH: ROUGH, REF. IMAGE "A" (NEXT COLUMN) AND EXISTING LIBRARY BUILDING
THICKNESS: REF. DETAILS
SIZE: REF. DETAILS
NOTE:STONE TO BE SAW CUT ON ALL EDGES EXCEPT FACE, DAMP PROOFING FOR CONDITIONS BELOW GRADE

(SW-2) - SMOOTH LIMESTONE VENEER
SUPPLIER: LOCAL
TYPE: INDIANA LIMESTONE- SELECT GRADE
COLOR: BUFF, NO VEINING
FINISH: SMOOTH, REF. IMAGE 'A' (NEXT COLUMN)
THICKNESS: REF. DETAILS
SIZE: REF. DETAILS
NOTE: STONE TO BE SAW CUT ON ALL EDGES

WOOD LEGEND

(W-1) - PEDESTRIAN GATE
MANUFACTURER: LOCAL SUPPLIER
SIZE: REFERENCE DETAILS
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

(W-2) - PERIMETER WOOD FENCE
MANUFACTURER: LOCAL SUPPLIER
SIZE: REFERENCE DETAILS
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

(W-3) - SECRET GARDEN DOOR
MANUFACTURER: LOCAL SUPPLIER
SIZE: REFERENCE DETAILS
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.

LIGHTING LEGEND

LIGHTING

NOTE: REFER TO ELECTRICAL ENGINEER'S PLANS FOR TECHNICAL INFORMATION, POWER, CALCULATIONS, ETC. **LIGHTING IS SHOWN FOR AESTHETIC AND LOCATION COORDINATION ONLY**

(L-1) - PATH LIGHT
MANUFACTURER: BEGA
MODEL: 84 218
TEMPERATURE COLOR: 3000K
COLOR: BLACK
INSTALLATION: REF. MANUFACTURERS SPEC

(L-2) - POLE LIGHTS
MANUFACTURER: BEGA
MODEL: 99 519
TEMPERATURE COLOR: 3000K
COLOR: BLACK
INSTALLATION: REF. MANUFACTURERS SPEC

(L-3) - RUNNEL LIGHTS
MANUFACTURER: WAC LIGHTING
MODEL: InvisiLED® PRO OUTDOOR
TEMPERATURE COLOR: 3000K
COLOR: BLACK ON ALUMINUM
INSTALLATION: REF. MANUFACTURERS SPEC

(L-4) - STEP LIGHT
MANUFACTURER: BEGA
MODEL: 33 017
TEMPERATURE COLOR: 3000K
COLOR: BLACK
INSTALLATION: REF. MANUFACTURERS SPEC

(L-6) - FOUNTAIN LIGHT
MANUFACTURER: FOREVER BRIGHT
MODEL: SPJ13-14
TEMPERATURE COLOR: 2700K
COLOR: SATIN BRASS
INSTALLATION: REF. MANUFACTURERS SPEC

(L-8) - WALL WASH LIGHT
MANUFACTURER: BEGA
MODEL: 33 060
TEMPERATURE COLOR: 3000K
COLOR: BLACK
INSTALLATION: REF. MANUFACTURERS SPEC

(L-9) - MOONLIGHT
MANUFACTURER: BEGA
MODEL: 33 060
TEMPERATURE COLOR: 3000K
COLOR: BLACK
INSTALLATION: REF. MANUFACTURERS SPEC

AMENITY LEGEND

AMENITIES

(A-1) - GARDEN BENCH
MANUFACTURER: BARLOW TYRIE
MODEL: ROTHESAY SEAT 180
FINISH: NATURAL TEAK
INSTALLATION: REFERENCE MANUFACTURER SPECIFICATIONS

(A-2) - BIKE RACK
MANUFACTURER: LANDSCAPE FORMS
MODEL: BOLA BIKE RACK
FINISH: POWDER COAT
COLOR: DUSK
INSTALLATION: REFERENCE MANUFACTURER SPECIFICATIONS

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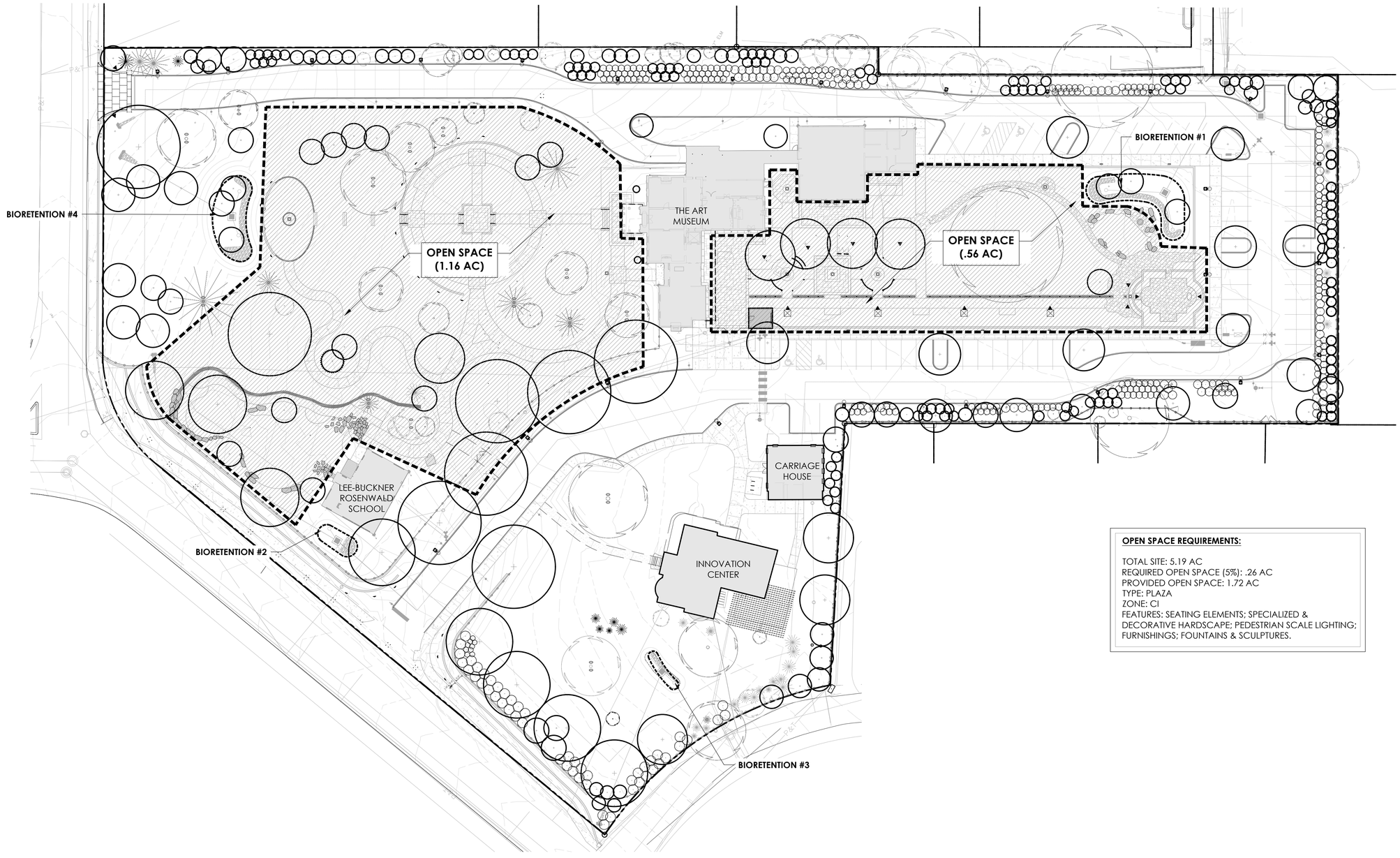
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MATERIAL LEGEND

L3.01

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OPEN SPACE REQUIREMENTS:

TOTAL SITE: 5.19 AC
REQUIRED OPEN SPACE (5%): .26 AC
PROVIDED OPEN SPACE: 1.72 AC
TYPE: PLAZA
ZONE: CI
FEATURES: SEATING ELEMENTS; SPECIALIZED & DECORATIVE HARDSCAPE; PEDESTRIAN SCALE LIGHTING; FURNISHINGS; FOUNTAINS & SCULPTURES.

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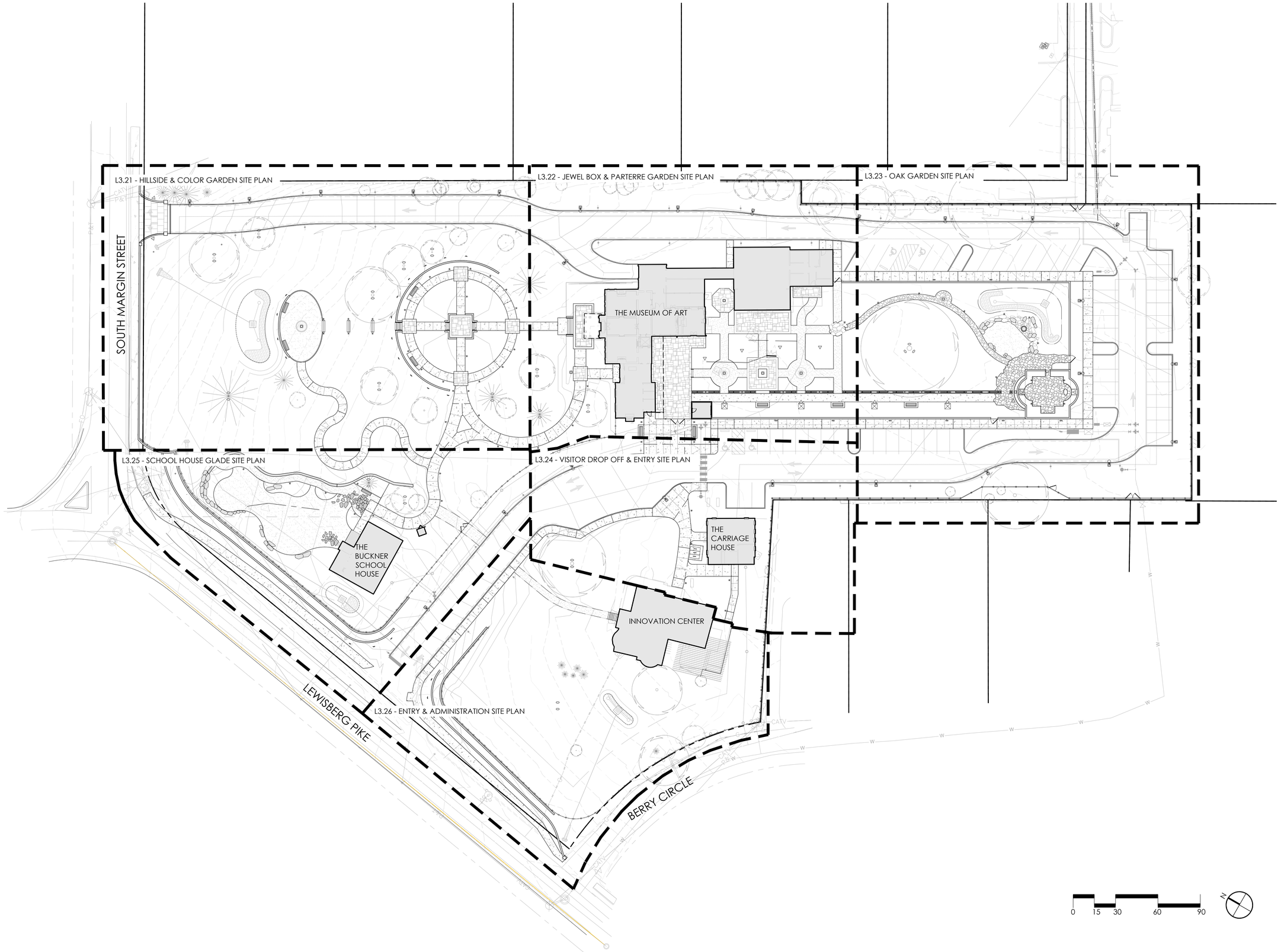
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OPEN SPACE
SITE PLAN

L3.1



HD LA
LANDSCAPE ARCHITECTS
507 Main St, Nashville, TN 37206
t. 615.327.4447
www.hodgsondouglas.com

NO. Date Issues/Revisions

STAMP

NOT FOR CONSTRUCTION- FOR PRICING ONLY

PROJECT NAME

FRANKLIN GROVE

FRANKLIN, TENNESSEE

100% DESIGN DEVELOPMENT

PROJECT NO.: 2046
DRAWN BY: MF, GH, SZ
CHECKED BY: RW, CB

DRAWING TITLE

OVERALL SITE PLAN

DATE: OCTOBER 7, 2022
SCALE:

DRAWING NUMBER

L3.2

CITY OF FRANKLIN
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LIGHTING FOR REFERENCE ONLY, REFERENCE ELECTRICAL PLANS

VEHICULAR DRIVE, REFERENCE CIVIL ENGINEER PLANS

VEHICULAR ACCESS GATE. GATE TO POSSESS A KNOX BOX WITH AN OWNER SUPPLIED KEY TO LOCK. KNOX BOX AND GATE TO BE INSTALLED AT LATER DATE.

EXISTING PAVERS TO REMAIN

EXISTING BRICK COLUMNS TO REMAIN AND BE REPAIRED AS NECESSARY.

EXISTING BRICK AND METAL FENCE TO REMAIN AND BE REPAIRED AS NECESSARY. EXISTING O'MORE SIGNAGE TO BE REMOVED AND REPLACED WITH DECORATIVE FENCING TO MATCH EXISTING.

SOUTH MARGIN STREET

L3.22

(A-1) - GARDEN BENCH, TYP.
(SW-1) - ROUGH LIMESTONE
FUTURE WATER FEATURE LOCATION
(SP-2) - CUT LIMESTONE STEPS

BIORETENTION, REFERENCE CIVIL ENGINEER, TYP.

(M-7) - HANDRAIL, TYP.
(SP-1) - CUT LIMESTONE PAVERS, TYP.
EXPANSION JONT, TYP.
(SW-1) - ROUGH LIMESTONE VENEER WALL, TYP.
CONTROL JOINT, TYP.
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
(A-1) - GARDEN BENCH, TYP.

EXISTING BRICK WALL AND FENCING. PROPOSED WALLS AND FENCING TO TIE INTO EXISTING, TYP.

L1.50

0 5 10 20 30

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HILLSIDE & COLOR GARDEN SITE PLAN

L3.21

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LIGHTING FOR REFERENCE ONLY, REFERENCE ELECTRICAL PLANS
VEHICULAR DRIVE, REFERENCE CIVIL ENGINEER PLANS
(W-2) - PERIMETER WOOD FENCE
1 L5.22
L3.21
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
(SP-1) - CUT LIMESTONE PAVERS, TYP.
FUTURE ART LOCATION, TYP.
2 L5.32
PERFORATED BRICK WALL
(W-1) - PEDESTRIAN GATE
(SP-3) - DECOMPOSED GRANITE, TYP.
(SP-1) - CUT LIMESTONE PAVERS, TYP
(SP-4) - FLAGSTONE PAVERS, TYP.
(SP-1) - CUT LIMESTONE PAVERS, TYP.
(SW-1) - ROUGH LIMESTONE VENEER RETAINING WALL, TYP.
(M-7) - HANDRAIL, TYP.
THE MUSEUM OF ART
2 L5.31
1 L4.10
(PC-2) - DECORATIVE CONCRETE PAVING
6 L5.0
(SP-2) - CUT LIMESTONE STEPS, TYP.
(M-7) - HANDRAIL, TYP.
3 L5.0
1 C2.9
3 L5.0
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
CONTROL JOINT
4 L5.21
FUTURE DECORATIVE URN LOCATION, TYP.
FUTURE ART LOCATION, TYP.
FUTURE VINE OBILISK , TYP.
(A-1) - GARDEN BENCH, TYP.
(B-1) - BRICK VENEER WALL, TYP.
677
1 L5.0
3 L5.32
1 L5.32
678
L3.24
(SP-1) - CUT LIMESTONE PAVERS, TYP.
FUTURE DECORATIVE URN LOCATION, TYP.
(SP-3) - DECOMPOSED GRANITE, TYP.
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
L3.24
L3.21
L3.22
0 5 10 20 30
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SHEET:
JEWEL BOX &
PARTERRE GARDEN
SITE PLAN

L3.22

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LIGHTING FOR REFERENCE ONLY, REFERENCE ELECTRICAL PLANS
VEHICULAR DRIVE, REFERENCE CIVIL ENGINEER PLANS
1 L5.22
3 L5.22
(W-2) - PERIMETER WOOD FENCE
L3.22
RELOCATED EXISTING BIRD BATH, TYP.
(SP-4) - FLAGSTONE PAVERS ON GRADE, TYP.
3 L5.32
673
BIORETENTION, REFERENCE CIVIL ENGINEER, TYP.
BOULDER, TYP.
10 L5.0
9 L5.0
674
FUTURE BIRD BATH FOUNTAIN, TYP.
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
(B-1) - BRICK VENEER WALL, TYP.
1 L5.22
(W-2) - PERIMETER WOOD FENCE
(W-1) - PEDESTRIAN GATE, TYP.
(SP-4) - FLAGSTONE PAVERS ON CONCRETE BASE, TYP
2 L5.33
OAK GARDEN RILL, REFERENCE DETAIL 1/L5.4
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
1 L5.33
675
FUTURE SECRET GARDEN PROGRAMMING TO BE DETERMINED
L3.22
676
L3.24
677
1 L5.0
2 L5.32
(A-1) - GARDEN BENCH, TYP.
(B-1) - BRICK VENEER WALL, TYP.
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
678
(W-2) - PERIMETER WOOD FENCE
L3.24
1 L5.22
3 L5.22
0 5 10 20 30

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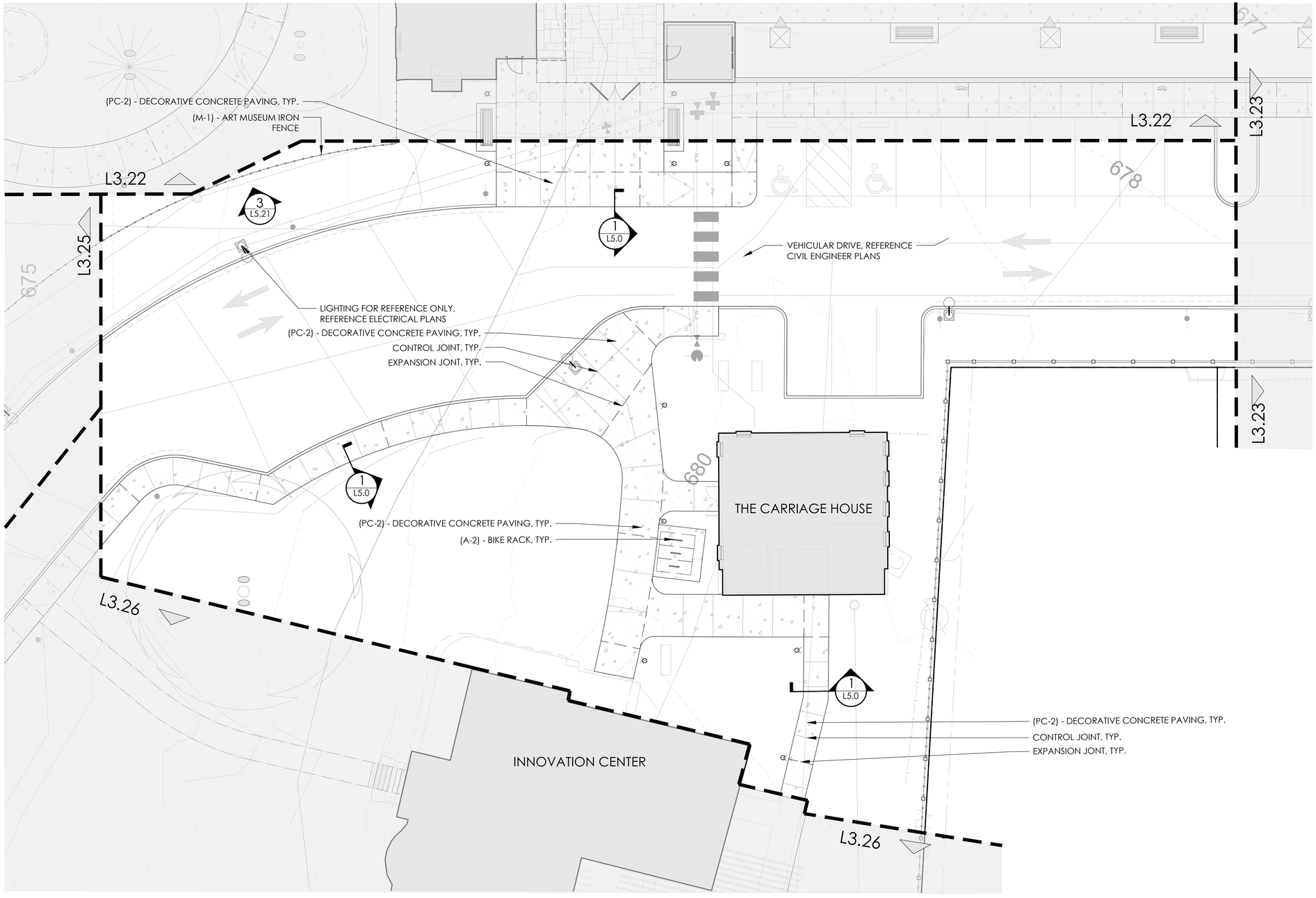
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OAK GARDEN
SITE PLAN

L3.23

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VISITOR DROP OFF & ENTRY SITE PLAN

L3.24

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EXISTING STONE WALL TO REMAIN
(A-1) - GARDEN BENCH, TYP.
(SP-4) - FLAGSTONE PAVERS

L3.21

L3.21

L3.24

(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
(M-8) - METAL EDGING, TYP.
(SP-3) - DECOMPOSED GRANITE, TYP.

9 L5.0

7 L5.0

5 L5.0

L3.24

THE BUCKNER SCHOOLHOUSE

3 L5.21

L3.26

SCHOOL HOUSE OUT BUILDING
(M-1) - ART MUSEUM IRON FENCE, TYP.

BOULDER, TYP.
(B-1) - BRICK VENEER RETAINING WALL, TYP.
(SW-1) - ROUGH LIMESTONE VENEER RETAINING WALL, TYP.
(M-2) - LEWISBURG IRON FENCE
(PC-1) - CONCRETE PAVING

3 L5.2

LEWISBERG PIKE

1 L5.21

LIGHTING FOR REFERENCE ONLY, REFERENCE ELECTRICAL PLANS
VEHICULAR DRIVE, REFERENCE CIVIL ENGINEER PLANS

BIORETENTION, REFERENCE CIVIL ENGINEER, TYP.

ENTRANCE AND OTHER SIGNAGE TO BE SUBMITTED SEPARATELY FOR A COA AND SIGN PERMIT

L3.26

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SCHOOL HOUSE
GLADE SITE PLAN

L3.25

CITY OF FRANKLIN
COF PROJECT# 8122

L1.40

L1.50

(SP-3) - DECOMPOSED GRANITE, TYP.
(M-8) - METAL EDGING, TYP.
(PC-2) - DECORATIVE CONCRETE PAVING, TYP.
VEHICULAR DRIVE, REFERENCE
CIVIL ENGINEER PLANS

7
L5.0

1
L5.0

INNOVATION CENTER

670

675

665

(W-2) - PERIMETER
WOOD FENCE

ENTRANCE AND OTHER SIGNAGE TO BE SUBMITTED
SEPARATELY FOR A COA AND SIGN PERMIT
(M-2) - LEWISBURG IRON FENCE
(PC-1) - CONCRETE PAVING, TYP.
(SW-1) - ROUGH LIMESTONE VENEER
RETAINING WALL, TO MATCH EXISTING
(B-1) - BRICK VENEER RETAINING WALL

3
L5.2

BIORETENTION, REFERENCE
CIVIL ENGINEER, TYP.
(M-2) - LEWISBURG IRON FENCE

BERRY CIRCLE

0 5 10 20 30

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04.6.2023

Franklin Grove Subdivision, Site Plan

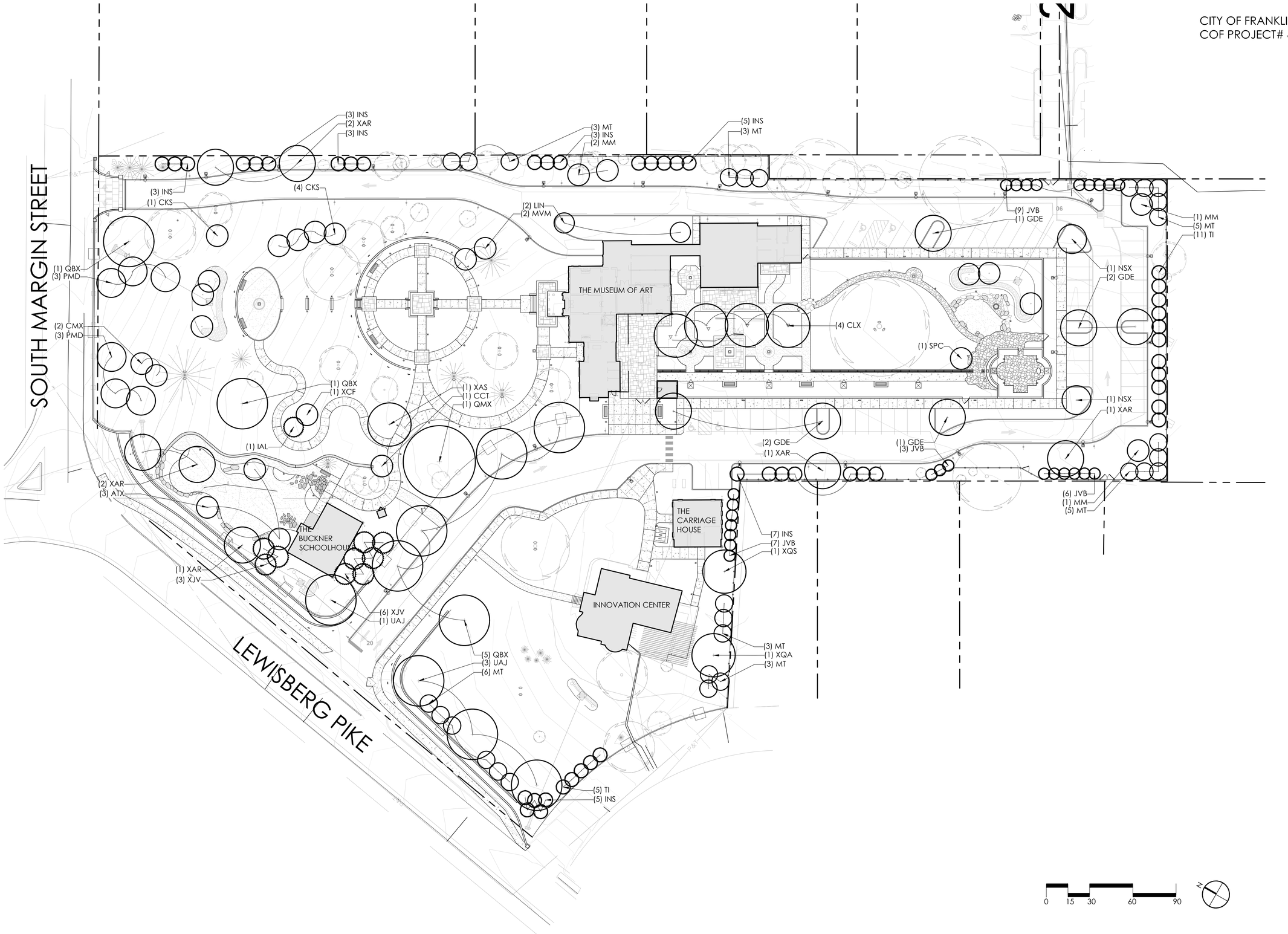
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Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:
ENTRY &
ADMINISTRATION
SITE PLAN

L3.26

CITY OF FRANKLIN
COF PROJECT# 8122



CYRIL STEWART, LLC &
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04.6.2023

Franklin Grove Subdivision, Site Plan

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SHEET:

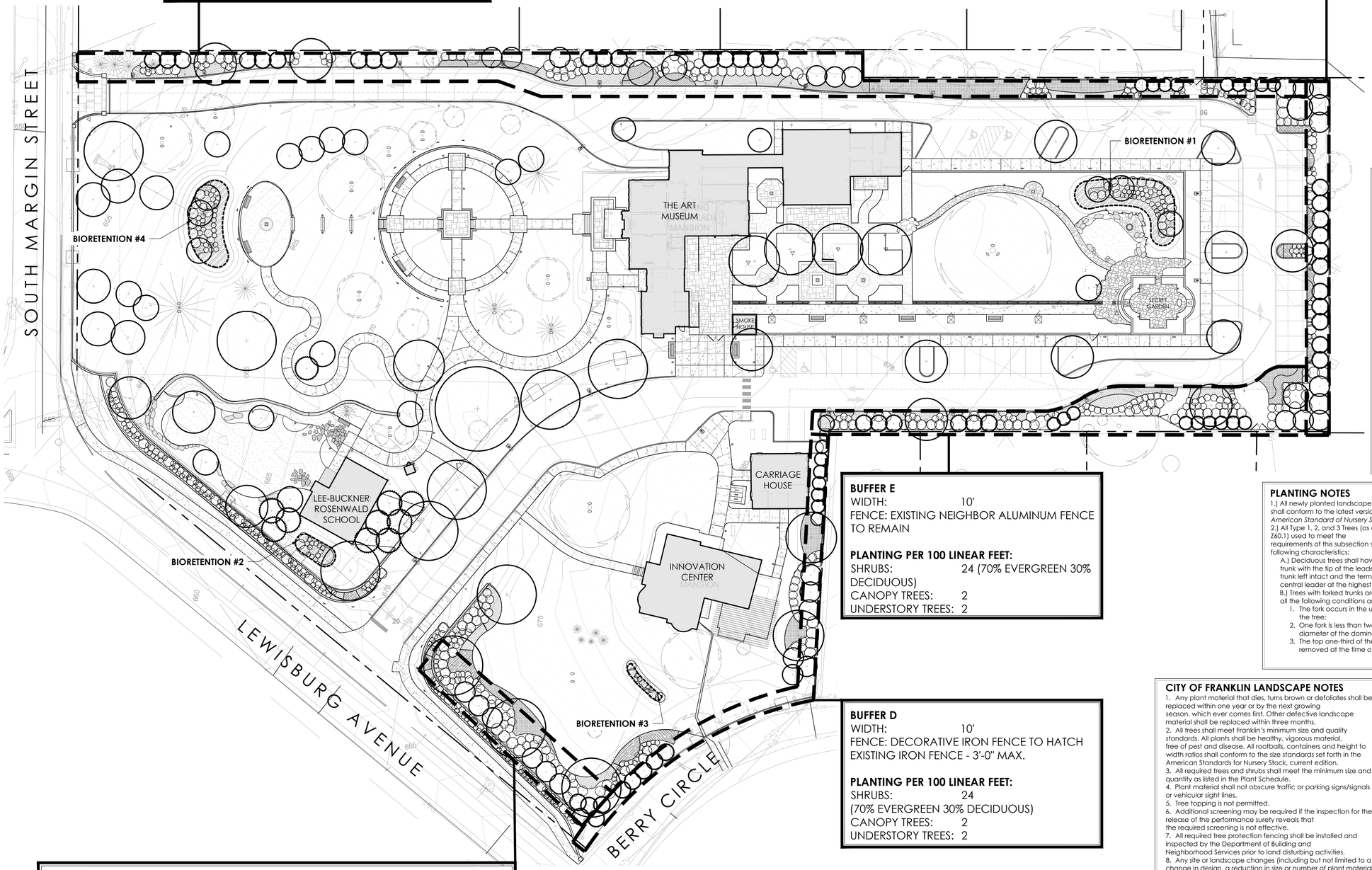
OVERALL SITE TREE PLANTING PLAN

L4.0

CITY OF FRANKLIN
COF PROJECT# 8122

BUFFER A
WIDTH: 10'
FENCE: EXISTING NEIGHBOR WOOD FENCE, REPAIR AS NECESSARY
PLANTING PER 100 LINEAR FEET:
SHRUBS: 24 (70% EVERGREEN 30% DECIDUOUS)
CANOPY TREES: 2
UNDERSTORY TREES: 2

BUFFER B
WIDTH: 10'
FENCE: EXISTING NEIGHBOR WOOD FENCE, REPAIR AS NECESSARY
PLANTING PER 100 LINEAR FEET:
SHRUBS: 12 (100% EVERGREEN)



CONCEPT PLANT SCHEDULE

CANOPY TREE 3" CALIPER 25% EVERGREEN		50
UNDERSTORY TREE 3" CALIPER 25% EVERGREEN		30
PROPOSED SHRUBS		
EXISTING TREE		84

NOTE:
CONCEPTUAL DESIGN- SUBJECT TO CHANGE

BUFFER E
WIDTH: 10'
FENCE: EXISTING NEIGHBOR ALUMINUM FENCE TO REMAIN

PLANTING PER 100 LINEAR FEET:
SHRUBS: 24 (70% EVERGREEN 30% DECIDUOUS)
CANOPY TREES: 2
UNDERSTORY TREES: 2

BUFFER D
WIDTH: 10'
FENCE: DECORATIVE IRON FENCE TO HATCH EXISTING IRON FENCE - 3'-0" MAX.

PLANTING PER 100 LINEAR FEET:
SHRUBS: 24
(70% EVERGREEN 30% DECIDUOUS)
CANOPY TREES: 2
UNDERSTORY TREES: 2

BUFFER C
WIDTH: 15'
WALLS & FENCING: DECORATIVE IRON FENCE TO MATCH EXISTING 3'-0" MAX HT., BRICK WALL 3'-0" MAX HT., AND STONE WALL 2'-0" MAX HT. (RELOCATED EXISTING)

PLANTING PER 100 LINEAR FEET:
SHRUBS: 50 (75% EVERGREEN 25% DECIDUOUS)
(30" HT @ 3' O.C. DOUBLE STAGGERED)
CANOPY TREES: 3

REPLACEMENT TREE NOTE:
HERITAGE TREES REMOVED ON SITE WILL BE REPLACED AS PART OF THE OVERALL PROJECT. IF OVERALL PROJECT DOES NOT PROCEED, TREES WILL BE INSTALLED TO MEET THE HERITAGE TREE REPLACEMENT REQUIREMENTS.

BUFFER CALCULATION NOTE:
- PROPOSED BUFFER REQUIREMENTS BASED ON CITY TYPICAL BUFFER REQUIREMENTS FOR 25' BUFFER. BUFFER PLAN PROPOSES A 10' BUFFER WIDTH. A COEFFICIENT OF 0.4 (10 / 25 FEET) WAS UTILIZED AS A MULTIPLIER TO QUANTIFY TREE AND SHRUB BUFFER REQUIREMENTS

PLANTING NOTES

1.) All newly planted landscape plant materials shall conform to the latest version of the *American Standard of Nursery Stock (ANSI Z60.1)*.
2.) All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
A.) Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
B.) Trees with forked trunks are acceptable if all the following conditions are met:
1. The fork occurs in the upper one-third of the tree;
2. One fork is less than two-thirds the diameter of the dominant fork; and
3. The top one-third of the smaller fork is removed at the time of planting;
C.) No branch is greater than two-thirds the diameter of the trunk directly above the branch;
D.) Several branches are larger in diameter and obviously more dominant;
E.) Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above an

CITY OF FRANKLIN LANDSCAPE NOTES

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, which ever comes first. Other defective landscape material shall be replaced within three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object.
12. 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.
13. All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
14. Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
15. Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.
16. Municipal Code 7-231 does not permit the installation of combustible mulch within_inches of buildings of construction types III,IV, and V, and buildings with combustible exterior sheathing.

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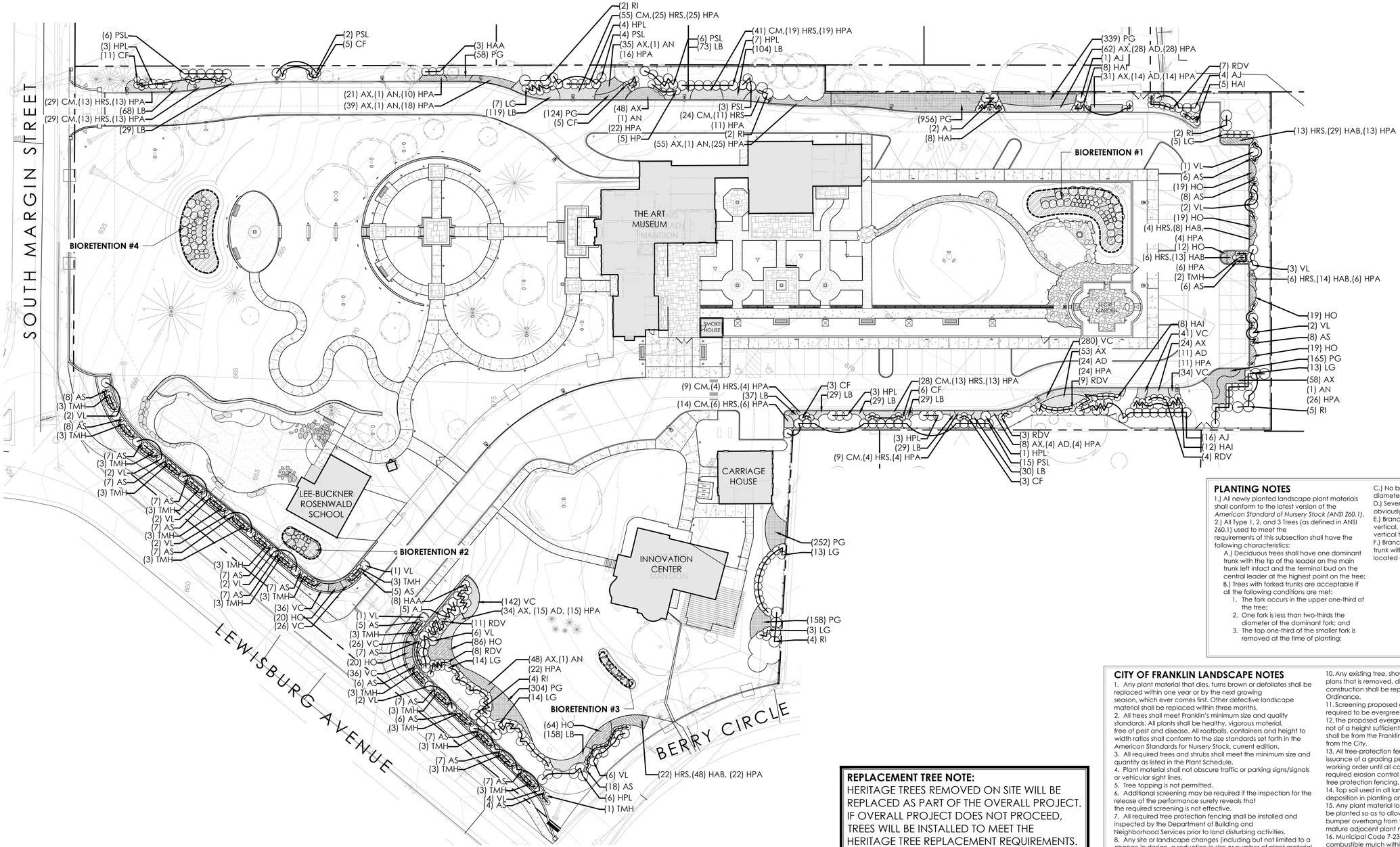
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L4.10

CITY OF FRANKLIN
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REPLACEMENT TREE NOTE:
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Site Plan

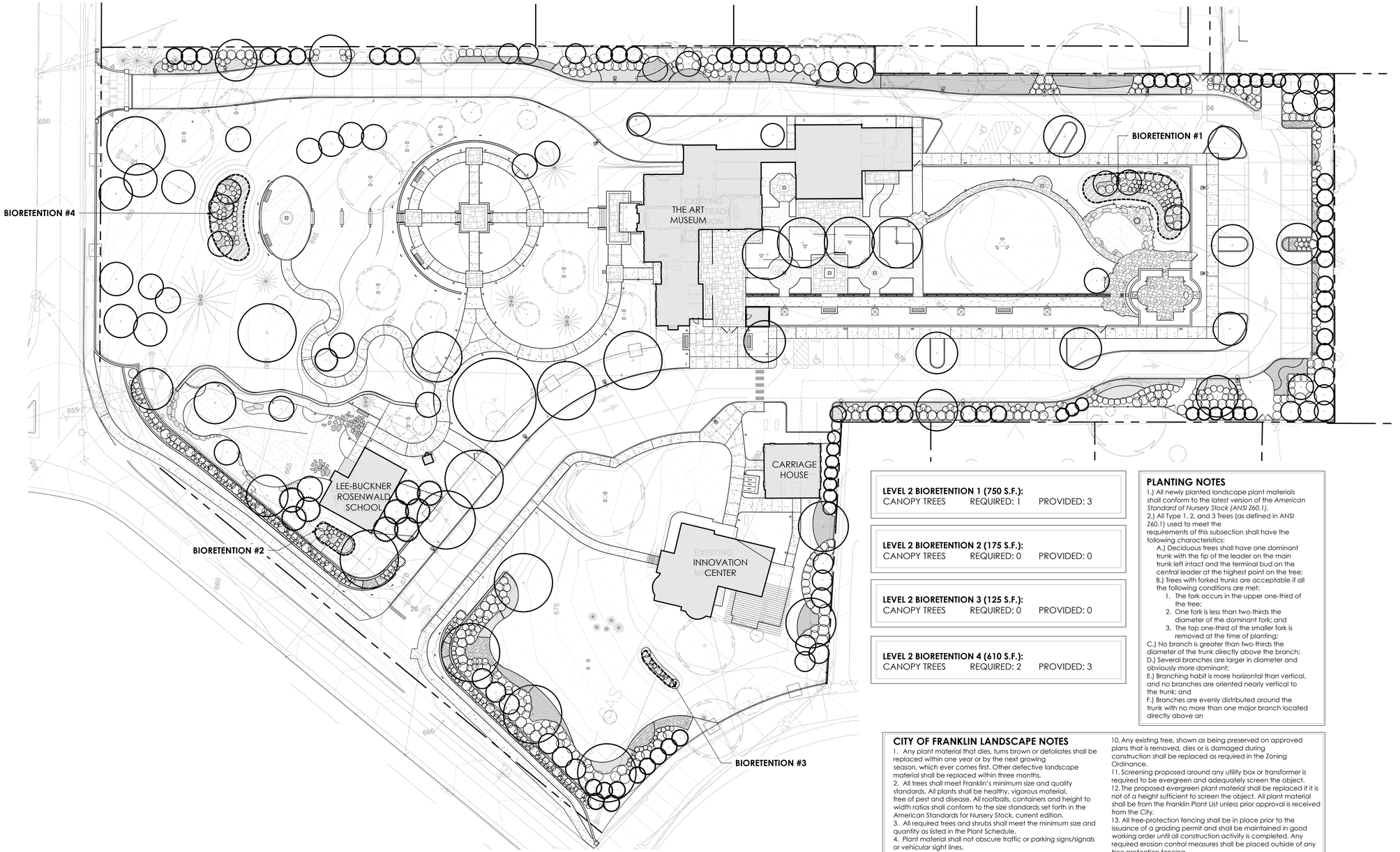
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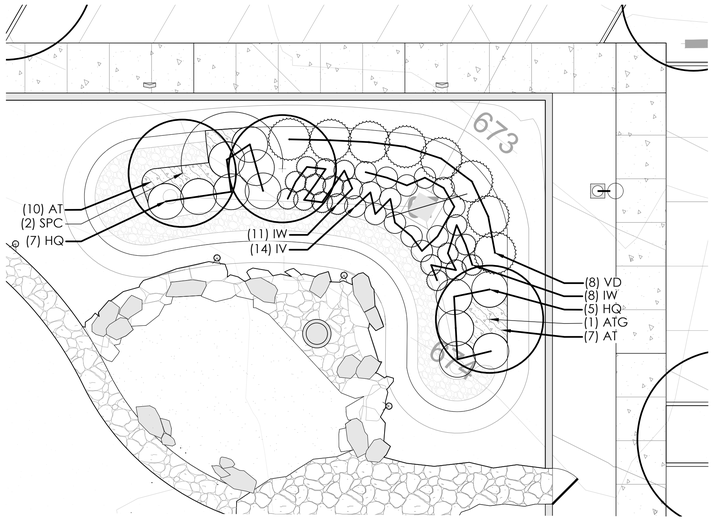
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BIORETENTION ENLARGMENTS

L4.11

CITY OF FRANKLIN
COF PROJECT# 8122


BIORETENTION #4
BIORETENTION #1
BIORETENTION #2
BIORETENTION #3
THE ART MUSEUM
LEE-BUCKNER ROSENWALD SCHOOL
CARRIAGE HOUSE
INNOVATION CENTER
EXISTING MUSEUM
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LEVEL 2 BIORETENTION 4 (750 S.F.):
CANOPY TREES REQUIRED: 2 PROVIDED: 3

4 BIORETENTION #4 - OAK GARDEN

0 5 10 20 30



LEVEL 2 BIORETENTION 3 (125 S.F.):
CANOPY TREES REQUIRED: 0 PROVIDED: 0

3 BIORETENTION #3 - ENTRY & ADMINISTRATION

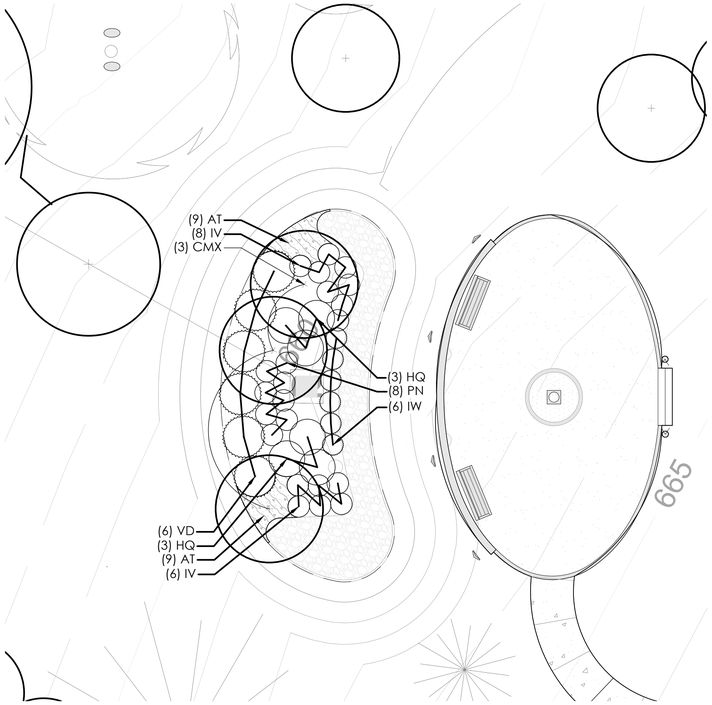
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LEVEL 2 BIORETENTION 2 (175 S.F.):
CANOPY TREES REQUIRED: 0 PROVIDED: 0

2 BIORETENTION #2 - SCHOOL HOUSE GLADE

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LEVEL 2 BIORETENTION 3 (610 S.F.):
CANOPY TREES REQUIRED: 1 PROVIDED: 3

1 BIORETENTION #1 - HILLSIDE GARDEN

0 5 10 20 30

CITY OF FRANKLIN
COF PROJECT# 8122

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04.6.2023

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:
BIORETENTION ENLARGMENTS

L4.21

CITY OF FRANKLIN LANDSCAPE NOTES

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in
size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall
be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
12. All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
13. All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall
be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
14. Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
15. Any plant material located adjacent to a parking area shall be planted so as to allow for a two
and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.
If proposing any landscape material within a dedicated easement, the following note shall be included on the Landscape Plan:
"The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material."

PLANTING NOTES

1. TREAT ALL GROUNDCOVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
2. ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
3. ALL GROUNDCOVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
4. ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK.
5. ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
6. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
8. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
10. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
11. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
12. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
13. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
14. PROVIDE 24" OF NEW TOPSOIL TO ALL PLANTING AREAS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS. OBTAIN TOPSOIL FROM SOURCES LISTED IN SPECIFICATIONS.
15. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
16. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
17. ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
18. LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
19. SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
20. IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
21. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
22. PROVIDE TRUE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
23. REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
24. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM TO USE EXISTING WATER SOURCE ON SITE. BACK FLOW PREVENTER, CONTROLLER AND METER TO BE PROVIDED.

PLANTING SCHEDULE NOTES

1. TREES TO BE OF THE HIGHEST GRADE AND PURCHASED FROM THESE SELECTED VENDORS ONLY:
   SELECT TREES
   CRAWFORD, GA - (706)743-5124
   BOLD SPRINGS NURSERY
   HAWKINSVILLE, GA - (478)783-4975
   SHADY GROVE PLANTATION AND NURSERY
   ORANGEBURG, SC - (803)534-5683
   WATKINS NURSERIES
   MIDLOTHIAN, VA. - (804)379-8733
   HUNTER TREES NURSERY, LLC.
   BIRMINGHAM, AL - (866)348-6837
   HAWKERSMITH NURSERY
   TULLAHOMA, TN - (931)455-5436
   SOUTHEASTERN GROWERS, INC.
   WATKINSVILLE, GA - (706)310-1151
   PLANTATION TREE CO.
   SELMA, AL - (334)875-9176
2. IF TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES, CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED

CITY OF FRANKLIN MIN. PLANT QUALITY AND SIZE STANDARDS

1. All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).
2. All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
   A. Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
      1. Trees with forked trunks are acceptable if all the following conditions are met:
      2. The fork occurs in the upper one-third of the tree;
      3. One fork is less than two-thirds the diameter of the dominant fork; and
   B. The top one-third of the smaller fork is removed at the time of planting;
   C. No branch is greater than two-thirds the diameter of the trunk directly above the branch.
   D. Several branches are larger in diameter and obviously more dominant;
   E. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
   F. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

CITY OF FRANKLIN
COF PROJECT# 8122

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT/ CAL.	HEIGHT	SPREAD	SPACING		REMARKS
ATG	Acer tataricum ginnala	Amur Maple	B&B - 2"					
ATX	Asimina triloba	Pawpaw	B&B - 2"					Choose three different cultivars to ensure fruitation
CCT	Cercis canadensis 'Tennessee Pink'	Tennessee Pink Eastern Redbud	B&B - 2"					
CLX	Cladrastis kentukea	American Yellowwood	B&B - 2"					
XCF	Cornus florida	Flowering Dogwood	B&B - 2"					
CKS	Cornus kousa 'Summer Stars'	Summer Stars Kousa Dogwood	36" Box					
CMX	Cornus mas	Cornelian Cherry	36" Box					
GDE	Gymnocladus dioica 'Espresso-JFS' ESSPRESSO	Kentucky Coffeetree	36" Box					
IAL	Ilex x attenuata `Longwood Gold`	Longwood Gold Holly	36" Box					
LIN	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	36" Box					
MVM	Magnolia virginiana 'Jim Wilson' MOONGLOW		36" Box					
MM	Magnolia x soulangeana	Saucer Magnolia Multi-Trunk	B&B - 2.5"	10`- 12`	4`- 6`	Per Plans		
NSX	Nyssa sylvatica	Tupelo	36" Box					
PMD	Prunus mume 'Dawn'	Japanese Flowering Apricot	36" Box					
XQA	Quercus alba	White Oak	36" Box					
QBX	Quercus bicolor	Swamp White Oak	36" Box					
QMX	Quercus montana	Chestnut Oak	36" Box					
XQS	Quercus shumardii	Shumard Oak	36" Box					
SPC	Stewartia pseudocamellia	Japanese Stewartia	36" Box					
UAJ	Ulmus americana 'Jefferson'	Jefferson American Elm	36" Box					

CANOPY TREES	BOTANICAL NAME	COMMON NAME	CONT/ CAL.	HEIGHT	SPREAD	SPACING		REMARKS
XAR	Acer rubrum	Red Maple	B&B - 2"	10`- 12`	8`- 10`	Per Plans		
XAS	Acer saccharum	Sugar Maple	B&B - 2"	8`- 10`	10`- 12`	Per Plans		

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT/ CAL.	HEIGHT	SPREAD	SPACING		REMARKS
INS	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	B&B	7`-8` HT.	4`- 6`	Per Plans		
XJV	Juniperus virginiana	Eastern Redcedar	36" Box					
JVB	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	B&B	7`-8` HT.	4`- 6`	Per Plans		
MT	Magnolia grandiflora 'Southern Charm'	Teddy Bear® Southern Magnolia	B&B - 2"	10`- 12`	8`- 10`	Per Plans		
TI	Thuja x 'Green Giant'	Green Giant Arborvitae	B&B	7`-8` HT.	4`- 6`	Per Plans		

HEDGES	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
AJ	Aucuba japonica 'Green'	Green Japanese Laurel	36"	24"	60" o.c.		72" o.c.	
PSL	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	30"	24"	60" o.c.		72" o.c.	
RI	Rhaphiolepis indica	Indian Hawthorn	30"	24"	60" o.c.		84" o.c.	
TMH	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	30"	24"	30" o.c.		48" o.c.	
VL	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	36"	24"	48" o.c.		72" o.c.	

PERIMETER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
RDV	Azalea x 'Delaware Valley White'	Valley White Azalea	18"	18"	36" o.c.		48" o.c.	
AS	Azalea x 'Shugetsu'	Shugetsu Satsuki Azalea	5 GAL.	24"			36" o.c.	
CF	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	48"+	48"	48" o.c.		48" o.c.	
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18"	24"	48" o.c.		60" o.c.	
HAI	Hydrangea arborescens 'NCHA2' INVINCIBELLE SPIRIT II	Invincibelle Spirit II Hydrangea	30"	30"			48" o.c.	
HPL	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	36"	36"			72" o.c.	
HP	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	30"	24"			60" o.c.	
LG	Loropetalum chinense	Chinese Fringe Flower	3 GAL.	24"	30" o.c.		60" o.c.	

BIORETENTION SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	5 GAL.	5` O.C.			60" o.c.	
IW	Ilex verticillata	Winterberry	3 GAL.	3` O.C.			36" o.c.	
IV	Itea virginica	Virginia Sweetspire	3 GAL.	4` O.C.			36" o.c.	
PN	Panicum virgatum 'Northwind'	Northwind Switch Grass	24"	18"	30" o.c.		36" o.c.	
VD	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	5 GAL.	6` O.C.			72" o.c.	

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
IVM	Ilex vomitoria 'Gremicr' Micron	Micron® Holly Shrub	3 GAL.				24" o.c.	

GROUND COVERS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
TRF	TURF	Sod	SOD				15" o.c.	
VC	Vinca minor	Common Periwinkle	1 GAL.	12"	12" o.c.		12" o.c.	

PERIMETER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
HO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	3 GAL.	24"	24" o.c.		18" o.c.	
LB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	12"	12"			12" o.c.	
PG	Pachysandra terminalis 'Green Sheen'	Green Sheen Japanese Pachysandra	1 GAL.	12"	12" o.c.		12" o.c.	

BIORETENTION PERENNIALS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING		SPACING	
AT	Asclepias tuberosa	Butterfly Milkweed	1 GAL.				24" o.c.	

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04.6.2023

Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

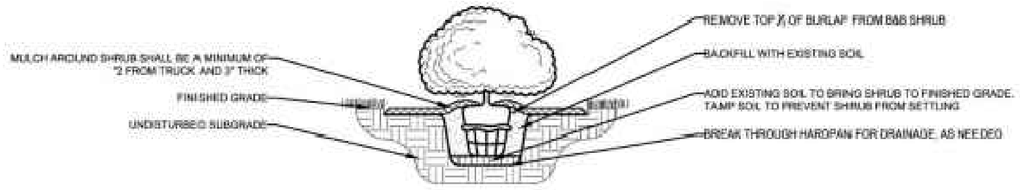
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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:

PLANTING NOTES AND SCHEDULE

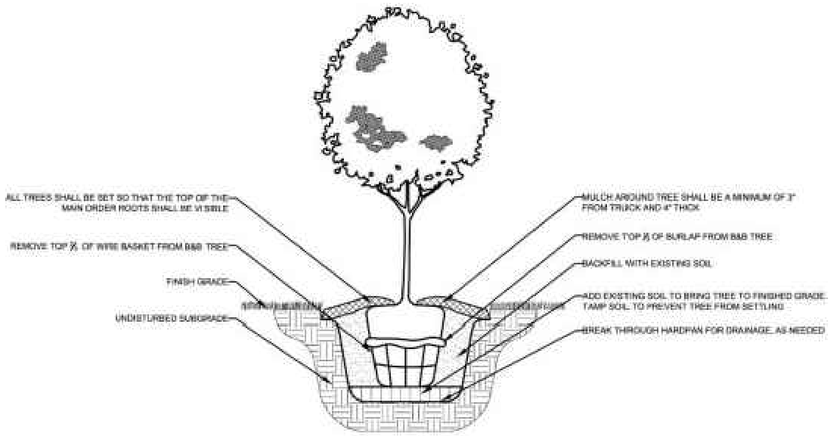
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CITY OF FRANKLIN
COF PROJECT# 8122



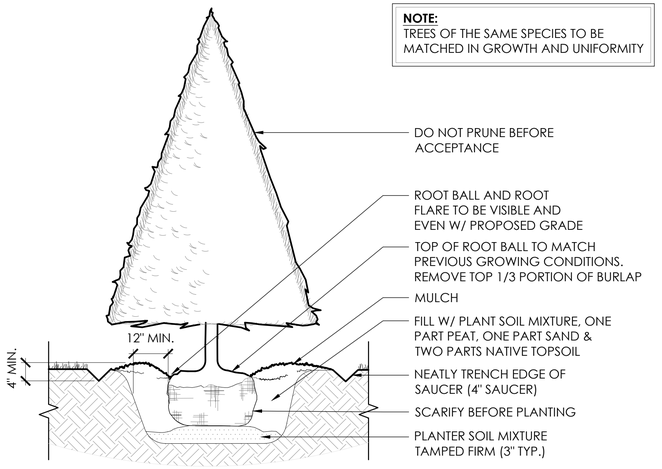
7 CITY OF FRANKLIN SHRUB PLANTING DETAIL

NOT TO SCALE



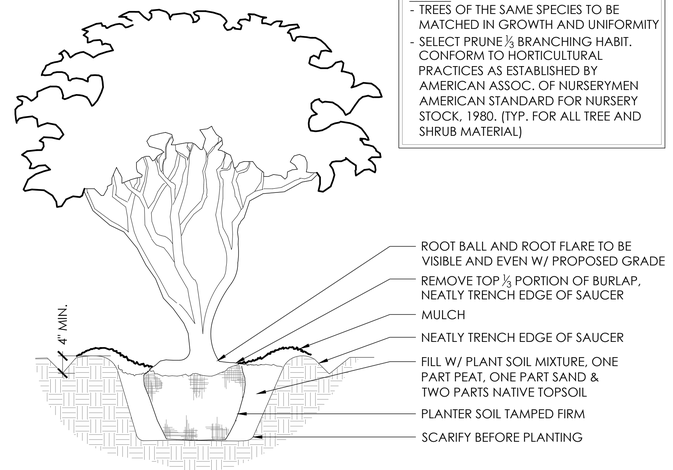
6 CITY OF FRANKLIN TREE PLANTING DETAIL

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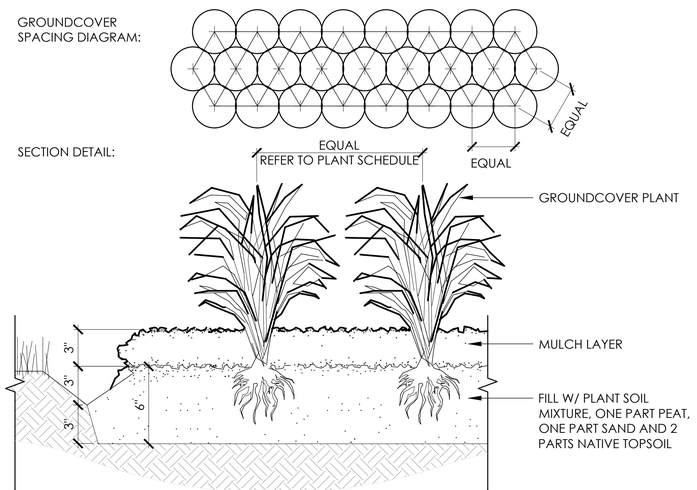
5 EVERGREEN TREE PLANTING

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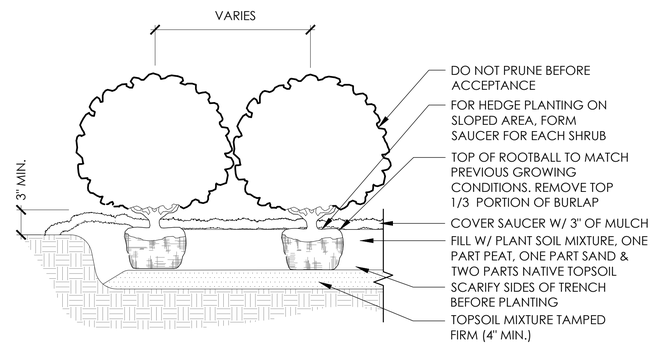
4 ORNAMENTAL TREE PLANTING

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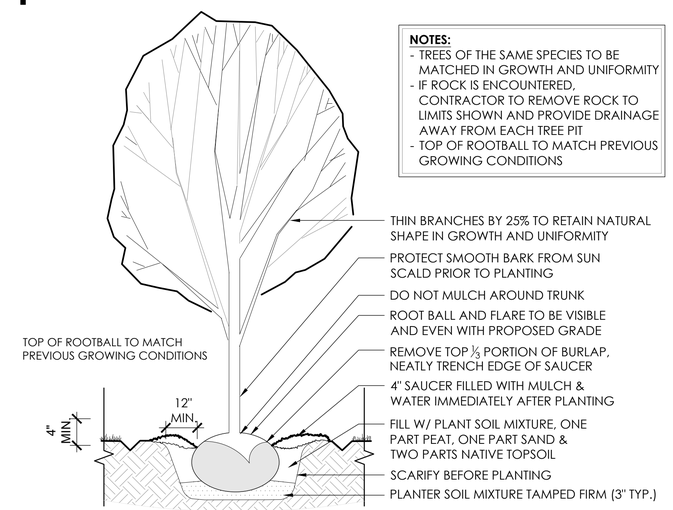
3 GROUNDCOVER PLANTING

NOT TO SCALE



2 SHRUB PLANTING

NOT TO SCALE



1 TREE PLANTING

NOT TO SCALE

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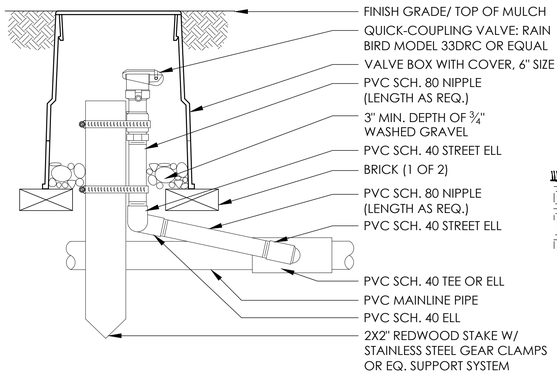
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PLANTING DETAILS

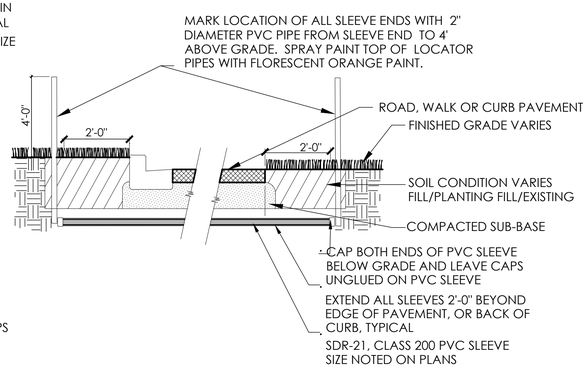
L4.31



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

9 QUICK COUPLING VALVE

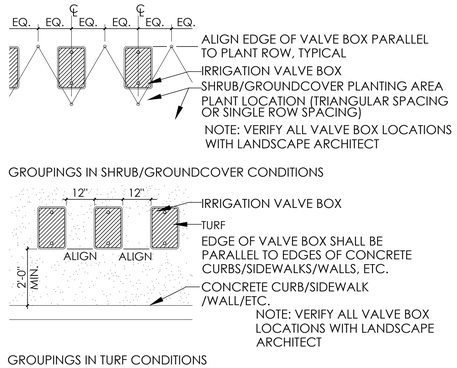
NOT TO SCALE



NOTE: PROVIDE AN AS-INSTALLED IRRIGATION SLEEVE PLAN. INDICATE THE ROAD STATION OF EACH IRRIGATION SLEEVE LOCATION UNDER ROADWAYS.

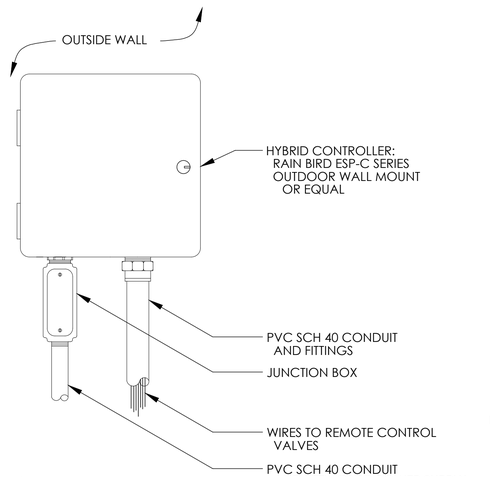
8 SLEEVES UNDER WALK/ ROAD

NOT TO SCALE



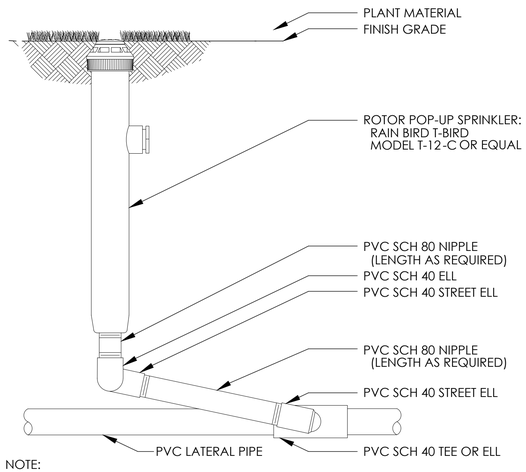
7 VALVE BOX GROUPINGS

NOT TO SCALE



6 HYBRID CONTROLLER

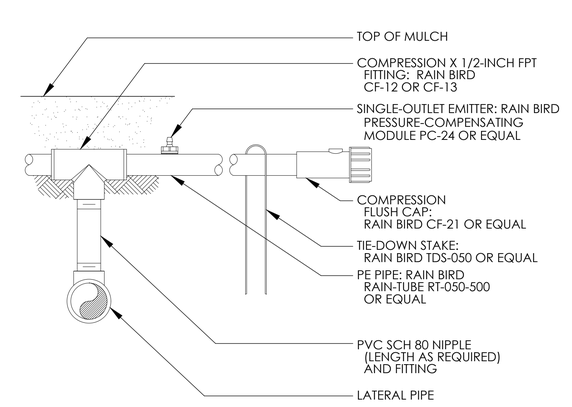
NOT TO SCALE



NOTE:
1. A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.

5 ROTOR POP-UP SPRINKLER

NOT TO SCALE



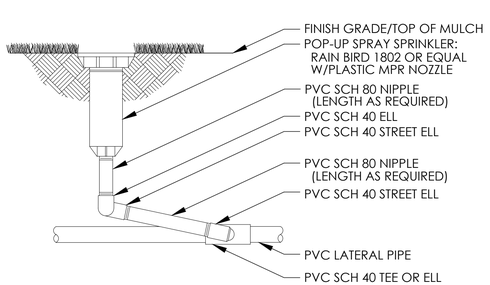
NOTE:

XERI-TUBE AND RAIN TUBE OR EQUAL.

1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO

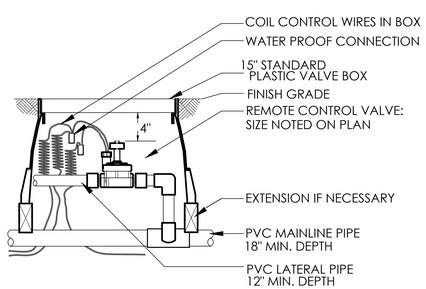
4 PVC TO PIPE CONNECTION

NOT TO SCALE



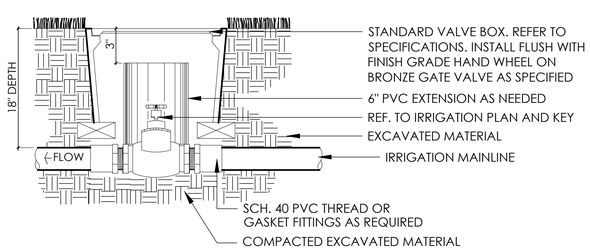
3 POP-UP SPRAY SPRINKLER

NOT TO SCALE



2 REMOTE TO PIPE CONNECTION

NOT TO SCALE



1 ISOLATION VALVE

NOT TO SCALE

CITY OF FRANKLIN
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DESIGN BUILD IRRIGATION NOTES

1) ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.

2) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS, REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES

3) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK. WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.

4) THE CONTRACTOR SHALL PREPARE A DESIGN HARD COPY DRAWINGS ON REPRODUCIBLE PAPER SHOWING ALL IRRIGATION INSTALLATION. A HARDCOPY OF THE ORIGINAL LANDSCAPE PLAN MAYBE OBTAINED FROM THE DESIGNER. THE DRAWING SHALL LOCATE ALL MAINLINE VALVES AND HEADS BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. PLEASE SHOW WIRE DIRECTION. PROVIDE DESIGN DRAWINGS FOR DESIGNER APPROVAL.

5) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED AND SHALL BE INSTALLED TO THE PROPER HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS. ALL HEADS SHALL BE MOUNTED WITH POLY PIPE WITH BARBED ELBOWS.

6) CONTRACTOR TO DESIGN SYSTEM BASED ON AVAILABLE WATER PRESSURE AT THE SITE. PRESSURE TEST SYSTEM AND SUBMIT TO OWNER.

7. MAKE USE OF EXISTING POWER SUPPLY PROVIDED BY GENERAL CONTRACTOR.

8) CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW VOL T AGE WIRING SHALL BE UF"14 PVC JACKETED, SINGLE CONDUCTOR CABLE. USE RED WIRES FOR 'HOT' AND WHITE FOR VALVE COMMON. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING 3-1.4 DIRECT BURY CDBY> WIRE CONNECTORS.

9) ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH 40 PVC PIPE. SIZED A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE. ALL SLEEVING SHALL BE PROVIDED.

10) ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

11) PROVIDE A MINIMUM OF 8" OF COVER OVER LATERAL PIPING.PROVIDE A MINIMUM OF 12" OF COVER OVER MAINLINE PIPING,

12) LATERAL LINES SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES. MAIN LINE PIPE SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES.

13) FLUSH ALL LINES.

14) CONDUCT AN INSPECTION OF THE SYSTEM IN OPERATION WITH THE DESIGNER.

15) THE CONTRACTOR IS RESPONSIBLE FOR WINTERIZING THE SYSTEM THE FIRST YEAR OF INSTALLATION. DURING THE WINTERIZATION OF THE SYSTEM, THE CONTRACTOR WILL SHOW THE OWNER'S DESIGNATED REPRESENTATIVE THE PROPER PROCEDURES FOR WINTERIZING THE SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR RESTARTING THE SYSTEM IN THE SPRING OF THE FOLLOWING YEAR.

16) CONTRACTOR TO GUARANTEE IRRIGATION SYSTEM, EQUIPMENT AND WORKMANSHIP FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.

17) ANY ADDITIONAL NEEDED SLEEVES WILL BE PROVIDED BY THE DESIGN BUILD CONTRACTOR.

IRRIGATION NOTES

1) SITE TO BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR IN ACCORDANCE TO STATE LAW.

2) CONTRACTOR SHALL SUPPLY AND INSTALL ALL VALVES, HEADS, PIPE, CONTROLLING, WIRING, BACKFLOW PREVENTOR AND CONTROLLER FOR A TWO WIRE IRRIGATION SYSTEM.

3) COORDINATE LOCATION OF WATER SOURCE AND BACKFLOW PREVENTOR WITH GENERAL CONTRACTOR COORDINATE LOCATION OF CONTROLLER WITH OWNER.

4) INSTALL SYSTEM AS PER SPECS. REFERENCE SPECIFICATIONS FOR MEETING AND MATCHING EXISTING IRRIGATION SYSTEM.

5) CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING SITE UTILITIES PRIOR TO COMMENCING WITH WORK. CONTRACTOR RESPONSIBLE FOR DAMAGE CAUSED DURING CONSTRUCTION TO ANY SITE UTILITIES AND SITE FEATURES.

6) FOR ALL PIPE PENETRATIONS REFER TO ARCHITECTS PLANS.

7) CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS PER SPECIFICATIONS FOR DESIGN BUILD IRRIGATION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REF. DESIGN BUILD IRRIGATION SPECIFICATION AND NOTES ON SHEET L730. REF. LANDSCAPE PLANS FOR SPECIFIC PLANT TYPES AND LOCATIONS. COMMUNICATE SITE WATER CONNECTIONS WITH PROJECT CIVIL, M.E.P. ENGINEERS, CONTRACTOR AND LANDSCAPE ARCHITECT.

8.)CONTRACTOR TO SUBMIT SHOP DRAWING OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

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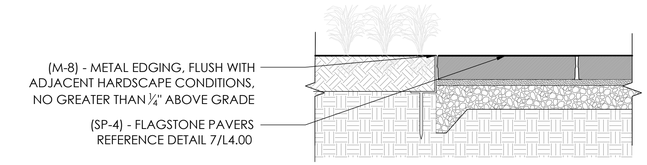
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IRRGIATION NOTES & DETAILS

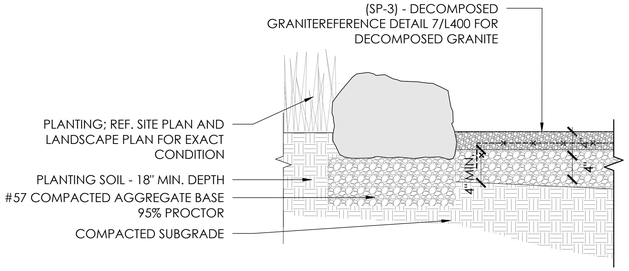
L4.32

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COF PROJECT# 8122

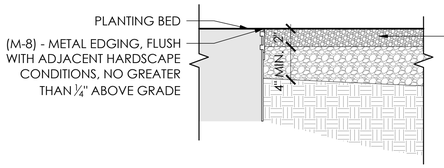


10 FLAGSTONE AT LANDSCAPE

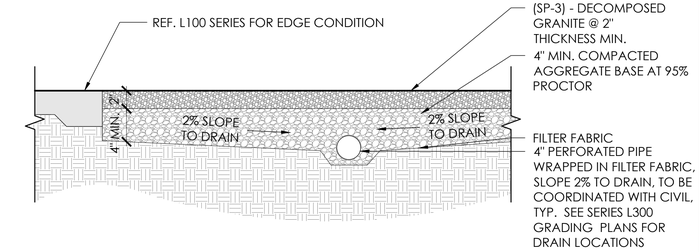
NOTE:
1. STONE TO BE ¼" BELOW ANY ADJACENT HARDSCAPE
2. INSTALL IN ½" LIFTS W/ 95% COMPACTION AT EACH LIFT WITH PLATE COMPACTOR, WET DOWN AS NECESSARY
3. COMPACT WITH ORGANIC LOCK STABILIZER BY ENVIROBOND, OR APPROVED EQUAL. INSTALL BINDER RATIO @ MANF. SPEC. BINDER ADDED WITHIN 5' RADIUS OF EACH TREE
4. PROVIDE 3' x 3' MOCK-UP PRIOR TO INSTALLATION



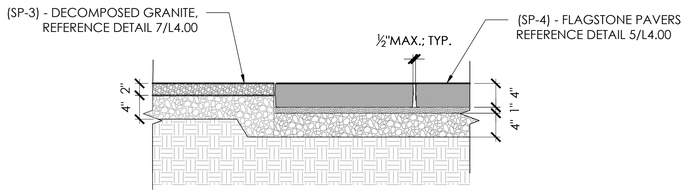
9 BOULDER IN THE LANDSCAPE



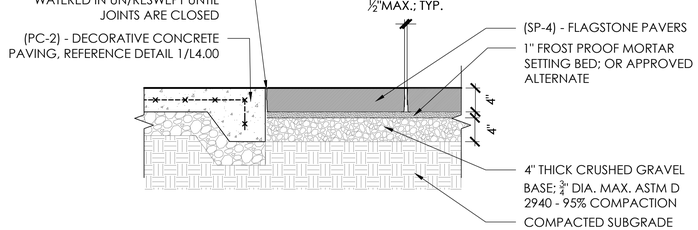
8 DECOMPOSED GRANITE AT LANDSCAPE



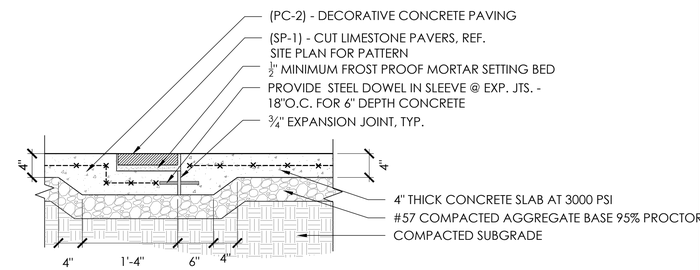
7 DECOMPOSED GRANITE - SECTION



6 FLAGSTONE AT DECOMPOSED GRANITE

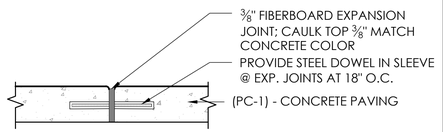


5 FLAGSTONE PATH AT CONCRETE

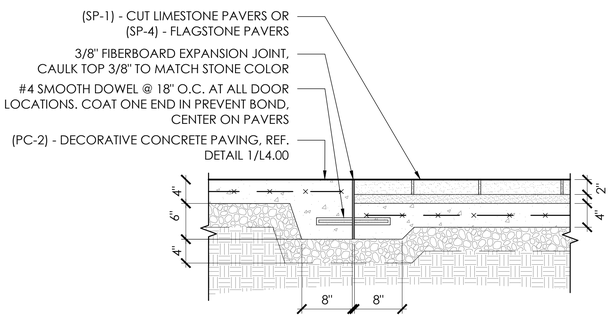


4 STONE BORDER & INLAY AT CONCRETE

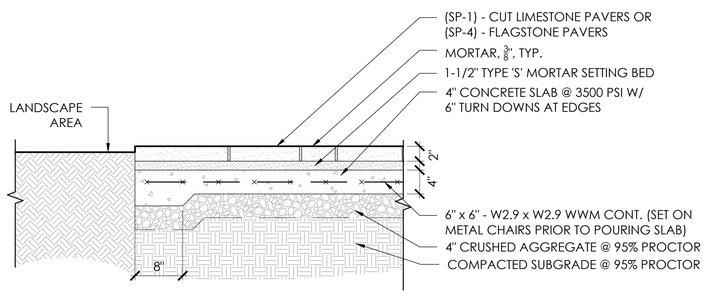
CONCRETE PAVING NOTES:
1. ALL WALKS TO HAVE 1% MIN. - 2% MAX CROSS SLOPE
2. REF. PLANS FOR WALK WIDTH, JOINTING AND ADJACENT CONDITIONS
3. RUNNING SLOPES NOT TO EXCEED 5% UNLESS OTHERWISE NOTED ON PLANS. REF. CIVIL DRAWINGS FOR FINISH GRADES



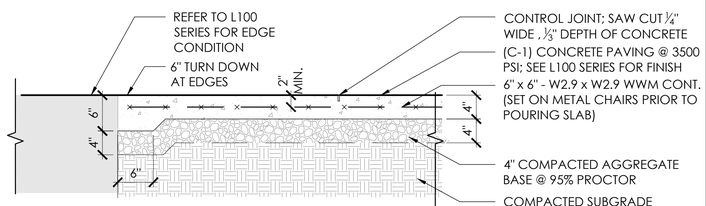
TYPICAL EXPANSION JOINT - NTS



3 LIMESTONE AT CONCRETE - SECTION



2 LIMESTONE AT LANDSCAPE



1 TYPICAL CONCRETE PAVING AND EXP. JOINT - SECTIONS

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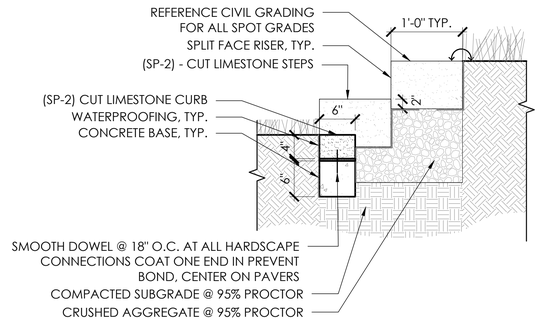
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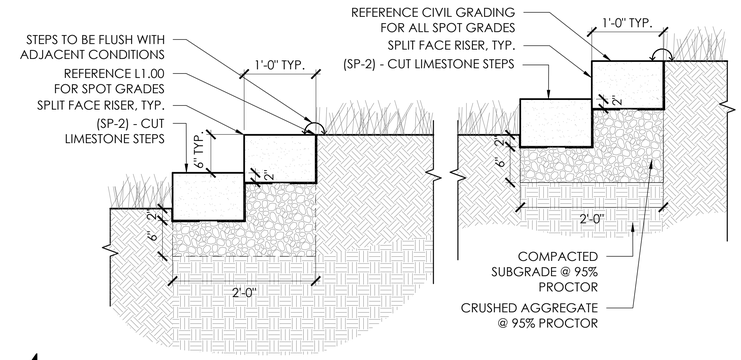
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SHEET: FLATWORK DETAILS

L5.0

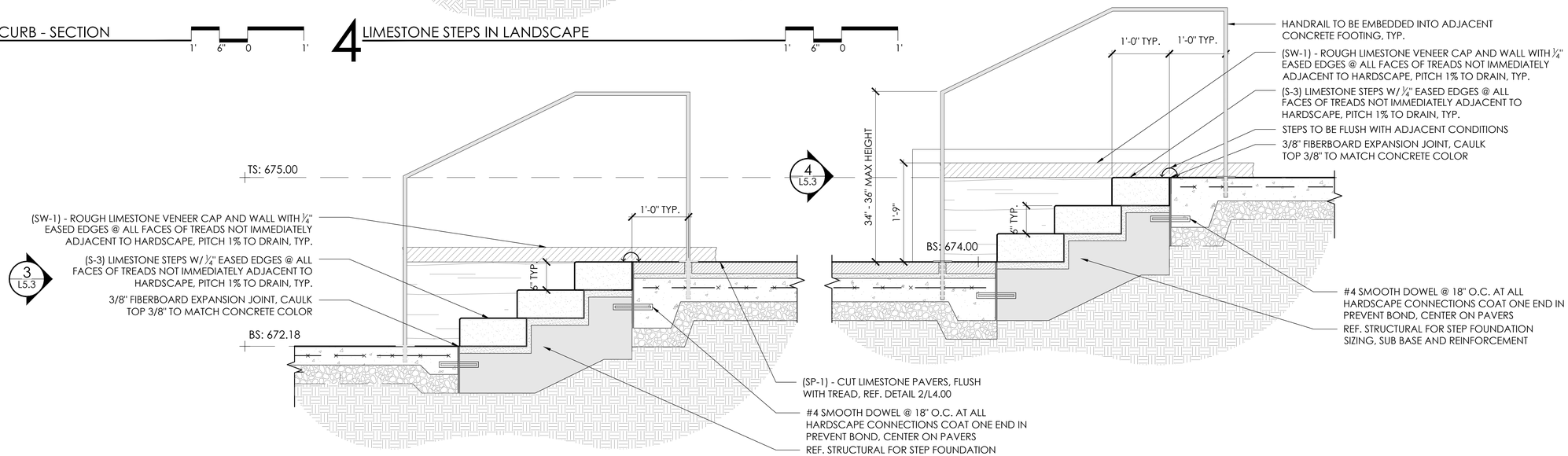
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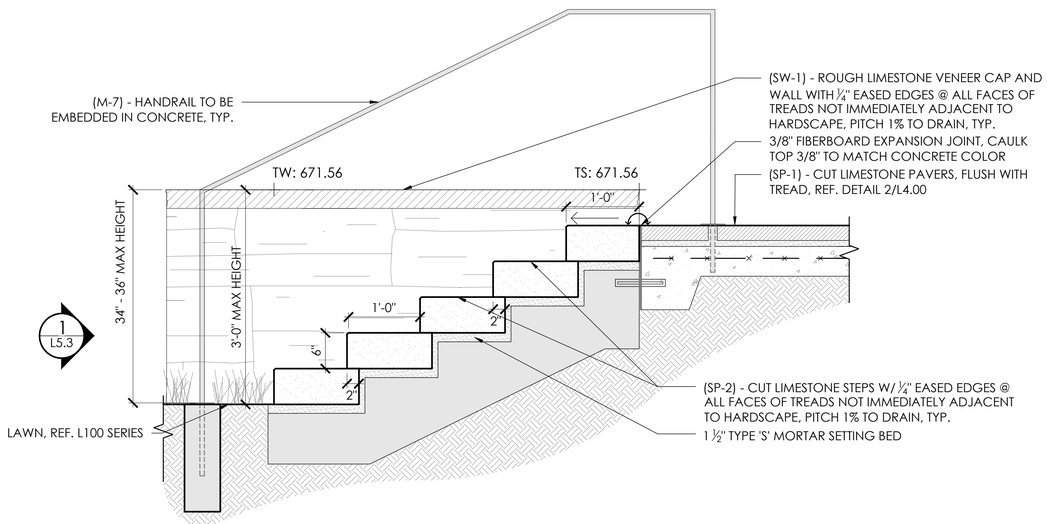
5 LIMESTONE CURB - SECTION



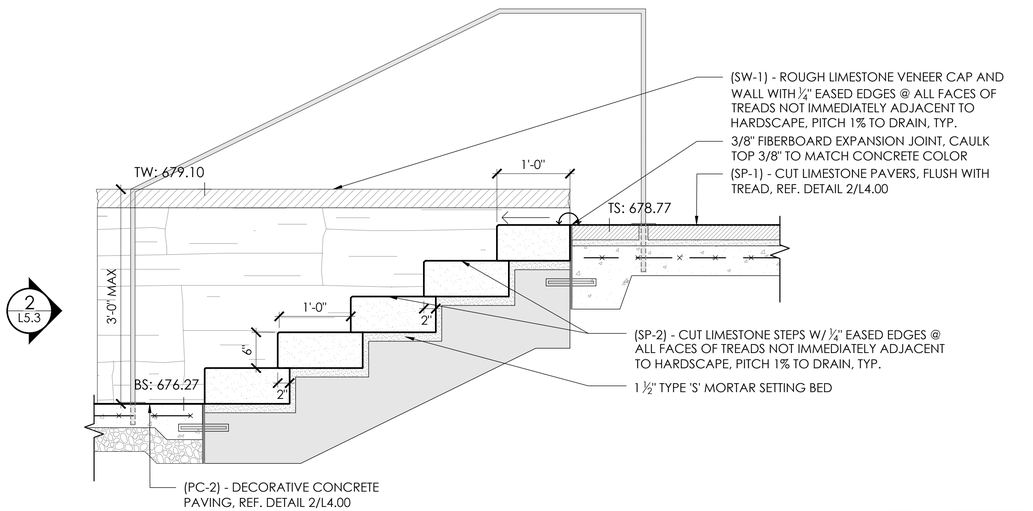
4 LIMESTONE STEPS IN LANDSCAPE



3 COLOR GARDEN STEPS AT WALK



2 LOWER COLOR GARDEN STEPS @ WALL



1 JEWEL BOX STEPS

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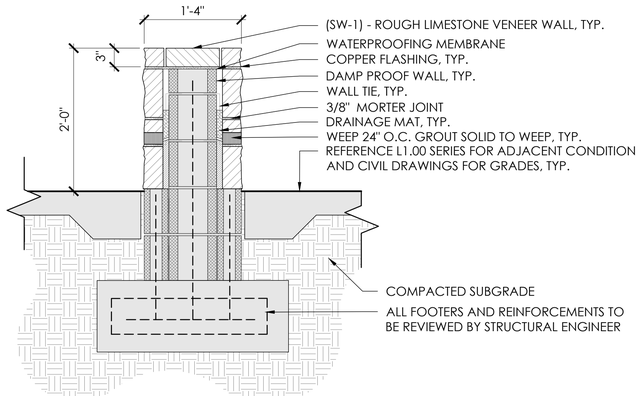
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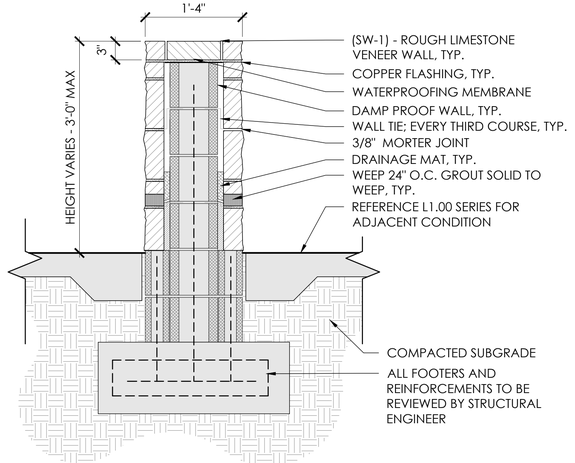
STEP DETAILS

L5.1

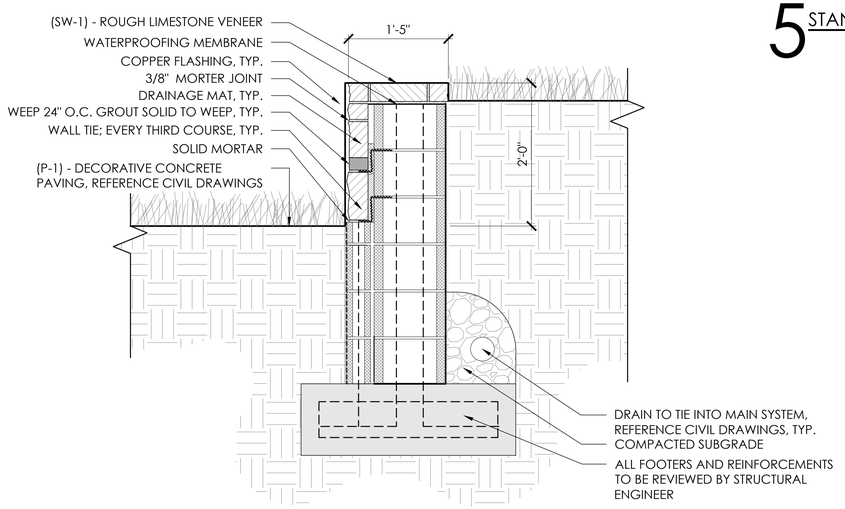
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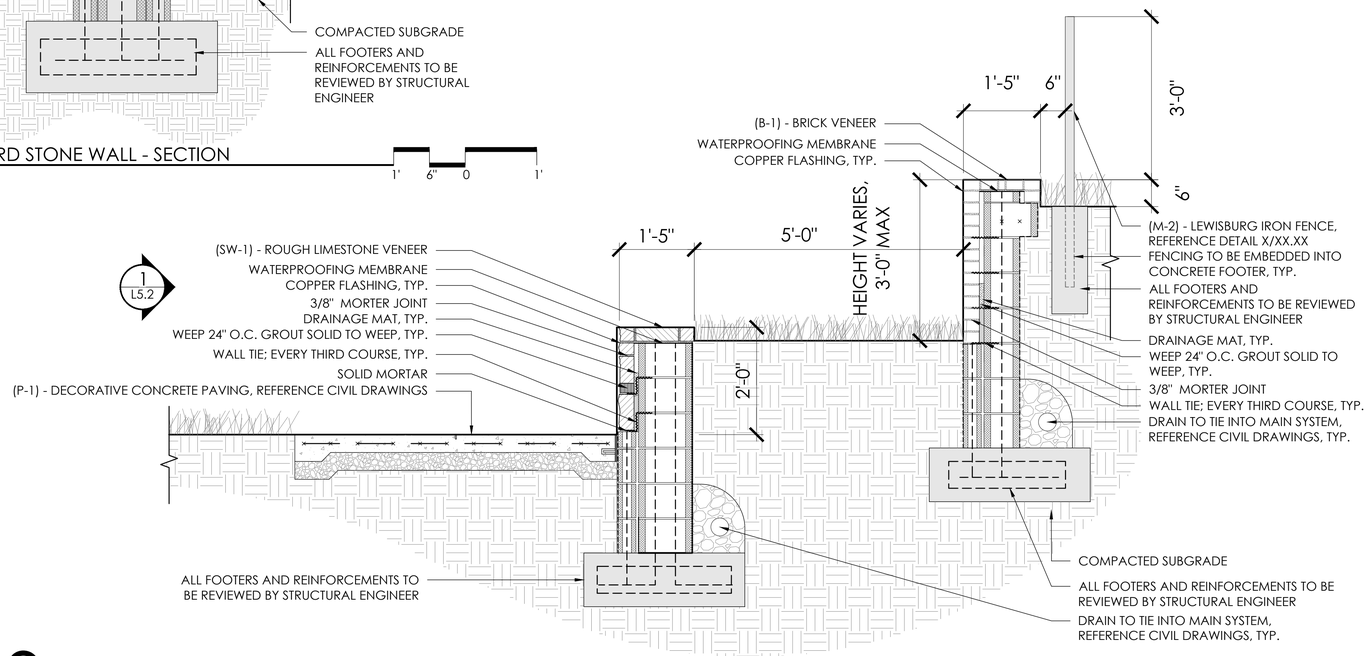
6 HILLSIDE LAWN STONE WALL - SECTION



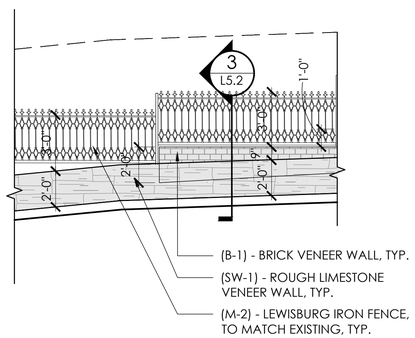
5 STANDARD STONE WALL - SECTION



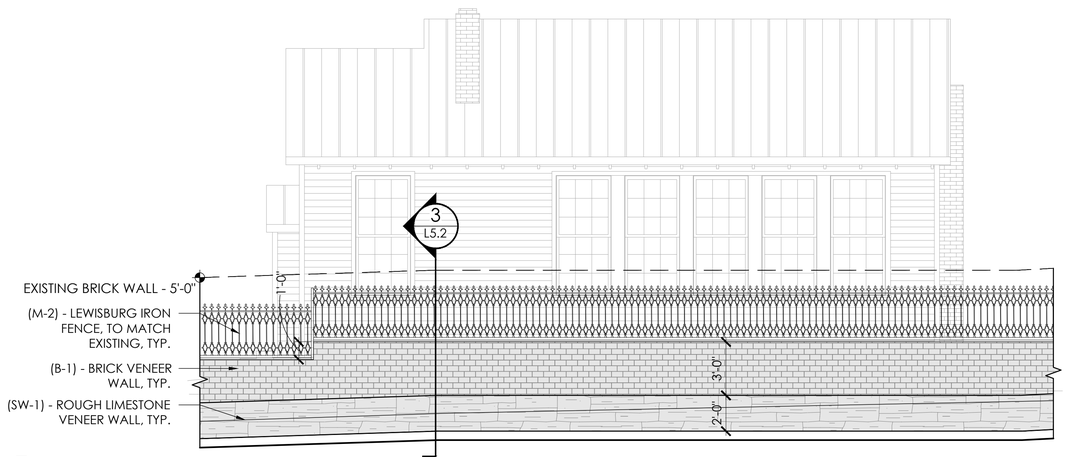
4 STONE RETAING WALL - SECTION



3 LEWISBURG WALLS & FENCING - SECTION



2 LEWISBURG FENCING & WALL - ELEVATION



1 LEWISBERG WALLS & FENCING - ELEVATION

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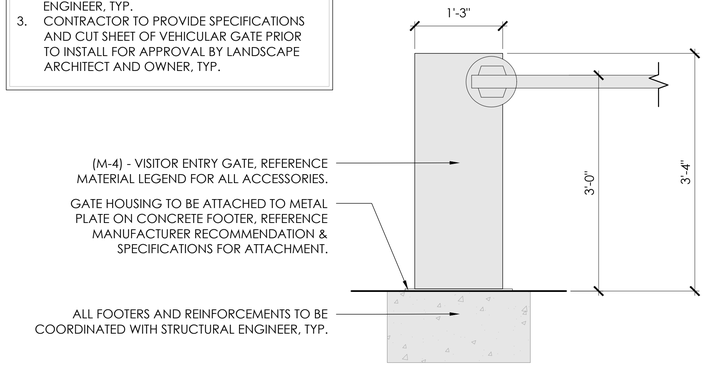
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LEWISBURG WALLS & FENCING DETAILS

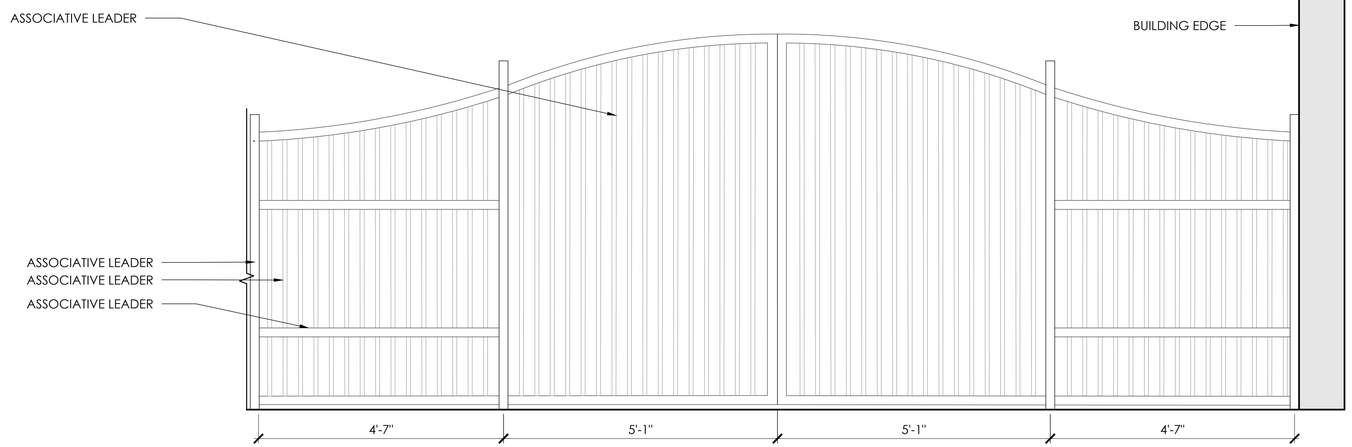
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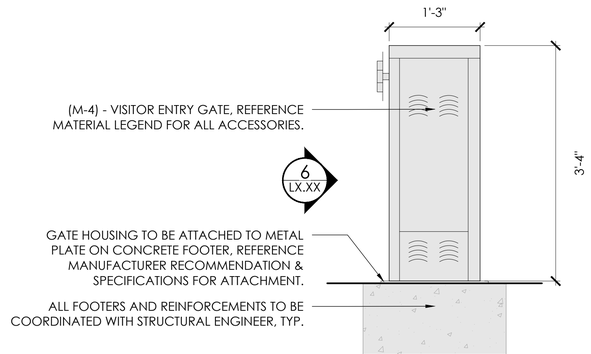
NOTE:
1. COORDINATE ALL ELECTRICAL CONNECTIONS WITH MEP FOR VEHICULAR GATE.
2. COORDINATE ALL FOOTINGS AND REINFORCEMENTS WITH STRUCTURAL ENGINEER, TYP.
3. CONTRACTOR TO PROVIDE SPECIFICATIONS AND CUT SHEET OF VEHICULAR GATE PRIOR TO INSTALL FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, TYP.



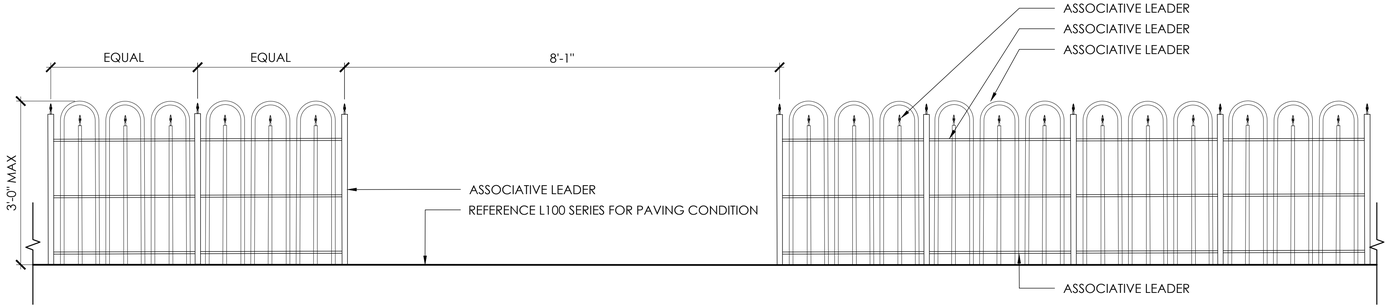
6 VEHICULAR EXIT GATE



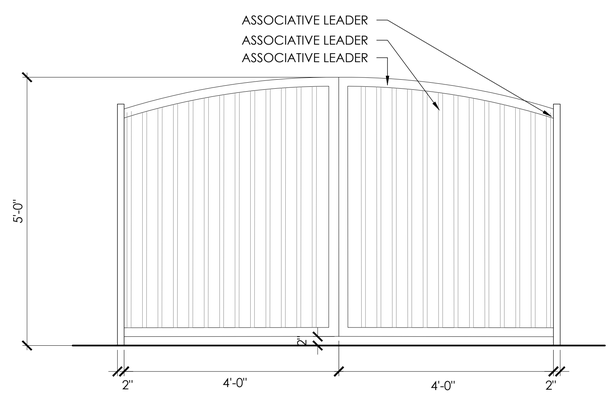
4 DECORATIVE VISTOR ENTRY GATE - ELEVATION



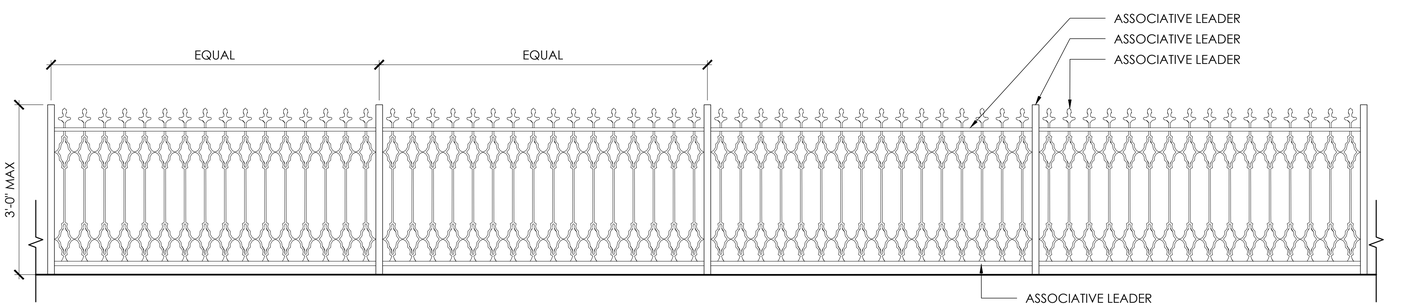
5 VEHICULAR EXIT GATE



3 IRON GARDEN FENCING - ELEVATION



2 DECORATIVE EMERGENCY GATE - ELEVATION



1 LEWISBURG FENCING - ELEVATION

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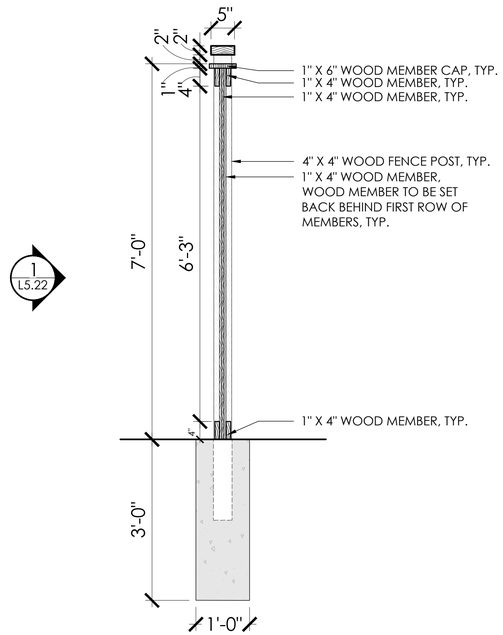
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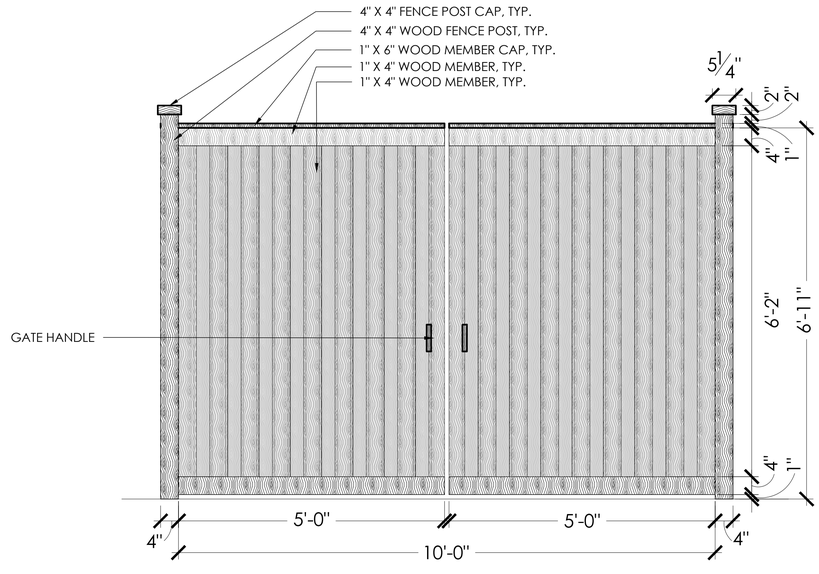
L5.21

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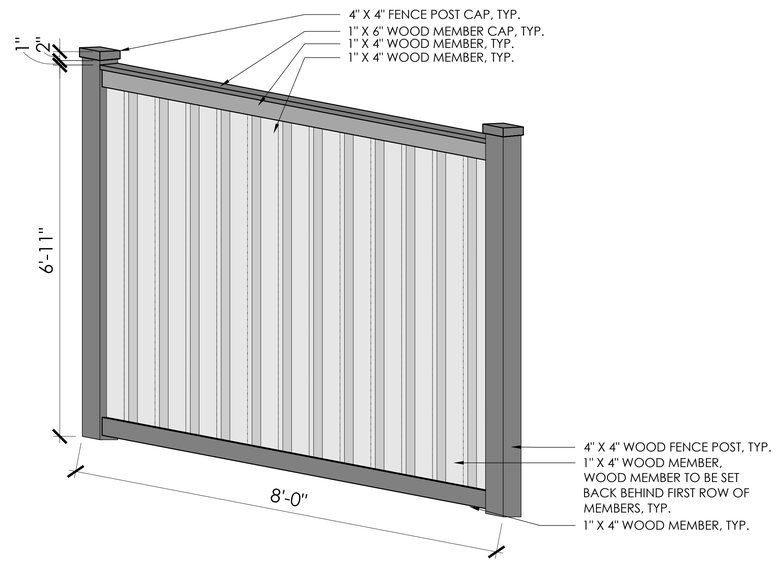


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L5.22

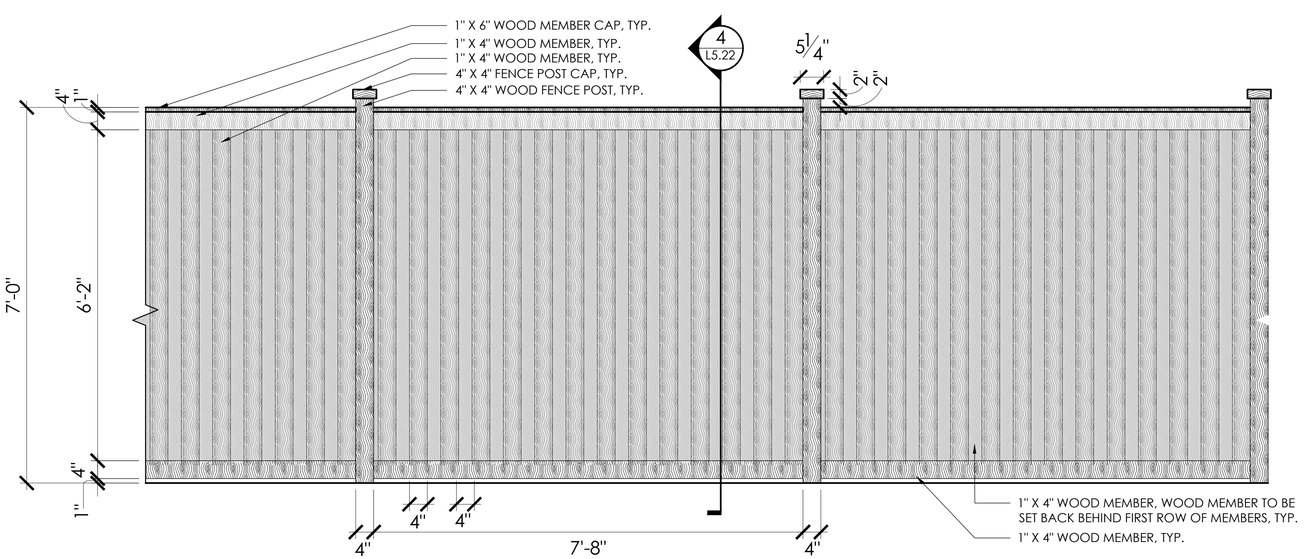
4 PERIMETER FENCING PANEL - SECTION



3 PERIMETER WOODEN GATE - ELEVATION



2 PERIMETER WOODEN FENCE PANELING - ELEVATION



1 PERIMETER WOODEN FENCE - ELEVATION

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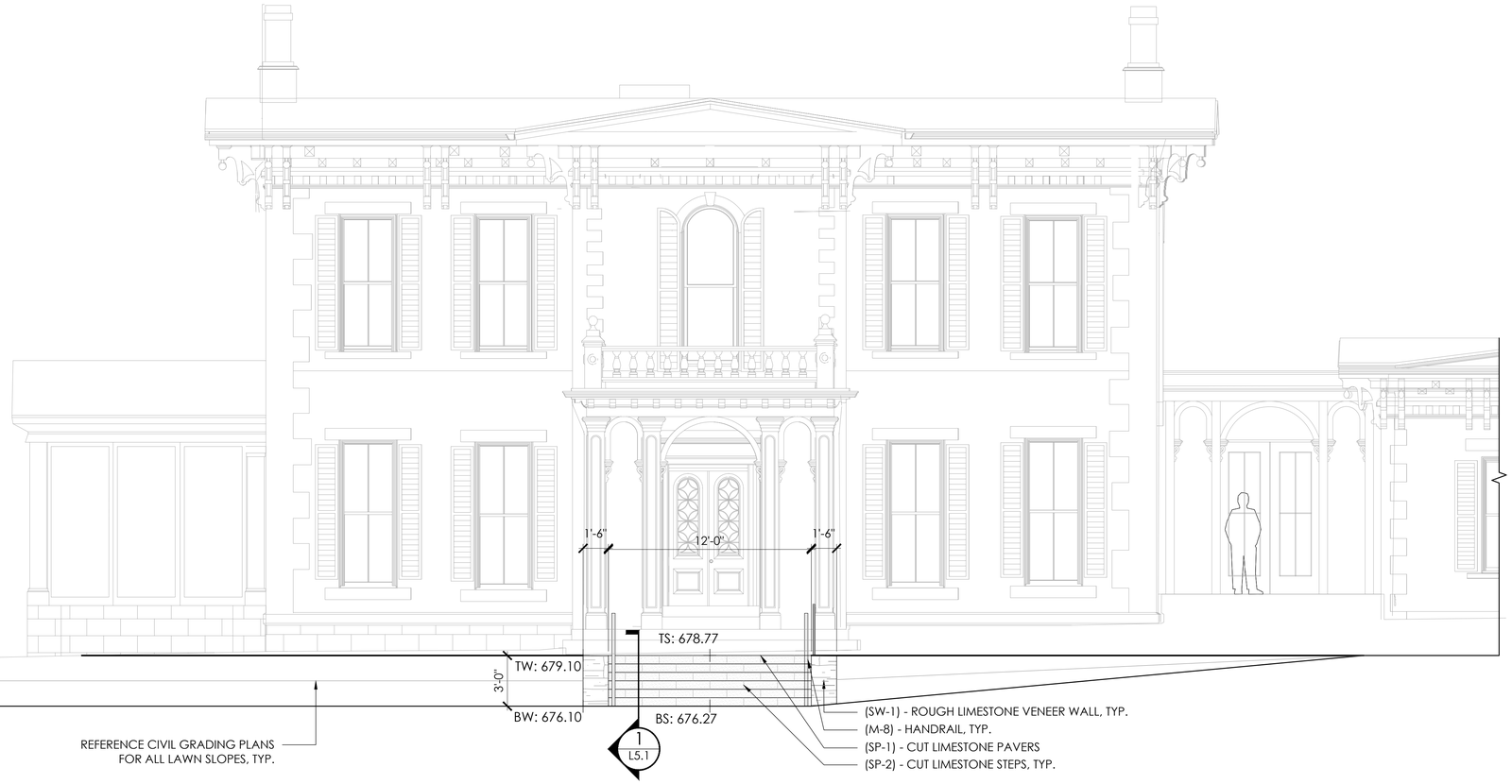
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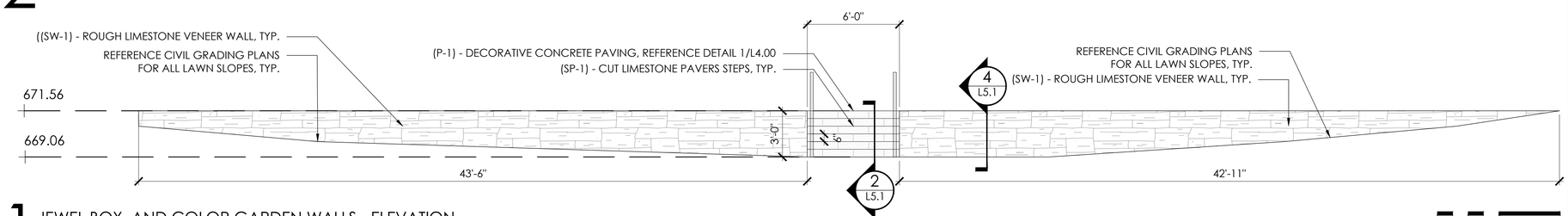
L5.22

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2 JEWEL BOX AND COLOR GARDEN WALLS - ELEVATION

4' 2' 0 4'



1 JEWEL BOX AND COLOR GARDEN WALLS - ELEVATION

4' 2' 0 4'

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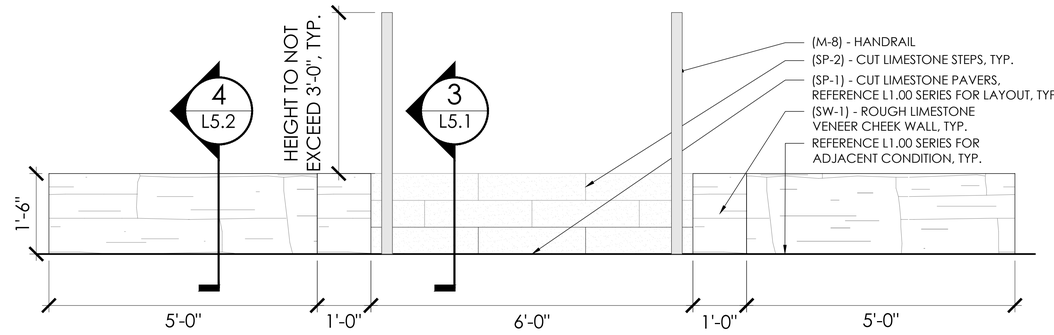
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COLOR GARDEN
WALL - DETAILS

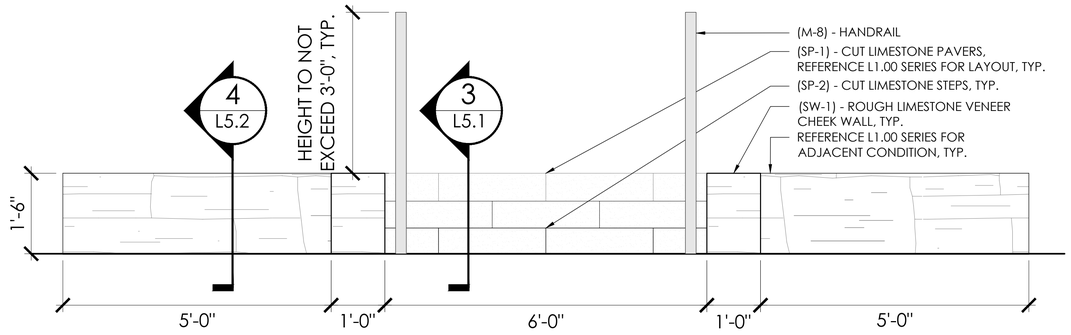
L5.3

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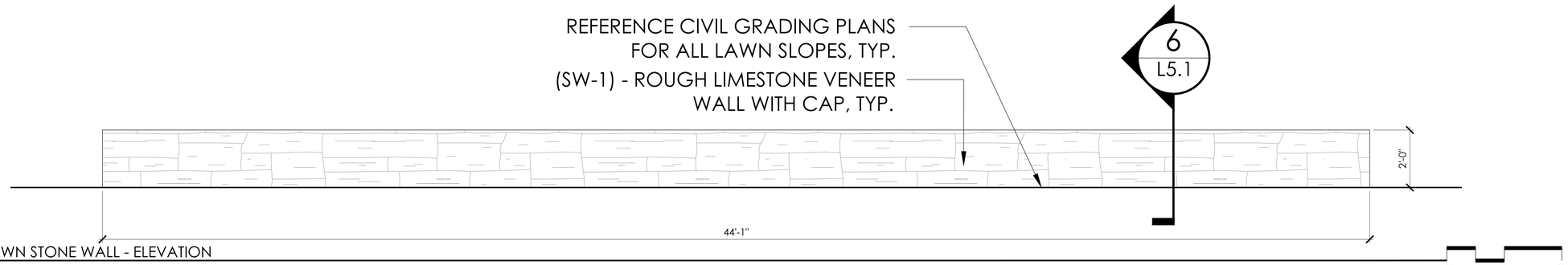
3 COLOR GARDEN UPPER CENTER STEPS AND WALLS - SECTION

2' 1' 0 1'



2 COLOR GARDEN LOWER CENTER STEPS AND WALLS - SECTION

2' 1' 0 1'



1 HILLSIDE LAWN STONE WALL - ELEVATION

2' 1' 0 2'

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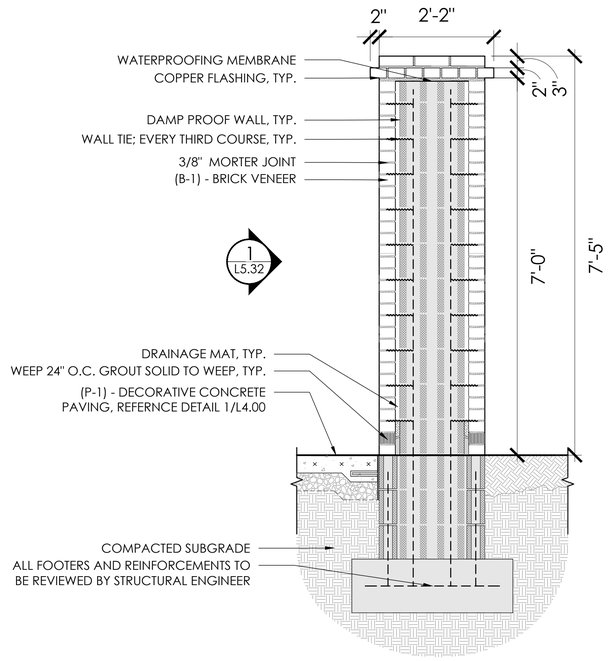
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HILLSIDE AND COLOR GARDEN WALL DETAILS

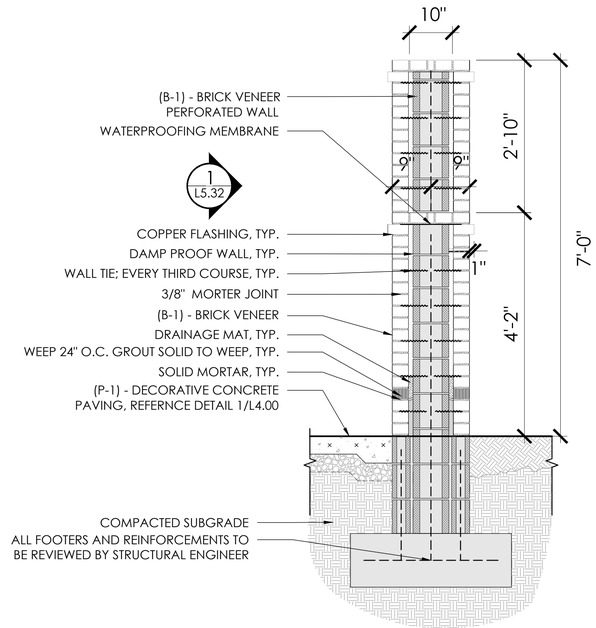
L5.31

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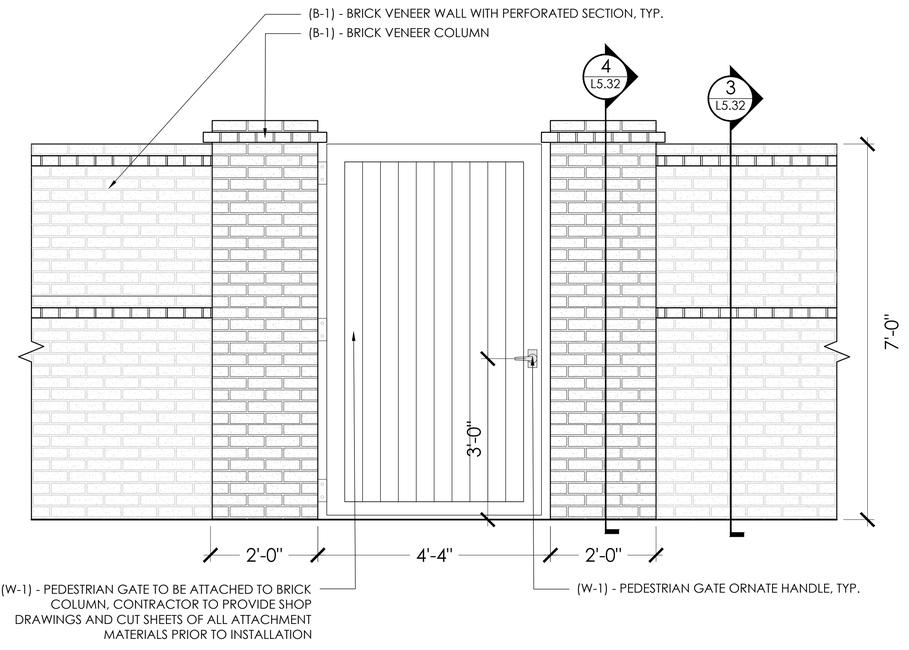
4 DECORATIVE BRICK WALL COLUMN - SECTION

2' 1' 0 1'



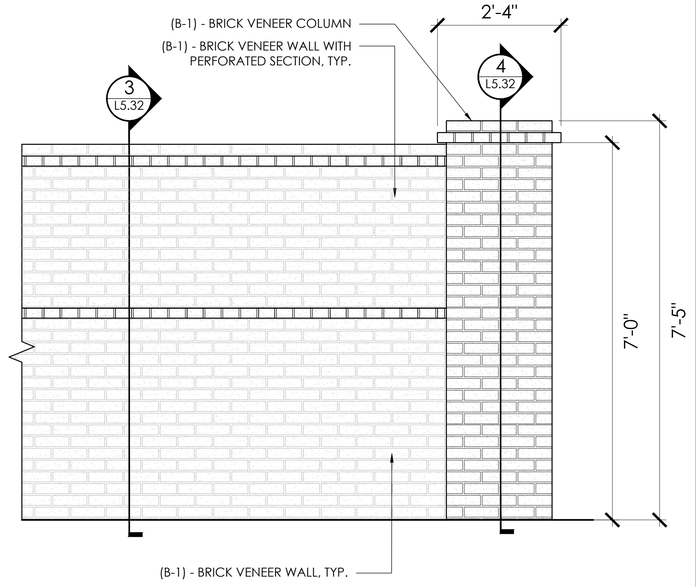
3 DECORATIVE BRICK WALL - SECTION

2' 1' 0 1'



2 OAK GARDEN PEDESTRIAN GATE - ELEVATION

2' 1' 0 1'



1 DECORATIVE BRICK WALL AT COLUMN - ELEVATION

2' 1' 0 1'

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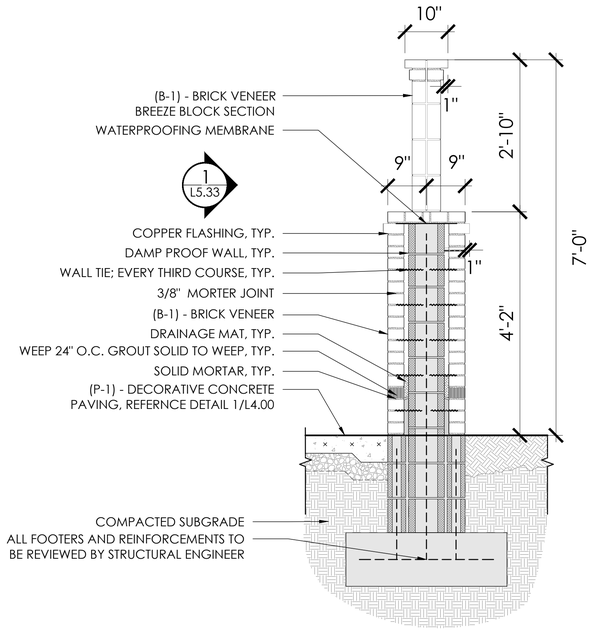
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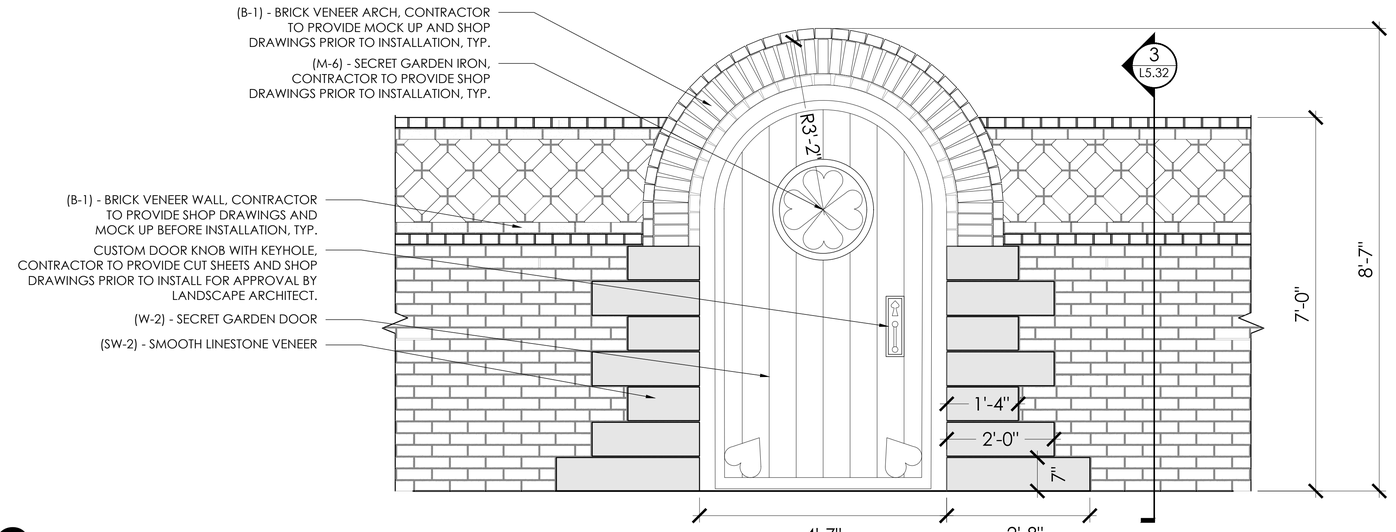
OAK GARDEN BRICK WALL - DETAILS

L5.32

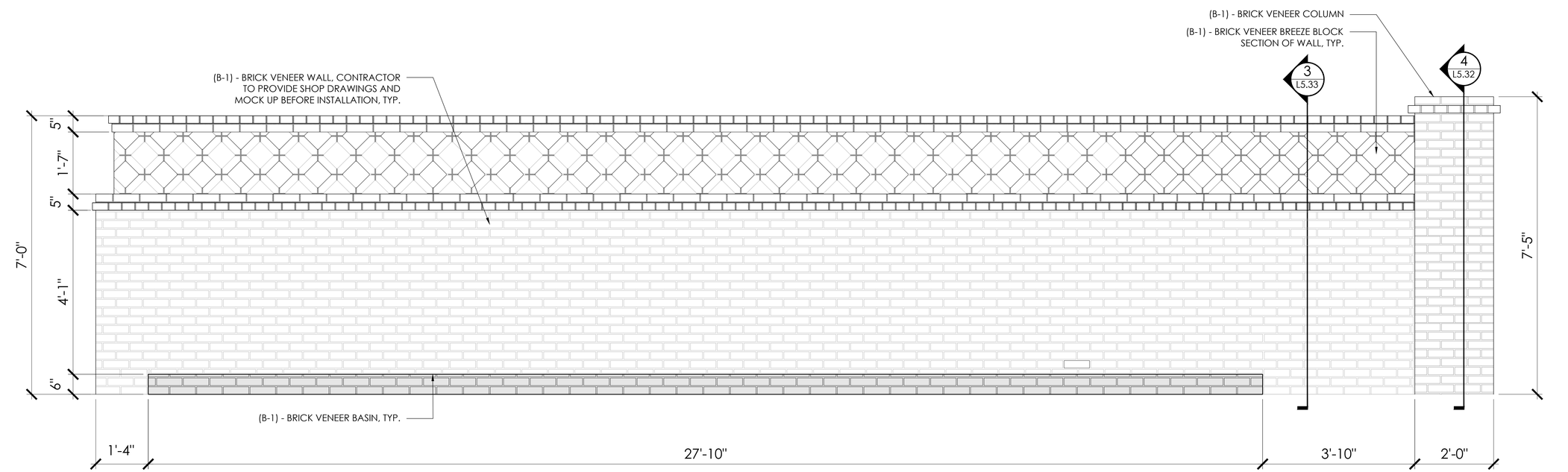
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3 DECORATIVE BRICK WALL - SECTION



2 SECRET GARDEN GATE - ELEVATION



1 SECRET GARDEN WATER WALL - ELEVATION

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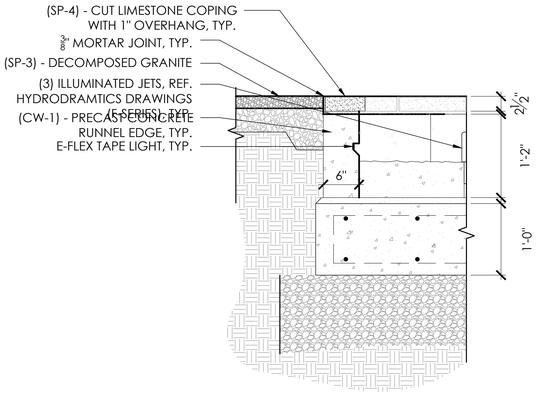
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SHEET:
SECRET GARDEN WALL DETAILS

L5.33

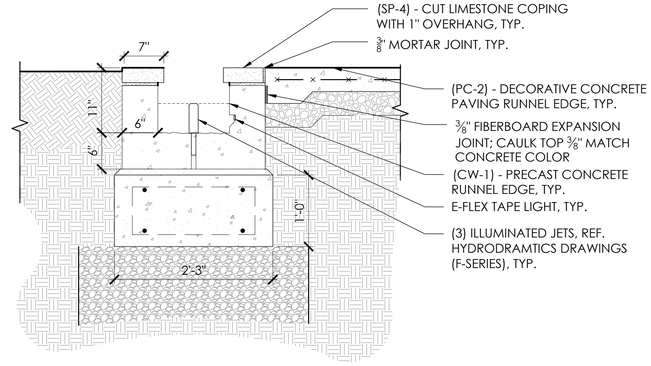
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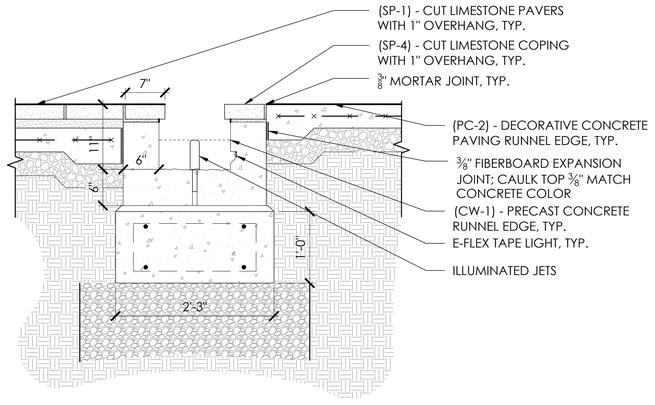
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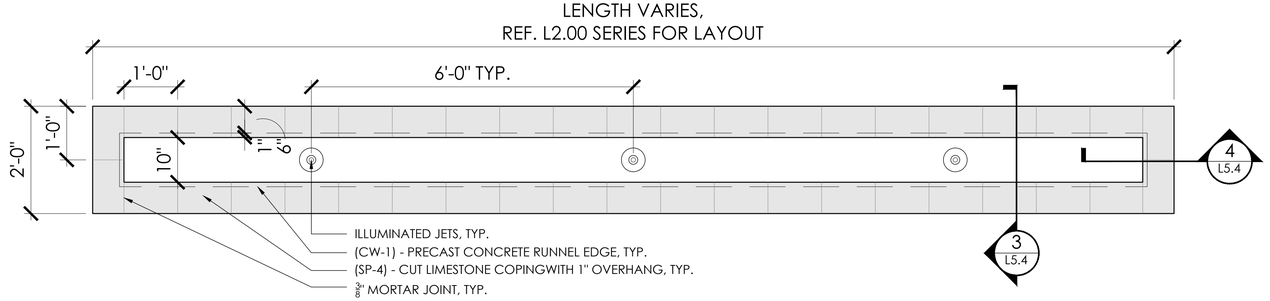
4 OAK GARDEN RILL - SECTION
2' 1' 0 1'



3 OAK GARDEN RILL - SECTION
2' 1' 0 1'



2 OAK GARDEN RILL - SECTION
2' 1' 0 1'



1 OAK GARDEN RILL - PLAN
2' 1' 0 1'

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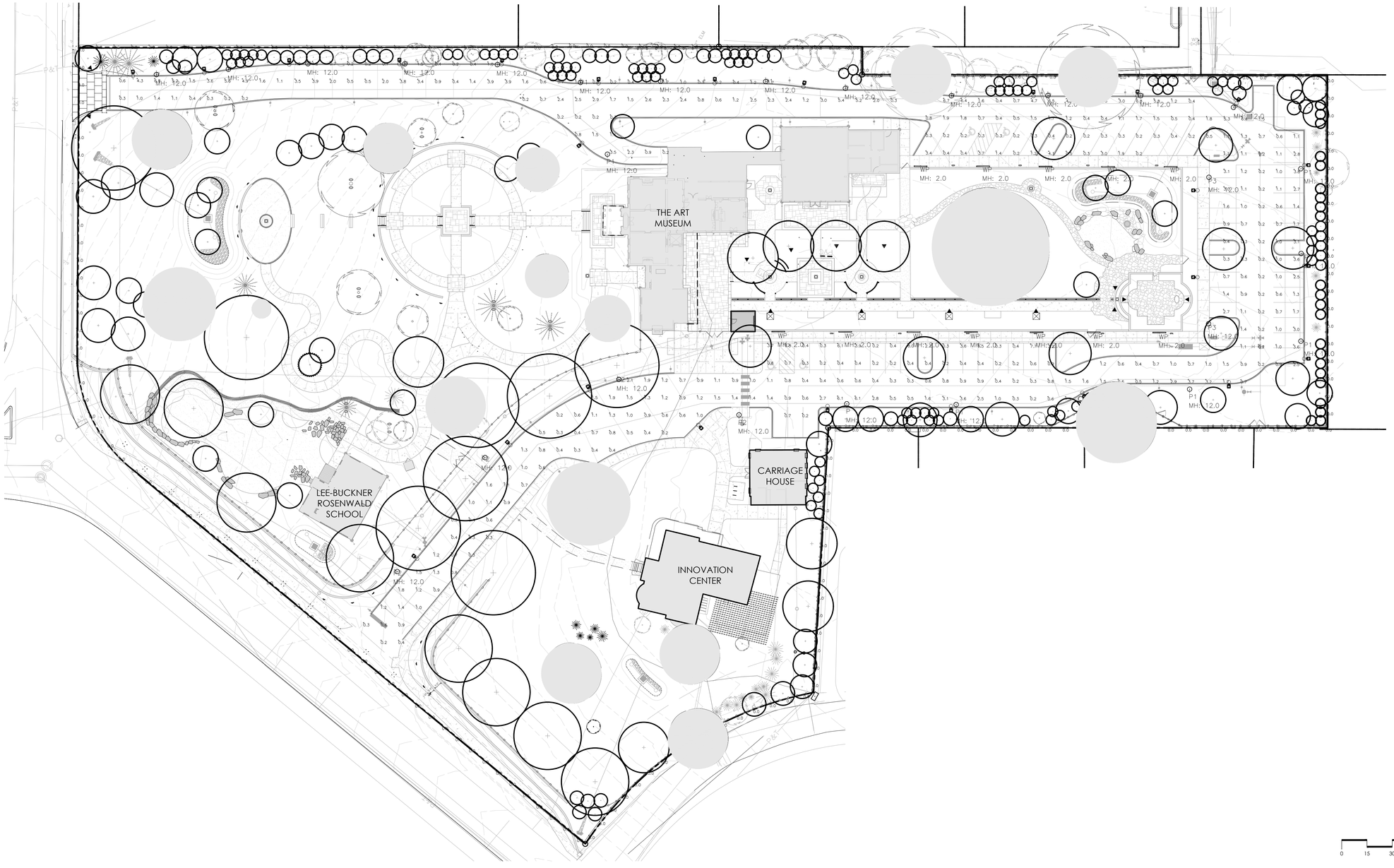
PARTERRE & OAK GARDEN RILL DETAILS

L5.4

CITY OF FRANKLIN
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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	[MANUFAC]
	11	P	SINGLE	N.A.	0.900	UCM2-ANG-36L-260-3K7-1-CL-HS	ARCHITECTURAL AREA LIGHTING
	9	P1	SINGLE	N.A.	0.900	UCM2-ANG-36L-260-3K7-2-CL-HS	ARCHITECTURAL AREA LIGHTING
	4	P2	SINGLE	N.A.	0.900	UCM2-ANG-36L-260-3K7-4W-CL	ARCHITECTURAL AREA LIGHTING
	2	P3	SINGLE	N.A.	0.900	UCM2-ANG-36L-260-3K7-3-CL	ARCHITECTURAL AREA LIGHTING
	1	P4	Single	N.A.	0.900	UCM2-ANG-36L-260-3K7-4W-CL-HS	ARCHITECTURAL AREA LIGHTING
	12	WP	SINGLE	N.A.	0.900	33060	BEGA Converted by LUMCat V 18.08.2015 / H.R.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.39	8.0	0.2	6.95	40.00
Property line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



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PHOTOMETRIC PLAN

L7.0

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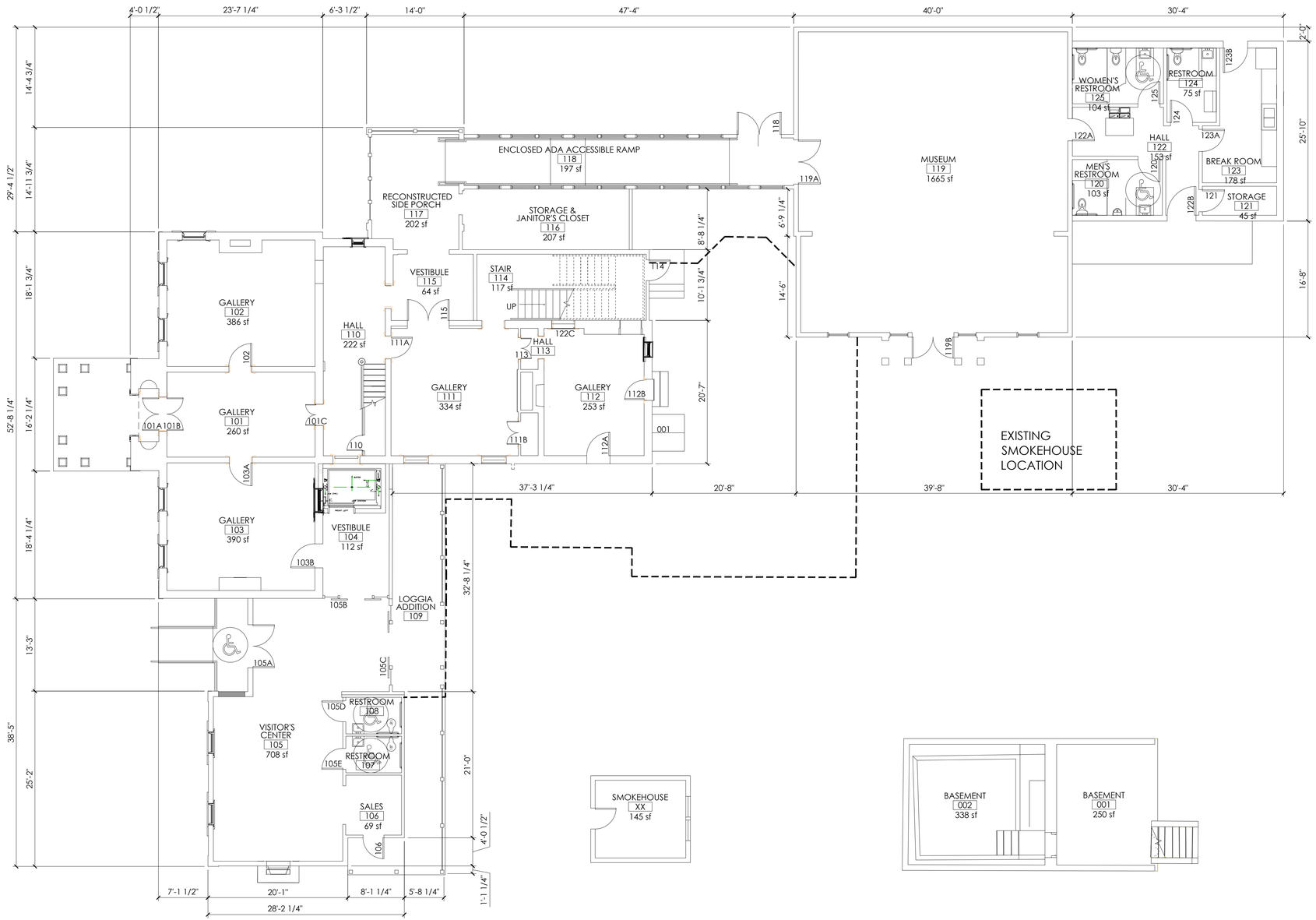
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A1.0



WINSTEAD
FIRST FLOOR PLAN

1
A1.1

WINSTEAD
BASEMENT PLAN

1
A1.1

CITY OF FRANKLIN
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BELINDA J. STEWART, FAIA
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 10458
STATE OF TENNESSEE

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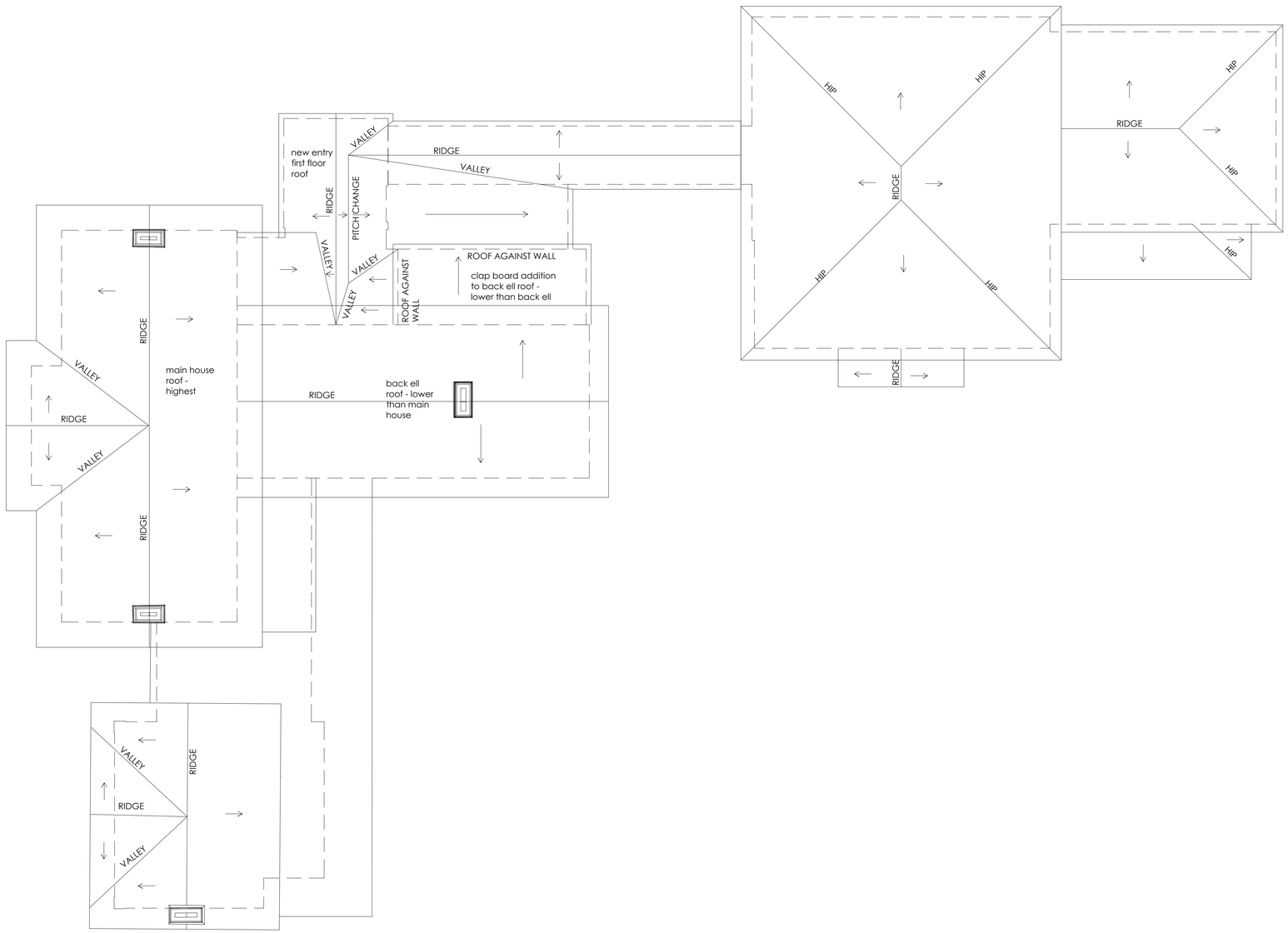
A1.1.W

CITY OF FRANKLIN
COF PROJECT# 8122



ROOF PLAN KEY NOTES: SHOWN

#	
1	XX



1
A1.2

WINSTEAD
ROOF PLAN
SCALE: 1/8" = 1'-0"

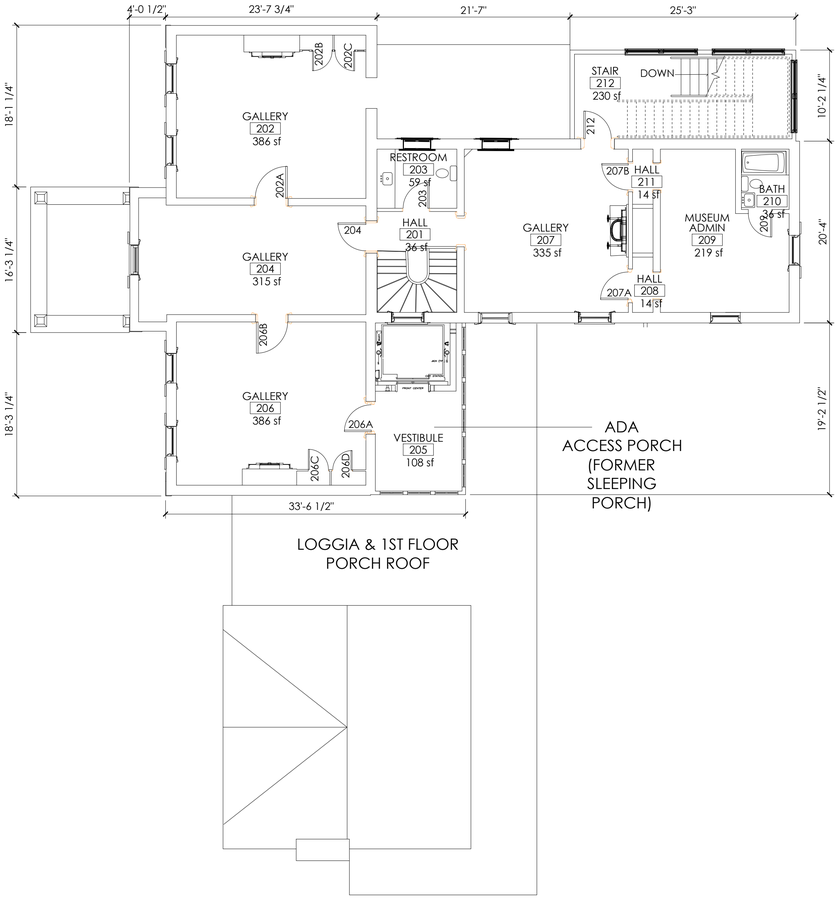
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WINSTEAD
ROOF PLAN

A1.3.W



1
A1.2.W

WINSTEAD
SECOND FLOOR PLAN

CITY OF FRANKLIN
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BELINDA J. STEWART, FAIA
REGISTERED ARCHITECT
No. 104540
STATE OF TENNESSEE

SECOND FLOOR PLAN KEY NOTES: SHOWN

1 XX

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WINSTEAD 2ND FLOOR PLAN

A1.2.W

CITY OF FRANKLIN
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1 A2.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES: #

1. RELOCATE EXISTING ROOF STRUCTURE UP APPROXIMATELY 10" TO ACCOMMODATE NEW ELEVATOR.
2. APPROXIMATE EXISTING ROOF LINE.
3. RESTORE EXISTING MASONRY & STONE TO WELL MAINTAINED CONDITION.
4. RESTORE EXISTING WOOD DETAILS TO WELL MAINTAINED CONDITION. PAINT.



2 A2.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PAINT COLORS

SW 9109 Natural Linen	SW 9110 Malabar	SW 9111 Antler Velvet	SW 7625 Mount Etna	SW 2809 Rookwood Shutter Green
WINDOWS	**WOOD TRIM SIDING**		**SHUTTER & PAINTED DOORS OPTIONS**	

NOTE: These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission.

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A2.1.W

CITY OF FRANKLIN
COF PROJECT# 8122



1 A2.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES: #

1. RELOCATE EXISTING ROOF STRUCTURE UP APPROXIMATELY 10" TO ACCOMMODATE NEW ELEVATOR.
2. APPROXIMATE EXISTING ROOF LINE.
3. RESTORE EXISTING MASONRY & STONE TO WELL MAINTAINED CONDITION.
4. RESTORE EXISTING WOOD DETAILS TO WELL MAINTAINED CONDITION. PAINT.

NOTE: These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission.

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Franklin Grove Subdivision, Site Plan
SUBMITTAL
100 to 201 Ed Silva Way
Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET: WINSTEAD E&W ELEVATIONS

A2.2.W

WINDOW SCHEDULE

MARK /TAG	TYPE	EXISTING	NEW	APPROX. SIZE (WIDTH X HEIGHT)	OPERATION	MATERIAL		GLASS TYPE	RESTORATION LEVEL	REMARKS/NOTES
						SASH	FRAME			
N1-01	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
N1-02	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
N1-03	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
N1-04	A	x		3'-0" x 8'-6"	DH	WD	WD			
N1-05	A	x		3'-0" x 8'-6"	DH	WD	WD			
N1-06	A	x		3'-0" x 8'-6"	DH	WD	WD			
N1-07	A	x		3'-0" x 8'-6"	DH	WD	WD			
N1-08	D	x		2'-9" x 6'-7"	DH	WD	WD			
N1-09	D	x		2'-9" x 6'-7"	DH	WD	WD			
N2-01	B	x		3'-0" x 7'-11"	DH	WD	WD			
N2-02	B	x		3'-0" x 7'-11"	DH	WD	WD			
N2-03	C	x		3'-2" x 9'-5"	DH	WD	WD			
N2-04	B	x		3'-0" x 7'-11"	DH	WD	WD			
N2-05	B	x		3'-0" x 7'-11"	DH	WD	WD			
S2-01	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
S2-02	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
S2-03	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
S2-04	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
S2-05	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
S2-06	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
S2-07	G	x		3'-8" x 5'-10"	DH	WD	WD			
S2-08	H	x		2'-5" x 3'-11"	DH	WD	WD			
S2-09	M	x		3'-7" x 4'-7"	DH	WD	WD			
S2-10	M	x		3'-7" x 4'-7"	DH	WD	WD			
E1-01	i		x	1'-9" x 2'-11"	F	WD	WD	IN		
E1-02	i		x	1'-9" x 2'-11"	F	WD	WD	IN		
E1-03	J		x	3'-5" x 3'-8"	F	WD	WD	IN		
E1-04	J		x	3'-5" x 3'-8"	F	WD	WD	IN		
E1-05	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-06	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-07	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-08	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-09	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-10	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-11	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-12	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-13	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-14	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-15	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
E1-16	L	x		1'-10" x 8'-10"	F	WD	WD	IN		
E1-17	A	x		3'-0" x 8'-6"	DH	WD	WD			
E2-01	M	x		3'-7" x 4'-7"	DH	WD	WD			
E2-02	M	x		3'-7" x 4'-7"	DH	WD	WD			
E2-03	M	x		3'-7" x 4'-7"	DH	WD	WD			
E2-04	M	x		3'-7" x 4'-7"	DH	WD	WD			
E2-05	M	x		3'-7" x 4'-7"	DH	WD	WD			
E2-06	M	x		3'-7" x 4'-7"	DH	WD	WD			
W1-01	O		x	3'-1" x 7'-8"	DH	WD	WD	IN		
W1-02	P	x		3'-1" X 7'-8"	DH	WD	WD			
W1-03	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
W1-04	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
W1-05	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
W1-06	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
W1-07	K		x	3'-10" x 7'-7"	DH	WD	WD	IN		
W1-08	Q		x	3'-5" x 7'-4"	DH	WD	WD	IN		
W1-09	Q		x	3'-5" x 7'-4"	DH	WD	WD	IN		
W1-10	i		x	1'-9" x 2'-11"	F	WD	WD	IN		
W1-11	i		x	1'-9" x 2'-11"	F	WD	WD	IN		
W2-01	F		x	2'-7" x 5'-6"	DH	WD	WD	IN		
W2-02	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
W2-03	F		x	2'-7" x 5'-6"	C	WD	WD	IN		
W2-04	R	x		2'-6" x 6'-8"	DH	WD	WD			
W2-05	S	x		3'-1" x 6'-8"	DH	WD	WD			
W2-06	T	x		2'-9" x 5'-8"	DH	WD	WD			

LEGEND: C = CASEMENT, DH = DOUBLE HUNG, F = FIXED, IN = INSULATED GLASS, MTL = METAL, NSP = NOT INSULATED SINGLE PANE GLASS, SH = SINGLE HUNG, WD = WOOD

WINDOW RESTORATION LEVEL:

*SEE WINDOW SPECIFICATIONS FOR RESTORATION TECHNIQUES.

LEVEL 1 (PAINTED SHUT, NON-OPERABLE)
- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME AND SASHES PAINTED. EXTERIOR PAINTED SHUT (WEATHERTIGHT).
- SASHES FIXED IN PLACE W/ 2 STAR BIT SCREWS. PAINT BUT DO NOT CAULK HEADS.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION. ROPES REMOVED/CUT, WEIGHTS LEFT IN POCKET.

LEVEL 2 (PARTIALLY OPERABLE 1)
- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME, TRIM, AND SASHES PAINTED. UPPER SASH EXTERIOR PAINTED SHUT (WEATHERTIGHT).
- UPPER SASH FIXED IN PLACE W/ 2 STAR BIT SCREWS. PAINT BUT DO NOT CAULK HEADS.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION. ROPES REMOVED/CUT, WEIGHTS LEFT IN POCKET.
- SASH LOCKS OPERABLE WITH GOOD WEATHER SEAL AT MEETING RAIL.
- LOWER SASH WEATHERSTRIPPED AND SECURED WITH NEW SASH BOLT.

LEVEL 3 (PARTIALLY OPERABLE 2)
- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME, TRIM, AND SASHES PAINTED. UPPER SASH EXTERIOR PAINTED SHUT (WEATHERTIGHT).
- UPPER SASH FIXED IN PLACE W/ 2 STAR BIT SCREWS. PAINT BUT DO NOT CAULK HEADS.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION. UPPER SASH ROPES REMOVED/CUT, WEIGHTS LEFT IN POCKET.
- LOWER SASH OPERATION COMPONENTS FULLY RESTORED W/ NEW ROPES AND LUBRICATED PULLEYS. OPERATION TO BE SMOOTH & BALANCED.
- SASH LOCKS OPERABLE WITH GOOD WEATHER SEAL AT MEETING RAIL.
- LOWER SASH WEATHERSTRIPPED AND SECURED WITH NEW SASH BOLT @ MEETING RAIL.

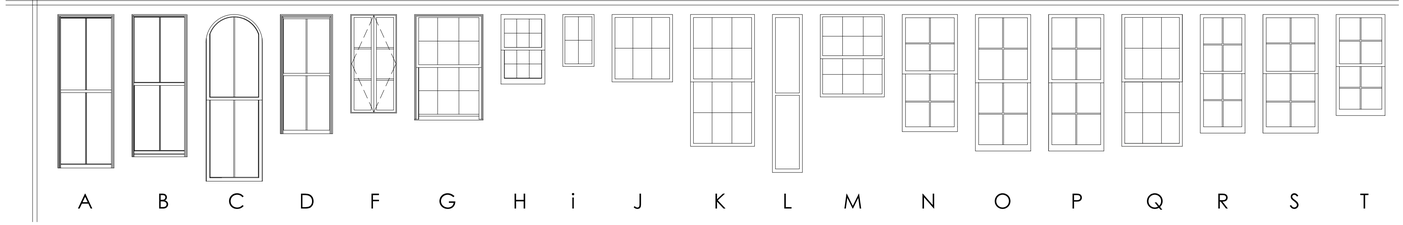
LEVEL 4 (FULLY OPERABLE)
- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME, TRIM, AND SASHES PAINTED.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION.
- BOTH SASH OPERATION COMPONENTS FULLY RESTORED W/ NEW ROPES AND LUBRICATED PULLEYS. OPERATION TO BE SMOOTH & BALANCED.
- SASH LOCKS OPERABLE WITH GOOD WEATHER SEAL AT MEETING RAIL.
- BOTH SASHES WEATHERSTRIPPED AND SECURED WITH NEW SASH BOLT @ MEETING RAIL.

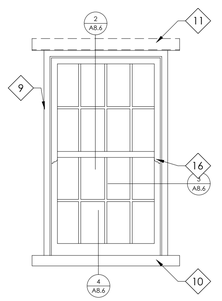
WINDOW REPAIR NOTES:

*NOTED CONDITIONS ARE LISTED TO INDICATE AN APPROXIMATE SCOPE OF WORK AND ARE NOT EXHAUSTIVE. THE INTENT IS TO DELIVER A FULLY RESTORED SET OF WINDOWS UNLESS NOTED OTHERWISE.

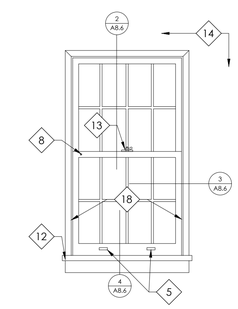
1. DETERIORATING PAINT & MINOR SURFACE DEFECTS.
2. MINOR SASH OR FRAME COMPONENT REPAIRS/STABILIZATION REQUIRED. (SMALL AREAS OF ROTTEN WOOD, RUST ON METAL WINDOWS, ETC. REQUIRING CONSOLIDANT OR EPOXY REPAIRS).
3. MAJOR SASH OR FRAME COMPONENT REPAIRS/REPLACEMENT REQUIRED. (STRUCTURAL DETERIORATION SUCH AS SIGNIFICANT RUST ON METAL WINDOWS, ROT, WARPING, OR OTHER LOSS OF MATERIAL, REQUIRING DUTCHMAN REPAIRS OR REPLACEMENT OF A PART.
4. BROKEN GLASS PANE. NUMBER INDICATED AS "(4x # OF PANES)".
5. OPERATION COMPONENTS MISSING OR DAMAGED (WEIGHTS, PULLEYS, CHAINS, ARMATURES FOR SWINGING WINDOWS).
6. HARDWARE COMPONENTS MISSING OR DAMAGED (PULLS, SASH LOCKS, ETC.)
7. LINTEL LIGHTLY RUSTED REQUIRING MINOR REPAIRS AND PAINTING.
8. LINTEL HEAVILY RUSTED/RUST JACKING/BENT REQUIRING REPLACEMENT.
9. SILL REQUIRES MINOR REPAIRS & RESTORATION.
10. SILL HEAVILY DAMAGED REQUIRING REPAIR OR REPLACEMENT.
11. JACK ARCH DAMAGED REQUIRING RELAYING.
12. JACK ARCH DAMAGED REQUIRING REPOINTING.
13. EXTERIOR TRIM DAMAGED REQUIRING REPAIR.
14. INTERIOR TRIM DAMAGED/MISSING.

WINDOW TYPES LEGEND:



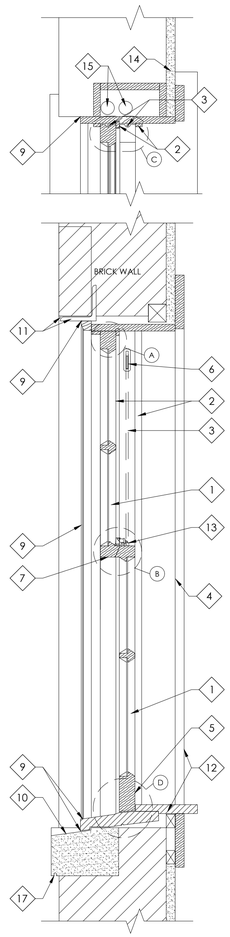


1 A4.2W — EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 A4.2W — INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

4 A4.2W — DETAILS
SCALE: 3" = 1'-0"



3 A4.2W — WINDOW SECTION
SCALE: 1 1/2" = 1'-0"

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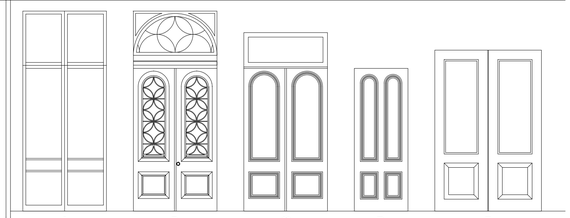
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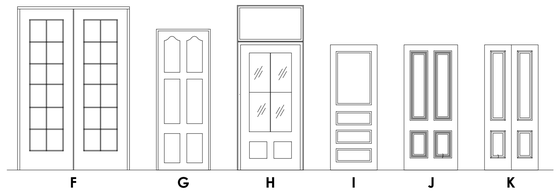
PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET:
WINSTEAD
WINDOW SCHED.

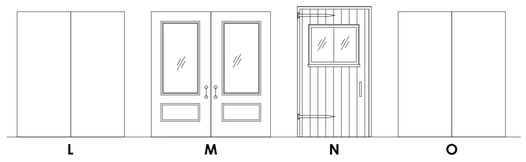
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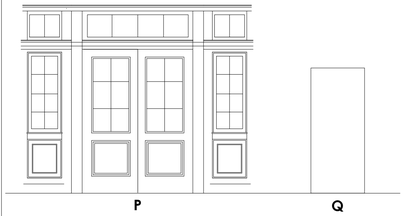
DOOR SCHEDULE								
MARK	TYPE	FRAME MTRL.	NEW	EXIST.	DOOR MTRL.	DOOR WIDTH x HEIGHT	HARDWARE	REMARKS
101A	A	WD	X		WD	3'0" X 7'0"	2	VERIFY EXISTING DOOR OPENING SIZE.
101B								
101C								
102								
103A								
103B								
105A								
105B								
105C								
105D								
105E								
106								
110								
111								
112A								
112B								
113								
115								
116								
118								
119A								
119B								
120								
121								
122A								
122B								
123A								
123B								
124								
125								

DOOR TYPES LEGEND:









ROOM FINISH SCHEDULE						
ROOM NAME	RM#	FLOOR	WALLS	CEILING	BASEBOARD	REMARKS
FIRST FLOOR						
GALLERY	101					
GALLERY	102					
GALLERY	103					
VESTIBULE	104					
VISITOR'S CENTER	106					
SALES	106					
RESTROOM	107					
RESTROOM	108					
LOGGIA ADDITION	109					
HALL	110					
GALLERY SUPPORT	111					
GALLERY SUPPORT	112					
HALL	113					
STAIR	114					
VESTIBULE	115					
RECONST. PORCH	116					
STORAGE & JAN. CL.	117					
ADA RAMP	118					
MUSEUM SUPORT	119					
RESTROOM	120					
STORAGE	121					
HALL	122					
BREAK ROOM	123					
RESTROOM	124					
RESTROOM	125					
SECOND FLOOR						
HALL	201					
GALLERY	202					
RESTROOM	203					
GALLERY	204					
VESTIBULE	205					
GALERY	206					
GALLERY	207					
HALL	208					
MUSEUM ADMIN.	209					
BATH	210					
HALL	211					
STAIR	212					

LEGEND: B = BRICK, BB = BEADED BOARD, C = CARPET, CT = CERAMIC TILE, CONC = CONCRETE, EX = EXISTING, GWB = GYPSUM WALL BOARD, HW = HARDWOOD, LAT = LAYIN ACOUSTICAL TILE, MRB = MOISTURE RESISTANT BOARD, P = PAINT, PL = PLASTER, TG = TONGUE AND GROOVE, VCT = VINYL COMPOSITION TILE, WP = WALL PAPER

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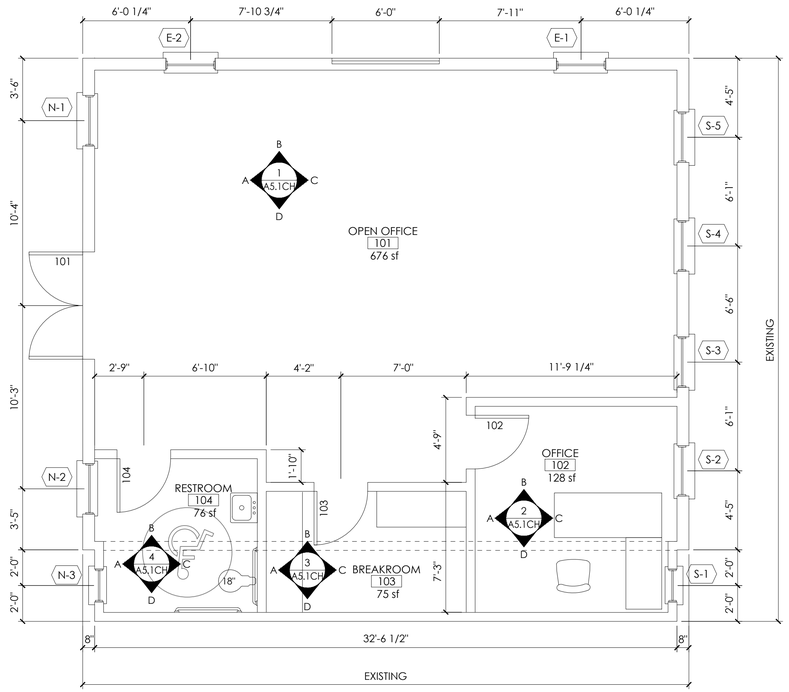
Franklin Grove Subdivision, Site Plan

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Franklin, Tennessee

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PROJECT #: 2004
DATE: 03.13.2023
REVISION: 04.06.2023
SHEET: WINSTEAD DOOR & FIN. SCHEDULE

A4.4.W

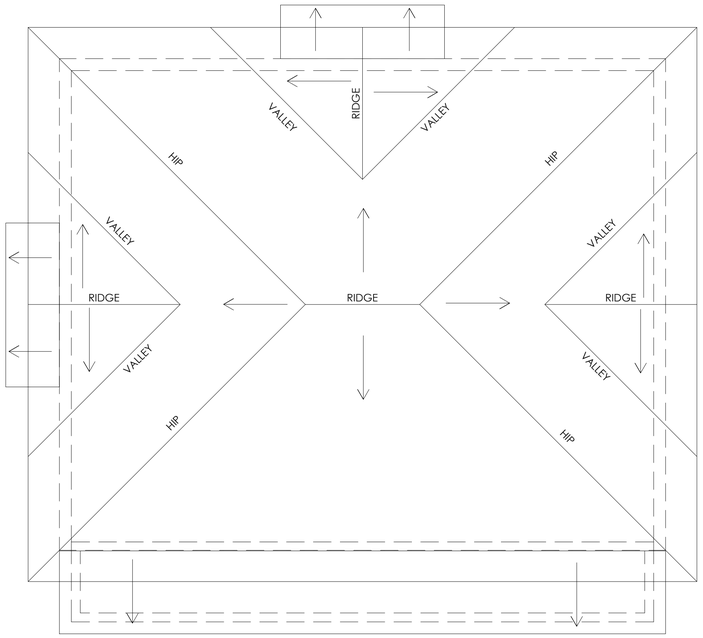


1 A1.1CH — CARRIAGE HS FLOOR PLAN

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

FLOOR PLAN KEY NOTES: #

1 XX

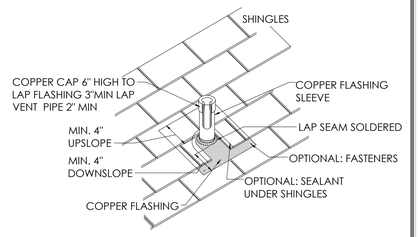


2 A1.1CH — ROOF PLAN

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

ROOF PLAN KEY NOTES: #

1 XX



3 A1.1CH — VENT THRU ROOF DETAIL

SCALE: 3/4" = 1'-0"

BELINDA J. STEWART, AIA
REGISTERED ARCHITECT
No. 104590
STATE OF TENNESSEE

CITY OF FRANKLIN
COF PROJECT# 8122

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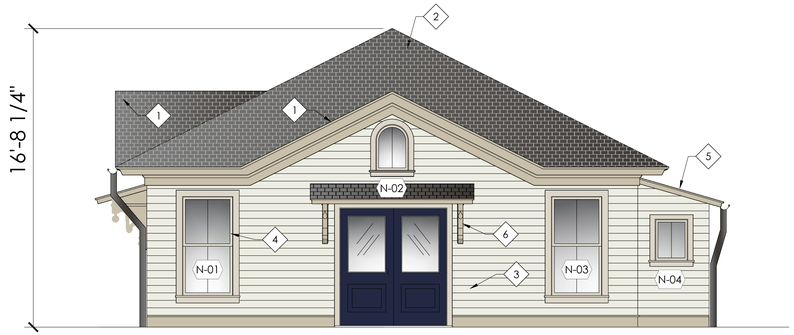
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REVISION: 04.06.2023

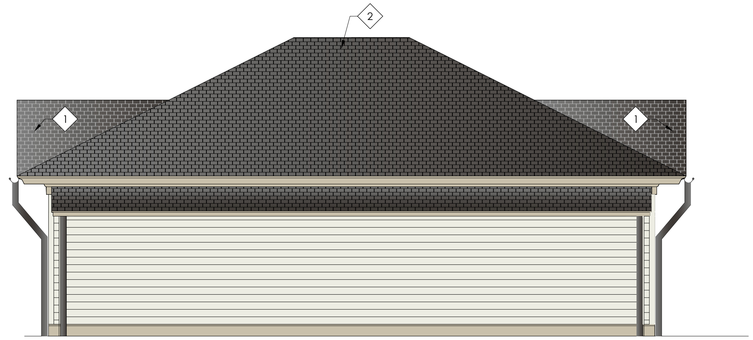
SHEET:
CARRIAGE HOUSE PLANS

A1.1CH

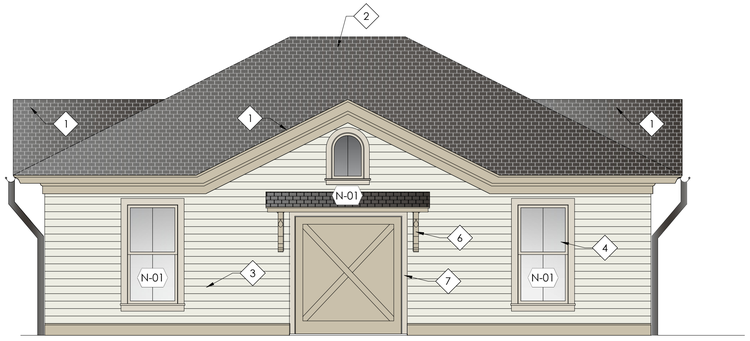
CITY OF FRANKLIN
COF PROJECT# 8122



1 A2.1CH NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.1CH WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A2.1CH EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A2.1CH SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS KEY NOTES:	#
1	NEW GABLES TO MATCH EXISTING ROOF
2	EXISTING ROOF STRUCTURE TO REMAIN, INSTALL NEW SHINGLE ROOF
3	RE-SKIN EXISTING BLOCK & STUCCO WALLS WITH LAP SIDING TO BE REVIEWED BY FHZC
4	REPLACE EXISTING WINDOWS WITH HISTORICALLY APPROPRIATE WINDOWS
5	NEW SHED ROOF TO REPLACE GLASS & ASPHALT SHINGLE LOWER ROOF
6	DECORATIVE BRACKET SIMILAR TO WINSTEAD HOUSE
7	APPLIED TRIM AND DOOR PANEL.
8	NEW SHED ROOF
9	NEW CANOPY

NOTE: These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission.

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SHEET: CARRIAGE HOUSE ELEVATIONS

A2.1CH

City of Franklin

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

File #: 21-04565

DATE: April 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:

Poteat Place North Subdivision, Preliminary Plat, Creating 3 Single Family Residential Lots And One Open Space Lot, On 2.17 Acres, Located At The Intersection Of Hillsboro Road And Poteat Place.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8126
Applicant: Jennifer Speich, Land Solutions Company LLC
Owner: Poteat Place Ventures, LLC, Owen Hosay, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to subdivide the property located at the northeast corner of Hillsboro Road and Poteat Place into three single-family residential lots and one open space lot. The property is zoned R-2 and each proposed lot meets the lot standards for the R-2 District, including a minimum of 15,000 square foot lot size.

PROJECT CONSIDERATIONS:
Staff has made a condition of approval to accurately reflect the FFO line on the preliminary plat. The submitted plans erroneously label the 500-year floodplain as the 100-year floodplain on the southwestern portion of the property. Neither the adopted FEMA flood maps nor the FEMA maps currently moving through the approval process show 100-year floodplain limits on this property.

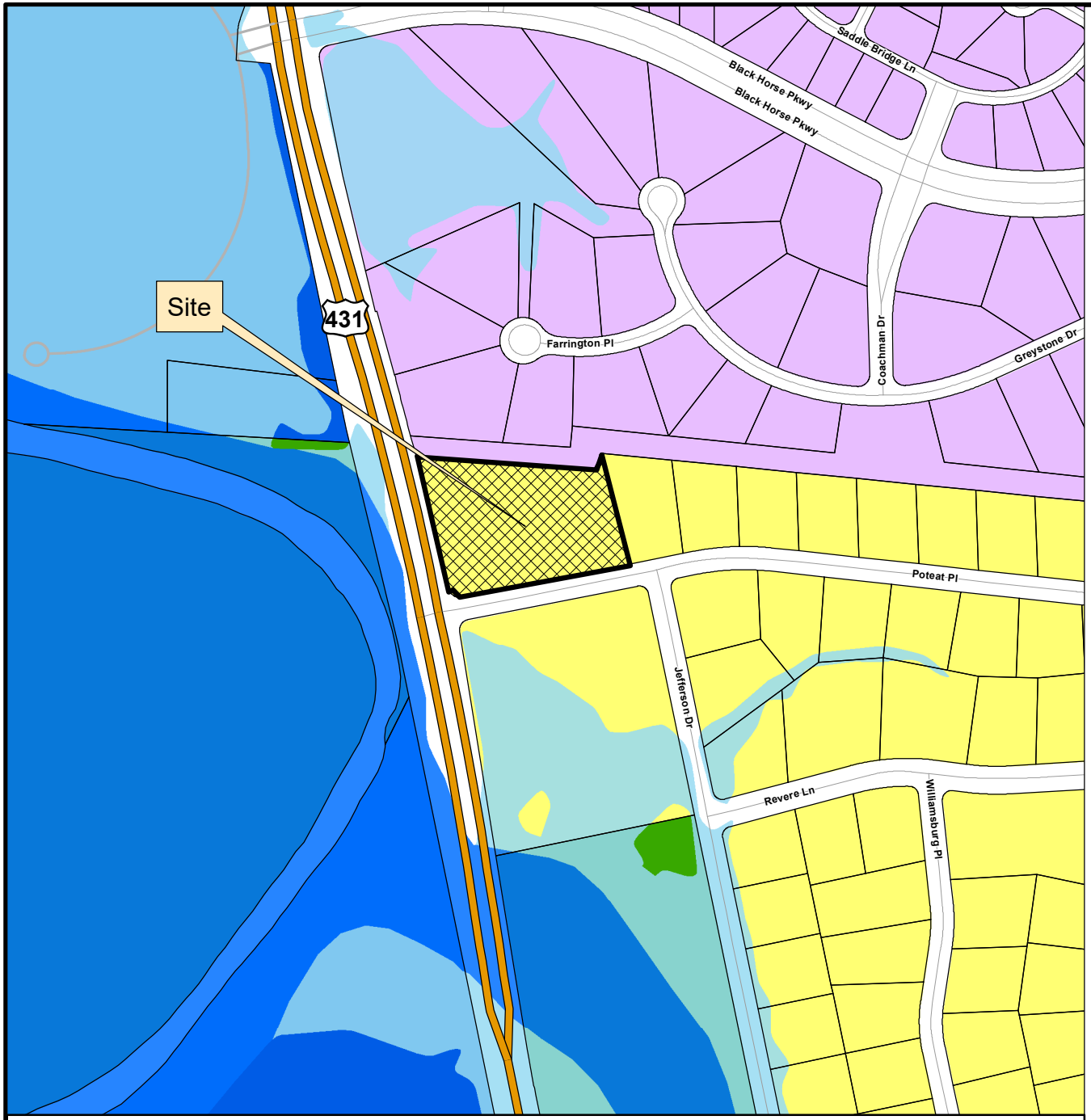
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Poteat Place North Subdivision Preliminary Plat. The conditions of approval are attached.



POTEAT PLACE NORTH SUBDIVISION
PRELIMINARY PLAT

Project Information
Existing Zoning: R-2 Residential
Overlay Districts: None
Site Acreage: 2.17 acres
Total Number of Lots: 3

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8126

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Addressing

General Issues

19. Address

lori.jarosz@franklintn.gov	Addresses have been sent to applicant and will be required on the final plat before recording.

Parks

General Issues

5. Parkland Impact Fee

kevinl@franklintn.gov	Parks-FYI The Parkland invoice is attached in IDT for review. When the final plat comes in **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall** **alex.bearden@franklintn.gov 615-721-9103**

Zoning

General Issues

20. FFO

shanna.mccoy@franklintn.gov	Please revise the existing 100 year floodplain line. The area that is called out as existing 100 year floodplain is actually 500 year floodplain, which is not regulated by the City.



POTEAT PLACE NORTH

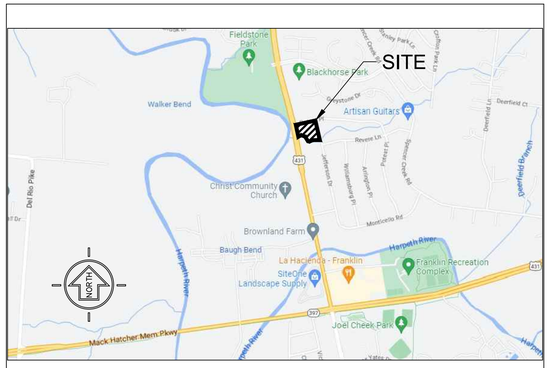
PRELIMINARY PLAT COF #8126

P/O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	SEALED TOPOGRAPHICAL SURVEY
C2.0	PRELIMINARY PLAT
L1.0	TREE PRESERVATION PLAN

SITE LOCATION MAP:
N.T.S.



SITE DATA:

MAP & PARCEL:	P/O MAP 52 -O, GROUP A, PARCEL 27.01
EXISTING ZONING:	R-2
SITE ACREAGE:	2.17 AC
CIVIL DISTRICT:	8TH

NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 3 SINGLE FAMILY LOTS AND ASSOCIATED OPEN SPACE.
2. COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. PROJECT ELEMENTS APPROVED WITH THIS PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE PRELIMINARY PLAT. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

OWNER

POTEAT PLACE VENTURES, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-8264

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: JENNIFER SPEICH
JENNIFER@LANDSOLUTIONSCO.NET
(615) 336-7865

FLOODNOTE

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE X AND ZONE AE ACCORDING TO FEMA MAPS 47187C0184G DATED DECEMBER 22, 2016.

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

GARY LYNN CAMPBELL — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE, LLC — COMMERCE — No. 111221 — STATE OF TENNESSEE
4/6/2023

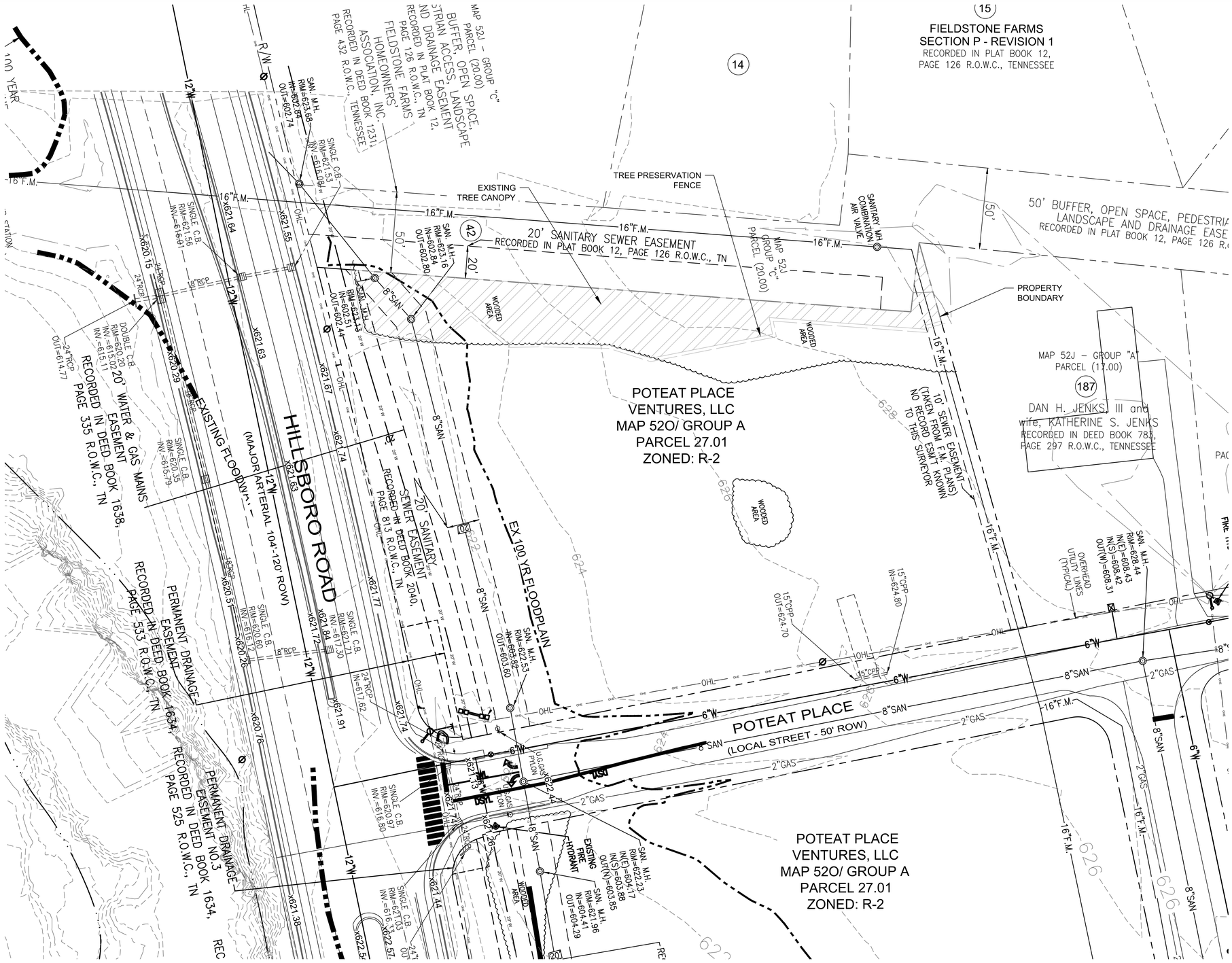
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE NORTH
PRELIMINARY PLAT
COF# 8126
P\O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 3/13/2023
- RESUBMIT TO COF: 4/6/2023

COVER SHEET
C.0

LSC 22008



NORTH SITE ACREAGE: 94,498.39 SF OR 2.17 ACRES +/-

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

NORTH

30 0 15 30 60

GRAPHIC SCALE - 1 inch = 30 ft.

GARY LYNN CARTER
LICENSED
PROFESSIONAL
ENGINEER
AGRICULTURE
COMMERCE
No. 111221
STATE OF TENNESSEE
4/6/2023

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

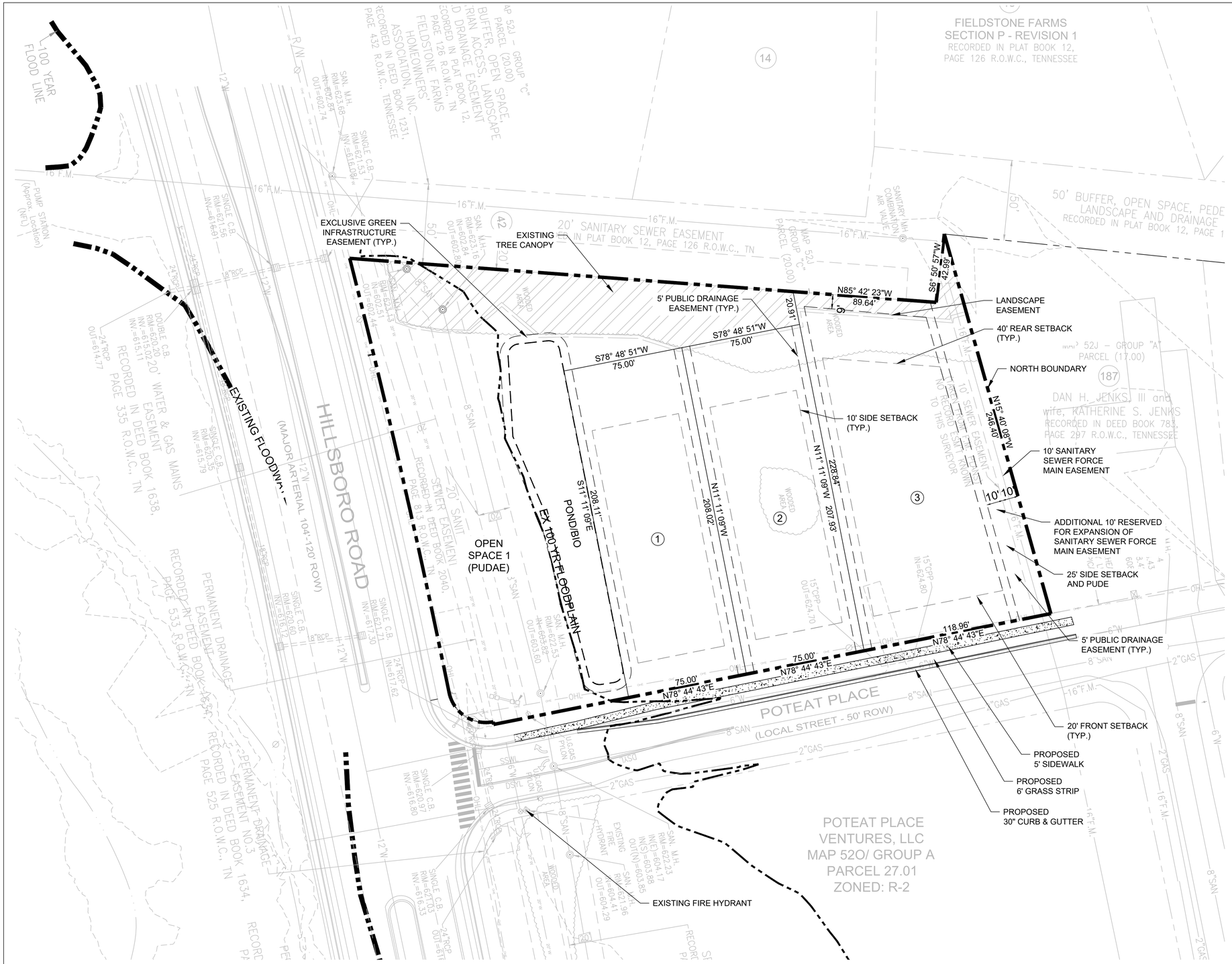
POTEAT PLACE NORTH
PRELIMINARY PLAT
COF# 8126
P/O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 3/13/2023
- RESUBMIT TO COF: 4/6/2023

EXISTING CONDITIONS

C1.0

LSC 22008



POTEAT PLACE - NORTH

SITE DATA

COF PROJECT NUMBER:	8126
ADDRESS	HILLSBORO PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
NORTH SITE ACREAGE:	2.17 AC
NORTH LOTS:	3
ZONING:	R-2 (RESIDENTIAL)

FRONT SETBACK: 20'

SIDE SETBACK: 10'

REAR SETBACK: 40'

MIN LOT WIDTH: 75' (60' AT FRONT)

MIN LOT SIZE: 15,000 SF

MAXIMUM BUILDING HEIGHT: 2 ½ STORIES

LOT AREA: 55,297.91 SF

OPEN SPACE AREA: 38,200.48 SF

ROW AREA: 0 SF

TOTAL AREA: 94,498.59 SF OR 2.17 AC

PARKLAND REQUIREMENTS:
3 UNITS TOTAL
3 UNITS X $4,304 = $12,912
FEES SHALL BE PAID AT FINAL PLAT
QUAD 4

NOTES:
1. DRIVE ACCESS FOR LOT 3 SHALL NOT BE LOCATED WITH IN THE EXISTING SANITARY SEWER FORCE MAIN EASEMENT

2. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

FLOW TEST DATE: 3/13/2023
STATIC PRESSURE: 109 PSI
RESIDUAL PRESSURE: 102 PSI
FLOW: 4,914 GPM @ 20 PSI

LOT AREA TABLE		
LOT #	ACRES	SQUARE FOOTAGE
1	0.36	15604.72
2	0.36	15597.96
3	0.55	24095.35

NORTH SITE ACREAGE: 94,498.39 SF OR 2.17 ACRES +/-

Know what's below. Call before you dig.

30 0 15 30 60
GRAPHIC SCALE - 1 inch = 30 ft.

GARY LYNN CATO — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — CIVIL — COMMERCE — NO. 111222 — STATE OF TENNESSEE
4/6/2023

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE NORTH
PRELIMINARY PLAT
COF# 8126
P\O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 3/13/2023
- RESUBMIT TO COF: 4/6/2023

SITE PLAN

C2.0

LSC 22008



KEY

- EXISTING CANOPY
- PRESERVED CANOPY
- TREE PRESERVATION FENCE

TREE CANOPY RETENTION

OVERALL SITE AREA = 94,498 SF (2.17 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	16,565 SF; 0.39 AC (17.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (8,945 SF; 0.21 AC)
PROVIDED CANOPY PRESERVATION:	61% (10,033 SF; 0.23 AC)

TREE PROTECTION NOTES:

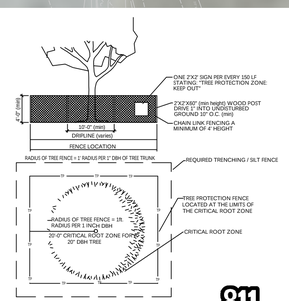
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

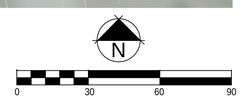
4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL NTS

Know what's below. Call before you dig.



Know what's below. Call before you dig.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DRAKE A. REEDER REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE No. 1278

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE NORTH SUBDIVISION

PRELIMINARY PLAT
COF# 8126
P/O MAP 52O/GROUP A/PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATED 2/27/2023
- INITIAL PLAN DATED 6/19/2023

TREE PRESERVATION

L1.0

LSC 19002

File #: 21-04567

DATE: April 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:

Rolling Hills Community Church Subdivision, Final Plat, Creating 2 Nonresidential Lots And Dedicating Right-Of-Way, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8142
Applicant: Mark Sawyer, Sawyer Land Surveying, LLC
Owner: Rolling Hills Community Church, Inc, Mike White, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to create two nonresidential lots for the properly located at 1810 Columbia Avenue. The property is zoned Light Industrial (LI). The property consists of 39.25 acres and the parcels have never been previously platted. The most recent site plan for the property was approved in March of 2022.

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)

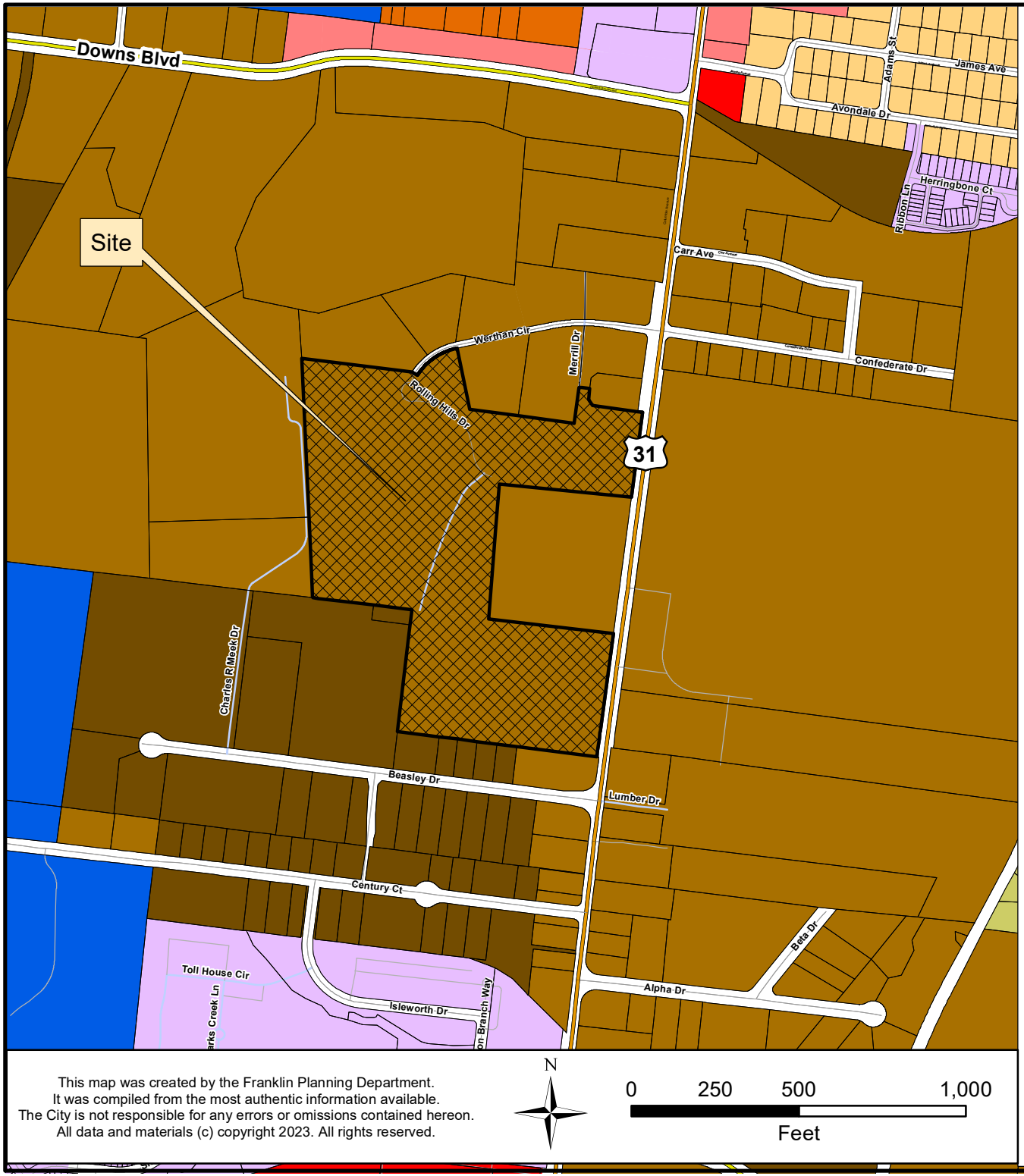
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Rolling Hills Community Church Subdivision Final Plat. The conditions of approval are attached.



ROLLING HILLS COMMUNITY CHURCH SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: LI Light Industrial District
Overlay Districts: None
Site Acreage: 39.25 acres
Total Number of Lots: 2

Legend

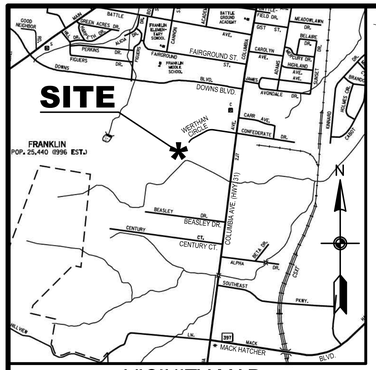
- Rolling Hills Community Church Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- 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

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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES CONTINUED

11. NECESSARY EASEMENTS TO ALLOW FOR THE EXTENSION OF MERRILL DRIVE (AS A PRIVATE DRIVE) WILL BE SHOWN ON A REVISED FINAL PLAT AT THE TIME OF SITE PLAN PREPARATION FOR LOT 2.

12. THE UNDEVELOPED PORTIONS OF LOT 1 ADJACENT TO THE NORTH AND SOUTH SIDE OF SWANSON BRANCH AND LOT 2 ARE NOTED HEREON AS NON-BUILDABLE UNTIL PLANS CAN BE PREPARED FOR THE DETERMINATION OF FINAL SITE LAYOUT AND SANITARY SEWER ALINGMENT FOR SERVICES.

