City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 24, 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

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 27, 2023 FMPC Minutes.

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 Items 2-5, 12-14, And 16 On The Consent Agenda.

SITE PLAN SURETIES

3. Preserve at Echo Estates PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalks Improvement To August 22, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts); Extend The Performance Agreement For Green Infrastructure Improvement To August 22, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvement To August 22, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Westhaven PUD Subdivision, Final Plat, Section 40; Extend The Performance Agreement For Drainage Improvement To August 22, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

7. Consideration of Resolution 2023-57, A Resolution Amending The Ivybrook Academy, Site Plan, To Extend The Vested Rights, For The Property Located North Of Henpeck Lance And West Of Lewisburg Pike, At 1268 Lewisburg Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga

REZONINGS/DEVELOPMENT PLANS

8. Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of

Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike
FMPC 5/25/23, 4-2
WS 6/13/23; 6/27/23
BOMA 8/8, 6-2 with addtional condtion of approval

Sponsors: Emily Wright, Amy Diaz-Barriga

9. Consideration Of Ordinance 2023-31, An Ordinance To Rezone 104.07 Acres From Civic Institutional (CI) District To Planned (PD 207,500) District For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel Mcmahon Lane. (Franklin First United Methodist Church PUD Subdivision).

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

10. Consideration Of Resolution 2023-56, A Resolution Approving A Revised Development Plan For Franklin First United Methodist Church PUD Subdivison, For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel Mcmahon Lane, Located At 110 Aldersgate Way.

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

11. Consideration Of Ordinance 2023-28, An Ordinance To Rezone 7.88 Acres From Civic Institutional (CI) To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, Currently Addressed As 1406 Cannon Street, 319 Battle Avenue, 401 Battle Avenue, And 403 Battle Avenue.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. 4081 Murfreesboro Road Subdivision, Final Plat, Creating Two Single-Family Lots And Dedicating Easements, On Approximately 4 Acres, Located At 4081 Murfreesboro Road . (CONSENT AGENDA)

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

13. Carter House Visitors Center Subdivision, Site Plan, Developing 9,600 Square Feet Of Civic Institutional Space, On 10.51 Acres, Located At 125 West Fowlkes Street. (CONSENT AGENDA)

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

14. Poteat Place North Subdivision, Final Plat, Creating 3 Single-Family Lots And One Open Space Lot, On 2.15 Acres, Located North And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

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

15. Poteat Place South Subdivision, Preliminary Plat, Creating 4 Single Family Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road.

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

16. The Refuge Center for Counseling PUD Subdivision, Final Plat, Creating One Lot, Dedicating Right-Of-Way, And Recording Easements, On Approximately 7 Acres, Located South Of Long Lane Between Alfred Ladd Road And Carothers Parkway. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Franklin, TN 37064
(615) 791-3217

Meeting Minutes

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CALL TO ORDER

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

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

Commissioners Absent: None

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Roger Lindsey asked for citizen comments.

Brian McLaughlin, 2015 McAvoy Drive. Mr. McLaughlin stated that he has concerns about the zoning and street changes for Lockwood Glen. The two areas of concern are the extension of McAvoy Drive through to South Carothers Parkway and the intersection of Liebler Drive and McAvoy Drive which is the entrance into Lockwood Glen. Mr. McLaughlin's concerns include safety for children waiting for the bus along these roads and for residents who back out into traffic on Liebler Lane. Mr. McLaughlin proposes 2 additional stop signs on each side of McAvoy Drive and Liebler Lane. Secondly, Mr. McLaughlin proposes not to extend McAvoy Lane to South Carothers Parkway as this would create a racetrack type cut through to Carothers Parkway.

Scott Johnston, 2001 McAvoy Drive. Mr. Johnston stated that he has the same concerns as Mr. McLaughlin but added that the only reason to add the cut through from McAvoy to South Carothers would be to serve a business. The neighborhood consensus is to maintain green space in potential development and not to have any business development.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 22, 2023 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 June 22 2023 FMPC Minutes

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Alma McLemore to Approve the Minutes from the June 22, 2023, meeting. The motion carried 9-0.

ANNOUNCEMENTS

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

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-10 And 16-17 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to approve items 3-10 and 16-17 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Accept The Drainage Onsite Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Sidewalks And Streets Improvements To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Echelon PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

6. Hard Bargain Mt. Hope Subdivision, Final Plat; Accept The Drainage, Streets And Sidewalks Improvements, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastucture Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

9. Riverbluff Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

10. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Accept The Access And Sidewalks Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

URBAN GROWTH BOUNDARY (UGB) RECOMMENDATIONS

11. PUBLIC HEARING: Consideration Of Resolution 2023-44, A Resolution To Recommend Changes To The Williamson County Growth Plan To The Williamson County Coordinating Committee.

Sponsors: Emily Wright, Andrew Orr

Attachments:
1. RES 2023-44 Recommend Changes to Growth Plan_Combined_Law approved (002)
2. Williamson County Growth Plan Next Steps
3. Eric Stuckey Email to BOMA
4. Growth Plan Reference Map
5. Andrew Greene Email

Staff Presentation: Andrew Orr. Mr. Orr explained that the existing growth plan was created in 2001. The plan established urban growth boundaries around 6 municipalities and 4 planned growth areas. Since this time the boundaries have not been altered. Early in 2021 Franklin, Fairview, Brentwood, Nolensville, Thompson Station, and Williamson County began working collaboratively to update the urban growth boundary. Throughout the summer of 2021, an interdepartmental team of City staff began meeting weekly to analyze the Franklin Urban Growth Boundary (UGB) by drainage basins. During these meetings, City of Franklin staff discussed infrastructure availability, extensions and needs, and costs associated with providing public services to territory within the UGB and for the territory proposed to be added.

Through a series of community meetings and a public survey, City of Franklin staff engaged the citizens to raise awareness of the UGB study and provide feedback on the preliminary recommendations. Several property owners made specific requests to be removed from the UGB, and they were given an opportunity to publicly present their unique circumstances to the BOMA. Based on these presentations and feedback from the BOMA, adjustments to the boundary were made accordingly. In total, the staff engaged the Franklin Board of Mayor and Aldermen at six different public work session meetings throughout the fall of 2021 and the spring of 2022 for their input and guidance. Additionally, the staff engaged the Franklin Municipal Planning Commission and Franklin Board of Mayor and Aldermen at two public joint workshops during the fall of 2021.

Mr. Orr noted at the July 11, 2023, Board of Mayor and Alderman work session, a citizen addressed the board about the City of Franklin's recommendation to remove parcels along West Harpeth Road close to the Thompson Station boarder. A-1 Home Builders presented a sewer denial request for 150 single family homes to BOMA and was approved on March 28, 2023, as noted in the tan hatched area on the UGB map. Thompson Station is recommending including the parcels in their UGB. The remaining white hatched areas on the map will be part of Williamson County. Thompson Station is also recommending adding 2 parcels further south on Columbia Pike in their UGB.

Official adoption of Resolution 2023-44 began on June 13, 2023, with a meeting of the Coordinating Committee. The next steps for the city include holding two public hearings. The FMPC will hold a public hearing at the July 27, 2023, (TONIGHT) meeting and FMPC will vote on Resolution 2023-44. Then, BOMA will also hold a public hearing and vote on Resolution 2023-44 at the August 8, 2023, meeting.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend approval of Resolution 2023-44 to the Board of Mayor and Aldermen.

Chair Lindsey explained the guidelines for citizen comments. Each citizen will come up to the lectern, state his/her name and address. Each person will have two minutes to provide comments.

Janet Curtis, 3665 North Chapel Rd - Ms. Curtis requested that the Board be mindful of the rural and agricultural landscape of HWY 96, East Mays Creek Basin, and North Berry's Chapel Road when considering changes to the UGB. Currently the area is designated as Municipal Growth District 1 which although in the UGB allows for open rural and agricultural landscape. Ms. Curtis requested that the Commissioner be mindful of the open concept and of the area and consider a transitional plan of 1 acre lots and 5-10 acre further away from Franklin.

Andrew Keenan, 1539 West Harpeth Rd - Mr. Keenan explained that he lives in a unique area between Franklin and Thompson Station. People who live in this area like the open green areas with large home lots and have chosen to live in

the West Harpeth area for these reasons. Urban development and growth is not needed or wanted by most homeowners, not to mention higher taxes. The additional traffic and traffic safety are a concern as West Harpeth Road has blind hills and sharp turns.

Wayne Carden, 1553 Indian Meadows Dr. - Mr. Carden stated that he doesn't understand why a portion of a subdivision would be exempt from being included in the UGB. It makes common sense to either include all the subdivision/neighborhood or not any of it.

Dana Frick, 1527 Indian Meadows Dr. - Ms. Frick stated that although she has a Franklin address, her home is in the Thompson Station Growth Boundary which she was unaware of. Mr. Frick began educating herself and discovered that an application for a sewer denial is a step forward in moving out of the Franklin UGB (A-1 Home Builders). Ms. Frick also noted that all homeowners who are affected by changes in the UGB are required to be notified by the city.

Scott Moore, 1315 Erin Lane - Mr. Moore stated that according to the map, the Thompson Station boundary seems to be creeping closer and closer to his home off West Harpeth Road. More established less dense neighborhoods make up most of the land use in this area. Whereas Thompson Station seems to be focused on densely populated neighborhoods based on their history.

Andrew Kelley, 1305 Erin Lane - Mr. Kelley noted several developments in the West Harpeth area have doubled the number of planned homes once the land was moved into the UGB of Thompson Station. Thompson Station has a history of changing the zoning classification to accommodate high density developments for builders such as A-1 Home Builders.

Ron Lewis, 2204 Great Cliff Dr. - Mr. Lewis explained that he moved to Franklin/Williamson County because of the low density of people per square mile. Although his home resides in the county, he and his 9 other family members are proud to call Franklin home. Thompson Station clearly has different goals than Franklin regarding housing density. Mr. Lewis urged the Commissioners to keep the West Harpeth area of Franklin/Williamson County designated as 1 lot per acre.

Lauren Lewis, 1745 Masters Dr. - Ms. Lewis stated that after COVID and living in LA with 4 children, she was determined to find a rural area away from high density living to raise her family. Keystone was the perfect neighborhood that provided space for children to run and play but also allowed for close neighbors. Currently, in the mornings, it can take as long as 4 minutes to turn left out of the neighborhood. High density developments are only going to increase traffic along Columbia Pike. As of now, one can get to Target and the grocery store and home in a reasonable amount of time. Ms. Lewis asked the Commissioners to preserve the quietness of Franklin and the rural environment for the people who have moved to the area for those very reasons.

Kathy Webber, 1900 Springcroft - Ms. Webber stated that she has been a part of the long-range planning since 2000 and appreciated Mr. Orr's staff keeping everyone well informed about meetings throughout the process. Ms. Webber asks for a presentation to be made to the Committee on planning to consider that each municipality UGB be zoned in a transitional fashion to but up against the county land. Ms. Webber also stated that at many of the meetings regarding the UGB the citizen comments all focused on continuation of low-density areas.

There being no more citizen speakers, Chair Lindsey declared the public hearing closed and asked for a motion from the Board.

Commissioner Orr motioned to approve Resolution 2023-44 to the Board of Mayor and Alderman, seconded by Commissioner Harrison.

Discussion:

Commissioner Mann asked why two parcels would be left on an island and not included in the UGB of a municipality like the remaining area beside it, speaking to the white hatched area on the map.

Mr. Orr explained that those two parcels were not requested by the City of Thompson Station to be part of their UGB.

Chair Lindsey asked if there was a way for the City of Franklin to include the parcels in the UGB.

Mr. Orr explained that the two parcels were included in the A1 Home Builder's request for sewer denial which BOMA approved on March 28, 2023.

Ms. Wright explained that part of the rationale for denial of sewer services for this area was that according to the water and sewer department, the timeline for realistically providing sewer service for this area is beyond the 20-year horizon that is established by state legislation for planning purposes.

Commissioner Franks suggested that the properties may be surrendered to the county or Thompson Station since Franklin cannot provide the sewer services to the area.

Ms. Wright stated that each municipality and the county will have two public hearings on proposed changes to the UGB. Once the meetings have concluded, the coordinating committee will schedule two additional hearings on the proposed changes.

Commissioner Mann stated that it doesn't seem to be fair to hold onto a parcel of land when we, the City of Franklin, can't provide the services required to develop the land. In other words, the land shouldn't be held hostage.

Commissioner Allen added that the denial of sewer services is not a roundabout way to say, "we encourage high density development." The City of Franklin cannot provide sewer services in a reasonable amount of time for these parcels. The city doesn't have control of what Thompson Station may or may not propose for the area if the parcels are moved to the UGB of Thompson Station.

Chair Lindsey stated that a proper motion has been made by Commissioner Orr and seconded by Commissioner Harrison and there being no further discussion, asked the Commissioners vote by roll call.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-44 by Commissioner Michael Orr, seconded by Commissioner Scott Harrison; Motion Passed 9-0
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson
NOES:	None
ABSTAIN:	None

ENVISION FRANKLIN PLAN AMENDMENTS

12. 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 And Add A Special Consideration.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

Attachments:
1. Location Map
2. Resubmittal Package
3. RESOLUTION 2023-10 Neighborhood Commercial East_Law approved

Staff Presentation: Teresa Anderson. Ms. Anderson confirmed that the correct number is Resolution 2023-010 and not Resolution 2023-10. 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 applicant requested to defer this item to the April 27, 2023, FMPC meeting, then to the June 22, 2023 FMPC meeting, and again to this July 27, 2023 meeting. 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 with a Special Consideration for land use and building scale based on

feedback from the surrounding neighborhood over multiple community meetings with the applicant.

The proposed Special Consideration reads as follows: Given the proximity to the Lockwood Glen neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Furthermore, the only recommended uses of those specified are those that may be accessed safely and effectively from South Carothers Road. Any connection to South Carothers Road is contingent on a Development Plan submittal and Traffic Impact Analysis review. Buildings should be designed to fit the neighborhood scale at a maximum of 2.5 stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.