ROAD RIGHT-OF-WAY LINE TABLE

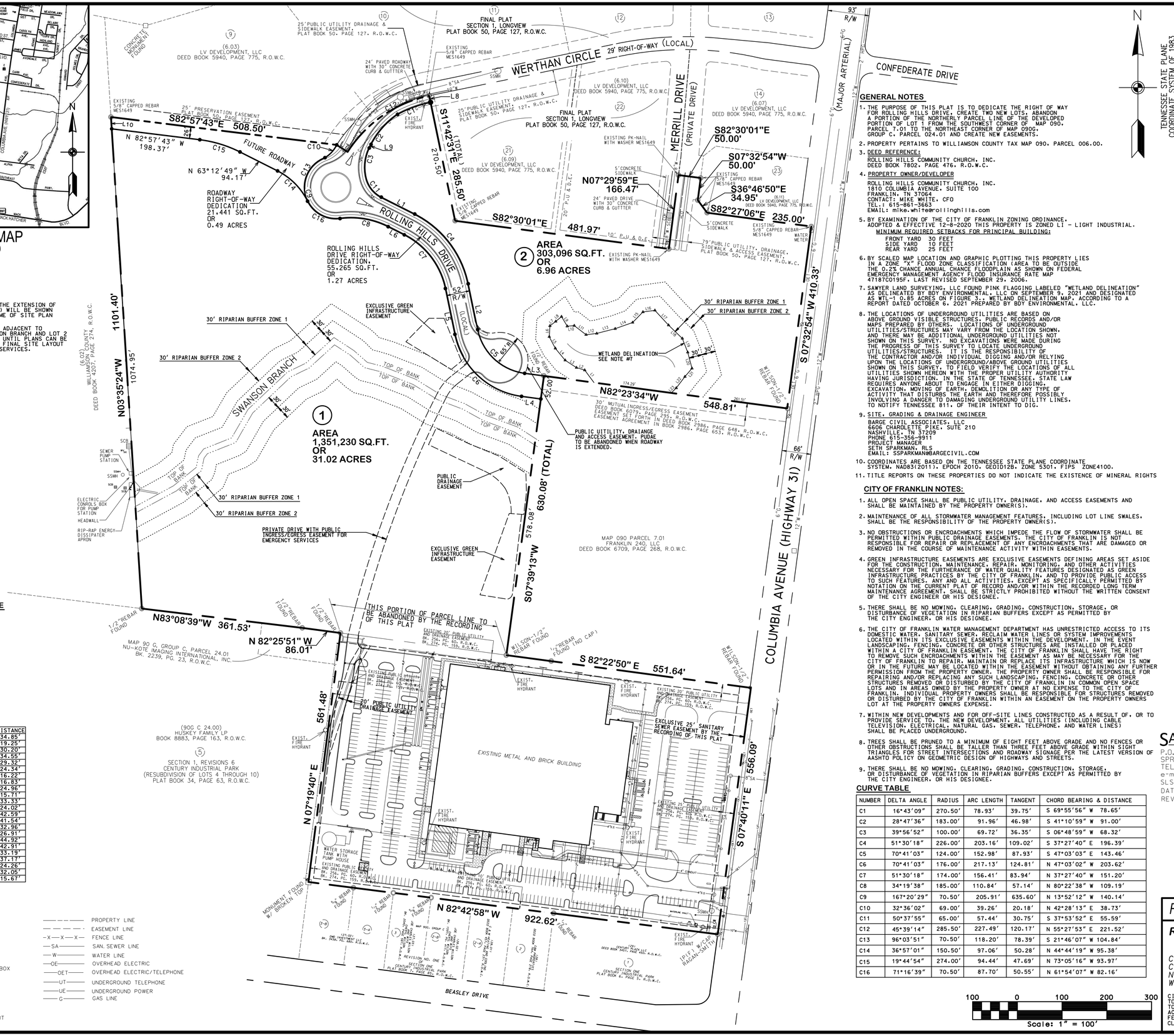
LINE#	BEARING	DISTANCE
L1	S 63°12'49" E	83.91'
L2	S 11°42'31" E	104.68'
L3	S 82°23'34" E	43.51'
L4	N 82°23'34" W	43.47'
L5	N 11°42'31" W	104.68'
L6	N 63°12'49" W	40.41'
L7	S 57°21'43" E	29.00'
L8	S 11°42'31" E	15.00'
L9	S 26°47'11" W	5.52'
L10	N 03°35'24" W	26.45'

WETLANDS LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 36°35'46" W	34.85'
L2	N 73°13'50" W	19.25'
L3	N 56°58'30" W	30.20'
L4	N 39°27'22" W	34.55'
L5	N 27°38'13" W	29.32'
L6	N 03°44'35" E	24.34'
L7	N 52°24'43" E	16.22'
L8	N 50°32'05" E	16.83'
L9	S 30°52'22" E	24.96'
L10	N 85°05'52" E	15.71'
L11	S 52°24'57" E	33.33'
L12	N 83°16'23" E	24.02'
L13	N 75°36'08" E	42.59'
L14	N 70°23'31" E	41.54'
L15	N 44°22'55" E	32.96'
L16	N 82°23'37" E	26.91'
L17	S 42°40'56" E	44.92'
L18	S 46°00'48" E	42.91'
L19	S 21°18'11" E	33.19'
L20	S 14°49'10" E	37.17'
L21	S 40°16'49" W	24.26'
L22	S 37°27'42" W	32.05'
L23	S 45°20'51" W	15.67'

LEGEND

⅝" CAPPED REBAR SET MARK SAWYER RLS•1649	PROPERTY LINE
IP(S)	EASEMENT LINE
IP(F) IRON PIN (FOUND)	FENCE LINE
MON(S) MONUMENT (SET)	SAN. SEWER LINE
MON(F) MONUMENT (FOUND)	WATER LINE
PTP POWER\TELEPHONE POLE	OVERHEAD ELECTRIC
GW GUY WIRE	OVERHEAD ELECTRIC/TELEPHONE
UTB UNDERGROUND TELEPHONE BOX	UNDERGROUND TELEPHONE
FH FIRE HYDRANT	UNDERGROUND POWER
WV WATER VALVE	GAS LINE
WM WATER METER	
GV GAS VALVE	
MW MONITORING WELL	
CO SANITARY SEWER CLEANOUT	



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE THE RIGHT OF WAY FOR ROLLING HILLS DRIVE, CREATE TWO NEW LOTS, ABANDON A PORTION OF THE NORTHERLY PARCEL LINE OF THE DEVELOPED PORTION OF LOT 1 FROM THE SOUTHWEST CORNER OF MAP 090, PARCEL 7.01 TO THE NORTHEAST CORNER OF MAP 090, GROUP C, PARCEL 024.01 AND CREATE NEW EASEMENTS.
2. PROPERTY PERTAINS TO WILLIAMSON COUNTY TAX MAP 090, PARCEL 006.00.
3. DEED REFERENCE:
   ROLLING HILLS COMMUNITY CHURCH, INC.
   DEED BOOK 7802, PAGE 476, R.O.W.C.
4. PROPERTY OWNER/DEVELOPER
   ROLLING HILLS COMMUNITY CHURCH, INC.
   1810 COLUMBIA AVENUE, SUITE 100
   FRANKLIN, TN 37064
   CONTACT: MIKE WHITE, CFO
   TEL.: 615-861-3663
   EMAIL: mike.white@rollinghills.com
5. BY EXAMINATION OF THE CITY OF FRANKLIN ZONING ORDINANCE, ADOPTED & EFFECTIVE 12-8-2020 THIS PROPERTY IS ZONED LI - LIGHT INDUSTRIAL.
   MINIMUM REQUIRED SETBACKS FOR PRINCIPAL BUILDING:
   FRONT YARD 30 FEET
   SIDE YARD 10 FEET
   REAR YARD 25 FEET
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING THIS PROPERTY LIES IN A ZONE "X" FLOOD ZONE CLASSIFICATION (AREA TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0195F, LAST REVISED SEPTEMBER 29, 2006.
7. SAWYER LAND SURVEYING, LLC FOUND PINK FLAGGING LABELED "WETLAND DELINEATION" AS DELINEATED BY BOY ENVIRONMENTAL, LLC ON SEPTEMBER 9, 2021 AND DESIGNATED AS WTL-1 0.85 ACRES ON FIGURE 3., WETLAND DELINEATION MAP, ACCORDING TO A REPORT DATED OCTOBER 6, 2021 PREPARED BY BOY ENVIRONMENTAL, LLC.
8. THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND VISIBLE STRUCTURES, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL DIGGING AND/OR RELYING UPON THE LOCATIONS OF UNDERGROUND/ABOVE GROUND UTILITIES SHOWN ON THIS SURVEY, TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN HEREON WITH THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. IN THE STATE OF TENNESSEE, STATE LAW REQUIRES ANYONE ABOUT TO ENGAGE IN EITHER DIGGING, EXCAVATION, MOVING OF EARTH, DEMOLITION OR ANY TYPE OF ACTIVITY THAT DISTURBS THE EARTH AND THEREFORE POSSIBLY INVOLVING A DANGER TO DAMAGING UNDERGROUND UTILITY LINES, TO NOTIFY TENNESSEE 811, OF THEIR INTENT TO DIG.
9. SITE, GRADING & DRAINAGE ENGINEER
   BARGE CIVIL ASSOCIATES, LLC
   6606 CHARLOTTE PIKE, SUITE 210
   NASHVILLE, TN 37209
   PHONE 615-356-9911
   PROJECT MANAGER
   SETH SPARKMAN, RLS
   EMAIL: SSPARKMAN@BARGECIVIL.COM
10. COORDINATES ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83(2011), EPOCH 2010, GEOID12B, ZONE 5301, FIPS ZONE4100.
11. TITLE REPORTS ON THESE PROPERTIES DO NOT INDICATE THE EXISTENCE OF MINERAL RIGHTS

CITY OF FRANKLIN NOTES:

1. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
2. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
3. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
4. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
5. 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.
6. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN THE EXCLUSIVE EASEMENTS IN 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. THE PROPERTY OWNER 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 AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE PROPERTY OWNERS LOT AT THE PROPERTY OWNERS EXPENSE.
7. 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.
8. 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.
9. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING & DISTANCE
C1	16°43'09"	270.50'	78.93'	39.75'	S 69°55'56" W 78.65'
C2	28°47'36"	183.00'	91.96'	46.98'	S 41°10'59" W 91.00'
C3	39°56'52"	100.00'	69.72'	36.35'	S 06°48'59" W 68.32'
C4	51°30'18"	226.00'	203.16'	109.02'	S 37°27'40" E 196.39'
C5	70°41'03"	124.00'	152.98'	87.93'	S 47°03'03" E 143.46'
C6	70°41'03"	176.00'	217.13'	124.81'	N 47°03'02" W 203.62'
C7	51°30'18"	174.00'	156.41'	83.94'	N 37°27'40" W 151.20'
C8	34°19'38"	185.00'	110.84'	57.14'	N 80°22'38" W 109.19'
C9	167°20'29"	70.50'	205.91'	635.60'	N 13°52'12" W 140.14'
C10	32°36'02"	69.00'	39.26'	20.18'	N 42°28'13" E 38.73'
C11	50°37'55"	65.00'	57.44'	30.75'	S 37°53'52" E 55.59'
C12	45°39'14"	285.50'	227.49'	120.17'	N 55°27'53" E 221.52'
C13	96°03'51"	70.50'	118.20'	78.39'	S 21°46'07" W 104.84'
C14	36°57'01"	150.50'	97.06'	50.28'	N 44°44'19" W 95.38'
C15	19°44'54"	274.00'	94.44'	47.69'	N 73°05'16" W 93.97'
C16	71°16'39"	70.50'	87.70'	50.55'	N 61°54'07" W 82.16'

100 0 100 200 300
Scale: 1" = 100'

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7802, Page 476, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book , Page R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:
Book , Page , R.O.W.C.

OWNER(S) - ROLLING HILLS COMMUNITY CHURCH, INC. DATE

PRINTED NAME

TITLE (IF ACTING FOR CORPORATION)

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. The survey was done in compliance with current Tennessee Minimum Standards of Practice and is a Category I Survey. The ratio of precision for the unadjusted survey is 1:51,268. This subdivision plat correctly represents a survey made under my supervision on the day of , 2023.

SURVEYOR: MARK E. SAWYER, RLS, TN LIC. 1649 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
A. The water and sewer systems designated in Rolling Hills Community Church, Inc. Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $ for the water system and $ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department Date DATE
City of Franklin, Tennessee

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

I hereby certify that:
A. The streets, drainage, sidewalks, and green infrastructure designated in Rolling Hills Community Church, Inc. Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $ for streets, $ for drainage, $ for sidewalks, and $ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date DATE
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the day of , 2021 and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency DATE

City of Franklin DATE

MTEMC SIGNATURE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website a HYPERLINK "https://www.mtemc.com/" t www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation DATE

SAWYER LAND SURVEYING, LLC
P.O. BOX 215
SPRING HILL, TENNESSEE 37174
TEL. 615-347-0702
e-mail mark@sawyerlandsurveying.com
SLS FILE 013-101

DATE:02-15-2023 ELECTRONIC SUBMITTAL TO PLANNING
REV.#1 04-06-2023 DRT REVIEW COMMENTS 03-28-2023

MARK E. SAWYER 2023.04.11 11:16:58 -05'00'
TENNESSEE NO. 1649

FINAL SUBDIVISION PLAT

ROLLING HILLS COMMUNITY CHURCH, INC.

COLUMBIA AVENUE (HIGHWAY 31)
CITY OF FRANKLIN
NINTH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #8127
TOTAL ACRES = 39.25
TOTAL LOTS = 2
ACRES NEW ROAD = 1.27
FEET OF NEW ROAD = 732
CLOSURE > 1:10.000

plat-ebase.dgn Default 4/6/2023 11:14:59 AM

COF no: 8142

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

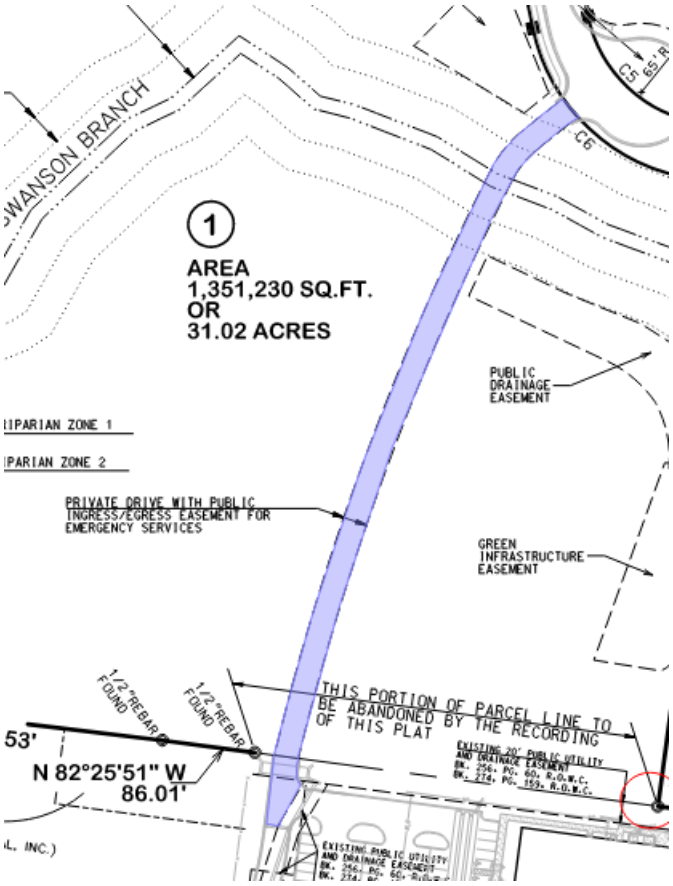
lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. Applicant shall correctly identify top of bank for Swanson Branch, which is not a uniform width as currently depicted on the plat, and dimension the riparian buffer from the corrected top of bank.

18. C. Final Plat

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. Applicant shall add the following notes to the final plat: 1. 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. 2. 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.

20. C. Final Plat

lance.fittro@franklintn.gov Per the Letter of Understanding dated December 2020, the private drive highlighted below shall not be gated.



[Edited By Jimmy Wiseman]

25. C. Final Plat

lance.fittro@franklintn.gov Applicant shall revise notes 11 and 12 that were added to the plat with this submittal to read:
11. A public utility, drainage and access easement (PUDAE) to allow for the extension of Merrill Drive as a private drive shall be dedicated with a revised final plat at the time of site plan preparation for the development of Lot 2.
12. Lot 2 shall be non-buildable until public utilities, including gravity sanitary sewer, are extended to the Lot 2 development. Final layout of public sanitary sewer shall be as determined by City of Franklin Water Management.

MTEMC

Final Plat Electronic Submittal 04-06-23 Revisions.pdf

26. MTEMC Easement

ehale@mtemc.com MTE has overhead power lines along Columbia Avenue. Please note MTE easement along this line. Line is center of a 40' easement. (20' either side)

Performance Agreement and Surety

General Issues

24. Engineering Sureties

kevin.long@franklintn.gov **No additional sureties are associated with this final plat.** All sureties associated with this development from site plan **COF #7670 (Rolling Hills Community Church Subdivision, Site Plan, Parking Lot and Public RW)** were previously posted on 3/6/2023.

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

Planning

General Issues

1. Project number

joseph.bryan@franklintn.gov Applicant shall revise project number to **8142**.

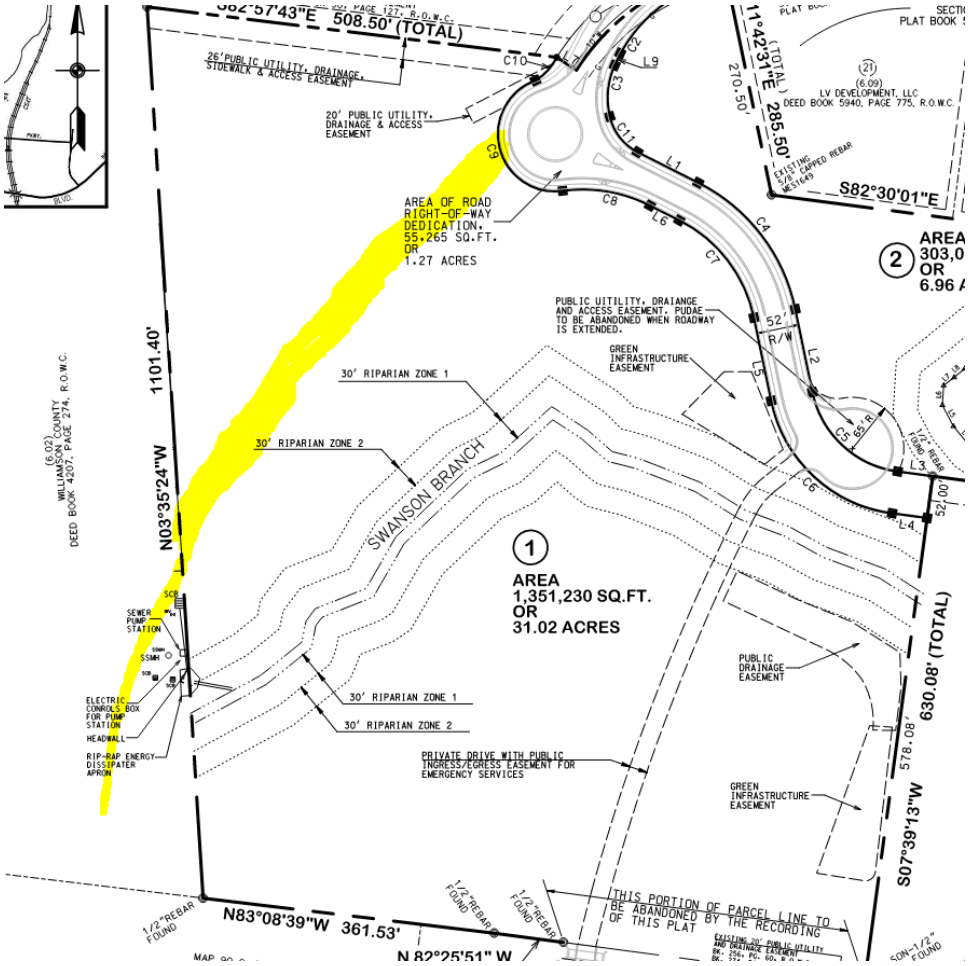
Water/Sewer

General Issues

8. Water

ben.mcneil@franklintn.gov The applicant failed to address the issue, the easement must be provided with the plat, but may be altered at the time of site plan for this property. The applicant must provide a minimum of 20' exclusive water easement for future extension of water to Williamson county property. The easement must be along the drive isle as shown below. The minimum of 10' construction easement must be provided on both sides of permanent easement.

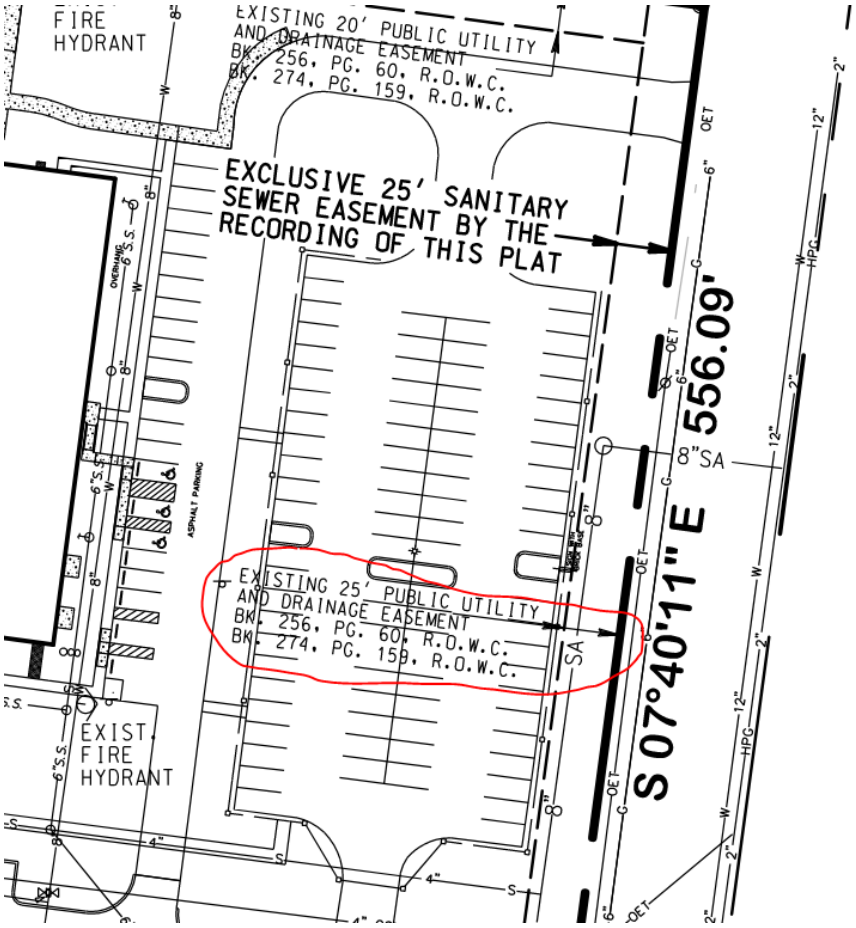
This was discussed during the original layout for the property.



[Edited By Ben McNeil]

10. Existing sanitary sewer

ben.mcneil@franklintn.gov The applicant has added the information on the 25' sanitary sewer easement, but the PUDE is shown over the sewer as well. The applicant shall remove the PUDE if there are no existing utilities located within the area and this shall remain exclusive sewer easement.



City of Franklin

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

File #: 21-04563

DATE: April 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:

Southeast Municipal Complex Subdivision, Site Plan, Developing 16,845 Square Feet Of Recreational Space, On 173 Acres, Located East Of Interstate 65 And West Of Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8134
Applicant: Michael Pigg, Barge Design
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
The purpose of this site plan is to create an inclusive playground, four natural turf athletic fields, one synthetic turf athletic field and support facilities that include concessions, restrooms, a maintenance facility, and a storage facility on 173 acres located east of Interstate 65 and West of Carothers Parkway. Due to the property being owned by the City of Franklin, this site plan requires approval by the Franklin Municipal Planning Commission.

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

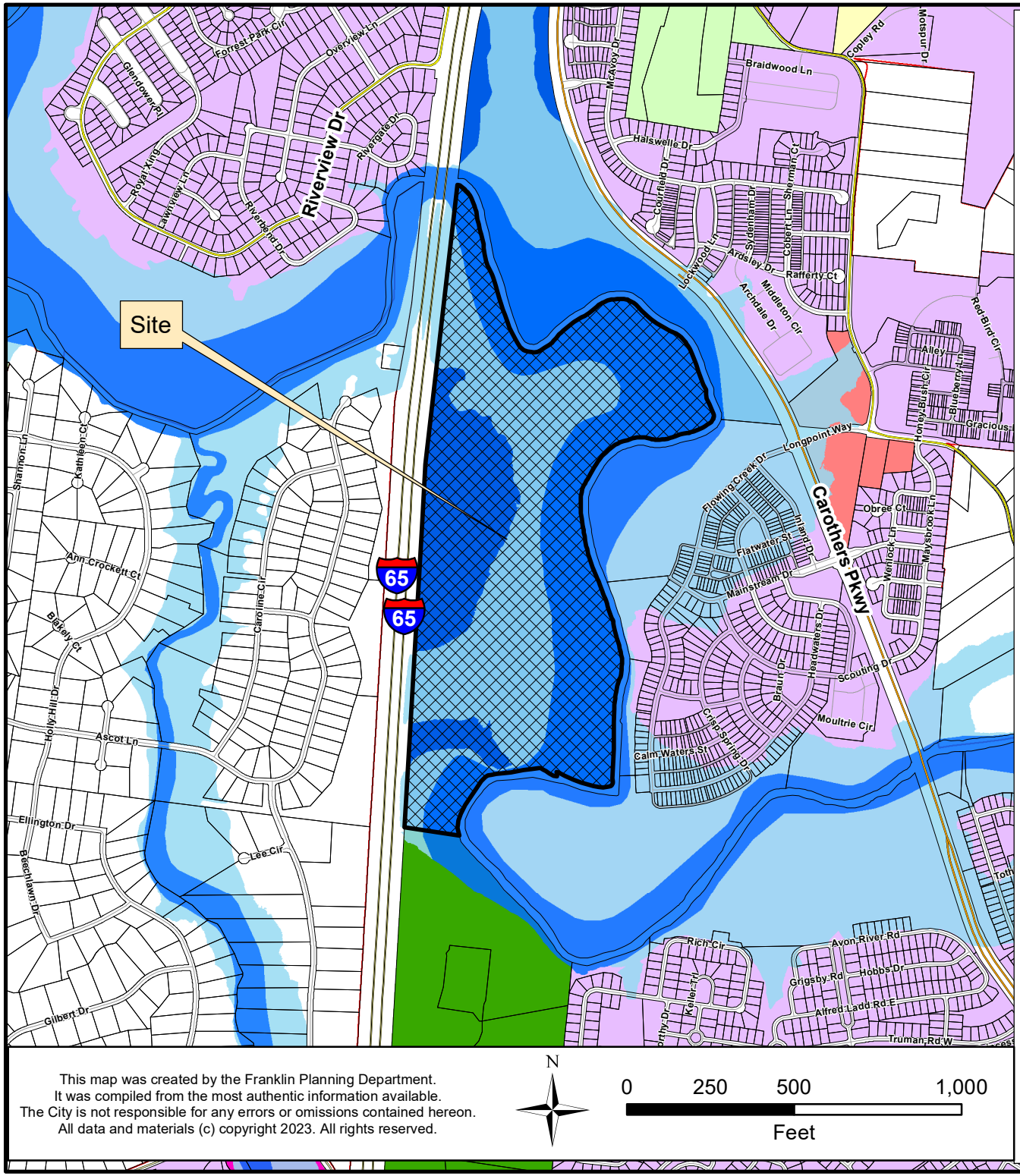
plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Southeast Municipal Complex Subdivision, Site Plan. The conditions of approval are attached.



SOUTHEAST MUNICIPAL COMPLEX SUBDIVISION SITE PLAN

Project Information

Existing Zoning: CI Civic Institutional
Overlay Districts: FFO, FWO
Site Acreage: 173 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 16,845 SF

Legend

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

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

N

0 250 500 1,000

Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8134

CONDITIONS OF APPROVAL:

Open Issues: 28 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

57. Z State Review for Water/Sewer Permitting

amanda.ray@franklintn.gov Comment to remain open for future reference: When plans are ready for stamping approval: City Project so Utility plans will need to be sent to TDEC for approval after City stamped approval.

FIRE--Planning--DRT

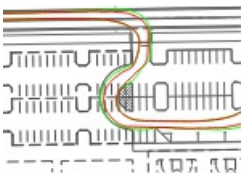
General Issues

34. Fire Protection

curt.edelmann@franklintn.gov Flow test is required before the fire department will approve a site plan. A minimum 1,500-gpm at 20 psi is required. The fire department has reached out to the water department to see if they can provide the information.

37. Auto-Turn

curt.edelmann@franklintn.gov The applicant submitted a fire department auto-turn plan. Please address the following.
1. The list of specifications must include the requirement for a minimum 5-mph design speed.
2. The drawing shall be revised so the truck is not driving through parking spaces.



3. The drawing shall be signed and stamped by the engineer preparing the drawing.

39. Hydrants

curt.edelmann@franklintn.gov The fire department will keep this comment open as a reminder to future plan reviewers that additional hydrants will be required when new buildings are added to the site.

Keeping this comment open does not affect the fire department's approval of the current site plan.

42. FDC

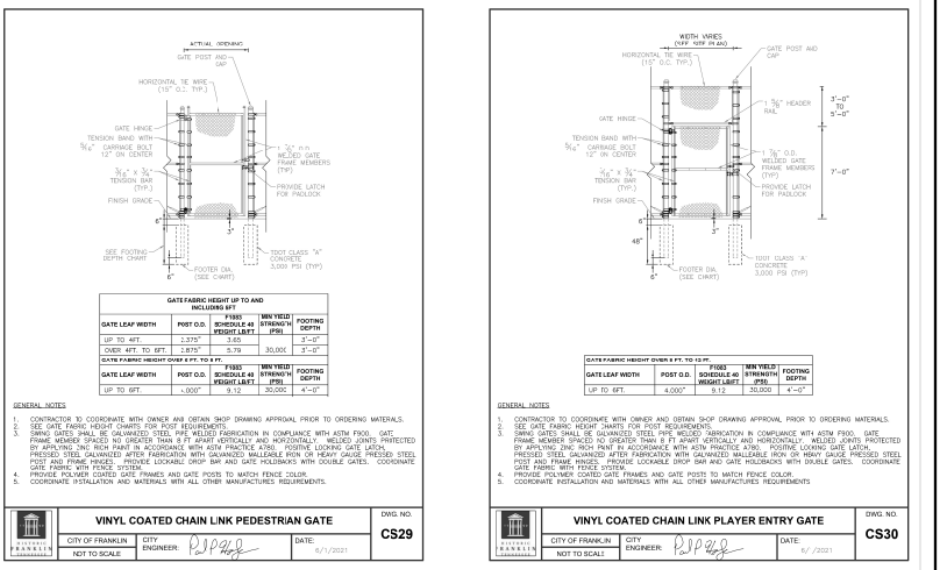
curt.edelmann@franklintn.gov Show the fire department connection on Sheet C5.1A.

Parks

General Issues

5. Parkland information

kevinl@franklintn.gov Parks- document page 101 or C4.3B still have Chain Link shown. This should be Clearview fence material. Remove these exhibits that reflect old style chain link.



[Edited By Kevin Lindsey]

70. Parkland information

kevinl@franklintn.gov We will go with Cork added to the artificial turf to the top .25" to .33" to help with cooling of the surface. That to be added when purchased on co-op or contact.

71. Parkland information

kevinl@franklintn.gov Fair-Play
FB-8126-2
This is a football board with a lacrosse timer below.



[Edited By Kevin Lindsey]

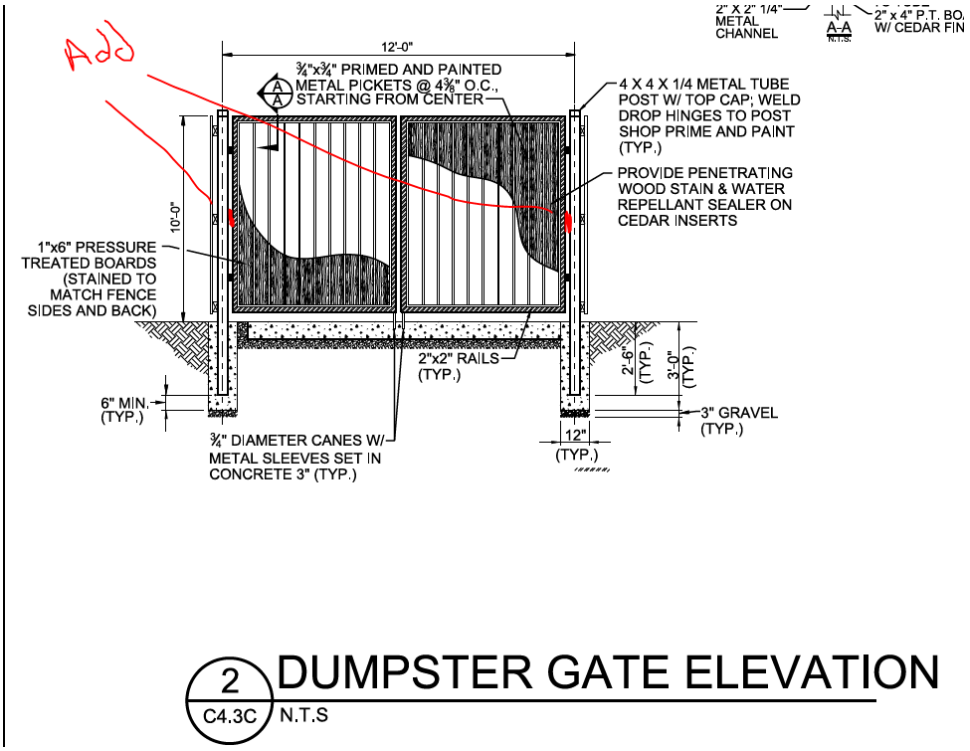
85. Parkland information

kevinl@franklintn.gov

Parks-on sheet C4.3C there are two hinges on each dumpster gate. I would like 3 hinges for each side gate that should hold up better over time. Below is what I like or something comparable in that weight range.

The hinges from here are good:
https://www.kieslermachine.com/heavy-duty-barrel-hinges/

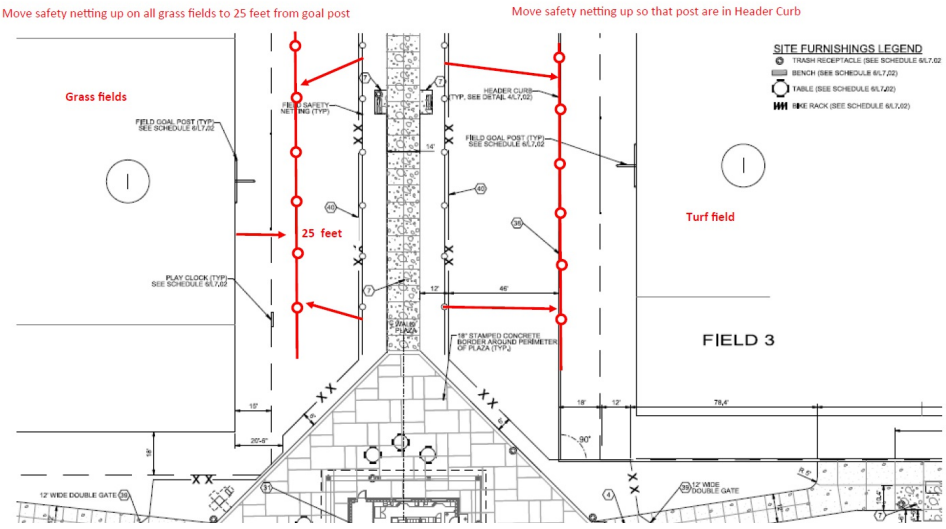
Carbon steel B-1000 7" x 1 3/8" Carbon Steel Barrel Hinges B-1000 at Kiesler Machine Inc.



[Edited By Kevin Lindsey]

86. Parkland information

kevinl@franklintn.gov Field Safety Netting on all fields.
Move field safety fence on all grass fields to 25 foot from goal post.
Move field safety fence on turf field so that post are in the Header Curb.



[Edited By Kevin Lindsey]

87. Parkland information

kevinl@franklintn.gov Parks-on sheet L7.02 add a more local vendor to the sheet for the goal post, goal post plate, lax goal, padding, and the football safety net so we can what we want

I would prefer Line to Line on these
Steven Dotson 931-215-2349

Performance Agreement and Surety

General Issues

54. Engineering Sureties

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

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

Planning

General Issues

32. Additional Sheets

chelsea.randolph@franklintn.gov	Applicant shall **remove** the additional sheets that are not necessary to the **site plan** review. Such as the construction documents for each discipline (such as plumbing and electric). Please refer to the site plan checklist here: https://www.franklintn.gov/government/departments-k-z/planning-and-sustainability/application-user-guide/site-plan/-fsiteid-1

Planning (Landscape)

General Issues

46. Tree Preservation Plan

jason.arnold@franklintn.gov	There was information removed from the data chart. Tree preservation plans are required to have the amounts of existing tree canopy, minimum canopy retention and the provided amount of tree canopy saved. Please provide this information at one stop.

Stormwater

General Issues

8. EPSC

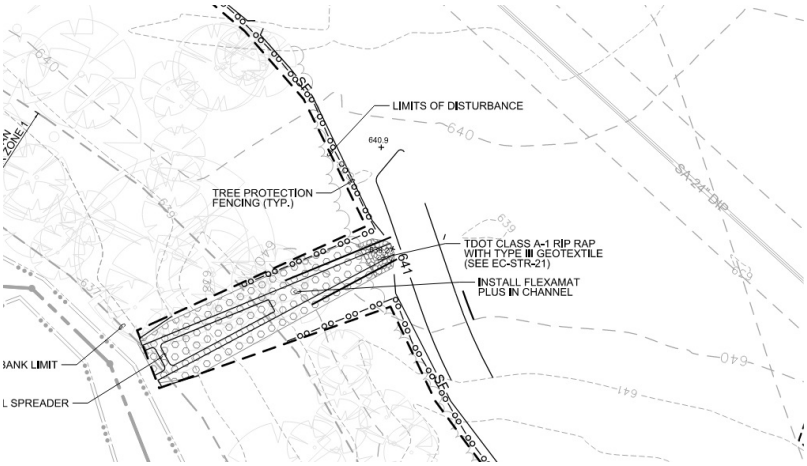
Doug.Noonan@franklintn.gov	Comment not addressed, "Applicant shall identify the acreage to each outfall on each stage of the EPSC plans." • Outfall acreage not identified on the initial EPSC sheets. • Several outfalls not identified on interim. Acreages provided but outfall not called out. [Edited By Doug Noonan]

9. EPSC

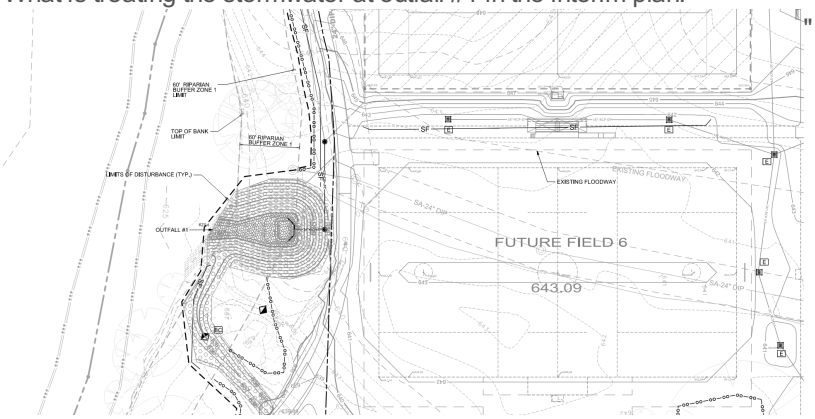
Doug.Noonan@franklintn.gov	Comment not addressed, "All diversions needed to direct water to the intended sediment basin shall be show on the initial and interim EPSC plan." Ensure the diversion direct stormwater to the forebay(s). All stormwater shall be entering basin through a forebay. Some of the drainage areas are not directing water to forebay and flow will bypass forebay.

11. EPSC

Doug.Noonan@franklintn.gov Comment not addressed, "EPSC measures not provided on some outfalls. For example:



What is treating the stormwater at outfall #1 in the interim plan:



Based on the acreage provided, both outfall #1 and #8 require sediment basins.

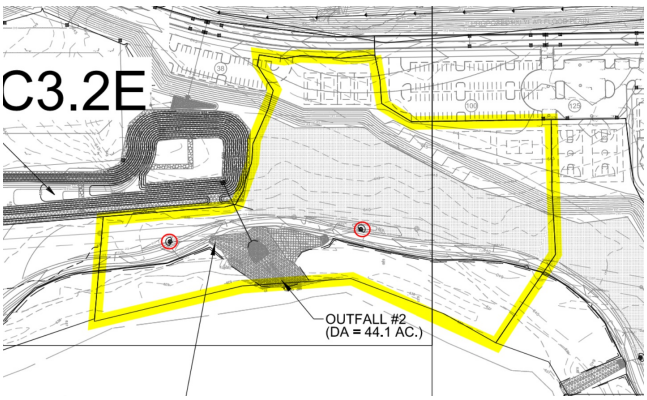
There are also several other unidentified outfalls that trigger trap and basin requirements. DA 4.6, 8.2, 7.1 acres

[Edited By Doug Noonan]

15. EPSC

Doug.Noonan@franklintn.gov	Comment not addressed, "Forebay grading shall be shown, bottom elevation of forebay shall be equal to top of permanent pool elevation. All stormwater shall enter the basins via a forebay" Forebay grading not shown, bottom elevation of forebay not provided.

18. Drainage

Doug.Noonan@franklintn.gov	Comment not addressed, "This comment is regarding the temporary EPSC measure design - Applicant shall delineate drainage basins, identify outfalls, and provide acreage draining to each outfall (including offsite areas draining through the site). Applicant shall ensure that a temporary sediment basin has been provided for any on-site outfall which receives drainage from 5 or more acres and a sediment trap for outfalls receiving 3.5-4.9 acres. The drainage areas change on the interim plan. Areas within sediment basin drainage areas are no longer draining to sediment basins." There are several drainage areas that have multiple outfalls and the DA is not properly mapped. For example, there are two outfalls. 

75. Bioretention

ellen.moore@franklintn.gov	With the 2016 BMP manual, the berm for the forebay can be a regular stone berm, with stone sizes called out. It is recommended to show a gravel diaphragm between the forebay and bioretention area for the second form of pretreatment. It is also recommended to not have the forebay rock lined for long term maintenance.

76. Sheet Flow

ellen.moore@franklintn.gov	A stormwater variance signed by the City engineer shall be provided stating that the sheet flow areas within the limits of disturbance will be aerated before stabilization.

88. EPSC

Doug.Noonan@franklintn.gov	Post construction measures shall be removed from interim EPSC sheet and only temporary EPSC measures shall be shown. Proposed grading, roads, and infrastructure shall be shown.

Zoning

General Issues

58. FFO

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

59. Floodway

shanna.mccoy@franklintn.gov	Please upload a copy of the approved CLOMR letter from FEMA.

61. FFO/FEMA

shanna.mccoy@franklintn.gov	Comment to remain open for final LOMR reminder. A LOMR is required from FEMA after alterations are complete.

66. Dumpsters

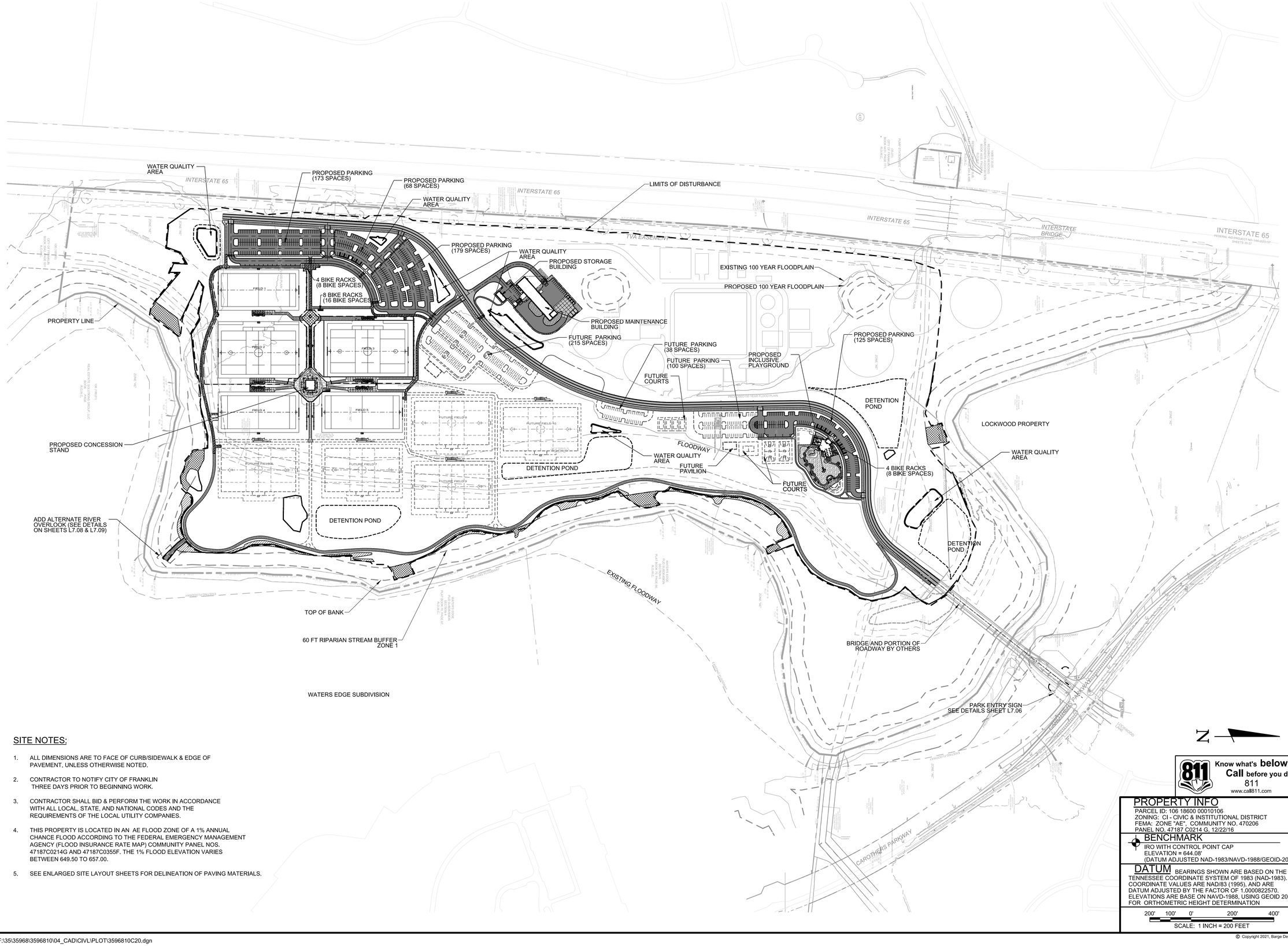
shanna.mccoy@franklintn.gov	Dumpster enclosures are required to have a pedestrian access door.

67. Signage

shanna.mccoy@franklintn.gov	Signage included in the submittal has not been reviewed or approved.

68. Retaining Wall

shanna.mccoy@franklintn.gov	Any proposed retaining wall greater than 48" in height as measured from the bottom of the footing shall be a separate submittal to Building & Neighborhood Services for review, approval and permitting. A material and color sample shall be submitted with the building plans unless already submitted and approved. Please include wall details in submittal even if Engineering has seen. The submittal needs to be complete for approvals and stamping.



SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB/SIDEWALK & EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO NOTIFY CITY OF FRANKLIN THREE DAYS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL BID & PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
4. THIS PROPERTY IS LOCATED IN AN AE FLOOD ZONE OF A 1% ANNUAL CHANCE FLOOD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NOS. 47187C0214G AND 47187C0355F. THE 1% FLOOD ELEVATION VARIES BETWEEN 649.50 TO 657.00.
5. SEE ENLARGED SITE LAYOUT SHEETS FOR DELINEATION OF PAVING MATERIALS.

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

MICHAEL DOUGLAS CLARK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

OVERALL SITE LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	04/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

C2.0

FILE NO. 35968-10

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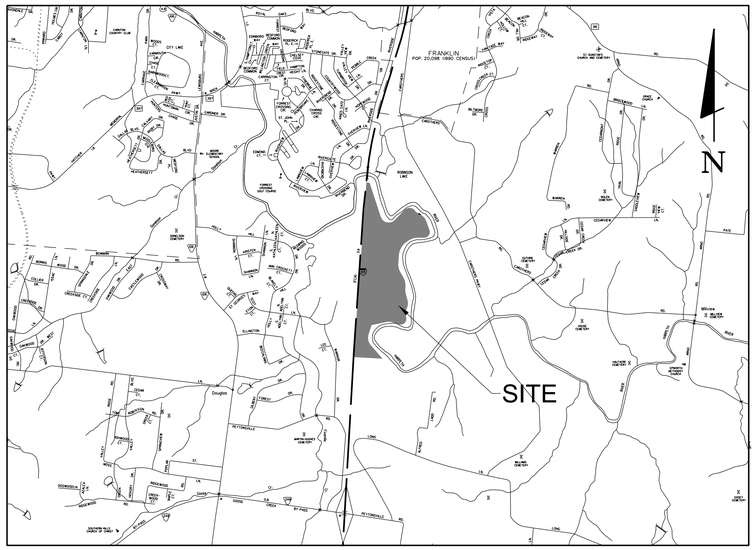
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CONSTRUCTION DOCUMENTS
FOR
SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)

3452 CAROTHERS PARKWAY
CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

SITE DATA TABLE

PROJECT NAME:	SOUTHEAST MUNICIPAL COMPLEX
COF PROJECT #:	
MAP#:	106
PARCEL #:	186.00
ADDRESS:	CAROTHERS PKWY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	CIVIL AND INSTITUTIONAL DISTRICT
OTHER APPLICABLE OVERLAYS:	FFO AND FWO
TOTAL ACREAGE OF SITE:	173
TOTAL SQUARE FOOTAGE OF SITE:	7,533,520
CLIENT:	CITY OF FRANKLIN
ADDRESS:	705 BOYD MILL AVENUE FRANKLIN, TN 37067
PHONE:	615-794-2013
CONTACT NAME:	LISA CLAYTON
APPLICANT:	BARGE DESIGN SOLUTIONS
ADDRESS:	615 3RD AVENUE SOUTH, SUITE 700 NASHVILLE, TENNESSEE 37210
PHONE:	615-252-4329
EMAIL:	ADRIAN.WARD@BARGEDESIGN.COM
CONTACT NAME:	ADRIAN WARD
BUILDING SQUARE FOOTAGE:	CONCESSIONS/RESTROOMS = 2,213 GSF PLAYGROUND RESTROOMS = 1,025 GSF MAINTENANCE = 12,368 GSF STORAGE = 1,239 GSF
TOTAL BUILDING SQUARE FOOTAGE:	TOTAL = 16,845 GSF
STORIES:	1 EACH
BUILDING HEIGHT:	CONCESSIONS/RESTROOMS = 21 FT PLAYGROUND RESTROOMS = 18 FT 2 IN MAINTENANCE = 24 FT STORAGE = 15 FT 6 IN
TOTAL PARKING PROVIDED:	550 SPACES (PUBLIC AREA) 30 SPACES (MAINTENANCE AREA)
BICYCLE PARKING:	REQUIRED: 29 SPACES (1 PER 20 OF 580 PARKING SPACES) PROVIDED: 32 SPACES



LOCATION MAP
NOT TO SCALE

PROJECT PURPOSE STATEMENT

THE PROPOSED PARK PROJECT INCLUDES THE CONSTRUCTION OF AN INCLUSIVE PLAYGROUND, (4) NATURAL TURF ATHLETIC FIELDS, (1) SYNTHETIC TURF ATHLETIC FIELD, AND SUPPORT FACILITIES DESCRIBED IN THE CONSTRUCTION DOCUMENTS TO INLCUDE BUT NOT LIMITED TO A RESTROOM/ PAVILION BUILDING AT PLAYGROUND, CONCESSIONS/ RESTROOM BUILDING, MAINTENANCE FACILITY, PARK ENTRY FEATURE, VEHICULAR CIRCULATION, PARKING, PEDESTRIAN WALKS/ PLAZAS, PLAYGROUND SURFACING, UTILITIES, IRRIGATION, LANDSCAPING, SITE LIGHTING, INSTALLATION OF SPORTS FIELD LIGHTING, FENCING, SITE FURNISHINGS, RETAINING WALLS, STORM DRAINAGE, EROSION CONTROL, GRADING, AND LASER GRADING ON ATHLETIC FIELDS.

INDEX OF DRAWINGS
SEE SHEET C0.1 FOR SHEET INDEX.

AGENCY CONTACTS

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: 615-595-4693
CONTACT: DALE HOOD

GAS
ATMOS ENERGY
810 CRESCENT CENTRE DRIVE, SUITE 600
FRANKLIN, TN 37067
PHONE: 615-771-8369
CONTACT: ABBY DAVIS

CITY OF FRANKLIN
109 3RD AVENUE SOUTH, FRANKLIN, TN 37067
ENGINEERING: SHAHAD ABDULRAHMAN
PHONE: 615-550-6708
ENGINEERING: DAVID HODNETT
PHONE: 615-550-8414

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

WATER/SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL

ENGINEER LANDSCAPE ARCHITECT
BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
PHONE: 615-252-4329
CONTACT: ADRIAN WARD

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE FLOOD AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE "AE")

STORMWATER ASSURANCE
ALL REGIONAL STORMWATER QUALITY INFRASTRUCTURE SHALL BE INSTALLED AND FUNCTIONING PROPERLY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENTS USING THEM.

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BARGE DESIGN SOLUTIONS
PROJECT No. 35968-10

FEB 24, 2023
100% CD ISSUE FOR PERMIT

APR 06, 2023
DRT COMMENTS RESUBMITTAL

CONSTRUCTION DOCUMENTS
FOR
SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
3452 CAROTHERS PARKWAY
CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

MICHAEL DOUGLAS GOOG REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

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CIVIL

Sheet No.	Drawing Title
C0.0	COVER SHEET
C0.1	INDEX SHEET
C0.2	CIVIL CONSTRUCTION NOTES
C1.0	OVERALL EXISTING CONDITIONS
C1.0A	EXISTING CONDITIONS KEY MAP
C1.1	EXISTING CONDITIONS
C1.1A	EXISTING CONDITIONS
C1.1B	EXISTING CONDITIONS
C1.1C	EXISTING CONDITIONS
C1.1D	EXISTING CONDITIONS
C1.1E	EXISTING CONDITIONS
C1.1F	EXISTING CONDITIONS
C1.1G	EXISTING CONDITIONS
C2.0	OVERALL SITE LAYOUT PLAN
C2.0A	SITE PLAN KEY MAP
C2.1	SITE LAYOUT PLAN
C2.1A	SITE LAYOUT PLAN
C2.1B	SITE LAYOUT PLAN
C2.1C	SITE LAYOUT PLAN
C2.1D	SITE LAYOUT PLAN
C2.1E	SITE LAYOUT PLAN
C2.1F	SITE LAYOUT PLAN
C2.1G	SITE LAYOUT PLAN
C2.1H	SITE LAYOUT PLAN
C2.1J	SITE LAYOUT PLAN
C2.1K	ENTRY PLAZA LAYOUT
C2.1L	CONCESSIONS PLAZA LAYOUT
C2.1M	PLAYGROUND ENLARGEMENT PLAN
C2.1N	PLAYGROUND ENLARGEMENT PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.0A	GRADING & DRAINAGE PLAN KEY MAP
C3.0A1	DRAINAGE STRUCTURE AND PIPE SCHEDULE
C3.0B	GRADING & DRAINAGE PLAN
C3.0C	GRADING & DRAINAGE PLAN
C3.0D	GRADING & DRAINAGE PLAN
C3.0E	GRADING & DRAINAGE PLAN
C3.0F	GRADING & DRAINAGE PLAN
C3.0G	GRADING & DRAINAGE PLAN
C3.0H	GRADING & DRAINAGE PLAN
C3.0J	GRADING & DRAINAGE PLAN
C3.0K	GRADING & DRAINAGE PLAN
C3.0L	GRADING & DRAINAGE PLAN
C3.0M	GRADING & DRAINAGE PLAN
C3.0N	CONCESSIONS PLAZA GRADING
C3.0O	PLAYGROUND ENLARGEMENT PLAN
C3.1	OVERALL EROSION & SEDIMENT CONTROL PLAN
C3.1A	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1B	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1C	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1D	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1E	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1F	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1G	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1H	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1J	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1K	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1L	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1M	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.2	OVERALL INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2A	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2B	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2C	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2D	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2E	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2F	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2G	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2H	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2J	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2K	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2L	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.2M	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
C3.3	OVERALL FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3A	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3B	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3C	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3D	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3E	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3F	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3G	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3H	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3J	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3K	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3L	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3M	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.5	GRADING, DRAINAGE, & EPSC DETAILS
C3.5A	GRADING, DRAINAGE, & EPSC DETAILS
C3.5B	NOT USED
C3.5C	GRADING, DRAINAGE, & EPSC DETAILS
C3.5D	GRADING, DRAINAGE, & EPSC DETAILS

CIVIL (cont)

Sheet No.	Drawing Title
C3.5E	NOT USED
C3.5F	NOT USED
C3.5G	NOT USED
C3.5H	GRADING, DRAINAGE, & EPSC DETAILS
C3.5I	GRADING, DRAINAGE, & EPSC DETAILS
C3.5J	GRADING, DRAINAGE, & EPSC DETAILS
C3.5K	GRADING, DRAINAGE, & EPSC DETAILS
C3.5L	GRADING, DRAINAGE, & EPSC DETAILS
C3.5M	GRADING, DRAINAGE, & EPSC DETAILS
C4.0	OVERALL ROADWAY PLAN & PROFILE
C4.1	ROADWAY PLAN & PROFILE
C4.1A	ROADWAY PLAN & PROFILE
C4.1B	ROADWAY PLAN & PROFILE
C4.1C	ROADWAY PLAN & PROFILE
C4.3A	SITE DETAILS
C4.3B	SITE DETAILS
C4.3C	SITE DETAILS
C4.3D	SITE DETAILS
C4.3E	MAINTENANCE BUILDING ACCESS GATES LAYOUT AND DETAILS
C5.0	OVERALL SITE UTILITY PLAN
C5.0A	SITE UTILITY KEY MAP
C5.1	SITE UTILITY PLAN
C5.1A	SITE UTILITY PLAN
C5.1B	SITE UTILITY PLAN
C5.1C	SITE UTILITY PLAN
C5.1D	SITE UTILITY PLAN
C5.1E	SITE UTILITY PLAN
C5.1F	SITE UTILITY PLAN
C5.1G	SITE UTILITY PLAN
C5.2	SANITARY SEWER LINE 1 PLAN AND PROFILE
C5.3	UTILITY DETAILS
C5.3A	UTILITY DETAILS
C5.3B	UTILITY DETAILS
C5.3C	UTILITY DETAILS
C5.3D	UTILITY DETAILS
C5.3E	ATMOS QA TASKS
C5.3F	ATMOS NOTES

LANDSCAPE

Sheet No.	Drawing Title
L1.00	TREE PRESERVATION & BUFFER PLAN
L1.01	TREE PRESERVATION PLAN
L2.0	OVERALL LANDSCAPE PLAN
L2.0A	LANDSCAPE PLANS
L2.0B	LANDSCAPE PLANS
L2.0C	LANDSCAPE PLANS
L2.0D	LANDSCAPE PLANS
L2.0E	LANDSCAPE PLANS
L2.0F	LANDSCAPE PLANS
L2.0G	LANDSCAPE PLANS
L2.0H	LANDSCAPE PLANS
L2.0I	LANDSCAPE PLANS
L2.0J	LANDSCAPE PLANS
L2.0K	PLAZA LANDSCAPE PLANS
L2.0L	LANDSCAPE PLANS
L2.0M	LANDSCAPE PLANS
L2.0N	LANDSCAPE PLANS
L2.0O	LANDSCAPE PLANS
L2.1	LANDSCAPE NOTES & SCHEDULES
L2.1A	LANDSCAPE DETAILS
L7.01	SITE DETAILS
L7.02	SITE DETAILS
L7.03	SITE DETAILS
L7.04	PLAYGROUND DETAILS
L7.05	PLAYGROUND FENCING DETAILS
L7.06	ENTRANCE SIGN DETAILS
L7.07	SITE DETAILS
L7.08	ADD ALTERNATE – OVERLOOK DETAILS
L7.09	ADD ALTERNATE – OVERLOOK DETAILS
L7.10	SITE DETAILS
L7.11	SITE GATE DETAILS
L7.12	SITE LARGE GATE DETAILS
L7.13	FIELD SAFETY NETTING DETAILS

IRRIGATION

Sheet No.	Drawing Title
IR1.0	IRRIGATION OVERALL SHEET LAYOUT PLAN
IR1.1	IRRIGATION SCHEDULES & NOTES
IR1.2	IRRIGATION PLANS
IR1.3	IRRIGATION PLANS
IR1.4	IRRIGATION PLANS
IR1.5	IRRIGATION PLANS
IR1.6	IRRIGATION PLANS
IR1.7	IRRIGATION PLANS
IR1.8	IRRIGATION PLANS
IR1.9	IRRIGATION PLANS
IR1.10	IRRIGATION PLANS
IR1.11	IRRIGATION PLANS
IR1.12	IRRIGATION PLANS
IR1.13	IRRIGATION PLANS
IR1.14	IRRIGATION PLANS
IR1.15	IRRIGATION PLANS
IR1.16	IRRIGATION PLANS
IR1.17	IRRIGATION PLANS
IR1.18	IRRIGATION PLANS
IR1.19	IRRIGATION PLANS
IR1.20	IRRIGATION DETAILS
IR1.21	IRRIGATION DETAILS
IR1.22	IRRIGATION DETAILS
IR1.23	IRRIGATION DETAILS

ELECTRICAL (SITE)

Sheet No.	Drawing Title
ES1.00	OVERALL SITE ELECTRICAL PLAN AND SCHEDULE
ES1.01	SITE ELECTRICAL PLAN
ES1.02	SITE ELECTRICAL PLAN
ES1.03	SITE ELECTRICAL PLAN
ES1.04	SITE ELECTRICAL PLAN
ES1.05	SITE ELECTRICAL PLAN
ES1.06	SITE ELECTRICAL PLAN
ES1.07	SITE ELECTRICAL PLAN

GENERAL ALL BUILDINGS

Sheet No.	Drawing Title
GN-S0.01	DESIGN CRITERIA
GN-S0.02	GENERAL NOTES
GN-S0.05	SPECIAL INSPECTIONS
GN-S7.01	TYPICAL DETAILS
GN-S7.02	FOUNDATION DETAILS
GN-S7.21	FRAMING SECTIONS & DETAILS
GN-M0.01	HVAC GENERAL NOTES AND LEGEND
GN-M5.01	HVAC DETAILS
GN-M6.01	HVAC SCHEDULES
GN-M6.02	HVAC SCHEDULES AND CONTROLS
GN-M6.03	HVAC SCHEDULES OF OPERATION
GN-P0.01	PLUMBING GENERAL NOTES AND LEGEND
GN-P5.01	PLUMBING DETAILS
GN-P6.01	PLUMBING SCHEDULES
GN-E0.01	ELECTRICAL LEGEND & GENERAL NOTES
GN-E5.01	ELECTRICAL DETAILS
GN-E5.02	ELECTRICAL DETAILS
GN-E5.03	ELECTRICAL DETAILS

CONCESSION / RESTROOM BUILDING

CR-G0.02	CONCESSION / RESTROOM BUILDING CODE REVIEW
CR-A1.01	CONCESSION / RESTROOM FLOOR PLAN
CR-A3.01	CONCESSION/RESTROOM REFLECTED CLG PLAN
CR-A4.01	RESTROOM ENLARGED PLANS
CR-A4.02	CONCESSION ENLARGED PLAN
CR-A5.01	CONCESSION/RESTROOM ROOF PLAN
CR-A6.01	CONCESSION/RESTROOM ELEVATIONS
CR-A6.02	CONCESSION/RESTROOM ELEVATIONS
CR-A6.21	CONCESSION/RESTROOM BUILDING SECTIONS
CR-A6.41	CONCESSION / RESTROOM WALL SECTIONS
CR-A6.42	CONCESSION/RESTROOM WALL SECTIONS
CR-A8.01	CONCESSION / RESTROOM INTERIOR ELEVATIONS
CR-A9.01	DOOR DETAILS AND SCHEDULES
CR-S1.01	CONCESSION/RESTROOM FOUNDATION PLAN
CR-S1.02	CONCESSION/RESTROOM ROOF FRAMING PLAN
CR-P1.01	PLUMBING UNDERGROUND/ABOVE GROUND PLANS
CR-P9.01	PLUMBING RISERS
CR-M1.01	OVERALL HVAC PLAN
CR-E1.01	CONCESSION / RESTROOM LIGHTING PLAN
CR-E1.03	CONCESSION / RESTROOM POWER PLAN
CR-E6.01	ONE-LINE DIAGRAM AND ELECTRICAL SCHEDULES
CR-E6.02	ELECTRICAL SCHEDULES

INCLUSIVE PLAYGROUND RESTROOM / PAVILION

IP-G0.02	LIFE SAFETY PLAN AND CODE REVIEW
IP-A1.01	INCLUSIVE PLAYGROUND RESTROOM / PAVILION FLOOR PLAN
IP-A1.02	INCLUSIVE PLAYGROUND RESTROOM FLOOR PLAN
IP-A3.01	INCL. PLAYGROUND RESTROOM REF. CLG. PLAN
IP-A4.01	INCL. PLAYGROUND RESTROOM ENLARGED PLAN
IP-A5.01	INCLUSIVE PLAYGROUND RESTROOM ROOF PLAN
IP-A6.01	INCLUSIVE PLAYGROUND RESTROOM ELEVATIONS
IP-A6.21	INCLUSIVE RESTROOM BUILDING SECTIONS
IP-A6.41	INCLUSIVE PLAYGROUND WALL SECTIONS
IP-A6.42	INCLUSIVE PLAYGROUND WALL SECTIONS
IP-A9.01	INCL. PLAYGROUND RESTROOM DOOR SCHEDULE
IP-S1.01	INCLUSIVE PLAYGROUND FOUNDATION PLAN
IP-S1.02	INCLUSIVE PLAYGROUND CEILING FRAMING PLAN
IP-P1.01	OVERALL PLUMBING PLAN
IP-P4.01	PLUMBING ENLARGED PLANS
IP-P9.01	PLUMBING RISERS
IP-M1.01	OVERALL HVAC PLAN
IP-E1.01	INCLUSIVE PLAYGROUND LIGHTING PLAN
IP-E1.03	INCLUSIVE PLAYGROUND POWER PLAN

MAINTENANCE BUILDING

Sheet No.	Drawing Title
MB-G0.02	MAINTENANCE BUILDING CODE REVIEW
MB-A1.01	MAINTENANCE BUILDING FLOOR PLAN
MB-A3.01	MAINT. BLDG. REFLECTED CEILING PLAN
MB-A4.01	ENLARGED TOILET ROOM PLAN
MB-A5.01	MAINTENANCE BUILDING ROOF PLAN
MB-A6.01	MAINTENANCE BUILDING ELEVATIONS
MB-A6.21	BUILDING SECTIONS
MB-A6.41	WALL SECTIONS
MB-A6.42	WALL SECTIONS
MB-A9.01	DOOR DETAILS AND SCHEDULES
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LC-105	SITE LIGHTING CALCULATIONS
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LC-107	SITE LIGHTING CALCULATIONS
LC-2.00	SITE LIGHTING CALCULATIONS
LC-2.01	SITE LIGHTING CALCULATIONS
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MICHAEL DOUGLAS PORTER
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

INDEX SHEET

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
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01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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DEMOLITION NOTES:

1. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES TREES AND STUMPS. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING. REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS AND BASE MATERIAL. NOTIFY CITY OF FRANKLIN/ ENGINEER IF STRUCTURES AND UTILITIES NOT SHOWN ON THESE PLANS ARE ENCOUNTERED PRIOR TO DEMOLITION/REMOVAL.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE "SOIL MANAGEMENT PLAN". BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION. ALL NORMAL DEBRIS SHALL BE TAKEN TO A CLASS 1 LANDFILL.
3. CONTRACTOR TO NOTIFY THE CITY OF FRANKLIN TWO WEEKS PRIOR TO DEMOLITION TO ALLOW REMOVAL OF SALVAGEABLE MATERIALS. OTHERWISE, PROTECT ALL EXISTING TREES TO REMAIN AND PROTECT ALL ITEMS TO BE TURNED OVER TO THE CITY OF FRANKLIN DURING ALL OPERATIONS OF DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES TO ANY EXISTING ITEMS TO BE TURNED OVER TO THE CITY OF FRANKLIN. SCHEDULED PROTECTED ITEMS WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY OF FRANKLIN.
4. CONTRACTOR TO REMOVE ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED FROM THE SITE UNLESS DIRECTED OTHERWISE.
5. CONTRACTOR SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVIDING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB SCHEDULED TO REMAIN DAMAGED DURING DEMOLITION IS TO BE REPLACED AT CONTRACTOR'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, SILT FENCES, FILTER SOCKS & INLET PROTECTION WHERE WATER DRAINS OFF DISTURBED AREAS. SEE EROSION CONTROL NOTES.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS. CONTRACTOR TO MAINTAIN A CLEAN SITE DURING ACTIVE WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRE-CONSTRUCTION INSPECTIONS (AS REQUIRED) FOR HAZARDOUS MATERIALS BY A QUALIFIED FIRM. CONTRACTOR SHALL BE RESPONSIBLE FOR SOLICITING QUALIFIED PERSONNEL FOR PROPER REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION PER ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. IN ADDITION, THE APPROVED SOIL MANAGEMENT PLAN DATED 6/1/2020 WILL BE FOLLOWED.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICE MAY NOT BE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
16. DEMOLITION WORK SHALL BE COORDINATED WITH ALL ADJACENT USES. ALL DEMOLITION AREAS SHALL BE SECURED TO ALLOW SAFE ACCESS ONLY TO CONSTRUCTION PERSONNEL.

TREE REMOVAL, PRUNING AND VEGETATIVE REMOVAL NOTES

1. ALL DESIGNATED TREES TO BE FULLY REMOVED INCLUSIVE OF BELOW GRADE ROOT MASS. NO BURNING WILL BE ALLOWED.
2. ALL AREAS DESIGNATED TO BE CLEANED BY CONTRACTOR OR SELECTIVELY CLEARED ARE TO BE FLAGGED IN THE FIELD PRIOR TO CLEARING. NOTED FLAGGING LIMITS ARE TO BE APPROVED BY L.A. PRIOR TO COMMENCING CLEARING.

TREE PROTECTION NOTES

1. IF SO INDICATED ON THE SITE PLAN TO REMAIN, THE CONTRACTOR SHALL PROTECT ANY PLANT MATERIAL FROM DAMAGE OR ANY SCARRING. A MINIMUM AREA SHALL BE THE DRIP LINE OF THE TREE UNLESS OTHERWISE NOTED.SEE TREE PRESERVATION NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

SITE NOTES:

1. ALL CURB TURNOUTS, EDGES OF PAVEMENT, AND STRIPING RADII ARE FIVE FEET (5') UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB/SIDEWALK & EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO NOTIFY LOCAL MUNICIPALITIES CONSTRUCTION COMPLIANCE DIVISION THREE DAYS PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL BID & PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL PERMANENTLY MARK AND PROVIDE GPS LOCATIONS FOR ALL STUBBED OUT SERVICES.
6. ALL PAVING, PAVING PRODUCTS, METHODS, ETC. ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) EXCEPT HOWEVER, THE VARIOUS SUB-SECTIONS ENTITLED "BASIS FOR PAYMENT" SHALL NOT BE APPLICABLE.
7. ALL CONCRETE PERTAINING TO THE SITE PLAN AND RELATED EXTERIOR CONCRETE ITEMS SHALL BE Fc' = 4,000 PSI, AS DEFINED BY ACI STANDARDS, AIR ENTRAINED. THE APPLICABLE PROVISIONS OF ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, SHALL ALSO APPLY.
8. WHERE EXISTING PAVEMENT IS CUT, IT SHALL BE CUT IN A NEAT, STRAIGHT LINE PERPENDICULAR TO EDGE AND THROUGH FULL PAVEMENT AND BASE.
9. THE CONTRACTOR WILL PROVIDE ALL CONSTRUCTION STAKING AND PROVIDE COPIES OF THE SAME, INCLUDING CUT SHEETS, TO THE CITY OF FRANKLIN. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PROJECT CONTROL AND BENCHMARKS ESTABLISHED IN THE FIELD.

GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE CONTRACTOR SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY AND BARGE DESIGN SOLUTIONS 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, BARGE DESING SOLUTIONS SHALL DOCUMENT IN WRITING TO THE CITY ENGINEERTHAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. IN THE EVENT THAT BONES ARE UNCOVERED DURING CONSTRUCTION, CONSTRUCTION MUST HALT IMMEDIATELY. STATE ARCHAEOLOGISTS MUST THEN BE CONTACTED ALONG WITH LOCAL LAW ENFORCEMENT AND THE LOCAL MEDICAL EXAMINER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE AND APPROPRIATE SLOPE TO DRAIN ALL WALKS AND SWALES, REGARDLESS OF WHETHER THE PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY PAVED AREAS AND SHALL MEET ADA REQUIREMENTS.
8. ALL PROPOSED CONTOURS REPRESENT PROPOSED FINISHED SURFACE GRADE AND ANY PROPOSED PROFILES AND/OR CROSS-SECTIONS REPRESENT THE SAME FINISHED SURFACE.
9. COMPLETE ALL CLEARING AND GRUBBING OPERATIONS FOR EXCAVATION AREAS BEFORE STARTING EXCAVATION OPERATIONS. DISTURB ONLY THOSE AREAS NECESSARY FOR THE CURRENT PHASE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROTECT ANY AND ALL EXISTING STRUCTURES, PIPES, CULVERTS, CONDUITS, WIRES OR OTHER ITEMS TO REMAIN. HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY DAMAGE THAT MAY RESULT FROM HIS OPERATIONS.
10. AT ALL TIMES MAINTAIN THE AREA SO IT WILL BE WELL DRAINED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
11. EXCAVATE AREAS OF YIELDING OR UNSTABLE MATERIAL AND BACKFILL WITH APPROVED MATERIAL.
12. ALL NEW PIPES AND UTILITIES UNDER EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE IN ACCORDANCE WITH CITY STANDARDS.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITY OWNERS PRIOR TO SUBMITTING HIS BID, SO THAT HE MAY DETERMINE THE EXTENT OF DELAYS THAT UTILITY RELOCATIONS AND/OR ADJUSTMENTS MAY HAVE UPON THE SCHEDULING OF WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT SHALL REMAIN IN PLACE. IT IS SPECIFIED AND AGREED THAT THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR INCONVENIENCE CAUSED BY UTILITY ADJUSTMENTS.
2. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY OWNERS PRIOR TO INTERRUPTING ANY GAS, WATER, SEWER SERVICES, POWER, OR FIBER. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY CUSTOMERS AT LEAST 24 HOURS BEFORE INTERRUPTING THE CUSTOMERS' SERVICE. WHERE INDIVIDUAL SERVICES ARE TO BE DISCONTINUED FOR MORE THAN 4 HOURS, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PROVIDING TEMPORARY SERVICE SATISFACTORY TO THE AFFECTED CUSTOMER. THE REPAIR OR REPLACEMENT OF UTILITY COMPONENTS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE UTILITY OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THESE ACTIVITIES AND COMPENSATION SHALL BE INCLUDED IN THE CONTRACT PRICES FOR OTHER ITEMS.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. SHOULD SPECIAL EQUIPMENT BE REQUIRED TO WORK OVER AND AROUND THE UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FROM FURNISHING SPECIAL EQUIPMENT SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
4. ANY EXISTING STORM SEWER DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS RAPIDLY AS POSSIBLE AND THEN BE INSPECTED BY ITS RESPECTIVE OWNER. THE ENGINEER SHALL DETERMINE IF DAMAGE IS THE RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OF AN UNAVOIDABLE CAUSE. IF IT IS DEEMED THAT THE DAMAGE WAS DUE TO CONTRACTOR'S NEGLIGENCE, THE CONTRACTOR SHALL REPAIR THE STRUCTURE AT HIS OWN EXPENSE.
5. IF ANY SANITARY SEWER IS DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY'S OWNER. REPAIR OF THE SEWER SHALL THEN BE ACCORDING TO THE OWNER'S INSTRUCTIONS. THE ENGINEER SHALL DETERMINE IF DAMAGE IS THE RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OF AN UNAVOIDABLE CAUSE. IF IT IS DEEMED THAT THE DAMAGE WAS DUE TO THE CONTRACTOR'S NEGLIGENCE, THE CONTRACTOR SHALL MAKE REPAIRS AT HIS OWN EXPENSE.

STORM DRAINAGE NOTES:

ALL POLYVINYL CHLORIDE PIPE (PVC) AND JOINT MATERIALS SHALL BE SCHED 40 PVC PIPE AND SHALL CONFORM TO ASTM D-3034 SPECIFICATIONS WITH ELASTOMETRIC O-RING GASKETS FOR BELL AND SPIGOT JOINTS. ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL CONFORM TO ASTM-D-3350 AND BE CORRUGATED, DUAL WALL, SMOOTH INTERIOR PIPE.

SUBMITTALS FOR APPROVAL BY THE A/E ARE REQUIRED FOR ALL PIPE AND APPURTENANT PRODUCTS.

ALL PIPE JOINTS AND JOINT MATERIAL ARE TO PROVIDE A WATERTIGHT CONNECTION.

ALL PIPE TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS TO THE LINES AND GRADES AS SHOWN ON THE PLANS. BACKFILL TRENCHES IN 6" LIFTS AND COMPACT EACH LIFT IN ACCORDANCE WITH THE EMBANKMENT COMPACTION REQUIREMENTS. ALL BACKFILL IS TO BE IN ACCORDANCE WITH CITY STANDARDS.

AFTER COMPLETION OF EACH SECTION OF PIPE, PROTECT FROM SEDIMENT AND DEBRIS ACCUMULATION INSIDE OF THE PIPE. CLEAN AND FLUSH ALL SEDIMENT FROM THE PIPE AND DISCHARGE IN ACCORDANCE WITH THE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL. AFTER INSTALLATION AND DURING THE REMAINDER OF THE CONSTRUCTION PERIOD PROVIDE INLET PROTECTION FOR STORM WATER PIPES AND INLET STRUCTURES PER THE EROSION CONTROL PLAN TO PREVENT SILT ACCUMULATION IN THE STORMWATER SYSTEM.

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION. BMPS LOCATIONS WILL BE USED FRO SEDIMENT TRAP DURING CONSTRUCTION.
10. NO VEGETATION IS TO BE DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
11. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE CITY OF FRANKLIN. PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL FOR ALL STOCKPILES. TAKE CARE TO AVOID MIXING SUBSOIL AND OTHER UNSUITABLE MATERIAL WITH THE TOPSOIL.
12. ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF FINAL GRADING. ANY AREAS LEFT UNDISTURBED FOR 14 DAYS SHALL HAVE ADEQUATE STABILIZATION. ALL SLOPES 3:1 OR STEEPER SHALL RELIEVE EROSION CONTROL MATTING AND BE STABILIZED WITHIN 7 DAYS.
13. ALL 3:1 SLOPES AND STEEPER SHALL HAVE TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN EROSION CONTROL MATTING APPLIED OVER SEED BED (OR PRE-APPROVED ALTERNATE)
14. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
15. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.
16. CONTRACTOR TO NOTIFY CITY OF FRANKLIN THREE DAYS PRIOR TO BEGINNING WORK.
17. FILL SHALL BE PLACED PER THE GEOTECHNICAL REPORT.
18. INSTALL SILT FENCE AROUND ANY STOCK PILES.
19. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH TDEC BMP MANUAL. CONTRACTOR TO COORDINATE EXACT LOCATION WITH CITY ENGINEER DURING PRE CONSTRUCTION MEETING.
20. ALL LIMITS OF CONCRETE / PAVEMENT SHALL BE SODDED (6') SIX FEET OUT FROM EDGE OF PAVEMENT.
21. RUNOFF FROM THIS SITE DRAINS TO THE HARPETH RIVER VIA CLOSED PIPE SYSTEMS.
22. THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP) FOR BMP FACT SHEETS AND DETAILS FOR INFORMATION AND GUIDANCE IN APPLYING TEMPORARY CONSTRUCTION SITE MANAGEMENT PRACTICES TO DISTURBED AREAS.

WATER & SEWER GENERAL NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTUREAND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT THE CONTRACTOR'S OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE CITY'S AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. THE SEWER LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
9. TRANSITION JOINTS ON SEWER PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH ADAPTERS IN LIEU OF CONCRETE COLLAR WALLS.
10. SERVICE LATERALS EXTENDING TO THE PROPERTY LINE SHALL EACH HAVE A CLEANOUT AT THE PROPERTY LINE. SERVICE LATERALS TO HAVE MIN. 2% SLOPE.
11. ALL CONNECTIONS TO EXISTING MANHOLES MUST BE CORED AND BOOTED AND THE INVERTS REFORMED.
12. TOPS OF ALL MANHOLES SHALL BE RAISED TO BE AT LEAST FLUSH OR ABOVE NEW FINISHED GRADES AND VISIBLE. GRADE RINGS MAY BE PERMITTED TO 12" AND BELOW.
13. MANHOLES RAISED 8 INCHES OR LESS SHALL BE DONE BY THE USE OF CONCRETE RINGS OR "DOUGHNUTS". MANHOLES RAISED GREATER THAN 8" SHALL REQUIRE THE REMOVAL OF THE CONE SECTION AND PLACEMENT OF THE APPROPRIATE SIZE MANHOLE RISER. THE CONE SECTION SHALL THEN BE REINSTALLED OR REPLACED DEPENDING ON CONDITION.
14. ADEQUATE SUPPORT SHALL BE PROVIDED FOR ALL PIPE. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. ANY ROCK FOUND IN THE PIPE TRENCH SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE.
15. A MINIMUM OF 36" OF EARTHEN OR OTHER SUITABLE COVER SHALL BE PROVIDED OVER THE TOP OF THE PIPE TO PREVENT FREEZING.
16. A. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AWWA STANDARD C600 AND/OR MANUFACTURER'S INSTALLATION PROCEDURES.

    B. THE TEST PRESSURE OF THE INSTALLED PIPE SHALL BE A MINIMUM OF 150 PSI OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER.
17. A. DISINFECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT AWWA STANDARD C651, SHALL BE PERFORMED WHEN THE MAINS ARE WHOLEY OR PARTIALLY DEWATERED, AND WILL INCLUDE TRENCH TREATMENT, SWABBING WITH HYPOCHLORITE SOLUTION, FLUSHING AND/OR SLUG CHLORINATION, AS APPROPRIATE.

    B. BACTERIOLOGICAL TESTING SHOULD BE PERFORMED AFTER REPAIRS ARE COMPLETE BUT THE MAIN MAY BE RETURNED TO SERVICE PRIOR TO COMPLETION OF TESTING TO MINIMIZE CUSTOMER OUT-OF-SERVICE TIME , IF APPROPRIATE.

    C. LEAKS OR BREAKS REPAIRED UNDER PRESSURE WITH CLAMPING DEVICES REQUIRE NO DISINFECTION.
18. ALL NON-METALLIC PIPE SHALL BE MARKED IN THE FIELD BY DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION.
19. WATER MAINS SHALL BE LAID 10 FEET (EDGE TO EDGE) FROM SANITARY, STORM OR OTHER APPURTENANT FACILITIES, OR THE BOTTOM OF THE MAIN SHALL BE A MINIMUM OF 18" ABOVE THE TOP OF SEWER PIPE, OR THE SEWER PIPE SHALL BE CONSTRUCTED TO WATER LINE SPECIFICATIONS AND PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
20. WATER MAINS PASSING BELOW SEWERS SHALL HAVE BOTH MAINS AND SEWERS CONSTRUCTED TO WATER MAIN SPECIFICATIONS WITH 18" OF VERTICAL SEPARATION, ADEQUATE STRUCTURAL SUPPORT, AND JOINTS EQUIDISTANT FROM THE CROSSING POINT.
21. THERE SHALL BE NO CROSS-CONNECTIONS BETWEEN THE WATER SYSTEM AND ANY OTHER PIPING OR SEWER FACILITIES OF ANY SORT WHEREBY UNSAFE OR CONTAMINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE FLOOD AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE "AE")

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS MCCORD — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

CIVIL CONSTRUCTION NOTES

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	03/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

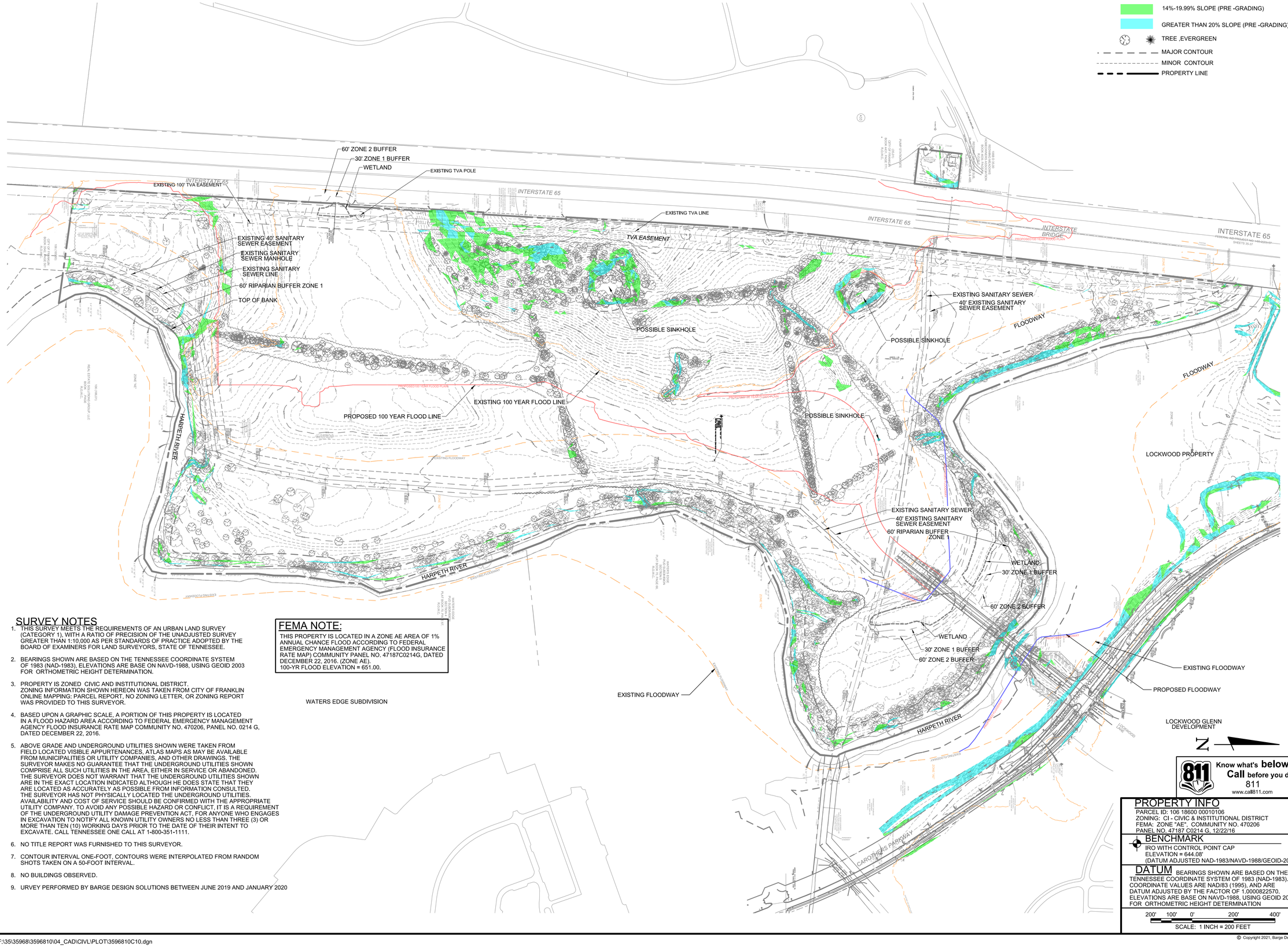
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SURVEY NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983), ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.
3. PROPERTY IS ZONED CIVIC AND INSTITUTIONAL DISTRICT. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM CITY OF FRANKLIN ONLINE MAPPING; PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
4. BASED UPON A GRAPHIC SCALE, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 0214 G, DATED DECEMBER 22, 2016.
5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.
7. CONTOUR INTERVAL ONE-FOOT, CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL.
8. NO BUILDINGS OBSERVED.
9. URVEY PERFORMED BY BARGE DESIGN SOLUTIONS BETWEEN JUNE 2019 AND JANUARY 2020

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE AE) 100-YR FLOOD ELEVATION = 651.00.

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-21

OVERALL EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	04/06/23	ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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LEGEND:

- 14%-19.99% SLOPE (PRE -GRADING)
- GREATER THAN 20% SLOPE (PRE -GRADING)
- TREE ,EVERGREEN
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPERTY LINE

C1.1

C1.1A

C1.1G

C1.1B

C1.1C

C1.1D

C1.1E

C1.1F

EXISTING 40' SANITARY SEWER EASEMENT

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER LINE

60' RIPARIAN BUFFER ZONE 1

TOP OF BANK

INTERSTATE 65

TVA EASEMENT

EXISTING FLOODWAY

PROPOSED 100 YEAR FLOOD PLAIN

CAROTHERS PARKWAY

LONGPOINT WAY

Longwood Lane

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
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PANEL NO. 47187 C0214 G, 12/22/16

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REVISION INFORMATION

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00	JP	MDP	03/24/23	DEVELOPMENT PLAN FOR PERMIT
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EXISTING CONDITIONS KEY MAP

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

C1.0A

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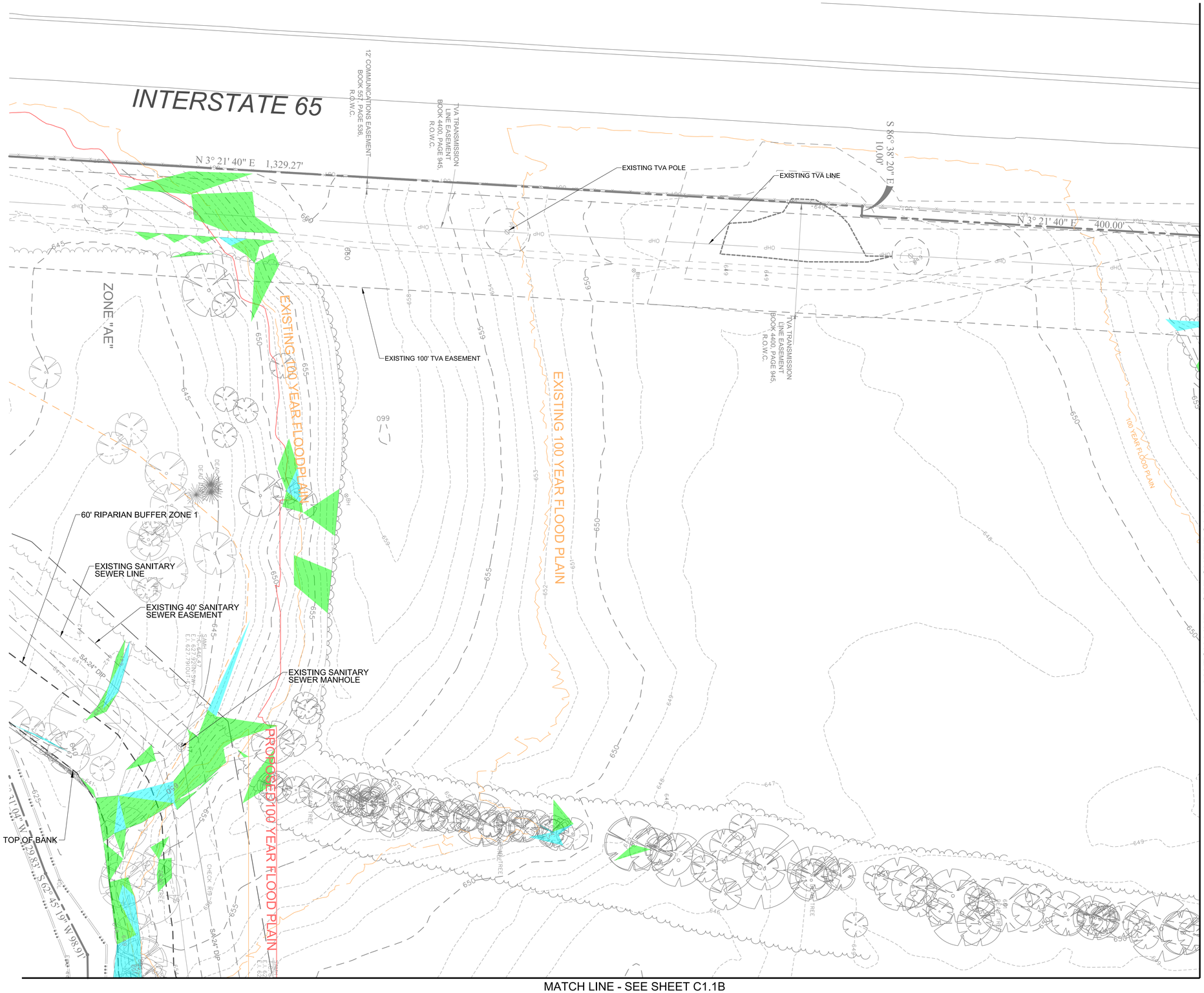
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MICHAEL DOUGLAS PARKER REGISTERED ENGINEER AGRICULTURAL COMMERCE No. 109130 STATE OF TENNESSEE 4-6-23

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LEGEND:

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- MINOR CONTOUR
- PROPERTY LINE

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PANEL NO. 47187 C0214 G, 12/22/16

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50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

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EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

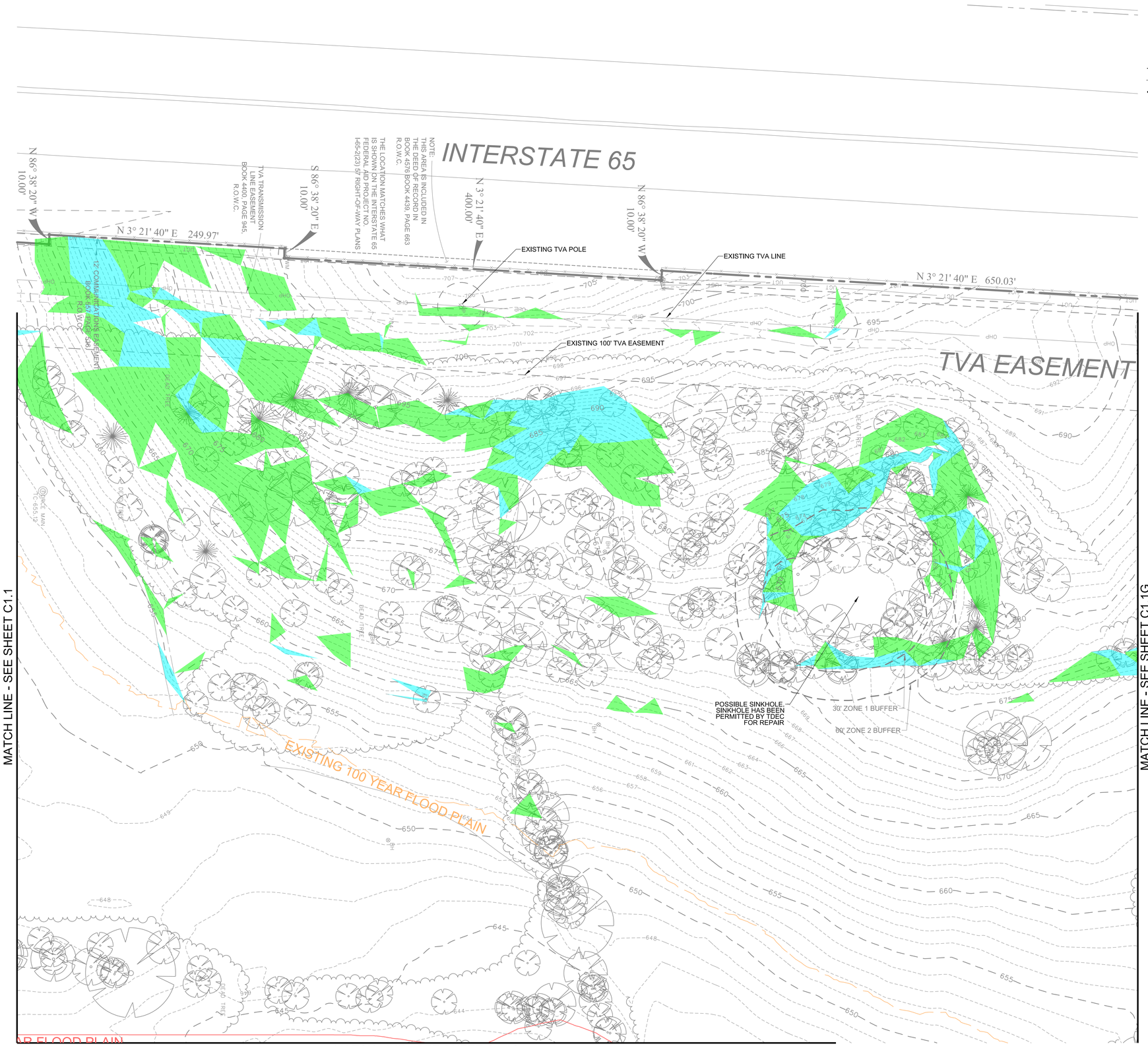
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MICHAEL DOUGLAS GOOCH
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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PROPERTY INFO

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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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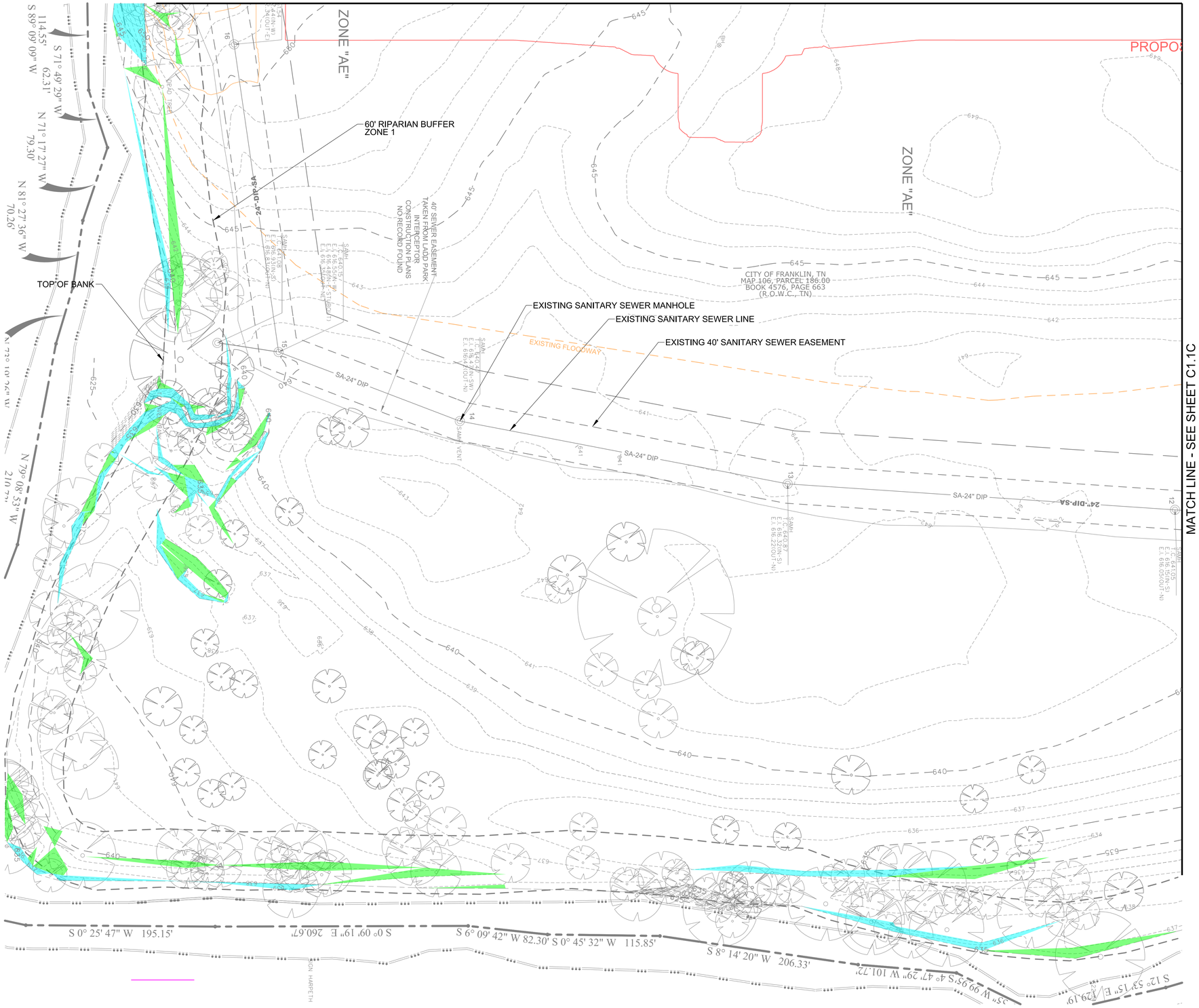
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MICHAEL DOUGLAS GOOD
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
1-6-23

EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK
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50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

C1.1B

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LEGEND:

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- TREE ,EVERGREEN
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPERTY LINE

MATCH LINE - SEE SHEET C1.1A

MATCH LINE - SEE SHEET C1.1B

MATCH LINE - SEE SHEET C1.1D

EXISTING FLOODWAY

CITY OF FRANKLIN, TN
MAP 106, PARCEL 186.00
BOOK 4576, PAGE 665
(R.O.W.C., TN)

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER LINE

EXISTING 40' SANITARY SEWER EASEMENT

SA-24" DIP

SAMH #39.2
EL: 646.10 (IN-S)
EL: 635.90 (OUT-N)

SAMH #39.1
EL: 646.27 (IN-S)
EL: 635.90 (OUT-N)

ZONE "AE"

60' RIPARIAN BUFFER
ZONE 1

TOP OF BANK

S 20° 34' 36" E 269.33'

S 16° 29' 32" E 417.91'

S 24° 52' 36" E 195.85'

S 7° 24' 29" E 197.88'

S 8° 44' 03" E 167.02'

S 15° 28' 50" E
46.71'

EXISTING FLOODWAY

Z

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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

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MICHAEL DOUGLAS WOOD
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
4-6-23

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0	JP	MDP	04/06/23	ISSUED FOR PERMIT
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EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

C1.1C

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MATCH LINE - SEE SHEET C1.1G

MATCH LINE - SEE SHEET C1.1C

MATCH LINE - SEE SHEET C1.1E

LEGEND:

- 14%-19.99% SLOPE (PRE -GRADING)
- GREATER THAN 20% SLOPE (PRE -GRADING)
- TREE ,EVERGREEN
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPERTY LINE

ADDRESS: I-65
FRANKLIN, TENNESSEE 37064

PROPOSED100 YEAR FLOOD PLAIN

ZONE "AE"

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER LINE

EXISTING 40' SANITARY SEWER EASEMENT

TOP OF BANK

60' RIPARIAN BUFFER ZONE 1

BENCHMARK
IRO WITH CONTROL POINT CAP
N: 1658844.03
E: 1723991.24
ELEV. = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

40' SEWER EASEMENT TAKEN FROM LADD PARK INTERCEPTOR CONSTRUCTION PLANS NO RECORD FOUND

S 7° 32' 30" E 70.17'

S 26° 25' 37" W 232.87'

S 23° 19' 18" W 138.51'

S 3° 40' 05" W 42.01'

S 44° 00' 54" W 57.18'

S 68° 8

SA-24" DIP

SAMH
RIM = 639.37
E: 612.67(OUT-W)
E: 612.38(IN-E)

SAMH
RIM = 639.26
E: 613.25(OUT-W)

SAMH
RIM = 639.26
E: 613.39(OUT-W)

SAMH
RIM = 639.37
E: 614.63(OUT-NE)

SAMH
RIM = 639.52
E: 614.63(OUT-SW)

SAMH
RIM = 640.40
E: 614.71(OUT-NE)

SAMH
RIM = 639.26
E: 614.63(IN-SW)

SAMH
RIM = 639.37
E: 614.63(OUT-NW)

SAMH
RIM = 639.37
E: 614.63(OUT-NE)

N

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PROPERTY INFO

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MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109139
STATE OF TENNESSEE
4-6-23

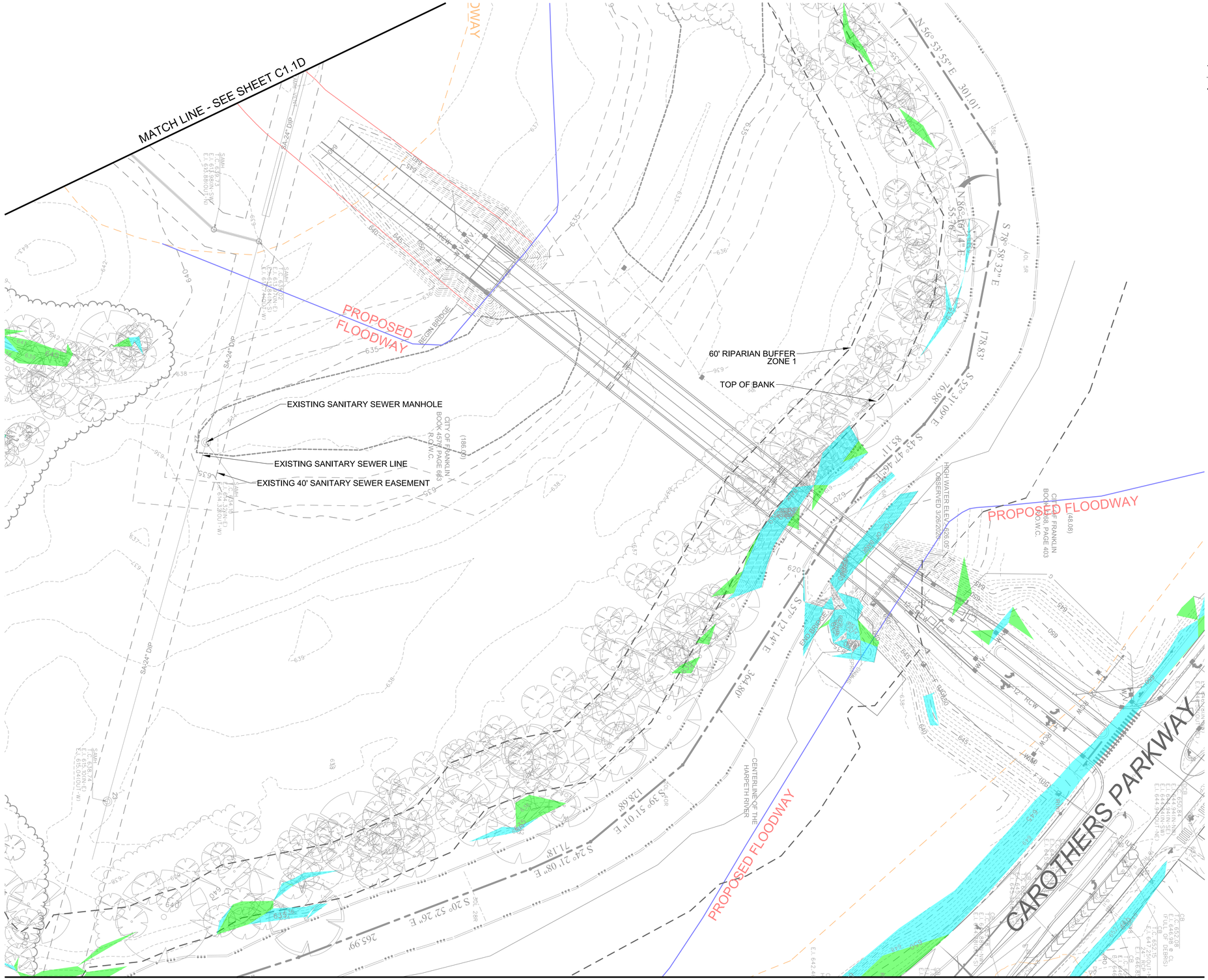
EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
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MICHAEL DOUGLAS CLARK
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
COMMERCE
AGRICULTURE
4-6-23

EXISTING CONDITIONS

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CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
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01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK
IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM
BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

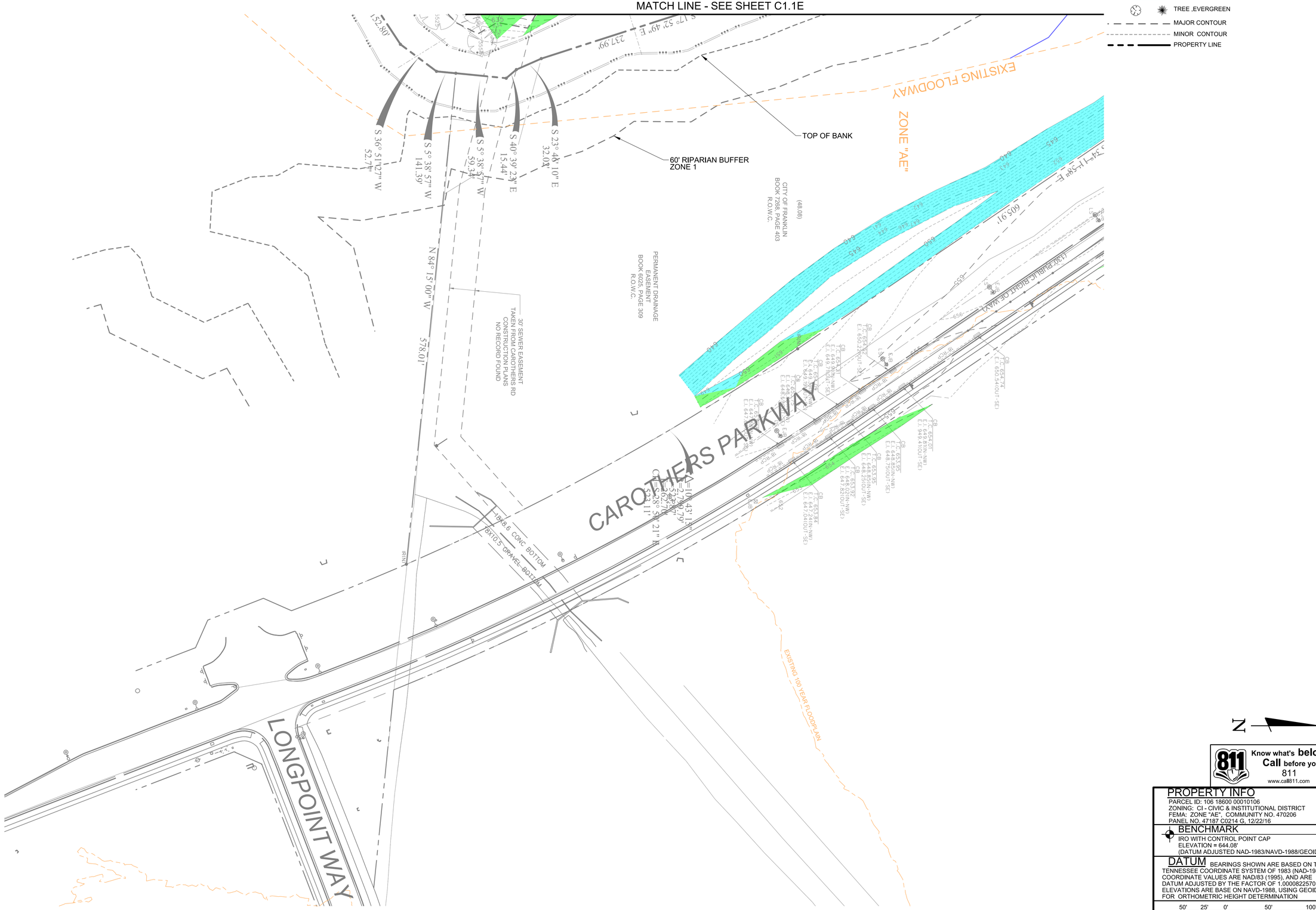
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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOAD
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

EXISTING CONDITIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
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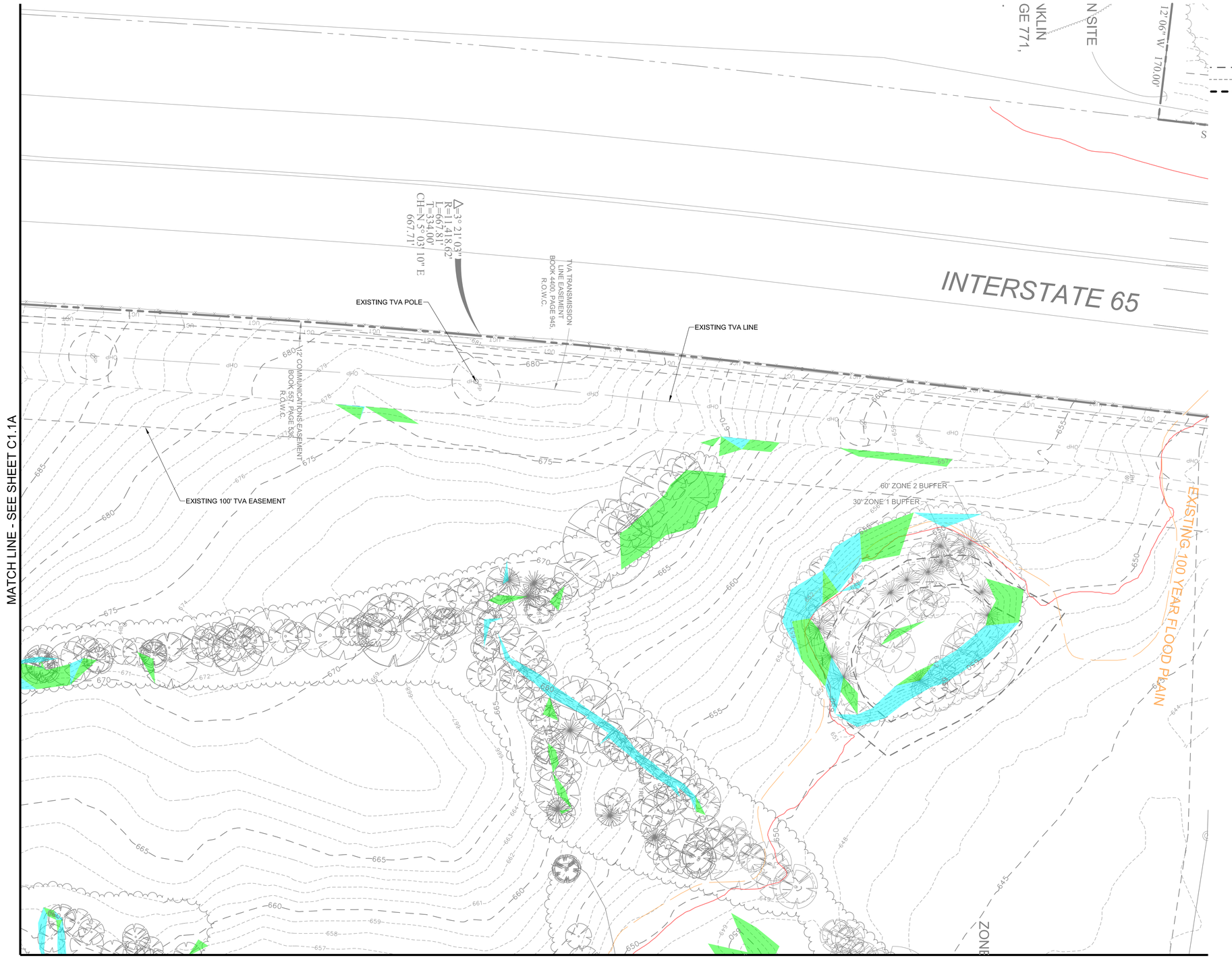
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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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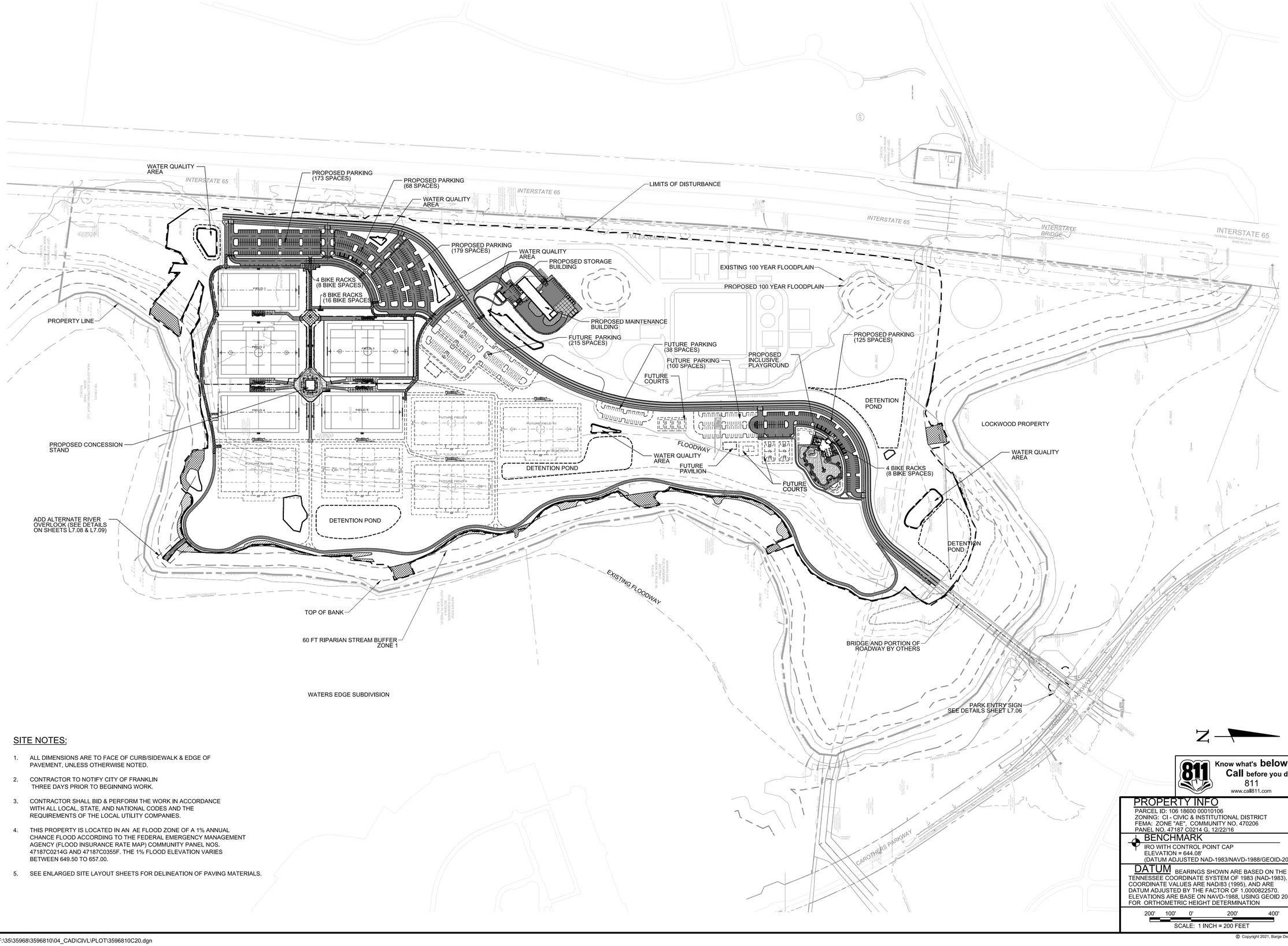
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SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB/SIDEWALK & EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO NOTIFY CITY OF FRANKLIN THREE DAYS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL BID & PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
4. THIS PROPERTY IS LOCATED IN AN AE FLOOD ZONE OF A 1% ANNUAL CHANCE FLOOD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NOS. 47187C0214G AND 47187C0355F. THE 1% FLOOD ELEVATION VARIES BETWEEN 649.50 TO 657.00.
5. SEE ENLARGED SITE LAYOUT SHEETS FOR DELINEATION OF PAVING MATERIALS.

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MICHAEL DOUGLAS GOAD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109130
STATE OF TENNESSEE
4-6-23

OVERALL SITE LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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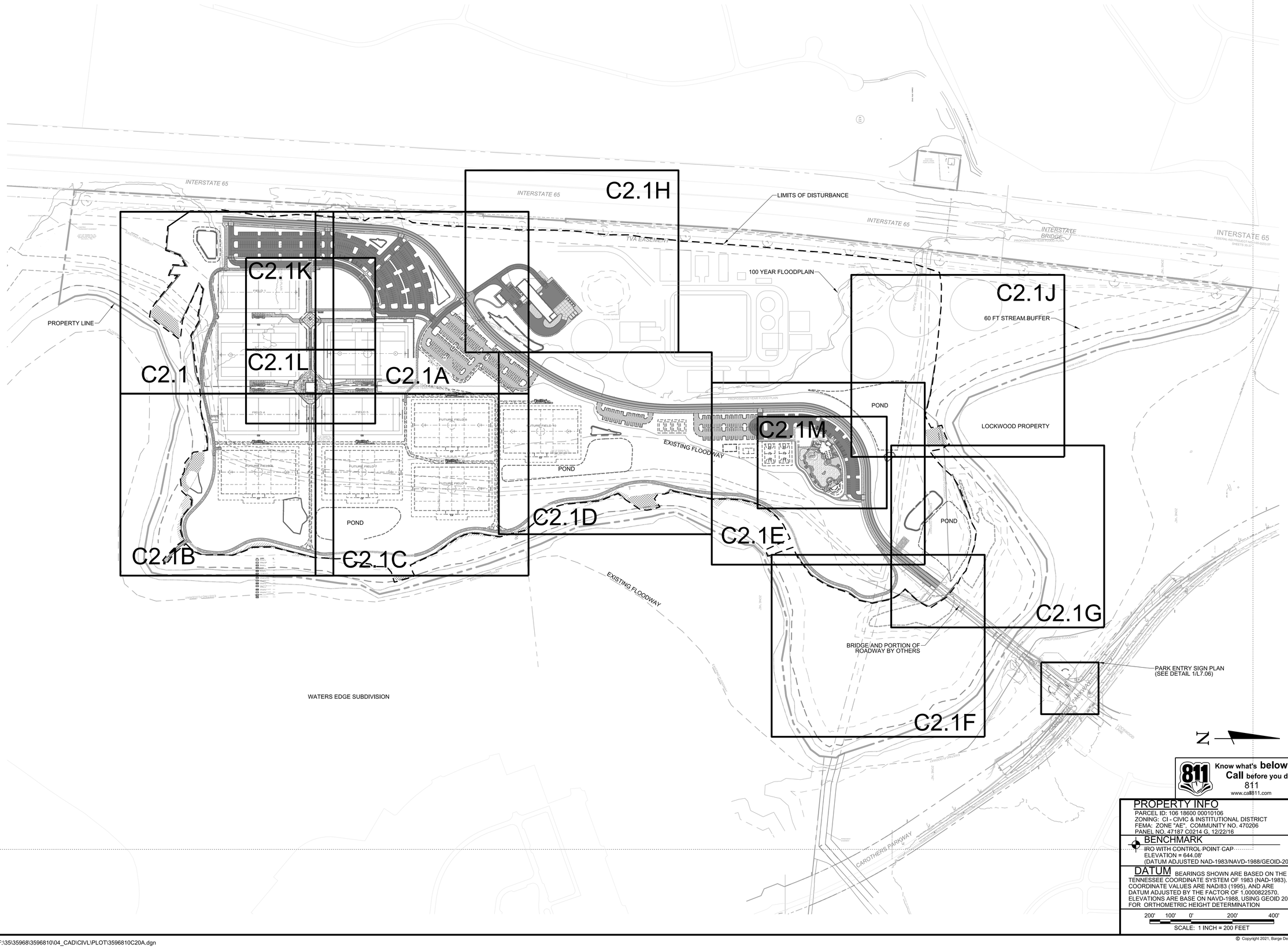
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SITE PLAN KEYMAP

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

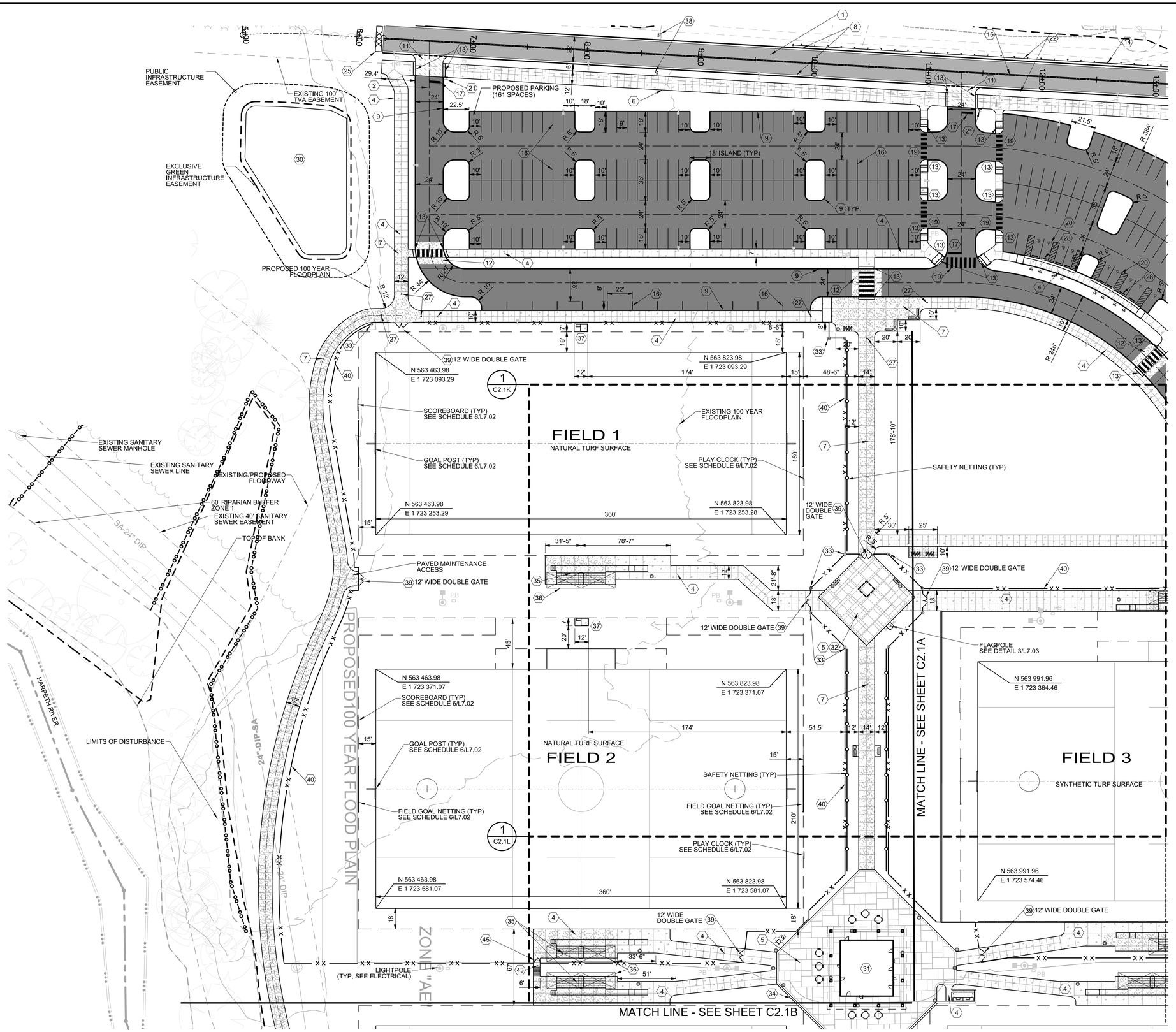
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LEGEND:

- LIGHTPOLE (SEE ELECTRICAL PLANS)
- FUTURE DEVELOPMENT
- FIELD OUTLINE
- PROP. ROAD CENTER LINE
- TREE PROTECTION FENCING
- 6' HEIGHT ClearVu FENCE (DETAIL 4/L7.05)
- 10' HEIGHT ClearVu FENCE (DETAIL 3/L7.05)
- SAFETY NETTING (SHEET L7.13)

KEYNOTE LEGEND:

PAVEMENT/CONCRETE/CURB LEGEND

1. MAJOR AND MINOR COLLECTOR PAVEMENT SECTION (SEE DETAIL 3/C4.3C)
2. PARKING LOT PAVEMENT SECTION (SEE DETAIL 1/C4.3A)
3. 8" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 2/C4.3A)
4. 4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY) W/4" BASE STONE (SEE DETAIL 4/C4.3A)
5. 4" STAMPED CONCRETE (SEE DETAIL 8/C4.3A)
6. 4" CONCRETE MULTI-USE PATH W/ 4" BASE STONE (SEE DETAIL 6/C4.3C)
7. 6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY) W/4" BASE STONE (SEE DETAIL 5/C4.3A)
8. 2' LOCAL STREET CURB AND GUTTER (SEE DETAIL 4/C4.3C)
9. 6" DETACHED CONCRETE CURB (SEE DETAIL 3/C4.3A)
10. 6" DETACHED CONCRETE CURB CUT TRANSITION (SEE DETAIL 6/C4.3A)
11. STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP (SEE DETAIL 5/C4.3C)
12. MIDBLOCK RAISED CONCRETE CROSSWALK (SEE DETAIL 5/C4.3D)
13. ADA RAMP (SEE DETAILS 1, 2, 3, 4 AND 6 / C4.3D)
14. TDOT GUARD RAIL WITH TYPE 21 END TERMINALS

PAVEMENT MARKINGS/SIGN LEGEND

15. 4" DSYL ENHANCED FLAT LINE THERMO PAVEMENT MARKING (TDOT ITEM NO. 716-12.01)
16. 4" SSWL PAINTED PARKING STALL (TDOT ITEM NO. 716-05.01)
17. 24" STOP LINE - PAINTED PAVEMENT MARKING (TDOT ITEM NO. 716-05.05)
18. 24" PLASTIC PAVEMENT MARKING (STOP BAR) (TDOT ITEM NO. 716-02.05)
19. 6' OR 10' WIDE LONGITUDINAL CROSS WALK PAINTED PAVEMENT MARKING (SEE SITE PLAN FOR WIDTH) (TDOT ITEM NO. 716-05.22)
20. ACCESSIBLE PARKING (SEE DETAILS 2 & 3 C4.3B)
21. STOP SIGN (R1-1; 30"X30") (SEE DETAIL 1/C4.3B)
22. 25 MPH SPEED LIMIT SIGN (R2-1; 24"X30") (SEE DETAIL 1/C4.3B)
23. PEDESTRIAN (W11-2; 30"X30") W/DOWNWARD DIAGONAL ARROW PLAQUE (W16-7P; 18"X18") (SEE DETAIL 1/C4.3B)
24. RAISED CROSSWALK (W17-1; 30"X30") W/ 15MPH ADVISORY SPEED PLAQUE (W13-1P, 18"X18") (SEE DETAIL 1/C4.3B)
25. TEMPORARY DEAD END STREET STUB (SEE DETAIL 8/C4.3C)
26. "BUS PARKING ONLY" SIGN (MODIFIED R7-5; 12"X18") (SEE DETAIL 1/C4.3B)
38. "NO PARKING FIRE LANE" SIGN (R8-31, 12"X18")(SEE DETAIL 1/C4.3B)

MISC. SITE LEGEND

27. REMOVABLE BOLLARD (SEE DETAIL 4/C4.3B)
28. PARKING BLOCK (SEE DETAIL 7/C4.3A)
29. 4'-8' RETAINING WALL (SEE DETAIL 2/C4.3C)
30. WATER QUALITY/DETENTION AREA
31. CONCESSION / RESTROOMS (SEE ARCHITECTURAL)
32. ENTRY PLAZA (SEE SHEET C2.1K)
33. MASONRY COLUMN (SEE DETAIL 1/L7.01)
34. PLAZA WALLS (SEE DETAILS 5 & 6/L7.03)
35. BLEACHERS (SEE SCHEDULE 6/L7.02)
36. BLEACHER SHADE STRUCTURE (SEE SCHEDULE 6/L7.02)
37. MULTI-PURPOSE SCORING TOWER (SEE SCHEDULE 6/L7.02)
39. 10' TALL X 12' WIDE MAINTENANCE GATE (SEE DETAIL 2/L7.11)
40. 10' ClearVu FENCE (SEE DETAIL 3/L7.05)
41. NOT USED
42. SLIDING ELECTRONIC GATE (SEE ELECTRICAL PLANS)
43. CONCRETE STEPS (SEE DETAIL 1/L7.03)
44. NOT USED
45. 4' WIDE GATE (SEE SHEET 7.11)
46. SYNTHETIC TURF MANHOLE COVER (SEE DETAIL 4/L7.03)

SEE SHEETS C4.0-C4.1C FOR MAIN ROADWAY PROFILES

SITE FURNISHINGS LEGEND

- TRASH RECEPTACLE (SEE SCHEDULE 6/L7.02)
- BENCH (SEE SCHEDULE 6/L7.02)
- TABLE (SEE SCHEDULE 6/L7.02)
- BIKE RACK (SEE SCHEDULE 6/L7.02)

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MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

SITE LAYOUT PLAN

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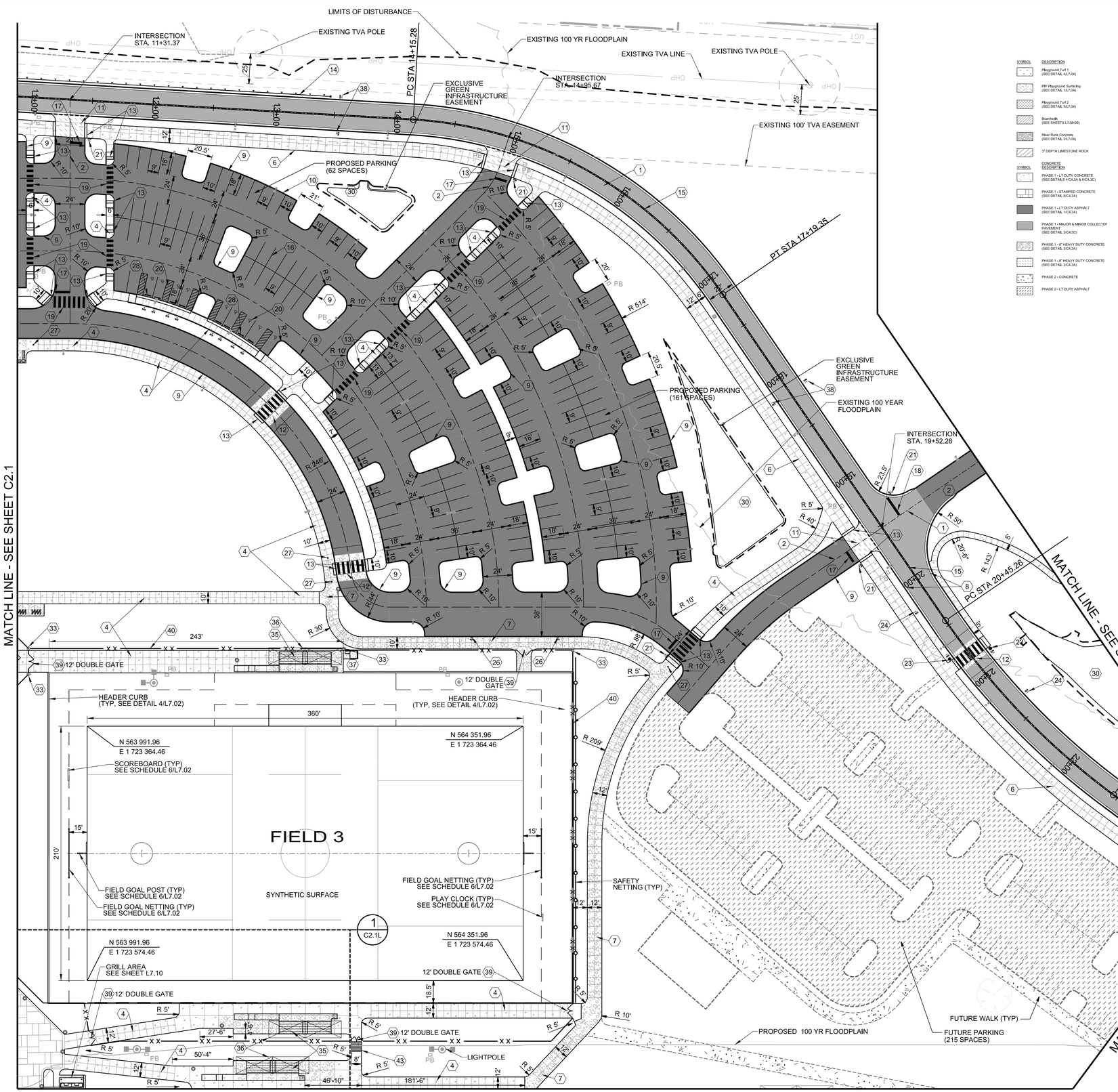
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SYMBOL	DESCRIPTION
	Playground Turf 1 (SEE DETAIL 4/L7.04)
	PIP Playground Surfacing (SEE DETAIL 1/L7.04)
	Playground Turf 2 (SEE DETAIL 5/L7.04)
	Boardwalk (SEE SHEETS L7.08-09)
	River Rock Concrete (SEE DETAIL 2/L7.04)
	3" DEPTH LIMESTONE ROCK

SYMBOL	CONCRETE DESCRIPTION
	PHASE 1 - LT DUTY CONCRETE (SEE DETAILS 4/C4.3A & 6/C4.3C)
	PHASE 1 - STAMPED CONCRETE (SEE DETAIL 8/C4.3A)
	PHASE 1 - LT DUTY ASPHALT (SEE DETAIL 1/C4.3A)
	PHASE 1 - MAJOR & MINOR COLLECTOF PAVEMENT (SEE DETAIL 3/C4.3C)
	PHASE 1 - 6" HEAVY DUTY CONCRETE (SEE DETAIL 5/C4.3A)
	PHASE 1 - 8" HEAVY DUTY CONCRETE (SEE DETAIL 2/C4.3A)
	PHASE 2 - CONCRETE
	PHASE 2 - LT DUTY ASPHALT

LEGEND:

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	04/06/23	100% DESIGN DEVELOPMENT FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

SITE LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

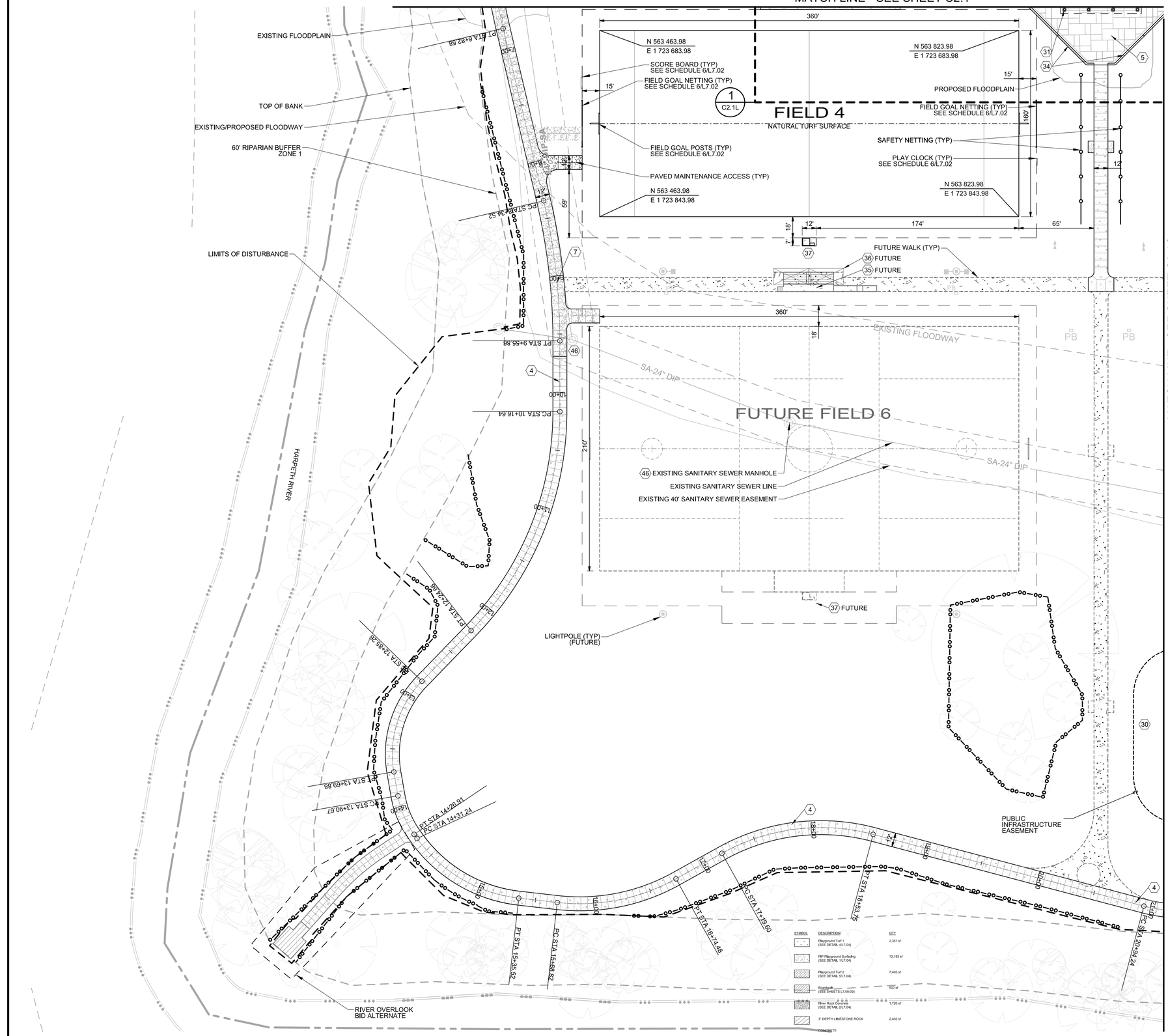
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LEGEND:

- LIGHTPOLE (SEE ELECTRICAL PLANS)
- FUTURE DEVELOPMENT
- FIELD OUTLINE
- PROP. ROAD CENTER LINE
- TREE PROTECTION FENCING
- 6' HEIGHT ClearVu FENCE (DETAIL 4/L7.05)
- 10' HEIGHT ClearVu FENCE (DETAIL 3/L7.05)
- SAFETY NETTING (SHEET L7.13)

KEYNOTE LEGEND:

PAVEMENT/CONCRETE/CURB LEGEND

1. MAJOR AND MINOR COLLECTOR PAVEMENT SECTION (SEE DETAIL 3/C4.3C)
2. PARKING LOT PAVEMENT SECTION (SEE DETAIL 1/C4.3A)
3. 8" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 2/C4.3A)
4. 4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY) W/4" BASE STONE (SEE DETAIL 4/C4.3A)
5. 4" STAMPED CONCRETE (SEE DETAIL 8/C4.3A)
6. 4" CONCRETE MULTI-USE PATH W/ 4" BASE STONE (SEE DETAIL 6/C4.3C)
7. 6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY) W/4" BASE STONE (SEE DETAIL 5/C4.3A)
8. 2' LOCAL STREET CURB AND GUTTER (SEE DETAIL 4/C4.3C)
9. 6" DETACHED CONCRETE CURB (SEE DETAIL 3/C4.3A)
10. 6" DETACHED CONCRETE CURB CUT TRANSITION (SEE DETAIL 6/C4.3A)
11. STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP (SEE DETAIL 5/C4.3C)
12. MIDBLOCK RAISED CONCRETE CROSSWALK (SEE DETAIL 5/C4.3D)
13. ADA RAMP (SEE DETAILS 1, 2, 3, 4 AND 6 / C4.3D)
14. TDOT GUARD RAIL WITH TYPE 21 END TERMINALS

PAVEMENT MARKINGS/SIGN LEGEND

15. 4" DSYL ENHANCED FLAT LINE THERMO PAVEMENT MARKING (TDOT ITEM NO. 716-12.01)
16. 4" SSWL PAINTED PARKING STALL (TDOT ITEM NO. 716-05.01)
17. 24" STOP LINE - PAINTED PAVEMENT MARKING (TDOT ITEM NO. 716-05.05)
18. 24" PLASTIC PAVEMENT MARKING (STOP BAR) (TDOT ITEM NO. 716-02.05)
19. 6' OR 10' WIDE LONGITUDINAL CROSS WALK PAINTED PAVEMENT MARKING (SEE SITE PLAN FOR WIDTH) (TDOT ITEM NO. 716-05.22)
20. ACCESSIBLE PARKING (SEE DETAILS 2 & 3 C4.3B)
21. STOP SIGN (R1-1; 30"X30") (SEE DETAIL 1/C4.3B)
22. 25 MPH SPEED LIMIT SIGN (R2-1; 24"X30") (SEE DETAIL 1/C4.3B)
23. PEDESTRIAN (W11-2; 30"X30") W/DOWNWARD DIAGONAL ARROW PLAQUE (W16-7P; 18"X18") (SEE DETAIL 1/C4.3B)
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26. "BUS PARKING ONLY" SIGN (MODIFIED R7-5; 12"X18") (SEE DETAIL 1/C4.3B)
38. "NO PARKING FIRE LANE" SIGN (R8-31, 12"X18")(SEE DETAIL 1/C4.3B)

MISC. SITE LEGEND

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28. PARKING BLOCK (SEE DETAIL 7/C4.3A)
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31. CONCESSION / RESTROOMS (SEE ARCHITECTURAL)
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34. PLAZA WALLS (SEE DETAILS 5 & 6/L7.03)
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SEE SHEETS C4.0-C4.1C FOR MAIN ROADWAY PROFILES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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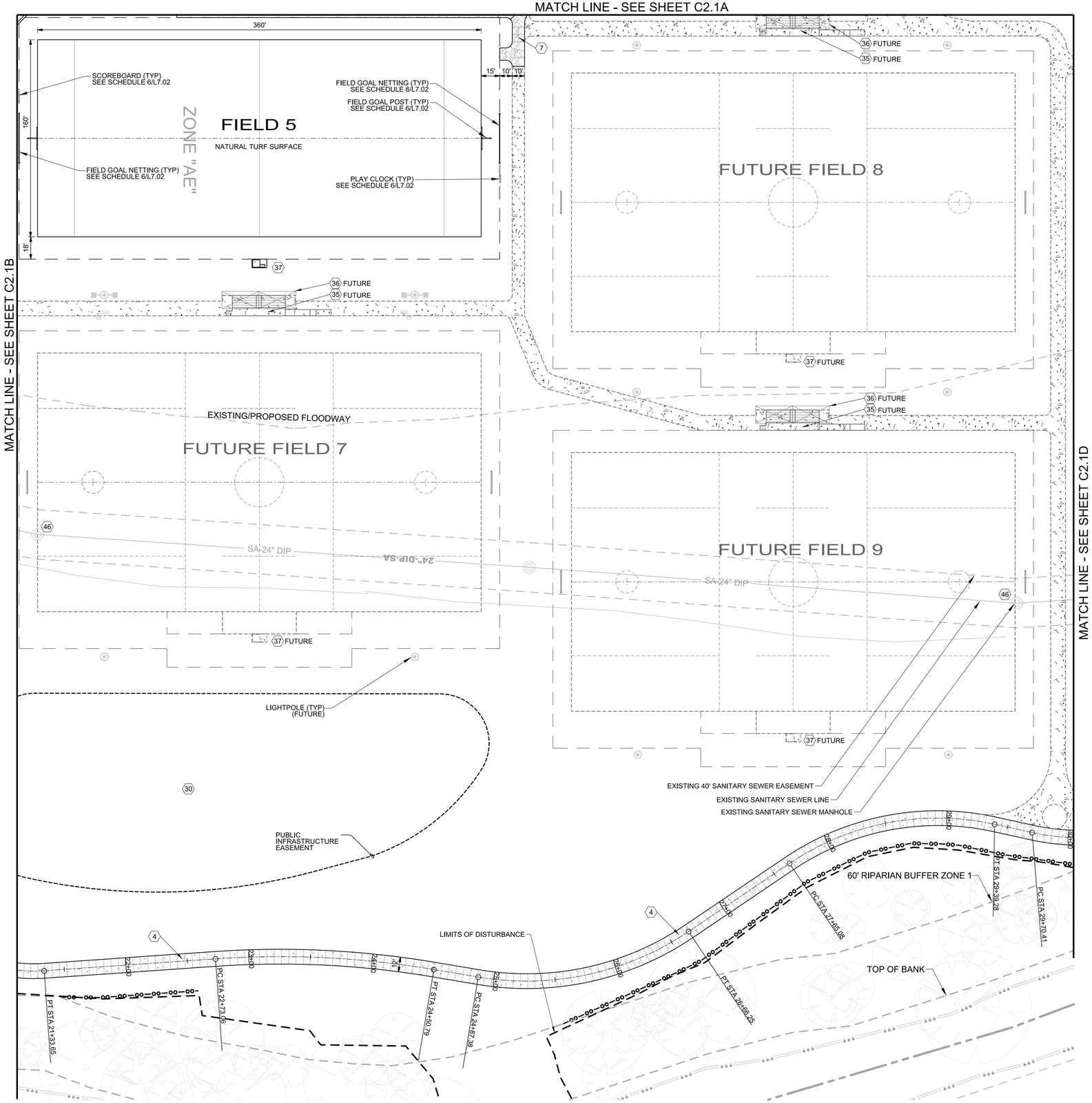
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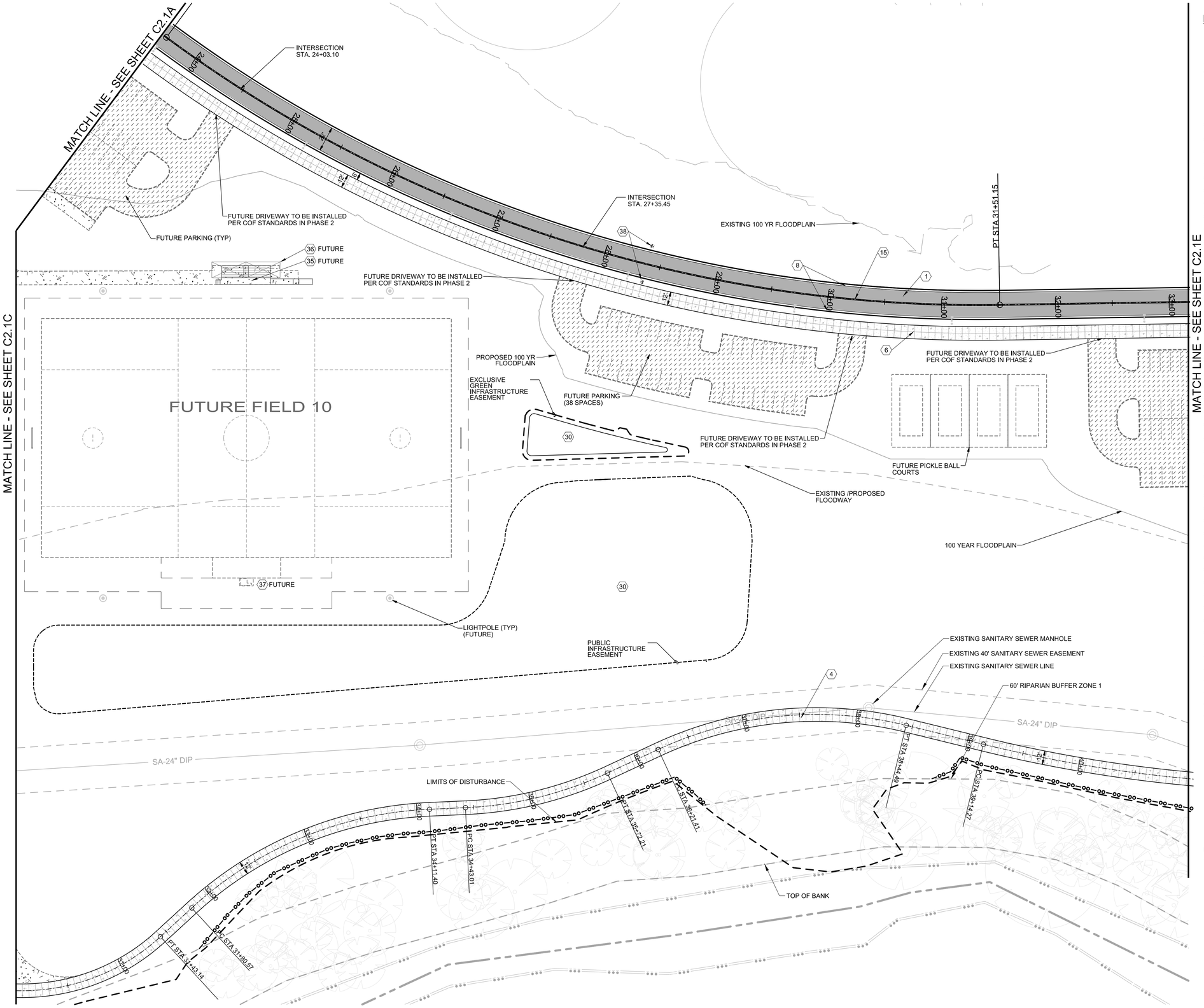
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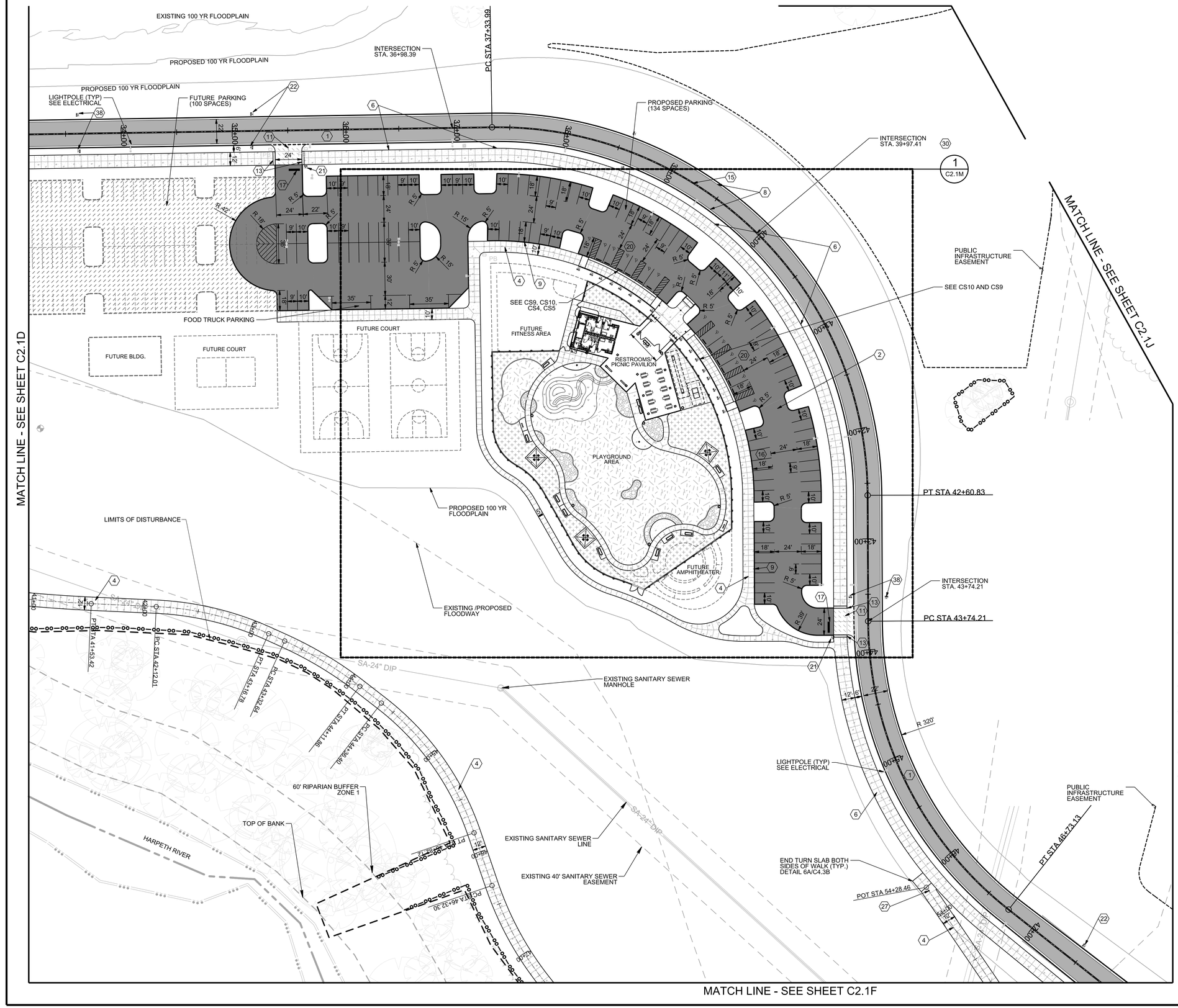
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16. 4" SSWL PAINTED PARKING STALL (TDOT ITEM NO. 716-05.01)
17. 24" STOP LINE - PAINTED PAVEMENT MARKING (TDOT ITEM NO. 716-05.05)
18. 24" PLASTIC PAVEMENT MARKING (STOP BAR) (TDOT ITEM NO. 716-02.05)
19. 6' OR 10' WIDE LONGITUDINAL CROSS WALK PAINTED PAVEMENT MARKING (SEE SITE PLAN FOR WIDTH) (TDOT ITEM NO. 716-05.22)
20. ACCESSIBLE PARKING (SEE DETAILS 2 & 3 C4.3B)
21. STOP SIGN (R1-1; 30"X30") (SEE DETAIL 1/C4.3B)
22. 25 MPH SPEED LIMIT SIGN (R2-1; 24"X30") (SEE DETAIL 1/C4.3B)
23. PEDESTRIAN (W11-2; 30"X30") W/DOWNWARD DIAGONAL ARROW PLAQUE (W16-7P; 18"X18") (SEE DETAIL 1/C4.3B)
24. RAISED CROSSWALK (W17-1; 30"X30") W/ 15MPH ADVISORY SPEED PLAQUE (W13-1P, 18"X18") (SEE DETAIL 1/C4.3B)
25. TEMPORARY DEAD END STREET STUB (SEE DETAIL 8/C4.3C)
26. "BUS PARKING ONLY" SIGN (MODIFIED R7-5; 12"X18") (SEE DETAIL 1/C4.3B)
38. "NO PARKING FIRE LANE" SIGN (R8-31, 12"X18")(SEE DETAIL 1/C4.3B)

MISC. SITE LEGEND

27. REMOVABLE BOLLARD (SEE DETAIL 4/C4.3B)
28. PARKING BLOCK (SEE DETAIL 7/C4.3A)
29. 4'-8' RETAINING WALL (SEE DETAIL 2/C4.3C)
30. WATER QUALITY/DETENTION AREA
31. CONCESSION / RESTROOMS (SEE ARCHITECTURAL)
32. ENTRY PLAZA (SEE SHEET C2.1K)
33. MASONRY COLUMN (SEE DETAIL 1/L7.01)
34. PLAZA WALLS (SEE DETAILS 5 & 6/L7.03)
35. BLEACHERS (SEE SCHEDULE 6/L7.02)
36. BLEACHER SHADE STRUCTURE (SEE SCHEDULE 6/L7.02)
37. MULTI-PURPOSE SCORING TOWER (SEE SCHEDULE 6/L7.02)
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41. NOT USED
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46. SYNTHETIC TURF MANHOLE COVER (SEE DETAIL 4/L7.03)

SEE SHEETS C4.0-C4.1C FOR MAIN ROADWAY PROFILES

SITE FURNISHINGS LEGEND

- TRASH RECEPTACLE (SEE SCHEDULE 6/L7.02)
- BENCH (SEE SCHEDULE 6/L7.02)
- TABLE (SEE SCHEDULE 6/L7.02)
- BIKE RACK (SEE SCHEDULE 6/L7.02)

N

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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40' 20' 0' 40' 80'
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BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% CONCEPT FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

SITE LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

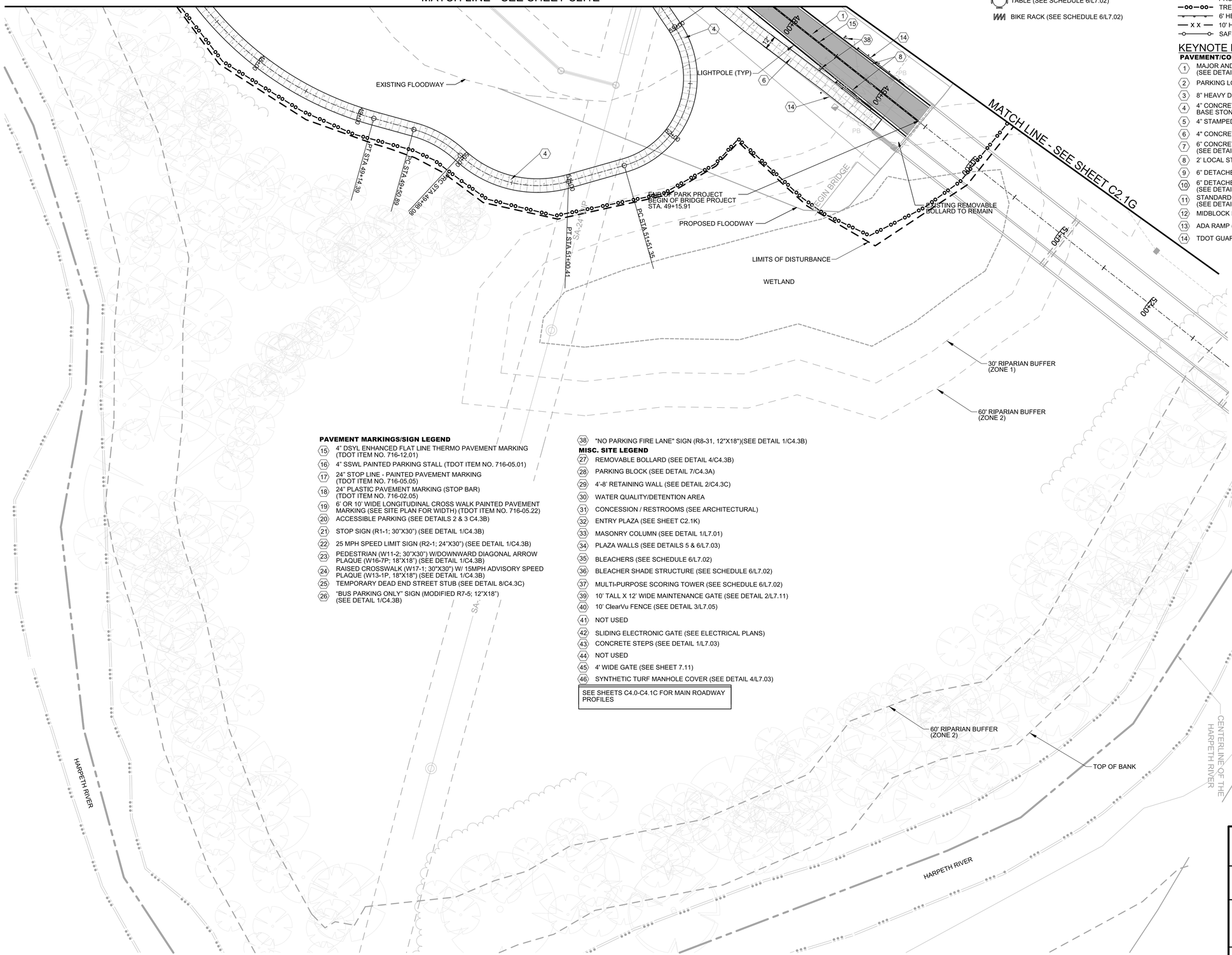
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FILE NO. 35968-10

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- FIELD OUTLINE
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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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C2.1F

FILE NO. 35968-10

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MICHAEL DOUGLAS PORTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

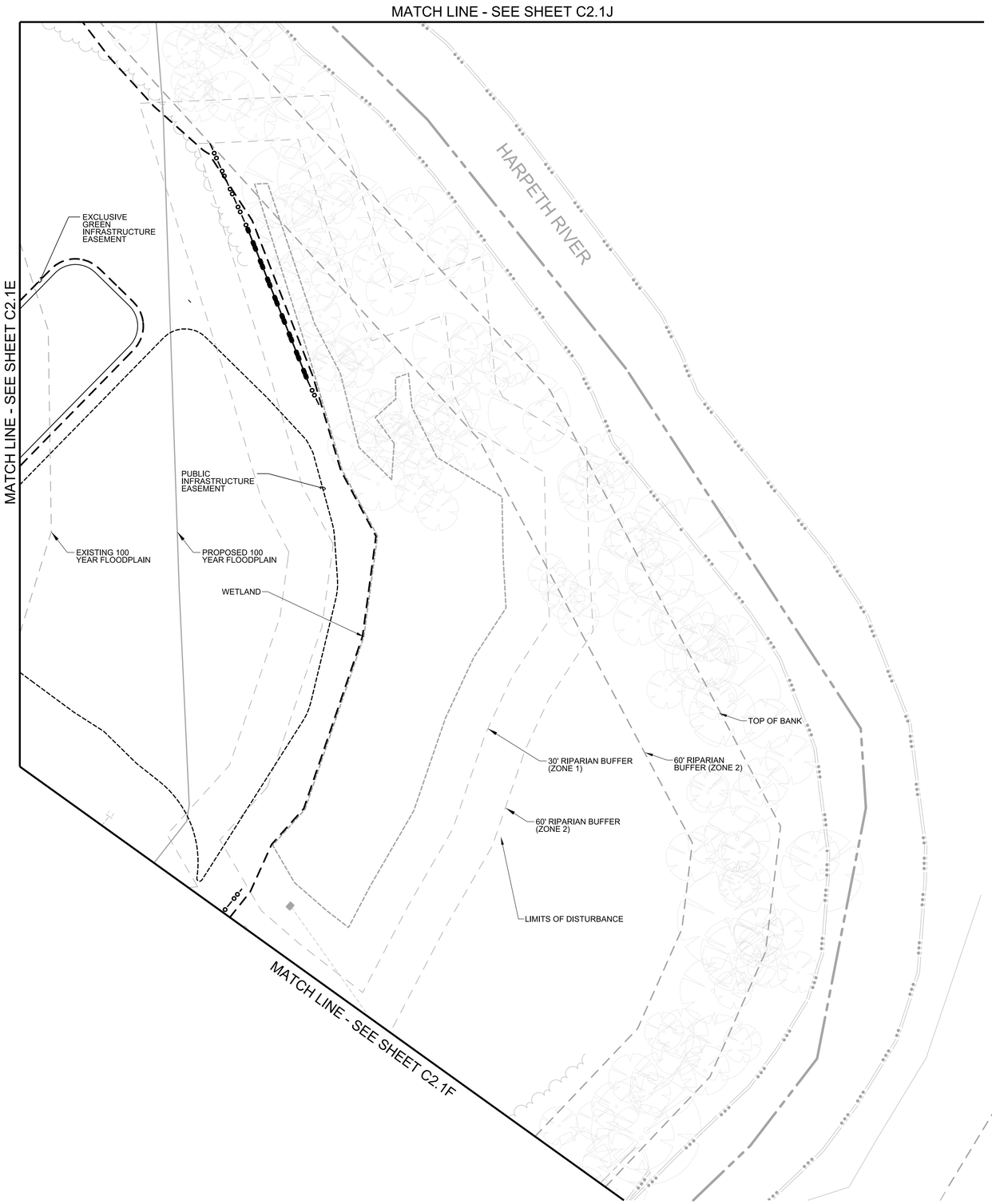
SITE LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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LEGEND:

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N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
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3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

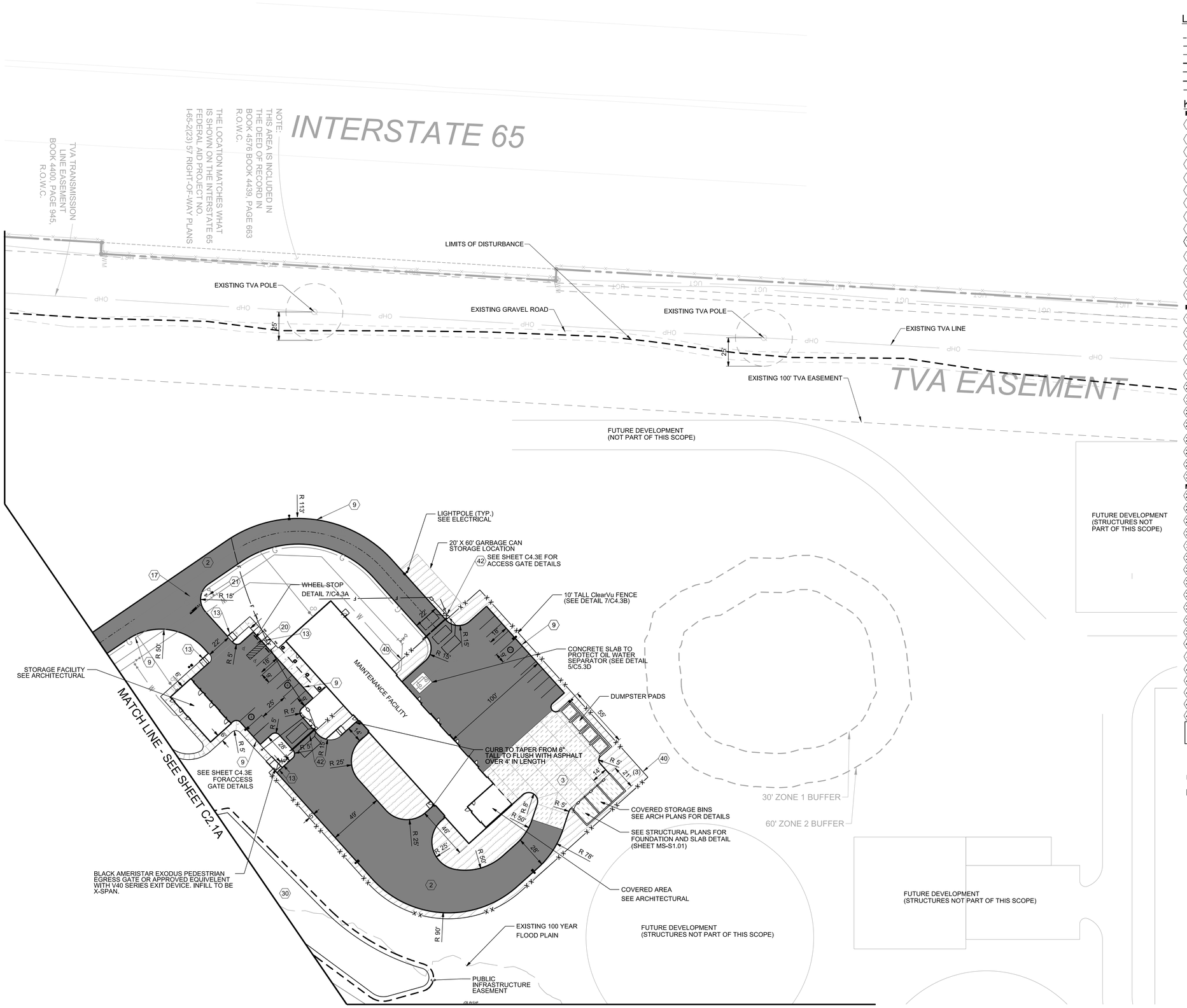
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FILE NO. 35968-10

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LEGEND:

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40' 20' 0' 40' 80'

SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GIGLIO — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% DESIGN FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

SITE LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

C2.1H

FILE NO. 35968-10

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LEGEND:

- LIGHTPOLE (SEE ELECTRICAL PLANS)
- FUTURE DEVELOPMENT
- FIELD OUTLINE
- PROP. ROAD CENTER LINE
- TREE PROTECTION FENCING
- 6' HEIGHT ClearVu FENCE (DETAIL 4/L7.05)
- 10' HEIGHT ClearVu FENCE (DETAIL 3/L7.05)
- SAFETY NETTING (SHEET L7.13)

KEYNOTE LEGEND:

PAVEMENT/CONCRETE/CURB LEGEND

1. MAJOR AND MINOR COLLECTOR PAVEMENT SECTION (SEE DETAIL 3/C4.3C)
2. PARKING LOT PAVEMENT SECTION (SEE DETAIL 1/C4.3A)
3. 8" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 2/C4.3A)
4. 4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY) W/4" BASE STONE (SEE DETAIL 4/C4.3A)
5. 4" STAMPED CONCRETE (SEE DETAIL 8/C4.3A)
6. 4" CONCRETE MULTI-USE PATH W/ 4" BASE STONE (SEE DETAIL 6/C4.3C)
7. 6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY) W/4" BASE STONE (SEE DETAIL 5/C4.3A)
8. 2' LOCAL STREET CURB AND GUTTER (SEE DETAIL 4/C4.3C)
9. 6" DETACHED CONCRETE CURB (SEE DETAIL 3/C4.3A)
10. 6" DETACHED CONCRETE CURB CUT TRANSITION (SEE DETAIL 6/C4.3A)
11. STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP (SEE DETAIL 5/C4.3C)
12. MIDBLOCK RAISED CONCRETE CROSSWALK (SEE DETAIL 5/C4.3D)
13. ADA RAMP (SEE DETAILS 1, 2, 3, 4 AND 6 / C4.3D)
14. TDOT GUARD RAIL WITH TYPE 21 END TERMINALS

PAVEMENT MARKINGS/SIGN LEGEND

15. 4" DSYL ENHANCED FLAT LINE THERMO PAVEMENT MARKING (TDOT ITEM NO. 716-12.01)
16. 4" SSWL PAINTED PARKING STALL (TDOT ITEM NO. 716-05.01)
17. 24" STOP LINE - PAINTED PAVEMENT MARKING (TDOT ITEM NO. 716-05.05)
18. 24" PLASTIC PAVEMENT MARKING (STOP BAR) (TDOT ITEM NO. 716-02.05)
19. 6' OR 10' WIDE LONGITUDINAL CROSS WALK PAINTED PAVEMENT MARKING (SEE SITE PLAN FOR WIDTH) (TDOT ITEM NO. 716-05.22)
20. ACCESSIBLE PARKING (SEE DETAILS 2 & 3 C4.3B)
21. STOP SIGN (R1-1; 30"X30") (SEE DETAIL 1/C4.3B)
22. 25 MPH SPEED LIMIT SIGN (R2-1; 24"X30") (SEE DETAIL 1/C4.3B)
23. PEDESTRIAN (W11-2; 30"X30") W/DOWNWARD DIAGONAL ARROW PLAQUE (W16-7P; 18"X18") (SEE DETAIL 1/C4.3B)
24. RAISED CROSSWALK (W17-1; 30"X30") W/ 15MPH ADVISORY SPEED PLAQUE (W13-1P, 18"X18") (SEE DETAIL 1/C4.3B)
25. TEMPORARY DEAD END STREET STUB (SEE DETAIL 8/C4.3C)
26. "BUS PARKING ONLY" SIGN (MODIFIED R7-5; 12"X18") (SEE DETAIL 1/C4.3B)
38. "NO PARKING FIRE LANE" SIGN (R8-31, 12"X18")(SEE DETAIL 1/C4.3B)

MISC. SITE LEGEND

27. REMOVABLE BOLLARD (SEE DETAIL 4/C4.3B)
28. PARKING BLOCK (SEE DETAIL 7/C4.3A)
29. 4'-8' RETAINING WALL (SEE DETAIL 2/C4.3C)
30. WATER QUALITY/DETENTION AREA
31. CONCESSION / RESTROOMS (SEE ARCHITECTURAL)
32. ENTRY PLAZA (SEE SHEET C2.1K)
33. MASONRY COLUMN (SEE DETAIL 1/L7.01)
34. PLAZA WALLS (SEE DETAILS 5 & 6/L7.03)
35. BLEACHERS (SEE SCHEDULE 6/L7.02)
36. BLEACHER SHADE STRUCTURE (SEE SCHEDULE 6/L7.02)
37. MULTI-PURPOSE SCORING TOWER (SEE SCHEDULE 6/L7.02)
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40. 10' ClearVu FENCE (SEE DETAIL 3/L7.05)
41. NOT USED
42. SLIDING ELECTRONIC GATE (SEE ELECTRICAL PLANS)
43. CONCRETE STEPS (SEE DETAIL 1/L7.03)
44. NOT USED
45. 4' WIDE GATE (SEE SHEET 7.11)
46. SYNTHETIC TURF MANHOLE COVER (SEE DETAIL 4/L7.03)

SEE SHEETS C4.0-C4.1C FOR MAIN ROADWAY PROFILES

SITE FURNISHINGS LEGEND

- TRASH RECEPTACLE (SEE SCHEDULE 6/L7.02)
- BENCH (SEE SCHEDULE 6/L7.02)
- TABLE (SEE SCHEDULE 6/L7.02)
- BIKE RACK (SEE SCHEDULE 6/L7.02)

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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MICHAEL DOUGLAS GOOCH REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

REV.	DR.	CHK.	DATE	DESCRIPTION
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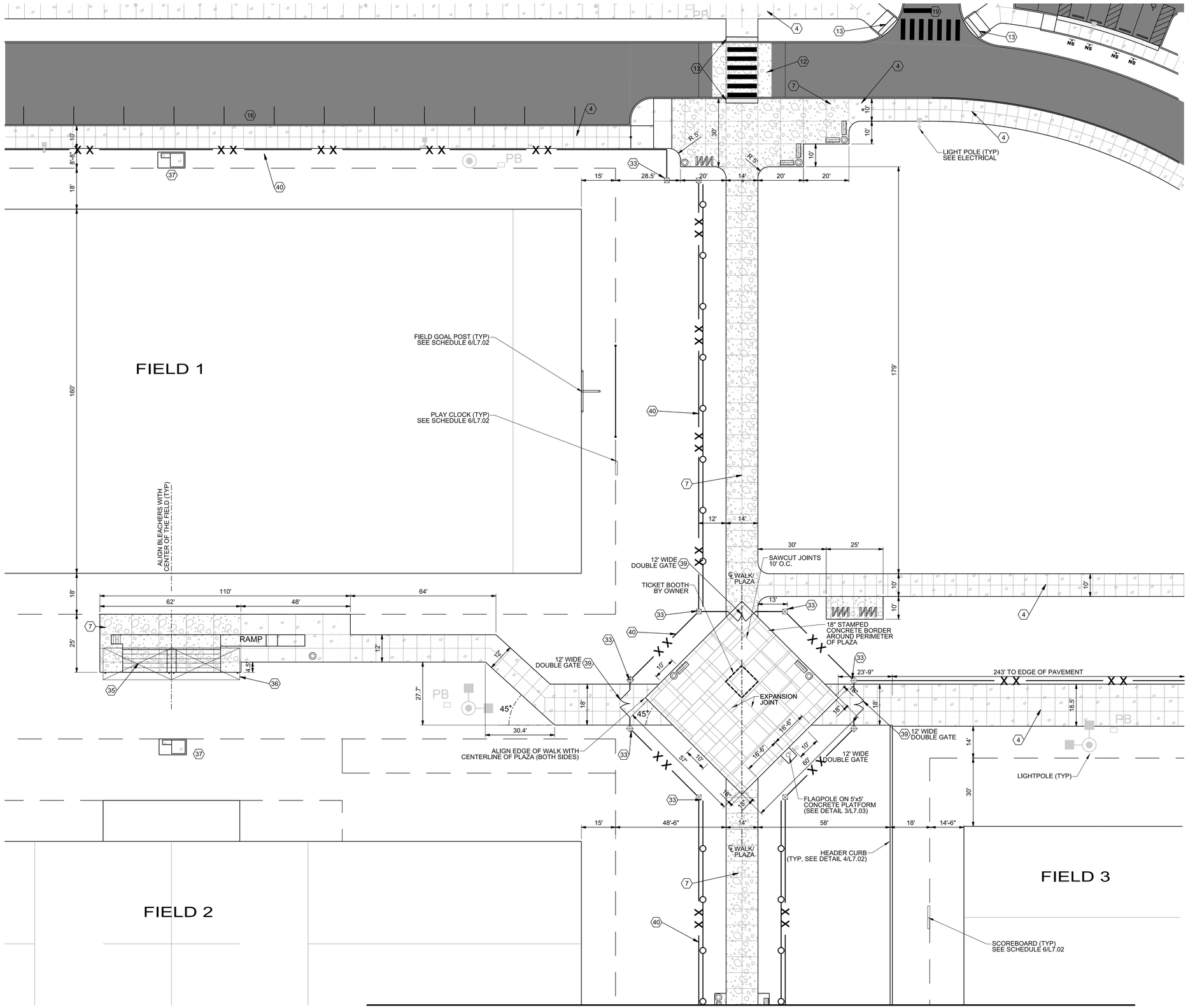
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STATE OF TENNESSEE
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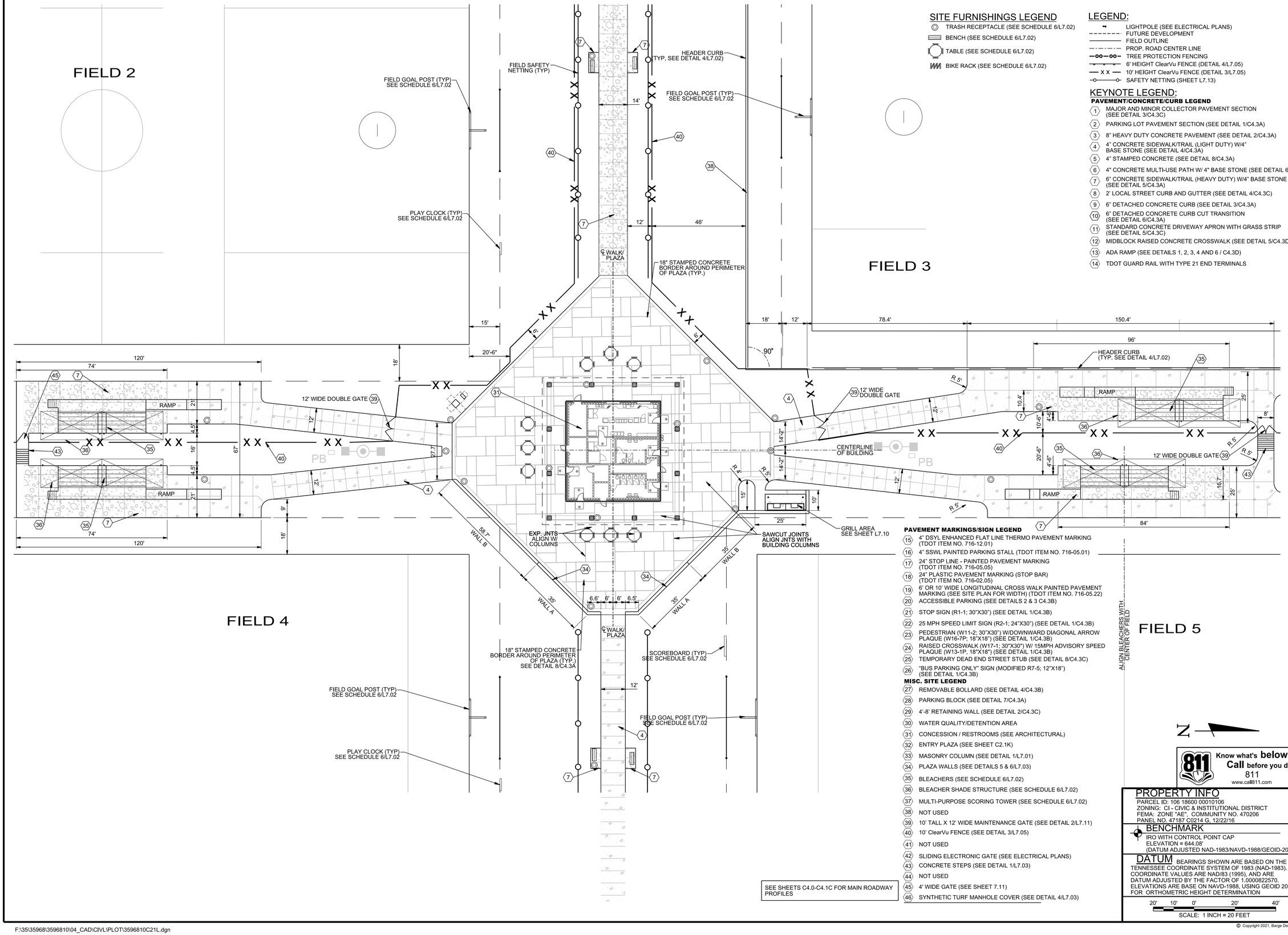
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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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IRO WITH CONTROL POINT CAP
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MICHAEL DOUGLAS CLOUD
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STATE OF TENNESSEE
4-6-23

REVISION INFORMATION

REV.#	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

CONCESSIONS PLAZA LAYOUT

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3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

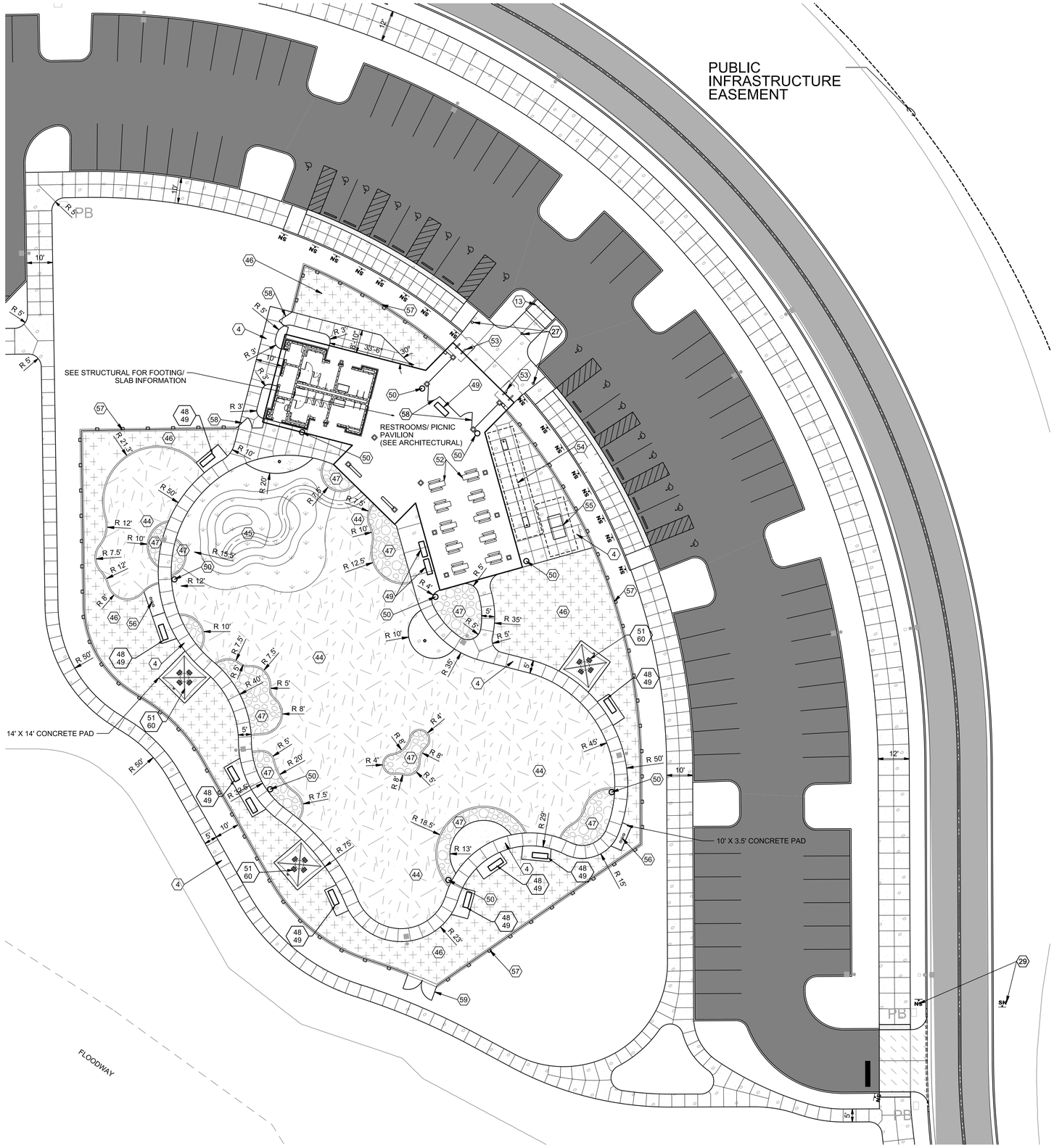
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PLAYGROUND LEGEND

(44) POURED-IN-PLACE PLAYGROUND SURFACING (SEE DETAIL 1/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(45) PLAYGROUND TURF SAFETY SURFACING (SEE DETAIL 5/L7.01) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(46) ARTIFICIAL TURF (SEE DETAIL 4/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(47) RIVER ROCK BED (SEE DETAIL 2/L7.04)

(48) CONCRETE BENCH PAD (SEE DETAIL 3/L7.04)

(49) BENCH (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(50) TRASH RECEPTACLE (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(51) ROUND PICNIC TABLE (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(52) 8' PICNIC TABLE (SEE DETAIL 6/7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(53) BIKE RACK (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSALLED)

(54) CONCRETE CORNHOLE BOARDS (SEE DETAIL 6/L7.05) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(55) CONCRETE TABLE TENNIS (SEE DETAIL 6/7.05) (OWNER PROVIDED, CONTRACTOR INSTALLED)

(56) DRINKING FOUNTAIN/BOTTLE FILLING STATION (MOST DEPENDABLE FOUNTAINS - MODEL #10145 SM)

(57) 6' HEIGHT ClearVu FENCE (SEE DETAIL 4/L7.05)

(58) 6' SINGLE GATE (SEE DETAIL 4/L7.11)

(59) 6' DOUBLE GATE (SEE DETAIL 1/L7.11)

(60) CANTILEVERED SHADE CANOPY (OWNER PROVIDED, CONTRACTOR INSTALLED)

(61) 12' X 12' HYPAR SHADE STRUCTURE (OWNER PROVIDED, CONTRACTOR INSTALLED)

(62) 16' X 16' HYPAR SHADE STRUCTURE (OWNER PROVIDED, CONTRACTOR INSTALLED)

(63) PLAYGROUND EQUIPMENT - SEE SPECIFICATIONS (OWNER PROVIDED, CONTRACTOR INSTALLED)

LEGEND:

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(2) PARKING LOT PAVEMENT SECTION (SEE DETAIL 1/C4.3A)

(3) 8" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 2/C4.3A)

(4) 4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY) W/4" BASE STONE (SEE DETAIL 4/C4.3A)

(5) 4" STAMPED CONCRETE (SEE DETAIL 8/C4.3A)

(6) 4" CONCRETE MULTI-USE PATH W/ 4" BASE STONE (SEE DETAIL 6/C4.3C)

(7) 6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY) W/4" BASE STONE (SEE DETAIL 5/C4.3A)

(8) 2' LOCAL STREET CURB AND GUTTER (SEE DETAIL 4/C4.3C)

(9) 6" DETACHED CONCRETE CURB (SEE DETAIL 3/C4.3A)

(10) 6" DETACHED CONCRETE CURB CUT TRANSITION (SEE DETAIL 6/C4.3A)

(11) STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP (SEE DETAIL 5/C4.3C)

(12) MIDBLOCK RAISED CONCRETE CROSSWALK (SEE DETAIL 5/C4.3D)

(13) ADA RAMP (SEE DETAILS 1, 2, 3, 4 AND 6 / C4.3D)

(14) TDOT GUARD RAIL WITH TYPE 21 END TERMINALS

PAVEMENT MARKINGS/SIGN LEGEND

(15) 4" DSYL ENHANCED FLAT LINE THERMO PAVEMENT MARKING (TDOT ITEM NO. 716-12.01)

(16) 4" SSWL PAINTED PARKING STALL (TDOT ITEM NO. 716-05.01)

(17) 24" STOP LINE - PAINTED PAVEMENT MARKING (TDOT ITEM NO. 716-05.05)

(18) 24" PLASTIC PAVEMENT MARKING (STOP BAR) (TDOT ITEM NO. 716-02.05)

(19) 6' OR 10' WIDE LONGITUDINAL CROSS WALK PAINTED PAVEMENT MARKING (SEE SITE PLAN FOR WIDTH) (TDOT ITEM NO. 716-05.22)

(20) ACCESSIBLE PARKING (SEE DETAILS 2 & 3 C4.3B)

(21) STOP SIGN (R1-1; 30"X30") (SEE DETAIL 1/C4.3B)

(22) 25 MPH SPEED LIMIT SIGN (R2-1; 24"X30") (SEE DETAIL 1/C4.3B)

(23) PEDESTRIAN (W11-2; 30"X30") W/DOWNWARD DIAGONAL ARROW PLAQUE (W16-7P; 18"X18") (SEE DETAIL 1/C4.3B)

(24) RAISED CROSSWALK (W17-1; 30"X30") W/ 15MPH ADVISORY SPEED PLAQUE (W13-1P, 18"X18") (SEE DETAIL 1/C4.3B)

(25) TEMPORARY DEAD END STREET STUB (SEE DETAIL 8/C4.3C)

(26) "BUS PARKING ONLY" SIGN (MODIFIED R7-5; 12"X18") (SEE DETAIL 1/C4.3B)

(38) "NO PARKING FIRE LANE" SIGN (R8-31, 12"X18")(SEE DETAIL 1/C4.3B)

MISC. SITE LEGEND

(27) REMOVABLE BOLLARD (SEE DETAIL 4/C4.3B)

(28) PARKING BLOCK (SEE DETAIL 7/C4.3A)

(29) 4'-8' RETAINING WALL (SEE DETAIL 2/C4.3C)

(30) WATER QUALITY/DETENTION AREA

(31) CONCESSION / RESTROOMS (SEE ARCHITECTURAL)

(32) ENTRY PLAZA (SEE SHEET C2.1K)

(33) MASONRY COLUMN (SEE DETAIL 1/L7.01)

(34) PLAZA WALLS (SEE DETAILS 5 & 6/L7.03)

(35) BLEACHERS (SEE SCHEDULE 6/L7.02)

(36) BLEACHER SHADE STRUCTURE (SEE SCHEDULE 6/L7.02)

(37) MULTI-PURPOSE SCORING TOWER (SEE SCHEDULE 6/L7.02)

(39) 10' TALL X 12' WIDE MAINTENANCE GATE (SEE DETAIL 2/L7.11)

(40) 10' ClearVu FENCE (SEE DETAIL 3/L7.05)

(41) NOT USED

(42) SLIDING ELECTRONIC GATE (SEE ELECTRICAL PLANS)

(43) CONCRETE STEPS (SEE DETAIL 1/L7.03)

(44) NOT USED

(45) 4' WIDE GATE (SEE SHEET 7.11)

(46) SYNTHETIC TURF MANHOLE COVER (SEE DETAIL 4/L7.03)

SEE SHEETS C4.0-C4.1C FOR MAIN ROADWAY PROFILES

N

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-6572

MICHAEL DOUGLAS CLOYD
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% DESIGN DEVELOPMENT FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

PLAYGROUND ENLARGEMENT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

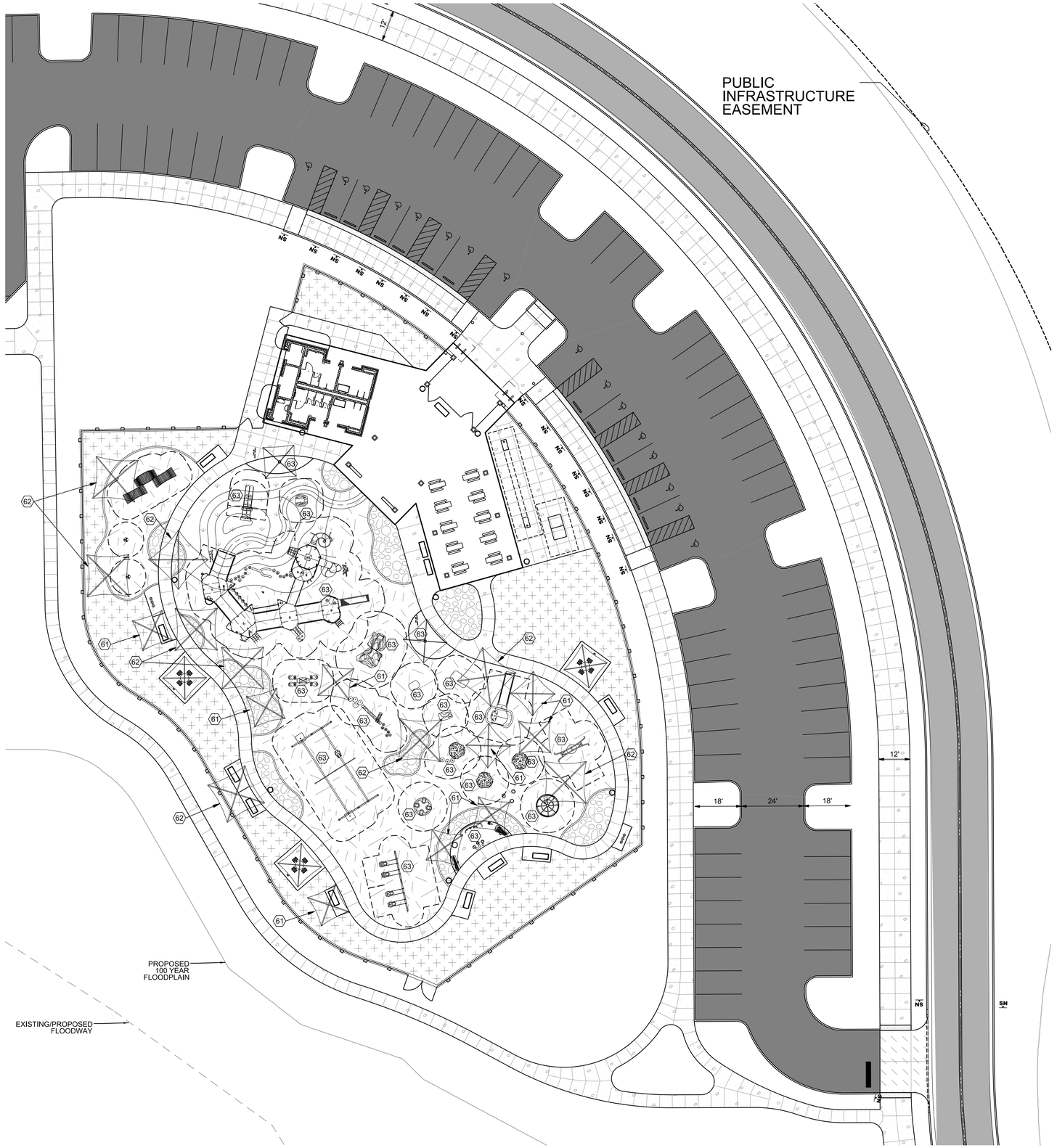
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LEGEND:

- LIGHTPOLE (SEE ELECTRICAL PLANS)
- FUTURE DEVELOPMENT
- FIELD OUTLINE
- PROP. ROAD CENTER LINE
- TREE PROTECTION FENCING
- 6' HEIGHT ClearVu FENCE (DETAIL 4/L7.05)
- 10' HEIGHT ClearVu FENCE (DETAIL 3/L7.05)
- SAFETY NETTING (SHEET L7.13)

KEYNOTE LEGEND:

PAVEMENT/CONCRETE/CURB LEGEND

1. MAJOR AND MINOR COLLECTOR PAVEMENT SECTION (SEE DETAIL 3/C4.3C)
2. PARKING LOT PAVEMENT SECTION (SEE DETAIL 1/C4.3A)
3. 8" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 2/C4.3A)
4. 4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY) W/4" BASE STONE (SEE DETAIL 4/C4.3A)
5. 4" STAMPED CONCRETE (SEE DETAIL 8/C4.3A)
6. 4" CONCRETE MULTI-USE PATH W/ 4" BASE STONE (SEE DETAIL 6/C4.3)
7. 6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY) W/4" BASE STONE (SEE DETAIL 5/C4.3A)
8. 2' LOCAL STREET CURB AND GUTTER (SEE DETAIL 4/C4.3C)
9. 6" DETACHED CONCRETE CURB (SEE DETAIL 3/C4.3A)
10. 6" DETACHED CONCRETE CURB CUT TRANSITION (SEE DETAIL 6/C4.3A)
11. STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP (SEE DETAIL 5/C4.3C)
12. MIDBLOCK RAISED CONCRETE CROSSWALK (SEE DETAIL 5/C4.3D)
13. ADA RAMP (SEE DETAILS 1, 2, 3, 4 AND 6 / C4.3D)
14. TDOT GUARD RAIL WITH TYPE 21 END TERMINALS

PAVEMENT MARKINGS/SIGN LEGEND

15. 4" DSYL ENHANCED FLAT LINE THERMO PAVEMENT MARKING (TDOT ITEM NO. 716-12.01)
16. 4" SSWL PAINTED PARKING STALL (TDOT ITEM NO. 716-05.01)
17. 24" STOP LINE - PAINTED PAVEMENT MARKING (TDOT ITEM NO. 716-05.05)
18. 24" PLASTIC PAVEMENT MARKING (STOP BAR) (TDOT ITEM NO. 716-02.05)
19. 6' OR 10' WIDE LONGITUDINAL CROSS WALK PAINTED PAVEMENT MARKING (SEE SITE PLAN FOR WIDTH) (TDOT ITEM NO. 716-05.22)
20. ACCESSIBLE PARKING (SEE DETAILS 2 & 3 C4.3B)
21. STOP SIGN (R1-1; 30"X30") (SEE DETAIL 1/C4.3B)
22. 25 MPH SPEED LIMIT SIGN (R2-1; 24"X30") (SEE DETAIL 1/C4.3B)
23. PEDESTRIAN (W11-2; 30"X30") W/DOWNWARD DIAGONAL ARROW PLAQUE (W16-7P; 18"X18") (SEE DETAIL 1/C4.3B)
24. RAISED CROSSWALK (W17-1; 30"X30") W/ 15MPH ADVISORY SPEED PLAQUE (W13-1P, 18"X18") (SEE DETAIL 1/C4.3B)
25. TEMPORARY DEAD END STREET STUB (SEE DETAIL 8/C4.3C)
26. "BUS PARKING ONLY" SIGN (MODIFIED R7-5; 12"X18") (SEE DETAIL 1/C4.3B)
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MISC. SITE LEGEND

27. REMOVABLE BOLLARD (SEE DETAIL 4/C4.3B)
28. PARKING BLOCK (SEE DETAIL 7/C4.3A)
29. 4'-8' RETAINING WALL (SEE DETAIL 2/C4.3C)
30. WATER QUALITY/DETENTION AREA
31. CONCESSION / RESTROOMS (SEE ARCHITECTURAL)
32. ENTRY PLAZA (SEE SHEET C2.1K)
33. MASONRY COLUMN (SEE DETAIL 1/L7.01)
34. PLAZA WALLS (SEE DETAILS 5 & 6/L7.03)
35. BLEACHERS (SEE SCHEDULE 6/L7.02)
36. BLEACHER SHADE STRUCTURE (SEE SCHEDULE 6/L7.02)
37. MULTI-PURPOSE SCORING TOWER (SEE SCHEDULE 6/L7.02)
39. 10' TALL X 12' WIDE MAINTENANCE GATE (SEE DETAIL 2/L7.11)
40. 10' ClearVu FENCE (SEE DETAIL 3/L7.05)
41. NOT USED
42. SLIDING ELECTRONIC GATE (SEE ELECTRICAL PLANS)
43. CONCRETE STEPS (SEE DETAIL 1/L7.03)
44. NOT USED
45. 4' WIDE GATE (SEE SHEET 7.11)
46. SYNTHETIC TURF MANHOLE COVER (SEE DETAIL 4/L7.03)

SEE SHEETS C4.0-C4.1C FOR MAIN ROADWAY PROFILES

PLAYGROUND LEGEND

44. POURED-IN-PLACE PLAYGROUND SURFACING (SEE DETAIL 1/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)
45. PLAYGROUND TURF SAFETY SURFACING (SEE DETAIL 5/L7.01) (OWNER PROVIDED, CONTRACTOR INSTALLED)
46. ARTIFICIAL TURF (SEE DETAIL 4/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)
47. RIVER ROCK BED (SEE DETAIL 2/L7.04)
48. CONCRETE BENCH PAD (SEE DETAIL 3/L7.04)
49. BENCH (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)
50. TRASH RECEPTACLE (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)
51. ROUND PICNIC TABLE (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)
52. 8' PICNIC TABLE (SEE DETAIL 6/7.04) (OWNER PROVIDED, CONTRACTOR INSTALLED)
53. BIKE RACK (SEE DETAIL 6/L7.04) (OWNER PROVIDED, CONTRACTOR INSALLED)
54. CONCRETE CORNHOLE BOARDS (SEE DETAIL 6/L7.05) (OWNER PROVIDED, CONTRACTOR INSTALLED)
55. CONCRETE TABLE TENNIS (SEE DETAIL 6/7.05) (OWNER PROVIDED, CONTRACTOR INSTALLED)
56. DRINKING FOUNTAIN/BOTTLE FILLING STATION (MOST DEPENDABLE FOUNTAINS - MODEL #10145 SM)
57. 6' HEIGHT ClearVu FENCE (SEE DETAIL 4/L7.05)
58. 6' SINGLE GATE (SEE DETAIL 4/L7.11)
59. 6' DOUBLE GATE (SEE DETAIL 1/L7.11)
60. CANTILEVERED SHADE CANOPY (OWNER PROVIDED, CONTRACTOR INSTALLED)
61. 12' X 12' HYPAR SHADE STRUCTURE (OWNER PROVIDED, CONTRACTOR INSTALLED)
62. 16' X 16' HYPAR SHADE STRUCTURE (OWNER PROVIDED, CONTRACTOR INSTALLED)
63. PLAYGROUND EQUIPMENT - SEE SPECIFICATIONS (OWNER PROVIDED, CONTRACTOR INSTALLED)

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	04/06/23	100% CD'S FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

PLAYGROUND ENLARGEMENT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

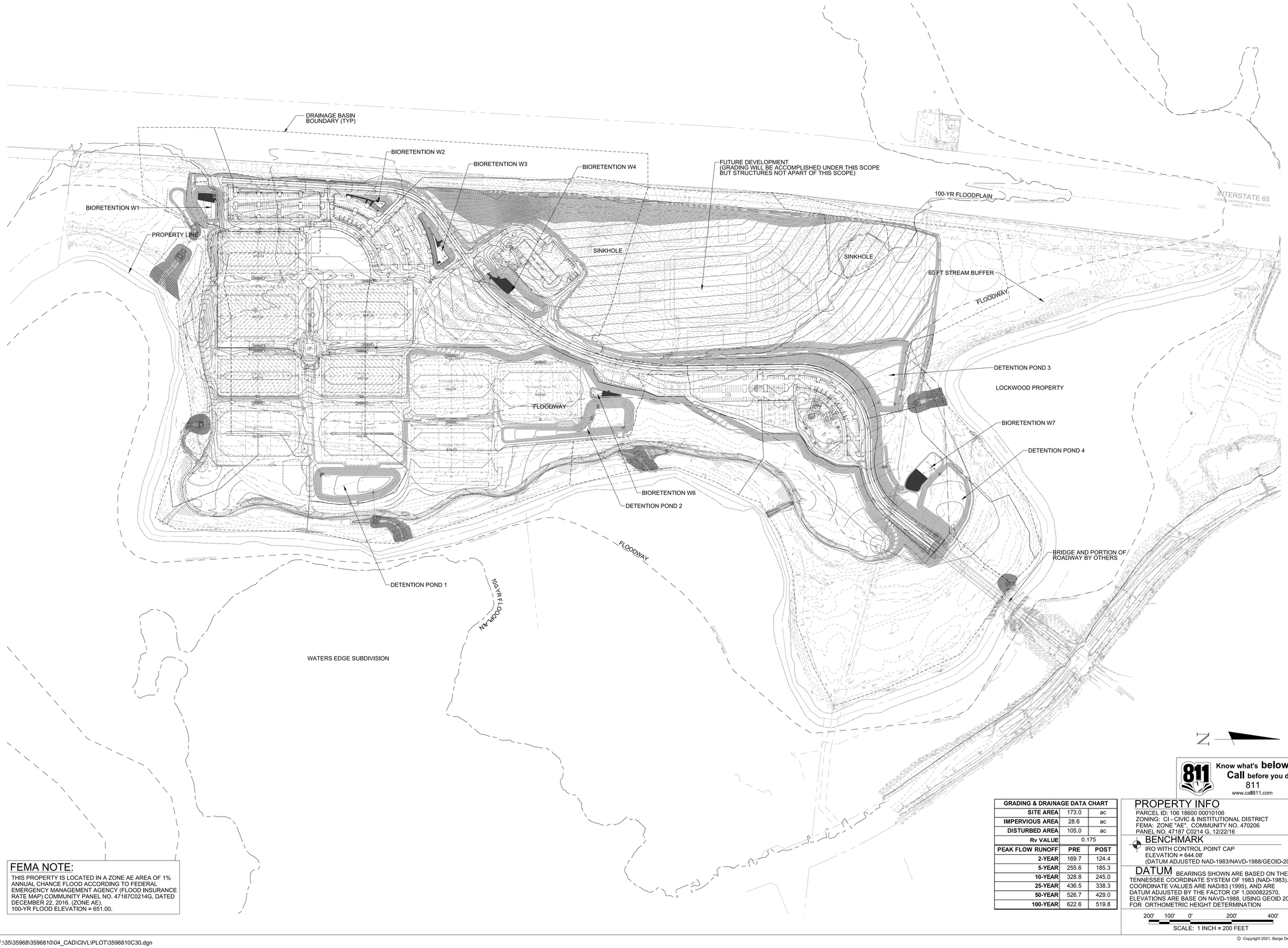
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FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE AE).
100-YR FLOOD ELEVATION = 651.00.

GRADING & DRAINAGE DATA CHART		
SITE AREA	173.0	ac
IMPERVIOUS AREA	28.6	ac
DISTURBED AREA	105.0	ac
Rv VALUE	0.175	
PEAK FLOW RUNOFF	PRE	POST
2-YEAR	169.7	124.4
5-YEAR	255.6	185.3
10-YEAR	328.8	245.0
25-YEAR	436.5	338.3
50-YEAR	526.7	429.0
100-YEAR	622.6	519.8

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www.call811.com

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

OVERALL GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	12/22/22	100% CONSTRUCTION FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

C3.0

FILE NO. 35968-10

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4/6/2023
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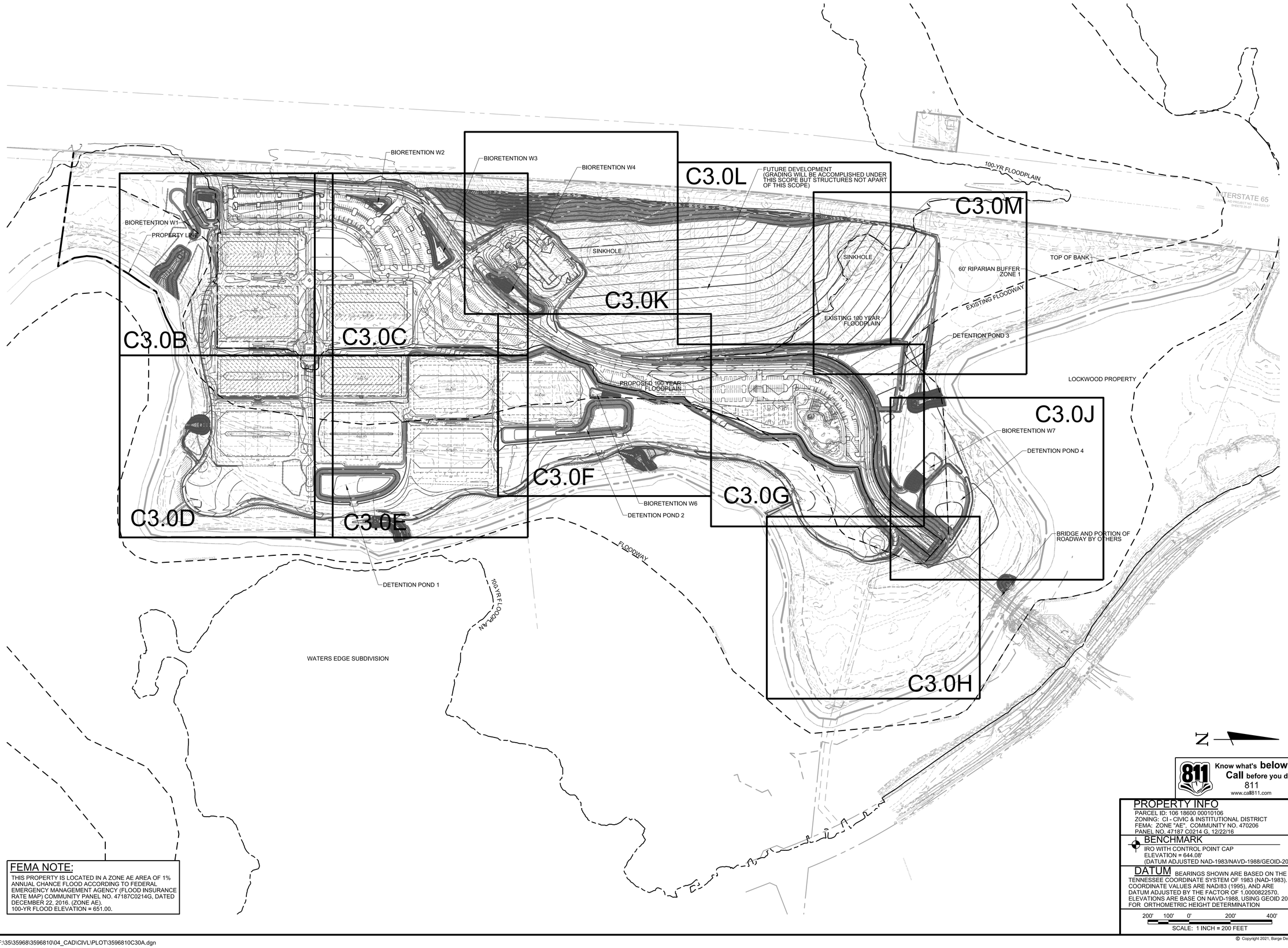
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DRAINAGE STRUCTURE SCHEDULE

STR. ID	STR. TYPE	DEPTH	ELEV (RIM)	PIPE DIAM. (IN 1)	ELEV INVERT (IN 1)	PIPE DIAM. (IN 2)	ELEV INVERT (IN 2)	PIPE DIAM. (IN 3)	ELEV INVERT (IN 3)	PIPE DIAM. (IN 4)	ELEV INVERT (OUT)	PIPE DIAM. (OUT)	STANDARD DRAWINGS
C3-01	Single Combination Inlet	4.2	653.29	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.08	18	D-CB-12P, D-CBB-12A
C3-02	Single Combination Inlet	4.2	653.27	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.06	18	D-CB-12P, D-CBB-12A
C3-03	Double Combination Inlet	4.5	653.23	648.84	18	648.84	18	(N/A)	(N/A)	(N/A)	648.67	18	D-CB-14P, D-CBB-12A
C3-04	Single Combination Inlet	4.2	653.29	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.08	18	D-CB-12P, D-CBB-12A
C3-05	Double Combination Inlet	4.8	653.21	648.56	18	648.56	18	(N/A)	(N/A)	(N/A)	648.39	18	D-CB-14P, D-CBB-12A
C3-06	Single Combination Inlet	5.2	653.27	648.24	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.07	18	D-CB-12P, D-CBB-12A
C3-08	Single Combination Inlet	8.3	655.11	646.95	18	646.95	18	(N/A)	(N/A)	(N/A)	646.78	18	D-CB-12P, D-CBB-12A
C8-08A	Single Combination Inlet	7.2	654.39	647.35	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.18	18	D-CB-12P, D-CBB-12A
C3-09	Single Combination Inlet	8.6	655.11	646.68	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.51	18	D-CB-12P, D-CBB-12A
C3-10	Single Combination Inlet	4.2	652.18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.97	18	D-CB-12P, D-CBB-12A
C3-11	Single Combination Inlet	4.4	652.12	647.86	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.69	18	D-CB-12P, D-CBB-12A
C3-12	Single Combination Inlet	5.5	652.52	647.19	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.02	18	D-CB-12P, D-CBB-12A
C3-13	Single Combination Inlet	7.3	652.77	646.51	18	645.60	18	(N/A)	(N/A)	(N/A)	645.43	24	D-CB-12RB, D-CBB-12A
C3-14	Single Combination Inlet	4.2	651.82	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.61	18	D-CB-12P, D-CBB-12A
C3-15	Single Combination Inlet	4.4	650.91	646.72	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.53	18	D-CB-12P, D-CBB-12A
C3-16	Single Combination Inlet	5.0	650.91	646.06	18	646.06	18	(N/A)	(N/A)	(N/A)	645.89	18	D-CB-12P, D-CBB-12A
C3-17	Single Combination Inlet	4.2	650.88	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.67	18	D-CB-12P, D-CBB-12A
C3-18	Single Combination Inlet	10.8	654.82	646.23	18	644.20	24	(N/A)	(N/A)	(N/A)	644.03	24	D-CB-12RB, D-CBB-12A
C3-19	Single Combination Inlet	8.0	652.61	644.75	24	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	644.58	24	D-CB-12RB, D-CBB-12A
C3-20	Single Combination Inlet	4.2	653.10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.89	18	D-CB-12P, D-CBB-12A
C3-21	Single Combination Inlet	4.2	653.11	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.90	18	D-CB-12P, D-CBB-12A
C3-22	Double Combination Inlet	5.0	653.05	648.54	18	648.18	18	(N/A)	(N/A)	(N/A)	648.01	18	D-CB-14P, D-CBB-12A
C3-23	Single Combination Inlet	4.2	653.10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.89	18	D-CB-12P, D-CBB-12A
C3-24	Single Combination Inlet	4.2	653.05	647.85	18	647.67	18	(N/A)	(N/A)	(N/A)	647.68	18	D-CB-12P, D-CBB-12A
C3-25	Single Combination Inlet	5.8	653.11	647.53	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.36	18	D-CB-12P, D-CBB-12A
C3-26	Single Combination Inlet	4.2	653.81	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.60	18	D-CB-12P, D-CBB-12A
C3-27	Single Combination Inlet	5.9	653.81	649.34	18	649.16	18	(N/A)	(N/A)	(N/A)	648.95	18	D-CB-12P, D-CBB-12A
C3-28	Single Combination Inlet	12.7	652.52	640.01	48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	639.84	48	D-CB-12RB, D-CBB-12A
C3-29	Single Area Drain	13.1	652.10	639.16	48	646.51	18	(N/A)	(N/A)	(N/A)	638.99	48	D-CB-42RB, D-CBB-42
CB-29A	Single Area Drain	4.2	651.03	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.79	18	D-CB-12P, D-CBB-12A
C3-30	Single Area Drain	12.8	651.19	638.52	48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	638.35	48	D-CB-42RB, D-CBB-42
C3-31	Single Area Drain	13.5	651.19	637.88	48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	637.71	48	D-CB-42RB, D-CBB-42
CB-31A	Single Area Drain	14.1	651.19	637.23	48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	637.06	48	D-CB-42RB, D-CBB-42
C8-31B	Single Area Drain	15.0	651.46	645.30	12	636.59	48	(N/A)	(N/A)	(N/A)	636.42	48	D-CB-42RB, D-CBB-42
C8-31C	Single Area Drain	5.1	647.07	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	639.00	18	D-CB-42, D-CBB-42
C8-31D	Single Area Drain	4.8	638.70	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	634.80	18	D-CB-42, D-CBB-42
C3-32	Single Area Drain	4.2	650.50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.29	18	D-CB-42, D-CBB-42
C3-33	Single Area Drain	3.0	650.50	645.79	18	642.65	18	(N/A)	(N/A)	(N/A)	642.48	18	D-CB-42, D-CBB-42
C3-34	Single Area Drain	3.3	650.51	643.71	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	643.54	18	D-CB-42, D-CBB-42
C3-35	Single Area Drain	7.5	651.00	643.71	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	643.54	18	D-CB-42, D-CBB-42
C3-36	Single Area Drain	5.6	650.56	644.11	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	643.94	18	D-CB-42, D-CBB-42
C3-37	Single Area Drain	4.2	650.30	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.09	18	D-CB-12P, D-CBB-12A
CB-37A	Single Area Drain	12.4	649.20	636.95	18	645.50	12	645.00	12	636.78	18		D-CB-42RB, D-CBB-42
C3-38	Single Area Drain	5.9	650.26	644.57	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	644.40	18	D-CB-42, D-CBB-42
C3-39	Single Area Drain	4.2	650.53	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.32	18	D-CB-12P, D-CBB-12A
C3-41	Single Area Drain	13.2	652.00	638.98	24	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	638.81	24	D-CB-42RB, D-CBB-42
C3-42	Single Area Drain	11.6	651.94	640.48	18	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	640.31	18	D-CB-42, D-CBB-42
C3-43	Single Area Drain	14.0	651.81	638.07	24	639.99	18	(N/A)	(N/A)	(N/A)	637.90	36	D-CB-42RB, D-CBB-42
C3-44	Single Area Drain	13.7	651.00	637.52	30	645.91	18	647.00	6	637.35	30		D-CB-42RB, D-CBB-42
C3-45	Single Area Drain	11.2	647.88	636.84	30	642.00	6	(N/A)	(N/A)	(N/A)	636.67	30	D-CB-42RB, D-CBB-42
C3-46	Single Area Drain	12.4	647.01	634.78	18	641.20	12	643.50	12	634.61	24		D-CB-42RB, D-CBB-42
C3-47	Single Area Drain	13.6	647.57	634.19	24	(N/A)	(N/A)	(N/A)	(N/A)	634.02	24		D-CB-42RB, D-CBB-42
C3-48	Single Area Drain	14.8	650.40	635.76	18	(N/A)	(N/A)	(N/A)	(N/A)	635.59	18		D-CB-42, D-CBB-42
C3-49	Single Area Drain	5.5	647.00	642.26	18	641.70	18	(N/A)	(N/A)	641.53	18		D-CB-42, D-CBB-42
CB-49A	Single Area Drain	4.2	647.02	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	642.81	18		D-CB-12P, D-CBB-12A
C3-50	Single Area Drain	4.2	647.50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	643.29	18		D-CB-12P, D-CBB-12A
C3-53	Single Area Drain	4.2	644.50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	640.29	18		D-CB-12P, D-CBB-12A
C3-54	Single Area Drain	8.4	641.00	634.80	18	634.80	18	636.79	18	634.63	36		D-CB-42RB, D-CBB-42
CB-54A	Single Area Drain	7.6	641.50	634.03	36	(N/A)	(N/A)	(N/A)	(N/A)	633.86	36		D-CB-42RB, D-CBB-42
CB-54B	Single Area Drain	7.0	640.50	633.46	36	(N/A)	(N/A)	(N/A)	(N/A)	633.48	36		D-CB-42RB, D-CBB-42
C3-55	Single Area Drain	5.5	641.00	635.68	18	(N/A)	(N/A)	(N/A)	(N/A)	635.51	18		D-CB-42, D-CBB-42
C3-56	Single Area Drain	4.2	641.00	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	636.79	18		D-CB-42, D-CBB-42
C3-57	Single Area Drain	3.4	652.29	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.08	18		D-CB-12P, D-CBB-12A
C3-58	Single Area Drain	3.4	651.66	648.26	18	(N/A)	(N/A)	(N/A)	(N/A)	648.26	18		D-CB-12P, D-CBB-12A
C3-60	Single Combination Inlet	3.9	653.02	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.10	18		D-CB-12P, D-CBB-12A
C3-61	Single Combination Inlet	4.2	652.52	648.41	18	(N/A)	(N/A)	(N/A)	(N/A)	648.24	18		D-CB-12P, D-CBB-12A
C3-62	Single Combination Inlet	5.0	652.77	647.80	18	(N/A)	(N/A)	(N/A)	(N/A)	647.80	18		D-CB-12P, D-CBB-12A
C3-63	Single Combination Inlet	4.6	651.96	647.39	18	(N/A)	(N/A)	(N/A)	(N/A)	647.39	18		D-CB-12P, D-CBB-12A
C3-64	Single Combination Inlet	3.9	651.60	647.70	18	(N/A)	(N/A)	(N/A)	(N/A)	647.70	18		D-CB-12P, D-CBB-12A
C3-65	Single Area Drain	3.6	651.33	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.70	18		D-CB-42, D-CBB-42
C3-66	Single Area Drain	3.3	650.80	647.53	18	647.53	18	(N/A)	(N/A)	647.53	18		D-CB-42, D-CBB-42
C3-67	Single Combination Inlet	4.0	651.35	647.05	18	(N/A)	(N/A)	(N/A)	(N/A)	647.05	18		D-CB-12P, D-CBB-12A
C3-68	Single Combination Inlet	4.2	653.83	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.62	18		D-CB-12P, D-CBB-12A
C3-69	Single Combination Inlet	4.6	653.62	649.14	18	(N/A)	(N/A)	(N/A)	(N/A)	648.97	18		D-CB-12P, D-CBB-12A
C3-70	Single Combination Inlet	5.5	653.26	648.58	18	646.73	18	(N/A)	(N/A)	648.73	30		D-CB-12RB, D-CBB-12A
C3-71	Single Combination Inlet	4.2	653.22	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.01	18		D-CB-12P, D-CBB-12A
C3-72	Single Combination Inlet	4.2	653.23	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.02	18		D-CB-12P, D-CBB-12A
C3-73	Single Combination Inlet	4.6	653.17	648.70	18	648.70	18	(N/A)	(N/A)	648.53	18		D-CB-14P, D-CBB-12A
C3-74	Single Combination Inlet	4.2	653.22	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.01	18		D-CB-12P, D-CBB-12A
C3-75	Single Combination Inlet	4.2	653.23	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.02	18		D-CB-12P, D-CBB-12A
C3-76	Single Combination Inlet	4.9	653.17	648.69	18	648.63	18	648.43	18	648.26	18		D-CB-14P, D-CBB-12A
C3-77	Single Combination Inlet	4.2	654.32	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	650.11	18		D-CB-12P, D-CBB-12A
C3-78	Single Combination Inlet	5.0	654.46	649.66	18	(N/A)	(N/A)	(N/A)	(N/A)	649.49	18		D-CB-12P, D-CBB-12A
C3-80	Single Combination Inlet	4.2	654.78	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	650.57	18		D-CB-12P, D-CBB-12A
C8-81	Single Combination Inlet	4.9	654.78	650.03	18	(N/A)	(N/A)	(N/A)	(N/A)	649.86	18		D-CB-12P, D-CBB-12A
C8-81A	Single Combination Inlet	5.9	655.37	648.69	18	650.40	18	(N/A)	(N/A)	648.52	18		D-CB-12P, D-CBB-12A
C8-81B	Single Combination Inlet	4.2	655.37	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	651.16	18		D-CB-12P, D-CBB-12A
C3-172	Single Combination Inlet	4.2	657.10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	652.89	18		D-CB-12P, D-CBB-12A
C8-173	Single Area Drain	11.3	647.50	636.38	30	(N/A)	(N/A)	(N/A)	(N/A)	636.21	30		D-CB-42RB, D-CBB-42
C8-174	Single Area Drain	11.9	647.50	635.79	30	(N/A)	(N/A)	(N/A)	(N/A)	635.62	30		D-CB-42RB, D-CBB-42

DRAINAGE STRUCTURE SCHEDULE

STR. ID	STR. TYPE	DEPTH	ELEV (RIM)	PIPE DIAM. (IN 1)	ELEV INVERT (IN 1)	PIPE DIAM. (IN 2)	ELEV INVERT (IN 2)	PIPE DIAM. (IN 3)	ELEV INVERT (IN 3)	PIPE DIAM. (OUT)	ELEV INVERT (OUT)	PIPE DIAM. (OUT)	STANDARD DRAWINGS
CB-182	Single Area Drain	10.5	651.34	640.98	18	647.00	6	647.00	6	640.81	18		D-CB-42RB, D-CBB-42
CB-183	Single Area Drain	13.0	654.01	641.19	30	648.66	24	(N/A)	(N/A)	641.02	36		D-CB-12RB, D-CBB-12A
CB-184	Single Area Drain	4.2	647.00	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	642.79	18		D-CB-42, D-CBB-42
CB-185	Single Area Drain	5.6	647.57	642.10	18	(N/A)	(N/A)	(N/A)	(N/A)	641.93	18		D-CB-42, D-CBB-42
CB-186	Single Area Drain	6.1	647.24	641.29	18	(N/A)	(N/A)	(N/A)	(N/A)	641.12	18		D-CB-42, D-CBB-42
CB-191	Single Combination Inlet	4.2	653.30	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.32	18		D-CB-12P, D-CBB-12A
DS-01	Downspout	12.6	660.60	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.00	6		SHEET CR-A6.01/02
DS-02	Downspout	12.6	660.60	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.00	6		SHEET CR-A6.01/02
DS-03	Downspout	12.6	660.60	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.00	6		SHEET CR-A6.01/02
DS-04	Downspout	12.6	660.60	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.00	6		SHEET CR-A6.01/02
DS-05	Downspout	13.7	669.20	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	655.50	6		SHEET SB-A6.01
DS-06	Downspout	13.7	669.20	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	655.50	6		SHEET SB-A6.01
DS-07	Downspout	14.7	669.20	654.50	6	(N/A)	(N/A)	(N/A)	(N/A)	654.50	6		SHEET SB-A6.01
DS-08	Downspout	14.7	669.20	654.50	6	(N/A)	(N/A)	(N/A)	(N/A)	654.50	6		SHEET SB-A6.01
DS-09	Downspout	13.1	670.10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	657.00	12		SHEET MB-A6.01
DS-10	Downspout	17.1	670.10	653.00	12	653.00	12	(N/A)	(N/A)	653.00	12		SHEET MB-A6.01
DS-11	Downspout	21.3	675.30	653.95	12	(N/A)	(N/A)	(N/A)	(N/A)	653.95	12		SHEET MB-A6.01
DS-12	Downspout	26.2	680.20	654.00	12	(N/A)	(N/A)	(N/A)	(N/A)	654.00	12		SHEET MB-A6.01
DS-13	Downspout	25.2	680.20	655.00	12	(N/A)	(N/A)	(N/A)	(N/A)	655.00	12		SHEET MB-A6.01
DS-14	Downspout	24.2	680.20	656.00	12	(N/A)	(N/A)	(N/A)	(N/A)	656.00	12		SHEET MB-A6.01
DS-15	Downspout	23.2	680.20	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	657.00	12		SHEET MB-A6.01
DS-16	Downspout	25.2	680.20	655.00	6	(N/A)	(N/A)	(N/A)	(N/A)	655.00	12		SHEET MB-A6.01
DS-17	Downspout	25.7	680.20	654.50	12	(N/A)	(N/A)	(N/A)	(N/A)	654.50	12		SHEET MB-A6.01
DS-18	Downspout	26.2	680.20	654.00	12	(N/A)	(N/A)	(N/A)	(N/A)	654.00	12		SHEET MB-A6.01
DS-19	Downspout	26.7	680.20	653.50	12	(N/A)	(N/A)	(N/A)	(N/A)	653.50	12		SHEET MB-A6.01
DS-20	Downspout	21.8	675.30	653.48	12	(N/A)	(N/A)	(N/A)	(N/A)	653.48	12		SHEET MB-A6.01
DS-21	Downspout	22.3	675.30	653.00	12	(N/A)	(N/A)	(N/A)	(N/A)	653.00	12		SHEET MB-A6.01
DS-22	Downspout	22.7	675.30	652.60	12	(N/A)	(N/A)	(N/A)	(N/A)	652.60	12		SHEET MB-A6.01
DS-23	Downspout	21.7	675.30	655.90	12	(N/A)	(N/A)	(N/A)	(N/A)	655.90	6		SHEET MB-A6.01
DS-24	Downspout	21.7	677.80	656.10	6	(N/A)	(N/A)	(N/A)	(N/A)	656.10	6		SHEET MS-A6.01
DS-25	Downspout	21.6	677.80	656.25	6	(N/A)	(N/A)	(N/A)	(N/A)	656.25	6		SHEET MS-A6.01
DS-26	Downspout	21.4	677.80	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	656.40	6		SHEET MS-A6.01
DS-27	Downspout	13.3	663.48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	650.20	6		SHEET IP-A6.01
DS-28	Downspout	14.0	663.48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.50	6		SHEET IP-A6.01
DS-29	Downspout	12.0	663.48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	651.50	6		SHEET IP-A6.01
DS-30	Downspout	14.0	663.48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	649.50	6		SHEET IP-A6.01
DS-31	Downspout	12.0	663.48	651.50	6	(N/A)	(N/A)	(N/A)	(N/A)	651.50	6		SHEET IP-A6.01
DS-32	Downspout	13.0	663.48	650.50	6	(N/A)	(N/A)	(N/A)	(N/A)	650.50	6		SHEET IP-A6.01
DS-33	Downspout	13.5	663.48	650.00	6	(N/A)	(N/A)	(N/A)	(N/A)	650.00	6		SHEET IP-A6.01
DS-34	Downspout	12.0	663.48	651.50	6	(N/A)	(N/A)	(N/A)	(N/A)	651.50	6		SHEET IP-A6.01
DS-35	Downspout	11.0	663.48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	652.50	6		SHEET IP-A6.01
DS-36	Downspout	11.0	663.48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	652.50	6		SHEET IP-A6.01
OS-01	Outlet Structure	4.9	644.50	639.75	6	639.75	6	(N/A)	(N/A)	639.58	24		SHEET 3.5H
OS-02	Outlet Structure	4.9	647.25	642.50	6	(N/A)	(N/A)	(N/A)	(N/A)	642.33	18		SHEET 3.5H
OS-03	Outlet Structure	4.9	646.50	641.75	6	641.75	6	(N/A)	(N/A)	641.58	30		SHEET 3.5H
OS-04	Outlet Structure	4.9	647.50	642.75	6	642.75	6	(N/A)	(N/A)	642.58	24		SHEET 3.5H
OS-05	Outlet Structure	5.3	641.50	636.75	6	636.75	6	(N/A)	(N/A)	636.55	24		SHEET 3.5L
OS-06	Outlet Structure	8.0	637.00	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	629.00	36		SHEET 3.5J
OS-07	Outlet Structure	4.8	636.75	631.75	6	631.75	6	(N/A)	(N/A)	631.70	30		SHEET 3.5H
OS-08	Outlet Structure	4.3	633.00	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	628.70	30		SHEET 3.5L
OS-09	Outlet Structure	10.0	638.00	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	628.00	36		SHEET 3.5K
OS-11	Outlet Structure	7.0	637.00	630.00	12	634.61	24	(N/A)	(N/A)	630.00	36		SHEET 3.5K
MH-01	Manhole	14.5	648.10	633.75	24	(N/A)	(N/A)	(N/A)	(N/A)	633.58	24		D-MH-2, D-MH-3, D-MH-4
MH-02	Manhole	12.0	651.37	642.17	18	639.50	12	(N/A)	(N/A)	639.33	24		D-MH-2, D-MH-3, D-MH-4
MH-03	Manhole	13.3	654.13	640.87	24	640.52	48	(N/A)	(N/A)	640.83	48		D-MH-5, D-MH-6, D-MH-7
MH-04	Manhole	12.9	653.10	640.38	48	(N/A)	(N/A)	(N/A)	(N/A)	640.21	48		D-MH-5, D-MH-6, D-MH-7
MH-05	Manhole	6.2	644.90	640.02	18	638.90	12	(N/A)	(N/A)	638.73	18		D-MH-2, D-MH-3, D-MH-4
MH-06	Manhole	9.0	642.57	635.61	48	633.74	24	(N/A)	(N/A)	633.57	54		D-MH-5, D-MH-6, D-MH-7
MH-10	Manhole	9.0	641.61	632.79	24	638.50	12	(N/A)	(N/A)	632.62	24		D-MH-2, D-MH-3, D-MH-4
MH-11	Manhole	11.3	639.00	632.18	24	(N/A)	(N/A)	(N/A)	(N/A)	627.68	24		D-MH-2, D-MH-3, D-MH-4
MH-16	Manhole	8.7	659.90	652.68	18	652.28	18	651.00	18	650.83	18		D-MH-2, D-MH-3, D-MH-4
MH-17	Manhole	11.3	643.30	632.03	30	(N/A)	(N/A)	(N/A)	(N/A)	632.03	30		D-MH-2, D-MH-3, D-MH-4
MH-18	Manhole	15.5	643.30	627.99	30	(N/A)	(N/A)	(N/A)	(N/A)	627.82	30		D-MH-2, D-MH-3, D-MH-4
MH-19	Manhole	16.4	643.30	627.83	30	(N/A)	(N/A)	(N/A)	(N/A)	626.82	30		D-MH-2, D-MH-3, D-MH-4
HW-01	24" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	639.25	24		D-PEW-1
HW-02	54" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	633.30	54		D-PEW-1
HW-03	24" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	643.74	24		D-PEW-1
HW-04	48" Headwall	(N/A)	(N/A)	647.00	48	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)		D-PEW-1
HW-05	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.73	18		D-PEW-1
HW-06	24" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	627.50	24		D-PEW-1
HW-07	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.08	18		D-PEW-1
HW-08	30" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	646.05	30		D-PEW-1
HW-09	24" Headwall	(N/A)	(N/A)	644.30	24	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)		D-PEW-1
HW-10	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	648.00	18		D-PEW-1
HW-11	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.79	18		D-PEW-1
HW-12	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	647.79	18		D-PEW-1
HW-13	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	640.81	18		D-PEW-1
HW-14	18" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	633.50	18		D-PEW-1
HW-15	42" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	630.82	42		D-PEW-1
HW-16	30" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	639.00	30		D-PEW-1
HW-17	30" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	631.50	30		D-PEW-1
HW-19	36" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	625.00	36		D-PEW-1
HW-20	36" Headwall	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	625.00	36		D-PEW-1
HW



FEMA NOTE:

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100-YR FLOOD ELEVATION = 651.00.

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570, ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

GRADING AND DRAINAGE PLAN KEY MAP

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION			
REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

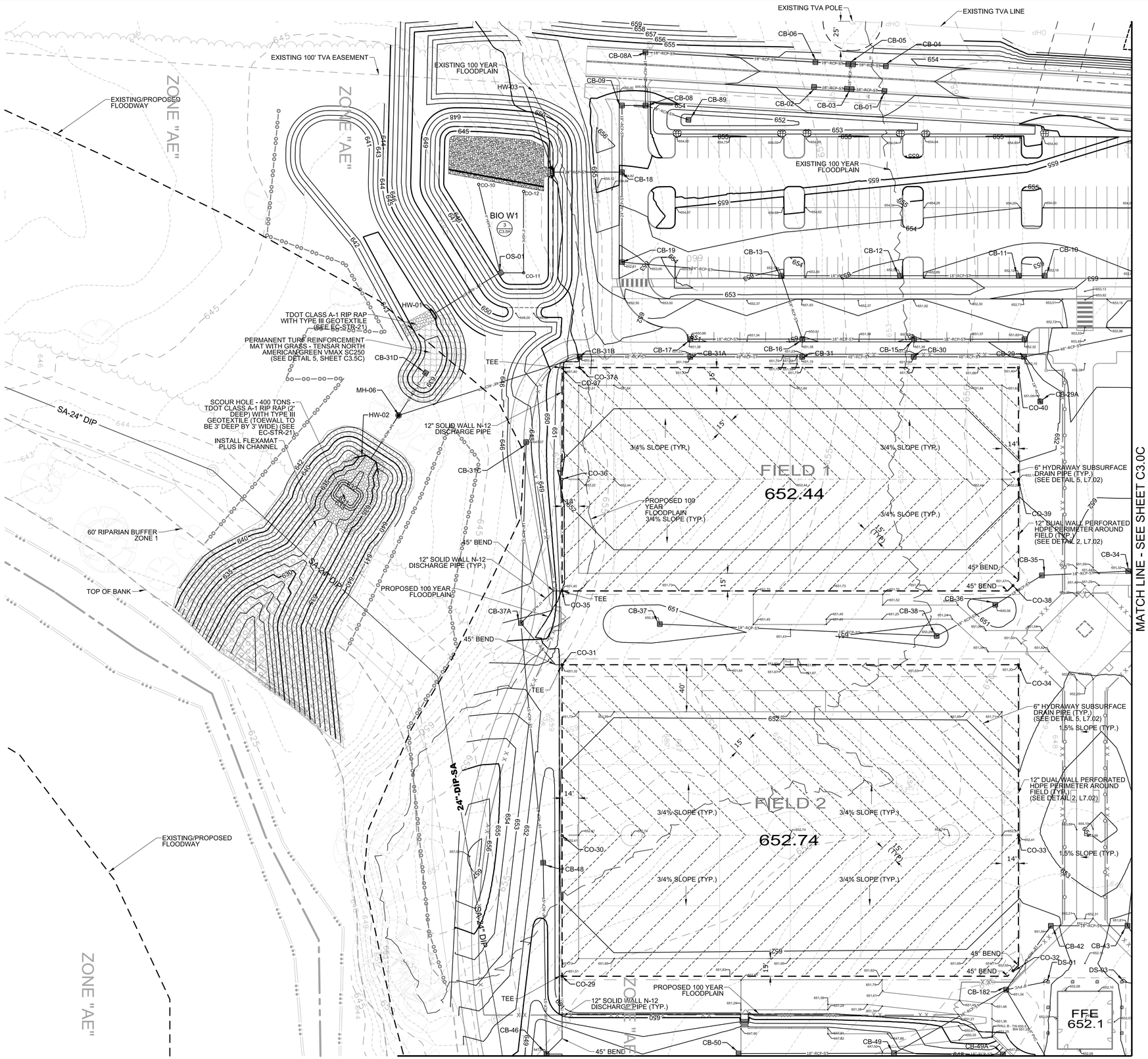
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- PROP. STORM
- DRAINAGE DITCH
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)

FEMA NOTE:

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100-YR FLOOD ELEVATION = 651.00.

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REVISION INFORMATION

REV.#	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	04/06/23	100% CONSTR. FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS PRIOR
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
4-6-23

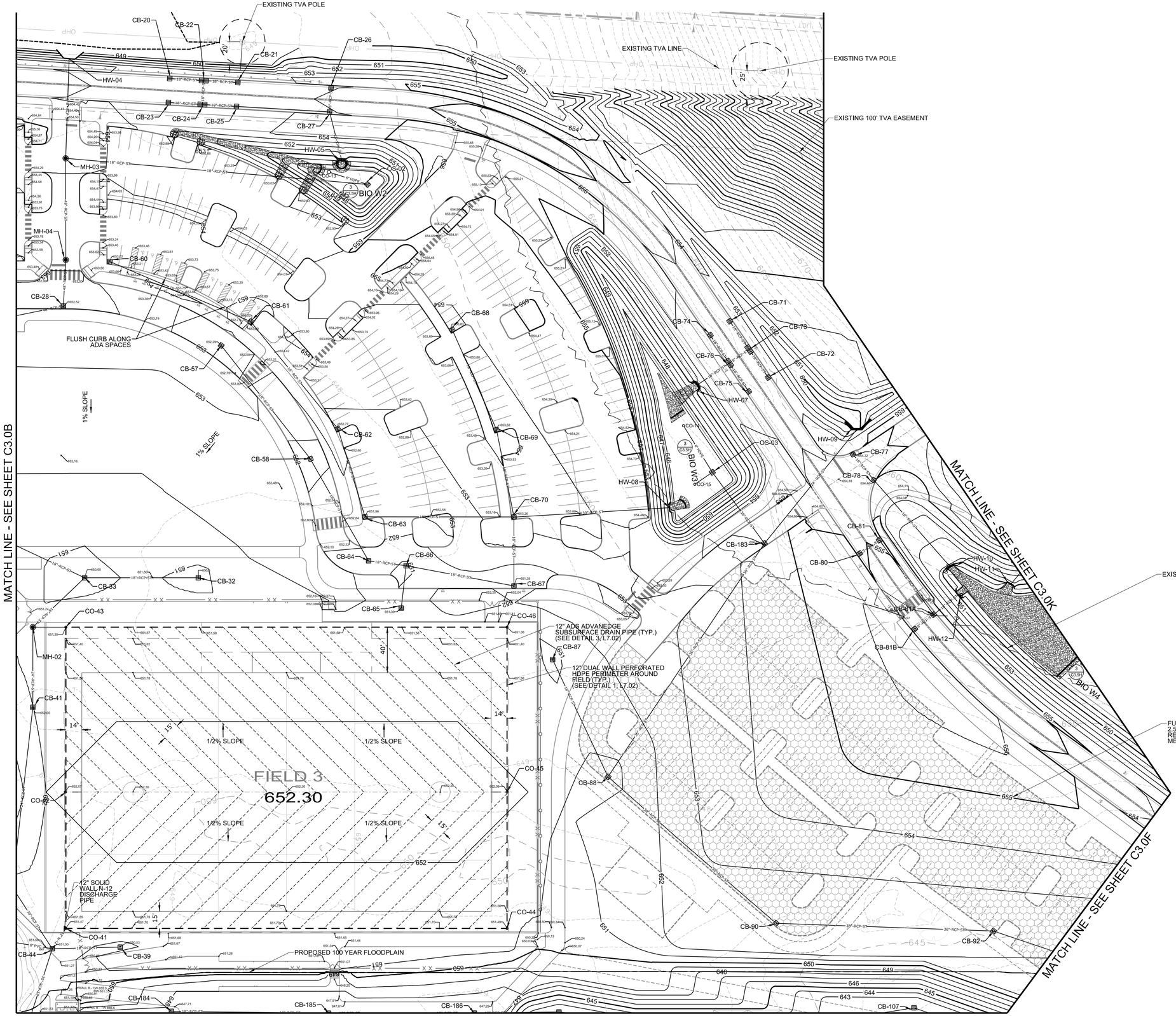
GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- PROP. STORM
- DRAINAGE DITCH
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- FUTURE POROUS PAVERS
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)

FEMA NOTE:

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100-YR FLOOD ELEVATION = 651.00.

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	03/06/23	100% CONSTRUCTION FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

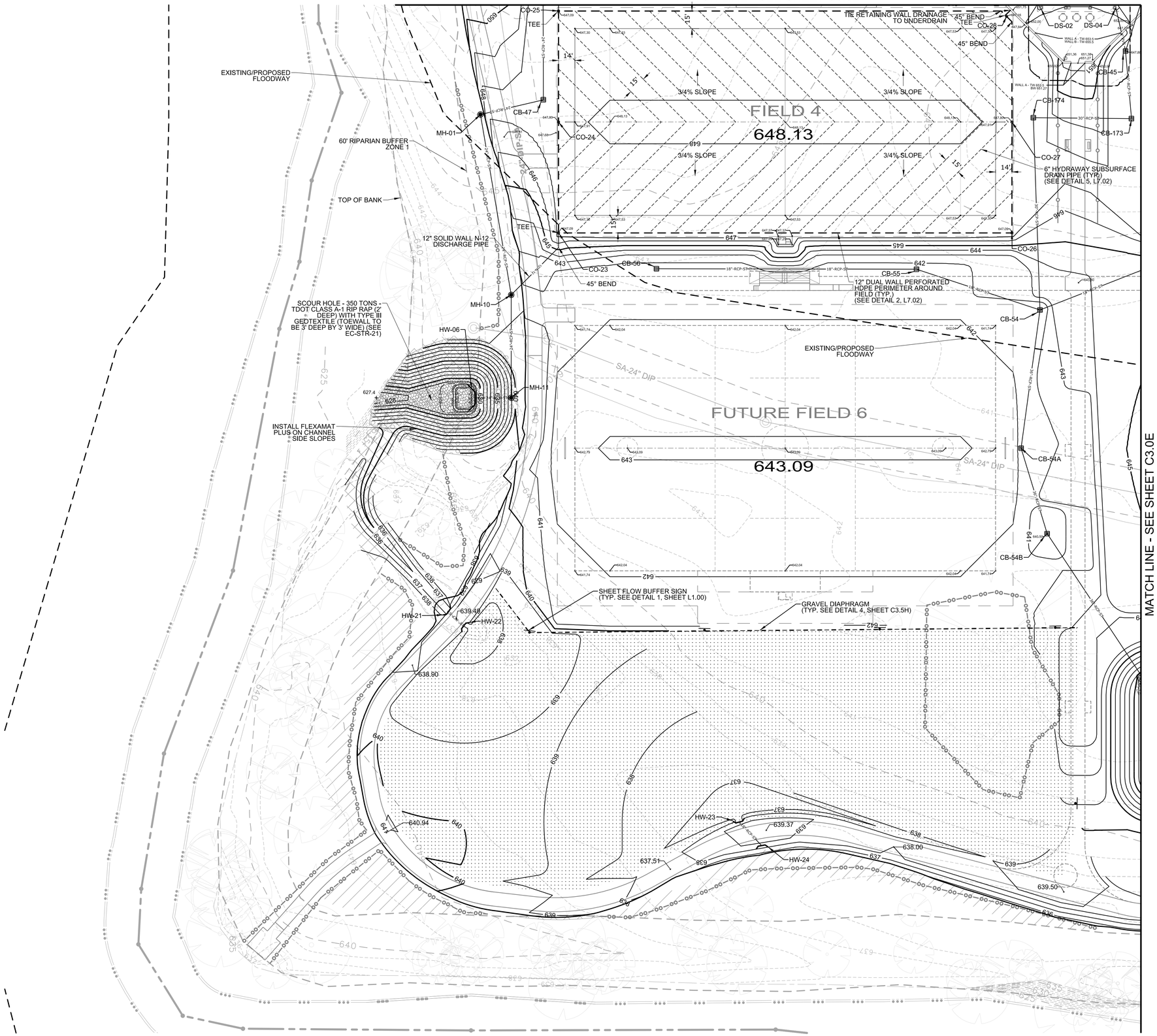
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- SHEET FLOW BUFFER SIGN (SEE DETAIL 1, SHEET L1.00)
- PROP. STORM
- DRAINAGE DITCH
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- GRAVEL DIAPHRAGM (SEE DETAIL 4, SHEET C3.5H)
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- SHEET FLOW TREATMENT

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE AE), 100-YR FLOOD ELEVATION = 651.00.

NOTE: HATCHED AREAS RESERVED FOR SHEET FLOW TREATMENT. AREAS DISTURBED WILL BE AERATED, RESTORED, AND MAINTAINED AT A VEGETATION HEIGHT OF 6" OR GREATER.

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% SUBMITTAL FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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MATCH LINE - SEE SHEET C3.0C

MATCH LINE - SEE SHEET C3.0D

MATCH LINE - SEE SHEET C3.0F

45° BEND
TIE RETAINING WALL DRAINAGE TO UNDERDRAIN USING TEE
45° BEND
CO-49
CO-48
CO-47
CO-50
CO-51
CO-52
CB-104
CB-105
CB-111
CB-112
CB-114
CB-116
CB-117
CB-53
MH-05
6" HYDRAWAY SUBSURFACE DRAIN PIPE (TYP.) (SEE DETAIL 5, L7.02)
12" DUAL WALL PERFORATED HDPE PERIMETER AROUND FIELD (TYP.) (SEE DETAIL 2, L7.02)
FIELD 5
648.30
ZONE "AE"
3/4% SLOPE
FUTURE FIELD 8
644.53
FUTURE FIELD 7
646.03
FUTURE FIELD 9
639.83
EXISTING/PROPOSED FLOODWAY
DETENTION POND 1
HW-40
35 TONS - TDOT CLASS A-1 RIP RAP WITH TYPE III GEOTEXTILE (SEE EC-STR-21)
OS-11
HW-39
HW-25
HW-26
EMERGENCY SPILLWAY
INSTALL FLEXAMAT PLUS IN CHANNEL
SCOUR HOLE - 250 TONS - TDOT CLASS A-1 RIP RAP (2' DEEP) WITH TYPE III GEOTEXTILE (TOEWALL TO BE 3' DEEP BY 3' WIDE) (SEE EC-STR-21)
SHEET FLOW BUFFER SIGN (TYP. SEE DETAIL 1, SHEET L1.00)
GRAVEL DIAPHRAGM (TYP. SEE DETAIL 4, SHEET C3.5H)
60' RIPARIAN BUFFER ZONE 1
TOP OF BANK
SA-24" DIP
18"-RCP-ST
24"-RCP-ST
15"-RCP-ST
SA-18"-DIP

LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- SHEET FLOW BUFFER SIGN (SEE DETAIL 1, SHEET L1.00)
- PROP. STORM
- DRAINAGE DITCH
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- PROP. MAJOR CONTOUR
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- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
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- SHEET FLOW TREATMENT

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MICHAEL DOUGLAS JOHNSON — REGISTERED ENGINEER — AGRICULTURAL — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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PROPERTY INFO

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ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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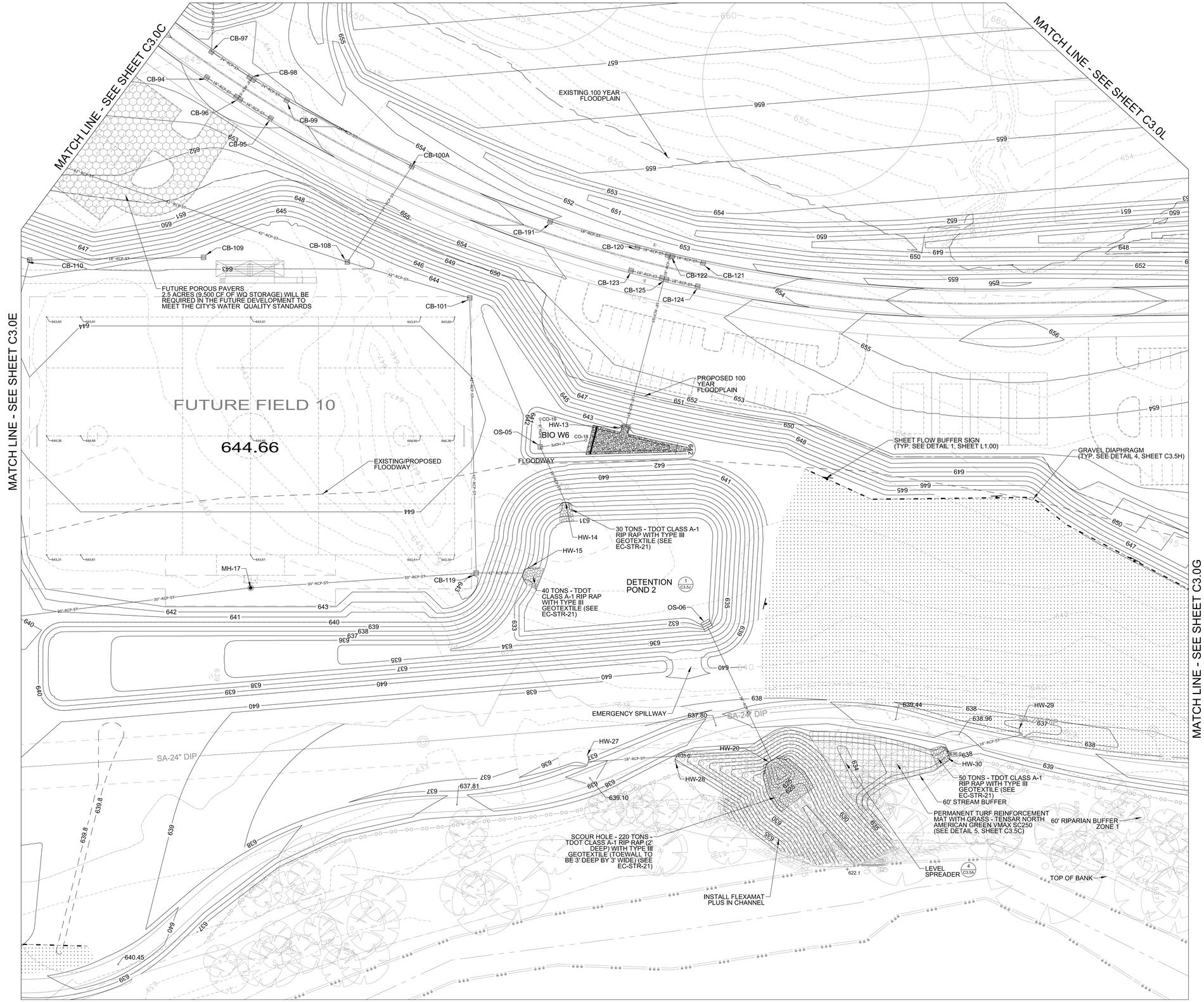
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- SHEET FLOW BUFFER SIGN (SEE DETAIL 1, SHEET L1.00)
- PROP. STORM
- DRAINAGE DITCH
- 653 EXISTING MINOR CONTOUR
- 655 EXISTING MAJOR CONTOUR
- 653 PROP. MINOR CONTOUR
- 655 PROP. MAJOR CONTOUR
- GRAVEL DIAPHRAGM (SEE DETAIL 4, SHEET C3.5H)
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- SHEET FLOW TREATMENT

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE AE).
100-YR FLOOD ELEVATION = 651.00.

NOTE: HATCHED AREAS RESERVED FOR SHEET FLOW TREATMENT. AREAS DISTURBED WILL BE AERATED, RESTORED, AND MAINTAINED AT A VEGETATION HEIGHT OF 6" OR GREATER.

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS ALLEN — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.:	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	10/06/23	ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

C3.0F

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MATCH LINE - SEE SHEET C3.0J

MATCH LINE - SEE SHEET C3.0H

PROPOSED 100 YEAR FLOODPLAIN

DETENTION POND 3

SA-24" DIP

EMERGENCY SPILLWAY

FLUSH CURB ALONG ADA SPACES

FFE 654.18

SCOUR HOLE - 200 TONS - TDOT CLASS A-1 RIP RAP (2' DEEP) WITH TYPE II GEOTEXTILE (TOEWALL TO BE 3' DEEP BY 3' WIDE) (SEE EC-STR-21)

INSTALL FLEXAMAT PLUS IN CHANNEL

CONTRACTOR TO LOCATE EXISTING WELL POINT AND PROTECT FOR FUTURE USE.

SHEET FLOW BUFFER SIGN (TYP. SEE DETAIL 1, SHEET L1.00)

60' RIPARIAN BUFFER ZONE 1

TOP OF BANK

EXISTING/PROPOSED FLOODWAY

GRAVEL DIAPHRAGM (TYP. SEE DETAIL 4, SHEET C3.5H)

35 TONS - TDOT CLASS A-1 RIP RAP WITH TYPE III GEOTEXTILE (SEE EC-STR-21)

30 TONS - TDOT CLASS A-1 RIP RAP WITH TYPE III GEOTEXTILE (SEE EC-STR-21)

BIO W7

LEVEL SPREADER

LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- SHEET FLOW BUFFER SIGN (SEE DETAIL 1, SHEET L1.00)
- PROP. STORM
- DRAINAGE DITCH
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- GRAVEL DIAPHRAGM (SEE DETAIL 4, SHEET C3.5H)
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- SHEET FLOW TREATMENT

FEMA NOTE:

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MICHAEL DOUGLAS [illegible] REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	03/06/23	ISSUED FOR PERMIT
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PROPERTY INFO

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ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
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C3.0G

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MATCH LINE - SEE SHEET C3.0J

GRAVEL DIAPHRAGM
(TYP. SEE DETAIL 4, SHEET C3.5H)

EXISTING/PROPOSED
FLOODWAY

642.57

643.50

641.70

HW-33

640.53

HW-34

SA-24" DIP

PROPOSED FLOODWAY

SHEET FLOW BUFFER SIGN
(TYP. SEE DETAIL 1, SHEET L1.00)

BRIDGE AND PORTION OF
ROADWAY BY OTHERS

60' RIPARIAN BUFFER
ZONE 1

TOP OF BANK

END BRIDGE

CENTERLINE OF THE
HARPETH RIVER

N

FEMA NOTE:

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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- SHEET FLOW BUFFER SIGN (SEE DETAIL 1, SHEET L1.00)
- 18"-RCP-STORM — PROP. STORM
- DRAINAGE DITCH
- 653 — EXISTING MINOR CONTOUR
- 655 — EXISTING MAJOR CONTOUR
- 653 — PROP. MINOR CONTOUR
- 655 — PROP. MAJOR CONTOUR
- GRAVEL DIAPHRAGM (SEE DETAIL 4, SHEET C3.5H)
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- SHEET FLOW TREATMENT

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PANEL NO. 47187 C0214 G, 12/22/16

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MICHAEL DOUGLAS JOHNSON — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

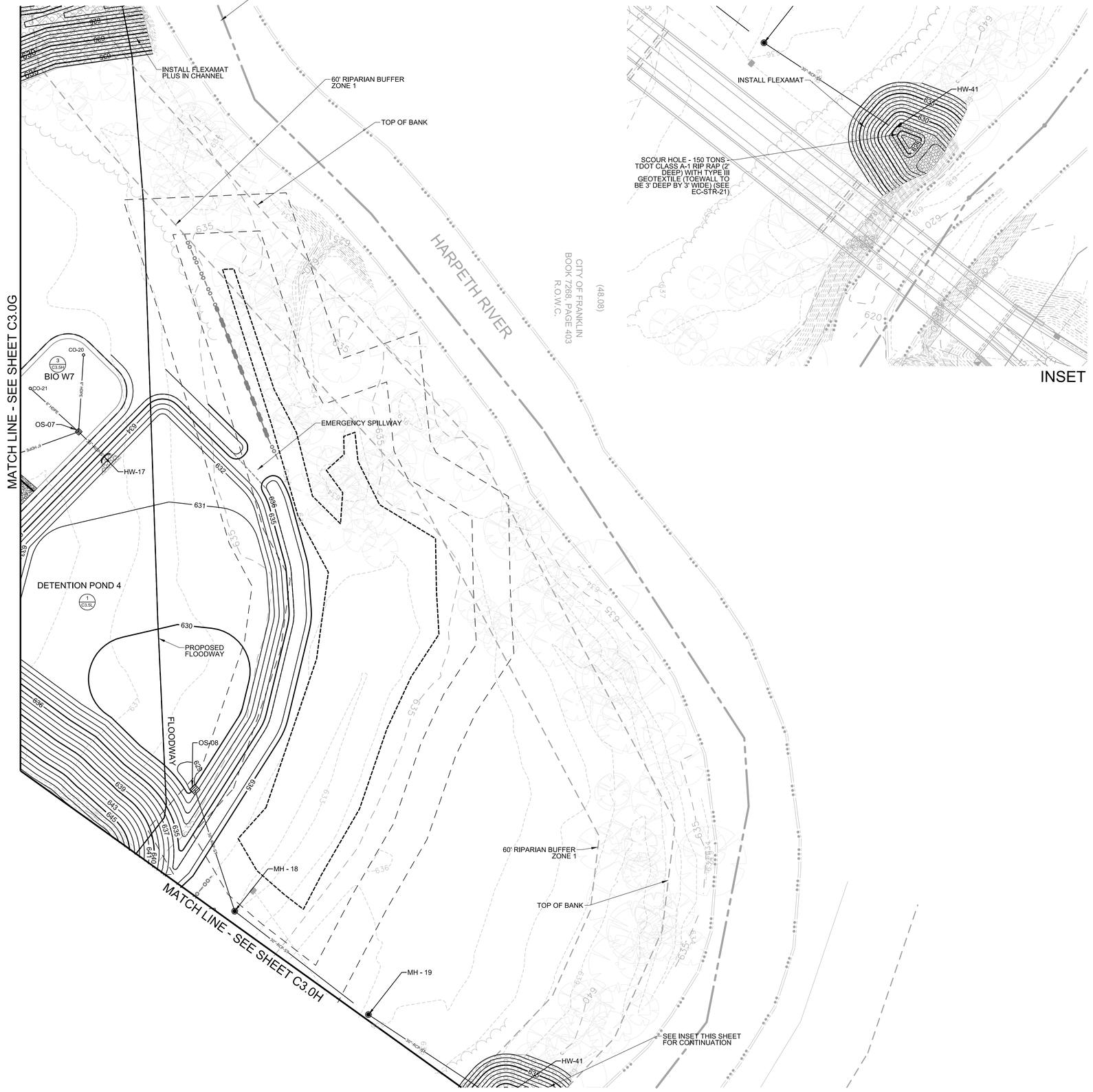
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
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100-YR FLOOD ELEVATION = 651.00.

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PANEL NO. 47187 C0214 G, 12/22/16

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MICHAEL DOUGLAS PARKER — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
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3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

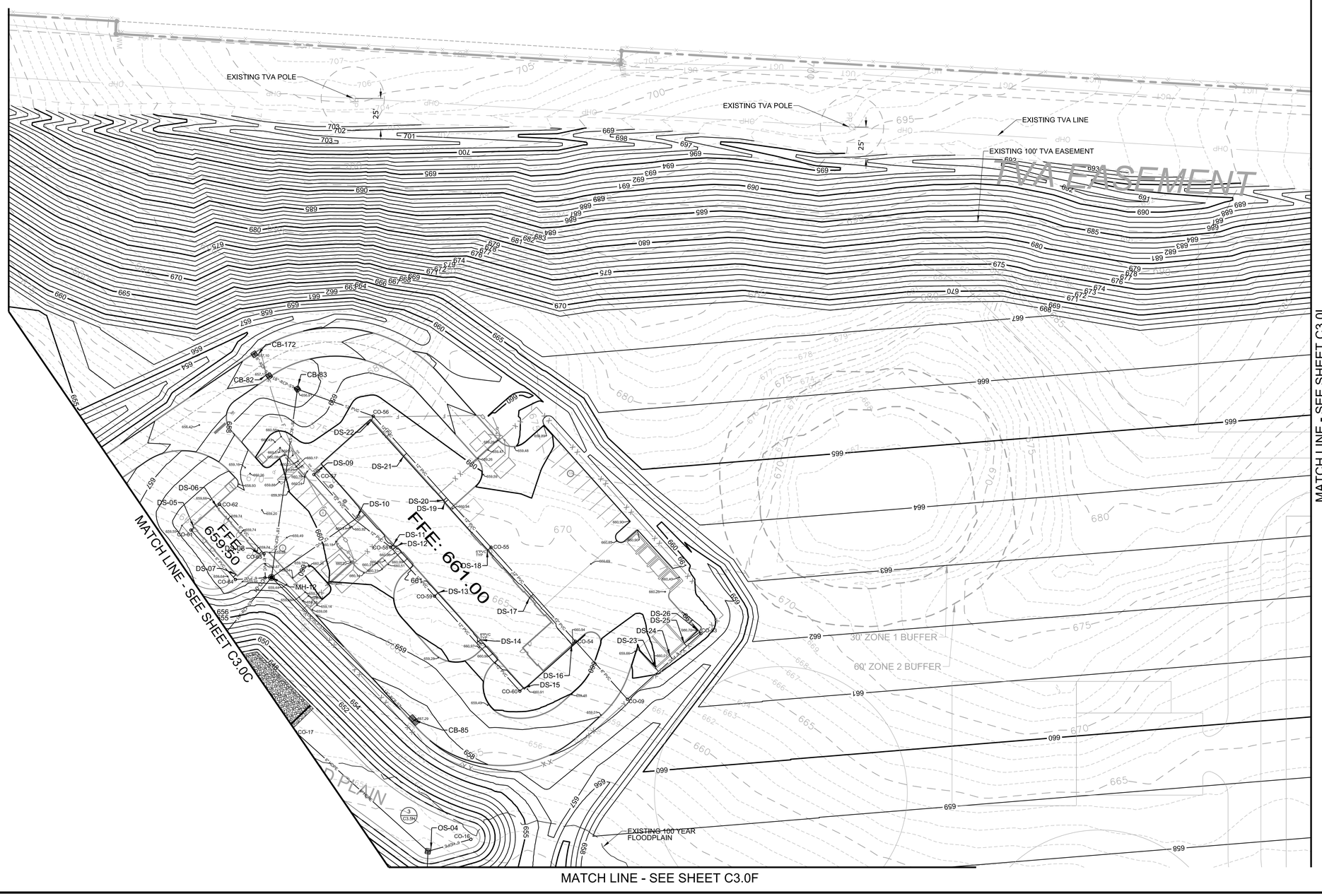
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- PROP. STORM
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100-YR FLOOD ELEVATION = 651.00.

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PROPERTY INFO

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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MICHAEL DOUGLAS JOHNSON
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

REVISION INFORMATION

REV:	DR.	CHK:	DATE	DESCRIPTION
0	JP	MDP	03/07/23	100% COMPLETE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

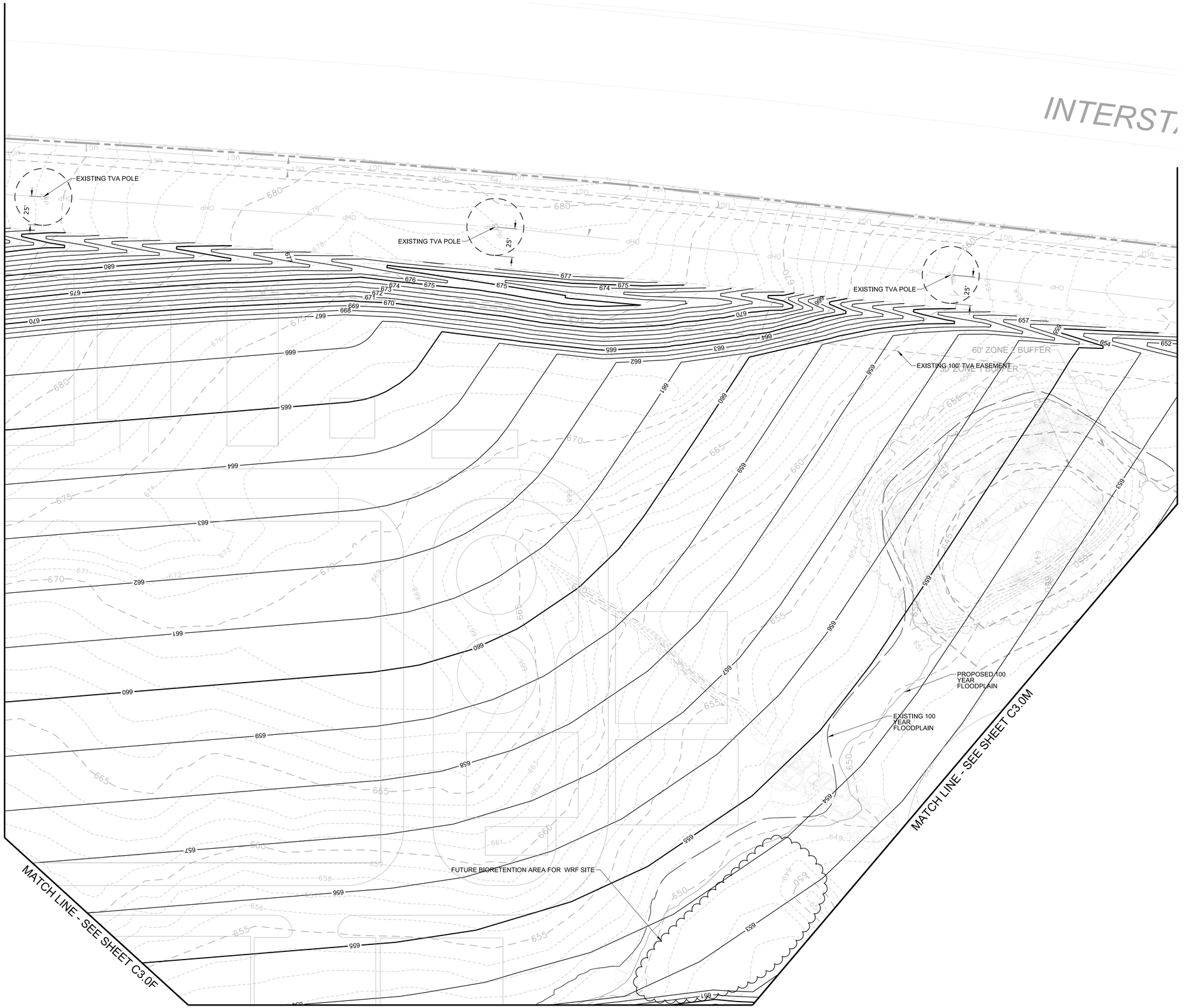
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LEGEND:

- TDOT STANDARD ENDWALL
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MICHAEL DOUGLAS MCDONALD
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	PROGRESS FOR PERMIT
				DRT COMMENTS RESUBMITTAL

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
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3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

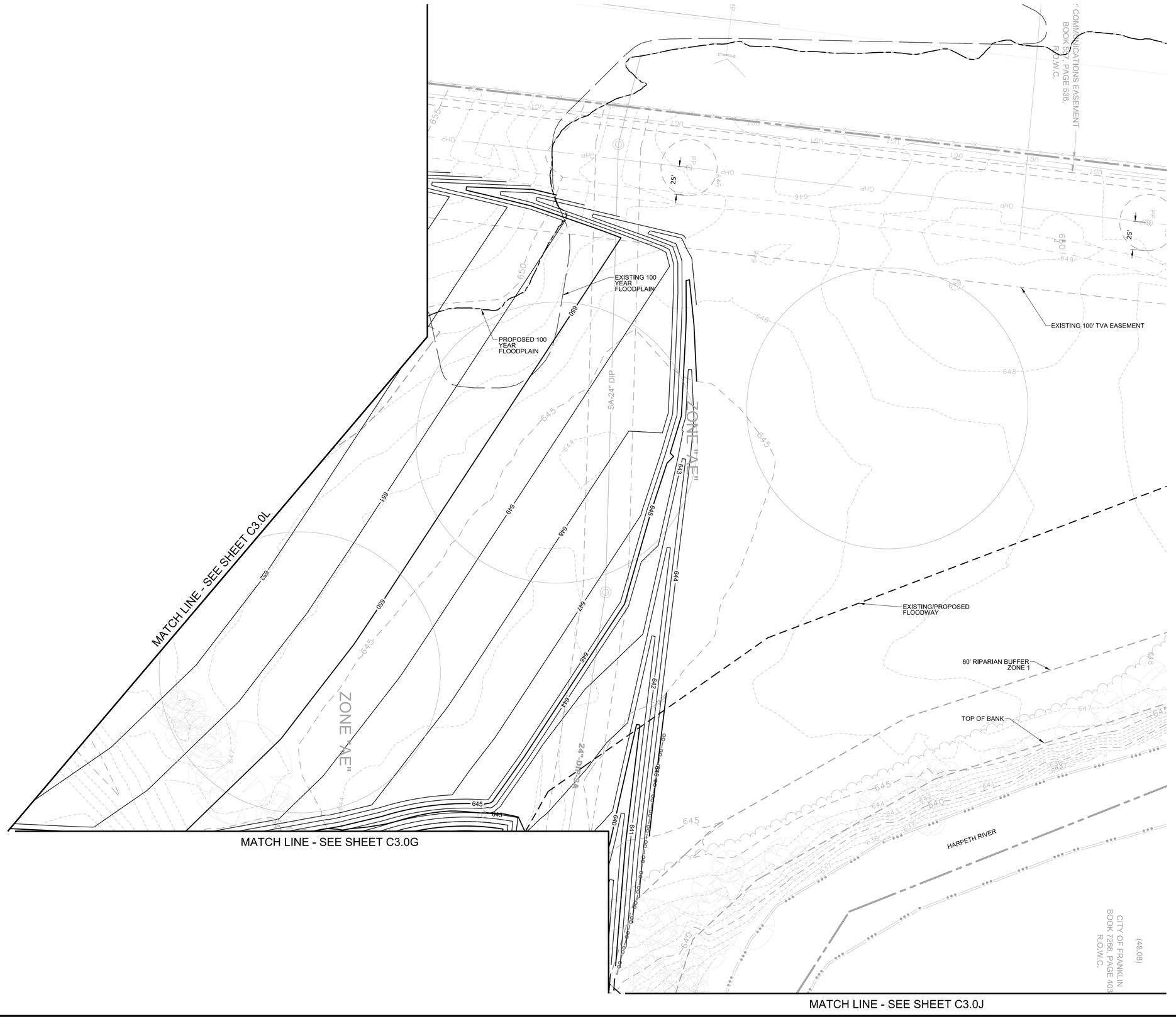
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
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PHONE (615) 254-1500 // FAX (615) 250-4572

MICHAEL DOUGLAS WOOD — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

GRADING AND DRAINAGE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/24/23	100% PLANS FOR PERMIT
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EXISTING 100 YEAR FLOODPLAIN

FIELD 2

652.74

FIELD 3

652.30

FIELD 4

648.13

FIELD 5

64

ZONE "AE"

40' SEWER EASEMENT

CO-33 CO-32 CO-28 CO-27 CO-41 CO-48 CO-49

CB-42 CB-43 CB-44 CB-45 CB-49 CB-49A CB-39 CB-182 CB-184 CB-185 CB-173 CB-174

DS-01 DS-02 DS-03 DS-04

FFE 652.1

PB

WALL A - TW 653.5
WALL B - TW 655.5
BW 651.25

WALL A - TW 653.5
BW 651.27

WALL B - TW 655.5
BW 651.15

WALL B - TW 655.5

WALL A - TW 653.5
WALL B - TW 655.5

18"-RCP-ST 24"-RCP-ST 30"-RCP-ST 6" PVC

652 653 654 655 650 651 649 648 647 646 645

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

20' 10' 0' 20' 40'

SCALE: 1 INCH = 20 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GIGLIO — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109139 — STATE OF TENNESSEE — 4-6-23

CONCESSIONS PLAZA GRADING (COF NO.8134)

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	04/06/23	DESIGN SET FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

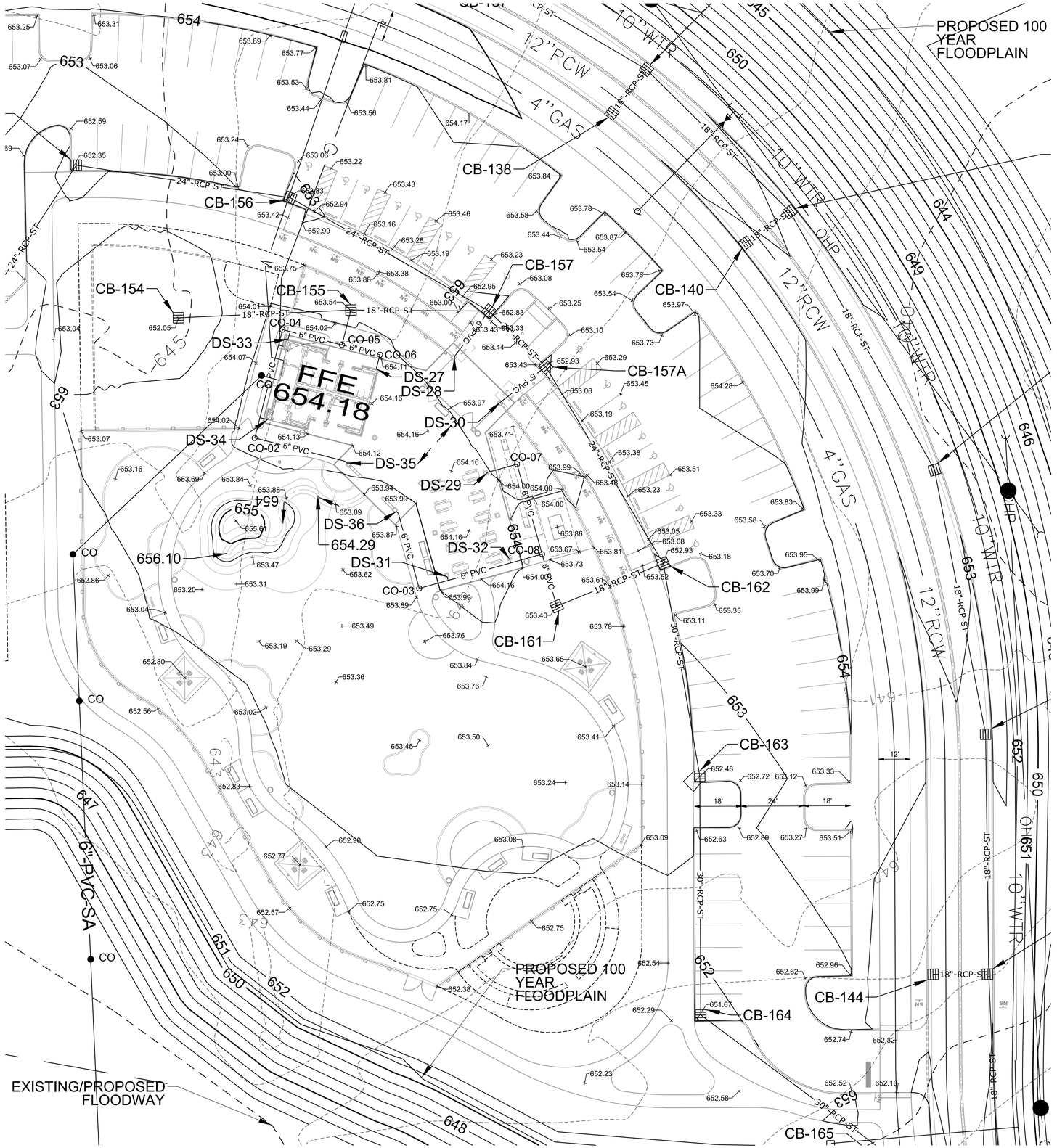
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LEGEND:

- TDOT STANDARD ENDWALL
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- TDOT STANDARD MANHOLE
- CURB CUT W/ BOULDER SPLASH BLOCK
- PROP. STORM
- DRAINAGE DITCH
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- RIVER ROCK (SEE BIORETENTION POND DETAIL) (SHEET 3, DETAIL C3.5H)
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)

FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE AE AREA OF 1% ANNUAL CHANCE FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0214G, DATED DECEMBER 22, 2016. (ZONE AE).
100-YR FLOOD ELEVATION = 651.00.

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS PERRY
REGISTERED
NO. 120181
AGENT
STATE OF TENNESSEE
NOT FOR CONSTRUCTION
4-6-23

PLAYGROUND ENLARGEMENT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

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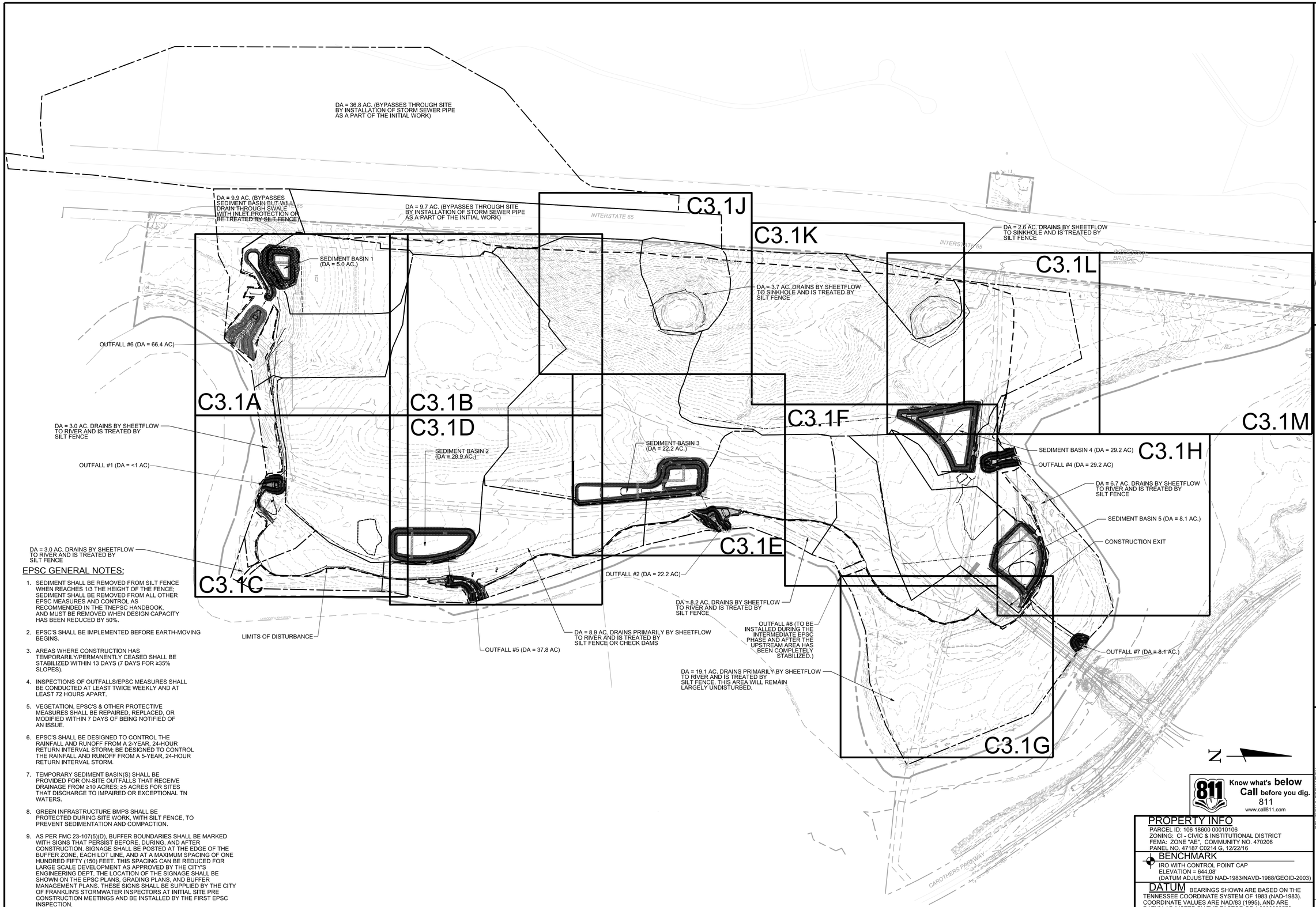
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EPSC GENERAL NOTES:

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. EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 13 DAYS (7 DAYS FOR ≥35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSC'S & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. EPSC'S 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.
7. 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.
8. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
9. AS PER FMC 23-107(5)(D), BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY'S ENGINEERING DEPT. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE EPSC PLANS, GRADING PLANS, AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTORS AT INITIAL SITE PRE CONSTRUCTION MEETINGS AND BE INSTALLED BY THE FIRST EPSC INSPECTION.
10. SILT FENCE WITH WIRE BACKING SHALL BE USED ALONG ALL BUFFER AREAS.

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MICHAEL DOUGLAS CARTER
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
4-6-23

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PANEL NO. 47187 C0214 G, 12/22/16

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OVERALL INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

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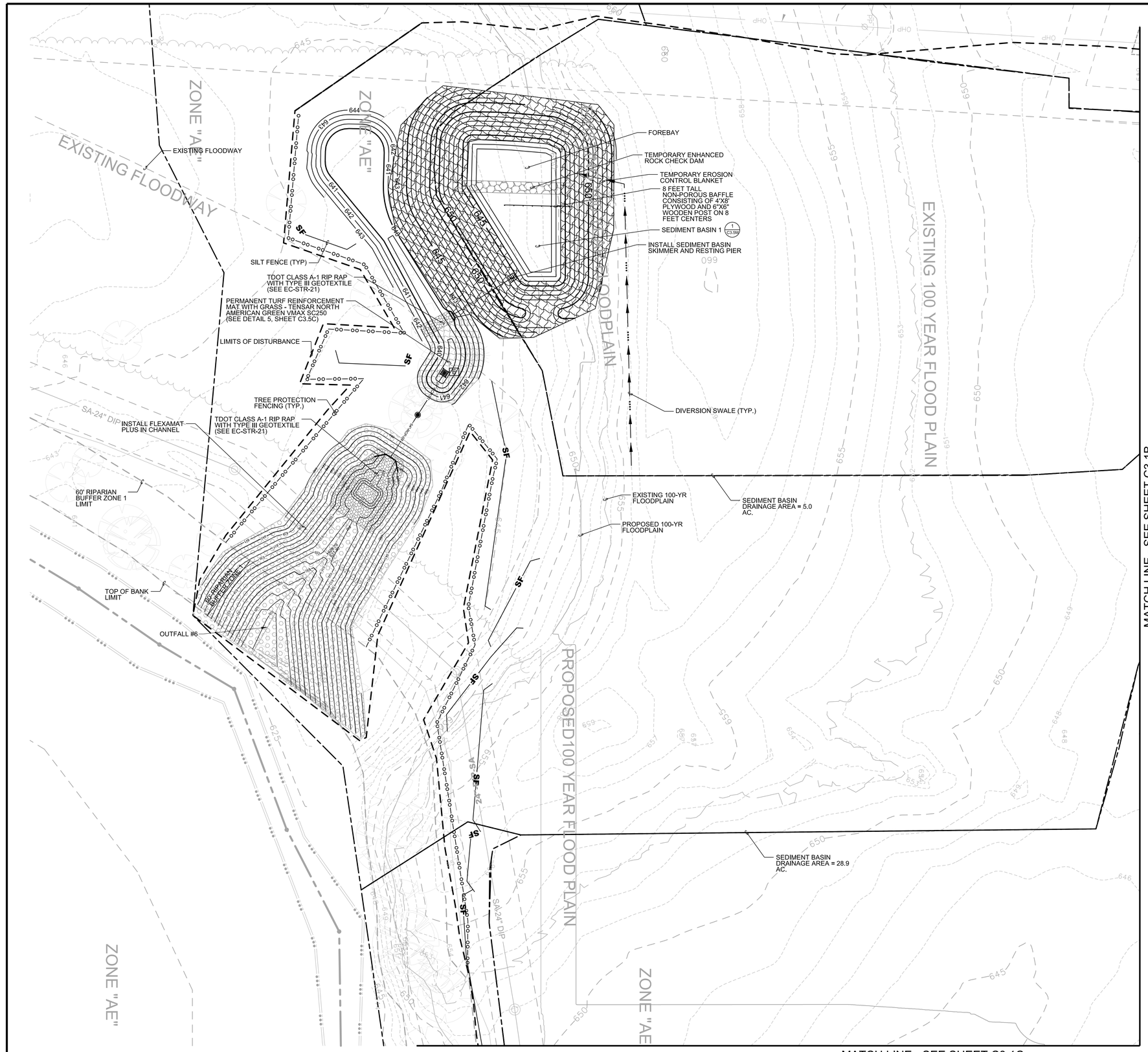
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)
- CD — ROCK CHECK DAM OR STACKED FILTER SOCKS (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)

PHASE 1 SEQUENCING:

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK.
2. THE CONTRACTOR SHALL INSTALL AND STABILIZE OUTFALLS AS SHOWN.
3. THE CONTRACTOR SHALL INSTALL DIVERSION PIPE AS SHOWN.
4. THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE WITH BACKING, CHECK DAMS, INLET PROTECTION, AND CULVERT PROTECTION AFTER THE CONSTRUCTION EXIT HAS BEEN ESTABLISHED.
5. SILT FENCE WITH BACKING SHALL BE USED ON LOW SIDE OF ANY DISTURBANCES ALONG ALL BUFFERS.
6. THE CONTRACTOR SHALL INSTALL SEDIMENT BASINS AND ASSOCIATED MEASURES AS SHOWN.

NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.

SEDIMENT BASIN NOTES:

1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
9. WHEN CONVERTING THE SEDIMENT BASIN TO BIO-RETENTION:
   - DE-WATER THE SEDIMENT BASIN BY PUMPING THE REMAINING WATER THROUGH A SEDIMENT FILTER BAG.
   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
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40' 20' 0' 40' 80'
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MICHAEL DOUGLAS MOORE — REGISTERED ENGINEER — No. 109139 — STATE OF TENNESSEE — 4-6-23

INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
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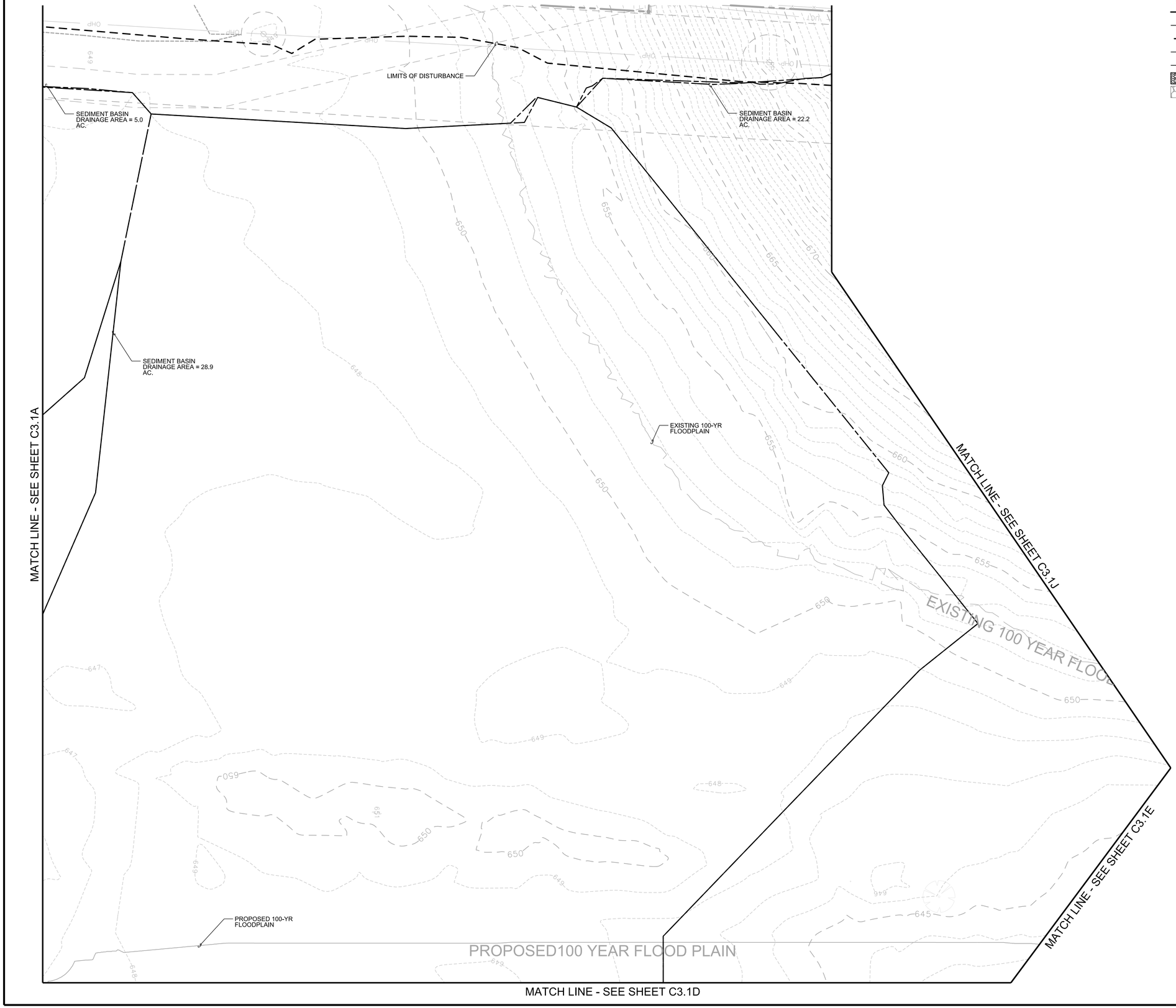
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CE — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
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1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK.
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2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
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MATCH LINE - SEE SHEET C3.1A



MATCH LINE - SEE SHEET C3.1D

LEGEND:

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   - DE-WATER THE SEDIMENT BASIN BY PUMPING THE REMAINING WATER THROUGH A SEDIMENT FILTER BAG.
   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS WOOD — REGISTERED ENGINEER — AGRICULTURAL — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	03/06/23	ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

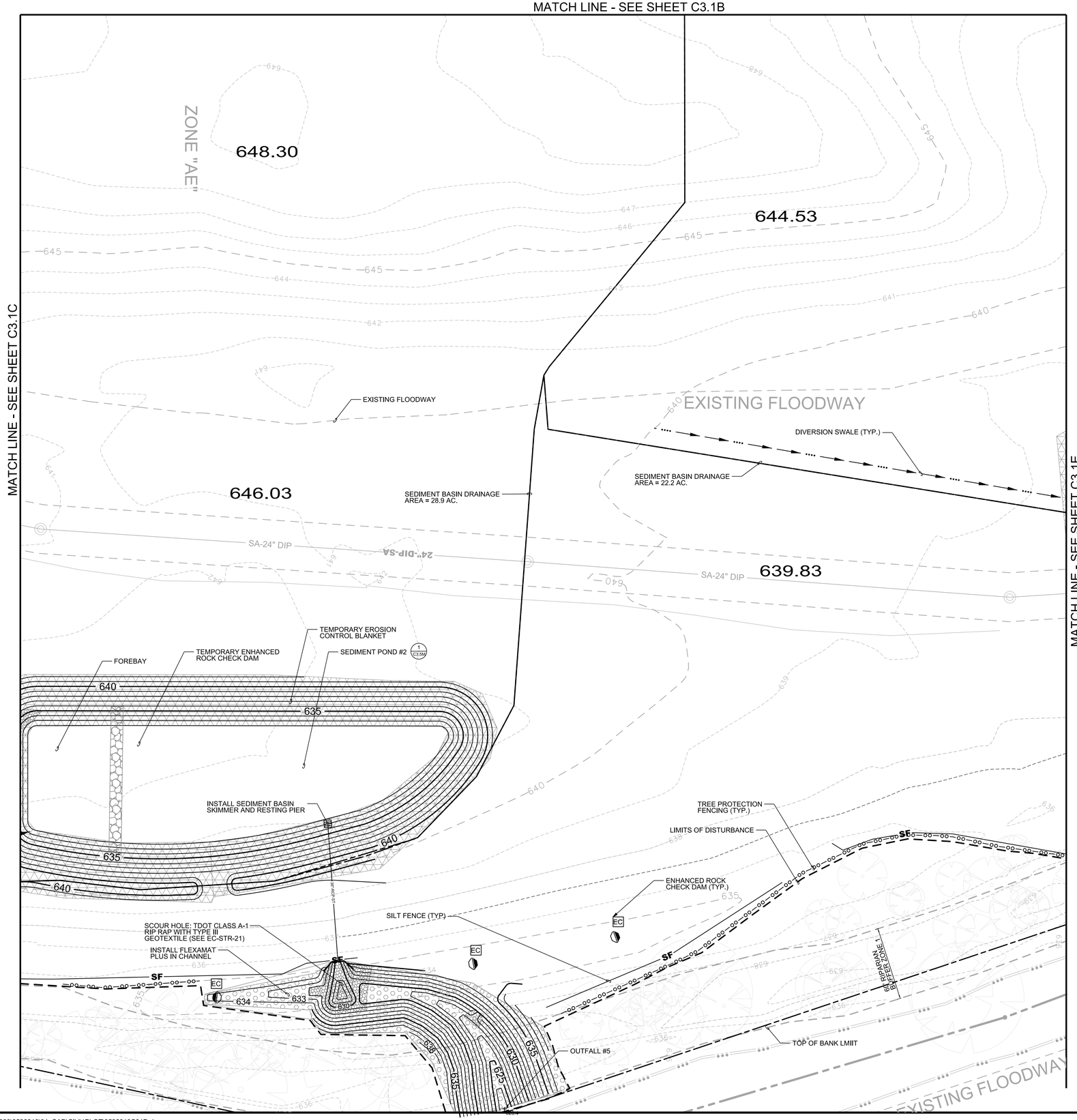
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)
- CD — ROCK CHECK DAM OR STACKED FILTER SOCKS (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)

PHASE 1 SEQUENCING:

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK.
2. THE CONTRACTOR SHALL INSTALL AND STABILIZE OUTFALLS AS SHOWN.
3. THE CONTRACTOR SHALL INSTALL DIVERSION PIPE AS SHOWN.
4. THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE WITH BACKING, CHECK DAMS, INLET PROTECTION, AND CULVERT PROTECTION AFTER THE CONSTRUCTION EXIT HAS BEEN ESTABLISHED.
5. SILT FENCE WITH BACKING SHALL BE USED ON LOW SIDE OF ANY DISTURBANCES ALONG ALL BUFFERS.
6. THE CONTRACTOR SHALL INSTALL SEDIMENT BASINS AND ASSOCIATED MEASURES AS SHOWN.

NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.

SEDIMENT BASIN NOTES:

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2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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MICHAEL DOUGLAS GOAD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
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01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

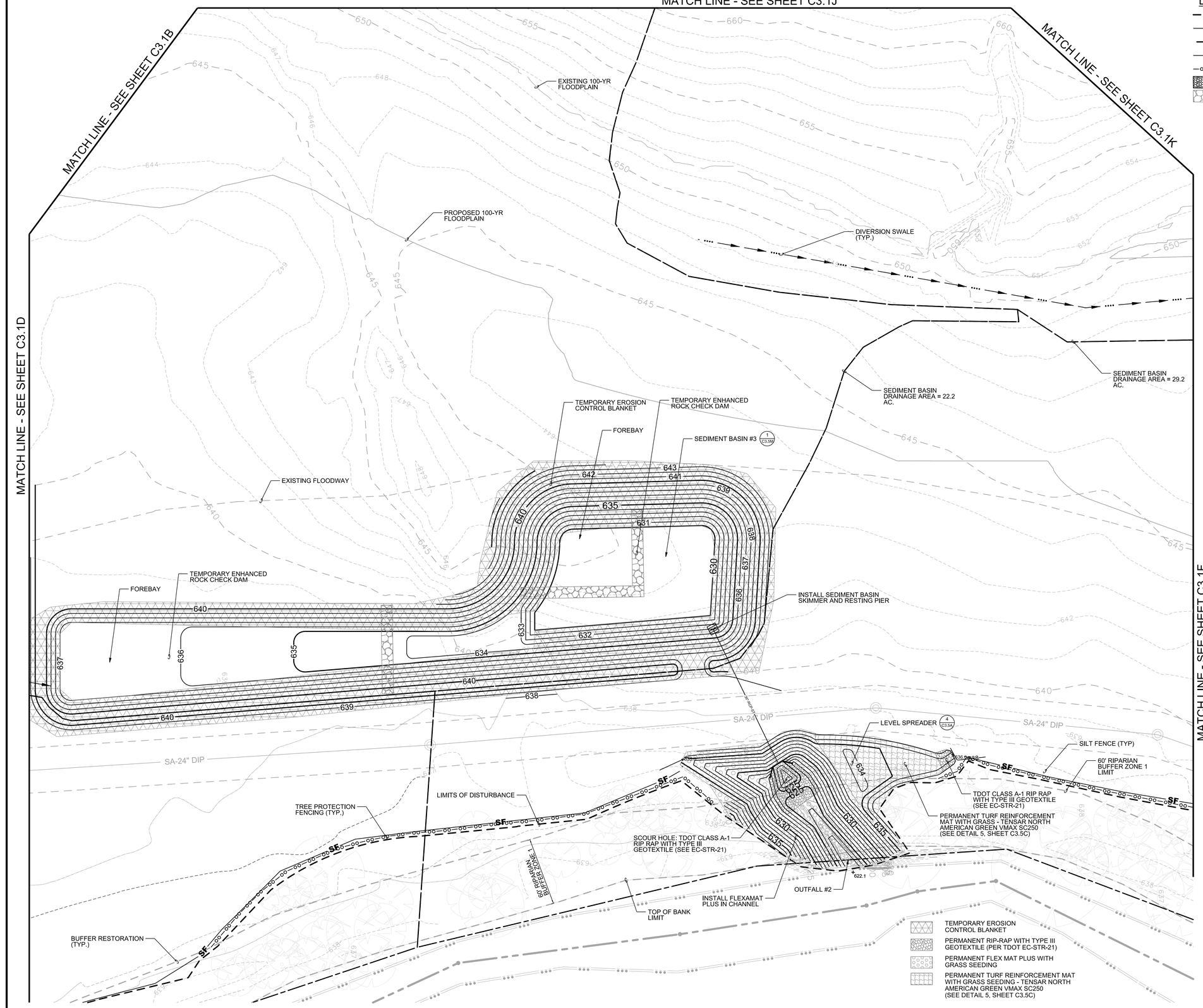
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
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1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK.
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PARCEL ID: 106 18600 00010106
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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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MICHAEL DOUGLAS TIGG — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	03/10/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

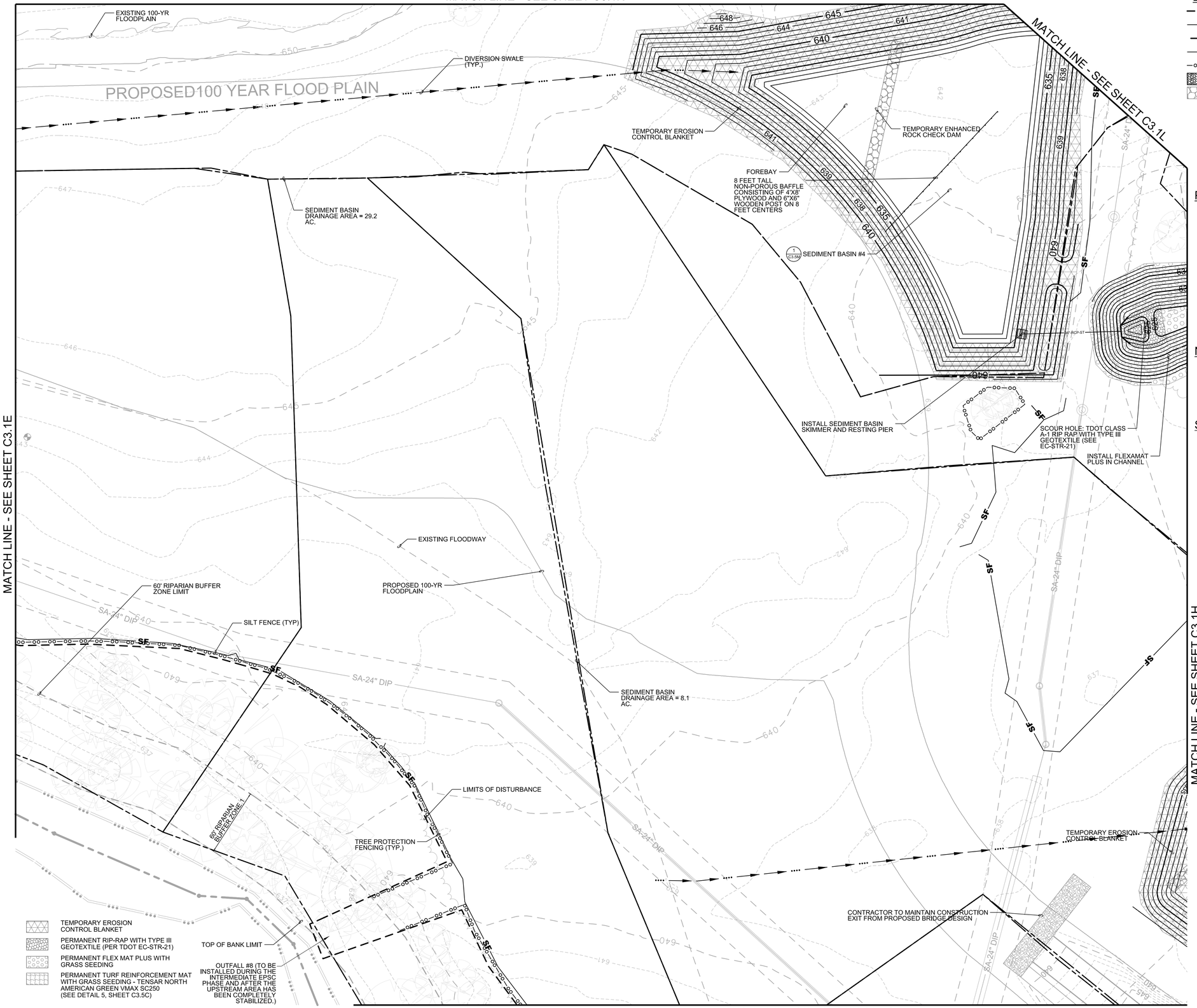
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
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2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
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SEDIMENT BASIN NOTES:

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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

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ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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MICHAEL DOUGLAS CLAY — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

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INITIAL EROSION & SEDIMENT CONTROL PLAN

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3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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LEGEND:

- DISTURBANCE/PROJECT LIMITS
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MICHAEL DOUGLAS JOHNSON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
00	JP	MDP	03/20/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

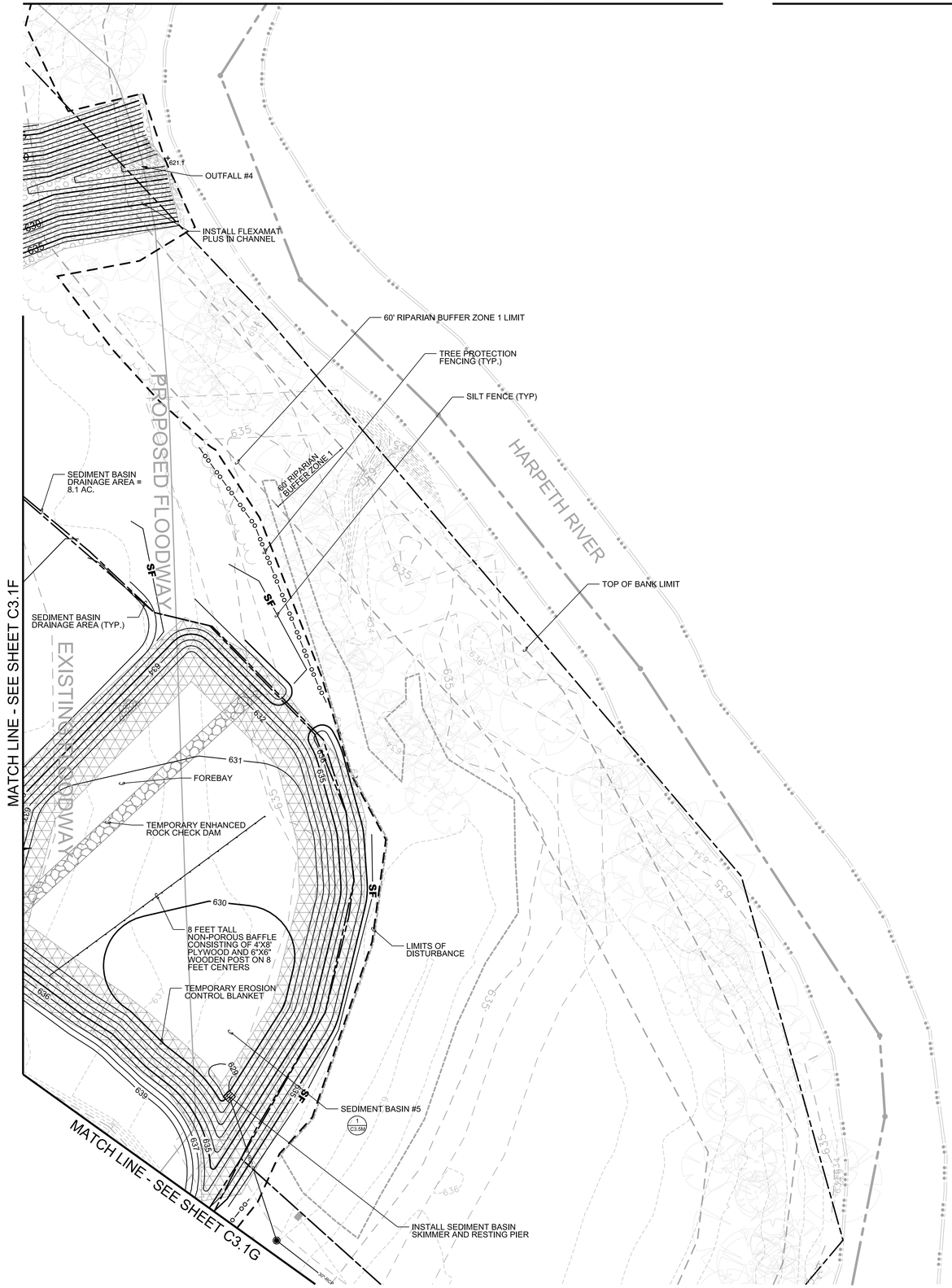
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)
- CD — ROCK CHECK DAM OR STACKED FILTER SOCKS (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)

PHASE 1 SEQUENCING:

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK.
2. THE CONTRACTOR SHALL INSTALL AND STABILIZE OUTFALLS AS SHOWN.
3. THE CONTRACTOR SHALL INSTALL DIVERSION PIPE AS SHOWN.
4. THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE WITH BACKING, CHECK DAMS, INLET PROTECTION, AND CULVERT PROTECTION AFTER THE CONSTRUCTION EXIT HAS BEEN ESTABLISHED.
5. SILT FENCE WITH BACKING SHALL BE USED ON LOW SIDE OF ANY DISTURBANCES ALONG ALL BUFFERS.
6. THE CONTRACTOR SHALL INSTALL SEDIMENT BASINS AND ASSOCIATED MEASURES AS SHOWN.

NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.

SEDIMENT BASIN NOTES:

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2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
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   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

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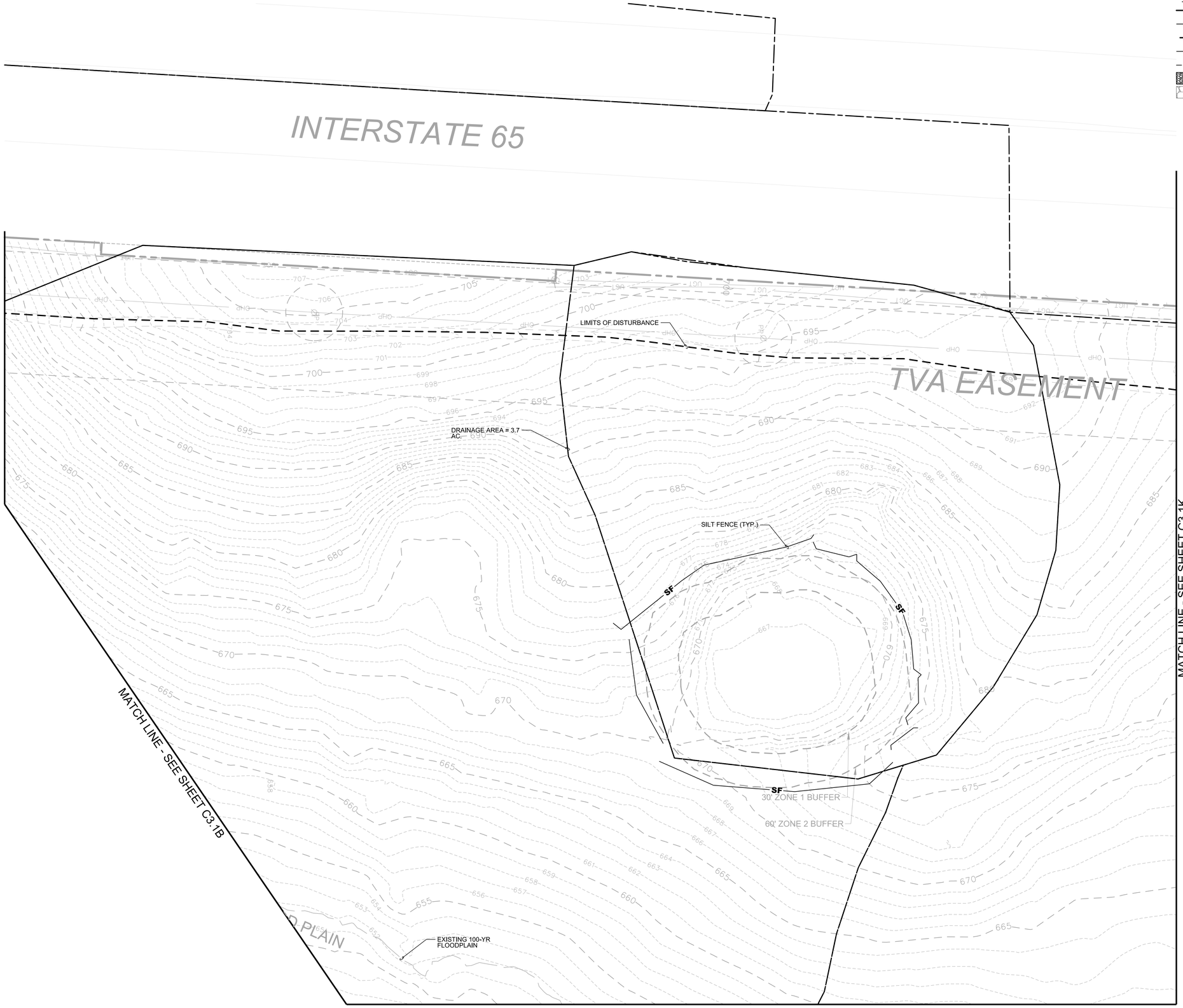
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DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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MICHAEL DOUGLAS GOAD — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

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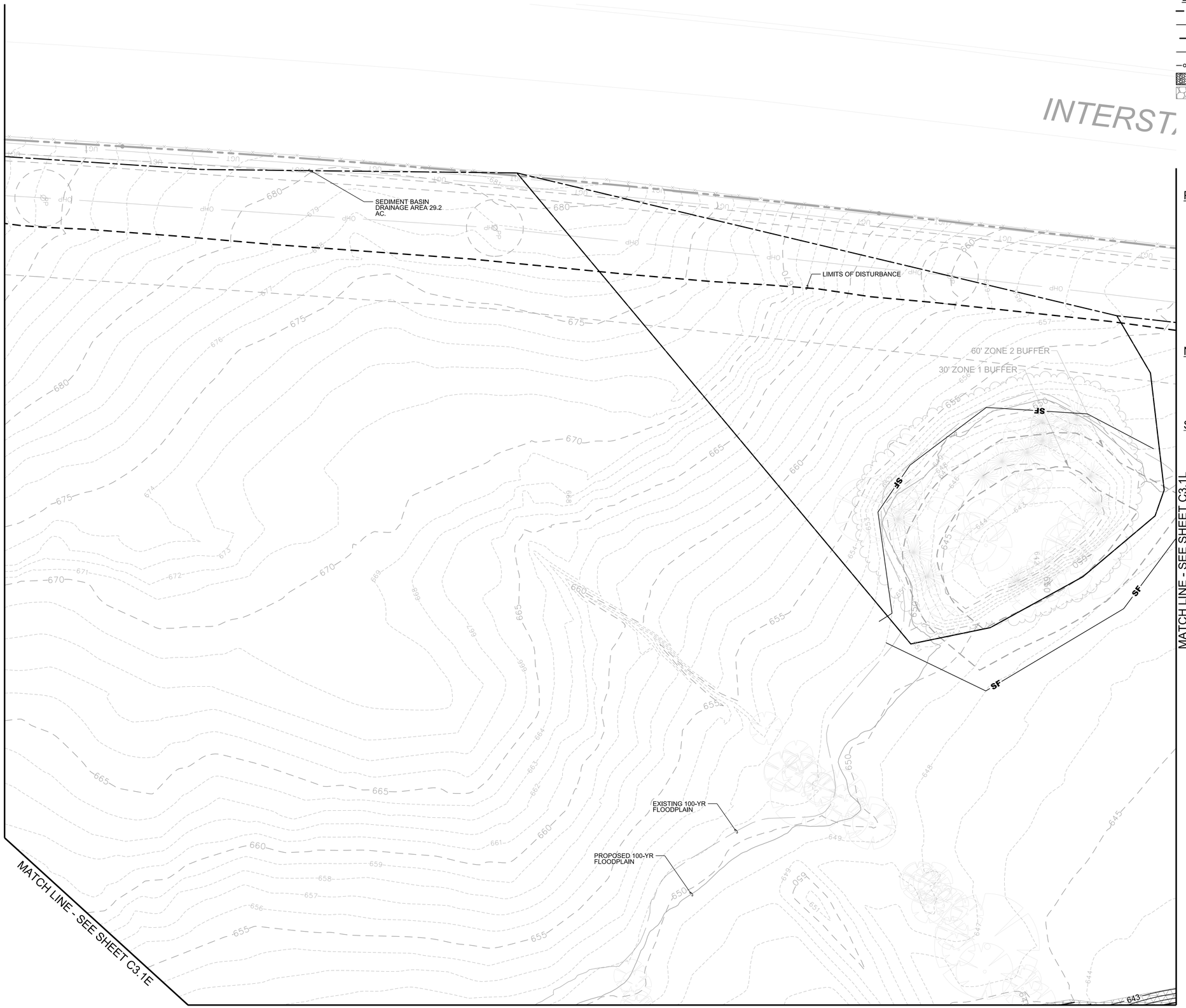
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PANEL NO. 47187 C0214 G, 12/22/16

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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — No. 109138 — STATE OF TENNESSEE — 4-6-23

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DESCRIPTION
ISSUE FOR PERMIT
DRT COMMENTS RESUBMITTAL

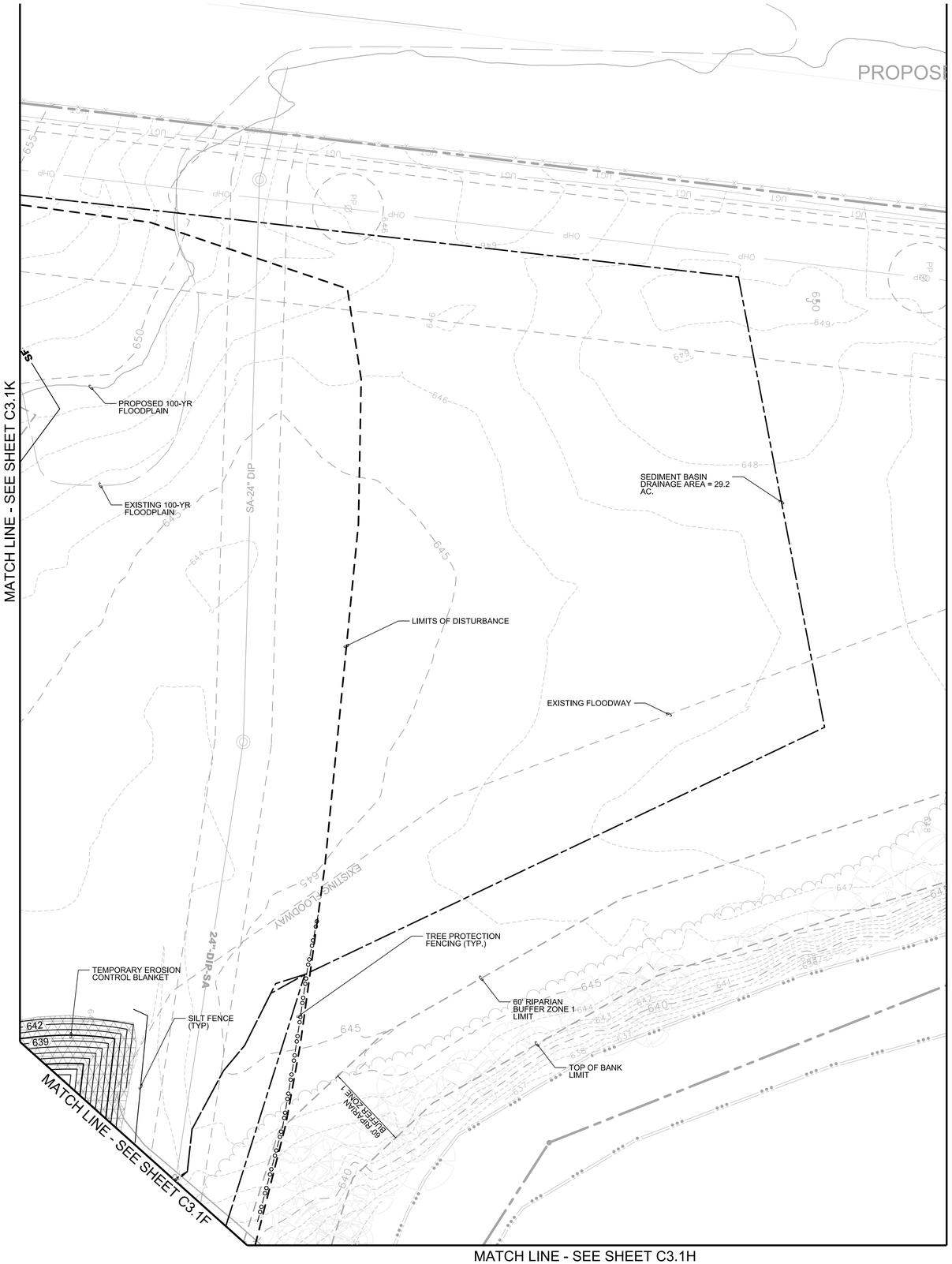
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CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

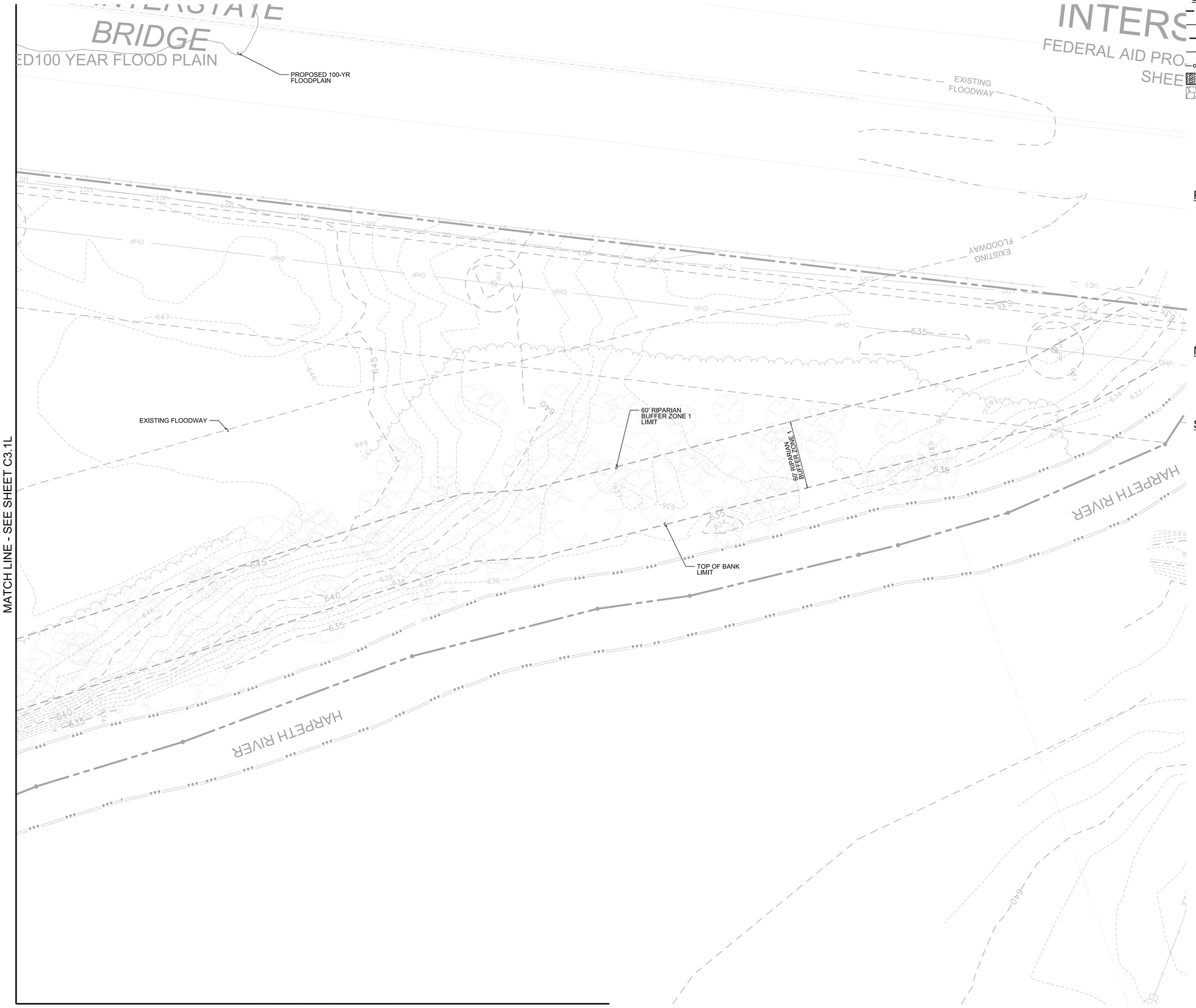
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)
- CD — ROCK CHECK DAM OR STACKED FILTER SOCKS (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)

PHASE 1 SEQUENCING:

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK.
2. THE CONTRACTOR SHALL INSTALL AND STABILIZE OUTFALLS AS SHOWN.
3. THE CONTRACTOR SHALL INSTALL DIVERSION PIPE AS SHOWN.
4. THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE WITH BACKING, CHECK DAMS, INLET PROTECTION, AND CULVERT PROTECTION AFTER THE CONSTRUCTION EXIT HAS BEEN ESTABLISHED.
5. SILT FENCE WITH BACKING SHALL BE USED ON LOW SIDE OF ANY DISTURBANCES ALONG ALL BUFFERS.
6. THE CONTRACTOR SHALL INSTALL SEDIMENT BASINS AND ASSOCIATED MEASURES AS SHOWN.

NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.

SEDIMENT BASIN NOTES:

1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
9. WHEN CONVERTING THE SEDIMENT BASIN TO BIO-RETENTION:
   - DE-WATER THE SEDIMENT BASIN BY PUMPING THE REMAINING WATER THROUGH A SEDIMENT FILTER BAG.
   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109138
STATE OF TENNESSEE
4-6-23

INITIAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

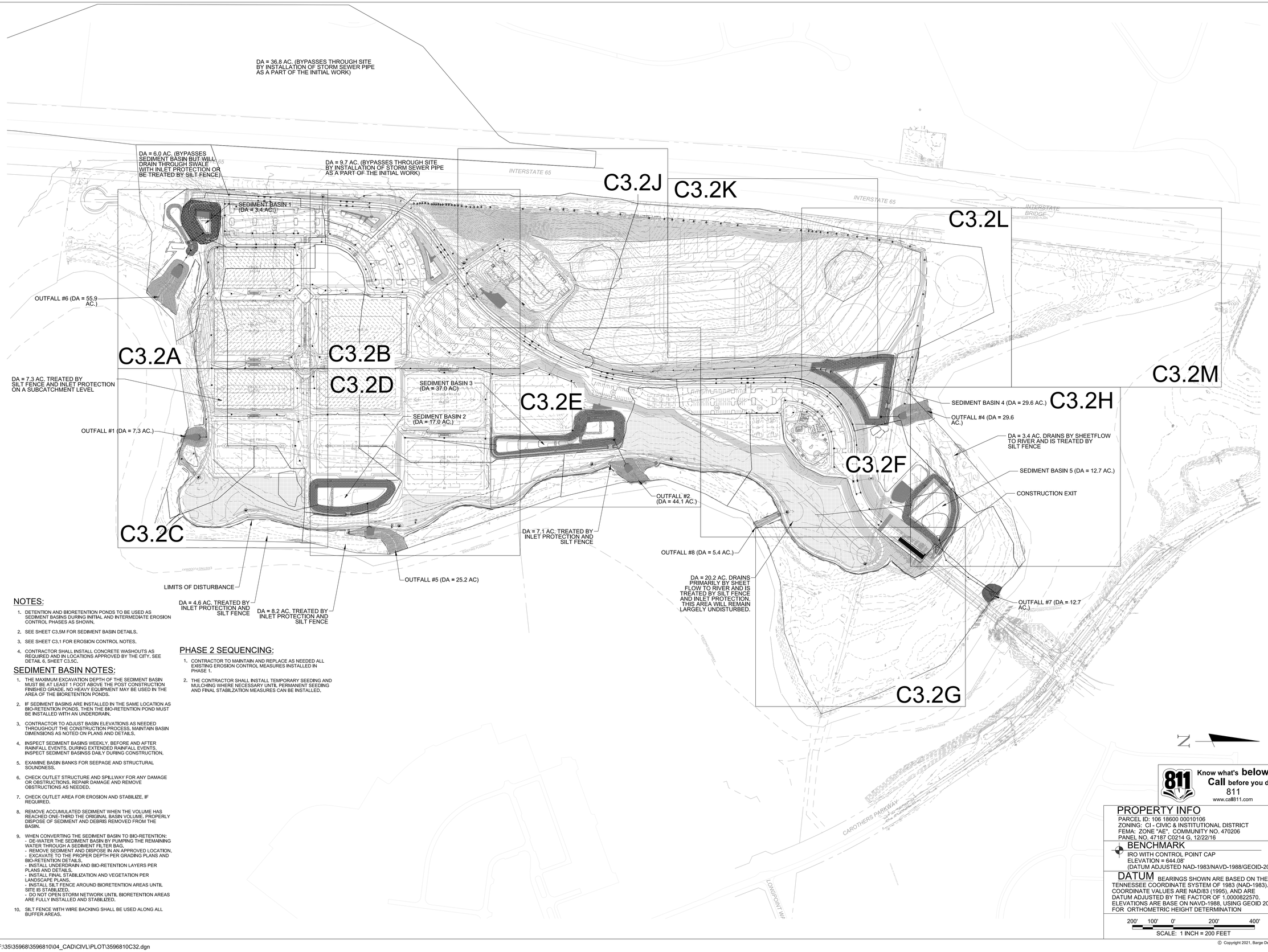
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NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3,5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS APPROVED BY THE CITY. SEE DETAIL 6, SHEET C3.5C.

SEDIMENT BASIN NOTES:

1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS, MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS, DURING EXTENDED RAINFALL EVENTS. INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
9. WHEN CONVERTING THE SEDIMENT BASIN TO BIO-RETENTION:
   - DE-WATER THE SEDIMENT BASIN BY PUMPING THE REMAINING WATER THROUGH A SEDIMENT FILTER BAG.
   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.
10. SILT FENCE WITH WIRE BACKING SHALL BE USED ALONG ALL BUFFER AREAS.

PHASE 2 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY SEEDING AND MULCHING WHERE NECESSARY UNTIL PERMANENT SEEDING AND FINAL STABILIZATION MEASURES CAN BE INSTALLED.

BARGE DESIGN SOLUTIONS
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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS ALLRED — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

OVERALL INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)

CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	04/06/23	DRAFT ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

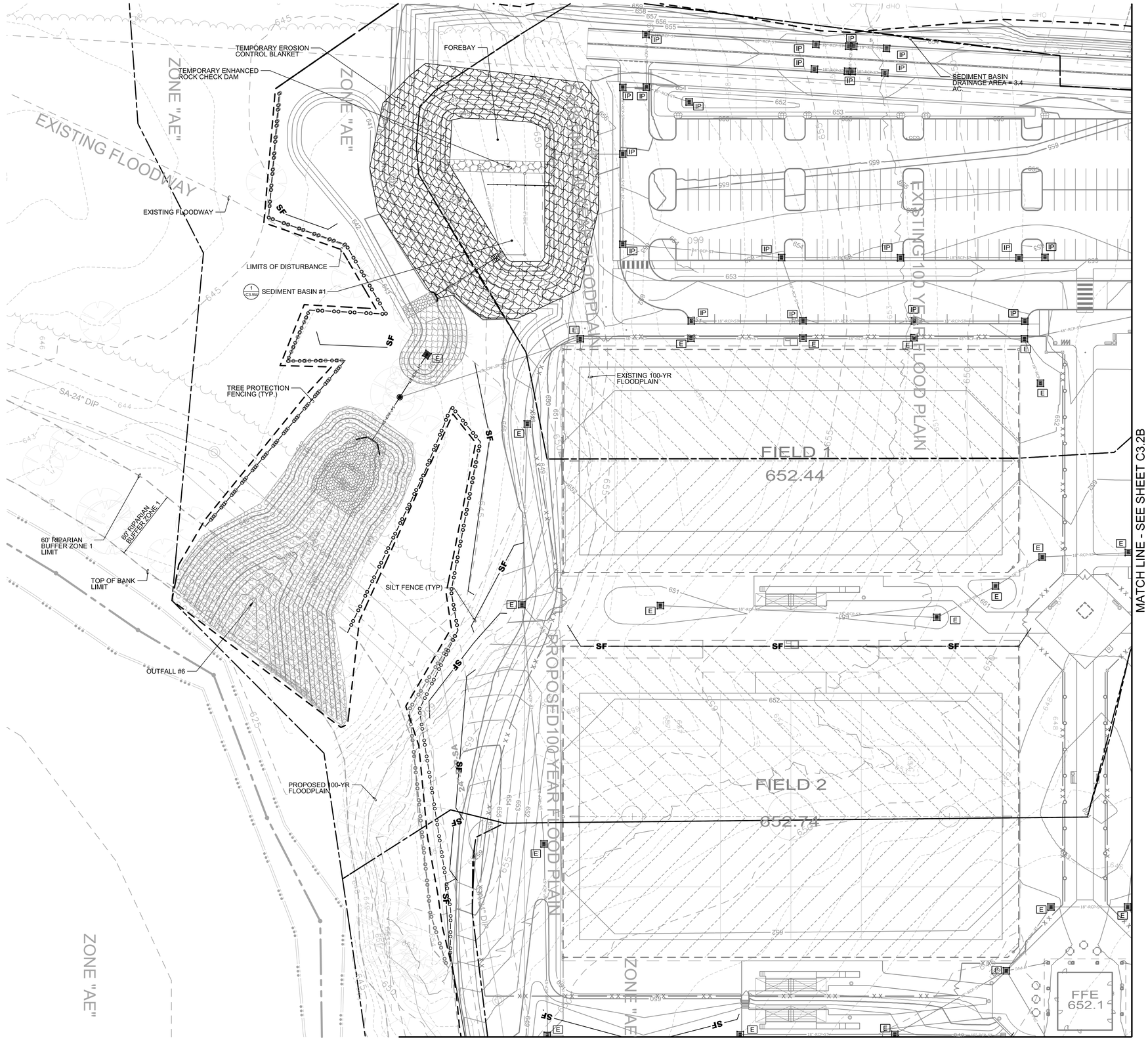
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- IP — INLET PROTECTION (SEE DETAIL 1, SHEET C3.5)
- CD — ROCK CHECK DAM (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)

PHASE 2 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1.
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NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS APPROVED BY THE CITY. SEE DETAIL 6, SHEET C3.5C.

SEDIMENT BASIN NOTES:

1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
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   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS JOHNSON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	04/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

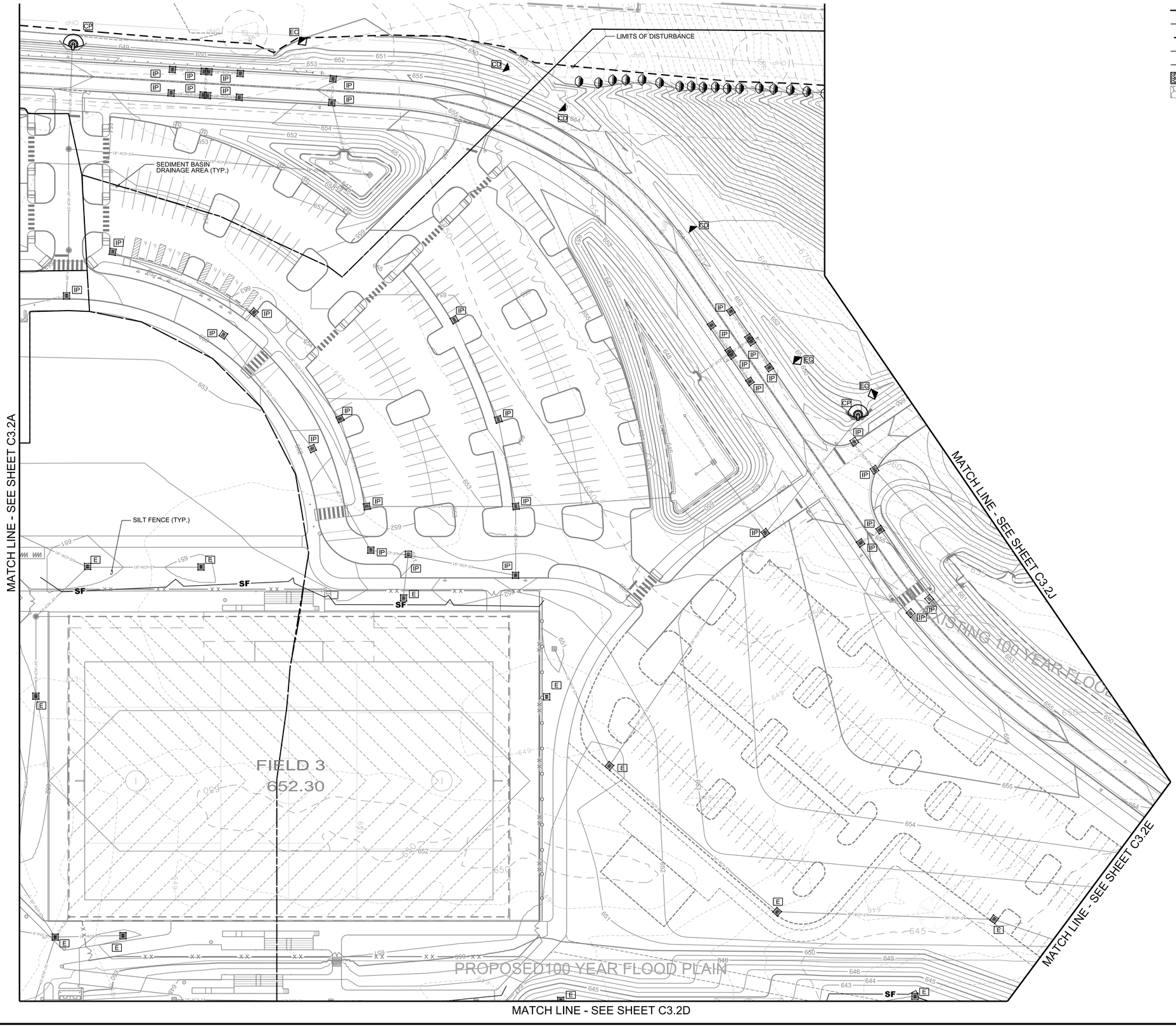
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- IP — INLET PROTECTION (SEE DETAIL 1, SHEET C3.5)
- CD — ROCK CHECK DAM (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)

PHASE 2 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1.
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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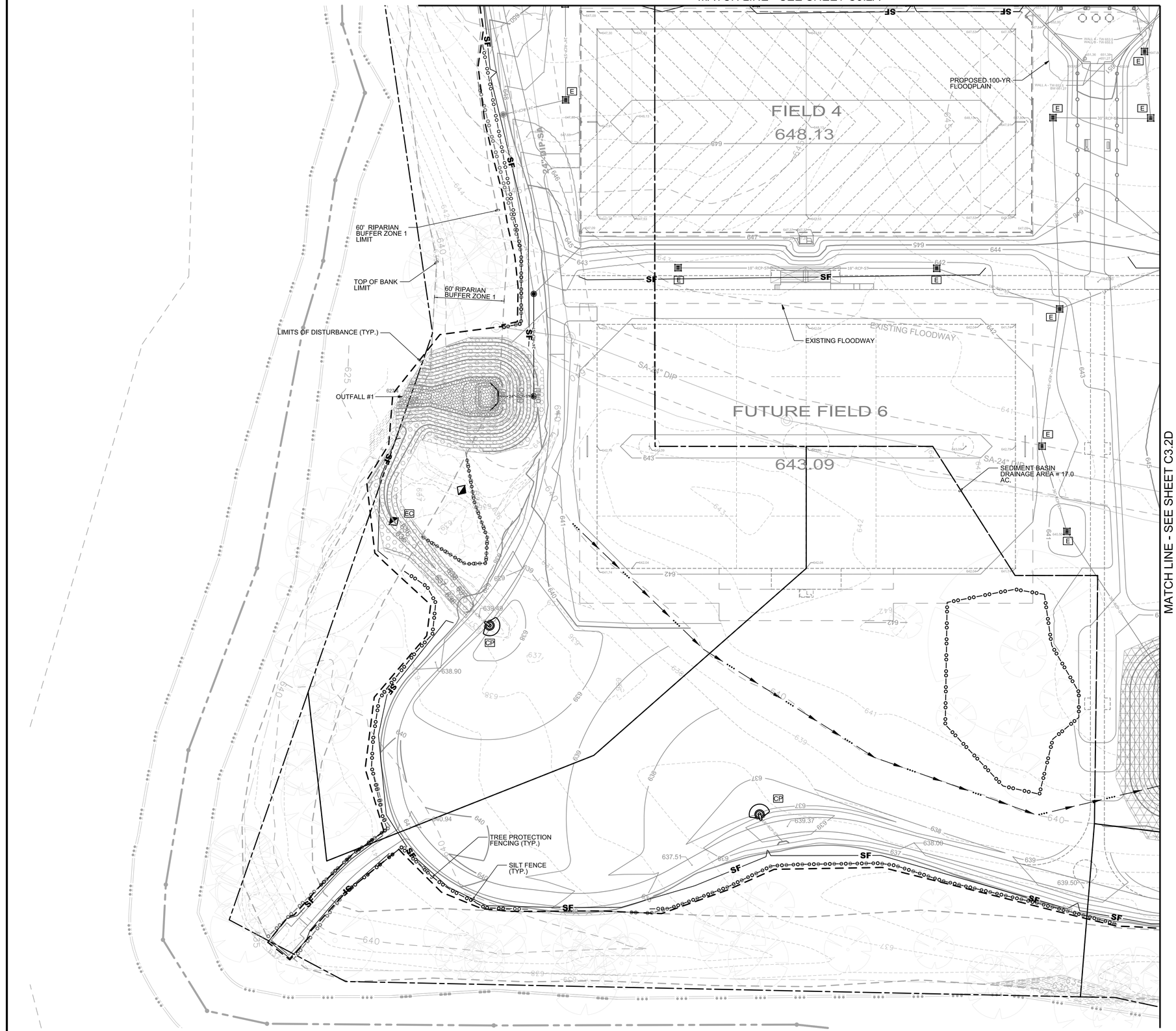
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
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- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- IP / E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)

PHASE 2 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY SEEDING AND MULCHING WHERE NECESSARY UNTIL PERMANENT SEEDING AND FINAL STABILZATION MEASURES CAN BE INSTALLED.

NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS APPROVED BY THE CITY. SEE DETAIL 6, SHEET C3.5C.

SEDIMENT BASIN NOTES:

1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
9. WHEN CONVERTING THE SEDIMENT BASIN TO BIO-RETENTION:
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   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No.109138 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

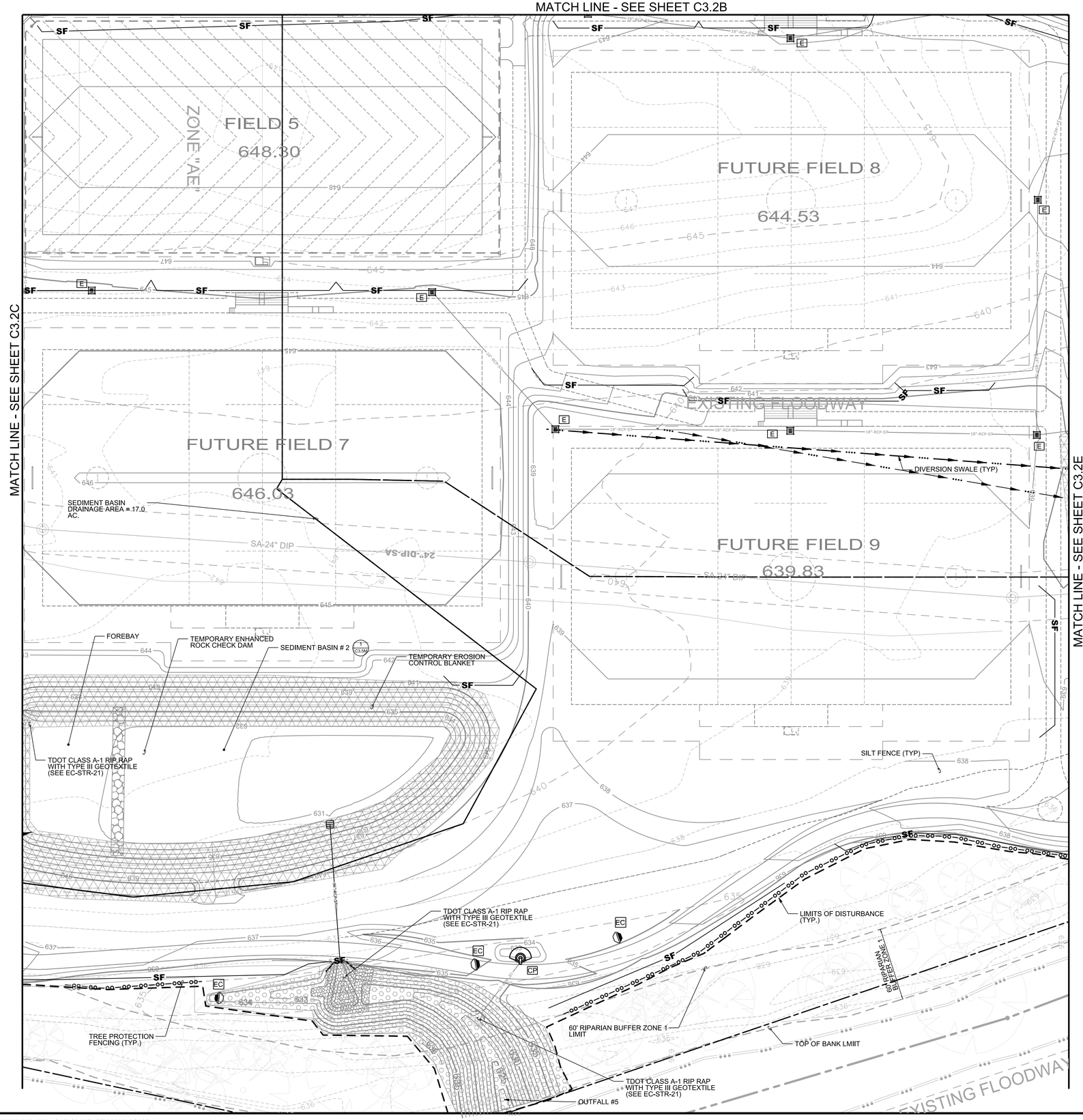
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- IP — INLET PROTECTION (SEE DETAIL 1, SHEET C3.5)
- CD — ROCK CHECK DAM (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
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PHASE 2 SEQUENCING:

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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

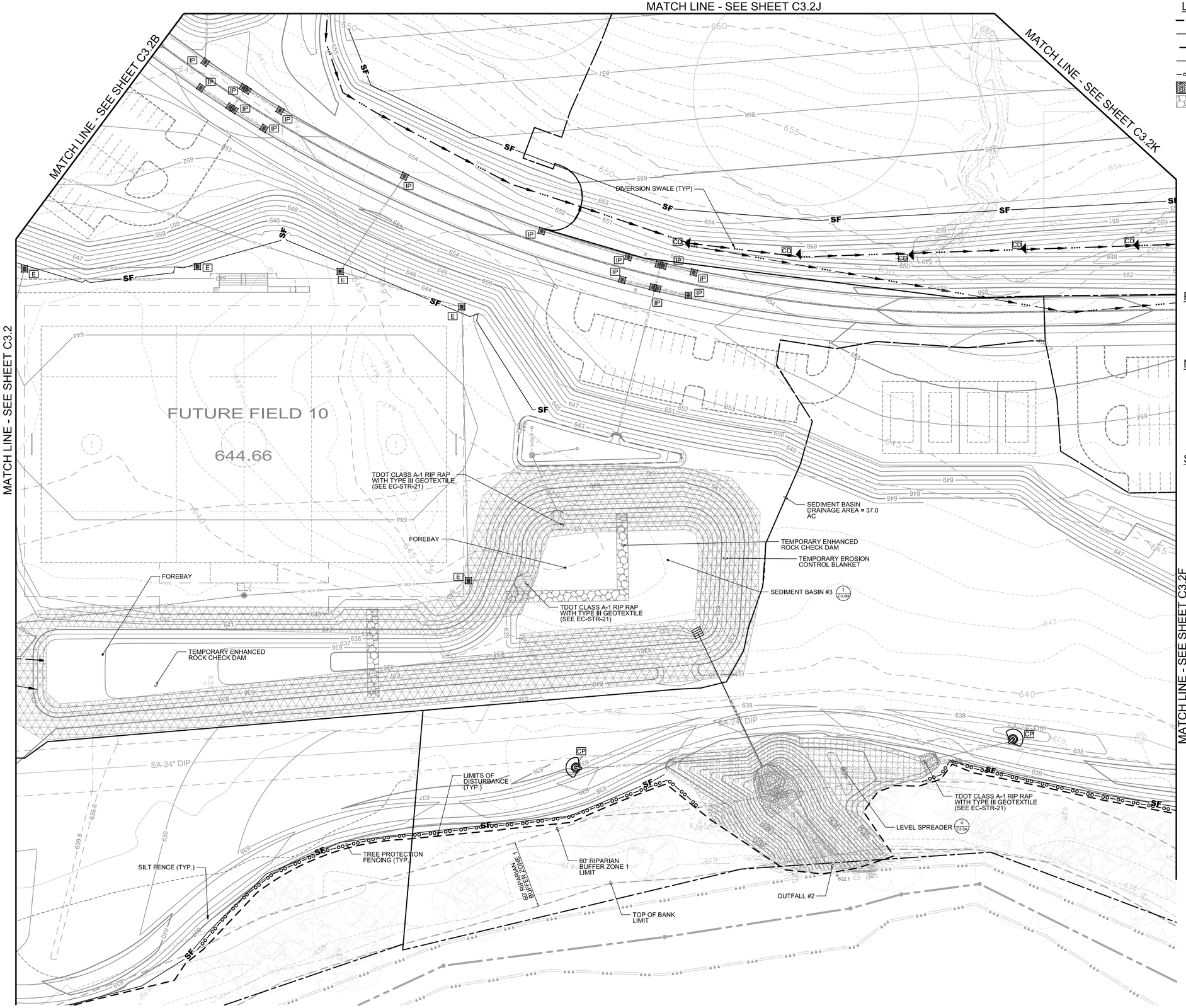
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CARTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

MATCH LINE - SEE SHEET C3.2F

REVISION INFORMATION			
REV.	DR.	CHK.	DATE
0	JP	MDP	04/06/23
01	JP		

DESCRIPTION
ISSUED FOR PERMIT
DRT COMMENTS RESUBMITTAL

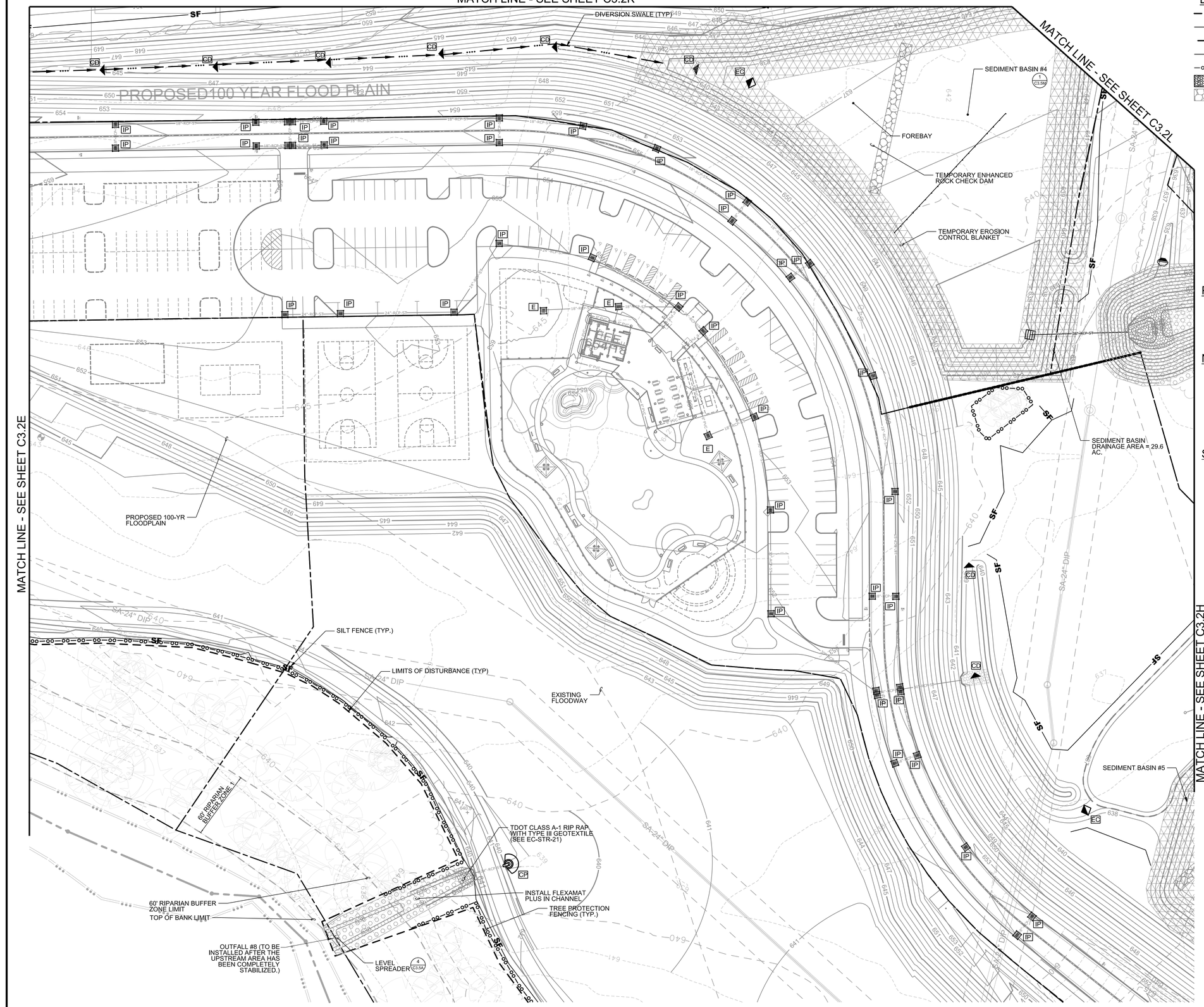
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
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MICHAEL DOUGLAS GIBBONS — REGISTERED ENGINEER — 121 — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% PLANS FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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LEGEND:

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1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
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   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS PARKER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

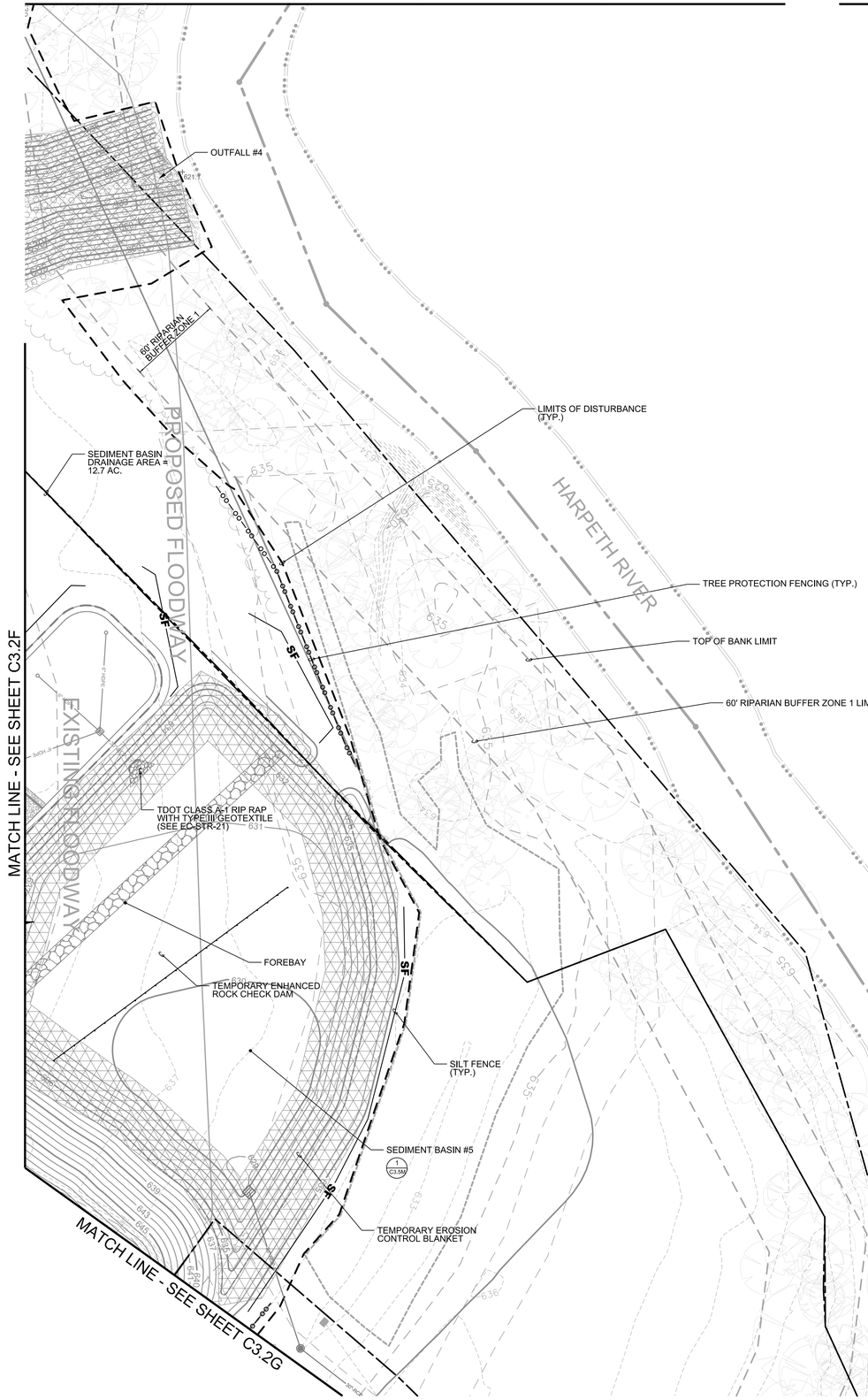
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CO — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- IP — INLET PROTECTION (SEE DETAIL 1, SHEET C3.5)
- CD — ROCK CHECK DAM (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)

PHASE 2 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1.
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DISTURBANCE/PROJECT AREA = 125 ACRES

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ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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IRO WITH CONTROL POINT CAP
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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% CLOSE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

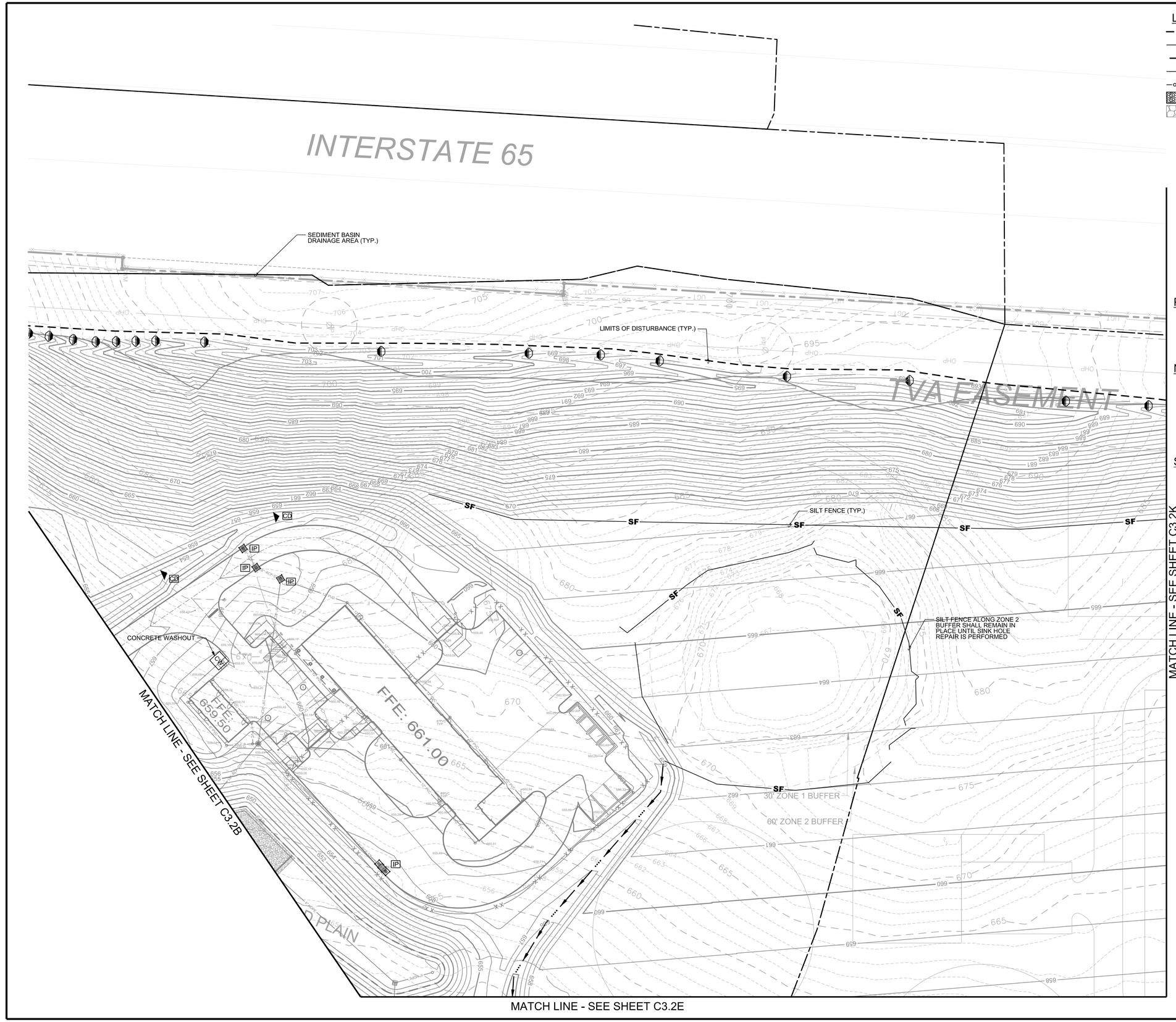
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LEGEND:

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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

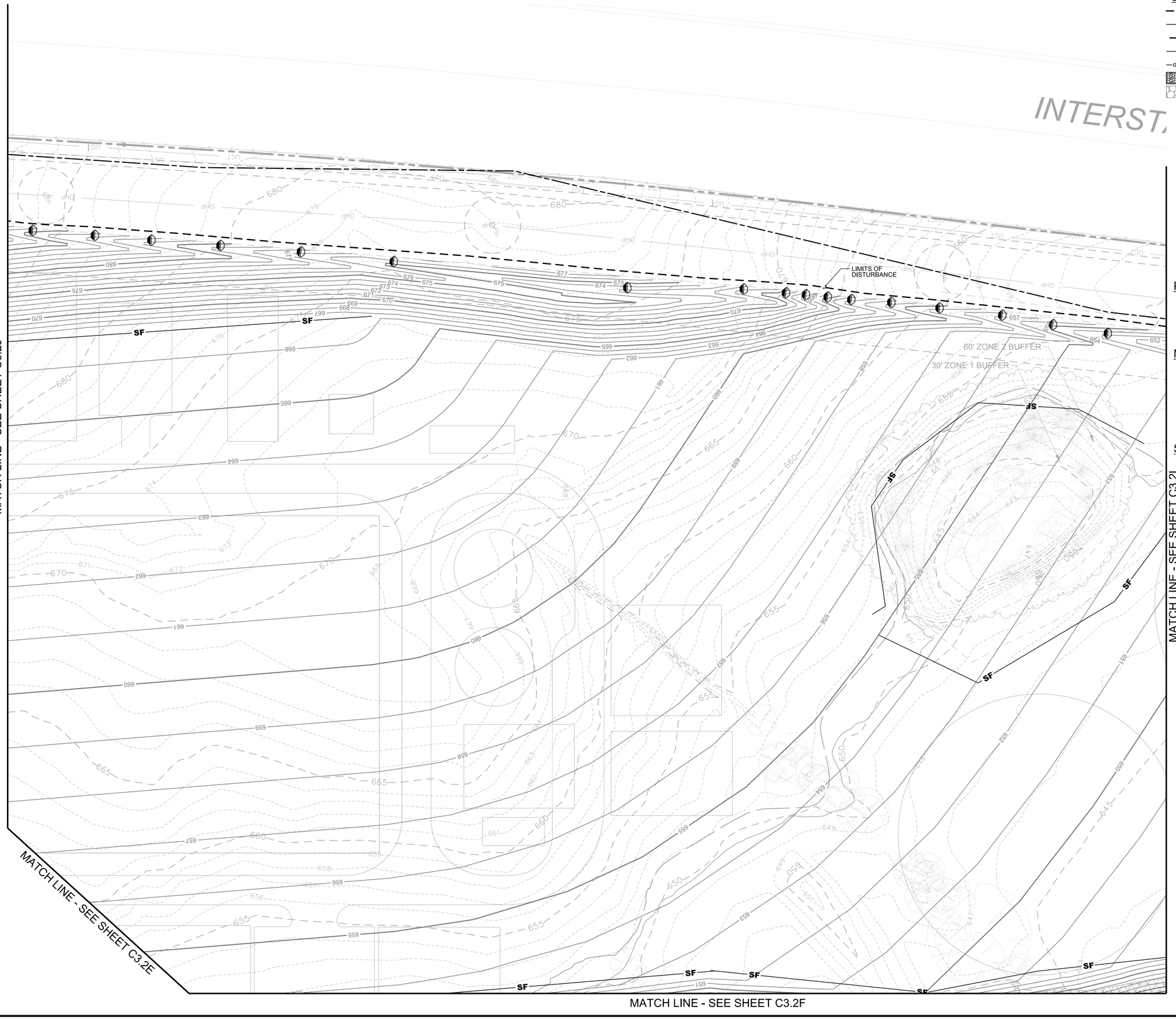
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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109138 — STATE OF TENNESSEE — 4-6-23

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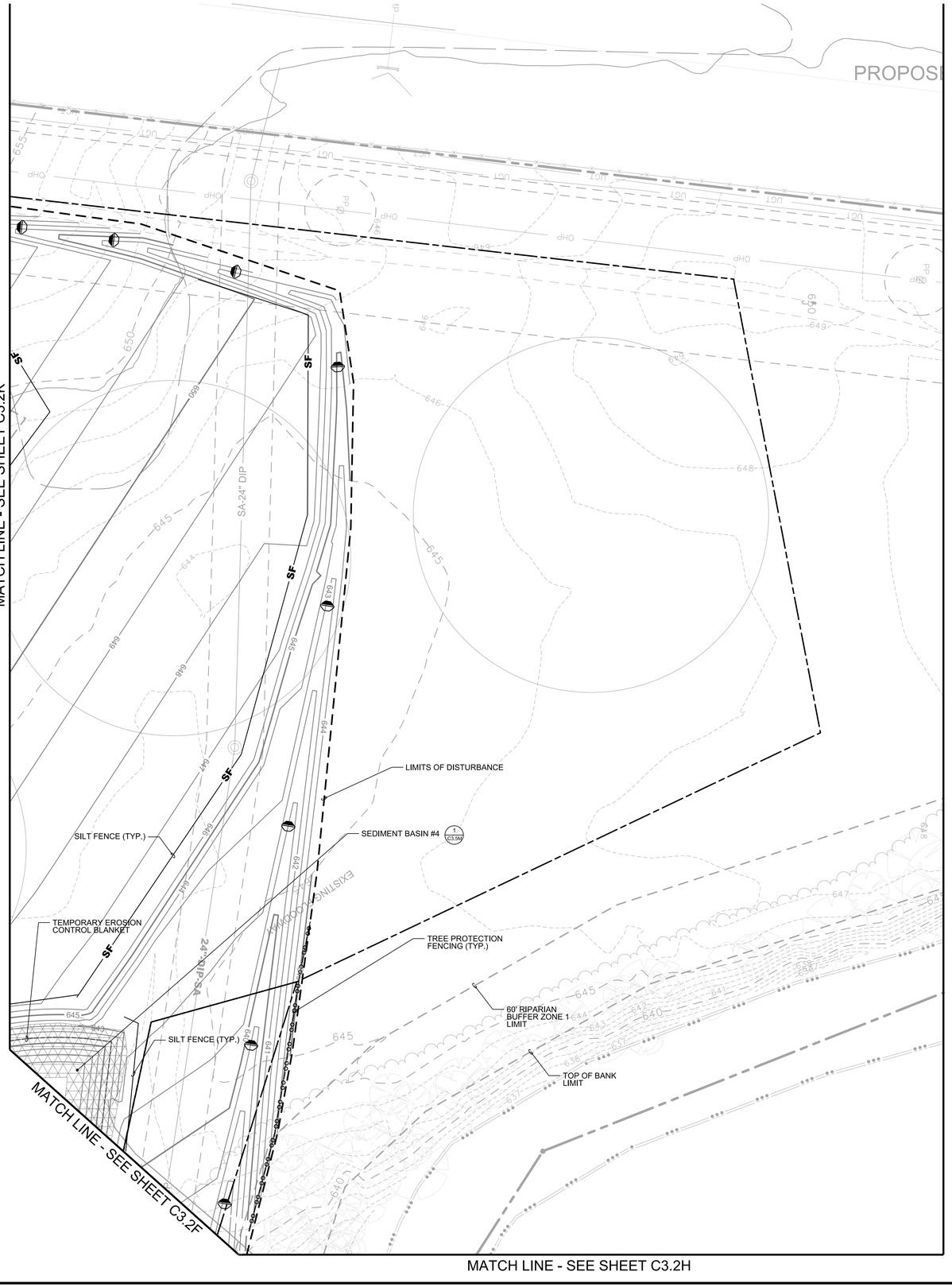
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LEGEND:

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2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
7. CHECK OUTLET AREA FOR EROSION AND STABILIZE, IF REQUIRED.
8. REMOVE ACCUMULATED SEDIMENT WHEN THE VOLUME HAS REACHED ONE-THIRD THE ORIGINAL BASIN VOLUME. PROPERLY DISPOSE OF SEDIMENT AND DEBRIS REMOVED FROM THE BASIN.
9. WHEN CONVERTING THE SEDIMENT BASIN TO BIO-RETENTION:
   - DE-WATER THE SEDIMENT BASIN BY PUMPING THE REMAINING WATER THROUGH A SEDIMENT FILTER BAG.
   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS JOY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION
0	JP	MDP	03/24/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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LEGEND:

- DISTURBANCE/PROJECT LIMITS
- SF — SILT FENCE WITH BACKING (PER TDOT EC-STR-3C)
- SEDIMENT BASIN DRAINAGE AREA
- DIVERSION SWALE (SEE DETAIL 2, SHEET C3.5C)
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)
- CE — CONSTRUCTION EXIT (PER TDOT EC-STR-25)
- OP — OUTLET PROTECTION (SEE DETAIL 7, SHEET C3.5C)
- IP — INLET PROTECTION (SEE DETAIL 1, SHEET C3.5)
- CD — ROCK CHECK DAM (PER TDOT EC-STR-6)
- EC — ENHANCED ROCK CHECK DAM (PER TDOT EC-STR-6A)
- CP — CULVERT PROTECTION (PER TDOT EC-STR-11)
- CW — CONCRETE WASHOUT (SEE DETAIL 6, SHEET C3.5C)
- TEMPORARY EROSION CONTROL BLANKET
- PERMANENT RIP-RAP WITH TYPE III GEOTEXTILE (PER TDOT EC-STR-21)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- PERMANENT TURF REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, SHEET C3.5C)
- E — TDOT TYPE E INLET PROTECTION (PER TDOT EC-STR-19)

PHASE 2 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY SEEDING AND MULCHING WHERE NECESSARY UNTIL PERMANENT SEEDING AND FINAL STABILZATION MEASURES CAN BE INSTALLED.

NOTES:

1. DETENTION AND BIORETENTION PONDS TO BE USED AS SEDIMENT BASINS DURING INITIAL AND INTERMEDIATE EROSION CONTROL PHASES AS SHOWN.
2. SEE SHEET C3.5M FOR SEDIMENT BASIN DETAILS.
3. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS APPROVED BY THE CITY. SEE DETAIL 6, SHEET C3.5C.

SEDIMENT BASIN NOTES:

1. THE MAXIMUM EXCAVATION DEPTH OF THE SEDIMENT BASIN MUST BE AT LEAST 1 FOOT ABOVE THE POST CONSTRUCTION FINISHED GRADE. NO HEAVY EQUIPMENT MAY BE USED IN THE AREA OF THE BIORETENTION PONDS.
2. IF SEDIMENT BASINS ARE INSTALLED IN THE SAME LOCATION AS BIO-RETENTION PONDS, THEN THE BIO-RETENTION POND MUST BE INSTALLED WITH AN UNDERDRAIN.
3. CONTRACTOR TO ADJUST BASIN ELEVATIONS AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. MAINTAIN BASIN DIMENSIONS AS NOTED ON PLANS AND DETAILS.
4. INSPECT SEDIMENT BASINS WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. DURING EXTENDED RAINFALL EVENTS, INSPECT SEDIMENT BASINSS DAILY DURING CONSTRUCTION.
5. EXAMINE BASIN BANKS FOR SEEPAGE AND STRUCTURAL SOUNDNESS.
6. CHECK OUTLET STRUCTURE AND SPILLWAY FOR ANY DAMAGE OR OBSTRUCTIONS. REPAIR DAMAGE AND REMOVE OBSTRUCTIONS AS NEEDED.
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   - DE-WATER THE SEDIMENT BASIN BY PUMPING THE REMAINING WATER THROUGH A SEDIMENT FILTER BAG.
   - REMOVE SEDIMENT AND DISPOSE IN AN APPROVED LOCATION.
   - EXCAVATE TO THE PROPER DEPTH PER GRADING PLANS AND BIO-RETENTION DETAILS.
   - INSTALL UNDERDRAIN AND BIO-RETENTION LAYERS PER PLANS AND DETAILS.
   - INSTALL FINAL STABILIZATION AND VEGETATION PER LANDSCAPE PLANS.
   - INSTALL SILT FENCE AROUND BIORETENTION AREAS UNTIL SITE IS STABILIZED.
   - DO NOT OPEN STORM NETWORK UNTIL BIORETENTION AREAS ARE FULLY INSTALLED AND STABILIZED.

DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

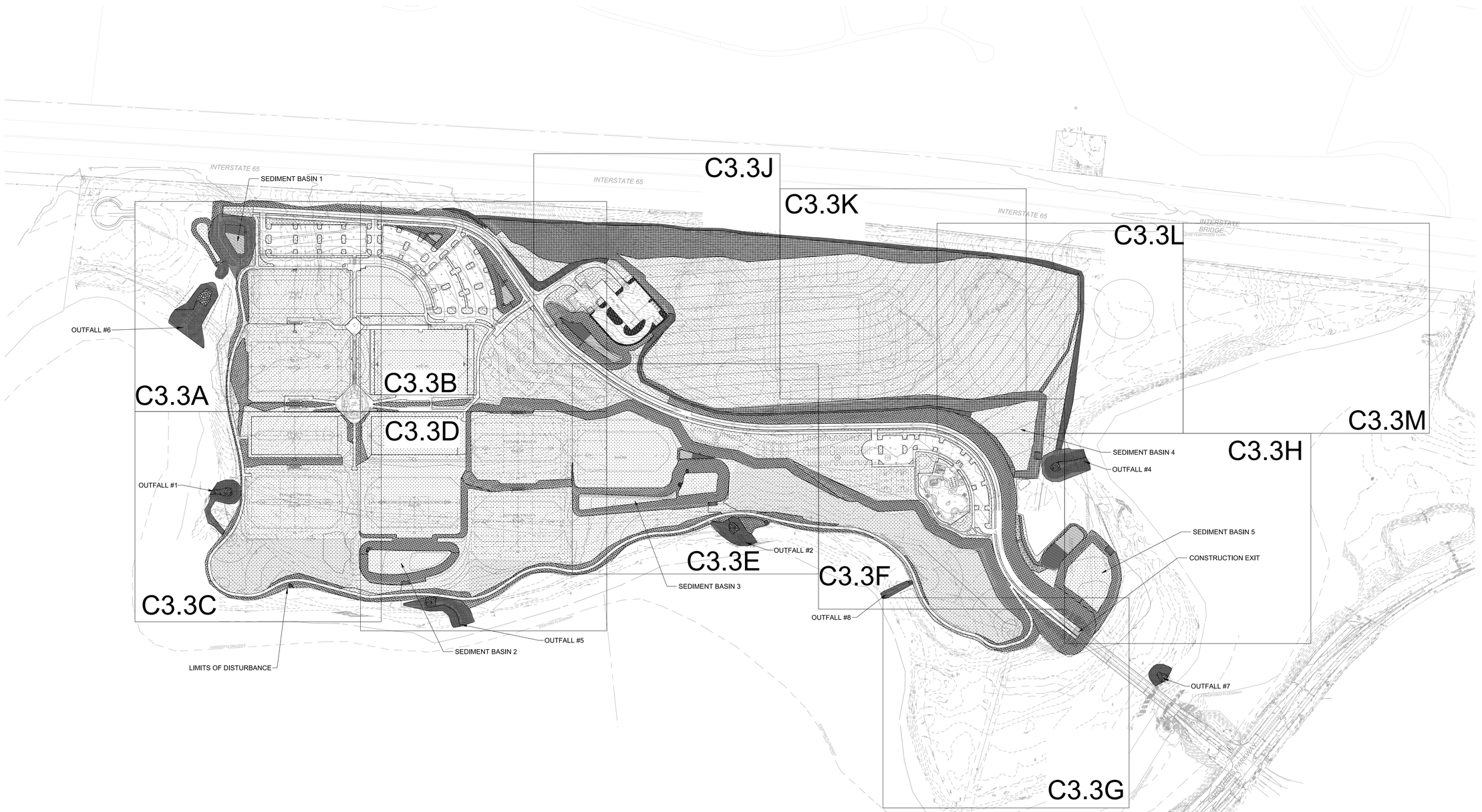
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PHASE 3 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1 & PHASE 2 UNTIL NO LONGER NEEDED.
2. CONTRACTOR TO COMPLETE FINAL GRADING.
3. CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT BASINS ONCE SITE HAS BEEN STABILIZED.
4. APPLY SOD, SEED, AND STRAW/MATTING TO ALL DISTURBED AREAS.
5. WHEN THE SITE HAS BEEN STABILIZED, THE EPSC MEASURES CAN BE REMOVED.
6. CONTRACTOR TO SUBMIT NOTICE OF TERMINATION (NOT) WITH TDEC ONCE SITE HAS BEEN STABILIZED.

NOTES:

1. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
2. SEE LANDSCAPE SHEETS FOR ADDITIONAL FINAL STABILIZATION MEASURES.
3. INITIAL AND INTERMEDIATE PHASE EROSION CONTROL MEASURES TO BE REMOVED UPON ACHEIVING FINAL STABILIZATION OF DISTURBED AREAS.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

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PROPERTY INFO

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ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

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MICHAEL DOUGLAS CLARK REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	DRT COMMENTS RESUBMITTAL
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

OVERALL FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

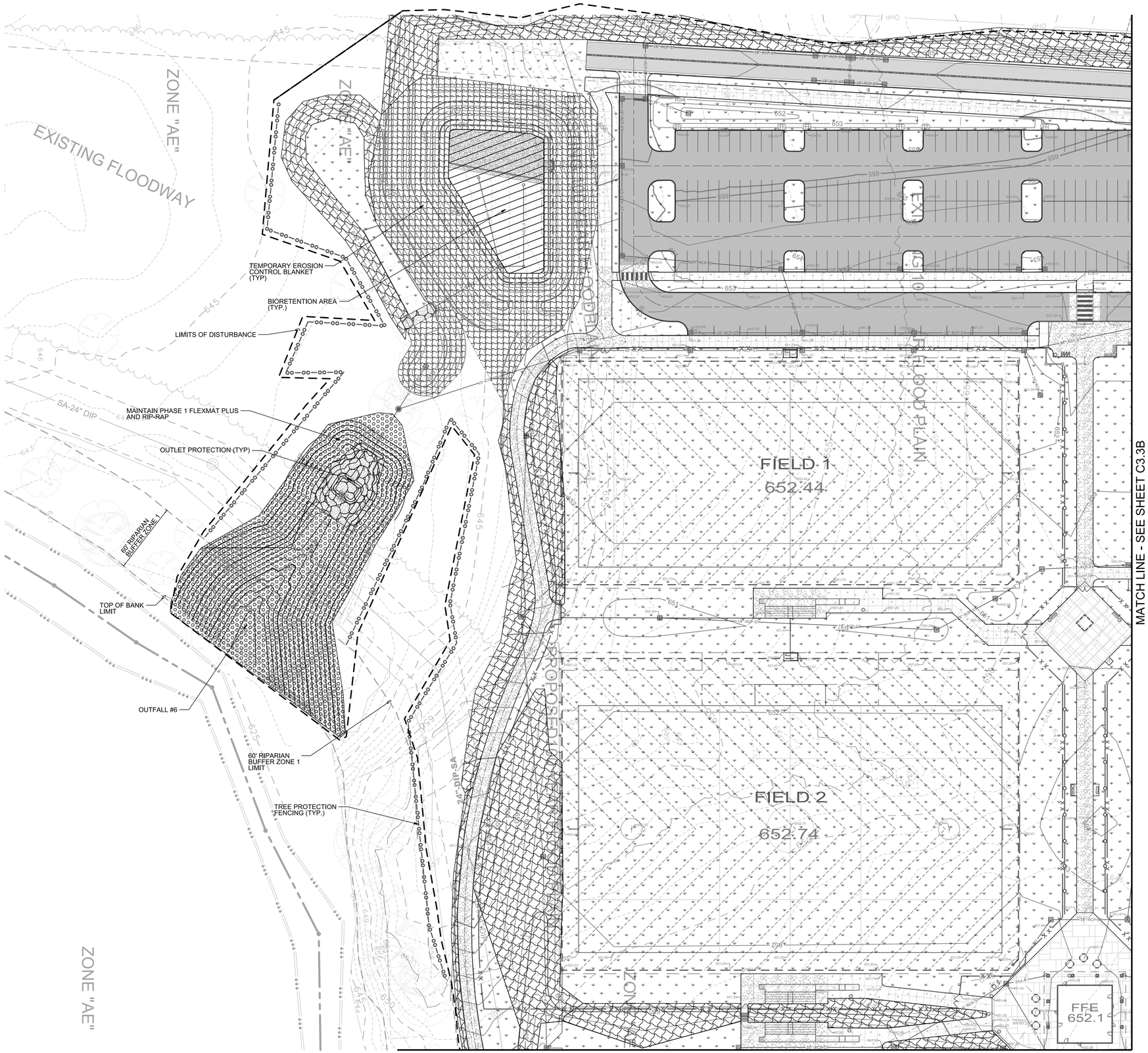
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- SEEDING/SOD (SEE LANDSCAPE ARCH SHEETS)
- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
- ASPHALT
- CONCRETE
- BIORETENTION AREA
- —oo—oo—oo—oo TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1 & PHASE 2 UNTIL NO LONGER NEEDED.
2. CONTRACTOR TO COMPLETE FINAL GRADING.
3. CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT BASINS ONCE SITE HAS BEEN STABILIZED.
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1. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
2. SEE LANDSCAPE SHEETS FOR ADDITIONAL FINAL STABILIZATION MEASURES.
3. INITIAL AND INTERMEDIATE PHASE EROSION CONTROL MEASURES TO BE REMOVED UPON ACHEIVING FINAL STABILIZATION OF DISTURBED AREAS.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

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MICHAEL DOUGLAS GOOD — REGISTERED ENGINEER — AGRICULTURE — CIVIL — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

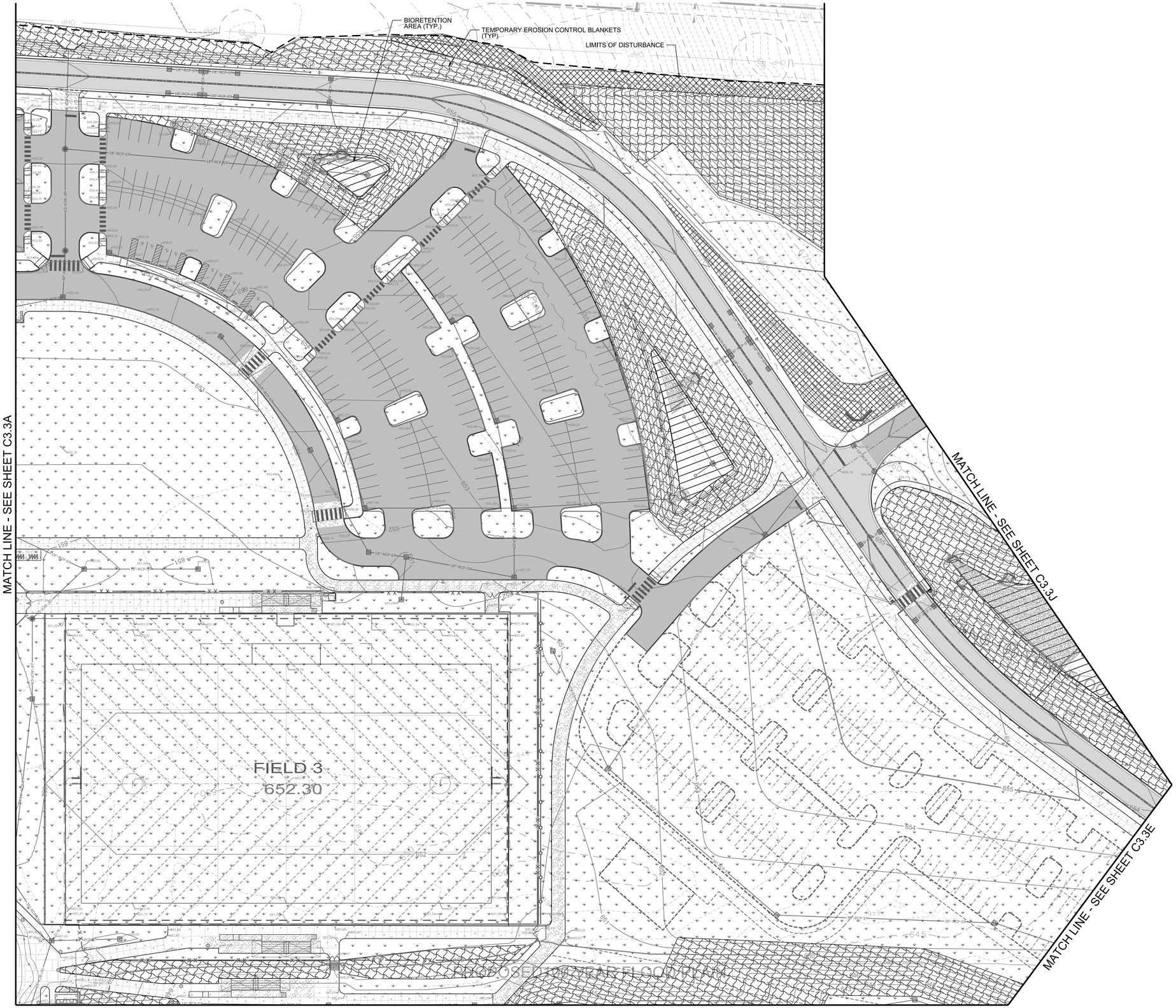
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- SEEDING/SOD (SEE LANDSCAPE ARCH SHEETS)
- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
- ASPHALT
- CONCRETE
- BIORETENTION AREA
- —oo—oo—oo—oo TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1 & PHASE 2 UNTIL NO LONGER NEEDED.
2. CONTRACTOR TO COMPLETE FINAL GRADING.
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4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
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MICHAEL DOUGLAS CLOUD REGISTERED ENGINEER 120 AGRICULTURE COMMERCE No. 109130 STATE OF TENNESSEE 4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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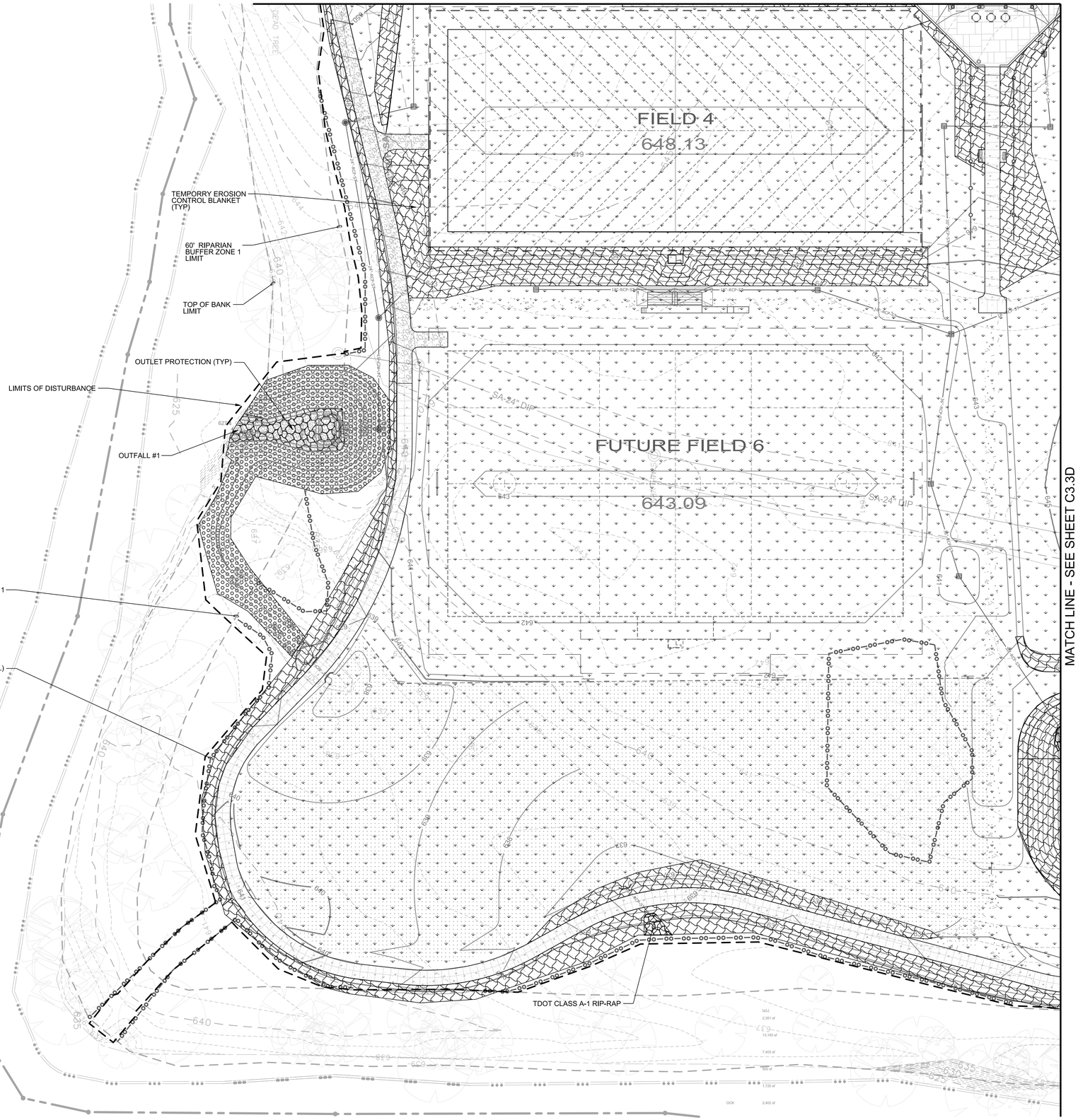
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MATCH LINE - SEE SHEET C3.3A



MATCH LINE - SEE SHEET C3.3D

LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
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1. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
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4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

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ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

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MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
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FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

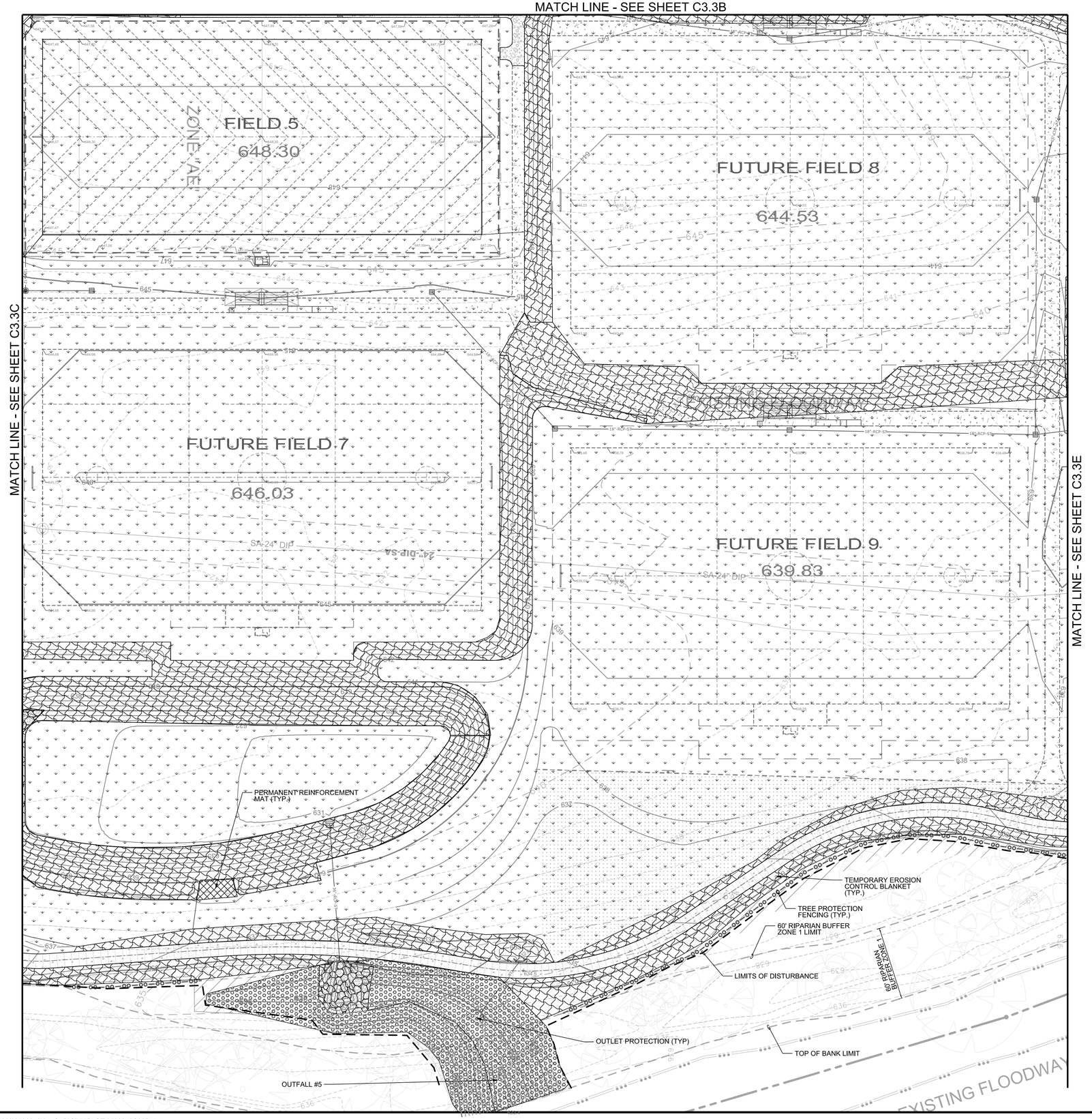
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- SEEDING/SOD (SEE LANDSCAPE ARCH SHEETS)
- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
- ASPHALT
- CONCRETE
- BIORETENTION AREA
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1 & PHASE 2 UNTIL NO LONGER NEEDED.
2. CONTRACTOR TO COMPLETE FINAL GRADING.
3. CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT BASINS ONCE SITE HAS BEEN STABILIZED.
4. APPLY SOD, SEED, AND STRAW/MATTING TO ALL DISTURBED AREAS.
5. WHEN THE SITE HAS BEEN STABILIZED, THE EPSC MEASURES CAN BE REMOVED.
6. CONTRACTOR TO SUBMIT NOTICE OF TERMINATION (NOT) WITH TDEC ONCE SITE HAS BEEN STABILIZED.

NOTES:

1. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
2. SEE LANDSCAPE SHEETS FOR ADDITIONAL FINAL STABILIZATION MEASURES.
3. INITIAL AND INTERMEDIATE PHASE EROSION CONTROL MEASURES TO BE REMOVED UPON ACHEIVING FINAL STABILIZATION OF DISTURBED AREAS.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 1-6-24

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	ISSUED FOR PERMIT
				DRT COMMENTS RESUBMITTAL

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

C3.3D

FILE NO. 35968-10

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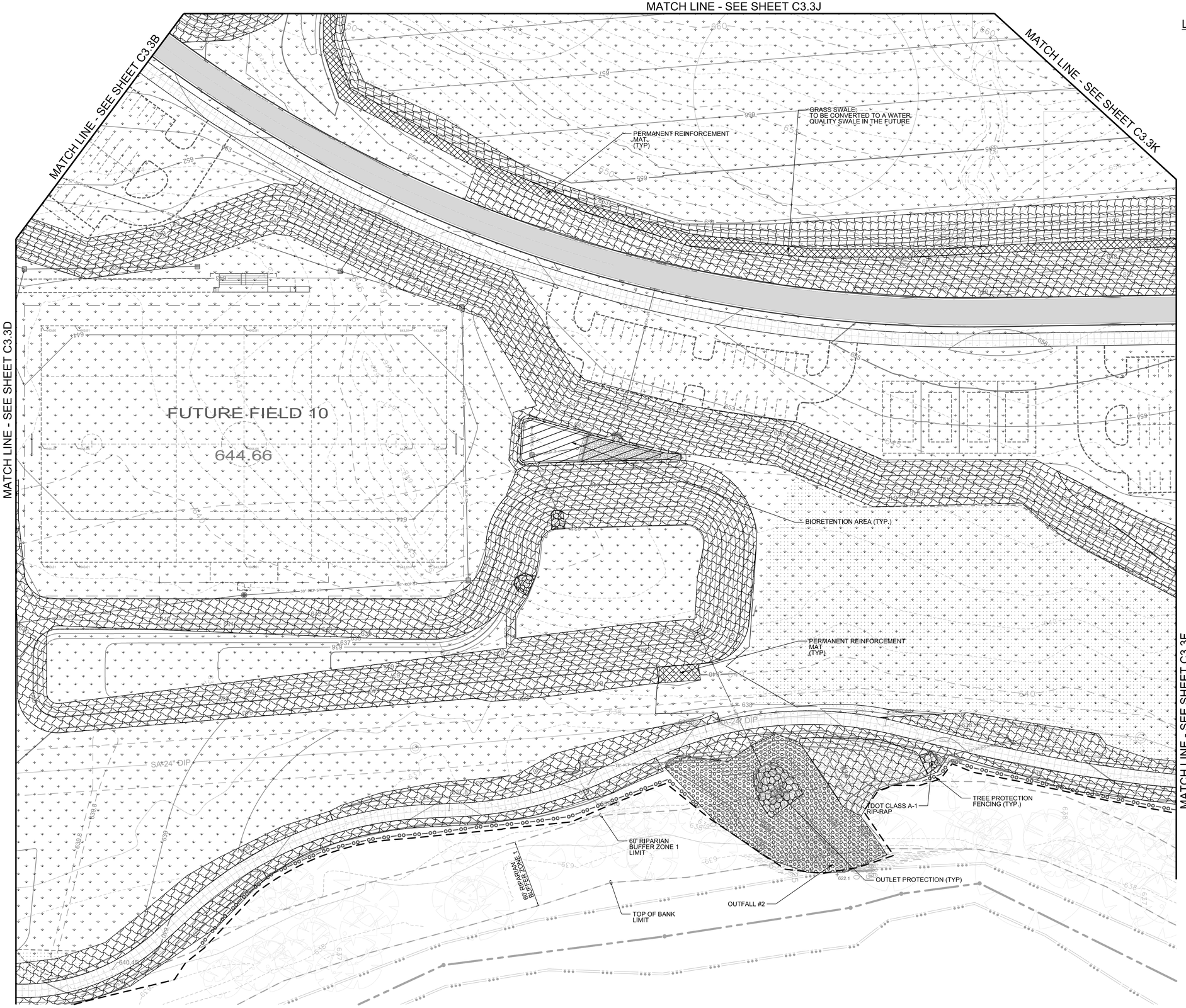
MATCH LINE - SEE SHEET C3.3J

MATCH LINE - SEE SHEET C3.3B

MATCH LINE - SEE SHEET C3.3K

MATCH LINE - SEE SHEET C3.3D

MATCH LINE - SEE SHEET C3.3F



LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- SEEDING/SOD (SEE LANDSCAPE ARCH SHEETS)
- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
- ASPHALT
- CONCRETE
- BIORETENTION AREA
- —oo—oo—oo—oo— TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1 & PHASE 2 UNTIL NO LONGER NEEDED.

CONTRACTOR TO COMPLETE FINAL GRADING.

CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT BASINS ONCE SITE HAS BEEN STABILIZED.

APPLY SOD, SEED, AND STRAW/MATTING TO ALL DISTURBED AREAS.

WHEN THE SITE HAS BEEN STABILIZED, THE EPSC MEASURES CAN BE REMOVED.

CONTRACTOR TO SUBMIT NOTICE OF TERMINATION (NOT) WITH TDEC ONCE SITE HAS BEEN STABILIZED.

NOTES:

SEE SHEET C3.1 FOR EROSION CONTROL NOTES.

SEE LANDSCAPE SHEETS FOR ADDITIONAL FINAL STABILIZATION MEASURES.

INITIAL AND INTERMEDIATE PHASE EROSION CONTROL MEASURES TO BE REMOVED UPON ACHEIVING FINAL STABILIZATION OF DISTURBED AREAS.

CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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MICHAEL DOUGLAS CLOUD REGISTERED ENGINEER AGRICULTURE COMMERCE No. 109130 STATE OF TENNESSEE 4-6-23

REVISION INFORMATION

REV.:	DR.:	CHK.:	DATE:	DESCRIPTION:
00	JP	MDP	03/07/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

C3.3E

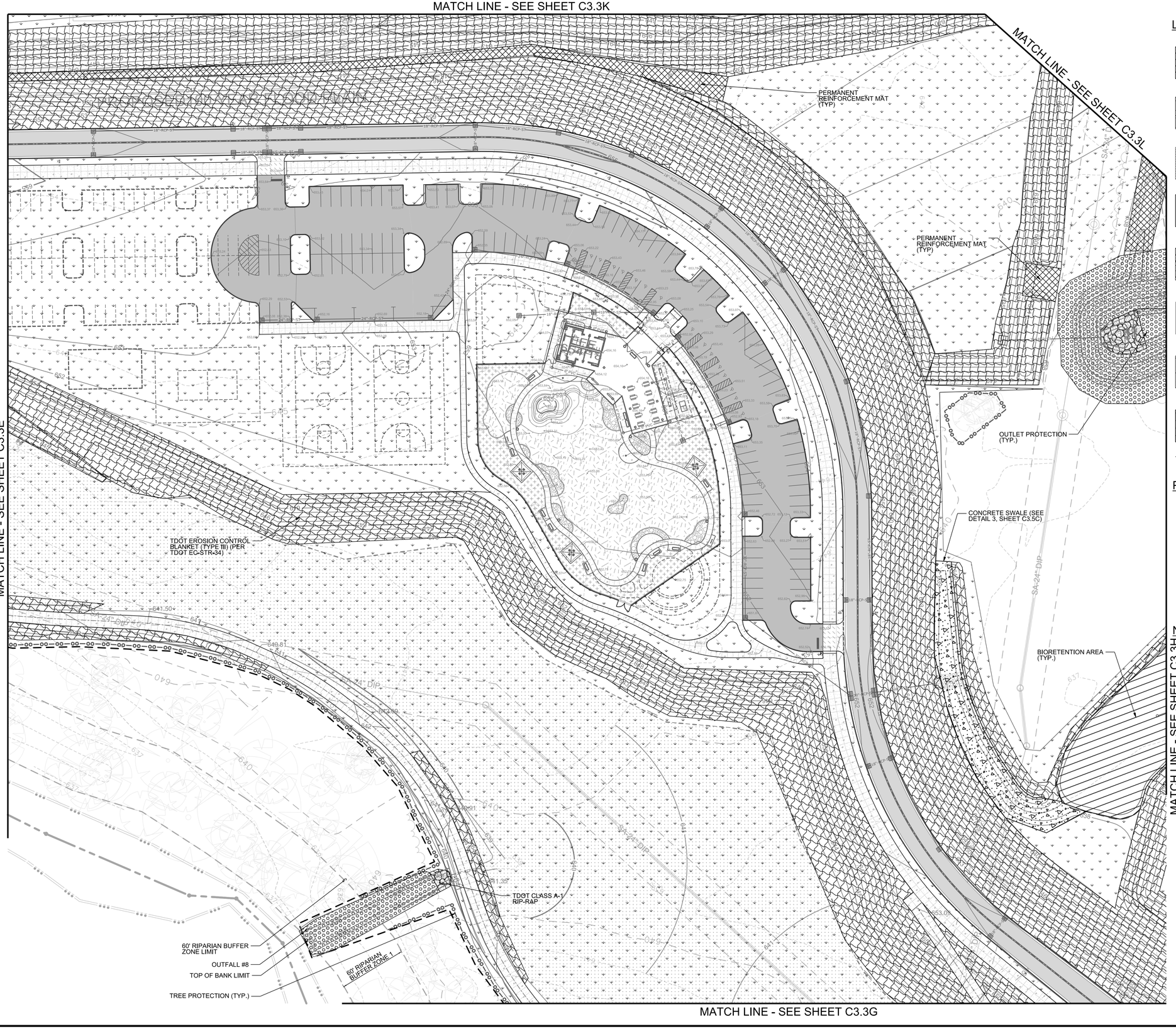
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- SEEDING/SOD (SEE LANDSCAPE ARCH SHEETS)
- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
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- BIORETENTION AREA
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
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01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

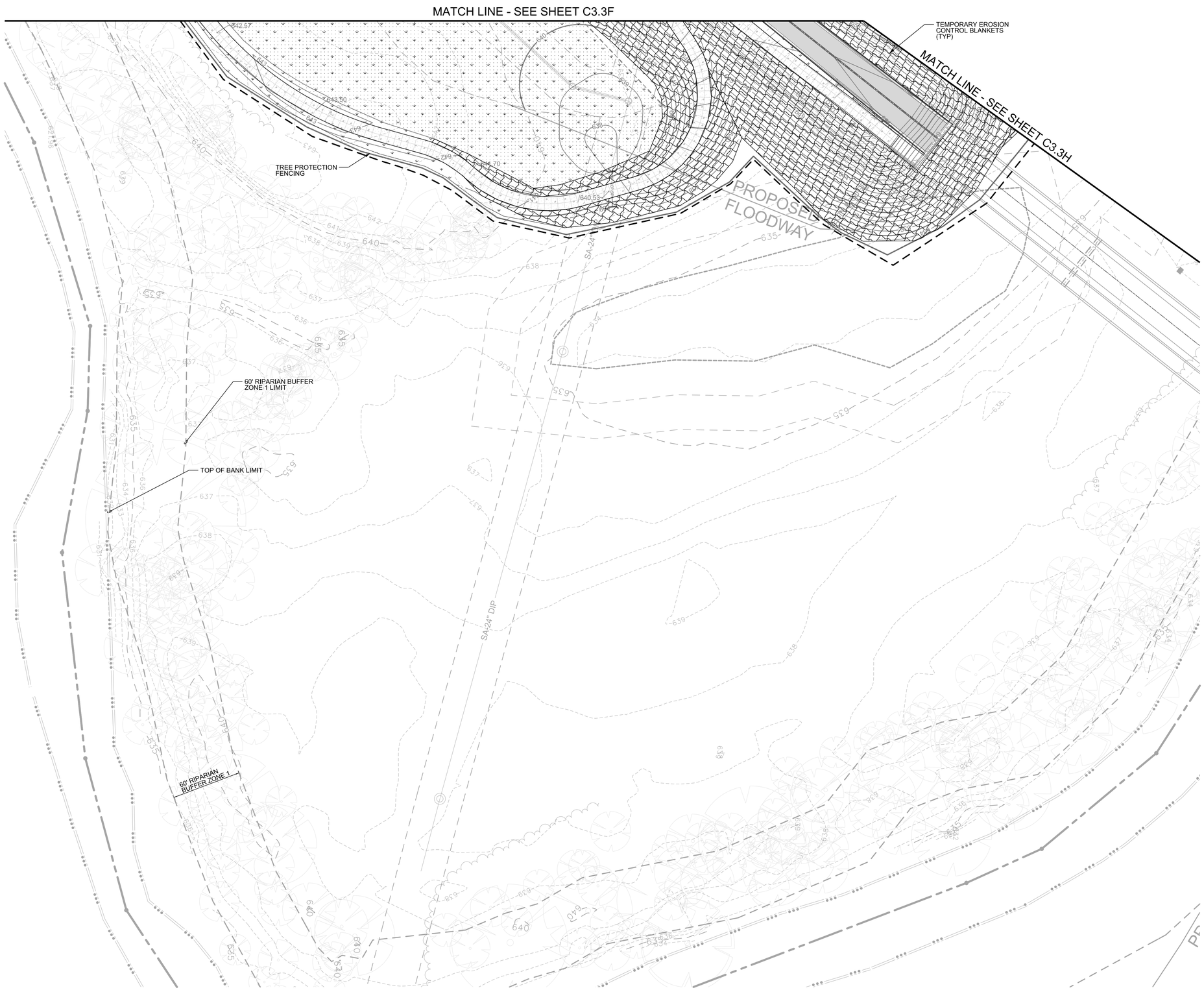
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
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- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS MCCORD REGISTERED ENGINEER No. 109138 STATE OF TENNESSEE 4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% DESIGN FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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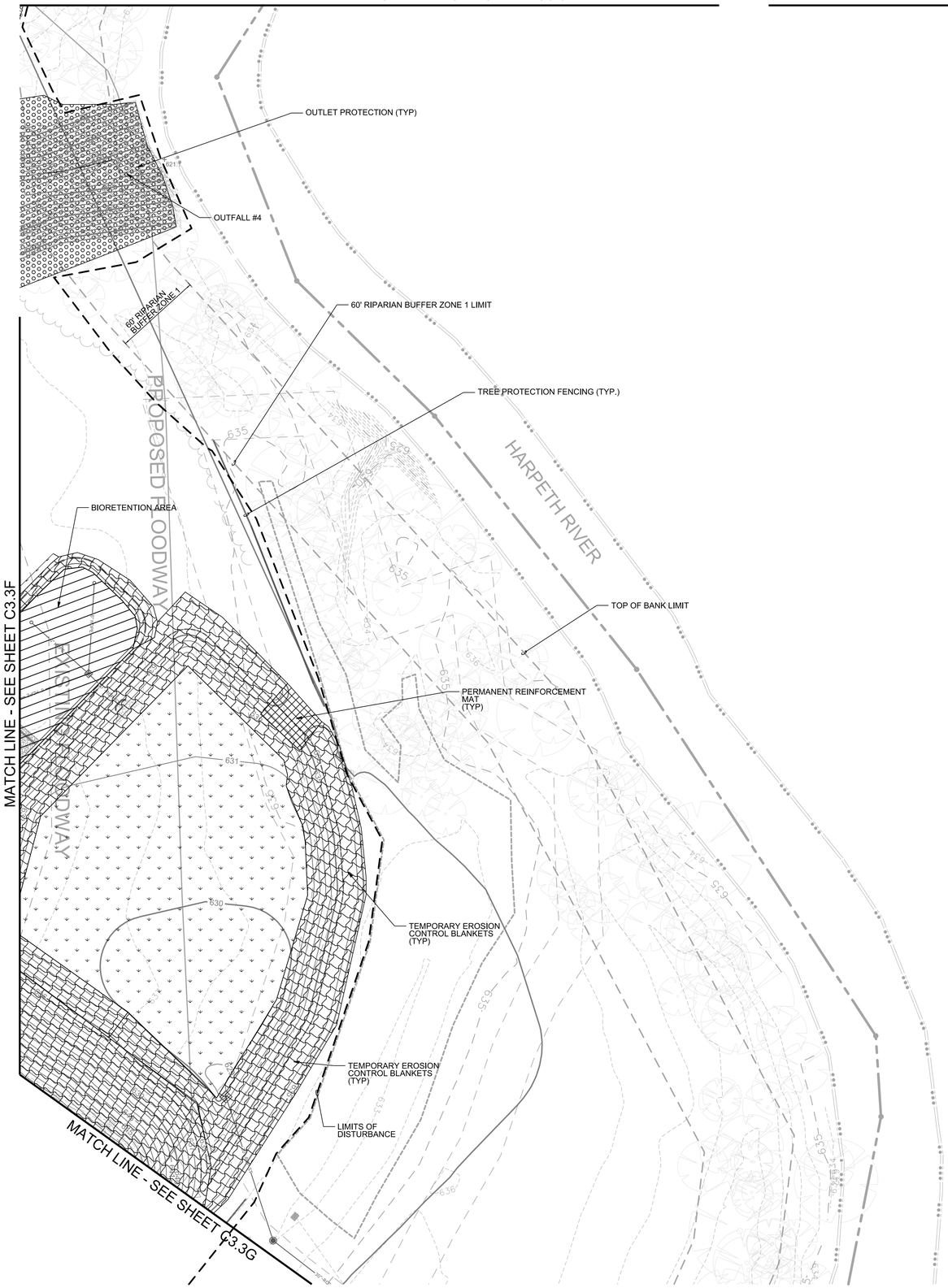
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MATCH LINE - SEE SHEET C3.3L

MATCH LINE - SEE SHEET C3.3M



LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
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- ASPHALT
- CONCRETE
- BIORETENTION AREA
- —oo—oo—oo—oo TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

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4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOD — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
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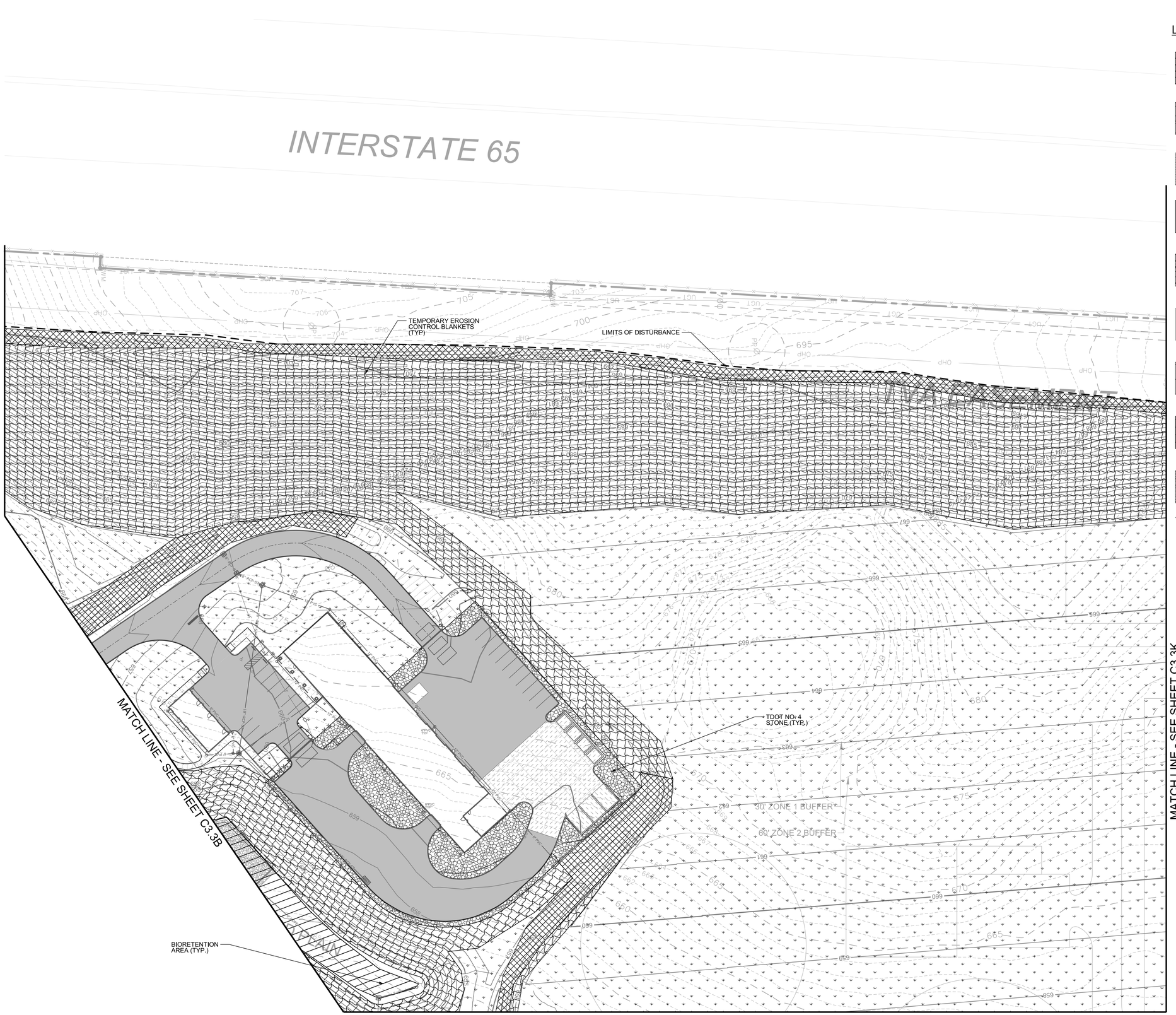
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
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- ASPHALT
- CONCRETE
- BIORETENTION AREA
- TDOT NO. 4 STONE
- TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

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DISTURBANCE/PROJECT AREA = 125 ACRES

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
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MICHAEL DOUGLAS CLARK REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 1-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	04/06/23	CONCEPT FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

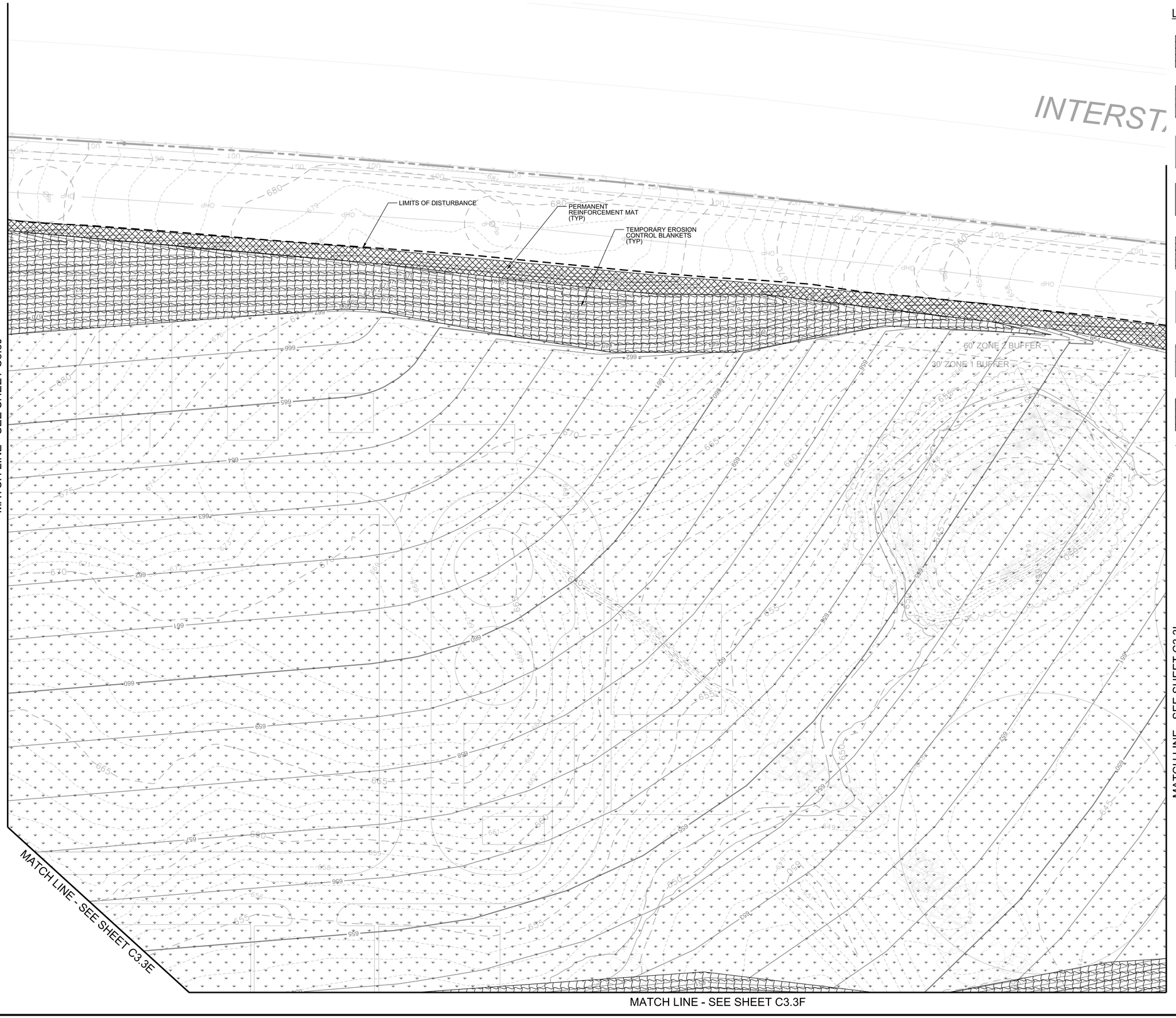
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LEGEND:

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4. APPLY SOD, SEED, AND STRAW/MATTING TO ALL DISTURBED AREAS.
5. WHEN THE SITE HAS BEEN STABILIZED, THE EPSC MEASURES CAN BE REMOVED.
6. CONTRACTOR TO SUBMIT NOTICE OF TERMINATION (NOT) WITH TDEC ONCE SITE HAS BEEN STABILIZED.

NOTES:

1. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.
2. SEE LANDSCAPE SHEETS FOR ADDITIONAL FINAL STABILIZATION MEASURES.
3. INITIAL AND INTERMEDIATE PHASE EROSION CONTROL MEASURES TO BE REMOVED UPON ACHEIVING FINAL STABILIZATION OF DISTURBED AREAS.
4. CONTRACTOR SHALL INSTALL CONCRETE WASHOUTS AS REQUIRED AND IN LOCATIONS AS APPROVED BY THE CITY. SEE DETAIL 6, C3.5C.

DISTURBANCE/PROJECT AREA = 125 ACRES

N

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/07/23	ISSUED FOR PERMIT
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LEGEND:

- PERMANENT REINFORCEMENT MAT WITH GRASS SEEDING - TENSAR NORTH AMERICAN GREEN VMAX SC250 (SEE DETAIL 5, C3.5C)
- GRASS SEED WITH TEMPORARY EROSION CONTROL BLANKETS - TENSAR NORTH AMERICAN GREEN BIODEGRADABLE S150BN (SEE DETAIL 5, SHEET C3.5C)
- PERMANENT FLEX MAT PLUS WITH GRASS SEEDING
- SEEDING/SOD (SEE LANDSCAPE ARCH SHEETS)
- PERMANENT RIP-RAP BASIN ENERGY DISSAPATORS (PER TDOT EC-STR-21)
- ASPHALT
- CONCRETE
- BIORETENTION AREA
- —oo—oo—oo—oo TREE PROTECTION FENCE (SEE DETAIL 3, SHEET C3.5)

PHASE 3 SEQUENCING:

1. CONTRACTOR TO MAINTAIN AND REPLACE AS NEEDED ALL EXISTING EROSION CONTROL MEASURES INSTALLED IN PHASE 1 & PHASE 2 UNTIL NO LONGER NEEDED.
2. CONTRACTOR TO COMPLETE FINAL GRADING.
3. CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT BASINS ONCE SITE HAS BEEN STABILIZED.
4. APPLY SOD, SEED, AND STRAW/MATTING TO ALL DISTURBED AREAS.
5. WHEN THE SITE HAS BEEN STABILIZED, THE EPSC MEASURES CAN BE REMOVED.
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MICHAEL DOUGLAS CLOUD REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

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FINAL EROSION & SEDIMENT CONTROL PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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CONTRACTOR TO COMPLETE FINAL GRADING.

CONTRACTOR TO REMOVE FILTER RINGS FROM SEDIMENT BASINS ONCE SITE HAS BEEN STABILIZED.

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REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

FINAL EROSION & SEDIMENT CONTROL PLAN

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CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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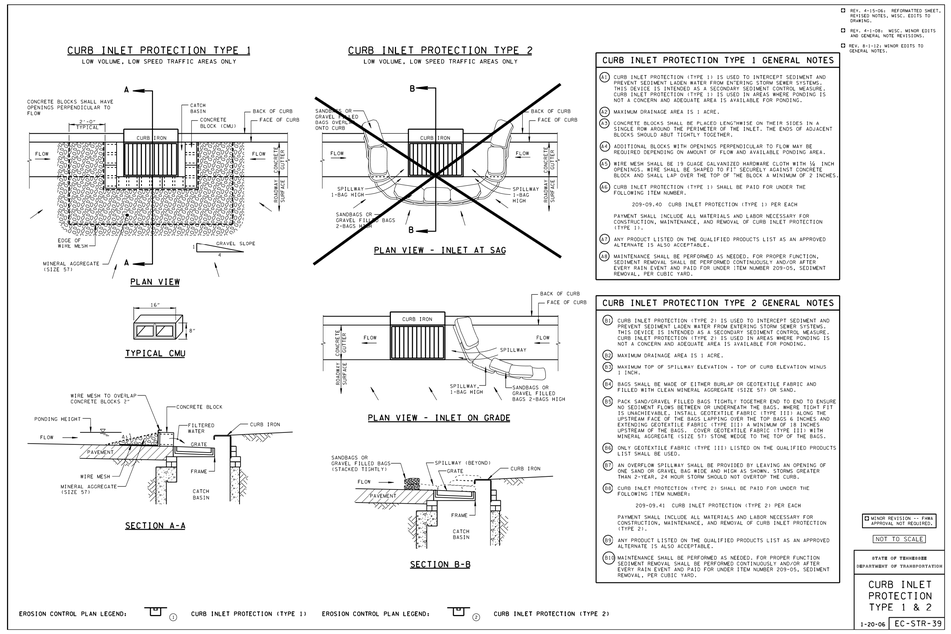
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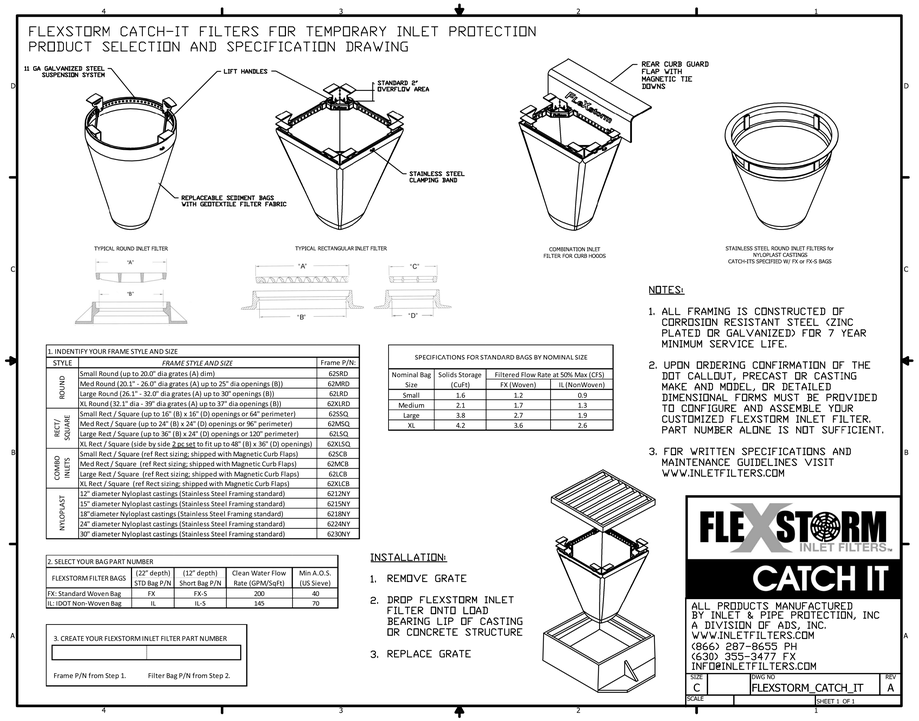
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NOTE: THIS DETAIL TO BE USED IN PAVEMENT AREAS AND CLOSE TO BUILDINGS. USE ALTERNATIVE INLET PROTECTION IN GRASS AREAS AWAY FROM INFRASTRUCTURE.

USE ON ALL OTHER INLETS NOT SPECIFIED BELOW.



USE ON ROADWAY AND IN LOW POINTS AROUND BUILDING AND IN PARKING LOT. CONTRACTOR TO PROVIDE OVERFLOW PROTECTION.



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

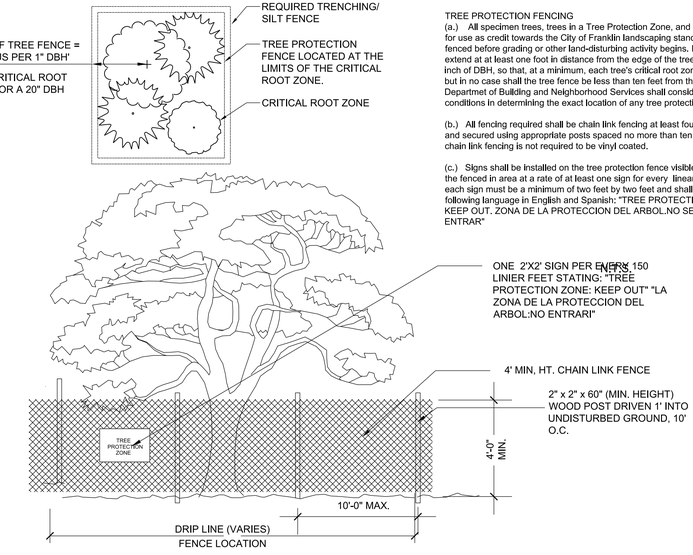
2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

1 C3.5 INLET PROTECTION N.T.S



TREE PROTECTION FENCING

(a.) All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the City of Franklin landscaping standards shall be fenced before grading or other land-disturbing activity begins. Fencing shall extend at at least one foot in distance from the edge of the tree for each one inch of DBH, so that, at a minimum, each tree's critical root zone is protected, but in no case shall the tree fence be less than ten feet from the trunk. The Department of Building and Neighborhood Services shall consider existing site conditions in determining the exact location of any tree protection fencing.

(b.) All fencing required shall be chain link fencing at least four feet in height and secured using appropriate posts spaced no more than ten feet apart, Such chain link fencing is not required to be vinyl coated.

(c.) Signs shall be installed on the tree protection fence visible on all sides of the fenced in area at a rate of at least one sign for every linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL.NO SE PERMITE ENTRAR"

3 C3.5 TREE PROTECTION FENCING (BUFFER) N.T.S

2 C3.5 NOT USED N.T.S

4 C3.5 NOT USED N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 250-4572

MICHAEL DOUGLAS CLOUD REGISTERED ENGINEER AGRICULTURE COMMERCE No.109130 STATE OF TENNESSEE 4-6-23

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/24/23	ISSUED FOR PERMIT
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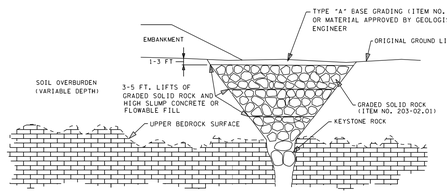
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1 C3.5A NOT USED N.T.S

2 C3.5A NOT USED N.T.S

3 C3.5A NOT USED N.T.S



SINKHOLE TREATMENT 4, INACTIVE

NOTE: AFTER EXCAVATION IS COMPLETE AND ROCK OPENING IS EXPOSED, THE SITE AND TREATMENT METHOD SHALL BE APPROVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEERING SECTION OF THE DIVISION OF MATERIALS AND TESTS. ANY CHANGE IN THE THE NO.57 STONE FILL SHALL BE APPROVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEERING SECTION OF THE DIVISION OF MATERIALS AND TESTS.

SEQUENCE OF CONSTRUCTION

1. EXCAVATE SINKHOLE TO DEFINE OPENING IN BEDROCK MAKING SURE TO REMOVE ALL SOIL DEBRIS.

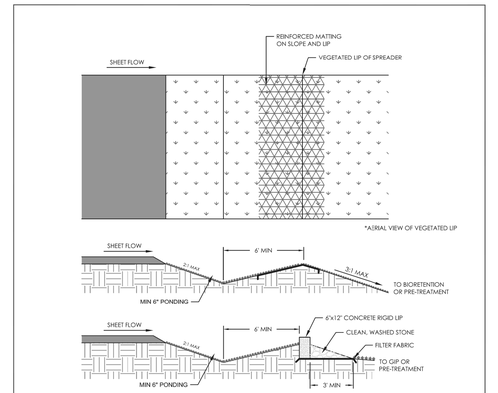
2. FIT THE OPENING WITH KEYSTONE ROCK, WHICH SHALL BE OF SUFFICIENT SIZE TO LOCK IN PLACE WITHOUT CREATING AN AIRBLOCK TO SUBSURFACE DRAINAGE.

3. ALTERNATE LAYERS OF GRADED SOLID ROCK (CLASSIFICATION 203-02.01 BORROW EXCAVATION) 3-5 FT. IN DEPTH AND HIGH SLUMP CONCRETE (OR FLOWABLE FILL). HIGH SLUMP CONCRETE SHALL BE CONCRETE WITH A SLUMP OF 7-9".

   HIGH SLUMP CONCRETE OR FLOWABLE FILL SHALL BE APPLIED AFTER A LAYER OF GRADED SOLID ROCK UNTIL THE CONCRETE (OR FLOWABLE FILL) JUST COVERS THE GRADED ROCK LAYER. THE NEXT LAYER OF GRADED SOLID ROCK SHALL BE PLACED IMMEDIATELY AFTER THE PLACEMENT OF THE CONCRETE (OR FLOWABLE FILL). THE PURPOSE OF THIS IS TO INTERMIX THE MATERIALS. THE WORK SHALL NOT BE INTERRUPTED AFTER THE PLACEMENT OF CONCRETE (OR FLOWABLE FILL) EXCEPT FOR THE TOP LAYER. IF WORK CANNOT BE FINISHED IN A SPECIFIED INTERVAL, WORK MAY BE STOPPED ONLY AFTER A COMPLETE LAYER OF GRADED SOLID ROCK HAS BEEN PLACED.

4. AFTER THE FINAL LAYER OF CONCRETE (OR FLOWABLE FILL) HAS BEEN SET, BACKFILL TO GRADE WITH TYPE "A" BASE GRADING (ITEM NO. 303.01) OR OTHER MATERIAL APPROVED BY THE ENGINEER OR GEOLOGIST.

5 C3.5A SINKHOLE TREATMENT N.T.S



VEGETATED LEVEL SPREADERS SHOULD BE PLANTED AT SUCH A DENSITY TO ACHIEVE 90% GRASS/HERBACEOUS COVER AFTER THE SECOND GROWING SEASON. PERFORMANCE HAS BEEN SHOWN TO FALL RAPIDLY AS VEGETATIVE COVER FALLS BELOW 80%. FILTER STRIPS SHOULD BE SEEDED, NOT SODDED, WHENEVER POSSIBLE. VEGETATION AT THE TOE OF THE FILTER, WHERE TEMPORARY PONDING WILL OCCUR, SHOULD BE ABLE TO WITHSTAND BOTH WET AND DRY PERIODS.

VEGETATED LEVEL SPREADER NOTES:

1. CONSULT SPECIFICATIONS FOR APPROPRIATE USE OF VEGETATED LIP VERSUS RIGID LIP. RIGID LIPS ARE REQUIRED IN AREAS OF HIGH EROSIVITY
2. 6" MINIMUM PONDING ALLOWABLE
3. ENDS OF REINFORCEMENT MATTING SHALL BE BURIED TO A 6" MINIMUM

N.T.S.

Pre-Treatment (sheet flow) VEGETATED LEVEL SPREADER TITLE	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.	DIRECTOR OF ENGINEERING	12/7/2017 DATE
02/20/2017 EFFECTIVE DATE	STORMWATER COORDINATOR	12/7/2017 DATE

4 C3.5A LEVEL SPREADERS N.T.S

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MICHAEL DOUGLAS JOHNSON REGISTERED ENGINEER 109130 STATE OF TENNESSEE 4-6-27

GRADING, DRAINAGE AND EPSC DETAILS

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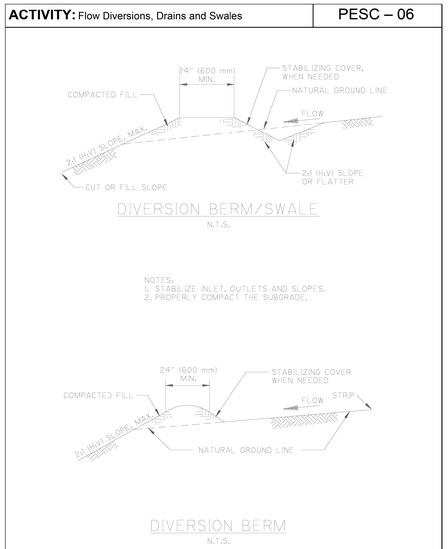
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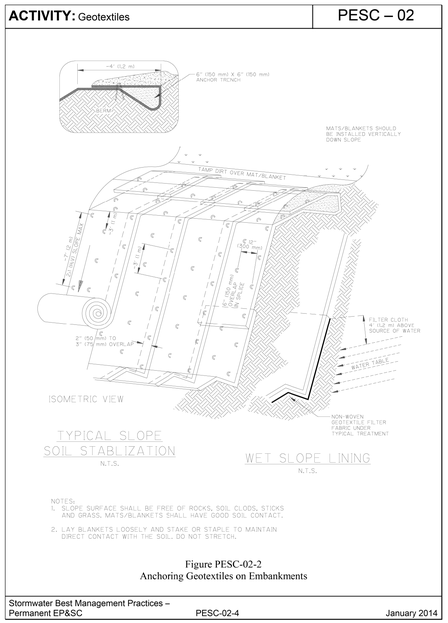
1 C3.5C NOT USED
N.T.S

2 C3.5C PESC-06-6 DIVERSION BERM / SWALE
N.T.S

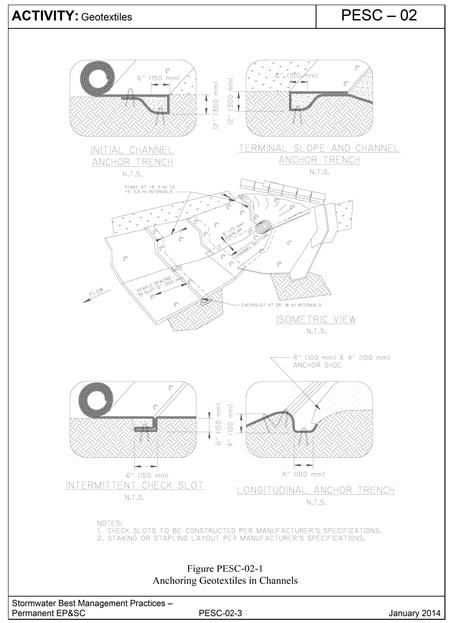


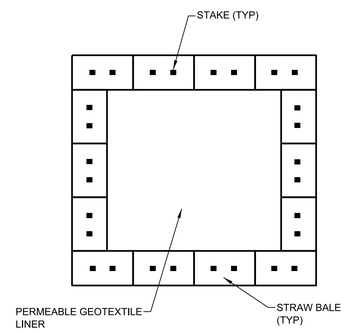
3 C3.5C NOT USED
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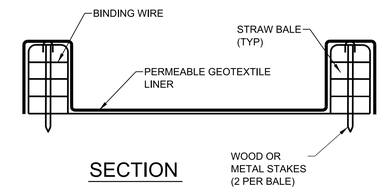
4 C3.5C NOT USED
N.T.S



5 C3.5C PESC-02-3 & 4 ANCHORNG GEOTEXTILES
N.T.S



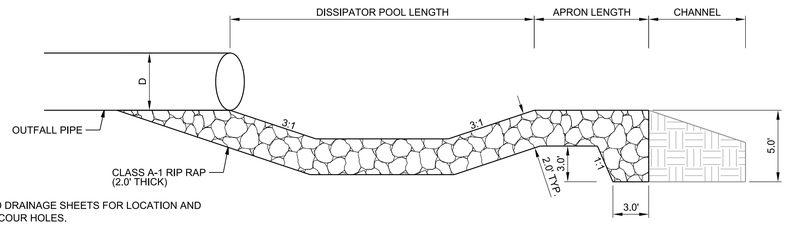




NOTES:

1. LOCATE CONCRETE WASHOUT A MINIMUM OF 50 FT AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
2. CONCRETE WASHOUT STRUCTURE SHALL BE SIZED TO HANDLE SOLIDS, WASH SLURRY, AND RAINFALL AND INCLUDE A MINIMUM OF 4" FREEBOARD.
3. THE STORAGE AREA SHALL BE LINED WITH A PERMEABLE GEOTEXTILE LINER TO ALLOW WATER TO INFILTRATE.

6 C3.5C CONCRETE WASHOUT
N.T.S



NOTES:

1. SEE GRADING AND DRAINAGE SHEETS FOR LOCATION AND DIMENSIONS OF SCOUR HOLES.
2. REFER TO TDOT STANDARD DRAWING EC-STR-21 FOR ADDITIONAL INFORMATION.

7 C3.5C RIP RAP BASIN ENERGY DISSIPATION
N.T.S

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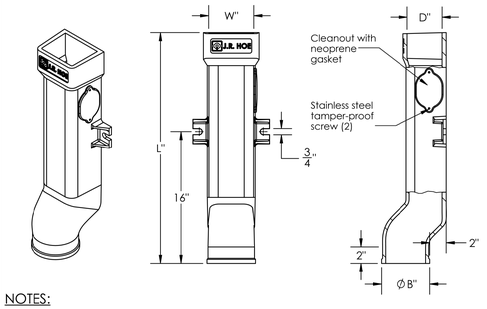
1 C3.5D NOT USED
N.T.S

2 C3.5D NOT USED
N.T.S

3 C3.5D NOT USED
N.T.S

4 C3.5D NOT USED
N.T.S

O-Series: Offset Downspout Boots



NOTES:

As manufactured by:
J.R. Hoe & Sons Inc.
101 Ironwood Rd., Middlesboro, KY 40965
1-800-245-5521 | www.downspoutboots.com

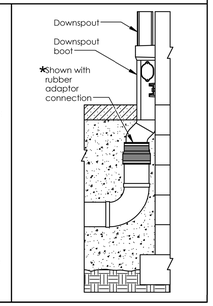
Manufactured from ASTM A-48 Class 30 Gray Iron

Side cleanout a standard option for all downspout boots 20" or greater in length. Cast iron cover with neoprene gasket is fastened over cleanout window on main body with stainless steel tamper proof screws.

Downspout boots over 40" in length are supplied in 2-piece assemblies for ease of installation.

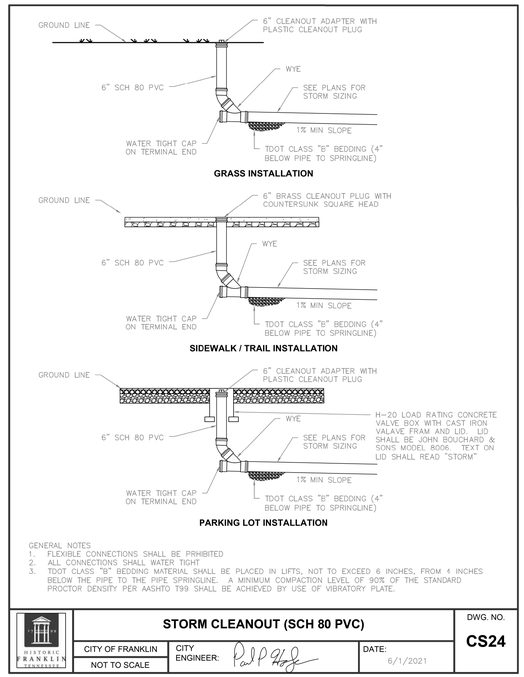
Install downspout boots with stainless steel expansion anchors where integral lug slots meet the building wall.

Downspout boots feature contoured, flow-efficient interior design; no boxed corners, weld seams, or choke points that increase risk of clogging.



* NOTE:
USE STAINLESS STEEL SHIELDED COUPLING ON FLEXIBLE CONNECTION.

5 C3.5D DOWNSPOUT BOOT
N.T.S



GENERAL NOTES
1. FLEXIBLE CONNECTIONS SHALL BE PRHIBITED
2. ALL CONNECTIONS SHALL WATER TIGHT
3. TDOT CLASS "B" BEDDING MATERIAL SHALL BE PLACED IN LIFTS, NOT TO EXCEED 6 INCHES, FROM 1 INCHES BELOW THE PIPE TO THE PIPE SPRINGLINE. A MINIMUM COMPACTION LEVEL OF 90% OF THE STANDARD PROCTOR DENSITY PER AASHTO T99 SHALL BE ACHIEVED BY USE OF VIBRATORY PLATE.

HISTORIC FRANKLIN TENNESSEE

STORM CLEANOUT (SCH 80 PVC)

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		6/1/2021	CS24

6 C3.5D STROM CLEANOUT (SCH 80 PVC)
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL
01				

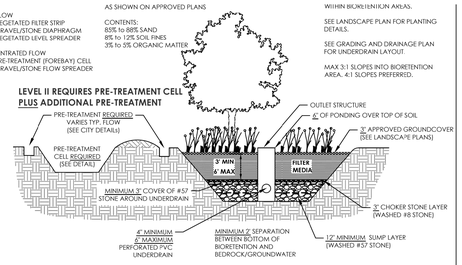
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FILE NO. 35968-10

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1. EXCAVATORS SHALL WORK FROM THE OUTSIDE THE GREEN INFRASTRUCTURE PRACTICE (GIP) FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE OR SCARIFY THE SURFACE TO A DEPTH OF 12" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES AND IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. WATER QUALITY SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

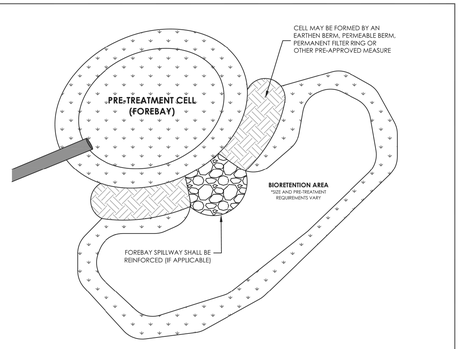
CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
6. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
7. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 EACH SIDE).
8. A SMALL SKID STEER LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
9. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
10. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
11. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
12. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
13. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
14. INSTALL SPECIFIED GROUNDCOVER.
15. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

BIORETENTION LEVEL 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 (02) (DWG.NO.)	DIRECTOR OF ENGINEERING	7/22/19 (DATE)
07/22/2019 (EFFECTIVE DATE)	STORMWATER COORDINATOR	7/22/19 (DATE)

1 C3.5H GIP-01 BIORETENTION LEVEL 2 N.T.S



PRE-TREATMENT CELL NOTES:

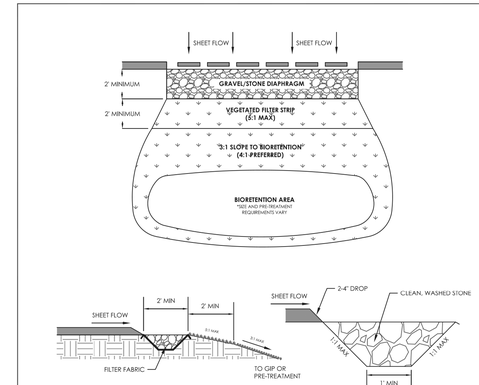
1. LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL TREATMENT
2. STORAGE VOLUME = 10% OF TREATMENT VOLUME (Tv)
3. 2:1 LENGTH:WIDTH DESIGN
4. DISSIPATION REQUIRED FOR EXPECTED RATES OF DISCHARGE
5. PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIORETENTION AREAS
6. PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING FILTER MEDIA



N.T.S.

Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
(DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)

2 C3.5H PRE TREATMENT CELL N.T.S



A GRAVEL DIAPHRAGM LOCATED AT THE EDGE OF THE PAVEMENT SHOULD BE ORIENTED PERPENDICULAR TO THE FLOW PATH TO PRE-TREAT LATERAL RUNOFF, AND SHALL RUN ALONG THE SAME CONTOUR AT THE TOP OF THE FILTER STRIP. A LAYER OF FILTER FABRIC SHOULD BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH. IF THE CONTRIBUTING DRAINAGE AREA IS STEEP (6% OR GREATER), LARGER STONE SHOULD BE USED.

GRAVEL/STONE DIAPHRAGM NOTES:

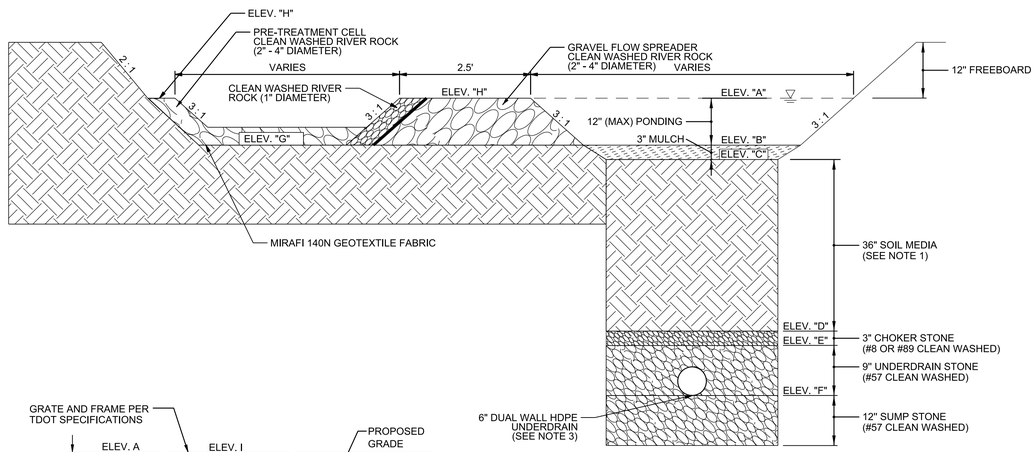
1. A LAYER OF FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH
2. STONE SHALL BE SIZED ACCORDING TO THE EXPECTED RATE OF DISCHARGE

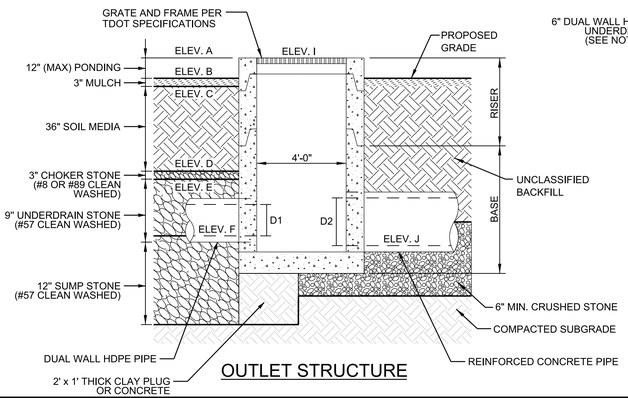
N.T.S.

Pre-Treatment (sheet flow) GRAVEL/STONE DIAPHRAGM (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
(DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)

4 C3.5H PRE -TREATMENT GRAVEL AND STONE DIAGRAM N.T.S

5 C3.5H NOT USED N.T.S





OUTLET STRUCTURE

OUTLET STRUCTURE TABLE

LABEL	TOP OF CASTING (ELEV. I)	OUTLET PIPE INVERT (ELEV. J)	INLET PIPE DIAMETER (D1)	OUTLET PIPE DIAMETER (D2)
BIO W1	644.50	639.58	6"	24"
BIO W2	647.25	642.33	6"	18"
BIO W3	646.50	641.58	6"	30"
BIO W4	647.50	642.58	6"	24"
BIO W6	641.30	636.00	6"	18"
BIO W7	636.50	631.75	6"	30"

NOTES:

1. MINIMUM CONCRETE STRENGTH - 4000 psi.
2. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
3. PIPES SHALL CONNECT TO ENDS OR SIDES OF INLET, NOT AT CORNERS.

NOTES:

1. PLANTING SOILS (FILTER MEDIA) MUST CONTAIN: 85% TO 88% SAND; 8% TO 12% SOIL FINES; 3% - 5% ORGANIC MATTER.
2. THE MULCH LAYER MUST CONSIST OF 3 INCHES OF COMMERCIALLY AVAILABLE FINE SHREDDED HARDWOOD MULCH OR SHREDDED HARDWOOD CHIPS.
3. UNDERDRAIN PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW, AND A MINIMUM GRADE OF 0.5 PERCENT WHICH MUST BE MAINTAINED.
4. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY THE CITY OF FRANKLIN AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.
5. SEE LANDSCAPE PLAN FOR PLANTING PLAN.

3 C3.5H BIORETENTION POND (LEVEL 2) SCALE: NTS

BIORETENTION POND TABLE

LABEL	TYPE	SURFACE AREA REQUIRED (SF)	SURFACE AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)	TREATMENT VOLUME PROVIDED (CF)	% OF TREATMENT VOLUME PROVIDED
BIO W1	LEVEL 2	3,598	9,183	10,582	26,039	246%
BIO W2	LEVEL 2	1,171	1,350	3,443	3,486	101%
BIO W3	LEVEL 2	4,480	5,200	13,175	13,206	100%
BIO W4	LEVEL 2	4,955	6,511	14,575	18,477	127%
BIO W6	LEVEL 2	1,471	1,852	4,327	5,268	122%
BIO W7	LEVEL 2	7,848	8,075	23,081	23,643	102%

BIORETENTION POND ELEVATION TABLE

LABEL	TOP OF PONDING ELEVATION (ELEV. A)	TOP OF MULCH ELEVATION (ELEV. B)	TOP OF SOIL MEDIA ELEVATION (ELEV. C)	TOP OF CHOKER STONE ELEVATION (ELEV. D)	TOP OF UNDER DRAIN STONE ELEVATION (ELEV. E)	UNDERDRAIN INVERT ELEVATION (ELEV. F)	DEPTH OF SUMP STONE (FT)
BIO W1	644.50	644.00	643.75	640.75	640.50	639.75	1.0
BIO W2	647.25	646.75	646.50	643.50	643.25	642.50	1.0
BIO W3	646.50	646.00	645.75	642.75	642.50	641.75	1.0
BIO W4	647.50	647.00	646.75	643.75	643.50	642.75	1.0
BIO W6	641.30	640.80	640.55	637.55	637.30	636.55	1.0
BIO W7	636.50	636.00	635.75	632.75	632.50	631.75	1.0

BIO W1
EMERGENCY SPILLWAY
20 LF
ELEV 648

PRE-TREATMENT CELL TABLE

LABEL	PRE-TREATMENT VOLUME REQUIRED (CF)	PRE-TREATMENT VOLUME PROVIDED (CF)	BOTTOM OF PRE-TREATMENT CELL ELEVATION (ELEV. G)	TOP OF FILTER BERM ELEVATION (ELEV. H)
BIO W1	1,587	3,081	644.00	644.50
BIO W2	516	111	646.75	647.25
BIO W3	1,976	206	646.00	646.50
BIO W4	2,186	2,199	647.00	647.50
BIO W6	649	638	640.80	641.30
BIO W7	3,462	3,455	636.00	636.50

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 250-6572

MICHAEL DOUGLAS GIBSON REGISTERED ENGINEER AGRICULTURE CIVIL COMMERCE No. 109130 STATE OF TENNESSEE 4-6-22

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DNT COMMENTS RESUBMITTAL

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

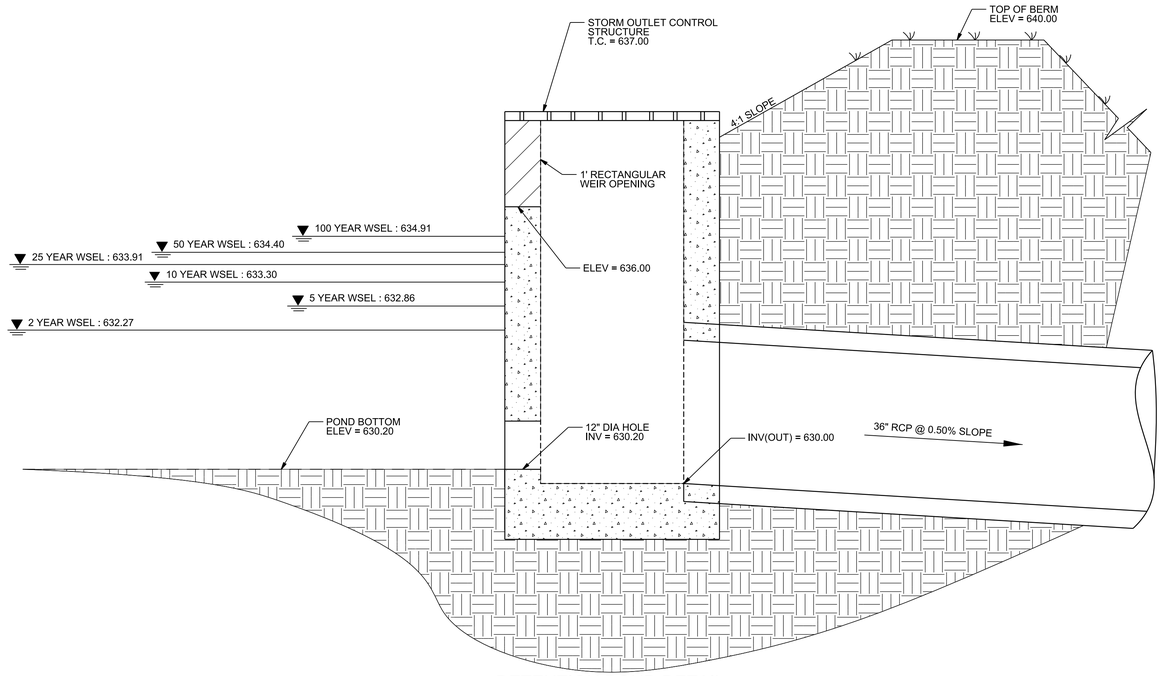
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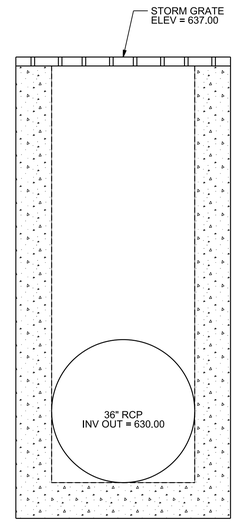
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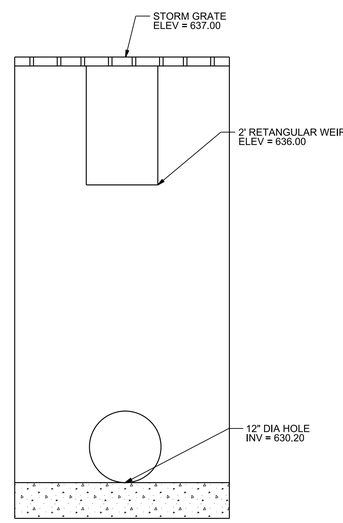


DETENTION POND DETAIL
N.T.S.

NOTES:
1) REINFORCING STEEL FOR BOX PROVIDED BY PRECAST SUPPLIER.
2) ALL PIPE CONNECTIONS SHALL BE WATER TIGHT.
3) ALL BOLTS THAT ARE NECESSARY FOR FASTENING STEEL TO BOX SHALL BE EPOXY COATED.

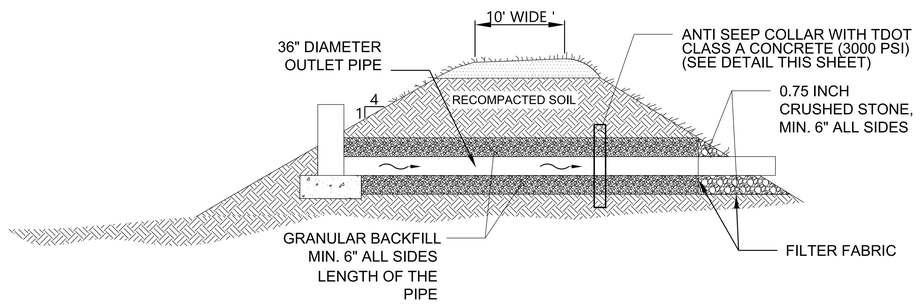


BACK VIEW
N.T.S.



FRONT VIEW
N.T.S.

TOP OF CREST = 640.00



POND EMBANKMENT NOTES:

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.

2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT +/- 3% IN ALL AREAS.

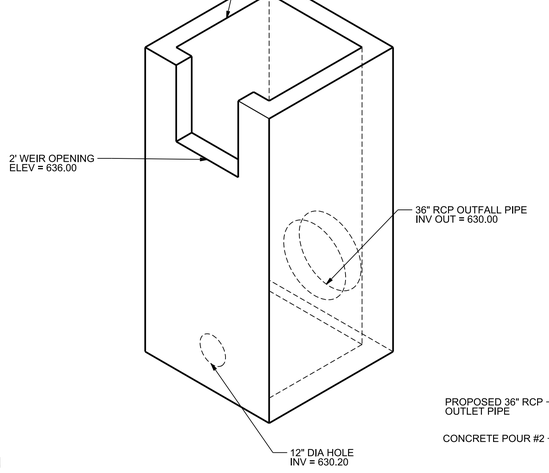
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE INSTALLED ALONG THE CENTERLINE OF THE EMBANKMENT. THE TRENCH MUST EXTEND AT LEAST 2 FEET INTO STABLE IMPERVIOUS SOIL WITH A MINIMUM BOTTOM WIDTH OF 4 FEET AND SIDE SLOPES OF 2:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRAINED DURING THE BACKFILLING/COMPACTING OPERATIONS.

4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.

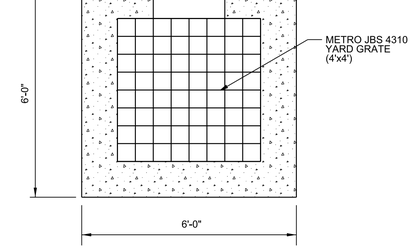
5. THE EMBANKMENT OF THE POND SHALL BE STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.

6. PROPERLY STABILIZED PIPE THROUGH EMBANKMENT WITH PROPER COMPACTION OF NO LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS. HAND COMPACT AROUND PIPE TO ENSURE ADEQUATE COMPACTION. DO NOT OVER COMPACT SO MUCH THAT UPLIFT IS CREATED ON THE PIPE. USE A MINIMUM OF 2 FEET OF FILL OVER BARREL BEFORE DRIVING OVER. WATER TIGHT WRAPPED AND GASKETED JOINTS ARE REQUIRED.

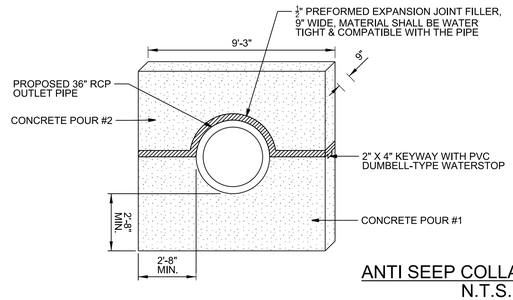
EMBANKMENT DETAIL
N.T.S.



ISOMETRIC VIEW
N.T.S.



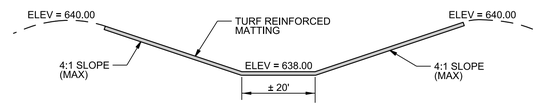
TOP VIEW
N.T.S.



NOTES:

1. CONCRETE SHALL BE 3000 PSI AT 28 DAYS.
2. ANTI-SEEP COLLAR SHALL BE PLACED AT LEAST 2 FEET FROM NEAREST JOINT.
3. ANTI-SEEP COLLAR SHALL BE CONSTRUCTED IN TWO SECTIONS. BOTTOM HALF SHALL BE POURED FIRST, THE PIPE PLACED, THEN TOP POUR.
4. #4 REBAR SHALL BE PLACED ON 12" CENTERS EACH WAY.

ANTI SEEP COLLAR DETAIL
N.T.S.



EMERGENCY SPILLWAY DETAIL
N.T.S.

1 C3.5I DETENTION POND #1 DETAILS
N.T.S

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MICHAEL DOUGLAS TOOLEY REGISTERED ENGINEER AGRICULTURE COMMERCE No. 109130 STATE OF TENNESSEE 4-6-23

GRADING, DRAINAGE AND EPSC DETAILS

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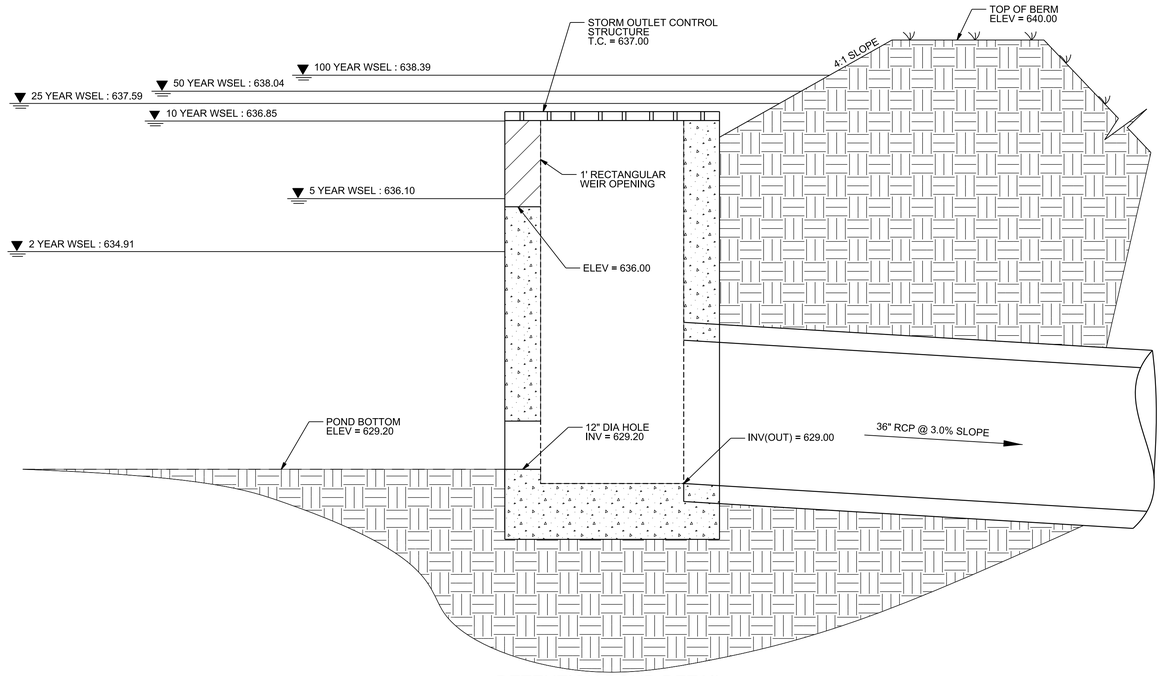
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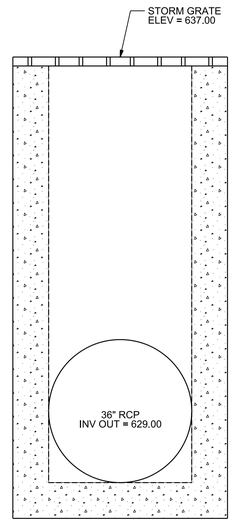
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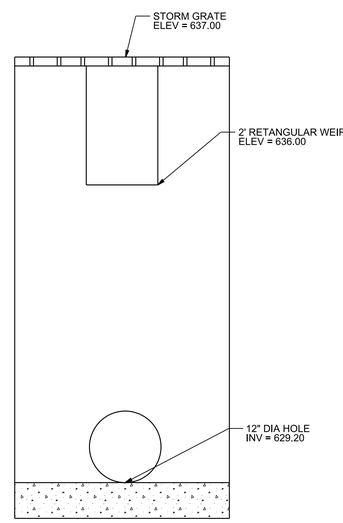


DETENTION POND DETAIL
N.T.S.

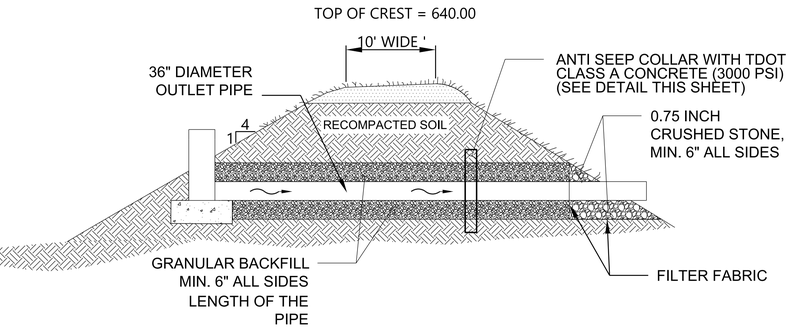
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1) REINFORCING STEEL FOR BOX PROVIDED BY PRECAST SUPPLIER.
2) ALL PIPE CONNECTIONS SHALL BE WATER TIGHT.
3) ALL BOLTS THAT ARE NECESSARY FOR FASTENING STEEL TO BOX SHALL BE EPOXY COATED.



BACK VIEW
N.T.S.



FRONT VIEW
N.T.S.



POND EMBANKMENT NOTES:

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.

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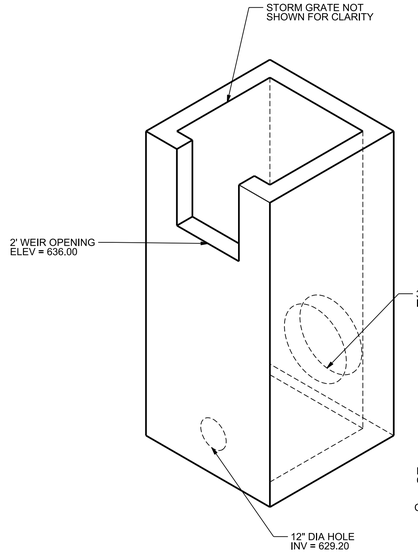
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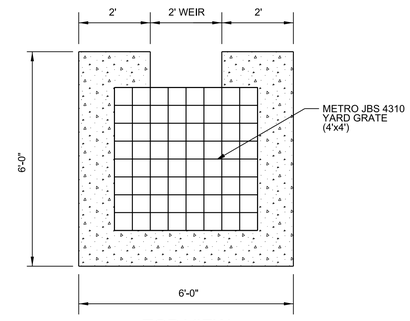
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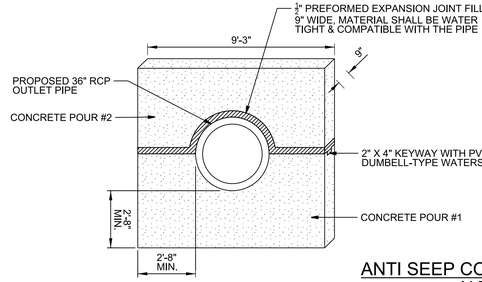
EMBANKMENT DETAIL
N.T.S.



ISOMETRIC VIEW
N.T.S.



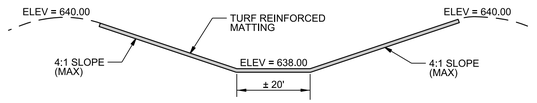
TOP VIEW
N.T.S.



NOTES:

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4. #4 REBAR SHALL BE PLACED ON 12" CENTERS EACH WAY.

ANTI SEEP COLLAR DETAIL
N.T.S.



EMERGENCY SPILLWAY DETAIL
N.T.S.

1 C3.5J DETENTION POND #2 DETAILS
C3.5J N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS YOUNG REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

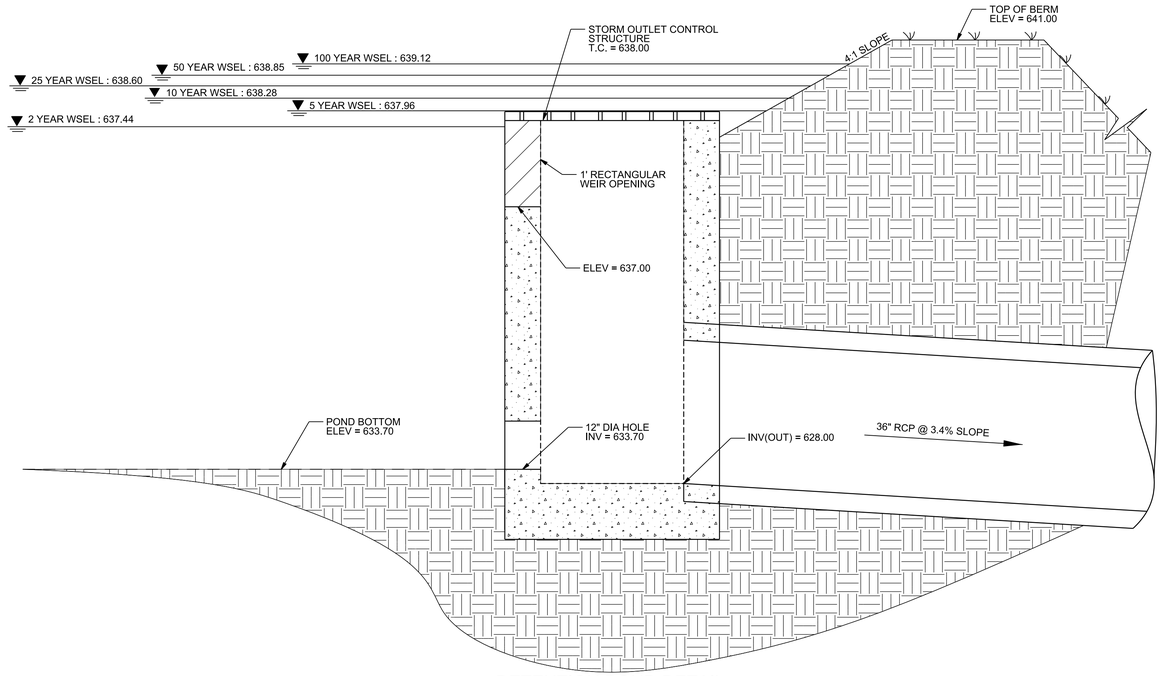
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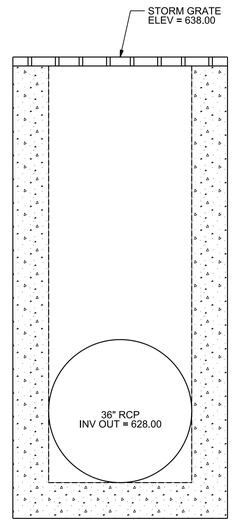
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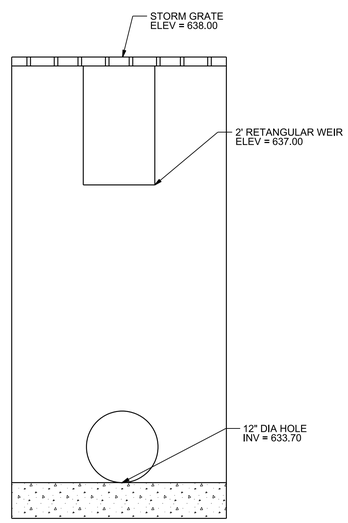


DETENTION POND DETAIL
N.T.S.

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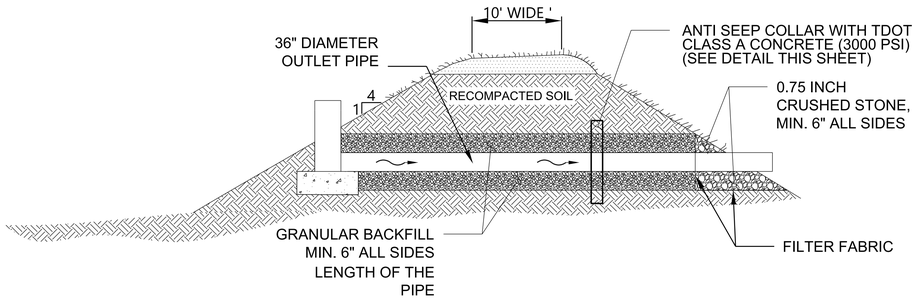


BACK VIEW
N.T.S.



FRONT VIEW
N.T.S.

TOP OF CREST = 641.00



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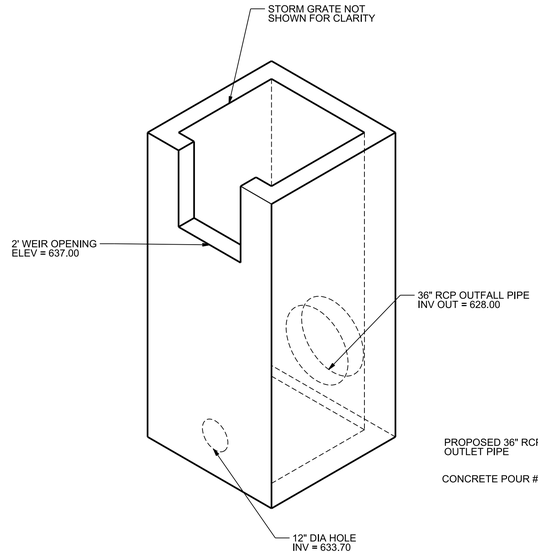
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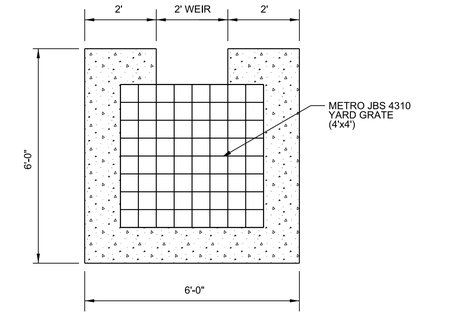
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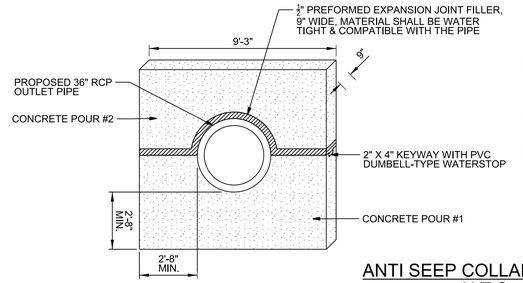
EMBANKMENT DETAIL
N.T.S.



ISOMETRIC VIEW
N.T.S.



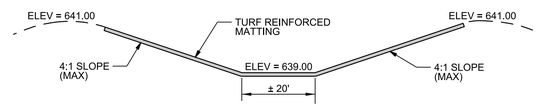
TOP VIEW
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ANTI SEEP COLLAR DETAIL
N.T.S.



EMERGENCY SPILLWAY DETAIL
N.T.S.

1 C3.5K DETENTION POND #3 DETAILS
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS MOORE
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
1-6-23

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	100% CONSTRUCTION PLANS FOR PERMIT
		MDP	04/06/23	DRT COMMENTS RESUBMITTAL

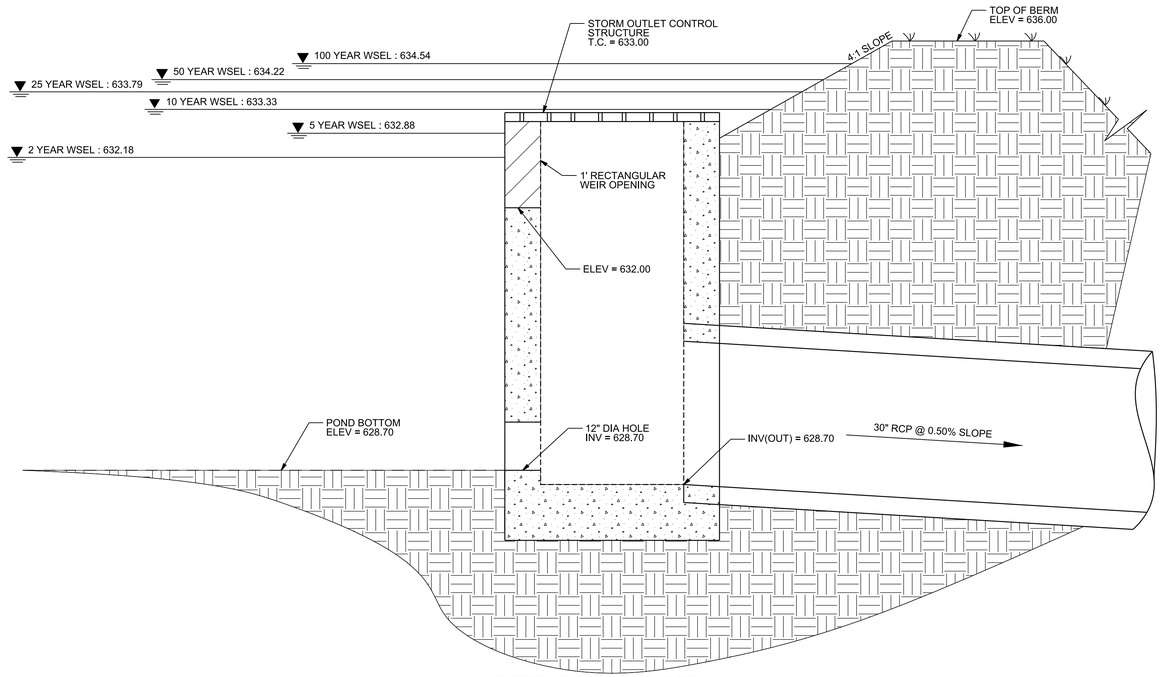
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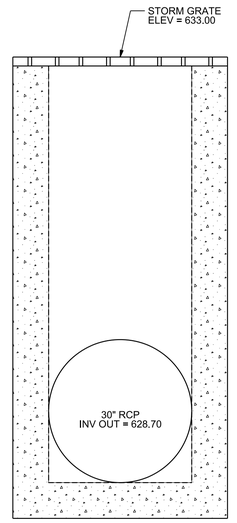
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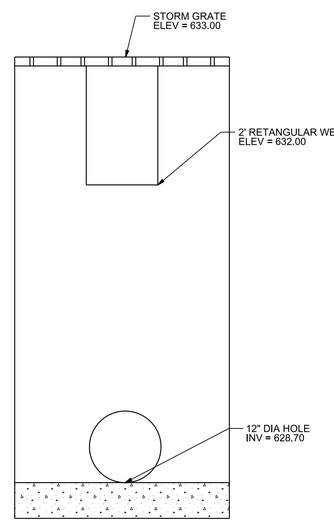


DETENTION POND DETAIL
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BACK VIEW
N.T.S.



FRONT VIEW
N.T.S.

TOP OF CREST = 636.00

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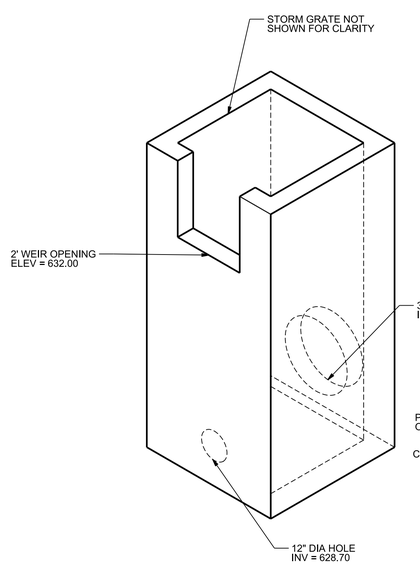
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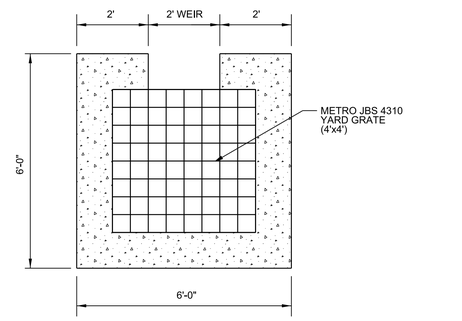
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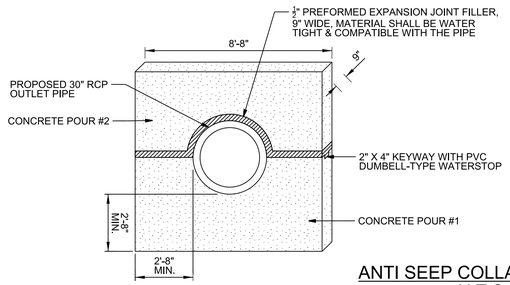
EMBANKMENT DETAIL
N.T.S.



ISOMETRIC VIEW
N.T.S.



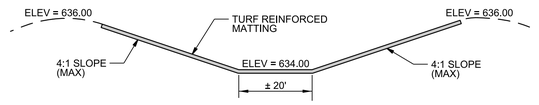
TOP VIEW
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ANTI SEEP COLLAR DETAIL
N.T.S.



EMERGENCY SPILLWAY DETAIL
N.T.S.

1 C3.5L DETENTION POND #4 DETAILS
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
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REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

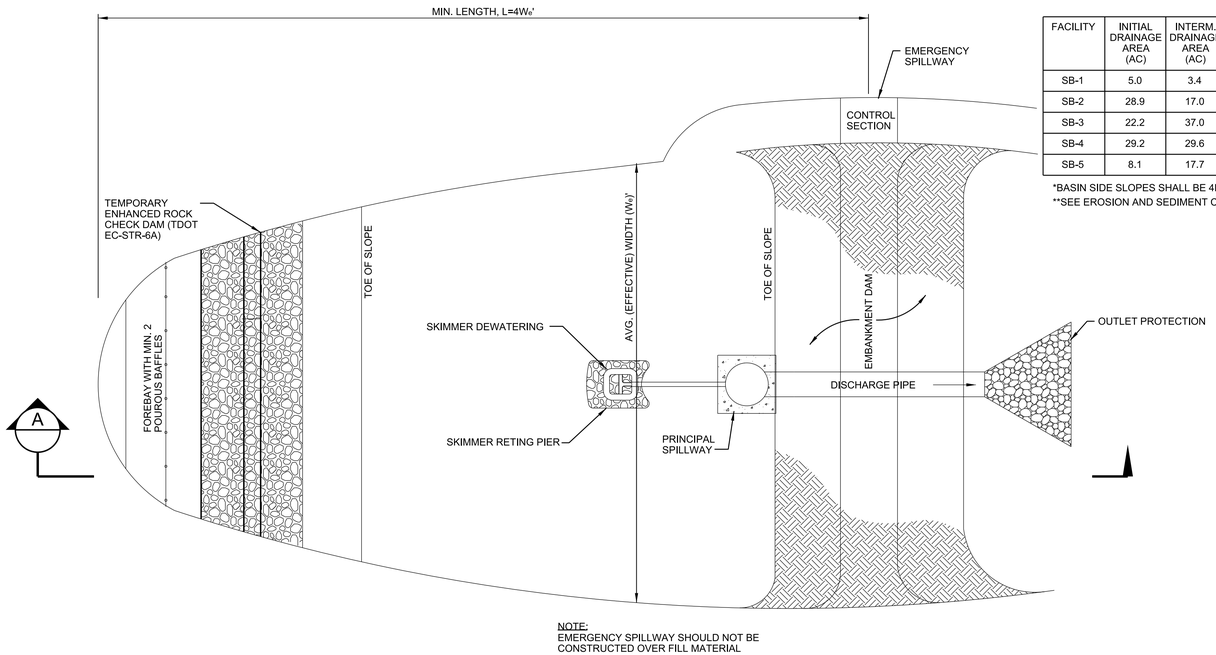
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FILE NO. 35968-10

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NOTE:
EMERGENCY SPILLWAY SHOULD NOT BE CONSTRUCTED OVER FILL MATERIAL

SEDIMENT BASIN PLAN
N.T.S.

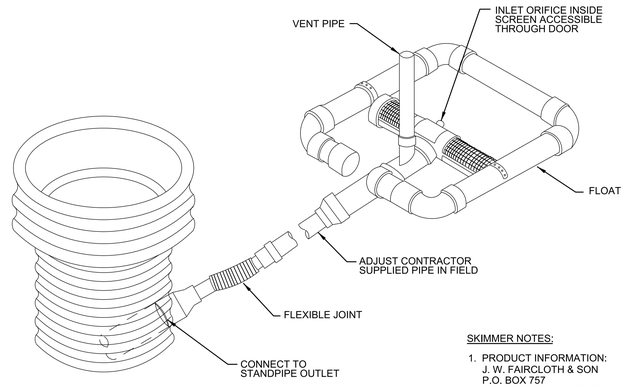
BASIN SCHEDULE

FACILITY	INITIAL DRAINAGE AREA (AC)	INTERM. DRAINAGE AREA (AC)	STORAGE VOLUME REQUIRED (CF)	BOTTOM OF BASIN ELEVATION FEET, AMSL	REQUIRED WET STORAGE (CF)	PROVIDED WET STORAGE (CF)	PERMANENT POOL ELEVATION	PROVIDED TOTAL STORAGE (CF)	DRY STORAGE/FOREBAY WEIR ELEVATION	RISER PIPE DIA. (FT.)	OUTLET PIPE DIA. (FT.)	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH (FT)	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL
SB-1	5.0	3.4	18,090	642.00	9,045	21,140	645.00	42,721	647.00	5.0	2.0	647.00	648.00	20	4H:1V	650.00
SB-2	28.9	17.0	104,560	632.00	52,280	97,698	635.00	117,400	636.50	5.0	3.0	636.50	638.00	20	4H:1V	640.00
SB-3	22.2	37.0	133,870	630.00	66,935	66,935	634.10	133,866	636.20	5.0	3.0	637.00	638.00	20	4H:1V	640.00
SB-4	29.2	29.6	107,100	634.00	53,550	107,175	635.00	196,829	637.00	5.0	3.0	638.00	639.00	20	4H:1V	641.00
SB-5	8.1	17.7	46,000	629.00	23,000	67,273	632.00	112,020	633.00	5.0	2.5	633.00	634.00	20	4H:1V	636.00

*BASIN SIDE SLOPES SHALL BE 4H:1V
**SEE EROSION AND SEDIMENT CONTROL PLANS FOR SEDIMENT BASIN DIMENSIONS

FOREBAY SCHEDULE

FACILITY	STORAGE VOLUME REQUIRED (CF)	REQUIRED FOREBAY STORAGE (CF)	PROVIDED FOREBAY STORAGE (CF)
SB-1	18,090	2,261	8,800
SB-2	104,560	13,070	16,283
SB-3	133,870	16,734	21,400
SB-4	107,100	13,388	14,237
SB-5	46,000	5,750	10,600



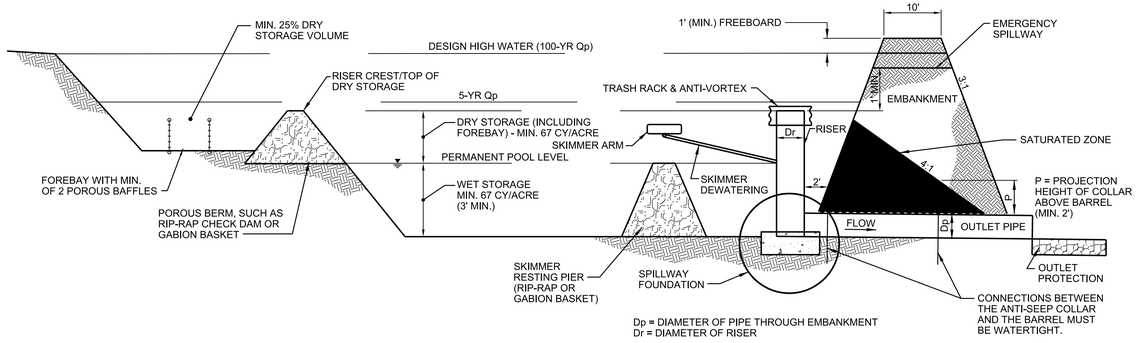
SKIMMER DEWATERING
DEVICE SPECIFICATIONS

FACILITY	ARM DIAMETER	ORIFICE DIAMETER	ORIFICE ELEVATION
SB-1	5.0"	3.5"	645.00
SB-2	8.0"	6.5"	635.00
SB-3	8.0"	6.5"	634.10
SB-4	8.0"	6.5"	637.00
SB-5	8.0"	6.5"	632.00

SKIMMER INSTALLATION
NTS

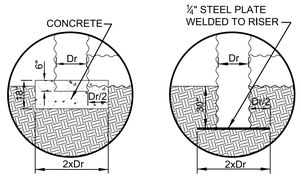
SKIMMER NOTES:

1. PRODUCT INFORMATION:
   J. W. FAIRCLOTH & SON
   P.O. BOX 757
   HILLSBOROUGH, NC 27278
   (919)732-1244
2. INSTALL SEDIMENT SKIMMER IN SEDIMENT BASIN BEFORE GRADING OPERATIONS.
3. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE PRESSURE TREATED TO A RETENTION LEVEL OF 0.4.
4. ADJUST SKIMMER PIPE BARREL LENGTH IN FIELD TO ALLOW FULL DEPTH MOTION OF SKIMMER.
5. ADJUST CROSS BRACE SUPPORT AND ROPES TO SUPPORT FLOAT PREVENT TWISTING AND PREVENT ORIFICE FROM SINKING BELOW PERMANENT POOL ELEVATION.



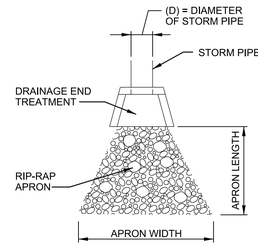
Dp = DIAMETER OF PIPE THROUGH EMBANKMENT
Dr = DIAMETER OF RISER

A SEDIMENT BASIN SECTION
N.T.S



SPILLWAY FOUNDATIONS FOR RISER HEIGHTS <10'

1 C3.5M SEDIMENT BASIN WITH RISER PIPE OUTLET
N.T.S



OUTLET PLAN VIEW

NOTES:

1. TDOT GEOTEXTILE FABRIC (TYPE III) UNDER ALL RIP-RAP

RIP-RAP OUTFALL PROTECTION
N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

GRADING, DRAINAGE AND EPSC DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	100% SUBMITTAL FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

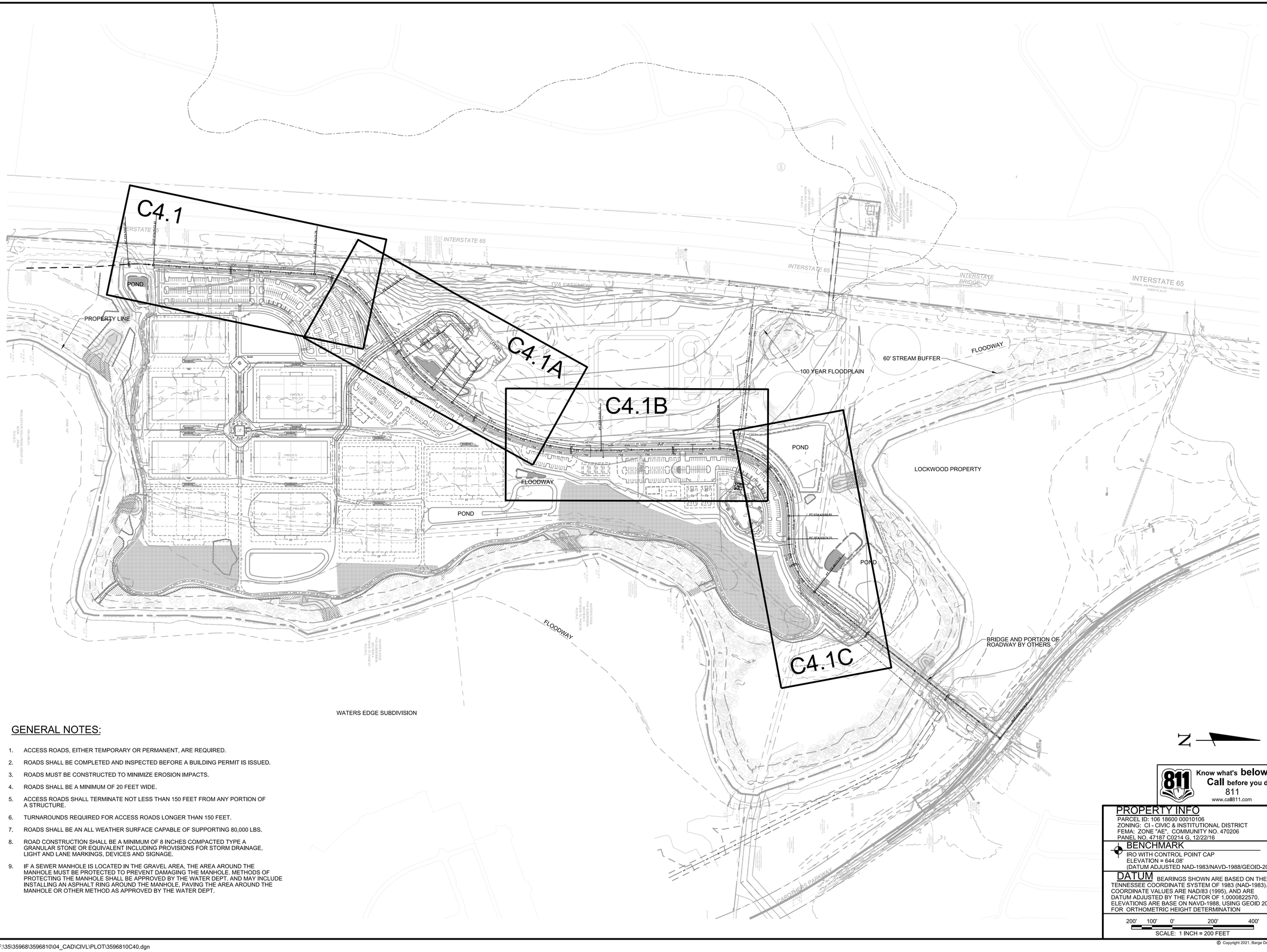
C3.5M

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GENERAL NOTES:

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

N

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

REVISION INFORMATION

REV.#	DR.	CHK.	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

C4.0

FILE NO. 35968-10

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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS PHILLIPS REGISTERED ENGINEER 120 AGRICULTURE COMMERCE STATE OF TENNESSEE No. 109130 4-6-23

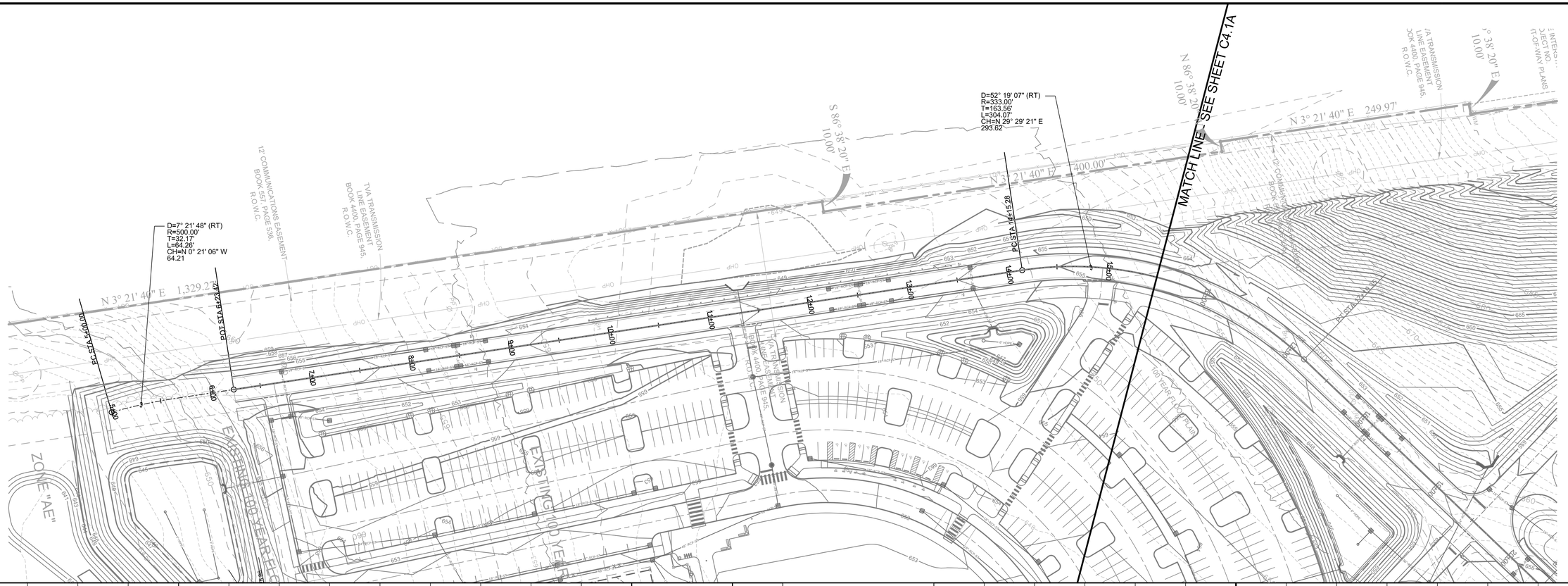
OVERALL ROADWAY PLAN AND PROFILE

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

4/5/2023
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MICHAEL DOUGLAS [illegible]
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109130
STATE OF TENNESSEE
4-6-23

ROADWAY PLAN AND PROFILE

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
00	JP	MDP	03/06/23	DRT COMMENTS FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITAL

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PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

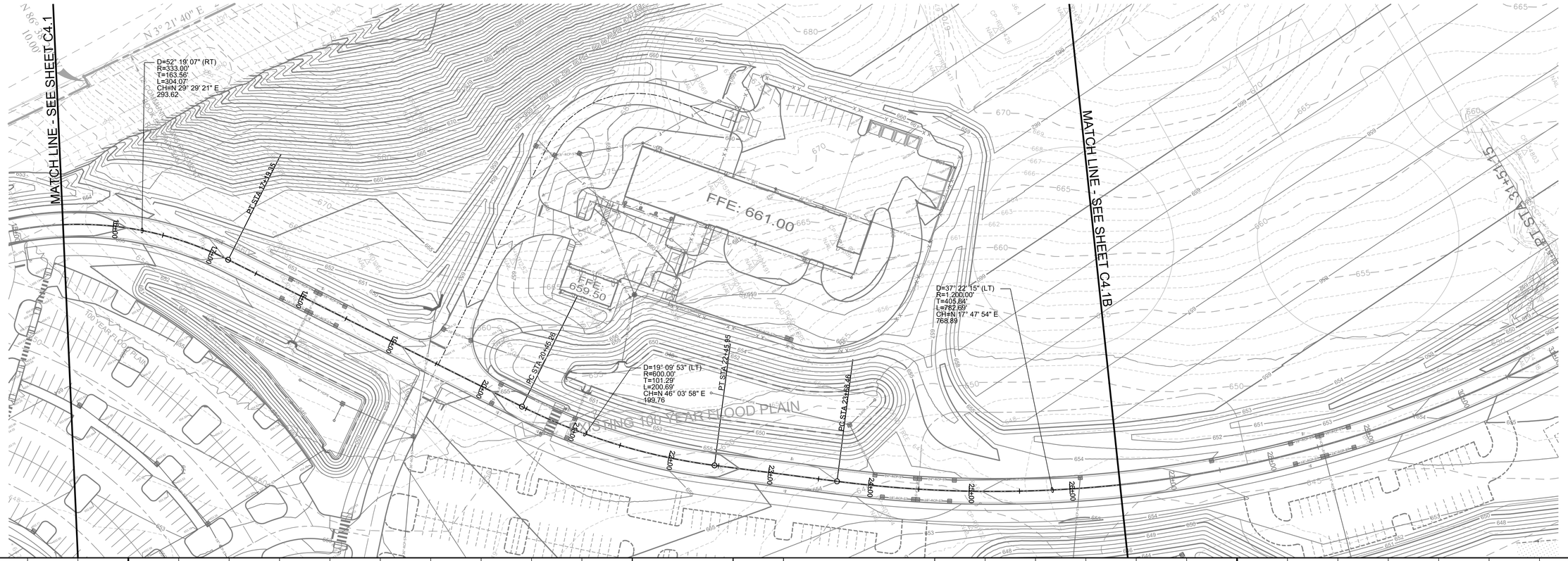
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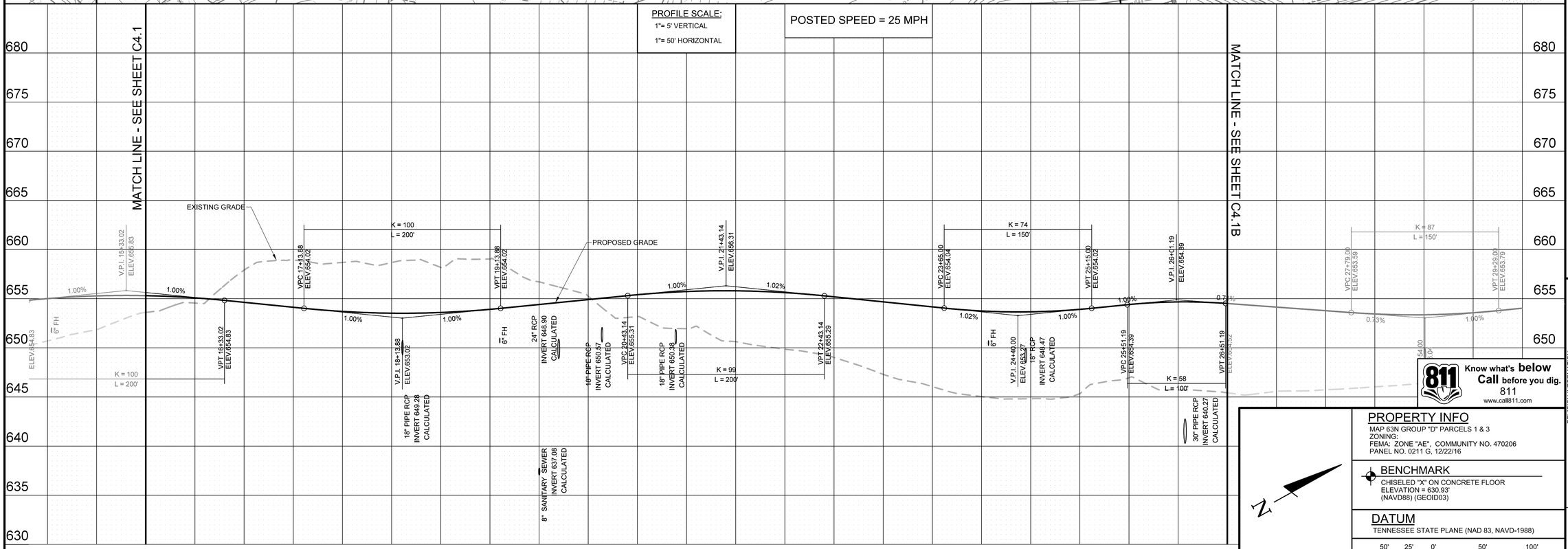
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MICHAEL DOUGLAS PATTON
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
4-6-23

ROADWAY PLAN AND PROFILE

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
0	JP	MDP	03/06/23	100% CONSTRUCTION FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITAL

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PANEL NO. 0211 G, 12/22/16

BENCHMARK
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(NAVD88) (GEOID03)

DATUM
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50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

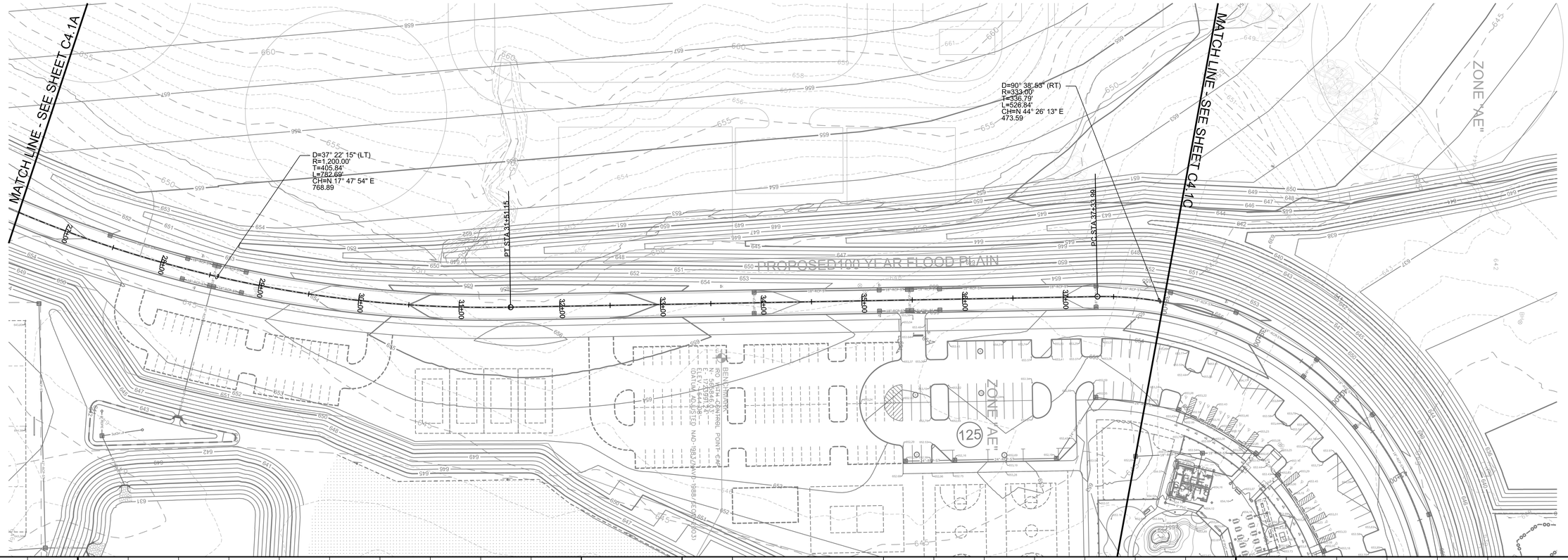
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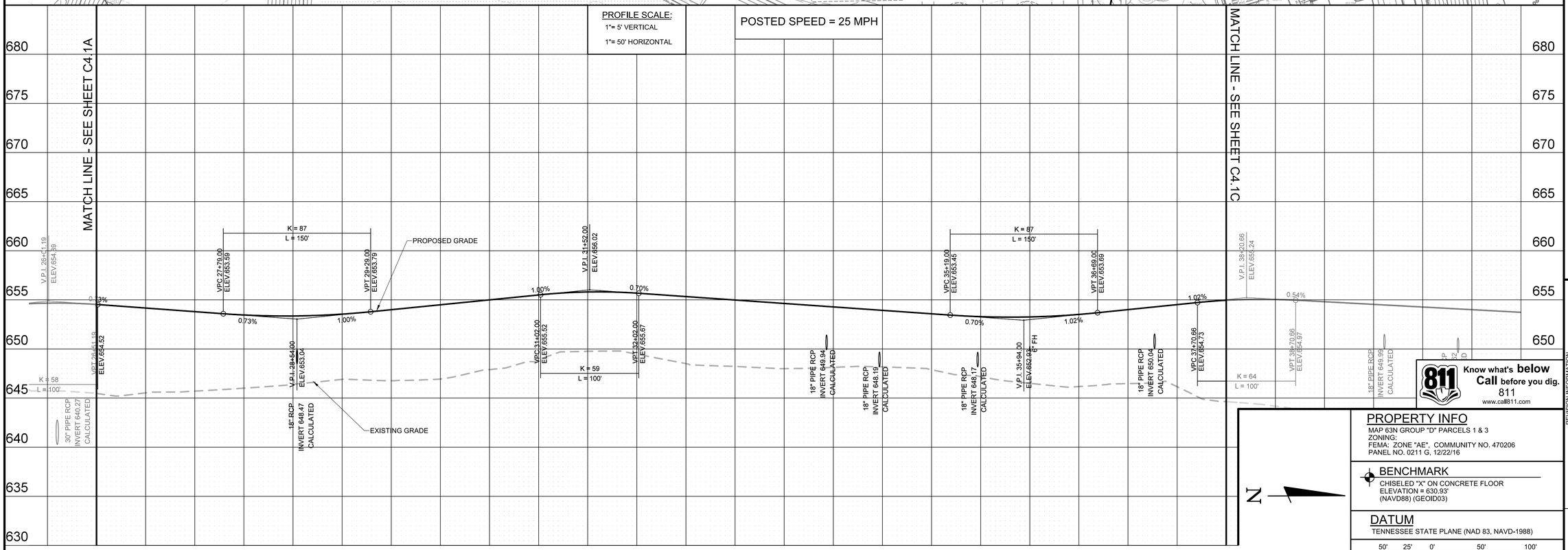
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PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

DATUM

TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

SCALE: 1 INCH = 50 FEET

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/24/23	100% CONSTR. FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITAL

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MICHAEL DOUGLAS PORTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109130
STATE OF TENNESSEE
4-6-23

ROADWAY PLAN AND PROFILE

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

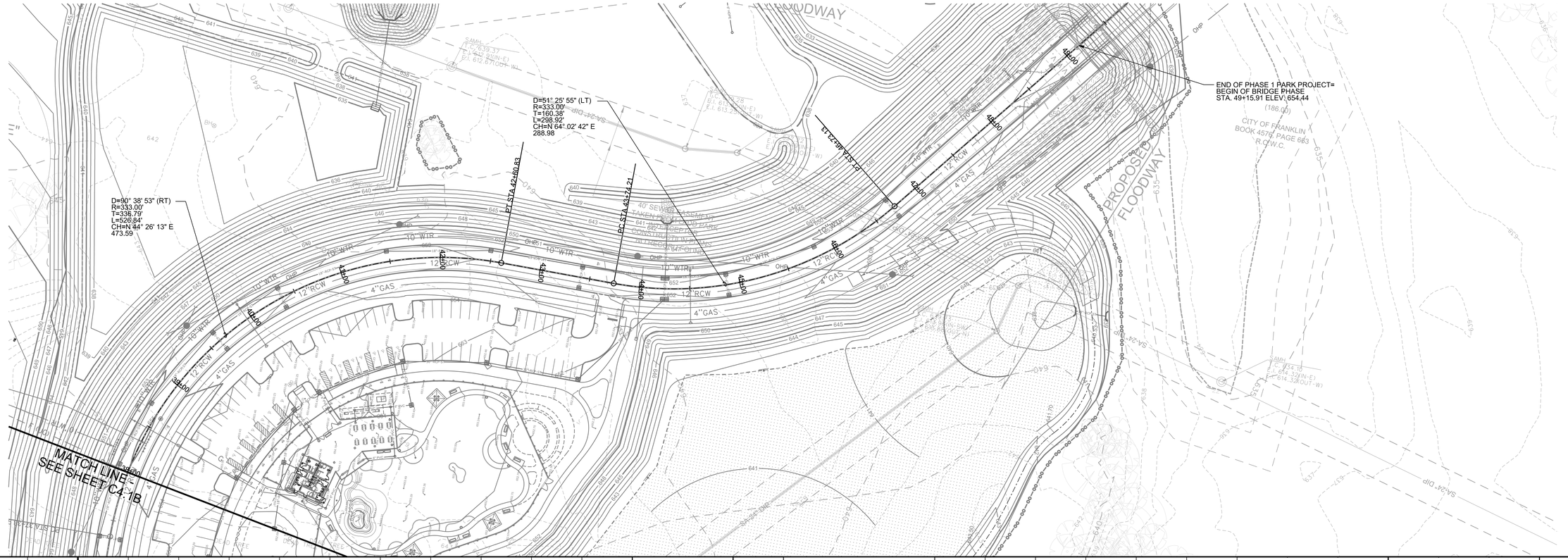
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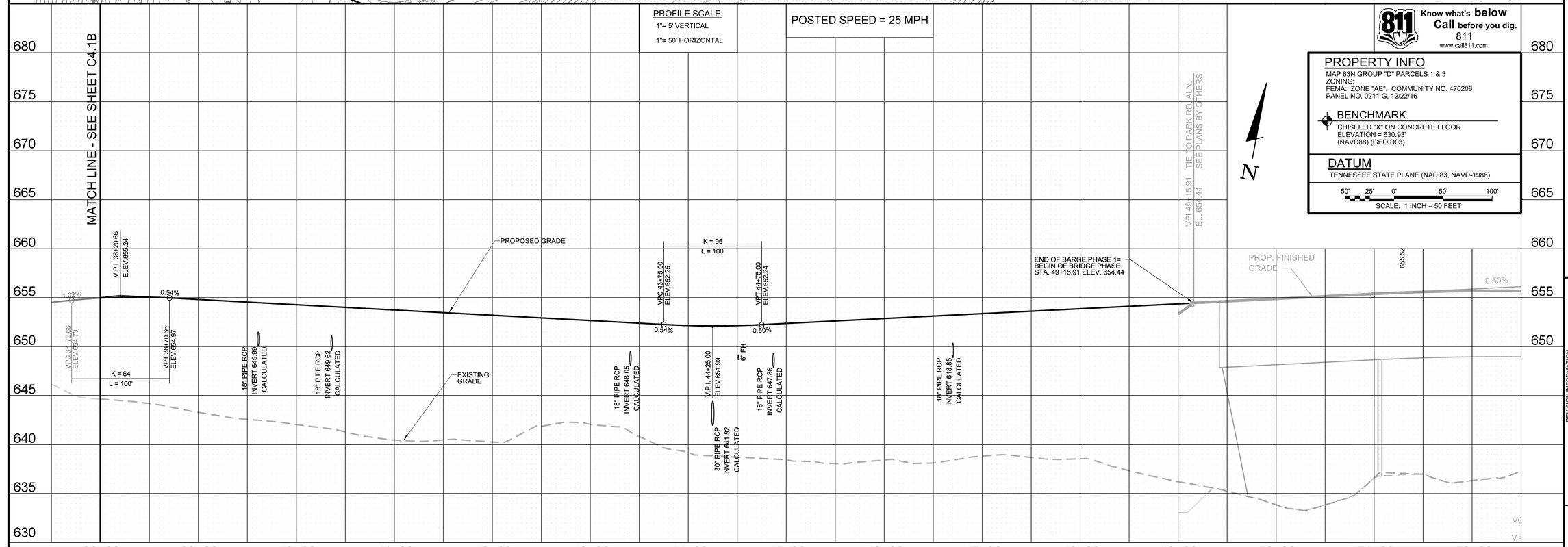
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LandRes.pen Workspace: LandRes

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PROPERTY INFO

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK

CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

DATUM

TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS [illegible] REGISTERED ENGINEER AGRICULTURE ARCHITECTURE COMMERCE No. 109130 STATE OF TENNESSEE 4-6-23

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
00	JP	MDP	03/06/23	100% CONCEPT FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

ROADWAY PLAN AND PROFILE

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

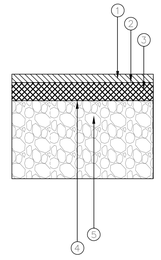
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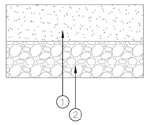
PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY
   (@0.10 GAL/SY MILLED SURFACES)
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES:
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

HISTORIC FRANKLIN TENNESSEE	**PARKING LOT PAVEMENT SECTION**	DWG. NO. **CS1**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021

1 C4.3A N.T.S — PARKING LOT PAVEMENT SECTION



PAVEMENT SCHEDULE

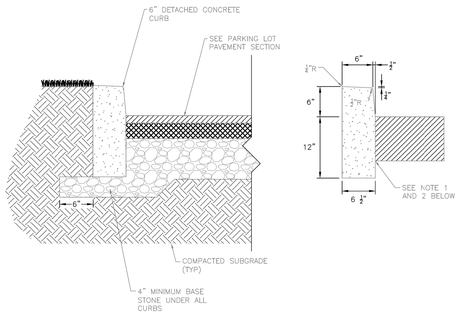
1. 8" CLASS "A" COCNRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRDE PREPARATION IS NOT SPECIFIED ON THE PLANS OR SPECIFICATIONS, COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
2. UNLESS SHOWN ON THE PROJECT DRAWINGS, A JOINING PLAN SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BEFORE PAVING BEGINS.
3. CONTRACTION JOINT PATTERNS SHALL BE PRODUCED BY SAWING OR HAND-TOOLING BASED ON THE REQUIREMENTS BELOW:
   3.1. MAXIMUM JOINT SPACING SHALL BE 15'.
   3.2. JOINTS SHALL DIVIDE THE PAVEMENT INTO APPROXIMATE SQUARE PANELS AND SHALL BE CONTINUOUS ACROSS THE SLAB. PANELS SHALL BE AS CLOSE TO SQUARE AS POSSIBLE AND THE LENGTH SHALL NOT BE MORE THAN 25% GREATER THAN THE WIDTH.
   3.3. JOINTS SHALL INTERSECT AT 90 DEGREES OR GREATER UNLESS OTHERWISE APPROVED OR SHOWN ON THE DRAWINGS.
   3.4. JOINT DEPTH SHALL BE ¼" THE SLAB THICKNESS.
   3.5. JOINT WIDTH SHALL BE ⅛".
   3.6. JOINTS SHALL EXTEND COMPLETELY THROUGH THE CURB WHEN THE CURB IS INTEGRALLY FORMED WITH THE SLAB.
   3.7. SAWED JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESS RAVELING. ALL JOINTS SHALL BE COMPLETED BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
4. ISOLATION/EXPASION JOINTS SHALL BE USED AS DIRECTED BY THE ENGINEER AND USED WHERE THE PAVEMENT ABUTS BUILDINGS, FOUNDATIONS, EXISTING PAVEMENTS, MANHOLES AND OTHER STRUCTURES AND FIXED OBJECTS. SUCH JOINTS SHALL EXTEND THE FULL DEPTH OF SLAB AND SHALL BE ½" IN WIDTH AND SHALL BE EITHER:
   4.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   4.2. POLPROPYLENE FOAM JOINT FILLER (ASTM D8139)

HISTORIC FRANKLIN TENNESSEE	**8" HEAVY DUTY CONCRETE PAVEMENT**	DWG. NO. **CS2**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021

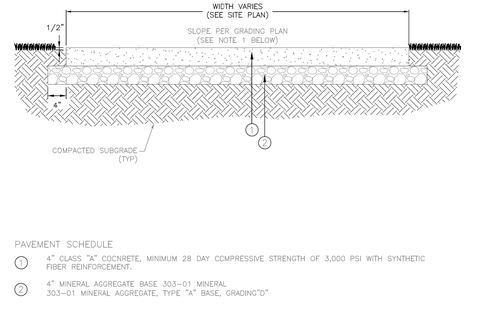
2 C4.3A N.T.S — 8" HEAVY DUTY CONCRETE PAVEMENT



1. CONCRETE EXPANSION JOINT MATERIAL IS TO BE ½" THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER.
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A) AT TANGENT POINTS OF CIRCULAR CURBS.
   B) BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C) AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
   D) TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E) THE MAXIMUM SPACING IS TO BE 100 FEET.
   F) BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
4. EDGES OF JOINTS SHALL BE FINISHED ON ¼" RADII.

HISTORIC FRANKLIN TENNESSEE	**6" DETACHED CONCRETE CURB**	DWG. NO. **CS4**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021

3 C4.3A N.T.S — 6" DETACHED CONCRETE CURB



PAVEMENT SCHEDULE

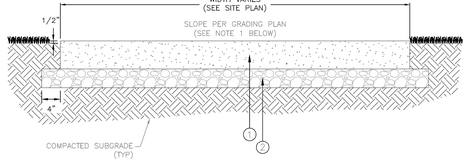
1. 4" CLASS "A" COCNRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRDE PREPARATION IS NOT SPECIFIED ON THE PLANS OR SPECIFICATIONS, COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%
3. ALL SIDEWALKS SHALL HAVE A BROOM FINISH.
4. ISOLATION/EXPANSION JOINTS SHALL BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILD DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESS MAY DEVELOP.
5. 1 INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS
6. ½ INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
7. ISOLATION/EXPANSION JOINTS SHALL BE:
   7.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   7.2. POLPROPYLENE FOAM JOINT FILLER (ASTM D8139)
8. LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 8 FEET OR LESS IN WIDTH.
9. ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 8 FEET BUT LESS THAN 12 FEET IN WIDTH
10. TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL BUT SHALL NOT EXCEED 5' UNLESS OTHERWISE APPROVED BY THE ENGINEER.

HISTORIC FRANKLIN TENNESSEE	**4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY)**	DWG. NO. **CS11**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021

4 C4.3A N.T.S — 4" CONCRETE SIDEWALK/TRAIL (LIGHT DUTY)



PAVEMENT SCHEDULE

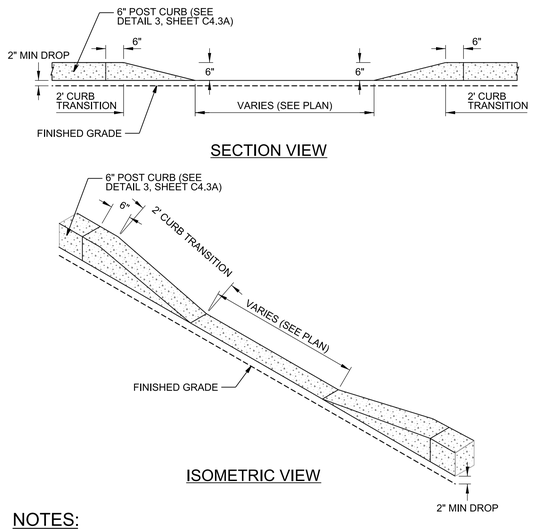
1. 6" CLASS "A" COCNRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRDE PREPARATION IS NOT SPECIFIED ON THE PLANS OR SPECIFICATIONS, COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%
3. ALL SIDEWALKS SHALL HAVE A BROOM FINISH.
4. ISOLATION/EXPANSION JOINTS SHALL BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILD DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESS MAY DEVELOP.
5. 1 INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS
6. ½ INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
7. ISOLATION/EXPANSION JOINTS SHALL BE:
   7.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   7.2. POLPROPYLENE FOAM JOINT FILLER (ASTM D8139)
8. LONGITUDINAL JOINT MARKING WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 8 FEET OR LESS IN WIDTH.
9. ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 8 FEET BUT LESS THAN 12 FEET IN WIDTH
10. TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL BUT SHALL NOT EXCEED 5' UNLESS OTHERWISE APPROVED BY THE ENGINEER.

HISTORIC FRANKLIN TENNESSEE	**6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY)**	DWG. NO. **CS12**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021

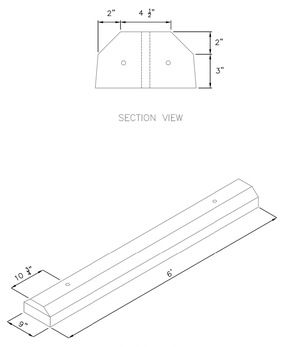
5 C4.3A N.T.S — 6" CONCRETE SIDEWALK/TRAIL (HEAVY DUTY)



NOTES:

1. MINIMUM DROP OF 2" FROM TOP OF RIBBON CURB TO FINISHED GRADE.

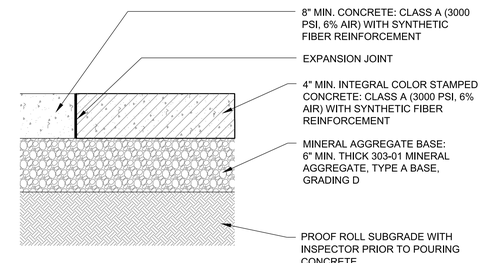
6 C4.3A N.T.S — 6" DETACHED CONCRETE CURB CUT TRANSITION



GENERAL NOTES
1. REBAR AMERICAN GRADE 60 SIZE #3
2. 4000 PSI CONCRETE, 28 DAY
3. WEIGHT 200 POUNDS.

HISTORIC FRANKLIN TENNESSEE	**PARKING BLOCK**	DWG. NO. **CS16**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 6/1/2021

7 C4.3A N.T.S — PARKING BLOCK



NOTES:

1. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWINGS RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS.
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP (EX. BUILDINGS).
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. THE MAXIMUM SPACING IS TO BE 100 FEET.
   F. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
3. INTEGRAL COLOR STAMPED CONCRETE TO BE AS MANUFACTURED BY BUTTERFIELD COLOR AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT COLOR & TEXTURE SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
   A. PATTERN TO BE MAJESTIC ASHLAR SLATE
      www.butterfieldcolor.com/tool/majestic-ashlar/
   B. INTEGRAL COLOR TO BE SELECTED FROM COLORS SUBMITTED BY CONTRACTOR
   C. PERMA CAST SHAKE ON HARDENER COLOR TO BE SELECTED FROM COLORS SUBMITTED BY CONTRACTOR
   D. BORDER AROUND PERIMETER OF STAMPED CONCRETE TO BE 18"x18" SLATE BY BUTTERFIELD OR APPROVED EQUAL

8 C4.3A N.T.S — 4" STAMPED CONCRETE

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS HOLZEN — REGISTERED ENGINEER — AGRICULTURE — CIVIL — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

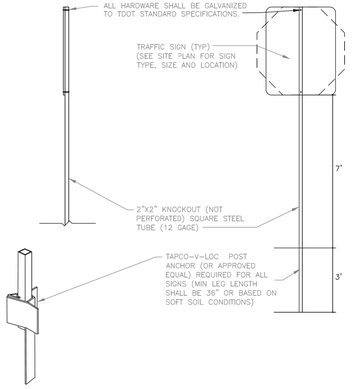
C4.3A

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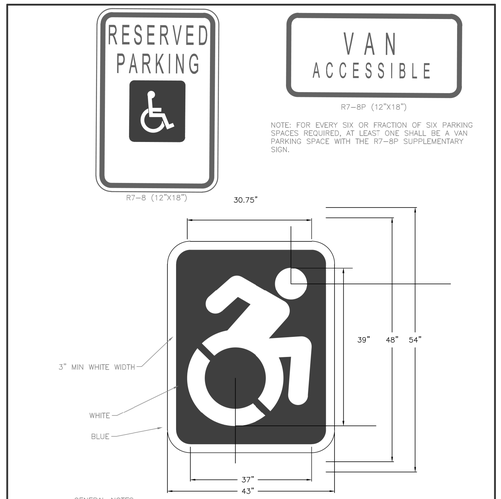


GENERAL NOTES

1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A-2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

STANDARD GROUND MOUNTED SIGN			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS17
NOT TO SCALE		6/1/2021	

1 C4.3B N.T.S — STANDARD GROUND MOUNTED SIGN

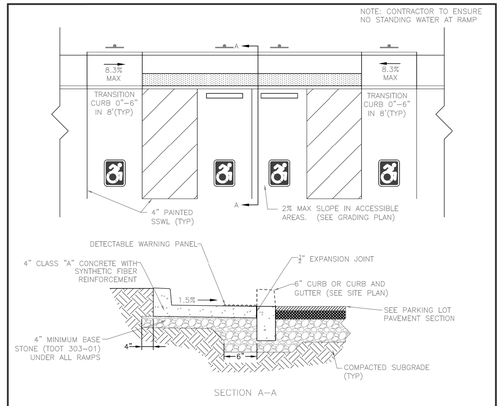


GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE PAINT PER TDOT SPEC.
2. COORDINATE INSTALLATION WITH STANDARD GROUND MOUNTED SIGN DETAIL DRAWING.
3. SEE SITE PLAN FOR LOCATION. SIGNS MAY BE MOUNTED ON THE SAME POST AS SHOWN ON THE SITE PLAN.
4. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.

PAINTED PAVEMENT MARKING (ACTIVE HANDICAP SYMBOL) AND RESERVED PARKING FOR ACCESSIBILITY SIGNS			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS20B
NOT TO SCALE		6/1/2021	

2 C4.3B N.T.S — PAINTED PAVEMENT MARKING (ACTIVE HANDICAP SYMBOL) AND RESERVED FOR ACCESSIBILITY SIGNS

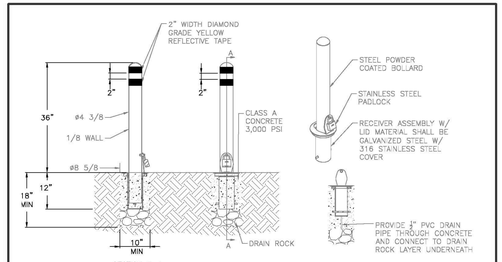


GENERAL NOTES

1. SEE SITE / GRADING PLAN FOR EXACT LAYOUT, NUMBER OF SPACES, ELEVATION, SIGN LOCATIONS, ECT. A VARIATION OF THIS RAMP MAY BE USED BUT MUST COMPLY WITH ACCESSIBILITY GUIDELINES.
2. 1.5% IS THE DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
4. DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACE COLOR SHALL BE YELLOW. SURFACES SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

ACCESSIBLE PARKING LAYOUT AND RAMP DETAIL W/ PAINTED PAVEMENT MARKINGS			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS21B
NOT TO SCALE		6/1/2021	

3 C4.3B N.T.S — ACCESSIBLE PARKING LAYOUT AND RAMP DETAIL W/PAINTED PAVEMENT MARKINGS

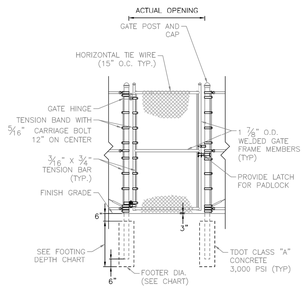


GENERAL NOTES

1. BOLLARD POST SHALL BE MODEL R-7902 MANUFACTURED BY RELIANCE FOUNDRY OR APPROVED EQUAL
2. BLACK POLYESTER POWDER COATING REQUIRED

REMOVABLE BOLLARD			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS22
NOT TO SCALE		6/1/2021	

4 C4.3B N.T.S — REMOVABLE BOLLARD



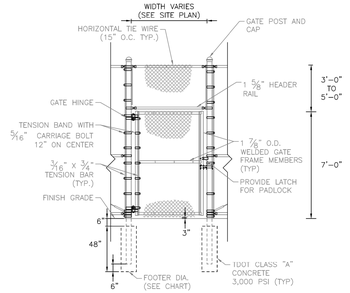
GATE FABRIC HEIGHT UP TO AND INCLUDING 5FT				
GATE LEAF WIDTH	POST O.D.	F1083 SCHEDULE 40 WEIGHT LB/FT	MIN YIELD STRENGTH (PSI)	FOOTING DEPTH
UP TO 4FT.	2.375"	3.65		3'-0"
OVER 4FT. TO 6FT.	2.875"	5.79	30,000	3'-0"
GATE FABRIC HEIGHT OVER 5 FT. TO 8 FT.				
GATE LEAF WIDTH	POST O.D.	F1083 SCHEDULE 40 WEIGHT LB/FT	MIN YIELD STRENGTH (PSI)	FOOTING DEPTH
UP TO 6FT.	4.000"	9.12	30,000	4'-0"

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH OWNER AND OBTAIN SHOP DRAWING APPROVAL PRIOR TO ORDERING MATERIALS.
2. SEE GATE FABRIC HEIGHT CHARTS FOR POST REQUIREMENTS.
3. SWING GATES SHALL BE GALVANIZED STEEL PIPE WELDED FABRICATION IN COMPLIANCE WITH ASTM F900. GATE FRAME MEMBER SPACED NO GREATER THAN 8 FT APART VERTICALLY AND HORIZONTALLY. WELDED JOINTS PROTECTED BY APPLYING ZINC RICH PAINT IN ACCORDANCE WITH ASTM PRACTICE A780. POSITIVE LOCKING GATE LATCH. PRESSED STEEL GALVANIZED AFTER FABRICATION WITH GALVANIZED MALLEABLE IRON OR HEAVY GAUGE PRESSED STEEL POST AND FRAME HINGES. PROVIDE LOCKABLE DROP BAR AND GATE HOLDBACKS WITH DOUBLE GATES. COORDINATE GATE FABRIC WITH FENCE SYSTEM.
4. PROVIDE POLYMER COATED GATE FRAMES AND GATE POSTS TO MATCH FENCE COLOR.
5. COORDINATE INSTALLATION AND MATERIALS WITH ALL OTHER MANUFACTURES REQUIREMENTS.

VINYL COATED CHAIN LINK PEDESTRIAN GATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS29
NOT TO SCALE		6/1/2021	

5 C4.3B N.T.S — VINYL COATED CHAIN LINK GATES



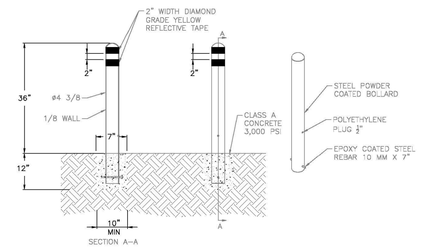
GATE FABRIC HEIGHT OVER 8 FT. TO 12 FT.				
GATE LEAF WIDTH	POST O.D.	F1083 SCHEDULE 40 WEIGHT LB/FT	MIN YIELD STRENGTH (PSI)	FOOTING DEPTH
UP TO 6FT.	4.000"	9.12	30,000	4'-0"

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH OWNER AND OBTAIN SHOP DRAWING APPROVAL PRIOR TO ORDERING MATERIALS.
2. SEE GATE FABRIC HEIGHT CHARTS FOR POST REQUIREMENTS.
3. SWING GATES SHALL BE GALVANIZED STEEL PIPE WELDED FABRICATION IN COMPLIANCE WITH ASTM F900. GATE FRAME MEMBER SPACED NO GREATER THAN 8 FT APART VERTICALLY AND HORIZONTALLY. WELDED JOINTS PROTECTED BY APPLYING ZINC RICH PAINT IN ACCORDANCE WITH ASTM PRACTICE A780. POSITIVE LOCKING GATE LATCH. PRESSED STEEL GALVANIZED AFTER FABRICATION WITH GALVANIZED MALLEABLE IRON OR HEAVY GAUGE PRESSED STEEL POST AND FRAME HINGES. PROVIDE LOCKABLE DROP BAR AND GATE HOLDBACKS WITH DOUBLE GATES. COORDINATE GATE FABRIC WITH FENCE SYSTEM.
4. PROVIDE POLYMER COATED GATE FRAMES AND GATE POSTS TO MATCH FENCE COLOR.
5. COORDINATE INSTALLATION AND MATERIALS WITH ALL OTHER MANUFACTURES REQUIREMENTS.

VINYL COATED CHAIN LINK PLAYER ENTRY GATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS30
NOT TO SCALE		6/1/2021	

6 C4.3B N.T.S — VINYL COATED CHAIN LINK PLAYER ENTRY GATE



GENERAL NOTES

1. BOLLARD POST SHALL BE MODEL R-7902 MANUFACTURED BY RELIANCE FOUNDRY OR APPROVED EQUAL
2. BLACK POLYESTER POWDER COATING REQUIRED

FIXED BOLLARD			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS23
NOT TO SCALE		6/1/2021	

6 C4.3B N.T.S — FIXED BOLLARD

7 C4.3B N.T.S — NOT USED

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLARK — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

C4.3B

FILE NO. 35968-10

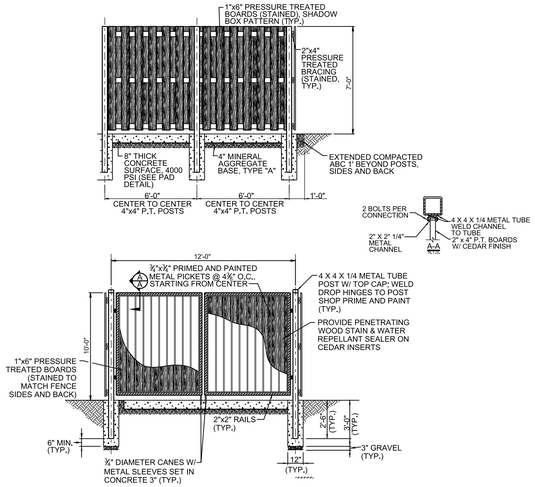
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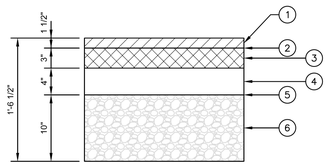
1 C4.3C N.T.S

NOT USED



2 C4.3C N.T.S

DUMPSTER GATE ELEVATION



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - BITUMINOUS AGGREGATE BASE (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
6. 10" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

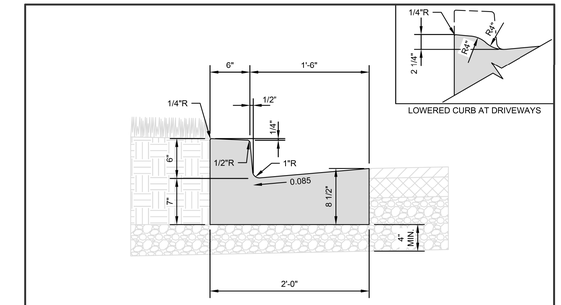
NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR COLLECTOR PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RD-2
	NOT TO SCALE			

3 C4.3C N.T.S

MAJOR AND MINOR COLLECTOR PAVEMENT SECTION



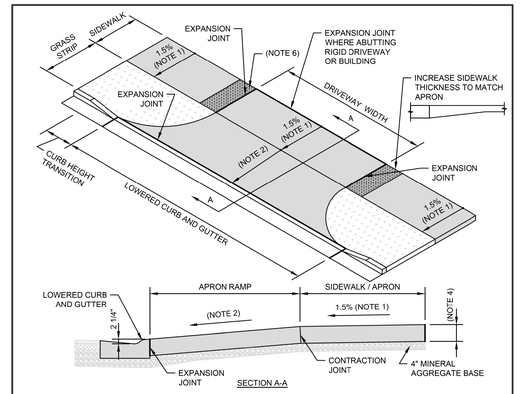
NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

HISTORIC FRANKLIN TENNESSEE	LOCAL STREET CURB AND GUTTER			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-3
	NOT TO SCALE			

4 C4.3C N.T.S

LOCAL STREET CURB AND GUTTER



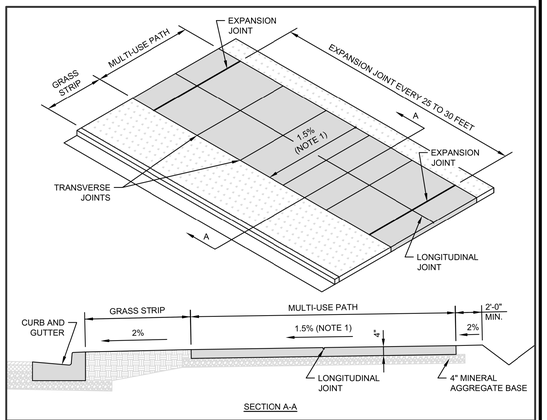
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-5
	NOT TO SCALE			

5 C4.3C N.T.S

STANDARD CONCRETE DRIVEWAY APRON W/ GRASS STRIP



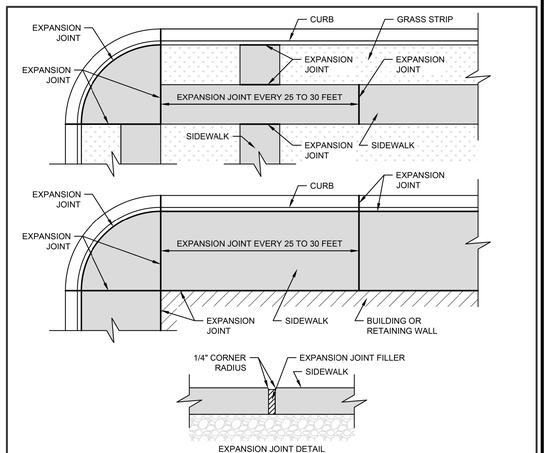
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE MULTI-USE PATH			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-9
	NOT TO SCALE			

6 C4.3C N.T.S

CONCRETE MULTI-USE PATH



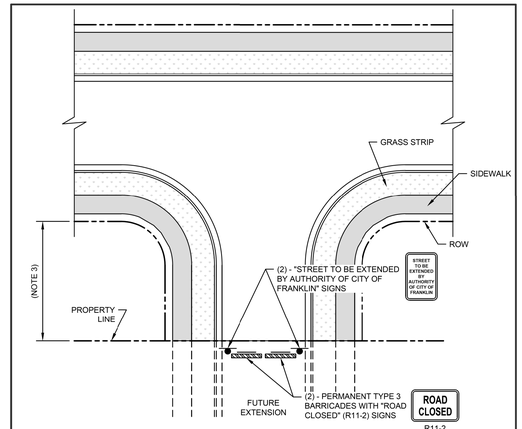
NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-10
	NOT TO SCALE			

7 C4.3C N.T.S

SIDEWALK EXPANSION JOINT



NOTES

1. TEMPORARY DEAD END STREET STUBS ARE ALLOWED FOR LOCAL STREETS ONLY.
2. TEMPORARY DEAD END STREET STUBS ARE NOT ALLOWED FOR ALLEYS OR MEWS.
3. TEMPORARY DEAD END STREET STUBS SHALL EXTEND A MAXIMUM OF ONE SINGLE-FAMILY RESIDENTIAL LOT.
4. TYPE 3 BARRICADES SHALL BE ANCHORED USING PERMANENT INSTALLATION METHODS.

HISTORIC FRANKLIN TENNESSEE	TEMPORARY DEAD END STREET STUB			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	SD-3
	NOT TO SCALE			

8 C4.3C N.T.S

TEMPORARY DEAD END STREET STUB

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

MICHAEL DOUGLAS HOLZ — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-21

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV./	DR.	CHK	DATE	DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

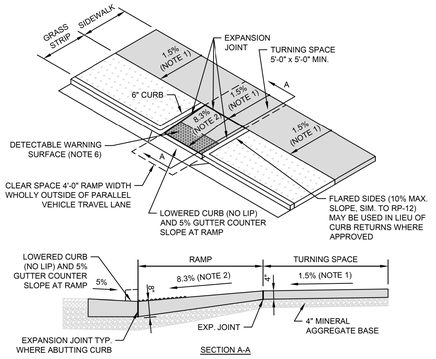
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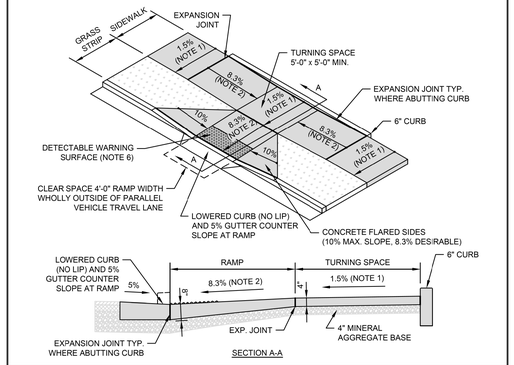


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021		RP-11
NOT TO SCALE				

1 C4.3D N.T.S — PERPENDICULAR CURB RAMP

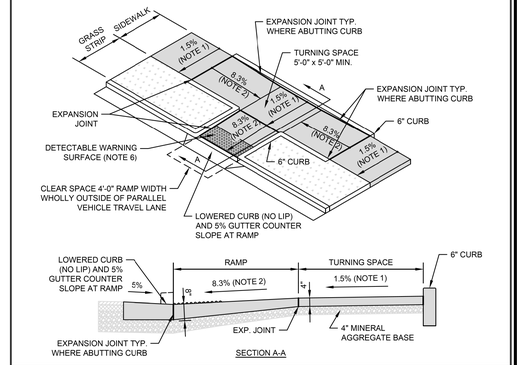


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	COMBINATION CURB RAMP - FLARED SIDES			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021		RP-12
NOT TO SCALE				

2 C4.3D N.T.S — COMBINATION CURB RAMP -FLARED SIDES

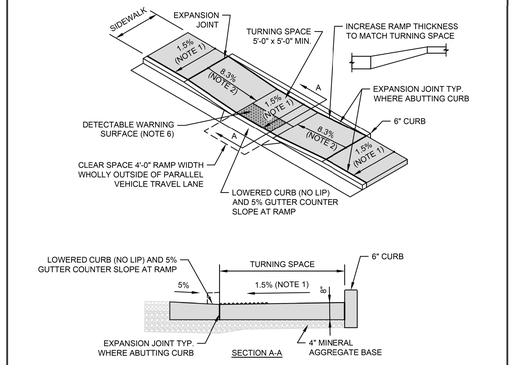


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	COMBINATION CURB RAMP - 6" CURB			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021		RP-13
NOT TO SCALE				

3 C4.3D N.T.S — COMBINATION CURB RAMP- 6" CURB

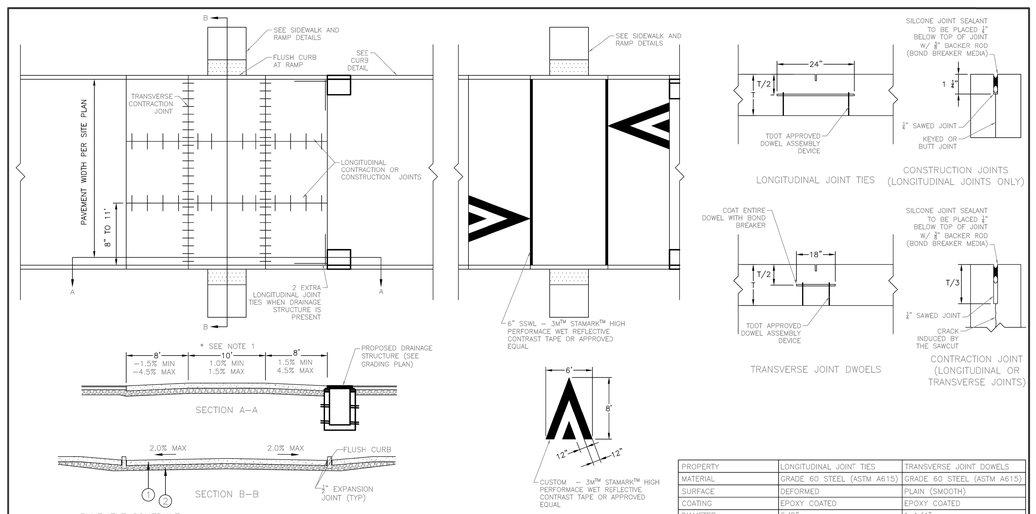


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	PARALLEL CURB RAMP			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021		RP-14
NOT TO SCALE				

4 C4.3D N.T.S — PARALLEL CURB RAMP



PROPERTY	LONGITUDINAL JOINT TIES	TRANSVERSE JOINT DOWELS
MATERIAL	GRADE 60 STEEL (ASTM A615)	GRADE 60 STEEL (ASTM A615)
SURFACE	DEFORMED	PLAIN (SMOOTH)
COATING	EPOXY COATED	EPOXY COATED
DIAMETER	5/8"	1 1/4"
STANDARD LENGTH	30"	18"
SPACING	18"	12"
PLACEMENT LOCATION	CENTER ACROSS THE JOINT AT 1/2 SLAB THICKNESS	CENTER ACROSS THE JOINT AT 1/2 SLAB THICKNESS
STANDARD JOINT OFFSET	15" (TYP.) FROM TRANSVERSE JOINT	12" (TYP.) FROM LONGITUDINAL JOINT

PAVEMENT SCHEDULE

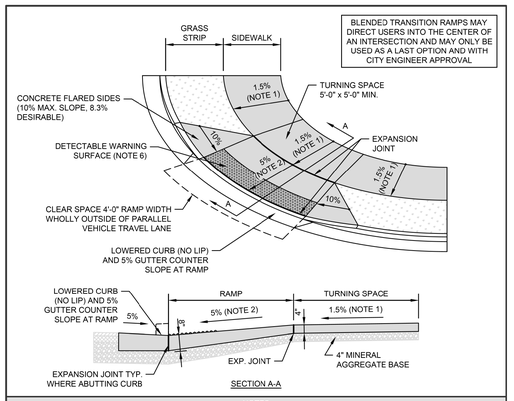
1. 8" TDOT CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 8" MINERAL AGGREGATE BASE TDOT 303–01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

1. THIS DETAIL SHALL ONLY BE ALLOWED WHEN THE OVERALL ROADWAY PROFILE IS BETWEEN 1.5% AND –1.5%.
2. ADVANCED PEDESTRIAN WARNING SIGNS, SPEED HUMP SIGN, AND SUPPLEMENTAL SPEED WARNING SIGN SHALL BE USED WITH THIS DETAIL UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ALL SIGNS SHALL COMPLY WITH MUTCD REQUIREMENTS.

HISTORIC FRANKLIN TENNESSEE	MIDBLOCK RAISED CONCRETE CROSSWALK DETAIL			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 6/1/2021		CS15
NOT TO SCALE				

5 C4.3D N.T.S — MIDBLOCK RAISED CONCRETE CROSSWALK DETAIL

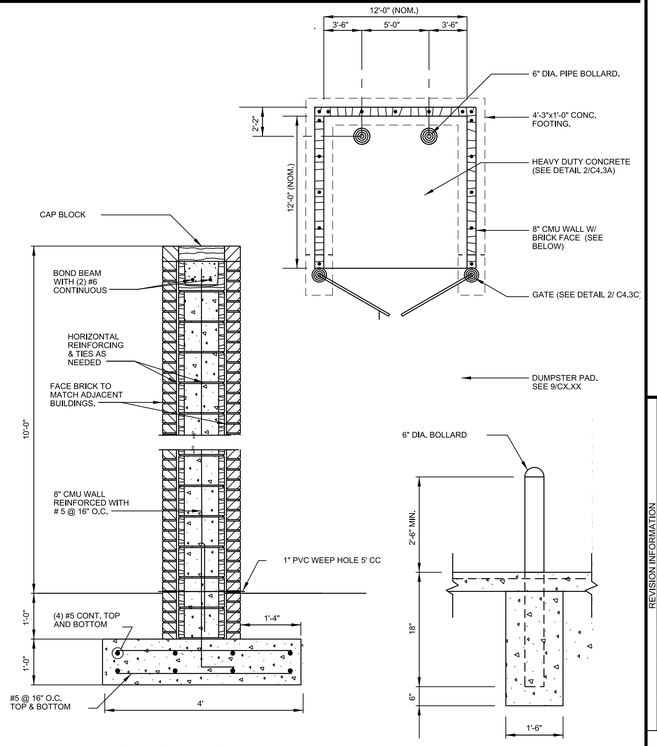


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 5% MAX.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	BLENDED TRANSITION RAMP			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021		RP-15
NOT TO SCALE				

6 C4.3D N.T.S — BLENDED TRANSITION RAMP



BRICK FACED MASONRY WALL SECTION

7 C4.3D N.T.S — DUMPSTER ENCLOSURE

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

MICHAEL DOUGLAS HOLZ — REGISTERED ENGINEER — 102 — AGRICULTURE — CIVIL — COMMERCE — 4-6-23 — No.109130 — STATE OF TENNESSEE

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
00	JP	MDP	04/06/23	DAT FOR PERMIT
01	JP	MDP	04/06/23	DAT COMMENTS RESUBMITTAL

REVISION INFORMATION

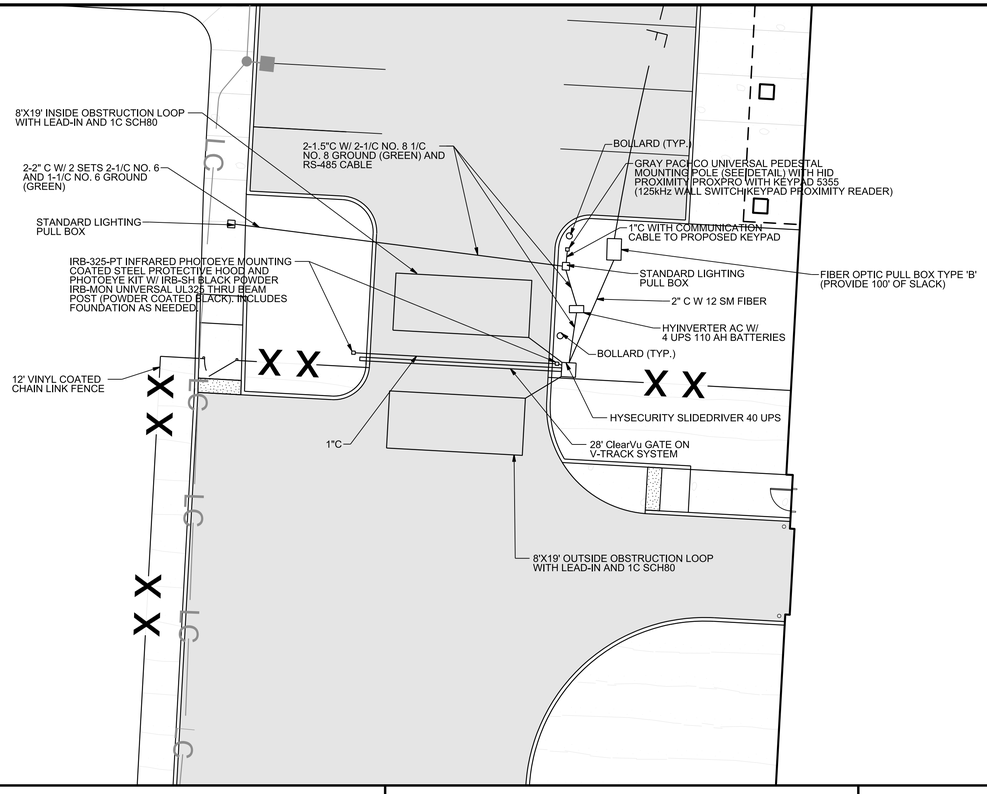
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BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — 100 — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

MAINTENANCE BUILDING ACCESS GATES LAYOUT AND DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)

CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.#	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	04/06/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

C4.3E

FILE NO. 35968-10

SlideDriver

Industrial and High Security



Technical Specifications

	1,000 lb gates 1 ft/s	FAST 3,000 lb gates 1.7 ft/s	4,000 lb gates 1 ft/s	FAST 1,000 lb gates 2.8 ft/s or 1 ft/s	3,000 lb gates 1 ft/s	20,000 lb gates 1 ft/s	
Model	SlideDriver 15	SlideDriver 30F	SlideDriver 40	SlideDriver 50VF2/3	SlideDriver 80	SlideDriver 200	
Part #	220 .55 ST	202 .EX 1.7 ST	202 E ST	202 .X3 ST	222 .X1 ST	444 .X3 ST	
Duty Cycle	Continuous						
Horsepower	1 hp UPS model: 2 hp	2 hp	1 hp UPS model: 2 hp	2 hp	2 hp	5 hp UPS model: 4.7hp	
Drive	Hydraulic						
Drive Wheels	Two 6 inch (15 cm) AdvanceDrive wheels	Two 6 inch (15 cm) AdvanceDrive wheels	Two 6 inch (15 cm) AdvanceDrive wheels	Two 8 inch (20 cm) AdvanceDrive wheels	One 8 inch (20 cm) AdvanceDrive wheel, One 6 inch (15 cm) idler wheel and (2) 8.75 I.D. roll guides	Two 8 inch (20 cm) AdvanceDrive wheels, Two 6 inch (15 cm) idler wheels and (2) 8.75 I.D. roll guides	
Gate Weight Max.	1,500 lb (680 kg)	3,000 lb (1,361 kg)	4,000 lb (1,814 kg)	5,000 lb (2,268 kg)	8,000 lb (3,629 kg)	20,000 lb (9,072 kg)	
Gate Length Max.	Limited by weight						
Drawbar Pull	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	600 lb (272 kg)	1,200 lb (544 kg)	
Rate of Travel	1 ft/s (30 cm/s)	1.7 ft/s (50 cm/s)	1 ft/s (30 cm/s)	Fast adjustable 2.8 ft/s (85 cm/s) Emergency Fast Operate 3 ft/s (91 cm/s)	1 ft/s (30 cm/s)	1 ft/s (30 cm/s)	
Temperature Rating	-40° to 158° F/-40° to 70° C						
1 Phase Power	115/208/230V 60 Hz 115/220V 50 Hz***	208/230V 60 Hz 220V 50 Hz***	115/208/230V 60 Hz 115/220V 50 Hz***	208/230V 60/50 Hz	208/230V 60 Hz 220V 50 Hz***	208V 60 Hz 200V 50 Hz***	
3 Phase Power	208/230/460V, 220/380/440V 50Hz***			208/230V 60/50Hz or 380/460V 60/50Hz	208/230/460V, 220/380/440V 50Hz***		
Included Accessories	One premium EMX IRB-MON photo eye, and 5-foot premium ADO edge sensor and a pre-wired HyDNC adapter					Pre-wired HyDNC adapter	
Communication	HS-232, HS-485, Ethernet/fiber and optional HyNet™ Gateway accessory						
User Controls	Smart Touch Controller with 70+ operational settings, programmable settings, programmed via the keypad and display or a PC using S.T.A.R.T. software						
Relay	Three configurable user relays, one 24VDC, 3A solid state and two 250VAC, 10A electromechanical. Optional HyRelay™ for 8 additional relay outputs						
Finish	Zinc plated w/ powder coating						
ETL Listed (UL 325)	Usage Class I, II, III, IV	Usage Class III, IV	Usage Class III, IV	Usage Class II, IV	Usage Class III, IV	Usage Class III, IV	
Warranty	5 year w/pre-duct registration						
UPS Battery Backup Power and Additional Models							
DC Power Supply / with HyCharger II	SlideDriver 15 UPS	SlideDriver 30F UPS	SlideDriver 40 UPS	-	SlideDriver 80 UPS	SlideDriver 200 UPS***	
SlideDriver 15 with HyInverter AC	SlideDriver 30F with HyInverter AC	-	SlideDriver 40 with HyInverter AC	SlideDriver 50VF2/3 with HyInverter AC	-	-	
Correctional Facility Modular	SlideDriver 15 M	SlideDriver 30F-C SlideDriver 30F-M	SlideDriver 40-C SlideDriver 40-M	SlideDriver 50VF2/3-C SlideDriver 50VF2/3-M	SlideDriver 80-C SlideDriver 80-M	SlideDriver 200-C SlideDriver 200-M	

* 3,000 RN expected duty cycle. The operator's normal duty cycle and the actual number of gate cycles available from battery depends upon gate resistance to travel, cycle length, battery size, state of charge and health, ambient temperature, and other factors. Battery backup is not intended for continuous operation.
** SlideDriver 50VF2/3 has a 1,000 lb (454 kg) rated gate capacity. Actual gate capacity may vary depending on site-specific conditions and gate configuration.
*** 50Hz operation requires a 50Hz electrical supply and 50Hz motor.
† 115V AC Power Supply required for 50A electric circuit. Chassis voltage with cord as changers are not field convertible.

Optional Accessories - See website for complete list



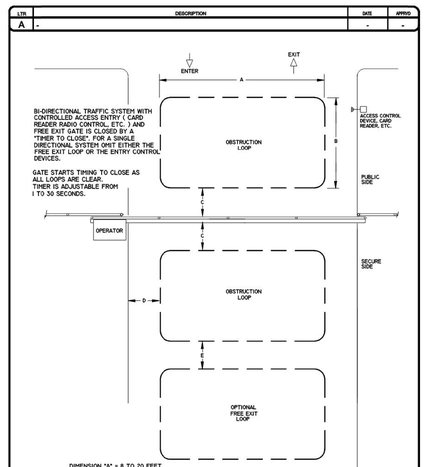
Base Extension | XtremeDrive System | Hy5B Vehicle Detector | Heater Kit | Snow Brush and Scraper Kit | Internal Solenoid Kit | Fire Release | HyNet™ Gateway Integration

HySecurity — a Nice company

Contact HySecurity for an operator/parts distributor near you.
phone 253-867-3700 | 800-321-9947
hysecurity.com | sales@hysecurity.com

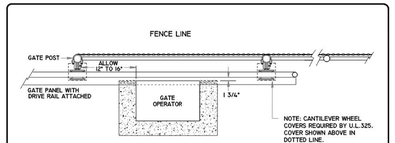
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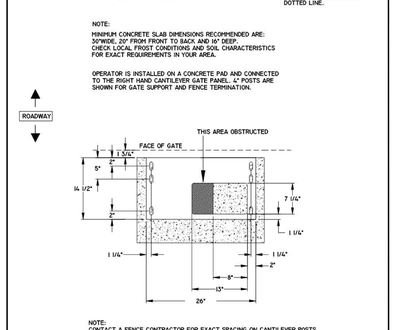
NOTE: DRAWING IS NOT TO SCALE.

DOCUMENT TITLE	DRAWN	DATE	DOCUMENT NUMBER:	REV
LOOP LAYOUT - SLIDE GATES	DB	05/15/00	E96	A
HySecurity Gate Operators	CHECKED	DATE		
	APPROVED	DATE	THIRD ANGLE PROJECTION	SHT 1 OF 1



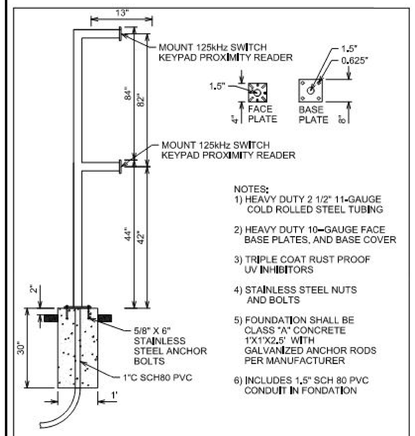
NOTE:
MINIMUM CONCRETE SLAB DIMENSIONS RECOMMENDED ARE: 30"WIDE, 20" FROM FRONT TO BACK, AND 16" DEEP. CHECK LOCAL FROST CONDITIONS AND SOIL CHARACTERISTICS FOR EXACT REQUIREMENTS IN YOUR AREA.

OPERATOR IS INSTALLED ON A CONCRETE PAD AND CONNECTED TO THE RIGHT HAND CANTILEVER GATE PANEL. "L" POSTS ARE SHOWN FOR GATE SUPPORT AND FENCE TERMINATION.



NOTE:
CONTACT A FENCE CONTRACTOR FOR EXACT SPACING ON CANTILEVER POSTS. 50% OF OPENING WIDTH GENERALLY PROVIDES A SMOOTH OPERATION.

TITLE	DRAWN	DATE	THIRD ANGLE PROJECTION	REV
Slide Gate Operator (typ) R.H. Cantilever Gate Panel	SP	7/21/08		B
HySecurity Gate Operators	CHECKED	DATE	PART NUMBER	
	SHOP	PP/YY/DD	N/A	
	APPROVED	DATE	DRAWING NUMBER: 5138	SHT 1 OF 1
	ENGRNG	PP/YY/DD		



PACHCO UNIVERSAL PEDESTAL MOUNTING POST UPM2 84" DUAL VERTICAL AUTO AND RV, TRUCK/BUS 8"X8" BASE PLATE AND COVER

N.T.S

ARTS ACCESSORIES PARTS ACCESSORIES PARTS ACCESSORIES PARTS ACCESSORIES PARTS

MX4125

Hy5B™ Vehicle Detector

Another HySecurity Innovation

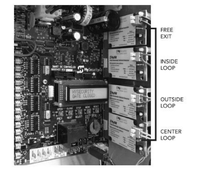
HySecurity's simple and reliable vehicle detector

This industry leading vehicle detector easily plugs into the Smart Touch or Smart DC controllers and usually requires no adjustment during setup.

- Easy installation, no tools needed
- Smart Touch technology automatically tunes each detector to its own frequency preventing cross talk between loops
- Monitors three different metrics to determine overall loop health
- Restores loop data on power up for consistent performance
- Compensates for moving gate, allowing higher sensitivity than other detectors
- Counts vehicles including tailgaters
- Lightning resistant features protect hardware and avoid false trips
- Low power draw for solar applications
- Five year warranty



Compact design, 1-3/4 x 3-5/8 inch (4.5 cm x 9.2 cm)



Control board offers four Hy5B sockets for free exit, inside obstruction, outside obstruction, and center loop function

Easy to retrofit

The Hy5B is backwards compatible with all Smart DC and Smart Touch controllers. For existing sites where a loop is being added or a detector has failed, the Hy5B will emulate an Hy5A with no software update. Or, load a new version of firmware to access all the capabilities of Hy5B.

For all features of Hy5B, Smart DC software must be at least version 5.55 or higher. Smart Touch software must be version 4.54 or higher.

HySecurity — a company of TheNiceGroup

1-800-321-9947 • www.hysecurity.com

Manufacturer of ultra-reliable high security, industrial, commercial, residential, parking and crash gate operators and accessories.

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

10' 5' 0' 10' 20'

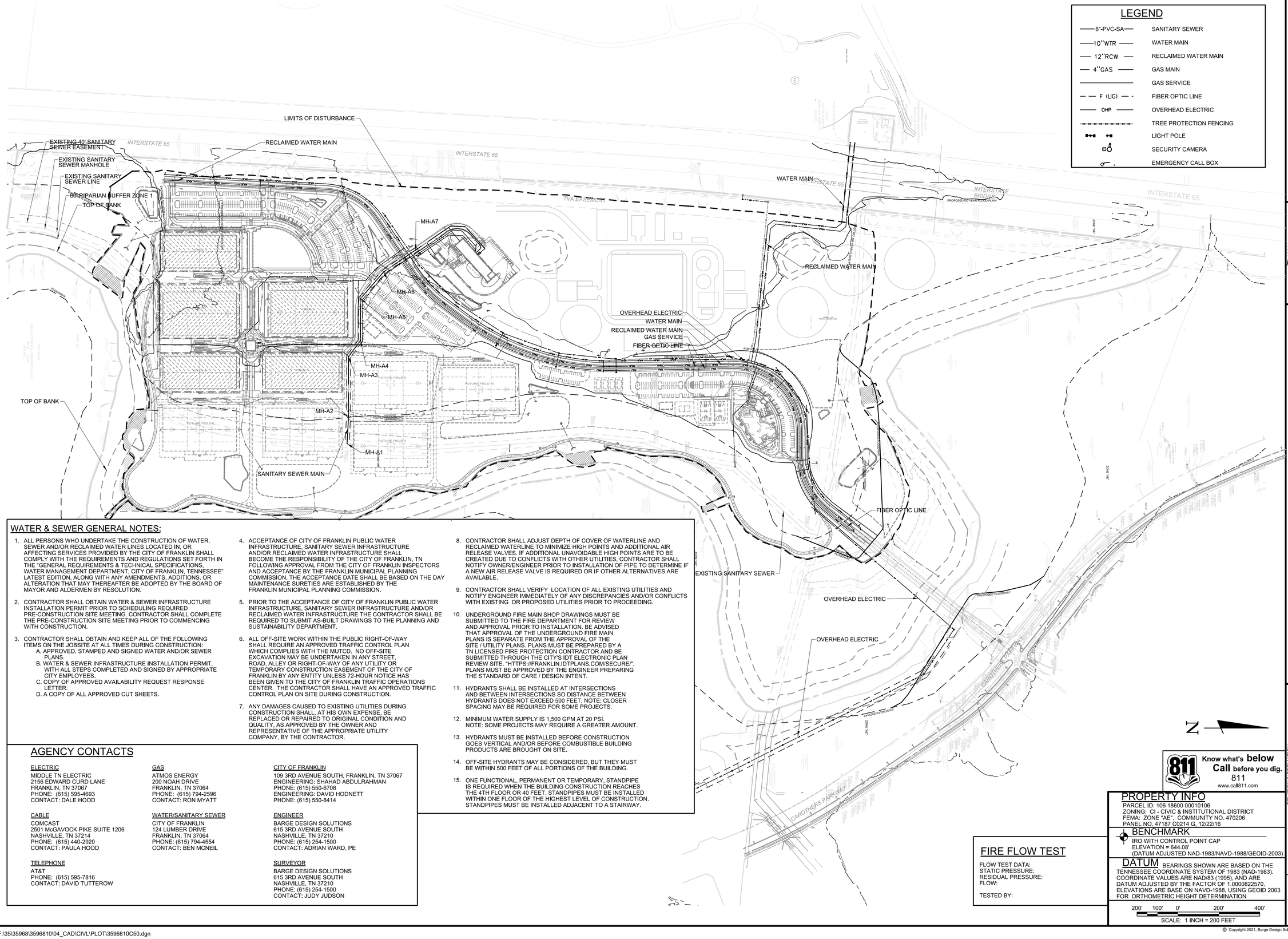
SCALE: 1 INCH = 10 FEET

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LEGEND

- 8"-PVC-SA — SANITARY SEWER
- 10"WTR — WATER MAIN
- 12"RCW — RECLAIMED WATER MAIN
- 4"GAS — GAS MAIN
- GAS SERVICE
- F (UG) — FIBER OPTIC LINE
- OHP — OVERHEAD ELECTRIC
- TREE PROTECTION FENCING
- LIGHT POLE
- SECURITY CAMERA
- EMERGENCY CALL BOX

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. CONTRACTOR SHALL ADJUST DEPTH OF COVER OF WATERLINE AND RECLAIMED WATERLINE TO MINIMIZE HIGH POINTS AND ADDITIONAL AIR RELEASE VALVES. IF ADDITIONAL UNAVOIDABLE HIGH POINTS ARE TO BE CREATED DUE TO CONFLICTS WITH OTHER UTILITIES, CONTRACTOR SHALL NOTIFY OWNER/ENGINEER PRIOR TO INSTALLATION OF PIPE TO DETERMINE IF A NEW AIR RELEASE VALVE IS REQUIRED OR IF OTHER ALTERNATIVES ARE AVAILABLE.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
10. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. "HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/". PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.
11. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500 FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
12. MINIMUM WATER SUPPLY IS 1,500 GPM AT 20 PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
13. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND/OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
14. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500 FEET OF ALL PORTIONS OF THE BUILDING.
15. ONE FUNCTIONAL, PERMANENT OR TEMPORARY, STANDPIPE IS REQUIRED WHEN THE BUILDING CONSTRUCTION REACHES THE 4TH FLOOR OR 40 FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

AGENCY CONTACTS

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

CABLE
COMCAST
2501 McGAVOCK PIKE SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 440-2920
CONTACT: PAULA HOOD

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

WATER/SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

CITY OF FRANKLIN
109 3RD AVENUE SOUTH, FRANKLIN, TN 37067
ENGINEERING: SHAHAD ABDULRAHMAN
PHONE: (615) 550-6708
ENGINEERING: DAVID HODNETT
PHONE: (615) 550-8414

ENGINEER
BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: (615) 254-1500
CONTACT: ADRIAN WARD, PE

SURVEYOR
BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: (615) 254-1500
CONTACT: JUDY JUDSON

FIRE FLOW TEST

FLOW TEST DATA:
STATIC PRESSURE:
RESIDUAL PRESSURE:
FLOW:

TESTED BY:

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	03/06/23	90% CONSTR. FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

MICHAEL DOUGLAS PATTON — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

OVERALL SITE UTILITY PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

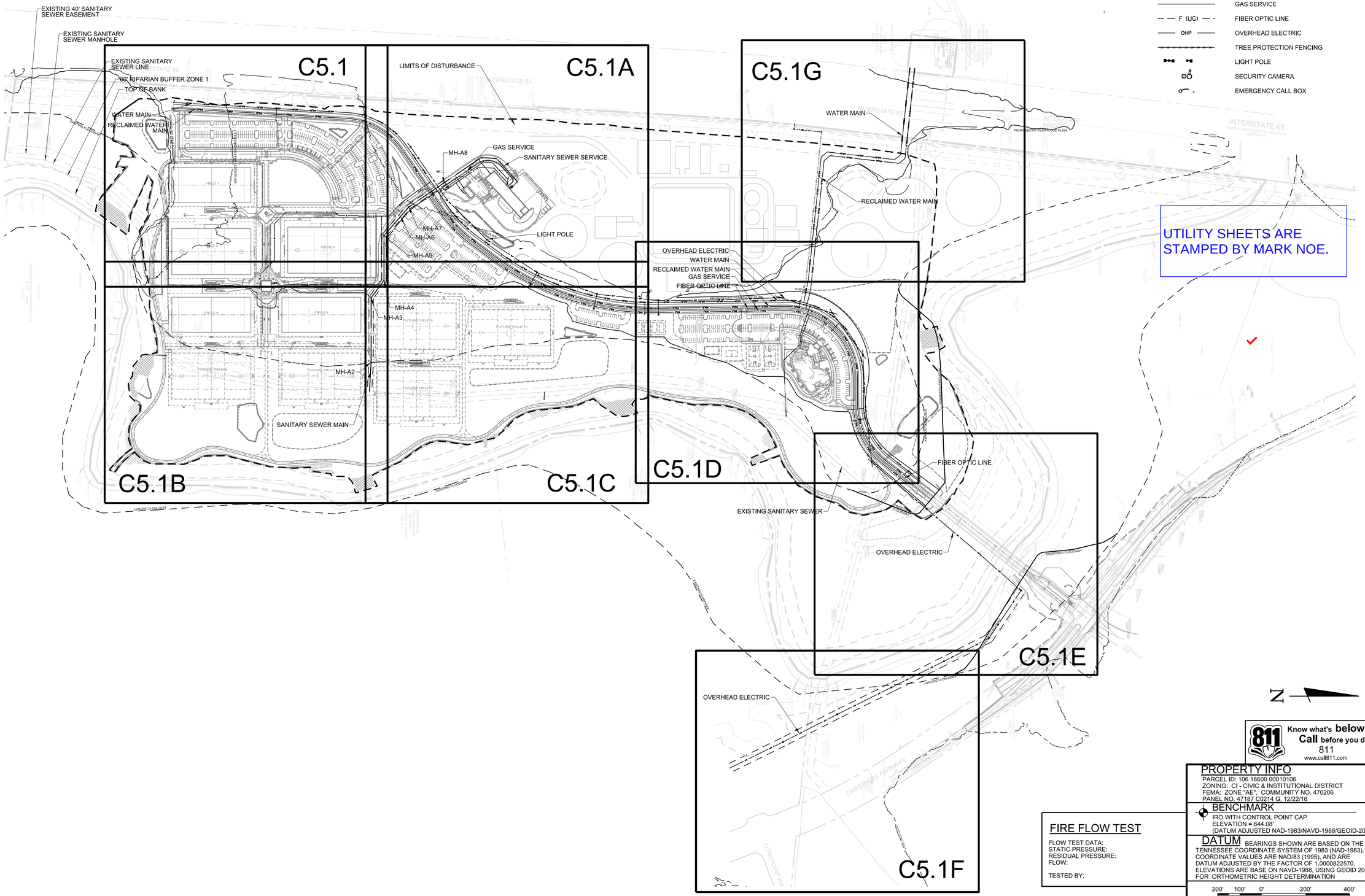
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UTILITY SHEETS ARE STAMPED BY MARK NOE.

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
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FIRE FLOW TEST

FLOW TEST DATA:
STATIC PRESSURE:
RESIDUAL PRESSURE:
FLOW:

TESTED BY:

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/24/23	100% CD'S FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS NOE REGISTERED ENGINEER No. 109130 STATE OF TENNESSEE 4-6-23

SITE UTILITY KEY MAP

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

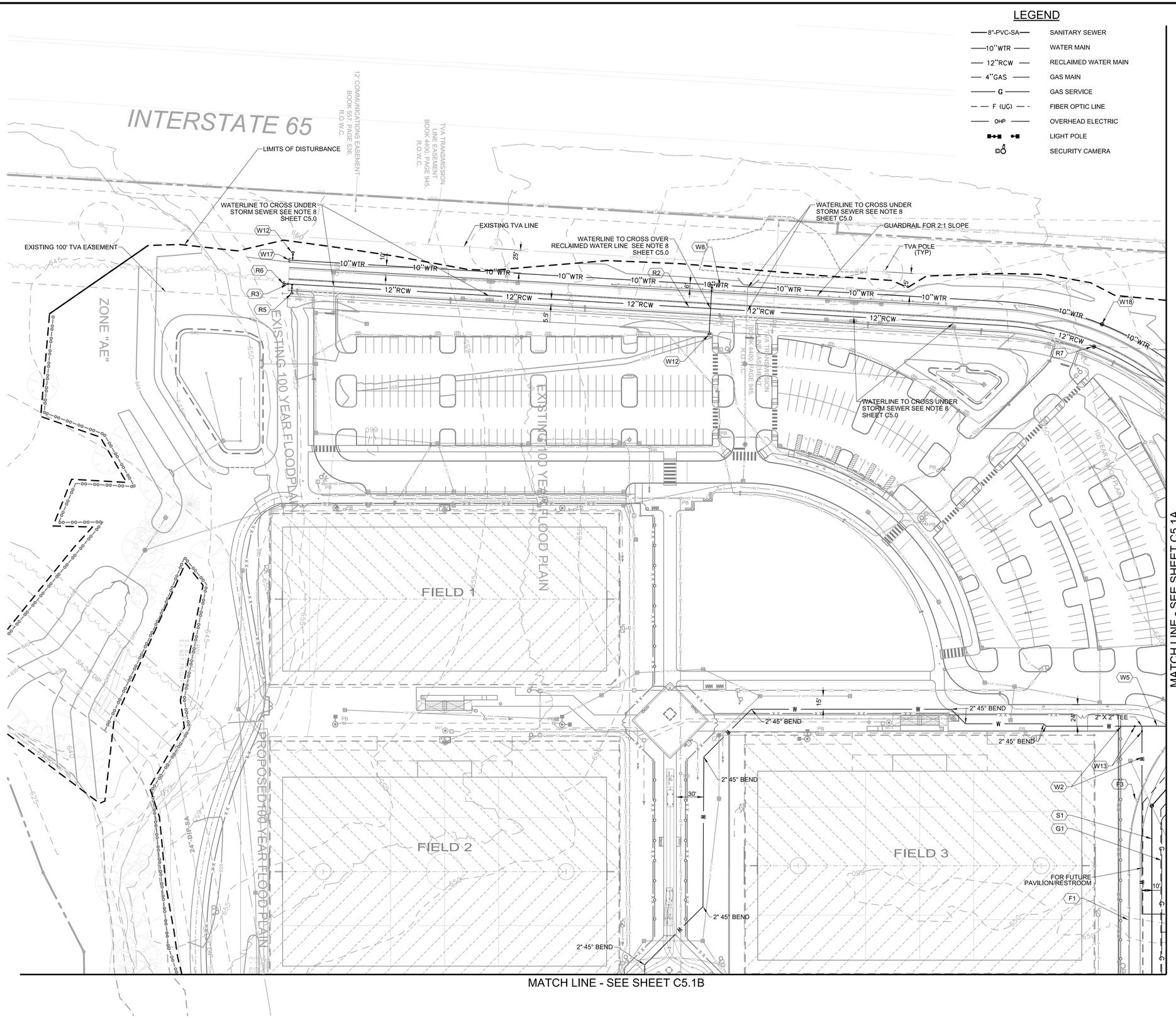
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LEGEND

8"-PVC-SA	SANITARY SEWER
10"WTR	WATER MAIN
12"RCW	RECLAIMED WATER MAIN
4"GAS	GAS MAIN
G	GAS SERVICE
F (UG)	FIBER OPTIC LINE
OHP	OVERHEAD ELECTRIC
	LIGHT POLE
	SECURITY CAMERA

KEYNOTE LEGEND:

WATER SERVICE

- W1 1.5" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W2 2" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W3 2" TYPE "K" COPPER WATER SERVICE (SEE DETAIL 2/C5.3A)
- W4 2.5" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W5 3" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W6 3" CLASS 350 DIP WATER SERVICE
- W7 6" CLASS 350 DIP PRIVATE FIRE SERVICE LINE
- W8 10" CLASS 350 DIP PUBLIC WATER MAIN
- W9 2" WATER METER ASSEMBLY AND RPBP WITH HEATER (SEE DETAIL 2/C5.3A AND 4/C5.3A)
- W10 3" WATER METER AND BACKFLOW PREVENTER (SEE DETAIL 3/C5.3B AND DETAIL 5/C5.3A)
- W11 6" REDUCED PRESSURE BACKFLOW PREVENTER (SEE DETAIL 5/C5.3A)
- W12 HYDRANT (DOMESTIC WATER) (SEE DETAIL 1 SHEET C5.3B) (INCLUDES 6" CLASS 350 DIP LEAD LINE, VALVE AND VALVE BOX)
- W13 2" BALL VALVE IN CONCRETE VALVE BOX W/ LID (SEE DETAIL 1/C5.3)
- W14 3" GATE VALVE (SEE DETAIL 1/C5.3)
- W15 6" GATE VALVE (SEE DETAIL 1/C5.3)
- W16 10" GATE VALVE (SEE DETAIL 1/C5.3)
- W17 10" CAP
- W18 DOMESTIC AIR RELEASE VALVE (SEE DETAIL 6/C5.3)
- W19 CONNECT TO EXISTING 10" WATER MAIN
- W20 1" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W21 1" WATER METER ASSEMBLY AND RPBP (SEE DETAIL 1/C5.3A AND 4/C5.3A)

RECLAIMED WATER

- R1 3" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R2 12" C900 DR25 PVC RECLAIMED WATER MAIN
- R3 12" RECLAIMED WATER MAIN BUTTERFLY VALVE WITH VALVE BOX ASSEMBLY (SEE DETAIL 1/C5.3)
- R4 3" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 3/C5.3B)
- R5 HYDRANT (RECLAIMED WATER) (INCLUDES 6" C900 DR25 PVC LEAD LINE, VALVE AND VALVE BOX)
- R6 CAP PROPOSED RECLAIMED WATER MAIN
- R7 RECLAIMED WATER MAIN AIR RELEASE ASSEMBLY (SEE DETAIL 6/C5.3)
- R8 CONNECT TO EXISTING 12" RECLAIMED WATER MAIN
- R9 2" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R10 2" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 2/C5.3A)
- R11 4" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R12 4" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 3/C5.3B)

SANITARY SEWER

- S1 8" PUBLIC SANITARY SEWER MAIN (SEE DETAIL 4/ C5.3)
- S2 4' DIA PUBLIC SANITARY SEWER MANHOLE (SEE DETAILS 1&2 C5.3C)
- S3 SANITARY SEWER VENT (SEE DETAIL 4/ C5.3C)
- S4 ABANDONED EXISTING SEWER VENT (REMOVE ALL DIP, FOUNDATIONS, BOOT AND PLUG/SEAL AT MH STRUCTURE)
- S5 SANITARY SEWER SERVICE CLEANOUT (SEE DETAIL 4/C5.3B)

FIBER OPTIC

- F1 3" SCH 40 PVC W/ 24 COUNT SIGNLE MODE FIBER OPTIC, COPPER CLAD 12 GA TRACER WIRE, AND WARNING TAPE
- F2 3" SCH 40 PVC W/48 COUNT SINGLE MODE FIBER OPTIC, COPPER CLAD 12 GA TRACER WIRE, AND WARNING TAPE
- F3 TDOT TYPE "B" PULL BOX WITH 100 FIBER SLACK IN PULL BOX.

GAS

- G1 1" PE SERVICE PIPE AND ASSEMBLY
- G2 2" PE SERVICE PIPE AND ASSEMBLY
- G3 4" PE GAS MAIN
- G4 2" PE GAS VALVE ASSEMBLY
- G4 4" PE GAS VALVE ASSEMBLY

MTEMC

- E1 OVEREHAD ELECTRIC / TELEPHONE TO BE DESIGNED AND STALLED BY MTEMC. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDER.

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
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50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

SITE UTILITY PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV/	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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LEGEND

8"-PVC-SA	SANITARY SEWER
10"WTR	WATER MAIN
12"RCW	RECLAIMED WATER MAIN
4"GAS	GAS MAIN
G	GAS SERVICE
F (UG)	FIBER OPTIC LINE
OHP	OVERHEAD ELECTRIC
	LIGHT POLE
	SECURITY CAMERA
	TORNADO SIREN POLE

KEYNOTE LEGEND:

WATER SERVICE

- W1 — 1.5" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
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- W5 — 3" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W6 — 3" CLASS 350 DIP WATER SERVICE
- W7 — 6" CLASS 350 DIP PRIVATE FIRE SERVICE LINE
- W8 — 10" CLASS 350 DIP PUBLIC WATER MAIN
- W9 — 2" WATER METER ASSEMBLY AND RPBP WITH HEATER (SEE DETAIL 2/C5.3A AND 4/C5.3A)
- W10 — 3" WATER METER AND BACKFLOW PREVENTER (SEE DETAIL 3/C5.3B AND DETAIL 5/C5.3A)
- W11 — 6" REDUCED PRESSURE BACKFLOW PREVENTER (SEE DETAIL 5/C5.3A)
- W12 — HYDRANT (DOMESTIC WATER) (SEE DETAIL 1 SHEET C5.3B) (INCLUDES 6" CLASS 350 DIP LEAD LINE, VALVE AND VALVE BOX)
- W13 — 2" BALL VALVE IN CONCRETE VALVE BOX W/ LID (SEE DETAIL 1/C5.3)
- W14 — 3" GATE VALVE (SEE DETAIL 1/C5.3)
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- W17 — 10" CAP
- W18 — DOMESTIC AIR RELEASE VALVE (SEE DETAIL 6/C5.3)
- W19 — CONNECT TO EXISTING 10" WATER MAIN
- W20 — 1" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W21 — 1" WATER METER ASSEMBLY AND RPBP (SEE DETAIL 1/C5.3A AND 4/C5.3A)

RECLAIMED WATER

- R1 — 3" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R2 — 12" C900 DR25 PVC RECLAIMED WATER MAIN
- R3 — 12" RECLAIMED WATER MAIN BUTTERFLY VALVE WITH VALVE BOX ASSEMBLY (SEE DETAIL 1/C5.3)
- R4 — 3" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 3/C5.3B)
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- R6 — CAP PROPOSED RECLAIMED WATER MAIN
- R7 — RECLAIMED WATER MAIN AIR RELEASE ASSEMBLY (SEE DETAIL 6/C5.3)
- R8 — CONNECT TO EXISTING 12" RECLAIMED WATER MAIN
- R9 — 2" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R10 — 2" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 2/C5.3A)
- R11 — 4" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R12 — 4" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 3/C5.3B)

SANITARY SEWER

- S1 — 8" PUBLIC SANITARY SEWER MAIN (SEE DETAIL 4/ C5.3)
- S2 — 4' DIA PUBLIC SANITARY SEWER MANHOLE (SEE DETAILS 1&2 C5.3C)
- S3 — SANITARY SEWER VENT (SEE DETAIL 4/ C5.3C)
- S4 — ABANDONED EXISTING SEWER VENT (REMOVE ALL DIP, FOUNDATIONS, BOOT AND PLUG/SEAL AT MH STRUCTURE)
- S5 — SANITARY SEWER SERVICE CLEANOUT (SEE DETAIL 4/C5.3B)

FIBER OPTIC

- F1 — 3" SCH 40 PVC W/ 24 COUNT SIGNLE MODE FIBER OPTIC, COPPER CLAD 12 GA TRACER WIRE, AND WARNING TAPE
- F2 — 3" SCH 40 PVC W/48 COUNT SINGLE MODE FIBER OPTIC, COPPER CLAD 12 GA TRACER WIRE, AND WARNING TAPE
- F3 — TDOT TYPE "B" PULL BOX WITH 100 FIBER SLACK IN PULL BOX.

GAS

- G1 — 1" PE SERVICE PIPE AND ASSEMBLY
- G2 — 2" PE SERVICE PIPE AND ASSEMBLY
- G3 — 4" PE GAS MAIN
- G4 — 2" PE GAS VALVE ASSEMBLY
- G4 — 4" PE GAS VALVE ASSEMBLY

MTEMC

- E1 — OVEREHAD ELECTRIC / TELEPHONE TO BE DESIGNED AND STALLED BY MTEMC. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDER.

N 86° 38' 20" W 10.00'
N 3° 21' 40" E 249.97'
S 86° 38' 20" E 10.00'
N 3° 21' 40" E 400.00'
N 86° 38' 20" W 10.00'
N 3° 21' 40" E 650.03'

TVA TRANSMISSION LINE EASEMENT BOOK 4480, PAGE 945, R.O.W.C.

12' COMMUNICATIONS EASEMENT BOOK 4527, PAGE 536, R.O.W.C.

NOTE: THIS AREA IS INCLUDED IN THE DEED OF RECORD IN BOOK 4576 BOOK 4439, PAGE 603 R.O.W.C.

THE LOCATION MATCHES WHAT IS SHOWN ON THE INTERSTATE 65 FEDERAL AID PROJECT NO. H55-2(23) 57 RIGHT-OF-WAY PLANS

EXISTING TVA LINE
EXISTING 100' TVA EASEMENT
TVA POLE (TYP)
LIMITS OF DISTURBANCE
PRIVATE HYDRANT TO BE PAINTED SILVER
208.5 LF 6" PVC SDR28 @ 1.47% SLOPE
CLEANOUT TC 657.55 INV IN 648.45 INV OUT 648.45
PUBLIC MANHOLE SEE SHEET 5.2 FOR PLAN AND PROFILE OF 8" PUBLIC LINE
CLEANOUT TC 657.55 INV IN 651.31 INV OUT 651.31
74.3 LF 6" PVC SDR28 @ 2% SLOPE
CLEANOUT TC 658.25 INV IN 652.74 INV OUT 652.74
142.8 LF 6" PVC SDR28 @ 2% SLOPE
PRIVATE HYDRANT TO BE PAINTED SILVER
CLEANOUT TC 659.81 INV IN 655.60 INV OUT 655.60
CO-01 IE 655.70
89 LF 6" PVC @ 2% SLOPE
29 LF 6" SCH 40 PVC @ 2% SLOPE
1000 GALLON OIL-WATER SEPARATOR SEE DETAIL 5/C5.3D TC = 660.50 EI (IN) = 656.38 EI (OUT) = 656.18
2" VENT PIPE
8 LF 6" PVC @ 2% SLOPE
IE 656.54
WATERLINE TO CROSS UNDER STORM SEWER SEE NOTE 8 SHEET C5.0
SEE IRRIGATION PLANS FOR CONTINUATION
20' SANITARY SEWER EASEMENT
EXISTING 100 YEAR FLOOD PLAIN
MATCH LINE - SEE SHEET C5.1
MATCH LINE - SEE SHEET C5.1C

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/06/23	ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS PORTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

SITE UTILITY PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

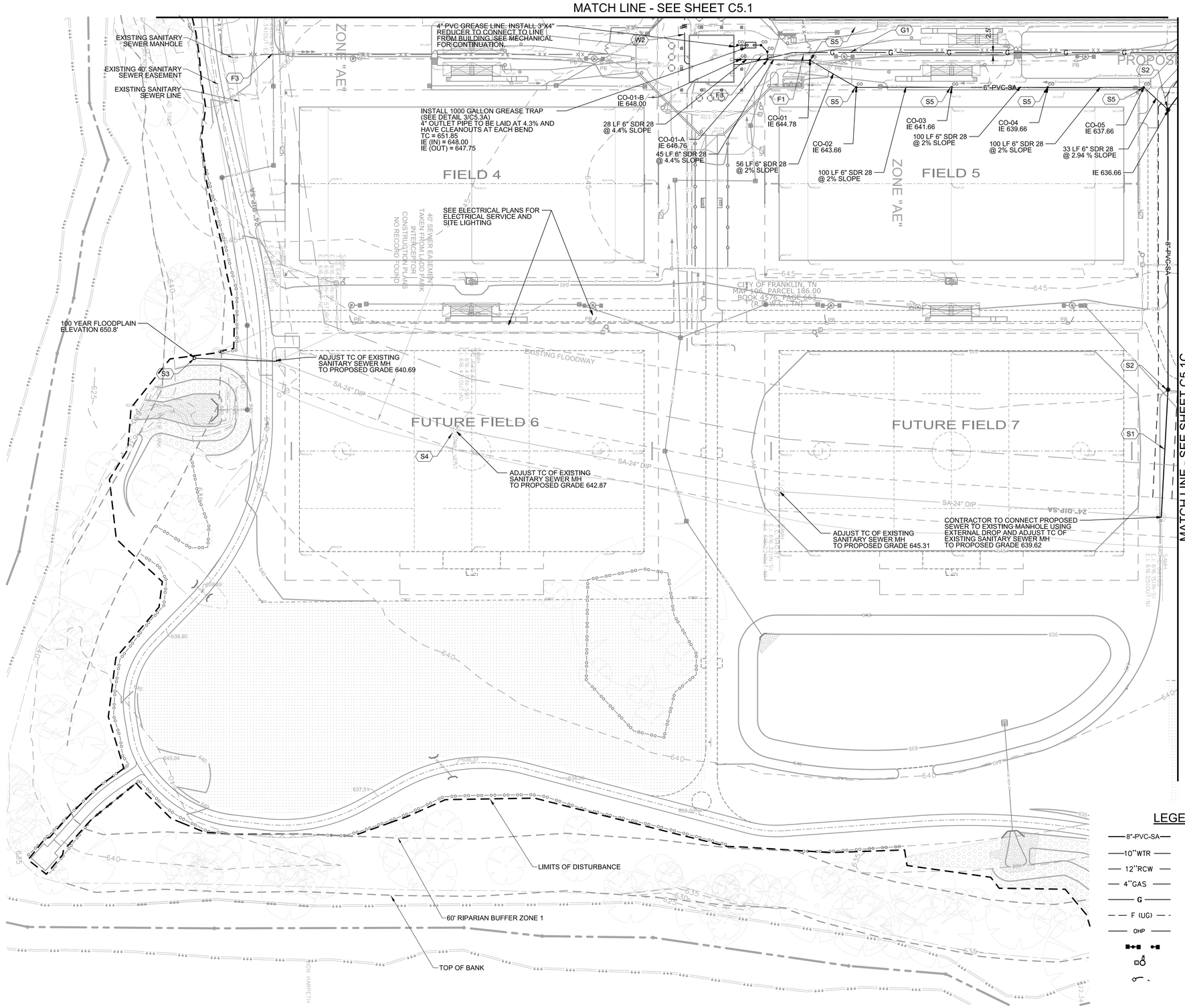
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PARCEL ID: 106 18600 00010106
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PANEL NO. 47187 C0214 G, 12/22/16

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SITE UTILITY PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

C5.1B

FILE NO. 35968-10

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

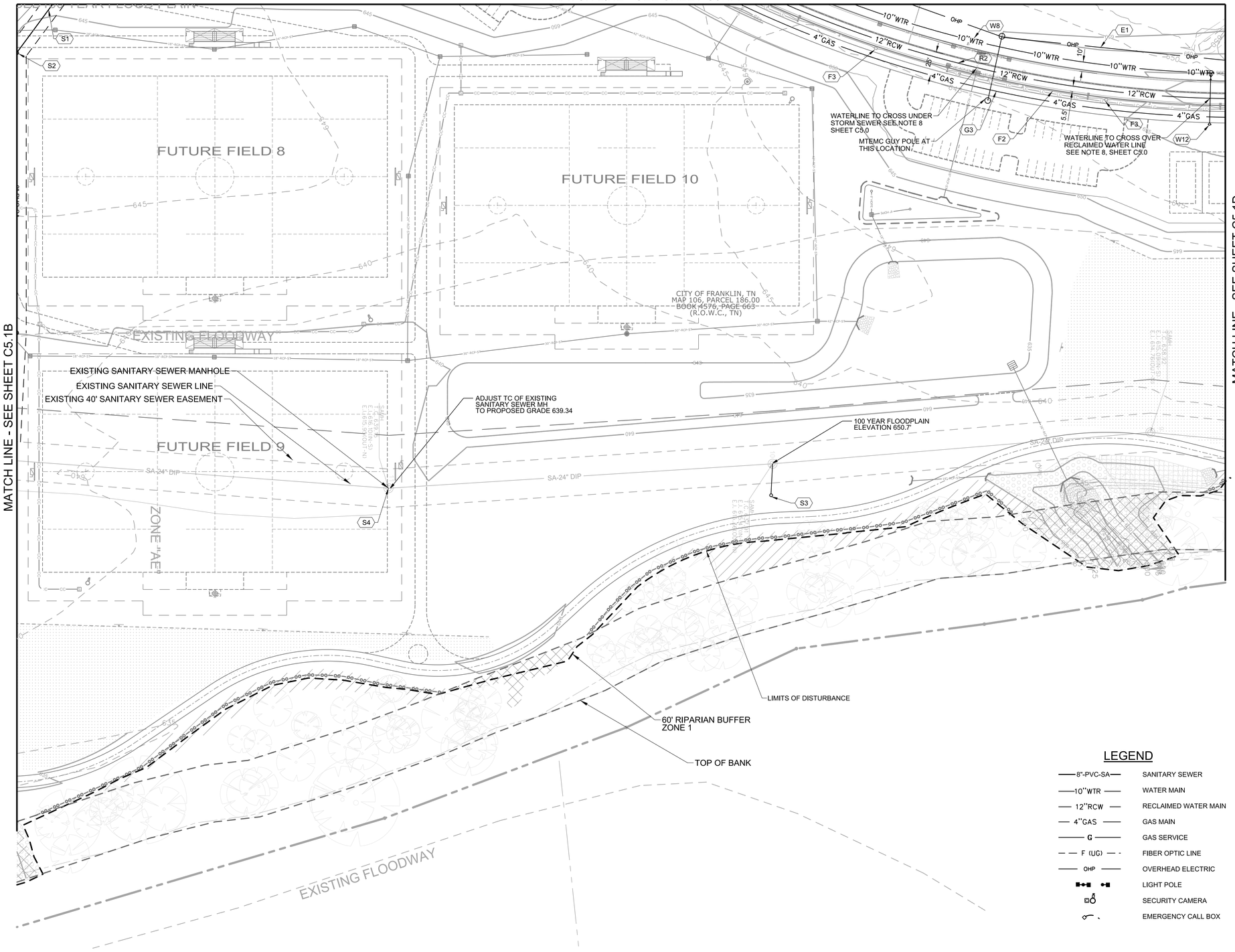
MICHAEL DOUGLAS MCDONALD — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

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MATCH LINE - SEE SHEET C5.1A



MATCH LINE - SEE SHEET C5.1B

MATCH LINE - SEE SHEET C5.1D

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MICHAEL DOUGLAS POGUE — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 4-6-23

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C5.1C

FILE NO. 35968-10

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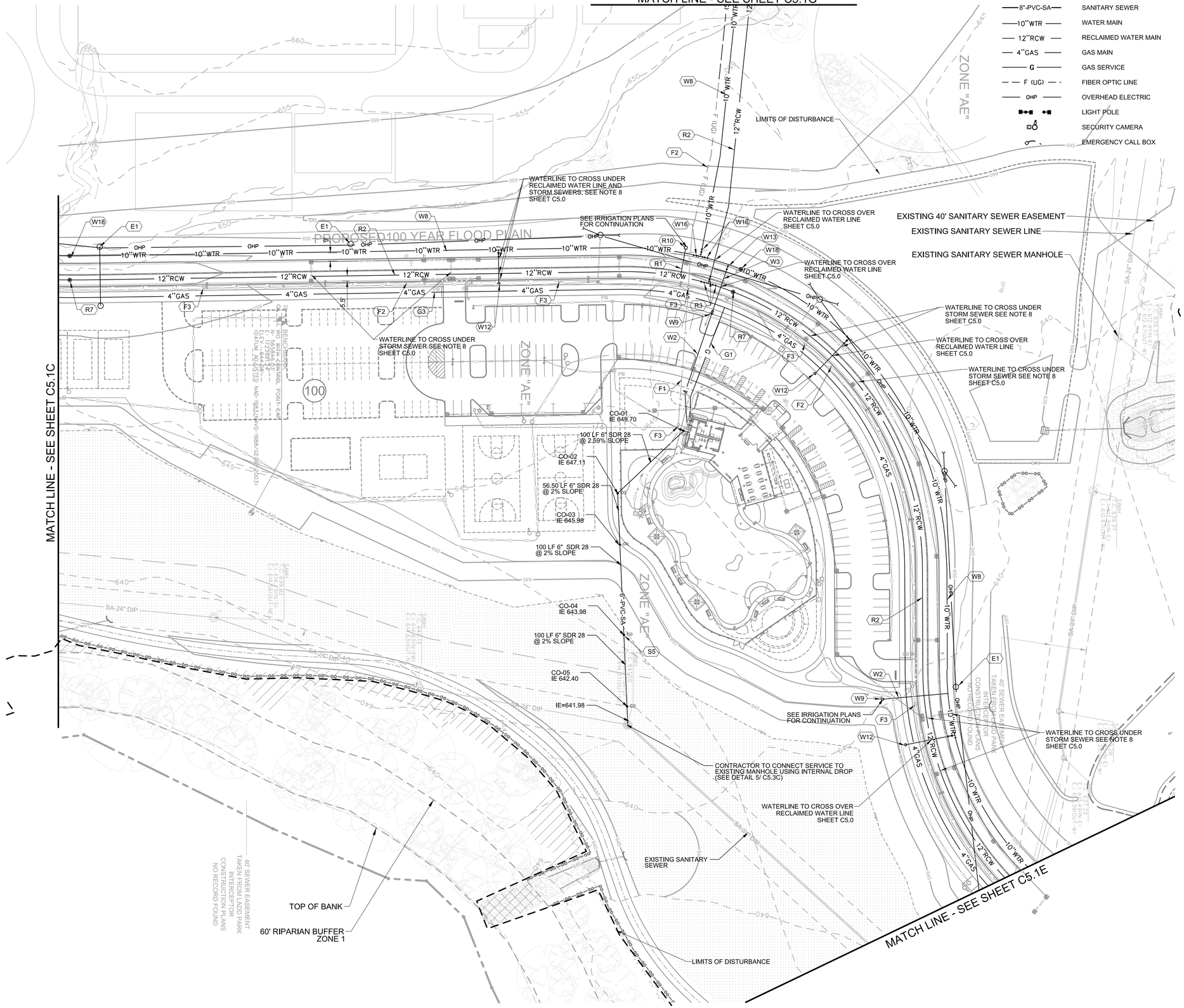
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MATCH LINE - SEE SHEET C5.1G

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- W20 1" SDR 21 IPS CLASS 200 WATER SERVICE (INCLUDES WARNING TAPE. AND 14 AWG THHN SOLID COOPER WIRE FROM THE BACKFLOW PREVENTER TO UTILITY ROOM/VALVE BOX)
- W21 1" WATER METER ASSEMBLY AND RPBP (SEE DETAIL 1/C5.3A AND 4/C5.3A)

RECLAIMED WATER

- R1 3" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R2 12" C900 DR25 PVC RECLAIMED WATER MAIN
- R3 12" RECLAIMED WATER MAIN BUTTERFLY VALVE WITH VALVE BOX ASSEMBLY (SEE DETAIL 1/C5.3)
- R4 3" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 3/C5.3B)
- R5 HYDRANT (RECLAIMED WATER) (INCLUDES 6" C900 DR25 PVC LEAD LINE, VALVE AND VALVE BOX)
- R6 CAP PROPOSED RECLAIMED WATER MAIN
- R7 RECLAIMED WATER MAIN AIR RELEASE ASSEMBLY (SEE DETAIL 6/C5.3)
- R8 CONNECT TO EXISTING 12" RECLAIMED WATER MAIN
- R9 2" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R10 2" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 2/C5.3A)
- R11 4" SDR 21 IPS CLASS 200 RECLAIMED WATER SERVICE LINE
- R12 4" WATER METER ASSEMBLY, VALVES AND VAULT (SEE DETAIL 3/C5.3B)

SANITARY SEWER

- S1 8" PUBLIC SANITARY SEWER MAIN (SEE DETAIL 4/ C5.3)
- S2 4' DIA PUBLIC SANITARY SEWER MANHOLE (SEE DETAILS 1&2 C5.3C)
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- S4 ABANDONED EXISTING SEWER VENT (REMOVE ALL DIP, FOUNDATIONS, BOOT AND PLUG/SEAL AT MH STRUCTURE)
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FIBER OPTIC

- F1 3" SCH 40 PVC W/ 24 COUNT SIGNLE MODE FIBER OPTIC, COPPER CLAD 12 GA TRACER WIRE, AND WARNING TAPE
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MTEMC

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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE — 4-6-23

SITE UTILITY PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION			
REV'D	DR.	CHK.	DATE
0	JP	MDP	04/06/23
01	JP	MDP	04/06/23

DESCRIPTION
100% CONSTRUCTION SET FOR PERMIT
DRT COMMENTS RESUBMITTAL

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www.call811.com

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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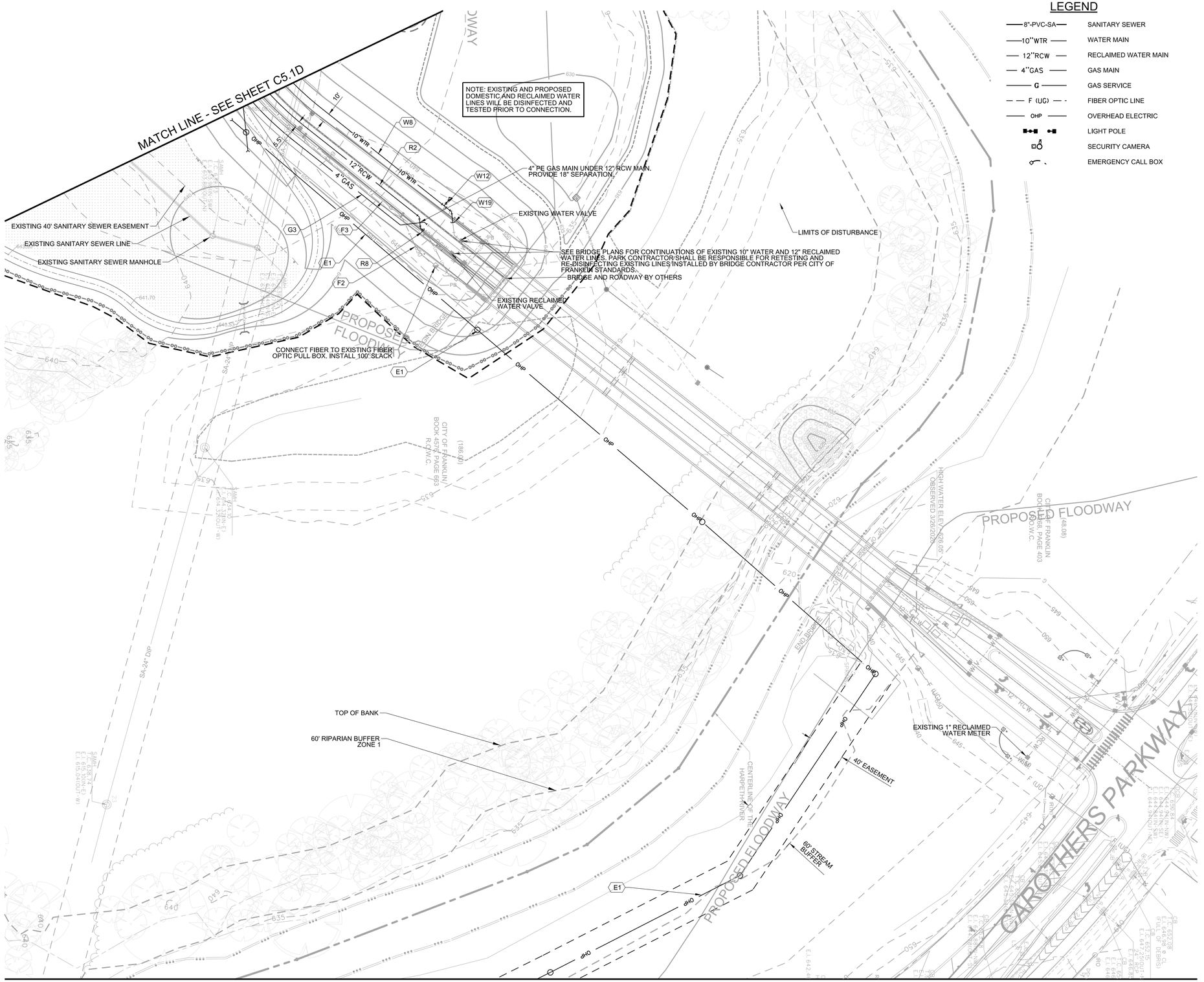
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LEGEND

8"-PVC-SA	SANITARY SEWER
10"WTR	WATER MAIN
12"RCW	RECLAIMED WATER MAIN
4"GAS	GAS MAIN
G	GAS SERVICE
F (UG)	FIBER OPTIC LINE
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PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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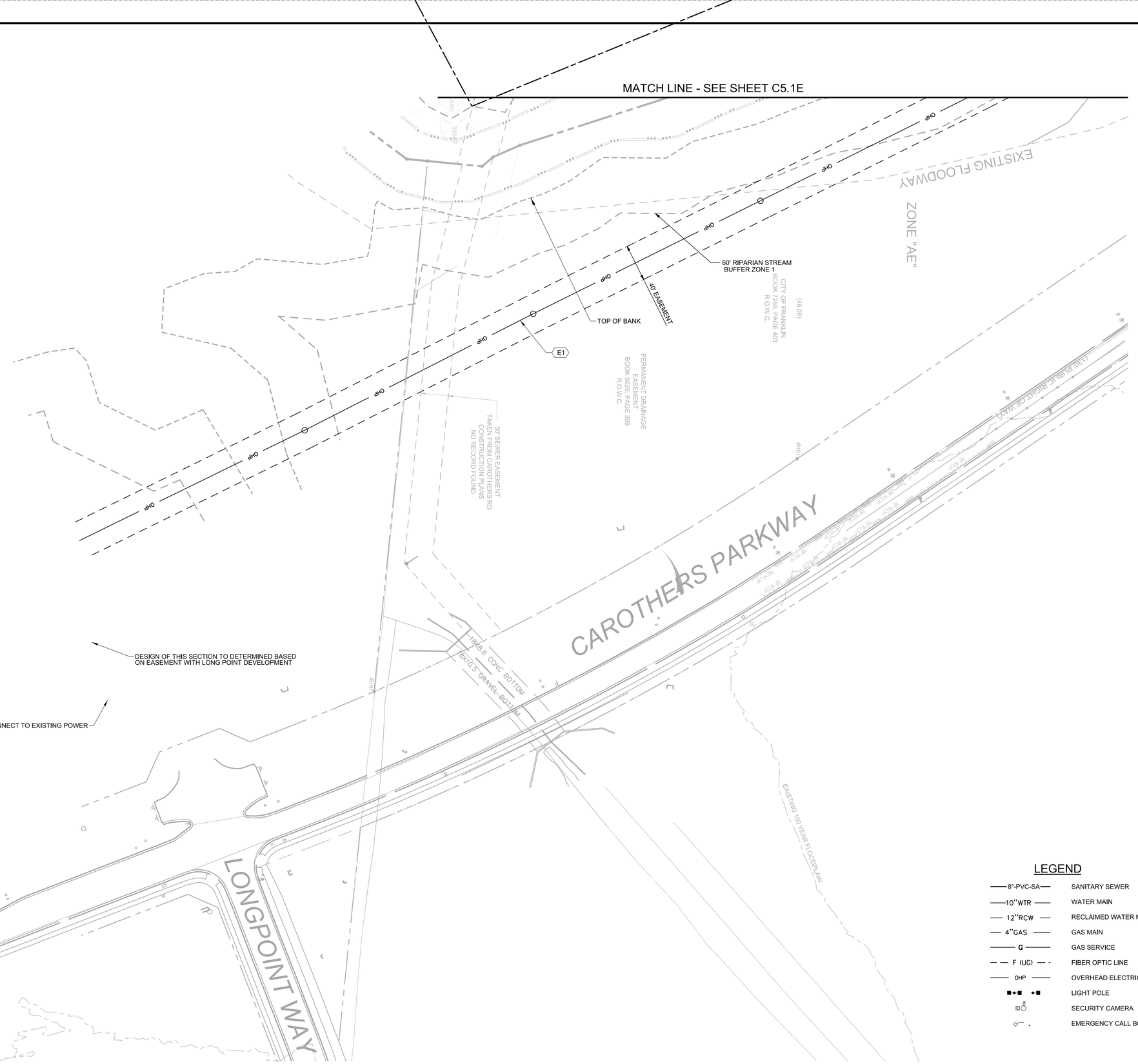
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- SECURITY CAMERA
- EMERGENCY CALL BOX

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

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REVISION INFORMATION

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0	JP	MDP	03/06/23	100% CONSTRUCTION SET FOR PERMIT
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SITE UTILITY PLAN

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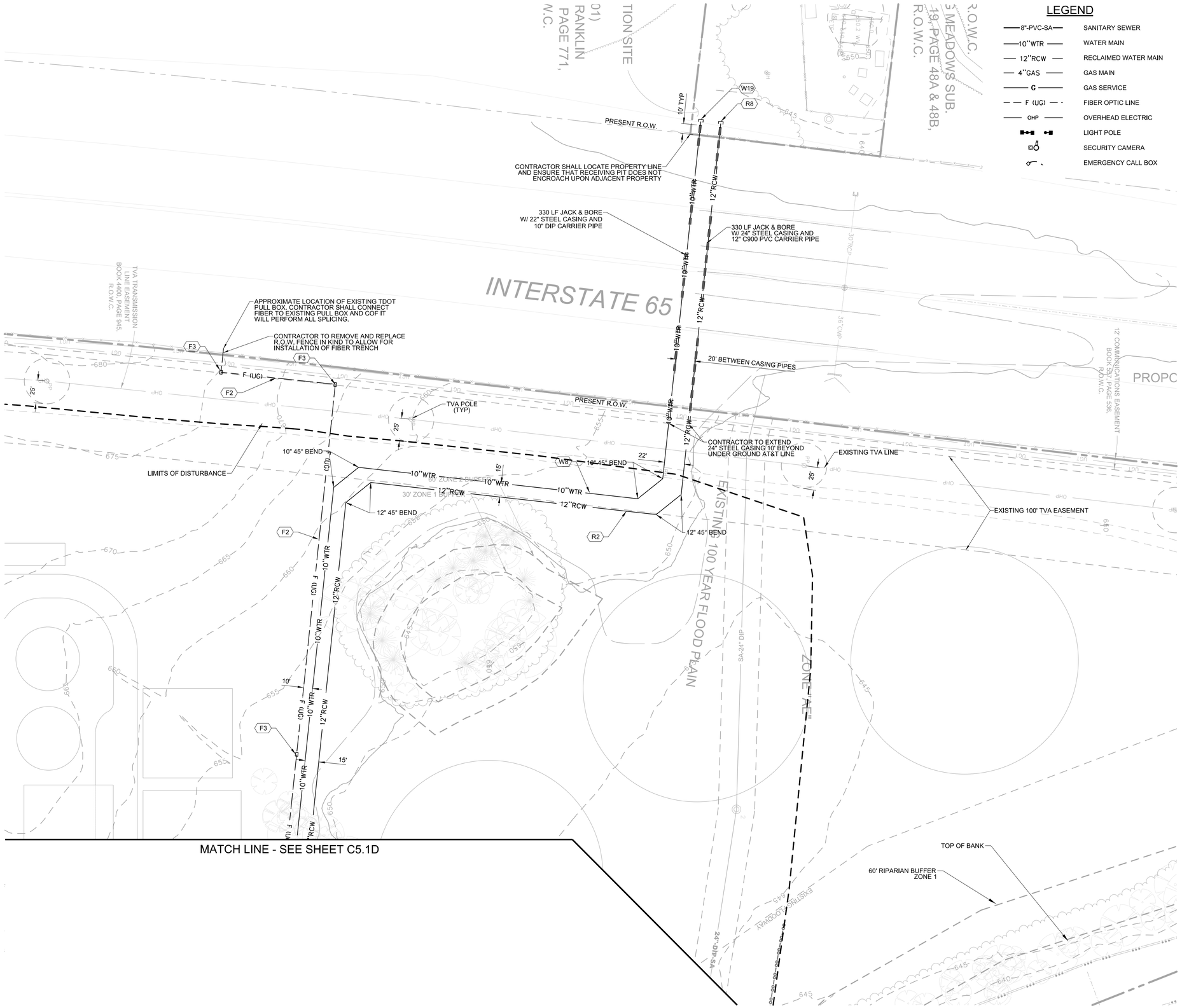
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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

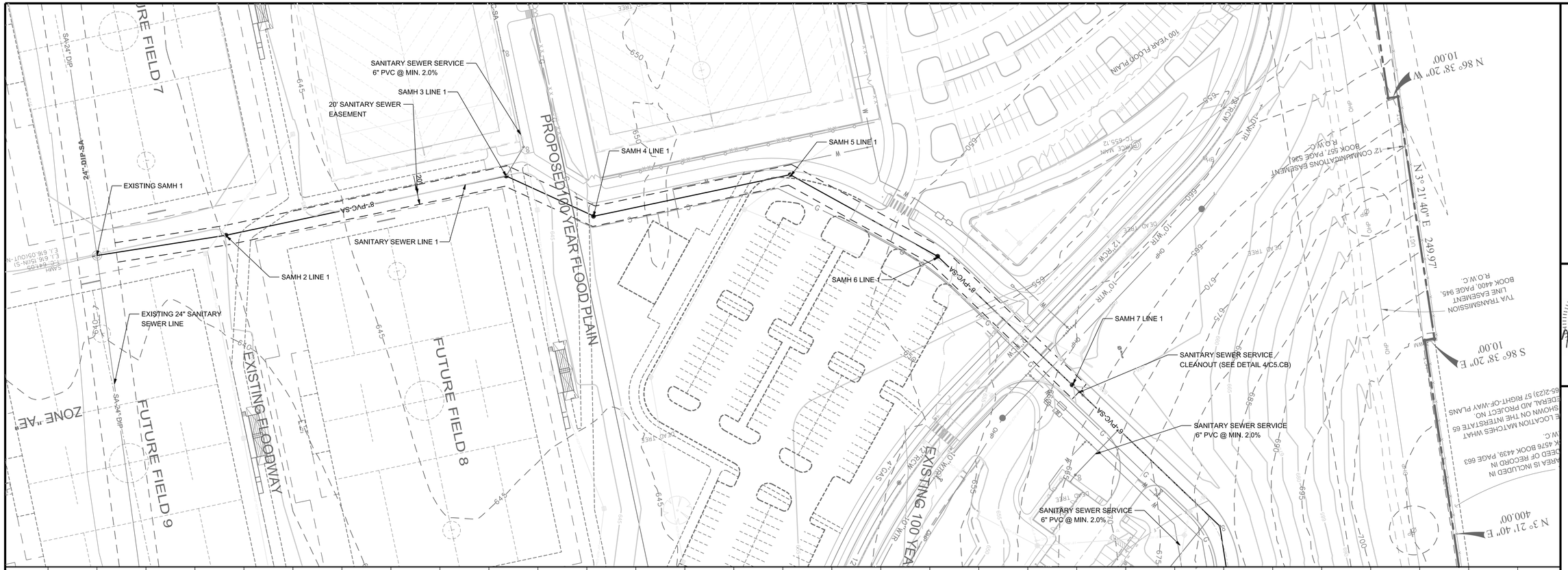
C5.1G

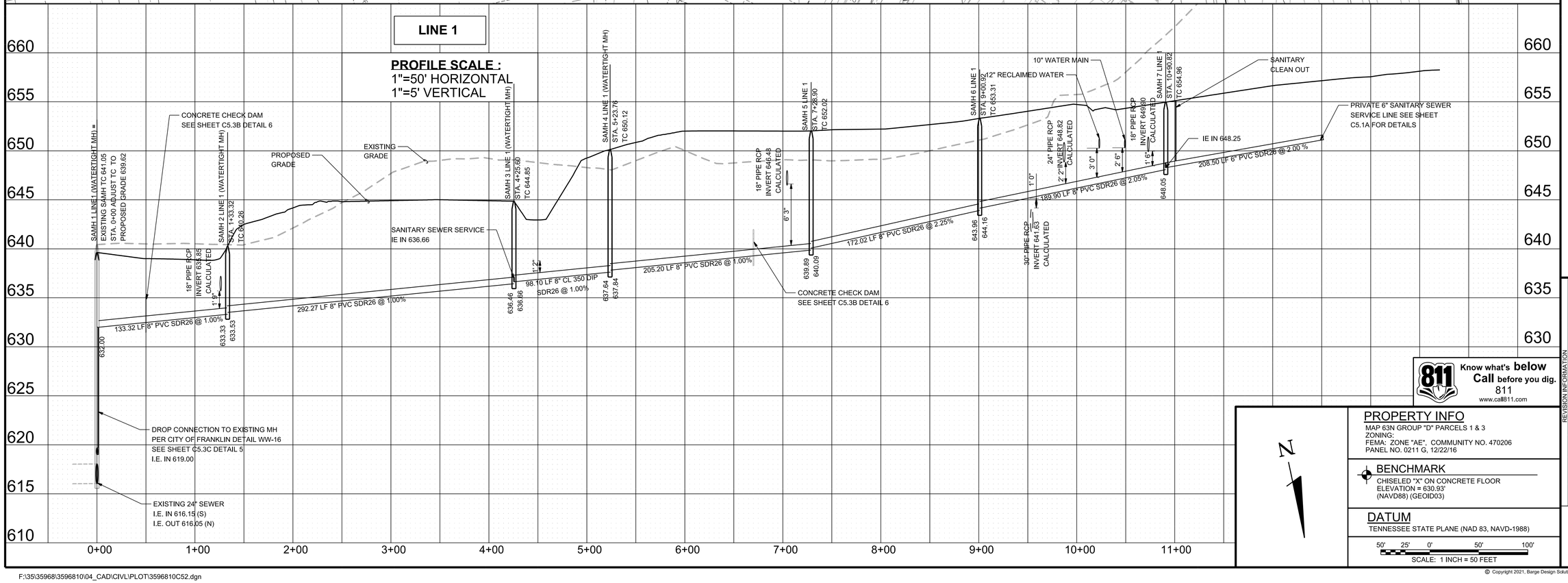
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LandRes.pen Workspace: LandRes

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BARGE DESIGN SOLUTIONS
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PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
No. 109130
STATE OF TENNESSEE
1-6-23

SANITARY SEWER LINE 1 PLAN AND PROFILE

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	DESCRIPTION
0	JP	MDP	10/04/23	100% SUBMISSION FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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

PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93'
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

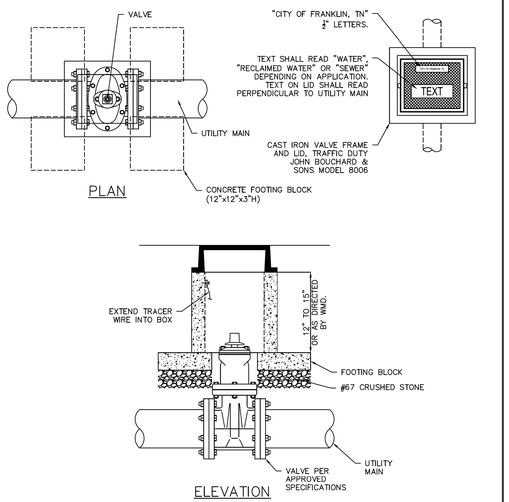
C5.2

FILE NO. 35968-10

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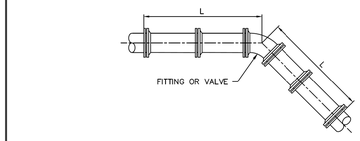
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NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

HISTORIC FRANKLIN TENNESSEE	**CONCRETE VALVE BOX**		DWG. NO. **G-2**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

1 C5.3 CONCRETE VALVE BOX
SCALE: NTS



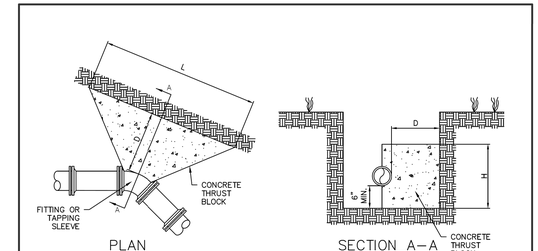
NOTES:
1) RESTRAINED JOINTS SHALL BE PROVIDED ON EACH SIDE OF ALL VERTICAL OR HORIZONTAL BENDS, TEES, DEAD ENDS, REDUCERS, AND VALVES.
2) MAXIMUM LENGTHS OF PIPE SHALL BE USED WITHIN RESTRAINED SECTIONS.
3) LENGTH OF RESTRAINED PIPE IS BASED ON THE FOLLOWING ASSUMPTIONS USING DIPRA THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE. IF OTHER CONDITIONS ARE ENCOUNTERED, THE LENGTH OF RESTRAINED PIPE SHALL BE ADJUSTED ACCORDINGLY. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. DESIGN SOIL TYPE: SILT 1 (WORST CASE)
   B. SAFETY FACTOR: 1.5
   C. TRENCH TYPE: 3 WITH 4–INCH MINIMUM BEDDING (EXCEPT WHERE NOTED)
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. REDUCERS BASED ON A REDUCTION OF ONE PIPE SIZE SMALLER
   G. NON–POLY WRAPPED

DIP PIPE									
LENGTH (L) OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING OR VALVE (FT)									
	HORIZONTAL ELBOWS				VERTICAL ELBOWS			REDUCERS	TEES, DEAD ENDS, VALVES
PIPE DIAMETER	11 ¼	22 ½	45	90	11 ¼	22 ½	45		
4"	3(6)	7(12)	14(24)	34(58)	6(9)	12(18)	24(37)	19(29)	58(90)
6"	5(8)	9(16)	20(33)	47(81)	8(12)	16(25)	34(52)	42(65)	81(126)
8"	6(10)	12(21)	26(44)	62(106)	11(16)	21(33)	44(68)	45(69)	107(165)
12"	8(15)	17(29)	36(61)	86(147)	15(23)	30(46)	62(96)	79(123)	150(231)
16"	11(18)	22(37)	45(77)	109(187)	19(29)	38(59)	79(122)	81(125)	191(295)
20"	13(22)	26(44)	54(93)	131(224)	23(35)	46(71)	95(147)	81(125)	230(355)
24"	15(25)	30(51)	63(107)	151(259)	26(41)	53(82)	111(171)	81(125)	268(414)

LENGTHS IN PARENTHESES ( ) REPRESENT LINEAL FEET TO BE RESTRAINED WHEN PIPE IS PLACED DIRECTLY ON UNDISTURBED SUBGRADE WITHOUT BEDDING (FLAT BOTTOM TRENCH TYPE 2)

HISTORIC FRANKLIN TENNESSEE	**RESTRAINED JOINT TABLE - DIP**		DWG. NO. **G-6**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

2 C5.3 RESTRAINED JOINT TABLE - DIP
SCALE: NTS

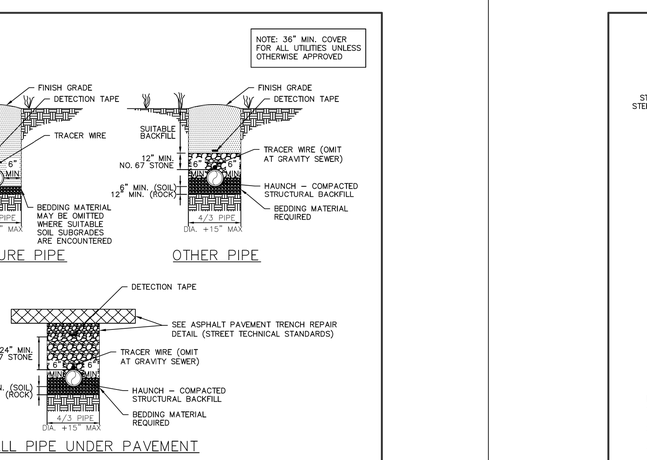


NOTES:
1) THRUST BLOCKS TO BE PLACED AGAINST SUITABLE, UNDISTURBED EARTH, AS APPROVED BY THE WATER MANAGEMENT DEPARTMENT.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ALL DIMENSIONS ARE MINIMUMS EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH PIPE JOINTS OR BOLT REMOVAL ON FITTINGS. IN THESE CASES, SUBMIT REVISED DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
4) VERTICAL BENDS REQUIRE SEPARATE DESIGN AND DETAIL BY ENGINEER.
5) THRUST BLOCKING SHOWN IS BASED ON THE FOLLOWING ASSUMPTIONS. IF OTHER CONDITIONS ARE ENCOUNTERED, SPECIAL DESIGN IS REQUIRED. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. BEARING AGAINST SOFT CLAY, SILT, OR ORGANIC SOILS NOT PERMITTED.
   B. GROUNDWATER TABLE ELEVATION LOCATED BELOW BOTTOM OF BLOCK.
   C. SAFETY FACTOR: 1.5
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. HORIZ. SOIL BEARING: 2,000 PSF

THRUST BLOCK DIMENSIONS									
PIPE DIAMETER	D	HORIZONTAL ELBOWS						TEES, DEAD ENDS, TAPPING SLEEVES	
		22 ½		45		90			
		L	H	L	H	L	H	L	H
4"	1'–6"	1'–6"	1'–6"	1'–6"	1'–6"	2'–0"	1'–6"	1'–6"	1'–6"
6"	1'–6"	2'–0"	1'–6"	2'–6"	1'–6"	3'–0"	2'–0"	3'–0"	1'–6"
8"	1'–6"	2'–0"	1'–6"	3'–0"	2'–0"	4'–6"	2'–6"	4'–0"	2'–0"
12"	2'–0"	4'–0"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	6'–0"	3'–0"
16"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	10'–0"	4'–6"	8'–0"	4'–0"

HISTORIC FRANKLIN TENNESSEE	**THRUST BLOCK TABLE (NON-RESTRAINED JOINTS)**		DWG. NO. **G-7**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

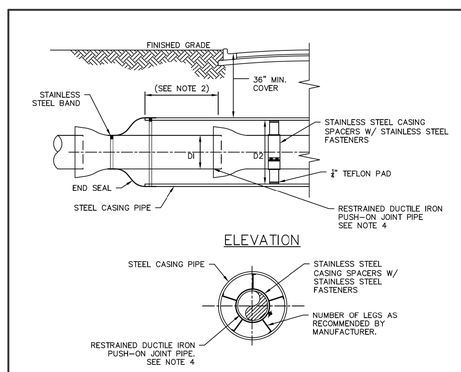
3 C5.3 THRUST BLOCK TABLE (NON-RESTRAINED JOINTS)
SCALE: NTS



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC–STR–1 AND EC–STR–2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR–CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'–0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

HISTORIC FRANKLIN TENNESSEE	**UTILITY BEDDING AND BACKFILL DETAIL**		DWG. NO. **G-8**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

4 C5.3 UTILITY BEDDING AND BACKFILL
SCALE: NTS

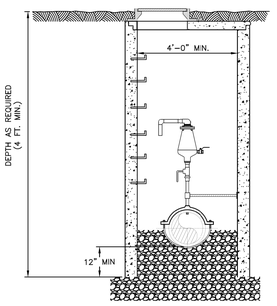


NOTES:
1. WHEN CONSTRUCTION IS WITHIN TDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS OF EACH AGENCY SHALL BE MET.
2. CASING SHALL EXTEND A MIN. OF 10' BEYOND EDGE OF PAVEMENT OR R.O.W., WHICHEVER IS FURTHER.
3. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.
4. CARRIER PIPE SHALL BE RESTRAINED JOINT.