This parcel sits at the corner of an arterial street and a collector road, which is planned to be signalized following the approval of a gas station and other commercial uses on the west side of Carothers Parkway. A condition of approval for the Lockwood Glen development plan was that access to the corner property is to be through Lockwood Glen via McAvoy Drive with the addition of a bridge over the stream and that no access shall be permitted from either South Carothers Road or Carothers Parkway. This was also under the assumption that any development on that parcel would be single-family residences. Vehicular and pedestrian access to the site should be evaluated and determined during the Development Plan Revision when a specific use(s) of a specific size has been identified so the traffic impact can be determined. 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.

RECOMMENDATION:
Staff recommends approval of Resolution of 2023-010.

Chair Lindsey asked for the citizens who would like to comment on the item to come forward.

Christopher Edwards, 9002 Wenlock Ln - Mr. Edwards stated that he is the Lockwood Glen HOA president. The HOA has significant concerns about traffic and safety and how South Carothers will connect to McAvoy Drive. Once McAvoy Drive is connected to South Carothers, this will provide a cut through Lockwood Glen to Carothers Parkway. Mr. Edwards suggested that the property should not be rezoned to Neighborhood Commercial until more information is provided about how South Carothers would connect to McAvoy Drive.

Scott Johnston, 2001 McAvoy Dr. - Mr. Johnston has concerns about the noise and light pollution that commercial development would bring. He and many of his neighbors do not want McAvoy to become a thru street along with the increase in traffic nor the light and noise pollution a commercial development will bring.

Jessica Moore, 3992 Dewar Dr - Ms. Moore explained that they were told that only single-family homes would be developed behind their house as she has young children. Neighborhood Commercial sounds like an ice cream shop but in all actuality, it opens the door for other commercial developments that will increase foot traffic and vehicular traffic in the neighborhood.

There being no more citizen speakers, Chair Lindsey declared the public hearing closed and asked for a motion. Prior to a motion being made, Chair Lindsey acknowledged the applicant.

Applicant: Greg Gamble representing the applicant, Crescent Homes - Mr. Gamble explained that Cresent Homes currently builds single family homes in Lockwood Glen. Cresent Homes saw an opportunity to bring in commercial development to the neighborhood and through neighborhood meetings gathered input from about what type of commercial development they would like to see. In the approved site plan, there was no intention to include McAvoy Drive as a cut through between South Carothers and Carothers Parkway. Cresent Homes proposes a pedestrian connection. An automotive connection would require a modification of standards to be approved by FMPC. The city staff worked carefully to help craft language specifically for the special consideration of a driveway connector through the corner property to South Carothers. This would be considered a low-density connection. Mr. Gamble noted that these specifics would be addressed during the development plan, which would include more neighborhood meetings.

Commissioner Petersen stated that on page 10 of the resubmittal plan there is no traffic connection to McAvoy other than a

proposed commercial driveway.

Mr. Gamble stated that only through a modification of standards could any changes be made to the zoning ordinance. Mr. Wright explained that since there is an existing approved development plan any changes would need to go through the process.

Commissioner Allen interjected that we are not at that point in the process.

Commissioner Petersen asked if an amendment could be added to Envision Franklin to further state that McAvoy Drive would not be considered a through street.

Ms. Wright stated that since there is an existing development plan, no changes could be made to the single-family designation that's approved today without proposing a new development plan that would come before the Commission in the future.

Commissioner Mann motioned for approval of Resolution 2023-010, seconded by Commissioner Franks.

Commissioner Allen stated that FMPC along with developers, from the beginning of a development, need to make citizens aware of the potential for street connectivity through their neighborhoods.

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

ACTION:	Motion to Approve Resolution 2023-010 by Commissioner Nick Mann second by Commissioner Jimmy Franks; Motion Passed 8-1
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Jennifer Williamson
NOES:	Ann Petersen
ABSTAIN:	None

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-51, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

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

Attachments:
1. MAP Westhaven PUD Subdivision Development Plan Revision 6
2. 8217 Westhaven PUD Subdivision, Development Plan, Revision 6 Conditions of Approval_01
3. RES 2023-51 Westhaven PUD Subdivision, Development Plan_Combined_18859_1
4. DEVELOPMENT PLAN COF 8217 Westhaven PUD Subdivision, Development Plan, Revision 6

Staff Presentation: Chelsea Randolph. Chelsea Randolph. Ms. Randolph stated that the purpose of this proposed revision of the Westhaven Development Plan is to increase the height allowance to 5-stories for the proposed independent living facility located in the Jewell property area and remove the road connection from the Jewell property area to New Highway 96 West. The request to allow for 5 stories would better align with what is allowed within the Westhaven Pattern Book. The request to remove the road connection to New Highway 96 West is to accommodate a stream and a wetland on the north side of the property. The city would not support roadway construction impacts to these features and the Traffic Impact Analysis had very minimal trips projected at this connection. The Developer has provided a memo update to the TIA and there were no significant impacts to the original recommendations. There are no proposed changes to the total number of dwelling units or to the commercial square footage. This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. Westhaven PUD Subdivision, Development Plan, Revision 5 was approved by BOMA in October 2020.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-51.

There being no citizen comments, Chair Lindsey asks for the applicant to come forward.

Applicant: Ben Crenshaw

Mr. Crenshaw stated that Ms. Randolph's report was complete and accurate, and he would be happy to answer any questions.

Chair Lindsey asked for a motion from the Board.

Commissioner Harrison moved for approval to recommend Resolution 2023-51 to BOMA, seconded by Commissioner McLemore.

Commissioner Allen stated that five stories seem high for the rural entrance to Franklin on Highway 96 West.

Ms. Diaz-Barriga explained that Westhaven was divided into transects in the original approved development plan in 2003. The transects range from transect 5, which is a very urban and dense to transect 1 which is very rural. Westhaven is exercising their pattern book of options and the tools available through the approved development plan. The development plan from 2020 referenced two buildings of four stories each, so that's why this is moving through the process along with the removal of the external access.

Chair Lindsey stated that the external access was directly to New Highway 96 West and now the request centers around access off Boyd Mill.

Mr. Crenshaw clarified by stating that there had always been three access points to the property. The request is to remove the connection to New Highway 96 West to accommodate the aquatic resources in the buffer zone. As staff mentioned, according to the TIA, the connection is not a valuable connection anyway.

Chair Lindsey followed up by stating that mowing should not take place down to the water line like it has in the past.

Mr. Crenshaw stated that yes, the buffers will be protected in the most appropriate way.

Commissioner Mann asked Mr. Crenshaw what prompted the change from four story buildings to five story buildings.

Mr. Crenshaw stated that the change to five stories will only be to one of the buildings. In 2020, Southern Land designated a placeholder building that would eventually serve as an independent living facility, because time was needed to become educated about age restricted living. Since that time, through education, the group realized that the original layout was not what it needed to be. The total number of units requested originally was 135-150. Now, it's increased to 208 units and instead of one building, the site plan has been broken down into three buildings because it fits the character of the neighborhood. The five-story building is at the end of Boyd Mill with a much better scale/planning and in line with the rest of Westhaven. The site plan will be forth coming in the next few months. Parking will primarily be housed under the building. To answer the question, there are more units from 150 to 208 without any additional requests for residential entitlements for this side of the property. (Total units: 414)

Commissioner Mann stated that it sounds like the traffic impact will be negligible.

Commissioner Petersen noted that really the five-story building will back up to Mack Hatcher and will be far away from Highway 96.

Mr. Crenshaw noted the 300-foot buffer from the south side of Highway 96 and 150 feet away from Mack Hatcher because of the TVA electrical lines.

Commissioner Mann noted the importance of being conscious and planning for the traffic concerns that will impact these areas in the future.

Chair Langley asked Mr. Crenshaw how the area may or may not be impacted by the floodplain. FEMA has rigorous requirements relative to underground parking for a residential structure.

Mr. Crenshaw explained that there are no concerns regarding floodplain. The building under discussion is the five-story building closest to Mack Hatcher when looking at the new plan. The other two buildings flanking the five-story building will be four story buildings. The next buildings, closer to Boyd Mill, are the 3 story condominiums and then a transition to 2 story condominiums. Mr. Crenshaw explained that a lot of attention has been given to the transitions so that there are no abrupt changes from a scale perspective.

There being no further discussion on Resolution 2023-51, Chair Lindsey asked for the Commissioners to vote by

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-51 by Commissioner Scott Harrison second by Commissioner Alma McLemore; Motion Passed 8-1
AYES:	Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson
NOES:	Marcia Allen
ABSTAIN:	None

14. Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision).

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

Attachments:
1. MAP 611 Mt Hope PUD
2. ORD 2023-29 611 Mt Hope PUD Rez_Combined_Law approved
3. 611 Mt Hope PUD Rezoning Package

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant has submitted a development plan for the property at 611 Mt. Hope Street. The property consists of 0.10 acres. The PUD proposes 1 duplex building for a total of 2 residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states that these areas, "typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The development plan as proposed is consistent with the recommendations of Envision Franklin.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-29.

There being no citizen comments, Chair Lindsey asks for the applicant to come forward.

Applicant: Matthew Piper and Derrick Solomon. Mr. Piper stated that he would be glad to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved for approval to recommend Resolution 2023-29 to BOMA, seconded by Commissioner Orr.

There being no further discussion on Resolution 2023-29, Chair Lindsey asked for the Commissioners to vote by roll call.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen Ordinance 2023-29 by Commissioner Scott Harrison second by Commissioner Michael Orr; Motion Passed 9-0
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson
NOES:	None
ABSTAIN:	None

15. Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street.

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

Attachments:
1. MAP 611 Mt Hope PUD
2. RES 2023-50 611 Mt Hope PUD DP_Combined_Law approved
3. 8210 611 Mt Hope PUD DP_Conditions of Approval_01
4. Development Plans - Stamped - 07-06-2023

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the PUD proposes 1 duplex building for a total of 2 residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states that these areas, "typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The development plan as proposed is consistent with the recommendations of Envision Franklin. The applicant has included two Modifications of Standards requests. However, after further review, staff has determined that the second MOS request for building height is not necessary and that what is being proposed meets Envision Franklin as well as the Zoning Ordinance.

MODIFICATIONS OF STANDARDS: The applicant has submitted a Modifications of Standards request for a reduction in required parking for 3-bedroom residential units from 3 parking spaces to 2.5 parking spaces. Due to the limited space on the property, and the availability of on-street parking nearby, the request can be supported.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS (for Resolution 2023-50) and for Resolution 2023-50 with conditions.

There being no citizen comments, Chair Lindsey asks for the applicant to come forward.

Applicant: Derrick Solomon, Hard Bargain Association. Mr. Solomon had no additional comments to add.

Chair Lindsey stated that the normal procedure when a modification of standards is requested is a main motion will be entertained which will not be voted on until the MOS has been addressed. The MOS will require another motion, then the Commissioners will vote on the main motion.

Commissioner Franks moved for approval to recommend Resolution 2023-50 to BOMA, seconded by Commissioner Harrison.

Chair Lindsey explained that the applicant has submitted a Modifications of Standards request for a reduction in required parking for 3-bedroom residential units from 3 parking spaces to 2.5 parking spaces. The request can be supported.

Commissioner Allen moved for approval of the MOS for Resolution 2023-50 to BOMA, seconded by Commissioner

McLemore.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote for approval of the MOS of Resolution 2023-50 by roll call.

Vote: 9-0.
Motion for MOS passes.

There being no further discussion on the main motion, Chair Lindsey asked for the Commissioners to vote for approval for the Main Motion /Resolution 2023-50 to BOMA by roll call.

ACTION:	Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen Resolution 2023-50 by Commissioner Jimmy Franks second by Commissioner Scott Harrison; Motion Passed 9-0
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson
NOES:	None
ABSTAIN:	None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. DM Brown Subdivision, Final Plat, Creating One Single-Family Lot And Dedicating Easements, On Approximately .092 Acres, Located At 227 Natchez Street. (CONSENT AGENDA)

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

Attachments:
1. MAP DM Brown Subdivision, Final Plat
2. 8212 DM Brown Subdivision, Final Plat Conditions of Approval_01
3. FINAL PLAT 8212 DM Brown Subdivision, Final Plat

The item was Approved on Consent Agenda.

17. The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1, Creating 41 Residential Lots And 5 Open Space Lots, On Approximately 14.87 Acres, Located Along Del Rio Pike, West Of The Intersection Of Del Rio Pike And Reese Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP The Fields At Reese Farm PUD Subdivision, Final Plat, Section 1
2. 11318 Reese Farms - Section 1 - Final Plat - CLIENT 2023-07-06
3. Conditions of Approval_The Fields At Reese Farm, Final Plat, Section 1

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to adjourn the meeting. The motion carried 9-0.

There being no further business, the meeting adjourned at 08:27 p.m.

_____ _____

Chair Date

City of Franklin

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

File #: 21-05057

DATE: August 10, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development

SUBJECT:

Consideration of Resolution 2023-57, A Resolution Amending The Ivybrook Academy, Site Plan, To Extend The Vested Rights, For The Property Located North Of Henpeck Lance And West Of Lewisburg Pike, At 1268 Lewisburg Pike.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a vesting extension request for the Ivybrook Academy Site Plan.

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 Site 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 the 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 one year, from September 16, 2023 until September 16, 2024, to allow the applicant to secure any necessary permits and commence site preparation.

CURRENT STATUS

This plan is within the first three-year period and is vested until September 16, 2023. The applicant

has secured site plan approval, which was approved on the September 2020 Administrative Agenda. The applicant has also recorded a final plat revision and posted sureties. The applicant has stated rising construction costs as the reason why work has not yet begun on the site. Because this is a site plan not associated with a development plan, it is the Planning Commission whom make the final decision on extending the vesting of the project.

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.