CARRIER PIPE AND CASING PIPE SIZES (MIN.)										
CARRIER PIPE NOM. DIA (DI)	2	4	6	8	10	12	14	16	20	24
CASING PIPE NOM. DIA. (D2)	6	14	16	18	22	24	30	30	36	48
WALL THICKNESS (IN.) R.O.W.	0.250	0.250	0.250	0.250	0.250	0.250	0.312	0.312	0.375	0.500
WALL THICKNESS (IN.) RAILROAD	0.250	0.250	0.250	0.312	0.375	0.375	0.500	0.500	0.563	0.625

HISTORIC FRANKLIN TENNESSEE	**BORE AND JACK CASING**		DWG. NO. **G-10**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

5 C5.3 BORE AND JACK CASING
SCALE: NTS



NOTES:
1) VALVE IS TO BE SIZED FOR CONDITIONS.
2) VALVE SHALL BE A.R.I. USA INC. D–040 OR APPROVED EQUAL FOR WATER MAINS.
3) VALVE SHALL BE A.R.I. USA INC. D–020, S–020, S–022 OR APPROVED EQUAL FOR SEWAGE FORCE MAINS AND RECLAIMED WATER MAINS.
4) IF ASSEMBLY IS TO BE INSTALLED IN TRAFFIC AREA, BOX AND COVER TO BE TRAFFIC BEARING AS APPROVED BY THE CITY OF FRANKLIN.

HISTORIC FRANKLIN TENNESSEE	**COMBINATION AIR VALVE ASSEMBLY FOR PRESSURE MAINS**		DWG. NO. **G-13**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

6 C5.3 COMBINATION AIR VALVE ASSEMBLY FOR PRESSURE MAINS
SCALE: NTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH REGISTERED ENGINEER 102 AGRICULTURE COMMERCE No. 109130 STATE OF TENNESSEE 4-6-23

UTILITY DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
00	JP	MDP	03/31/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

C5.3

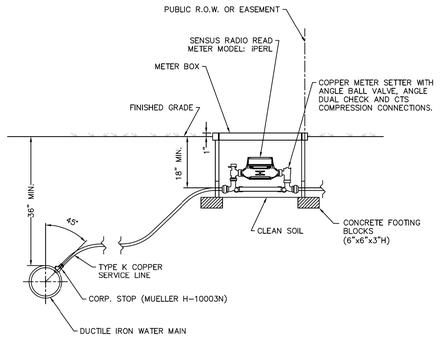
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NOTES: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1324BI18) AND COVER (PG1324HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.



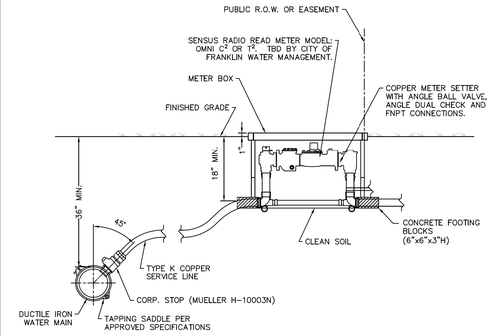
METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
¾"	RMB132418-SW-W 13"X24"X18"	770-2-WDQQ 33
1"	RMB132418-SW-W 13"X24"X18"	770-4-WDQQ 4

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.

HISTORIC FRANKLIN TENNESSEE	3/4" AND 1" WATER SERVICE ASSEMBLIES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-1

1 C5.3A 3/4" AND 1" WATER SERVICE ASSEMBLIES
SCALE: NTS

NOTES: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1730BB18) AND COVER (PG1730HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.

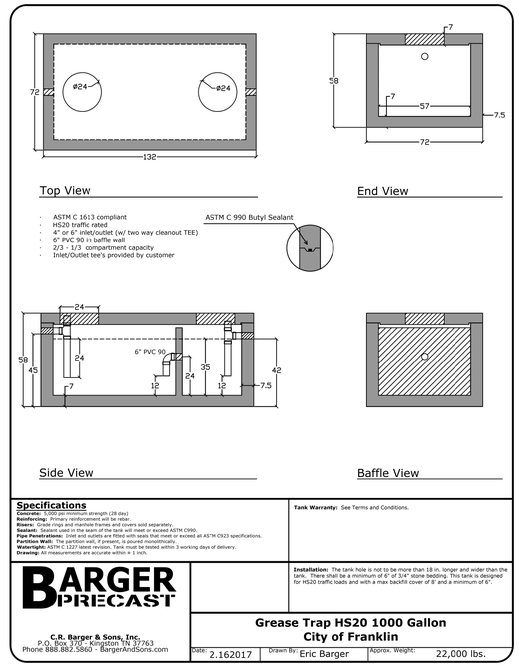


METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RMB173018-SW-W 17"X30"X18"	720-609-WDFF-660 (NOTE 1)
2"	RMB173018-SW-W 17"X30"X18"	720-710-KDFF-770 (NOTE 1)

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
6) BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

HISTORIC FRANKLIN TENNESSEE	1-1/2" AND 2" WATER SERVICE ASSEMBLIES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-2

2 C5.3A 1 1/2" AND 2" WATER SERVICE ASSEMBLIES
SCALE: NTS



Specifications
Concrete: 5,000 psi minimum strength (28 day)
Reinforcing: Primary reinforcement will be rebar.
Joint Sealant: Sealant used in the joint of the tank sections sold separately.
Sealant: Sealant used in the seam of the tank will meet or exceed ASTM C990.
Pipe Penetrations: Inlet and outlets are fitted with seals that meet or exceed all ASTM C923 specifications.
Partition Wall: The partition wall, if present, is poured monolithically.
Watertight: ASTM C 1227 latest revision, Tank must be tested within 3 working days of delivery.
Drawing: All measurements are accurate within ± 1 inch.

Tank Warranty: See Terms and Conditions.

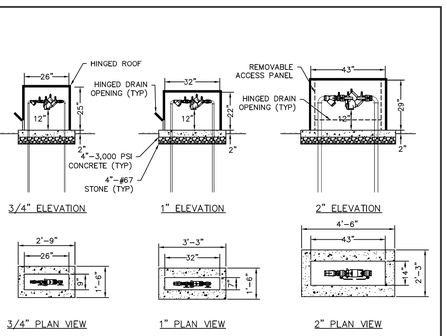
Installation: The tank hole is not to be more than 18 in. longer and wider than the tank. There shall be a minimum of 6" of 3/4" stone bedding. This tank is designed for HS20 traffic loads and with a max backfill cover of 8' and a minimum of 6".

BARGER PRECAST
C.R. Barger & Sons, Inc.
P.O. Box 370 Kingston TN 37763
Phone 888-882-5860 - BargerAndSons.com

Grease Trap HS20 1000 Gallon
City of Franklin

Date: 2.162017 | Drawn By: Eric Barger | Approx. Weight: 22,000 lbs.

3 C5.3A GREASE TRAP DETAIL (1,000 GAL.)
SCALE: NTS

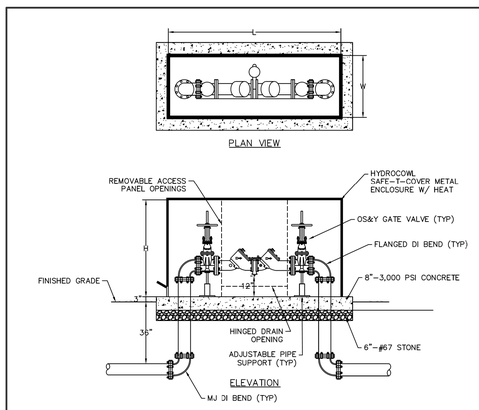


BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC. PAD
¾"	75SN-AL	9"	26"	25"	1'-6"X2'-9"
1"	100S-AL	7"	32"	22"	1'-6"X3'-3"
1.5" AND 2"	200S-AL	14"	43"	29"	2'-3"X4'-6"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4", 1", 1-1/2", AND 2" LINES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-6

4 C5.3A REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4", 1" , 1 1/2", AND 2" LINES
SCALE: NTS

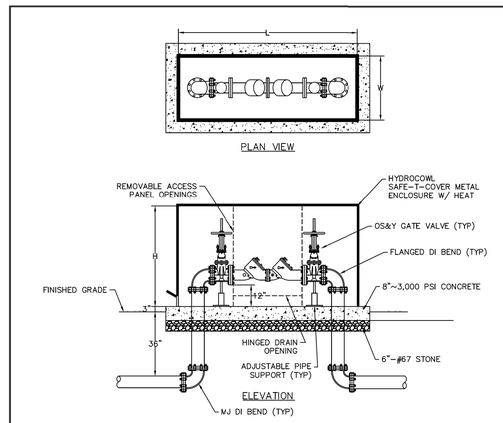


BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD
3"	300-AL	22"	72"	38"	3'-0"X7'-3"
4"	400-AL	26"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	REDUCED PRESSURE BACKFLOW PREVENTER FOR 3"-8" LINES (ABOVE GROUND)		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-7

5 C5.3A REDUCED PRESSURE BACKFLOW PREVENTER FOR 3" - 8" LINES (ABOVE GROUND)
SCALE: NTS



BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD (W"XL")
4"	400-AL	26"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	BACKFLOW PREVENTER FOR 4"-8" LINES		DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		W-8

6 C5.3A BACKFLOW PREVENTER FOR 4" - 8" LINES
SCALE: NTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 250-4572

MICHAEL DOUGLAS GOOCH — REGISTERED ENGINEER — No. 109130 — STATE OF TENNESSEE — 1-6-22

UTILITY DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/03/23	ISSUE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

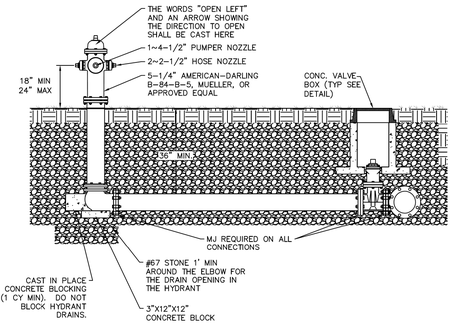
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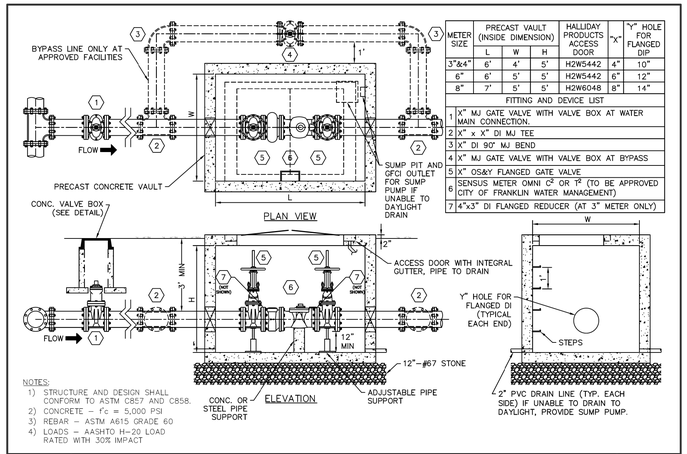


NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

HISTORIC FRANKLIN TENNESSEE	FIRE HYDRANT SETTING		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-9
NOT TO SCALE			

1 FIRE HYDRANT SETTING
C5.3B SCALE: NTS

2 NOT USED
C5.3B SCALE: NTS



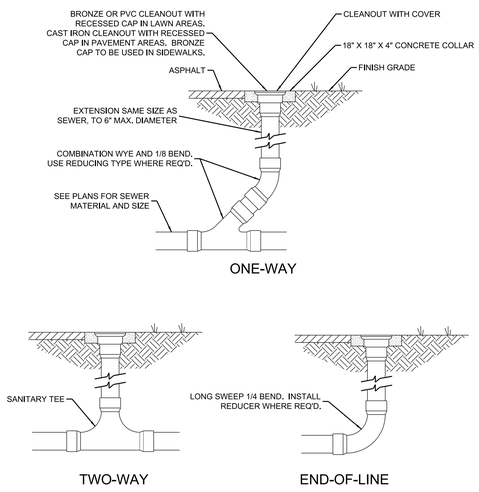
METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"X"	"Y" HOLE FOR FLANGED DIP
3"&4"	6'	4'	5'	H2W5442	4"	10"
6"	6'	5'	5'	H2W5442	6"	12"
8"	7'	5'	5'	H2W6048	8"	14"

	FITTING AND DEVICE LIST
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" x X" DI MJ TEE
3	X" DI 90° MJ BEND
4	X" MJ GATE VALVE WITH VALVE BOX AT BYPASS
5	X" OS&Y FLANGED GATE VALVE
6	SENSUS METER OMNI C² OR T² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)
7	4"x3" DI FLANGED REDUCER (AT 3" METER ONLY)

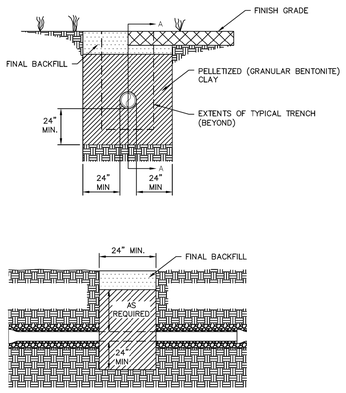
NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT

HISTORIC FRANKLIN TENNESSEE	3"-8" WATER METER		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-3
NOT TO SCALE			

3 3" - 8" WATER METER
C5.3B SCALE: NTS



4 SANITARY SEWER SERVICE CLEANOUT
C5.3B SCALE: NTS



NOTES:
1) 24" KEYWAY TO BE CUT IN DIRT EXCAVATION (BOTTOM AND SIDES). IN ROCK EXCAVATION, REMOVE FRACTURED AND SHOT ROCK IN ROCK TRENCH, AND EXTEND PELLETIZED BENTONITE CLAY TO CLEAN, SOLID ROCK SURFACE (BOTTOM AND SIDES).

HISTORIC FRANKLIN TENNESSEE	CHECK DAM FOR UTILITY LINES		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-11
NOT TO SCALE			

5 CHECK DAM FOR UTILITY LINES
C5.3B SCALE: NTS

6 NOT USED
C5.3B SCALE: NTS

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615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 250-6572

MICHAEL DOUGLAS MCCOY REGISTERED ENGINEER 120 AGRICULTURE COMMERCE 4-6-21 No. 109130 STATE OF TENNESSEE

UTILITY DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL
		MDP	02/07/23	100% CONSTR. FOR PERMIT

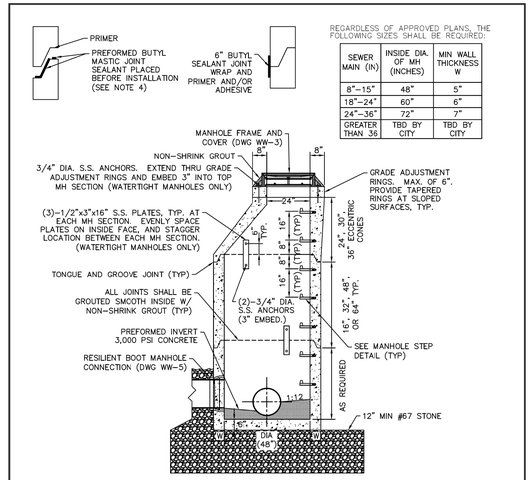
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48" MANHOLE

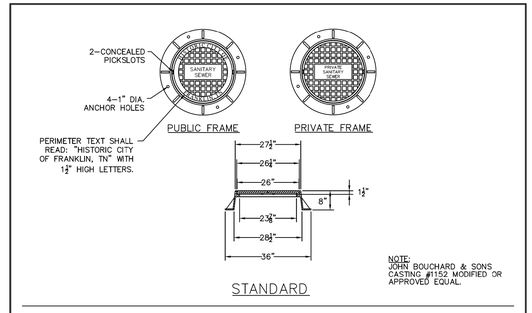
REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS–231, CONTROLLED EXPANSION WATERSTOP.

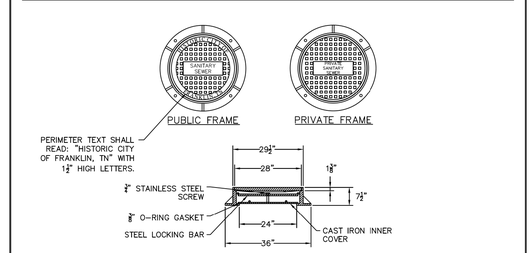
HISTORIC FRANKLIN TENNESSEE	48" DIAMETER PRECAST MANHOLE		DWG. NO. WW-1
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

1 C5.3C 48" DIAMETER PRECAST MANHOLE
SCALE: NTS



STANDARD

NOTE:
JOHN BOUCHARD & SONS CASTING #1152 MODIFIED OR APPROVED EQUAL.

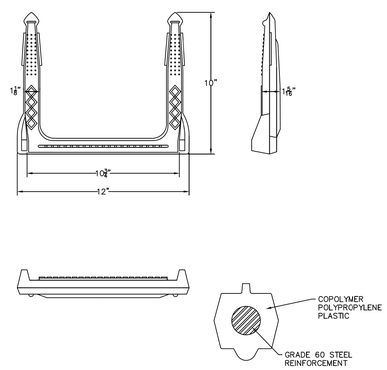


WATERTIGHT

NOTE:
JOHN BOUCHARD & SONS CASTING #1123 MODIFIED OR APPROVED EQUAL.

HISTORIC FRANKLIN TENNESSEE	MANHOLE FRAME AND COVER		DWG. NO. WW-3
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

2 C5.3C MANHOLE FRAME AND COVER
SCALE: NTS

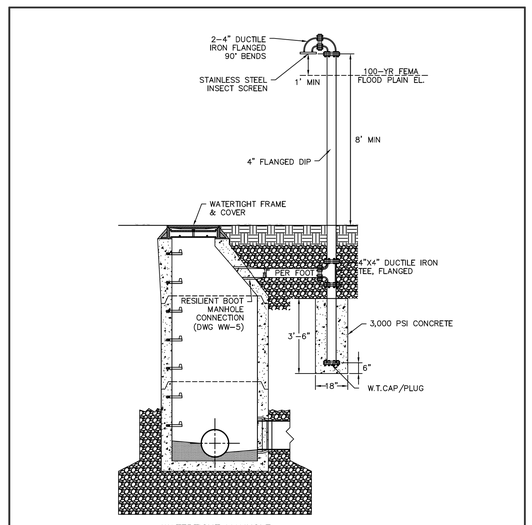


SECTION A

NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

HISTORIC FRANKLIN TENNESSEE	MANHOLE AND VAULT STEPS		DWG. NO. WW-4
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

3 C5.3C MANHOLE AND VAULT STEPS
SCALE: NTS

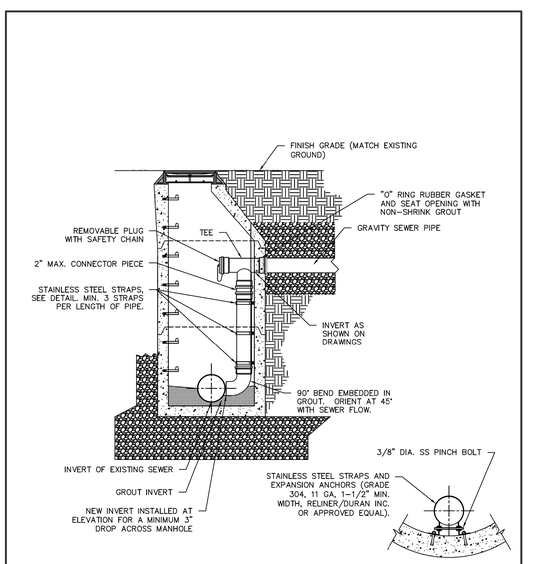


WATERTIGHT MANHOLE

NOTES:
1) VENT PIPE TO BE PAINTED WITH ONE COAT OF RED LEAD PRIMER, AND TWO COATS OF TNEMEC SERIES 66 GREEN ENAMEL (4–6 MILS DFT).
2) TOP OF VENT TO BE MINIMUM OF 8'–0" ABOVE GRADE OR HIGHER IF ELEVATION IS SHOWN ON PLANS.
3) VENT PIPE TO BE INSTALLED IN PRECAST HOLE IN CONE PROVIDED BY MANUFACTURER.

HISTORIC FRANKLIN TENNESSEE	MANHOLE VENT		DWG. NO. WW-6
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

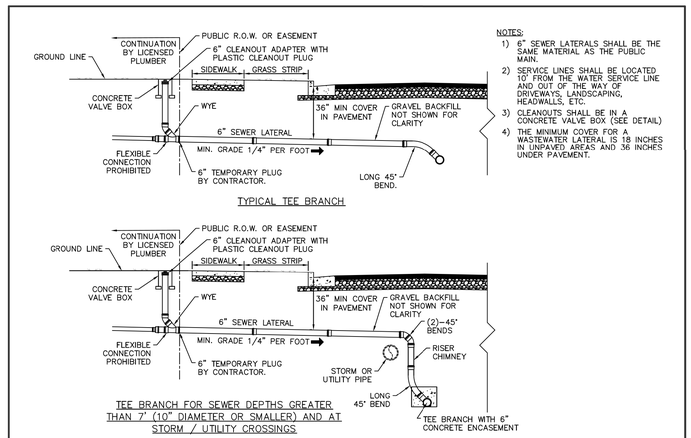
4 C5.3C MANHOLE VENT
SCALE: NTS



BRACKET DETAIL

HISTORIC FRANKLIN TENNESSEE	INSIDE DROP CONNECTION		DWG. NO. WW-16
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 2/8/2022	
NOT TO SCALE			

5 C5.3C INSIDE DROP CONNECTION TO EXISTING MANHOLE
SCALE: NTS



NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

HISTORIC FRANKLIN TENNESSEE	SANITARY SEWER LATERALS		DWG. NO. WW-9
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

6 C5.3C SANITARY SEWER LATERALS
SCALE: NTS

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOOCH REGISTERED ENGINEER 109130 AGRICULTURE CIVIL COMMERCE 4-6-22 STATE OF TENNESSEE

UTILITY DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
00	JP	MDP	03/08/23	ISSUED FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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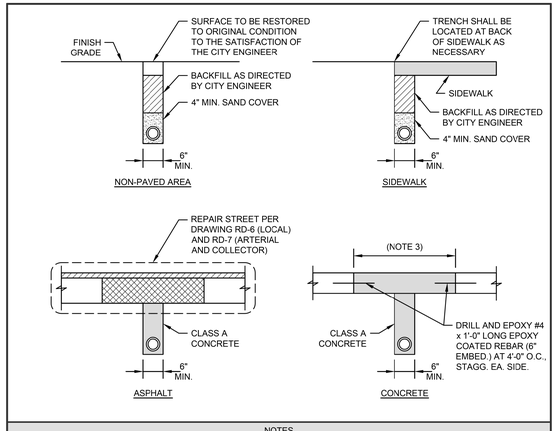
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1 C5.3D NOT USED
N.T.S



NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. TRENCH DEPTH SHALL BE 2'-0" MIN. SHOULD THE COF STREET DEPARTMENT ALLOW A LESSER DEPTH DUE TO FIELD CONDITIONS, THE CONDUIT SHALL BE CONCRETE-ENCASED IN ALL APPLICATIONS.
5. CONDUIT, PULL BOXES, AND POLES ARE TO BE INSTALLED AND LEVEL TO FINAL GRADE PRIOR TO POURING SIDEWALKS.
6. WARNING TAPE: TYPE 2 TAPE INSTALLED AT 12" BELOW FINISH GRADE (ALL TRENCHES)
7. TRACER WIRE: COPPER CLAD, 12 GA. MIN. WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET (ALL TRENCHES)
8. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
9. CONDUIT:
   A. SEE PLANS FOR NUMBER AND SIZE.
   B. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
   C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).
   D. PROVIDE JET LINE OR EQUAL PULL STRING.

HISTORIC FRANKLIN TENNESSEE

CONDUIT TRENCH BACKFILL

DWG. NO. **ITS-2**

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2020

2 C5.3D CONDUIT TRENCH BACKFILL
N.T.S

Specifications for Model 508-128

Specifications for Model 508-128

Table 15 Power Requirements*

Siren Motor	48 V (DC or full wave rectified AC) 120 amps (nom.)
Rotator Motor	48 V (DC or full wave rectified AC) 1 amp (nom.)

Table 16 Wiring

Siren Motor	2 AWG minimum, 2 wires
Rotator Motor	14 AWG minimum, 1 wire

Table 17 Motor Type

Siren	Series Wound DC 6.5 Hp (nom.)
Rotator	Permanent Magnet DC 1/8 Hp

Table 18 Signal Information

Signal	Frequency Range	Sweep Rate
STEADY	500 Hz	N.A.
WAIL	180 to 500 Hz	10 seconds
FAST WAIL	300 to 500 Hz	3.6 seconds
Signal Duration	3 min. (programmable)	
Sound Output (SPL)	128 dBc +/-1 dBc (on axis) at 100 ft (30.5 m)	
Rotation	3 RPM	

Table 19 Dimensions

Height x Width x Depth	70.1 in x 53.4 in x 43.1 in
	1780.5 mm x 1356.4 mm x 1094.7 mm

Table 20 Weight

Shipping Weight	590 pounds (268 kg) w/mtg. legs
Siren Weight	430 pounds (195 kg)

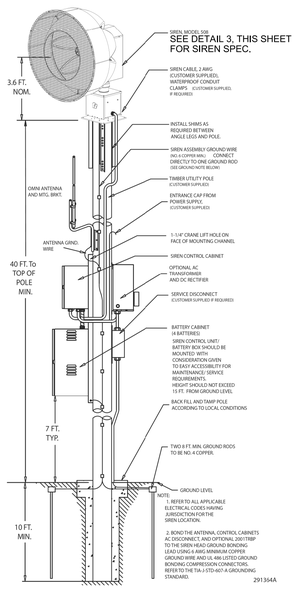
Table 21 Environmental

Operating Temperature	-30°C to +60°C**

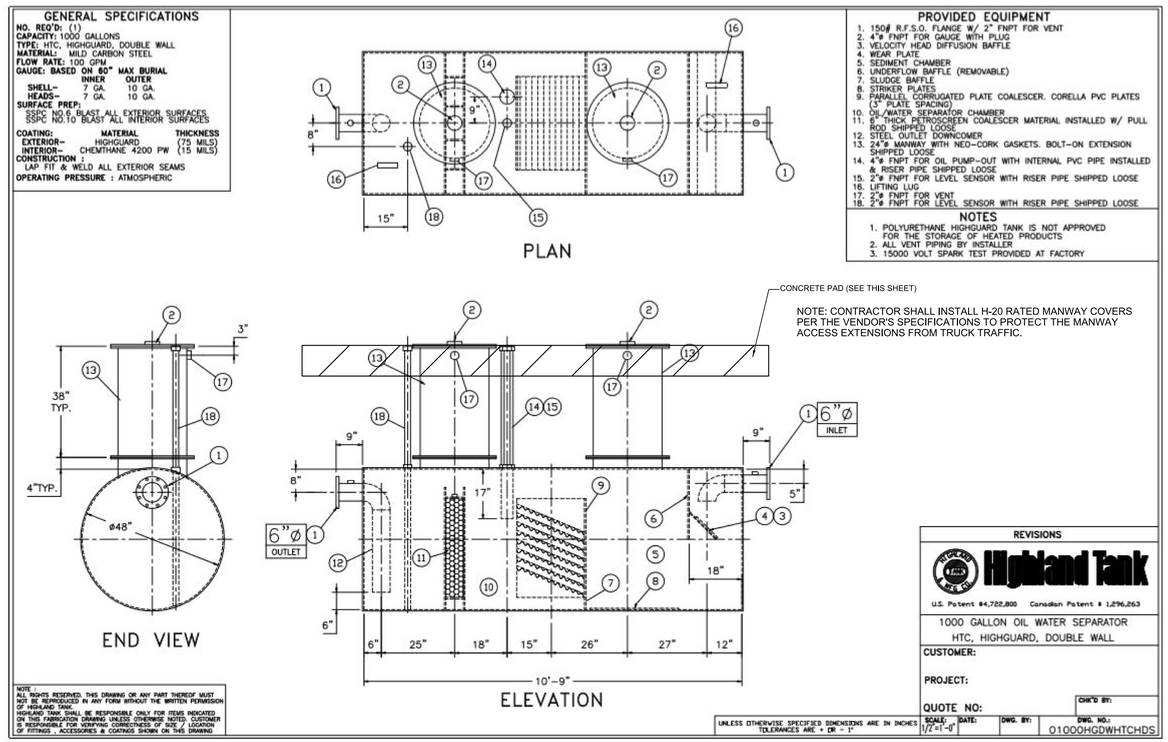
* Power requirements refer to the power supplied by the batteries or optional AC operation with battery backup.

** The siren can operate throughout this temperature range provided the battery temperature is maintained at -18°C or higher.

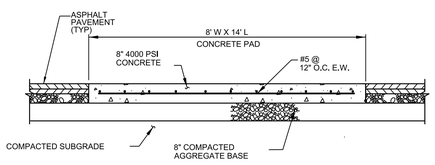
3 C5.3D SIREN SPECIFICATION
N.T.S



4 C5.3D TORNADO SIREN DETAIL
N.T.S



5 C5.3D OIL- WATER SEPARATOR
N.T.S



CONCRETE PAD FOR OIL WATER SEPARATOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

MICHAEL DOUGLAS JONES REGISTERED ENGINEER 109130 AGRICULTURE ARCHITECTURE COMMERCE STATE OF TENNESSEE 4-6-21

UTILITY DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL
			02/24/23	100% CONSTRUCTION FOR PERMIT

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OQ TASKS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER, AT THE ADDRESS GIVEN, FOR THE LATEST, UPDATED SPECIFICATIONS FOR THE UTILITY.

MINIMUM OPERATOR QUALIFICATION (OQ) TASKS

TASK	SPAN OF CONTROL
F01 - JOINING OR CAPPING OF POLYETHYLENE PIPE WITH ELECTROFUSION (COUPLING FUSION)	1 TO 0
F02 - JOINING OF POLYETHYLENE PIPE WITH ELECTROFUSION (SADDLE FUSION)	1 TO 0
F03 - JOINING OR CAPPING OF POLYETHYLENE PIPE WITH HEAT FUSION (BUTT FUSION)	1 TO 0
F06 - JOINING OF POLYETHYLENE PIPE WITH MECHANICAL COMPRESSION COLLAR FITTING	1 TO 0
F08 - JOINING OF POLYETHYLENE PIPE WITH BOLT ON TAPPING TEE	1 TO 0
F12 - JOINING DISSIMILAR PIPE TYPES	1 TO 3
G03 - INSTALLATION / EXCAVATION OF PIPELINE	1 TO 1
I05 - INSTALLING / REPLACING CP TEST LEADS TO PIPE	1 TO 1
I06 - INSTALLING ANODES AND INSULATING DEVICES	1 TO 1
I07 - INSPECTING FOR EXTERNAL CORROSION AND INSPECTING, INSTALLING AND REPAIRING PIPE COATING	1 TO 1
I09 - INTERNAL CORROSION CONTROL	1 TO 1
L02 - ACTIVATING AND PURGING / BLOWDOWN PIPELINE	1 TO 1
L04 - TAPPING PIPELINES UNER PRESSURE WITH SELF-TAPPING TEE	1 TO 1
M03 - LOCATING AND MARKING LINES	1 TO 1
M05 - TESTING MAINS AND TRANSMISSION LINES	1 TO 1
M08 - PREVENTING ACCIDENTAL IGNITION	1 TO 1
M11 - ABANDONING / DEACTIVATING OR SHUTTING DOWN GAS FACILITIES	1 TO 3
M14 - DAMAGE PREVENTION DURING EXCAVATION OR ENCROACHMENT	1 TO 1
M16 - RECOGNIZE AND REACT TO GENERIC ABNORMAL OPERATING CONDITIONS (AOC)	1 TO 0
M17 - INSTALLING / MAINTAINING PIPELINE MARKERS	1 TO 3

All correspondence should be directed as follows:

Atmos Energy Corporation
attn: Engineering Department
810 Crescent Centre Drive, Suite 600
Franklin, Tennessee 37067-6226
615.771.8311 office 615.771.8302 fax

OPERATOR QUALIFICATIONS

The natural gas work is regulated by the Code of Federal Regulations, Title 49, Parts 192 and 199. To comply with the regulations, the Contractor MUST be a subscriber to ISNetworld ("ISN"), without exception.

ISNetworld
3232 McKinney Avenue, Suite 1500
Dallas, Texas 75204
1.800.976.1303
www.isnetworld.com

In addition, the Contractor, utilizing an Operator Qualification (OQ) Plan approved by Atmos Energy, MUST use the services of an approved OQ Assessment Provider to administer and manage their training and qualification assessment process, to ensure compliance with the OQ Plan, and to ensure records are submitted to ISN by the process established by ISN.

The following OQ Assessment Providers are approved by Atmos Energy:

Energy Worldnet, Inc.
940.626.1941
www.energyworldnet.com

Gajeske OQ Services
972.314.8100
www.gajeske.com

Midwest Energy Association
651.289.9600 ext. 101
www.midwestenergy.org

Two of the OQ Covered Tasks are supported with certifications: welding of steel pipelines; joining plastic pipe with heat. These certifications will be performed by Atmos Energy. Contact the engineer, at the address given, to schedule these certifica tions.

In addition, to comply with CFR, Title 49, Part 199, the Contractor MUST submit their substance abuse plan to National Compliance Management Service, Inc. for review and approval.

National Compliance Management Service, Inc.
7 Compound Drive
Hutchinson, Kansas 67502-4349
620.669.4428
www.nationalcompliance.com

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS PORTER REGISTERED ENGINEER 109138 STATE OF TENNESSEE 4-6-23

ATMOS QA TASKS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION
0	JP	MDP	07/04/23	100% CLOSE FOR PERMIT
01	JP	MDP	04/06/23	DHT COMMENTS RESUBMITTAL

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FILE NO. 35968-10

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GENERAL CONSTRUCTION NOTES

1. SOME NOTES MAY NOT BE APPLICABLE TO THIS PROJECT BECAUSE OF PIPE MATERIALS USED.

2. THE CONTRACTOR RESPONSIBLE FOR PERFORMING THE GAS PIPELINE CONSTRUCTION AND RELOCATION FOR THIS PROJECT SHALL BE AN APPROVED ATMOS CONTRACTOR AND IS REQUIRED TO FOLLOW AND ADHERE TO ALL ATMOS ENERGY AND CITY OF FRANKLIN PROCEDURES AND GUIDELINES. AT A MINIMUM, ALL WORK PERFORMED IN THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING CODES:
   A. CODE OF FEDERAL REGULATIONS - TITLE 49, PARTS 191 AND 192, "TRANSMISSION OF NATURAL GAS AND OTHER GAS BY PIPELINE";
   B. CODE OF FEDERAL REGULATIONS - TITLE 49, PART 199, "DRUG AND ALCOHOL TESTING";
   C. ANSI - B31.8, "GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS";
   D. ASTM D2513, "STANDARD SPECIFICATION FOR THERMOPLASTIC GAS PRESSURE PIPING SYSTEMS"; AND
   E. ASTM D3261, "STANDARD SPECIFICATION FOR BUTT HEAT FUSION POLYETHYLENE (PE) PLASTIC FITTINGS FOR POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS".

3. TO ENSURE COMPLIANCE WITH THE CODE OF FEDERAL REGULATIONS, TITLE 49, PARTS 191, 192 AND 199, THE CONTRACTOR SHALL BE A SUBSCRIBER TO ISNETWORLD (ISN).

4. TO COMPLY WITH THE CODE OF FEDERAL REGULATIONS (CFR) TITLE 49, PART 199, DRUG AND ALCOHOL TESTING, THE CONTRACTOR SHALL SUBMIT THEIR SUBSTANCE ABUSE PLAN TO NATIONAL COMPLIANCE MANAGEMENT SERVICE, INC. (NCMS) FOR REVIEW AND APPROVAL.
   NATIONAL COMPLIANCE MANAGEMENT SERVICE, INC.
   7 COMPOUND DRIVE
   HUTCHINSON, KANSAS 67502
   PHONE: (620) 669-0954
   FAX: (620) 669-8430
   www.nationalcompliance.com

5. ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS SHALL BE APPROVED IN WRITING BY ATMOS ENERGY PRIOR TO THE WORK TAKING PLACE. FAILURE TO DO SO MAY RESULT IN ALL WORK BEING STOPPED AND REJECTION OF THE WORK UNTIL ALL DEFICIENCIES ARE CORRECTED AND ACCEPTED BY ATMOS ENERGY.

6. PERFORM ALL WORK IN A SAFE, THOROUGH, AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

7. THE CONTRACTOR SHALL HAVE AND FOLLOW AN OPERATOR QUALIFICATION (OQ) PLAN AND USE THE SERVICES OF AN APPROVED (OQ) ASSESSMENT PROVIDER TO ADMINISTER AND MANAGE THEIR TRAINING AND QUALIFICATION ASSESSMENT PROCESS.

8. THE FOLLOWING (OQ) ASSESSMENT PROVIDERS ARE APPROVED BY ATMOS ENERGY:

ENERGY WORLDNET, INC.	GAJESKE OQ SERVICES	MIDWEST ENERGY ASSOCIATION
(940) 626-1941	(972) 314-8100	(615) 289-9600 EXT 101
www.energyworldnet.com	www.gajeske.com	www.midwestenergy.com

9. FOR A LIST OF CONTRACTORS CURRENTLY MEETING QUALIFICATIONS DESCRIBED BELOW, PLEASE CONTACT Abby Davis AT (615)771-8369

10. THE FOLLOWING OPERATOR QUALIFICATIONS REQUIRE CERTIFICATIONS TO BE CERTIFIED BY A THIRD PARTY: (1) WELDING OF STEEL PIPELINES AND (2) JOINING PLASTIC PIPE. THESE CERTIFICATIONS WILL BE ADMINISTERED AND PROVIDED A THIRD PARTY. TO SCHEDULE THE CERTIFICATIONS, CONTACT ATMOS ENERGY AT THE ADDRESS GIVEN ON SHEET U-6.

11. AS REQUIRED BY LAW, PRIOR TO CONSTRUCTION NOTIFY TENNESSEE 811, THE UNDERGROUND UTILITY NOTIFICATION CENTER FOR TENNESSEE (1-800-752-6007).

12. ALL MATERIAL SHALL BE APPROVED BY ATMOS ENERGY PRIOR TO INSTALLATION.

13. SEE ATMOS ENERGY "SPECIFICATIONS FOR CONTRACTORS" DATED DECEMBER 2015 OR LATEST REVISION FOR ADDITIONAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER FOR THE LATEST UPDATED SPECIFICATIONS FOR THE UTILITY.

14. REFERENCE THE SPECIFICATIONS FOR REQUIREMENTS ON CONSTRUCTION RECORDS KEEPING AND FACILITY LOCATING AIDES.

WELDING OF GAS PIPELINES

1. CONTRACTOR SHALL SUBMIT CREDENTIALS FOR THEIR NON-DESTRUCTIVE TESTING (NDT) SUBCONTRACTORS TO ATMOS ENERGY AT THE ADDRESS GIVEN ON SHEET U-6 PRIOR TO BEGINNING WORK.

2. ALL BUTT WELDS SHALL BE TESTED BY RADIOGRAPHIC EXAMINATION AND FILLET WELDS (e.g., TIE-INS) SHALL BE TESTED VIA MAGNETIC PARTICLE FLUX EXAMINATION. FABRICATOR TO PROVIDE PROTECTION FOR OPEN ENDS OF ASSEMBLIES.

3. ALL CONTRACTOR PERSONNEL (WELDERS) PERFORMING WELDS TO JOIN STEEL PIPE SHALL BE CERTIFIED IN ACCORDANCE WITH AMERICAN PETROLEUM INSTITUTE (API) STANDARD 1104 - WELDING OF PIPELINES AND RELATED FACILITIES. WELDING SPECIFICATIONS ARE AS FOLLOWS:
   A. BUTT WELDS: WPS-S62GA;
   B. FILLET WELDS: WPS-S43-1BH FOR IN-SERVICE WELDING IN ACCORDANCE WITH PROCEDURES OUTLINED IN API-1104, APPENDIX B

4. WELDED JOINTS SHALL BE SANDBLASTED PER THE NATIONAL ASSOCIATION OF CORROSION ENGINEERS (NACE) STANDARD NO. 2 SSPC-SP10, NEAR-WHITE BLAST CLEANING BY THE USE OF ABRASIVES. JOINTS SHALL BE COVERED USING A TWO-PART EPOXY APPLIED PER THE MANUFACTURER RECOMMENDATIONS, RECOMMENDATIONS AND THAT ARE COMPACTIABLE WITH THE PIPE COATING COATING SPECIFIED HEREIN.

5. TAPPING FITTINGS SHALL BE CLEANED WITH A POWER BRUSH, PRIMED WITH WAX TAPE PRIMER AND WRAPPED WITH WAX TAPE OR COVERED USING AN APPROVED TWO-PART EPOXY.

6. THOROUGHLY JEEP ALL BELOW GRADE PIPE WITH A MEDIUM VOLTAGE HOLIDAY DETECTOR ROUTINELY BEFORE AND AFTER LOWERING THE PIPE INTO THE TRENCH. LOCATE ANY HOLIDAYS AND PATCH WITH A MATERIAL COMPATIBLE WITH THE PIPE COATING AND RETEST.

7. SET THE HOLIDAY DETECTOR AT THE APPROPRIATE VOLTAGE TO BE VERIFIED BY THE CORROSION INSPECTOR. PRIOR TO USE EACH DAY, CHECK THE VOLTAGE WITH A VOLT METER.

8. ERW PIPE HAVING A LONGITUDINAL SEAM SHALL BE TURNED SO THAT THE LONG SEAM IS WITHIN THIRITY DEGREES FROM THE TOP CENTER. SUCCESSIVE JOINTS SHAL BE ROTATED TO AVOID ALIGNING THE LONG SEAMS IN ADJOINING JOINTS.

9. THIS PROJECT WILL BE 100-PERCENT X-RAY FOR STEEL PIPE WELDS. CONTRACTOR WILL BE REQUIRED TO COORDINATE WITH VISUAL WELDING INSPECTOR (VWI) IN PRODUCTION OF WELD MAPS FOR THE PROJECT IDENTIFYING HEAT NUMBERS AND ASSOCIATED WELD NUMBERS. A VISUAL WELDING FORM SHALL ALSO BE COMPLETED FOR EACH WELD AND LABELED WITH THE WELD NUMBER OR OTHER MARKING, THE VISUAL WELDING INSPECTOR SHALL BE RESPONSIBLE FOR THIS.

STATIC ELECTRIC DISCHARGE FOR PE PIPE

1. TAKE PRECAUTIONS TO REDUCE THE POTENTIAL FOR STATIC ELECTRIC DISCHARGES WHERE HAZARDOUS ATMOSPHERE'S MAY EXIST BY APPLYING AN ANTI-STATIC SOLUTION.

2. FOLLOW THE PRECAUTIONS RECOMMENDED BY THE AMERICAN GAS ASSOCIATION (AGA) IN THE LATEST EDITION OF THE 'PLASTIC PIPE MANUAL FOR GAS SERVICE.'

3. DO NOT VENT GAS USING UNDERGROUND PLASTIC PIPE OR TUBING. IF VENTING IS NECESSARY, VENT DOWN-WIND AT A LOCATION AWAY FROM PERSONNEL AND FLAMMABLE MATERIALS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER FOR THE LATEST, UPDATED SPECIFICATIONS FOR THE UTILITY.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DOCUMENT ALL HDPE INSTALLATION WITH LOCUSVIEW.

TESTING, POLYETHYLENE PIPE:

- Prior to testing, the pipeline shall be cleaned by blowing pigs with compressed air through the pipeline to remove construction dirt, scale, and foreign material from the pipeline.
- TEST PRESSURE for POLYETHYLENE MAIN SHALL BE 150 (+25, -0) PSIG for EIGHT HOURS, PLUS A RECORDING CHART. The chart shall show the pressure increase, from zero to the test pressure, and the pressure decrease back to zero, after the test is judged successful.

TIE-INS TO EXISTING MAIN

PLEASE NOTE, THE GAS CONTRACTOR IS RESPONSIBLE FOR ALL TAPPING OPERATIONS.

- The tie-ins to the existing main SHALL BE DONE IN THE PRESENCE OF AN ATMOS INSPECTOR, WITHOUT EXCEPTION.
- The Atmos inspector is necessary to determine that all air and test medium is purged from the pipeline, and that no hazardous gas-air mixture is present.
- Atmos Energy will be responsible for turning the gas back on to individual customers. The contractor shall coordinate with the Atmos inspector to restore service in a safe, timely manner.

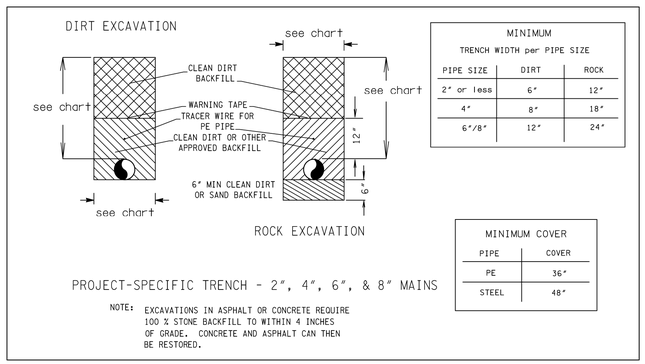
CATHODIC PROTECTION:

- Atmos Energy will install cathodic protection test stations, in coordination with the Contractor. The Contractor will contact Atmos Energy engineering department to schedule this work. In no event should the areas of test stations (as shown on the plans) be backfilled prior to the installation of the test stations.

DITCH:

- The pipe shall be laid on undisturbed or well compacted soil, not on clods or rocks. Where rock is encountered, it shall be removed for a distance of six inches (6") below the pipe. Suitable padding shall be placed for a depth of at least six inches (6") below the pipe.
- Where the natural backfill material is deemed injurious to the pipe, the pipe shall be padded with suitable padding to a depth of at least eighteen inches (18") above the pipe.
- Backfill material shall be free from large rocks and sharp rocks for at least the first eighteen inches (18") covering the pipe. When compacting backfill, special care must be exercised to prevent damage to the pipe. When heavy equipment, such as hydro-hammers and vehicle wheels, is used to compact backfill, a cushion of twenty-four inches (24") shall be provided.

PLEASE NOTE, THE NORMAL COVER FROM FINISHED GRADE FOR STEEL PIPE IS FOUR FEET (4'). THREE FEET (3') FOR PE PIPE. CONTRACTOR SHALL COORDINATE GRADE CUTS WITH THE ROADWAY SURVEYOR.



MINIMUM TRENCH WIDTH per PIPE SIZE

PIPE SIZE	DIRT	ROCK
2" or less	6"	12"
4"	8"	18"
6"/8"	12"	24"

MINIMUM COVER

PIPE	COVER
PE	36"
STEEL	48"

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

MICHAEL DOUGLAS GOAD REGISTERED ENGINEER 109130 AGRICULTURE COMMERCE STATE OF TENNESSEE 4-6-23

ATMOS NOTES

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JP	MDP	03/24/23	100% CLOSE FOR PERMIT
01	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

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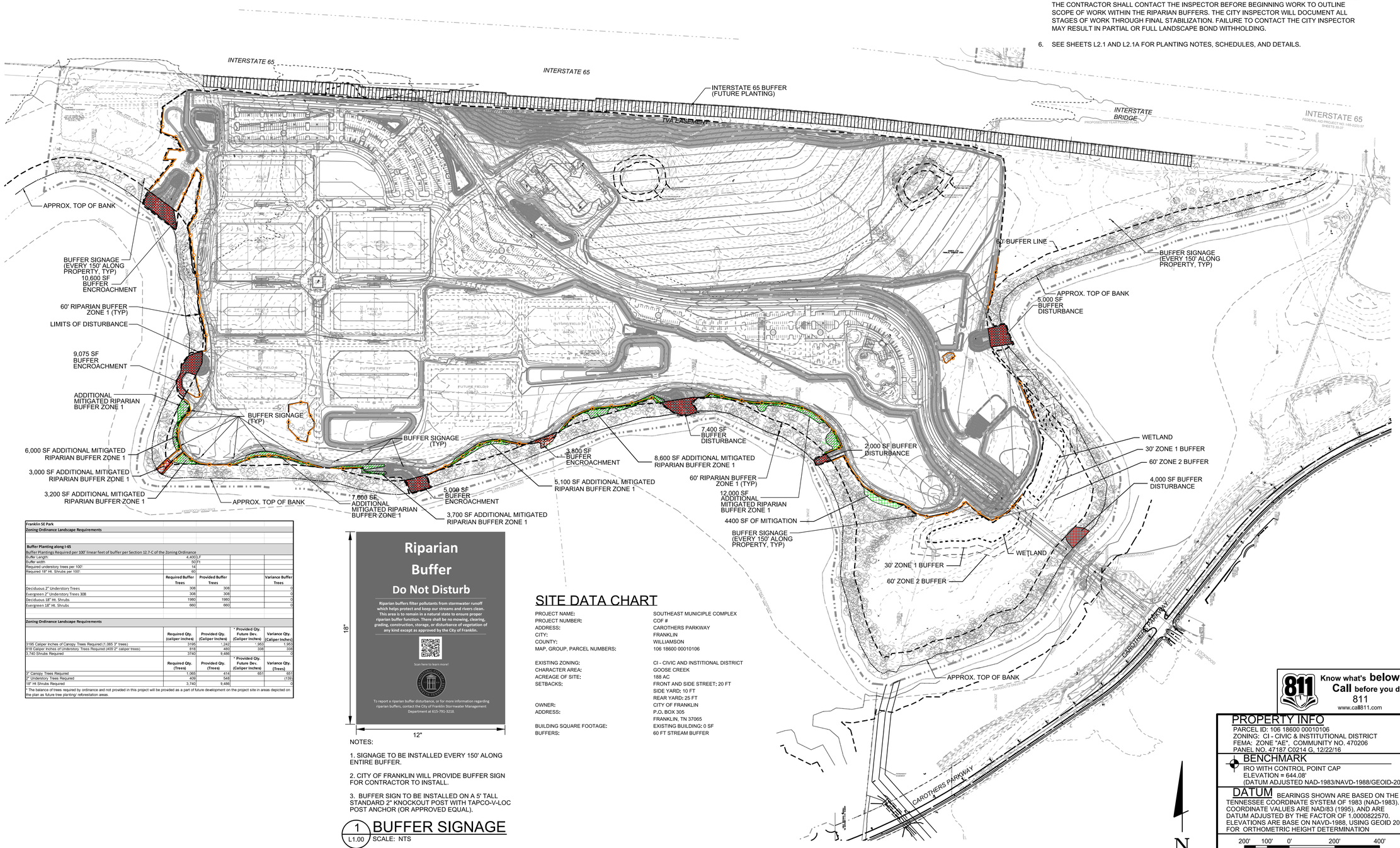
LEGEND

- BUFFER ENCROACHMENT (49,875 SF)
- ADDITIONAL MITIGATED RIPARIAN BUFFER ZONE 1 (50,600 SF)
- INTERSTATE 65 BUFFER (I-65 BUFFER PLANTINGS TO BE PROVIDED BY FUTURE DEVELOPMENT. SEE TABLE THIS SHEET FOR QUANTITIES REQUIRED)
- TREE PROTECTION FENCING (SEE DETAIL 3/C3.5)

TOTAL BUFFER QUARE FOOTAGE ONSITE: 588,339 SF (13.5 AC)

BUFFER MANAGEMENT NOTES:

1. THERE SHALL BE NO MOWING, CLEARING, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
2. ANY DISEASED, DYING, OR ENDANGERING PLANT MATERIAL SHALL BE REMOVED AS NEEDED.
3. RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL AND TREATMENT OF INVASICE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS, AND A NATIVE SEED MIX OR FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY. A NATIVE MILKWEED SPECIES SHALL BE SPECIFIED IN THE SEED MIX.
4. ALL BUFFER SIGNAGE SHALL BE CLEARLY VISIBLE AND KEPT IN GOOD LEGIBLE CONDITION.
5. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER SEED MIX INSTALLATION AS WELL AS ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.
6. SEE SHEETS L2.1 AND L2.1A FOR PLANTING NOTES, SCHEDULES, AND DETAILS.



Franklin SE Park				
Zoning Ordinance Landscape Requirements				
Buffer Planting along I-65				
Buffer Plantings Required per 100' linear feet of buffer per Section 12.7-C of the Zoning Ordinance				
Buffer Length:	4,400	LF		
Buffer width	50	Ft		
Required understory trees per 100':	14			
Required 18" Ht. Shrubs per 100':	60			
	Required Buffer Trees	**Provided Buffer Trees**		**Variance Buffer Trees**
Deciduous 2" Understory Trees	308	308		0
Evergreen 2" Understory Trees 308	308	308		0
Deciduous 18" Ht. Shrubs	1980	1980		0
Evergreen 18" Ht. Shrubs	660	660		0
Zoning Ordinance Landscape Requirements				
	Required Qty. (caliper inches)	**Provided Qty. (Caliper Inches)**	*** Provided Qty. Future Dev. (Caliper Inches)**	**Variance Qty. (Caliper Inches)**
3195 Caliper Inches of Canopy Trees Required (1,065 3" trees)	3195	1,242	1,953	1,953
818 Caliper Inches of Understory Trees Required (409 2" caliper trees)	818	480	338	338
3,740 Shrubs Required	3740	9,486		0
	Required Qty. (Trees)	**Provided Qty. (Trees)**	*** Provided Qty. Future Dev. (Caliper Inches)**	**Variance Qty. (Trees)**
3" Canopy Trees Required	1,065	414	651	651
2" Understory Trees Required	409	548		(139)
18" Ht Shrubs Required	3,740	9,486		0
* The balance of trees required by ordinance and not provided in this project will be provided as a part of future development on the project site in areas depicted on the plan as 'future tree planting' reforestation areas.				

NOTES:

1. SIGNAGE TO BE INSTALLED EVERY 150' ALONG ENTIRE BUFFER.
2. CITY OF FRANKLIN WILL PROVIDE BUFFER SIGN FOR CONTRACTOR TO INSTALL.
3. BUFFER SIGN TO BE INSTALLED ON A 5' TALL STANDARD 2" KNOCKOUT POST WITH TAPCO-V-LOC POST ANCHOR (OR APPROVED EQUAL).

1 / L1.00 BUFFER SIGNAGE
SCALE: NTS

SITE DATA CHART

PROJECT NAME:	SOUTHEAST MUNICIPLE COMPLEX
PROJECT NUMBER:	COF #
ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
MAP, GROUP, PARCEL NUMBERS:	106 18600 00010106
EXISTING ZONING:	CI - CIVIC AND INSTITIONAL DISTRICT
CHARACTER AREA:	GOOSE CREEK
ACREAGE OF SITE:	188 AC
SETBACKS:	FRONT AND SIDE STREET: 20 FT SIDE YARD: 10 FT REAR YARD: 25 FT
OWNER:	CITY OF FRANKLIN
ADDRESS:	P.O. BOX 305 FRANKLIN, TN 37065
BUILDING SQUARE FOOTAGE:	EXISTING BUILDING: 0 SF
BUFFERS:	60 FT STREAM BUFFER

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 4-7-2023

TREE PRESERVATION & BUFFER PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION			
REV.	DR.	CHK	DATE
0	JP	MDP	04/06/23
			DESCRIPTION: FOR PERMIT
			DRT COMMENTS RESUBMITTAL

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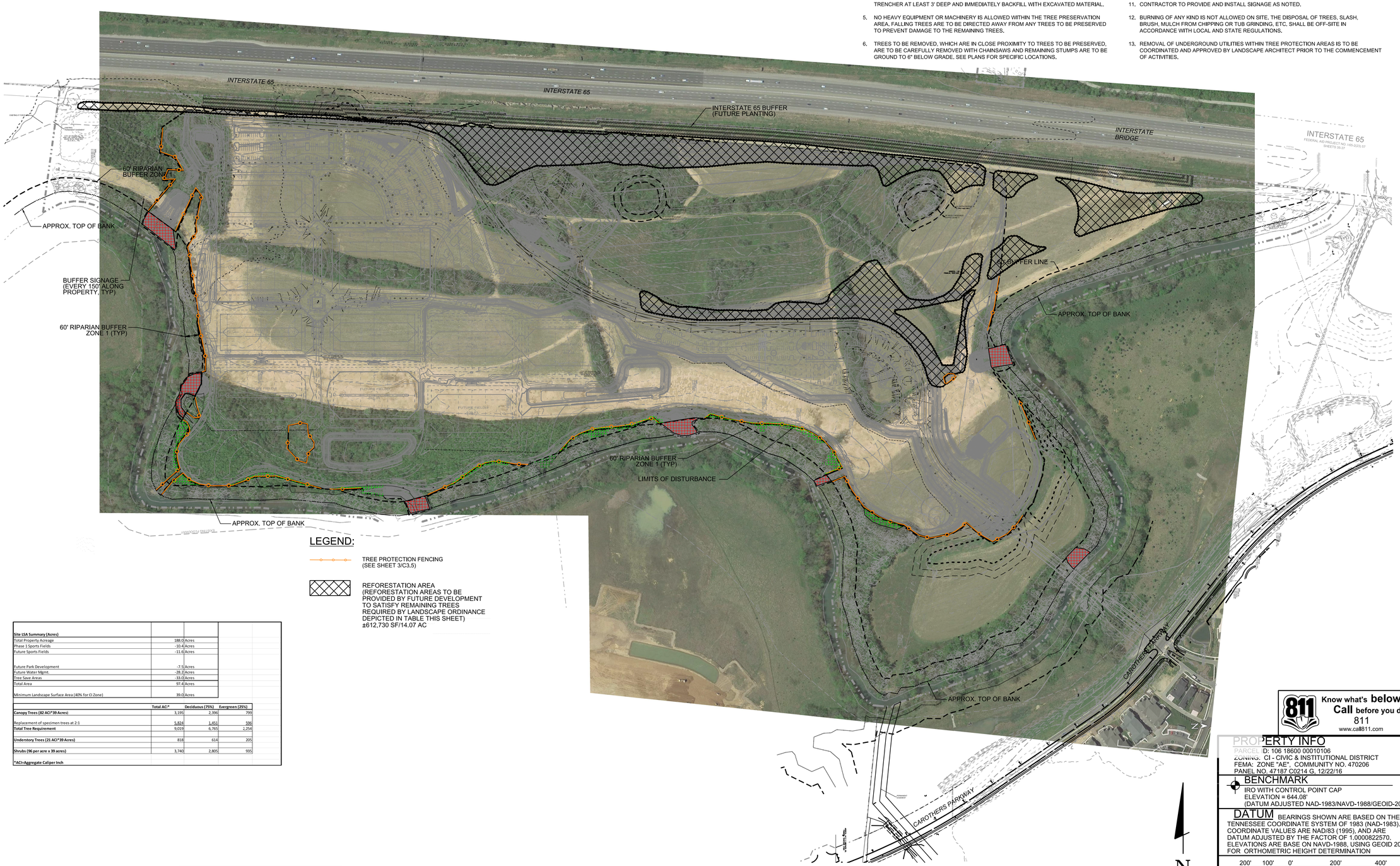
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TREE PRESERVATION NOTES

1. 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. ROOT PRUNING TO BE CONDUCTED IN CONJUNCTION WITH DEMOLITION OF SITE UTILITIES AND COORDINATED WITH ALL APPLICABLE UTILITY COMPANIES. SEE DEMOLITION PLANS FOR PHASING AND SCHEDULE OF UTILITY AND BUILDING REMOVAL.
3. TREES TO BE SAVED ARE TO BE FLAGGED WITH BRIGHT BLUE SURVEY FLAGGING. TREES TO BE REMOVED ARE TO BE FLAGGED WITH BRIGHT PINK SURVEY FLAGGING. FLAGGING IS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES AND REVIEWED BY THE LANDSCAPE ARCHITECT.
4. ROOT PRUNING IS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE DEMOLITION ACTIVITIES. CONTRACTOR IS TO MARK AREAS ON THE GROUND FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. MAKE A CLEAN CUT WITH A CHAIN TRENCHER AT LEAST 3' DEEP AND IMMEDIATELY BACKFILL WITH EXCAVATED MATERIAL.
5. NO HEAVY EQUIPMENT OR MACHINERY IS ALLOWED WITHIN THE TREE PRESERVATION AREA. FALLING TREES ARE TO BE DIRECTED AWAY FROM ANY TREES TO BE PRESERVED TO PREVENT DAMAGE TO THE REMAINING TREES.
6. TREES TO BE REMOVED, WHICH ARE IN CLOSE PROXIMITY TO TREES TO BE PRESERVED, ARE TO BE CAREFULLY REMOVED WITH CHAINSAWS AND REMAINING STUMPS ARE TO BE GROUND TO 6" BELOW GRADE, SEE PLANS FOR SPECIFIC LOCATIONS.
7. INSTALL TREE PRESERVATION FENCING AT THE OUTER EDGE OF THE TREE ROOT ZONE AS SHOWN ON PLANS FOR ALL TREES TO REMAIN. ALL FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. CONTRACTOR IS TO PROVIDE MAINTENANCE AND REPAIR OF FENCING DURING DEMOLITION ACTIVITIES. FINAL LOCATION OF FENCING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. TEMPORARY RELOCATION OF TREE PRESERVATION FENCING TO ALLOW SURFACE DEMOLITION ACTIVITIES WITHIN IS ALLOWED WITH APPROVAL OF LANDSCAPE ARCHITECT.
8. NO MATERIALS OR EQUIPMENT ARE TO BE STORED WITHIN TREE PRESERVATION AREAS.
9. ACCESS TO FENCED AREAS SHALL BE PERMITTED ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. TREES DAMAGED OR LOST DUE TO CONTRACTORS NEGLIGENCE DURING THE DEMOLITION PHASE SHALL BE APPRAISED BY OWNER'S REPRESENTATIVE AND ORDERED REPAIRED OR COMPENSATED.
11. CONTRACTOR TO PROVIDE AND INSTALL SIGNAGE AS NOTED.
12. BURNING OF ANY KIND IS NOT ALLOWED ON SITE. THE DISPOSAL OF TREES, SLASH, BRUSH, MULCH FROM CHIPPING OR TUB GRINDING, ETC. SHALL BE OFF-SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. REMOVAL OF UNDERGROUND UTILITIES WITHIN TREE PROTECTION AREAS IS TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ACTIVITIES.



LEGEND:

TREE PROTECTION FENCING (SEE SHEET 3/C3.5)

REFORESTATION AREA (REFORESTATION AREAS TO BE PROVIDED BY FUTURE DEVELOPMENT TO SATISFY REMAINING TREES REQUIRED BY LANDSCAPE ORDINANCE DEPICTED IN TABLE THIS SHEET) ±612,730 SF/14.07 AC

Site LSA Summary (Acres)	
Total Property Acreage	188.0 Acres
Phase 1 Sports Fields	-10.4 Acres
Future Sports Fields	-11.6 Acres
Future Park Development	-7.5 Acres
Future Water Mgmt.	-28.2 Acres
Tree Save Areas	-33.0 Acres
Total Area	97.4 Acres
Minimum Landscape Surface Area (40% for CI Zone)	39.0 Acres

	Total AC*	Deciduous (75%)	Evergreen (25%)
Canopy Trees (82 AC*39 Acres)	3,195	2,396	799
Replacement of specimen trees at 2:1	5,824	1,451	586
Total Tree Requirement	9,019	6,765	2,254
Understory Trees (21 AC*39 Acres)	818	614	205
Shrubs (96 per acre x 39 acres)	3,740	2,805	935

*AC=Aggregate Caliper Inch

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOAN RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 4-7-2023

TREE PRESERVATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
0	AKC	JRB	04/06/23	DRT COMMENTS RESUBMITTAL
0	AKC		10/06/22	ISSUED FOR PERMIT

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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

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FILE NO. 35968-10

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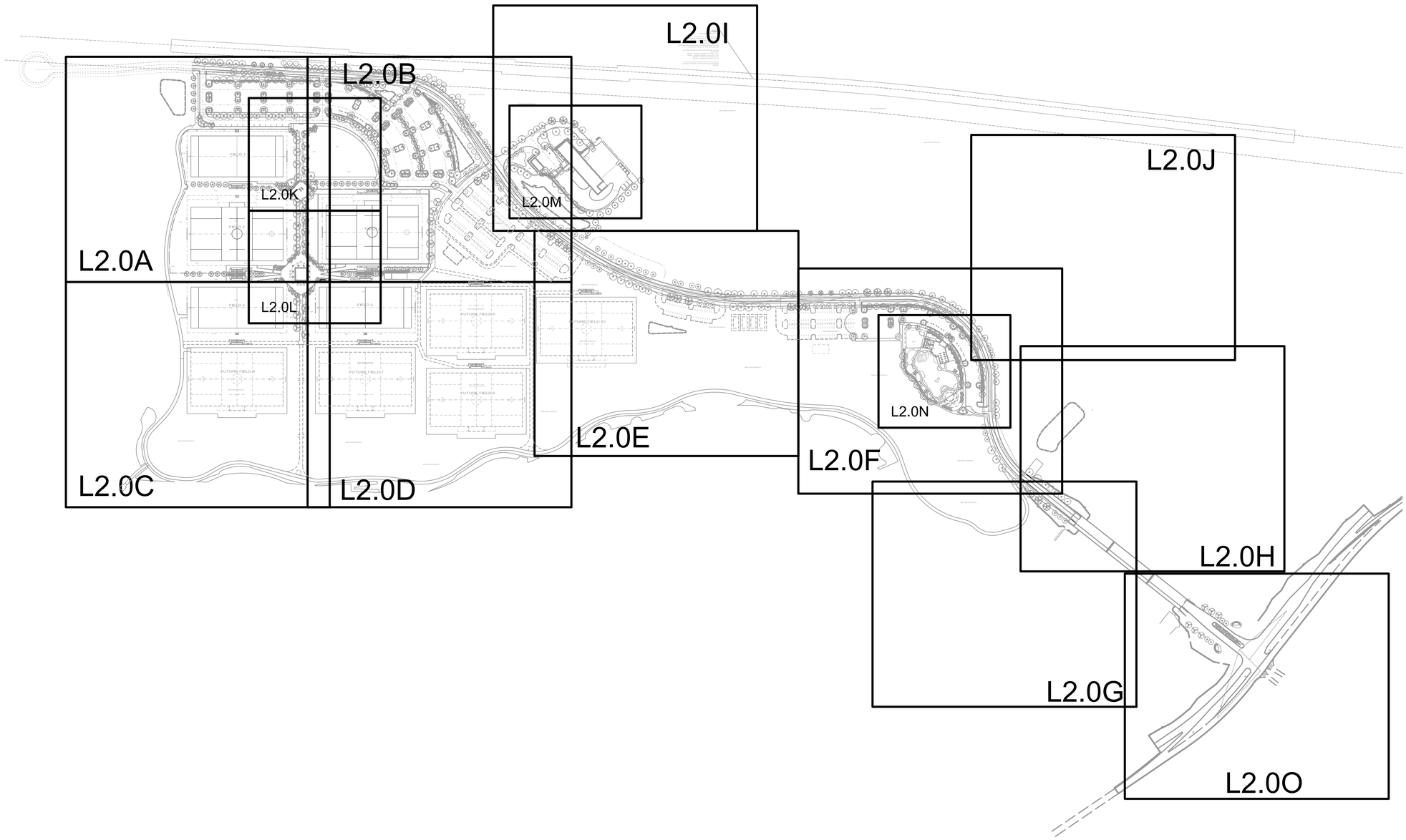
NOTES:

1. 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.

1. FOR LANDSCAPE NOTES AND DETAILS SEE SHEETS L2.1 AND L2.1A.

2. FOR LANDSCAPE LAYOUT PLANS SEE SHEETS L2.0A-L2.0J.

3. FOR HARDSCAPE DETAILS SEE SHEETS L7.01-L7.05.



N

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

PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK:
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE: (615) 254-1500 // FAX: (615) 255-6572

JOHN RUSSELL BROWN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
4-6-2023

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	JAL	JRB	03/22/2023	100% CID - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

OVERALL LANDSCAPE PLAN

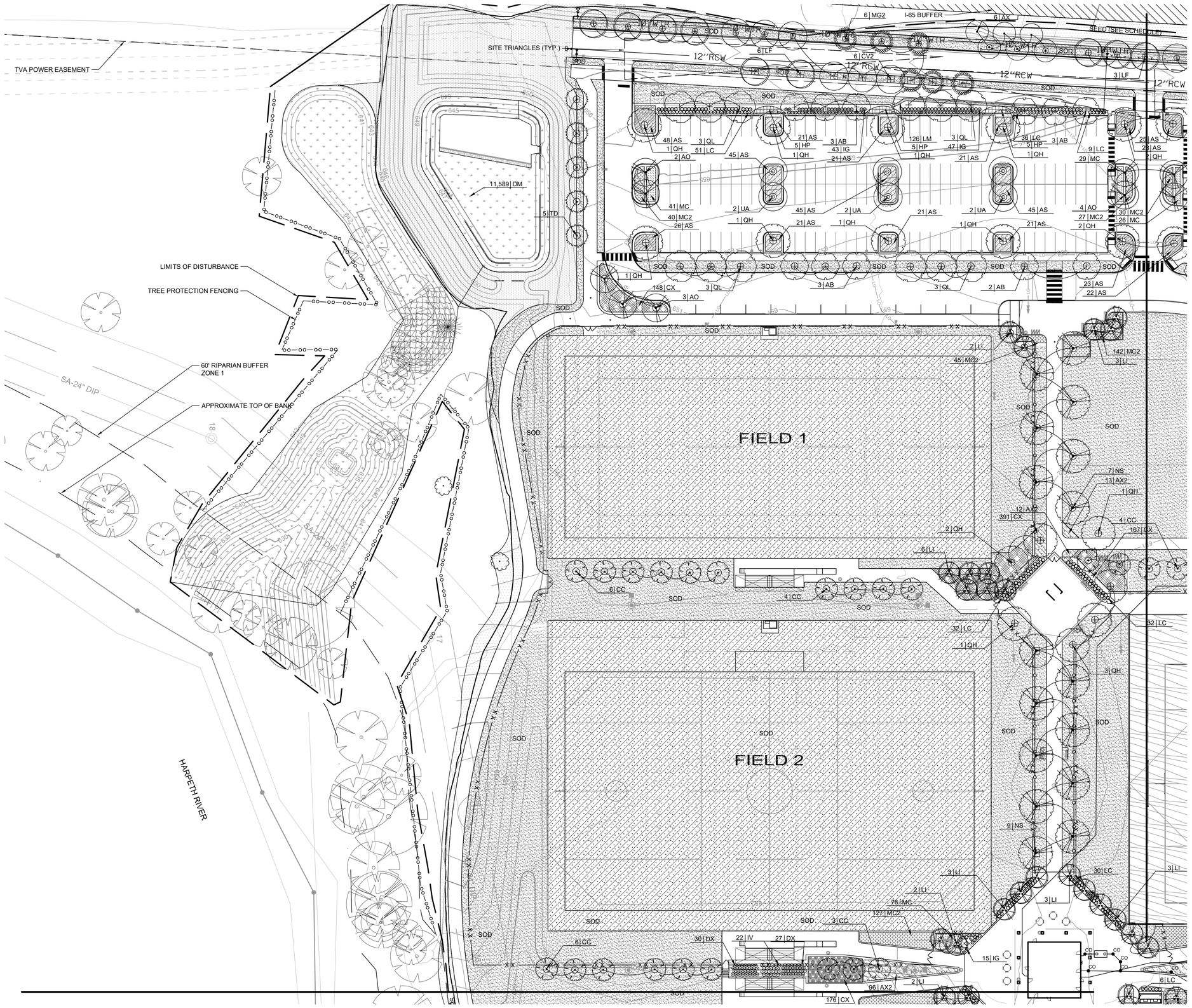
SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

L2.0

FILE NO. 35968-10

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NOTES:

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3. FOR OVERALL LANDSCAPE PLAN SEE SHEET L2.0.
4. FOR HARDSCAPE DETAILS SEE SHEETS L7.01-L7.12.
5. ALL NATURAL TURF FIELDS TO HAVE A 4" SAND / TOPSOIL CAP WITH UNDER DRAINAGE.
6. MAINTAIN A 6' BERMUDA SOD STRIP (EXCEPT WHERE NOTED) BETWEEN ALL WALKWAYS AND GRASS SEEDING.

CANOPY

AB	Aeryn Trident Maple
AO	October Glory Red Maple
AR	Red Sunset Maple
CC	Orange Crush American Hornbeam
NS	Wildfire Black Gum
QL	Redstone Overcup Oak
QS	Shumard Red Oak
TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

IX	Nellie Stevens Holly
MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
MG2	Green Shadow Magnolia
QH	Avalyn Laurel Oak

UNDERSTORY

AX	Serviceberry
CV2	Winter King Hawthorn
LI	Natchez Crape Myrtle
LF	Muskogee Crape Myrtle

SHRUBS

AX2	Radiance Abelia
AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
DX	Cinnamon Girl Distylium
FX	Lynwood Gold Forsythia
HP	Limelight Hydrangea
IC	Dwarf Burford Holly
IG	Shamrock Inkberry Holly
IV	Short n Sweet Sweetspire
LC	Purple Daydream Loropetalum
LP	Purple Diamond Loropetalum

GRASSES

CX	Feather Reed Grass
LM	Big Blue Liriope
MC2	Pink Muhly Grass
MC	White Muhly Grass
AC	Annual Color

GROUND COVERS	CODE	COMMON NAME
	AC	ANNUAL COLOR
	CL	Hybrid Bermuda (See schedule)
	DM	Detention Seed Mix
	CA2	Grande 3 Turf Type Tall Fescue
	LM	Big Blue Liriope
	RM	Riparian Seed Mix
	SM	Slope Native Grass Mix
	SFS	Hybrid Bermuda (See schedule)
	ST	Synthetic Turf

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PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK:
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REV.	DR.	CHK.	DATE	DESCRIPTION
	JAL	JRB	02/22/2023	100% CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-8572

JOHN RUSSELL BROWN — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE — 4-6-2023

LANDSCAPE PLAN

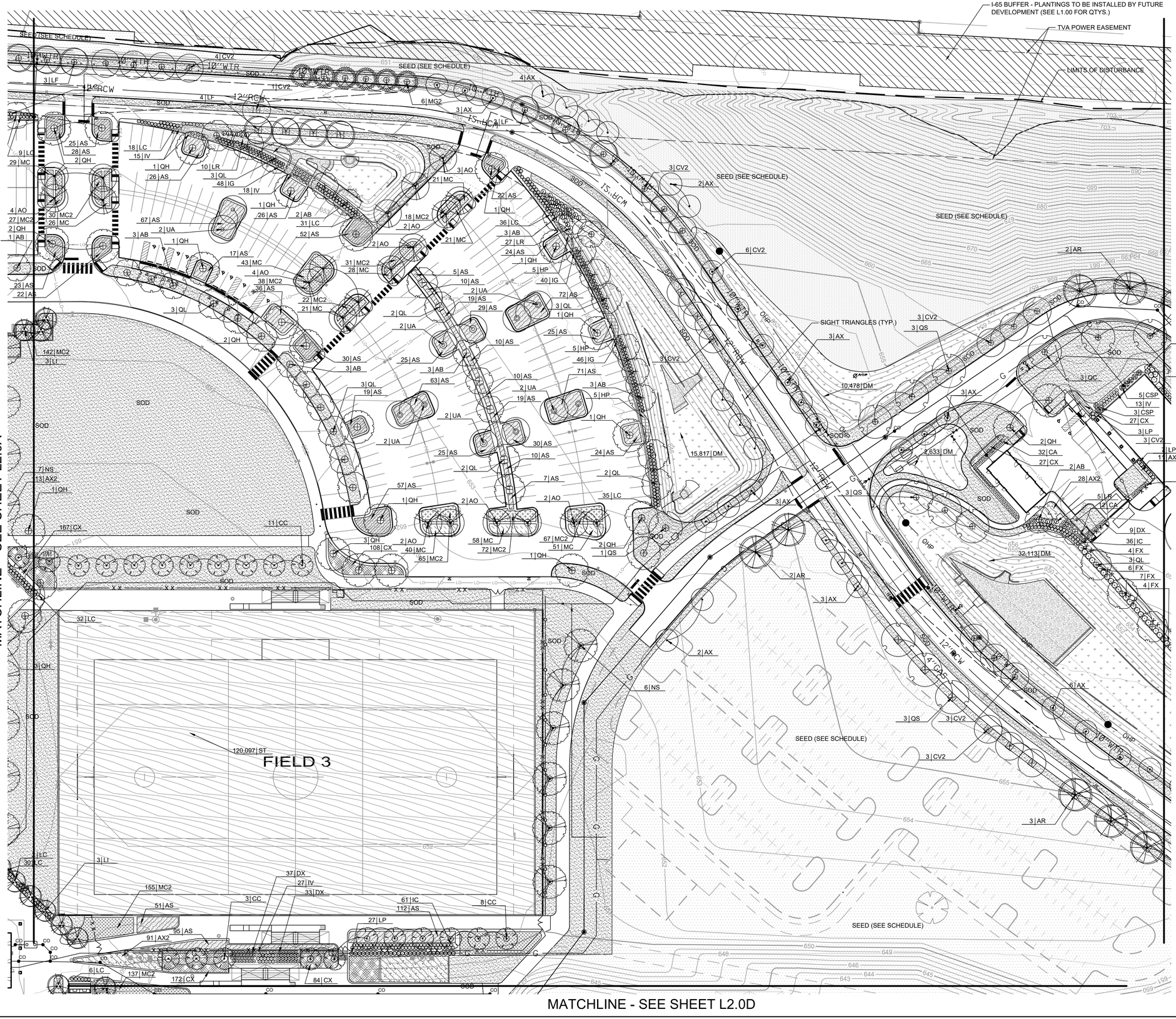
SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

L2.0A

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NOTES:

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4. FOR HARDSCAPE DETAILS SEE SHEETS L7.01-L7.12.
5. ALL NATURAL TURF FIELDS TO HAVE A 4" SAND / TOPSOIL CAP WITH UNDER DRAINAGE.
6. MAINTAIN A 6' BERMUDA SOD STRIP (EXCEPT WHERE NOTED) BETWEEN ALL WALKWAYS AND GRASS SEEDING.

CANOPY

AB	Aeryn Trident Maple
AO	October Glory Red Maple
AR	Red Sunset Maple
CC	Orange Crush American Hornbeam
NS	Wildfire Black Gum
QL	Redstone Overcup Oak
QS	Shumard Red Oak
TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

IX	Nellie Stevens Holly
MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
MG2	Green Shadow Magnolia
QH	Avalyn Laurel Oak

UNDERSTORY

AX	Serviceberry
CV2	Winter King Hawthorn
LI	Natchez Crape Myrtle
LF	Muskogee Crape Myrtle

SHRUBS

AX2	Radiance Abelia
AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
DX	Cinnamon Girl Distylium
FX	Lynwood Gold Forsythia
HP	Limelight Hydrangea
IC	Dwarf Burford Holly
IG	Shamrock Inkberry Holly
IV	Short n Sweet Sweetspire
LC	Purple Daydream Loropetalum
LP	Purple Diamond Loropetalum

GRASSES

CX	Feather Reed Grass
LM	Big Blue Liriope
MC2	Pink Muhly Grass
MC	White Muhly Grass
AC	Annual Color

GROUND COVERS	CODE	COMMON NAME
	AC	ANNUAL COLOR
	CL	Hybrid Bermuda (See schedule)
	DM	Detention Seed Mix
	CA2	Grande 3 Turf Type Tall Fescue
	LM	Big Blue Liriope
	RM	Riparian Seed Mix
	SM	Slope Native Grass Mix
	SFS	Hybrid Bermuda (See schedule)
	ST	Synthetic Turf

BARGE DESIGN SOLUTIONS
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PHONE: (615) 254-1500 / FAX: (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — TENNESSEE NO. 329 — LANDSCAPE ARCHITECT — 4-6-2023

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY; FRANKLIN, TN 37067

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

PROPERTY INFO
MAP 83N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK:
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REVISION INFORMATION			
REV.	DR.	CHK	DATE	DESCRIPTION
	JAL	JRB	02/22/2023	100% CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

L2.0B

FILE NO. 35968-10

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PLOTTED:----



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CANOPY

AB	Aeryn Trident Maple
AO	October Glory Red Maple
AR	Red Sunset Maple
CC	Orange Crush American Hornbeam
NS	Wildfire Black Gum
QL	Redstone Overcup Oak
QS	Shumard Red Oak
TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

IX	Nellie Stevens Holly
MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
MG2	Green Shadow Magnolia
QH	Avalyn Laurel Oak

UNDERSTORY

AX	Serviceberry
CV2	Winter King Hawthorn
LI	Natchez Crape Myrtle
LF	Muskogee Crape Myrtle

SHRUBS

AX2	Radiance Abelia
AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
DX	Cinnamon Girl Distylium
FX	Lynwood Gold Forsythia
HP	Limelight Hydrangea
IC	Dwarf Burford Holly
IG	Shamrock Inkberry Holly
IV	Short n Sweet Sweetspire
LC	Purple Daydream Loropetalum
LP	Purple Diamond Loropetalum

GRASSES

CX	Feather Reed Grass
LM	Big Blue Liriope
MC2	Pink Muhly Grass
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AC	Annual Color

GROUND COVERS	CODE	COMMON NAME
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	CA2	Grande 3 Turf Type Tall Fescue
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	SM	Slope Native Grass Mix
	SFS	Hybrid Bermuda (See schedule)
	ST	Synthetic Turf

N

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

PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK:
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 244-1500 // FAX (615) 255-6572

JOHN RUSSELL GROWDEN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 2301 4-6-2023

REV.:	DR.	CHK.	REVISION INFORMATION	DATE
	JAL	JRB	100% CD - ISSUE FOR PERMIT	02/22/2023
	JAL	JRB	DRT COMMENTS RESUBMITTAL	04/06/2023

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

L2.0C
FILE NO. 35968-10

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SAVED:4/4/2023
PLOTTED:

MATCHLINE - SEE SHEET L2.0B

MATCHLINE - SEE SHEET L2.0C

MATCHLINE - SEE SHEET L2.0E

FIELD 5

FUTURE FIELD 7

FUTURE FIELD 8

FUTURE FIELD 9

SEED (SEE SCHEDULE)

SOD

63|AS

2|U

49,458|DM

SA-24" DIP

TREE PROTECTION FENCING

LIMITS OF DISTURBANCE

60' RIPARIAN BUFFER ZONE 1

APPROXIMATE TOP OF BANK

HARPETH RIVER

NOTES:

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QS	Shumard Red Oak
TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

IX	Nellie Stevens Holly
MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
MG2	Green Shadow Magnolia
QH	Avalyn Laurel Oak

UNDERSTORY

AX	Serviceberry
CV2	Winter King Hawthorn
LI	Natchez Crape Myrtle
LF	Muskogee Crape Myrtle

SHRUBS

AX2	Radiance Abelia
AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
DX	Cinnamon Girl Distylium
FX	Lynwood Gold Forsythia
HP	Limelight Hydrangea
IC	Dwarf Burford Holly
IG	Shamrock Inkberry Holly
IV	Short n Sweet Sweetspire
LC	Purple Daydream Loropetalum
LP	Purple Diamond Loropetalum

GRASSES

CX	Feather Reed Grass
LM	Big Blue Liriope
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MC	White Muhly Grass
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GROUND COVERS	CODE	COMMON NAME
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	SM	Slope Native Grass Mix
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	ST	Synthetic Turf

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PROPERTY INFO
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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

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REVISION INFORMATION

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	JAL	JRB	02/22/2023	100% CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL GRIFFIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 4-6-2023

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

L2.0D

FILE NO. 35968-10

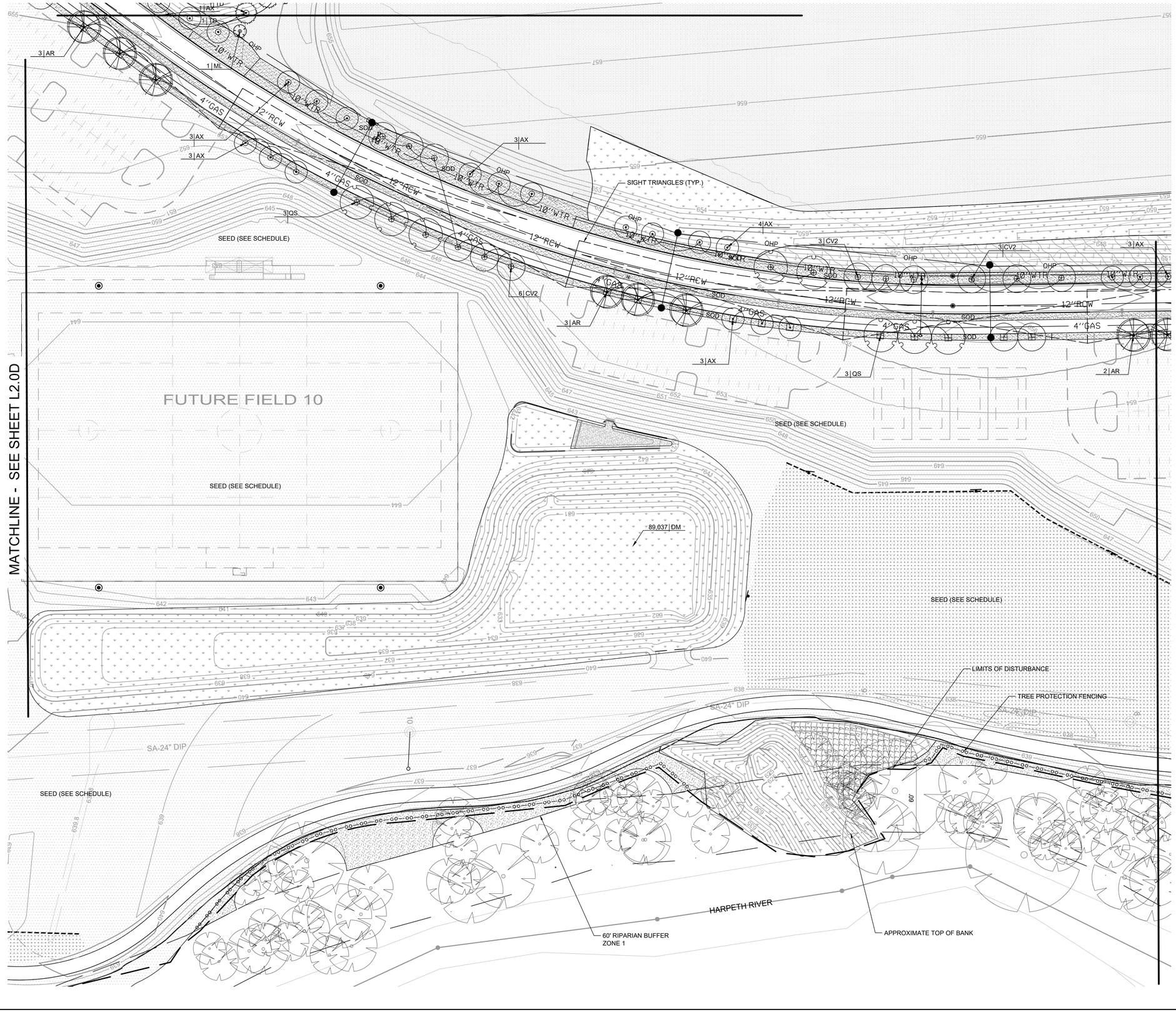
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SAVED:4/4/2023
PLOTTED:----

MATCHLINE - SEE SHEET L2.0I

MATCHLINE - SEE SHEET L2.0D

MATCHLINE - SEE SHEET L2.0F



NOTES:

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	SM	Slope Native Grass Mix
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	ST	Synthetic Turf

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

T. JON RUSSELL ROSE — REGISTERED — 102373 — LANDSCAPE ARCHITECT — TENNESSEE — 4-7-2023

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

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(NAVD88) (GEOID03)

DATUM
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REVISION INFORMATION

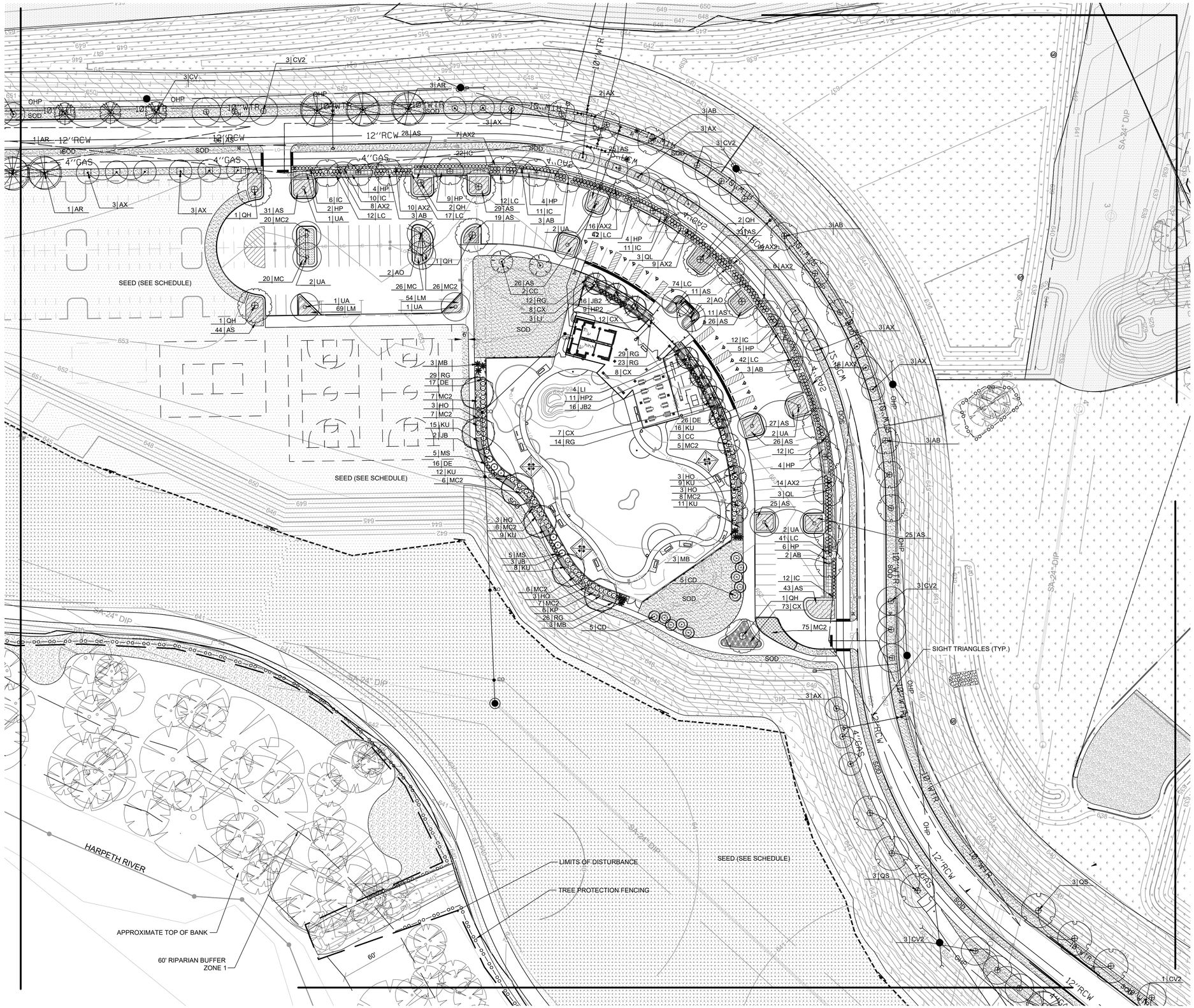
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	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

L2.0E

FILE NO. 35968-10

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SAVED:4/4/2023
PLOTTED:—



BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-6572

JON RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 370067
4-6-2023

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	DESCRIPTION
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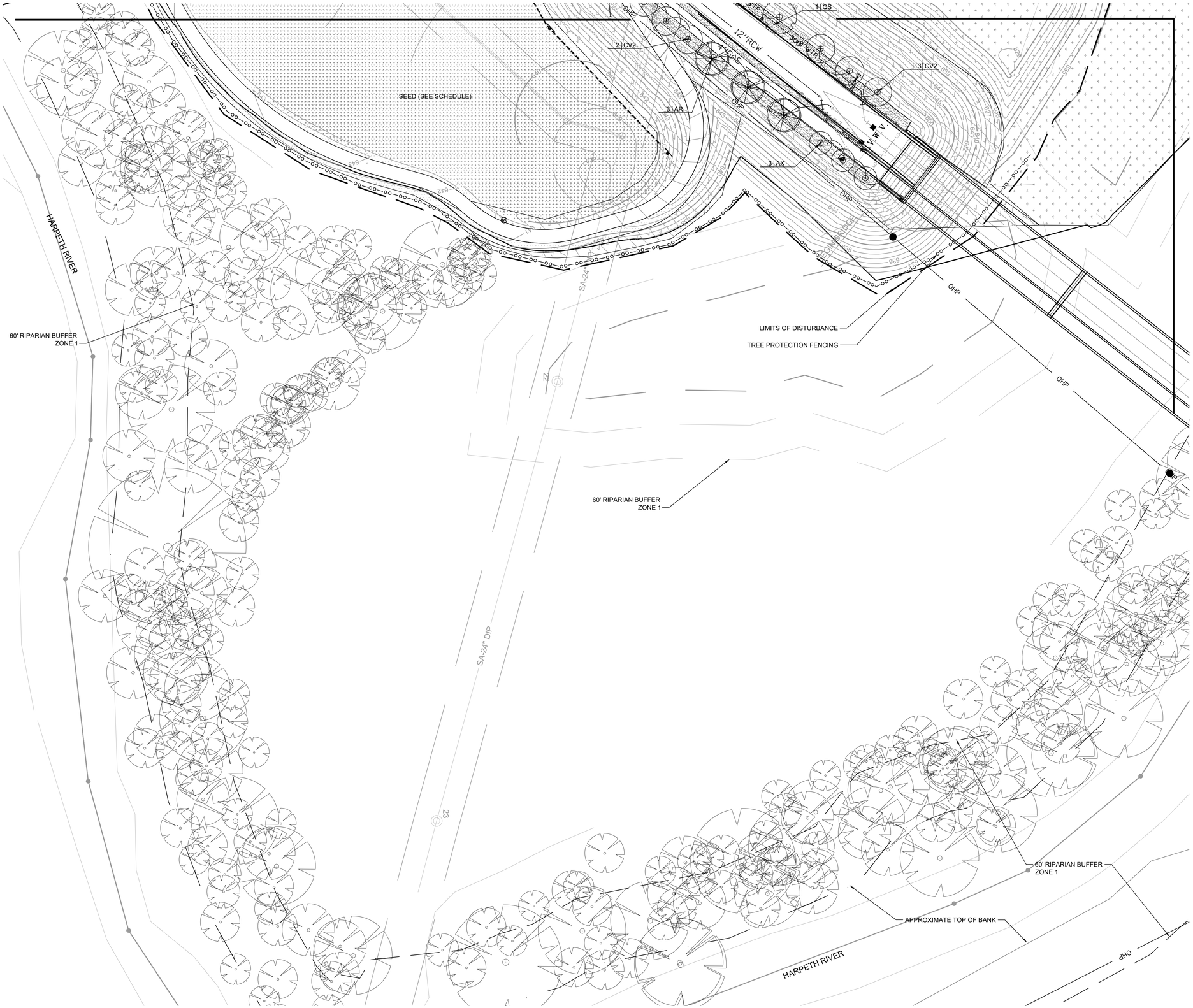
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SAVED:04/4/2023
PLOTTED:—

MATCHLINE - SEE SHEET L2.0F

MATCHLINE - SEE SHEET L2.0H



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4. FOR HARDSCAPE DETAILS SEE SHEETS L7.01-L7.12.
5. ALL NATURAL TURF FIELDS TO HAVE A 4" SAND / TOPSOIL CAP WITH UNDER DRAINAGE.
6. MAINTAIN A 6' BERMUDA SOD STRIP (EXCEPT WHERE NOTED) BETWEEN ALL WALKWAYS AND GRASS SEEDING.

CANOPY

AB	Aeryn Trident Maple
AO	October Glory Red Maple
AR	Red Sunset Maple
CC	Orange Crush American Hornbeam
NS	Wildfire Black Gum
QL	Redstone Overcup Oak
QS	Shumard Red Oak
TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

IX	Nellie Stevens Holly
MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
MG2	Green Shadow Magnolia
QH	Avalyn Laurel Oak

UNDERSTORY

AX	Serviceberry
CV2	Winter King Hawthorn
LI	Natchez Crape Myrtle
LF	Muskogee Crape Myrtle

SHRUBS

AX2	Radiance Abelia
AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
DX	Cinnamon Girl Distylium
FX	Lynwood Gold Forsythia
HP	Limelight Hydrangea
IC	Dwarf Burford Holly
IG	Shamrock Inkberry Holly
IV	Short n Sweet Sweetspire
LC	Purple Daydream Loropetalum
LP	Purple Diamond Loropetalum

GRASSES

CX	Feather Reed Grass
LM	Big Blue Liriope
MC2	Pink Muhly Grass
MC	White Muhly Grass
AC	Annual Color

GROUND COVERS	CODE	COMMON NAME
	AC	ANNUAL COLOR
	CL	Hybrid Bermuda (See schedule)
	DM	Detention Seed Mix
	CA2	Grande 3 Turf Type Tall Fescue
	LM	Big Blue Liriope
	RM	Riparian Seed Mix
	SM	Slope Native Grass Mix
	SFS	Hybrid Bermuda (See schedule)
	ST	Synthetic Turf

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PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK:
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-6572

JON RUSSELL ROMAN — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE NO. 353 — 4-7-2023

REV.	DR.	CHK.	DATE	DESCRIPTION
	JAL	JRB	02/22/2023	100% CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

L2.0G

FILE NO. 35968-10

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SAVED:4/4/2023
PLOTTED:—

MATCHLINE - SEE SHEET L2.0J

MATCHLINE - SEE SHEET L2.0F



MATCHLINE - SEE SHEET L2.0G

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CANOPY

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TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

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MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
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L2.0H

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I-65 BUFFER
Buffer Width: 50'
Buffer Length: 4,400' Linear Feet

Per (Section 12.7-C of Zoning Ordinance)
Buffer Plantings Required per 100' linear feet of buffer
Canopy Trees (50% evergreen): 10
Understory Trees (50% evergreen): 4
Shrubs (75% evergreen): 60
Due to Buffer being located within TVA Powerline Easement, a total of 14 understory trees per 100' linear feet is proposed.

Total Buffer Plantings will consist of the following, per these requirements:
308 Min. - Deciduous Understory Trees (Min. 2" Cal.)
308 Min. - Evergreen Understory Trees (Min. 2" Cal.)
1,980 Min.- Deciduous Shrubs (Min. 18" HT.)
660 Min. - Evergreen Shrubs (Min. 18" HT.)

A detailed planting plan will be included in the Construction Documents submission. TVA will need to approve the buffer plantings.

TVA POWER EASEMENT

LIMITS OF DISTURBANCE

SEED (SEE SCHEDULE)

SEED (SEE SCHEDULE)

SEED (SEE SCHEDULE)

MATCHLINE - SEE SHEET L2.0B

MATCHLINE - SEE SHEET L2.0E

SEE SHEET C2.1H FOR STONE IN MAINTENANCE AREA

30' RIPARIAN BUFFER (ZONE 1)

60' RIPARIAN BUFFER (ZONE 2)

SITE TRIANGLES (TYP.)

10,478 DM

2,633 DM

32,113 DM

3 | AR
3 | QS
6 | FX
14 | LC
6 | FX
3 | CV2
3 | QS
3 | AX
11 | DX
5 | CSP
13 | IV
3 | CSP
27 | CX
3 | LP
3 | CV2
20 | DX
2 | QH
32 | CA
27 | CX
7 | LP
11 | AX2
2 | AB
28 | AX2
6 | DX
5 | LR
12 | CA
9 | DX
36 | IC
4 | FX
3 | QL
6 | FX
7 | FX
6 | FX
3 | QL
MULCH
8 | MG
2 | TD
6 | AX
3 | QS
3 | CV2
3 | AX
3 | QS
3 | CV2
3 | AX

SOD
OHP
12" W.L.
4" GAS
10" W.L.

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PHONE (615) 254-1500 // FAX (615) 255-6572

I, JOHN RUSSELL BROWN, HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF TENNESSEE. 4-6-2023

LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
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	JAL	JRB	100% CD - ISSUE FOR PERMIT	02/22/2023
	JAL	JRB	DRT COMMENTS RESUBMITTAL	04/06/2023

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L2.0I

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JOHN RUSSELL BROWN
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LANDSCAPE ARCHITECT
TENNESSEE
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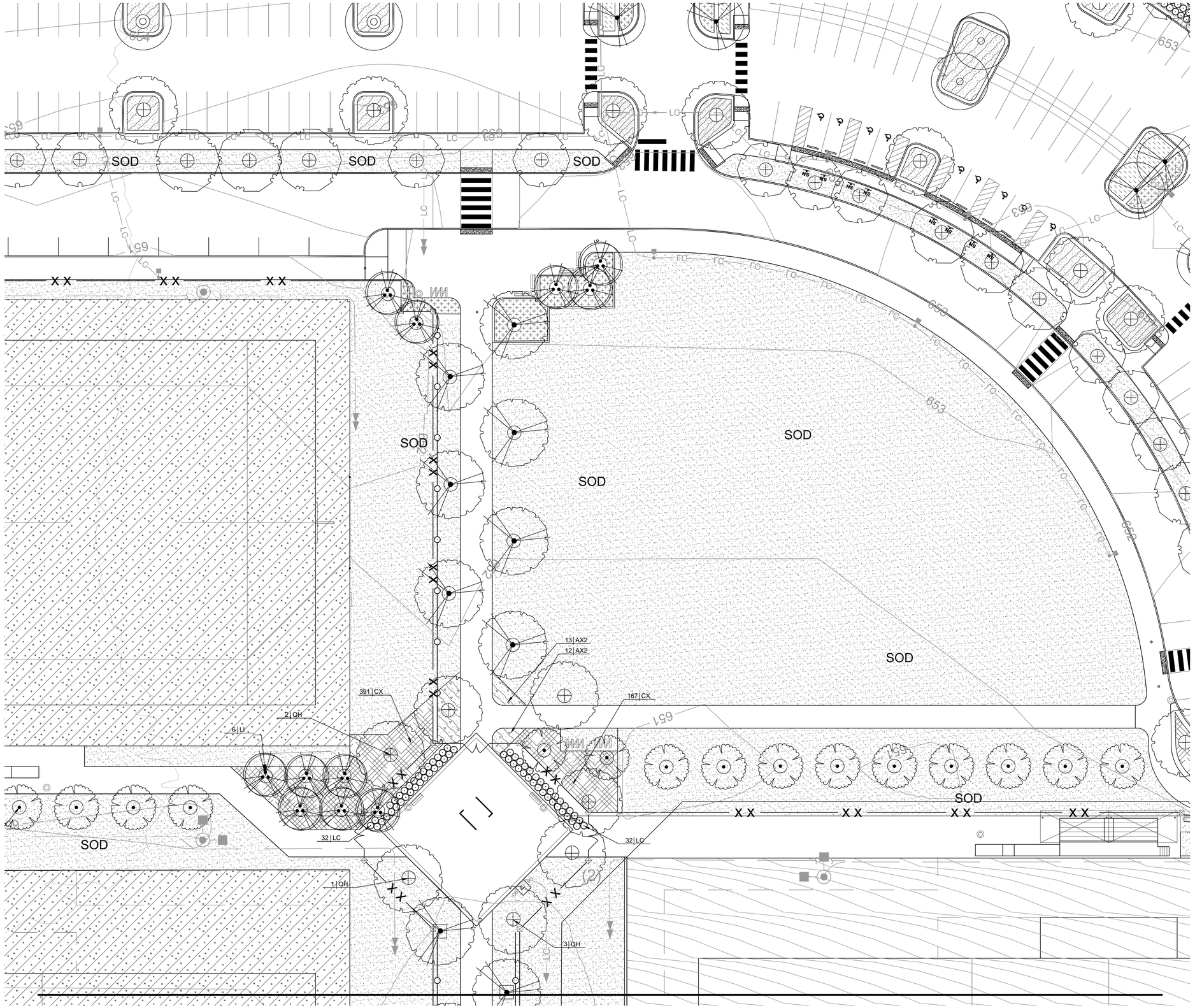
LANDSCAPE PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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FILE NO. 35968-10

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PLAZA LANDSCAPE PLAN

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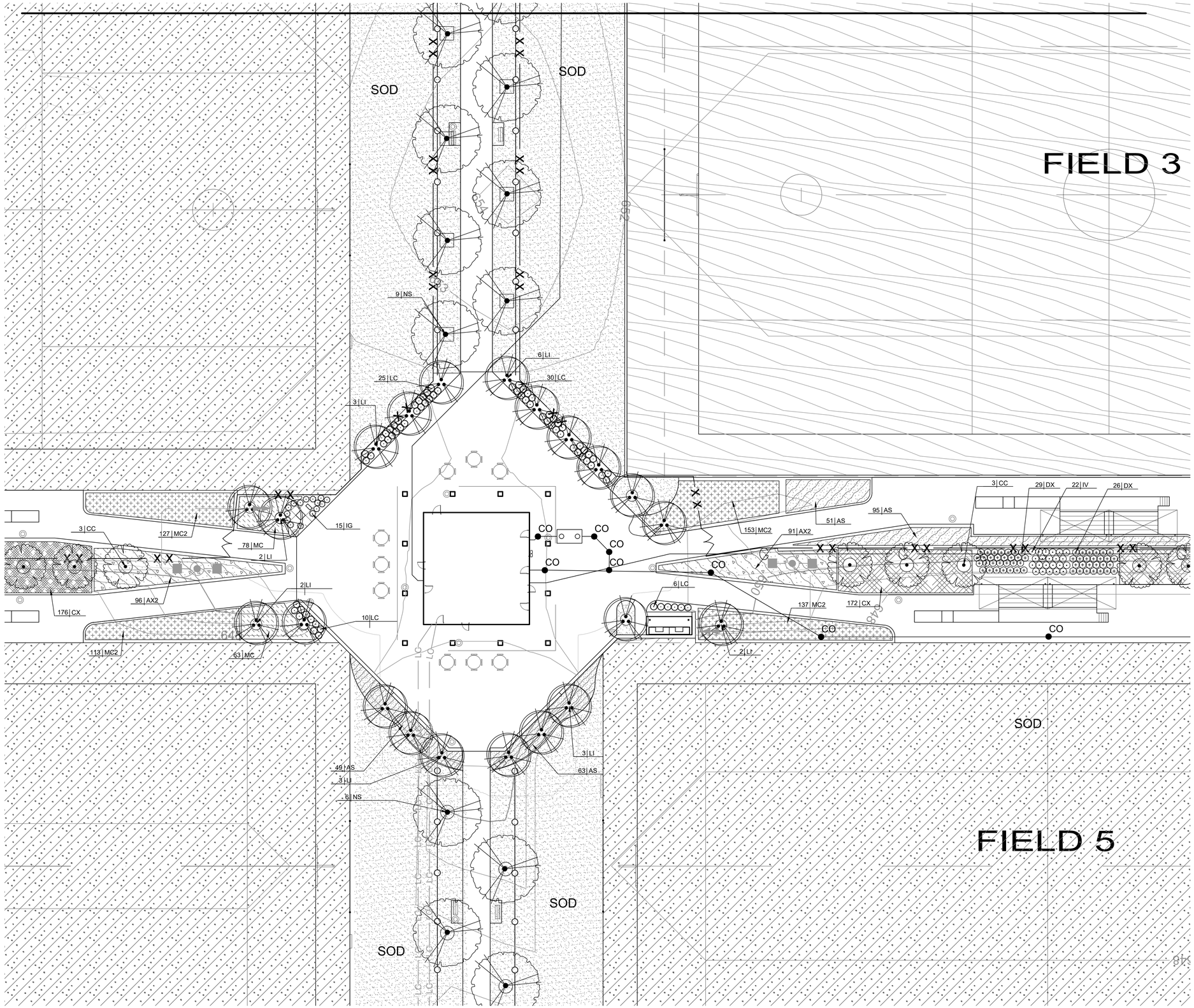
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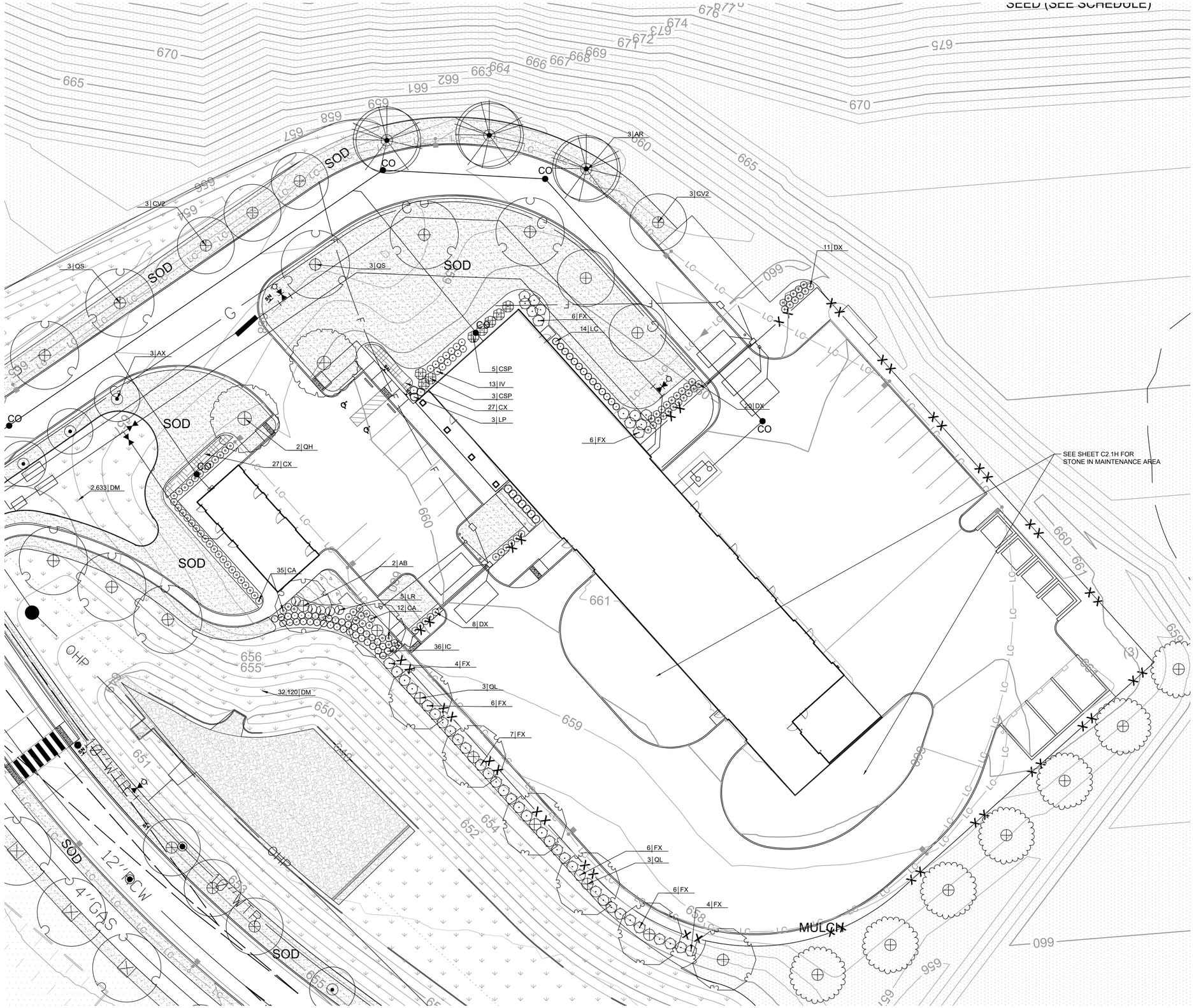
SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

L2.0L

FILE NO. 35968-10

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PLOTTED:----



NOTES:

1. 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. FOR LANDSCAPE NOTES AND DETAILS SEE SHEETS L2.1 AND L2.1A.
3. FOR OVERALL LANDSCAPE PLAN SEE SHEET L2.0.
4. FOR HARDSCAPE DETAILS SEE SHEETS L7.01-L7.12.
5. ALL NATURAL TURF FIELDS TO HAVE A 4" SAND / TOPSOIL CAP WITH UNDER DRAINAGE.
6. MAINTAIN A 6' BERMUDA SOD STRIP (EXCEPT WHERE NOTED) BETWEEN ALL WALKWAYS AND GRASS SEEDING.

CANOPY

AB	Aeryn Trident Maple
AO	October Glory Red Maple
AR	Red Sunset Maple
CC	Orange Crush American Hornbeam
NS	Wildfire Black Gum
QL	Redstone Overcup Oak
QS	Shumard Red Oak
TD	Bald Cypress
UA	Valley Forge Elm

EVERGREEN

IX	Nellie Stevens Holly
MG	D.D. Blanchard Southern Magnolia
ML	Dwarf Southern Magnolia
MG2	Green Shadow Magnolia
QH	Avalyn Laurel Oak

UNDERSTORY

AX	Serviceberry
CV2	Winter King Hawthorn
LI	Natchez Crape Myrtle
LF	Muskogee Crape Myrtle

SHRUBS

AX2	Radiance Abelia
AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
DX	Cinnamon Girl Distylium
FX	Lynwood Gold Forsythia
HP	Limelight Hydrangea
IC	Dwarf Burford Holly
IG	Shamrock Inkberry Holly
IV	Short n Sweet Sweetspire
LC	Purple Daydream Loropetalum
LP	Purple Diamond Loropetalum

GRASSES

CX	Feather Reed Grass
LM	Big Blue Liriope
MC2	Pink Muhly Grass
MC	White Muhly Grass
AC	Annual Color

GROUND COVERS	CODE	COMMON NAME
	AC	ANNUAL COLOR
	CL	Hybrid Bermuda (See schedule)
	DM	Detention Seed Mix
	CA2	Grande 3 Turf Type Tall Fescue
	LM	Big Blue Liriope
	RM	Riparian Seed Mix
	SM	Slope Native Grass Mix
	SFS	Hybrid Bermuda (See schedule)
	ST	Synthetic Turf

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-8572

JOHN RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
4-6-2023

LANDSCAPE PLAN

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REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	JAL	JRB	02/22/2023	100% CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

PROPERTY INFO
MAP 63N GROUP "D" PARCELS 1 & 3
ZONING:
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 0211 G, 12/22/16

BENCHMARK:
CHISELED "X" ON CONCRETE FLOOR
ELEVATION = 630.93
(NAVD88) (GEOID03)

DATUM
TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

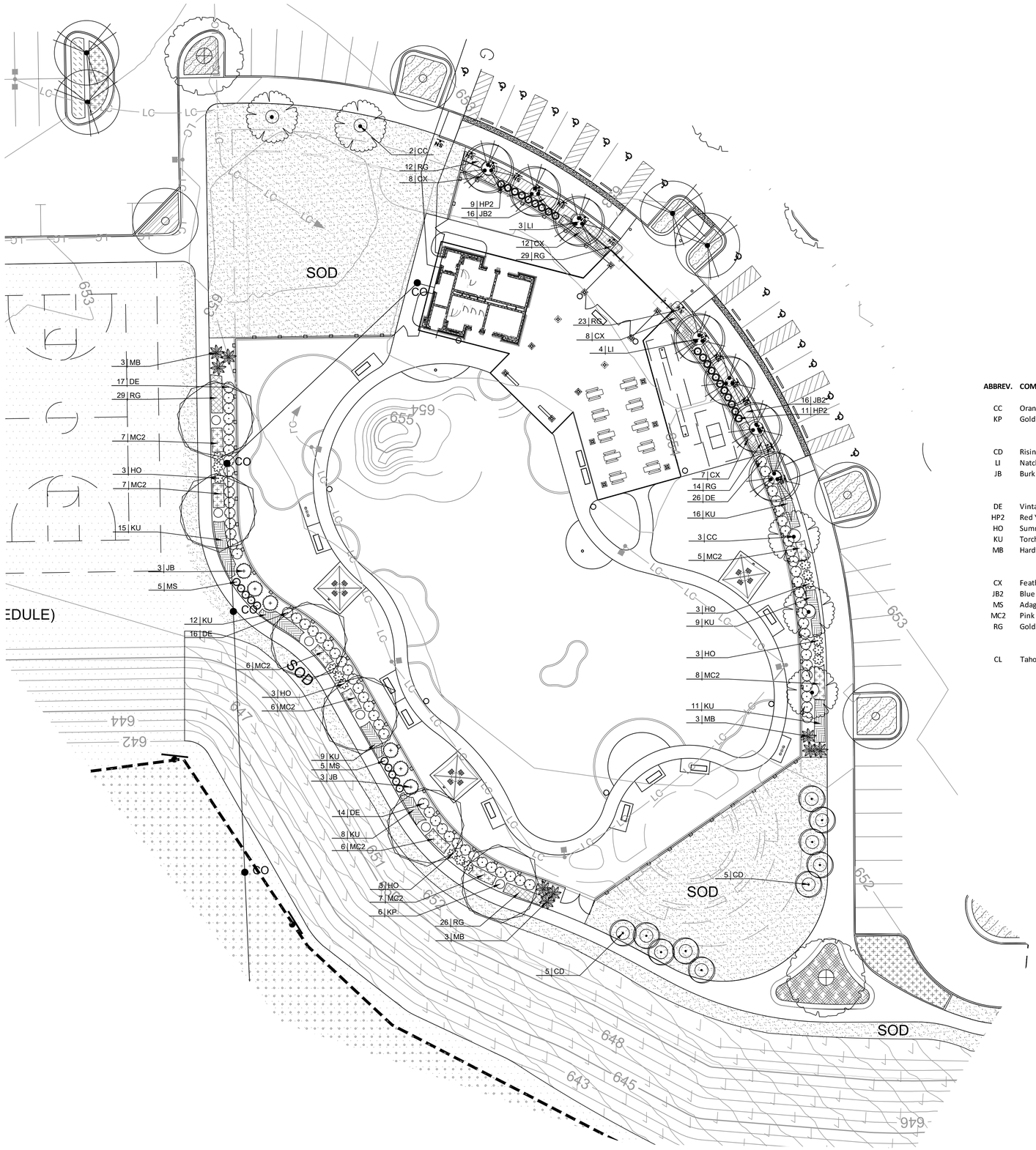
20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

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ABBREV.	COMMON NAME
CC	Orange Crush American Hornbeam
KP	Golden Raintree
CD	Rising Sun Red Bud
LI	Natchez Crape Myrtle
JB	Burk Red Cedar
DE	Vintage Jade Distylium
HP2	Red Yucca
HO	Summerific Berry Awesome Hibiscus
KU	Torchlily
MB	Hardy Fiber Banana
CX	Feather Reed Grass
JB2	Blue Chip' Juniper
MS	Adagio Maiden Grass
MC2	Pink Muhly Grass
RG	Goldsturm Coneflower
CL	Tahoma 31 Bermuda Sod

CANOPY

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AR	Red Sunset Maple
CC	Orange Crush American Hornbeam
NS	Wildfire Black Gum
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LI	Natchez Crape Myrtle
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SHRUBS

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AS	Ground Hog Aronia
CA	Hummingbird Summersweet
CSP	Pink Snow Camelia
LR	Kodiak Orange Honeysuckle
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	CA2	Grande 3 Turf Type Tall Fescue
	LM	Big Blue Liriope
	RM	Riparian Seed Mix
	SM	Slope Native Grass Mix
	SFS	Hybrid Bermuda (See schedule)
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JOHN RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
4-6-2023

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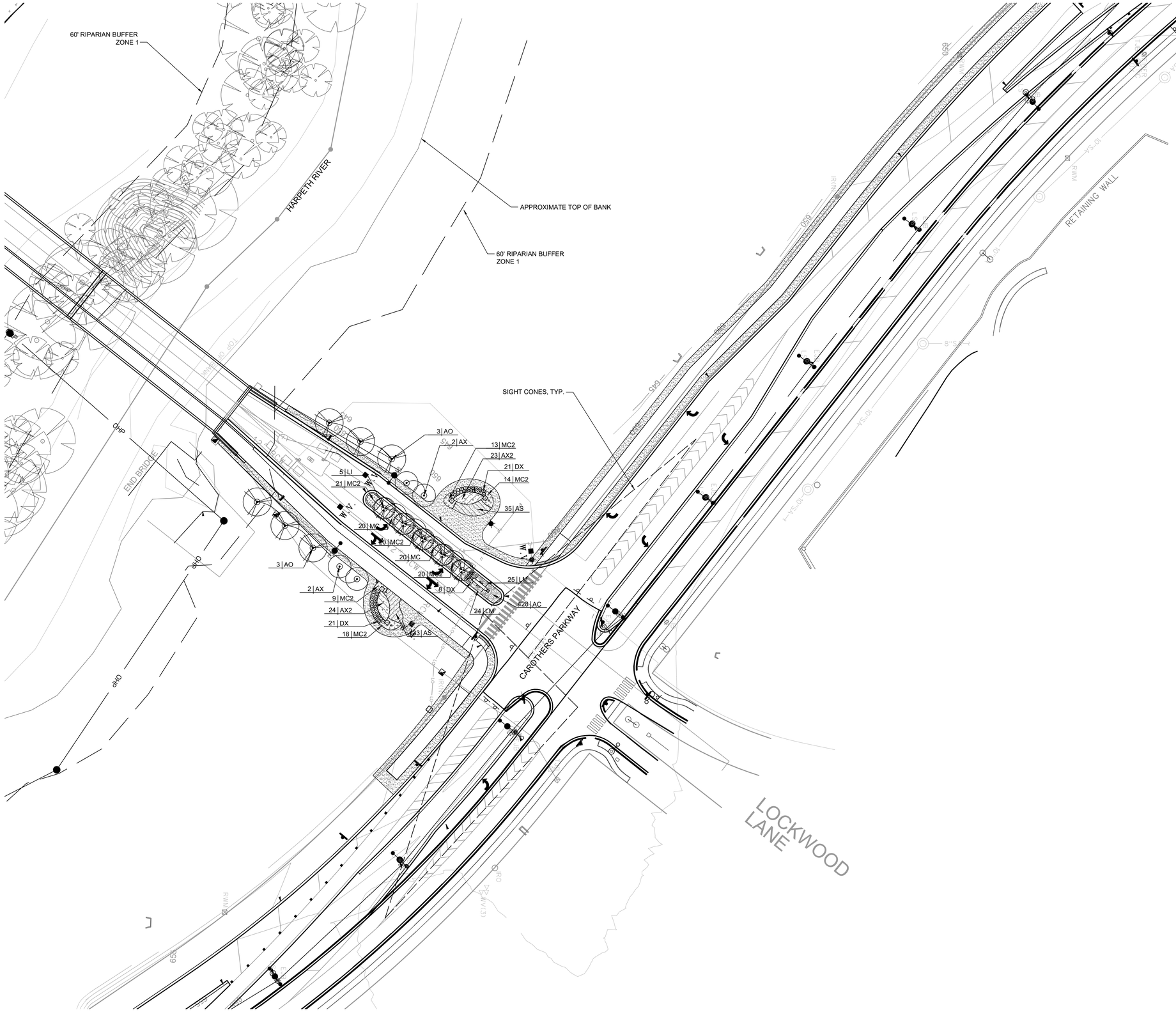
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TENNESSEE STATE PLANE (NAD 83, NAVD-1988)

20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

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JOHN RUSSELL BROWN — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT
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CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).
2. All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
   A. Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
      1. Trees with forked trunks are acceptable if all the following conditions are met:
      2. The fork occurs in the upper one-third of the tree;
      3. One fork is less than two-thirds the diameter of the dominant fork; and
   B. The top one-third of the smaller fork is removed at the time of planting;
   C. No branch is greater than two-thirds the diameter of the trunk directly above the branch;
   D. Several branches are larger in diameter and obviously more dominant;
   E. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
   F. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

CITY OF FRANKLIN LANDSCAPE NOTES

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
12. All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
13. All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
14. Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
15. Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

GENERAL NOTES

1. PRIOR TO THE START OF WORK, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, ETC., AND SHALL TAKE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH IMPROVEMENTS. IN THE EVENT ANY UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.

2. EXAMINE SUBGRADE UPON WHICH WORK IS TO BE PERFORMED. VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, NOTIFY LANDSCAPE CONTRACTOR IN WRITING OF THIS FACT OR OTHER UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITE CONDITIONS HAVE BEEN ACCEPTED "AS IS" BY THE CONTRACTOR.

3. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY OTHER RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.

4. PROTECT EXISTING GRASS AREAS, TREES, AND OTHER VEGETATION TO REMAIN.

5. DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPE QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES REQUIRED TO COVER SPECIFIED AREAS AT THE DESIGNATED SPACING.

7. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE PLANTED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.

8. PRIOR TO PLANTING, THE CONTRACTOR IS TO OBTAIN SOIL TESTS FOR ALL PLANTING AREAS TO DETERMINE IF THE PROPER SOIL PH IS PRESENT. RESULTS FROM THESE TESTS ARE TO BE SENT TO THE LANDSCAPE ARCHITECT. IF THE TEST INDICATES IMPROPER PH, THEN THE LANDSCAPE CONTRACTOR IS TO ADD LIME OR SULFUR TO PROVIDE THE PROPER SOIL PH.

9. SUBSTANTIAL COMPLETION: WILL BE PROVIDED AFTER THE CONTRACTOR HAS SATISFACTORILY COMPLETED WORK REQUIREMENTS AS SPECIFIED. THE LA WILL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION AND PROVIDE A PUNCH LIST OF OBSERVED DEFICIENCIES.

10. FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT WILL PROVIDE THE FINAL INSPECTION AFTER THE CONTRACTOR HAS SATISFACTORILY CORRECTED THE DEFICIENCIES ON THE SUBSTANTIAL COMPLETION PUNCH LIST. SHOULD THE LANDSCAPE ARCHITECT INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.

11. AFTER FINAL ACCEPTANCE AND PRIOR TO END OF WARRANTY PERIOD, CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL THAT HAS DIED OR HAS DEFECTS, INCLUDING UNSATISFACTORY GROWTH, IN THE OPINION OF THE LANDSCAPE ARCHITECT.

12. DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION.

13. CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, DRAINAGE AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.

14. NO PARKING, STORAGE, STOCKPILING, CONCRETE WASHOUT, OR DISTURBANCE TO BE DONE WITHIN TREE SAVE AREAS.

15. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

16. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND THE REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF THE WORK.

17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL,STATE, AND FEDERAL CONSTRUCTION CODES AND SECURING ALL NECESSARY PERMITS.

18. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE GUARANTEE PERIOD TO SATISFY HIMSELF THAT ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

LANDSCAPE NOTES

1. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED

2. AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED.

3. DIMENSIONS FOR HEIGHTS, SPREAD, AND TRUNK SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AND AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

4. THE LOCATION OF ALL TREES, SHRUBS, AND GROUND COVER AREAS SHOWN ON THE PLAN SHALL BE STAKED/FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.

5. PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

6. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

7. REMOVE ALL STRINGS AND OTHER TIES FROM TREES.

8. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.

9. MINIMIZE DAMAGE TO THE ROOT BALL WHEN INSTALLING ALL PLANT MATERIAL. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE CAREFULLY LOOSENED OR CUT.

10. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.

11. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.

12. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE.

13. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE ARCHITECT. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH LANDSCAPE ARCHITECT APPROVAL.

14. ALL PLANT BEDS SHALL BE SPRAYED WITH PRE-EMERGENT HERBICIDE (SNAPSHOT 2.5 TP OR EQUIVALENT), APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL. AVOID OVER APPLICATION INTO SEEDED GRASS AREAS.

15. ALL PLANTING BEDS AND TREE PLANTINGS SHALL RECEIVE A PINE STRAW MULCH LAYER WHICH SHOULD BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WATER RUNOFF OR WIND. ALL TREE PLANTINGS TO HAVE MULCH RINGS AT 36" IN DIA.

16. THE VENDOR SHALL NOTIFY THE LANDSCAPE ARCHITECT BEFORE SHIPMENTS ARE MADE SO THAT ARRANGEMENTS CAN BE MADE FOR INSPECTION AND TESTING OF STOCK.

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GUYING, FERTILIZING, APPLICATION OF INSECTICIDES/HERBICIDES, AND FOR THE WATERING AND MAINTENANCE TO INCLUDE BUT NOT LIMITED TO WEEDING, MULCHING, AND STRAIGHTENING OF ALL INSTALLED PLANT MATERIAL, INCLUDING SOD AND SEED AREAS, UNTIL FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.

18. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT AND CITY OF FRANKLIN STAFF.

19. GROUND COVER SPACING PATTERN SHALL BE AS INDICATED ON TYPICAL SPACING PATTERN USING SPACING DIMENSION AS SHOWN ON PLANS AND SCHEDULE.

20. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS TO REJECT UNSATISFACTORY OR DEFECTIVE AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.

21. REPLACEMENT PLANT MATERIAL SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO , GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.

22. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.

23. PLANT BED PREPARATION: THOROUGHLY DISC, SCARIFY, & LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE ROCKS, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT OR MAINTENANCE OPERATIONS. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

24. REFER TO THE GRADING PLAN FOR ROUGH GRADES OF PLANTING BEDS. FINAL GRADES ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

25. PLANT MATERIAL TO BE PLACED AS SHOWN ON THE PLANTING PLANS. ALL PLANT MATERIAL SHALL BE SUBJECTED TO APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AND MULCHING.

26. DO NOT SCALE FROM DRAWING.

27. NEW SHRUB PLANTING IS TO BE A MINIMUM OF 24" AWAY FROM EXISTING TREES.

28. PLANTING PLAN IS FOR THE LOCATION AND IDENTIFICATION OF VEGETATION ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THIS PLAN.

29. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE OF ALL PLANTING PITS AND PLANT BEDS PRIOR TO INSTALLATION.

30. THE PLANTING SOIL MIX SHALL CONSIST OF THE FOLLOWING:

    FOR TREES, SHRUB, AND GROUNDCOVERS
    50% TOPSOIL
    50% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

    3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
    1 PART - STERILIZED COW MANURE
    COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES
    SPECIFIED BY MANUFACTURER
    LIME (AS RECOMMENDED IN SOIL ANALYSIS)

31. IF TOPSOIL FOR LANDSCAPE WORK IS NOT AVAILABLE ON-SITE THEN TOPSOIL MUST BE FURNISHED AS SPECIFIED.

32. PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

33. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.

SODDING NOTES

1. SOD ALL AREAS AS INDICATED ON THE PLANS. SOD IS TO BE SOIL BASED SOD FOR ALL AREAS OF THE BASE PLAN. SEE PLANTING SCHEDULE FOR SOD VARIETY. ALL SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. ALL DRAINAGE SWALES ARE TO RECEIVE A 6' WIDE BAND OF SOD. PROVIDE A 3' WIDE BAND OF SOD AROUND ALL DRAINAGE INLETS.

2. 6" OF TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SODDED, INSTALLED AND STABILIZED PRIOR TO SOD.

3. SOD BED PREPARATION: LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1/2 INCH IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. ADD SOIL AMENDMENTS IN ACCORDANCE WITH SOIL TEST REQUIREMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

4. THE SOIL SHALL BE THOROUGHLY TILLED TO DEPTH OF FOUR (4) INCHES AND FERTILIZER / SOIL AMENDMENTS AS RECOMMENDED IN SOILS TEST SHALL BE ADDED. FOLLOWING THIS, THE SOD AREA SHALL BE GRADED TO REMOVE ALL RIDGES AND DEPRESSIONS, AND THE SURFACE CLEARED OF ALL STONE AND DEBRIS.

5. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL,RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.

6. SOD IS TO BE LAID AS SOON AS IT IS DELIVERED TO PLANTING AREAS. ONLY HEALTHY, MOIST, AND GREEN SOD IS TO BE LAID. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN 24 HOURS OF DELIVERY IS UNACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

7. FERTILIZER: CONTRACTOR SHALL PERFORM A SOIL TEST PRIOR TO SODDING AND APPLICATION OF ANY SOIL AMENDMENTS, AND SUBMIT RESULTS OF SOIL TESTS TO LANDSCAPE ARCHITECT FOR APPROVAL. APPLY ALL AMENDMENTS PER SOIL TEST RECOMMENDATIONS. SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS IMMEDIATELY BEFORE FINAL LAND PREPARATION AND MIX THOROUGHLY WITH THE SOIL.

8. SOD IS TO BE ROLLED AND WATERED WITHIN 7 DAYS OF INSTALLATION.

9. AFTER TWO WEEKS, TOP DRESS AND THOROUGHLY WATER.

10. TOP DRESS SODDED AREAS WITH CLEAN, WEED FREE INGRAM SAND SUPPLIED BY PINE MATERIALS (615) 254-1956 OR APPROVED EQUAL. SAND MAY BE REQUIRED IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT TO FILL ANY DEPRESSIONS OR IRREGULARITIES IN THE SOD.

11. REPAIR AND RE-SOD ALL ERODED OR DISTURBED SOD AREAS WHERE DESIRED VEGETATIVE COVER HAS NOT BEEN ESTABLISHED, OR WHERE NOXIOUS WEEDS EMERGE.

12. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF SODDED AREAS UNTIL AREAS EXHIBIT HEALTHY AND VIGOROUS GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.

13. SEE DETAIL 5/L7.02 & SPECIFICATIONS (SEC.321823.26) FOR PLACEMENT OF SOD AND SAND AMENDED TOPSOIL ON THE SPORTS FIELDS.

14. CONTRACTOR TO PROVIDE A TURF MAINTENANCE AND FERTILIZATION SCHEDULE PREPARED BY A CERTIFIED SPORTS FIELD MANAGER AS PART OF CLOSE OUT DOCUMENTS FOR THE PROJECT.

15. BIOTIC SOIL AMENDMENT SHALL BE HYDRAULICALLY APPLIED TO BARE GROUND BEFORE SOD PLACEMENT AT A RATE OF 3,500 LBS. PER ACRE.

SEEDING NOTES

1. 4" OF TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED UNLESS NOTED OTHERWISE. INSTALL AND STABILIZE TOPSOIL PRIOR TO SEEDING.

2. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.

3. SEEDING IS TO BE DONE AS AREAS ARE READY. IF THE CONSTRUCTION SCHEDULE ALLOWS, SEEDING APPLICATION SHOULD BE DONE ACCORDING TO THE OPTIMUM SEEDING DATES DEPICTED IN THE SEEDING SCHEDULE. A TEMPORARY SEED AND APPLICATION IS TO BE ADDED TO THE SEED MIX DURING THE DATES LISTED IN THE SEED SCHEDULE. TIMING OF SEEDING IS TO BE AS NOTED ON DRAWINGS OR SPECIFICATIONS.

4. THE VENDOR SHALL NOTIFY THE LANDSCAPE ARCHITECT BEFORE SHIPMENTS ARE MADE SO THAT ARRANGEMENTS CAN BE MADE FOR INSPECTION AND TESTING OF STOCK.

5. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT , SAMPLES OF THE SEED MAY BE TAKEN FOR CHECK AGAINST THE CERTIFIED LABORATORY REPORT. SAMPLING AND TESTING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF AGRICULTURE.

6. SEED BED PREPARATION: THOROUGHLY DISC, SCARIFY, & LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE ROCKS, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT OR MAINTENANCE OPERATIONS. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

7. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION AND MAXIMUM PERCENTAGE OF WEED SEED.

8. SEED ALL DISTURBED AREAS (THAT ARE NOT TO BE PAVED, PLANTED, OR SODDED) AS SHOWN ON LANDSCAPE PLAN. CONTRACTOR TO SUBMIT SEED VARIETY TO LANDSCAPE ARCHITECT FOR APPROVAL.

9. PROTECT ALL SLOPES 3:1 OR STEEPER AGAINST EROSION WITH EROSION CONTROL BLANKETS/MATERIALS OR ACCEPTED SUBSTITUTION. INSTALL BLANKETS/MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS

10. UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT, SEEDING OPERATIONS SHALL BE LIMITED TO THE FOLLOWING PLANTING PERIODS.
    SPRING - APRIL 1 THROUGH JUNE 1

11. FERTILIZER: CONTRACTOR SHALL PERFORM A SOIL TEST PRIOR TO SEEDING AND APPLICATION OF ANY SOIL AMENDMENTS, AND SUBMIT RESULTS OF SOIL TESTS TO LANDSCAPE ARCHITECT FOR APPROVAL. APPLY ALL AMENDMENTS PER SOIL TEST RECOMMENDATIONS. SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS IMMEDIATELY BEFORE FINAL LAND PREPARATION AND MIX THOROUGHLY WITH THE SOIL.

12. PERMANENT VEGETATIVE COVER OF AT LEAST 95% IS REQUIRED FOR FINAL ACCEPTANCE.

13. REPAIR AND RESEED ALL ERODED OR DISTURBED SEEDED AREAS WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED. .

14. APPLY A 1/2" TO 3/4" LAYER OF THRASHED RYE, OAT, OR WHEAT STRAW, OR BERMUDA GRASS HAY FOR SEEDING APPLICATIONS. APPLY MULCH ON ALL SEEDED AREAS IMMEDIATELY FOLLOWING SEEDING OPERATIONS. MAINTAIN A COVER OF MULCH UNTIL SEEDS HAVE GERMINATED AND SEEDLINGS ARE A MINIMUM OF 2" HEIGHT AND MOWING OPERATIONS HAVE BEGUN. FIELD ADJUST FOR UNIFORM COVERAGE.

15. AREAS WILL BE REPLANTED IF PERMANENT VEGETATION IS DISTURBED OR NOT ESTABLISHED. CONTRACTOR TO MECHANICALLY REMOVE GROWTH OF OVER 12" PRIOR TO OVERSEEDING AND RESEEDING MEADOW AREAS IN THE SPRING TO ALLOW GROWTH OF PERMANENT VEGETATION.

16. THE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF SEEDED AREAS UNTIL 95% PERMANENT GRASS COVER IS ESTABLISHED AND SEEDED AREAS EXHIBIT HEALTHY AND VIGOROUS GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.

17. WHEN REQUIRED TO SEED FESCUE SEED OUTSIDE OF SPECFIED PLANTING PERIODS, ADD AN ADDITIONAL 3 POUNDS PER 1,000 SQUARE FEET OF ANNUAL RYE GRASS.

18. BIOTIC SOIL AMENDMENT TO BE INCLUDED ON ALL SEEDED AREAS.

BIOTIC SOIL AMENDMENT NOTES

1. BIOTIC SOIL AMENDMENT SHALL BE A PRE-PACKAGED, COMMERCIALLY AVAILABLE, HYDRAULICALLY APPLIED BLEND OF NATURAL FIBERS, MYCORRHIZA, GROWTH STIMULANTS, AND OTHER BIOLOGICALLY ACTIVE MATERIAL DESIGNED TO IMPROVE SEED GERMINATION AND VEGETATION ESTABLISHMENT.

2. SOIL AMENDMENT SHALL BE MANUFACTURED FROM THERMALLY AND MECHANICALLY PROCESSED STRAW AND FLEXIBLE FLAX FIBERS, SPHAGNUM PEAT MOSS AND OTHER BIOLOGICAL ADDITIVES AT THE FOLLOWING VOLUMES:
   1. 40% BY VOLUME OF THERMALLY AND MECHANICALLY PROCESSED STRAW AND FLEXIBLE FLAX FIBERS
   2. 57% BY VOLUME OF PROFESSIONAL GRADE SPHAGNUM PEAT MOSS
   3. 1.26% BY VOLUME OF OTHER BIOLOGICAL ADDITIVES INCLUDING TRACE MINERALS, SUGARS, STARCHES, PROTEINS, FOLIC ACID, VITAMIN A, TRIACONNATOL AND TRIACONTROL GROWTH STIMULANTS / REGULATORS
   4. <1% BY VOLUME OF FUNGAL MYCORRHIZA AND PLANT BENEFICIAL BACTERIA

3. BIOTIC SOIL AMENDMENT SHALL BE HYDRAULICALLY APPLIED AT A RATE OF 3,500 POUNDS PER ACRE TO PREPARED, NON-COMPACTED GROUND. SEED AND DESIRED FERTILIZER TO BE MIXED AND APPLIED WITH SOIL AMENDMENT. MIX RATE SHALL BE 50LBS OF MATERIAL TO 40 GALLONS OF WATER.

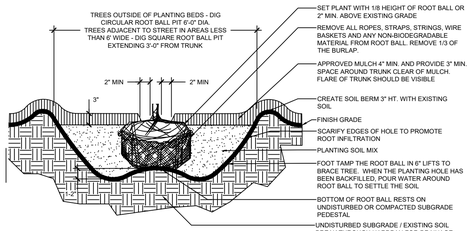
4. IN THE CASE OF DRILL SEEDING, APPLY BIOTIC SOIL AMENDMENT AFTER DRILL SEEDING IS COMPLETED AT 3,500 LBS / AC. SUFFICIENT EROSION CONTROL MATERIAL: EITHER IN THE FORM OF HYDROMULCH, CRIMPED STRAW, OR ROLLED EROSION CONTROL BLANKETS AS NEEDED TO MEET THE NEEDS OF SITE CONDITIONS, TO BE APPLIED OVER THE BIOTIC SOIL AMENDMENT.

5. AREAS OF BARE SOIL SHALL NOT BE ALLOWED AND WILL REQUIRE SUPPLEMENTAL SOIL AMENDMENT APPLIED BY THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST TO THE CONTRACTING AGENCY.

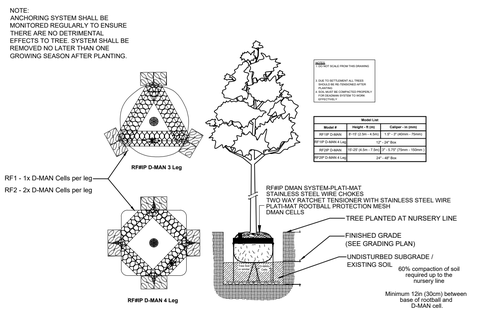
6. SUFFICIENT EROSION CONTROL MATERIAL: EITHER IN THE FORM OF HYDROMULCH, CRIMPED STRAW, OR ROLLED EROSION CONTROL BLANKETS AS NEEDED TO MEET THE NEEDS OF SITE CONDITIONS, TO BE APPLIED OVER THE BIOTIC SOIL AMENDMENT.

PLANT SCHEDULE

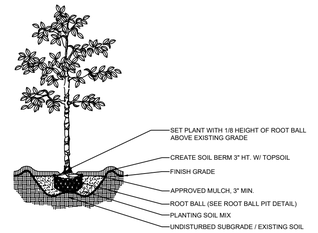
TREES	Quantity	Botanical	Common	CONDITION	CAL/SIZE	HEIGHT	COMMENTS
AB	52	Acer buergerianum `ABMTF` TM	Aeryn Trident Maple	B&B or CONT	3"-3.5"		STRAIT DOMINANT LEADER, FULL CROWN
AO	36	Acer rubrum `October Glory`	October Glory Red Maple	B&B or CONT	3"-3.5"		STRAIT DOMINANT LEADER, FULL CROWN
AR	20	Acer rubrum `Red Sunset`	Red Sunset Maple	B&B or CONT	3"-3.5"		STRAIT DOMINANT LEADER, FULL CROWN
CC	41	Carpinus caroliniana `Orange Crush`	Orange Crush American Hornbeam	B&B or CONT	3"-3.5"		STRAIT DOMINANT LEADER, FULL CROWN
LF	16	Lagerstroemia indica x fauriei `Muskogee`	Muskogee Crape Myrtle	B&B or CONT	3"-3.5"		STRAIT DOMINANT LEADER, FULL CROWN
LI	37	Lagerstroemia indica x fauriei `Natchez`	Natchez Crape Myrtle	B&B or CONT	3"-3.5"		STRAIT DOMINANT LEADER, FULL CROWN
MG	8	Magnolia grandiflora `D.D. Blanchard`	Southern Magnolia	B&B or CONT		8'-10'	SKIRTED FULL TO GROUND, DENSE, WELL BRANCHED
ML	1	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	B&B or CONT		6'-8'	CLEAR TRUNK TO 6',



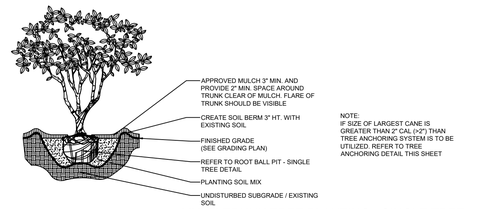
1 ROOT BALL PIT- SINGLE TREE DETAIL
N.T.S.



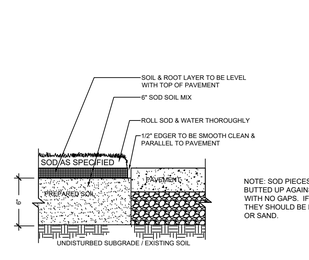
10 TREE ANCHOR DETAIL (TREES > 2" CAL.)
N.T.S.



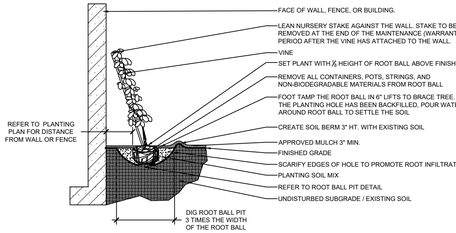
3 SMALL DECIDUOUS TREE PLANTING (<2"CAL) - SINGLE TREE
N.T.S.



4 MULTI-TRUNK TREE PLANTING - SINGLE TREE
N.T.S.



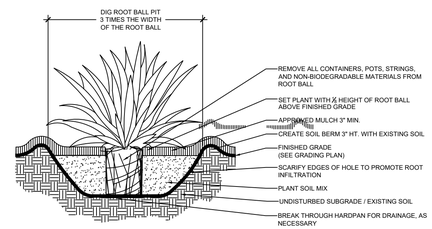
5 EVERGREEN TREE PLANTING - SINGLE TREE
N.T.S.



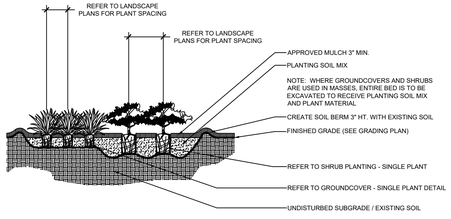
6 TREE PLANTING - ON SLOPE
N.T.S.

7 TREE IN CURBED PLANTER
N.T.S.

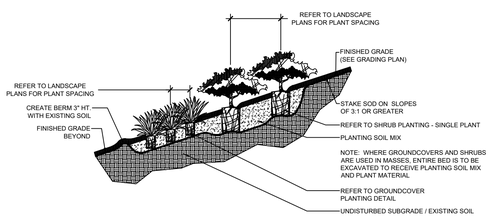
8 SHRUB PLANTING - SINGLE PLANT
N.T.S.



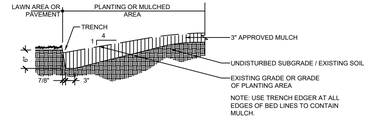
9 GROUNDCOVER - SINGLE PLANT
N.T.S.



10 SHRUB & GROUNDCOVER PLANTING
N.T.S.



11 SHRUB & GROUNDCOVER PLANTING ON SLOPE
N.T.S.



12 TRENCH EDGE DETAIL
N.T.S.

13 SOD DETAIL
N.T.S.

14 VINE PLANTING
N.T.S.

BARGE DESIGN SOLUTIONS
915 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1400 / FAX (615) 256-6572

JON RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 328 4-6-2023

LANDSCAPE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	REVISION INFORMATION DESCRIPTION
	JAL	JRB	02/24/2023 100 % CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023 DRT COMMENTS RESUBMITTAL

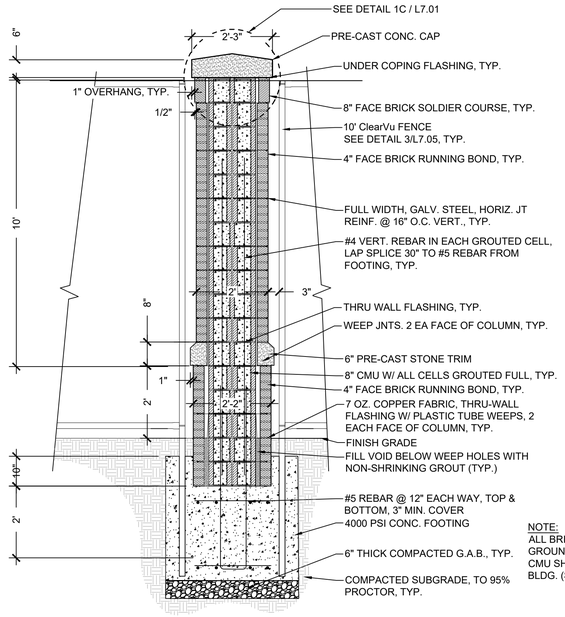
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FILE NO. 35968-10

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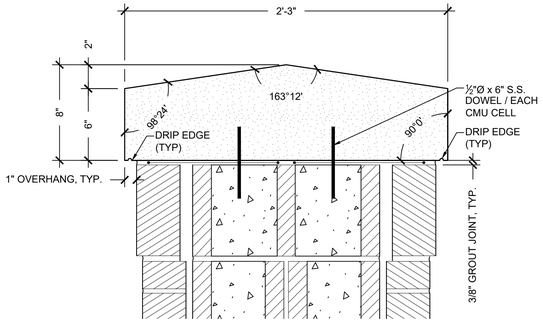
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DGN

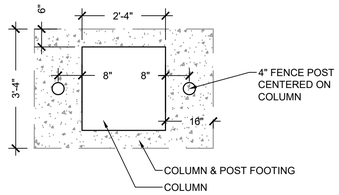


NOTE:
ALL BRICK VENEER, PRECAST, GROUND FACE CMU & SPLIT FACE CMU SHALL MATCH CONCESSIONS BLDG. (SEE ARCHITECTURAL)

1A COLUMN SIDE SECTION
NTS

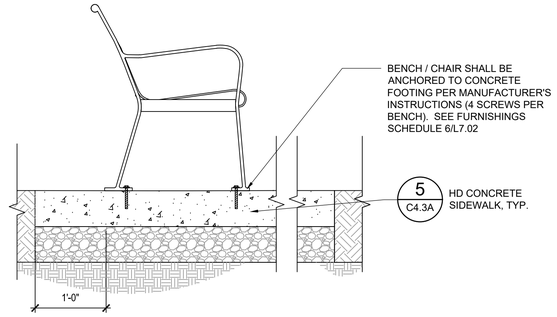


1C PRE-CAST CONCRETE CAP DETAIL
L7.01 NTS

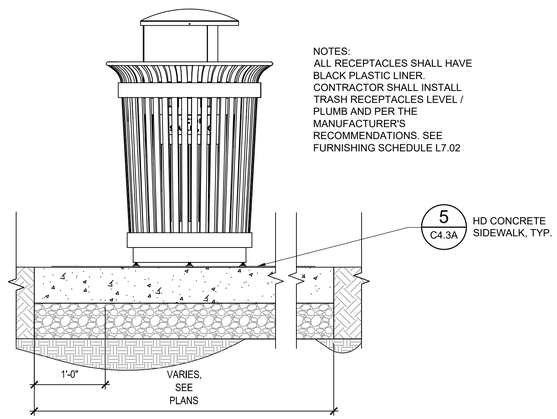


1B COLUMN TOP SECTION
NTS

1 FENCE COLUMN DETAIL
L7.01 $\frac{1}{2}$"=1'-0"



2 BENCH DETAIL
L7.01 1"=1'-0"



3 TRASH RECEPTACLE DETAIL
L7.01 1"=1'-0"

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-6572

JON RUSSELL BROWN
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
4-6-2023

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
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	JAL	JRB	02/24/2023	100 % CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

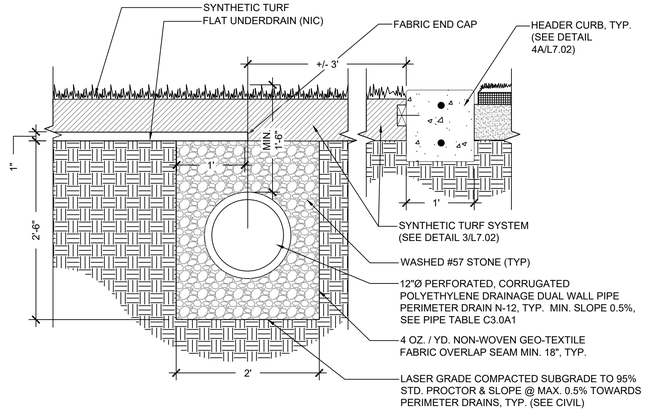
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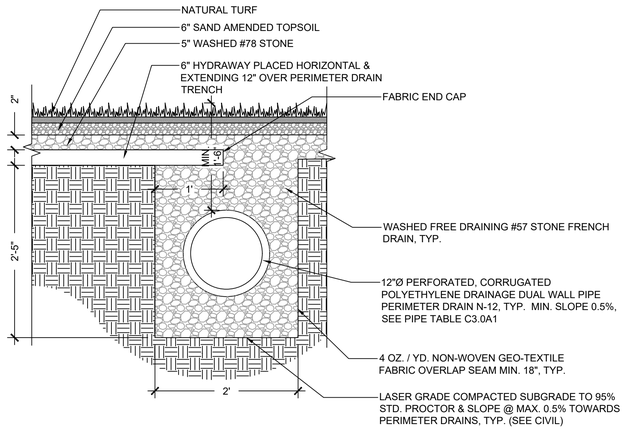
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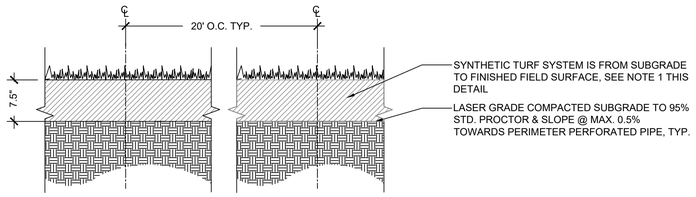
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1 SYNTHETIC TURF DRAINAGE COLLECTOR CONNECTION
L7.02 NTS



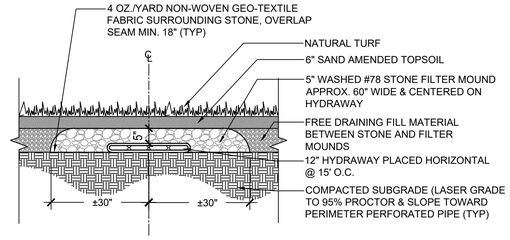
2 NATURAL TURF DRAINAGE COLLECTOR CONNECTION
L7.02 NTS



NOTES:
1. SYNTHETIC TURF SYSTEM FROM SUBGRADE TO FINISHED FIELD SURFACE INCLUDING INSTALLATION WILL BE PURCHASED BY OWNER THROUGH COOPERATIVE PURCHASE PROGRAM AND IS NOT INCLUDED IN BID. THIS DETAIL IS SHOWN FOR INFORMATION AND COORDINATION PURPOSES ONLY. CONTRACTOR WILL BE REQUIRED TO COORDINATE CLOSELY WITH SPORTS FIELD CONTRACTOR INSTALLING SYNTHETIC TURF. SYNTHETIC TURF SYSTEM TO INCLUDE SYNTHETIC TURF, INFILL MATERIAL, DRAINAGE STONE ABOVE SUBGRADE, AND SUB DRAINAGE SYSTEM.

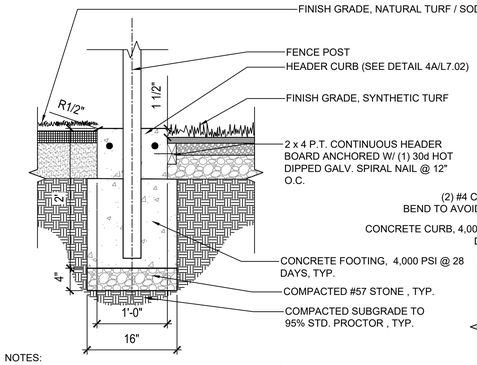
SYNTHETIC TURF MANUFACTURER:
FIELD TURF
REVOLUTION 360 MONO WITH COOL PLAY
CONTACT: NEIL O'DONNELL
(615) 665-1495

3 SYNTHETIC TURF SYSTEM w/ SUBDRAINAGE (NIC)
L7.02 NTS



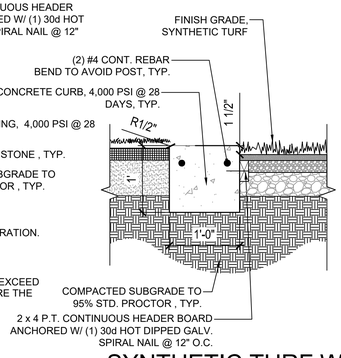
NOTES:
1. SUBGRADE DRAINAGE SYSTEM SHOWN IS A MINIMUM REQUIREMENT. CONTRACTOR SHALL INSTALL SUBGRADE DRAINAGE SYSTEM AS RECOMMENDED BY THE MANUFACTURER OF THE HYDRAWAY. SEE GRADING AND DRAINAGE PLANS.
2. ALL SUB-SURFACE DRAINAGE PIPE SHALL HAVE A #12 TRACER WIRE. MARKING TAPE TO BE NON-CONDUCTIVE.

5 NATURAL TURF SUBSURFACE DRAINAGE SYSTEM
L7.02 NTS



NOTES:
1. SEE GRADING & DRAINAGE PLANS FOR PIPE LAYOUT AND CONFIGURATION.
2. CONTRACTION JOINTS @ 10' O.C. MAXIMUM
3. ½" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50' @ THE ENDS AND MID-POINT OF RETURNS & @ ANY POINT WHERE THE NEW CURB ABUTS OTHER PROPOSED CONCRETE.
4. CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS W/ FIBERMESH REINFORCEMENT.

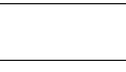
4 SYNTHETIC TURF W/ HEADER CURB & FENCE
L7.02 NTS



4A SYNTHETIC TURF W/ HEADER CURB

6 SITE FURNISHINGS SCHEDULE
L7.02 NTS

Site Furnishings Schedule

Item		Type	Detail Reference	Design Comments/ Links	Material & Model Number	Equipment resource
	Benches	SF-1	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	6' Executive Series Bench with curved back. Gloss black; Item 398-9107	MFR:The Park and Facilities Catalog Contact: N/A Phone: 866-280-9894 Email: sales@theparkcatalog.com
	Picnic Tables	SF-2	See Sheet C2.1A-C2.1J Layout Plans for location and placement		Penn Round Table Set With Back - PN6-2. Gloss black. 49/90450	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	Bike Racks	SF-3	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Penn Bike Rack - PN10-3. Gloss black. 49/90450	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	Trash Receptacles	SF-4	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Global Industrial Outdoor Metal Slatted Trash Receptacle With Rain Bonnet Lid - 36 Gallon gloss black	MFR: Global Industrial Contact: N/A Phone: 1-888-978-7759 Email: N/A
	Bleachers	SF-5	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Outdoor Aluminum raised ADA 5 row, 43 foot bleacher with aisle and ramp; Model #: DLWE 5-43; Quantity: 6.	MFR: Outdoor Aluminum Contact: Debbie Pugh Phone: 334-684-2296 Email: dpugh@outdooralimunum.com
	GOAL POST	SF-6	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Contractor to provide stampled and sealed drawings and calculations by a licensed engineer for base plate mount football goal post structural design details and concrete anchoring foundation.	Sportsfield Specialties AdjustRight High School football goal post, Aluminum, 8' offset w/ 20' uprights. Includes base plate mounting kit and directional flags. Powder Coated: Yellow , Part# GP820HSPL; Quantity: 5 pairs (10 total)	MFR: Sportsfield Specialties Contact: Brian Jaeger Phone: 607-267-3621 Email: bjaeger@sportsfield.com
	Access Frame Kit	SF-7	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Install per manufacter's specifications	GPAFIT Access Fram Kit + w/ Infill Retainer System for AdjustRight Ground Sleeve and Base Plate Mount Football Goal Post for Synthetic Turf Application, Aluminum construction w/ gasket seal, includes synthetic infill turf attachment legend and (2) half moon blanket filler plugs to be field covered by syntetic infill turf contractor. Quantity: 2	MFR: Sportsfield Specialties Contact: Brian Jaeger Phone: 607-267-3621 Email: bjaeger@sportsfield.com
	Football Goal Post Pad	SF-8	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Install per manufacter's specifications	GPPR 6'H Round Football Goal Post Pad to fit 7" diameter gooseneck fully encased 19oz. Heavy coated vinyl covered 18" O.D. polyurethane foam core w/ vertical hook and loop closure; Color: To Be Selected; Quantity: 10	MFR: Sportsfield Specialties Contact: Brian Jaeger Phone: 607-267-3621 Email: bjaeger@sportsfield.com
	LCG Lacrosse Goal	SF-9		Install per manufacter's specifications	Official size 6'H x 6'W x 7'L, Steel Construction, Net attachment tie-bars (uprights & crossbar) and lacing holes (ground bars), Includes 5mm braided, knotless white HTPP net w/ a rope bound perimenter for easy hanging and 1-3/4" square mesh, White lacing twine and hardware kit, Powder Coated: Orange; Quantity: 4	MFR: Sportsfield Specialties Contact: Brian Jaeger Phone: 607-267-3621 Email: bjaeger@sportsfield.com
	Shade Structures	SF-10	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Contractor to provide stampled and sealed drawings and calculations by a licensed engineer for concrete anchoring foundation.	Shade Systems Offset T-Cantilever Structure (14' x 30' x 16' high); Model #: OTC143016PM; Quantity: 12; Powder Coat Color: TBD; Shade Fabric Color: TBD	MFR: Shade Systems Contact: Jeremy Purkis Phone: 800-609-6066 Email: jeremy@shadesystemsinc.com
	Skate Deterrent	SF-11	SEE DETAILS 5&6/ L7.03	Install per manufacter's specifications; 24" FROM CORNERS AND ENDS OF WALLS & 48" O.C. ALONG WALLS ADJACENT TO PAVING MATERIAL.	Diamond Insert Series # D135-6 for chamfer; Material: Stainless Steel	MFR: Skate Stoppers Contact: Chris Loarie Phone: 619-447-6374 Email: chris@skatestoppers.com
	Scoreboard	SF-12	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Install per manufacter's specifications	Waiting on information from owner. QTY: 5 (1 PER FIELD)	MFR: Electro-Mech Contact: Phone: 800-677-4780 Email:
	Play Clock	SF-13	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Install per manufacter's specifications	Waiting on information from owner. QTY: 10 (2 PER FIELD)	MFR: Electro-Mech Contact: Phone: 800-677-4780 Email:
	Scorer's Station	SF-14	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Install per manufacter's specifications	Aluminum Athletic Equipment Multi-Purpose Tower. Model # MPT-6x6 W/ PP-S CUSTOM PADS ON 2 POSTS CLOSEST TO FIELD QTY: 5 TOWERS (1 PER FIELD) 10 PP-S PADS	MFR: Aluminum Athletic Equipment Contact: Ben Miller Phone: 800-523-5471 x 132 Email: benm@aaesports.com
	Football Safety Netting	SF-15	See Sheet C2.1A-C2.1J Layout Plans for location and placement	Install per manufacter's specifications	Sportsfield Specialties 40'x40' football safety netting system. Model # FSNS64040 Quantity: 10	MFR: Sportsfield Specialties Contact: Brian Jaeger Phone: 607-267-3621 Email: bjaeger@sportsfield.com

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915 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1600 // FAX (615) 256-6972

JON RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — EXECUTIVE — 4-6-2023

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

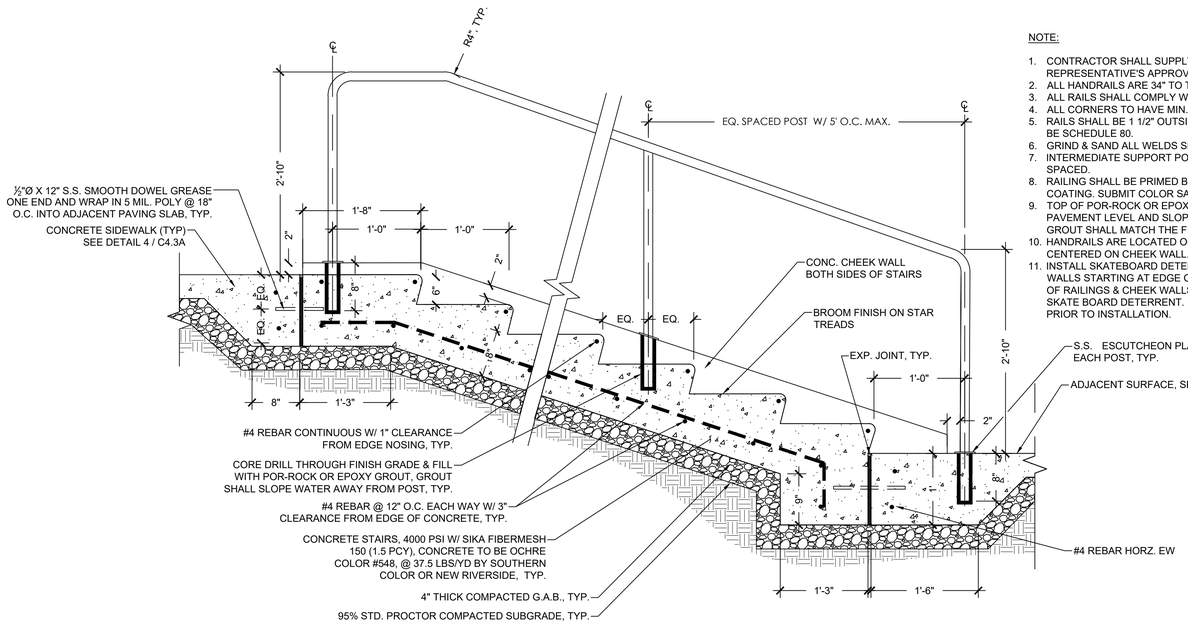
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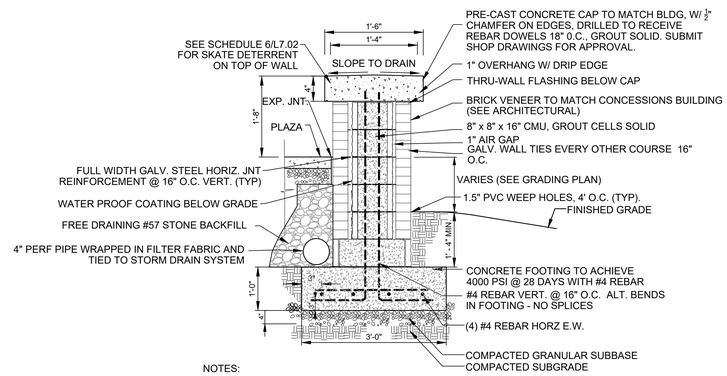
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NOTE:

1. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE'S APPROVAL.
2. ALL HANDRAILS ARE 34" TO TOP OF RAIL.
3. ALL RAILS SHALL COMPLY W/ CURRENT ADA REQUIREMENTS.
4. ALL CORNERS TO HAVE MIN. 4" RADIUS
5. RAILS SHALL BE 1 1/2" OUTSIDE DIAMETER SCHEDULE 40, POSTS SHALL BE SCHEDULE 80.
6. GRIND & SAND ALL WELDS SMOOTH W/ NO BARBS.
7. INTERMEDIATE SUPPORT POSTS SHALL BE 6' O.C. MAX, AND UNIFORMLY SPACED.
8. RAILING SHALL BE PRIMED BEFORE FINISHING WITH BLACK POWDER COATING. SUBMIT COLOR SAMPLE TO OWNER'S REP. FOR APPROVAL.
9. TOP OF POR-ROCK OR EPOXY GROUT FOR POST SHALL BE ABOVE PAVEMENT LEVEL AND SLOPED TO SHED WATER AWAY FROM POST. GROUT SHALL MATCH THE FINISH GRADE COLOR.
10. HANDRAILS ARE LOCATED ON BOTH SIDES OF ALL STAIRS AND CENTERED ON CHEEK WALL.
11. INSTALL SKATEBOARD DETERRENTS ON HANDRAILS AND IN CHEEK WALLS STARTING AT EDGE OF TOP STEP & THEN 4' O.C. ALONG LENGTH OF RAILINGS & CHEEK WALLS SEE SITE FURNISHING SCHEDULE FOR SKATE BOARD DETERRENT. VERIFY PLACEMENT WITH OWNERS' REP. PRIOR TO INSTALLATION.

1 STAIR DETAIL
1 / L7.03 NTS

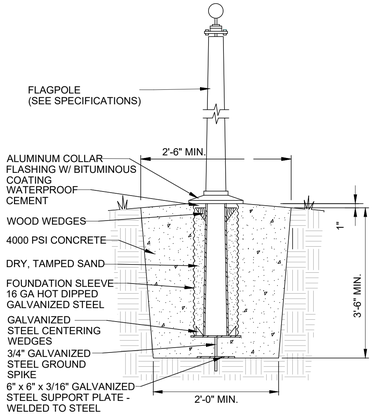


NOTES:

1. WHEN WALL IS USED IN A RETAINING CONDITION- RETAINING SIDE SHALL BE FULLY COVERED WITH WATER PROOFING BELOW GRADE.
2. PRECAST CONCRETE TO MATCH CONCESSIONS BLDG.
3. SUBMIT SHOP DRAWINGS FOR ALL PRECAST CONCRETE FOR APPROVAL.

5 PLAZA WALL A
5 / L7.03 NTS

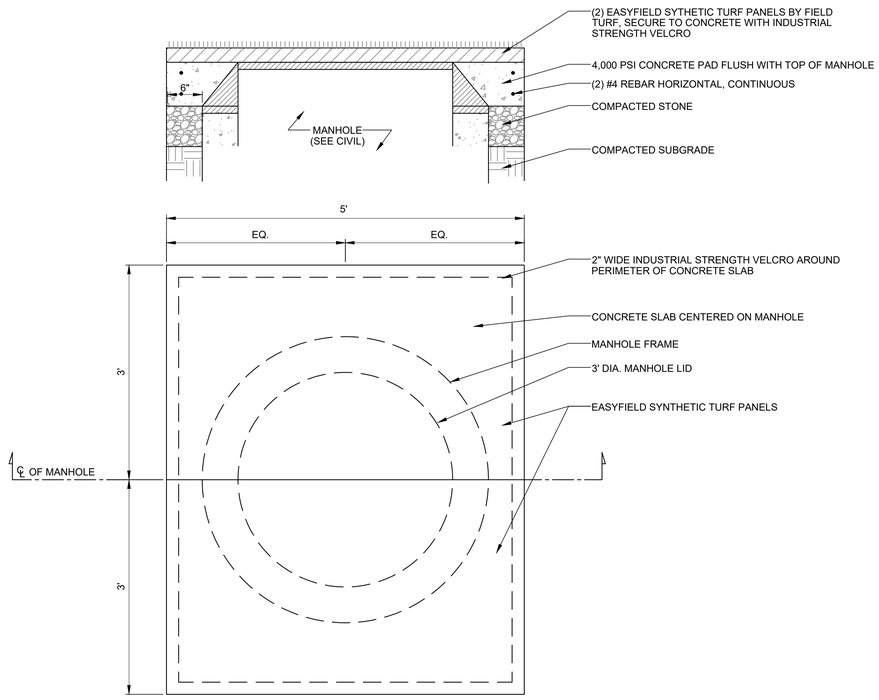
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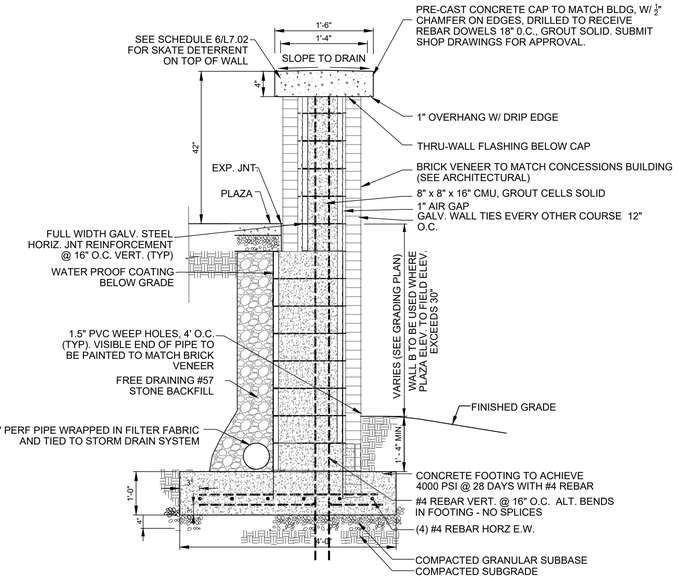
NOTES:

1. FOOTING DIMENSIONS TO BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. POLE TO INCLUDE AN INTERNAL HALYARD WITH WINCH.
3. ONE FLAGPOLE REQUIRED @ 30' EXPOSED HEIGHT

3 FLAGPOLE DETAIL
3 / L7.03 NTS



4 SYNTHETIC TURF MANHOLE COVER
4 / L7.03 NTS



NOTES:

1. WHEN WALL IS USED IN A RETAINING CONDITION- RETAINING SIDE SHALL BE FULLY COVERED WITH WATER PROOFING BELOW GRADE.
2. PRECAST CONCRETE TO MATCH CONCESSIONS BLDG.
3. SUBMIT SHOP DRAWINGS FOR ALL PRECAST CONCRETE FOR APPROVAL.

6 PLAZA WALL B (GUARD RAIL HT.)
6 / L7.03 NTS

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 4-7-2023

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	REVISION INFORMATION DESCRIPTION
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	JAL	JRB	04/06/2023 DRT COMMENTS RESUBMITTAL

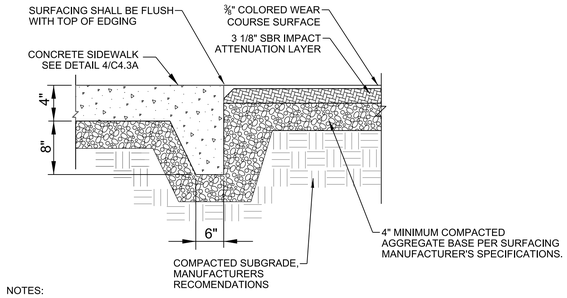
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NOTES:

1. SURFACING SHALL BE PEBBLEFLEX OR OWNER ACCEPTED SUBSTITUTION.

2. SURFACING SHALL BE IN ACCORDANCE WITH THE ASTM STANDARD F1292. MANUFACTURER SHALL PROVIDE TEST RESULTS TO INDICATE APPROPRIATE DEPTHS FOR THE MAXIMUM FALL HEIGHT OF THE PLAYGROUND EQUIPMENT.

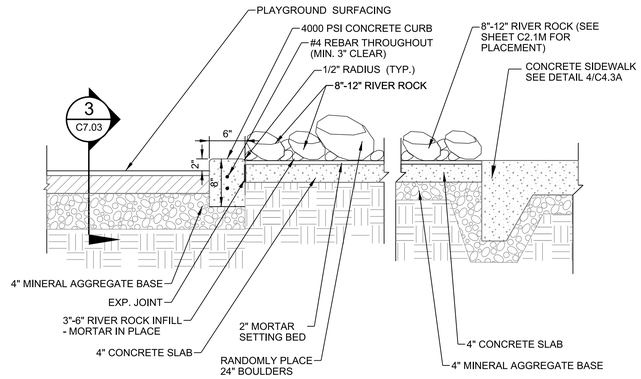
3. MAXIMUM FALL HEIGHT OF PLAYGROUND IS 8'.

4. SURFACE COLORS TO BE AS NOTED ON PLANS.

5. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

1 L7.04 PIP SURFACE & SIDEWALK TRANSITION

N.T.S



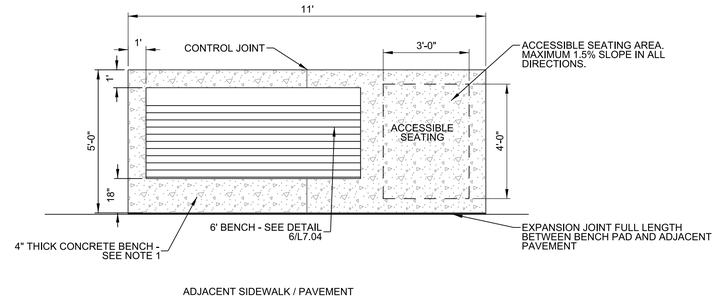
NOTES:

1. CONCRETE BASE TO BE COMPLETELY COVERED BY RIVER ROCK.

2. MORTAR ROCK TO SECURE IN PLACE. MORTAR SHALL NOT BE VISIBLE TO PROVIDE A DRY STACK APPEARANCE.

2 L7.04 PIP SURFACING WITH CURB AT LANDSCAPE BED

N.T.S



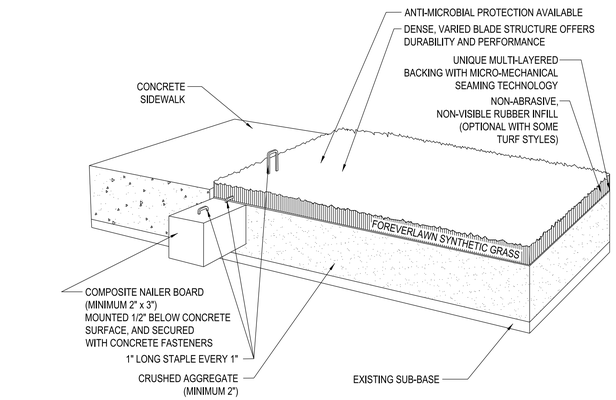
ADJACENT SIDEWALK / PAVEMENT

NOTE:

1. SEE CONCRETE SIDEWALK DETAIL 4/C4.3A FOR PAVEMENT SECTION, SUBBASE, SUBGRADE, AND COMPACTION REQUIREMENTS.

3 L7.04 BENCH PAD AT PLAYGROUND

N.T.S



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

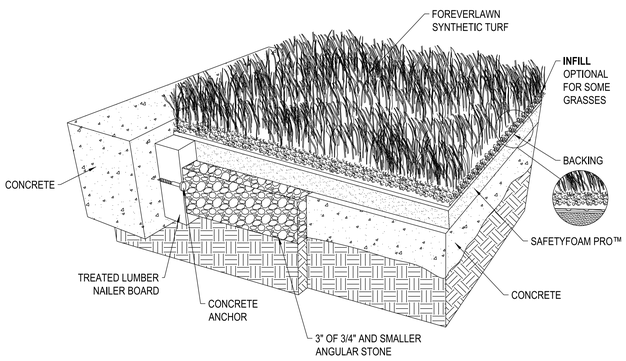
4 L7.04 SYNTHETIC TURF AT CONCRETE WALK

N.T.S

Playground Site Furnishings Schedule						
Item		Type	Detail Reference	Design Comments/ Links	Material & Model Number	Equipment resource
	Benches	SFP-1	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Custom TH-26 6' Thendara Bench with custom laser cut back with grass design. Color TBD.	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	Round Picnic Tables	SFP-2	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Penn Round Table Set With Back PN6-2RD. 3 Seats w/ back, wheel chair accessible. Color TBD	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	8' Picnic Tables	SFP-3	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	8' Breakwater Picnic Table w/ 5' benches to accommodate a wheel chair at one end - BW6-8-ADA. Color TBD	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	Bike Racks	SFP-4	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Sonance Bike Rack - SNO1-3. Custom Laser Cut Ellie G Logo. Color TBD.	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	Trash Receptacles	SFP-5	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Custom JK3-32 Jackson 32 Gallon Litter Receptacle w/ door, elevated legs and solid top w/ 2 side openings. Laser cut grass design.	MFR: Keystone Ridge Designs Contact: Justin Maskal Phone:(724) 284-1213 Ext. 243 Email: JustinM@keystoneridgedesigns.com
	Concrete Table Tennis	SFP-6	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	Stone Age Cantilever Model - natural gray w/ black striping and 2-color logo on each side	MFR: Bravado Outdoor Products Contact: Kendra Pettengill Phone:(541) 671-6318 Email: Kendra@concretetabletennis.com
	Concrete Cornhole Boards	SFP-7	See Sheet C2.1M Layout Plans for location and placement	Surface mount in accordance with manufacturer's instructions.	One piece concrete Cornhole Boards - natural gray w/ 2-color logo on each board	MFR: Bravado Outdoor Products Contact: Kendra Pettengill Phone:(541) 671-6318 Email: Kendra@concretetabletennis.com

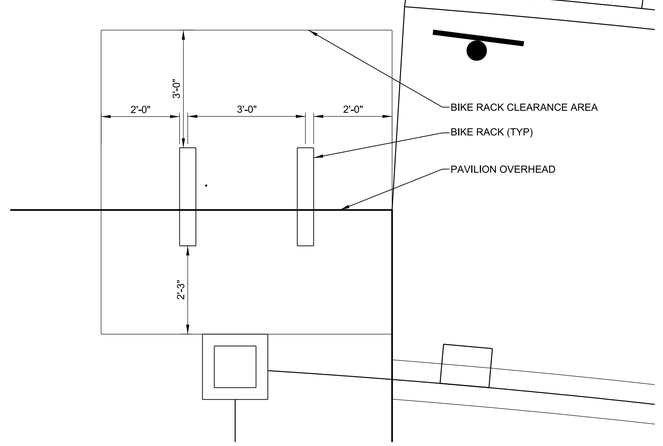
6 L7.04 PLAYGROUND SITE FURNISHINGS SCHEDULE

N.T.S



5 L7.04 PLAYGROUND TURF WITH FOAM PADDING

N.T.S



7 L7.04 BIKE RACK AT PLAYGROUND

N.T.S

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PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

PLAYGROUND DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
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0	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

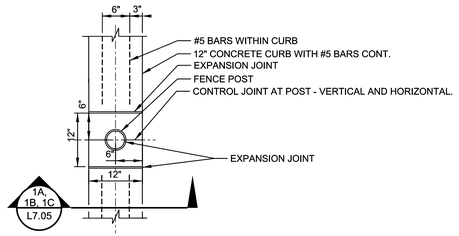
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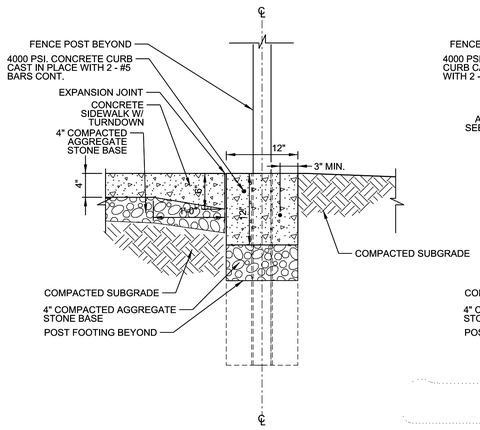
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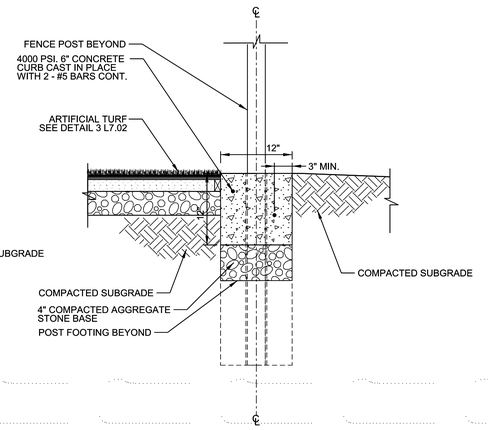


PLAN VIEW



1A EDGE SECTION AT CONCRETE PLAZA
1A / L7.05 N.T.S

5' FENCE ONLY



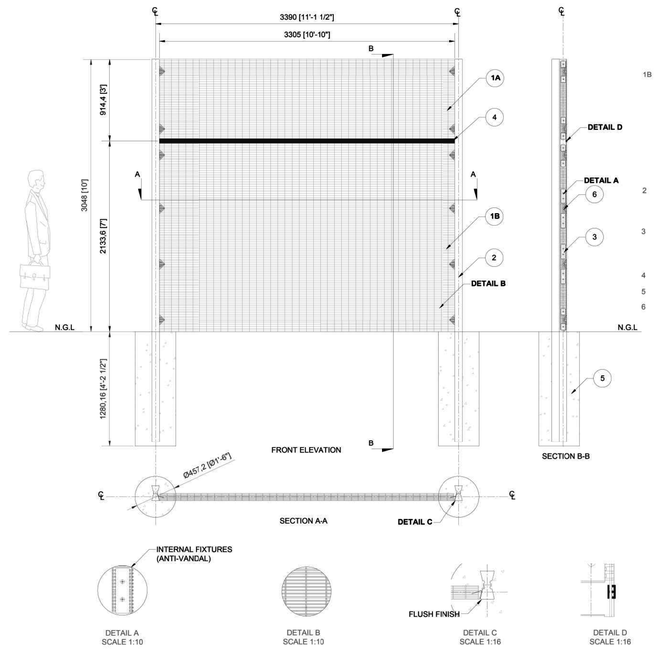
1B EDGE SECTION AT ARTIFICIAL TURF
1B / L7.05 N.T.S

5' FENCE ONLY

2 NOT USED
2 / L7.05 N.T.S

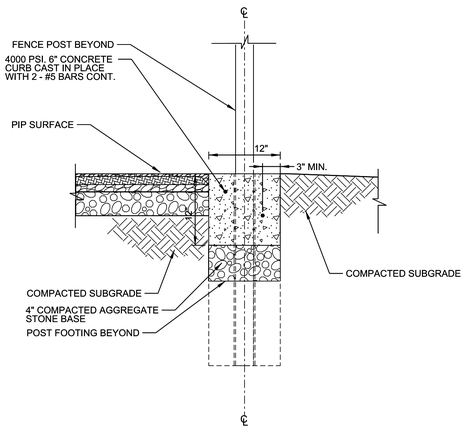
SPECIFICATION
CLEARVU INVISIBLE WALL PANEL

NO#	ITEM	DESCRIPTION
1A	PANEL	CLEARVU MESH PANELS [10'-10"]3305mm WIDE x [5']914.4mm HIGH GALVANIZED WIRE. PANEL FORMATION: PANEL REINFORCED WITH 2 x 'V' FORMATION HORIZONTAL RECESSED BANDS (RIGIDITY), 2 x FLANGES ALONG SIDES (INTERNAL FIXTURES - ANTI VANDAL, ALLOWING FOR FLUSH POST AND PANEL FINISH, LINE WIRE SECURE CONNECTION, LOCKING RECESS MECHANISM)AND 1 X 90° FLANGE AT TOP AND 1 X 0° FLANGE AT TOE. (ARROW - STRAIGHT EDGES, INTEGRATED ANGLE). COATING: MESH GALVANIZED,THEN MARINE FUSION BOND COATED. (PATENTS AND DESIGN REGISTRATIONS APPLY)
1B	PANEL	CLEARVU MESH PANELS [10'-10"]3305mm WIDE x [7']2133.6mm HIGH GALVANIZED WIRE. PANEL FORMATION: PANEL REINFORCED WITH 4 x 'V' FORMATION HORIZONTAL RECESSED BANDS (RIGIDITY), 2 x FLANGES ALONG SIDES (INTERNAL FIXTURES - ANTI VANDAL, ALLOWING FOR FLUSH POST AND PANEL FINISH, LINE WIRE SECURE CONNECTION, LOCKING RECESS MECHANISM) AND 1 X 0° FLANGE AT TOP AND 1 X 30° FLANGE AT TOE. (ARROW - STRAIGHT EDGES, INTEGRATED ANGLE). COATING: MESH GALVANIZED,THEN MARINE FUSION BOND COATED. (PATENTS AND DESIGN REGISTRATIONS APPLY)
2	POST	COCHRANE DOUBLE TAPER LOCKING POST GALVANIZED, SEALED WITH STEEL CAPS COATING: GALVANIZED,THEN STRUCTURAL MARINE GRADE COATED.
3	CLAMPS	SINGLE BOLT COMB CLAMPS. DOUBLE BOLT COMB CLAMPS. COATING: GALVANIZED,THEN MARINE FUSION BOND COATED.
4	MODULAR RAIL	MODULAR MESH CONNECTION UNIT.
5	FOUNDATION	18"dia x 4.2' DEEP CONCRETE.
6	ANTI-SCALE	COCHRANE ANTI-SCALE.