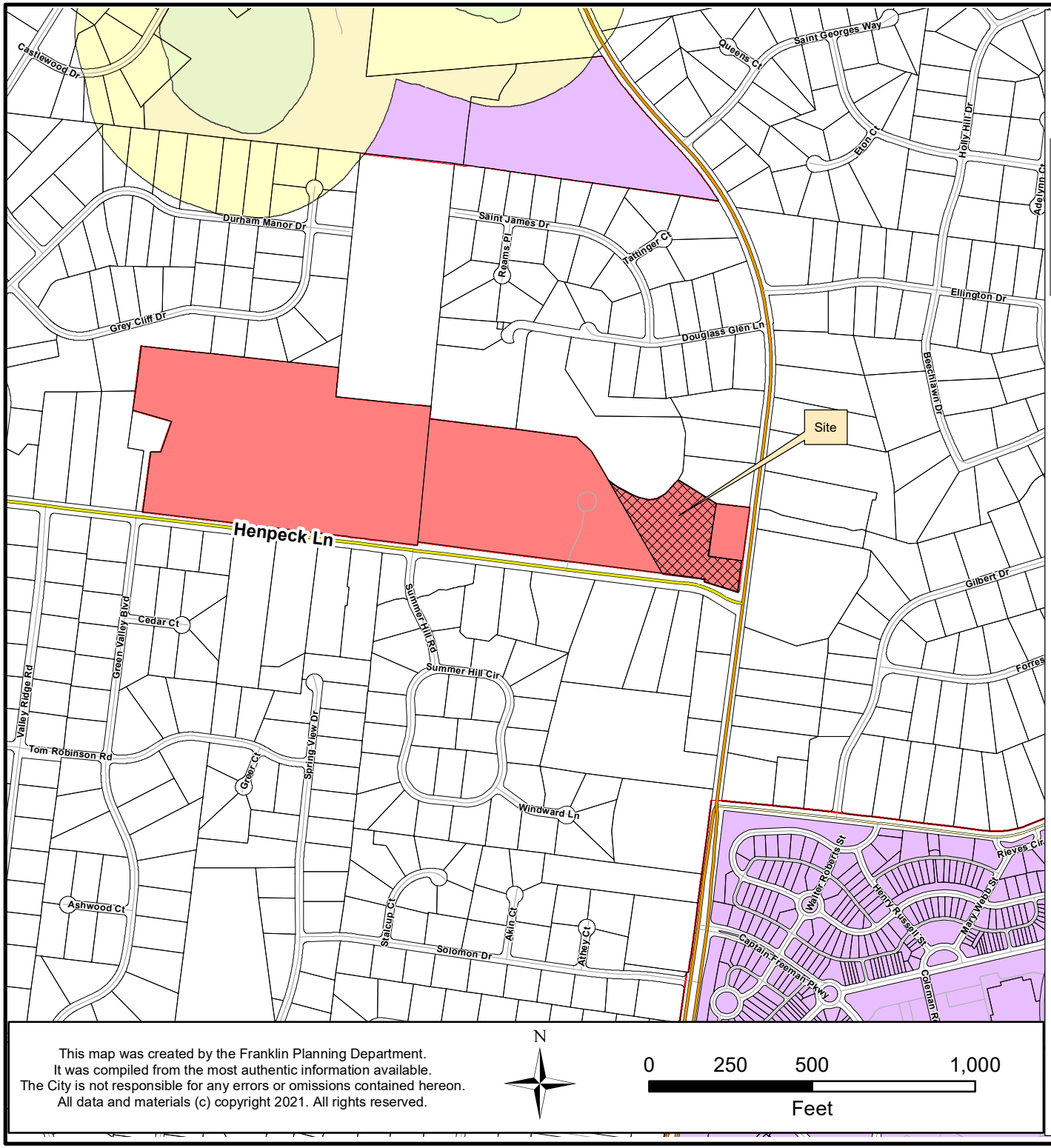
In reviewing the plan against the current City regulations, the current plan does not comply with current parking location requirements within the site's Frontage. The applicant received a variance for parking placement from the BZA in September of 2020, and should the project lose vesting, a new variance would need to be requested, or the parking lot would need to comply with today's development standards.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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



IVYBROOK ACADEMY, SITE PLAN
RESOLUTION 2023-57

Project Information
Vested Zoning: NC
Overlay Districts: n/a
Site Acreage: 5.88 acres
Vested Number of Dwelling Units: n/a
Vested Nonresidential Square Footage: 8,550

Legend

- 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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Feet

RESOLUTION 2023-57

A RESOLUTION AMENDING THE IVYBROOK ACADEMY, SITE PLAN TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF HENPECK LANCE AND WEST OF LEWISBURG PIKE, AT 1268 LEWISBURG PIKE

WHEREAS, the Franklin Municipal Planning Commission (FMPC) of the City of Franklin, Tennessee, has approved the Site Plan for the property on the September 2020 Administrative Agenda; 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 site plan by FMPC, when no development plan is required, initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, *Tennessee Code Annotated* (T.C.A.) §§ 13-4-310 (d) (1) states that the vesting period applicable to a preliminary 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 approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Ivybrook Academy Site Plan vesting period began on September 16, 2020 and is set to expire on September 16, 2023, and the applicant has not secured necessary permits or commenced site preparation; and

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

WHEREAS, the Franklin Zoning Ordinance §§ 20.19.3 states that if the extension is not granted, the vested rights will terminate at the end of the original vesting period; and

WHEREAS, the applicant has requested an extension of the vesting period for one year, until September 16, 2024.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
106---02600	5.88
Total	5.88

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 Ivybrook Academy Site Plan, as outlined below and through Exhibit A, are as follows:

Entitlements	Ivybrook Academy Site Plan
Base Zone District	NC Neighborhood Commercial
Other Zoning Overlays	n/a
Number of Dwelling Units	n/a
Number of Nonresidential Square Footage	8,550 SF
Number of Hotel Rooms	n/a
Open Space Requirements	n/a
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on September 16, 2020 and was set to expire on September 16, 2023. The vesting period is extended for one year until September 16, 2024. The amended preliminary development plan will now have until September 16, 2024 to obtain the approval of a final development plan, secure any necessary permits, and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of ten (10) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary development plan (September 16, 2020) and shall remain at September 16, 2030.

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

SECTION VII. BE IT FINALLY ORDAINED by the Franklin Municipal Planning Commission 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 this the _____ day of _____, 2023.

ATTEST:

By:_____
Emily Wright
Planning Director

CITY OF FRANKLIN, TENNESSEE
FRANKLIN PLANNING COMMISSION:

By:_____
Roger Lindsey
Chair

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

CONTACT LIST

DEVELOPER/OWNER
VARNEDOE PROPERTIES, LLC
7021 MAYFLOWER CIRCLE
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 630-1786
CONTACT: HOWARD VARNEDOE

CIVIL ENGINEER
MORELOCK ENGINEERING, LLC
2097 BELSFORD DRIVE
NOLENSVILLE, TENNESSEE 37135
PHONE: (615) 300-6486
CONTACT: JASON MORELOCK

ARCHITECT
H. MICHAEL HINDMAN ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 370-3252
CONTACT: MICHAEL HINDMAN

LANDSCAPE ARCHITECT
KITA SUSTAINABLE DESIGNS, LLC
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) 550-6666
CONTACT: TOM INGRAM

SANITARY SEWER
FRANKLIN WATER & SEWER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

WATER SERVICE
H.B. & T.S. UTILITY DISTRICT
505 DOWNS BOULEVARD
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

ELECTRIC SERVICE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
2156 EDWARD CURD LANE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

GAS SERVICE
PIEDMONT GAS
83 CENTURY BOULEVARD
NASHVILLE, TENNESSEE 37214
PHONE: (615) 456-5694
CONTACT: CRAIG OWEN

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 214-4783
CONTACT: JASON ARMES

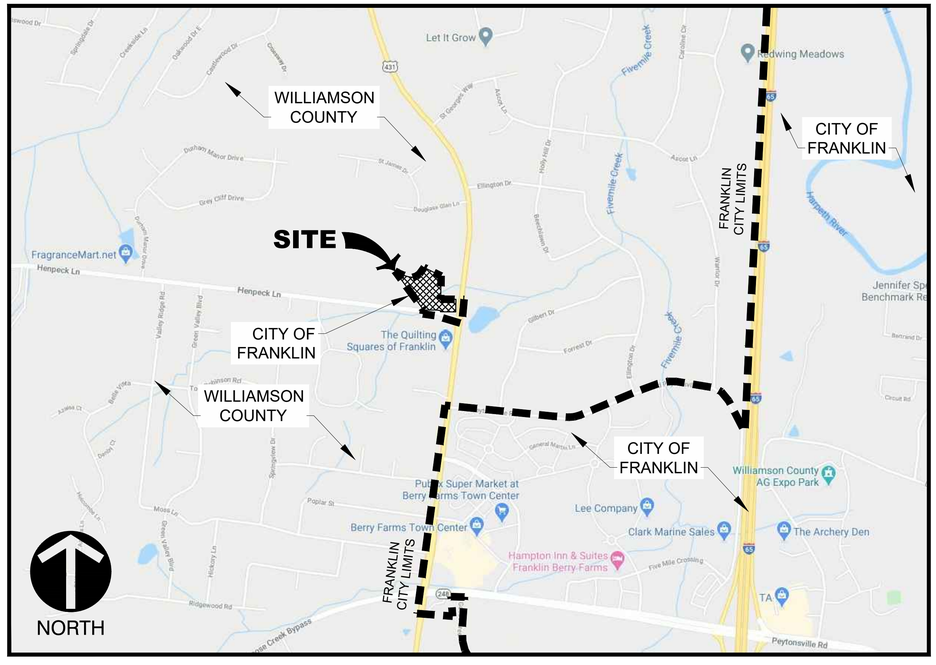
IVYBROOK ACADEMY

1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TN
TAX MAP 106, PARCEL 26.00
CITY OF FRANKLIN PROJECT #7300

SITE PLANS
OCTOBER 2020

LIST OF DRAWINGS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES SHEET
	BOUNDARY & TOPOGRAPHIC SURVEY
C1.1	EXISTING CONDITIONS PLAN
C1.2	SITE DEMOLITION PLAN
C2.1	SITE LAYOUT PLAN
C2.2	AUTOTURN FIRE TRUCK PLAN
C2.3	EASEMENT & R.O.W. DEDICATION/RESERVATION
C3.1	GRADING & DRAINAGE PLAN
C3.2	EPSC PLAN - STAGE I
C3.3	EPSC PLAN - STAGE II
C4.1	DETAILS
C4.2	DETAILS
C4.3	DETAILS
C4.4	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
E1.1	SITE PHOTOMETRIC PLAN
EX1.0	BUFFER VARIANCE REQUEST
EX1.1	BUFFER MANAGEMENT PLAN



SITE MAP
SCALE: 1"=1000'

SITE DATA CHART

PROJECT NAME:	IVYBROOK ACADEMY
CITY OF FRANKLIN PROJECT #:	
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1268 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP:	106
GROUP:	N/A
PARCEL:	26.00
EXISTING ZONING:	NC (NEIGHBORHOOD COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	N/A
RIGHT OF WAY RESERVATION:	4,404± S.F. OR 0.101 ACRES±
RIGHT OF WAY DEDICATION:	3,943± S.F. OR 0.091 ACRES±
ACREAGE OF SITE:	5.790± ACRES
SQUARE FOOTAGE OF SITE:	252,193± S.F. (REMAINDER PARCEL 26.00)
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	10 FEET TO 40 FEET
SIDE YARD:	MINIMUM 5 FEET
REAR YARD:	MINIMUM 5 FEET
MAXIMUM HEIGHT:	3 STORIES WITH MINIMUM BUILDING SETBACK LINE OF 20 FEET AT THE 3RD FLOOR 2 1/2 STORIES FOR BUILDINGS WITH PTICHED ROOFS

DEVELOPER/OWNER:
VARNEDOE PROPERTIES, LLC
7021 MAYFLOWER CIRCLE
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 630-1786
CONTACT: HOWARD VARNEDOE
E-MAIL: howard@ivybrookacademy.com

APPLICANT:
MORELOCK ENGINEERING, LLC
2097 BELSFORD DRIVE
NOLENSVILLE, TENNESSEE 37135
PHONE: 615-300-6486
CONTACT: JASON MORELOCK, P.E.
E-MAIL: jason@morelockeng.com

BUILDING SQUARE FOOTAGE:	8,550 S.F.
BUILDING HEIGHT:	TWO STORIES
BUILDING TYPE:	COMMERCIAL/MIXED USE BUILDING
BUILDING FRONTAGE TYPE:	N/A
MINIMUM PARKING REQUIREMENT:	PER SUBSECTION 10.1.6
DAY CARE:	2 SPACES PER 1,000 S.F. + 1 SPACE/EMPLOYEE + 5 STACKING SPACES
DAY CARE:	(2 SPACES * 8.55) + (1 SPACE * 17 EMPLOYEES) = 34.10 >>> 35 SPACES
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
PARKING PROVIDED:	21 EXISTING SPACES + 2 EXISTING ACCESSIBLE SPACES + 15 PROPOSED SPACES = 38 TOTAL SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
TREE CANOPY:	24% (REQUIRED) / 99.6% PROVIDED
OPEN SPACE:	N/A
TRANSITIONAL FEATURE BUFFER:	N/A

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.

THIS PROPERTY IS CURRENTLY IN THE ANNEXATION PROCESS WITH THE CITY OF FRANKLIN. THE ANNEXATION, PLAN OF SERVICES, AND REZONING WENT TO PLANNING COMMISSION ON MARCH 26. THE ANNEXATION REQUEST IS THEN EXPECTED TO GO ONTO BOMA WORK SESSION ON APRIL 14, THEN PUBLIC HEARING ON MAY 12, AND FINALLY 3RD READING ON MAY 26. THE PLANNING DEPARTMENT HAS ALLOWED THIS SITE PLAN REQUEST TO MOVE FORWARD AT THE APPLICANT'S RISK CONSIDERING THE ANNEXATION REQUEST IS NOT YET APPROVED.

A SITE PLAN WAS APPROVED BY WILLIAMSON COUNTY IN 2019 TO CONVERT THE HENPECK MARKET TO A HALF DAY PRESCHOOL PROGRAM THAT IS A MONTESSORI EDUCATIONAL FACILITY. THE DEVELOPER/OWNER IS NOW SUBMITTING THIS SITE PLAN TO EXPAND THE PARKING AREA ON THE PROPERTY. THERE WILL NOT BE ANY NEW BUILDINGS OR BUILDING RENOVATIONS ASSOCIATED WITH THIS REQUEST.

FEES IN-LIEU AMOUNTS

FEES IN-LIEU ARE BEING PURSUED FOR THIS PROJECT. THE SITE PLAN SHOWS SIDEWALK, MULTI-USE PATH, AND CURB & GUTTER FEES IN-LIEU AREAS ALONG LEWISBURG PIKE AND HENPECK LANE. THE QUANTITIES OF FEES IN-LIEU ARE AS FOLLOWS:

- CONCRETE SIDEWALK AREA = 232 SQUARE FEET
- CONCRETE MULTI-USE PATH AREA = 1,906 SQUARE FEET

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
IF REMOVAL OF ADDITIONAL TREES IS NECESSARY, A REVISION OF THE TREE PRESERVATION PLAN IS REQUIRED.
THEREFORE, THESE PLANS ARE APPROVED AS NOTED
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE.
04/12/2023

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

COF PROJECT NUMBER 7300

Know what's below. Call before you dig.

IA-C0.0.dwg

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
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10/05/20

COVER SHEET

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

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IVYBROOK ACADEMY

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
2. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
8. 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.
9. THE PROPOSED SITE IMPROVEMENTS WILL NOT REQUIRE COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). THE TOTAL SITE DISTURBANCE IS UNDER ONE ACRE.
10. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THESE PLANS, CITY OF FRANKLIN AND TDEC.
11. 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.
12. 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.
13. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
14. 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.
15. 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.
16. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
17. CONSTRUCTION OF ALL PAVEMENT AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF CITY OF FRANKLIN CONSTRUCTION CRITERIA AND STANDARD DETAILS.
18. 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.
19. 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.

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

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. 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.
6. SITE DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
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

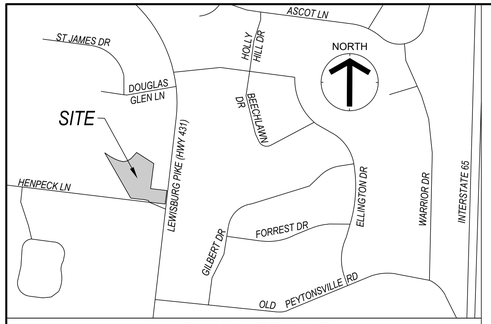
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24 HOUR STORM, DUE TO THE SITE DISCHARGING TO UNAVAILABLE WATERS (303d FOR SILTATION OR HABITAT ALTERATION).
2. EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED TWICE A WEEK, AT LEAST 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 OR NEARBY WATER BODY.
29. A PERSON WHO HAS A VALID CERTIFICATION FROM THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I" COURSE, A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, A CERTIFIED PROFESSIONAL IN EROSION AN SEDIMENT CONTROL (CPESC), OR A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE MUST INSPECT BMP'S.
30. EPSC AND STORMWATER CONTROLS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO FRANKLIN'S BMP MANUAL.
31. STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.
32. FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE ACRES DISTURBED AT ONE TIME OR 5 OR MORE ACRES AT AN OUTFALL THAT DISCH



VICINITY MAP - NOT TO SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N06°49'01"E	14.88'
L2	S54°25'45"E	32.14'
L3	S56°25'16"E	52.40'
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2262	1" PINE
2263	30" OAK
2284	1" PINE
2285	1" PINE
2286	1" PINE

NORTH

Source of North
Tennessee Grid North
GPS - GEOID 12B
(NAVD 88)
(NAD 83)

BENCHMARKS

BM-111: IRON PIN WITH CAP
N: 580988.296 E: 1718038.125 EL: 678.62
SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88)

LEGEND

BENCHMARK	SEWER MANHOLE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE ESMT.
IRON PIN (FOUND)	CLEANOUT	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
IRON PIN (SET)	WATER METER		PROPERTY LINE
LIGHT POLE	WATER VALVE		ADJACENT PROPERTY LINE
POWER POLE	FIRE HYDRANT		EASEMENT LINE
GUY WIRE	CURB INLET	X	FENCE LINE
COMMUNICATION BOX	GAS METER	W	WATER LINE
ELECTRIC BOX	GAS VALVE	STM	STORM LINE
HVAC UNIT	MAILBOX	SAN	SEWER LINE
SIGN		OHE	OVERHEAD ELECTRIC LINE
		UGT	UNDEGROUND COMMUNICATION LINE
		G	NGAS LINE
			EDGE OF LANDSCAPING
			LIMIT OF FIELD RUN TOPO

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.

Tennessee811 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.

PROPERTY INFORMATION

Tax Map 106 Parcel 26.00

Address: 1268 Lewisburg Pike

Owner: Varnedoe Properties, LLC
7021 Mayflower Circle
Brentwood, TN 37027

Recorded Documents for Property:
DB: 7566 PG: 769
PLAT BK: 36 PG: 26 (Lot 1)

Area: 256,136 SF (+/-)
5.880 AC (+/-)

Zoning: CC - Central Commercial District

FEMA Map No. : 47187C0355F Dated: September 29, 2006 Zone "X"

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SURVEYOR NOTES

1. *The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.*
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 as of the date and time of the recording of this plat.*
3. *Survey not final without Seal and Signature of Surveyor.*
4. *All set property corners are marked with 5/8" diameter rebar with a CESO cap unless otherwise noted.*
5. *This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.*
6. *As shown on survey, there are no gaps or gores between tracts.*
7. *As noted, a portion of the contours shown were derived from digital information provided by the City of Franklin, Tennessee.*

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000. Approved monuments have been place as indicated.

The field work was completed in June, 2020

Date of Plat or Map: July 15, 2020

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1754

7/15/2020

Surveyor of Record
William J. Huffman, TN RLS 1754
Sr. Survey Manager, CESO, INC
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615.238.0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

50 0 50 100
GRAPHIC SCALE

REVISIONS

NO.	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY

IVYBROOK ACADEMY PROPERTY

1268 LEWISBURG PIKE — TAX MAP 106 PARCEL 26.00
FRANKLIN — 10TH CIVIL DISTRICT — WILLIAMSON COUNTY, TENNESSEE

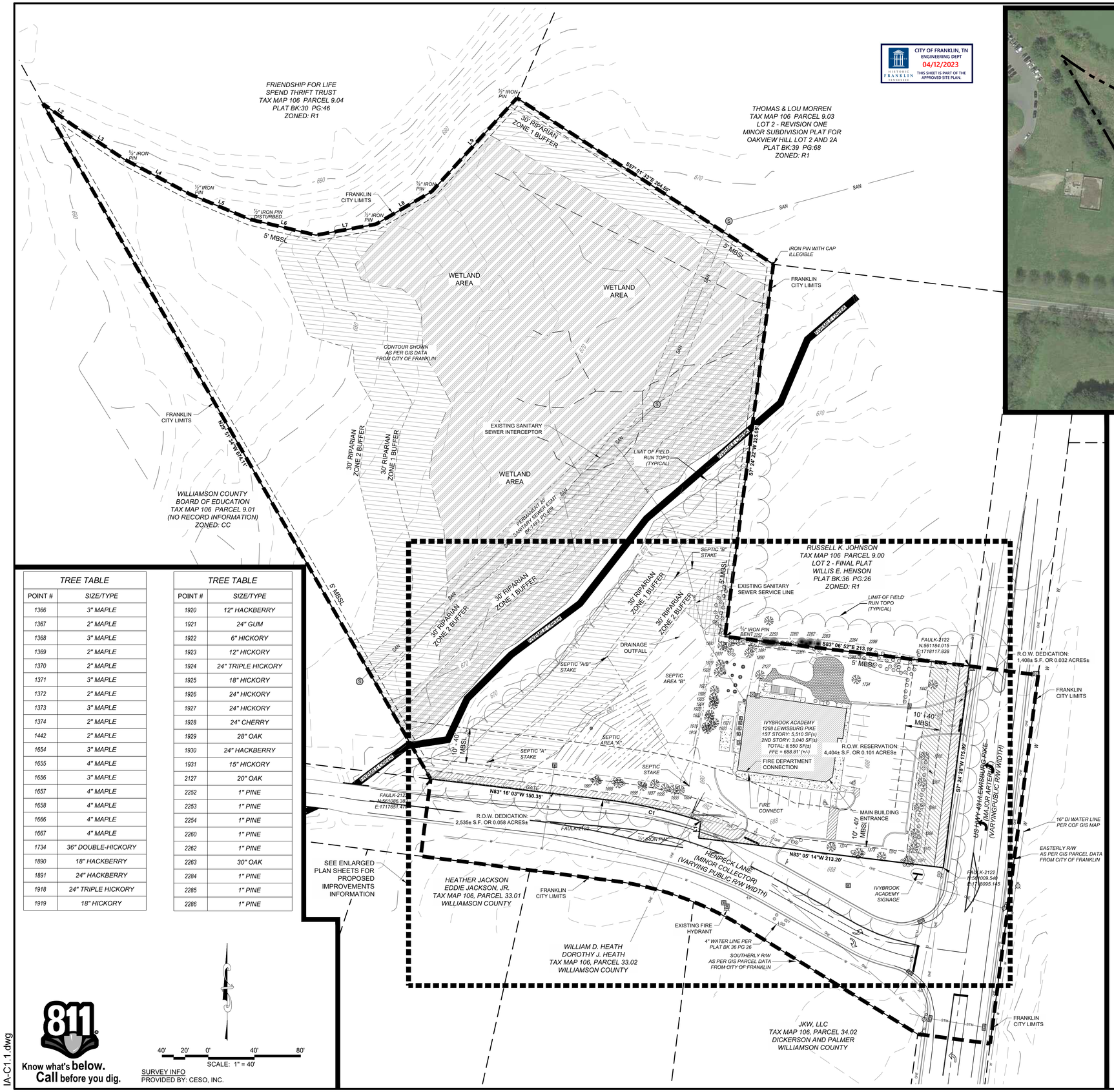
SCALE: 1" = 50' | DATE: JULY 15, 2020

DESIGN: N/A
DRAWN: PMK
CHECKED: WJH

CESO
WWW.CESOINC.COM

JOB NO.: 758050
SHEET NO.: 1 OF 1

W:\PROJECTS\VARNEDOE PROPERTIES\758050-IVYBROOK ACADEMY\04-SURVEY\DWG\758050_IVYBROOK_ACADEMY.DWG - 7/15/2020 11:05 AM





EXISTING TREE CANOPY COVER
NOT TO SCALE

EXISTING CONDITION PLAN NOTES:

1. THE LOCATION OF THE PROPERTY BOUNDARIES DEPICTED HERON, BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENTS CORNERS OF THE PROPERTY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. THIS SURVEY REPRESENTS A PROFESSIONAL OPINION, AND CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
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 AS OF THE DATE AND TIME OF THE RECORDING OF THIS PLAT.
3. ANY SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A CESO CAP.
4. THIS PROPERTY HAS DIRECT ACCESS TO LEWISBURG PIKE AND HENPECK LANE, WHICH ARE DEDICATED PUBLIC RIGHTS-OF-WAY.
5. TENNESSEE DEPARTMENT OF TRANSPORTATION, WILLIAMSON COUNTY HIGHWAY DEPARTMENT, AND THE CITY OF FRANKLIN MAINTAINS ALL PUBLIC RIGHT-OF-WAYS.
6. AS SHOWN ON SURVEY, THERE ARE NO GAPS OR GORES BETWEEN TRACTS.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
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" PANEL 355 OF 485, MAP NUMBER 47187C0355F. MAP REVISED ON SEPTEMBER 29, 2006.

MINERAL RIGHTS NOTE:

THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNER OF RECORD.

GRADING & DRAINAGE DATA CHART (EXISTING)

SITE AREA:	5.79 ACRES
IMPERVIOUS AREA:	0.49 ACRES
DISTURBED AREA:	0.72 ACRES
Rv VALUE:	0.20

PEAK FLOW RUNOFF:

2 YEAR:	1.12 CFS
5 YEAR:	1.58 CFS
10 YEAR:	1.96 CFS
25 YEAR:	2.49 CFS
50 YEAR:	2.92 CFS
100 YEAR:	3.37 CFS

* PEAK FLOW RUNOFF CALCULATIONS ARE ONLY FOR THE AREAS SHOWN ON THE LID DRAINAGE MAPS DUE TO THE FACT THAT THE MAJORITY OF THE SITE REMAINS UNDISTURBED WITH THIS PROJECT.

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COF PROJECT NUMBER 7300

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Know what's below. Call before you dig.