1C EDGE SECTION AT PIP SURFACING
1C / L7.05 N.T.S

5' FENCE ONLY

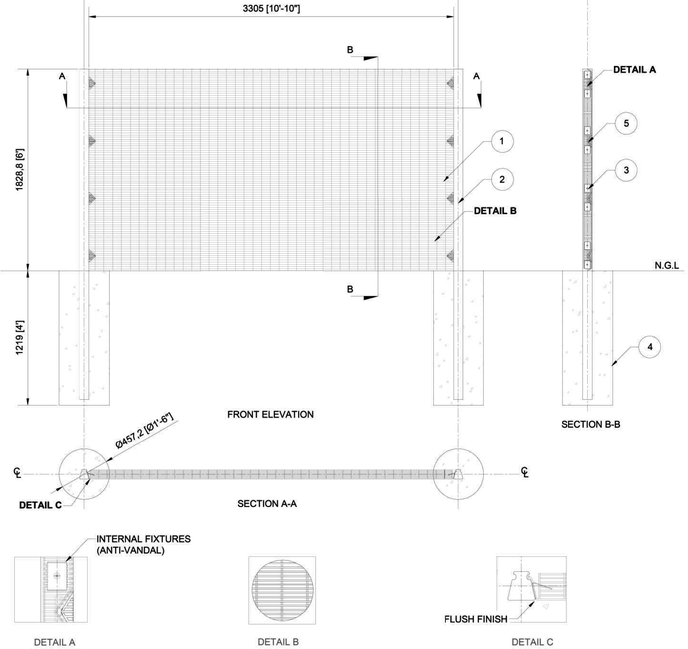


1 CONCRETE EDGE AND PERIMETER FENCE DETAILS
1 / L7.05 N.T.S

3 CLEARVU 10' FENCE
3 / L7.05 N.T.S

SPECIFICATION
CLEARVU INVISIBLE WALL PANEL

NO#	ITEM	DESCRIPTION
1	PANEL	CLEARVU MESH PANELS [10'-10"]3305mm WIDE x [6']1828.8mm HIGH GALVANIZED WIRE. PANEL FORMATION: PANEL REINFORCED WITH 4 x 50mm DEEP 'V' FORMATION HORIZONTAL RECESSED BANDS (RIGIDITY), 2 x 75mm 70° FLANGES ALONG SIDES (INTERNAL FIXTURES - ANTI VANDAL, ALLOWING FOR FLUSH POST AND PANEL FINISH, LINE WIRE SECURE CONNECTION, LOCKING RECESS MECHANISM) AND 2 x 30° FLANGES ALONG TOP AND TOE. (ARROW - STRAIGHT EDGES, INTEGRATED ANGLE). COATING: MESH GALVANIZED,THEN MARINE FUSION BOND COATED. (PATENTS AND DESIGN REGISTRATIONS APPLY)
2	POST	COCHRANE TAPER LOCKING POST GALVANIZED, SEALED WITH STEEL CAPS. COATING:GALVANIZED,THEN STRUCTURAL MARINE GRADE COATED.
3	CLAMPS	SINGLE BOLT COMB CLAMPS. COATING: GALVANIZED,THEN MARINE FUSION BOND COATED.
4	FOUNDATION	18" dia x 4' DEEP CONCRETE.
5	ANTI-SCALE	COCHRANE ANTI-SCALE.



4 CLEARVU 6' FENCE
4 / L7.05 N.T.S

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT — 4-6-2023

PLAYGROUND FENCING DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION
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	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

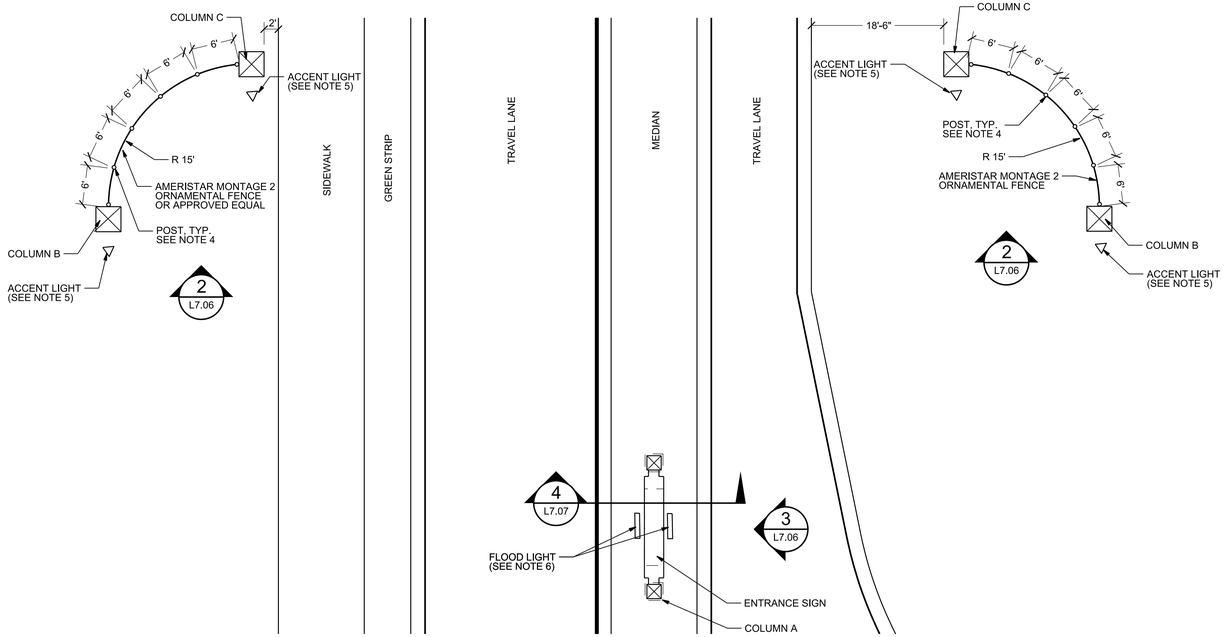
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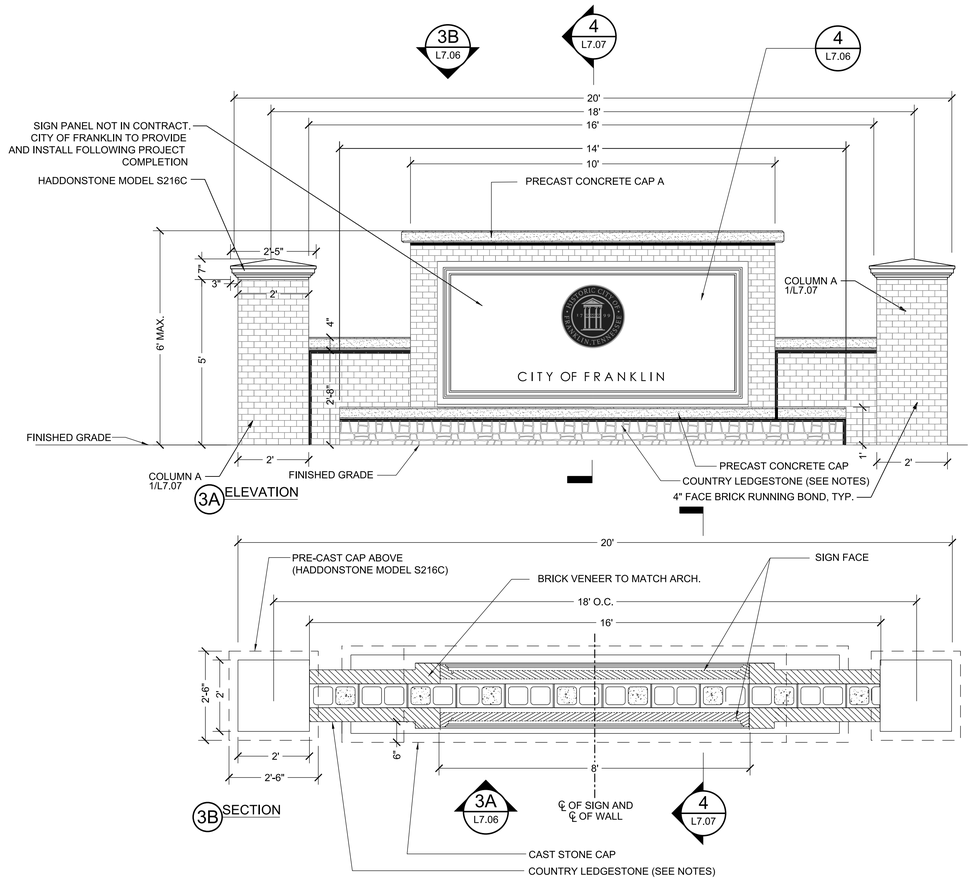
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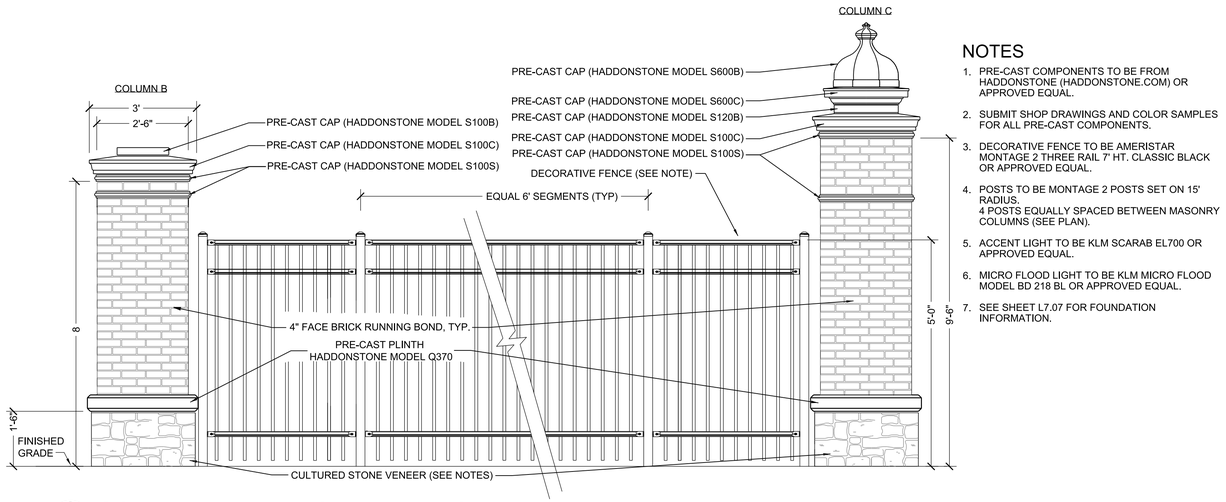
1 L7.06 ENTRANCE SIGN PLAN

1"=10'-0"



3 L7.06 ENTRANCE SIGN ELEVATION

1/2" = 1'-0"

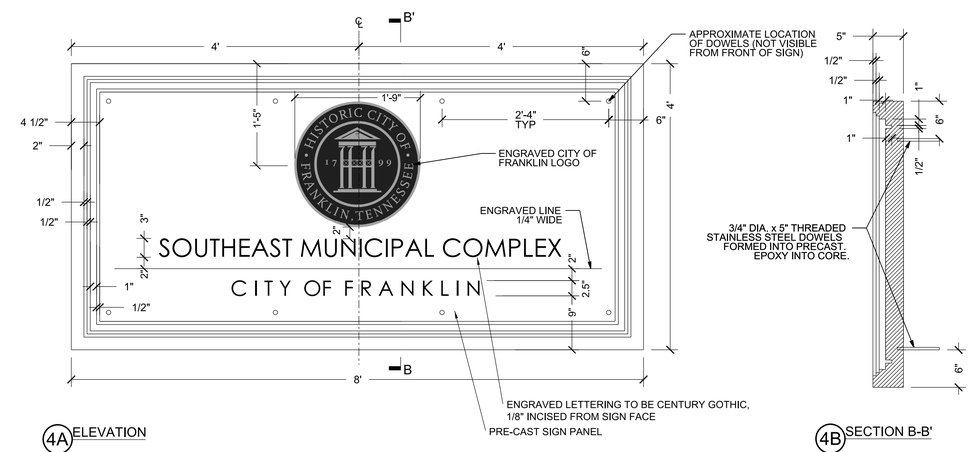


2 L7.06 COLUMN AND FENCE ELEVATION

1/2" = 1'-0"

NOTES

1. PRE-CAST COMPONENTS TO BE FROM HADDONSTONE (HADDONSTONE.COM) OR APPROVED EQUAL.
2. SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR ALL PRE-CAST COMPONENTS.
3. DECORATIVE FENCE TO BE AMERISTAR MONTAGE 2 THREE RAIL 7' HT. CLASSIC BLACK OR APPROVED EQUAL.
4. POSTS TO BE MONTAGE 2 POSTS SET ON 15' RADIUS.
   4 POSTS EQUALLY SPACED BETWEEN MASONRY COLUMNS (SEE PLAN).
5. ACCENT LIGHT TO BE KLM SCARAB EL700 OR APPROVED EQUAL.
6. MICRO FLOOD LIGHT TO BE KLM MICRO FLOOD MODEL BD 218 BL OR APPROVED EQUAL.
7. SEE SHEET L7.07 FOR FOUNDATION INFORMATION.



4 L7.06 SIGN TEXT PANEL DETAIL

1" = 1'-0"

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JOHN RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
4-6-2023

ENTRANCE SIGN DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
1	JP	MDP	05/05/23	CONCEPT FOR PERMIT
0	JP	MDP	04/06/23	DRT COMMENTS RESUBMITTAL

L7.06

FILE NO. 35968-10

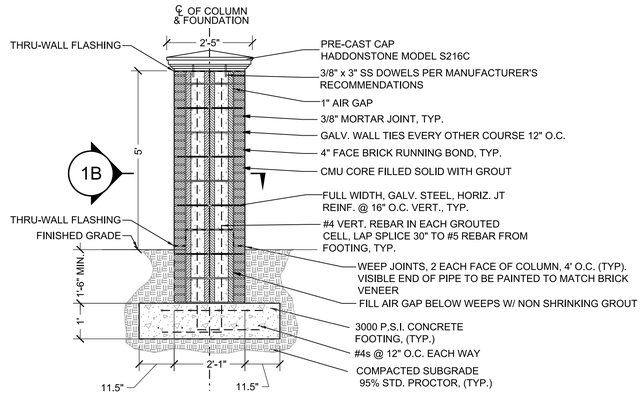
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LandRes.pen Workspace: LandRes

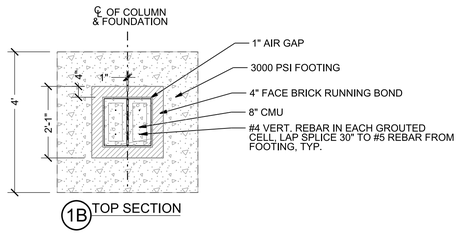
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NOTES

1. PRE-CAST COMPONENTS TO BE FROM HADDONSTONE (HADDONSTONE.COM) OR APPROVED EQUAL.
2. SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR ALL PRE-CAST COMPONENTS.
3. CULTURED STONE VENEER TO BE 'COUNTRY LEDGESTONE' MANUFACTURED BY BORAL (CULTUREDSTONE.COM) IN COLOR TO MATCH PLAYGROUND BUILDING. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS TO ADHERE TO CMU UTILIZING METAL LATH, MORTAR SCRATCH COAT, AND MORTAR SETTING BED. SUBMIT COLOR SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
4. PRE-CAST COMPONENTS TO HAVE PREDRILLED ANCHOR/DOWEL HOLES AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. BRICK TO MATCH CONCESSIONS BUILDING (SEE ARCHITECTURAL).
6. MORTAR TO BE TYPE S.

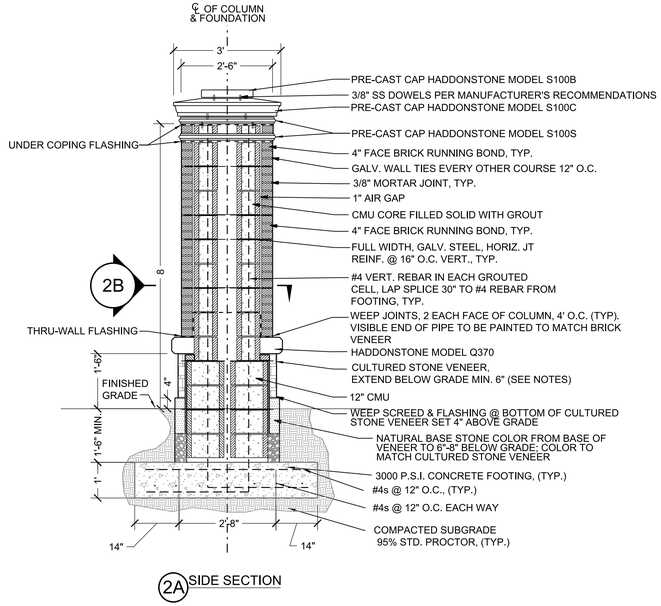


1A SIDE SECTION

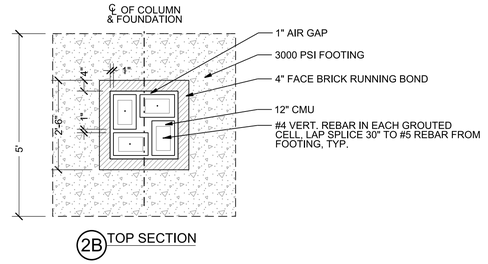


1B TOP SECTION

1 L7.07 COLUMN A PLAN / SECTION
1/2" = 1'-0"

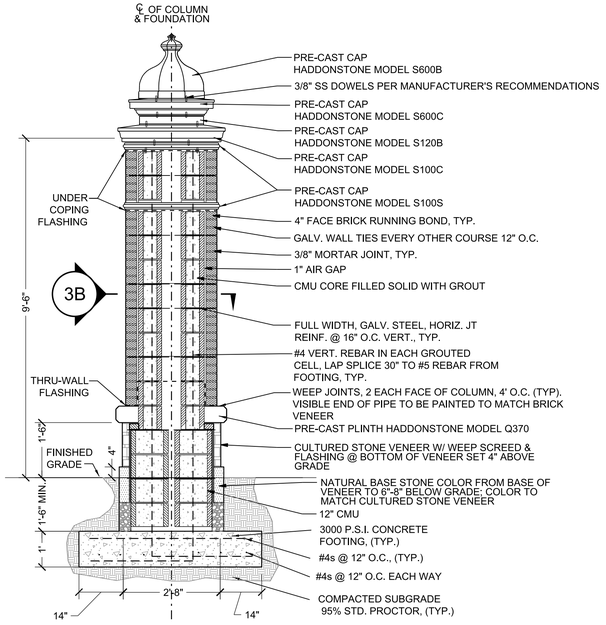


2A SIDE SECTION

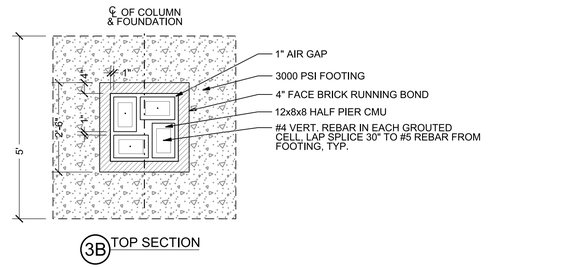


2B TOP SECTION

2 L7.07 COLUMN B PLAN / SECTION
1/2" = 1'-0"

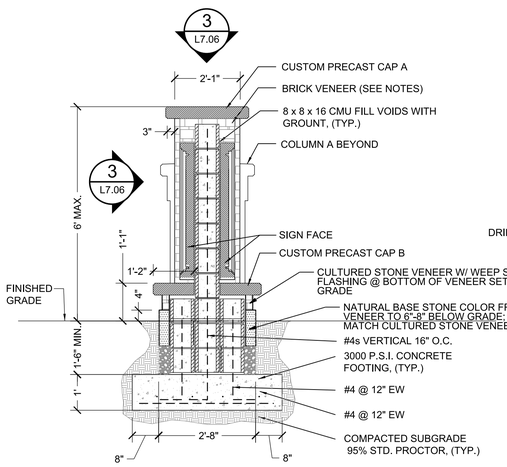


3A SIDE SECTION

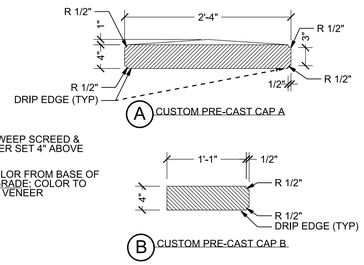


3B TOP SECTION

3 L7.07 COLUMN C PLAN / SECTION
1/2" = 1'-0"



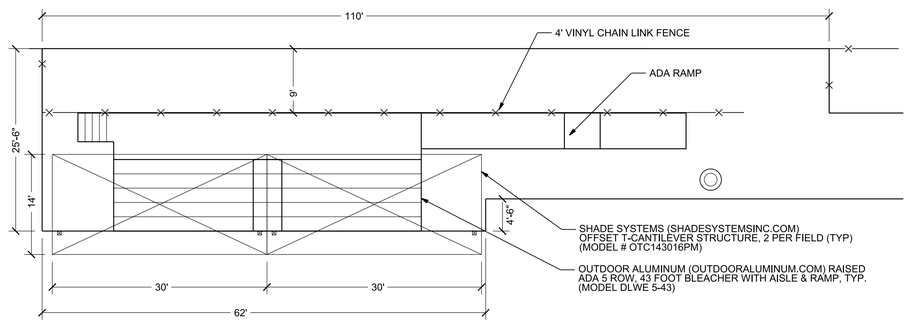
4 L7.07 ENTRANCE SIGN SECTION
1/2" = 1'-0"



A CUSTOM PRE-CAST CAP A

B CUSTOM PRE-CAST CAP B

5 L7.07 NOT USED
N.T.S.



6 L7.07 BLEACHER/SHADE STRUCTURE PLAN
1"=10'-0"

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PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — ARCHITECT — TENNESSEE — LANDSCAPE ARCHITECT — 4-6-2023

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
1	JAL	JRB	04/06/23	CITY COMMENTS RESUBMITTAL
0	JP	MDP	04/06/23	ISSUE FOR PERMIT

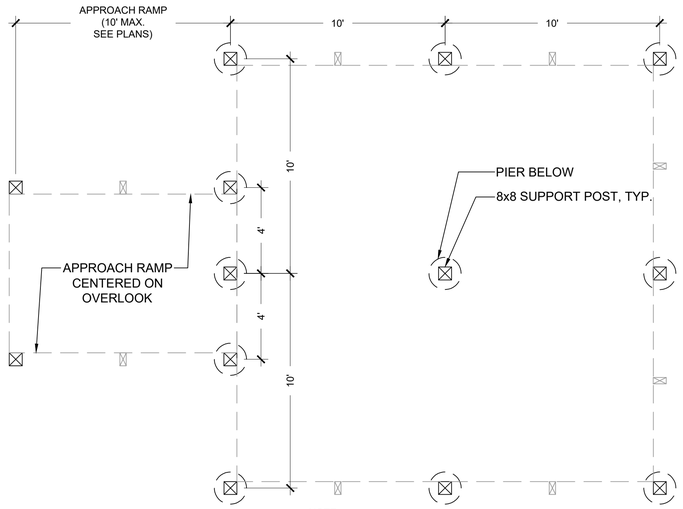
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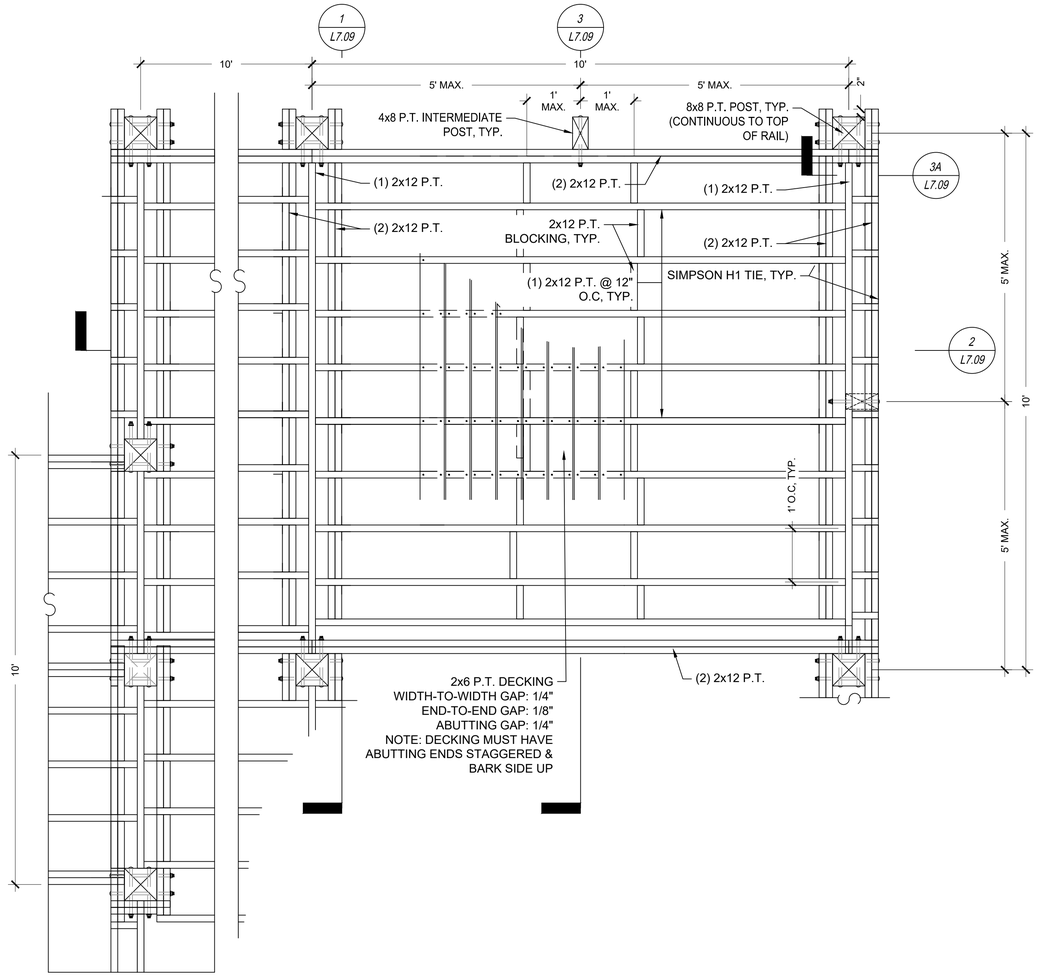
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NOTE:
SEE OVERLOOK FRAMING PLAN (2/L7.08) FOR FRAMING.

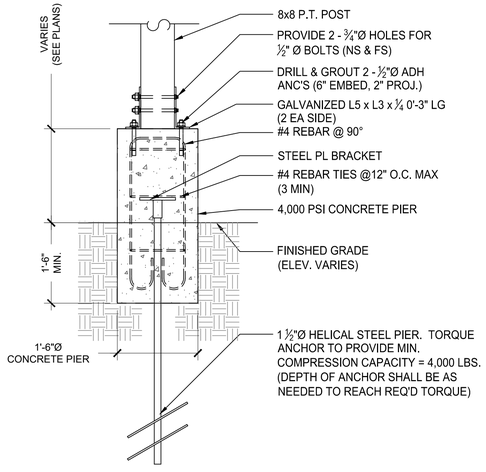
1 L7.08 OVERLOOK - FOUNDATION PLAN

1" = 1'-0"



3 L7.08 OVERLOOK - FRAMING PLAN

1" = 1'-0"



2 L7.08 PIER ANCHOR SECTION

¾" = 1'-0"

NOTES:

1. 8x8 WOOD POSTS ARE TO BE SOUTHERN YELLOW PINE MEETING ASTM D25, W/ PENTACHLOROPHENOL PRESERVATIVE TREATMENT IN ACCORDANCE W/ AWPA STANDARDS P9 & C3, 0.60 PCF MIN. RETENTION.
2. ALL SITE LUMBER TO BE SOUTHERN YELLOW PINE, GRADE #1, AWPB LP-22, PRESSURE TREATED.
3. CONNECTORS INDICATED ARE SIMPSON STRONG TIE INC. USE ONLY SIMPSON HARDWARE TO ATTACH SIMPSON CONNECTORS.
4. ALL FASTENERS ARE TO BE HOT DIPPED GALVANIZED. INSTALL 2 SCREWS PER BOARD AND STRINGER CROSSINGS. IF THE ALTERNATE IS APPROVED THE CONTRACTOR SHALL USE FASTENMASTER® CORTEX FMCTX3 SCREWS FOR DECKING AND TOP RAIL COVER.
5. NAILS TO BE GALVANIZED STEEL RING SHANK. FOR DECKING USE GALV. SCREWS, TWO PER JOIST CROSSING, FOR BEAMS & JOISTS US 16D GALV. NAILS.
6. SEAL ALL WOOD MEMBERS W/ SEMI-TRANSPARENT LATEX BASE STAIN AS MANUFACTURED BY BEHR, GLIDDEN OR EQUAL UPON COMPLETION OF CARPENTRY WORK.
7. WHERE 'H' IS EQUAL TO OR LESS THAN 3', TRANSVERSE BRACING MAY BE OMITTED.
8. WIRE MESH - GALV. 4" OPENING, 0.250 DIA. WIRE, WELDED, TRIMMED.

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JOHN RUSSELL PROCTOR
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
4-6-2023

ADD ALTERNATE - OVERLOOK DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	JAL	JRB	02/24/2023	100 % CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

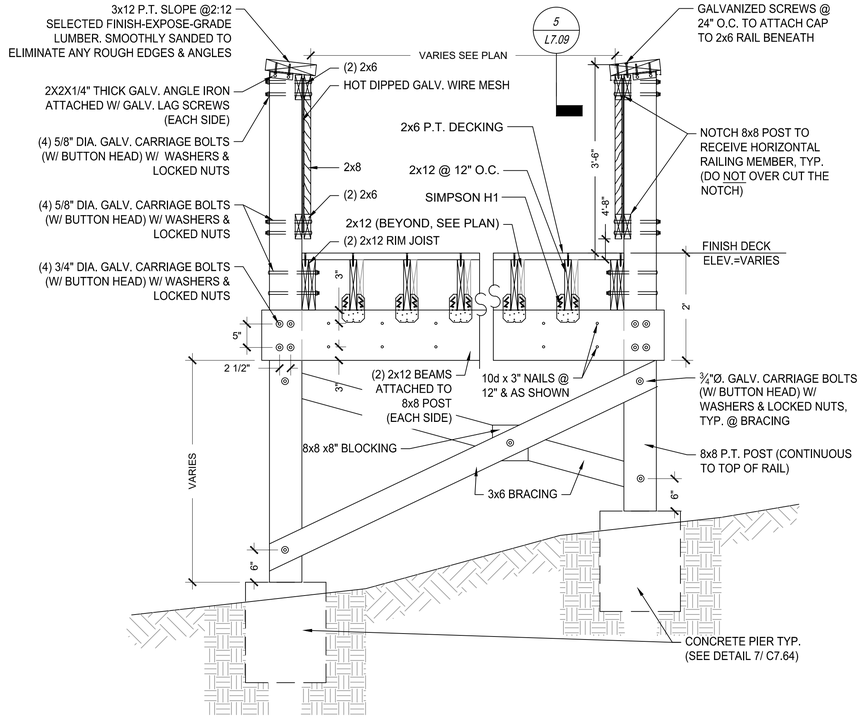
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FILE NO. 35968-10

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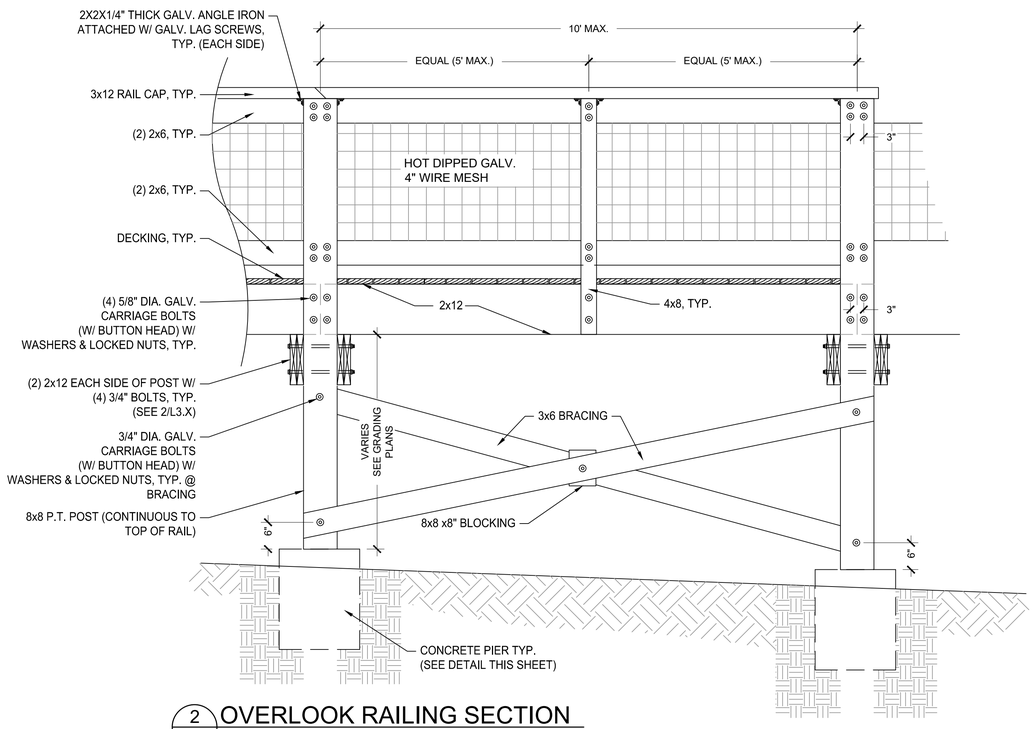
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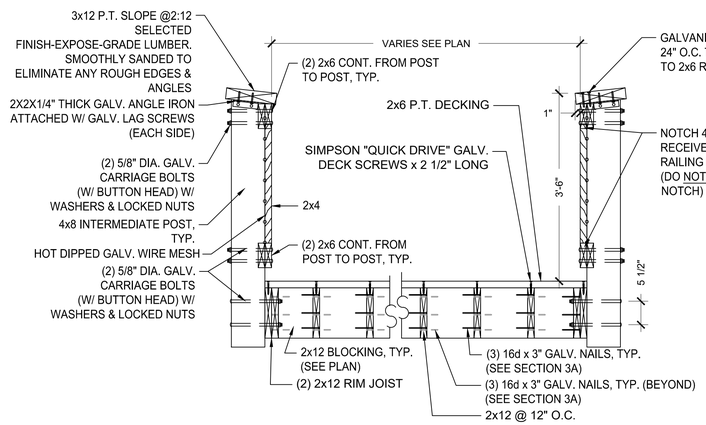
1 OVERLOOK RAILING SECTION

L7.09 — ¾" = 1'-0"



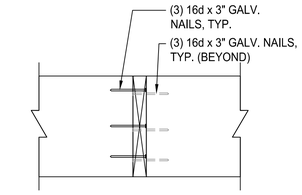
2 OVERLOOK RAILING SECTION

L7.09 — ¾" = 1'-0"



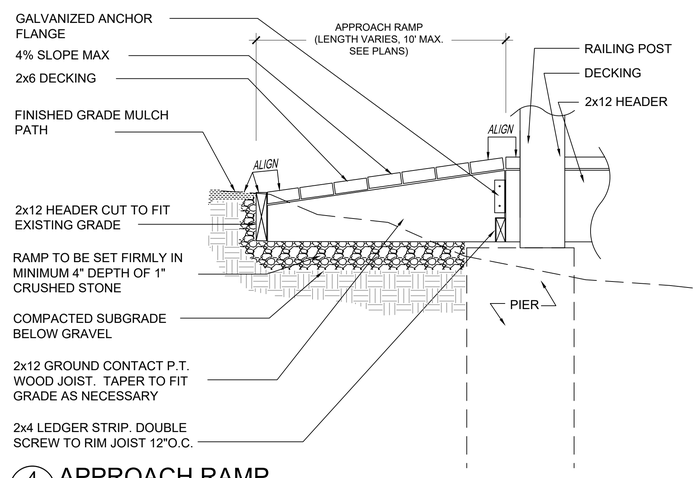
3 OVERLOOK RAILING SECTION

L7.09 — ¾" = 1'-0"



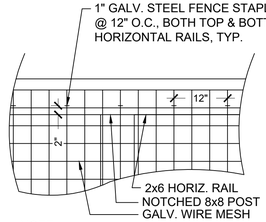
3A WOOD CONNECTION

3/4" = 1'-0"



4 APPROACH RAMP

L7.09 — 1" = 1'-0"



NOTE:
2x6 OVERLAY HORIZONTAL RAIL IS NOT SHOWN FOR CLARITY

5 SECTION - MESH CONNECTION

L7.09 — 1" = 1'-0"

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PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT — 4-4-2023

ADD ALTERNATE - OVERLOOK DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	JAL	JRB	02/24/2023	100 % CD - ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

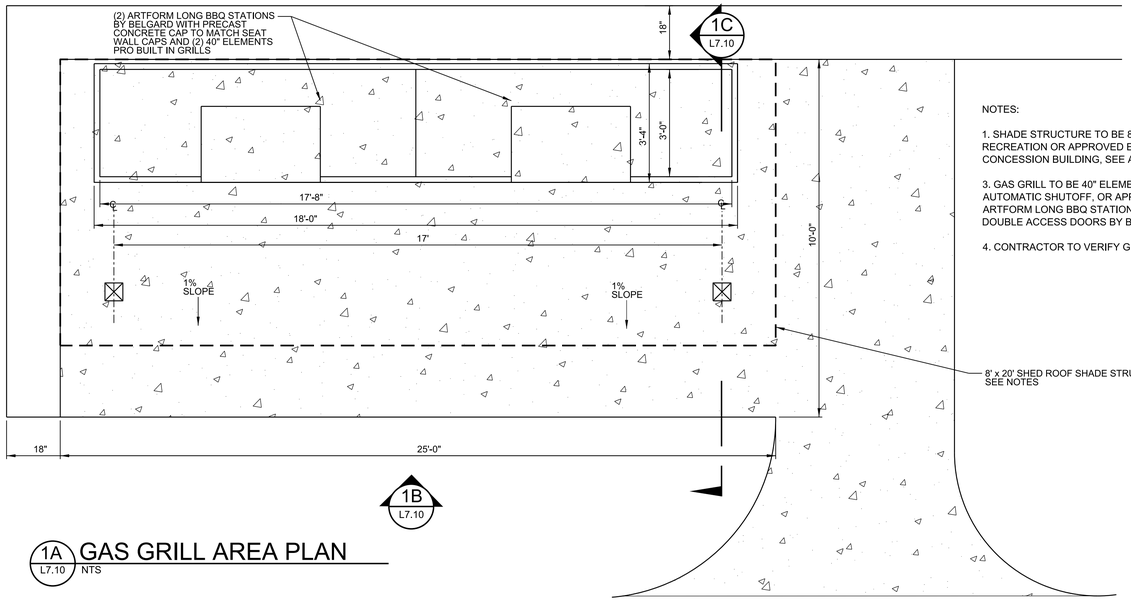
L7.09

FILE NO. 35968-10

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$INSTR$
$USER$
TBL

DGN



NOTES:

1. SHADE STRUCTURE TO BE 8' x 20' MARANA AS MANUFACTURED BY CLASSIC RECREATION OR APPROVED EQUAL. COLUMN AND ROOF COLORS TO MATCH CONCESSION BUILDING, SEE ARCHITECTURAL.

3. GAS GRILL TO BE 40" ELEMENTS PRO BUILT IN GRILL BY BELGARD w/ AUTOMATIC SHUTOFF, OR APPROVED EQUAL. GRILL TO BE INSTALLED IN ARTFORM LONG BBQ STATION BY BELGARD. ACCESS DOORS TO BE ELEMENTS DOUBLE ACCESS DOORS BY BELGARD (WWW.BELGARD.COM) 865-388-8707.

4. CONTRACTOR TO VERIFY GRILL DIMENSIONS w/ MANUFACTURER.

1A L7.10 GAS GRILL AREA PLAN
NTS

NOT USED

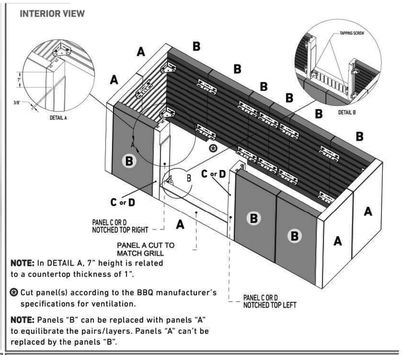
1D L7.10 NTS

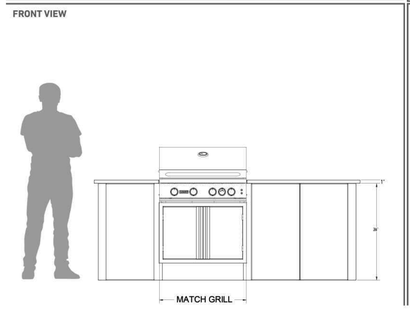
1B L7.10 GAS GRILL AREA ELEVATION
NTS

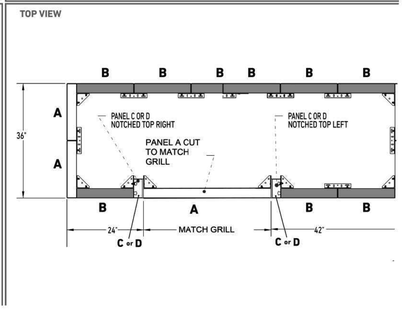
1C L7.10 GAS GRILL AREA ELEVATION
NTS

1 L7.10 GAS GRILL AREA DETAIL
NTS









2 L7.10 GAS GRILL DETAILS
NTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

J. JOHN RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4-6-2023

SITE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
	AM	JRB	12/16/2022	100% CD ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

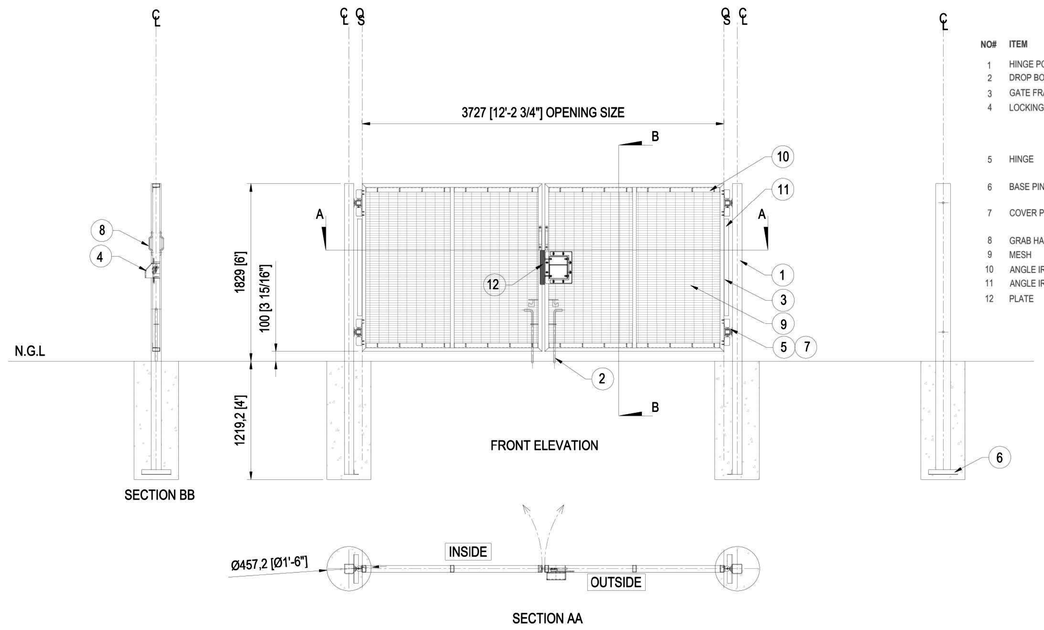
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FILE NO. 35968-10

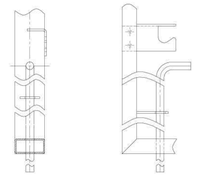
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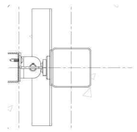
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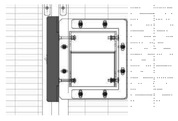
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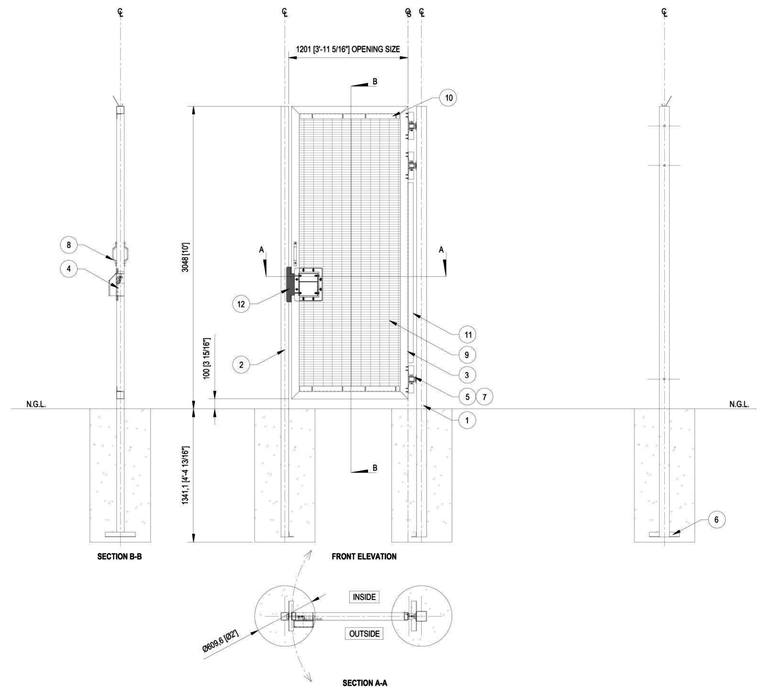


NO#	ITEM	DESCRIPTION
1	HINGE POST	SQUARE TUBE
2	DROP BOLT	ROUND BAR
3	GATE FRAME	RECTANGULAR TUBE
4	LOCKING DEVICE	T-SLIDE LOCK, WITH LOCK BOX: CSP-05-0001•74•00•02-18-A CSP-05-0001•74•00•02-18-B WITH BACKING PLATES.
5	HINGE	LARGE HINGE: CSP-05-4861_M27•18-01-A-R02
6	BASE PIN	ANGLE IRON: CSP-05-0001•74•00•06-18-A-002
7	COVER PLATE	CSP-05-0001•74•00•01-18-B CSP-05-0001•74•00•01-18-C
8	GRAB HANDLE	HANDLE
9	MESH	CLEARVU MESH
10	ANGLE IRON	ANGLE IRON TO SECURE MESH
11	ANGLE IRON	ANTI TAMPERING ANGLE IRON
12	PLATE	PIN PROTECTION PLATE


TYPICAL DROP BOLT DETAIL
SCALE 1:10

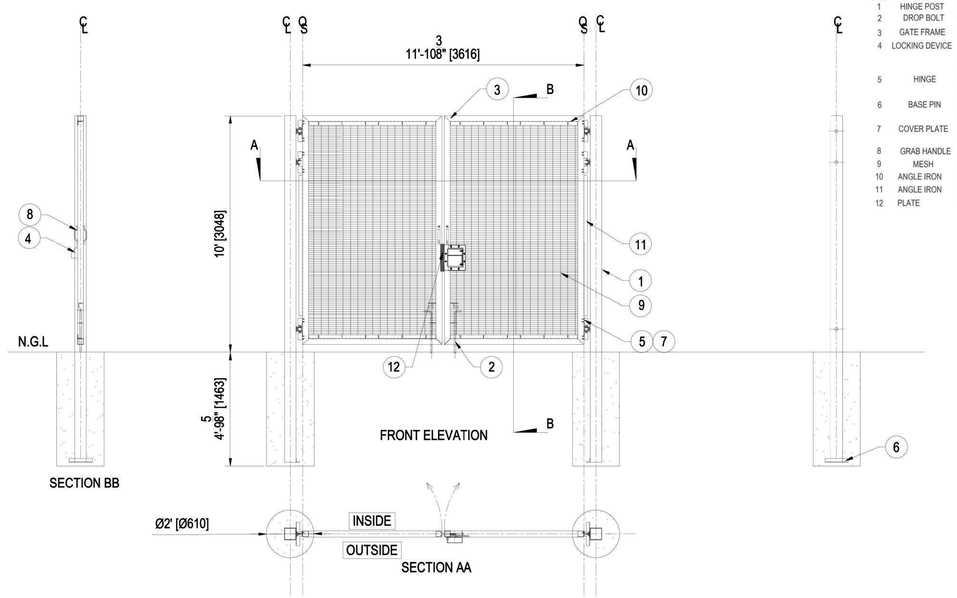

TYPICAL HINGE DETAIL
SCALE 1:10


TYPICAL LOCK DETAIL
SCALE 1:16



NO#	ITEM
1	HINGE POST
2	LOCKING POST
3	GATE FRAME
4	LOCKING DEVICE
5	HINGE
6	BASE PIN
7	COVER PLATE
8	HANDLE
9	MESH
10	ANGLE IRON
11	ANGLE IRON
12	PLATE

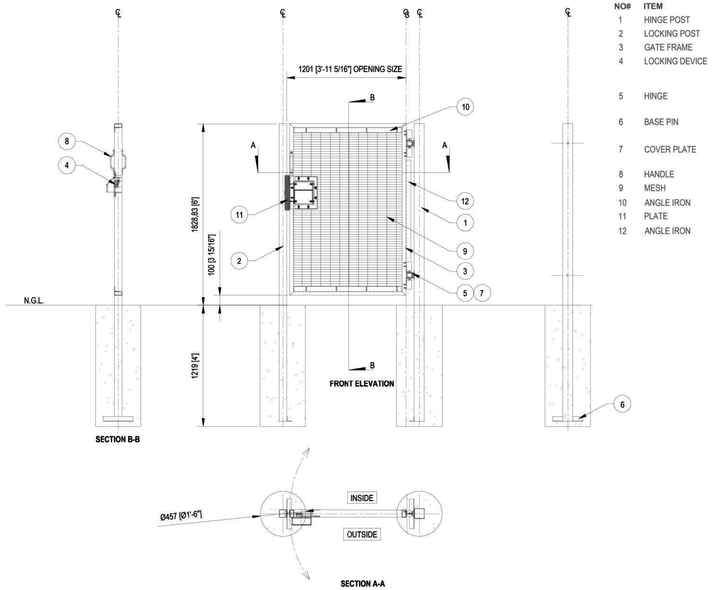
1 L7.11 6' CLEARVU DOUBLE SWING GATE A
NTS



NO#	ITEM	DESCRIPTION
1	HINGE POST	SQUARE TUBE
2	DROP BOLT	ROUND BAR
3	GATE FRAME	SQUARE TUBE
4	LOCKING DEVICE	T-SLIDE LOCK, WITH LOCK BOX: CSP-05-0001•74•00•02-18-A CSP-05-0001•74•00•02-18-B
5	HINGE	LARGE HINGE: CSP-05-4861_M27•18-01-A-R02
6	BASE PIN	ANGLE IRON: CSP-05-0001•74•00•06-18-A-002
7	COVER PLATE	CSP-05-0001•74•00•01-18-B CSP-05-0001•74•00•01-18-C
8	GRAB HANDLE	HANDLE
9	MESH	CLEARVU MESH
10	ANGLE IRON	ANGLE IRON TO SECURE MESH
11	ANGLE IRON	ANTI-TAMPER ANGLE
12	PLATE	PIN PROTECTION PLATE

2 L7.11 10' CLEARVU DOUBLE SWING GATE A
NTS

3 L7.11 10' CLEARVU SINGLE GATE A
NTS



NO#	ITEM
1	HINGE POST
2	LOCKING POST
3	GATE FRAME
4	LOCKING DEVICE
5	HINGE
6	BASE PIN
7	COVER PLATE
8	HANDLE
9	MESH
10	ANGLE IRON
11	PLATE
12	ANGLE IRON

CLEARVU FENCING & GATE NOTES:

1. CLEARVU FENCING AND GATES TO BE PROVIDED BY COCHRANE USA. CONTACT JONATHAN MISHOE 202-368-3335 JMISHOE@COCHRANEUSA.COM
2. CLEARVU FENCING AND GATES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. TOP OF POST FOUNDATIONS TO BE BELOW TOP OF GROUND ELEVATION.

4 L7.11 6' CLEARVU SINGLE GATE A
NTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 4-7-2023

SITE GATE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION
0	JAL	JRB	04/06/2023	100% DESIGN SUBMITTAL FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

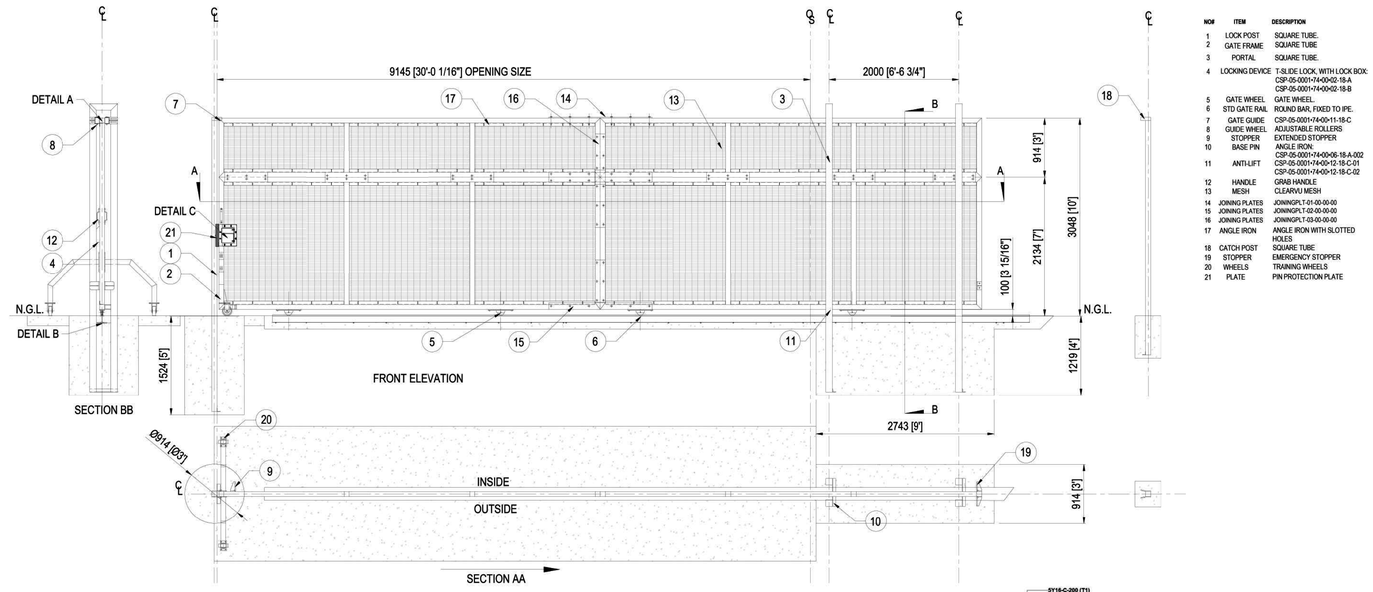
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FILE NO. 35968-10

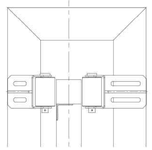
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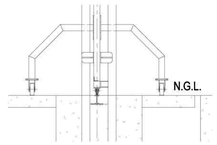
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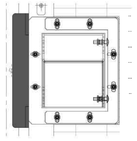
NO#	ITEM	DESCRIPTION
1	LOCK POST	SQUARE TUBE.
2	GATE FRAME	SQUARE TUBE
3	PORTAL	SQUARE TUBE.
4	LOCKING DEVICE	T-SLIDE LOCK, WITH LOCK BOX: CSP-05-0001=74-00-02-18-A CSP-05-0001=74-00-02-18-B
5	GATE WHEEL	GATE WHEEL.
6	STD GATE RAIL	ROUND BAR, FIXED TO IPE.
7	GATE GUIDE	CSP-05-0001=74-00-11-18-C
8	GUIDE WHEEL	ADJUSTABLE ROLLERS
9	STOPPER	EXTENDED STOPPER
10	BASE PIN	ANGLE IRON: CSP-05-0001=74-00-06-18-A-002
11	ANTI-LIFT	CSP-05-0001=74-00-12-18-C-01 CSP-05-0001=74-00-12-18-C-02
12	HANDLE	GRAB HANDLE
13	MESH	CLEARVU MESH
14	JOINING PLATES	JOININGPLT-01-00-00-00
15	JOINING PLATES	JOININGPLT-02-00-00-00
16	JOINING PLATES	JOININGPLT-03-00-00-00
17	ANGLE IRON	ANGLE IRON WITH SLOTTED HOLES
18	CATCH POST	SQUARE TUBE
19	STOPPER	EMERGENCY STOPPER
20	WHEELS	TRAINING WHEELS
21	PLATE	PIN PROTECTION PLATE



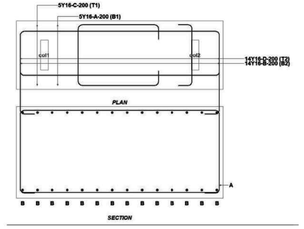
DETAIL A
SCALE 1:10



DETAIL B
SCALE 1:10

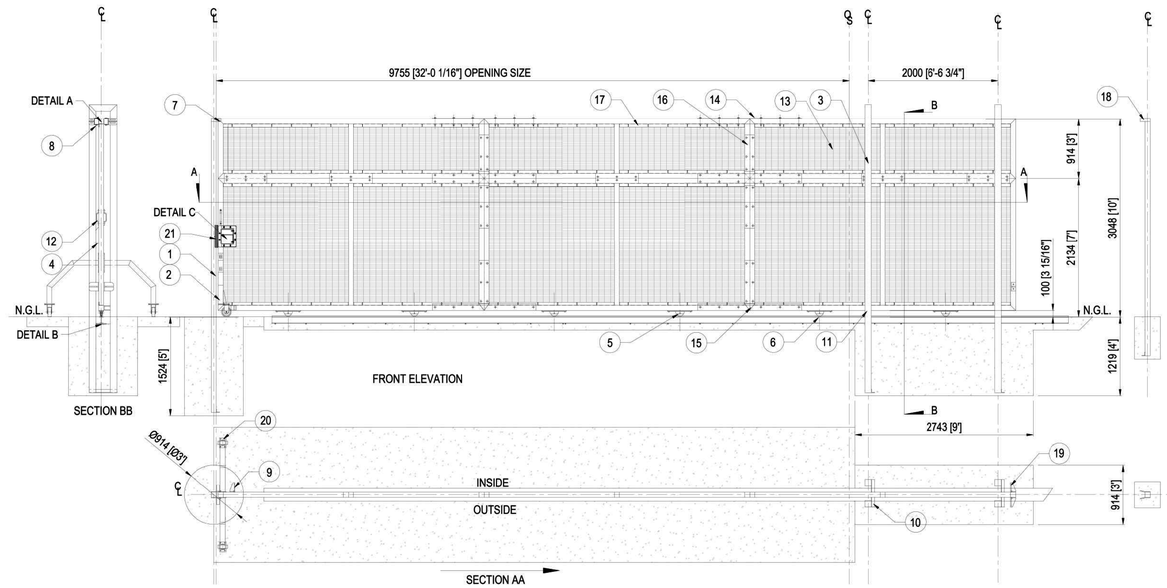


DETAIL C
SCALE 1:10



1 L7.12 10' CLEARVU LARGE SINGLE SWING GATE A

NTS



NO#	ITEM	DESCRIPTION
1	LOCK POST	SQUARE TUBE.
2	GATE FRAME	SQUARE TUBE
3	PORTAL	SQUARE TUBE.
4	LOCKING DEVICE	T-SLIDE LOCK, WITH LOCK BOX: CSP-05-0001=74-00-02-18-A CSP-05-0001=74-00-02-18-B
5	GATE WHEEL	GATE WHEEL.
6	STD GATE RAIL	ROUND BAR, FIXED TO IPE.
7	GATE GUIDE	CSP-05-0001=74-00-11-18-C
8	GUIDE WHEEL	ADJUSTABLE ROLLERS
9	STOPPER	EXTENDED STOPPER
10	BASE PIN	ANGLE IRON: CSP-05-0001=74-00-06-18-A-002
11	ANTI-LIFT	CSP-05-0001=74-00-12-18-C-01 CSP-05-0001=74-00-12-18-C-02
12	HANDLE	GRAB HANDLE
13	MESH	CLEARVU MESH
14	JOINING PLATES	JOININGPLT-01-00-00-00
15	JOINING PLATES	JOININGPLT-02-00-00-00
16	JOINING PLATES	JOININGPLT-03-00-00-00
17	ANGLE IRON	ANGLE IRON WITH SLOTTED HOLES
18	CATCH POST	SQUARE TUBE
19	STOPPER	EMERGENCY STOPPER
20	WHEELS	TRAINING WHEELS
21	PLATE	PIN PROTECTION PLATE

2 L7.12 10' CLEARVU LARGE SINGLE SWING GATE C

NTS

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615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 339 4-6-2023

SITE LARGE GATE DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION
0	JAL	JRB	12/04/2022	100% CD ISSUE FOR PERMIT
	JAL	JRB	04/06/2023	DRT COMMENTS RESUBMITTAL

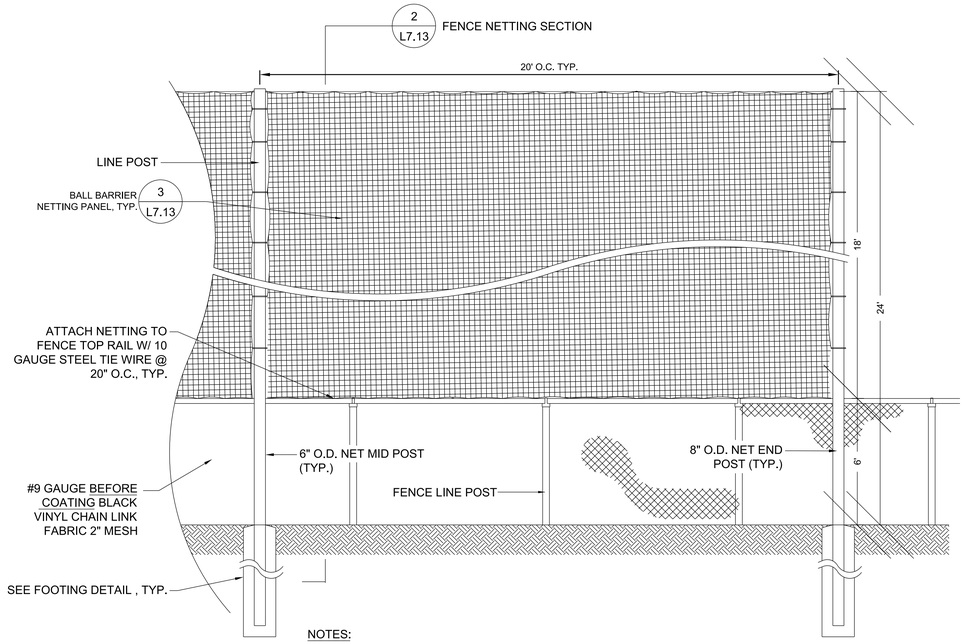
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FILE NO. 35968-10

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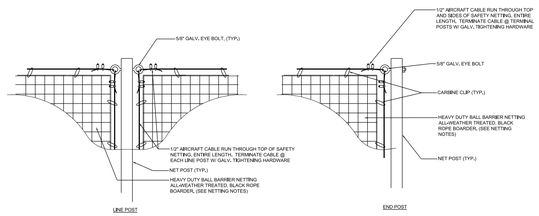
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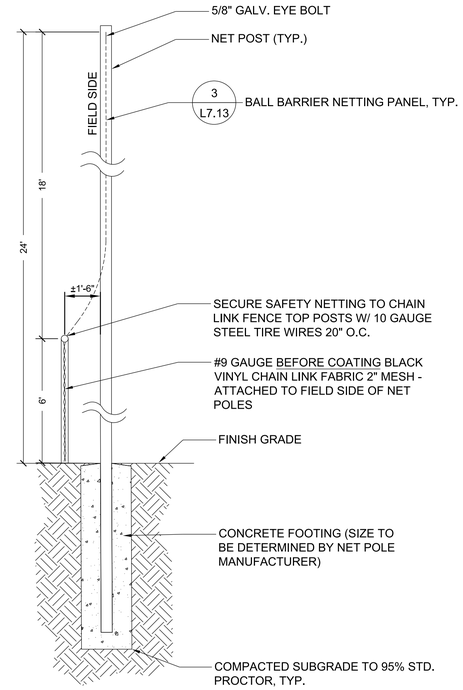
NOTES:

1. DRAWING SHOWN FOR INTENT ONLY. CONTRACTOR SHALL SUBMIT COMPLETE FABRICATION AND ERECTION DRAWINGS WITH SPECIFIED MATERIAL, SIZES, SPACING & LAYOUT, CONNECTION DETAILS, AND LOCATIONS FOR ALL STRUCTURAL ELEMENTS, INCLUDING ANCHORAGE TO THE FOUNDATION TO ADEQUATELY RESIST ALL APPLICABLE DESIGN LOADS. ALL DRAWINGS SHALL BEAR THE SEAL OF THE CORRESPONDING DESIGN PROFESSIONAL REGISTERED IN THE STATE OF ALABAMA.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY FOOTING SIZE IN WRITING FROM THE MANUFACTURER.
3. INSTALL PRE-ENGINEERED STRUCTURES TO COMPLY WITH MANUFACTURER'S INSTALLATION DETAILS TO MAINTAIN WARRANTY AS SPECIFIED.
4. PRE-ENGINEERED STRUCTURES SHALL COMPLY WITH ALL CURRENT STATE AND LOCAL BUILDING CODE REQUIREMENTS.
5. COLOR OF ALL FENCE AND NET SUPPORT STRUCTURES SHALL BE BLACK.

1 L7.13 CURB AND POST DETAIL AT RUBBER SURFACING
N.T.S



3 L7.13 CURB AND POST DETAIL AT RUBBER SURFACING
N.T.S



NOTES:

1. NET POST MANUFACTURER SHALL SUBMIT SEALED ENGINEERED DRAWINGS FOR THE FOOTING DESIGN. DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ALABAMA.

2 L7.13 CURB AND POST DETAIL AT RUBBER SURFACING
N.T.S

NETTING NOTES:

1. NET TO BE BLACK IN COLOR, MODEL- REDDEN #36 H.D. BASEBALL NETTING SYSTEM, AS MANUFACTURED BY LFS INC., 851 COHO WAY, SUITE 200, BELLINGHAM, WA 98225 (1-800-426-8860) OR APPROVED EQUAL, SIZE; 3-1/2" STRETCH MESH, 1-3/4" SINGLE BAR MEASURE. NETTING SHALL BE MADE OF 100% DUPONT TYPE 66 HIGH-GRADE NYLON, MANUFACTURED WITH UV TREATED YARN.
2. SECURE NETTING TO POLES @ 18" O.C. USING TENSION RINGS - USE SET SCREWS TO KEEP TENSION RINGS FROM ROTATING
3. SPLICE NET SECTIONS TOGETHER ONLY AT NET POSTS. WRAP NETTING OUTSIDE OF POLES.
4. SECURE NETTING TO 1/2" SUPPORT CABLE @ 10" O.C. ALONG TOP AND BOTTOM EDG
5. SECURE NETTING W/ 10 GAUGE STEEL TIE WIRES TO TOP RAIL AT 20" O.C.
6. CONNECTIONS TO BE MADE W/ WATER AND ULTRAVIOLET RESISTANT ASTM 30 COUNT NYLON THREAD

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

JOHN RUSSELL BROWN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
4-6-2023

FIELD SAFETY NETTING DETAILS

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
0	JAL	JRB	04/06/23	DOT COMMENTS RESUBMITTAL

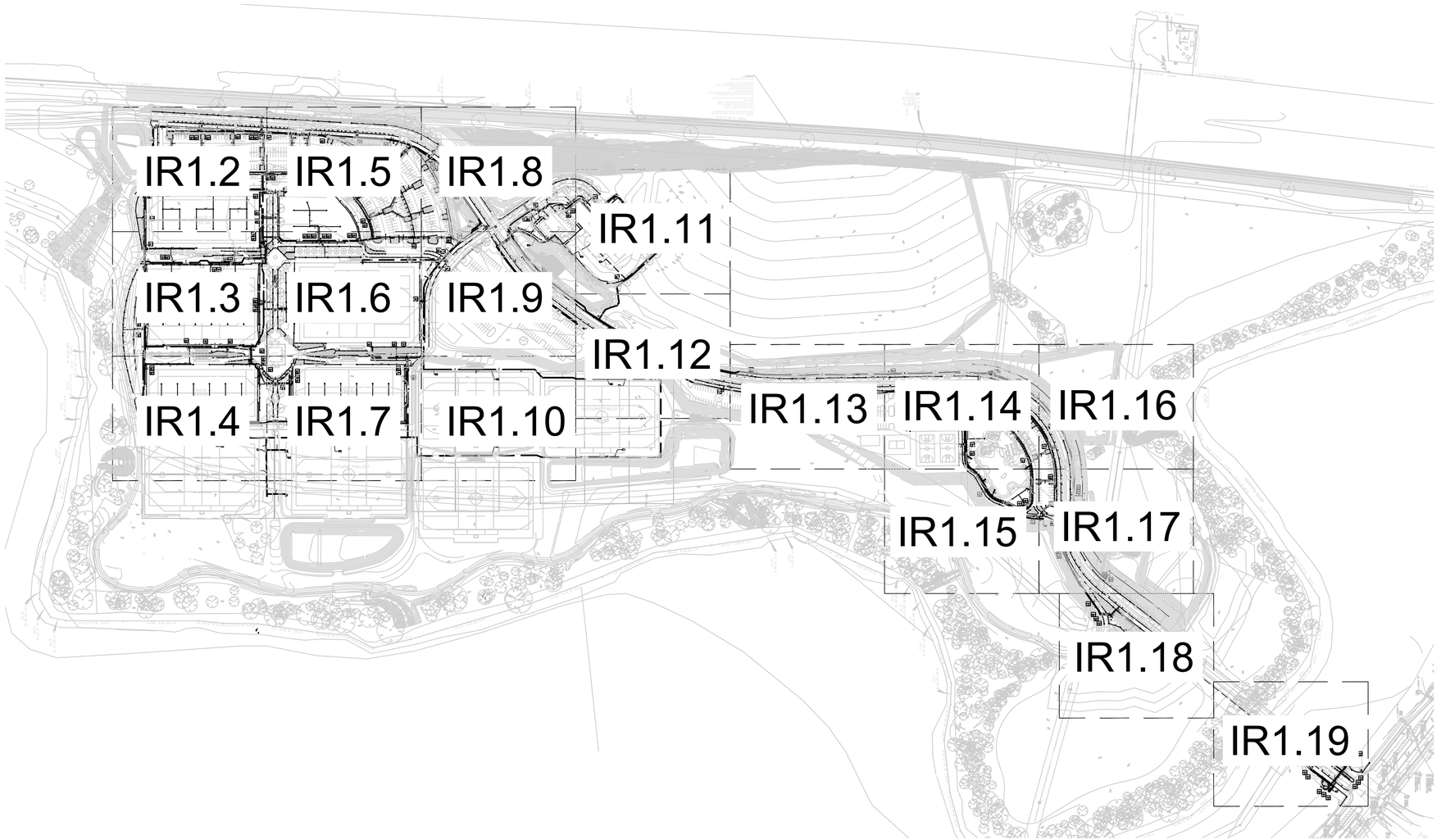
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FILE NO. 35968-10

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4/6/2023
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BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

FOR PERMIT ONLY

IRRIGATION OVERALL SHEET LAYOUT PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REV	DR.	CHK.	DATE	DESCRIPTION
0	JAL	JRB	02/24/23	100% CD-ISSUE FOR PERMIT
0	JAL	JRB	04/06/23	DRT COMMENTS RESUBMITTAL

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

PROPERTY INFO
PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK
IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM
BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.000082570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

IR1.0

FILE NO. 35968-10

$DATE$
$TIME$
$INSTR$
$USER$
TBL

DGN

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GENERAL NOTES

1. ALL TRENCHING TO BE OUTSIDE OF TREE DRIP LINE
2. MAINLINE TO HAVE MINIMUM OF 24" OF COVER AND A MINIMUM OF 24" OFF OF THE HARDSCAPE
3. LATERALS TO HAVE MINIMUM OF 18" OF COVER WITHIN SPORTS FIELDS, 12" OF COVER IN GENERAL LANDSCAPE AND A MINIMUM OF 12" OFF OF THE HARDSCAPE
4. NO ROCKS, BOULDERS OR SHARP OBJECTS TO BE IN TRENCH BACKFILL
5. ALL PIPE TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS
6. SPRINKLERS AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS
7. TWO WIRE CONTROL WIRE TO BE 14 GA UL 2 CONDUCTOR, JACKETED AND APPROVED BY 2-WIRE CONTROLLER MANUFACTURER. LEAVE 30" OF SPARE CABLE IN EACH VALVE BOX.
8. ALL 2-WIRE CONTROL WIRE TO HAVE 14GA "BLUE" TRACER WIRE FROM THE CONTROLLER TO ALL CONTROL VALVES. TRACER WIRE TO HAVE A 24" LOOP LOCATED IN EACH CONTROL VALVE AND ISOLATION VALVE BOXES.
9. WIRE SPLICES TO BE DONE AS PER DETAILS
10. ALL WIRE SPLICES OUTSIDE OF CONTROL VALVE BOX TO BE IN 10" VALVE BOX
11. TWO WIRE CONDUCTORS TO BE COLOR CODED
12. CONTRACTOR SHALL INSTALL MANUFACTURES GROUNDING EQUIPMENT ON BOTH THE POWER AND OUTPUT SIDES OF CONTROLLER, ALL GROUNDING POINTS TO BE INSTALLED AS PER PLANS AND DETAILS
13. ALL 2-WIRE CABLE TO BE INSTALLED IN 1" SCH 40 PVC ELECTRICAL CONDUIT INSTALLED NEXT TO THE MAINLINE.
14. SPRINKLERS ARE TO BE ADJUSTED TO AVOID OVER-SPRAY INTO NON-IRRIGATED AREAS
15. ELECTRIC CONTROL VALVES ARE TO BE INSTALLED IN VALVE BOXES AS FOLLOWS
    14" RECTANGULAR MINIMUM FOR EACH ELECTRIC CONTROL VALVE
16. SPRINKLERS TO BE INSTALLED 12" FROM FOUNDATIONS AND 2" FROM HARDSCAPE
17. CONTRACTOR TO ADD RISER EXTENSIONS TO SPRINKLERS IF REQUIRED TO MAINTAIN PROPER COVERAGE
18. ALL PIPING TO BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS
19. ALL VALVES, QUICK COUPLER VALVES, WIRE SPLICES TO BE IN LANDSCAPED BEDS WHEREVER POSSIBLE
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER COVERAGE OF AREA TO BE IRRIGATED, MAKE ADJUSTMENTS AS NECESSARY
21. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE EXISTING UTILITIES REPAIRING ANY DAMAGES AT HIS OWN COST
22. PLAN IS DIAGRAMMATIC TO IMPROVE CLARITY ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY LINES AND LANDSCAPED AREAS
23. ANY DISCREPANCIES BETWEEN THE PLAN AND THE SITE TO BE REFERRED TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION
24. CONTRACTOR TO PROVIDE 1 YEAR WARRANTEE OF ALL PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZATION AND SPRING START-UP
25. CONTRACTOR TO PROVIDE OWNER AND OR LANDSCAPE ARCHITECT RECORD DRAWING PRIOR TO SUBSTANTIAL COMPLETION.
26. INSTALLATION OF IRRIGATION SLEEVES IS THE IRRIGATION CONTRACTORS RESPONSIBILITY IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR SLEEVE INSTALLATION PRIOR TO PAVEMENT INSTALLATION
27. CLEANUP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS LEAVE AREA NEAT, CLEAN AND READY FOR OWNERS USE PROVIDE CLEAN PAVEMENT SURFACES INCLUDING AREAS OF PUBLIC R.O.W.

TWO WIRE CONTROL SYSTEM NOTES

1. ALL WIRE SPLICE CONNECTORS TO BE 3M DBY-6 OR BETTER.
2. ALL GROUNDING POINTS TO HAVE RAIN BIRD LXIVMSD LIGHTNING ARRESTOR INSTALLED INLINE AS PER MANUFACTURER'S REQUIREMENTS AND INSTALLED AS PER DETAIL.
3. ALL 2-WIRE CABLE TO BE INSTALLED IN SCH 40 PVC ELECTRICAL CONDUIT LOCATED NEXT TO THE MAINLINE.
4. ALL CONTROL SYSTEM PRODUCTS TO BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND OR REQUIREMENTS.
5. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RAIN BIRD INSTALLATION TRAINING PRIOR TO PROJECT START, PROVIDE CERTIFICATE OF COMPLETION FROM RAIN BIRD STATING TRAINING HAS BEEN COMPLETED BY THE IRRIGATION CONTRACTOR.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR TRAINING OWNERS STAFF, AS NEEDED, ON THE OPERATION AND MAINTENANCE OF THE CONTROL SYSTEM.
7. CONTROLLER AND FLOW SENSOR ARE TO BE PROGRAMMED FOR FLOW MAXIMIZATION, MAINLINE OVER-FLOW SHUT DOWN AND ZONE OVER-FLOW SHUT DOWN.

CONTROLLER INSTALLATION NOTES

1. IRRIGATION CONTRACTOR TO COORDINATE EXACT LOCATION OF CONTROLLER WITH OWNER'S REPRESENTATIVE.
2. PROVIDE 120VAC 20 AMP POWER TO JUNCTION BOX AT CONTROLLER LOCATION.
3. IRRIGATION CONTRACTOR TO HARD WIRE CONTROLLER TO POWER SUPPLY AS PER PREVAILING CODE.
4. CONTROLLER TO BE SECURELY ATTACHED TO THE WALL USING METALLIC FASTENERS MADE FOR WALL TYPE.
5. ALL IRRIGATION CONTROL WIRE ABOVE GRADE TO BE ENCASED IN PVC ELECTRICAL CONDUIT.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL POTENTIAL WALL PENETRATIONS AND THE SEALING OF THOSE PENETRATIONS.
7. CONTROLLER TO BE GROUNDED AS PER MANUFACTURERS RECOMMENDATIONS.
8. PROVIDE A MINIMUM OF 4 HOURS OF RAIN BIRD MANUFACTURERS TRAINING FOR THE ATHLETIC FIELD SUPERVISOR AND/OR THE GROUNDS SUPERVISOR ON THE SET UP AND MANAGEMENT OF THE CONTROLLER.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Entry irrigation system water source a 1" Reclaimed Water Meter. System requirements are 20 gpm at a static pressure of 70 psi. Verify available flow and static pressure prior to construction.
2	Playground irrigation system water source to be a 2" service line to a 2" water meter. System requirements are 34 gpm at a static pressure of 70 psi. Verify available flow and static pressure prior to construction.
3	Roadway irrigation system water source to be a reclaimed 2" service line to a 2" water meter. System requirements are 70 gpm at a static pressure of 80 psi. Verify available flow and static pressure prior to construction.
4	Sports Park irrigation system water source to be a reclaimed 4" service line to a 4" water meter. System requirements are 200 gpm at a static pressure of 90 psi. Verify available flow and static pressure prior to construction.
5	At the playground interior water source provide and install an insulated fiberglass backflow enclosure as per plan detail and manufacturers instructions. Concrete pad to be sized as per manufacturers detail.
6	Install Master Valve and Flow Sensor as per plan details and manufacturers instructions. Maintain straight pipe lenghts on both sides of the Flow Sensor as per detail.
7	Coordinate the exact location of the controller with the owner. Provide 120v 20 amp power to the controller from a dedicated circuit. Install controller as per plan notes, details and manufacturers instructions.
8	Provide and install a Rain Bird ethernet cartridge in the controller. Provide ethernet access to the controller via CAT6 cable. Provide 1 years of Rain Bird IQ4 remote access control system in the owners name.
9	Coordinate the exact location of the Rain Freeze sensor with the owners representative. Install and program as per plan detail and manufactuers instructions.
10	1" PVC SCH 40 electrical conduit from Roadway conduit to Playground conduit. Minimum depth of cover is 18". Any splice boxes to be 14" rectangular valve box.
11	Secure electrical conduit to the under side of the bridge with "U" clamps a minimum of every 10`. Conduit to be installed through the concrete headwalls of the bridge.
12	Connection point for Hose Reel. See details.
13	All mainline and water reel connection points for the future field areas are to be staked out and approved by the civil engineer and owner prior to construction
14	1" PVC SCH conduit for future weather station.

CONTRACTOR'S QUALIFICATION REQUIREMENTS

1. IRRIGATION CONTRACTOR TO BE STATE LICENSED, IF REQUIRED, AND A IRRIGATION ASSOCIATION CERTIFIED IRRIGATION CONTRACTOR IN GOOD STANDING. PROVIDE CIC CERTIFICATE WITH SUBMITTALS.
2. CONTRACTOR MUST HAVE COMPLETED THE MANUFACTURERS 2-WIRE CONSTRUCTION TRAINING COURSE AND PROVIDE CERTIFICATE OF COMPLETION AS PART OF THE SUBMITTALS.
3. CONTRACTOR MUST HAVE COMPLETED THE MANUFACTURERS 2-WIRE CONTROLLER PROGRAMMING COURSE AND PROVIDE CERTIFICATE OF COMPLETION AS PART OF THE SUBMITTALS.
4. CONTRACTOR THAT CANNOT PROVIDE ITEMS 1-3 ABOVE SHOULD NOT BE ALLOWED TO CONSTRUCT THE IRRIGATION SYSTEM.

IRRIGATION SYSTEM INSPECTION NOTES

1. SYSTEM WILL BE INSPECTED FOR ADHERENCE TO THE PLANS AND SPECIFICATIONS..
2. ANY COMPONENTS AND OR INSTALLATION TECHNIQUES THAT DO NOT MEET THE INTENT OF THE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REINSTALLED.
3. IRRIGATION SYSTEM WILL NOT BE CONSIDERED COMPLETE UNTIL ALL PUNCH LIST ITEMS ARE COMPLETED.

MAINLINE PIPING NOTES

1. ALL MAINLINE PIPE 3" AND LARGER TO BE GASKET JOINT.
2. ALL MAINLINE FITTINGS 3" AND LARGER TO BE DUCTILE IRON GASKET JOINT.
2. ALL GASKET JOINT FITTINGS TO HAVE MANUFACTURERS REQUIRED JOINT RESTRAINT AT THE FITTING.
3. ALL MAINLINE CHANGE OF DIRECTION FITTINGS TO HAVE JOINT RESTRAINTS AND THRUST BLOCKS.

RAIN BIRD IQ4 REMOTE ACCESS NOTES

1. PROVIDE 1 YEAR SUBSCRIPTION, FOR THE OWNER, TO THE RAIN BIRD IQ4 REMOTE ACCESS CLOUD BASED SYSTEM.
3. FULLY SET UP IQ4 TO ACCESS THE CONTROLLER AND ALLOW FOR ALL CONTROL SYSTEM ALERTS, CONTROLLER PROGRAMING, FLOW MANAGMENT, AUTOMATED ET/WEATHER DOWNLOAD, AND PROGRAM SET UP.
4. PROVIDE A MINIMUM OF 8 HOURS OF RAIN BIRD IQ4 MANUFACTURERS TRAINING FOR THE ATHLETIC FIELD SUPERVISOR AND/OR THE GROUNDS SUPERVISOR.

IRRIGATION SYSTEM INSTALLATION SOURCING

1. IRRIGATION SYSTEM TO BE SOLE SOURCED TO ONE IRRIGATION CONTRACTOR, SEE IRRIGATION CONTRACTOR QUAIFICATION REQUIRMENTS.

IRRIGATION SCHEDULE

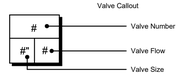
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST LCS RCS CST SST	Rain Bird RD-06-S-P30 15 Strip Series Turf Spray, 6.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
Q T H TQ F	Rain Bird RD-06-S-P30 12 Series MPR Turf Spray, 6.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
4V 6V 18V	Rain Bird RD-06-S-P30 ADJ Turf Spray, 6.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird RD-06-S-P30 HE-VAN Series Turf Spray, 6.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
EST LCS RCS CST SST	Rain Bird RD-12-S-P30 15 Strip Series Shrub Spray, 12.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
Q T H TQ F	Rain Bird RD-12-S-P30 12 Series MPR Shrub Spray, 12.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
4V 6V 18V	Rain Bird RD-12-S-P30 ADJ Shrub Spray, 12.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird RD-12-S-P30 HE-VAN Series Shrub Spray, 12.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.
R-VAN-LCS R-VAN-RCS R-VAN-SST	Rain Bird R-VAN-STRIP RD-06-SAM-P45 Turf Rotary, 5`x15` (LCS and RCS), 5`x30` (SST) Hand Adjustable Multi-Stream Rotary w/ RD1800 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN14 / R-VAN14-360	Rain Bird R-VAN14 RD-06-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN18 / R-VAN18-360	Rain Bird R-VAN18 RD-06-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN24 / R-VAN24-360	Rain Bird R-VAN24 RD-06-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN-LCS R-VAN-RCS R-VAN-SST	Rain Bird R-VAN-STRIP RD-12-SAM-P45 Shrub Rotary, 5`x15` (LCS and RCS), 5`x30` (SST) Hand Adjustable Multi-Stream Rotary w/ RD1800 shrub spray body on 12.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN14 / R-VAN14-360	Rain Bird R-VAN14 RD-12-SAM-P45 Shrub Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 shrub spray body on 12.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN18 / R-VAN18-360	Rain Bird R-VAN18 RD-12-SAM-P45 Shrub Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 shrub spray body on 12.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
R-VAN24 / R-VAN24-360	Rain Bird R-VAN24 RD-12-SAM-P45 Shrub Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 shrub spray body on 12.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
1.5	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
2.0	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
2.5	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
3.0	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
4.0	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
5.0	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
6.0	Rain Bird 5004-PL-PC, FC-R-NP Turf Rotor, 4.0" Pop-Up with Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle, In-Stem Pressure Regulator, and Flow Shut-Off Device. With Non-Potable Purple Cover.
08	Rain Bird 8005-NP Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT. Extended Radius is Ideal for Large Turf Applications. Non-Potable Purple Cap.
14	Rain Bird 8005-NP Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT. Extended Radius is Ideal for Large Turf Applications. Non-Potable Purple Cap.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESBR-IVM 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With IVM-SOL and purple handle.
	Rain Bird 44-NP 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.
	Matco-Norca 10RT 2" to 8" cast iron gate isolation valve. Ring-Tite Gasket Ends. Resilient wedge with epoxy coating and optional nut. For IPS pipe. Same size as mainline pipe.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
MV4	Buckner-Superior 3300 1" Normally Open Brass Master Valve that Provides Dirty Water Protection. DC latching solenoid and Rain Bird LXIVM-OUT.
MV1	Buckner-Superior 3300 1-1/2" Normally Open Brass Master Valve that Provides Dirty Water Protection. DC latching solenoid and Rain Bird LXIVM-OUT.
MV2	Buckner-Superior 3300 2" Normally Open Brass Master Valve that Provides Dirty Water Protection. DC latching solenoid and Rain Bird LXIVM-OUT.
MV3	Netafim Globe Flanged 4" Normally Open, Cast Iron Electric Master Valve, with Globe Flanged Connection. Pressure Reducing, Pressure Sustaining. Solenoid to be 12v DC latching with Rain Bird LXIVMOUT
D	Drain Valve 1-1/2" Matco T-113 gate valve. Install as per detail.
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer
C	Rain Bird ESPLXIVMP-LXMMSS 240 Station 2wire ext. Stainless steel cabinet. Flow sensing.
NC	Rain Bird IQ-NCC-EN IQ NCC Ethernet Cartridge upgrades ESP-LX Series controllers to IQ satellite controllers. Includes embedded Ethernet Network Modem with RJ-45 Port, and Patch Cable. Requires LAN network static IP address. Used for Direct or Server Satellite applications.
SD	Rain Bird LXIVMSEN Sensor Device interfacing flow and/or weather sensors and controller.
RF	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.
F3	Creative Sensor Technology FSI-S40-001 4" PVC Saddle type Flow Sensor, custom mounting saddle and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: 10-480 GPM.
FS-1	Creative Sensor Technology FSI-T10-001 1" PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.
F1	Creative Sensor Technology FSI-T15-001 1.5" (40mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range 1.8-108 GPM.
F2	Creative Sensor Technology FSI-T20-001 2" (50mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range 2.8-170 GPM.
X X	Cap for future use Cap at the mainline or lateral line for future use. The pressure and flow provided to that location are indicated next to the cap symbol.
G	2-Wire Grounding Point Install as per plan detail and manufacturers instructions.
KWR	Kifco Water Reel Kifco Part # 503210000K. See sheet IR.21.
WRC	Water Reel Connection Point 2" Gate Valve and 2" Cam-Lock in 14" valve box. See detail.
M1	Water Meter 1" Playground Irrigation Meter, system A.
M	Water Meter 1" Entry Irrigation Meter, system B.
M2	Water Meter 2" Entry Drive and Maintenance Bldg Irrigation Meter, system B.
M3	Water Meter 4" Sports Park Irrigation Meter, System C.
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP
	Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Schedule 40

Valve Callout



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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

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IRRIGATION SCHEDULES AND NOTES

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

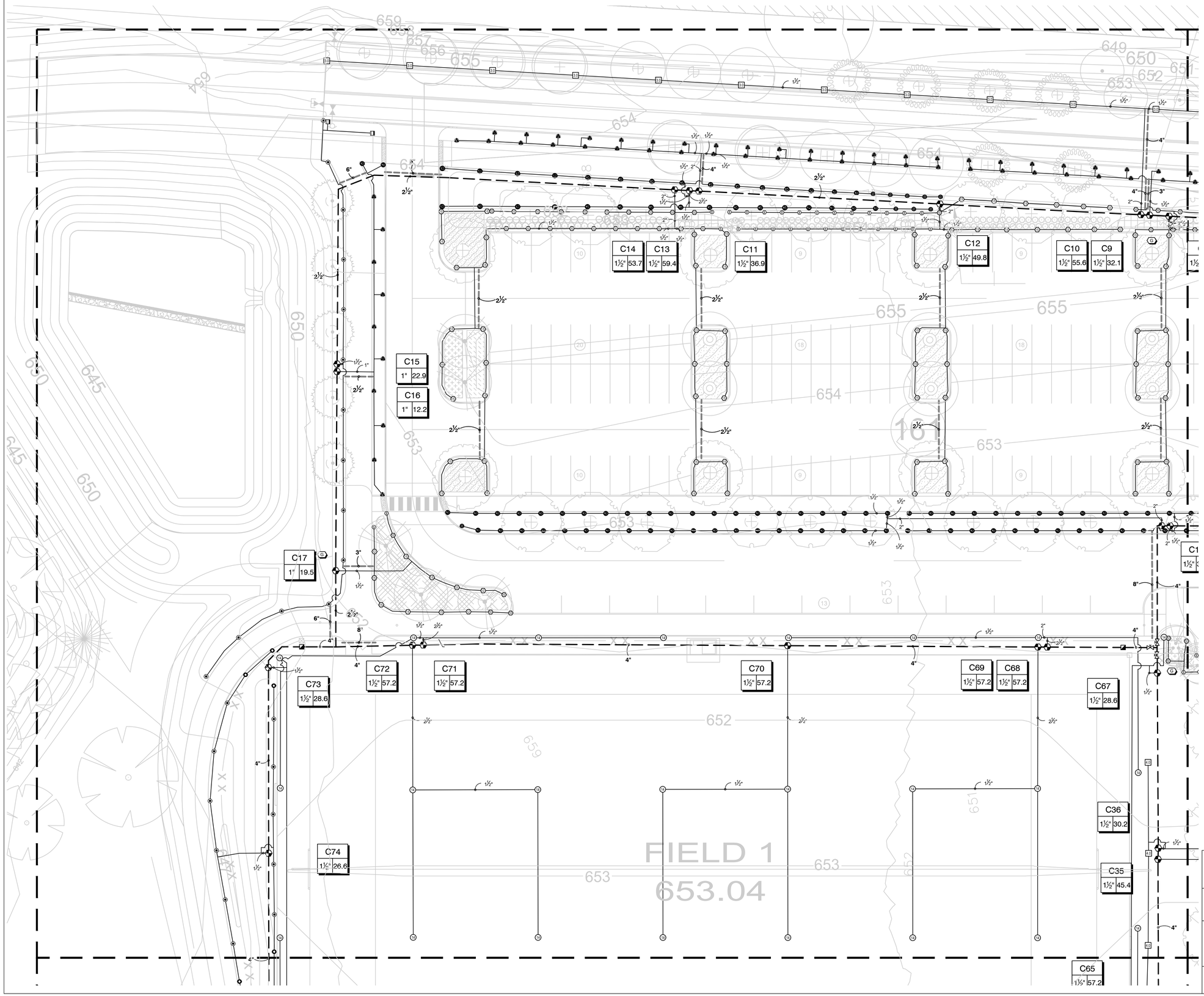
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1" = 20'

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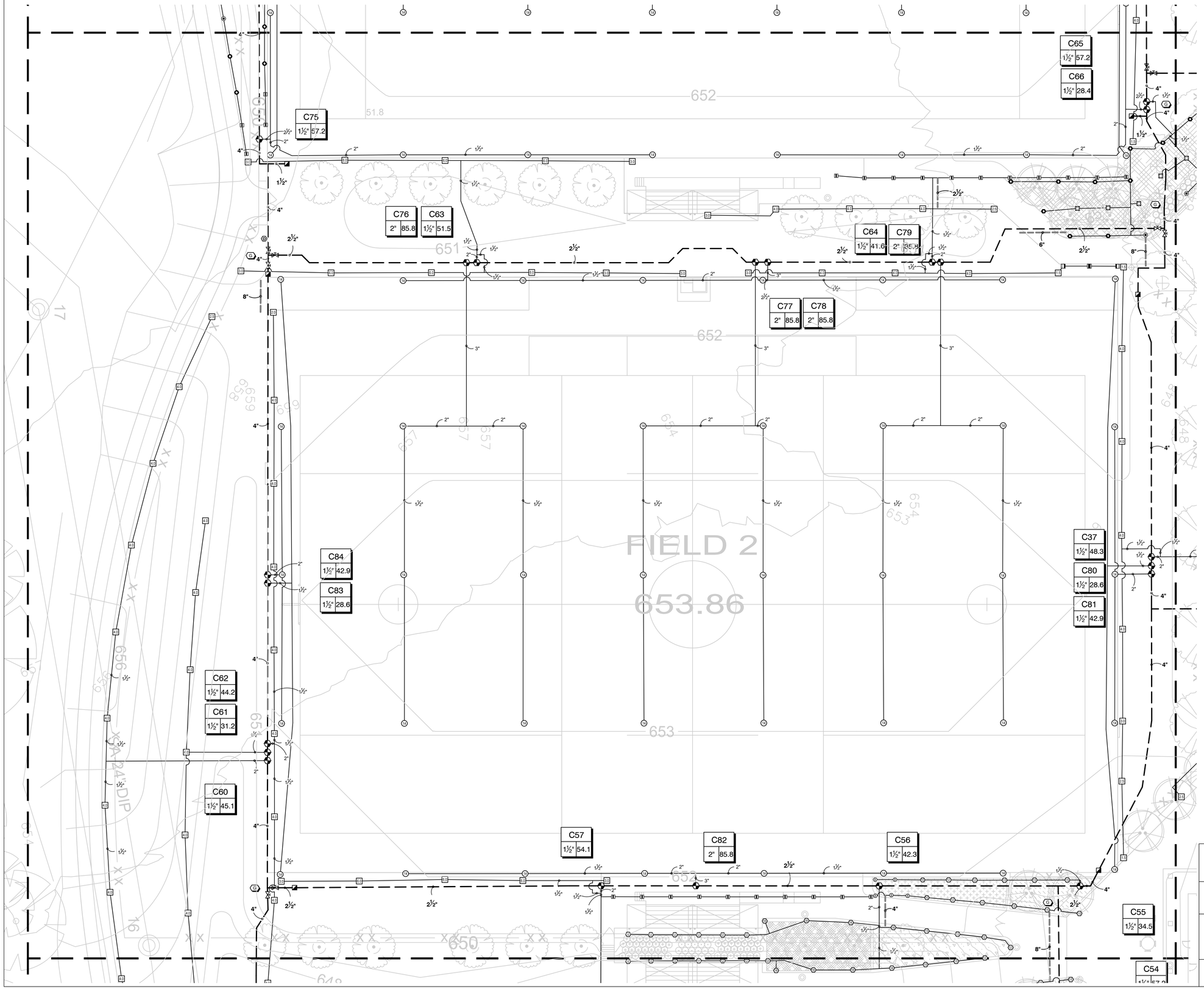
IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

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REVISION INFORMATION

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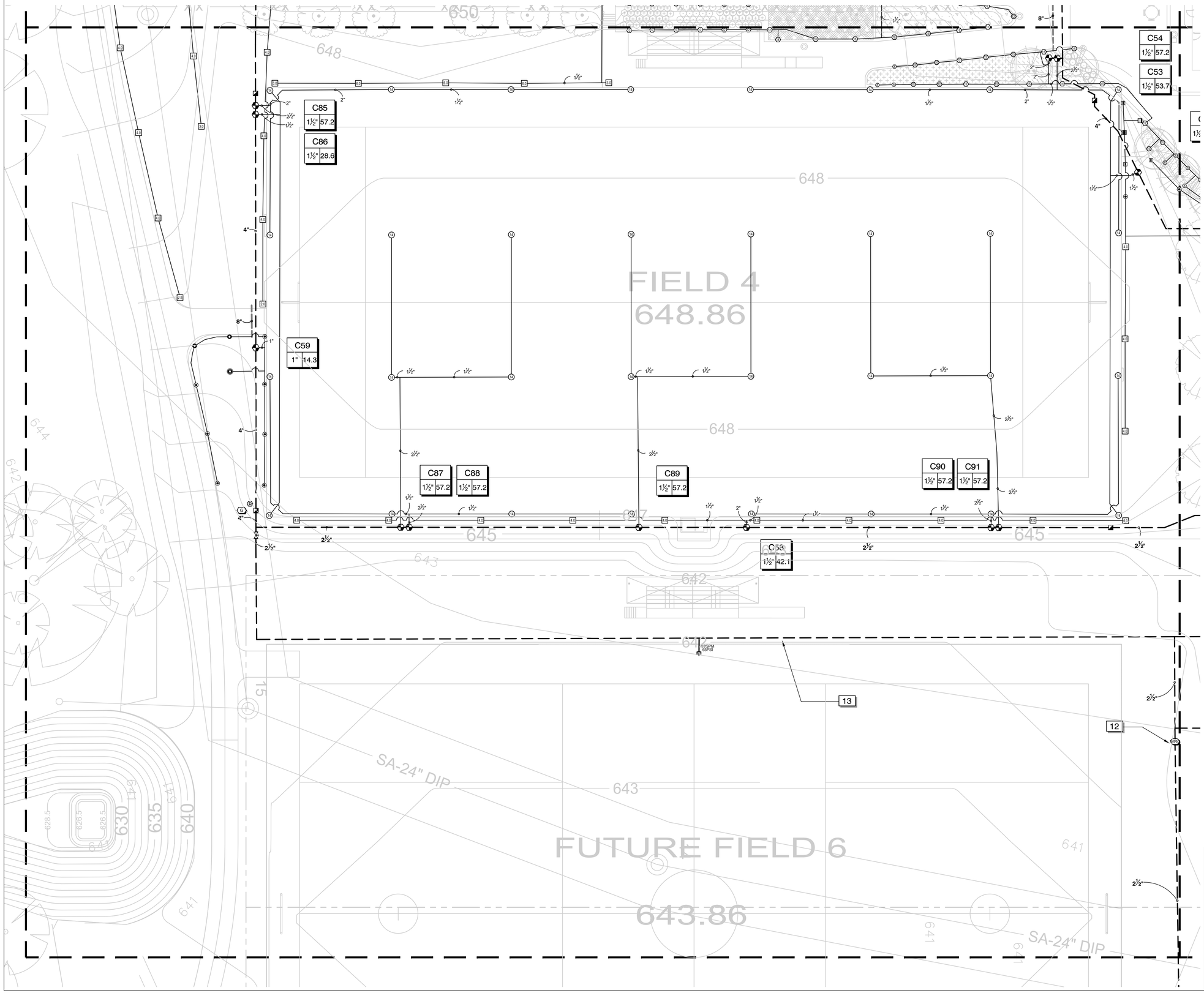
IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK
IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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0	JAL	JRB	04/06/23	DRT COMMENTS RESUBMITTAL

REVISION INFORMATION

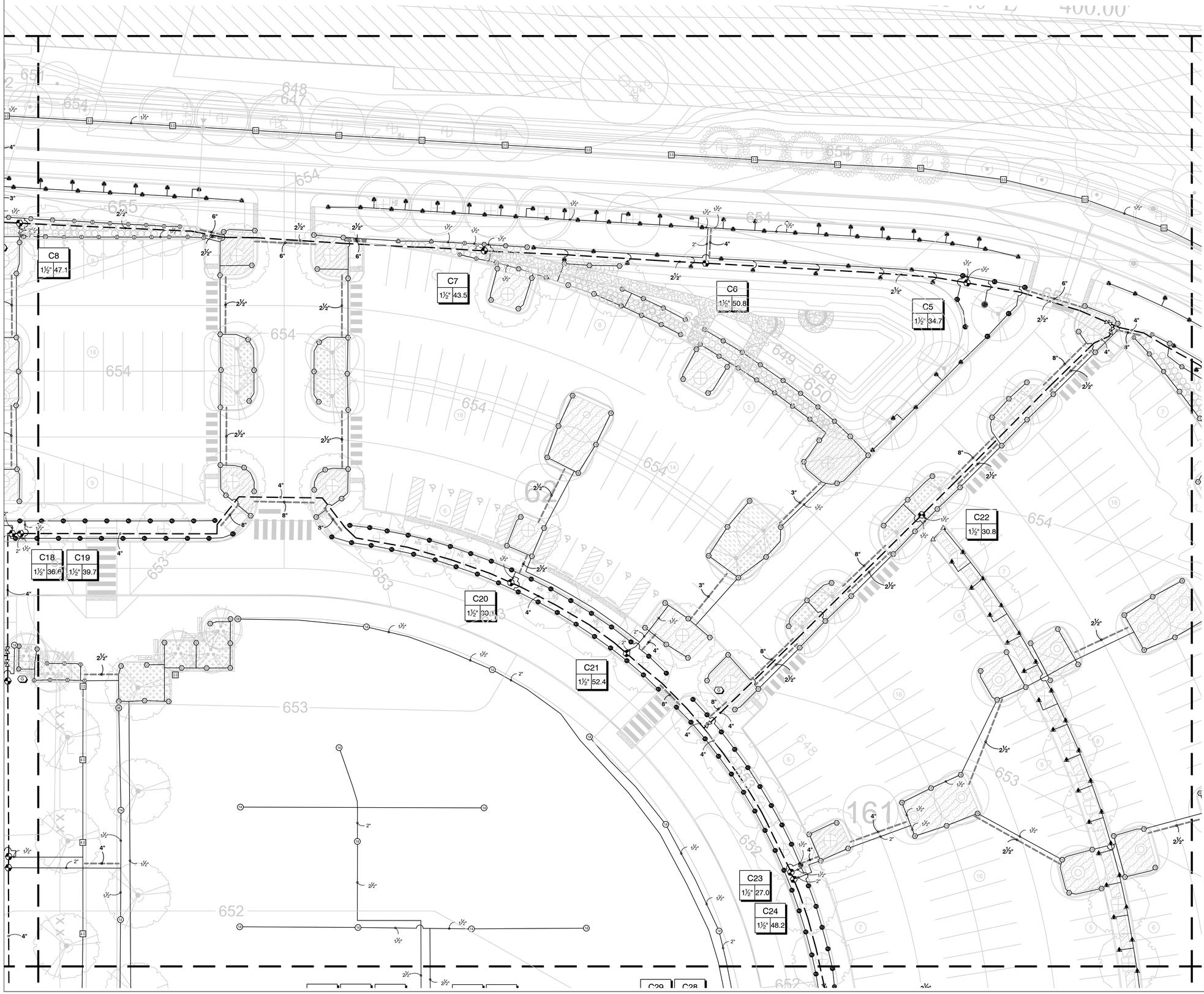
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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

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IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

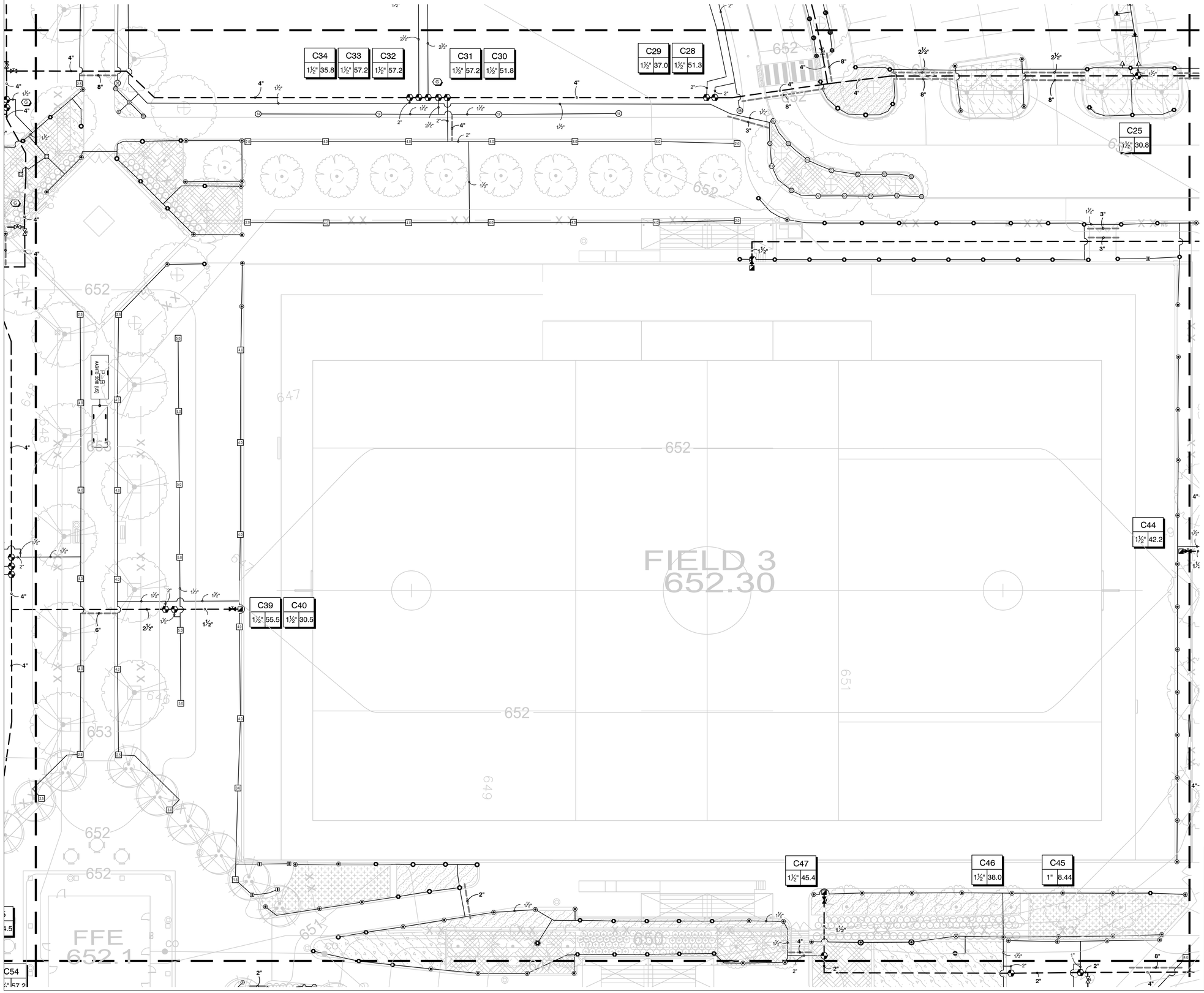
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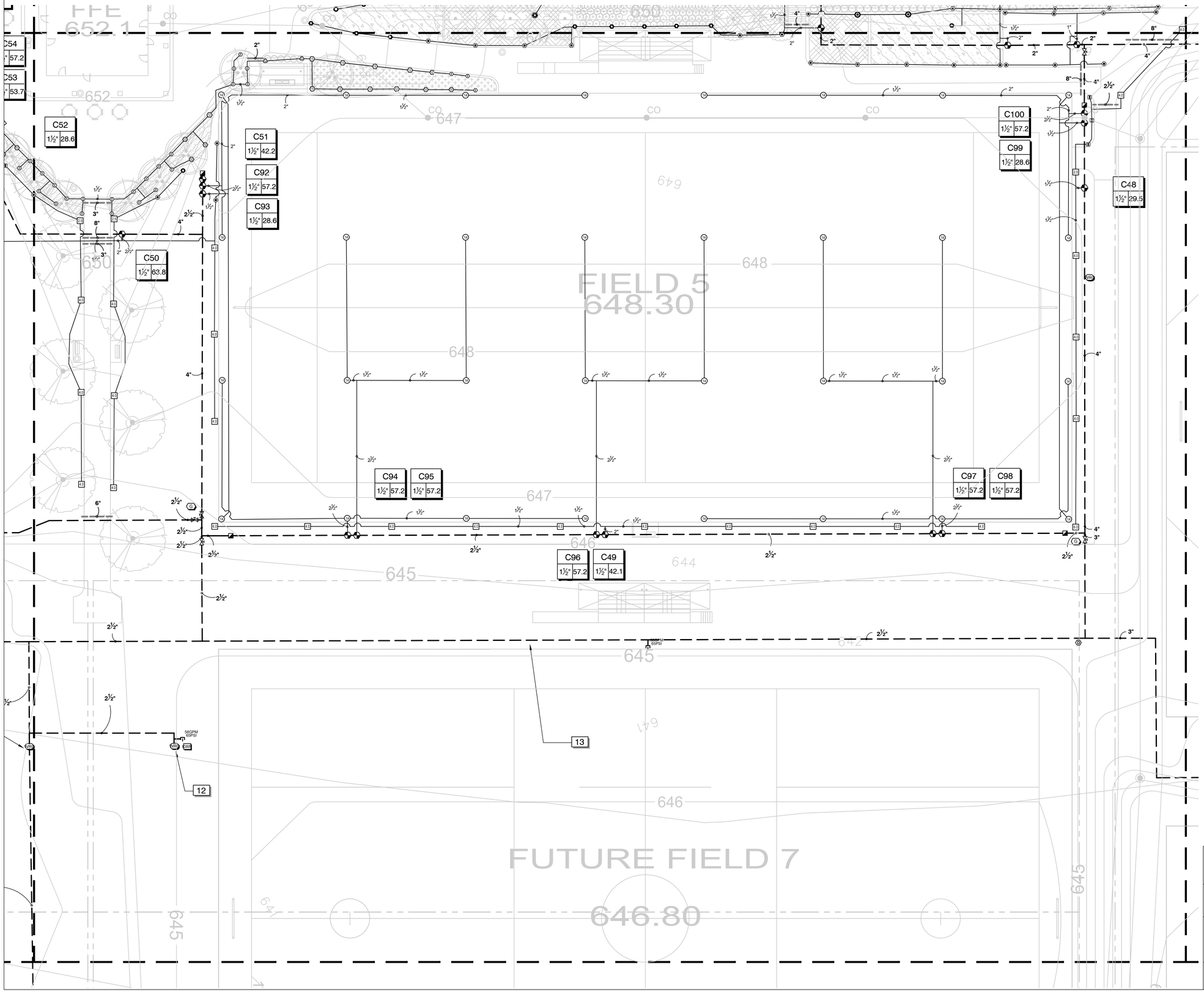
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C27
1" | 16.4

C26
1½" | 37.2

C42
1½" | 41.0

C41
1" | 18.6

C43
1½" | 47.3

B31
1½" | 34.2

B30
1½" | 42.2

B29
1½" | 38.5

10

0 20 40 60 feet
1" = 20'

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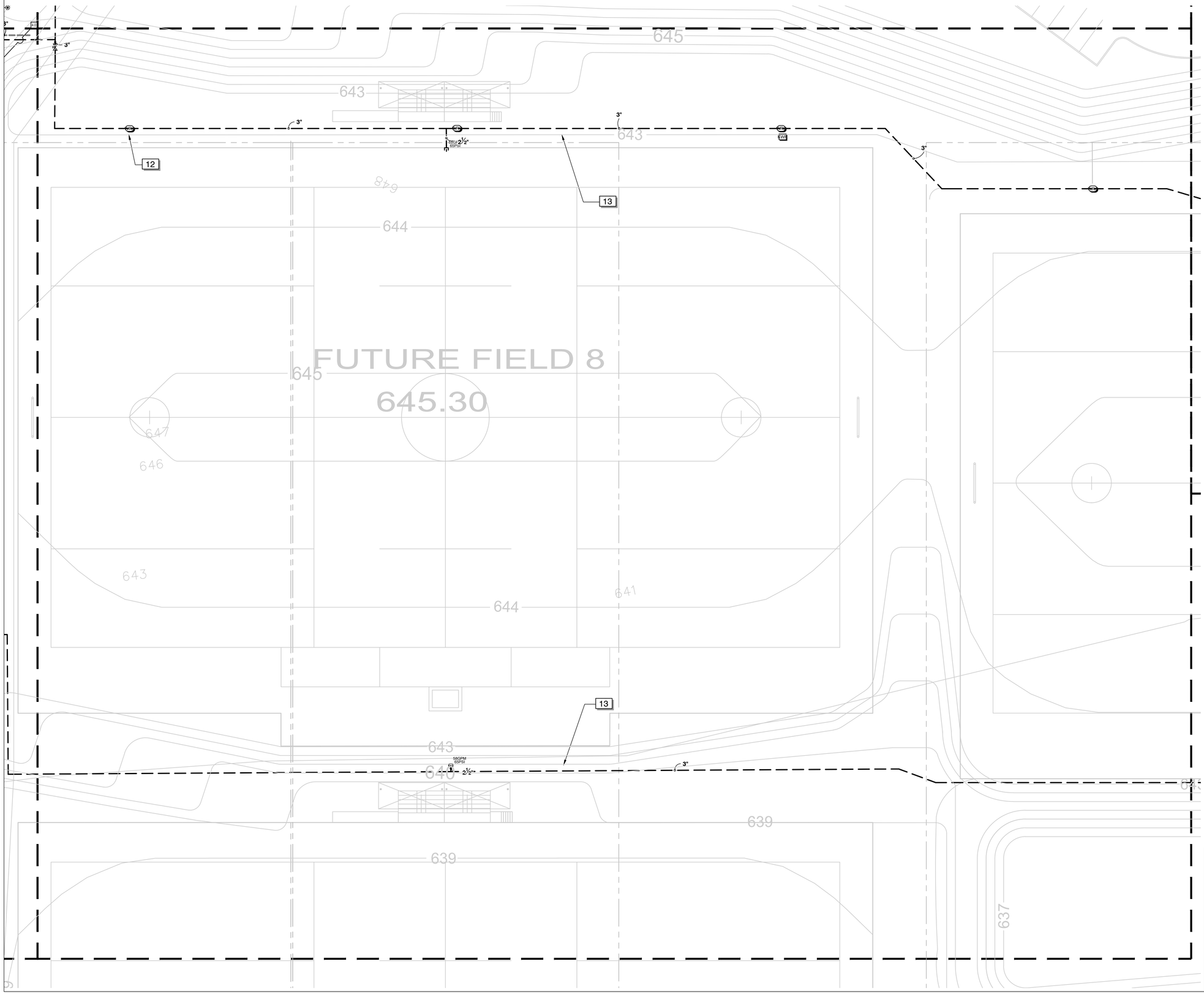
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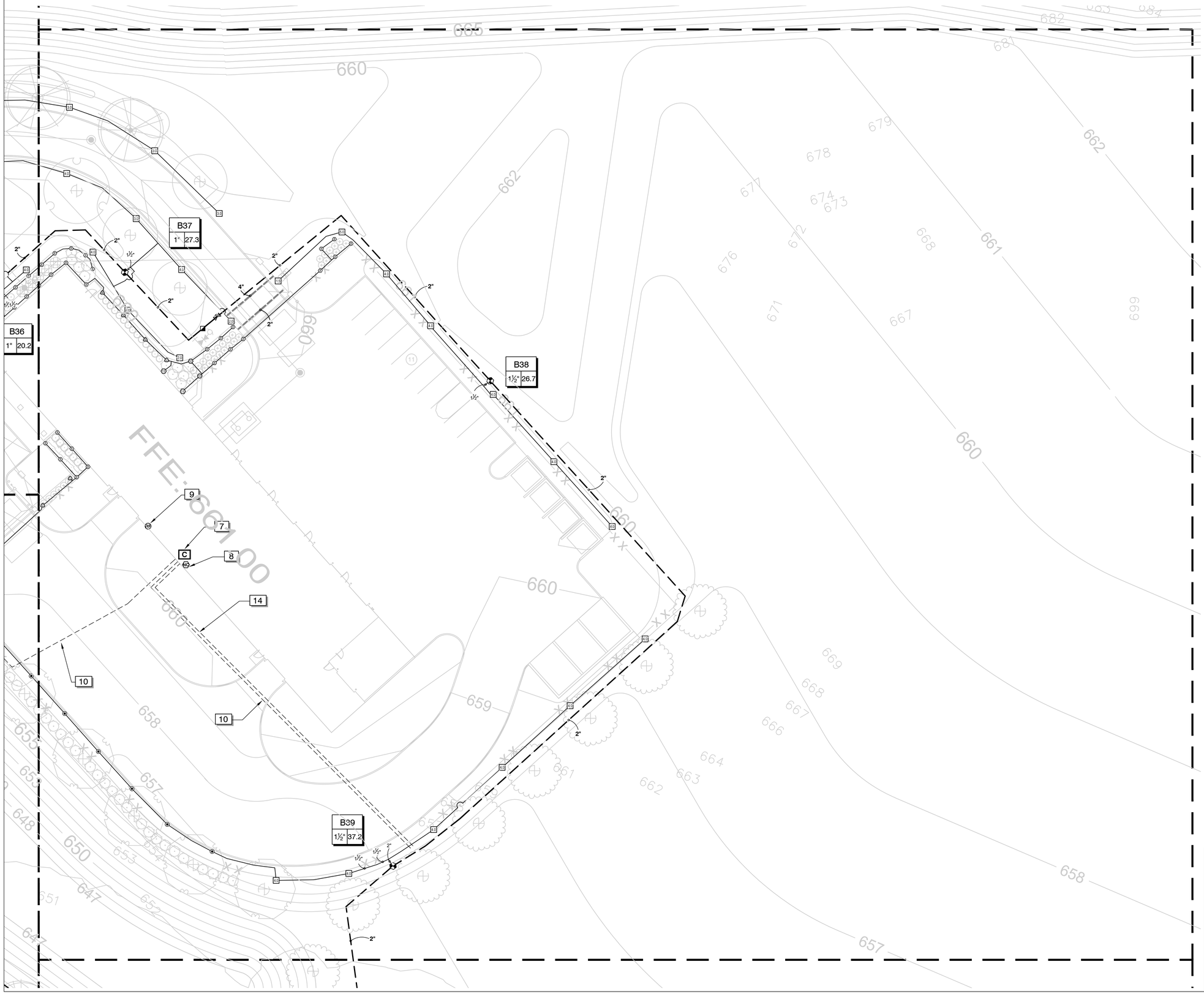
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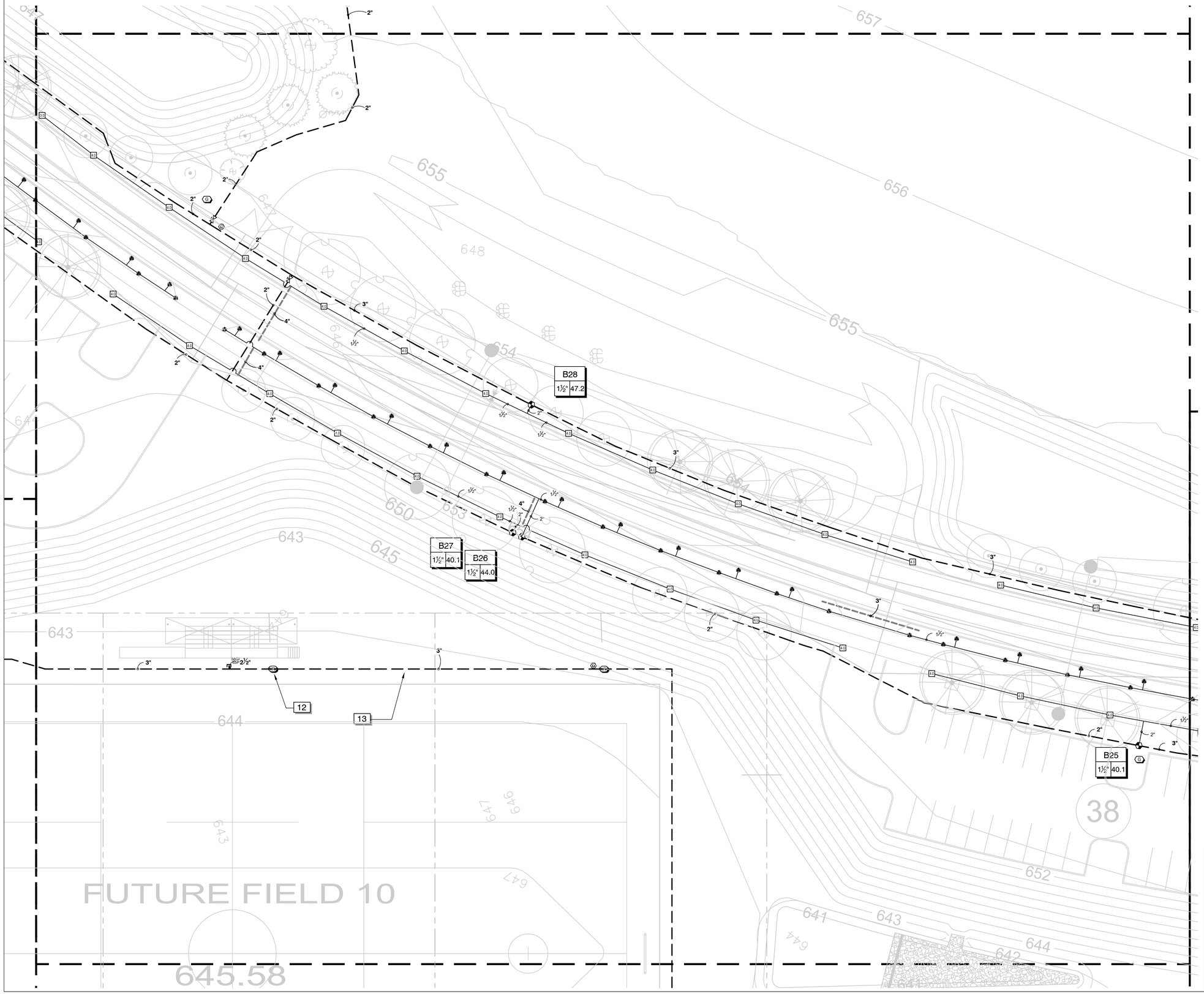
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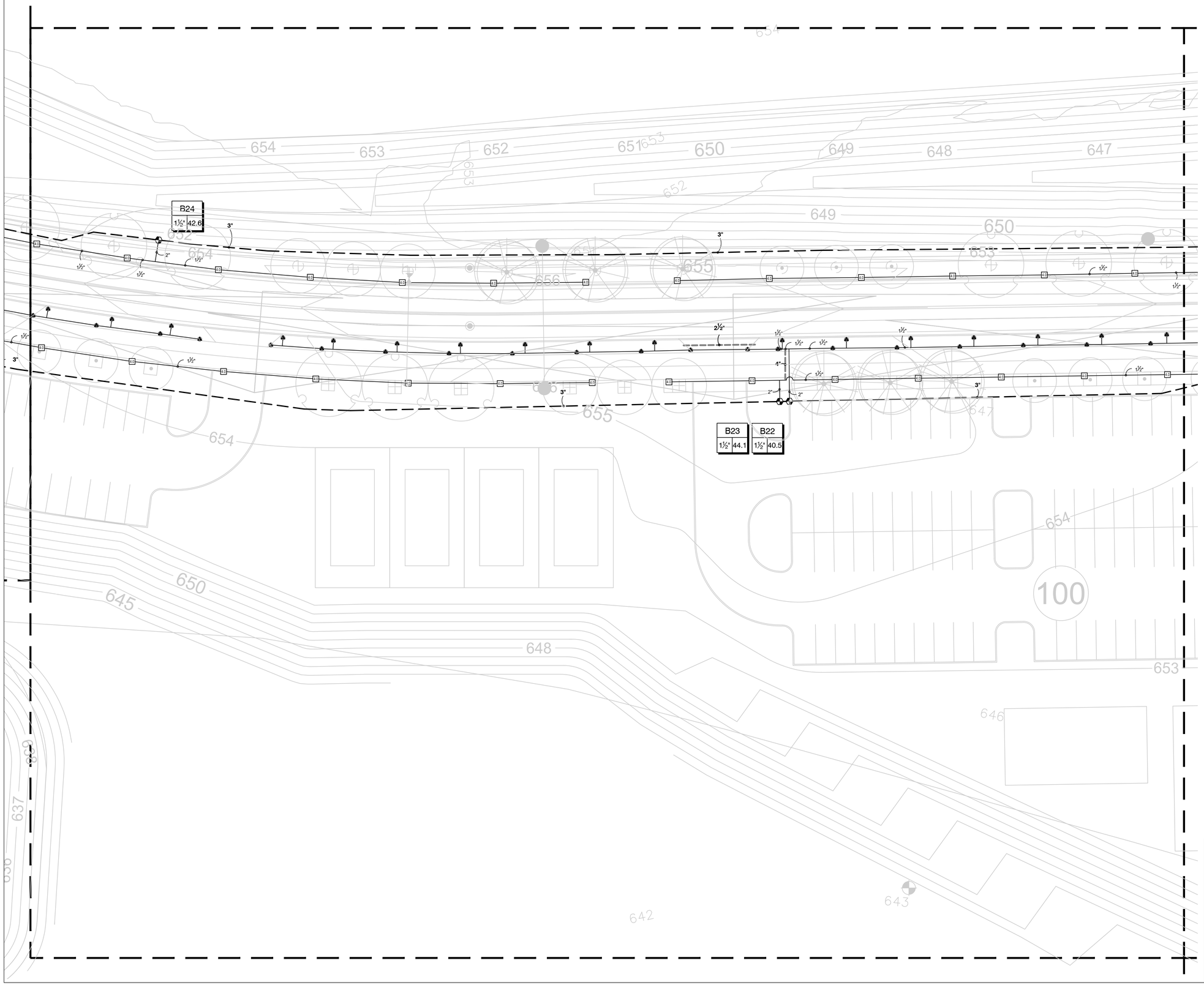
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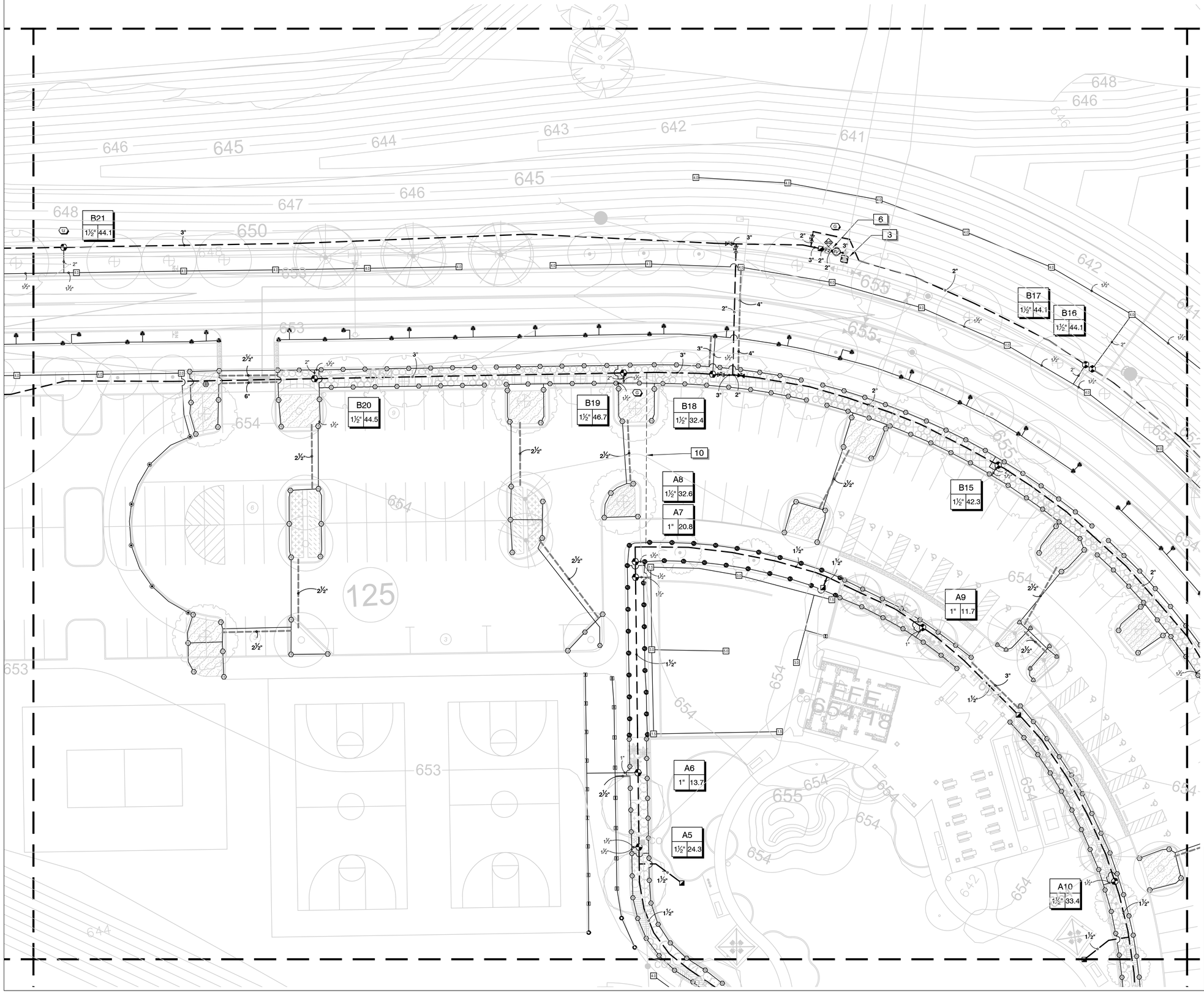
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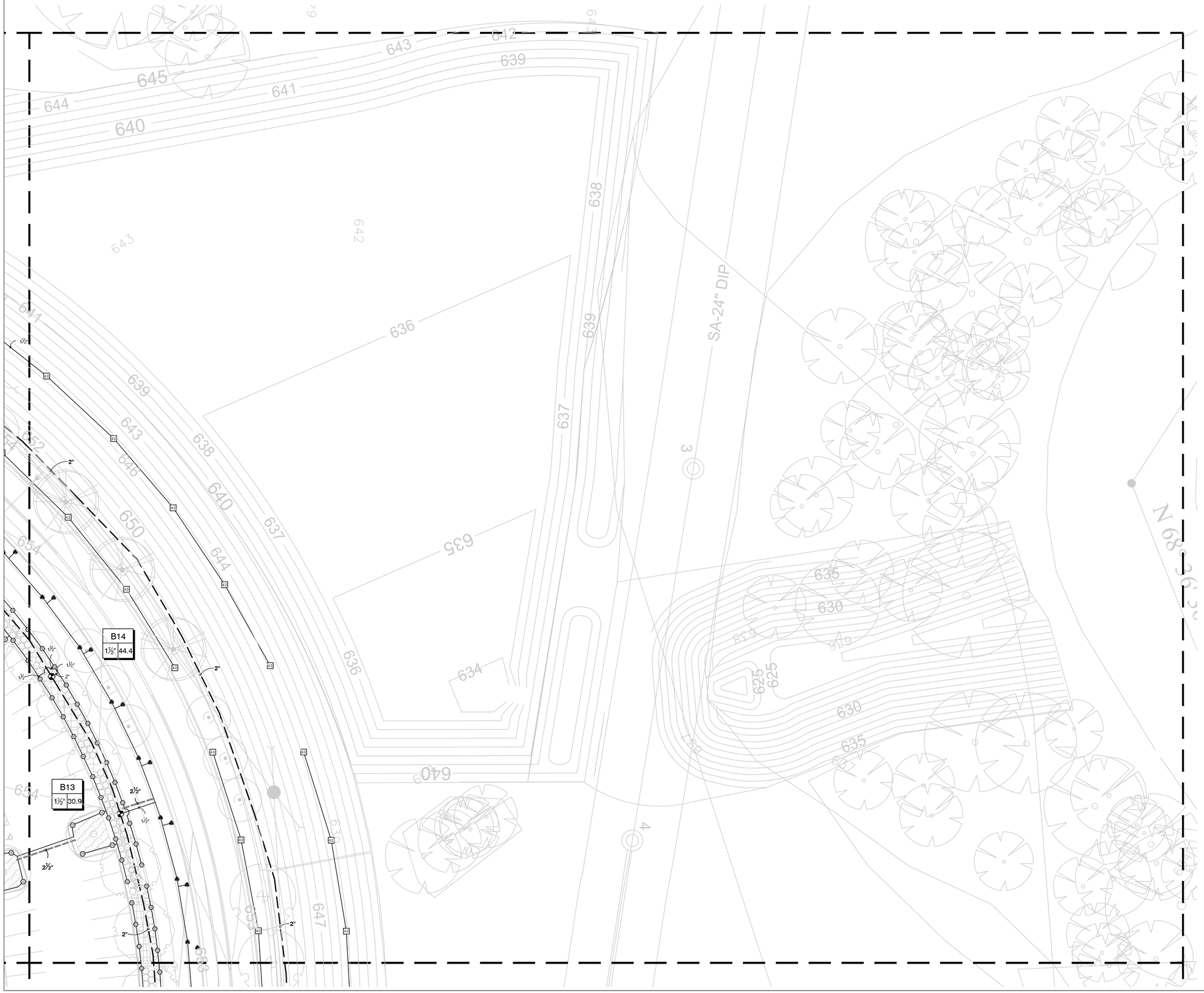
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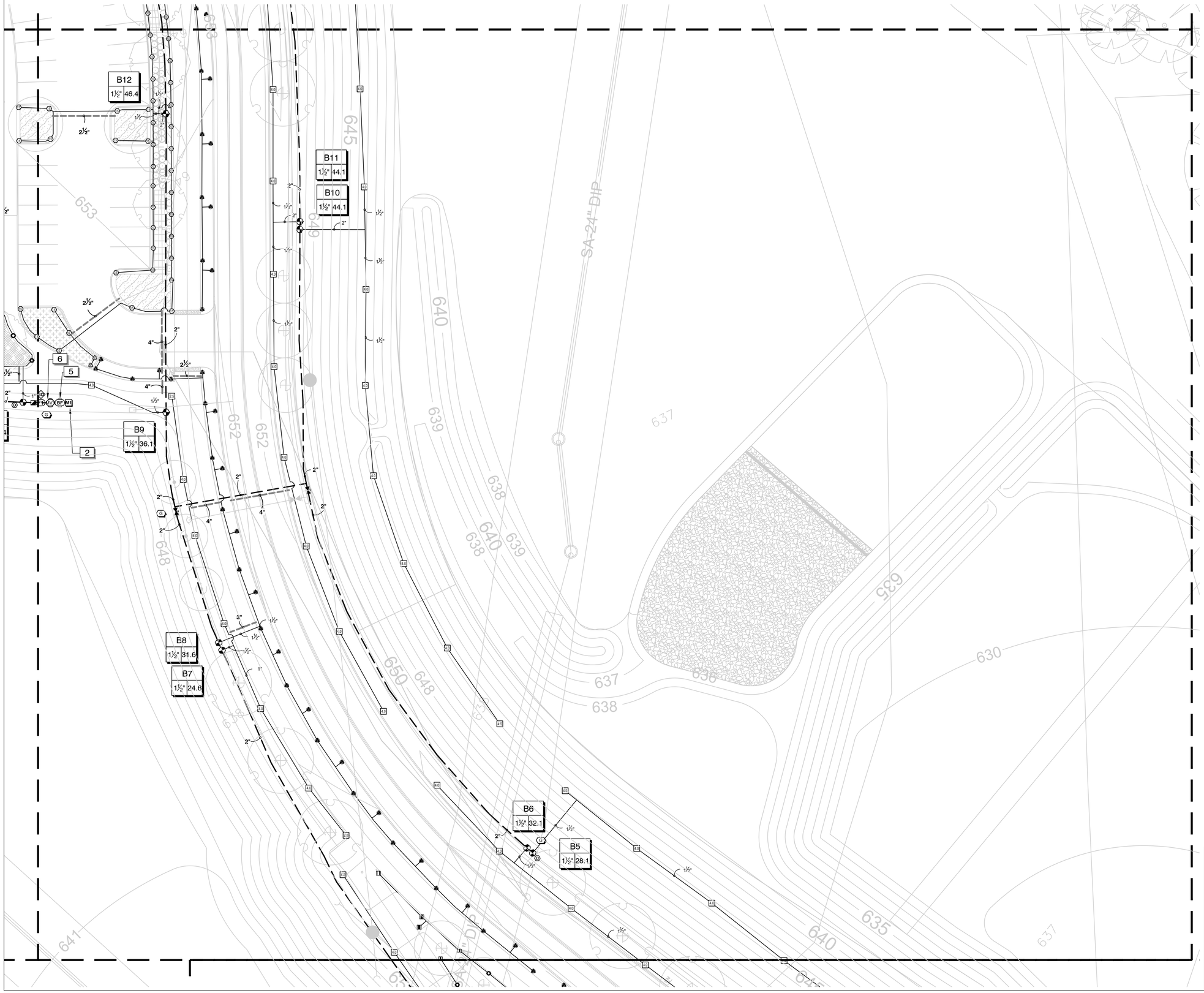
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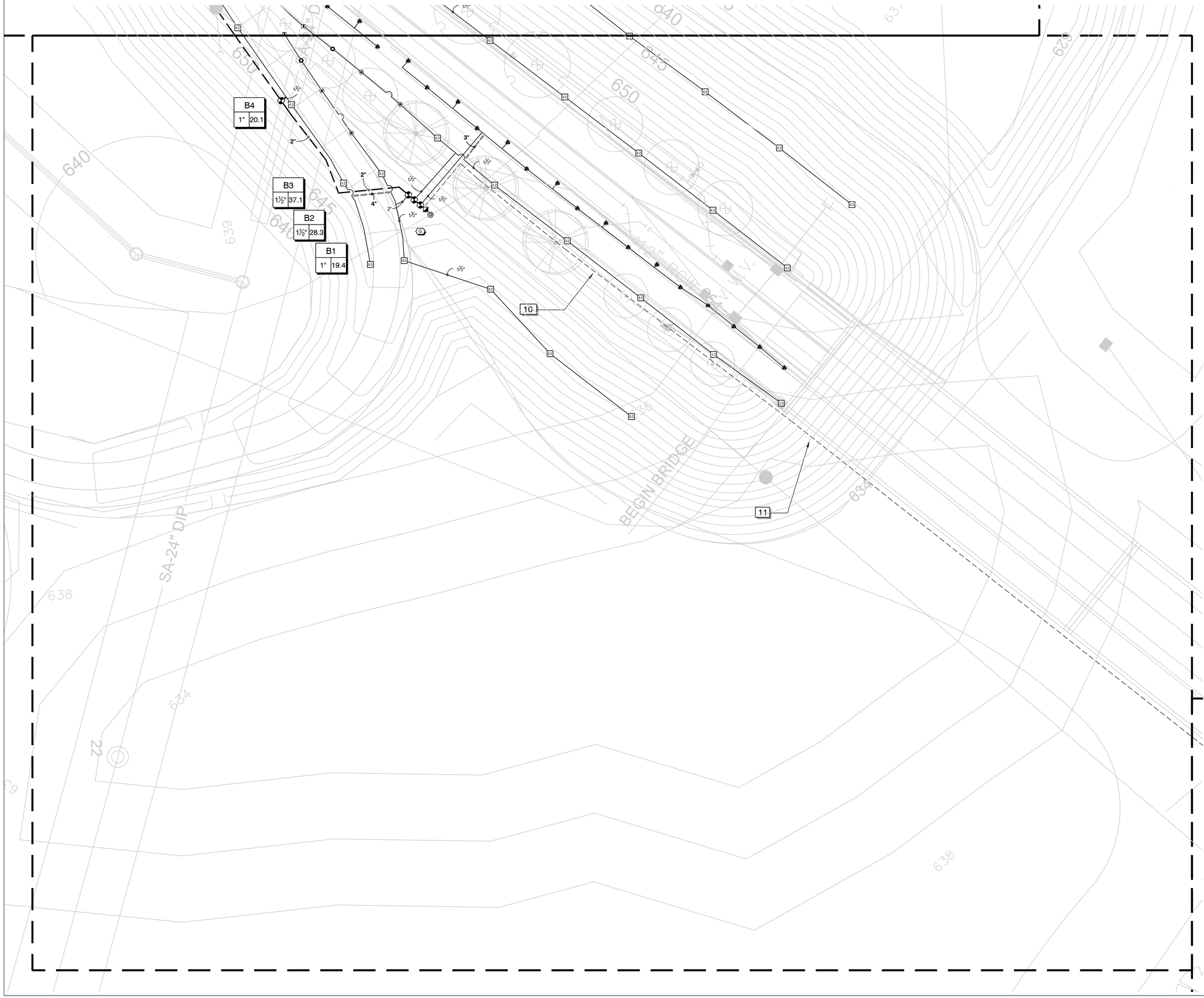
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0	JAL	JRB	02/24/23	100% CD-ISSUE FOR PERMIT
0	JAL	JRB	04/06/23	DRT COMMENTS RESUBMITTAL

IR1.18

FILE NO. 35968-10

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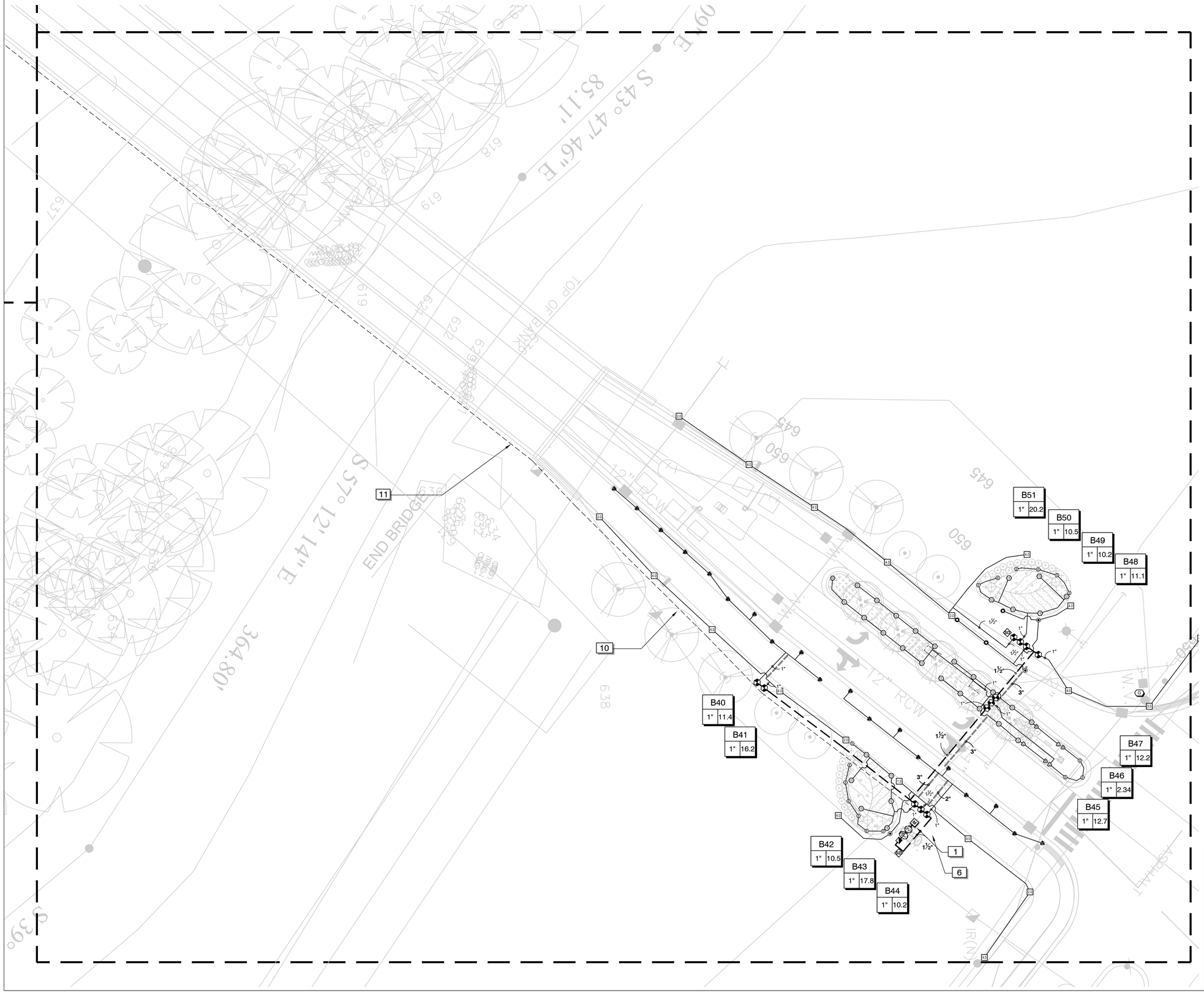
IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

$DATE$
$TIME$
$INSTR$
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PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

REVISION INFORMATION

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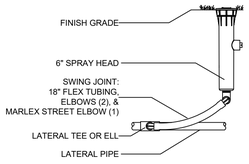
IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

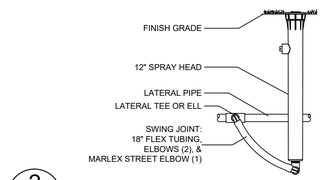
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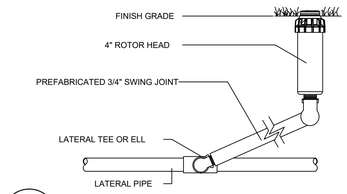
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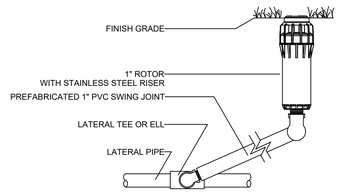
1 6" SPRAY BODY
NTS



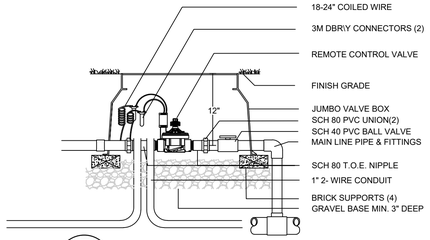
2 12" SPRAY BODY
NTS



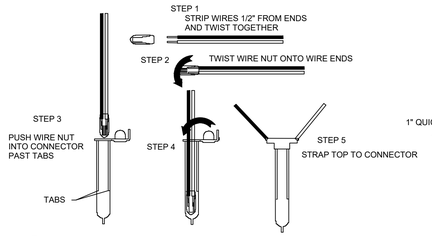
3 3/4" INLET ROTOR
NTS



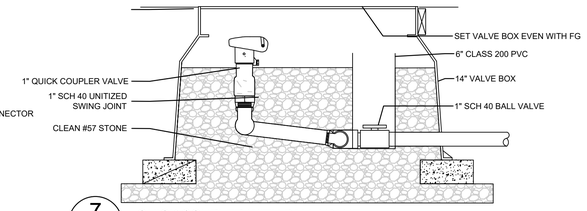
4 1" INLET ROTOR
NTS



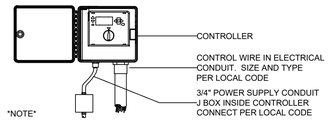
5 ELECTRIC CONTROL VALVE
NTS



6 WIRE CONNECTION 3M-DBR6-Y
NTS

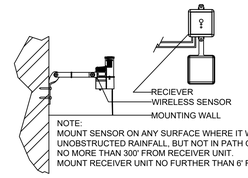


7 QUICK COUPLER WITH BALL VALVE
NTS



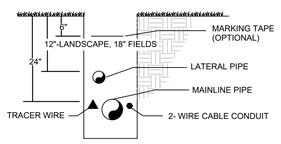
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110
or 220 VAC SOURCE.

8 WALL MOUNT CONTROLLER
NTS

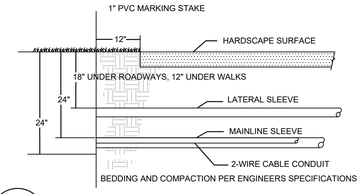


NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 300' FROM RECEIVER UNIT.
MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

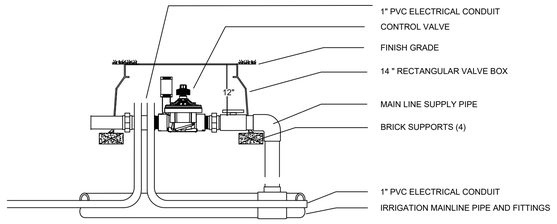
9 WIRELESS RAIN SENSOR
NTS



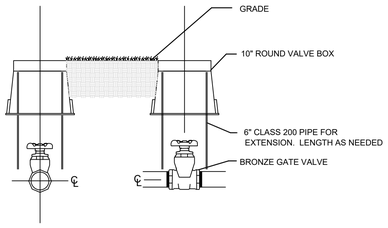
10 TRENCH, PIPE AND WIRE
NTS



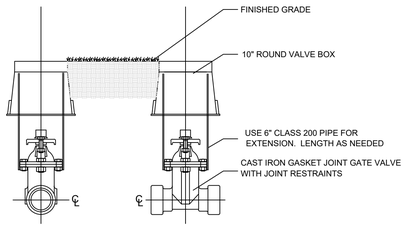
11 SLEEVING
NTS



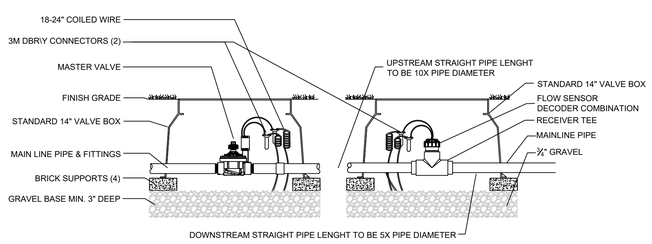
12 IRRIGATION SUPPLY VALVE AND CONTROL WIRE CONDUIT
NTS



13 ISOLATION VALVE DETAIL
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14 ISOLATION VALVE DETAIL 2 1/2" AND LARGER
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15 MASTER VALVE FLOW SENSOR
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PANEL NO. 47187 C0214 G, 12/22/16

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WILLIAMSON COUNTY, TENNESSEE

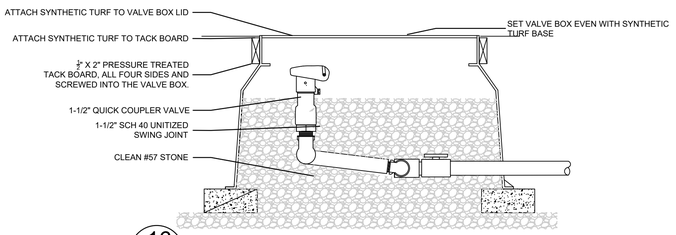
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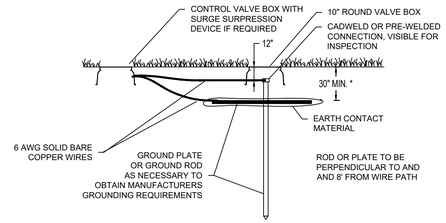
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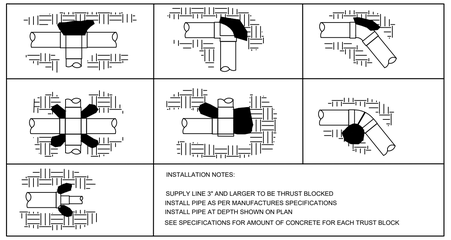


16 QUICK COUPLER IN SYNTHETIC TURF
NTS

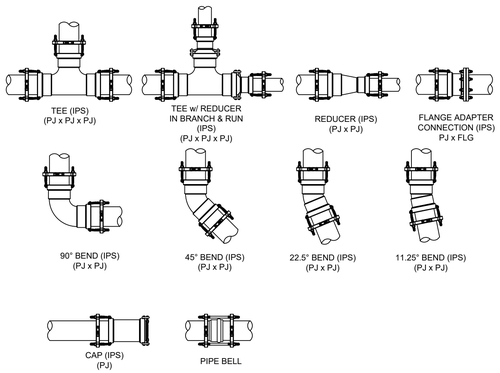
SIDE VIEW



17 TWO WIRE GROUNDING POINT DETAIL
NTS

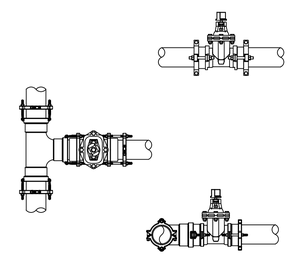


18 THRUST BLOCKS
NTS



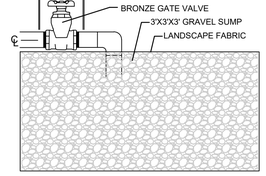
ALL FITTING, VALVE AND PIPE JOINT RESTRAINT TO BE INSTALLED AS PER MANUFACTURERS REQUIREMENTS. SEE WWW.HARCOFITTINGS.COM FOR JOINT RESTRAINT INSTALLATION INFORMATION.

19 GASKET FITTING JOINT RESTRAINT
NTS

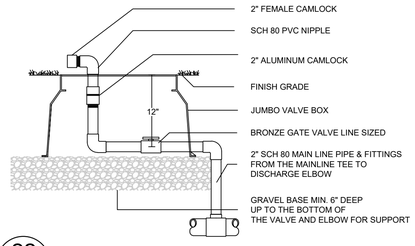


ALL FITTING, VALVE AND PIPE JOINT RESTRAINT TO BE INSTALLED AS PER MANUFACTURERS REQUIREMENTS. SEE WWW.HARCOFITTINGS.COM FOR JOINT RESTRAINT INSTALLATION INFORMATION.

20 VALVE TO PIPE RESTRAINT
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21 DRAIN VALVE DETAIL
NTS



22 WATER REEL CONNECTION TO THE MAINLINE
NTS

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IRRIGATION PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

REVISION INFORMATION

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WATER-REEL® KIFCO

Most Trusted Traveling Irrigation Systems Since 1964

Kifco Model T210 Water-Reel®



- Turbine Driven Water-Reel® with 2.1" ID x 400' MDPE Tube
- Simple, reliable, portable irrigation for sport fields, golf course, pastures, hobby farms, ranches and construction sites
- Automatic shutoff allows for unattended operation
- Mechanical levelwind system with miswrap safety for uniform, reliable tube rewinding
- Rugged construction proven by over 40 years of production and over 35,000 Kifco Water-Reels® sold
- Industry leading products with service and distribution at over 200 authorized dealers

Applicable Markets



Golf Courses and Sports Fields



Hobby Farms, Ranches and Pastures



Construction Sites

Standard Features and Benefits

- The Kifco Model T210 uses a turbine drive which operates as low as 43 psi and 34 gpm (only 10 psi or less used in the turbine) and features simple and accurate speed control making it the most efficient turbine in the market
- Sprinkler selector valve easily allows for automatic sprinkler shutoff at the end of the run or continued operation
- Three wheeled chassis for extra stability and three large flotation tires make transport by small garden tractor or utility vehicle simple



Easy Operation

Operator & Parts manuals available at www.kifco.com

Local Parts & Service

1 Year Manufacturer's Warranty
5 Year Pro Rated Tube Warranty

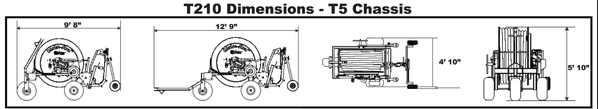


Engineered in the USA

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KIFCO
700 S. Schrader Ave.
P.O. Box 290
Havana, IL 62644
800-452-7017 Toll Free
309-543-4425 Phone
309-543-4845 Fax

T210 Dimensions - T5 Chassis



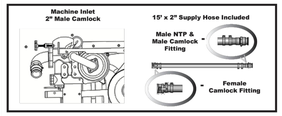
Technical Specifications

Tube Inner Diameter/Length	2.1" x 400'
Irrigated Width	105' - 235'
Irrigated Length	452' - 518'
Irrigated Area Per Run (Acres)	1.1 - 2.8
Drive System	Turbine
GPM Range	40 - 138
Inlet PSI Range	44 - 141
Hours Per Full Run	3.4 - 22
Retraction Speed	18.2 - 117.6 ft. per hour
Dry Weight (lbs)	1,220
Weight With Water (lbs)	1,820

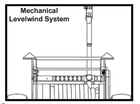
Options

Reel-Mounted Booster Pumps	5.5Hp Gas, 9Hp Gas
Stand-Alone Boosters	5Hp
Primary Pumps	23Hp Gas, 21Hp Gas or 37Hp Gas
Stiff Tongue & Jack Kit	Bolt on kit for easy transport in rough terrain
Guncart Wheel Upgrade	16" wheels - added stability in rough terrain

Standard Connection







Sprinkler Performance

Sprinkler Model	Nozzle Dia.	Inlet PSI	(Q) GPM	Width (ft.) (80%)	Length (ft.) (80%)	Wetted Dia. (ft.)	Application Rate (in.)
Nelson SR75	0.50"	50	40	131	466	164	0.3 - 1.4
	0.50"	79	53	158	479	198	0.3 - 1.4
	0.50"	101	61	178	489	222	0.3 - 1.6
	0.55"	53	49	138	469	172	0.3 - 1.6
	0.55"	82	64	166	483	208	0.3 - 1.6
	0.55"	106	74	187	494	234	0.3 - 1.6
	0.60"	45	59	142	471	178	0.4 - 1.6
	0.60"	70	77	176	488	220	0.4 - 1.6
	0.60"	113	89	195	498	244	0.4 - 1.6
	0.65"	59	69	153	476	191	0.4 - 1.6
	0.65"	94	91	182	491	228	0.4 - 1.6
	0.65"	121	105	205	502	256	0.4 - 1.6
	0.70"	64	81	157	478	196	0.4 - 1.6
	0.70"	100	104	190	495	237	0.4 - 1.6
	0.70"	130	121	213	506	266	0.4 - 1.6
	0.75"	70	93	162	481	202	0.6 - 1.6
	0.75"	110	120	196	498	245	0.6 - 1.6
	0.75"	141	138	219	510	274	0.6 - 1.6
Komet Twin Max	0.51"	51	44	146	473	183	0.3 - 1.4
	0.51"	80	58	177	488	221	0.3 - 1.4
	0.51"	103	67	198	499	248	0.3 - 1.4
	0.55"	53	51	153	476	191	0.4 - 1.6
	0.55"	83	67	183	492	229	0.4 - 1.6
	0.55"	108	78	206	503	257	0.4 - 1.6
	0.63"	58	67	164	482	205	0.4 - 1.6
	0.63"	92	88	198	499	247	0.4 - 1.6
	0.63"	119	102	221	510	276	0.4 - 1.6
	0.67"	62	76	171	486	214	0.6 - 1.6
	0.67"	98	99	205	502	256	0.6 - 1.6
	0.67"	127	115	228	514	285	0.6 - 1.6
	0.71"	66	85	177	488	221	0.6 - 1.6
	0.71"	104	111	213	506	266	0.6 - 1.6
	0.71"	135	129	235	518	294	0.6 - 1.6
Sime Hidra	12mm	44	40	105	452	131	0.3 - 1.6
	12mm	61	48	126	463	157	0.3 - 1.6
	12mm	95	62	158	479	197	0.3 - 1.6
	14mm	66	63	131	466	164	0.4 - 1.6
	14mm	85	73	152	476	190	0.4 - 1.6
	14mm	103	82	162	481	203	0.4 - 1.6
	16mm	73	80	137	468	171	0.4 - 1.6
	16mm	94	93	158	479	197	0.4 - 1.6
	16mm	113	103	173	486	216	0.6 - 1.6
	18mm	82	100	147	474	184	0.6 - 1.6
	18mm	128	129	178	489	223	0.6 - 1.6

Maximum 10 PSI turbine pressure loss is assumed in all data. Area covered may vary depending on wind conditions and use of different sprinklers. Specifications are subject to change without notice. Technical specifications contained herein are based upon sprinkler manufacturer's recommended pressure and flow. Actual specifications may vary.

KIFCO Revised 07/19

Provide two (2) units as part of the base bid.
Kifco Part # 503210000K
Model - T210
Chassis - T5
Drive System - Turbine
PE Tube ID x Length - 2.1" x 400'
Sprinkler - Komet Twin Max

Provide factory set up and training as part of the base bid.

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IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

IR1.22

FILE NO. 35968-10

$DATE$
$TIME$
$INSTR$
$USER$
TBL

DGN

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CRITICAL ANALYSIS

Generated:	2021-07-15 13:02
P.O.C. NUMBER: 01	
Water Source Information:	Playground Irrigation Meter, system A.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	66.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	33.42 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	4.08 gpm
Critical Station:	A7
Design Pressure:	45.00 psi
Friction Loss:	0.73 psi
Fittings Loss:	0.07 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.12 psi
Pressure Req. at Critical Station:	48.93 psi
Loss for Fittings:	0.14 psi
Loss for Main Line:	1.43 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.10 psi
Loss for Master Valve:	0.50 psi
Loss for Water Meter:	2.45 psi
Critical Station Pressure at POC:	64.55 psi
Pressure Available:	66.00 psi
Residual Pressure Available:	1.45 psi

CRITICAL ANALYSIS

Generated:	2021-07-15 12:46
P.O.C. NUMBER: 02	
Water Source Information:	Entry Drive and Maintenance Bldg Irrigation Meter, system B.
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	77.18 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	90.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	10 ft
Pressure Available:	87.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	70.00 gpm
Flow Available at POC:	77.18 gpm
Residual Flow Available:	7.18 gpm
Critical Station:	B34
Design Pressure:	45.00 psi
Friction Loss:	4.14 psi
Fittings Loss:	0.41 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.57 psi
Pressure Req. at Critical Station:	53.13 psi
Loss for Fittings:	1.45 psi
Loss for Main Line:	14.53 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	3.70 psi
Critical Station Pressure at POC:	74.41 psi
Pressure Available:	87.00 psi
Residual Pressure Available:	12.59 psi

CRITICAL ANALYSIS

Generated:	2021-07-15 11:49
P.O.C. NUMBER: 03	
Water Source Information:	Sports Park Irrigation Meter, System C.
FLOW AVAILABLE	
Water Meter Size:	4"
Flow Available:	375.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	90.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20 ft
Pressure Available:	87.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	300.00 gpm
Flow Available at POC:	375.00 gpm
Residual Flow Available:	175.00 gpm
Critical Station:	C78
Design Pressure:	60.00 psi
Friction Loss:	4.87 psi
Fittings Loss:	0.49 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.64 psi
Pressure Req. at Critical Station:	69.00 psi
Loss for Fittings:	0.84 psi
Loss for Main Line:	8.36 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	2.37 psi
Loss for Water Meter:	3.30 psi
Critical Station Pressure at POC:	83.87 psi
Pressure Available:	87.00 psi
Residual Pressure Available:	3.13 psi

CRITICAL ANALYSIS

Generated:	2021-07-28 10:34
P.O.C. NUMBER: 04	
Water Source Information:	Entry Irrigation Meter
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available:	40.32 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	66.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	29.79 gpm
Flow Available at POC:	40.32 gpm
Residual Flow Available:	10.53 gpm
Critical Station:	B52
Design Pressure:	45.00 psi
Friction Loss:	2.61 psi
Fittings Loss:	0.26 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.47 psi
Pressure Req. at Critical Station:	51.35 psi
Loss for Fittings:	0.07 psi
Loss for Main Line:	0.70 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	12.22 psi
Loss for Master Valve:	0.57 psi
Loss for Water Meter:	1.01 psi
Critical Station Pressure at POC:	65.92 psi
Pressure Available:	66.00 psi
Residual Pressure Available:	0.08 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
B1	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	36.08	0.51 in/h
B2	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	33.33	0.51 in/h
B3	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.07	0.49 in/h
B4	Rain Bird PESBR-IVM	1"	Turf Spray	19.36	1.51 in/h
B5	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.07	0.21 in/h
B6	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	32.08	0.43 in/h
B7	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	32.65	0.67 in/h
B8	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	31.61	1.38 in/h
B9	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	36.09	0.52 in/h
B10	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.11	0.22 in/h
B11	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.11	0.44 in/h
B12	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	46.44	1.41 in/h
B13	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	30.86	1.32 in/h
B14	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	44.43	1.44 in/h
B15	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	42.25	1.43 in/h
B16	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.11	0.22 in/h
B17	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.11	0.43 in/h
B18	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	32.44	1.31 in/h
B19	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	46.73	1.4 in/h
B20	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	44.49	1.35 in/h
B21	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.11	0.49 in/h
B22	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	40.45	1.35 in/h
B23	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.06	0.63 in/h
B24	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	42.61	0.49 in/h
B25	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	40.10	0.51 in/h
B26	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	43.95	1.36 in/h
B27	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	40.10	0.52 in/h
B28	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	24.90	0.5 in/h
B29	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	43.69	0.6 in/h
B30	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	26.88	0.61 in/h
B31	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	36.54	0.31 in/h
B32	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	38.52	1.32 in/h
B33	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	42.17	0.51 in/h
B34	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	34.23	0.32 in/h
B35	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	32.97	0.4 in/h
B36	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	31.50	0.53 in/h
B37	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	28.09	1.38 in/h
B38	Rain Bird PESBR-IVM	1"	Shrub Spray	18.83	1.61 in/h
B39	Rain Bird PESBR-IVM	1"	Turf Rotor	20.15	0.51 in/h
B40	Rain Bird PESBR-IVM	1"	Turf Rotor	27.28	0.67 in/h
B41	Rain Bird PESBR-IVM	1"	Shrub Rotary	9.94	0.55 in/h
B42	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	24.74	0.54 in/h
B43	Rain Bird PESBR-IVM	1"	Shrub Spray	24.96	1.31 in/h
B44	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	26.24	0.63 in/h
B45	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	38.69	0.55 in/h
B46	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	26.48	1.36 in/h
B47	Rain Bird PESBR-IVM	1"	Turf Spray	29.79	1.44 in/h
B48	Rain Bird PESBR-IVM	1"	Turf Rotor	22.12	0.57 in/h
B49	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	29.19	1.58 in/h
B50	Rain Bird PESBR-IVM	1"	Shrub Rotary	10.33	0.52 in/h
B51	Rain Bird PESBR-IVM	1"	Turf Rotary	21.24	0.32 in/h
B52	Rain Bird PESBR-IVM	1"	Turf Rotor	22.12	0.55 in/h

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
A1	Rain Bird PESBR-IVM	1"	Shrub Rotary	3.94	0.56 in/h
A2	Rain Bird PESBR-IVM	1"	Turf Rotary	17.80	0.59 in/h
A3	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	28.48	1.55 in/h
A4	Rain Bird PESBR-IVM	1"	Shrub Spray	24.45	1.65 in/h
A5	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	24.35	1.67 in/h
A6	Rain Bird PESBR-IVM	1"	Turf Rotary	13.74	0.52 in/h
A7	Rain Bird PESBR-IVM	1"	Turf Rotor	20.83	0.44 in/h
A8	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	32.56	1.68 in/h
A9	Rain Bird PESBR-IVM	1"	Shrub Spray	11.74	1.66 in/h
A10	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	33.42	1.72 in/h

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
C1	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	30.59	1.25 in/h
C2	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	46.69	1.35 in/h
C3	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	33.28	1.31 in/h
C4	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	52.53	0.48 in/h
C5	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	34.67	1.34 in/h
C6	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	50.83	2.42 in/h
C7	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	43.50	1.39 in/h
C8	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	47.08	1.35 in/h
C9	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	32.07	2.45 in/h
C10	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	55.62	0.48 in/h
C11	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	36.91	2.43 in/h
C12	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	49.80	1.42 in/h
C13	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	59.40	1.85 in/h
C14	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	53.65	1.29 in/h
C15	Rain Bird PESBR-IVM	1"	Turf Rotary	22.93	0.31 in/h
C16	Rain Bird PESBR-IVM	1"	Turf Spray	12.16	1.26 in/h
C17	Rain Bird PESBR-IVM	1"	Shrub Spray	19.45	1.31 in/h
C18	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	36.63	1.68 in/h
C19	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	39.65	1.68 in/h
C20	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	30.11	1.66 in/h
C21	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	48.22	1.31 in/h
C22	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	30.78	1.27 in/h
C23	Rain Bird PESBR-IVM	1-1/2"	Turf Spray	27.01	1.68 in/h
C24	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	43.61	1.22 in/h
C25	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	31.16	0.55 in/h
C26	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	37.21	1.49 in/h
C27	Rain Bird PESBR-IVM	1"	Turf Rotary	16.42	0.62 in/h
C28	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	51.30	1.13 in/h
C29	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	37.00	0.28 in/h
C30	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	51.76	0.52 in/h
C31	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.88 in/h
C32	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.44 in/h
C33	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.48 in/h
C34	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	35.83	1.35 in/h
C35	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	45.40	1.16 in/h
C36	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	30.18	0.53 in/h
C37	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	43.27	0.5 in/h
C38	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	50.11	1.43 in/h
C39	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	51.69	0.54 in/h
C40	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	30.54	0.45 in/h
C41	Rain Bird PESBR-IVM	1"	Turf Spray	18.57	1.5 in/h
C42	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	41.04	0.52 in/h
C43	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	47.26	0.54 in/h
C44	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	42.16	0.64 in/h
C45	Rain Bird PESBR-IVM	1"	Turf Rotary	8.44	0.51 in/h
C46	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	37.98	0.6 in/h
C47	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	32.26	0.67 in/h
C48	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	29.46	0.55 in/h
C49	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	42.10	0.57 in/h
C50	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	56.22	0.51 in/h
C51	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	42.22	1.48 in/h
C52	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	1.5 in/h
C53	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.86 in/h
C54	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	37.44	1.36 in/h
C55	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	34.50	1.46 in/h
C56	Rain Bird PESBR-IVM	1-1/2"	Shrub Spray	42.88	1.4 in/h
C57	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	54.07	1.12 in/h
C58	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	42.10	0.69 in/h
C59	Rain Bird PESBR-IVM	1"	Turf Rotary	14.32	0.54 in/h
C60	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	45.12	0.51 in/h
C61	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	31.16	0.3 in/h
C62	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	44.24	0.51 in/h
C63	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	51.51	0.66 in/h
C64	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	41.63	0.78 in/h
C65	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.92 in/h
C66	Rain Bird PESBR-IVM	1-1/2"	Shrub Rotary	28.39	0.64 in/h
C67	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	1.55 in/h
C68	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.85 in/h
C69	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.43 in/h
C70	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.4 in/h
C71	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.84 in/h
C72	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.4 in/h
C73	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	1.87 in/h
C74	Rain Bird PESBR-IVM	1-1/2"	Turf Rotary	27.42	0.48 in/h
C75	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.82 in/h
C76	Rain Bird PESBR-IVM	2"	Turf Rotor	85.80	0.45 in/h
C77	Rain Bird PESBR-IVM	2"	Turf Rotor	85.80	0.46 in/h
C78	Rain Bird PESBR-IVM	2"	Turf Rotor	85.80	0.91 in/h
C79	Rain Bird PESBR-IVM	2"	Turf Rotor	85.80	0.45 in/h
C80	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	1.62 in/h
C81	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	42.90	0.84 in/h
C82	Rain Bird PESBR-IVM	2"	Turf Rotor	85.80	0.86 in/h
C83	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	2.12 in/h
C84	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	42.90	0.85 in/h
C85	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.86 in/h
C86	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	2.27 in/h
C87	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.39 in/h
C88	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.92 in/h
C89	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.4 in/h
C90	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.94 in/h
C91	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.38 in/h
C92	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.77 in/h
C93	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	1.44 in/h
C94	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.78 in/h
C95	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.38 in/h
C96	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.38 in/h
C97	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.38 in/h
C98	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.81 in/h
C99	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	28.60	1.44 in/h
C100	Rain Bird PESBR-IVM	1-1/2"	Turf Rotor	57.20	0.82 in/h
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown
Unknown	Cap for future use		Cap (as indicated for future use)	58.00	Unknown

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

PROPERTY INFO

PARCEL ID: 106 18600 00010106
ZONING: CI - CIVIC & INSTITUTIONAL DISTRICT
FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

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BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

FOR PERMIT ONLY

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	JAL	JRB	02/24/23	100% CD-ISSUE FOR PERMIT
0	JAL	JRB	04/06/23	DRT COMMENTS RESUBMITTAL

IRRIGATION PLAN

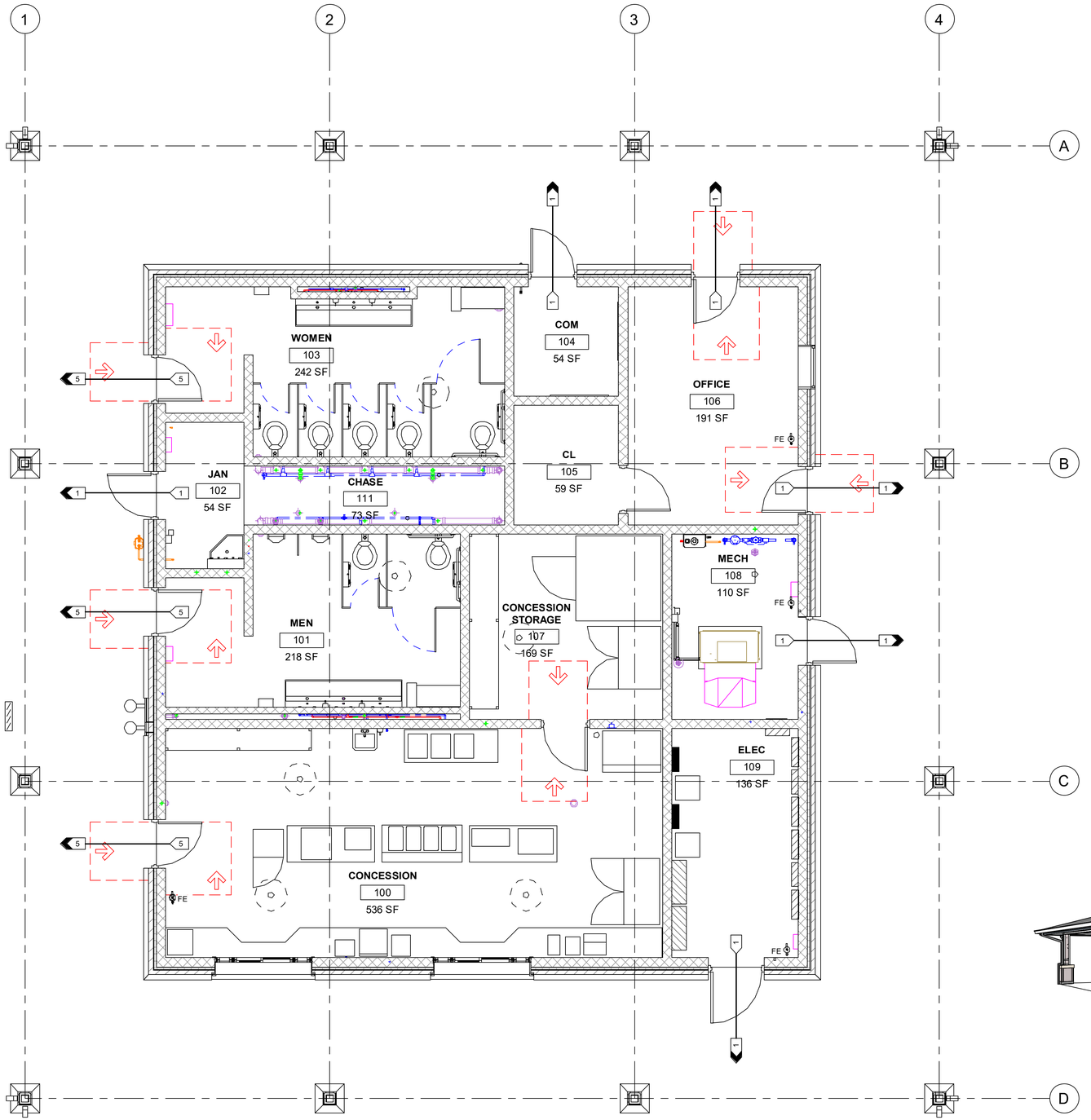
SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

IR1.23

FILE NO. 35968-10

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DGN



N

PLAN NORTH

1 CR-G0.02

CONCESSION / RESTROOM BUILDING LIFE SAFETY PLAN

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

BUILDING CODE INFORMATION

PROJECT CODE REVIEW FOR:
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

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AUTHORITY HAVING JURISDICTION:
CITY OF FRANKLIN
BUILDING AND NEIGHBORHOODS SERVICES DEPARTMENT
109 3RD AVE. SOUTH
FRANKLIN, TN 37064
(615) 791-3217

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE, INCLUDING APPENDICES D, G, AND K
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 NFPA LIFE SAFETY CODE 101
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

MINIMUM DESIGN LOADS:
LIVE LOADS - SEE STRUCTURAL

OCCUPANCY CLASSIFICATION:
CONCESSIONS AND RESTROOM BUILDING - GROUP B BUSINESS

TYPE OF CONSTRUCTION:
TYPE V-B, UNSPRINKLERED

ALLOWABLE BUILDING HEIGHT:
TABLE 504.3, GROUP B 40 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
TABLE 504.4, GROUP B 2

ALLOWABLE AREA:
TABLE 506.2, GROUP B 9,000

FIRE RESISTANCE RATING REQUIREMENTS:
IBC (TABLE 601): TYPE **VB** (UNPROTECTED/UNSPRINKLERED)
0 HOUR: STRUCTURAL FRAME
0 HOUR: EXTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: INTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: FLOOR CONSTRUCTION
0 HOUR: ROOF CONSTRUCTION

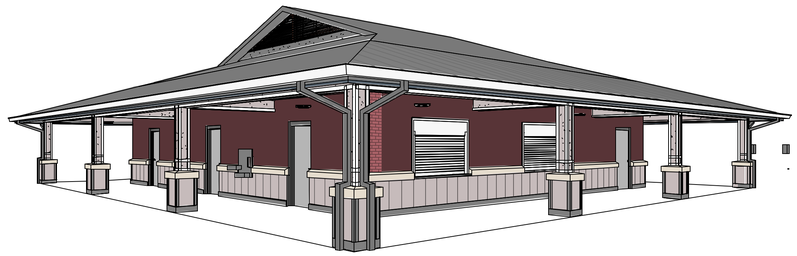
OCCUPANCY SEPARATION:
SINGLE OCCUPANCY / NOT APPLICABLE

ACTUAL GROSS FLOOR AREA (IBC DEFINITION):
FIRST FLOOR: **2213** S.F.

SITE PLUMBING FIXTURE QUANTITY ASSESSMENT
NUMBER OF PEOPLE ATTENDING AN EVENT
NUMBER OF PLAYERS = 11 x 2 TEAMS PER EVENT = 22 PLAYERS x 5 FIELDS = 110 PEOPLE
VIEWERS - ASSUME 2 PER PLAYER (110 X 2) = 220 PEOPLE
TOTAL NUMBER OF PEOPLE PER EVENT = 330 PEOPLE

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

WATER CLOSETS 1/25 FOR FIRST 50, 1/50 FOR REMAINDER		8 MIN.
MALE	2U + 1 WC	
FEMALE	5 WC	
LAVATORIES 1/40 FOR FIRST 80, 1/80 FOR REMAINDER		4 MIN.
MALE	3	
FEMALE	3	
DRINKING FOUNTAINS	1	
SERVICE SINK	1	



LIFE SAFETY LEGEND

QUANTITY OF OCCUPANTS IN AREA

QUANTITY OF OCCUPANTS AT POINT OF EGRESS

FE BRACKET MOUNTED FIRE EXTINGUISHER W/ 10LB. ABC DRY CHEMICAL EXTINGUISHER - HANDLE 42" AFF

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Kerry Osborne Digitally signed by Kerry Osborne Date: 2023.04.06 10:39:16-05'00'

CONCESSION / RESTROOM BUILDING CODE REVIEW

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

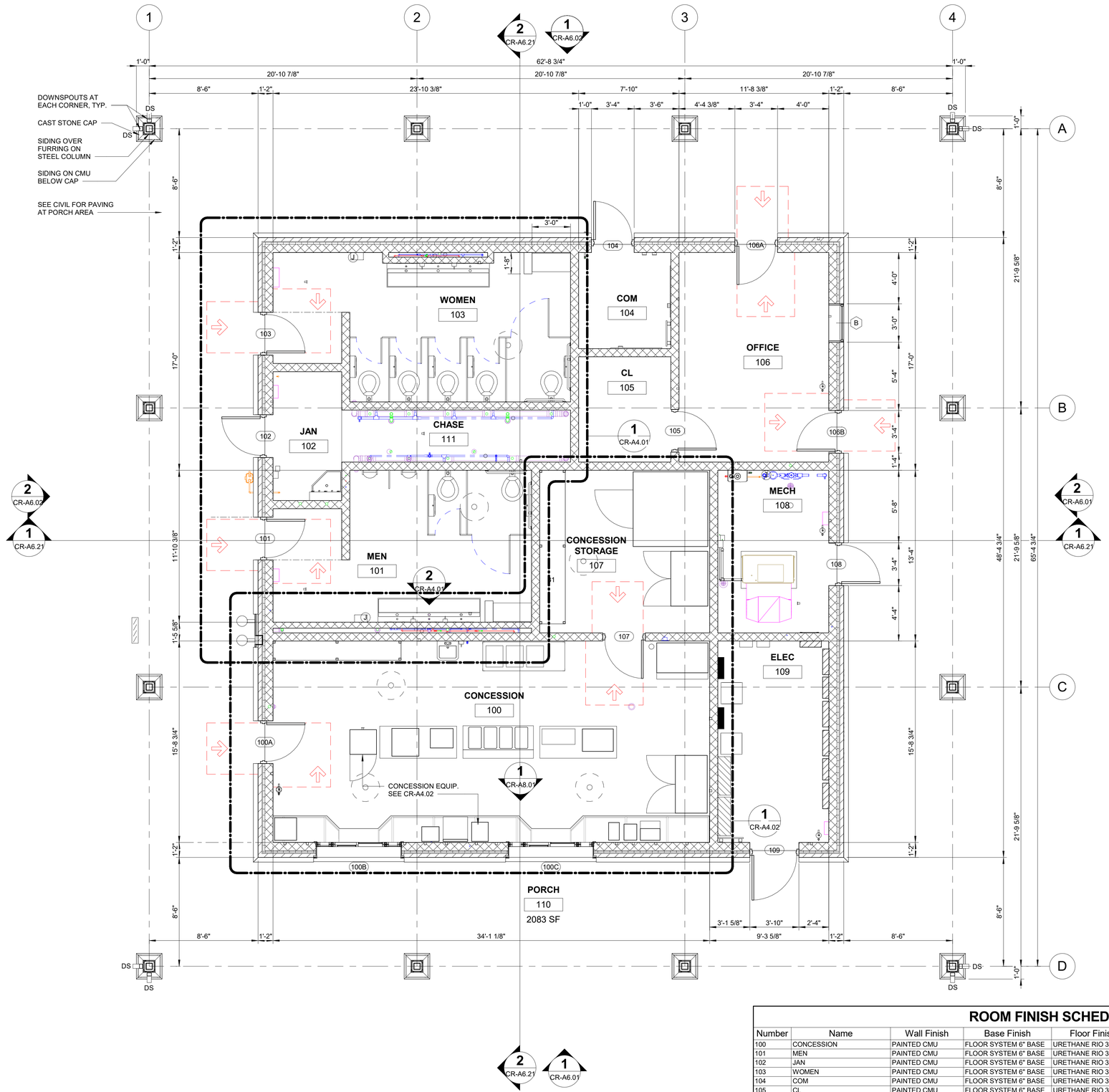
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1	KM	KO	04/06/2023 DRT COMMENTS RESUBMITTAL

SHEET

CR-G0.02
FILE NO.: 35968-10

Drawing File: CR-G0.02_CONCESSION / RESTROOM BUILDING CODE REVIEW
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4/6/2023 9:59:33 AM

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N

PLAN NORTH

1 CR-A1.01 — CONCESSION/RESTROOM FLOOR PLAN

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

ROOM FINISH SCHEDULE

Number	Name	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
100	CONCESSION	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
101	MEN	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
102	JAN	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
103	WOMEN	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
104	COM	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
105	CL	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
106	OFFICE	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
107	CONCESSION STORAGE	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
108	MECH	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
109	ELEC	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	
110	PORCH	BRICK AND CMU	NONE	CONCRETE	CEMENT BD.	
111	CHASE	PAINTED CMU	FLOOR SYSTEM 6" BASE	URETHANE RIO 3	PAINTED GYP. BD.	

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CONCESSION / RESTROOM FLOOR PLAN

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

REV.	DR.	CHK.	DESCRIPTION:	DATE
0	KM	KO	100% CD-ISSUE FOR PERMIT	02/24/2023
1	KM	KO	DRT COMMENTS RESUBMITTAL	04/06/2023

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FILE NO.: 35968-10

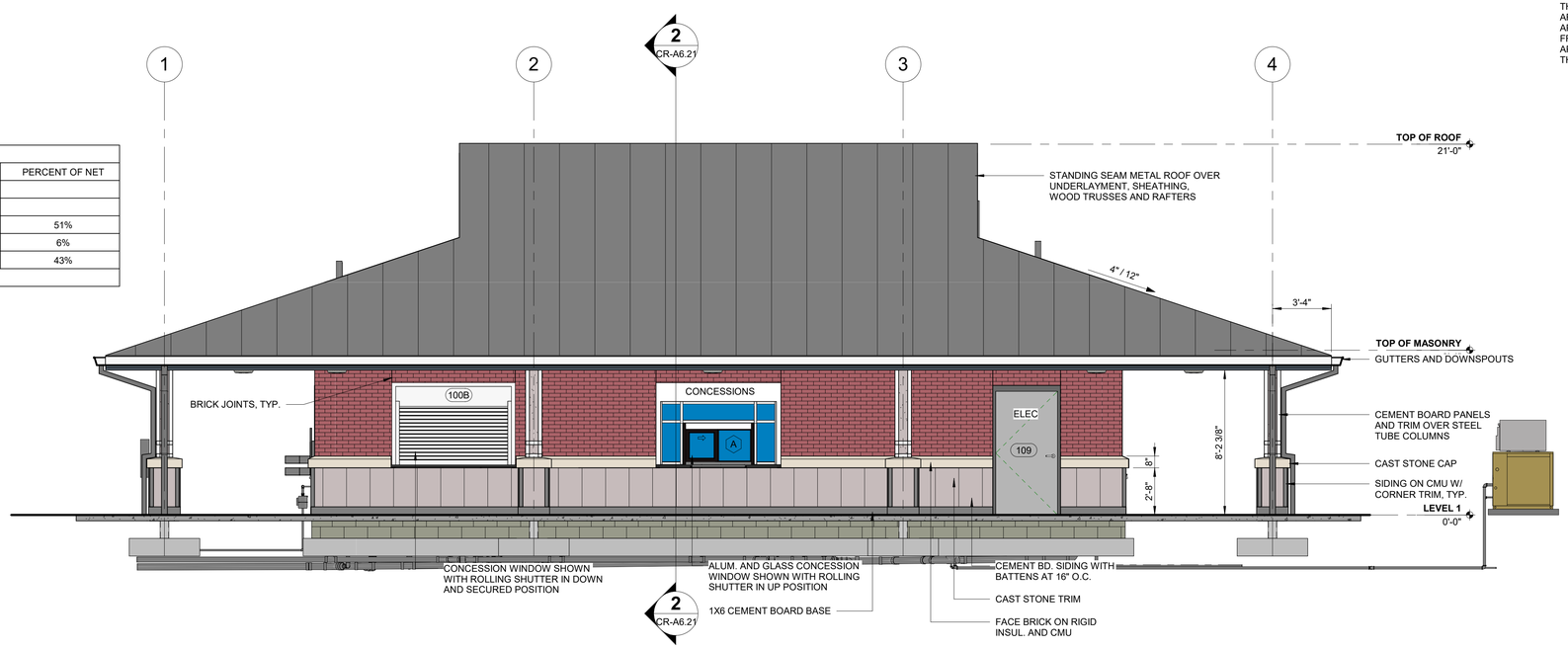
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ELEVATIONS NOTE

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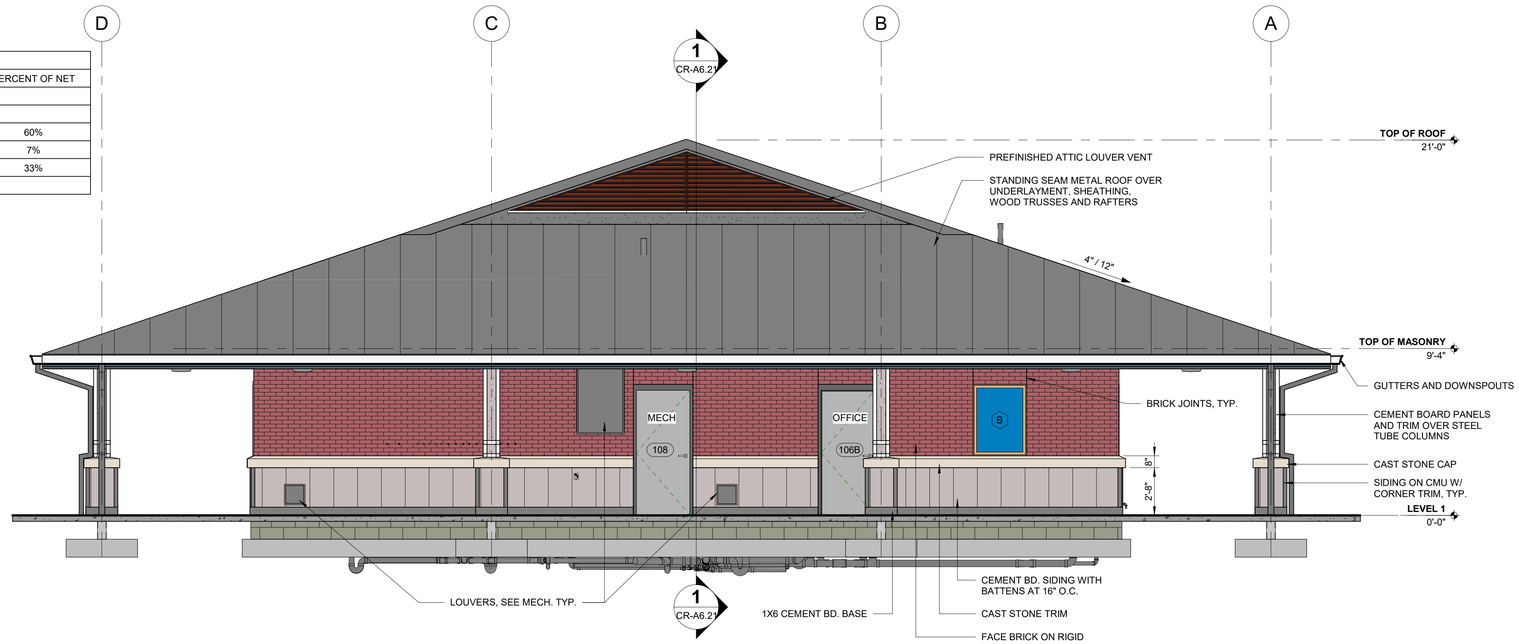
WEST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	375 SF	
NET OF WALL	280 SF	
NET BRICK	142 SF	51%
CAST STONE TRIM	16 SF	6%
CEMENT BOARD SIDING	122 SF	43%
GLAZING PERCENTAGE: 12.5%		



1 CR-A6.01 CONCESSION/RESTROOM WEST ELEVATION

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

SOUTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	397 SF	
NET OF WALL	336 SF	
NET BRICK	199 SF	60%
CAST STONE TRIM	25 SF	7%
CEMENT BOARD SIDING	112 SF	33%
GLAZING PERCENTAGE: 3.0%		



2 CR-A6.01 CONCESSION/RESTROOM SOUTH ELEVATION

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

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Phone: 615.254.1000 / Fax:615.256.5972

JON KERRY OSBORNE
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 021015
Kerry Osborne
Digitally signed by Kerry Osborne
Date: 2023.04.06 10:34:58-05'00'

CONCESSION/RESTROOM ELEVATIONS

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
0	KM	KO	02/24/2023	100% CD-ISSUE FOR PERMIT
1	KM	KO	04/06/2023	DRT COMMENTS RESUBMITTAL

CR-A6.01

FILE NO.: 35968-10

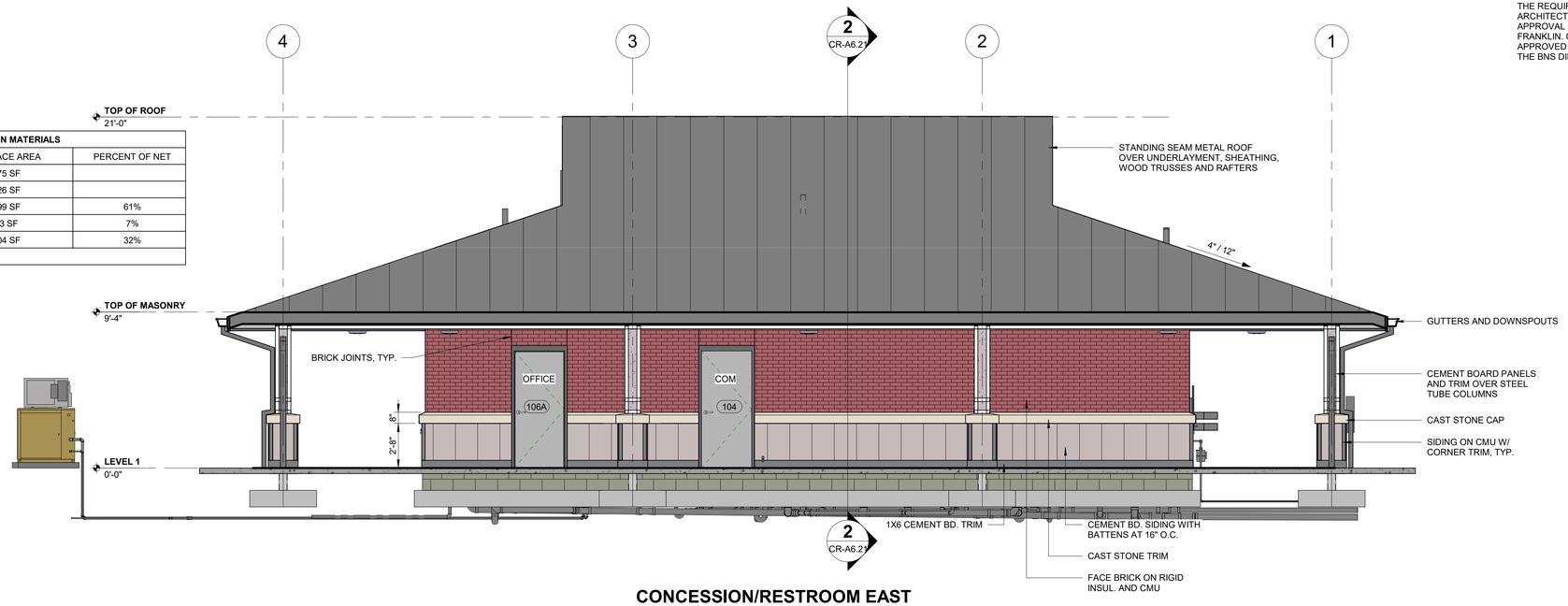
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ELEVATIONS NOTE

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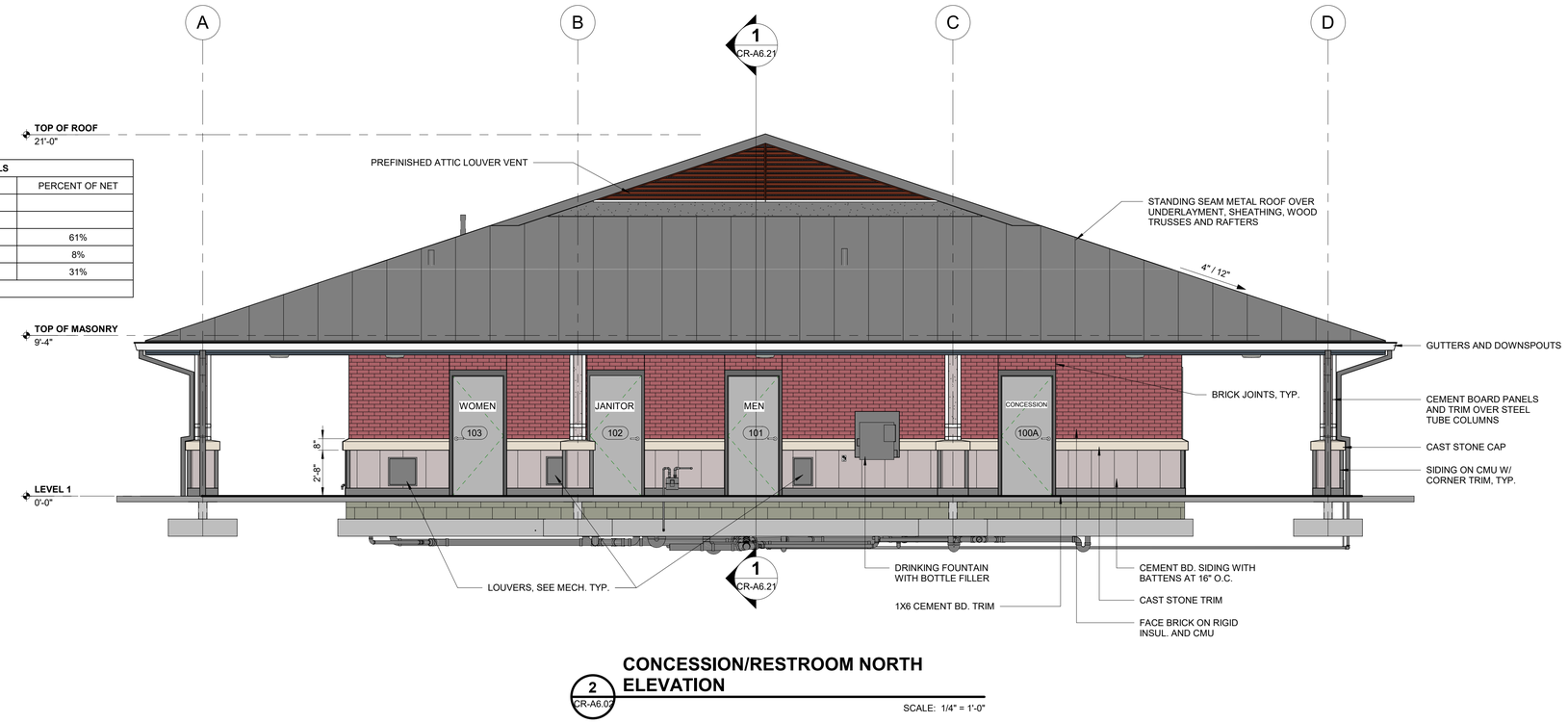
EAST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	375 SF	
NET OF WALL	326 SF	
NET BRICK	199 SF	61%
CAST STONE TRIM	23 SF	7%
CEMENT BOARD SIDING	104 SF	32%
GLAZING PERCENTAGE: 0.0%		



1 CR-A6.02 CONCESSION/RESTROOM EAST ELEVATION

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

NORTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	397 SF	
NET OF WALL	299 SF	
NET BRICK	181 SF	61%
CAST STONE TRIM	24 SF	8%
CEMENT BOARD SIDING	94 SF	31%
GLAZING PERCENTAGE: 0.0%		



2 CR-A6.02 CONCESSION/RESTROOM NORTH ELEVATION

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

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Digitally signed by Kerry Osborne
Date: 2023.04.06 10:38:30-05'00'

CONCESSION/RESTROOM ELEVATIONS

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

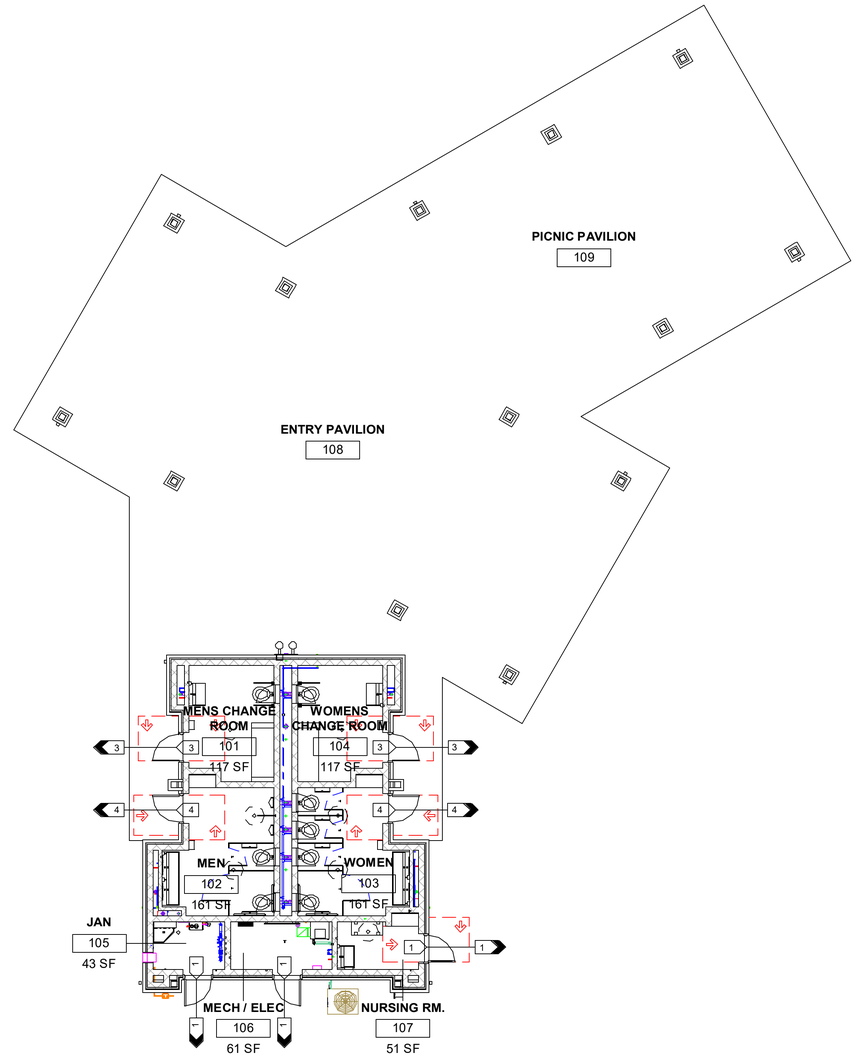
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CR-A6.02

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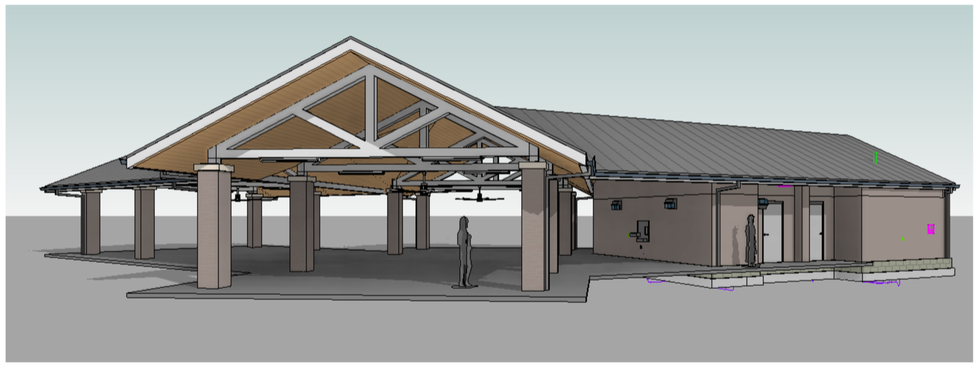


N

PLAN NORTH

1 IP-G0.02 LIFE SAFETY PLAN

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



BUILDING CODE INFORMATION

PROJECT CODE REVIEW FOR:
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

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KERRY.OSBORNE@BARGEDESIGN.COM

AUTHORITY HAVING JURISDICTION:
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BUILDING AND NEIGHBORHOODS SERVICES DEPARTMENT
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FRANKLIN, TN 37064
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APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE, INCLUDING APPENDICES D, G, AND K
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 NFPA LIFE SAFETY CODE 101
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

MINIMUM DESIGN LOADS:
LIVE LOADS - SEE STRUCTURAL

OCCUPANCY CLASSIFICATION:
INCLUSIVE PAVILION / RESTROOM BUILDING - GROUP B BUSINESS

TYPE OF CONSTRUCTION:
TYPE V-B, UNSPRINKLERED

ALLOWABLE BUILDING HEIGHT:
TABLE 504.3, GROUP B 40 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
TABLE 504.4, GROUP B 2

ALLOWABLE AREA:
TABLE 506.2, GROUP B 9,000

FIRE RESISTANCE RATING REQUIREMENTS:
IBC (TABLE 601): TYPE **VB** (UNPROTECTED/UNSPRINKLERED)
0 HOUR: STRUCTURAL FRAME
0 HOUR: EXTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: INTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: FLOOR CONSTRUCTION
0 HOUR: ROOF CONSTRUCTION

OCCUPANCY SEPARATION:
SINGLE OCCUPANCY / NOT APPLICABLE

ACTUAL GROSS FLOOR AREA (IBC DEFINITION):
FIRST FLOOR: **1,025** S.F.