40' 20' 0' 40' 80'
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: CESO, INC.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 108905
STATE OF TENNESSEE
10/05/20

EXISTING CONDITIONS PLAN

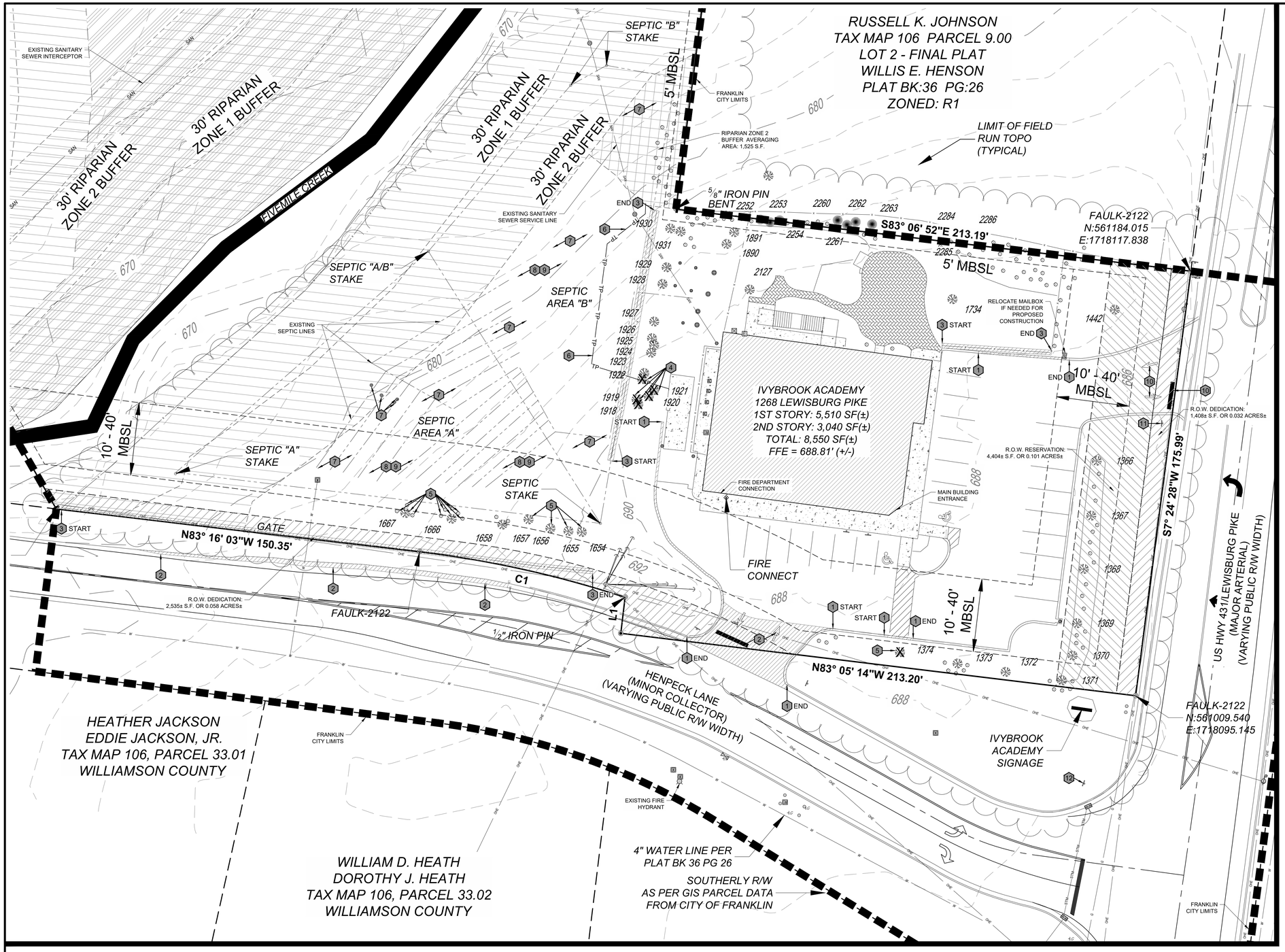
CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C1.1

IVYBROOK ACADEMY

IA-C1.1.dwg



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
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MINERAL RIGHTS NOTE:

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SITE DEMOLITION KEYNOTES:

1. SAW CUT (AS NEEDED) AND REMOVE EXISTING CONCRETE CURB TO SUBGRADE.
2. SAW CUT (AS NEEDED) AND REMOVE EXISTING ASPHALT PAVEMENT TO SUBGRADE. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL SECTION (IF REQUIRED) SHOWN ON SHEET C2.1 TO PROPOSED GRADES SHOWN ON SHEET C3.1. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
3. REMOVE EXISTING FENCE TO LIMITS SHOWN.
4. REMOVE EXISTING TREES.
5. RELOCATED EXISTING TREES AND SHRUBS ALONG HENPECK LANE.
6. EXISTING TREES TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
7. EXISTING SEPTIC LINES TO BE REMOVED IN PREPARATION FOR THE PROPOSED PARKING AREA. THE SEPTIC LINES ARE NO LONGER NEEDED DUE TO THE SITE BEING RECENTLY CONNECTED TO A CITY OF FRANKLIN GRAVITY SEWER MAIN AS SHOWN ON THESE PLANS.
8. 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.
9. ANY ITEMS NOT SPECIFICALLY ADDRESSED IN THESE DEMOLITION NOTES ARE TO REMAIN UNLESS DIRECTED OTHERWISE BY THE DEVELOPER.
10. REMOVE EXISTING STOP BAR AND TRAFFIC ARROWS BY BEAD BLASTING (NO. 9 STEEL SHOT) OR OTHER APPROVED METHOD, CAUSE THE LEAST POSSIBLE DAMAGE TO THE EXISTING PAVEMENT.
11. RELOCATE STOP SIGN TO AREA BEHIND PROPOSED SIDEWALK AND IN ALIGNMENT WITH RELOCATED STOP BAR.
12. RELOCATED STOP SIGN (RELOCATION WILL NOT BE NEEDED IF TRAFFIC SIGNAL IS OPERATIONAL PRIOR TO STOP SIGN RELOCATION BEING NEEDED)

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CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

COF PROJECT NUMBER 7300

Know what's below. Call before you dig.

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PROVIDED BY: CESO, INC.

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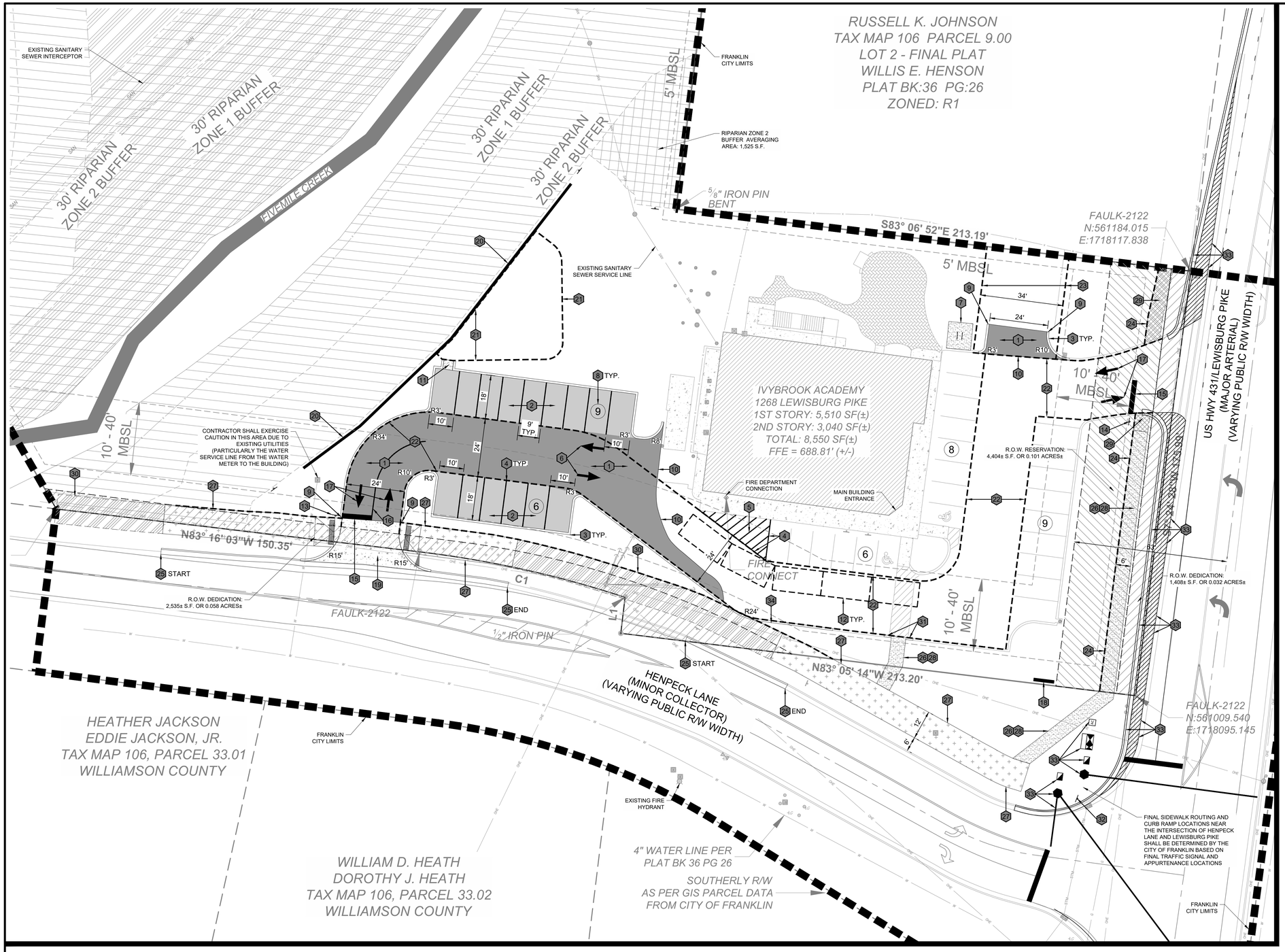
CONSTRUCTION PLANS FOR:
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C1.2

IVYBROOK ACADEMY

IA-C1.1.dwg



REFERENCE:

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NOTE:

1. SEE SHEET C0.0 FOR SITE DATA TABLE.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

SITE LAYOUT KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT
2. LIGHT DUTY ASPHALT PAVEMENT
3. CONCRETE MOUNTABLE CURB
4. 4" WIDE PAINTED WHITE LINE
5. 4" WIDE PAINTED WHITE STRIPES, 3' O.C. @ 45°
6. WHITE PAINTED DIRECTIONAL ARROW
7. TWO (2) BIKE RACKS INSTALLED ON CONCRETE SIDEWALK PAD
8. INDICATES NUMBER OF PARKING SPACES PER BAY
9. TAPER CONCRETE CURB
10. TIE PROPOSED ASPHALT PAVEMENT AND CONCRETE CURB TO EXISTING
11. 4'-0" WIDE CONCRETE CURB CUT FOR DRAINAGE
12. DASHED LINES INDICATE VEHICLE FOR QUEUE LENGTH
13. STOP SIGN
14. RELOCATED STOP SIGN
15. 24" WIDE THERMOPLASTIC STOP BAR
16. 4" WIDE WHITE THERMOPLASTIC WHITE LINE
17. THERMOPLASTIC WHITE DIRECTIONAL ARROW
18. RELOCATED MONUMENT SIGN
19. CITY OF FRANKLIN DWG. NO. RP-6 (LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP) (SEE SHEET C5.2 FOR DETAIL)
20. RETAINING WALL WITH RAILING. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. (DESIGN BY OTHERS). SEE RETAINING WALL NOTES ON THIS SHEET
21. PROPOSED GREEN INFRASTRUCTURE EASEMENT
22. PROPOSED CROSS ACCESS EASEMENT
23. PROPOSED CONSTRUCTION, GRADING & CROSS ACCESS EASEMENT
24. PROPOSED PUBLIC ACCESS EASEMENT
25. CITY OF FRANKLIN DWG. NO. RP-1 (ARTERIAL AND COLLECTOR CURB AND GUTTER)
26. CITY OF FRANKLIN DWG. NO. RP-8 (CONCRETE SIDEWALK)
27. CITY OF FRANKLIN DWG. NO. RP-9 (CONCRETE MULTI-USE PATH)
28. CITY OF FRANKLIN DWG. NO. RP-10 (SIDEWALK EXPANSION JOINT) AS NEEDED
29. CITY OF FRANKLIN CONCRETE SIDEWALK FEE IN-LIEU PAYMENT AREA (232 S.F.) (CITY OF FRANKLIN DWG. NO. RP-8)
30. CITY OF FRANKLIN CONCRETE MULTI-USE PATH FEE IN-LIEU PAYMENT AREA (1,906 S.F.) (CITY OF FRANKLIN DWG. NO. RP-9)
31. CONCRETE MOUNTABLE CURB (TAPER CURB AT SIDEWALK)
32. RELOCATED STOP SIGN (RELOCATION WILL NOT BE NEEDED IF TRAFFIC SIGNAL IS OPERATIONAL PRIOR TO STOP SIGN RELOCATION BEING NEEDED)
33. PROPOSED TRAFFIC SIGNAL
(DESIGN BY OTHERS AND INSTALLATION BY WILLIAMSON COUNTY SCHOOLS)
APPURTENANCES INCLUDE:
    - TRAFFIC SIGNAL POLES AND MAST ARMS
    - CONTROLLER CABINET
    - MILLBANK PEDESTAL
    - PULL BOXES
    - CURB & GUTTER ALONG LEWISBURG PIKE
    - PAVEMENT ALONG LEWISBURG PIKE

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK CITY OF FRANKLIN DWG. NO. RP-8
- PROPOSED CONCRETE MULTI-USE TRAIL CITY OF FRANKLIN DWG. NO. RP-9
- CONCRETE SIDEWALK FEE IN-LIEU PAYMENT AREA CITY OF FRANKLIN DWG. NO. RP-8
- CONCRETE MULTI-USE PATH FEE IN-LIEU PAYMENT AREA CITY OF FRANKLIN DWG. NO. RP-9

COF PROJECT NUMBER 7300

PARKING CALCULATIONS

MINIMUM PARKING REQUIREMENT:	PER SUBSECTION 10.1.6
DAY CARE:	2 SPACES PER 1,000 S.F. + 1 SPACE/EMPLOYEE + 5 STACKING SPACES
DAY CARE:	(2 SPACES * 8.55) + (1 SPACE * 17 EMPLOYEES) = 34.10 >>> 35 SPACES
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
PARKING PROVIDED:	21 EXISTING SPACES + 2 EXISTING ACCESSIBLE SPACES + 15 PROPOSED SPACES = 38 TOTAL SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES

NOTE:

ALL EXISTING PUBLIC AND PRIVATE UTILITIES ARE TO REMAIN. IVYBROOK ACADEMY SEPTIC SYSTEM HAS BEEN ABANDONED AND THE FACILITY HAS A CONNECTION TO THE CITY OF FRANKLIN SANITARY SEWER GRAVITY MAIN INSTALLED IN 2020.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Know what's below. Call before you dig.

20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CESO, INC.

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 108805 — STATE OF TENNESSEE — 10/05/20

SITE LAYOUT PLAN

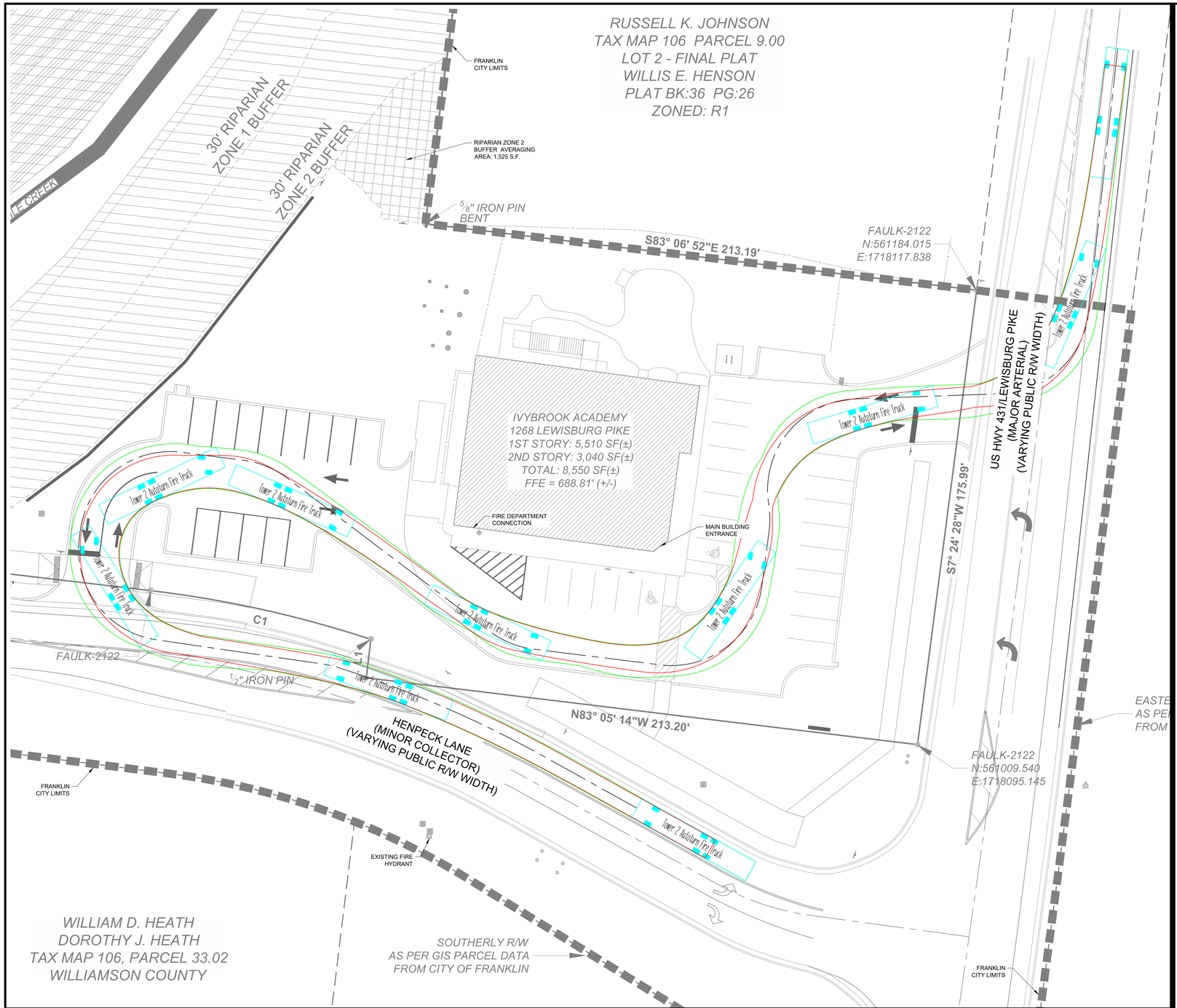
CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C2.1

IVYBROOK ACADEMY

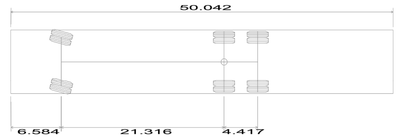
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Vehicle Tracking v17.00 - Pool

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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ENGINEERING DEPT
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COF PROJECT NUMBER 7300

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JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108803
STATE OF TENNESSEE
10/05/20

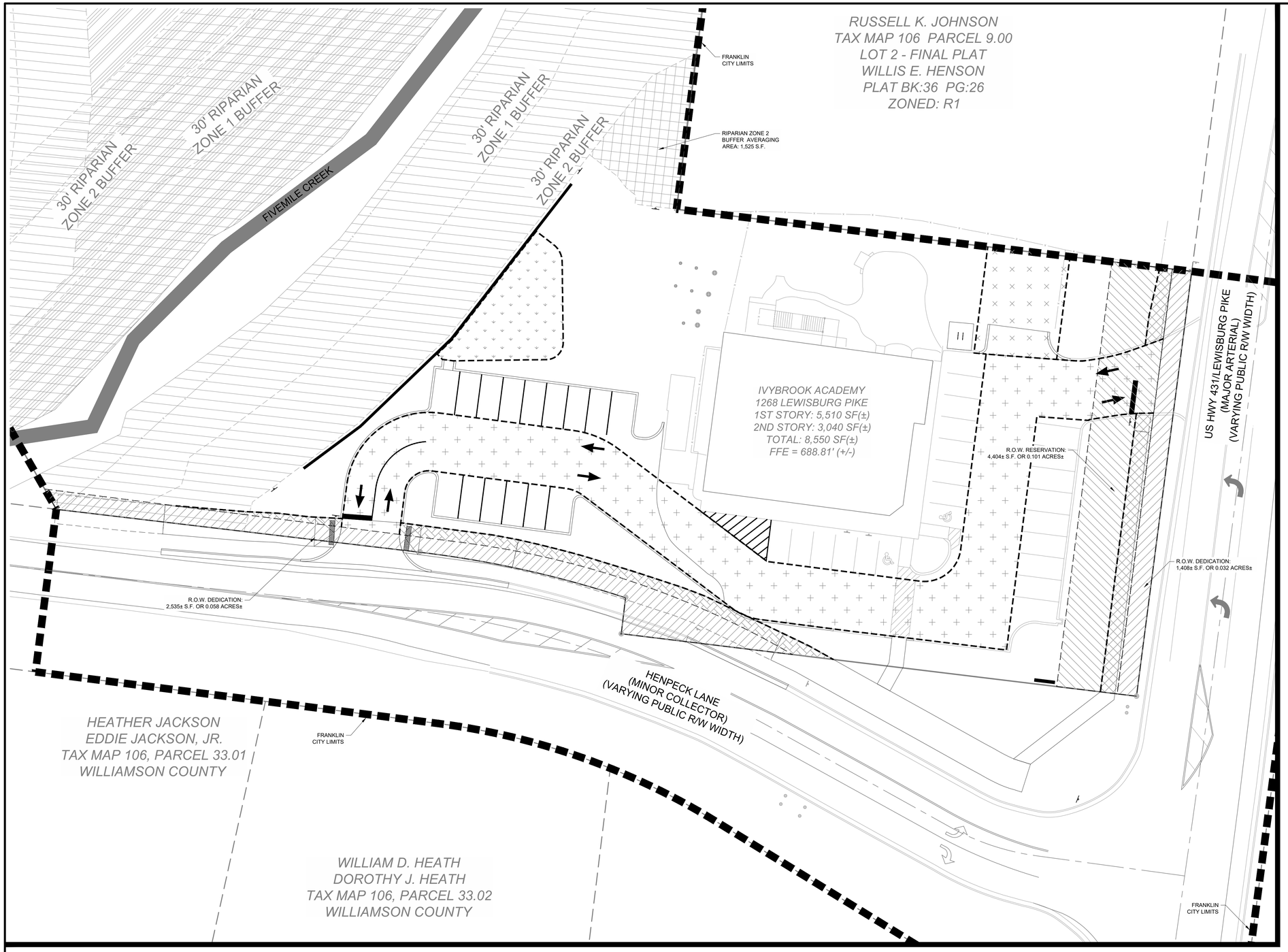
AUTOTURN FIRE TRUCK PLAN

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
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JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

IVYBROOK ACADEMY

C2.2



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
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NOTE:

THE PURPOSED OF THIS PLAN IS FOR CLARIFICATION PURPOSES FOR CITY REVIEW. THIS PLAN SHOWS PROPOSED EASEMENTS, RIGHT-OF-WAY DEDICATION AND RIGHT-OF-WAY RESERVATION WITH SEVERAL LAYERS TURNED OFF THAT ARE NECESSARY TO BE DISPLAYED ON THE SITE LAYOUT PLAN.

LEGEND

- PROPOSED R.O.W. DEDICATION
- PROPOSED R.O.W. RESERVATION
- PROPOSED R.O.W. RESERVATION & PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED CONSTRUCTION, GRADING & CROSS ACCESS EASEMENT
- PROPOSED CROSS ACCESS EASEMENT
- PROPOSED GREEN INFRASTRUCTURE EASEMENT

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REGISTERED ENGINEER
AGRICULTURE
No. 108805
STATE OF TENNESSEE
10/05/20

EASEMENT & R.O.W. DEDICATION/RESERVATION

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
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CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

C2.3

IVYBROOK ACADEMY

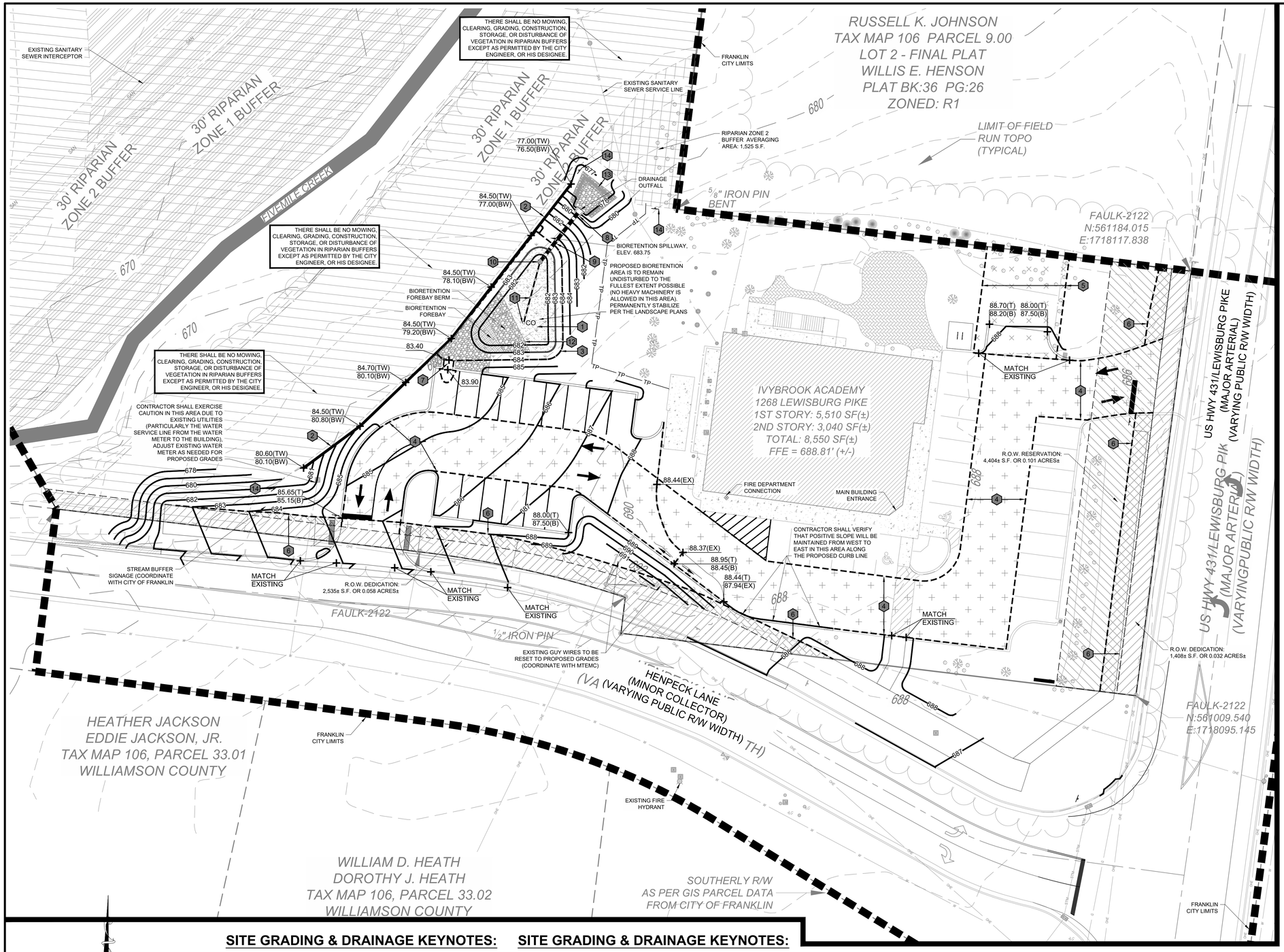
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SURVEY INFO
PROVIDED BY: CESO, INC.