LIFE SAFETY LEGEND

QUANTITY OF OCCUPANTS IN AREA

QUANTITY OF OCCUPANTS AT POINT OF EGRESS

FE BRACKET MOUNTED FIRE EXTINGUISHER W/ 10LB, ABC DRY CHEMICAL EXTINGUISHER - HANDLE 42" AFF

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JON KERRY OSBORNE REGISTERED ARCHITECT AGRICULTURE COMMERCE NO. 02108 STATE OF TENNESSEE

Kerry Osborne Digitally signed by Kerry Osborne Date: 2023.04.06 10:41:51-05'00'

LIFE SAFETY PLAN AND CODE REVIEW

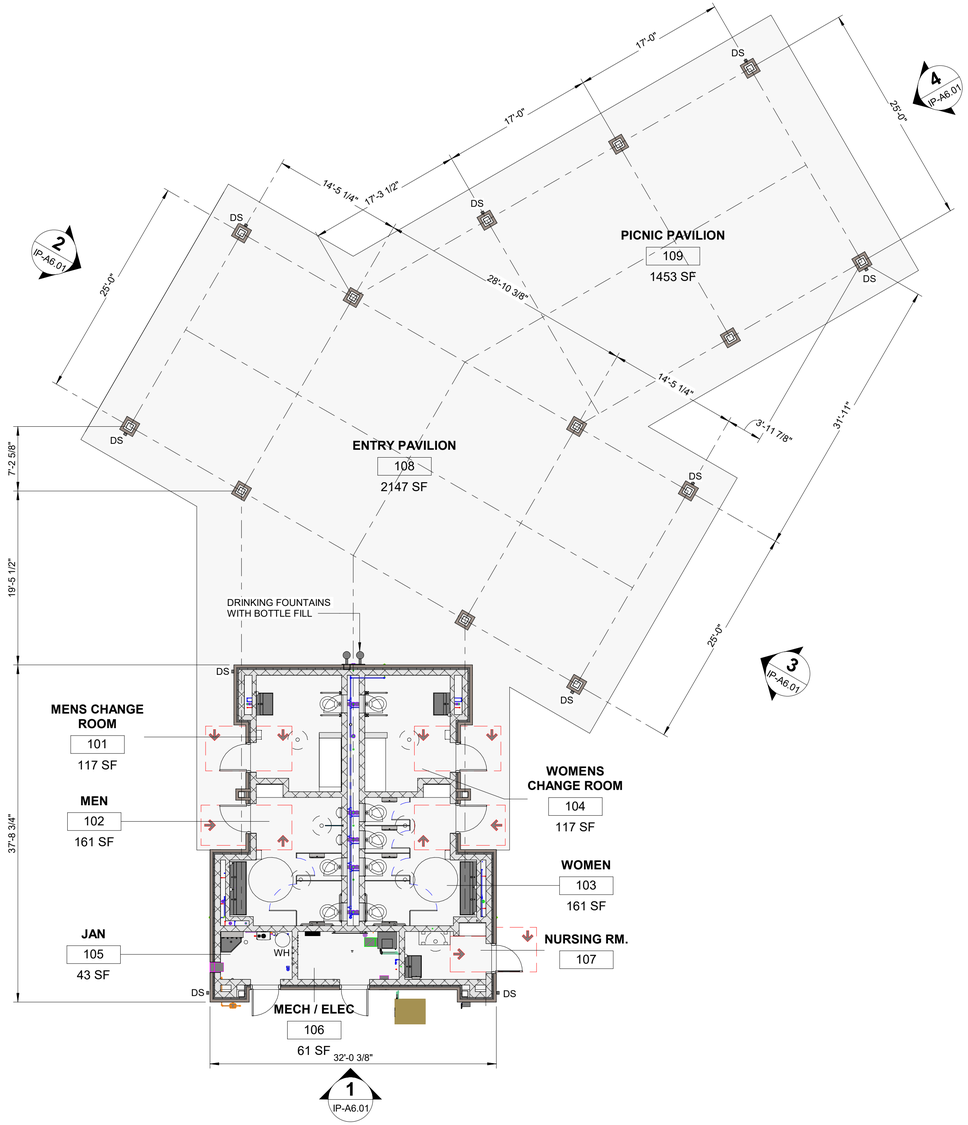
CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

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1	KM	KO	04/06/2023	DRT COMMENTS RESUBMITTAL

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PLAN NORTH

1 INCLUSIVE PLAYGROUND RESTROOM / PAVILION FLOOR PLAN

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

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INCLUSIVE PLAYGROUND RESTROOM / PAVILION FLOOR PLAN

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

REV.	DR.	CHK	DESCRIPTION:	DATE
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SHEET

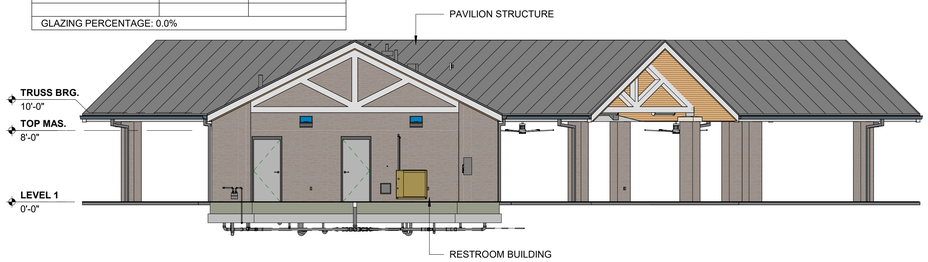
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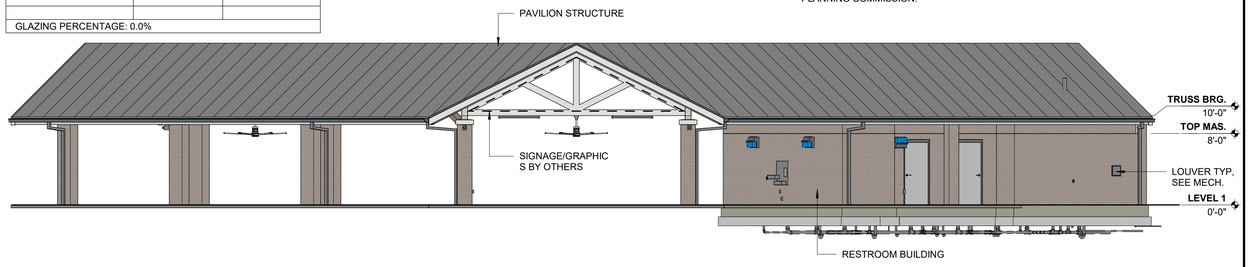
SOUTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	423 SF	
NET OF WALL	374 SF	
NET STONE	374 SF	100%
GLAZING PERCENTAGE: 0.0%		



1 IP-A6.01 INCLUSIVE PLAYGROUND RESTROOM / PAVILION SOUTH ELEVATION

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

NORTH WEST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	479 SF	
NET OF WALL	430 SF	
NET STONE	430 SF	100%
GLAZING PERCENTAGE: 0.0%		



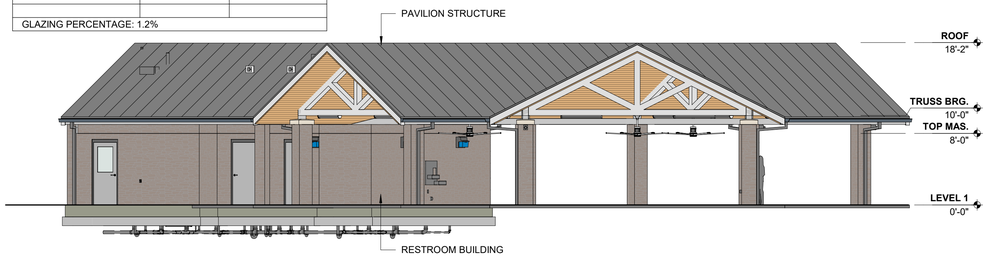
2 IP-A6.01 INCLUSIVE PLAYGROUND RESTROOM / PAVILION NORTH WEST ELEVATION

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

ELEVATIONS NOTE

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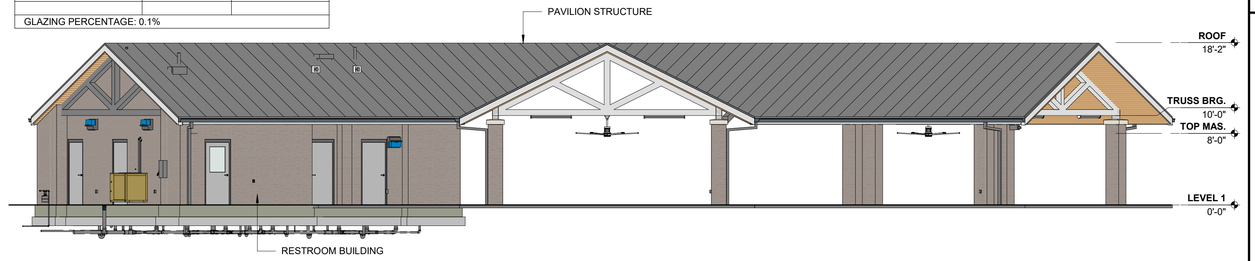
NORTH EAST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	539 SF	
NET OF WALL	466 SF	
NET STONE	466 SF	100%
GLAZING PERCENTAGE: 1.2%		



4 IP-A6.01 INCLUSIVE PLAYGROUND RESTROOM / PAVILION NORTH EAST ELEVATION

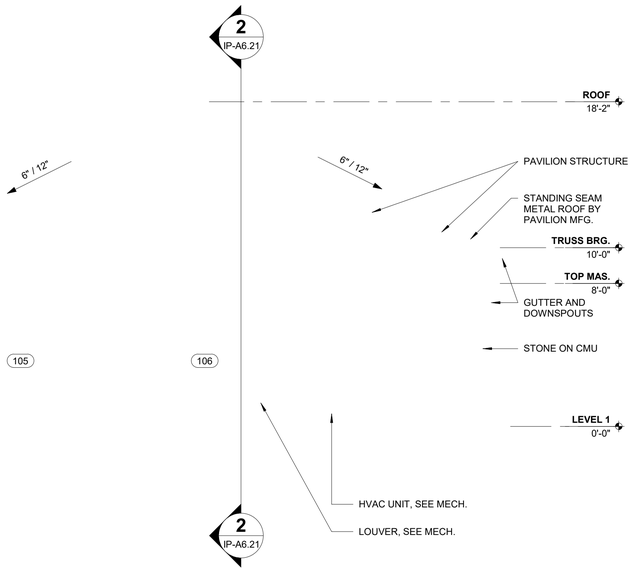
SCALE: 1/8" = 1'-0"

SOUTH EAST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	643 SF	
NET OF WALL	545 SF	
NET STONE	545 SF	100%
GLAZING PERCENTAGE: 0.1%		



3 IP-A6.01 INCLUSIVE PLAYGROUND RESTROOM / PAVILION SOUTH EAST ELEVATION

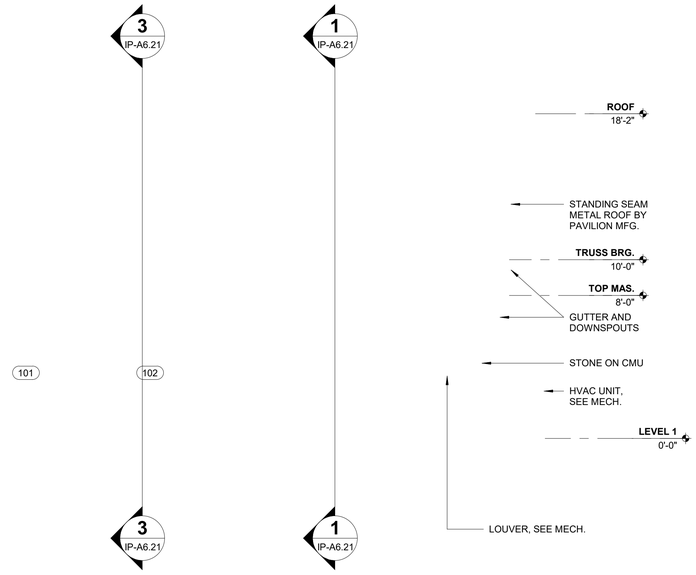
SCALE: 1/8" = 1'-0"



5 IP-A6.01 ENLARGED SOUTH ELEVATION

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

STONE ON PAVILION
COLUMNS, TYP.



6 IP-A6.01 ENLARGED WEST ELEVATION

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

BARGE DESIGN SOLUTIONS
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Phone: 615.254.1000 / Fax:615.256.5972

JON KERRY OSBORNE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 0310 OSB
STATE OF TENNESSEE
Kerry Osborne Digitally signed by Kerry Osborne Date: 2023.04.06 10:40:42-05'00'

INCLUSIVE PLAYGROUND RESTROOM ELEVATIONS

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

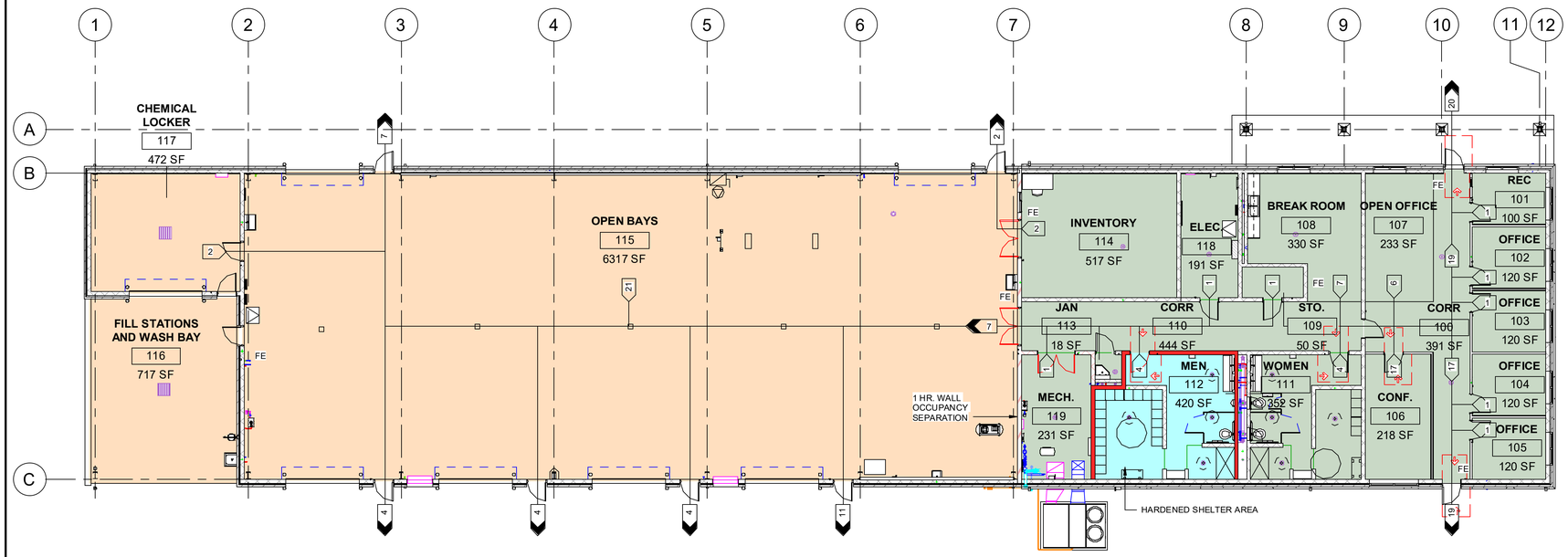
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1	KM	KO	04/06/2023 DRT COMMENTS RESUBMITTAL

IP-A6.01

FILE NO.: 1234567

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N
PLAN NORTH

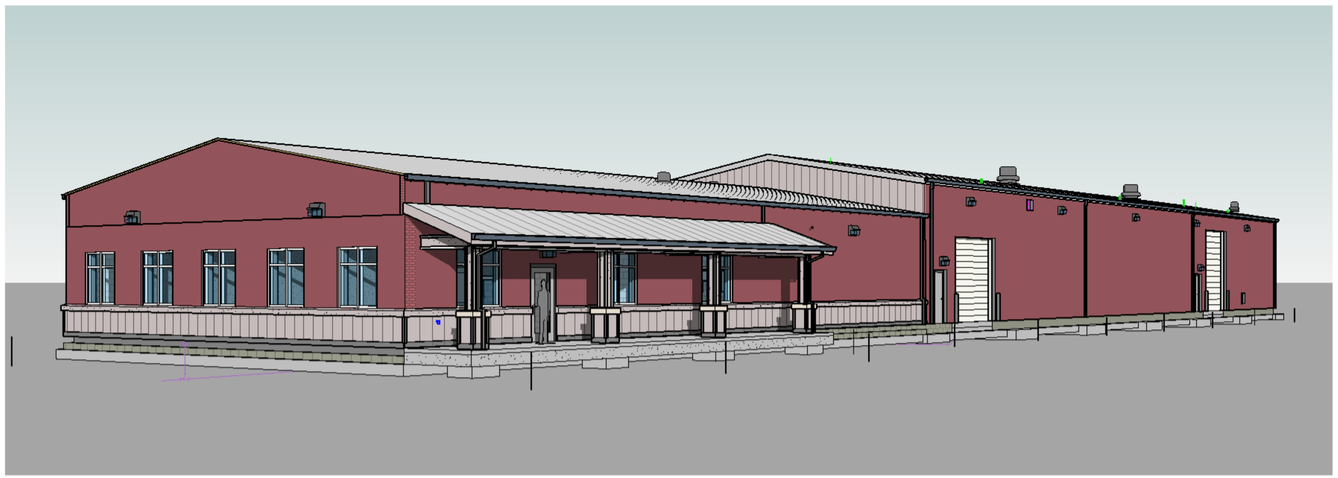
1 MB-G0.02

MAINTENANCE BUILDING LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0"

OCCUPANCY

- BUSINESS GROUP B
- BUSINESS GROUP B / HARDENED SHELTER
- STORAGE GROUP S-2



BUILDING CODE INFORMATION

PROJECT CODE REVIEW FOR:
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

CONTACT
LISA CLAYTON - PARK DIRECTOR
CITY OF FRANKLIN, TENNESSEE
(615) 794-2103
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ARCHITECT
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AUTHORITY HAVING JURISDICTION:
CITY OF FRANKLIN
BUILDING AND NEIGHBORHOODS SERVICES DEPARTMENT
109 3RD AVE. SOUTH
FRANKLIN, TN 37064
(615) 791-3217

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE, INCLUDING APPENDICES D, G, AND K
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 NFPA LIFE SAFETY CODE 101
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

MINIMUM DESIGN LOADS:
LIVE LOADS - SEE STRUCTURAL

OCCUPANCY CLASSIFICATION:
MAINTENANCE BUILDING - GROUP B BUSINESS AND GROUP S-2 LOW HAZARD STORAGE

TYPE OF CONSTRUCTION:
TYPE II-B, SPRINKLERED

ALLOWABLE BUILDING HEIGHT:
TABLE 504.3, GROUP B AND S 75 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
TABLE 504.4, GROUP B AND S-2 4

ALLOWABLE AREA:
TABLE 506.2, GROUP B 92,000 SF
GROUP S-2 104,000 SF

FIRE RESISTANCE RATING REQUIREMENTS:
IBC (TABLE 601): TYPE **IB** (UNPROTECTED/UNSPRINKLERED)
0 HOUR: STRUCTURAL FRAME
0 HOUR: EXTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: INTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: FLOOR CONSTRUCTION
0 HOUR: ROOF CONSTRUCTION

OCCUPANCY SEPARATION:
TABLE 508.4, GROUP B AND GROUP S-2: 1 HOUR SEPARATION

ACTUAL GROSS FLOOR AREA (IBC DEFINITION):
GROUP B BUSINESS: **4,544** GSF
GROUP S-2 LOW HAZARD STORAGE **7,824** GSF
TOTAL **12,368** GSF

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
CALCULATED OCCUPANTS = 123

WATER CLOSETS 1/25 FOR FIRST 50, 1/50 FOR REMAINDER		4 MIN.
MALE	1U + 1 WC	
FEMALE	2 WC	
LAVATORIES 1/40 FOR FIRST 80, 1/80 FOR REMAINDER		3 MIN.
MALE	2	
FEMALE	2	
DRINKING FOUNTAINS	1	
SERVICE SINK	1	

LIFE SAFETY LEGEND

- # QUANTITY OF OCCUPANTS IN AREA
- # QUANTITY OF OCCUPANTS AT POINT OF EGRESS
- FE BRACKET MOUNTED FIRE EXTINGUISHER W/ 10LB, ABC DRY CHEMICAL EXTINGUISHER - HANDLE 42" AFF
- CMU WALL
- CMU WALL (1 HR)
- CMU WALL (2 HR)
- MTL. STUD AND GYP. BD. WALL

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MAINTENANCE BUILDING CODE REVIEW

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

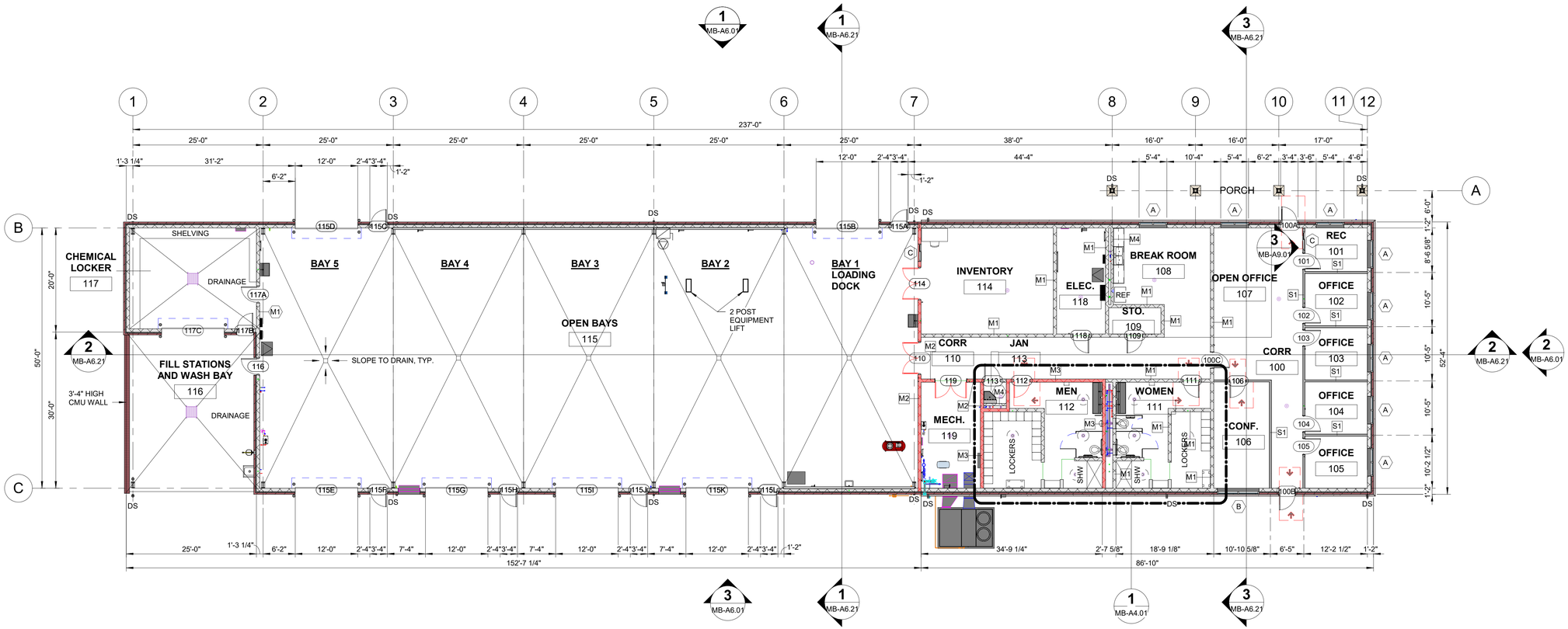
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1	KM	KO	04/06/2023	DRT COMMENTS RESUBMITTAL

SHEET

MB-G0.02
FILE NO.: 35968-10

Drawing File: MB-G0.02_MAINTENANCE BUILDING CODE REVIEW
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Time / Date: 4/6/2023 10:13:51 AM

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N PLAN NORTH

1 MB-A1.01 MAINTENANCE BUILDING FLOOR PLAN

SCALE: 3/32" = 1'-0"

ROOM FINISH SCHEDULE

Number	Name	Area	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
100	CORR	391 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
101	REC	100 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
102	OFFICE	120 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
103	OFFICE	120 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
104	OFFICE	120 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
105	OFFICE	120 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
106	CONF.	218 SF	GYP. BD. PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
107	OPEN OFFICE	233 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
108	BREAK ROOM	330 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
109	STO.	50 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
110	CORR	444 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	ACT	
111	WOMEN	352 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
112	MEN	420 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
113	JAN	18 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
114	INVENTORY	517 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 1	OPEN TO STRUCT.	
115	OPEN BAYS	6317 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 1	OPEN TO STRUCT.	
116	FILL STATIONS AND WASH BAY	717 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 2.	OPEN TO STRUCT.	
117	CHEMICAL LOCKER	472 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 2.	OPEN TO STRUCT.	
118	ELEC.	191 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	OPEN TO STRUCT.	
119	MECH.	231 SF	CMU PTD	6" FLOOR SYSTEM	URETHANE RIO 3	OPEN TO STRUCT.	
Grand total: 20		11481 SF					

WALL TYPES

- S1 — STUD WALL: 3 5/8" METAL STUDS AT 16" O.C. 5/8" GYP. BD. EA. FACE, PTD. HEIGHT: 6" ABOVE ADJACENT CEILING MAX. PROVIDE 3 1/2" ACOUSTICAL BATT INSULATION.
- M1 — MASONRY WALL: 8" CMU, PTD. HEIGHT: 11'-4" AFF, UNO.
- M2 — MASONRY WALL: 8" CMU, PTD. 1 HR. RATED. HEIGHT: TO UNDERSIDE OF STRUCTURE ABOVE.
- M3 — MASONRY WALL: 8" CMU, PTD. 2 HR. RATED. HEIGHT: TO UNDERSIDE OF HARDENED CONC. SLAB STRUCTURE ABOVE, SEE STRUCT.
- M4 — MASONRY WALL: 6" CMU, PTD. HEIGHT: 11'-4" AFF, UNO.

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Kerry Osborne Digitally signed by Kerry Osborne Date: 2023.04.06 10:42:45-05'00'

MAINTENANCE BUILDING FLOOR PLAN

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

REV/	DR.	CHK.	REVISION INFORMATION	DESCRIPTION:
0	KM	KO	02/24/2023	100% CD-ISSUE FOR PERMIT
1	KM	KO	04/06/2023	DRT COMMENTS RESUBMITTAL

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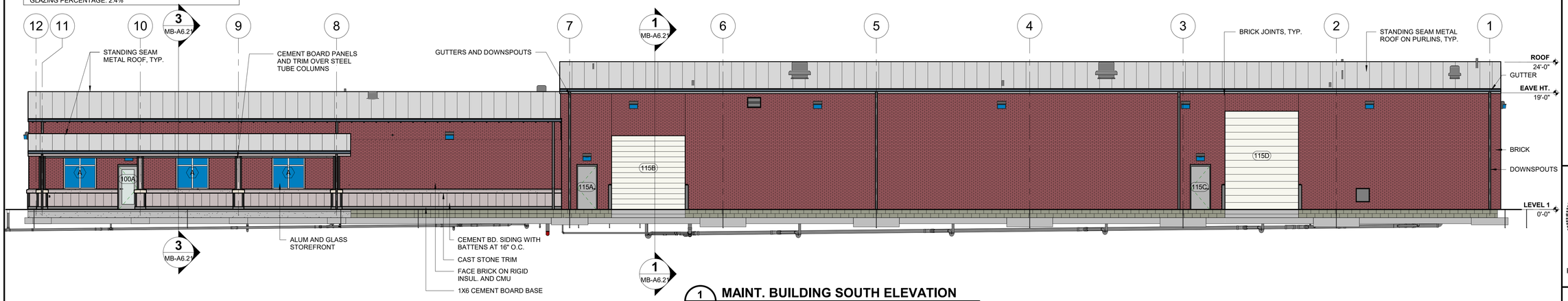
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ELEVATIONS NOTE

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

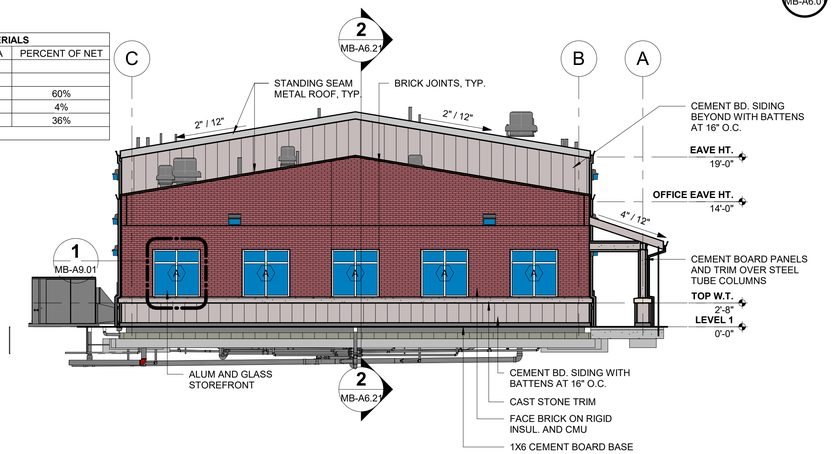
SOUTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	3921 SF	
NET OF WALL	3430 SF	
NET BRICK	3151 SF	92%
CAST STONE TRIM	56 SF	2%
CEMENT BOARD SIDING	223 SF	6%
GLAZING PERCENTAGE: 2.4%		



1 MB-A6.01 MAINT. BUILDING SOUTH ELEVATION

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

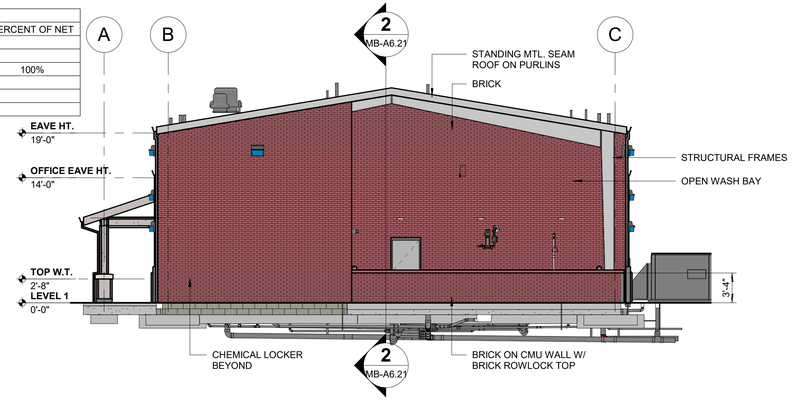
WEST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1102 SF	
NET OF WALL	960 SF	
NET BRICK	572 SF	60%
CAST STONE TRIM	35 SF	4%
CEMENT BOARD SIDING	353 SF	36%
GLAZING PERCENTAGE: 12.9%		



2 MB-A6.01 MAINT. BUILDING WEST ELEVATION

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

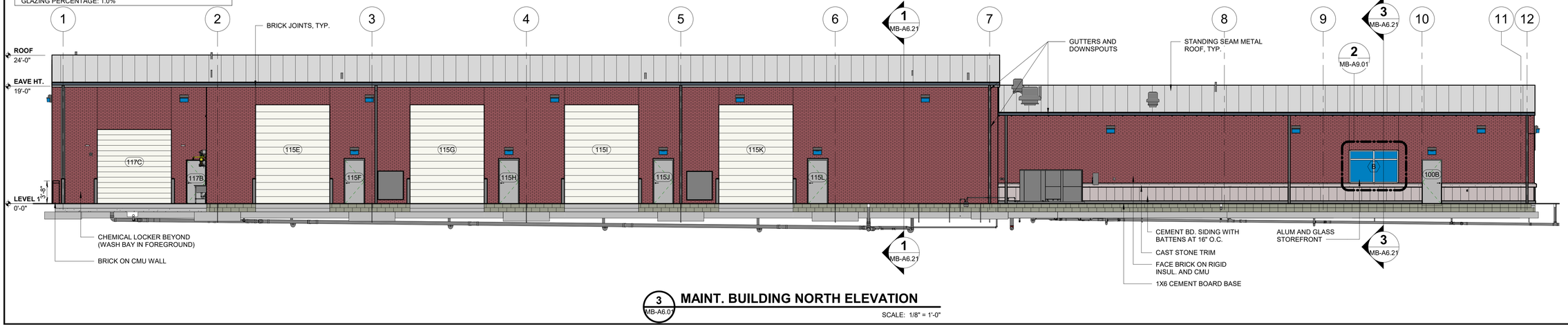
EAST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1102 SF	
NET OF WALL	1078 SF	
NET BRICK	1078 SF	100%
GLAZING PERCENTAGE: 0.0%		



4 MB-A6.01 MAINT. BUILDING EAST ELEVATION

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

NORTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4135 SF	
NET OF WALL	3034 SF	
NET BRICK	2755 SF	91%
CAST STONE TRIM	56 SF	2%
CEMENT BOARD SIDING	223 SF	7%
GLAZING PERCENTAGE: 1.0%		



3 MB-A6.01 MAINT. BUILDING NORTH ELEVATION

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

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MAINTENANCE BUILDING ELEVATIONS

CITY OF FRANKLIN, TENNESSEE

SOUTHEAST MUNICIPAL COMPLEX

FRANKLIN, TENNESSEE

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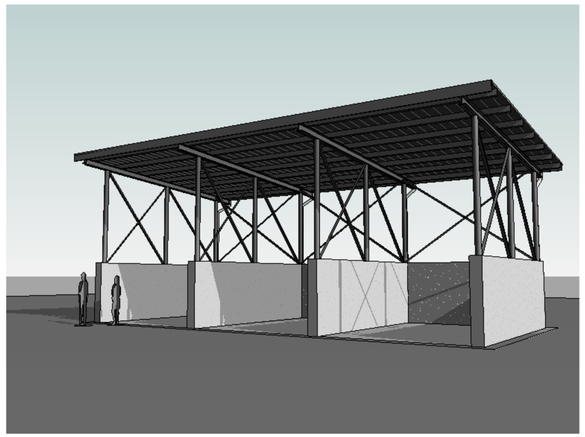
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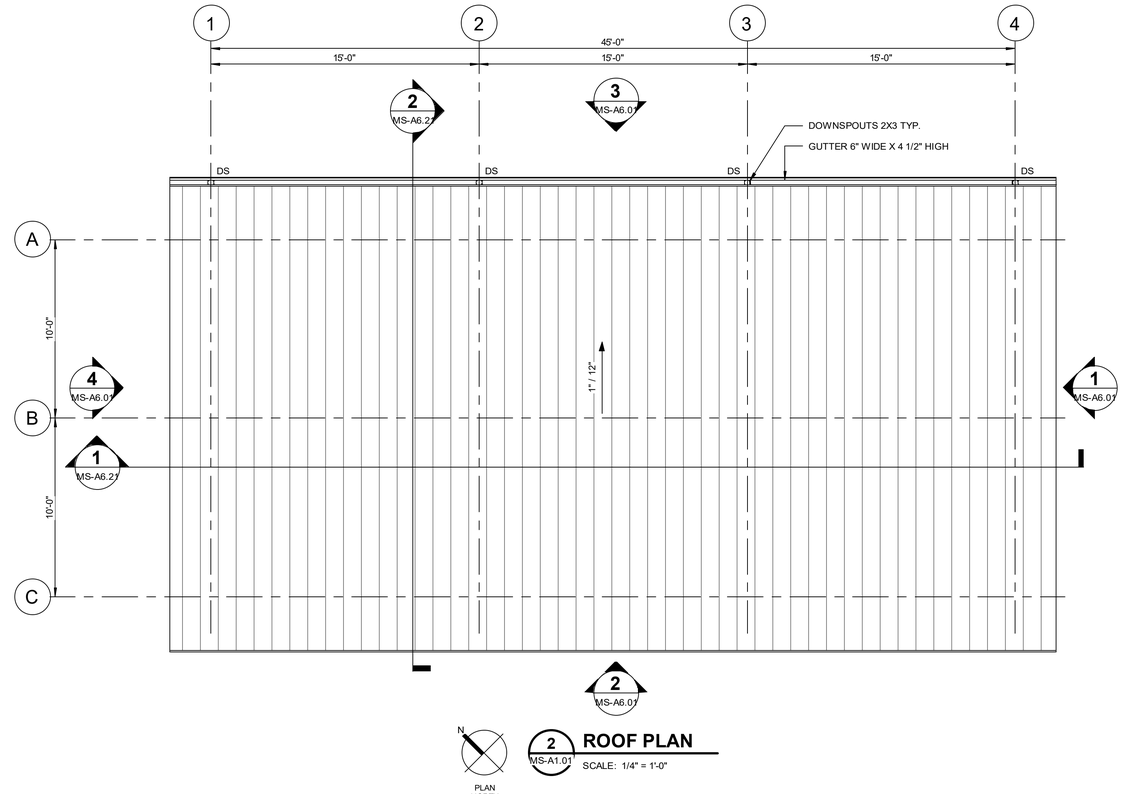
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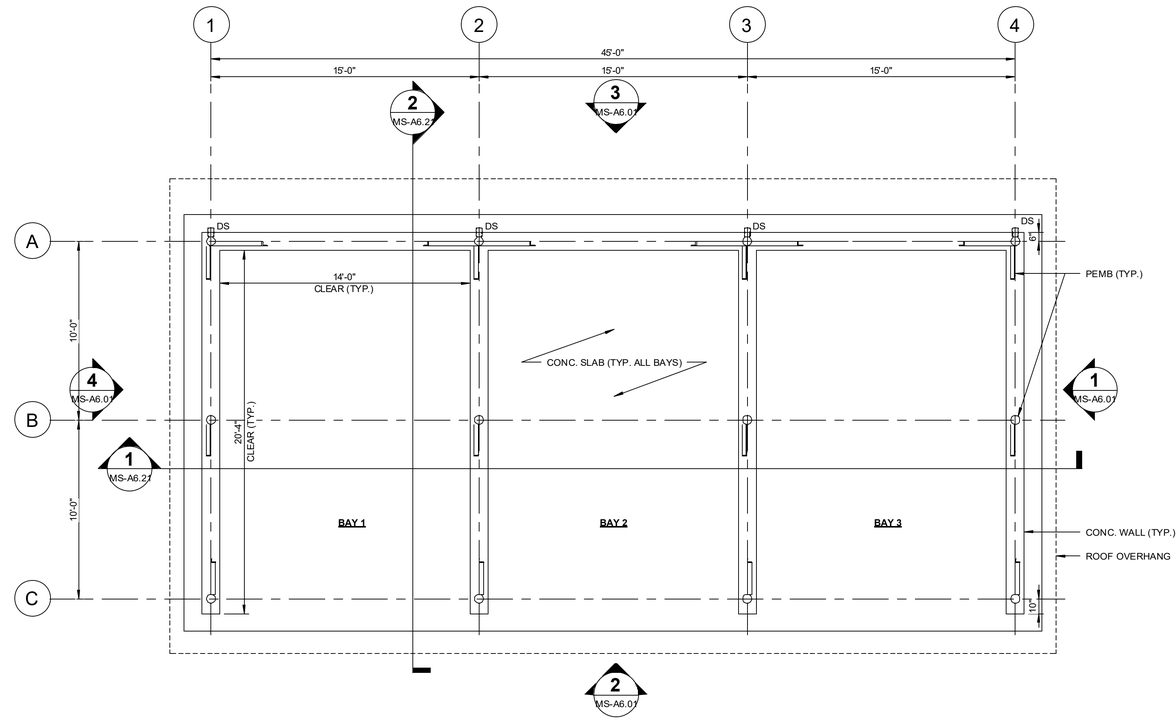
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3 MS-A1.01 **PERSPECTIVE**
NTS



2 MS-A1.01 **ROOF PLAN**
SCALE: 1/4" = 1'-0"



1 MS-A1.01 **MATERIAL STORAGE BAYS PLAN**
SCALE: 1/4" = 1'-0"

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Phone: 615.254.1500 / FAX:615.255.6972

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REGISTERED ARCHITECT
STATE OF TENNESSEE

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MATERIAL STORAGE BAYS PLAN

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
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FILE NO.: 35968-10

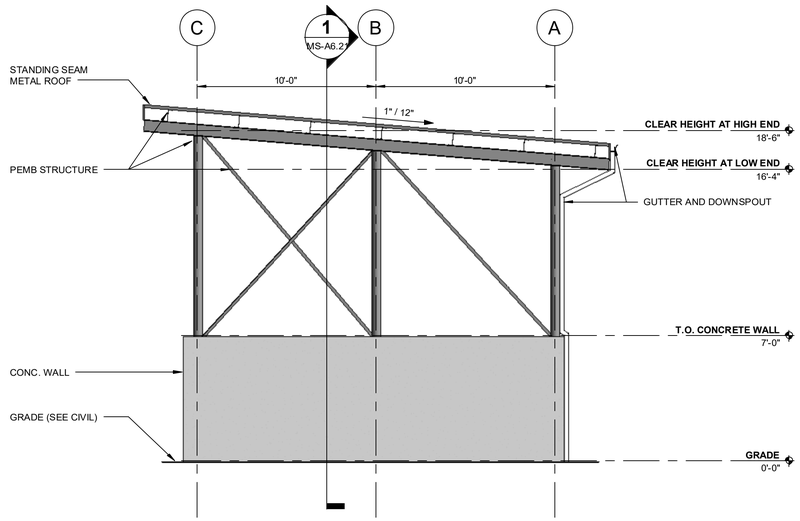
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ELEVATIONS NOTE

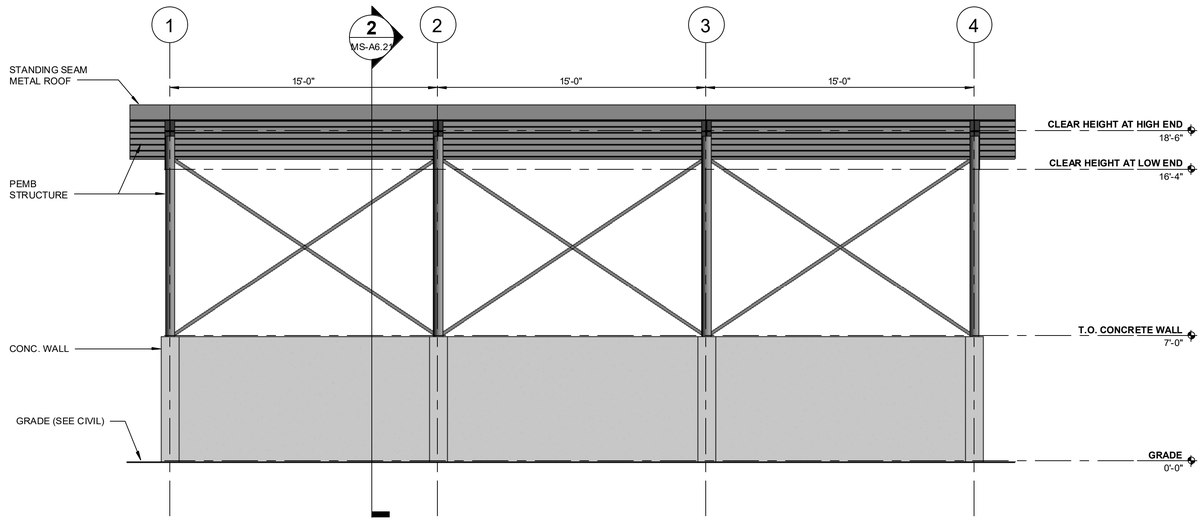
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EAST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	150 SF	
NET OF WALL	150 SF	
NET CONCRETE	150 SF	100%
GLAZING PERCENTAGE: 0.0%		



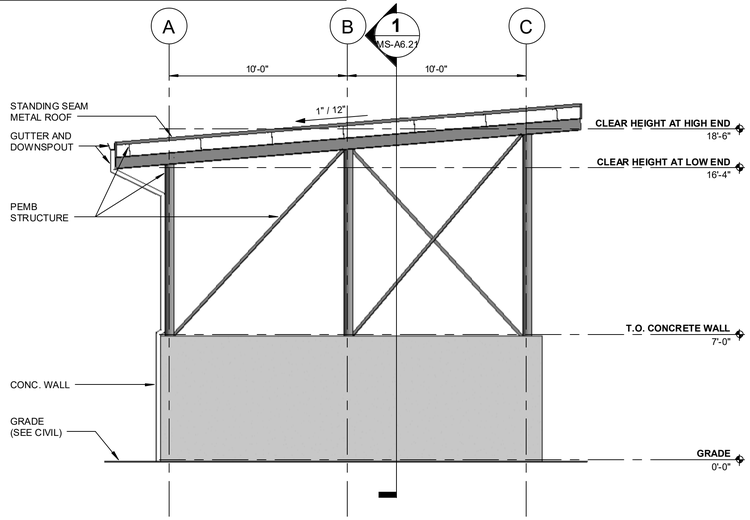
1 MS-A1.01 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	322 SF	
NET OF WALL	322 SF	
NET CONCRETE	322 SF	100%
GLAZING PERCENTAGE: 0.0%		



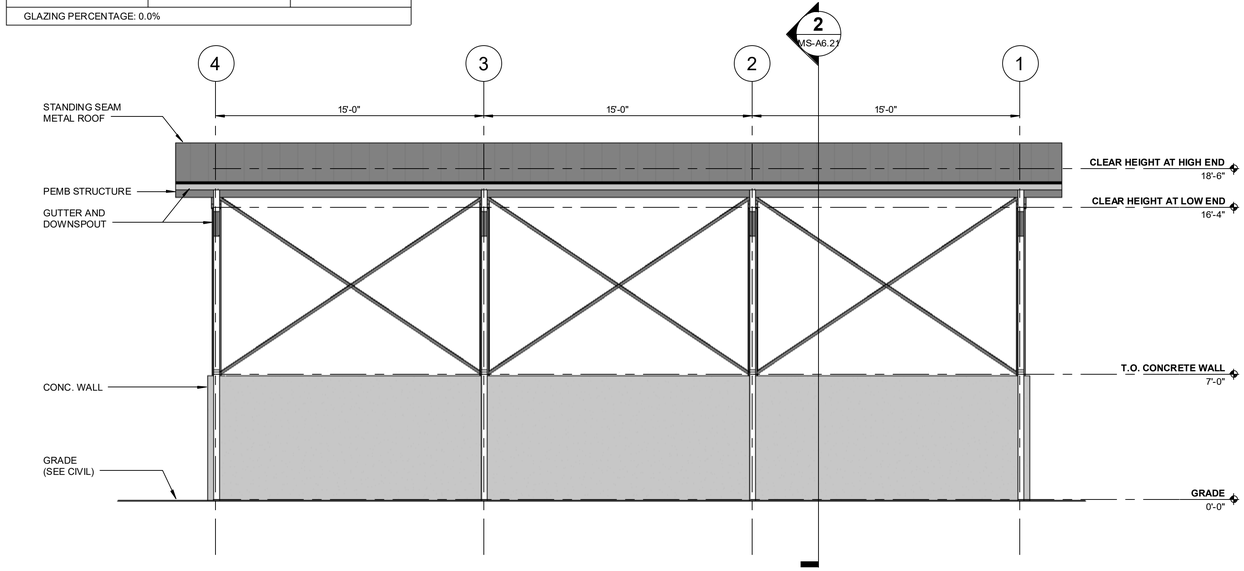
2 MS-A1.01 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

WEST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	150 SF	
NET OF WALL	150 SF	
NET CONCRETE	150 SF	100%
GLAZING PERCENTAGE: 0.0%		



4 MS-A1.01 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

NORTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	322 SF	
NET OF WALL	322 SF	
NET CONCRETE	322 SF	100%
GLAZING PERCENTAGE: 0.0%		



3 MS-A1.01 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

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JON KERRY OSBORNE REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 101655 STATE OF TENNESSEE

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MATERIAL STORAGE BAYS ELEVATIONS

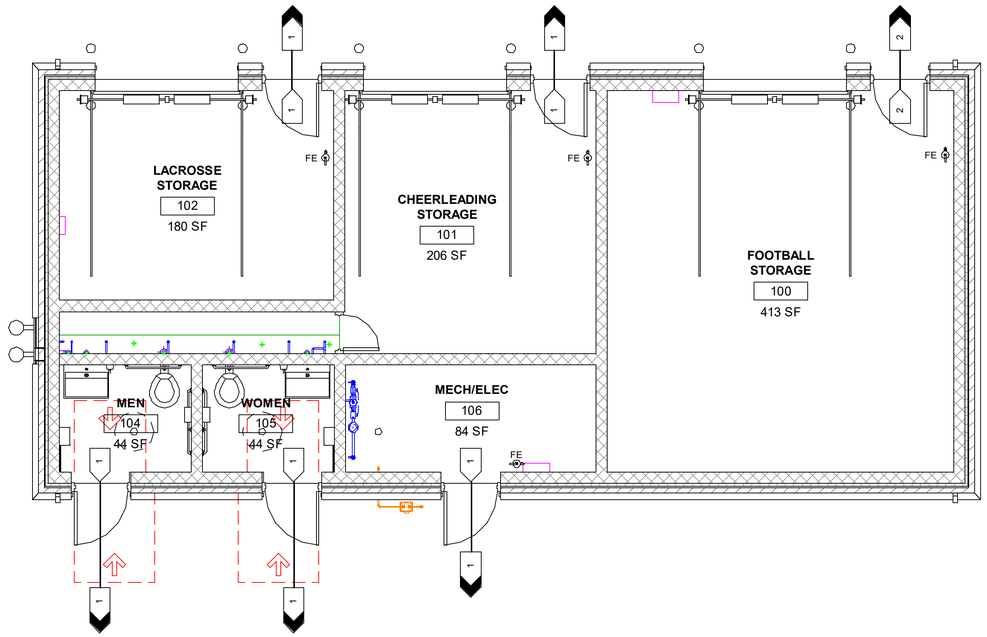
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MS-A6.01
FILE NO.: 35968-10

Discipline Sort: 63
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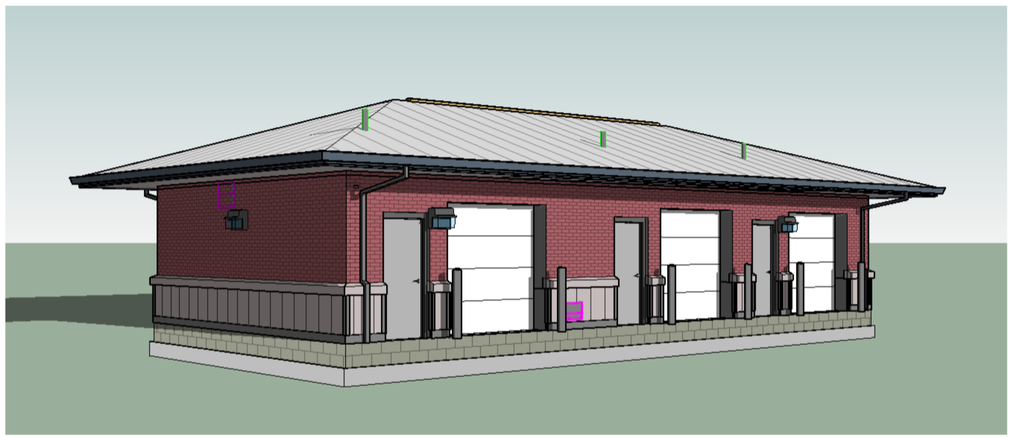


N

PLAN NORTH

1 SB-G0.02 STORAGE BUILDING LIFE SAFETY PLAN

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



BUILDING CODE INFORMATION

PROJECT CODE REVIEW FOR:
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

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(615) 791-3217

APPLICABLE CODES
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2018 INTERNATIONAL FIRE CODE
2018 NFPA LIFE SAFETY CODE 101
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

MINIMUM DESIGN LOADS:
LIVE LOADS - SEE STRUCTURAL

OCCUPANCY CLASSIFICATION:
STORAGE BUILDING - S-2 LOW HAZARD STORAGE

TYPE OF CONSTRUCTION:
TYPE II-B, UNSPRINKLERED

ALLOWABLE BUILDING HEIGHT:
TABLE 504.3, GROUP S 55 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
TABLE 504.4, GROUP S-2 3

ALLOWABLE AREA:
TABLE 506.2 GROUP S-2 26,000 SF

FIRE RESISTANCE RATING REQUIREMENTS:
IBC (TABLE 601): TYPE **IB** (UNPROTECTED/UNSPRINKLERED)
0 HOUR: STRUCTURAL FRAME
0 HOUR: EXTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: INTERIOR NON-BEARING WALLS AND PARTITIONS
0 HOUR: FLOOR CONSTRUCTION
0 HOUR: ROOF CONSTRUCTION

OCCUPANCY SEPARATION:
SINGLE OCCUPANCY, NONE REQUIRED

ACTUAL GROSS FLOOR AREA (IBC DEFINITION):
GROUP S-2 LOW HAZARD STORAGE **1,239** GSF

LIFE SAFETY LEGEND

(#) QUANTITY OF OCCUPANTS IN AREA

(#) QUANTITY OF OCCUPANTS AT POINT OF EGRESS

FE BRACKET MOUNTED FIRE EXTINGUISHER W/ 10LB, ABC DRY CHEMICAL EXTINGUISHER - HANDLE 42" AFF

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Phone: 615.254.1500 / Fax:615.256.6505

JON KERRY OSBORNE REGISTERED ARCHITECT STATE OF TENNESSEE

Kerry Osborne Digitally signed by Kerry Osborne Date: 2023.04.06 10:53:30-05'00'

LIFESAFETY PLAN AND CODE REVIEW

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

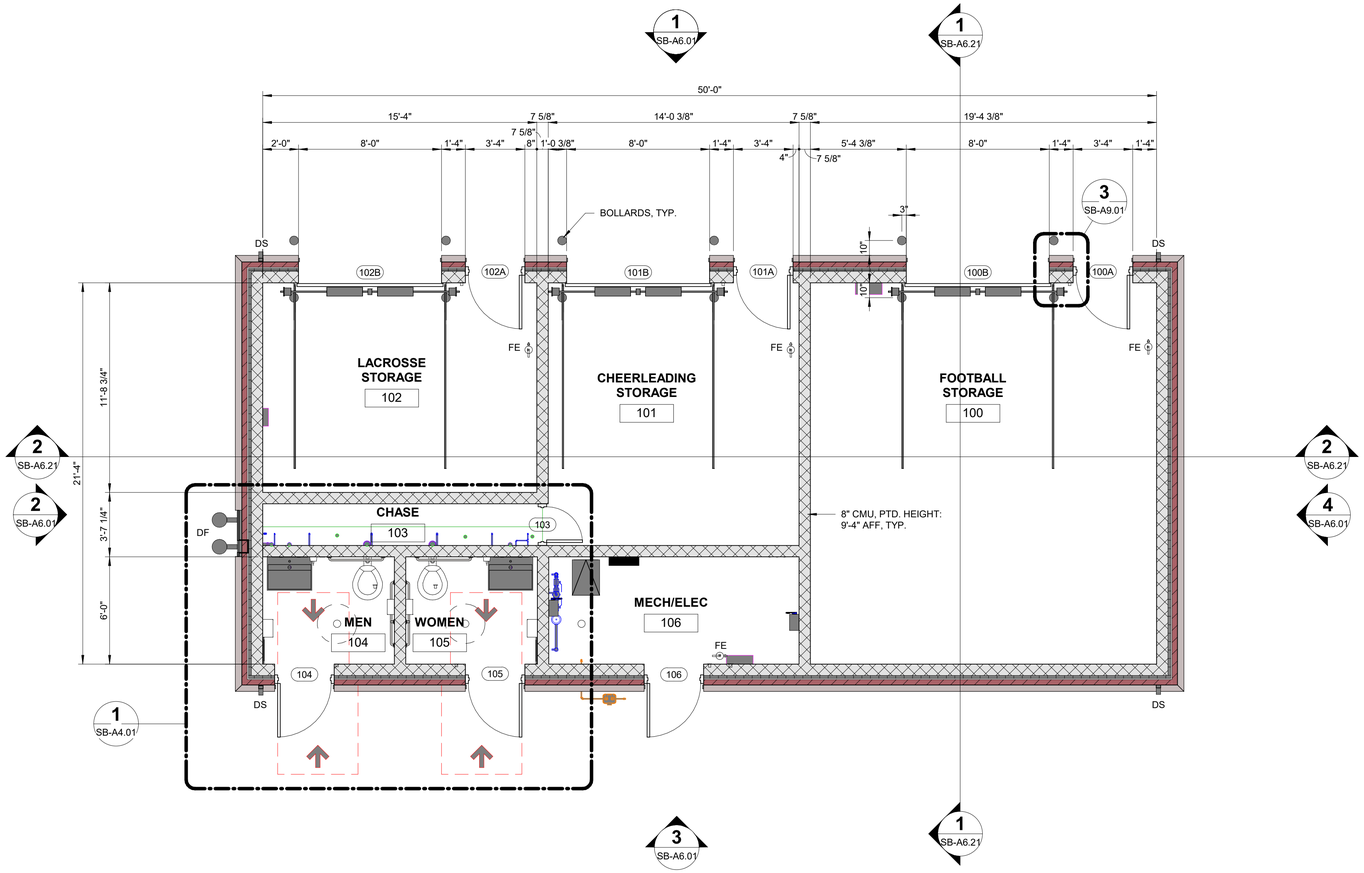
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1	KM	KO	04/06/2023	DRT COMMENTS RESUBMITTAL

SHEET

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FILE NO.: 35968-10

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N

PLAN
NORTH

1 SB-A1.01 STORAGE BUILDING FLOOR PLAN

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

ROOM FINISH SCHEDULE

Number	Name	Area	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
100	FOOTBALL STORAGE	413 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
101	CHEERLEADING STORAGE	206 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
102	LACROSSE STORAGE	180 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
103	CHASE	36 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
104	MEN	44 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
105	WOMEN	44 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	
106	MECH/ELEC	84 SF	CMU, PTD.	6" FLOOR SYSTEM	URETHANE RIO 3	GYP. BD. PTD.	

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STORAGE BUILDING FLOOR PLAN

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

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SHEET

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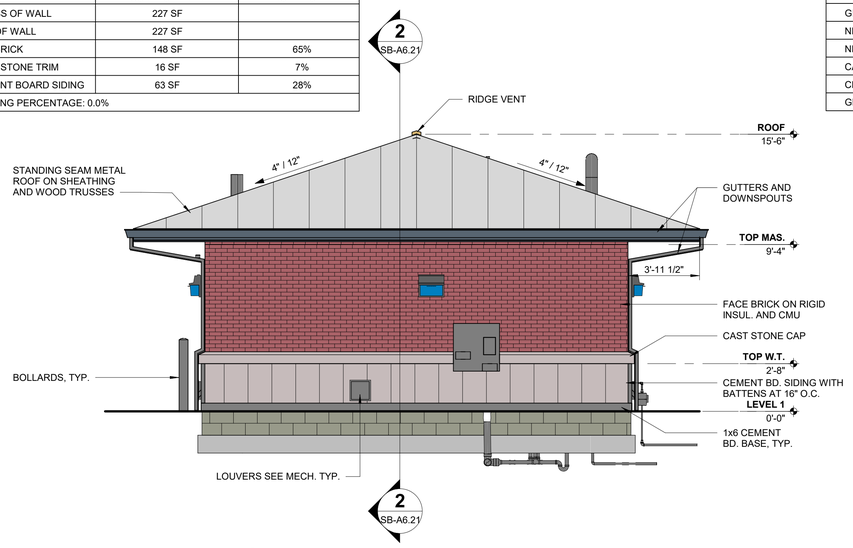
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ELEVATIONS NOTE

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

WEST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	227 SF	
NET OF WALL	227 SF	
NET BRICK	148 SF	65%
CAST STONE TRIM	16 SF	7%
CEMENT BOARD SIDING	63 SF	28%
GLAZING PERCENTAGE: 0.0%		

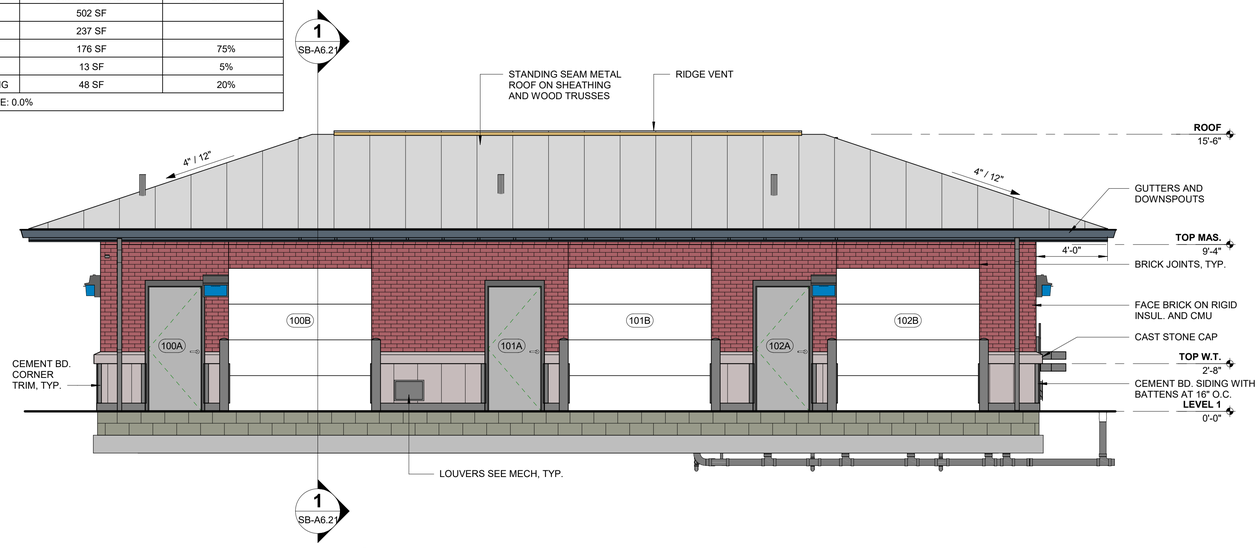


2 STORAGE BUILDING WEST ELEVATION

2 SB-A6.01

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

NORTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	502 SF	
NET OF WALL	237 SF	
NET BRICK	176 SF	75%
CAST STONE TRIM	13 SF	5%
CEMENT BOARD SIDING	48 SF	20%
GLAZING PERCENTAGE: 0.0%		

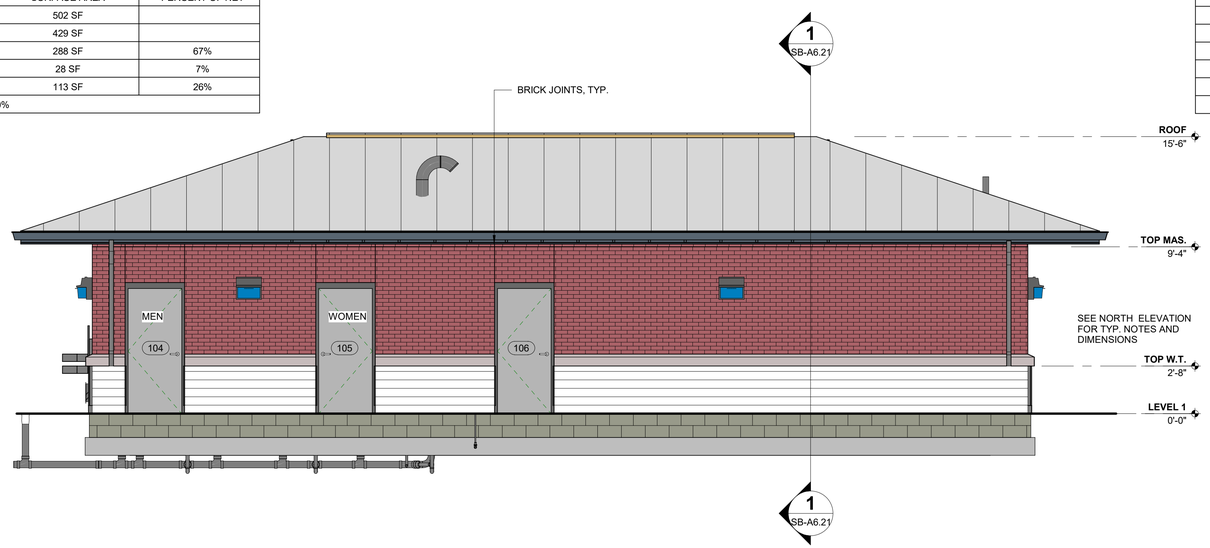


1 STORAGE BUILDING NORTH ELEVATION

1 SB-A6.01

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

SOUTH ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	502 SF	
NET OF WALL	429 SF	
NET BRICK	288 SF	67%
CAST STONE TRIM	28 SF	7%
CEMENT BOARD SIDING	113 SF	26%
GLAZING PERCENTAGE: 0.0%		

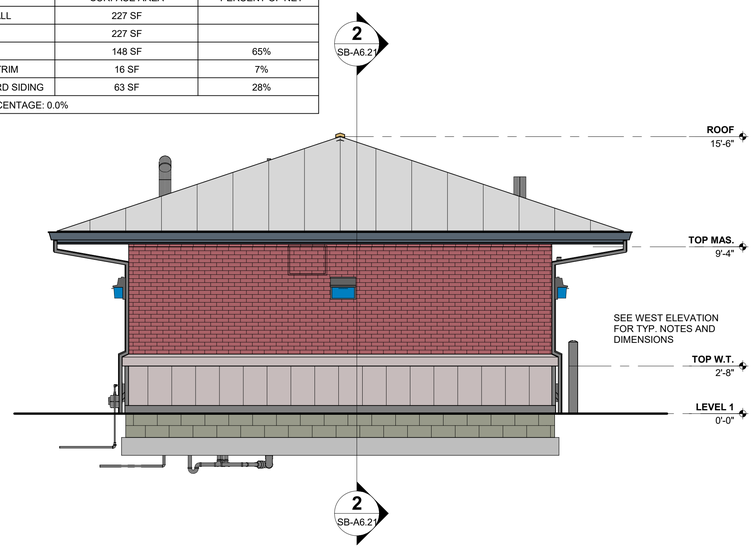


3 STORAGE BUILDING SOUTH ELEVATION

3 SB-A6.01

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

EAST ELEVATION MATERIALS		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	227 SF	
NET OF WALL	227 SF	
NET BRICK	148 SF	65%
CAST STONE TRIM	16 SF	7%
CEMENT BOARD SIDING	63 SF	28%
GLAZING PERCENTAGE: 0.0%		



4 STORAGE BUILDING EAST ELEVATION

4 SB-A6.01

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

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REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

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STORAGE BUILDING ELEVATIONS

CITY OF FRANKLIN, TENNESSEE
SOUTHEAST MUNICIPAL COMPLEX
FRANKLIN, TENNESSEE

REVISION INFORMATION			
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SB-A6.01

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FIRE APPARATUS TURN PATH (TYP.)

INTERSTATE 65

INTERSTATE 65

TVA EASEMENT

FIELD 1

FIELD 2

FIELD 3

FIELD 4

FIELD 5

FUTURE FIELD 6

FUTURE FIELD 7

FUTURE FIELD 8

FUTURE FIELD 9

FUTURE FIELD 10

POND

POND

POND

POND

EXISTING FLOODWAY

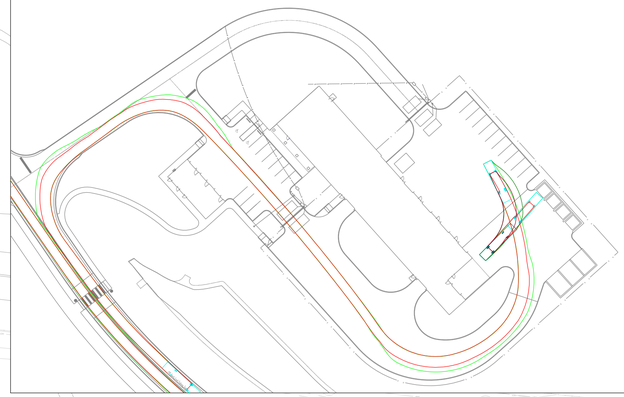
LOCKWOOD PROPERTY

BRIDGE AND PORTION OF ROADWAY BY OTHERS

CAROTHERS PARKWAY

CAROTHERS PARKWAY

FRONT-END LOADER DUMPSTER SERVICE



N.T.S.

APPARATUS SPECIFICATIONS:

NUMBER OF FRONT AXLES	1
FRONT TRACK WIDTH	8'
WHEELS ON EACH FRONT AXLE	2
NUMBER OF REAR AXLES	2
WHEELS ON EACH REAR AXLE	4
REAR TRACK WIDTH	8'
WHEEL BASE	19.292'
REAR AXLE SPACING	4.417'
BODY LENGHT	50.042'
LOCK-TO-LOCK TIME	6 s
WIDTH	8.333'
REAR OVERHANG	24.167'
BODY STYLE	FIRE TRUCK
TURNING RADIUS WALL TO WALL	42'

FRONT-END LOADER SPECIFICATIONS

NUMBER OF FRONT AXLES	1
WHEEL BASE	8' 1"
TURNING RADIUS	46'
TURNING DIAMETER	97'
TRACK	6' 6"
TOTAL LENGTH WITH BOOM EXTENDED	41'
TOTAL OVERALL LENGTH OF TRUCK	37'
TRUCK LENGTH WITHOUT BOOM	35'
FRONT OVERHANG	4' 2"
FORK LENGTH	4'
BOOM ARMS FRONT OF BUMPER OVERHANG	24"

N

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FEMA: ZONE "AE", COMMUNITY NO. 470206
PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

200' 100' 0' 200' 400'
SCALE: 1 INCH = 200 FEET

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AUTOTURN PLAN

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

REV.	DR.	CHK	DATE	REVISION INFORMATION DESCRIPTION
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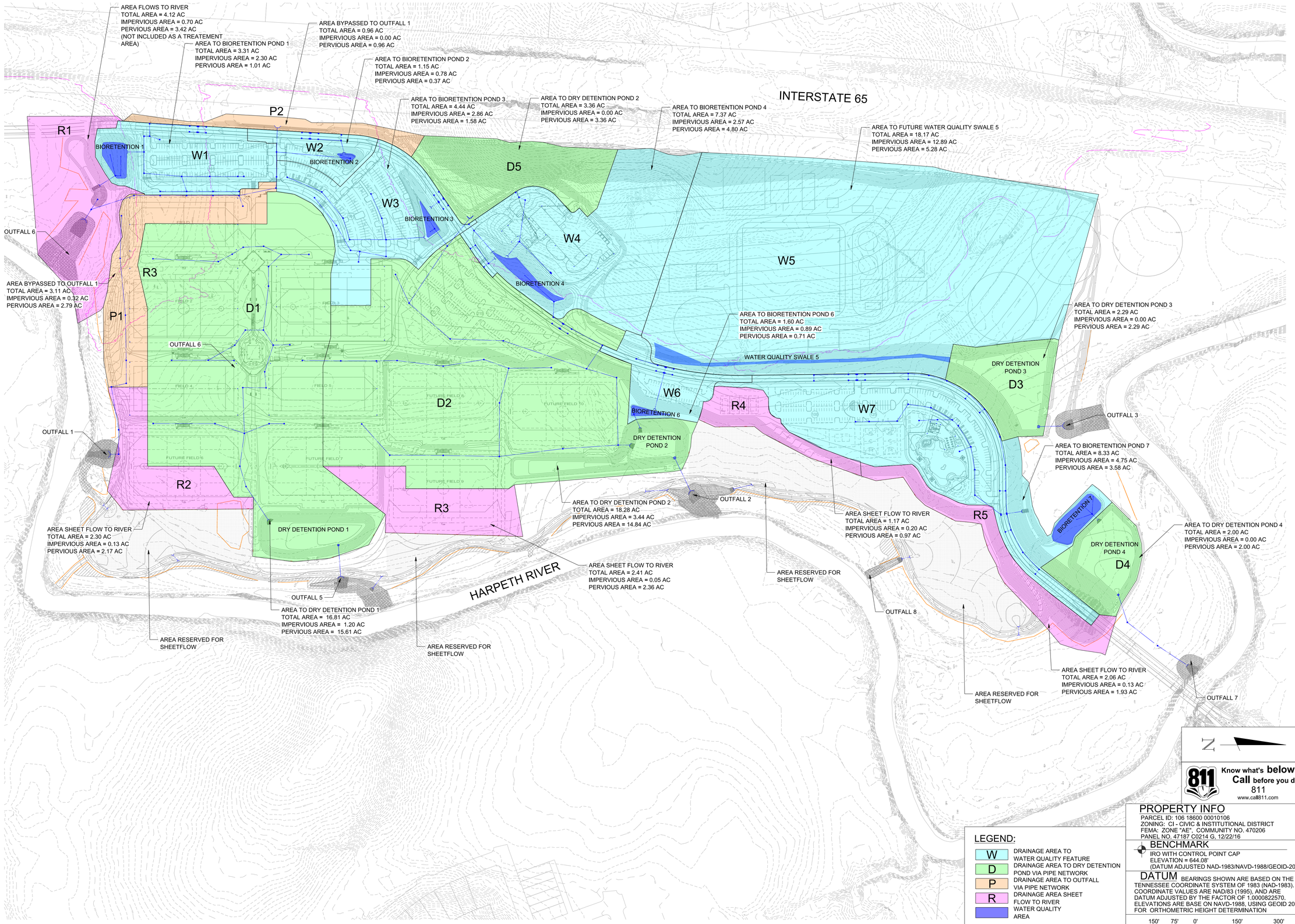
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LEGEND:

- W — DRAINAGE AREA TO WATER QUALITY FEATURE
- D — DRAINAGE AREA TO DRY DETENTION POND VIA PIPE NETWORK
- P — DRAINAGE AREA TO OUTFALL VIA PIPE NETWORK
- R — DRAINAGE AREA SHEET FLOW TO RIVER
- WATER QUALITY AREA
- STORM DRAINAGE PIPE

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BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

150' 75' 0' 150' 300'
SCALE: 1 INCH = 150 FEET

REVISION INFORMATION

REV.	DR.	CHK	DATE	DESCRIPTION
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0	JP	MDP	04/09/24	DRT COMMENTS RESUBMITTAL

EX. 04

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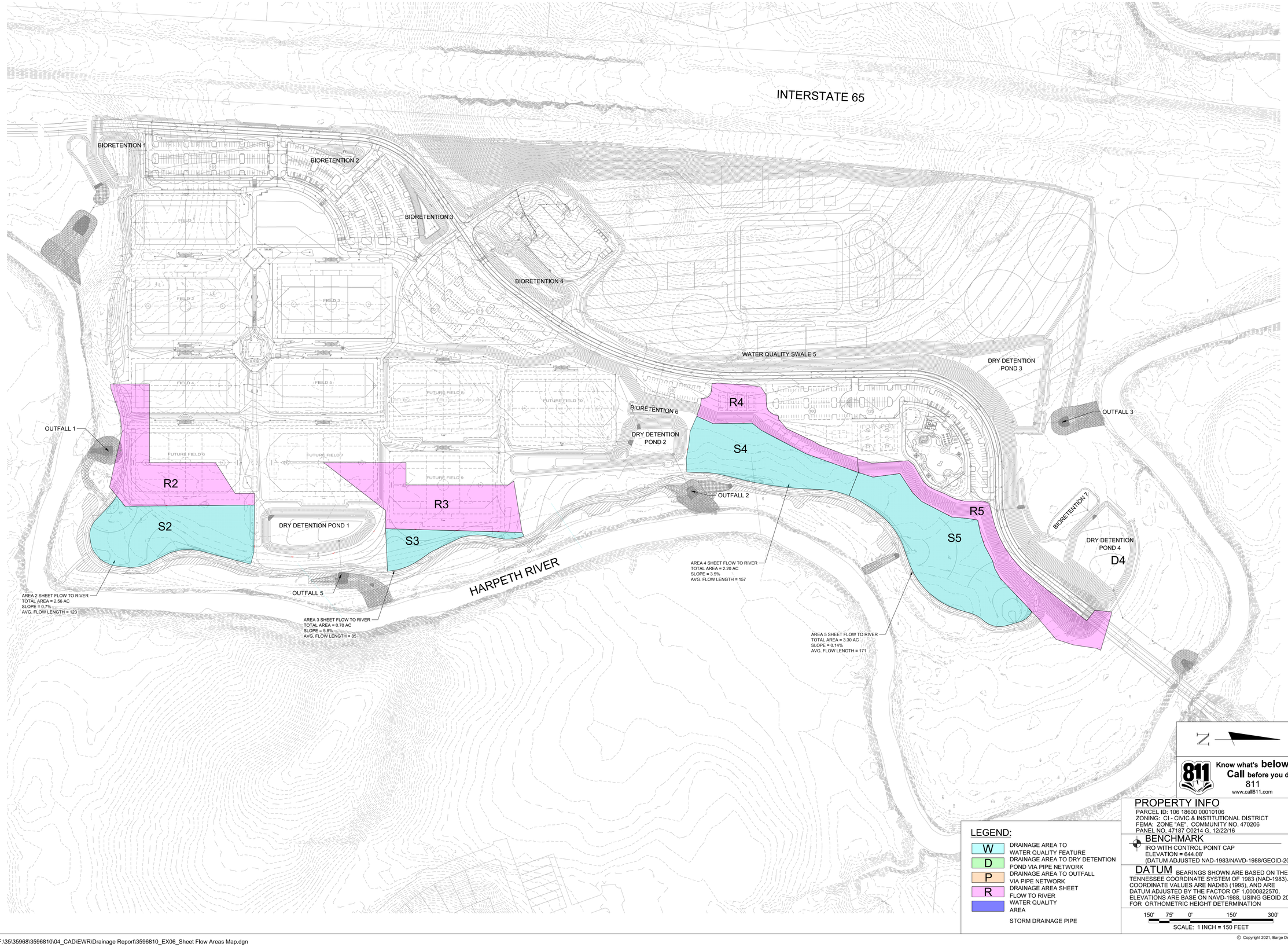
POST DEVELOPMENT LID MAP

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TN 37067

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LEGEND:

- W — DRAINAGE AREA TO WATER QUALITY FEATURE
- D — DRAINAGE AREA TO DRY DETENTION POND VIA PIPE NETWORK
- P — DRAINAGE AREA TO OUTFALL VIA PIPE NETWORK
- R — DRAINAGE AREA SHEET FLOW TO RIVER
- WATER QUALITY AREA
- STORM DRAINAGE PIPE

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PANEL NO. 47187 C0214 G, 12/22/16

BENCHMARK

IRO WITH CONTROL POINT CAP
ELEVATION = 644.08'
(DATUM ADJUSTED NAD-1983/NAVD-1988/GEOID-2003)

DATUM

BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). COORDINATE VALUES ARE NAD/83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000822570. ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION

150' 75' 0' 150' 300'
SCALE: 1 INCH = 150 FEET

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MICHAEL DOUGLAS CLOUD — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109130 — STATE OF TENNESSEE
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POST DEVELOPMENT LID MAP

SOUTHEAST MUNICIPAL COMPLEX (COF NO.8134)
CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TN 370677

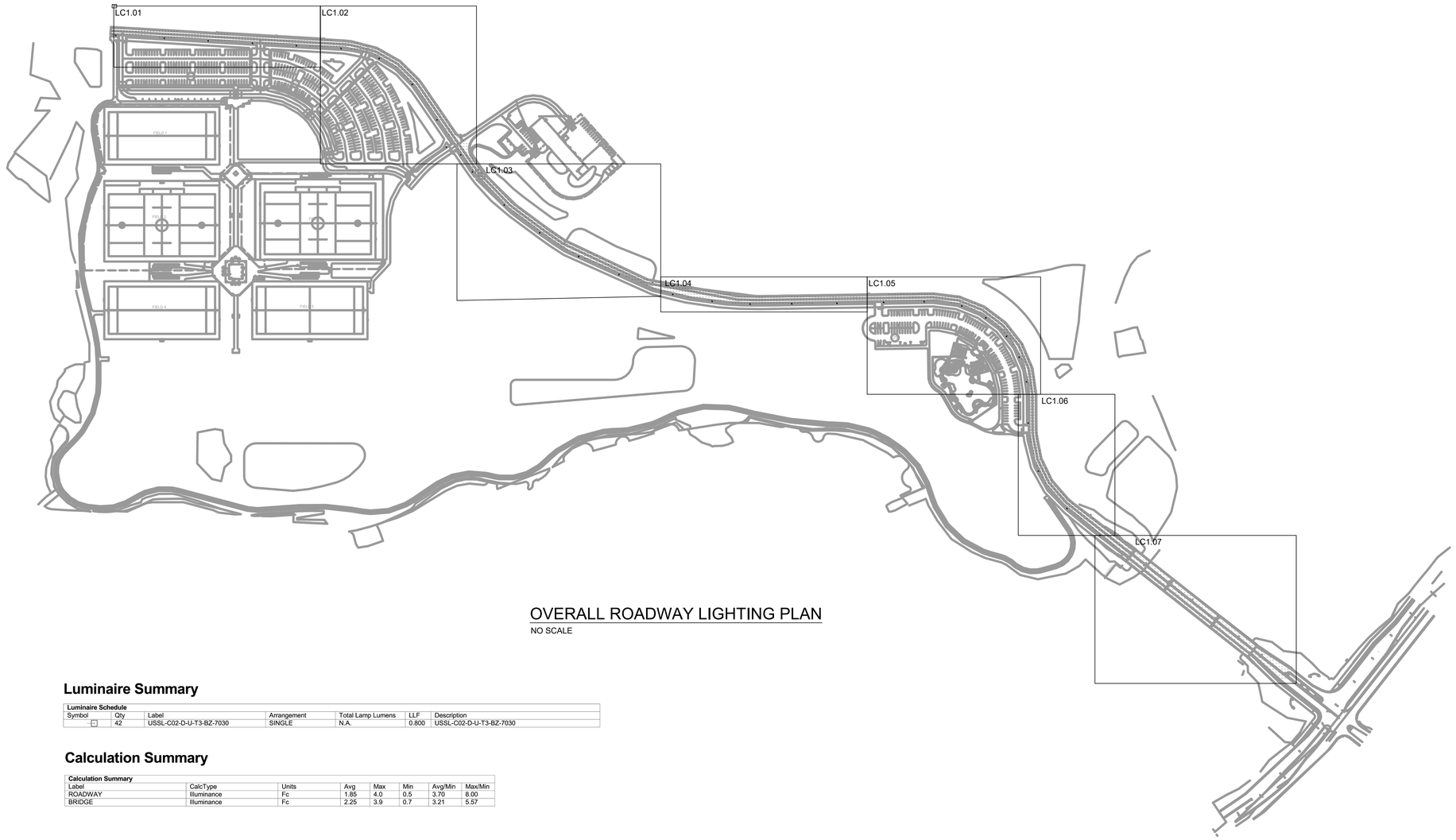
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OVERALL ROADWAY LIGHTING PLAN
NO SCALE

Luminaire Summary

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	42	USSL-C02-D-U-T3-BZ-7030	SINGLE	N.A.	0.800	USSL-C02-D-U-T3-BZ-7030

Calculation Summary

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROADWAY	Illuminance	Fc	1.85	4.0	0.5	3.70	8.00
BRIDGE	Illuminance	Fc	2.25	3.9	0.7	3.21	5.57

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)

CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067

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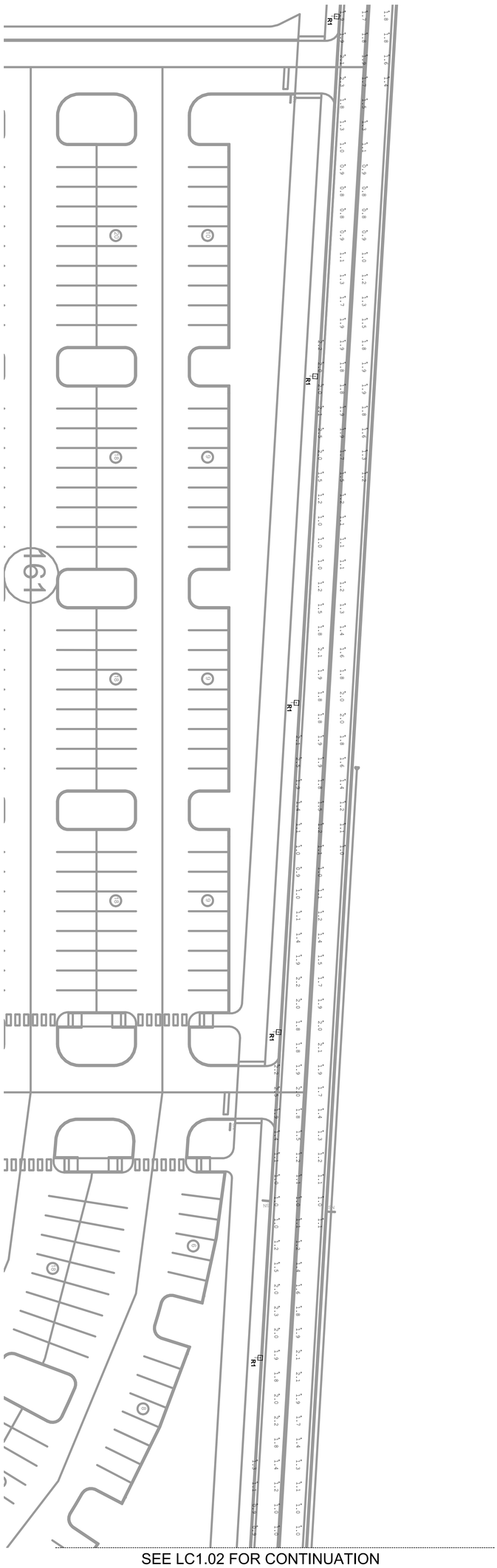
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ROADWAY ALONG FIELDS 1 & 6

NO SCALE

SEE LC1.02 FOR CONTINUATION

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SITE LIGHTING CALCULATIONS

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ROADWAY WITH INTERSECTION
NO SCALE

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
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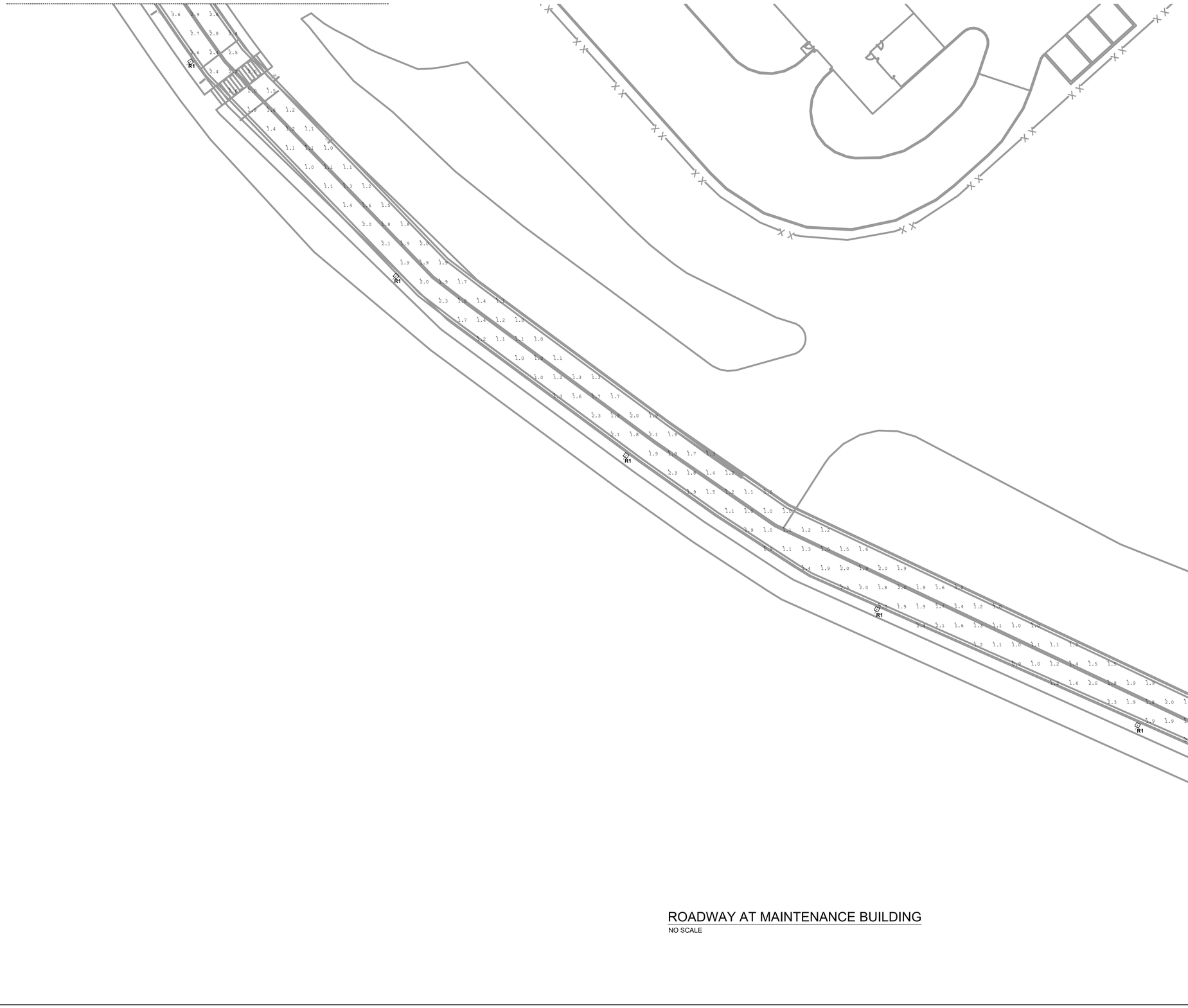
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SEE LC1.04 FOR CONTINUATION

ROADWAY AT MAINTENANCE BUILDING
NO SCALE

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SITE LIGHTING CALCULATIONS

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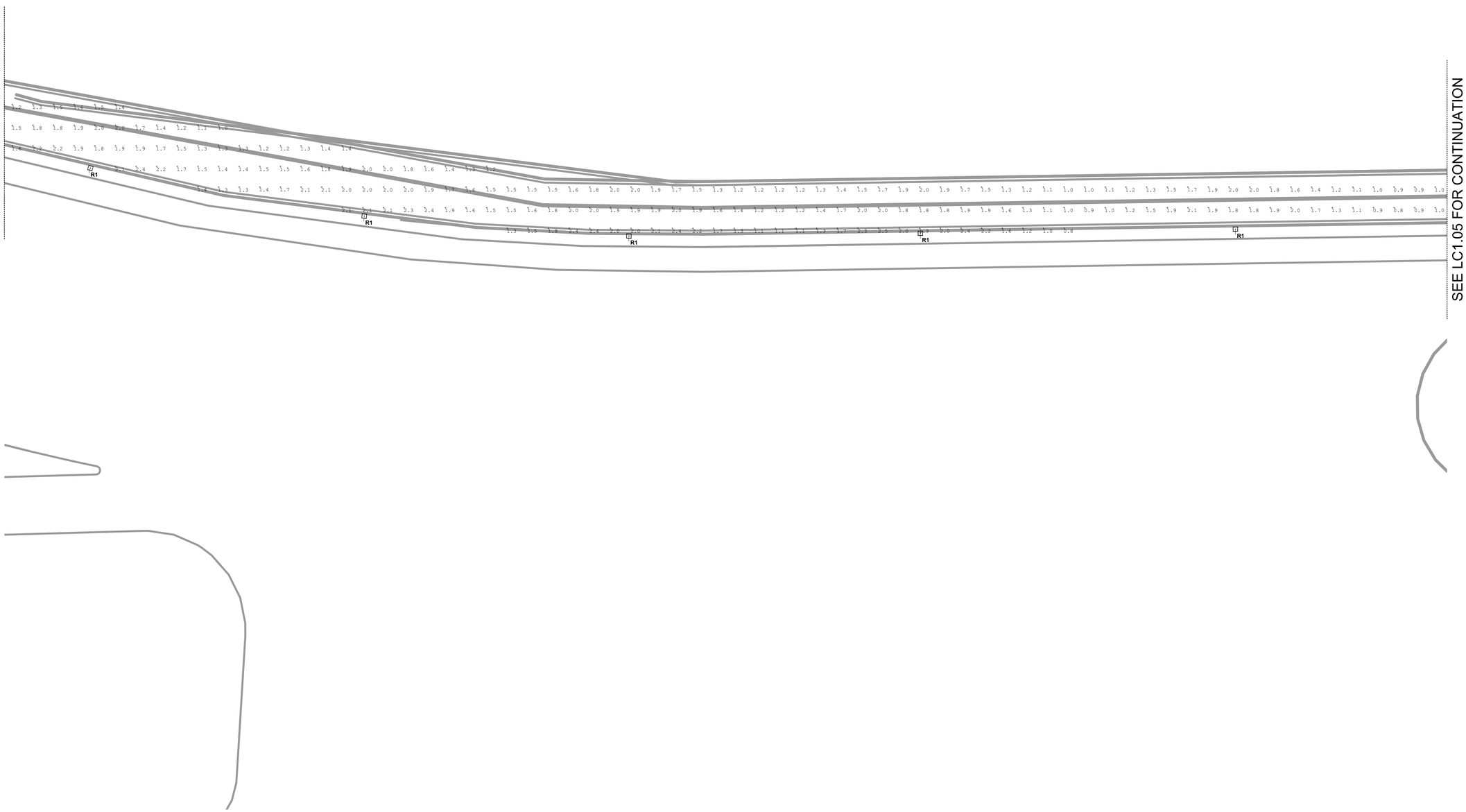
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ROADWAY ALONG INCLUSIVE PLAYGROUND
NO SCALE

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
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ISSUE INFORMATION			
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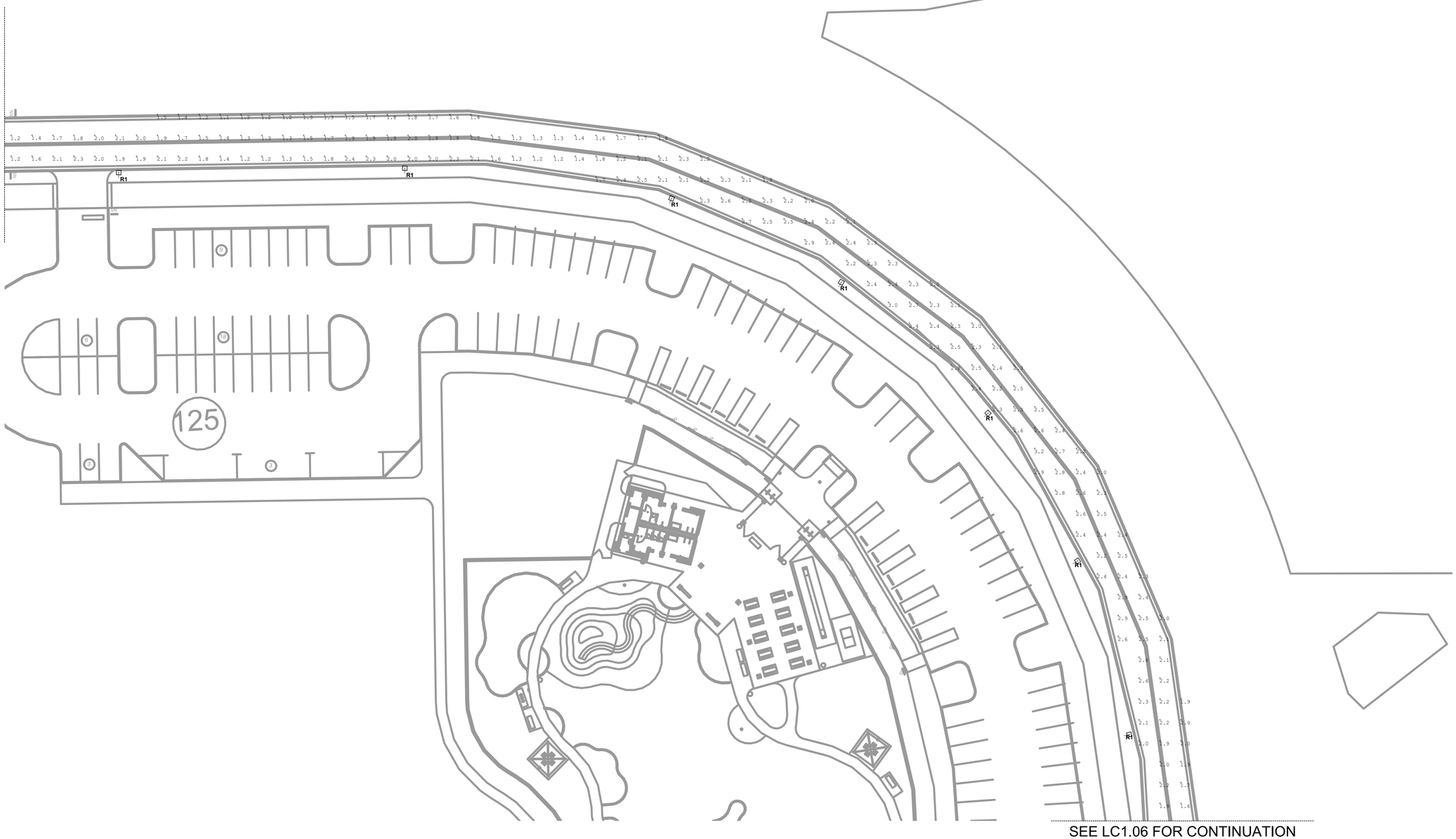
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USER:JFSHELTON

SEE LC1.04 FOR CONTINUATION



SEE LC1.06 FOR CONTINUATION

ROADWAY ALONG INCLUSIVE PLAYGROUND
NO SCALE

ISSUED FOR CONSTRUCTION

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // SUITE 700 // Nashville // Tennessee // 37210
615.254.6272
BARGEDESIGN.COM

SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
3452 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067

ISSUE INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	JFS	BWL	04/06/2023	DRT COMMENTS RESUBMITTAL

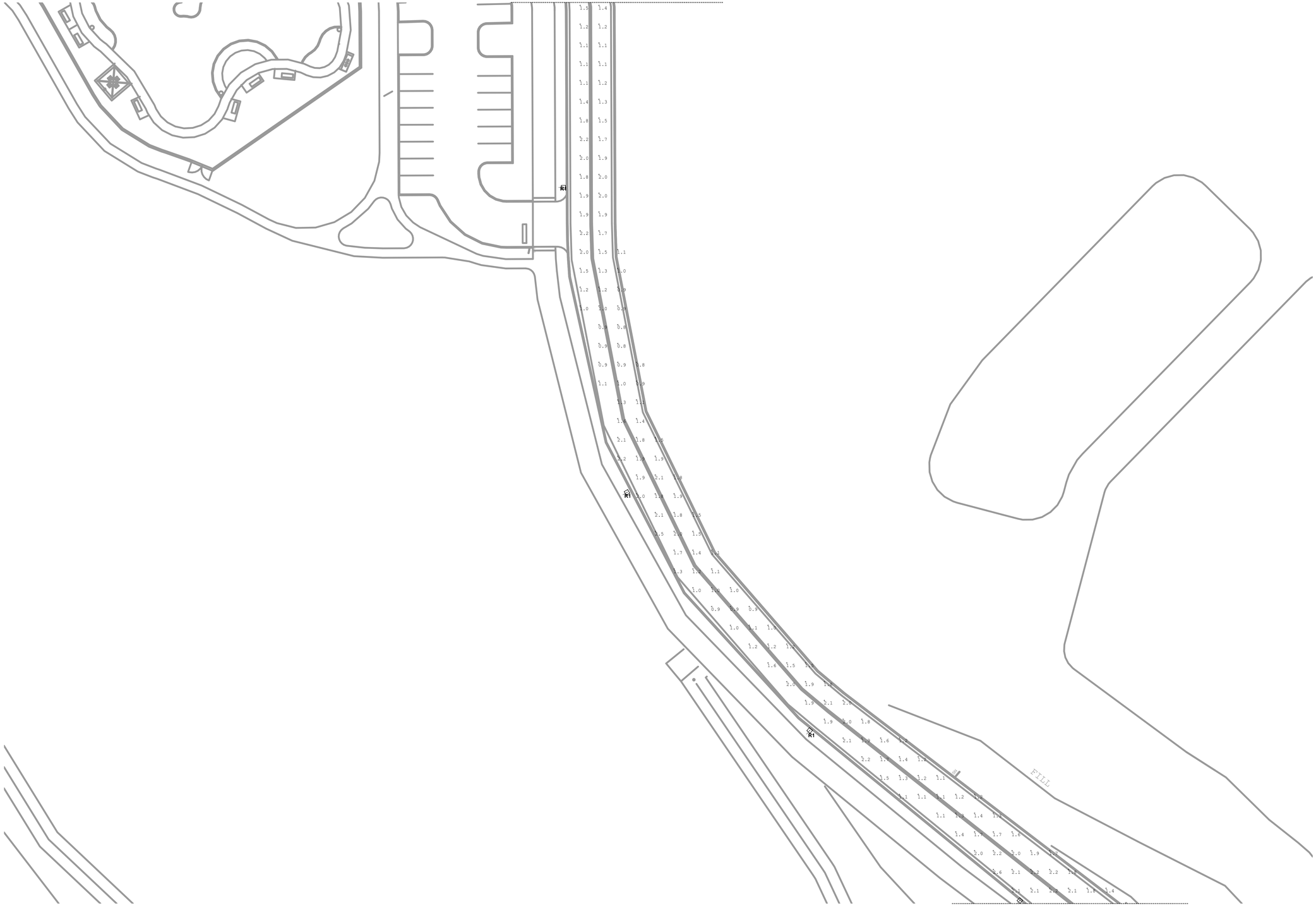
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SEE LC1.05 FOR CONTINUATION



SEE LC1.07 FOR CONTINUATION

ROADWAY ALONG INCLUSIVE PLAYGROUND

ISSUED FOR CONSTRUCTION

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SITE LIGHTING CALCULATIONS

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CITY OF FRANKLIN

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ISSUE INFORMATION

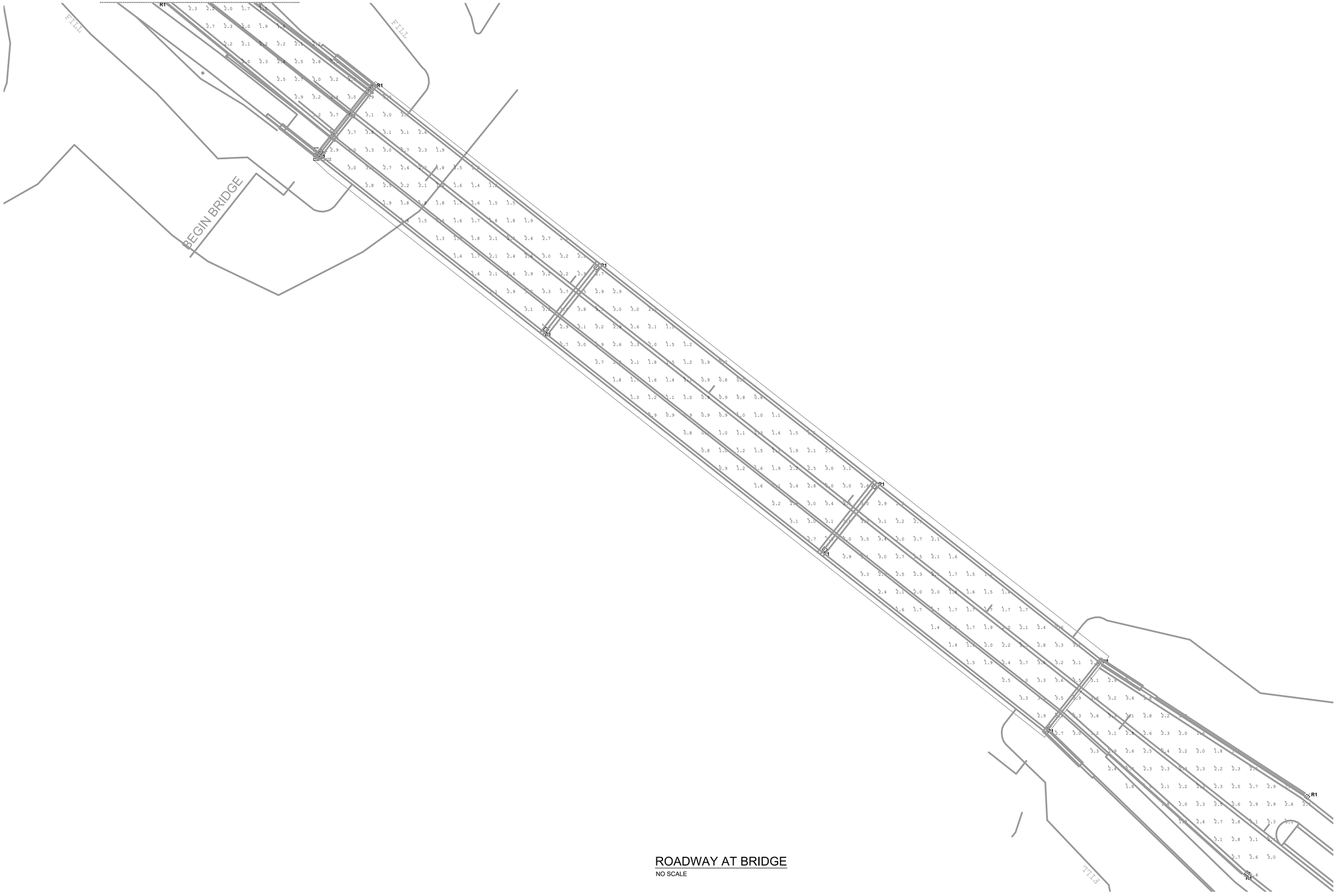
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ROADWAY AT BRIDGE
NO SCALE

ISSUED FOR CONSTRUCTION

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)

CITY OF FRANKLIN

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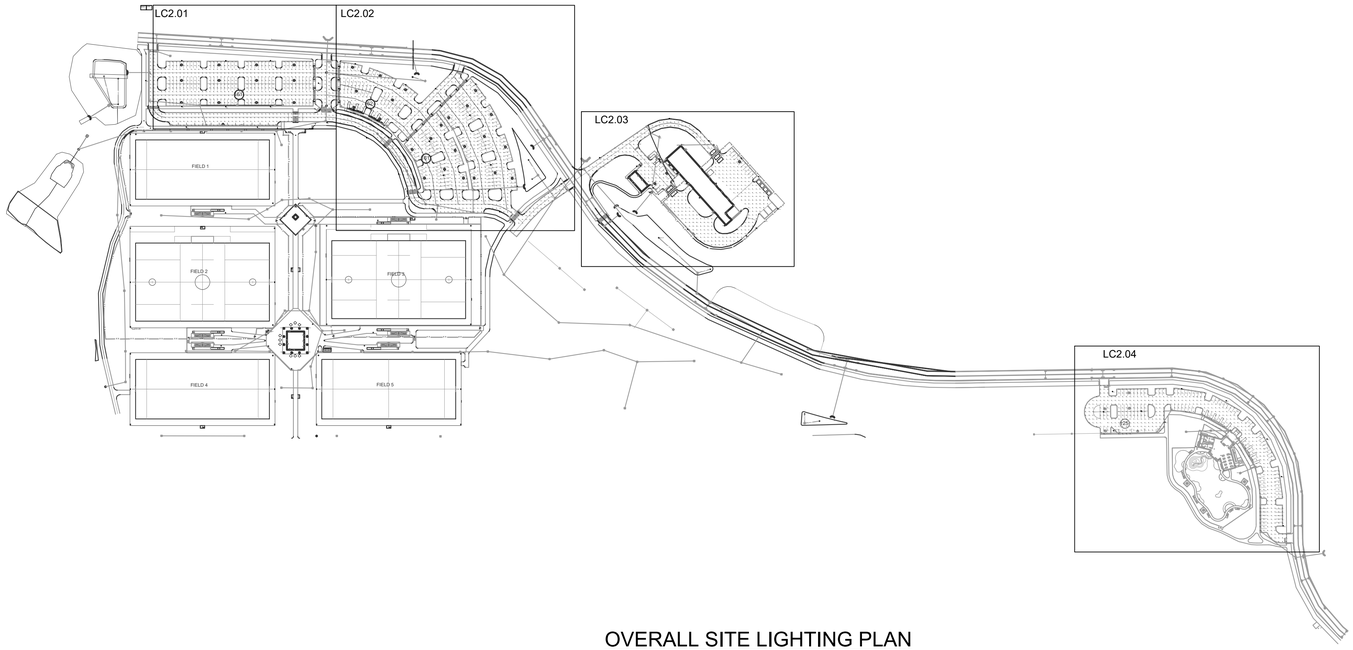
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OVERALL SITE LIGHTING PLAN

NO SCALE

Luminaire Summary

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	42	USSL-C02-D-U-T3-BZ-7030	SINGLE	N.A.	0.800	USSL-C02-D-U-T3-BZ-7030

Calculation Summary

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROADWAY	Illuminance	Fc	1.85	4.0	0.5	3.70	8.00
BRIDGE	Illuminance	Fc	2.25	3.9	0.7	3.21	5.57

Luminaire Summary

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	USSL-C02-D-U-T3-BZ-7030	SINGLE	N.A.	0.800	USSL-C02-D-U-T4-BZ-7030
	2	USSL-C02-D-U-T4-BZ-7030_1	BACK-BACK	N.A.	0.800	USSL-C02-D-U-T3-BZ-7030

Calculation Summary

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Inclusive Playground Parking Lot	Illuminance	Fc	2.00	5.1	0.7	2.86	7.29

ISSUED FOR CONSTRUCTION

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)

CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067

ISSUE INFORMATION		
REV.	DR.	CHK.
	JFS	BWL

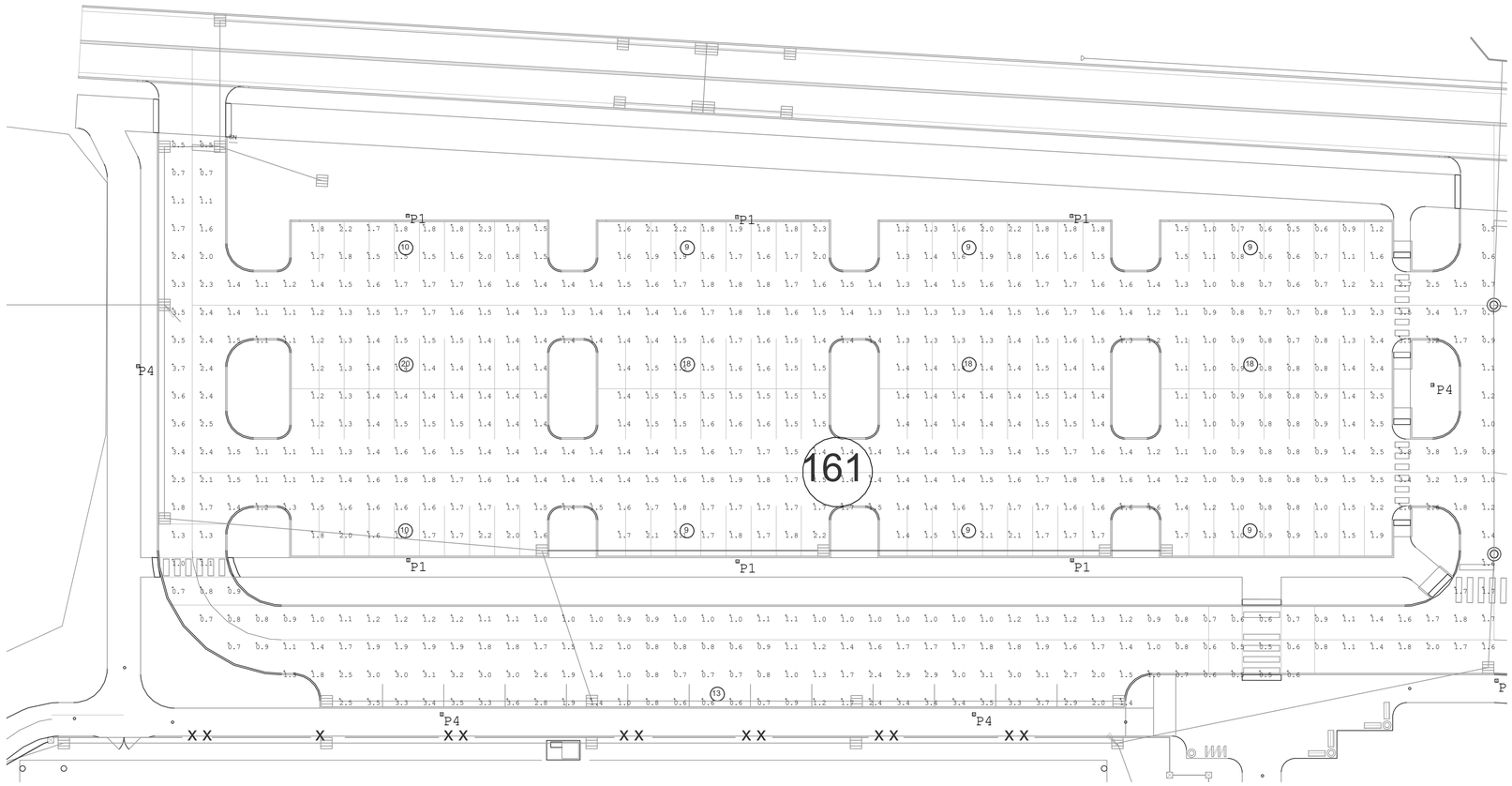
DATE	DESCRIPTION
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USER:JFSHELTON



FIELD 1 PARKING

NO SCALE

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)

CITY OF FRANKLIN

3452 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067

ISSUE INFORMATION			
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DESCRIPTION: DKT COMMENTS RESUBMITTAL

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USER:JFSHELTON



FIELD 3 PARKING
NO SCALE

ISSUED FOR CONSTRUCTION

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)

CITY OF FRANKLIN

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ISSUE INFORMATION

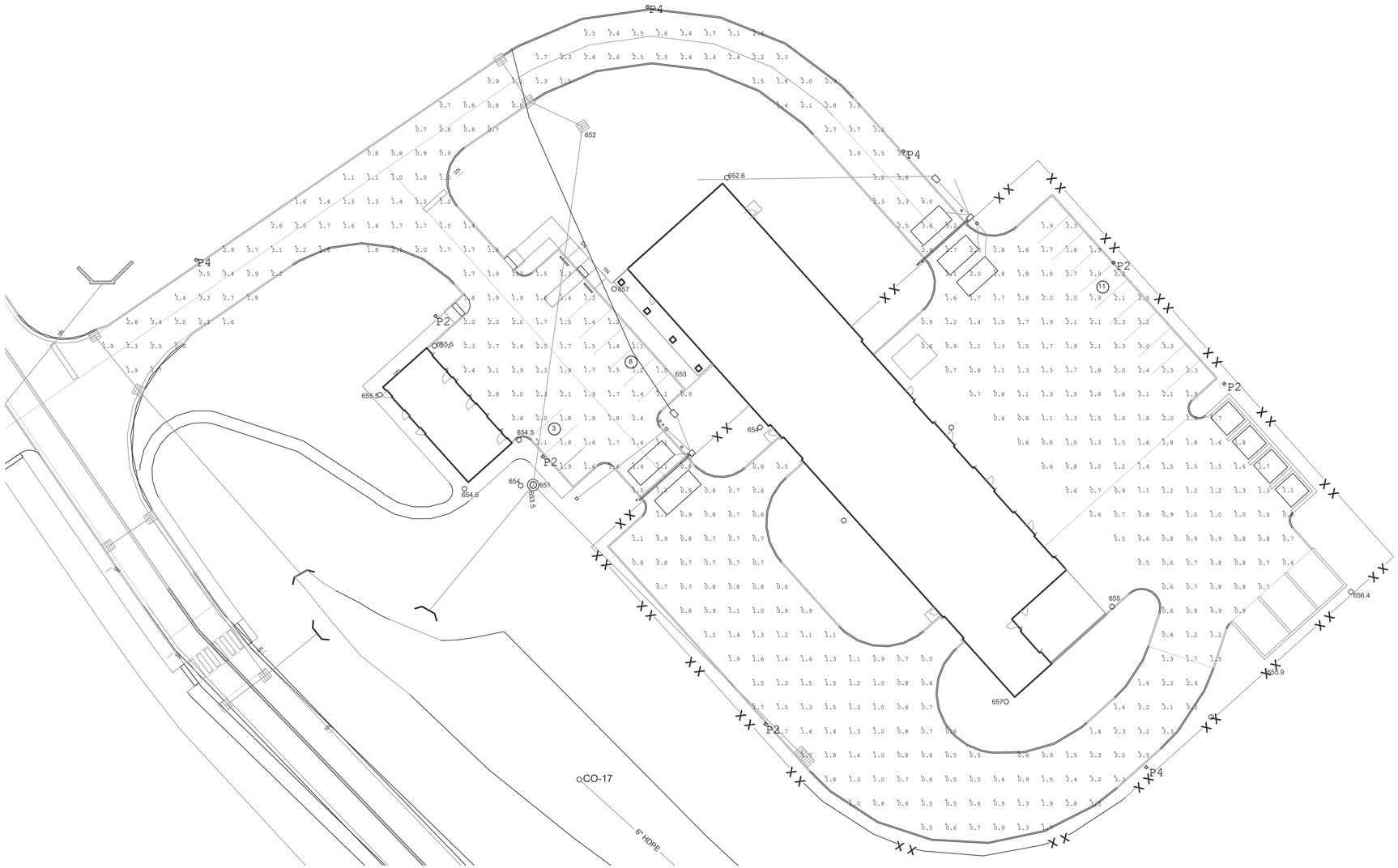
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USER:JFSHELTON



MAINTENANCE BUILDING PARKING
NO SCALE

ISSUED FOR CONSTRUCTION

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // SUITE 700 // Nashville // Tennessee // 37210
615.254.6572
BARGEDESIGN.COM

SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
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ISSUE INFORMATION

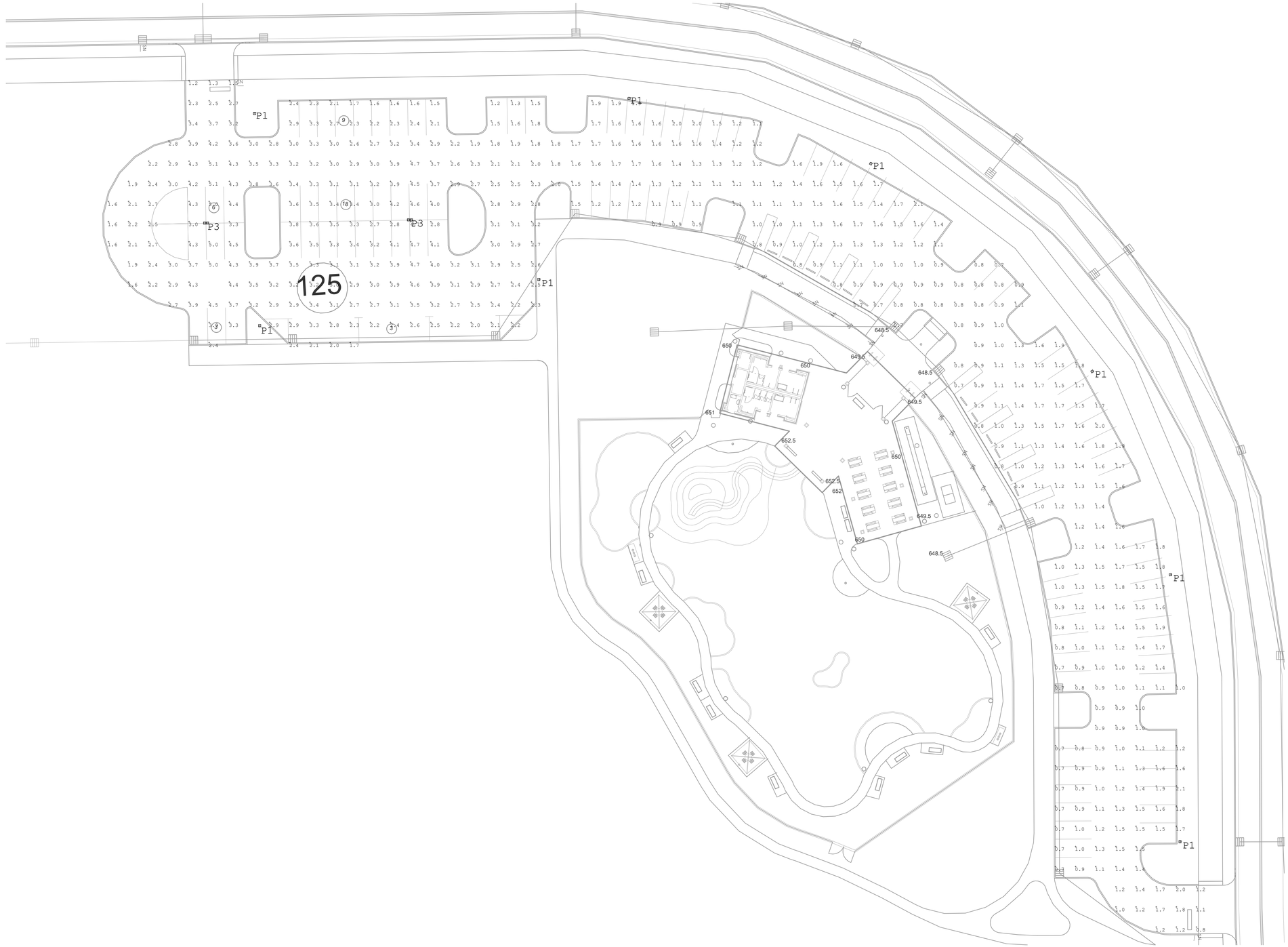
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INCLUSIVE PLAYGROUND PARKING
NO SCALE

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SITE LIGHTING CALCULATIONS

SOUTHEAST MUNICIPAL COMPLEX (COF NO. 8134)
CITY OF FRANKLIN
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ISSUE INFORMATION

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	JFS	BWL	04/06/2023	DRT COMMENTS RESUBMITTAL

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HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04562

DATE: April 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:

Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8135
Applicant: Greg Terry, JTA Land Surveying, Inc.
Owner: Andre Jaeckle, Real Estate Solutions Group, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 open space lot and dedicate easements within Waters Edge PUD subdivision. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan was approved administratively in March 2017 and the development plan was originally approved in September 2013. The final plat and site plan are consistent with the development plan.

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

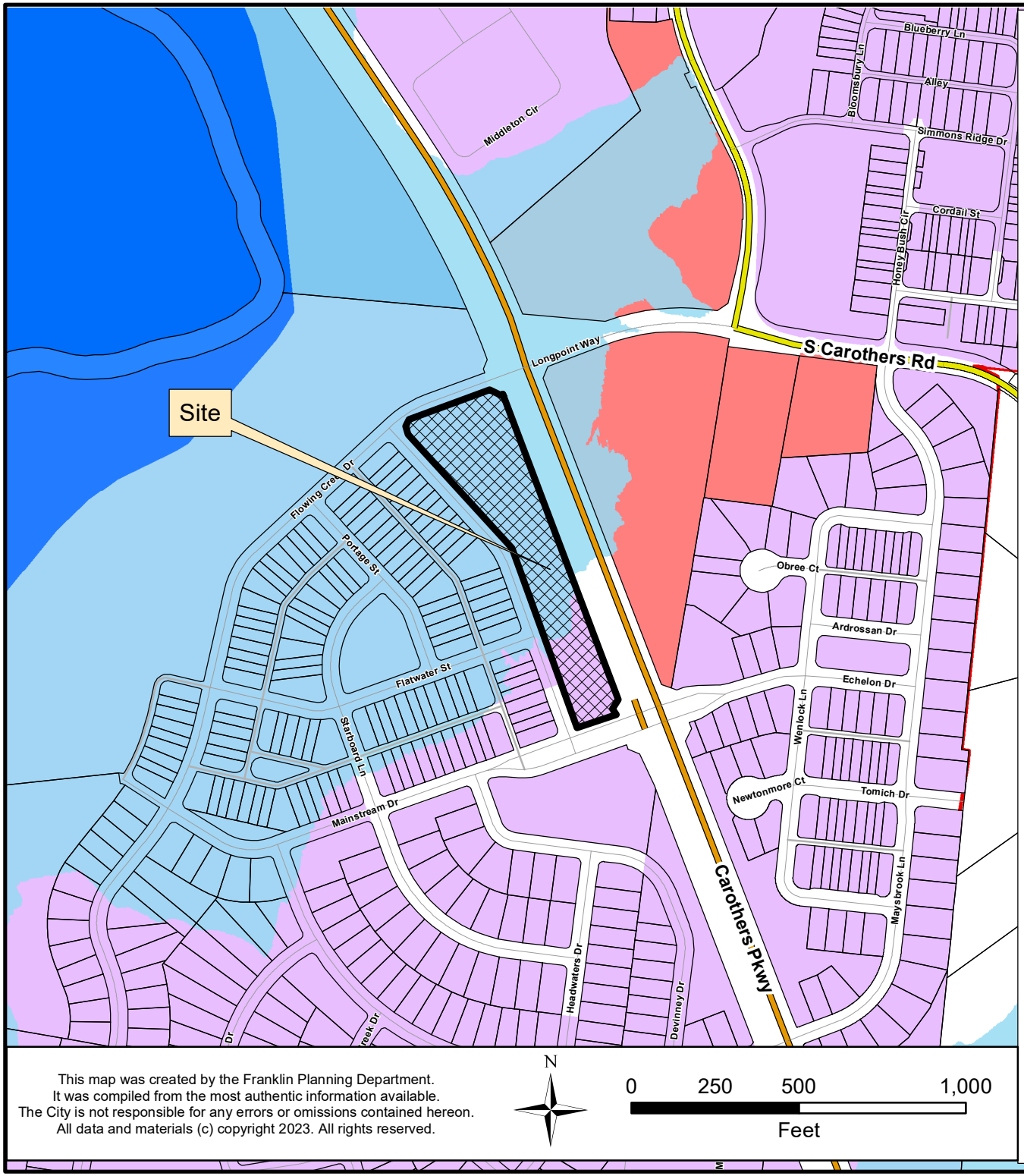
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516). Staff has only advisory comments remaining.



WATERS EDGE PUD SUBDIVISION, SECTION 4
FINAL PLAT, REVISION 3

Project Information
Existing Zoning: PD Planned District
Overlay Districts: FFO
Site Acreage: 4.06 acres
Total Number of Lots: 1

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8135

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

4. Engineering Sureties

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

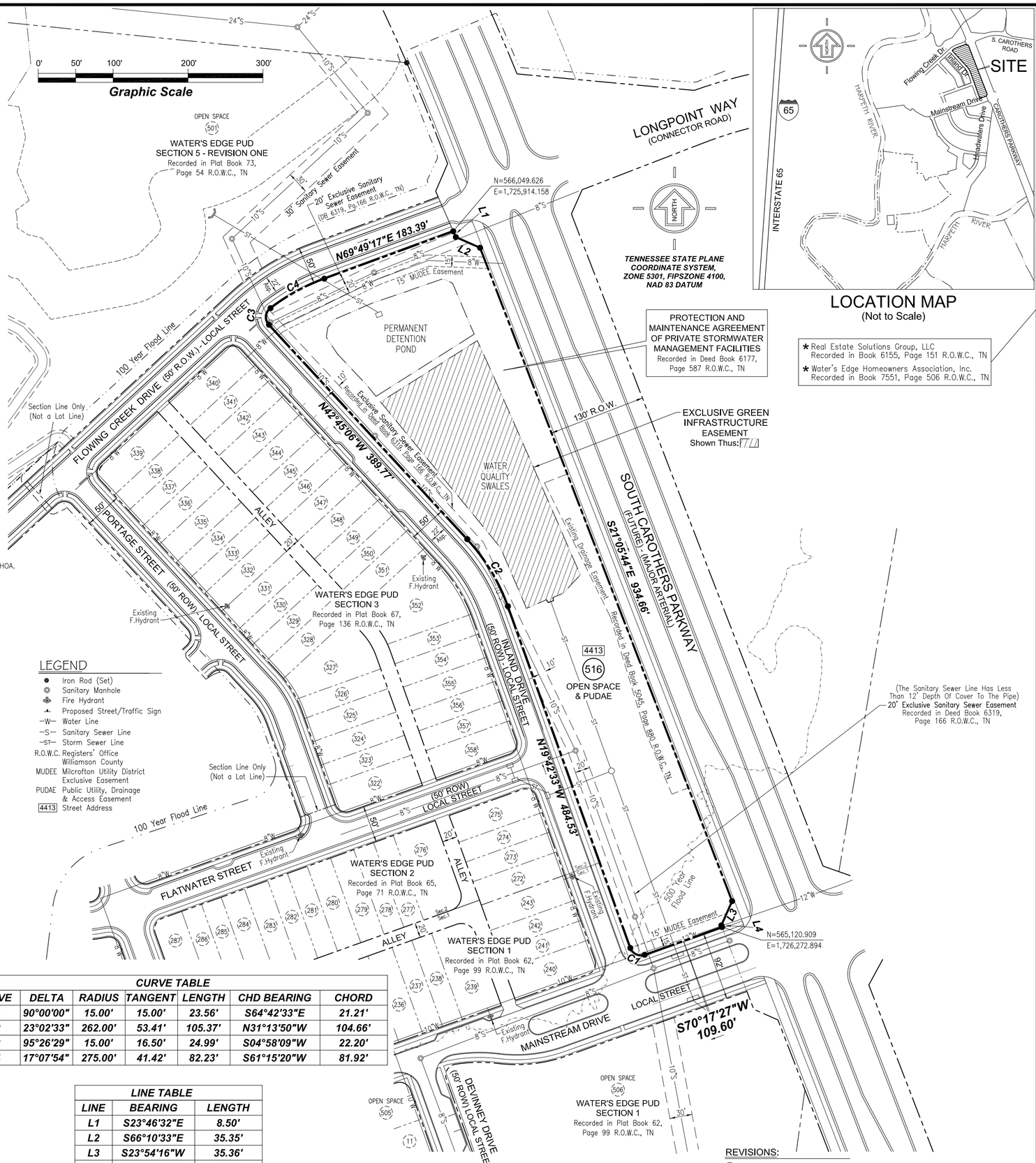
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

GENERAL NOTES:

1. THE PURPOSE OF THIS FINAL PLAT IS TO ADD AN OPEN SPACE TO SECTION 4 AND DEDICATE EASEMENTS.
2. EXISTING ZONING PD (PLANNED DEVELOPMENT)
   FFO, FLOODWAY FRINGE OVERLAY
   CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES: N/A
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS XXX
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNERS/SUBDIVIDERS: REAL ESTATE SOLUTIONS GROUP, LLC
   ADDRESS: 2925 BERRY HILL DRIVE
   NASHVILLE, TN 37204
   CONTACT: LYNN EALEY and ANDRE JAECKLE
   TELEPHONE: (615) 969-9202
   EMAIL: lynn@landsolutionsco.net and ajaeckle@eperformax.com

   OWNERS/SUBDIVIDERS: WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.
   ADDRESS: 4521 TROUSDALE DRIVE
   NASHVILLE, TN 37204
   CONTACT: ALLEN MATHUES
   TELEPHONE: (615) 916-3204
   EMAIL: allen@mpmnashville.com
8. SURVEYOR: JTA LAND SURVEYING, INC.
   2603 ELM HILL PIKE – SUITE "K"
   NASHVILLE, TENNESSEE 37214
   CONTACT: GREG TERRY
   TELEPHONE: (615) 490-6920
   EMAIL: GREGT.JTA@COMCAST.NET
9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS).
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONED "AE", AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C0214G, WHICH BEARS AN REVISED DATE OF DECEMBER 22ND, 2016.
14. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. 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.
21. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
22. A LETTER OF AWARENESS RECORDED IN BOOK 6755, PAGE 358 WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE, IS TO PROVIDE NOTIFICATION TO WATER'S EDGE RESIDENTS OF THE FUTURE COF WASTEWATER TREATMENT PLANT AND CITY PARK TO BE ADJACENT TO THE WATERS EDGE DEVELOPMENT.
23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
24. 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.
25. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
26. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THE 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.
27. ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL BE DESIGNATED AND GRADED SO THAT A MINIMUM TEN (10) FOOT PUBLIC DRAINAGE EASEMENT AND STORMWATER CONVEYANCE EXIST BETWEEN EACH PROPERTY. WITH THE EXCEPTION OF ZERO-LOT-LINE PROPERTY LINES FOR ATTACHED RESIDENTIAL STRUCTURES, APPLICANT SHALL SHOW A 5-FOOT PUBLIC DRAINAGE EASEMENT ON EACH SIDE OF ALL COMMON PROPERTY LINES FOR THE LOTS BEING CREATED.
28. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

Drawing Name: 2022-050 WatersEdge-Sec1and2-Lot 500 FPlat.dwg



LOCATION MAP
(Not to Scale)

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	90°00'00"	15.00'	15.00'	23.56'	S64°42'33"E	21.21'
C2	23°02'33"	262.00'	53.41'	105.37'	N31°13'50"W	104.66'
C3	95°26'29"	15.00'	16.50'	24.99'	S04°58'09"W	22.20'
C4	17°07'54"	275.00'	41.42'	82.23'	S61°15'20"W	81.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°46'32"E	8.50'
L2	S66°10'33"E	35.35'
L3	S23°54'16"W	35.36'
L4	S21°05'44"E	2.48'

LOT AREA TABLE		
LOT	SQUARE FEET	ACREAGE
516	176,759	4.0578

PROTECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES
Recorded in Deed Book 6177, Page 587 R.O.W.C., TN

* Real Estate Solutions Group, LLC Recorded in Book 6155, Page 151 R.O.W.C., TN
* Water's Edge Homeowners Association, Inc. Recorded in Book 7551, Page 506 R.O.W.C., TN

REVISIONS:
1. By:TMF – Date: 3-2-2022 Revised ownership certificate.
2. By:TMF – Date: 10-17-2022 Add Owner/Subdivider contact information.
3. By:TMF – Date: 3-13-2023 Add missing Storm Drainage & Exclusive Green Infrastucture Easement.
4. By:TMF – Date: 4-3-2023 Per City of Franklin review.

Drawn By: TMFuller
Checked By: GTerry

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

Tennessee811 Know what's below. Call before you dig.

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 Management Agency — *Date*

City of Franklin — *Date*

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book __*__, Page __*__, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page ____ , R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page ____ R.O.W.C. Tennessee.

Date: _____ *Owner(s):* _____
Real Estate Solutions Group, LLC — ANDRE JAECKLE

Date: _____ *Owner(s):* _____
Water's Edge Homeowners Association, Inc. — ALLEN MATHUES

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plat 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 3rd day of April, 2023.

Last Revised: April 3, 2023
Date: ~~February 8, 2022~~
JAMES G. TERRY, RLS TN 2287

JAMES G. TERRY — REGISTERED LAND SURVEYOR — No. 2287 — STATE OF TENNESSEE — AGRICULTURE — COMMERCE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision – Section 4 – Revision 3 – (Lot 516) have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for drainage, and $_____ for sidewalks has beenposted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision – Section 4 – Revision 3 – (Lot 516) have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision – Section 4 – Revision 3 – (Lot 516) have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of $_____for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____
Milcrofton Utility District

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 _____ 2023, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____
Secretary, Planning Commission

COF PROJECT # 8135
FINAL PLAT
WATER'S EDGE PUD SUBDIVISION
SECTION 4 - REVISION 3
(LOT 516)
SOUTH CAROTHERS PARKWAY
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
Scale: 1" = 100'

RECORD

RECORDED _____ *, 2023*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

(See Revisions)
DATE: FEB. 8, 2022
JOB NO. 2022-050

SHEET 1 OF 1

City of Franklin

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

File #: 21-04564

DATE: April 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:

WCS Transportation Complex, Site Plan, Buildings F & C, Developing 4,624 Square Feet Of Institutional Space, On 15.07 Acres, Located At 1771 West Main Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8127
Applicant: Jason Morelock, Morelock Engineering, LLC
Owner: Williamson County Schools, Eric Gardner, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this site plan is to construct a new institutional use building, and make improvements to an existing building and other site improvements for the property located at 1771 West Main Street. The property is zoned Civic Institutional (CI) and is used by the Williamson County Schools for their bus operations. The proposed building is a one-story brick structure that consists of 4,624 square feet. Because the property is zoned CI, the site plan must be reviewed and approved by the Franklin Municipal Planning Commission.

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

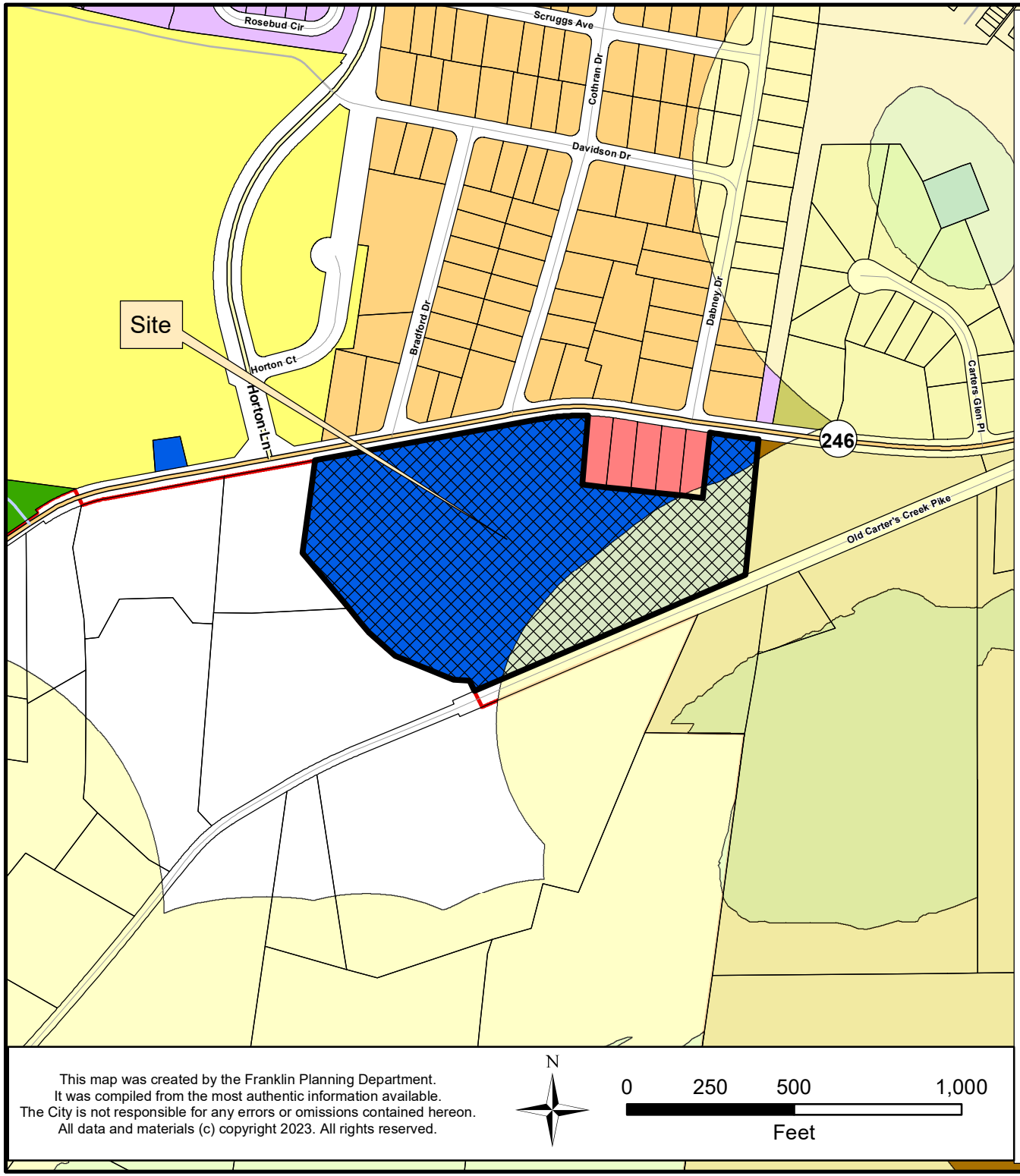
plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the WCS Transportation Complex Site Plan for Buildings F and C. The conditions of approval are attached.



WCS TRANSPORTATION COMPLEX
SITE PLAN

Project Information

Existing Zoning: CI Civic Institutional
Overlay Districts: 500' HHO
Site Acreage: 15.07 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 4,624 SF

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8127

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

17. J. Stormwater Managment Plan

lance.fittro@franklintn.gov This condition is to be addressed prior to issuance of the Certificate of Occupancy, but **does not hinder approval of the Site Plan**:

The existing stormwater management features (detention pond and bioretention areas x3) shall be assessed for long term maintenance and any necessary maintenance completed in conjunction with this site plan.

FIRE--Planning--DRT

General Issues

11. Additional Information

curt.edelmann@franklintn.gov The applicant did not show construction type on the drawing. The applicant shall be aware that the 10-foot separation may trigger requirements to construct non-combustible exterior walls.

15. Fire Protection

curt.edelmann@franklintn.gov A flow test is required with each site plan. Please provide a flow test when it becomes available. The fire department will not approve a site plan without a flow test showing a minimum of 1,500-gpm at 20-psi.

Performance Agreement and Surety

General Issues

19. Engineering Sureties

kevin.long@franklintn.gov Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.

(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.)

27. Landscape

jason.arnold@franklintn.gov Landscape surety will not be required for this site plan.

Planning

General Issues

16. Materials Breakdown

joseph.bryan@franklintn.gov Applicant shall remove the accent brick colors, or add additional detailing, to make the building vertically oriented and comply with the façade standards for the Civic Building, Section 6.11 in the Zoning Ordinance.

Stormwater

General Issues

28. EPSC

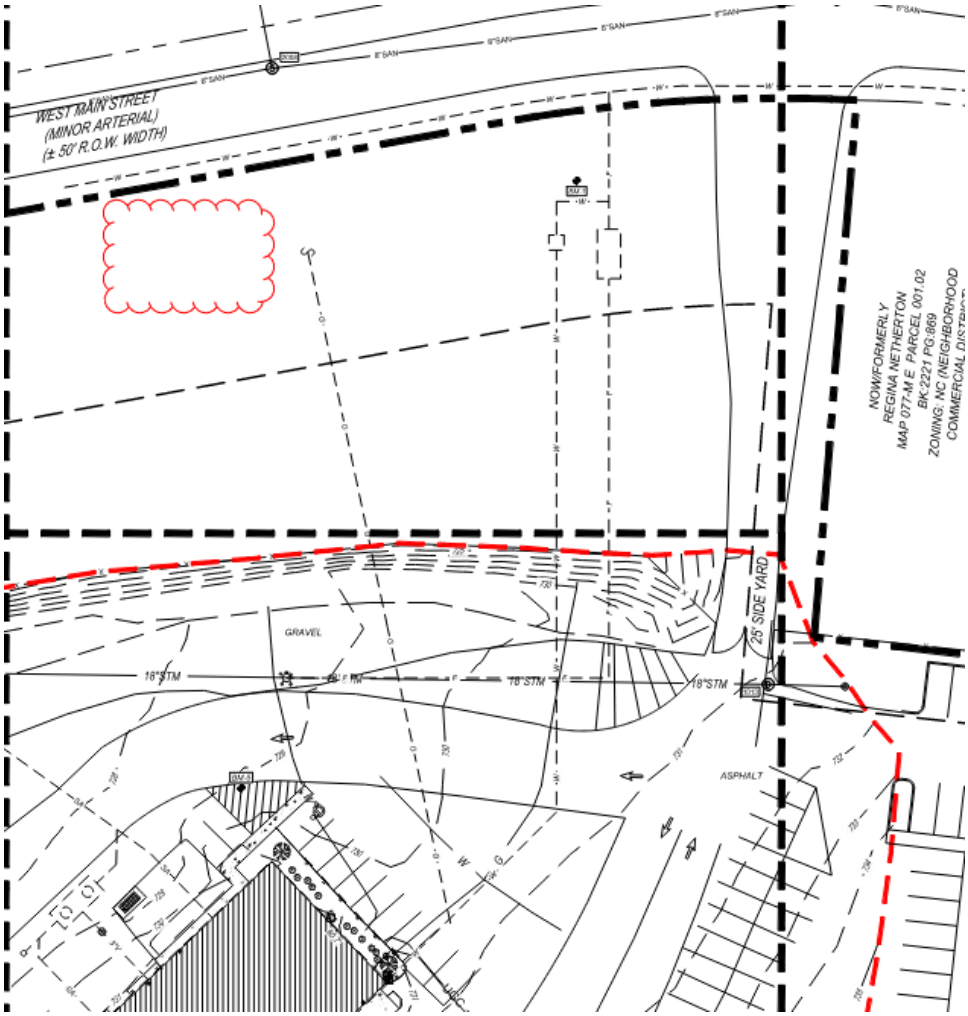
Doug.Noonan@franklintn.gov With the recent change/addition of the LOD, the applicant shall show the entire extent of the LOD and ensure EPSC measures are provided.

Water/Sewer

General Issues

3. Existing utilities

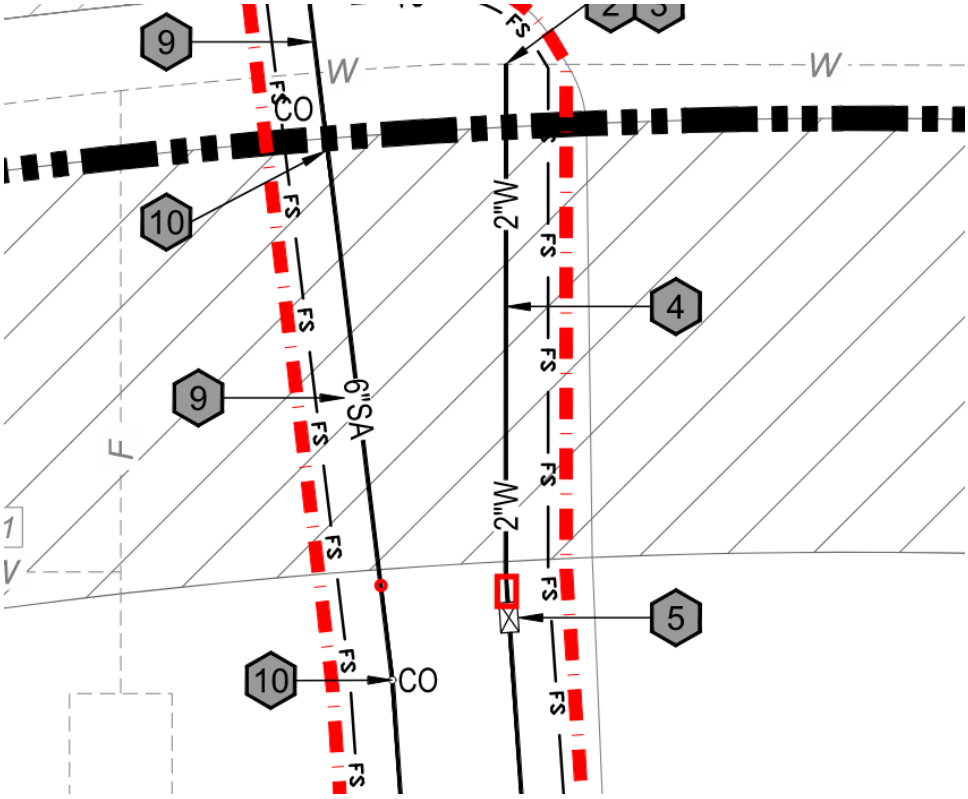
ben.mcneil@franklintn.gov The applicant has stated that the existing conditions are addressed on the plans, but it appears based on GIS data that the existing water services and main is not projected correctly on the existing condition sheet. The red cloud below appears to be the correct location, the applicant shall field verify this information and project correctly.





4. Utility Plan

ben.mcneil@franklintn.gov The applicant shall revise the water meter and clean out to be at the ROW reservation line as shown below. Also, the water meter size must be updated based on the water availability, it is my understanding that the calcs are projecting a 1.5" meter.



CONTACT LIST

DEVELOPER/OWNER
WILLIAMSON COUNTY BOARD OF EDUCATION
1320 WEST MAIN STREET, #125
FRANKLIN, TENNESSEE 37064
PHONE: (615) 979-4382
CONTACT: ERIC GARDNER

CIVIL ENGINEER
MORELOCK ENGINEERING, LLC
2097 BELSFORD DRIVE
NOLENSVILLE, TENNESSEE 37135
PHONE: (615) 300-6486
CONTACT: JASON MORELOCK

ARCHITECT
KLINE SWINNEY ASSOCIATES
22 MIDDLETON STREET
NASHVILLE, TENNESSEE 37210
PHONE: (615) 255-1854
CONTACT: BART KLINE

LANDSCAPE ARCHITECT
KITA DESIGNS
2101 MASTERS DRIVE
SPRINGFIELD, TENNESSEE 37172
PHONE: (615) 594-7333
CONTACT: KEVIN REFF

LAND SURVEYOR
CESO, INC.
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027
PHONE: (423) 676-3977
CONTACT: BILL HUFFMAN

CODES
CITY OF FRANKLIN BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-7012
CONTACT: TOM MARSH

ENGINEERING
CITY OF FRANKLIN BUILDING ENGINEERING DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 550-6676
CONTACT: LANCE FITTRO

SANITARY SEWER
FRANKLIN WATER & SEWER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

WATER SERVICE
FRANKLIN WATER & SEWER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ELECTRIC SERVICE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
2156 EDWARD CURD LANE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 477-3166
CONTACT: ERIC COMER

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 214-4783
CONTACT: JASON ARMES

WILLIAMSON COUNTY SCHOOLS TRANSPORTATION / F&C BUILDING, SITE PLAN

1777 WEST MAIN STREET
FRANKLIN, WILLIAMSON COUNTY, TN
TAX MAP 77, PARCEL 02800
CITY OF FRANKLIN PROJECT # 8127

SITE PLANS
APRIL 2022

SITE DATA CHART

PROJECT NAME:	WILLIAMSON COUNTY SCHOOLS TRANSPORTATION / F&C BUILDING
CITY OF FRANKLIN PROJECT #:	8127
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	1777 WEST MAIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH
MAP:	77
GROUP:	N/A
PARCEL:	28.00
BASE ZONING:	CI (CIVIC INSTITUTIONAL DISTRICT)
OVERLAY ZONING:	500 FT BUFFER OF HILLSIDE OVERLAY
ACREAGE OF SITE:	15.07 ± ACRES
SQUARE FOOTAGE OF SITE:	656,303 ± S.F.
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD ABUTTING ARTERIAL STREET:	75 FEET (WEST MAIN STREET)
FRONT YARD ABUTTING LOCAL STREET:	25 FEET (OLD CARTERS CREEK PIKE)
SIDE YARD:	25 FEET
REAR YARD:	25 FEET
MAXIMUM HEIGHT:	3 STORIES
DEVELOPER/OWNER:	
WILLIAMSON COUNTY SCHOOLS	
1320 WEST MAIN STREET, #125	
FRANKLIN, TENNESSEE 37064	
PHONE: (615) 979-4382	
CONTACT: ERIC GARDNER	
E-MAIL: eric.gardner@wcs.com	
APPLICANT:	
MORELOCK ENGINEERING, LLC	
4611 ROBIN LANE	
NOLENSVILLE, TENNESSEE 37135	
PHONE: 615-300-6486	
CONTACT: JASON MORELOCK, P.E.	
E-MAIL: jason@morelockeng.com	
BUILDING SQUARE FOOTAGE:	4,624 S.F. (PROPOSED)
BUILDING HEIGHT:	16'-4" (PROPOSED)
BUILDING TYPE:	NOT APPLICABLE
BUILDING FRONTAGE TYPE:	NOT APPLICABLE
MINIMUM PARKING REQUIREMENT:	PER SUBSECTION 10.1.6 (PAGE 174)
AREA DEDICATED TO OFFICE OR ADMINISTRATIVE USE (4,624 S.F.)	3.33 SPACES / 1,000 SF = 15.4 SPACES >>>> 15 SPACES
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
PARKING PROVIDED:	15 SPACES
BICYCLE PARKING REQUIRED:	NOT APPLICABLE
BICYCLE PARKING PROVIDED:	NOT APPLICABLE
TREE CANOPY RETENTION:	26% (REQUIRED) / 100% PROVIDED
OPEN SPACE:	NOT APPLICABLE
TRANSITIONAL FEATURE BUFFER:	NOT APPLICABLE

THIS SITE HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT.

NOTE

EXISTING BUILDING OCCUPANCY TYPE:	B (BUSINESS) / S-1 (GARAGE) (NON-SPRINKLERED BUILDING)
EXISTING BUILDING CONSTRUCTION TYPE:	I (NON-SPRINKLERED BUILDING)
PROPOSED BUILDING OCCUPANCY TYPE:	B (BUSINESS) (NON-SPRINKLERED BUILDING)
PROPOSED BUILDING CONSTRUCTION TYPE:	VB (NON-SPRINKLERED BUILDING)

* VESTING DEVELOPMENT STANDARDS

DATE OF PRE-APPLICATION SUBMITTAL	02/27/2023
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01/01/2023
SUBDIVISION REGULATIONS	01/01/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07/01/2022
STORMWATER BMP MANUAL	07/01/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION (WATER)	02/07/2020
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION (SEWER)	02/07/2020
MUNICIPAL CODE (ONLINE CONTENT UPDATED PER MUNICODE WEBSITE)	10/12/2022

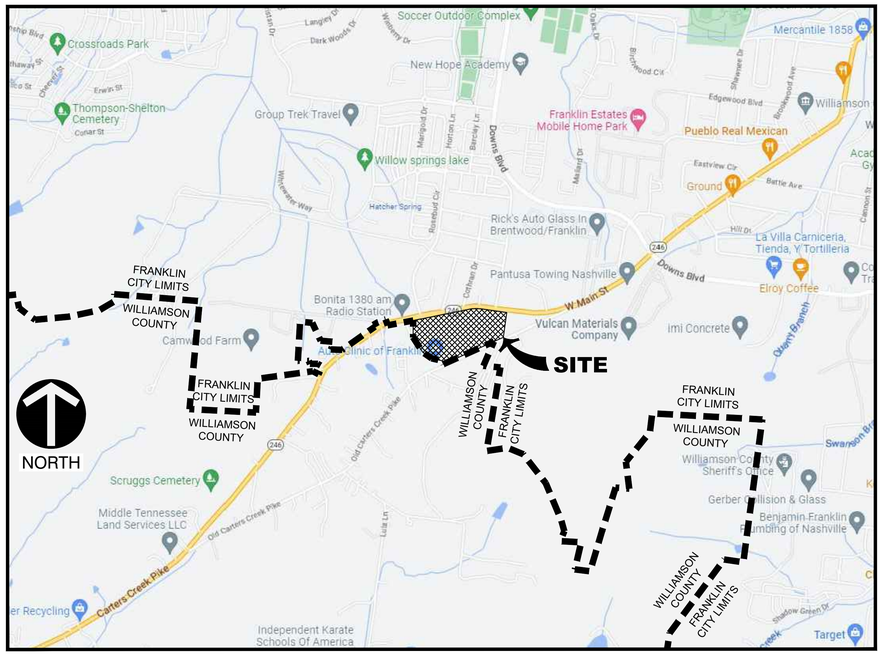
* NOTE

DATES LISTED ARE BASED ON STANDARDS EFFECTIVE AS OF 02/27/2023, THE PRE-APPLICATION SUBMITTAL DATE FOR THIS PROJECT.

LIST OF DRAWINGS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES SHEET
	TOPOGRAPHICAL SURVEY
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	SITE DEMOLITION PLAN
C2.0	OVERALL SITE LAYOUT PLAN
C2.1	SITE LAYOUT PLAN
C2.2	AUTOTURN FIRE TRUCK PLAN
C2.3	AUTOTURN SCHOOL BUS PLAN
C2.4	AUTOTURN WASTE TRUCK PLAN
C3.1	SITE GRADING & DRAINAGE PLAN
C3.2	INITIAL EPSC PLAN
C3.3	FINAL EPSC PLAN
C3.4	STORMWATER MANAGEMENT PLAN
C4.1	SITE UTILITY PLAN
C4.2	SITE UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
A5.01	EXTERIOR ELEVATIONS

SHEETS NOTED ARE FOR REFERENCE ONLY. PLAN SHEETS ARE INCLUDED FOR CITY OF FRANKLIN SITE PLAN REVIEW ONLY AND ARE NOT BE USED FOR CONSTRUCTION.



SITE MAP
SCALE: 1"=1000'

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

1/30/2023 7:55:08 AM

KLINE SWINNEY ASSOCIATES
22 middleton street • nashville, tennessee • 37210
architecture + interior design + planning

American Institute of Architects
United States Green Building Council
Construction Specifications Institute
National Council of Architectural Registration Boards
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 109501
STATE OF TENNESSEE
04/06/23

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COVER SHEET

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C0.0

MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A TOPOGRAPHICAL SURVEY WITH FIELD-RUN TOPOGRAPHY BY CESO, INC., DATED FEBRUARY 2023.

3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.

4. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811.

5. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.

7. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.

8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.

9. ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.

10. THE PROPOSED SITE IMPROVEMENTS WILL NOT REQUIRE COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE CITY OF FRANKLIN, WHICH IS A QUALIFYING LOCAL PROGRAM (QLP), ON BEHALF OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). THE TOTAL SITE DISTURBANCE IS ± 0.6 ACRES.

11. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THESE PLANS, CITY OF FRANKLIN AND TDEC.

12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE PERMANENTLY STABILIZED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.

13. ALL WORK SHALL COMPLY WITH CITY OF FRANKLIN PUBLIC WORKS SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF FRANKLIN.

14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.

15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

16. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

17. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT, EDGE OF CURB, AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.

18. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

19. CONSTRUCTION OF ALL PAVEMENT AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF CITY OF FRANKLIN CONSTRUCTION CRITERIA AND STANDARD DETAILS.

20. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

21. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.

DEMOLITION NOTES

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.

2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.

3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS AND DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.

4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.

5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.

6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.

7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.

8. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.

9. HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.

10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.

11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

13. ANY UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.

14. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.

3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING PRIOR TO INSTALLATION OF PAVED SURFACES.

4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.

5. CONCRETE WALKS (IF REQUIRED) SHALL BE 4" THICK (EXCEPT AT DRIVEWAYS WHERE THE MINIMUM THICKNESS IS 6") OVER 4" COMPACTED GRAVEL WITH CONTROL JOINTS EQUALLY SPACED AT 5' IN ACCORDANCE WITH ACI 330R-01 AND ACI 325R.9-91, ISOLATION JOINTS AT ALL FIXED STRUCTURES (MANHOLES, INLETS, WALLS, BUILDING, ETC.) OR SPACED AT 25'. ALL SIDEWALKS ARE TO BE BROOM FINISHED.

6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.

7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.

8. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF FRANKLIN. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

TRAFFIC CONTROL NOTES

1. WHENEVER CONSTRUCTION OPERATIONS ENCROACH ON THE RIGHT-OF-WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.

2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.

3. ALL TRAFFIC CONTROL, INCLUDING MARKINGS, SIGNS, ETC. SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

GRADING AND DRAINAGE NOTES

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS SPECIFICATIONS, DETAILS AND REQUIREMENTS OF THE CITY OF FRANKLIN.

2. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.

3. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.

4. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.

5. CONTRACTOR SHALL ADHERE TO THE EROSION & SEDIMENT CONTROL PLANS PREPARED FOR THIS PROJECT.

6. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.

7. CONTRACTOR TO REFILL UNDERCUT AREAS (IF REQUIRED) WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

8. EXCAVATED SUBGRADES AND EACH LAYER OF FILL SHALL BE OF A QUALITY ACCEPTABLE TO THE OWNERS REPRESENTATIVE AND SHALL NOT INCLUDE ORGANIC MATERIAL, BOULDERS, DEBRIS, WET MATERIAL, ETC. CUT OR STRIPPED AREAS SHALL BE PROOF ROLLED PRIOR TO ANY FILLING. ALL GRADING ACTIVITY AND PLACEMENT OF MATERIAL SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER (OR THEIR REPRESENTATIVE), OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. MATERIAL SHALL MEET OR EXCEED COMPACTION REQUIREMENTS SPECIFIED IN THE SPECIFICATIONS PUBLISHED BY THE CITY OF FRANKLIN.

9. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH A MINIMUM DEPTH OF 6". TOPSOIL SHALL BE FREE OF ROCK AND DEBRIS.

10. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.

11. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS, UNLESS NOTED OTHERWISE.

12. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.

13. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT & COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.

14. ALL EXCESS SOIL MATERIALS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

15. THE CONTRACTOR IS RESPONSIBLE FOR THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

16. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT PROPER AGREEMENTS WITH THE AFFECTED PROPERTY OWNERS.

17. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTORS EXPENSE.

18. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.

19. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.

20. MATERIALS NOT SUITABLE FOR FILL OR REUSE SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF FRANKLIN AND AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.

21. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AGC OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

22. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.

23. CONTRACTOR IS TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT PRIOR TO GRADING.

24. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.

CITY OF FRANKLIN STORMWATER AND DRAINAGE AND GRADING NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24 HOUR STORM, DUE TO THE SITE DISCHARGING TO UNAVAILABLE WATERS (303d FOR SILTATION OR HABITAT ALTERATION).

2. EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED TWICE A WEEK, AT LEAST 72 HOURS APART, AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.

3. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST BE IMMEDIATELY PHYSICALLY REMOVED.

CITY OF FRANKLIN STORMWATER AND DRAINAGE AND GRADING NOTES (CONT'D)

4. STABILIZATION MEASURES MUST BE PERFORMED WITHIN 14 DAYS (7 DAYS FOR 35% OR GREATER SLOPES) IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THIS IS A PERENNIAL VEGETATIVE COVER OF AT LEAST 70%.

5. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

6. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%.

7. STRAW MULCH WITH EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.

8. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, UNCHOPPED, UNWEATHERED.

9. EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS SHALL BE STABILIZED THROUGH THE APPLICATION OF SOD, SEED, AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.

10. OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SEDIMENT CONTROL PLANS.

11. A 30 FOOT UNDISTURBED NO-BUILD BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTH OF STREAMS THAT TDEC DETERMINES TO BE A PERENNIAL OR INTERMITTENT STREAM. BUFFER MEANS A VEGETATED AREA, INCLUDING TREES AND SHRUBS THAT EXISTS OR IS ESTABLISHED TO PROTECT A STREAM SYSTEM, LAKE, OR RESERVOIR AREA. THIS BUFFER ALSO APPLIES TO OTHER SENSITIVE AREAS SUCH AS SPRINGS, WETLANDS, AND SINKHOLES. TDEC REQUIRES A 60 FOOT CONSTRUCTION BUFFER ON SOME STREAMS.

12. ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES, WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING AND/OR SEDIMENT POLLUTION.

13. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

14. CONSTRUCT AND STABILIZE SEDIMENT POND AND CONVEYANCES FIRST.
STABILIZE MEANS:
   A. A UNIFORM (E.G., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF A MINIMUM OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR
   B. EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

15. IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.

16. INCLUDE A FOREBAY TO FACILITATE MAINTENANCE.

17. WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.

18. AN ORANGE CONSTRUCTION FENCE IS REQUIRED TO DESIGNATE THE BUFFER AREA BEFORE CLEARING OR TREE REMOVAL HAS BEGUN.

19. THIS STREAMSIDE BUFFER WILL BE LEFT IN UNDISTURBED OR ENHANCED (WHEN REQUIRED BY THE CITY) AND WILL BE PART OF OPEN SPACE AND RECOGNIZED ON COVENANTS WITH RESTRICTIONS OF HOW IT IS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION OR NONRESIDENTIAL PROPERTY OWNER. IF MORE THAN REGULAR MAINTENANCE IS EVER NEEDED, I.E. REMOVAL OF SMALL BRUSH OR TREES THAT HAVE FALLEN, A LANDSCAPE PLAN IS REQUIRED.

20. SEDIMENT FENCE
SEDIMENT FENCES OF OTHER SEDIMENT BARRIERS, HAS BEEN INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
SEDIMENT FENCES:
USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
- INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET AT ANY POINT.
- THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS FENCE WITHOUT BACKING SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE LENGTH, UP TO A MAXIMUM AREA OF 2 ACRES. THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE ON THE UPSLOPE SIDE SHOULD BE 110 FEET (AS MEASURED ALONG THE GROUND SURFACE).
- THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. THE SLOPE LENGTH ABOVE THE SILT FENCE WITH BACKING SHOULD BE NO MORE THAN 300 FEET.
- TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND. INTERMITTENTLY, TURN FENCE UPHILL.

21. STRAW/HAY BALES (ARE NOT RECOMMENDED) SILT FENCES, SAND BAG BARRIERS, AND ROCK FILTERS (ESPECIALLY CONTINUOUS BERMS) ARE PREFERRED OVER STRAW/HAY BALES BECAUSE SEDIMENT REMOVAL EFFICIENCIES, DURABILITY, AND MAINTENANCE REQUIREMENTS ARE FAR LESS DESIRABLE IN STRAW/HAY BALES.

22. IDENTIFY STORM DRAIN PROTECTION: WHERE APPLICABLE, PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.
SAND BAG BARRIER: USED TO CREATE A SMALL SEDIMENT TRAP UPSTREAM OF INLETS ON SLOPED, PAVED STREETS.
EXCAVATED DROP INLET SEDIMENT TRAP: AN EXCAVATED AREA AROUND THE INLET TO TRAP.
GUTTERBUDDY TYPE PROTECTION: USED TO CREATE A SMALL WATER PONDING AREA TO SETTLE SEDIMENT OUT BEFORE WATER ENTERS STORM DRAIN.
CONSTRUCTION CATCH BASIN INSETS: SUCH AS FLEXSTORM.

23. SEDIMENT MUST BE REMOVED FROM STORM DRAIN INLET PROTECTION AFTER EACH RUNOFF EVENT.

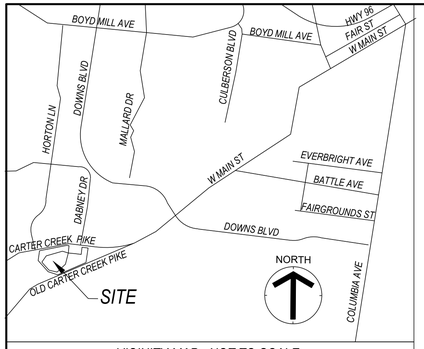
24. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 50%. ALL EPSC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.

25. EROSION PREVENTION AND SEDIMENT CONTROL DEVICES, EPSC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION UNTIL SITE IS STABLE. A COPY OF YOUR EPSC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EPSC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.

26. CONSTRUCTION ENTRANCE: THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF FRANKLIN'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. IT MUST BE INSTALLED WITHIN 24 HOURS OF GRADING OR THE PERMIT WILL BE REVOKED. THE USE OF GEOTEXTILE FABRIC BENEATH CONSTRUCTION ENTRANCE IS REQUIRED. STONES SHOULD BE 3 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST 8-INCHES DEEP AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 20 FEET WIDE. SEE DETAIL TCP-01 FOR SPECIFIC CONSTRUCTION ENTRANCE DETAILS.

27. WHERE APPLICABLE, EXISTING VEGETATION AND BUFFER WILL BE MAINTAINED AND TEMPORARY COVER CROPS WILL BE USED.

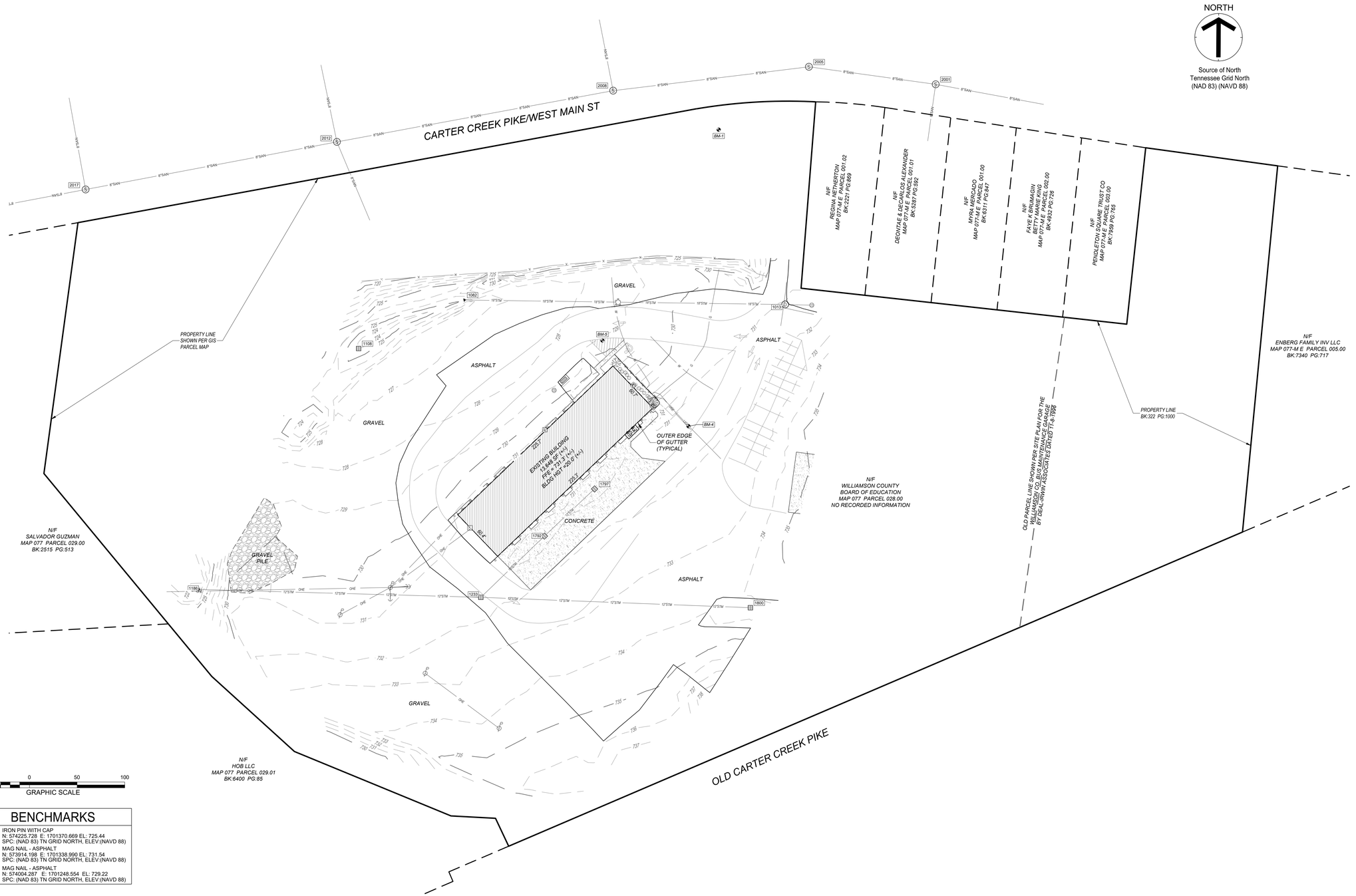
28. BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASHWATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORMWATER SYSTEM, GROUND WATER O



VICINITY MAP - NOT TO SCALE

SEWER STRUCTURE TABLE		
POINT #	TOP CASTING	INVERT ELEVATION
2001	731.79	IE IN:725.86 (E)(8"CI) IE IN:726.00 (S)(8"CI) IE OUT:725.13 (W)(8"CI)
2005	729.51	IE IN:724.18 (E)(8"CI) IE OUT:724.06 (W)(8"CI)
2008	726.22	IE IN:720.35 (E)(8"CI) IE IN:720.46 (N)(8"CI) IE OUT:720.15 (W)(8"CI)
2012	721.27	IE IN:715.51 (E)(8"CI) IE IN:716.75 (S)(8"CI) IE IN:715.80 (N)(8"CI) IE OUT:715.29 (W)(8"CI)
2017	717.76	IE IN:712.03 (E)(8"CI) IE IN:711.96 (N)(8"CI) IE OUT:711.71 (W)(8"CI)

STORM STRUCTURE TABLE			
POINT #	TYPE	TOP CASTING	INVERT ELEVATION
1013	DMH	731.13	IE IN:728.58 (E)(15"RCP) IE OUT:728.33 (W)(15"RCP)
1082	HW	----------	IE:724.80 (E)(15"RCP)
1108	CB	723.97	(NO INVERT DATA)
1800	CB	733.96	IE OUT:731.89 (W)(12"RCP)
1797	CB	730.45	IE OUT:728.36 (SW)(12"CCP)
1792	CB	730.45	IE IN:727.90 (NE)(12"CCP) IE OUT:727.89 (SW)(12"CCP)
1233	CB	731.28	IE IN:727.48 (NE)(12"CCP) IE IN:727.44 (W)(12"RCP) IE OUT:727.30 (DIR)(12"CMP)
1186	PIPE	----------	IE:722.14 (E)(12"CMP)



LEGEND

- BENCHMARK
- STORM MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- CLEANOUT
- POWER POLE
- GUY WIRE
- HVAC UNIT
- SIGN
- GAS METER
- PROPERTY LINE (PER GIS)
- ADJACENT PROPERTY LINE (PER GIS)
- FENCE LINE
- WATER LINE
- STORM LINE
- NGAS LINE
- OVERHEAD ELECTRIC LINE
- UNDEGROUND COMMUNICATION LINE
- UNDEGROUND ELECTRIC LINE

50 0 50 100
GRAPHIC SCALE

BENCHMARKS

BM - 1: IRON PIN WITH CAP
N: 574225.728 E: 1701370.669 EL: 725.44
SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

BM - 4: MAG NAIL - ASPHALT
N: 573914.198 E: 1701338.990 EL: 731.54
SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

BM - 5: MAG NAIL - ASPHALT
N: 574004.287 E: 1701248.554 EL: 729.22
SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarentee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

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

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

SURVEYOR NOTES

1. *North and bearing system based upon NAD 83, Tennessee State Plane - U.S. Survey Feet. Vertical Datum based on NAVD 88.*
2. *No boundary survey was conducted on subject property. Boundary line shown is for graphical representation only and is based off City of Franklin GIS Parcel Map and provided site plan for the Williamson County Bus Maintenance Garage by Deal - Irwin Associates with a revised date of 11-08-96.*
3. *Survey not final without Seal and Signature of Surveyor.*
4. *This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.*

SURVEYOR'S CERTIFICATE

This is not a GENERAL PROPERTY SURVEY as defined by Rule 0820-03-.07 and was made for the specific purpose of illustrating EXISTING TOPOGRAPHIC CONDITIONS AND GPR UTILITY LOCATIONS for the defined project.

The field work was completed in December, 2022 & February - March, 2023

Date of Plat or Map: March 22, 2023

Surveyor of Record
William J. Huffman, TN RLS 1754
Sr. Surv Manager, CESO, INC
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Mobile: 423-476-3977
Email: huffman@cesoinc.com

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1754
3/22/2023

TOPOGRAPHICAL SURVEY

PORTION OF THE WILLIAMSON COUNTY BOARD OF EDUCATION - BUS GARAGE PROPERTY

1771 WEST MAIN STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX MAP 77 PARCEL 28.00
CIVIL DISTRICT

SCALE: 1" = 50'	DATE: MARCH 22, 2023	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 761871-01
DRAWN: PMK		SHEET NO.: 1 OF 1
CHECKED: WJH		

W:\PROJECTS\WILLIAMSON COUNTY BOARD OF ED\761871-01 - WILLIAMSON CO BUS BLDG SURVEY\04-SURVEY\DWG\761871_WCBOE_BUS_DEPOT_SURVEY.DWG - 3/22/2023 3:05 PM

TREE CANOPY RETENTION

TREE CANOPY RETENTION: 26% (REQUIRED) / 100% PROVIDED

THIS PROJECT WILL HAVE NO IMPACT TO THE EXISTING TREE CANOPY. EXISTING TREE CANOPY WILL BE PRESERVED WITH THIS PROJECT.



EXISTING TREE CANOPY COVER

NOT TO SCALE

EXISTING CONDITION PLAN NOTES:

1. NORTH AND BEARING SYSTEM BASED UPON NAD 83, TENNESSEE STATE PLANE - U.S. SURVEY FEET. VERTICAL DATUM BASED ON NAVD 88.
2. ANY IMPROVEMENTS DEPICTED MAY BE DEMOLISHED. THE DEPICTION OF ANY IMPROVEMENTS ON THIS PLAT DOES NOT CREATE ANY EASEMENT, SETBACK, BUILDING PAD, OR OTHER MATTER AND IS FOR INFORMATIONAL PURPOSES ONLY.
3. THIS PROPERTY HAS DIRECT ACCESS TO WEST MAIN STREET AND OLD CARTERS CREEK PIKE, WHICH ARE DEDICATED PUBLIC RIGHTS-OF-WAY.
4. TENNESSEE DEPARTMENT OF TRANSPORTATION, WILLIAMSON COUNTY HIGHWAY DEPARTMENT, AND THE CITY OF FRANKLIN MAINTAIN ALL PUBLIC RIGHT-OF-WAYS.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHICAL SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED FEBRUARY 2023.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS", MAP NUMBERS 47187C0192G & 47187C0195F, MAPS DATED DECEMBER 22, 2016 & SEPTEMBER 29, 2006.

MINERAL RIGHTS NOTE:

THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNER OF RECORD.

LEGEND

PROPERTY LINE (SUBJECT)		BENCHMARK	BM-4
PROPERTY LINE (ADJACENT)		STORM MANHOLE	D
SETBACK LINE		STORM CATCH BASIN	
FENCE LINE	x x	WATER METER	
MAJOR CONTOUR LINE	730	FIRE HYDRANT	
MINOR CONTOUR LINE		CLEANOUT	
STORM LINE	STM	POWER POLE	
SANITARY SEWER LINE	SAN	GUY WIRE	
GAS LINE	G	HVAC UNIT	
OVERHEAD ELECTRIC LINE	OHE	ELECTRIC METER	
UNDERGROUND ELECTRIC LINE	UGE	GAS METER	
UNDERGROUND COMMUNICATION LINE	UGC	SIGN	
		BOLLARD	
		TREE	
		SHRUB	

EXISTING UTILITY NOTES:

1. EXISTING UTILITIES THAT ARE DASHED ARE NOT FIELD VERIFIED AND WERE REFERENCED FROM THE CONSTRUCTION PLANS FOR THE "WILLIAMSON COUNTY MAINTENANCE GARAGE", SHEET P-1, PLAN DATE OF 11-8-96.
2. ALL OTHER EXISTING UTILITIES SHOWN, WITH THE EXCEPTION OF SANITARY SEWER AND STORM LINES VERIFIED BY LOCATING VISIBLE SURFACE APPURTENANCES, ARE BASED ON PUBLIC RECORDS, SURFACE MARKING AND UTILIZATION OF GROUND PENETRATING RADAR.
3. ALL UTILITY LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

BENCHMARKS

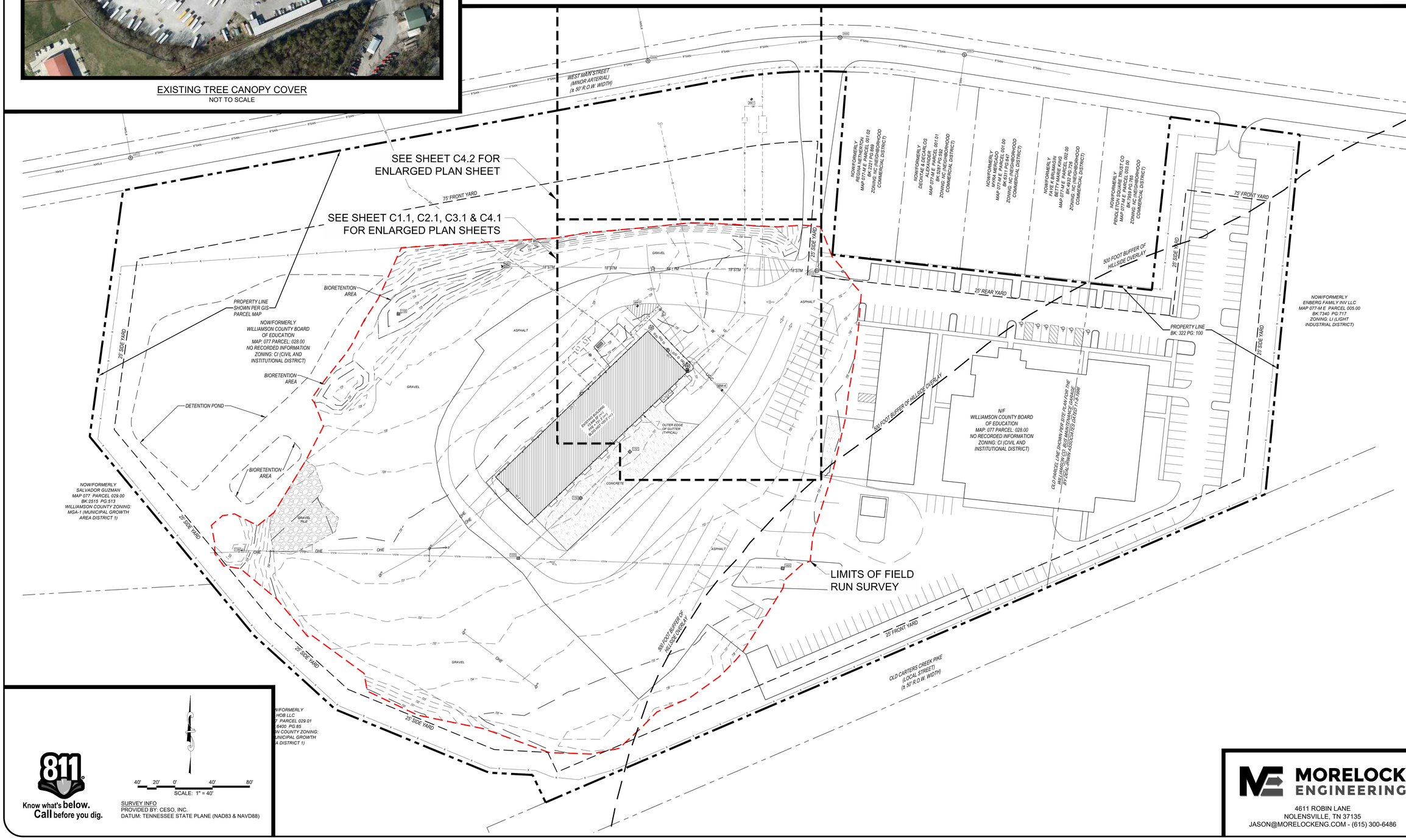
BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

STORM STRUCTURE TABLE

POINT #	TYPE	TOP CASTING	INVERT ELEVATION
1013	DMH	731.13	IE IN:728.58 (E)(15"RCP) IE IN:726.00 (S)(8"CI) IE OUT:725.73 (W)(8"CI)
1082	HW	----------	IE:724.80 (E)(15"RCP)
1108	CB	723.97	(NO INVERT DATA)
1800	CB	733.96	IE OUT:731.99 (W)(12"RCP)
1797	CB	730.45	IE OUT:728.36 (SW)(12"CCP)
1792	CB	730.45	IE IN:727.90 (NE)(12"CCP) IE OUT:727.89 (SW)(12"CCP)
1233	CB	731.28	IE IN:727.48 (NE)(12"CCP) IE IN:727.44 (W)(12"RCP) IE OUT:727.30 (SW)(12"CMP)
1186	PIPE	----------	IE:722.14 (E)(12"CMP)

SEWER STRUCTURE TABLE

POINT #	TOP CASTING	INVERT ELEVATION
2001	731.79	IE IN:725.86 (E)(8"CI) IE IN:726.00 (S)(8"CI) IE OUT:725.73 (W)(8"CI)
2005	729.51	IE IN:724.18 (E)(8"CI) IE OUT:724.06 (W)(8"CI)
2008	726.22	IE IN:720.35 (E)(8"CI) IE IN:720.46 (N)(8"CI) IE OUT:720.15 (W)(8"CI)
2012	721.27	IE IN:715.51 (E)(8"CI) IE IN:716.75 (S)(8"CI) IE IN:715.80 (N)(8"CI) IE OUT:715.29 (W)(8"CI)
2017	717.76	IE IN:712.03 (E)(8"CI) IE IN:711.96 (N)(8"CI) IE OUT:711.71 (W)(8"CI)



Know what's below. Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

1/30/2023 7:55:08 AM

KLINE SWINNEY ASSOCIATES
architecture + interior design + planning
22 middleton street • nashville, tennessee • 37210

American Institute of Architects
United States Green Building Council
Construction Specifications Institute
National Council of Architectural Registration Boards
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 119903
STATE OF TENNESSEE
04/06/23

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These drawings are protected by U.S. copyright laws and violators are subject to legal recourse.

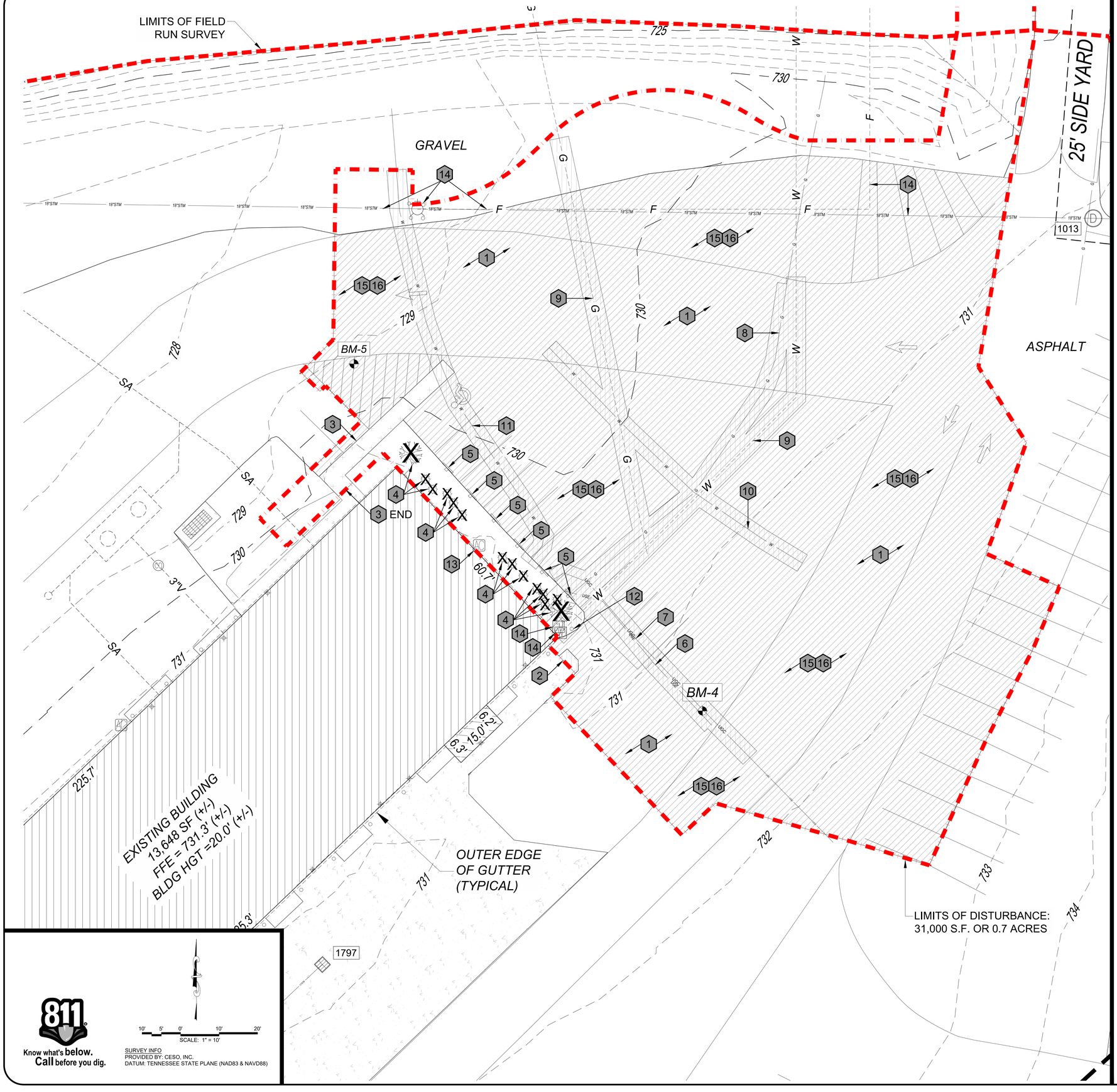
EXISTING CONDITIONS PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO. 8127
PROJECT NO. 2220.00
DATE 4/6/23
SHEET NO. C1.0

MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHICAL SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED FEBRUARY 2023.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS", MAP NUMBERS 47187C0192G & 47187C0195F. MAPS DATED DECEMBER 22, 2016 & SEPTEMBER 29, 2006.

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LEGEND

PROPERTY LINE (SUBJECT)		BENCHMARK	BM-4
PROPERTY LINE (ADJACENT)		STORM MANHOLE	D
SETBACK LINE		STORM CATCH BASIN	
FENCE LINE	x x	WATER METER	W
MAJOR CONTOUR LINE	730	FIRE HYDRANT	
MINOR CONTOUR LINE		CLEANOUT	
STORM LINE	STM	POWER POLE	
SANITARY SEWER LINE	SAN	GUY WIRE	
GAS LINE	G	HVAC UNIT	AC
OVERHEAD ELECTRIC LINE	OHE	ELECTRIC METER	E
UNDERGROUND ELECTRIC LINE	UGE	GAS METER	GM
UNDERGROUND COMMUNICATION LINE	UGC	SIGN	
		BOLLARD	
		TREE	
		SHRUB	

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

STORM STRUCTURE TABLE

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EXISTING UTILITY NOTES:

1. EXISTING UTILITIES THAT ARE DASHED ARE NOT FIELD VERIFIED AND WERE REFERENCED FROM THE CONSTRUCTION PLANS FOR THE "WILLIAMSON COUNTY MAINTENANCE GARAGE", SHEET P-1, PLAN DATE OF 11-8-96.
2. ALL OTHER EXISTING UTILITIES SHOWN, WITH THE EXCEPTION OF SANITARY SEWER AND STORM LINES VERIFIED BY LOCATING VISIBLE SURFACE APPURTENANCES, ARE BASED ON PUBLIC RECORDS, SURFACE MARKING AND UTILIZATION OF GROUND PENETRATING RADAR.
3. ALL UTILITY LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SITE DEMOLITION KEYNOTES:

1. SAW CUT AND REMOVE EXISTING ASPHALT PAVEMENT TO SUBGRADE TO LIMITS SHOWN. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL PROPOSED PAVEMENT SECTION (IF REQUIRED) TO PROPOSED GRADES SHOWN ON SHEET C3.1. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
2. SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT TO SUBGRADE TO LIMITS SHOWN. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL PROPOSED PAVEMENT SECTION (IF REQUIRED) TO PROPOSED GRADES SHOWN ON SHEET C3.1. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
3. SAW CUT (AS NEEDED) AND REMOVE EXISTING SIDEWALK TO SUBGRADE. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL PROPOSED PAVEMENT OR SIDEWALK SECTION (IF REQUIRED) SHOWN ON SHEET C3.1 TO PROPOSED GRADES SHOWN ON SHEET C3.1. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
4. REMOVE TREES AND SHRUBS TO BE REMOVED.
5. REMOVE PARKING SIGNS.
6. UNDERGROUND ELECTRIC SERVICE LINE SHOWN IS BASED ON FIELD MARKINGS. THEREFORE, THE EXISTENCE OF THIS UNDERGROUND ELECTRIC SERVICE LINE WILL NEED TO BE VERIFIED BY THE CONTRACTOR. IF EXISTENCE IS FIELD VERIFIED, REMOVE AND/OR RELOCATE UNDERGROUND ELECTRIC SERVICE LINE TO OUTSIDE LIMITS OF IMPACT OF PROPOSED SITE IMPROVEMENTS AND MAINTAIN SERVICE TO FACILITIES SERVICED BY THE UNDERGROUND ELECTRIC SERVICE LINE. COORDINATE ANY OUTAGES WITH THE UTILITY COMPANY AND THE PROPERTY OWNER.
7. UNDERGROUND COMMUNICATION SERVICE LINE SHOWN IS BASED ON GROUND PENETRATING RADAR. THEREFORE, THE EXISTENCE OF THIS UNDERGROUND COMMUNICATION SERVICE LINE WILL NEED TO BE VERIFIED BY THE CONTRACTOR. IF EXISTENCE IS FIELD VERIFIED, REMOVE AND/OR RELOCATE UNDERGROUND COMMUNICATION SERVICE LINE TO OUTSIDE LIMITS OF IMPACT OF PROPOSED SITE IMPROVEMENTS AND MAINTAIN SERVICE TO FACILITIES SERVICED BY THE UNDERGROUND ELECTRIC SERVICE LINE. COORDINATE ANY OUTAGES WITH THE UTILITY COMPANY AND THE PROPERTY OWNER.
8. UNDERGROUND GAS SERVICE LINE SHOWN IS BASED ON FIELD MARKINGS. THE GAS METER LOCATION HAS BEEN VERIFIED IN THE FIELD. THE EXACT LOCATION OF THE UNDERGROUND GAS SERVICE LINE SHALL BE VERIFIED IN THE FIELD BY EXPOSING THE UNDERGROUND GAS SERVICE LINE. REMOVE AND/OR RELOCATE UNDERGROUND GAS SERVICE LINE (GAS METER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION) TO OUTSIDE LIMITS OF IMPACT OF PROPOSED SITE IMPROVEMENTS (SEE SHEET C4.1) AND MAINTAIN SERVICE TO FACILITIES SERVICED BY THE UNDERGROUND GAS SERVICE LINE. COORDINATE ANY OUTAGES WITH THE UTILITY COMPANY AND THE PROPERTY OWNER.
9. UNDERGROUND WATER SERVICE LINE SHOWN IS REFERENCED FROM THE CONSTRUCTION PLANS FOR THE "WILLIAMSON COUNTY MAINTENANCE GARAGE", SHEET P-1; PLAN DATE OF 11-8-96. THE WATER METER LOCATION HAS BEEN VERIFIED IN THE FIELD. THE EXACT LOCATION OF THE UNDERGROUND WATER SERVICE LINE SHALL BE VERIFIED IN THE FIELD BY EXPOSING THE UNDERGROUND WATER SERVICE LINE. REMOVE AND/OR RELOCATE UNDERGROUND WATER SERVICE LINE (WATER METER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION) TO OUTSIDE LIMITS OF IMPACT OF PROPOSED SITE IMPROVEMENTS (SEE SHEET C4.1) AND MAINTAIN SERVICE TO FACILITIES SERVICED BY THE UNDERGROUND WATER SERVICE LINE. COORDINATE ANY OUTAGES WITH THE UTILITY COMPANY AND THE PROPERTY OWNER.
10. UNDERGROUND WATER SERVICE LINE SHOWN IS BASED ON FIELD MARKINGS. THEREFORE, THE EXISTENCE OF THIS UNDERGROUND WATER SERVICE LINE WILL NEED TO BE VERIFIED BY THE CONTRACTOR. IF EXISTENCE IS FIELD VERIFIED, REMOVE AND/OR RELOCATE UNDERGROUND WATER SERVICE LINE TO OUTSIDE LIMITS OF IMPACT OF PROPOSED SITE IMPROVEMENTS AND MAINTAIN SERVICE TO FACILITIES SERVICED BY THE UNDERGROUND WATER SERVICE LINE. COORDINATE ANY OUTAGES WITH THE UTILITY COMPANY AND THE PROPERTY OWNER.
11. UNDERGROUND WATER SERVICE LINE SHOWN IS BASED ON GROUND PENETRATING RADAR. THEREFORE, THE EXISTENCE OF THIS UNDERGROUND WATER SERVICE LINE WILL NEED TO BE VERIFIED BY THE CONTRACTOR. IF EXISTENCE IS FIELD VERIFIED, REMOVE AND/OR RELOCATE UNDERGROUND WATER SERVICE LINE TO OUTSIDE LIMITS OF IMPACT OF PROPOSED SITE IMPROVEMENTS AND MAINTAIN SERVICE TO FACILITIES SERVICED BY THE UNDERGROUND WATER SERVICE LINE. COORDINATE ANY OUTAGES WITH THE UTILITY COMPANY AND THE PROPERTY OWNER.
12. REMOVE EXISTING PIPE BOLLARD PROTECTING THE EXISTING GAS METER. PIPE BOLLARD REMOVAL SHALL NOT OCCUR UNTIL AREA AROUND GAS METER IS PROTECTED AND OCCURRENCE OF VEHICULAR IMPACT IS NOT POSSIBLE.
13. EXISTING HVAC UNIT TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
14. EXISTING UTILITY TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
15. ALL UNDERGROUND UTILITY SERVICES NOT ADDRESSED ON THIS DEMOLITION PLAN OR ADDITIONAL SERVICES FOUND DURING CONSTRUCTION THAT ARE WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED COMPLETELY UNLESS UTILITY WILL REMAIN IN SERVICE AFTER COMPLETION OF DEMOLITION. FOUND UTILITIES TO REMAIN WILL BE RELOCATED AS NEEDED. (COORDINATE ANY UTILITY REMOVAL/RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO REMOVAL/RELOCATION AND/OR TURN OFF.
16. ANY ITEMS NOT SPECIFICALLY ADDRESSED IN THESE DEMOLITION NOTES ARE TO REMAIN UNLESS DIRECTED OTHERWISE BY THE DEVELOPER.

Know what's below. Call before you dig.