COF PROJECT NUMBER 7300

IA-C2.3.dwg



SURVEY INFO
PROVIDED BY: DIVIDING LINE SURVEY SERVICES

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

SITE GRADING & DRAINAGE KEYNOTES:

1. LEVEL 2 BIORETENTION AREA
   TOP OF MULCH = 682.00
   TOP OF FILTER MEDIA = 681.75
   TOP OF #8 OR # 89 STONE = 678.75
   TOP OF #57 STONE = 678.41
   TOP OF UNDERDRAIN = 678.16
   BOTTOM OF UNDERDRAIN = 677.66
   BOTTOM OF #57 STONE = 676.66
2. RETAINING WALL WITH RAILING. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. (DESIGN BY OTHERS). SEE RETAINING WALL NOTES ON THIS SHEET.
3. PROPOSED GREEN INFRASTRUCTURE EASEMENT
4. PROPOSED CROSS ACCESS EASEMENT
5. PROPOSED CONSTRUCTION, GRADING & CROSS ACCESS EASEMENT
6. PROPOSED PUBLIC ACCESS EASEMENT
7. 4'-0" WIDE CONCRETE CURB CUT FOR DRAINAGE
8. INSTALL CONCRETE ENERGY DISSIPATING HEADWALL, INVERT ELEVATION = 677.42

SITE GRADING & DRAINAGE KEYNOTES:

9. INSTALL 24 L.F. 18" SDR ADS N-12 HDPE @ 1.0% SLOPE
   10-YEAR CALCULATED FLOW = 1.00 CFS
   PIPE CAPACITY = 10.5 CFS
   PIPE VELOCITY = 5.9 FPS
10. INSTALL BIORETENTION OUTLET STRUCTURE,
    TOP OF CASTING ELEVATION = 682.50
    INVERT IN ELEVATION (6" PVC) = 677.66
    INVERT OUT ELEVATION (18" HDPE) = 677.66
11. INSTALL 6" PERFORATED PVC UNDERDRAIN W/ CLEANOUTS AS SHOWN
12. GRAVEL/STONE DIAPHRAGM FOR ADDITIONAL PRE-TREATMENT OF DRAINAGE ENTERING BIORETENTION
13. GRAVEL/STONE FLOW SPREADER FOR ADDITIONAL TREATMENT OF DRAINAGE PRIOR TO ENTERING FIVEMILE CREEK
14. STREAM BUFFER SIGNAGE, SIGNS TO BE PLACED PRIOR TO CONSTRUCTION AND PERSIST THROUGHOUT AND AFTER CONSTRUCTION (COORDINATE WITH CITY OF FRANKLIN STAFF)

GRADING & DRAINAGE DATA CHART (PROPOSED)

SITE AREA:	5.79 ACRES
IMPERVIOUS AREA:	0.68 ACRES
DISTURBED AREA:	0.72 ACRES
Rv VALUE:	0.20
PEAK FLOW RUNOFF:	
2 YEAR:	1.05 CFS
5 YEAR:	1.49 CFS
10 YEAR:	1.86 CFS
25 YEAR:	2.39 CFS
50 YEAR:	2.81 CFS
100 YEAR:	3.26 CFS

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

* PEAK FLOW RUNOFF CALCULATIONS ARE ONLY FOR THE AREAS SHOWN ON THE LID DRAINAGE MAPS DUE TO THE FACT THAT THE MAJORITY OF THE SITE REMAINS UNDISTURBED WITH THIS PROJECT.

** THESE CALCULATIONS ARE BASED ON A REDUCED CURVE NUMBER DUE TO THE INSTALLATION OF THE BIORETENTION AREA. INFILTRATION TESTING RESULTS WILL BE PROVIDED TO THE CITY SINCE A REDUCED CURVE NUMBER IS BEING UTILIZED TO DEMONSTRATE THAT PEAK FLOW RUNOFF WILL BE REDUCED WITH THE PROPOSED SITE IMPROVEMENTS.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
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STORMWATER NARRATIVE

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING BIORETENTION. OVERFLOWS WILL BE ROUTED THROUGH THE TOP OF THE OVERFLOW STRUCTURE WITHIN THE BIORETENTION AREA AND INTO FIVEMILE CREEK.

LEGEND

- PROPOSED BIORETENTION OUTLET STRUCTURE
- 860 — PROPOSED CONTOUR
- PROPOSED STORM PIPE
- 85.60(T) / 85.10(B) — TOP OF CURB / PROPOSED SPOT ELEVATION / BOTTOM OF CURB
- 84.50(TW) / 78.00(BW) — TOP OF RETAINING WALL / PROPOSED SPOT ELEVATION / BOTTOM OF RETAINING WALL
- CO — STORM CLEANOUT

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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.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

COF PROJECT NUMBER 7300

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GRADING & DRAINAGE PLAN

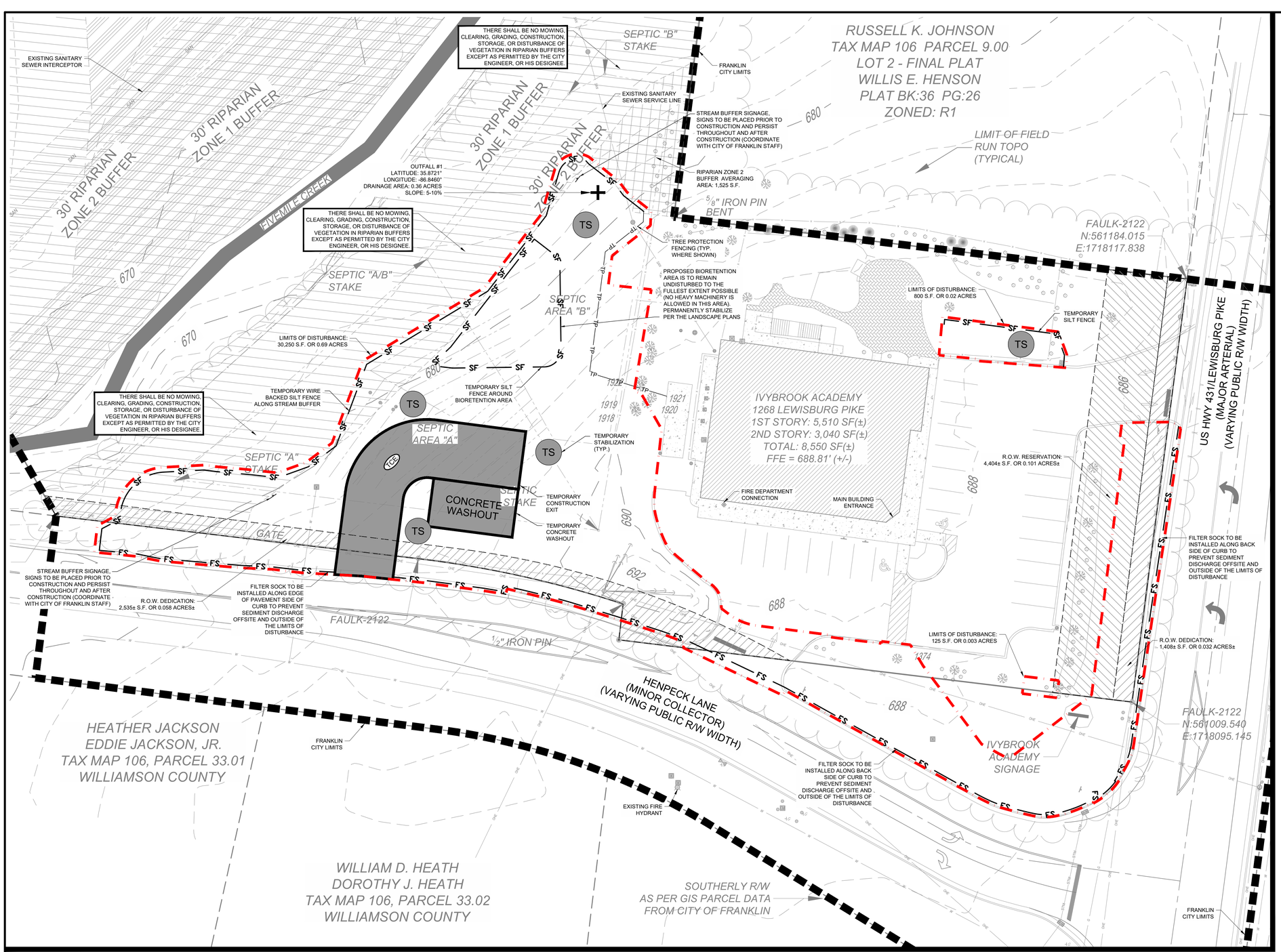
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
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JCM	08/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C3.1

IVYBROOK ACADEMY

IA-C3.1.dwg



REFERENCE:

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LEGEND

- LIMITS OF DISTURBANCE — SF —
- SILT FENCE OR FILTER SOCK
- TCE
- TEMPORARY CONSTRUCTION EXIT
- TREE PROTECTION FENCING — TP — TP — TP —
- TS
- TEMPORARY STABILIZATION
- \+ STORMWATER OUTFALL

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2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

NOTE:

THE CONTRACTOR SHALL INSTALL CONSTRUCTION EXIT AND PERIMETER EROSION CONTROL MEASURES AS SHOWN ON THE INITIAL EROSION CONTROL PLAN PRIOR TO BEGINNING EARTH MOVING ACTIVITIES.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL EPSC MEASURES SHOWN ON THE EPSC PLANS AND DESCRIBED WITHIN THE SWPPP.

NOTE:

WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Know what's below. Call before you dig.

20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: DIVIDING LINE SURVEY SERVICES

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — No. 108805 — STATE OF TENNESSEE — 10/05/20

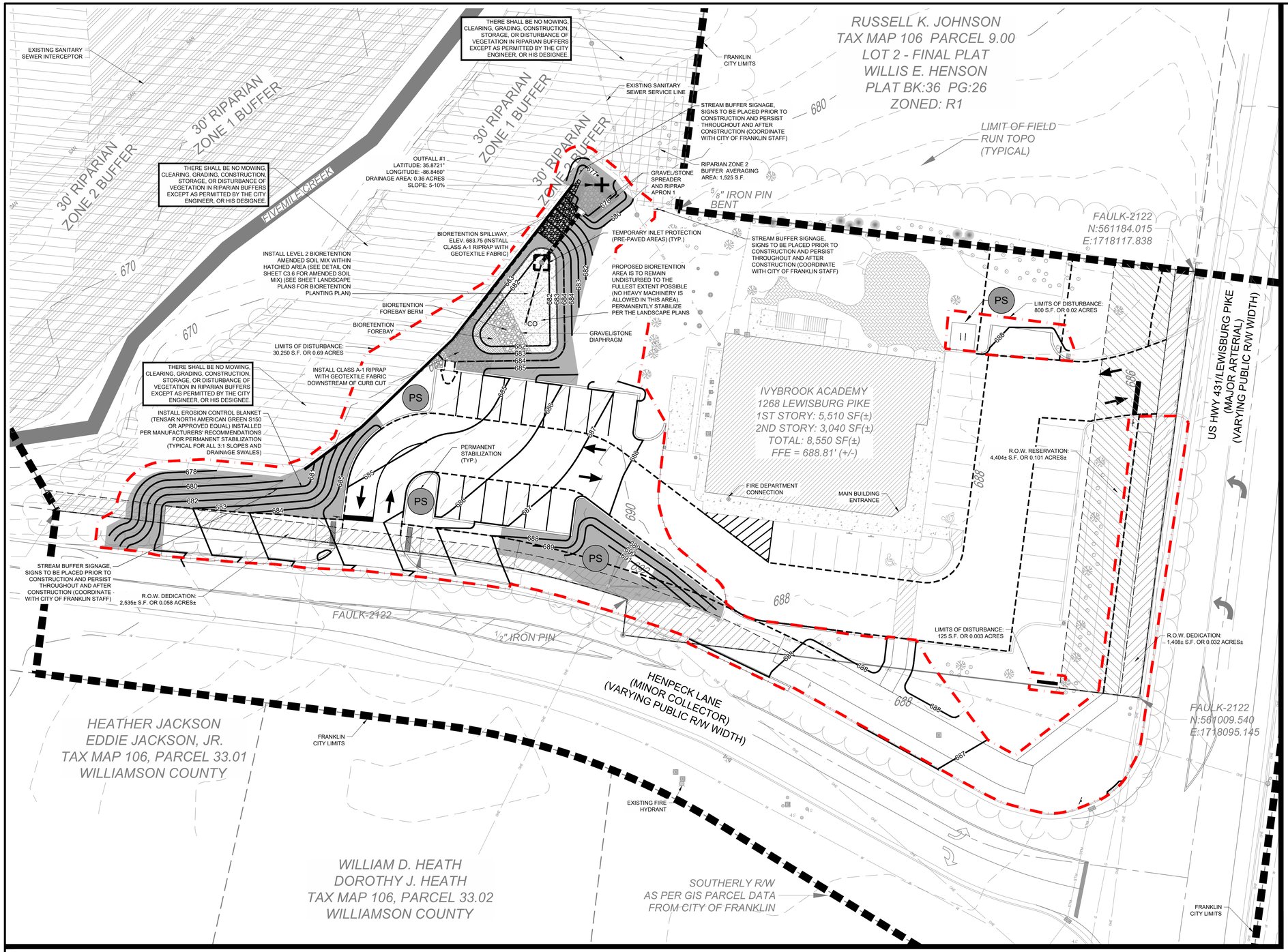
EPSC PLAN - STAGE I

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C3.2

IVYBROOK ACADEMY



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
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" PANEL 355 OF 485, MAP NUMBER 47187C0355F. MAP REVISED ON SEPTEMBER 29, 2006.

STORMWATER NARRATIVE

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING BIORETENTION. OVERFLOWS WILL BE ROUTED THROUGH THE TOP OF THE OVERFLOW STRUCTURE WITHIN THE BIORETENTION AREA AND INTO FIVEMILE CREEK.