10' 5' 0' 10' 20'
SCALE: 1" = 10'

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

1/30/2023 7:55:08 AM

KLINE SWINNEY ASSOCIATES
22 middleton street • nashville, tennessee • 37210
architecture + interior design + planning

American Institute of Architects
United States Green Building Council
National Council of Architectural Registration Boards
Construction Specifications Institute
Association for Learning Environments
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED LANDSCAPE ARCHITECT
No. 2000501
STATE OF TENNESSEE
04/06/23

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These drawings are protected by U.S. copyright laws and violators are subject to legal recourse.

SITE DEMOLITION PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C1.1

MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND LAYOUT NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHICAL SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED FEBRUARY 2023.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS", MAP NUMBERS 47187C0192G & 47187C0195F. MAPS DATED DECEMBER 22, 2016 & SEPTEMBER 29, 2006.

LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (ADJACENT)
- SETBACK LINE
- FENCE LINE
- BENCHMARK — BM-4
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

SITE DATA CHART

PROJECT NAME:	WILLIAMSON COUNTY SCHOOLS TRANSPORTATION / F&C BUILDING
CITY OF FRANKLIN PROJECT #:	8127
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	1777 WEST MAIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH
MAP:	77
GROUP:	N/A
PARCEL:	28.00
BASE ZONING:	CI (CIVIC INSTITUTIONAL DISTRICT)
OVERLAY ZONING:	500 FT BUFFER OF HILLSIDE OVERLAY
ACREAGE OF SITE:	15.07 ± ACRES
SQUARE FOOTAGE OF SITE:	656,303 ± S.F.
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD ABUTTING ARTERIAL STREET:	75 FEET (WEST MAIN STREET)
FRONT YARD ABUTTING LOCAL STREET:	25 FEET (OLD CARTERS CREEK PIKE)
SIDE YARD:	25 FEET
REAR YARD:	25 FEET
MAXIMUM HEIGHT:	3 STORIES
DEVELOPER/OWNER:	
WILLIAMSON COUNTY SCHOOLS	
1320 WEST MAIN STREET, #125	
FRANKLIN, TENNESSEE 37064	
PHONE: (615) 979-4382	
CONTACT: ERIC GARDNER	
E-MAIL: eric.gardner@wcs.com	

SITE DATA CHART (CONTINUED)

APPLICANT:	
MORELOCK ENGINEERING, LLC	
4611 ROBIN LANE	
NOLENSVILLE, TENNESSEE 37135	
PHONE: 615-300-6486	
CONTACT: JASON MORELOCK, P.E.	
E-MAIL: jason@morelockeng.com	
BUILDING SQUARE FOOTAGE:	4,624 S.F. (PROPOSED)
BUILDING HEIGHT:	16'-4" (PROPOSED)
BUILDING TYPE:	NOT APPLICABLE
BUILDING FRONTAGE TYPE:	NOT APPLICABLE
MINIMUM PARKING REQUIREMENT:	PER SUBSECTION 10.1.6 (PAGE 174)
AREA DEDICATED TO OFFICE OR ADMINISTRATIVE USE (4,624 S.F.)	3.33 SPACES / 1,000 SF = 15.4 SPACES >>>> 15 SPACES
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
PARKING PROVIDED:	15 SPACES
BICYCLE PARKING REQUIRED:	NOT APPLICABLE
BICYCLE PARKING PROVIDED:	NOT APPLICABLE
TREE CANOPY RETENTION:	26% (REQUIRED) / 100% PROVIDED
OPEN SPACE:	NOT APPLICABLE
TRANSITIONAL FEATURE BUFFER:	NOT APPLICABLE

THIS SITE HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT.

NOTE

EXISTING BUILDING OCCUPANCY TYPE:	B (BUSINESS) / S-1 (GARAGE) (NON-SPRINKLERED BUILDING)
EXISTING BUILDING CONSTRUCTION TYPE:	I (NON-SPRINKLERED BUILDING)
PROPOSED BUILDING OCCUPANCY TYPE:	B (BUSINESS) (NON-SPRINKLERED BUILDING)
PROPOSED BUILDING CONSTRUCTION TYPE:	VB (NON-SPRINKLERED BUILDING)

* VESTING DEVELOPMENT STANDARDS

DATE OF PRE-APPLICATION SUBMITTAL	02/27/2023
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01/01/2023
SUBDIVISION REGULATIONS	01/01/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07/01/2022
STORMWATER BMP MANUAL	07/01/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION (WATER)	02/07/2020
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION (SEWER)	02/07/2020
MUNICIPAL CODE (ONLINE CONTENT UPDATED PER MUNICODE WEBSITE)	10/12/2022

* NOTE

DATES LISTED ARE BASED ON STANDARDS EFFECTIVE AS OF 02/27/2023, THE PRE-APPLICATION SUBMITTAL DATE FOR THIS PROJECT.

HATCHED AREA INDICATES ROW RESERVATION FOR REFERENCE PURPOSES ONLY EXTENDING 61' SOUTH OF EXISTING WEST MAIN STREET CENTERLINE

WEST MAIN STREET (MINOR ARTERIAL) (± 50' R.O.W. WIDTH)

SEE SHEET C4.2 FOR ENLARGED PLAN SHEET

SEE SHEET C1.1, C2.1, C3.1 & C4.1 FOR ENLARGED PLAN SHEETS

EXISTING SITE ACCESS TO REMAIN

EXISTING GATE

EXISTING SITE ACCESS TO REMAIN

EXISTING GATE

75' FRONT YARD

25' SIDE YARD

25' REAR YARD

500 FOOT BUFFER OF HILLSIDE OVERLAY

PROPERTY LINE SHOWN PER GIS PARCEL MAP

NOW/FORMERLY WILLIAMSON COUNTY BOARD OF EDUCATION MAP: 077 PARCEL: 028.00 NO RECORDED INFORMATION ZONING: CI (CIVIL AND INSTITUTIONAL DISTRICT)

NOW/FORMERLY REGINA HETHERTON MAP 077-M E PARCEL 001.02 BK: 6400 PG: 85 ZONING: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

NOW/FORMERLY DENISE ALEJANDRA ALEXANDER MAP 077-M E PARCEL 001.01 BK: 6400 PG: 85 ZONING: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

NOW/FORMERLY MYRA MERCADO MAP 077-M E PARCEL 001.00 BK: 6400 PG: 85 ZONING: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

NOW/FORMERLY PETE K BRUBAKER BETTY MARIE KING MAP 077-M E PARCEL 002.00 BK: 6932 PG: 726 ZONING: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

NOW/FORMERLY PENDLETON SQUARE TRUST CO MAP 077-M E PARCEL 003.00 BK: 7959 PG: 765 ZONING: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

NOW/FORMERLY ENBERG FAMILY INV LLC MAP 077-M E PARCEL 005.00 BK: 7340 PG: 717 ZONING: LI (LIGHT INDUSTRIAL DISTRICT)

PROPERTY LINE BK: 322 PG: 100

BIORETENTION AREA

DETENTION POND

GRAVEL

ASPHALT

CONCRETE

OUTER EDGE OF GUTTER (TYPICAL)

EXISTING BUILDING TO BE DEMOLISHED FFE = 731.54 BUILDING AREA = 4,624 S.F.

BUILDING PROPOSED STORY AREA: 4,624 S.F. F.F.E. 731.54

10' UTILITY EASEMENT

(SEE NOTE 2)

NOW/FORMERLY SALVADOR GUZMAN MAP 077 PARCEL 029.00 BK: 2515 PG: 513 WILLIAMSON COUNTY ZONING: MGA-1 (MUNICIPAL GROWTH AREA DISTRICT 1)

N/F WILLIAMSON COUNTY BOARD OF EDUCATION MAP: 077 PARCEL: 028.00 NO RECORDED INFORMATION ZONING: CI (CIVIL AND INSTITUTIONAL DISTRICT)

OLD HARDIE LINE SHOWN PER SITE PLAN FOR THE WILLIAMSON CO. BOARD OF EDUCATION MAINTENANCE GARAGE BY DALE-DRAPER ASSOCIATES DATED 7-8-1988

LIMITS OF DISTURBANCE: 31,000 S.F. OR 0.7 ACRES

LIMITS OF FIELD RUN SURVEY

OLD CARTERS CREEK PIKE (LOCAL STREET) (± 50' R.O.W. WIDTH)

NOW/FORMERLY HOB LLC MAP 077 PARCEL 029.01 BK: 6400 PG: 85 WILLIAMSON COUNTY ZONING: MGA-1 (MUNICIPAL GROWTH AREA DISTRICT 1)

40' 20' 0' 40' 80'
SCALE: 1" = 40'

Know what's below. Call before you dig.

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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

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JASON C. MORELOCK
REGISTERED ENGINEER
No. 119820
DEPARTMENT OF AGRICULTURE
STATE OF TENNESSEE
04/06/23

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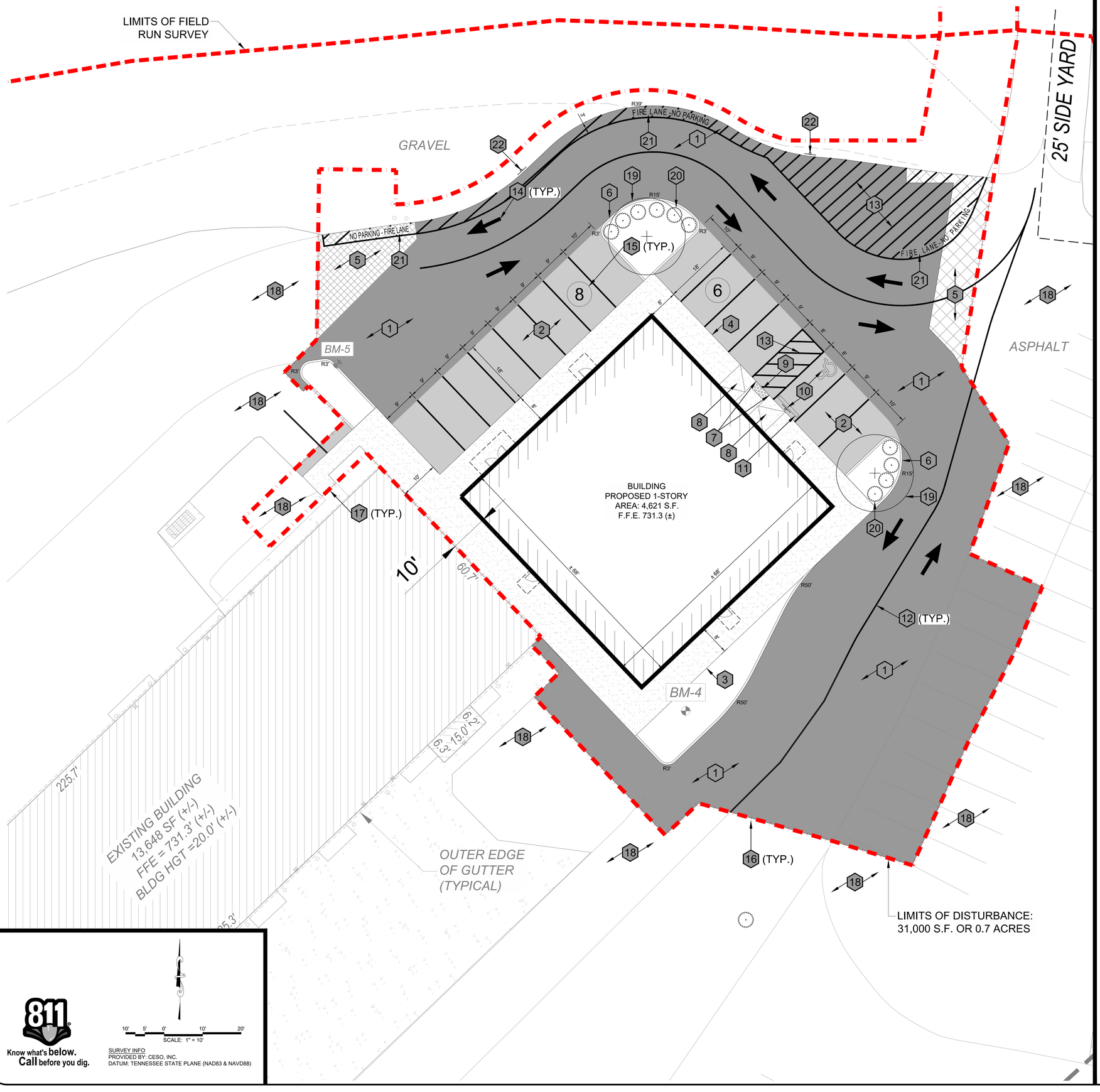
OVERALL SITE LAYOUT PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C2.0

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NOLENSVILLE, TN 37135
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REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND LAYOUT NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHICAL SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED FEBRUARY 2023.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS", MAP NUMBERS 47187C0192G & 47187C0195F. MAPS DATED DECEMBER 22, 2016 & SEPTEMBER 29, 2006.

LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (ADJACENT)
- SETBACK LINE
- FENCE LINE
- BENCHMARK — BM-4
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED UTILITY TRENCH REPAIR

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

SITE LAYOUT KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
2. LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
3. CONCRETE SIDEWALK (SEE SHEET C5.1 FOR DETAIL)
4. INTEGRAL CONCRETE CURB AND SIDEWALK (SEE SHEET C5.1 FOR DETAIL)
5. UTILITY TRENCH REPAIR (SEE SHEET C5.1 FOR DETAIL)
6. CONCRETE POST CURB (SEE SHEET C5.1 FOR DETAIL)
7. FLUSH CONCRETE SIDEWALK AT PAVEMENT FOR ACCESSIBILITY
8. PARALLEL ACCESSIBLE RAMP (SEE SHEET C5.1 FOR DETAIL)
9. DETECTABLE WARNING SURFACE, BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
10. VAN ACCESSIBLE PARKING SIGN & SYMBOL (SEE SHEET C5.1 FOR DETAIL)
11. CONCRETE WHEELSTOP (SEE SHEET C5.2 FOR DETAIL)
12. 4" WIDE PAINTED WHITE LINE
13. 4" WIDE PAINTED WHITE STRIPES, 3' O.C. @ 45°
14. WHITE PAINTED DIRECTIONAL ARROW
15. INDICATES NUMBER OF PARKING SPACES PER BAY
16. TIE PROPOSED ASPHALT PAVEMENT TO EXISTING
17. TIE PROPOSED CONCRETE SIDEWALK TO EXISTING
18. EXISTING ASPHALT OR CONCRETE PAVEMENT TO REMAIN
19. SHUMARD OAK - 2 TOTAL (2" CALIPER, 10'-12' HEIGHT)
20. OTTO LUYKEN LAUREL - 10 TOTAL (3 GALLON)
21. 18" HIGH PAINTED WHITE LETTERS WITH A 3" BRUSH STROKE READING "NO PARKING - FIRE LANE"
22. INSTALL 12" WIDE x 18" HIGH SIGN HAVING RED LETTERS WITH A WHITE REFLECTIVE BACKGROUND READING "NO PARKING - FIRE LANE"

LANDSCAPE NOTES:

1. THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL PLANTS MUST MEET MINIMUM SIZE NOTED AT THE MATERIALS SCHEDULE, AND MEET THE CHARACTERISTICS STATED ON THIS DRAWING. ALL MATERIAL INSTALLED ON THE SITE MUST MEET OR EXCEED THESE SPECIFICATIONS. ANY TREES OR SHRUBS NOT MEETING THESE STANDARDS CAN BE REJECTED AT TIME OF INSPECTION.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. CONTRACTOR TO INSTALL 6" MINIMUM DEPTH OF CLEAN, FRIABLE TOPSOIL AT ALL PLANTING BEDS AND LAWN AREAS PRIOR TO FINE GRADING.
4. ALL SHRUB BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3-4 INCH MINIMUM LAYER OF MULCH .
5. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, RE-GRADED AND REPLACED. ALL TIRE MARKS AND INDENTION TO BE REPAIRED.
6. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOD.
7. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD ADJACENT TO MULCH BEDS TO BE SHOVEL CUT. ALL SOD TO BE DELIVERED IN LARGEST ROLLS AVAILABLE. THERE SHALL BE NO GAPS BETWEEN SOD JOINTS.
8. PLANTING MIX TO BE PROVIDED AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
10. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
11. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
12. WATER ALL PLANT MATERIAL THAT ARE NEWLY PLANTED THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
13. ALL SHRUBS TO BE 3' BACK OF CURB.
14. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH TURF.
15. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)

Know what's below. Call before you dig.

10' 5' 0' 10' 20'
SCALE: 1" = 10'

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JASON C. MORELOCK
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No. 000801
STATE OF TENNESSEE
04/06/23

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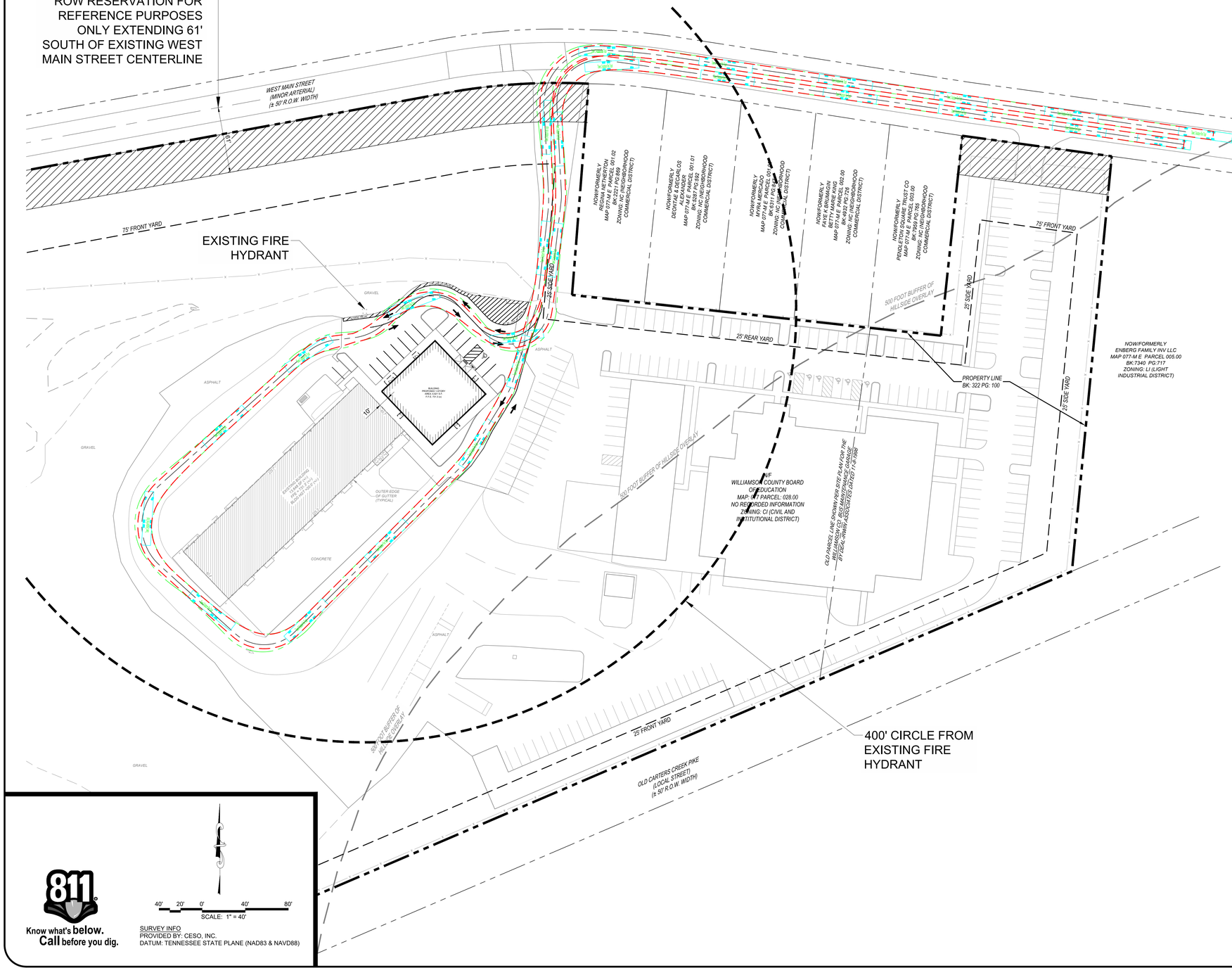
SITE LAYOUT PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C2.1

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LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (ADJACENT)
- SETBACK LINE
- FENCE LINE
- BENCHMARK — BM-4
- AUTOTURN WHEEL PATH
- AUTOTURN CHASSIS (BODY) PATH

NOTE:

THE WHEELS OF THE FIRE TRUCK DO NOT LEAVE THE ROADWAY WITH THIS TURNING SIMULATION.

NOTE:

THE TURNING SIMULATION WAS PERFORMED AT A MINIMUM SPEED REQUIREMENT OF 5 MPH.

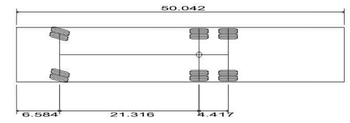
NOTE:

BUILDING OCCUPANCY TYPE:	B (BUSINESS) (NON-SPRINKLERED BUILDING)
BUILDING CONSTRUCTION TYPE:	VB (NON-SPRINKLERED BUILDING)

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Vehicle Name:	**Tower 2 Autoturn Fire Truck**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Tower 2 Autoturn Fire Truck Tractor



Tower 2 Autoturn Fire Truck	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	9.358ft
Min Body Ground Clearance	0.699ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Unit Name:	**Tower 2 Autoturn Fire Truck Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Fire Truck
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axles identical)
Primary Rear Axle Offset:	21.316ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	23.524ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.417ft
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Wall / Wall Turning Radius:	42.000ft (based upon body only)
Calculated Maximum Wheel Angle:	47.000deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot	
Driver Offset Longitudinally:	1.662ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	6.234ft (Above ground level)
Front Coupling:	None
Rear Coupling:	Generic
Coupling Offset:	21.316ft (behind Front Primary Axle)
Coupling Height:	2.800ft (Auto Calculated - proportion of Tire Diameter)
Capability:	Can Tow or be Towed
Max. Horizontal Articulation Angle:	90.000deg
Max. Vertical Articulation Angle:	10.000deg
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-6.584ft, 0.000ft
Length / Width:	50.042ft / 8.333ft

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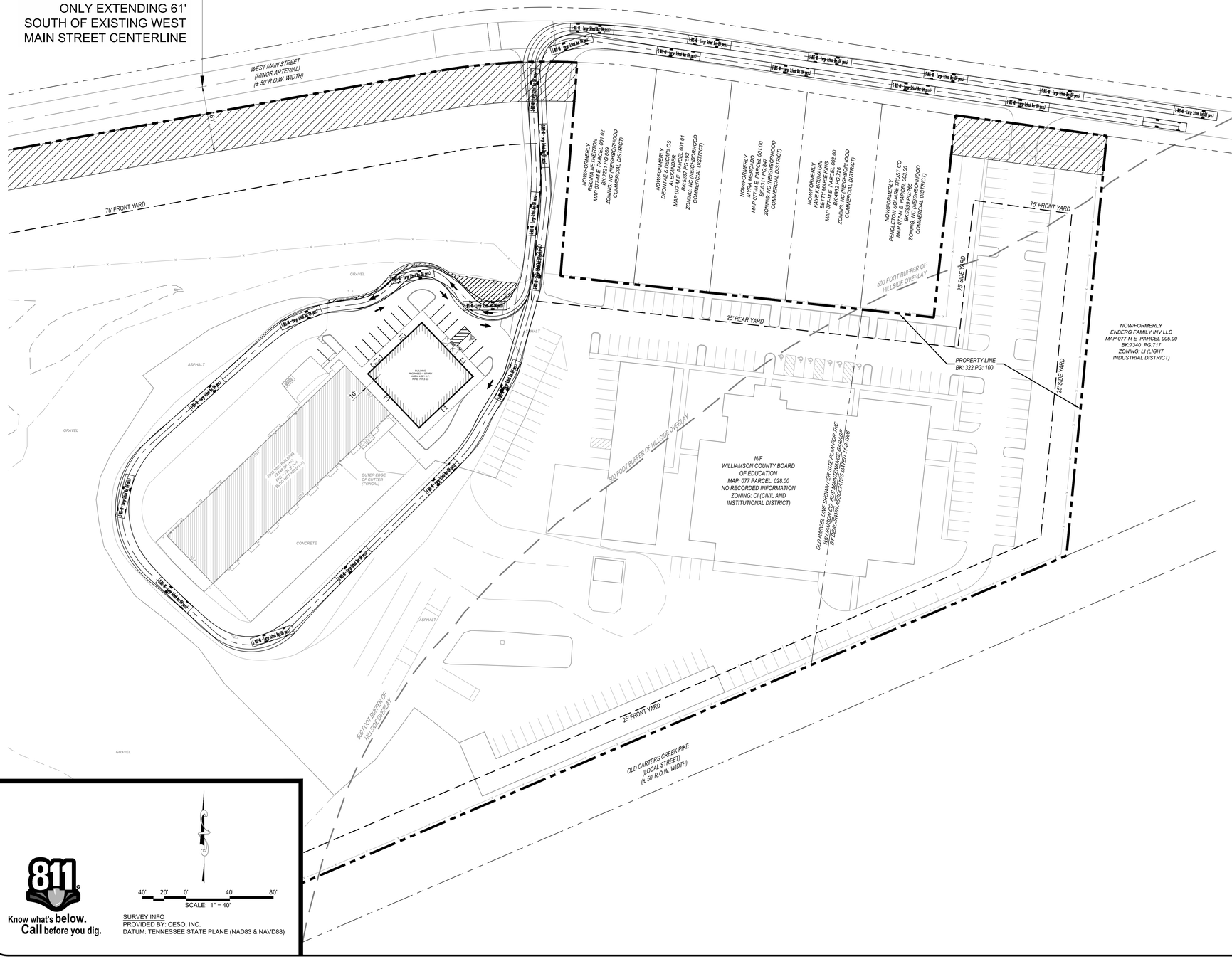
AUTOTURN FIRE TRUCK PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C2.2

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

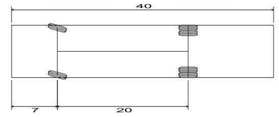
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Vehicle Tracking v23.00 - Pool

Vehicle Tracking Vehicle Details **Ref: 100014**

Vehicle Name:	**S-BUS-40 - Large School Bus (84 pass.)**
Type:	Bus
Category	Autodesk
Classification	Autodesk
Source:	AASHTO handbook 2011
Description:	Design vehicle
Notes:	
Unit 1 Name:	S-BUS-40 - Large School Bus (84 pass.) Tractor



S-BUS-40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v23.00 - Pool

Vehicle Tracking Vehicle Details **Ref: 100014**

Unit Name:	**S-BUS-40 - Large School Bus (84 pass.) Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Bus / Coach (Medium)
Classification	Autodesk
Source:	AASHTO handbook 2001
Description:	Design vehicle
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	34.400deg (Any Front Wheel)
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	1 Fixed
Primary Rear Axle Offset:	20.000ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	20.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Maximum Virtual Steering Angle:	34deg
Lock-to-Lock Time (Fwd/Rev):	5.0sec / 5.0sec
Driver / Pilot	
Driver Offset Longitudinally:	-2.079ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	6.890ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-7.000ft, 0.000ft
Length / Width:	40.000ft / 8.000ft

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JASON C. MORELOCK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109903
STATE OF TENNESSEE
04/06/23

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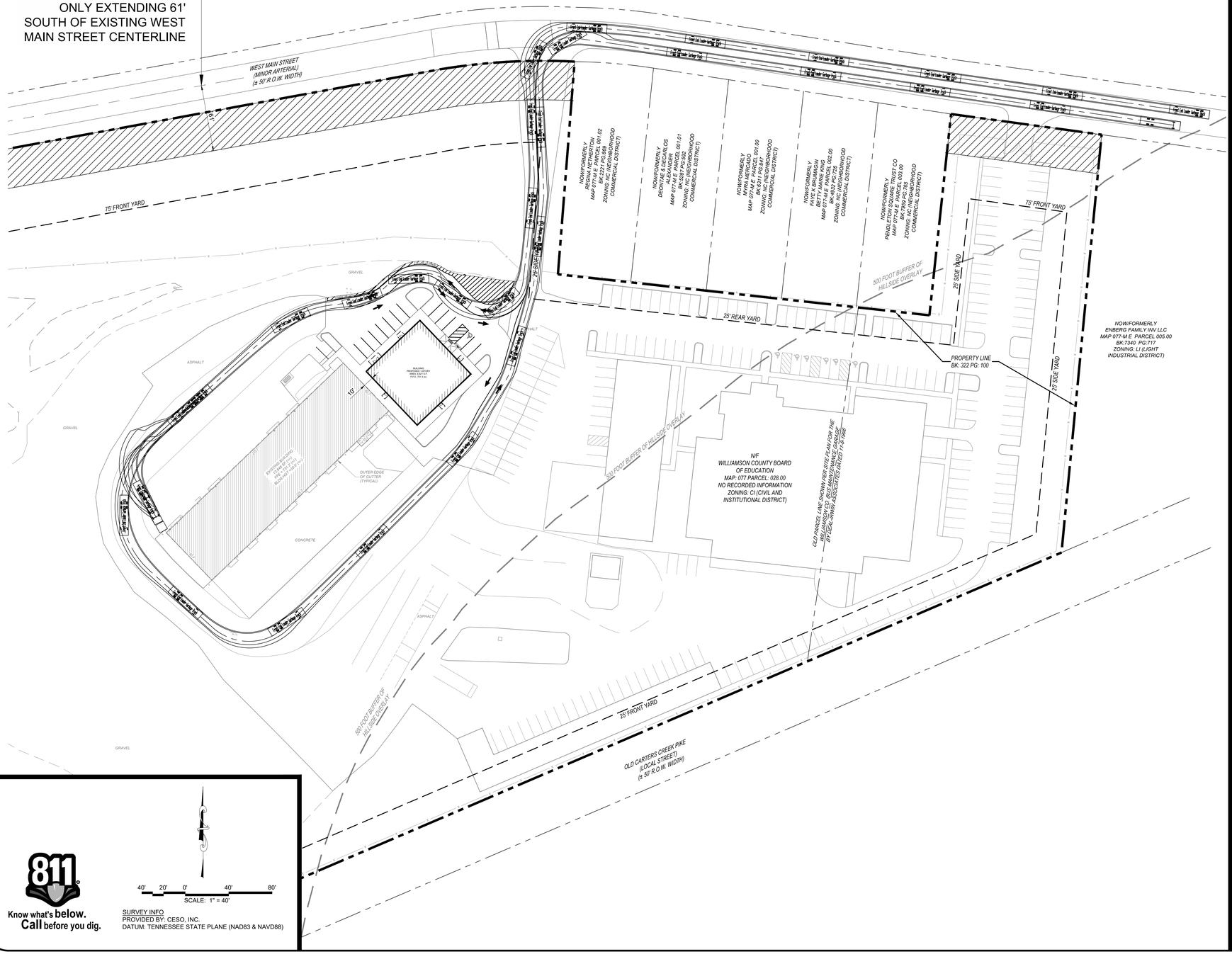
AUTOTURN SCHOOL BUS PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS	

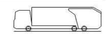
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PROJECT NO. 2220.00
DATE 4/6/23
SHEET NO. C2.3

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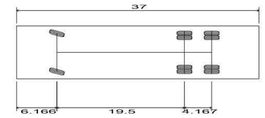


Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**



Vehicle Name:	**Front End Loader Garbage Truck**
Type:	Refuse vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Front End Loader Garbage Truck Tractor



Front End Loader Garbage Truck	
Overall Length	37.000ft
Overall Width	8.083ft
Overall Body Height	10.218ft
Min Body Ground Clearance	1.048ft
Track Width	6.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	46.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Unit Name:	**Front End Loader Garbage Truck Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Refuse / Garbage Truck (Small)
Classification	(Unspecified)
Source:	No data
Description:	No data
Notes:	No data
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	6.500ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.650ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.275ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axles identical)
Primary Rear Axle Offset:	19.500ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	21.583ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.167ft
Status:	Active Non Self-Steered
Track Width:	6.500ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.650ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.275ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Curb / Curb Turning Radius:	46.000ft (based upon active axles only)
Calculated Maximum Wheel Angle:	32.100deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot	
Driver Offset Longitudinally:	1.245ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	7.546ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-6.166ft, 0.000ft
Length / Width:	37.000ft / 8.083ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

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

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

1/30/2023 7:55:08 AM

KLINE SWINNEY ASSOCIATES
architecture + interior design + planning
22 middleton street • nashville, tennessee • 37210

American Institute of Architects
United States Green Building Council
Construction Specifications Institute
National Council of Architectural Registration Boards
Association for Preservation Technology
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 2006301
STATE OF TENNESSEE
04/06/23

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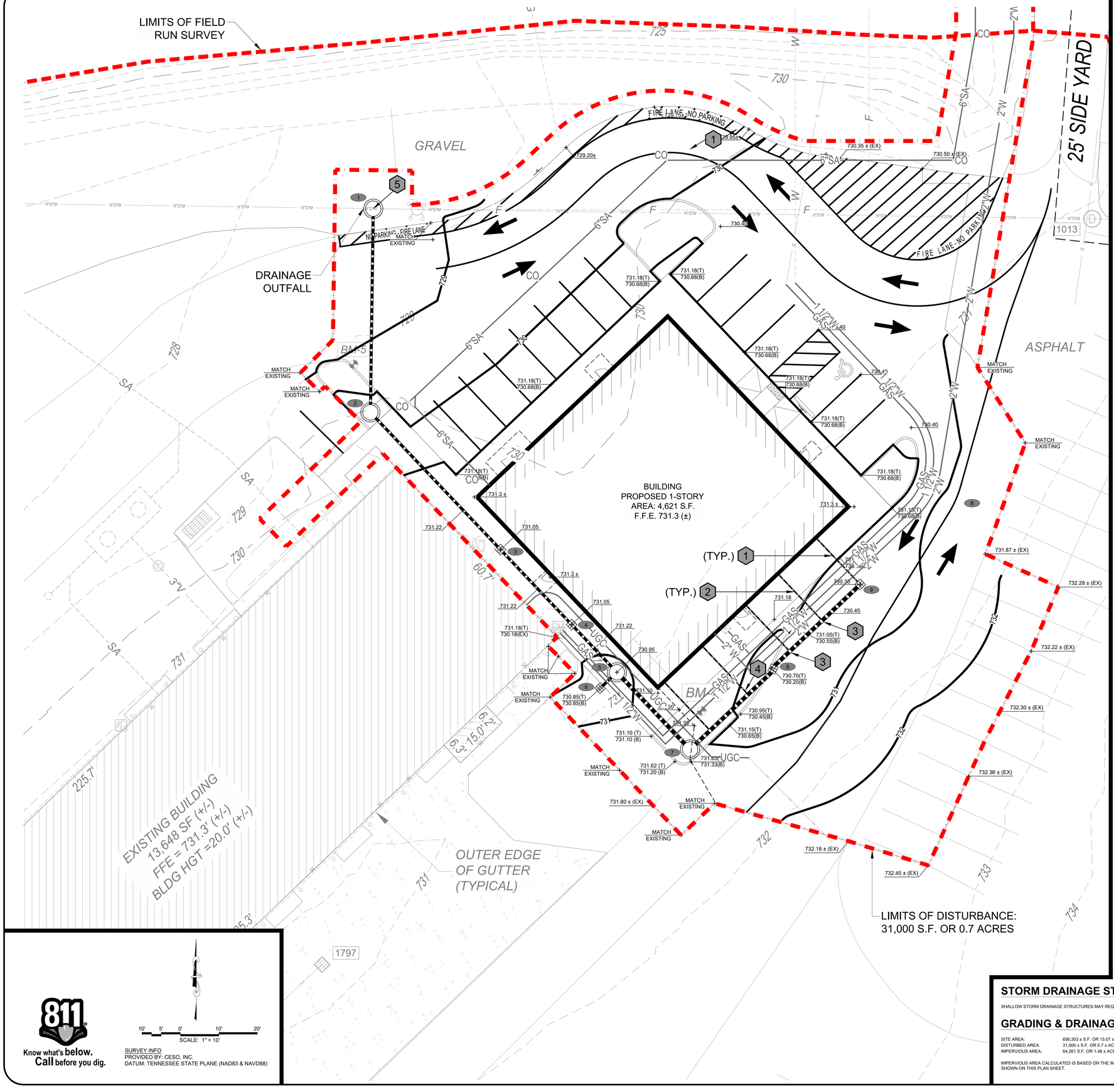
AUTOTURN WASTE TRUCK PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C2.4

MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND GRADING NOTES AND STORM DRAINAGE NOTES.
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- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING HVAC UNIT
- EXISTING GAS METER
- EXISTING BOLLARD
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- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION — TOP OF CURB
- PROPOSED SPOT ELEVATION — BOTTOM OF CURB
- PROPOSED SPOT ELEVATION — MATCH EXISTING

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

SITE GRADING & DRAINAGE KEYNOTES:

1. ROOF DRAIN. LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE EXACT ROOF DRAIN LOCATIONS AND SIZES WITH THE ARCHITECTURAL PLANS PRIOR TO INSTALLATION.
2. ROOF DRAIN SHALL BE SDR26 PVC AND BE SLOPED AT A MINIMUM OF 2% TO THE ADJACENT UNDERGROUND STORM DRAINAGE SYSTEM
3. TEE CONNECTION
4. WYE CONNECTION
5. INSTALL NEW STORM MANHOLE ON EXISTING STORM DRAINAGE LINE

STORM STRUCTURE TABLE

POINT #	TYPE	TOP CASTING	INVERT ELEVATION
1013	DMH	731.13	IE IN728.58 (E)(15"RCP) IE OUT728.33 (W)(15"RCP)
1082	HW	----------	IE:724.80 (E)(15"RCP)
1108	CB	723.97	(NO INVERT DATA)
1800	CB	733.96	IE OUT:731.89 (W)(12"RCP)
1797	CB	730.45	IE OUT:728.36 (SW)(12"CCP)
1792	CB	730.45	IE IN727.90 (NE)(12"CCP) IE OUT:727.89 (SW)(12"CCP)
1233	CB	731.28	IE IN:727.48 (NE)(12"CCP) IE IN:727.44 (W)(12"RCP) IE OUT:727.30 (DIR)(12"CMP)
1186	PIPE	----------	IE:722.14 (E)(12"CMP)

STORM DRAINAGE STRUCTURES

NO.	TYPE	* CASTING	ELEVATIONS: TOP OF GRATE @ FLOW LINE	INVERT IN	INVERT OUT	10-YR STORM FLOW (CFS)
1	STORM MANHOLE	1150	728.55	726.37 (2)	** 726.37 (EX)	-
2	STORM MANHOLE	1150	730.70	726.63 (3)	726.63 (1)	-
3	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	731.05	726.88 (4)	726.88 (2)	0.04
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	731.05	727.01 (5)	727.01 (3)	0.03
5	STORM MANHOLE	1150	730.95	727.10 (6)	727.10 (5)	-
6	AREA DRAIN	4300	730.85	-	727.13 (5)	1.34
7	STORM MANHOLE	1150	731.75	727.24 (8)	727.24 (5)	-
8	SINGLE CURB INLET	3103	730.20	727.39 (9)	727.39 (7)	1.28
9	AREA DRAIN	4300	730.30	727.55 (RD)	727.55 (8)	0.99

** CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATION PRIOR TO STRUCTURE FABRICATION

STORM DRAINAGE PIPES

	PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
**	2-1	15	52	0.5	4.38	4.6	3.7
*	3-2	15	50	0.5	4.38	4.6	3.7
*	4-3	15	26	0.5	4.34	4.6	3.7
*	5-4	15	18	0.5	4.31	4.6	3.7
*	6-5	12	6	0.5	1.34	2.5	3.2
*	7-6	15	28	0.5	2.97	4.6	3.7
*	8-7	15	30	0.5	2.97	4.6	3.7
*	9-8	12	32	0.5	1.45	2.5	3.2

* ADS N-12 PIPE
** CLASS V RCP (PIPE SHALL BE FULLY ENCASED IN CONCRETE, DUE TO SHALLOW COVER)

STORM DRAINAGE STRUCTURE NOTE:

SHALLOW STORM DRAINAGE STRUCTURES MAY REQUIRE FABRICATION ON-SITE IN LIEU OF PRECAST STRUCTURES.

GRADING & DRAINAGE DATA CHART

SITE AREA:	656,303 ± S.F. OR 15.07 ± ACRES
DISTURBED AREA:	31,000 ± S.F. OR 0.7 ± ACRES
IMPERVIOUS AREA:	64,261 S.F. OR 1.48 ± ACRES

IMPERVIOUS AREA CALCULATED IS BASED ON THE IMPERVIOUS AREA WITHIN THE VIEWPORT SHOWN ON THIS PLAN SHEET.

Know what's below. Call before you dig.

SURVEY INFO
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JASON C. MORELOCK — REGISTERED ENGINEER — No. 109501 — AGRICULTURE — STATE OF TENNESSEE — 04/06/23

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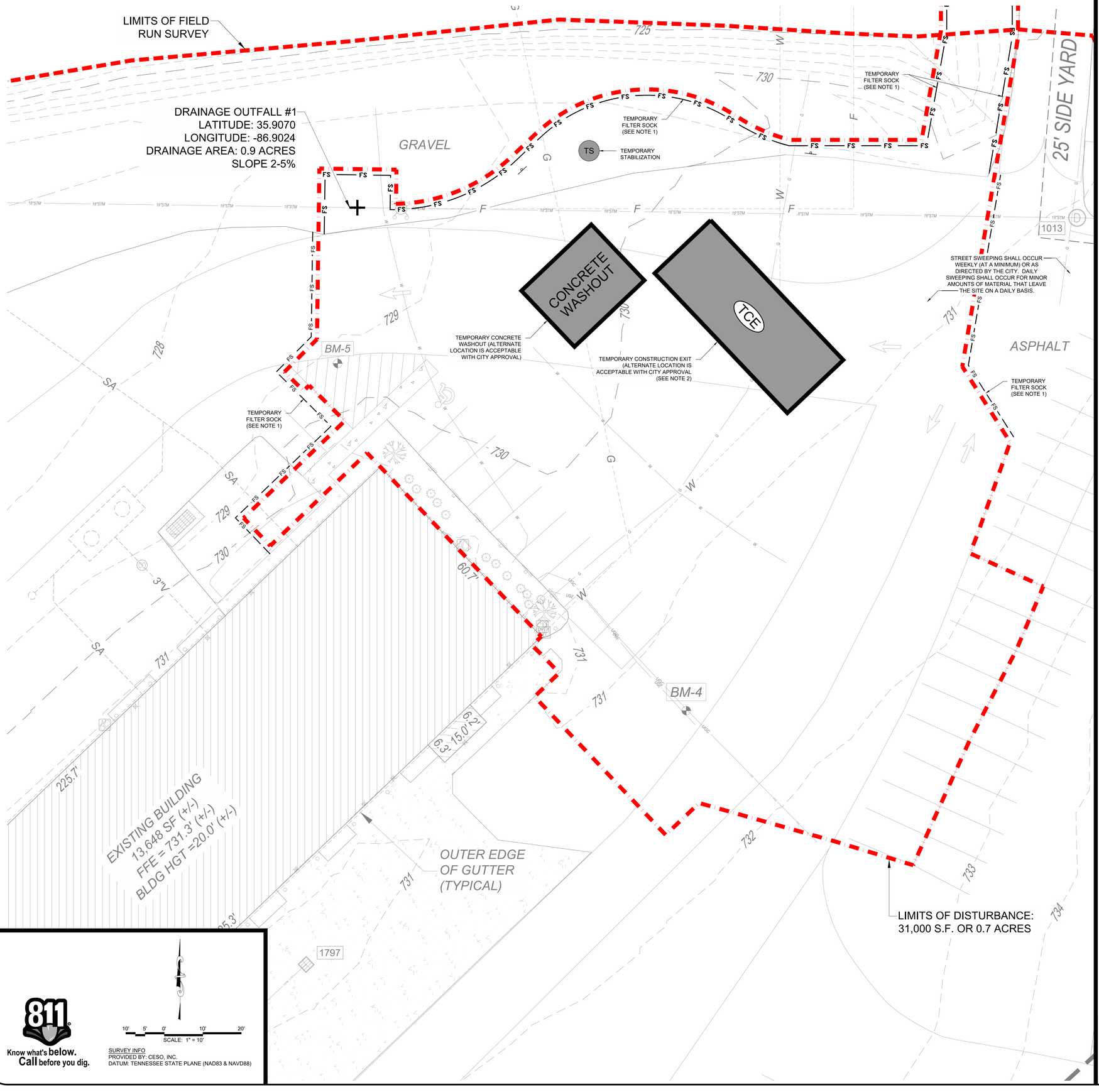
SITE GRADING & DRAINAGE PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C3.1

1/30/2023 7:55:08 AM



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- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- PROPOSED CONTOURS
- LIMITS OF DISTURBANCE
- STORMWATER OUTFALL
- FILTER SOCK
- TEMPORARY CONSTRUCTION EXIT
- TEMPORARY STABILIZATION
- TEMPORARY INLET PROTECTION

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

NOTE 1:
THE CONTRACTOR SHALL INSTALL FILTER SOCK AS SHOWN ON THE INITIAL EROSION CONTROL PLAN PRIOR TO BEGINNING EARTH MOVING ACTIVITIES. FILTER SOCK INDICATED AS DASHED LINES IS ALLOWED TO BE REMOVED/RELOCATED AS NECESSARY THROUGHOUT CONSTRUCTION TO ALLOW FOR ADEQUATE OPERATION AND VEHICULAR TRAFFIC MOVEMENTS ON THE PROPERTY.

NOTE 2:
THE TEMPORARY CONSTRUCTION EXIT SHALL BE INCLUDED IN BASE BID AS AN ALTERNATE. CONSTRUCTION EXIT WILL ONLY BE REQUIRED IF TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS OCCURS OR IS REQUIRED BY WILLIAMSON COUNTY SCHOOLS OR CITY OF FRANKLIN PERSONNEL.

NOTE 3:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL EPSC MEASURES SHOWN ON THE EPSC PLANS AND DESCRIBED WITHIN THE SWPPP.

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SCALE: 1" = 10'

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INITIAL EPSC PLAN

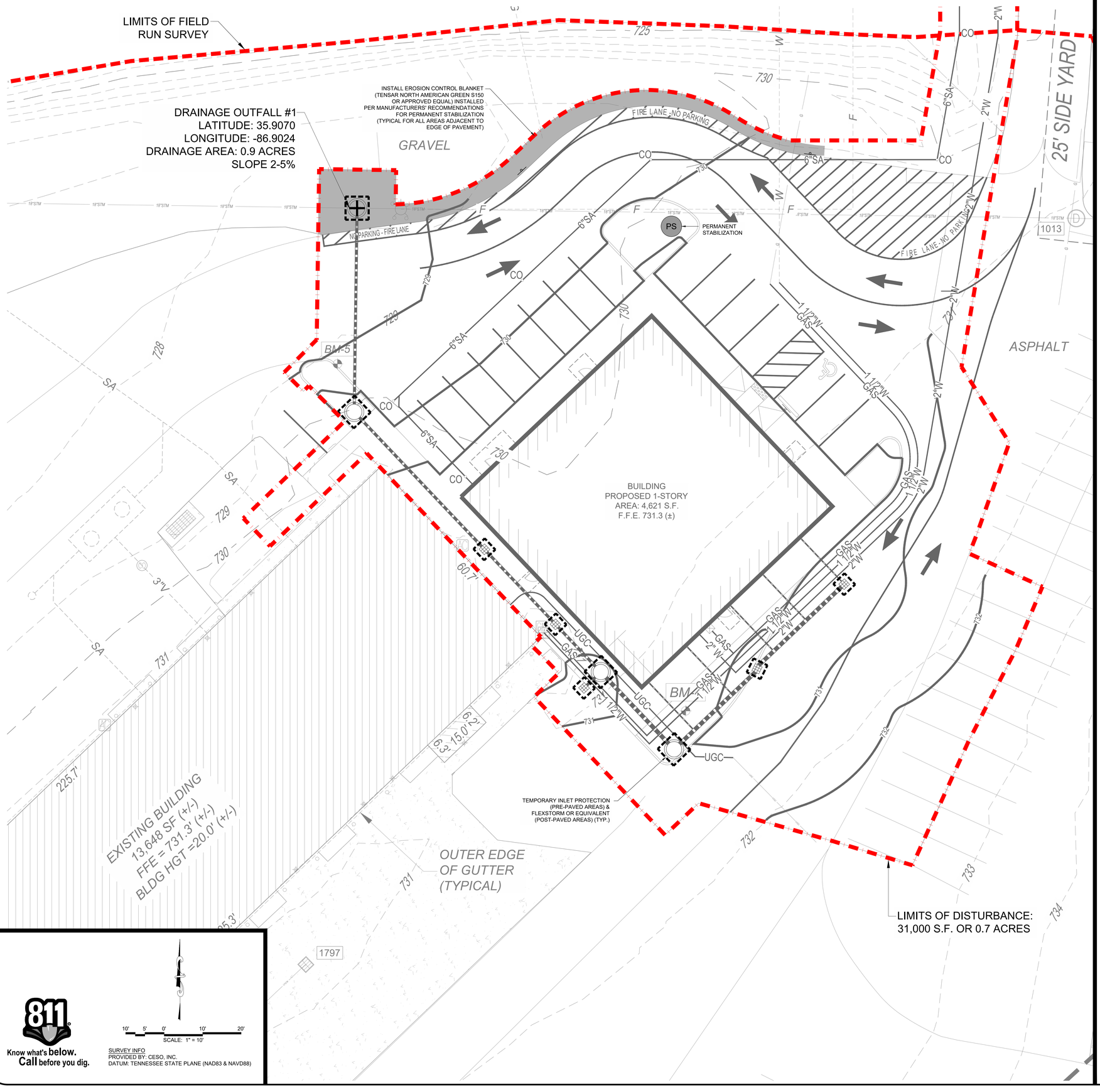
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- PROPOSED CONDITIONS = 1,202 S.F.

EXISTING WATER QUALITY NOTE

A DETENTION POND AND THREE BIORETENTION AREAS WERE CONSTRUCTED WITH THE SUPPORT SERVICES CENTER IN 2007-2008. THE DETENTION POND AND THREE BIORETENTION AREAS WERE SHOWN ON THE SUPPORT SERVICES CENTER CONSTRUCTION PLANS AND THE DETENTION POND AND THREE BIORETENTION AREAS CAN BE SEEN IN HISTORICAL AERIAL PHOTOGRAPHS FROM GOOGLE EARTH. FURTHERMORE, THE APPROXIMATE LOCATION OF THE DETENTION POND AND THREE BIORETENTION AREAS ARE SHOWN ON THESE PLANS. THE OWNER WILL PROVIDE A MAINTENANCE ASSESSMENT OF THE DETENTION POND AND THREE BIORETENTION AREAS THAT WILL OUTLINE ANY REQUIRED MAINTENANCE TO ENSURE A FULLY FUNCTIONING DETENTION POND AND BIORETENTION AREAS. MAINTENANCE PROCEDURES REQUIRED COULD BE AS FOLLOWS:

- CLEAN OUT ANY TRASH, DEBRIS OR SEDIMENT, CLEAN OUT STORM INLET CASTINGS AND PIPES
- STABILIZE ANY BARE SOIL, REPAIR ANY RILLS, GULLIES OR EROSION

LEGEND

PROPERTY LINE (SUBJECT)	PROPOSED STORM AREA DRAIN
PROPERTY LINE (ADJACENT)	PROPOSED STORM MANHOLE
SETBACK LINE	PROPOSED STORM CLEANOUT
EXISTING FENCE LINE	PROPOSED CONTOURS
EXISTING MAJOR CONTOUR LINE	LIMITS OF DISTURBANCE
EXISTING MINOR CONTOUR LINE	STORMWATER OUTFALL
EXISTING STORM LINE	PERMANENT EROSION CONTROL BLANKET
EXISTING SANITARY SEWER LINE	PERMANENT STABILIZATION
EXISTING GAS LINE	TEMPORARY INLET PROTECTION
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING UNDERGROUND ELECTRIC LINE	
EXISTING UNDERGROUND COMMUNICATION LINE	
BENCHMARK	
EXISTING STORM MANHOLE	
EXISTING STORM CATCH BASIN	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING CLEANOUT	
EXISTING POWER POLE	
EXISTING GUY WIRE	
EXISTING HVAC UNIT	
EXISTING GAS METER	
EXISTING BOLLARD	

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL EPSC MEASURES SHOWN ON THE EPSC PLANS AND DESCRIBED WITHIN THE SWPPP.

Know what's below. Call before you dig.

10' 5' 0' 10' 20'
SCALE: 1" = 10'

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

KLINE SWINNEY ASSOCIATES
architecture + interior design + planning
22 middleton street • nashville, tennessee • 37210
American Institute of Architects
United States Green Building Council
National Council of Architectural Registration Boards
Construction Specifications Institute
Association for Learning Environments
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 2009021
STATE OF TENNESSEE
04/06/23

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FINAL EPSC PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS	

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C3.3

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4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

1/30/2023 7:55:08 AM

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND GRADING NOTES AND STORM DRAINAGE NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC. TENNESSEE PARK ASSOCIATES BY CESO, INC., DATED FEBRUARY 2023.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "FLOOD INSURANCE RATE MAP" FOR WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS, MAP NUMBER AND PANEL NUMBERS 47187C0192G & 47187C0195F. MAPS DATED DECEMBER 22, 2016 & SEPTEMBER 29, 2006

CITY OF FRANKLIN STANDARD GRADING & DRAINAGE NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STORMWATER NARRATIVE

THE SITE HAS BEEN DEVELOPED SINCE 1996. STORMWATER QUALITY AND QUANTITY MEASURES WILL NOT APPLY FOR THIS PROJECT. THE PROPOSED PROJECT DOES NOT ADD ENOUGH MODIFIED IMPERVIOUS AREA TO TRIGGER STORMWATER IMPROVEMENTS. THE PROPOSED SITE IMPROVEMENTS RESULT IN A NET DECREASE OF IMPERVIOUS AREA WITHIN THE LIMITS OF DISTURBANCE. THE TOTAL AMOUNT OF PERVIOUS AREA WITHIN THE LIMITS OF DISTURBANCE IN THE EXISTING AND PROPOSED CONDITIONS ARE AS FOLLOWS:

- EXISTING CONDITIONS = 935 S.F.
- PROPOSED CONDITIONS = 1,202 S.F.

EXISTING WATER QUALITY NOTE

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- STABILIZE ANY BARE SOIL, REPAIR ANY RILLS, GULLIES OR EROSION

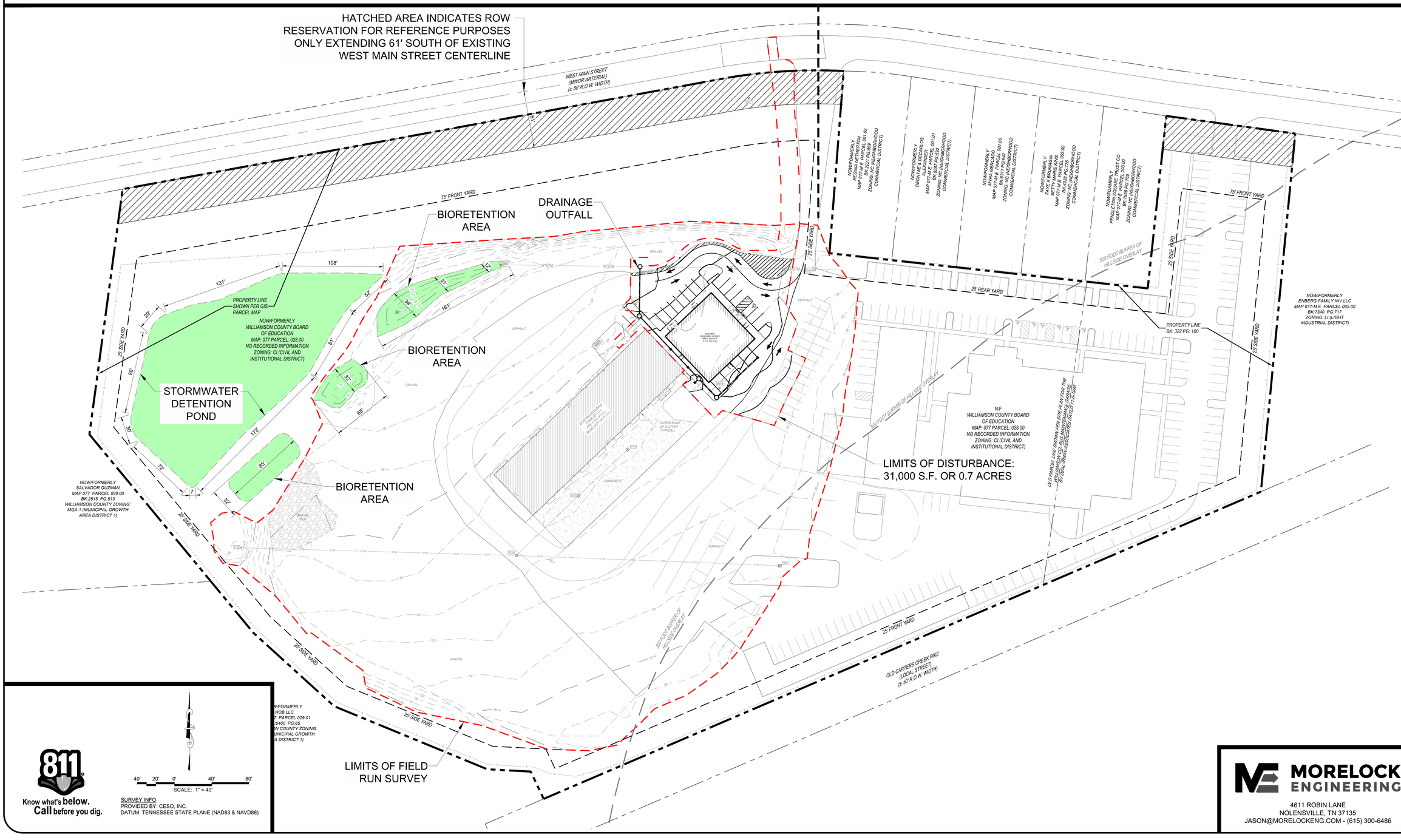
BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (ADJACENT)
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING MAJOR CONTOUR LINE (730)
- EXISTING MINOR CONTOUR LINE
- EXISTING STORM LINE (STM)
- BENCHMARK (BM-4)
- EXISTING STORM MANHOLE (D)
- EXISTING STORM CATCH BASIN
- EXISTING WATER METER (W)
- EXISTING FIRE HYDRANT
- EXISTING CLEANOUT
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING HVAC UNIT (AC)
- EXISTING GAS METER (GM)
- EXISTING BOLLARD
- PROPOSED STORM AREA DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT (CO)
- PROPOSED CONTOURS (730)

STORM STRUCTURE TABLE			
POINT #	TYPE	TOP CASTING	INVERT ELEVATION
1013	DMH	731.13	IE IN:728.58 (S)(15"RCP) IE OUT:728.33 (W)(15"RCP)
1082	HW	----------	IE:724.80 (E)(15"RCP)
1108	CB	723.97	(NO INVERT DATA)
1800	CB	733.96	IE OUT:731.69 (W)(12"RCP)
1797	CB	730.45	IE OUT:728.36 (SW)(12"CCP)
1792	CB	730.45	IE IN:727.90 (NE)(12"CCP) IE OUT:727.89 (SW)(12"CCP)
1233	CB	731.28	IE IN:727.48 (NE)(12"CCP) IE IN:727.44 (W)(12"RCP) IE OUT:727.30 (DIR)(12"CMP)
1186	PIPE	----------	IE:722.14 (E)(12"CMP)



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American Institute of Architects
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Construction Specifications Institute
National Council of Architectural Registration Boards
Tennessee Society of Architects

JASON C. MORELOCK — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — No. 119903 — STATE OF TENNESSEE — 04/06/23

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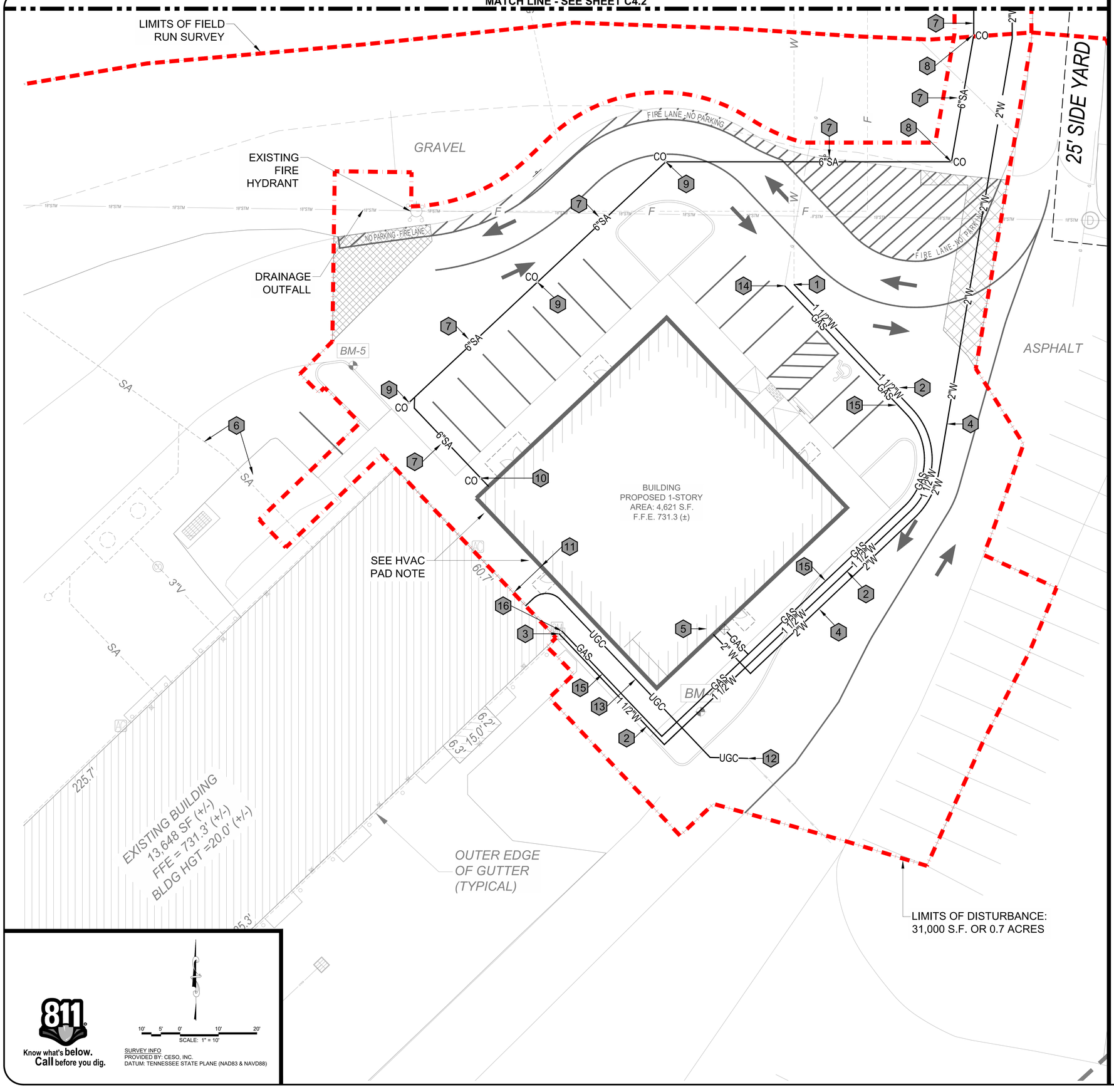
STORMWATER MANAGEMENT PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS	

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C3.4

MORELOCK ENGINEERING
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JASON@MORELOCKENG.COM - (615) 300-6486



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND GRADING NOTES AND UTILITY NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHICAL SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED FEBRUARY 2023.
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WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LEGEND

PROPERTY LINE (SUBJECT)	EXISTING POWER POLE
PROPERTY LINE (ADJACENT)	EXISTING GUY WIRE
SETBACK LINE	EXISTING HVAC UNIT
EXISTING FENCE LINE	EXISTING GAS METER
EXISTING MAJOR CONTOUR LINE	EXISTING BOLLARD
EXISTING MINOR CONTOUR LINE	PROPOSED SANITARY SEWER LINE
EXISTING STORM LINE	PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE	PROPOSED GAS LINE
EXISTING GAS LINE	PROPOSED UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE	PROPOSED UNDERGROUND COMMUNICATION LINE
EXISTING UNDERGROUND ELECTRIC LINE	
EXISTING UNDERGROUND COMMUNICATION LINE	
BENCHMARK	
EXISTING STORM MANHOLE	
EXISTING STORM CATCH BASIN	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING CLEANOUT	

BENCHMARKS

BM-4:	MAG NAIL - ASPHALT N: 573,914.198 E: 1,701,338.990 ELEV: 731.54 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)
BM-5:	MAG NAIL - ASPHALT N: 574,004.287 E: 1,701,248.554 ELEV: 729.22 SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

NOTE:

SEE SHEET C0.0 FOR UTILITY CONTACTS LIST.

SITE LIGHTING NOTE:

WALL-MOUNTED LIGHT FIXTURES WILL BE INSTALLED ON THE PROPOSED BUILDING. NO NEW LIGHT POLES WILL BE INSTALLED WITH THIS PROJECT.

HVAC PAD NOTE:

HVAC MECHANICAL UNITS WILL BE PAD MOUNTED AND PLACED ON THE SIDEWALK AREA BETWEEN THE EXISTING BUILDING AND PROPOSED BUILDING.

SITE UTILITY KEYNOTES:

1. POINT OF CONNECTION - WATER SERVICE TO EXISTING BUILDING (COORDINATE WITH CITY OF FRANKLIN) (PER COF SPECS)
2. INSTALL 1 1/2" WATER LINE TO EXISTING WATER METER FOR EXISTING BUILDING, MINIMUM COVER OF 36" (MATERIAL TO MATCH EXISTING SERVICE LINE) (PER COF SPECS)
3. TIE PROPOSED 1 1/2" WATER LINE TO EXISTING WATER METER FOR EXISTING BUILDING (PER COF SPECS)
4. INSTALL 2" SDR 21, CLASS 200 PVC WATER LINE FOR PROPOSED BUILDING, MINIMUM COVER OF 36" (PER COF SPECS)
5. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER IN BUILDING (SEE PLUMBING PLANS)
6. EXISTING SANITARY SEWER SERVICE FOR EXISTING BUILDING
7. INSTALL 6" SDR 26 PVC SANITARY SEWER SERVICE LINE @ 2.0% MIN. SLOPE FOR PROPOSED BUILDING (PER COF SPECS)
8. INSTALL SEWER CLEANOUT (PER COF SPECS)
9. INSTALL TRAFFIC BEARING SEWER CLEANOUT (PER COF SPECS)
10. INSTALL TWO-WAY TRAFFIC BEARING SEWER CLEANOUT (PER COF SPECS)
11. ELECTRICAL SERVICE FOR PROPOSED BUILDING TO BE SERVICED FROM EXISTING BUILDING (SEE ELECTRICAL PLANS)
12. POINT OF CONNECTION - UNDERGROUND COMMUNICATION SERVICE (PER LOCAL CODES)
13. INSTALL CONDUITS (MATERIAL TO MATCH EXISTING CONDUIT(S)) FOR UNDERGROUND COMMUNICATION SERVICE
14. POINT OF CONNECTION - GAS SERVICE (COORDINATE WITH ATMOS ENERGY PRIOR TO INSTALLATION) (COORDINATION WITH ATMOS ENERGY WILL ALSO BE NECESSARY TO CONFIRM EXISTING SERVICE LINE SIZE IS ADEQUATE FOR PROPOSED GAS LOADS) (PER ATMOS ENERGY SPECS)
15. INSTALL GAS SERVICE LINE, MINIMUM COVER OF 36" (MATERIAL TO MATCH EXISTING SERVICE LINE) (PER ATMOS ENERGY SPECS)
16. TIE PROPOSED GAS SERVICE LINE TO EXISTING GAS METER (PER ATMOS ENERGY SPECS)

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SCALE: 1" = 10'

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JASON C. MORELOCK
REGISTERED LANDSCAPE ARCHITECT
No. 000903
STATE OF TENNESSEE
04/06/23

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SITE UTILITY PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
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   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.
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LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (ADJACENT)
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING MAJOR CONTOUR LINE — 730
- EXISTING MINOR CONTOUR LINE
- EXISTING STORM LINE — STM
- EXISTING SANITARY SEWER LINE — SAN
- EXISTING GAS LINE — G
- EXISTING OVERHEAD ELECTRIC LINE — OHE
- EXISTING UNDERGROUND ELECTRIC LINE — UGE
- EXISTING UNDERGROUND COMMUNICATION LINE — UGC
- BENCHMARK — BM-4
- EXISTING STORM MANHOLE — D
- EXISTING STORM CATCH BASIN
- EXISTING WATER METER — W
- EXISTING FIRE HYDRANT
- EXISTING CLEANOUT — CO
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING HVAC UNIT — AC
- EXISTING GAS METER — GM
- EXISTING BOLLARD
- PROPOSED SANITARY SEWER LINE — SAN
- PROPOSED WATER LINE — W
- PROPOSED GAS LINE — GAS
- PROPOSED UNDERGROUND COMMUNICATION LINE — UGC

BENCHMARKS

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NOTE:

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HVAC PAD NOTE:

HVAC MECHANICAL UNITS WILL BE PAD MOUNTED AND PLACED ON THE SIDEWALK AREA BETWEEN THE EXISTING BUILDING AND PROPOSED BUILDING.

SITE UTILITY KEYNOTES:

1. UTILITY TRENCH REPAIR AREA (CITY OF FRANKLIN DWG. NO. RD-7)
2. POINT OF CONNECTION - WATER SERVICE (COORDINATE WITH CITY OF FRANKLIN) (PER COF SPECS)
3. INSTALL CORPORATION STOP (MUELLER H-10003N) (PER COF SPECS)
4. INSTALL 2" TYPE K COPPER WATER LINE FROM CORPORATION STOP TO WATER METER, MINIMUM COVER OF 36" (PER COF SPECS)
5. INSTALL 2" DOMESTIC METER VAULT AND ASSEMBLY (PER COF SPECS)
6. INSTALL 2" SDR 21, CLASS 200 PVC WATER LINE FOR PROPOSED BUILDING, MINIMUM COVER OF 36" (PER COF SPECS)
7. POINT OF CONNECTION - SANITARY SEWER SERVICE
8. INSTALL 8" x 6" WYE CONNECTION (MATERIAL TO MATCH EXISTING SERVICE LINE) (PER COF SPECS)
9. INSTALL 6" SANITARY SEWER SERVICE LINE (MATERIAL TO MATCH EXISTING SERVICE LINE) @ 2.0% MIN. SLOPE (PER COF SPECS)
10. INSTALL SEWER CLEANOUT (PER COF SPECS)
11. TEMPORARY FILTER SOCK (THE CONTRACTOR SHALL INSTALL FILTER SOCK AS SHOWN PRIOR TO TRENCHING OPERATIONS FOR THE PROPOSED WATER AND SANITARY SEWER SERVICE LINES)

SEWER STRUCTURE TABLE		
POINT #	TOP CASTING	INVERT ELEVATION
2001	731.79	IE IN:725.86 (E)(8"CI) IE IN:726.00 (S)(8"CI) IE OUT:725.73 (W)(8"CI)
2005	729.51	IE IN:724.18 (E)(8"CI) IE OUT:724.06 (W)(8"CI)
2008	726.22	IE IN:720.35 (E)(8"CI) IE IN:720.46 (N)(8"CI) IE OUT:720.15 (W)(8"CI)
2012	721.27	IE IN:715.51 (E)(8"CI) IE IN:715.75 (S)(8"CI) IE IN:715.80 (N)(8"CI) IE OUT:715.29 (W)(8"CI)
2017	717.76	IE IN:712.03 (E)(8"CI) IE IN:711.96 (N)(8"CI) IE OUT:711.71 (W)(8"CI)

WEST MAIN STREET
(MINOR ARTERIAL)
(± 50' R.O.W. WIDTH)

HATCHED AREA INDICATES ROW RESERVATION FOR REFERENCE PURPOSES ONLY EXTENDING 61' SOUTH OF EXISTING WEST MAIN STREET CENTERLINE

LIMITS OF DISTURBANCE:
31,000 S.F. OR 0.7 ACRES

NOW/FORMERLY
REGINA NETHERTON
MAP 077-M E PARCEL 001.02
BK:2221 PG:869
ZONING: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

MATCH LINE - SEE SHEET C4.1

Know what's below. Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

SCALE: 1" = 10'

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architecture + interior design + planning
22 middleton street • nashville, tennessee • 37210
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United States Green Building Council
Construction Specifications Institute
Association for Learning Environments
National Council of Architectural Registration Boards
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 0095801
STATE OF TENNESSEE
04/06/23

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SITE UTILITY PLAN

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

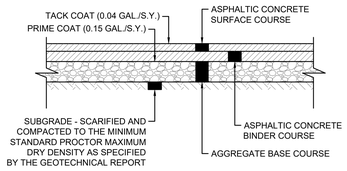
COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C4.2

MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

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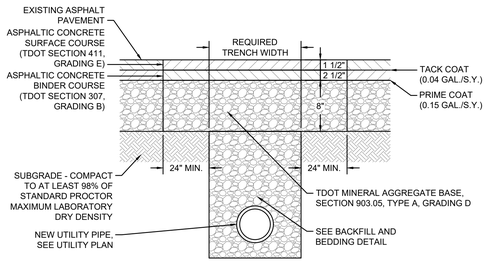
NOTE:
PAVING SECTION THICKNESSES SHOWN ARE NOT BASED ON A GEOTECHNICAL INVESTIGATION. OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE PROPER PAVEMENT THICKNESSES FOR THE DESIRED DESIGN LIFE.

FLEXIBLE PAVEMENT RECOMMENDATIONS			
MATERIALS	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
ASPHALTIC CONCRETE SURFACE COURSE	X = 1 1/2"	X = 2"	SECTION 411, SECTION E
ASPHALTIC CONCRETE BINDER COURSE	Y = 2 1/2"	Y = 0"	SECTION 307, SECTION B
AGGREGATE BASE COURSE	Z = 8"	Z = 8"	SECTION 303, TYPE A, CLASS A, GRADING D
COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407.			

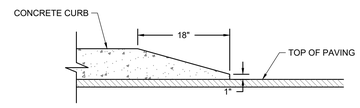


ASPHALT PAVEMENT
NOT TO SCALE

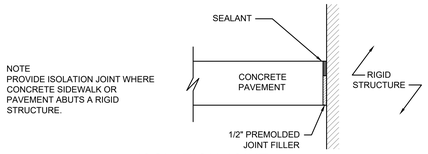
NOTE:
MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 903.05 FOR AGGREGATE BASE COURSE MATERIAL; SECTION 903.06 FOR HOT MIX ASPHALT BASE COURSE; AND SECTION 903.11 FOR SURFACE COURSE.



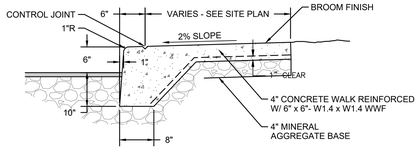
UTILITY TRENCH PAVEMENT REPAIR
NOT TO SCALE



TAPERED CONCRETE CURB
NOT TO SCALE

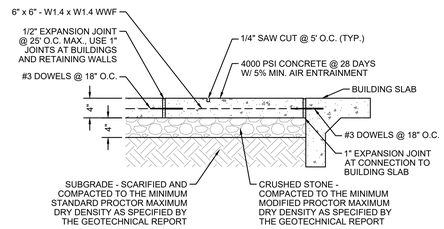


ISOLATION JOINT
NOT TO SCALE



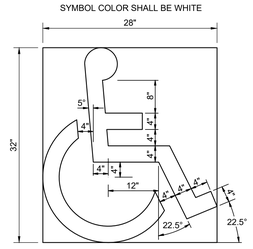
NOTES:
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FEET AND EXPANSION JOINTS EVERY 25 FEET.

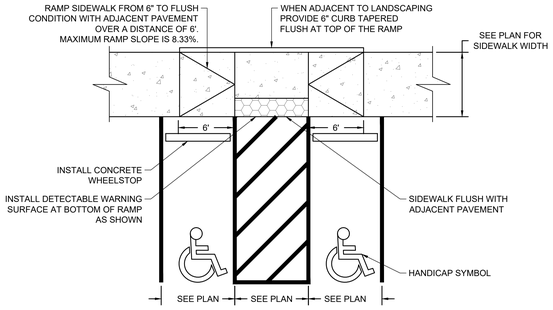
INTEGRAL CONCRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

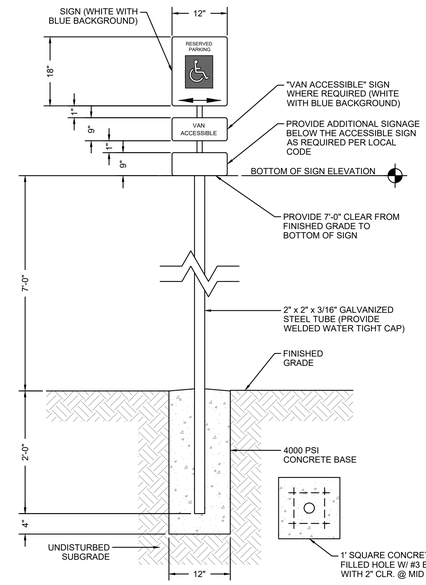
NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. MAXIMUM SLOPE OF 2% IN ANY DIRECTION WITHIN ADA PARKING SPACES





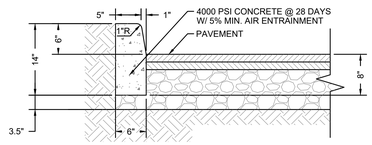
ADA PARKING DETAILS
NOT TO SCALE

NOTES:
1. THE R7-8 SIGN SHOULD BE USED TO DEFINE WHICH PARKING SPACE OR SPACES ARE RESERVED FOR THE DISABLED OR WHEELCHAIR ACCESSIBLE IN ACCORDANCE WITH STATE & LAW ORDINANCE.
2. PARKING SPACES SIGNED AS WHEEL CHAIR ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS WHERE THERE IS A SUITABLE PAVEMENT SURFACE.
3. ATTACH SIGNAGE TO TUBE WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.



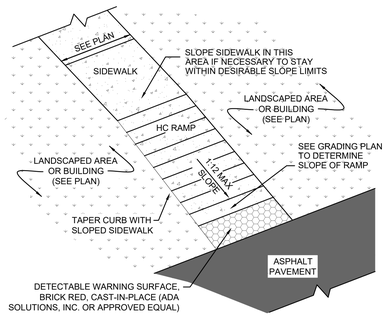
ACCESSIBLE PARKING SIGN & SYMBOL
NOT TO SCALE

NOTES:
1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ½" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.

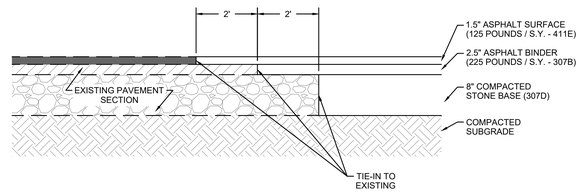


CONCRETE POST CURB
NOT TO SCALE

NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

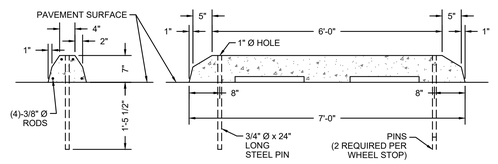


PARALLEL ACCESSIBLE RAMP
NOT TO SCALE



ASPHALT PAVEMENT TIE-IN TO EXISTING
NOT TO SCALE

NOTE:
RECESS PINS BELOW TOP OF WHEEL STOP 1/2".



CONCRETE WHEELSTOP
NOT TO SCALE

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No. 0108201
STATE OF TENNESSEE
04/06/23

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DETAILS

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.
8127
PROJECT NO.
2220.00
DATE
4/6/23
SHEET NO.
C5.0

NOTES:

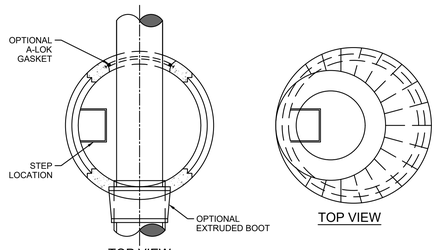
1. ALL MATERIAL, DESIGN, MANFACTURING, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION AND REPAIRS TO MEET / OR EXCEED SPECIFICATIONS FOR PRECAST-REINFORCED CONCRETE MANHOLE SECTIONS". PER ASTM C-478 (LATEST REVISION).
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM MANHOLES.
4. USE JOHN BOUCHARD & SON'S CO. 1150, OR APPROVED EQUAL.

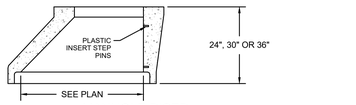
NOTES (CONTINUED):

5. CASTINGS SHALL BE FURNISHED WITH MANUFACTURERS' STANDARD ASPHALT COATING.
6. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
7. CONCRETE = MIN. 4000 PSI AT 28 DAYS.
8. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS.

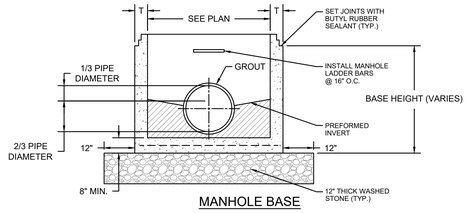
NOTES (CONTINUED):

9. VERTICAL MANHOLE STEPS SHALL BE CONSISTENTLY SPACED AND SHALL COMPLY WITH OSHA (SUBPART D) "FIXED LADDERS" (SECTION 1910-27) AND/OR ASTM C-478.
10. INSTALL LADDER BAR @ 16" O.C. FRAME AND GRATE SHALL BE STAMPED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.





MANHOLE RISER



MANHOLE BASE

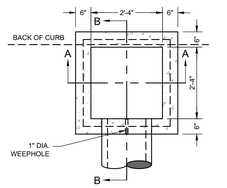
STORM MANHOLE
NOT TO SCALE

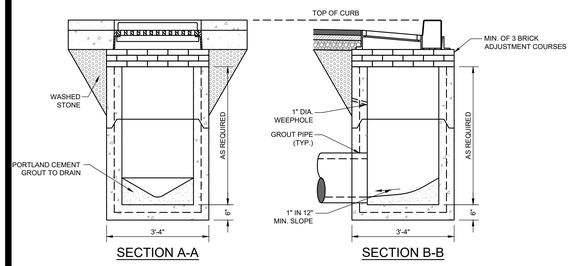
NOTES:

1. CASTING FOR STANDARD CURB AND GUTTER SHOWN. USE JOHN BOUCHARD & SON'S CO. 3103 & 3103-V FOR ROLLOVER CURB AND GUTTER OR APPROVED EQUAL. REFER TO STORM DRAINAGE SCHEDULES FOR CORRECT CASTING TYPE.
2. FRAME AND GRATE SHALL BE REQUIRED TO BE MARKED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.
3. CASTINGS SHALL BE FURNISHED WITH MANUFACTURERS' STANDARD ASPHALT COATING.
4. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
5. CONCRETE = MIN. 4000 PSI AT 28 DAYS
6. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 STEEL
7. PRECAST CIRCULAR MANHOLE SECTIONS MAY BE PROVIDED IN LIEU OF SQUARE OR RECTANGULAR BOXES. SUBSTITUTIONS AFTER BID AT NO ADDITIONAL COST TO OWNER, ANY COST SAVINGS SHALL BE CREDITED TO THE OWNER.
8. SINGLE INLET SHALL BE PROVIDED WITH ONE (1) 1"Ø WEEP HOLE ON THE SIDE FACING THE ASPHALT OR CONCRETE PAVEMENT.
9. INSTALL MANHOLE STEPS 2146 TYPE TWO, GRADE 49108 @ 16" O.C.
10. ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH ROADWAY CROSS SLOPE AND LONGITUDINAL SLOPE.

ADJUST DIMENSIONS OF STRUCTURE AS NEEDED TO ACCOMODATE PIPE SIZES AND ORIENTATION

JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-327-2427 (FAX)





SINGLE CURB INLET
NOT TO SCALE

NOTES:

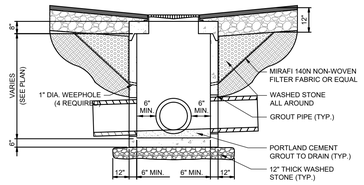
1. FRAME AND GRATE SHALL BE REQUIRED TO BE MARKED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.
2. CASTINGS SHALL BE FURNISHED WITH MANUFACTURERS' STANDARD ASPHALT COATING.
3. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
4. CONCRETE = MIN. 4000 PSI AT 28 DAYS
5. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 STEEL
6. INSTALL MANHOLE STEPS 2146 TYPE TWO, GRADE 49108 @ 16" O.C.
7. AREA DRAINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE TDOT NO. 12. STRUCTURE TRAFFIC RATING (H-20). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE.

ADJUST DIMENSIONS OF STRUCTURE AS NEEDED TO ACCOMODATE PIPE SIZES AND ORIENTATION

JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-327-2427 (FAX)



PLAN

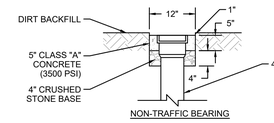


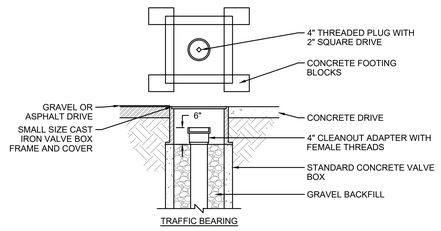
SECTION

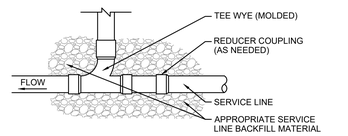
AREA DRAIN
NOT TO SCALE

NOTES:

1. ALL FITTINGS AND LINES TO BE ADS N-12 OR APPROVED EQUAL.
2. INSTALL TWO-WAY CLEANOUTS WHERE REQUIRED ON PLAN.







STORM CLEANOUT
NOT TO SCALE

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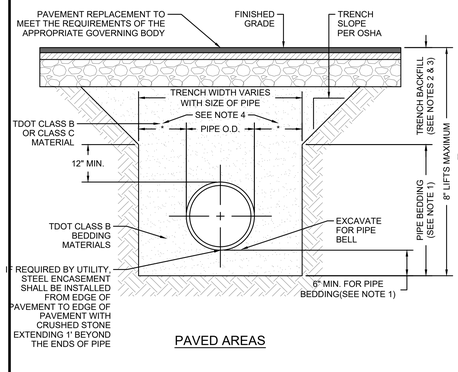
JASON C. MORELOCK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 0109251
STATE OF TENNESSEE
04/06/23

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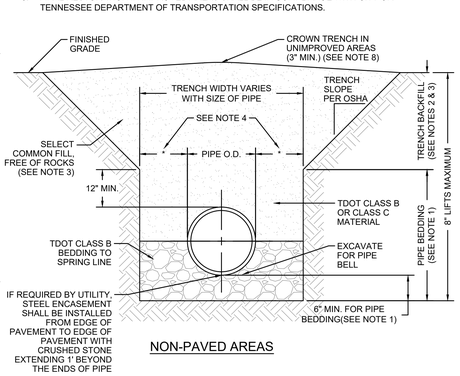
NOTES:

1. PIPE BEDDING: TDOT CLASS B BEDDING COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: TDOT CLASS B OR CLASS C MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TRENCH BACKFILL UTILIZING SELECT COMMON FILL SHALL BE IN ACCORDANCE WITH TDOT SPECIFICATIONS.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH CITY OR TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

SIEVE ANALYSIS CHART					
CRUSHED STONE ASTM D-448, NUMBER 67		SAND		SELECT NATIVE MATERIAL	
NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90 - 100	#4	60 - 100	#4	40 - 100
3/8"	20 - 55	#200	0 - 5	#200	0 - 50
#4	0 - 10	MAXIMUM P.I. = 5			
#8	0 - 5	MAXIMUM L.L. = 30		MAXIMUM P.I. = 12	



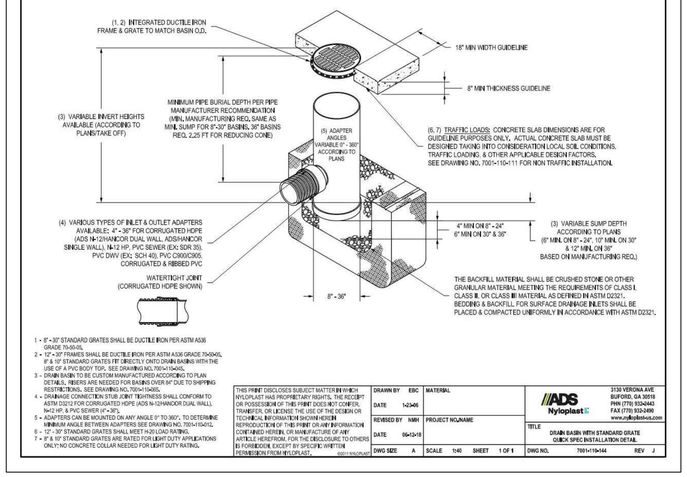
PAVED AREAS



NON-PAVED AREAS

TYPICAL STORM BEDDING
NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP., SEE DRAWING NO. 7001-110-005.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS, RIBERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS., SEE DRAWING NO. 7001-110-005.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-005.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	05-03-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

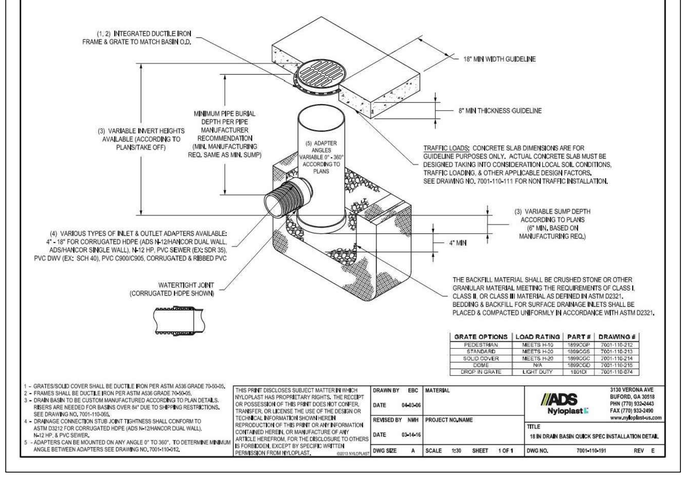
ADS Nyloplast — 3130 VERONA AVE. BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2496 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-144 REV J

NYLOPLAST AREA DRAIN - STANDARD GRATE
NOT TO SCALE

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1895COP	7001-110-212
STANDARD	MEETS H-20	1896COS	7001-110-213
SOLID COVER	MEETS H-20	1899COC	7001-110-214
CONE	N/A	1898COC	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801CI	7001-110-874

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS, RIBS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-005.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE. BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2496 www.nyloplast-us.com

TITLE: 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-191 REV E

NYLOPLAST AREA DRAIN - STANDARD GRATE
NOT TO SCALE

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

1/30/2023 7:55:08 AM

MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

DETAILS

TRANSPORTATION / F&C BUILDING
1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO.	8127
PROJECT NO.	2220.00
DATE	4/6/23
SHEET NO.	C5.1

CONSTRUCTION SPECIFICATIONS

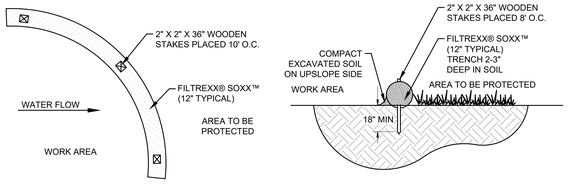
1. PROPER SITE PREPARATION IS ESSENTIAL TO ENSURE SEDIMENT WATTLES AND TUBES ARE IN COMPLETE CONTACT WITH THE UNDERLYING SOIL OR UNDERLYING SURFACE. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO INSTALLED SEDIMENT TUBES HAVE DIRECT CONTACT WITH THE UNDERLYING SOIL OR SURFACE.
2. INSTALL TUBES BY LAYING THEM FLAT ON THE GROUND. EXCAVATE A SMALL TRENCH 2-3 INCHES IN DEPTH ON THE CONTOUR AND PERPENDICULAR TO WATER FLOW. SOIL FROM THE EXCAVATION SHOULD BE STORED CLOSE BY FOR USE AFTER THE WATTLE HAS BEEN INSTALLED.
3. INSTALL TUBES SO NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE SEDIMENT TUBE. LAP THE ENDS OF ADJACENT SEDIMENT TUBES A MINIMUM OF 6-INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.
4. WOODEN STAKES SHOULD BE USED TO FASTEN THE WATTLES TO THE SOIL. WHEN CONDITIONS WARRANT, A STRAIGHT METAL BAR CAN BE USED TO DRIVE A "PILOT HOLE" THROUGH THE WATTLE AND INTO THE SOIL.
5. DRIVE WOODEN STAKES THROUGH THE WATTLE AND ANGLED SLIGHTLY AGAINST THE DIRECTION OF FLOW (SEE FIGURE 7.37-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012)). INSTALL WOODEN STAKES AT 4 FEET INTERVALS, UNLESS THE WATTLE MANUFACTURER SPECIFIES OTHERWISE, LEAVING LESS THAN 1-2 INCHES OF STAKE EXPOSED ABOVE THE WATTLE. ALTERNATELY, STAKES MAY BE PLACED ON EACH SIDE OF THE WATTLE TYING ACROSS WITH A NATURAL FIBER TWINE OR STAKING IN A CROSSING MANNER ENSURING DIRECT SOIL CONTACT AT ALL TIMES.
6. TERMINAL ENDS OF WATTLES MAY BE DOG LEGGED UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENTATION.
7. BACKFILL THE UPSLOPE LENGTH OF THE WATTLE WITH THE EXCAVATED SOIL AND COMPACT.
8. CARE SHALL BE TAKEN DURING INSTALLATION SO AS TO AVOID DAMAGE OCCURRING TO THE WATTLE AS A RESULT OF THE INSTALLATION PROCESS. SHOULD THE WATTLE BE DAMAGED DURING INSTALLATION, A WOODEN STAKE SHALL BE PLACED EITHER SIDE OF THE DAMAGED AREA TERMINATING THE LOG SEGMENT.

MAINTENANCE AND INSPECTION POINTS

1. INSPECT WATTLES AND TUBES AFTER INSTALLATION FOR GAPS UNDER AND BETWEEN THE JOINTS OF ADJACENT ENDS OF WATTLES AND TUBES.
2. REPAIR ALL RILLS, GULLIES, AND UNDERCUTTING NEAR WATTLES AND TUBES.
3. REMOVE ALL SEDIMENT DEPOSITS THAT IMPAIR THE FILTRATION CAPABILITY OF THE TUBES WHEN THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE EXPOSED TUBE.
4. REMOVE AND/OR REPLACE INSTALLED SEDIMENT TUBES AS REQUIRED TO ADAPT TO CHANGING CONSTRUCTION SITE CONDITIONS.
5. PRIOR TO FINAL STABILIZATION, BACKFILL ALL TRENCHES, DEPRESSIONS AND OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE DEVICES.

NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE EROSION CONTROL SPECIALIST.
4. FILTER SOCK IS ALLOWED TO BE USED IN ROCKY AREAS IN LIEU OF SILT FENCE.



PLAN VIEW
NOT TO SCALE

SECTIONAL VIEW
NOT TO SCALE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

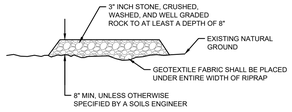
FILTER SOCK
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

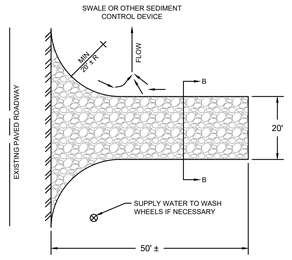
1. STORMWATER MANAGEMENT AROUND THE CONSTRUCTION EXIT MUST BE TAKEN INTO CONSIDERATION. IF STORMWATER RUNOFF FLOWS ACROSS THE STONE PAD AND ONTO THE PUBLIC RIGHT OF WAY, MUD ON THE PAD CAN BE WASHED INTO THE ROW AS WELL. DIVERSIONS OR WATERBARS SHOULD BE INSTALLED AT THE UPGRADIENT END OF THE PAD, DIRECTING RUNOFF INTO SEDIMENT TRAPS FOR TREATMENT PRIOR TO DISCHARGING RUNOFF INTO THE ROW.
2. EXCAVATE AREAS WHERE CONSTRUCTION EXITS ARE TO BE CONSTRUCTED TO A DEPTH OF AT LEAST 3 INCHES AND CLEAR THE AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
3. CONSTRUCTION EXIT AREAS SHOULD BE AT MINIMUM 50 FEET IN LENGTH BY 20 FEET IN WIDTH.
4. INSTALL A GEOTEXTILE UNDERLINER ACROSS THE FULL WIDTH AND DEPTH OF THE CONSTRUCTION EXIT TO SEPARATE THE ROCK FROM UNDERLYING SOIL.
5. PROVIDE CLEAN, WASHED STONE TO A DEPTH OF 8 INCHES. STONE SHOULD VARY IN SIZE FROM 2 TO 4 INCHES. ROCK MUST BE CLEAN ROCK WITH NO FINES. CRUSHER RUN AND ROAD BASE ARE NOT ACCEPTABLE MATERIALS FOR A CONSTRUCTION EXIT, AS THE FINES CAN BE TRACKED OUT ONTO THE ROAD.

MAINTENANCE AND INSPECTION POINTS

1. THE EXIT MUST BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MATERIAL ONTO PUBLIC RIGHTS-OF-WAY OR INTO THE STORM DRAIN SYSTEM. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH FRESH STONE OR FULL REPLACEMENT OF STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY RELATED DIVERSIONS AND SEDIMENT TRAPS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.



SECTION B-B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

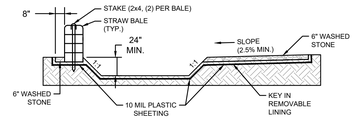
CONSTRUCTION EXIT
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

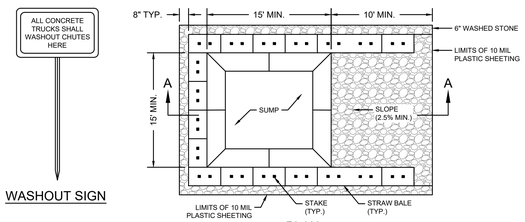
1. FACILITIES SHOULD ALSO BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
2. SITE-BUILT WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA SIZED LARGE ENOUGH TO HANDLE SOLIDS, WASH SLURRY, AND RAINFALL TO PREVENT OVERFLOW AND INCLUDE A MINIMUM OF 4" FREEBOARD.
3. THE STORAGE PIT AREA SHOULD BE LINED WITH A PERMEABLE GEOTEXTILE FABRIC.
4. DO NOT ALLOW RUNOFF FROM THE STORAGE AREA. CONSTRUCT A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN ANTICIPATED SLURRY AMOUNT, SOLID WASTE, AND DIRECT RAINWATER.
5. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.
6. AVOID CREATING RUNOFF BY DRAINING WATER TO A BERMED OR LEVEL AREA WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE.
7. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
8. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

MAINTENANCE AND INSPECTION POINTS

1. ENSURE CONTRACTORS AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE AND PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT ALLOW CONCRETE TRUCKS TO WASH INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAINS.
2. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. INSPECT PLASTIC LININGS AND SIDEWALLS OF SITE-BUILT WASHOUTS TO ENSURE THEY HAVE NOT BEEN DAMAGED DURING CONSTRUCTION ACTIVITIES. INSPECT ALL SURFACES OF PREFABRICATED WASHOUTS TO ENSURE THE CONTAINER IS NOT LEAKING.
3. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
4. INSPECTORS SHOULD NOTE WHETHER WASHOUT FACILITIES ARE BEING USED AND MAINTAINED REGULARLY. IF INSPECTOR FINDS THAT CONCRETE TRUCKS ARE BEING WASHED OUT IN LOCATIONS OTHER THAN DESIGNATED WASHOUT AREAS, THE INSPECTOR SHOULD NOTIFY THE SITE SUPERINTENDENT IMMEDIATELY AND THE SITE SUPERINTENDENT SHOULD CORRECT THE ISSUE



SECTION A-A



WASHOUT SIGN

PLAN

NOTE:
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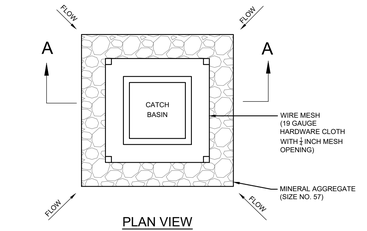
CONCRETE WASHOUT
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

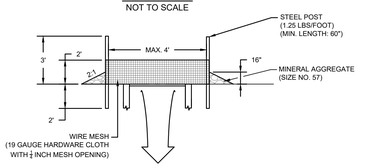
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (#57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUNDCOVER.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT SHOULD NOT BE ALLOWED TO WASH INTO THE INLET. IT SHOULD BE REMOVED FROM THE INLET PROTECTION AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN. REMOVE SEDIMENT FROM THE DEPOSITION AREAS WHEN HALF THE HEIGHT OF THE STORAGE AREA HAS BEEN FILLED.
2. CHECK MEASURE FOR DAMAGE OR EVIDENCE OF EROSION AND BYPASSING AROUND THE INLET PROTECTION. IF INLETS ARE IN SERIES, RUNOFF THAT BYPASSES AN UPGRADIENT INLET CAN OVERWHELM A DOWNGRADIENT INLET PROTECTION DEVICE. SAND BAGS, DIVERSIONS, OR OTHER METHODS SHOULD BE USED TO DIRECT RUNOFF INTO STORM DRAIN INLETS.
3. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHOULD BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHOULD BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.



PLAN VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

INLET PROTECTION (PRE-PAVED AREAS)
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KLINE SWINNEY ASSOCIATES
architecture + interior design + planning
American Institute of Architects
Leed Green Building Council
National Council of Architectural Registration Boards
Construction Specifications Institute
Association of Licensed Architects
Tennessee Society of Architects

JASON C. MORELOCK
REGISTERED LANDSCAPE ARCHITECT
No. 000803
STATE OF TENNESSEE
04/06/23

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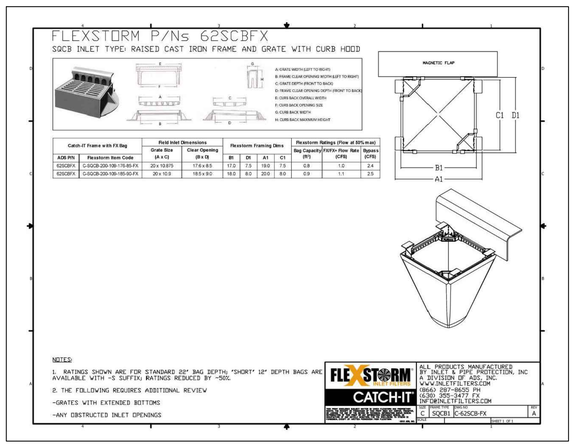
DETAILS

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8127
PROJECT NO.
2220.00
DATE
4/6/23
SHEET NO.
C5.2

* SUBSTITUTIONS SHALL BE CITY APPROVED EQUAL



INLET PROTECTION (POST-PAVED AREAS)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:
GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLODS AND STONES.

LIMING:
APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO ½ TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:
BASE APPLICATION RATES ON SOIL TESTS. WHEN SOIL TESTS ARE NOT POSSIBLE, APPLY A 10-10-10 GRADE FERTILIZER AT 700-1000LB/ACRE. BOTH FERTILIZER AND LIME SHOULD BE INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. IF A HYDRAULIC SEEDER IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES BEFORE THE APPLICATION.

SURFACE ROUGHENING:
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY, EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

CONSTRUCTION SPECIFICATIONS

SEEDING:
SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES 7.8-1 TO 7.8-3 FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ½ TO ¼ INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING:
THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS INCLUDE:
- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

MAINTENANCE AND INSPECTION POINTS

RESEED AND MULCH AREAS WHERE SEEDLING EMERGENCE IS POOR OR WHERE EROSION OCCURS, AS SOON AS POSSIBLE. DO NOT MOW.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	SOIL AMENDMENTS	MULCH	MAINTENANCE
JANUARY 1 TO MAY 1	RYE (120 LB/ACRE)	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.
MAY 1 TO AUGUST 15	OATS (60 LB/ACRE)			
	BROWN TOP MILLET (30 LB/ACRE)			
AUGUST 15 - DECEMBER 31	OATS (30 LB/ACRE)			
	WINTER WHEAT (30 LB/ACRE)			

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

TEMPORARY SEEDING
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION: ONLY CERTIFIED SEED SHALL BE USED:
REFER TO TABLE 7.9-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERMANENT, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:
TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:
WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. FIGURE 7.9-3 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) PROVIDES GUIDANCE ON THE VOLUME OF TOPSOIL REQUIRED TO PROVIDE SPECIFIC TOPSOIL DEPTHS. SOIL PH SHOULD BE ABOVE 5 – PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:
- LIGHT-TEXTURED, SANDY SOILS: 1 - 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2 - 3 TONS/ACRE

FERTILIZER:
- GRASSES: 800-1200 LB/ACRE OF 10-10-10 (OR THE EQUIVALENT)
- GRASS-LEGUME MIXTURES: 800-1200 LB/ACRE OF 5-10-10 (OR THE EQUIVALENT)

BROADCAST SEEDING:
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE PITS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INOCULANTS:
NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NO-TILL SEEDING:
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:
STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED. SEE PRACTICE 7.6 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) FOR MORE INFORMATION ON STRAW MULCH.

MAINTENANCE AND INSPECTION POINTS:

ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

RESEEDING: IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING.

PERMANENT COVER SEEDING MIXTURES (PREFERRED)

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac PLS)
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 **FEB 15 - MAY 30**	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP M

CONSTRUCTION SPECIFICATIONS

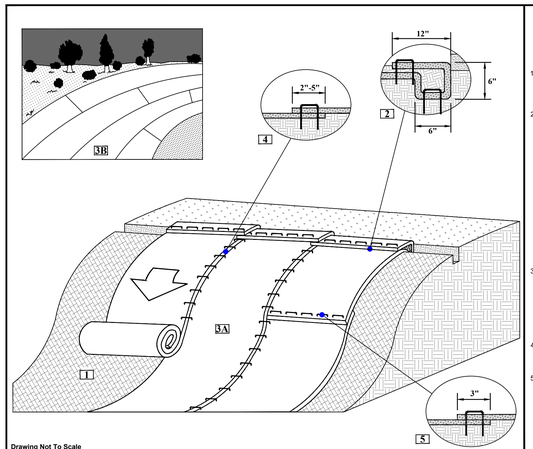
1. EVEN IF PROPERLY DESIGNED, IF NOT PROPERLY INSTALLED, EROSION CONTROL BLANKETS WILL LIKELY NOT FUNCTION AS DESIRED. PROPER INSTALLATION IS IMPERATIVE. EVEN IF PROPERLY INSTALLED, IF NOT PROPERLY TIMED AND NOURISHED, VEGETATION WILL LIKELY NOT GROW AS DESIRED. PROPER SEED/VEGETATION SELECTION IS ALSO IMPERATIVE. GRADE THE SURFACE OF INSTALLATION AREAS SO THAT THE GROUND IS SMOOTH AND SOIL LOOSE. WHEN SEEDING PRIOR TO INSTALLATION, FOLLOW THE STEPS FOR SEED BED PREPARATION, SOIL AMENDMENTS, AND SEEDING. ALL GULLIES, RILLS, AND ANY OTHER DISTURBED AREAS MUST BE FINE GRADED PRIOR TO INSTALLATION. SPREAD SEED BEFORE BLANKET INSTALLATION. (IMPORTANT: REMOVE ALL LARGE ROCKS, DIRT CLODS, STUMPS, ROOTS, GRASS CLUMPS, TRASH, AND OTHER OBSTRUCTIONS FROM THE SOIL SURFACE TO ALLOW FOR DIRECT CONTACT BETWEEN THE SOIL SURFACE AND THE BLANKET.) TERMINAL ANCHOR TRENCHES ARE REQUIRED AT BLANKET END. TERMINAL ANCHOR TRENCHES SHOULD BE A MINIMUM OF 12 INCHES IN DEPTH AND 6 INCHES IN WIDTH.
2. **INSTALLATION FOR SLOPES:** PLACE THE BLANKET 2-3 FEET OVER THE TOP OF THE SLOPE AND INTO AN EXCAVATED END TRENCH MEASURING APPROXIMATELY 12 INCHES DEEP BY 6 INCHES WIDE. PIN THE BLANKET AT 1 FOOT INTERVALS ALONG THE BOTTOM OF THE TRENCH, BACKFILL, AND COMPACT. UNROLL THE BLANKET DOWN (OR ALONG) THE SLOPE MAINTAINING DIRECT CONTACT BETWEEN THE SOIL AND THE BLANKET. OVERLAP ADJACENT ROLLS A MINIMUM OF 3 INCHES. PIN THE BLANKET TO THE GROUND USING STAPLES OR PINS IN A 3 FOOT CENTER-TO-CENTER PATTERN OR AS RECOMMENDED BY MANUFACTURER.

CONSTRUCTION SPECIFICATIONS

3. **ANCHORING DEVICES:** 11 GAUGE, AT LEAST 6 INCHES LENGTH BY 1 INCH WIDTH, STAPLES OR 12 INCH MINIMUM LENGTH WOODEN STAKES ARE RECOMMENDED FOR ANCHORING THE BLANKET TO THE GROUND. DRIVE STAPLES OR PINS SO THAT THE TOP OF THE STAPLE OR PIN IS FLUSH WITH THE GROUND SURFACE. ANCHOR EACH BLANKET EVERY 3 FEET ALONG ITS CENTER. LONGITUDINAL OVERLAPS MUST BE SUFFICIENT TO ACCOMMODATE A ROW OF ANCHORS AND UNIFORM ALONG THE ENTIRE LENGTH OF OVERLAP AND ANCHORED EVERY 3 FEET ALONG THE OVERLAP LENGTH. ROLL ENDS MAY BE SPLICED BY OVERLAPPING 1 FOOT (IN THE DIRECTION OF WATER FLOW), WITH THE UPSTREAM/UPSLOPE MAT PLACED ON TOP OF THE DOWNSTREAM/DOWNSLOPE BLANKET. THIS OVERLAP SHOULD BE ANCHORED AT 1 FOOT SPACING ACROSS THE BLANKET. WHEN INSTALLING MULTIPLE WIDTH MATS HEAT SEAMED IN THE FACTORY, ALL FACTORY SEAMS AND FIELD OVERLAPS SHOULD BE SIMILARLY ANCHORED.

MAINTENANCE AND INSPECTION POINTS

1. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE BLANKET.
2. ANY AREAS OF THE BLANKET THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
3. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REPAIRED.
4. MONITOR AND REPAIR THE BLANKET AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED. INSPECTIONS SHOULD INCLUDE WALKING ACROSS THE SLOPE TO CHECK FOR EROSION GULLIES THAT CAN BE FELT RATHER THAN SEEN.



Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE: In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

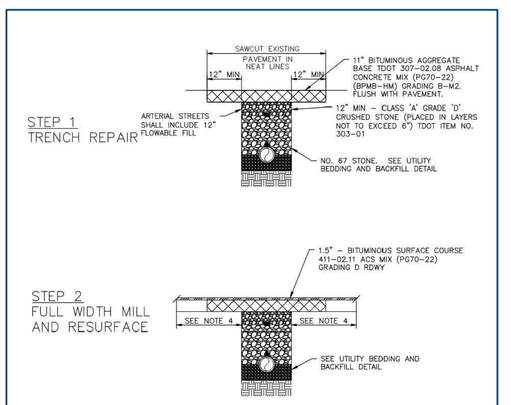
Tensar. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.tensarnagreen.com

Disclaimer: The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 3-16-11

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
NOT TO SCALE

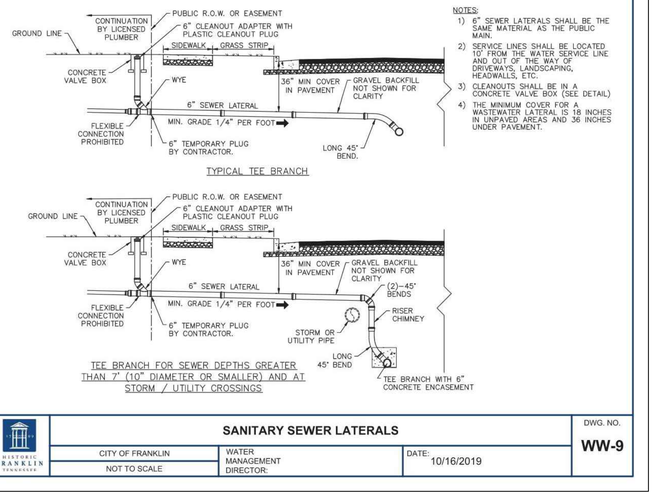


NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

ASPHALT PAVEMENT TRENCH REPAIR PARKING COLLECTOR AND ARTERIAL STREET			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DATE: 1/1/2020	RD-7
NOT TO SCALE			

CITY OF FRANKLIN DWG. NO. RD-7 ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET
NOT TO SCALE



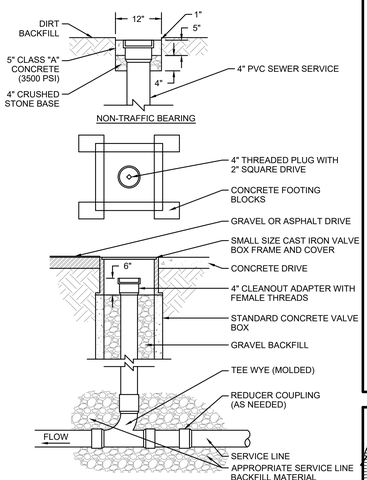
NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

SANITARY SEWER LATERALS			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-9
NOT TO SCALE			

SANITARY SEWER LATERAL
NOT TO SCALE

NOTES:

1. ALL FITTINGS AND LINES TO BE SDR 35 PVC.
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".
3. INSTALL TWO-WAY CLEANOUTS WHERE REQUIRED ON PLAN.

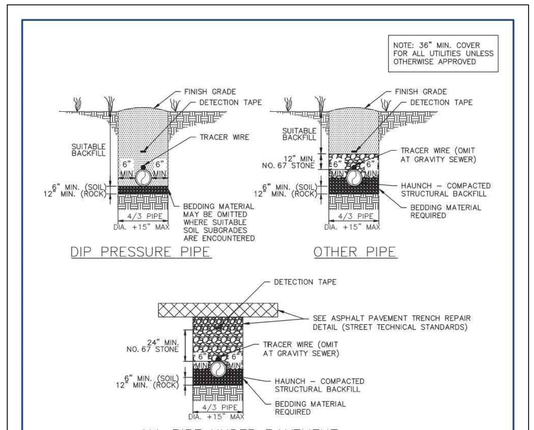


SEWER CLEANOUT
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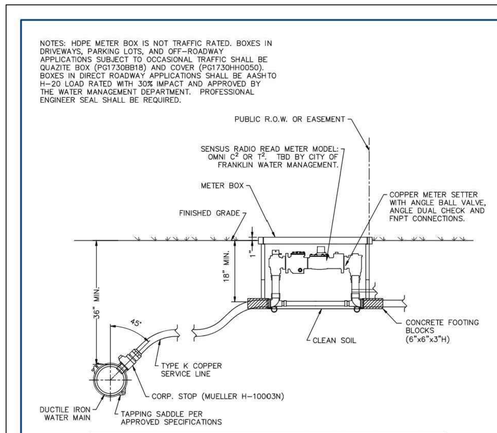
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NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

UTILITY BEDDING AND BACKFILL DETAIL			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-8
NOT TO SCALE			

BEDDING AND BACKFILLING FOR GRAVITY LINES
NOT TO SCALE



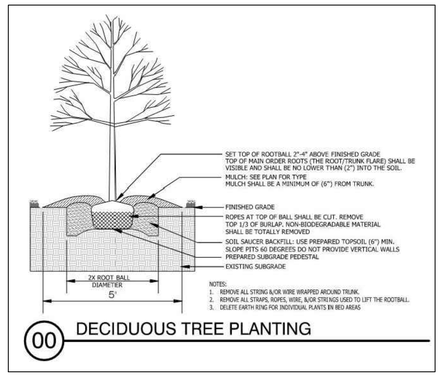
NOTES: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1730BR18) AND COVER (PG1730HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.

METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RMB173018-SW-W 17"X30"X18"	720-609-WDFF-660 (NOTE 1)
2"	RMB173018-SW-W 17"X30"X18"	720-710-KDFF-770 (NOTE 1)

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
6) BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

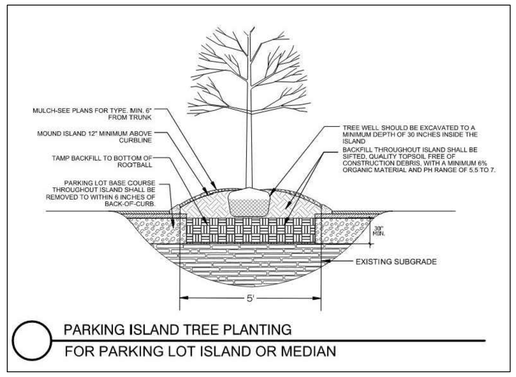
1-1/2" AND 2" WATER SERVICE ASSEMBLIES			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-2
NOT TO SCALE			

1-1/2" AND 2" WATER SERVICE ASSEMBLIES
NOT TO SCALE



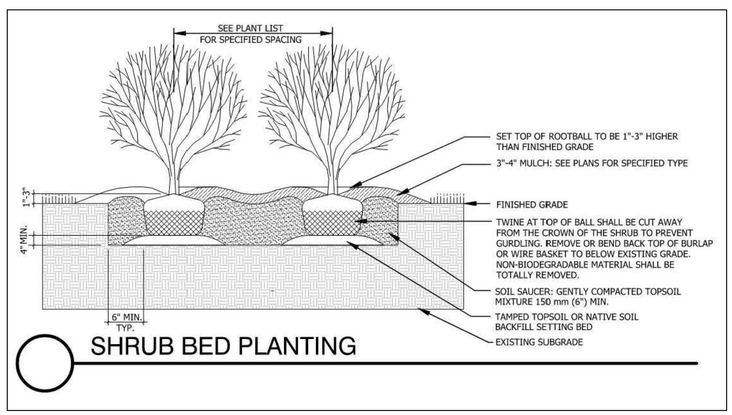
00 DECIDUOUS TREE PLANTING

DECIDUOUS TREE PLANTING
NOT TO SCALE



PARKING ISLAND TREE PLANTING
FOR PARKING LOT ISLAND OR MEDIAN

PARKING ISLAND TREE PLANTING
NOT TO SCALE



SHRUB BED PLANTING

SHRUB BED PLANTING
NOT TO SCALE

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

DETAILS

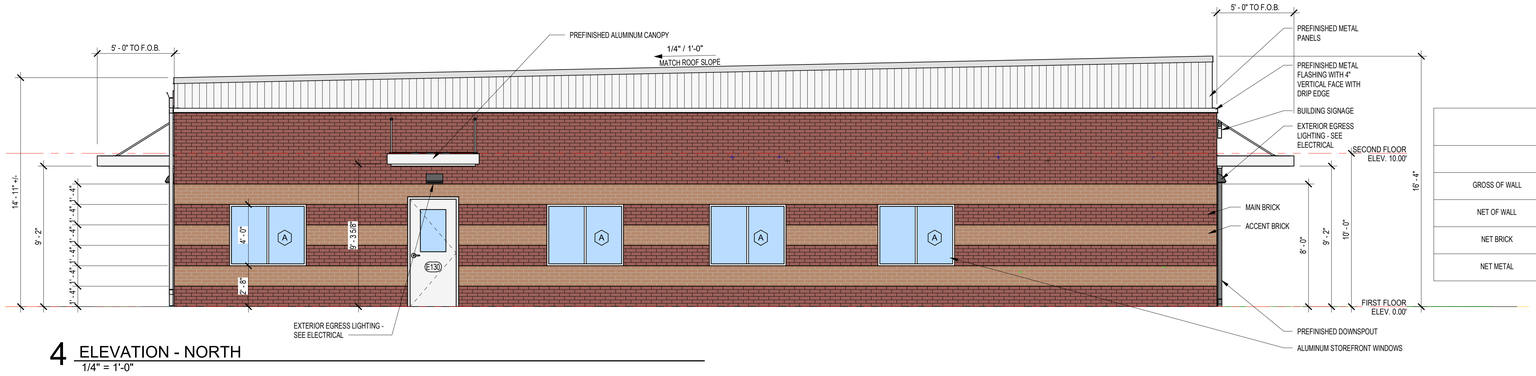
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1777 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS

COF PROJECT NO. 8127
PROJECT NO. 2220.00
DATE 4/6/23
SHEET NO. C5.3

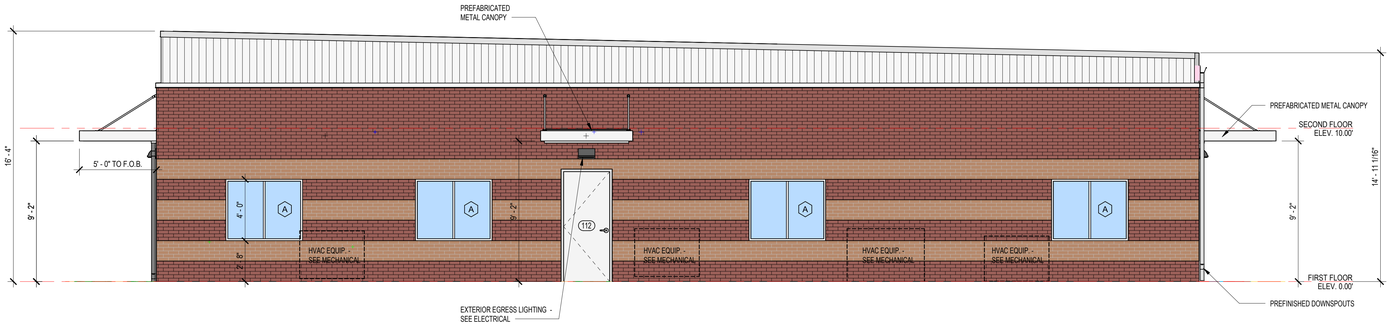
MORELOCK ENGINEERING
4611 ROBIN LANE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

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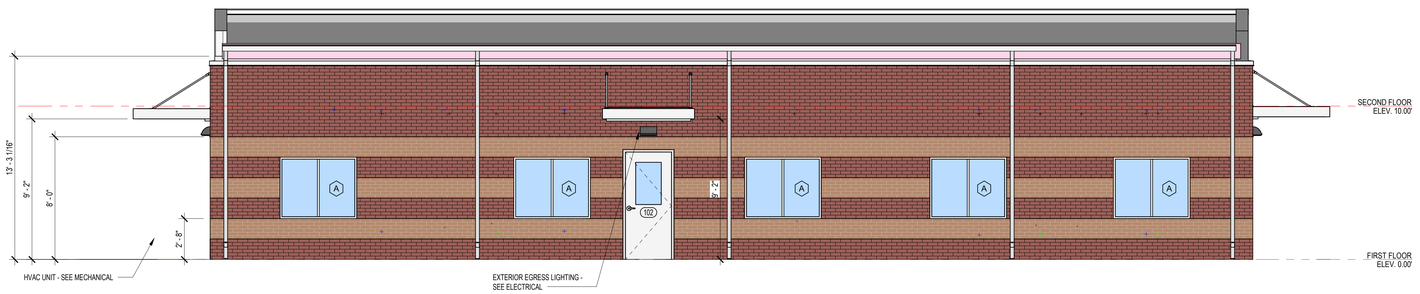
4 ELEVATION - NORTH
1/4" = 1'-0"

NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,055 SQ. FT.	N/A
NET OF WALL	946 SQ. FT.	N/A
NET BRICK	776 SQ. FT.	82%
NET METAL	181 SQ. FT.	18%



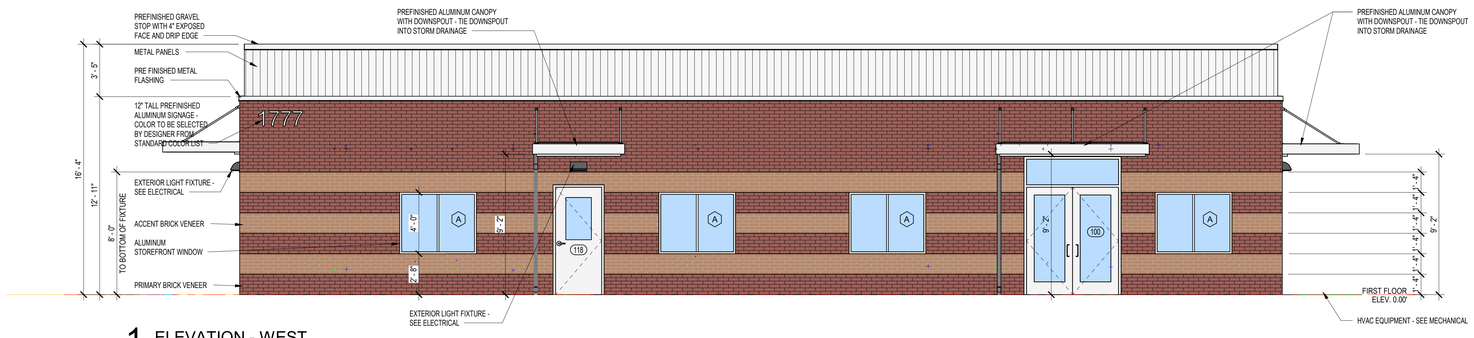
3 ELEVATION - SOUTH
1/4" = 1'-0"

SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,055 SQ. FT.	N/A
NET OF WALL	946 SQ. FT.	N/A
NET BRICK	776 SQ. FT.	82%
NET METAL	181 SQ. FT.	18%



2 ELEVATION - EAST
1/4" = 1'-0"

EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	895 SQ. FT.	N/A
NET OF WALL	735 SQ. FT.	N/A
NET BRICK	735 SQ. FT.	100%
NET METAL	0 SQ. FT.	0%



1 ELEVATION - WEST
1/4" = 1'-0"

WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,103 SQ. FT.	N/A
NET OF WALL	930 SQ. FT.	N/A
NET BRICK	700 SQ. FT.	75%
NET METAL	230 SQ. FT.	25%

EXTERIOR MATERIALS



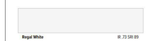
MAIN BRICK - BURGUNDY
(NOT ACTUAL MORTAR COLOR)



ACCENT BRICK - CORDOVA
(SHOWN WITH ACTUAL MORTAR COLOR SELECTED)

MORTAR - ARGOS CRIMSON

KANSAS BRICK AND TILE OR APPROVED EQUAL BRICK VENEER (MATCH COLOR OF EXISTING BRICK AT WCS PROFESSIONAL DEVELOPMENT CENTER BUILDING)



REGAL WHITE KIRBY METAL PANELS OR APPROVED EQUAL (MATCH COLOR OF EXISTING METAL PANELS AT WCS SCHOOL BUS GARAGE)

GLAZING PERCENTAGE IS 9%

BUILDING TYPE - CIVIC BUILDING

F.F.E. 731.3'

MECHANICAL UNITS WILL BE PLACED ON THE GROUND.

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

ELEVATION GENERAL NOTES:

1. BRICK VENEER COLOR ON ELEVATIONS MAY VARY FROM SELECTED MASONRY PRODUCTS.
2. TIE ALL DOWNSPOUTS INTO STORM DRAINAGE LINES - SEE CIVIL
3. COORDINATE ALL MATERIAL SELECTIONS WITH DESIGNER.

22 middleton street nashville, tennessee 37210
KLINE SWINNEY ASSOCIATES
architecture + interior design + planning
American Institute of Architects
United States Green Building Council
National Council of Architectural Registration Boards
Construction Specifications Institute
American Institute of Architects
Tennessee Society of Architects

DANIEL HUNTER SWINNEY
REGISTERED ARCHITECT
AGNOLUCIUS
No. 109199
STATE OF TENNESSEE

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ELEVATIONS - NEW BUILDING

TRANSPORTATION / F&C BUILDING
1777 W MAIN STREET
FRANKLIN, TN 37064

REVISIONS

PROJECT NO. 2220.00
DATE 4/6/23
SHEET NO. A5.01

CITY OF FRANKLIN COF NO.: 8127

4/5/2023 11:21:30 AM

City of Franklin

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

File #: 21-04566

DATE: April 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:

Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 8 Single-Family Lots, 46 Townhome Lots, 6 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 40 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8136
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Tim Downey, Southern Land Company

BACKGROUND/STAFF COMMENTS:
This final plat creates 8 single-family lots, 46 townhome lots, 6 open space lots, and dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the April 2023 Administrative agenda, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

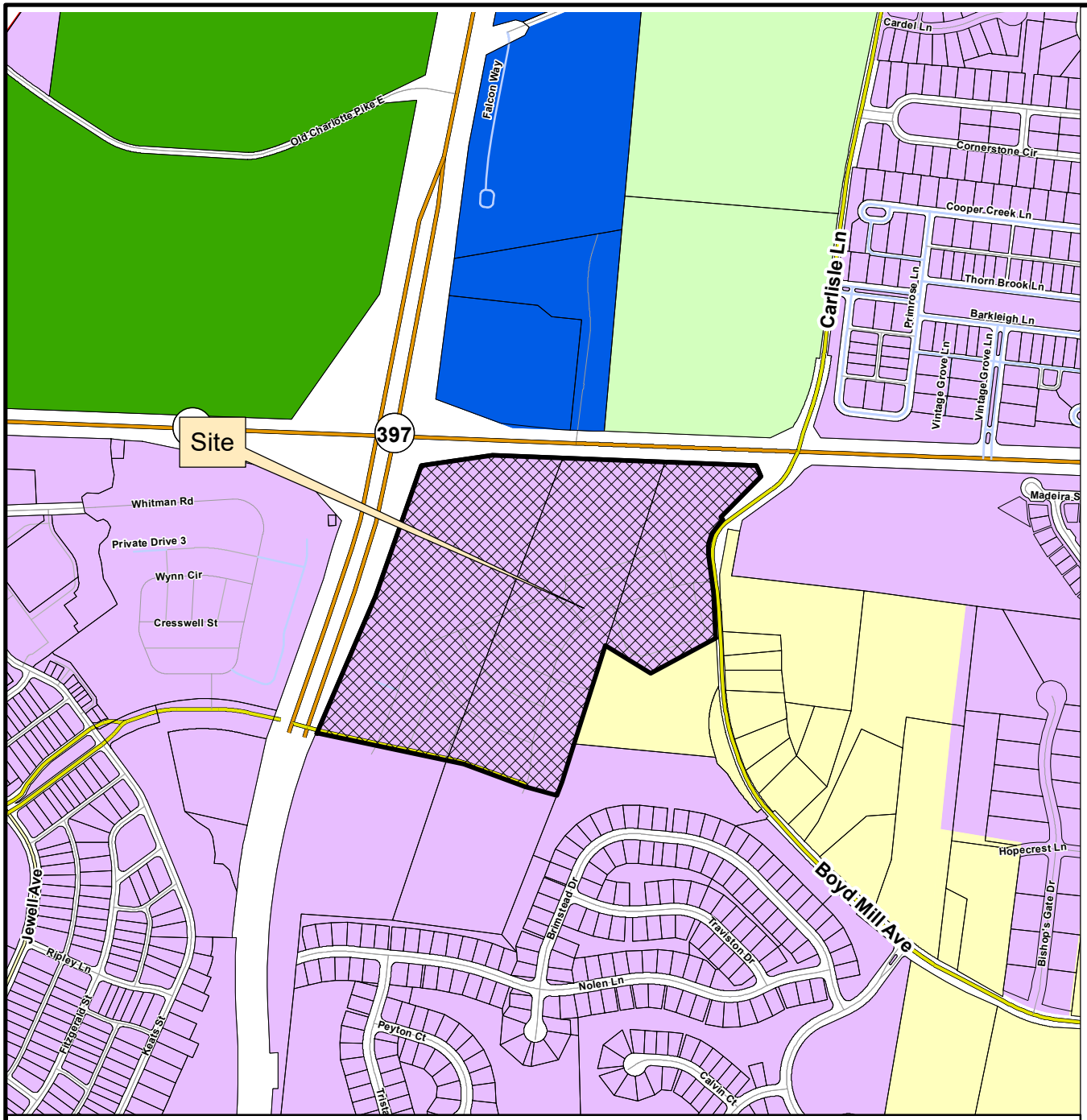
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section Jewell 1. The conditions are attached.



WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 1
FINAL PLAT

Project Information
Existing Zoning: PD Planned District
Overlay Districts: None
Site Acreage: 4.06 acres
Total Number of Lots: 54

Legend

- New Hwy 96
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8136

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

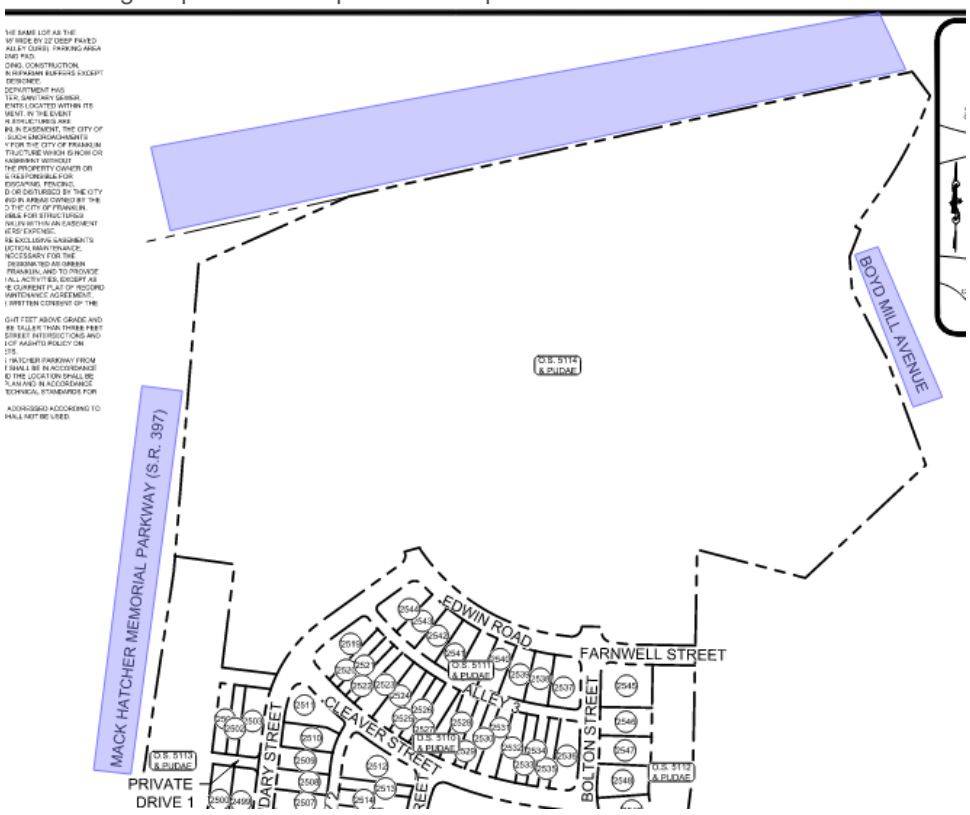
15. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan COF #8103, which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.

16. C. Final Plat

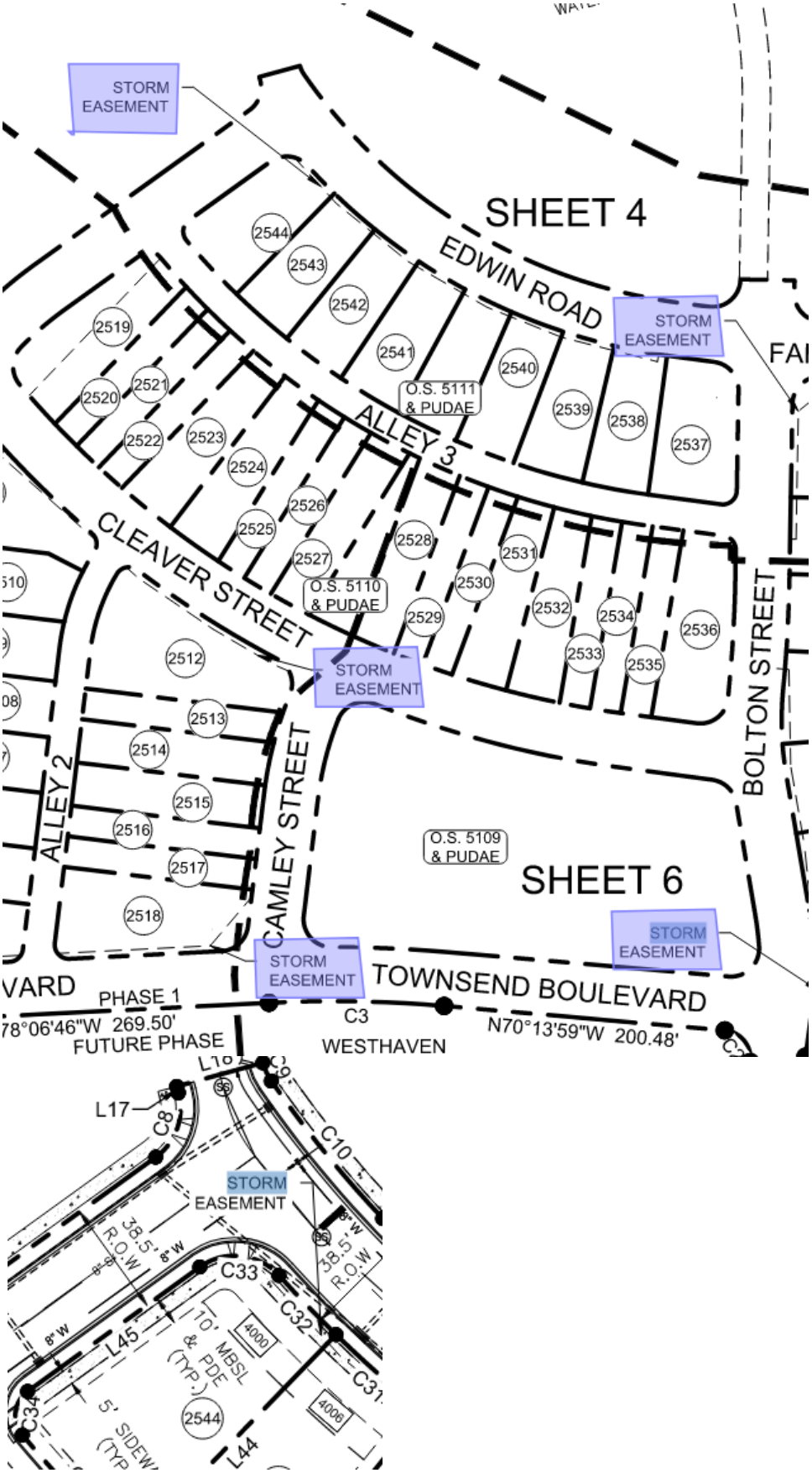
lance.fittro@franklintn.gov The previous comment, "*Applicant shall showthe ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat, including NewHwy 96 West.*" has not been addressed.

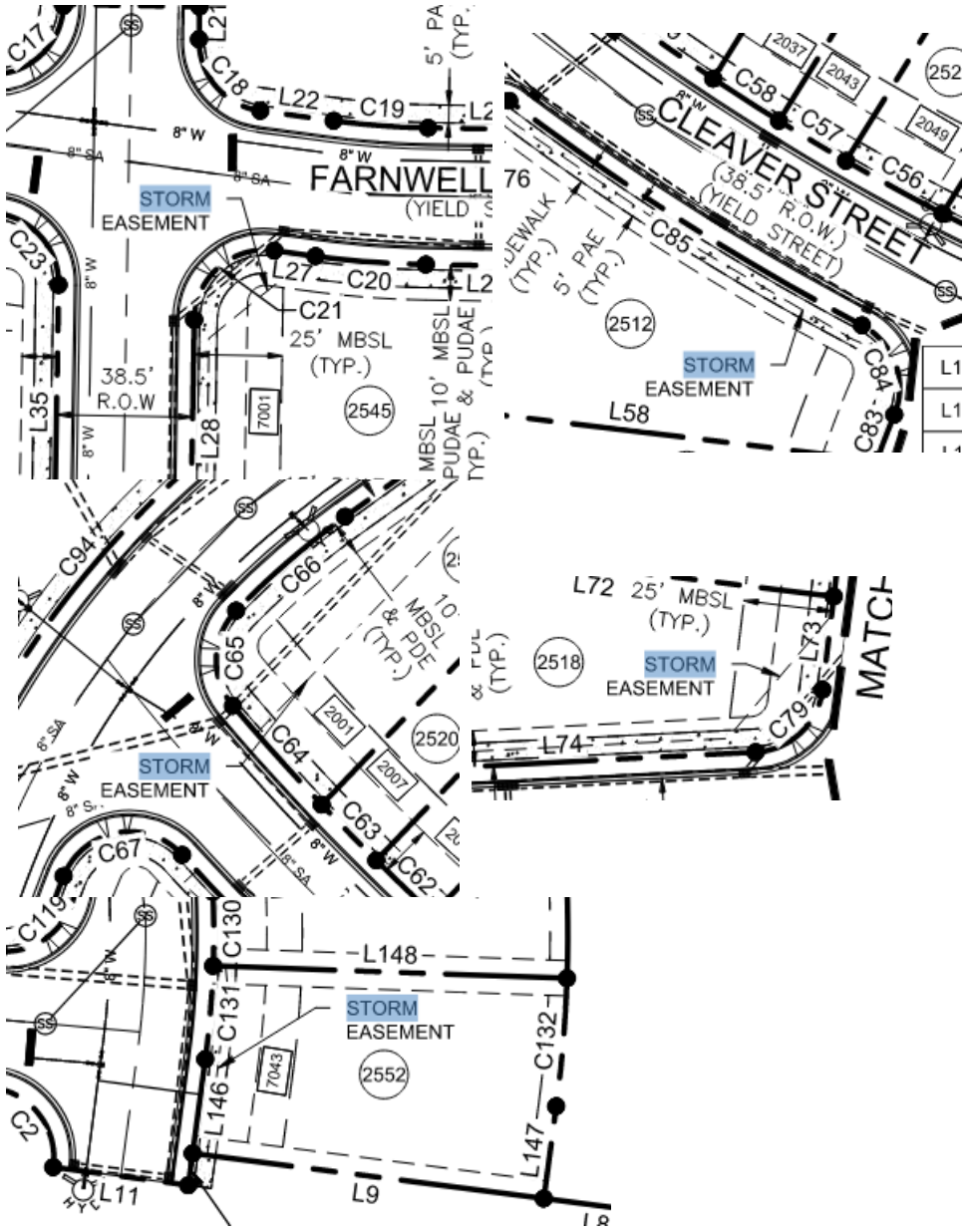
Applicant shall show and label the ROW width and street classification of the roadways surrounding the platted development on the plat:



23. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall revise the easement labels highlighted below to be "Public Drainage Easement" rather than Storm Easement on the plat:

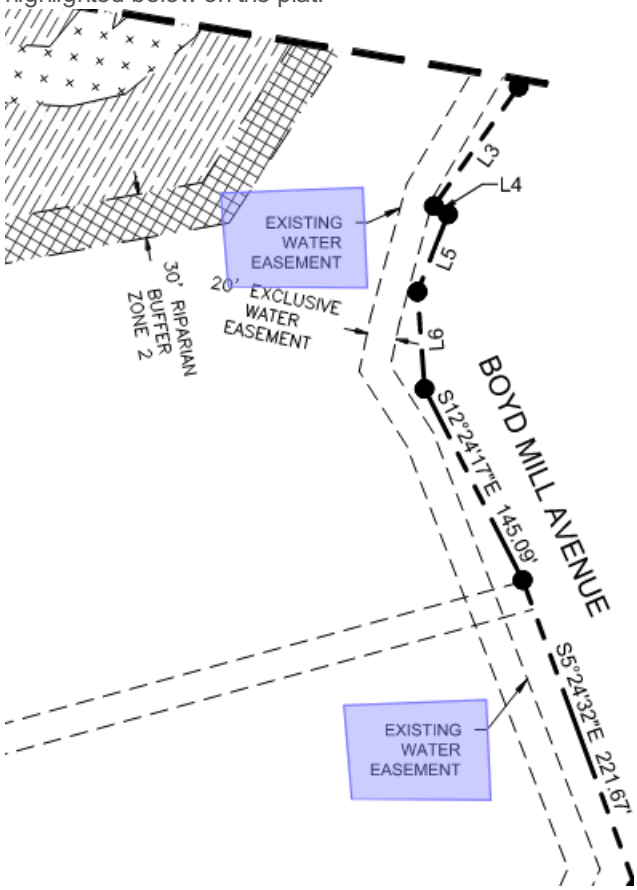

STORM EASEMENT
SHEET 4
EDWIN ROAD
STORM EASEMENT
2544
2543
2542
2541
2540
2539
2538
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2519
2520
2521
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2523
2524
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2526
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2529
2530
2531
2532
2533
2534
2535
2536
O.S. 5111 & PUDAE
ALLEY 3
CLEAVER STREET
O.S. 5110 & PUDAE
STORM EASEMENT
BOLTON STREET
2512
2513
2514
2515
2516
2517
2518
ALLEY 2
CAMLEY STREET
O.S. 5109 & PUDAE
SHEET 6
STORM EASEMENT
STORM EASEMENT
TOWNSEND BOULEVARD
PHASE 1
FUTURE PHASE
C3
WESTHAVEN
N70°13'59"W 200.48'
L17
C8
C10
STORM EASEMENT
38.5' R.O.W
C33
C32
C31
L45
L44
10' MBSL & PDE (TYP.)
4000
4006
2544



25. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*For all existing easements, provide references (book and page number) for their creation. Only those easements which are being newly-dedicated with this plat should be shown absent such references.* " has not been fully-addressed.

Applicant shall provide recording references for the existing water easements highlighted below on the plat:



Parks

General Issues

6. Parkland information

kevinl@franklintn.gov Parks: Include all previous parkland information to plat and stating Parkland requirements will be in effect at the 2751 dwelling. Do not see what this was added to plat

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts, transferred from the associated site plan COF# 8103 (Westhaven PUD Subdivision, Site Plan, Section Jewell 1, Revision 1) (These sureties replace those originally assigned to COF 7682 (Westhaven PUD Subdivision, Site Plan, Section Jewell 1):	
I. City Water:	**$431,000**
II. City Sewer:	**$797,000**
III. Public Sidewalk:	**$302,000**
IV. City Streets:	**$1,215,000**
V. Private Streets (Including Shared Access):	**$20,000**
VI. Street Access	**$20,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$839,000**
XI. Green Infrastructure:	**$81,000**

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

Line Items (For Reference Only:)		
8" MAIN	4637	LF
FIRE HYDRANT	7	EA
8" MAIN	4500	LF
4' MANHOLES	45	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	27867	SF
HANDICAP RAMP AND DETECTABLE WARNING	27	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	12681	SY
CONCRETE CURB	1455	LF
CONCRETE CURB AND GUTTER	6948	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
LOCAL AND ALLEY PAVEMENT	194	SY
CONCRETE CURB	154	LF
CONCRETE CURB AND GUTTER	22	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	2	EA
15" RCP CULVERT	2192	LF
18" RCP CULVERT	988	LF
24" RCP CULVERT	1637	LF
30" RCP CULVERT	741	LF

36" RCP CULVERT	129	LF
42" RCP CULVERT	407	LF
NON-STANDARD RCP (Elliptical, smaller than 15", etc., indicate dimension in description)	91	LF
HEADWALLS (Concrete Volume)	9	CY
SINGLE INLET/JUNCTION BOX	72	EA
DOUBLE INLET	19	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	1648	CY
SPECIAL ITEM 01 (WATER QUALITY UNIT, ETC.)	2	EA

[Edited By Kevin Long]

Planning

General Issues

29. Street Name Consistency with Site Plan

chelsea.randolph@franklintn.gov Applicant shall remove "Farnwell Street" label as it does not match the proposed site plan.

Stormwater

General Issues

10. Plats

jeff.willoughby@franklintn.gov I guess what I should've said is has the ARAP and mitigation been approved and accepted by TDEC?

Water/Sewer

General Issues

12. Proposed site plan

scott.andrews@franklintn.gov Applicant shall be advised WMD will not approve the proposed plat independent of the proposed site plan. In addition, the plat cannot be recorded until final approval of the proposed site plan.

Applicant shall also be advised the plat will need a revision for the easement around the proposed off-site water line should the location/alignment of that water line change.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 54 LOTS, AND 6 OPEN SPACES, AND TO DEDICATE PUBLIC RIGHT-OF-WAY AND EASEMENTS.
2. SUBJECT PROPERTY IS SHOWN AS SECTION JEWELL - 1 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.00, 28.01, AND 28.02 ON PROPERTY MAP 64.
4. ZONING: PLANNED DEVELOPMENT (2.26)
5. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T4 TRANSECT ZONE - SIDEYARD HOUSE, COTTAGE, OR HOUSE.
   MINIMUM SETBACK REQUIREMENTS (SECTION JEWELL - 1 LOTS):
   FRONT YARD - 10'
   REAR YARD - 5'
   SIDE YARD - 5' (MIN. 10' BETWEEN BUILDINGS)
   (MINIMUM 0' BETWEEN TOWNHOME UNITS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

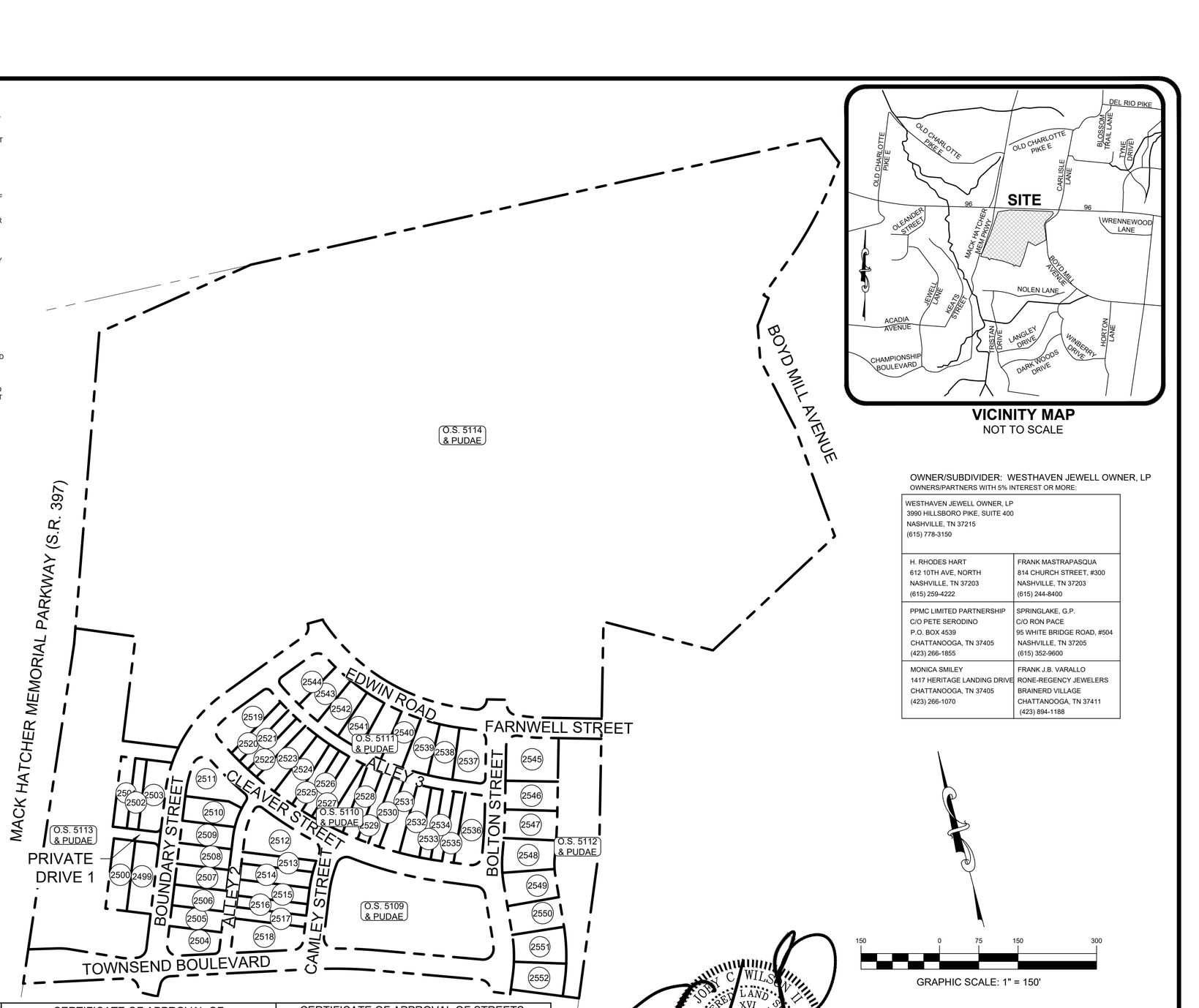
   REAR YARD/ALLEY SETBACK - 7' (MINIMUM 18' WIDE X 22' DEEP
   PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD/NON-ALLEY SETBACK - 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)

6. ALL LOTS IN SECTION JEWELL - 1 FALL IN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.
7. SECTION JEWELL - 1 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
   MINIMUM.....1,000 S.F.
   MAXIMUM.....10,000 S.F.
   MAXIMUM BUILDING HEIGHTS....2 STORIES

8. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMER 29, 2006.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC OR PRIVATE RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
12. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
16. 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.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
22. 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.
23. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
24. REQUIRED EXTERIOR PARKING:
    A. SINGLE FAMILY DETACHED RESIDENCE 2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB). PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.
25. 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.
26. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
27. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
28. 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.
29. THERE SHALL BE NO DIRECT ACCESS TO MACK HATCHER PARKWAY FROM ANY LOTS. ACCESS TO NEW HIGHWAY 96 WEST SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, AND THE LOCATION SHALL BE DETERMINED THROUGH APPROVAL OF A SITE PLAN AND IN ACCORDANCE WITH FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS FOR DRIVEWAY AND INTERSECTION SPACING.
30. HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE

OWNER/SUBDIVIDER: WESTHAVEN JEWELL OWNER, LP
OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN JEWELL OWNER, LP 3990 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 (615) 778-3150	
H. RHODES HART 612 10TH AVE, NORTH NASHVILLE, TN 37203 (615) 259-4222	FRANK MASTRAPASQUA 814 CHURCH STREET, #300 NASHVILLE, TN 37203 (615) 244-8400
PPMC LIMITED PARTNERSHIP C/O PETE SERODINO P.O. BOX 4539 CHATTANOOGA, TN 37405 (423) 266-1855	SPRINGLAKE, G.P. C/O RON PACE 95 WHITE BRIDGE ROAD, #504 NASHVILLE, TN 37205 (615) 352-9600
MONICA SMILEY 1417 HERITAGE LANDING DRIVE CHATTANOOGA, TN 37405 (423) 266-1070	FRANK J.B. VARALLO RONE-REGENCY JEWELERS BRAINERD VILLAGE CHATTANOOGA, TN 37411 (423) 894-1188

150 0 75 150 300
GRAPHIC SCALE: 1" = 150'

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL-1 , HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $X FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

HB&TS UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL-1 , HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $X FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL - 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $X FOR STREETS, $X FOR DRAINAGE, $X FOR SIDEWALKS, AND $X FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

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

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8643, PAGE 910, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 0000, PAGE 0000, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK 0000, PAGE 0000, R.O.W.C.

OWNER(S) — DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE X DAY OF X, 20X.

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM — DATE

CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE — NO. 2089 — 04/06/23

WILSON & ASSOCIATES, P.C. — Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, SECTION JEWELL - 1

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	40.000	TOTAL NO. OF LOTS:	54
ACRES NEW RD/ST:	3.681 (ROW)	L.F. OF NEW RD/ST:	4696.85
ACRES OPEN SPACE:	30.593	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 150'	DATE:	04/06/2023

WA PROJECT NO. 20-1478 COF PROJECT NO. 8136 SHEET 1 0F 6

HATCH LEGEND

EXISTING WETLAND

RIPARIAN BUFFER ZONE 1

RIPARIAN BUFFER ZONE 2

MATCH LINE SEE THIS SHEET

POB
N:582534.2028
E:1698302.0692

S87°48'42"E 325.44'

N80°40'41"E 317.12'

L1

30' RIPARIAN BUFFER ZONE 1

EXISTING WETLAND

TOP OF BANK

EXISTING INTERMITTENT STREAM

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

STORMWATER MANAGEMENT FACILITY

EXISTING WATER EASEMENT

20' EXCLUSIVE WATER EASEMENT

L3

L4

L5

97

S12°24'17"E 145.09'

BOYD MILL AVENUE

O.S. 5114 & PUDAE

N19°20'50"E 567.08'

100' TVA EASEMENT

S55°24'32"E 221.67'

20' EXCLUSIVE WATER EASEMENT

20' EXCLUSIVE WATER EASEMENT

20' EXCLUSIVE WATER EASEMENT

S61°36'59"W 319.11'

N60°34'55"W 216.12'

S15°48'36"W 185.43'

L7

S15°48'36"W 209.24'

O.S. 5112 & PUDAE

S22°25'32"W 289.03'

MACK HATCHER MEMORIAL PARKWAY (S.R. 397)

L15

L14

N23°16'22"E 589.84'

GREEN INFRASTRUCTURE EASEMENT

BIORETENTION POND

SHEET 5

30' SANITARY SEWER EXCLUSIVE EASEMENT

EXCLUSIVE WATER EASEMENT

O.S. 5113 & PUDAE

PRIVATE DRIVE 1

20' SANITARY SEWER EXCLUSIVE EASEMENT

BOUNDARY STREET

ALLEY 2

CAMLEY STREET

BOLTON STREET

STORM EASEMENT

SHEET 4

EDWIN ROAD

FARNWELL STREET

ALLEY 3

CLEAVER STREET

O.S. 5111 & PUDAE

O.S. 5110 & PUDAE

O.S. 5109 & PUDAE

SHEET 6

TOWNSEND BOULEVARD

PHASE 1

N78°06'46"W 269.50'

FUTURE PHASE

WESTHAVEN SUBDIVISION FUTURE PHASE

N70°13'59"W 200.48'

N78°06'46"W 199.28'

C1

C2

C3

C4

C5

C6

L8

L9

L10

L11

L12

L13

20' SANITARY SEWER EXCLUSIVE EASEMENT

BOLTON STREET

S87°34'21"E 390.09'

S87°54'57"E 286.12'

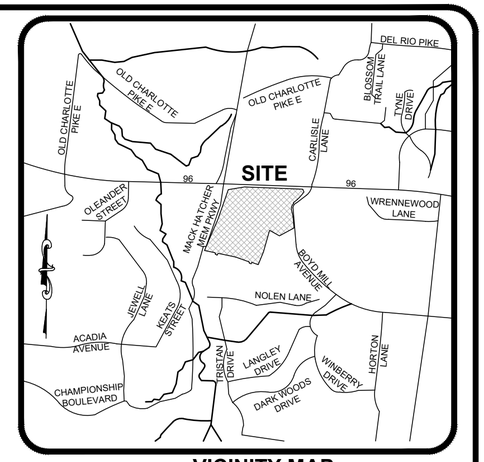
L2

C1

TOP OF BANK

EXISTING INTERMITTENT STREAM

MATCH LINE SEE THIS SHEET



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE
NO. 2089
6/06/23

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, SECTION JEWELL - 1

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

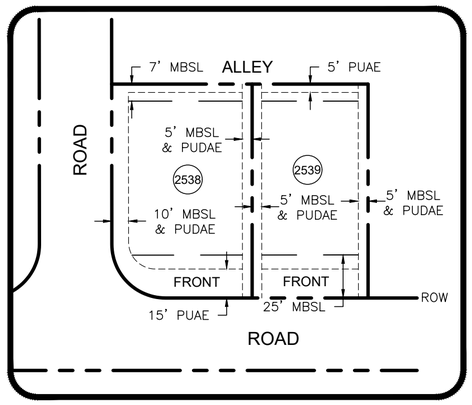
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	40.000	TOTAL NO. OF LOTS:	54
ACRES NEW RD/ST:	3.681 (ROW)	L.F. OF NEW RD/ST:	4696.85
ACRES OPEN SPACE:	30.593	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	04/06/2023

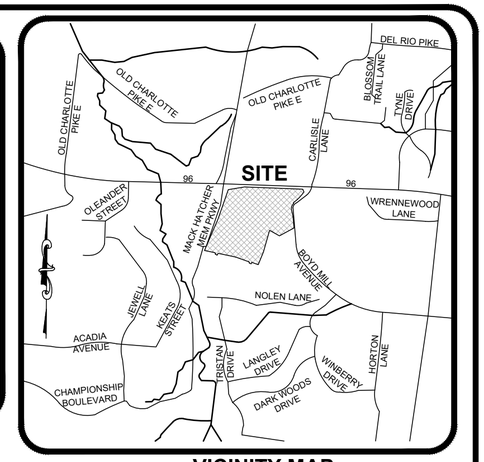
WA PROJECT NO. 20-1478 COF PROJECT NO. 8136 SHEET 2 0F 6

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT



TYPICAL LOT LAYOUT - SINGLE FAMILY LOTS
N.T.S.



VICINITY MAP
NOT TO SCALE

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2499	6192.86	0.142
2500	5530.36	0.127
2501	3644.99	0.084
2502	2970.00	0.068
2503	5890.81	0.135
2504	4823.93	0.111
2505	4000.00	0.092
2506	4000.00	0.092
2507	4000.00	0.092
2508	4000.00	0.092
2509	4292.44	0.099
2510	4860.76	0.112
2511	6222.75	0.143
2512	8934.34	0.205
2513	3064.33	0.070
2514	4214.89	0.097
2515	4185.10	0.096
2516	2970.00	0.068

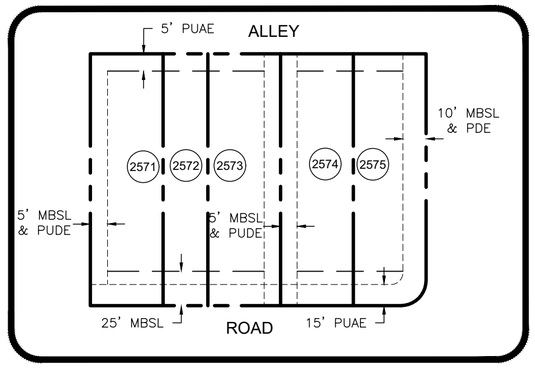
Lot Area Table		
Lot #	Area (SF)	Area (AC)
2517	2970.00	0.068
2518	7330.47	0.168
2519	6524.53	0.150
2520	2972.10	0.068
2521	2970.16	0.068
2522	2972.10	0.068
2523	4944.85	0.114
2524	4810.25	0.110
2525	2970.65	0.068
2526	2970.65	0.068
2527	4193.40	0.096
2528	4191.68	0.096
2529	2970.34	0.068
2530	2971.10	0.068
2531	4527.26	0.104
2532	4489.40	0.103
2533	2970.50	0.068
2534	2970.79	0.068

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2535	2971.97	0.068
2536	6189.29	0.142
2537	5664.40	0.130
2538	4293.96	0.099
2539	4429.04	0.102
2540	4168.14	0.096
2541	4317.23	0.099
2542	4320.13	0.099
2543	4318.61	0.099
2544	5328.44	0.122
2545	8360.42	0.192
2546	5537.50	0.127
2547	5559.59	0.128
2548	6064.11	0.139
2549	5946.11	0.137
2550	5657.76	0.130
2551	6101.93	0.140
2552	5793.06	0.133

Lot Line Table		
Line #	Length	Direction
L1	114.11'	S87°48'42"E
L2	57.75'	S21°53'36"E
L3	98.81'	S50°14'04"W
L4	11.06'	S43°56'03"E
L5	56.15'	S36°18'11"W
L6	65.66'	S10°34'52"W
L7	38.50'	S15°48'36"W
L8	31.32'	N67°52'34"W
L9	100.00'	N67°52'34"W
L10	9.10'	S22°25'32"W
L11	38.50'	N67°34'28"W
L12	23.27'	S28°19'24"W
L13	38.50'	N61°46'30"W
L14	66.39'	N23°16'22"E
L15	30.00'	N19°20'50"E

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
5109	46550.27	1.069
5110	2930.00	0.067
5111	4110.96	0.094
5112	32250.13	0.740
5113	89075.77	2.045
5114	1157726.99	26.578

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	193.70'	788.50'	14° 04' 29"	S41° 27' 05"W	193.21'
C2	32.34'	20.00'	92° 39' 31"	N23° 54' 13"W	28.93'
C3	124.67'	906.50'	7° 52' 47"	N74° 10' 22"W	124.57'
C4	25.68'	20.00'	73° 33' 51"	S65° 06' 19"W	23.95'
C5	0.83'	480.75'	0° 05' 54"	S28° 16' 27"W	0.83'
C6	1.01'	532.01'	0° 06' 31"	N28° 16' 47"E	1.01'
C7	37.14'	20.02'	106° 16' 56"	N24° 53' 41"W	32.04'



TYPICAL LOT LAYOUT- TOWNHOMES DETAILS
N.T.S.

JODY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
6/06/23
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, SECTION JEWELL - 1

RECORDING STAMP HERE

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FINAL SUBDIVISION PLAT

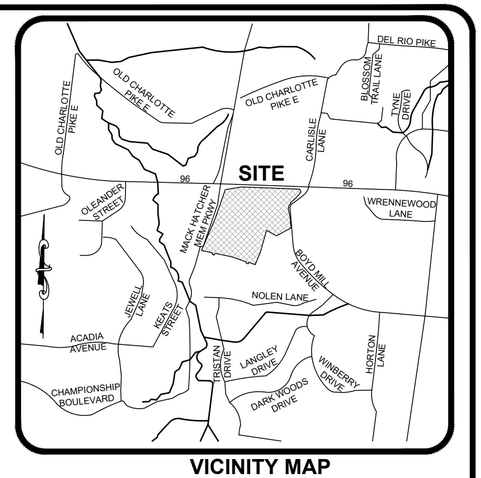
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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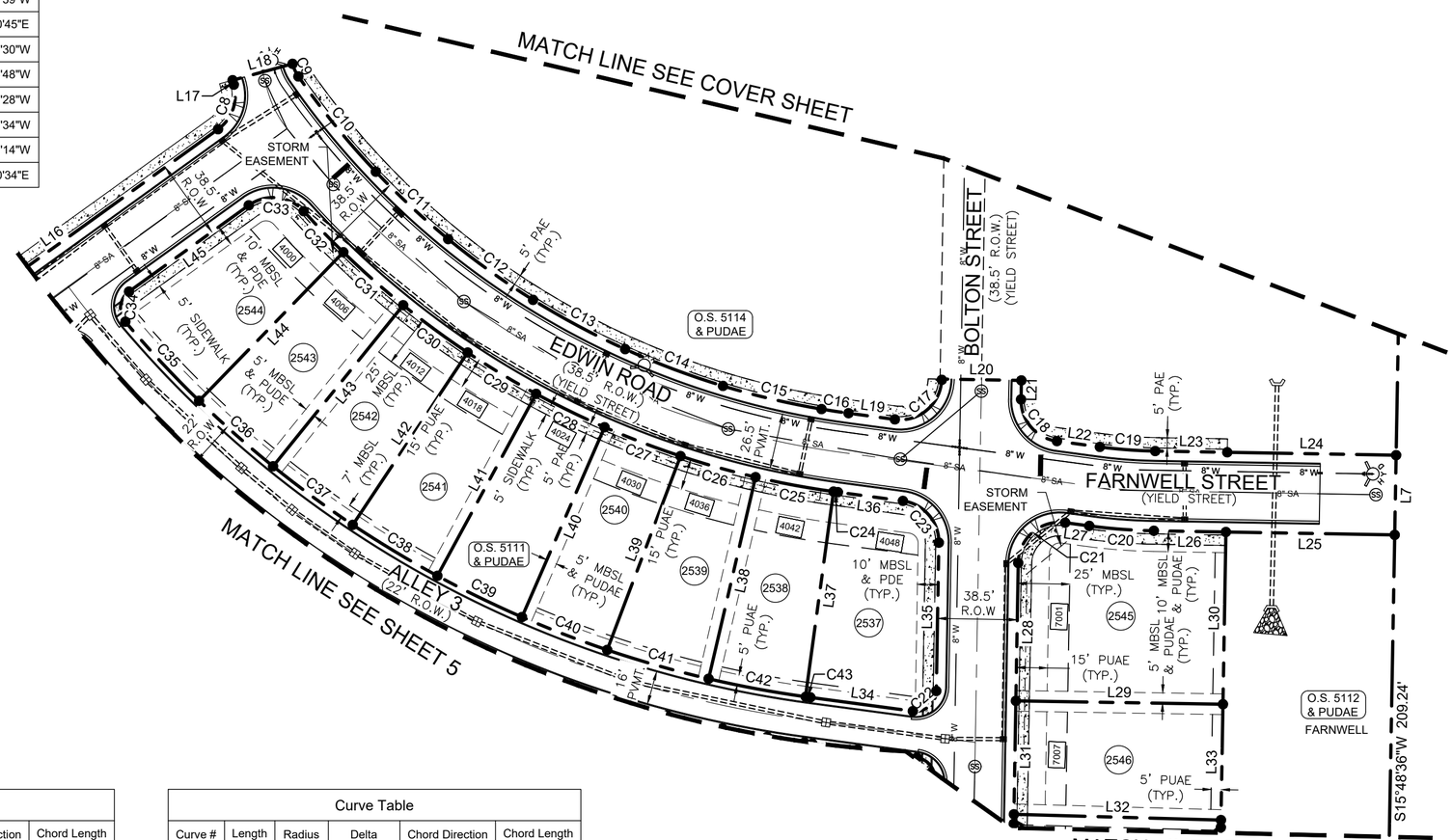
WA PROJECT NO. 20-1478 COF PROJECT NO. 8136 SHEET 3 0F 6

Lot Line Table		
Line #	Length	Direction
L16	190.23'	S69°00'34"W
L17	2.24'	S0°30'30"E
L18	30.00'	S89°29'30"W
L19	22.50'	N67°34'28"W
L20	38.50'	N74°13'52"W
L21	9.16'	N15°46'08"E
L22	20.91'	N67°34'28"W
L23	34.80'	N74°13'52"W
L24	81.54'	N74°13'52"W
L25	81.51'	N74°13'52"W
L26	34.80'	S74°13'52"E
L27	11.75'	S67°34'28"E
L28	66.60'	N15°46'08"E
L29	100.00'	S74°16'37"E
L30	83.20'	N15°46'08"E

Lot Line Table		
Line #	Length	Direction
L31	54.79'	N15°46'08"E
L32	100.01'	S73°36'35"E
L33	55.96'	N15°46'08"E
L34	49.90'	N67°34'28"W
L35	71.64'	S15°46'08"W
L36	31.66'	S67°34'28"E
L37	100.00'	S22°34'13"W
L38	100.00'	S27°53'39"W
L39	100.08'	N35°30'45"E
L40	100.00'	S38°17'30"W
L41	100.00'	S43°15'48"W
L42	100.00'	S48°27'28"W
L43	100.00'	S53°42'34"W
L44	100.00'	S58°56'14"W
L45	71.23'	N69°00'34"E

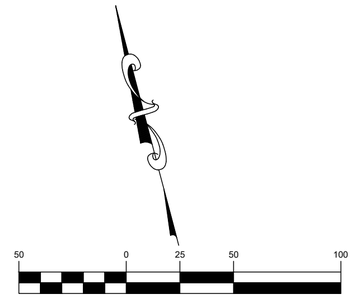


VICINITY MAP
NOT TO SCALE

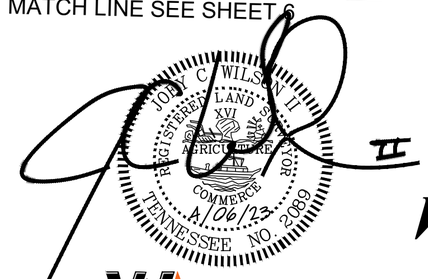


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	24.27'	20.00'	69° 31' 04"	S34° 15' 02"W	22.80'
C9	6.77'	20.00'	19° 22' 53"	N10° 11' 56"W	6.73'
C10	59.33'	385.25'	8° 49' 26"	N24° 18' 06"W	59.27'
C11	47.77'	385.25'	7° 06' 18"	N32° 15' 58"W	47.74'
C12	50.44'	385.25'	7° 30' 06"	N39° 34' 10"W	50.40'
C13	50.49'	385.25'	7° 30' 32"	N47° 04' 29"W	50.45'
C14	50.49'	385.25'	7° 30' 33"	N54° 35' 02"W	50.45'
C15	48.89'	385.25'	7° 16' 18"	N61° 58' 27"W	48.86'
C16	13.21'	385.25'	1° 57' 52"	N66° 35' 32"W	13.21'
C17	33.74'	20.00'	96° 39' 25"	S64° 05' 50"W	29.88'
C18	29.09'	20.00'	83° 20' 35"	N25° 54' 10"W	26.59'
C19	26.81'	230.75'	6° 39' 25"	N70° 54' 10"W	26.79'
C20	31.28'	269.25'	6° 39' 25"	S70° 54' 10"E	31.27'
C21	33.74'	20.00'	96° 39' 25"	N64° 05' 50"E	29.88'
C22	16.87'	10.00'	96° 39' 25"	S64° 05' 50"W	14.94'
C23	29.09'	20.00'	83° 20' 35"	S25° 54' 10"E	26.59'
C24	2.15'	423.75'	0° 17' 27"	S67° 25' 44"E	2.15'
C25	38.29'	423.75'	5° 10' 40"	S64° 41' 41"E	38.28'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	37.64'	423.75'	5° 05' 22"	S59° 33' 40"E	37.63'
C27	39.26'	423.75'	5° 18' 29"	S54° 21' 45"E	39.24'
C28	36.77'	423.75'	4° 58' 19"	S49° 13' 21"E	36.76'
C29	38.64'	423.75'	5° 13' 28"	S44° 07' 27"E	38.63'
C30	38.62'	423.75'	5° 13' 18"	S38° 54' 04"E	38.60'
C31	38.62'	423.75'	5° 13' 21"	S33° 40' 45"E	38.61'
C32	27.56'	423.75'	3° 43' 37"	S29° 12' 17"E	27.56'
C33	29.20'	20.00'	83° 38' 58"	S69° 09' 57"E	26.67'
C34	16.47'	10.00'	94° 21' 47"	N21° 49' 40"E	14.67'
C35	52.23'	523.75'	5° 42' 48"	N28° 12' 37"W	52.21'
C36	47.75'	523.75'	5° 13' 24"	N33° 40' 43"W	47.73'
C37	47.78'	523.75'	5° 13' 39"	N38° 54' 15"W	47.77'
C38	47.71'	523.75'	5° 13' 07"	N44° 07' 38"W	47.69'
C39	45.45'	523.75'	4° 58' 19"	N49° 13' 21"W	45.43'
C40	44.11'	523.75'	4° 49' 30"	N54° 07' 15"W	44.09'
C41	50.94'	523.75'	5° 34' 21"	N59° 19' 11"W	50.92'
C42	47.59'	523.75'	5° 12' 20"	N64° 42' 31"W	47.57'
C43	2.40'	523.75'	0° 15' 46"	N67° 26' 35"W	2.40'



GRAPHIC SCALE: 1" = 50'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, SECTION JEWELL - 1

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

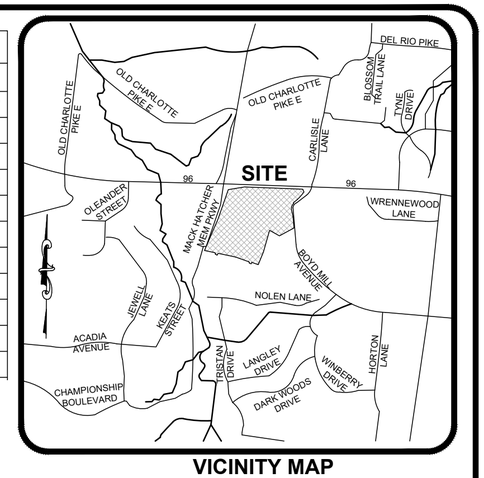
TOTAL ACRES:	40.000	TOTAL NO. OF LOTS:	54
ACRES NEW RD/ST:	3.681 (ROW)	L.F. OF NEW RD/ST:	4696.85
ACRES OPEN SPACE:	30.593	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/06/2023

WA PROJECT NO. 20-1478 COF PROJECT NO. 8136 SHEET 4 0F 6

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	25.68'	20.00'	73° 33' 51"	S65° 06' 19"W	23.95'
C5	0.83'	480.75'	0° 05' 54"	S28° 16' 27"W	0.83'
C6	1.01'	532.01'	0° 06' 31"	N28° 16' 47"E	1.01'
C7	37.14'	20.02'	106° 16' 56"	N24° 53' 41"W	32.04'
C44	15.00'	10.00'	85° 58' 02"	S68° 00' 25"E	13.64'
C45	28.33'	545.75'	2° 58' 28"	S26° 30' 38"E	28.33'
C46	22.02'	545.75'	2° 18' 42"	S29° 09' 13"E	22.02'
C47	22.00'	545.75'	2° 18' 35"	S31° 27' 52"E	22.00'
C48	22.02'	545.75'	2° 18' 42"	S33° 46' 31"E	22.02'
C49	28.96'	545.75'	3° 02' 25"	S36° 27' 05"E	28.96'
C50	29.29'	545.75'	3° 04' 29"	S39° 30' 32"E	29.28'
C51	22.01'	545.75'	2° 18' 37"	S42° 12' 05"E	22.00'
C52	22.01'	545.75'	2° 18' 37"	S44° 30' 42"E	22.00'
C53	31.08'	545.75'	3° 15' 46"	S47° 17' 53"E	31.07'
C54	8.08'	545.75'	0° 50' 53"	S49° 21' 13"E	8.08'
C55	35.32'	680.75'	2° 58' 23"	N49° 18' 30"W	35.32'
C56	31.05'	680.75'	2° 36' 48"	N46° 30' 54"W	31.05'
C57	22.00'	680.75'	1° 51' 07"	N44° 16' 57"W	22.00'
C58	22.00'	680.75'	1° 51' 07"	N42° 25' 50"W	22.00'
C59	41.98'	680.75'	3° 31' 59"	N39° 44' 17"W	41.97'
C60	44.30'	680.75'	3° 43' 42"	N36° 06' 27"W	44.29'
C61	22.01'	680.75'	1° 51' 10"	N33° 19' 01"W	22.01'
C62	22.00'	680.75'	1° 51' 06"	N31° 27' 53"W	22.00'
C63	22.01'	680.75'	1° 51' 10"	N29° 36' 45"W	22.01'
C64	37.45'	680.75'	3° 09' 08"	N27° 06' 36"W	37.45'
C65	29.48'	20.00'	84° 27' 26"	N16° 41' 41"E	26.88'
C66	40.62'	230.75'	10° 05' 10"	N63° 57' 59"E	40.57'
C67	40.51'	20.00'	116° 02' 32"	S85° 22' 20"E	33.93'
C68	60.04'	230.75'	14° 54' 30"	N29° 09' 09"E	59.87'
C69	34.84'	20.00'	99° 48' 40"	N28° 12' 26"W	30.60'
C70	14.00'	10.00'	80° 11' 20"	S61° 47' 34"W	12.88'
C71	18.35'	161.00'	6° 31' 43"	S24° 57' 46"W	18.34'
C72	38.62'	161.00'	13° 44' 42"	S35° 05' 58"W	38.53'
C73	16.27'	161.00'	5° 47' 24"	S44° 52' 02"W	16.26'
C74	14.38'	10.00'	82° 24' 08"	S6° 33' 40"W	13.17'
C75	91.50'	719.25'	7° 17' 20"	S30° 59' 44"E	91.44'
C76	16.79'	10.00'	96° 13' 02"	S86° 04' 21"E	14.89'
C77	58.52'	139.00'	24° 07' 13"	N33° 45' 31"E	58.09'
C78	17.42'	10.00'	99° 48' 40"	N28° 12' 26"W	15.30'
C79	27.99'	20.00'	80° 11' 20"	S61° 47' 34"W	25.76'
C80	5.42'	269.25'	1° 09' 14"	S22° 16' 31"W	5.42'
C81	31.11'	269.25'	6° 37' 14"	S26° 09' 45"W	31.09'
C82	22.36'	269.25'	4° 45' 27"	S31° 51' 05"W	22.35'
C83	13.85'	269.25'	2° 56' 47"	S35° 42' 12"W	13.84'
C84	29.51'	20.00'	84° 32' 44"	S5° 05' 46"E	26.91'
C85	118.06'	719.25'	9° 24' 18"	S42° 39' 59"E	117.93'
C86	24.77'	125.49'	11° 18' 36"	N71° 27' 54"W	24.73'
C87	9.66'	45.01'	12° 18' 09"	N71° 57' 41"W	9.65'
C88	28.00'	20.01'	80° 11' 20"	S61° 47' 34"W	25.77'
C89	15.71'	10.00'	89° 59' 24"	N23° 18' 06"W	14.14'
C90	15.71'	10.00'	90° 00' 18"	N66° 42' 03"E	14.14'
C91	54.99'	269.25'	11° 42' 08"	N27° 54' 06"E	54.90'
C92	27.97'	269.25'	5° 57' 04"	S36° 43' 43"W	27.95'
C93	3.16'	269.25'	0° 40' 21"	S40° 02' 25"W	3.16'
C94	134.55'	269.25'	28° 37' 58"	S54° 41' 35"W	133.16'



Lot Line Table		
Line #	Length	Direction
L98	116.09'	N67°26'35"W
L99	200.85'	N21°42'29"E
L100	106.91'	N68°17'40"W
L101	48.91'	N68°17'48"W
L102	70.42'	N21°41'54"E
L103	24.00'	S68°17'48"E
L104	8.98'	S68°17'48"E
L105	135.00'	N21°41'56"E
L106	15.02'	S68°17'48"E
L107	6.98'	S68°17'48"E
L108	135.00'	N21°41'56"E



VICINITY MAP
NOT TO SCALE

Lot Line Table		
Line #	Length	Direction
L12	23.27'	S28°19'24"W
L13	38.50'	N61°46'30"W
L14	66.39'	N23°16'22"E
L15	30.00'	N19°20'50"E
L46	67.39'	N69°00'34"E
L47	135.20'	S58°32'03"W
L48	135.02'	S58°32'03"W
L49	135.02'	S58°32'03"W
L50	135.20'	S58°32'03"W
L51	135.00'	S52°01'43"W
L52	135.09'	S46°38'37"W
L53	135.00'	S46°38'37"W
L54	135.09'	S46°38'37"W
L55	135.51'	S46°38'37"W
L56	135.43'	N35°06'13"E
L57	27.12'	N21°41'54"E
L58	141.41'	S68°18'06"E
L59	22.00'	N21°41'54"E
L60	137.47'	S68°18'06"E
L61	31.00'	N21°41'54"E
L62	135.05'	S68°18'06"E
L63	25.58'	S21°41'54"W
L64	135.00'	S68°18'06"E
L65	31.00'	N21°41'54"E
L66	22.00'	N21°41'54"E
L67	22.00'	S21°41'54"W
L68	135.00'	S68°18'06"E
L69	22.00'	N21°41'54"E

Lot Line Table		
Line #	Length	Direction
L70	22.00'	S21°41'54"W
L71	54.75'	N21°41'54"E
L72	135.00'	S68°18'06"E
L73	26.44'	S21°41'54"W
L74	108.29'	N78°06'46"W
L75	32.58'	S21°41'54"W
L76	69.31'	N78°06'46"W
L77	34.54'	N21°41'54"E
L78	100.00'	S68°18'06"E
L79	40.00'	N21°41'54"E
L80	40.00'	S21°41'54"W
L81	100.00'	S68°18'06"E
L82	40.00'	N21°41'54"E
L83	40.00'	S21°41'54"W
L84	100.00'	S68°18'06"E
L85	40.00'	N21°41'54"E
L86	40.00'	S21°41'54"W
L87	100.00'	S68°18'06"E
L88	40.00'	N21°41'54"E
L89	40.00'	S21°41'54"W
L90	100.00'	S68°18'06"E
L91	42.86'	N21°41'54"E
L92	24.56'	S21°41'54"W
L93	101.04'	S68°18'06"E
L94	47.14'	N21°41'54"E
L95	4.10'	N21°41'54"E
L96	83.83'	S68°18'06"E
L97	27.87'	S48°01'41"E

Lot Line Table		
L109	22.00'	N68°17'48"W
L110	27.01'	S68°17'48"E
L111	135.00'	S21°42'12"W
L112	26.99'	N68°17'51"W
L113	42.00'	S21°41'45"W
L114	24.00'	N68°17'48"W
L115	125.00'	N21°41'54"E
L116	46.03'	S68°17'48"E
L117	135.00'	N21°42'03"E
L118	12.03'	N68°17'48"W
L119	11.97'	N68°17'48"W
L120	40.97'	S68°17'48"E
L121	135.00'	S21°42'16"W
L122	28.99'	N68°17'48"W
L123	66.45'	S21°41'54"W
L124	17.64'	N78°06'46"W
L125	101.08'	N65°48'36"W

Lot Line Table		
Line #	Length	Direction
L126	53.95'	N77°07'12"W
L127	1.16'	N67°03'02"W

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, SECTION JEWELL - 1

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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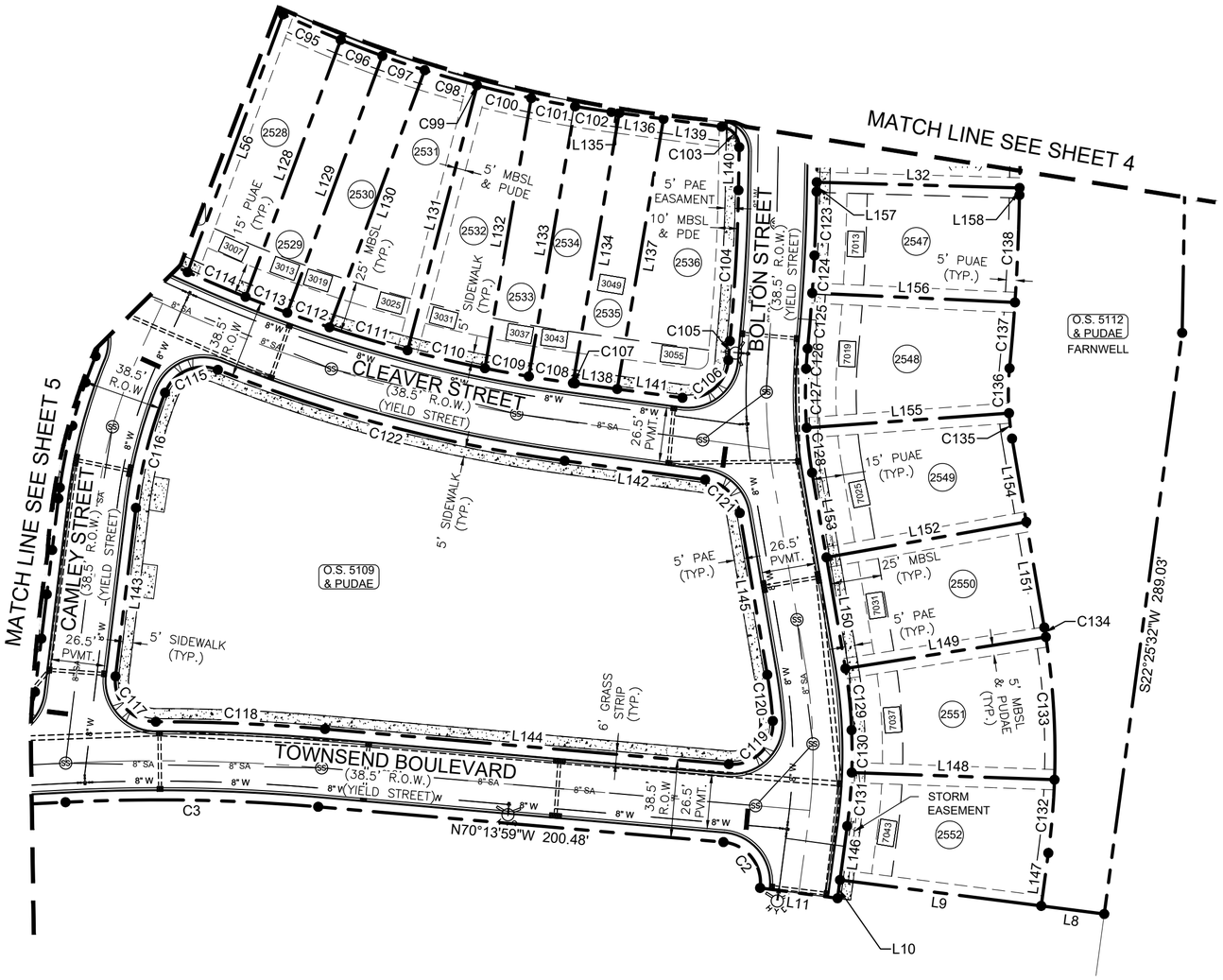
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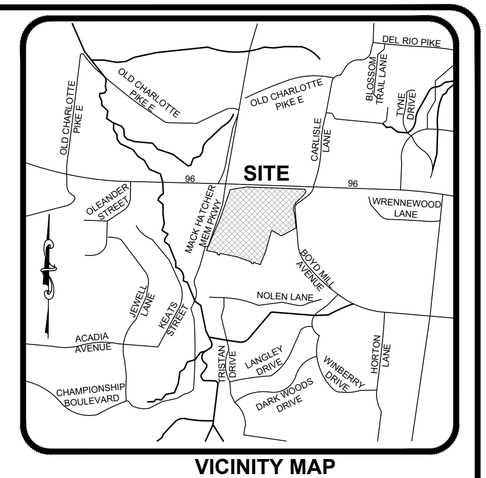
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	40.000	TOTAL NO. OF LOTS:	54
ACRES NEW RD/ST:	3.681 (ROW)	L.F. OF NEW RD/ST:	4696.85
ACRES OPEN SPACE:	30.593	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/06/2023

WA PROJECT NO. 20-1478 COF PROJECT NO. 8136 SHEET 5 0F 6





VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C133	70.59'	369.25'	10° 57' 11"	N11° 19' 11"E	70.48'
C134	4.74'	369.25'	0° 44' 09"	N5° 28' 31"E	4.74'
C135	12.64'	130.75'	5° 32' 16"	N7° 52' 34"E	12.63'
C136	22.15'	130.75'	9° 42' 25"	N15° 29' 55"E	22.13'
C137	32.56'	1069.25'	1° 44' 41"	N19° 28' 47"E	32.56'
C138	52.97'	1069.25'	2° 50' 19"	N17° 11' 17"E	52.97'

Lot Line Table		
Line #	Length	Direction
L8	31.32'	N67°52'34"W
L9	100.00'	N67°52'34"W
L10	9.10'	S22°25'32"W
L11	38.50'	N67°34'28"W
L56	135.43'	N35°06'13"E
L128	135.06'	S35°06'13"W
L129	135.00'	S35°06'13"W
L130	135.13'	N35°06'13"E
L131	135.00'	S29°30'42"W
L132	135.07'	S24°30'39"W
L133	135.00'	S24°30'39"W
L134	135.09'	N24°30'39"E
L135	3.88'	S67°34'28"E
L136	22.01'	S67°34'28"E
L137	135.09'	N24°30'39"E
L138	20.98'	N67°34'28"W
L139	28.91'	S67°34'28"E
L140	21.25'	S15°46'08"W
L141	32.44'	N67°34'28"W

Lot Line Table		
Line #	Length	Direction
L142	69.84'	N67°34'28"W
L143	83.63'	S21°41'54"W
L144	199.80'	S70°13'59"E
L145	80.87'	N5°06'26"E
L146	26.83'	N22°25'32"E
L147	26.30'	N22°25'32"E
L148	100.00'	S73°12'14"E
L149	100.00'	S84°09'25"E
L150	55.59'	N5°07'13"E
L151	52.80'	N5°06'26"E
L152	100.01'	S85°16'30"E
L153	42.32'	N5°07'13"E
L154	41.66'	N5°06'26"E
L155	100.00'	S79°21'18"E
L156	100.02'	S72°33'40"E
L157	4.62'	N15°46'08"E
L158	3.54'	N15°46'08"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	32.34'	20.00'	92° 39' 31"	N23° 54' 13"W	28.93'
C3	124.67'	906.50'	7° 52' 47"	N74° 10' 22"W	124.57'
C95	31.06'	545.75'	3° 15' 40"	S51° 24' 29"E	31.06'
C96	22.00'	545.75'	2° 18' 36"	S54° 11' 37"E	22.00'
C97	22.01'	545.75'	2° 18' 39"	S56° 30' 14"E	22.01'
C98	26.81'	543.03'	2° 49' 44"	S59° 04' 00"E	26.81'
C99	0.13'	548.44'	0° 00' 51"	S60° 28' 52"E	0.13'
C100	27.36'	548.43'	2° 51' 31"	S61° 55' 29"E	27.36'
C101	22.00'	545.75'	2° 18' 37"	S64° 30' 58"E	22.00'
C102	18.13'	545.75'	1° 54' 12"	S66° 37' 22"E	18.13'
C103	14.55'	10.00'	83° 20' 35"	S25° 54' 10"E	13.30'
C104	74.45'	930.75'	4° 35' 00"	S18° 03' 37"W	74.43'
C105	9.43'	269.25'	2° 00' 23"	S19° 20' 56"W	9.43'
C106	32.84'	20.00'	94° 04' 48"	S65° 23' 08"W	29.27'
C107	1.04'	680.75'	0° 05' 14"	N67° 31' 51"W	1.04'
C108	22.00'	680.75'	1° 51' 07"	N66° 33' 40"W	22.00'
C109	22.00'	680.75'	1° 51' 07"	N64° 42' 33"W	22.00'
C110	39.15'	680.75'	3° 17' 41"	N62° 08' 09"W	39.14'
C111	40.12'	680.75'	3° 22' 38"	N58° 47' 59"W	40.12'
C112	22.01'	680.75'	1° 51' 08"	N56° 11' 06"W	22.01'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C113	22.00'	680.75'	1° 51' 07"	N54° 19' 59"W	22.00'
C114	31.04'	680.75'	2° 36' 45"	N52° 06' 03"W	31.04'
C115	31.51'	20.00'	90° 15' 27"	S81° 24' 28"W	28.35'
C116	58.72'	230.75'	14° 34' 50"	S28° 59' 19"W	58.56'
C117	33.86'	20.00'	96° 59' 30"	S26° 47' 51"E	29.96'
C118	83.46'	945.00'	5° 03' 37"	S72° 45' 47"E	83.44'
C119	34.54'	20.00'	98° 57' 45"	N60° 17' 09"E	30.41'
C120	22.94'	230.75'	5° 41' 50"	N7° 57' 21"E	22.94'
C121	25.37'	20.00'	72° 40' 54"	N31° 14' 01"W	23.70'
C122	177.14'	719.25'	14° 06' 40"	N60° 31' 08"W	176.69'
C123	31.49'	969.25'	1° 51' 42"	N16° 41' 59"E	31.49'
C124	18.56'	969.25'	1° 05' 51"	N18° 10' 45"E	18.56'
C125	27.48'	969.25'	1° 37' 27"	N19° 32' 24"E	27.48'
C126	9.94'	230.75'	2° 28' 08"	N19° 07' 03"E	9.94'
C127	29.15'	230.75'	7° 14' 17"	N14° 15' 51"E	29.13'
C128	22.30'	230.75'	5° 32' 16"	N7° 52' 34"E	22.29'
C129	30.52'	241.87'	7° 13' 45"	N9° 05' 23"E	30.50'
C130	20.96'	269.25'	4° 27' 35"	N14° 33' 58"E	20.95'
C131	26.46'	269.25'	5° 37' 46"	N19° 36' 39"E	26.44'
C132	36.28'	369.25'	5° 37' 46"	N19° 36' 39"E	36.27'

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2089 A 06/13

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, SECTION JEWELL - 1

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WA PROJECT NO. 20-1478 COF PROJECT NO. 8136 SHEET 6 0F 6

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04466

DATE: March 21, 2023

TO: Franklin Municipal Planning Commission

FROM: Shanna McCoy, Zoning Administrator
Lori Jarosz, Zoning Enforcement Planner

SUBJECT:

Consideration Of Resolution 2023-13, A Resolution To Change The Street Name Of Sallie Lane To Sara Avalyn Berry Lane In The Berry Farms Subdivision In The City Of Franklin.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning renaming the street name Sallie Lane to Sara Avalyn Berry Lane in the Berry Farms PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

On November 10th, 2022, staff was contacted by Sara Avalyn and Tim Swain requesting the street name of Sallie Lane be changed to Sara Avalyn Berry Lane in the Berry Farms Subdivision. Mrs. Swain, formerly Sara Avalyn Berry, was raised on 3rd Ave South, in the City of Franklin, Tennessee. In her early teens, the Berry family moved to what is now known as Berry Farms PUD Subdivision. Mrs. (Berry)Swain became the heir of the Berry Farms Historic Home at 244 Old Peytonsville Road and the 600 associated acres after the death of her father and brother, Tyler Berry, Jr. and Tyler Berry III.

In 2016, the street name of Sallie Lane was assigned during the site plan approval process for the Twice Daily convenience store. However, Twice Daily's is not addressed from Sallie Lane. There is only 1 property that will be impacted by the name change. Edley's BBQ at 501 Salllie Lane, which is still under construction, will be the sole property impacted. The ownership of the property has provided a written agreement with the change as it would not have any financial impact on the change. The Berry Farms Property Owner's Association has agreed to take on the financial responsibility for production and installation of the new street signage. The Swain's are responsible for the $220 charge for street name changes per the City of Franklin Municipal Code; Appendix A, Chapter 16. There will be no financial impact on the City of Franklin.

The City of Franklin's Addressing Manual, Section 13 outlines the procedures for a street or subdivision name change. Upon application submittal, the request for name change is placed on the next available FMPC agenda. Upon approval by FMPC, the Building and Neighborhood Services

Department shall notify all impacted property owners of the final name change and shall also notify the United States Postal Service, E-911, the Williamson County Register of Deeds and the Williamson County Elections Office.

FINANCIAL IMPACT:

There is no financial impact on the City of Franklin. Updated street signs will be financed by Berry Farms POA to meet the design standards within the subdivision.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2023-13.

RESOLUTION 2023-13

A RESOLUTION TO CHANGE THE STREET NAME OF SALLIE LANE TO SARA AVALYN BERRY LANE IN THE BERRY FARMS SUBDIVISION IN THE CITY OF FRANKLIN.

WHEREAS, The City of Franklin values the historic places within the City of Franklin; and

WHEREAS, Sara Avalyn Berry (Swain) was raised in Franklin, Williamson County, Tennessee. Her family moved to Rural Plains from Third Avenue South; and

WHEREAS, Sara's experiences and memories came from both city and country living; and

WHEREAS, Sara Avalyn Berry (Swain) was the sole owner of the Berry Farms Historic home at 244 Old Peytonsville Road; and

WHEREAS, Sara was a big influence on the development of Berry Farms and Reams Fleming Subdivisions.

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

Section 1: The City of Franklin designates the entire length of Sallie Lane to be renamed Sara Avalyn Berry Lane in Berry Farms Subdivision.

IT IS SO RESOLVED AND DONE on this _____day of_____ 2023.

Attest

By: _____
Eric S. Stuckey
City Administrator

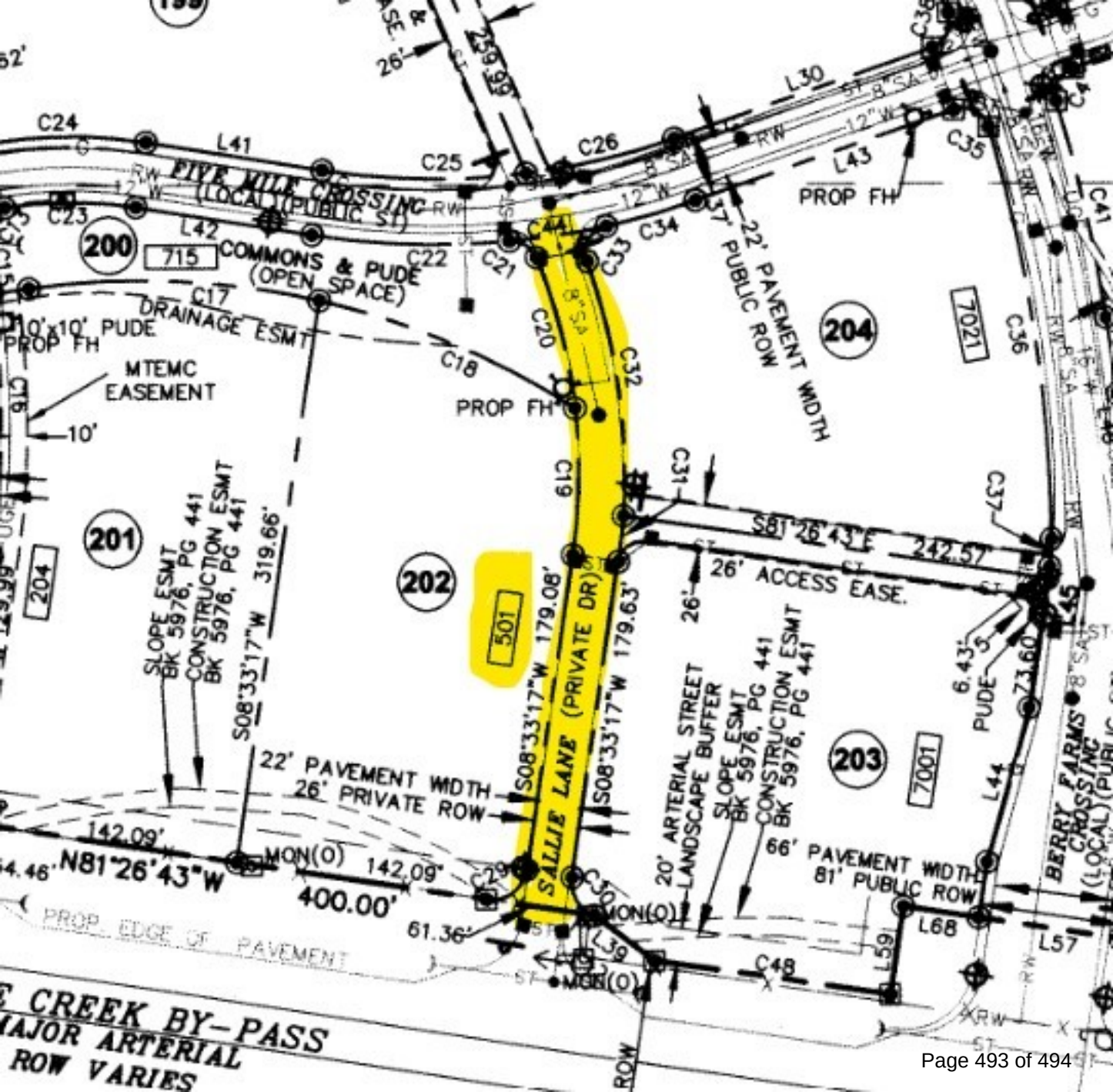
City OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
William E. Squires
Assistant City Attorney

Law Dept approved 03.20.23


FIVE MILE CROSSING (LOCAL) (PUBLIC ST)
COMMONS & PUDE (OPEN SPACE)
MTEMC EASEMENT
10'x10' PUDE
PROP FH
DRAINAGE ESMT
SLOPE ESMT BK 5976, PG 441
CONSTRUCTION ESMT BK 5976, PG 441
S08°33'17"W 319.66'
22' PAVEMENT WIDTH
26' PRIVATE ROW
142.09'
N81°26'43"W
400.00'
MON(O)
PROP EDGE OF PAVEMENT
SALLIE LANE (PRIVATE DR)
S08°33'17"W 179.08'
S08°33'17"W 179.63'
22' PAVEMENT WIDTH
26' PUBLIC ROW
S81°26'43"E 242.57'
26' ACCESS EASE.
20' ARTERIAL STREET LANDSCAPE BUFFER
66' PAVEMENT WIDTH
81' PUBLIC ROW
BERRY FARMS CROSSING (LOCAL) (PUBLIC ST)
E CREEK BY-PASS
MAJOR ARTERIAL
ROW VARIES
200
201
202
203
204
501
715
7001
7021