LEGEND

- LIMITS OF DISTURBANCE
- PERMANENT OUTLET PROTECTION
- PERMANENT EROSION CONTROL BLANKET
- STORMWATER OUTFALL
- PS — PERMANENT STABILIZATION

NOTE:

ALL EXISTING PUBLIC AND PRIVATE UTILITIES ARE TO REMAIN. IVYBROOK ACADEMY SEPTIC SYSTEM HAS BEEN ABANDONED AND THE FACILITY HAS A CONNECTION TO THE CITY OF FRANKLIN SANITARY SEWER GRAVITY MAIN INSTALLED IN 2019 & 2020.

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.
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CITY OF FRANKLIN, TN
ENGINEERING DEPT
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COF PROJECT NUMBER 7300

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EPSC PLAN - STAGE II

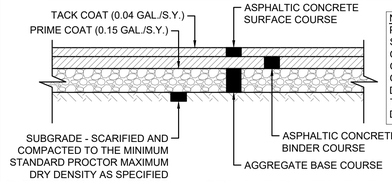
CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JCM	07/13/2020	SITE PLAN SUBMITTAL
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C3.3

IVYBROOK ACADEMY

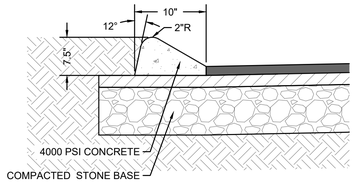
FLEXIBLE PAVEMENT RECOMMENDATIONS			
MATERIALS	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
ASPHALTIC CONCRETE SURFACE COURSE	X = 1 1/2"	X = 2"	SECTION 411, SECTION E
ASPHALTIC CONCRETE BINDER COURSE	Y = 2"	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.			



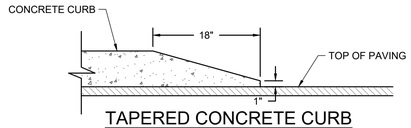
NOTE:
PAVING SECTION THICKNESSES SHOWN ARE NOT BASED ON A GEOTECHNICAL INVESTIGATION. OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE PROPER PAVEMENT THICKNESSES FOR THE DESIRED DESIGN LIFE.

ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. 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.
2. EQUALLY SPACE ¾" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
3. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
4. FINISH SHALL MATCH EXISTING EXPOSED AGGREGATE FINISH.



CONCRETE MOUNTABLE CURB
NOT TO SCALE

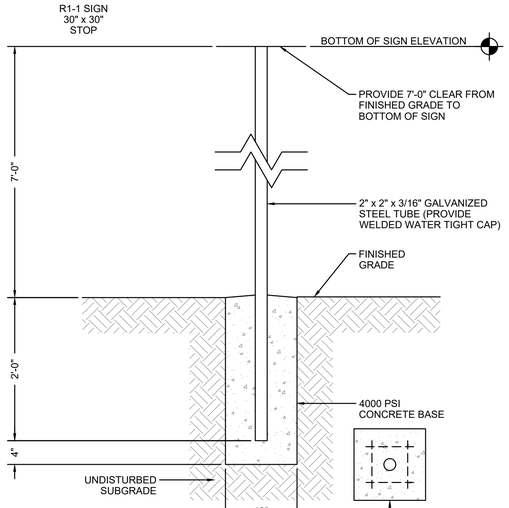


TAPERED CONCRETE CURB
NOT TO SCALE

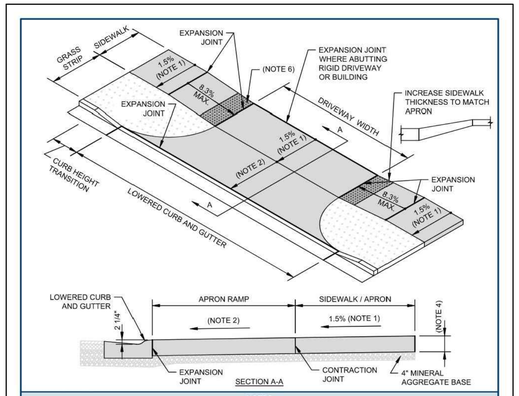
COLORS:
LEGEND - WHITE (RETROFELCTIVE)
BACKGROUND - RED (RETROFLECTIVE)



NOTES:
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 24". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
4. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.



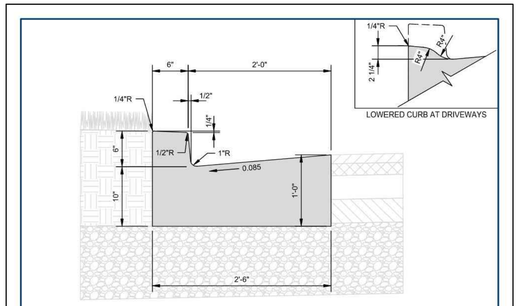
STOP SIGN
NOT TO SCALE



NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP		DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 1/1/2020	RP-6

CITY OF FRANKLIN DWG. NO. RP-6
LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP
NOT TO SCALE

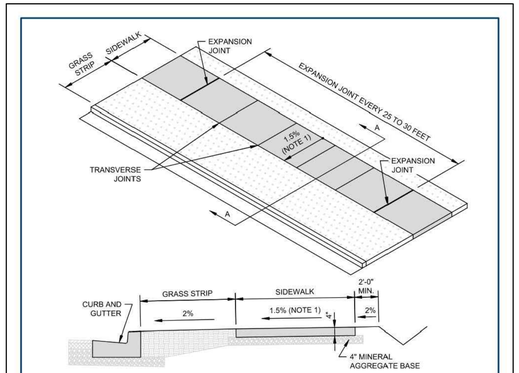


NOTES
1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,600 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER"

HISTORIC FRANKLIN TENNESSEE	ARTERIAL AND COLLECTOR CURB AND GUTTER		DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 1/1/2020	RP-1

CITY OF FRANKLIN DWG. NO. RP-1
ARTERIAL AND COLLECTOR CURB AND GUTTER
NOT TO SCALE

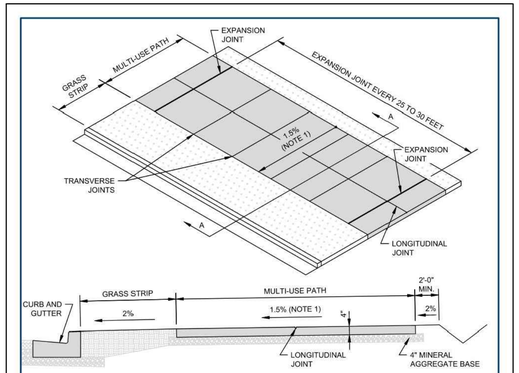
CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
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3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO 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 NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 1/1/2020	RP-8

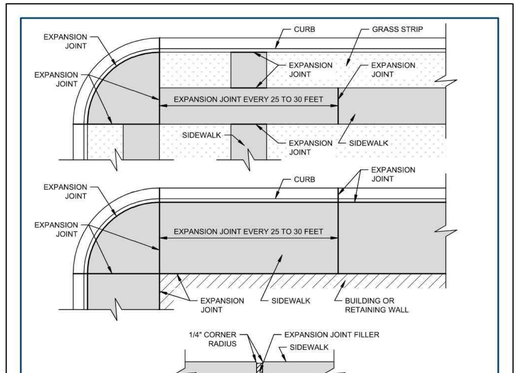
CITY OF FRANKLIN DWG. NO. RP-8
CONCRETE SIDEWALK
NOT TO SCALE



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 NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 1/1/2020	RP-9

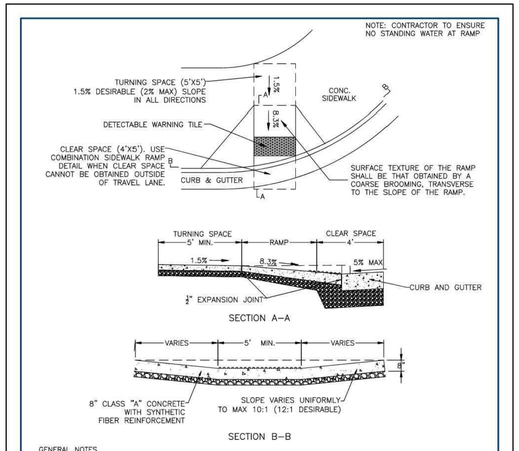
CITY OF FRANKLIN DWG. NO. RP-9
TYPICAL CONCRETE MULTI-USE TRAIL
NOT TO SCALE



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 NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 1/1/2020	RP-10

CITY OF FRANKLIN DWG. NO. RP-10
SIDEWALK EXPANSION JOINT
NOT TO SCALE



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACE COLOR SHALL BE BRICK RED WITHIN CITY OF FRANKLIN ROW, OR YELLOW WITHIN STATE OF TENNESSEE ROW. SURFACES SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP		DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 1/1/2020	RP-11

CITY OF FRANKLIN DWG. NO. RP-11
PERPENDICULAR CURB RAMP
NOT TO SCALE

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108805
STATE OF TENNESSEE
10/05/20

DETAILS

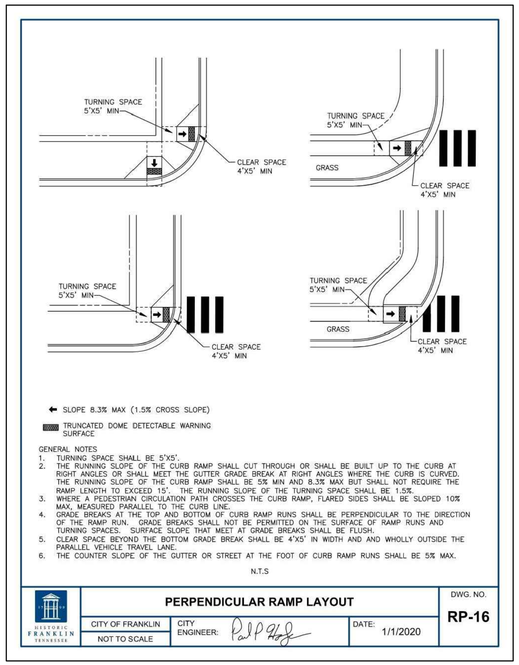
CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C4.1

IVYBROOK ACADEMY

IA-C4.1.dwg



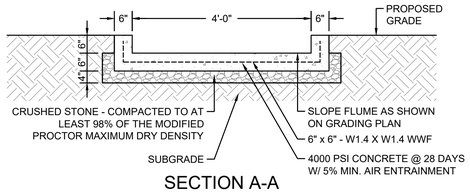
CITY OF FRANKLIN DWG. NO. RP-16

PERPENDICULAR RAMP LAYOUT

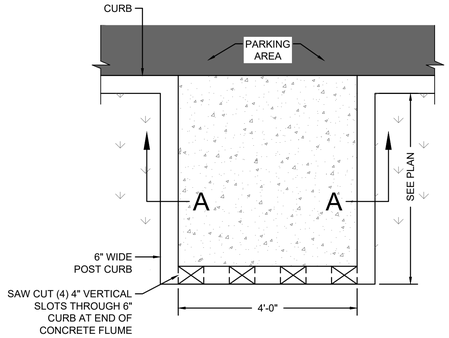
NOT TO SCALE

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND TDOT STANDARD SPECIFICATIONS.
2. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 1/2" RADIUS TOOLED JOINT.
3. SUBGRADE TO BE COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR MAXIMUM LABORATORY DRY DENSITY.



SECTION A-A



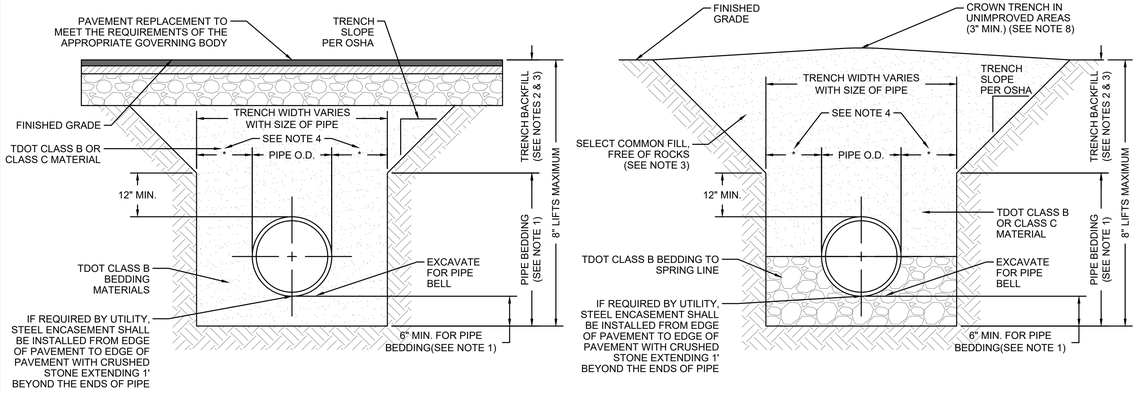
CONCRETE CURB CUT

NOT TO SCALE

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	



TYPICAL STORM BEDDING

NOT TO SCALE

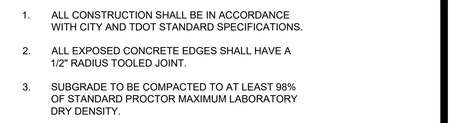
BED DIMENSIONS:
EQUIVALENT DEPTH = 2.40 FT
Tv REQUIRED = 747 CF (FROM LID WORKSHEET)
PRETREATMENT CELL VOLUME REQUIRED (15% OF Tv) = 776 CF * 0.15 = **112 CF**
SURFACE AREA REQUIRED = 747 / 2.40 = **311 SF**
PRETREATMENT CELL AREA PROVIDED = 357 SF @ 1.00' DEPTH
PRETREATMENT CELL VOLUME PROVIDED = 357 SF * 1.00' = **357 CF**
POND SURFACE AREA PROVIDED = **693 SF**
THE ABOVE FOOTPRINTS CONVERTED TO Tv PROVIDED RESULTS IN 223%.

*NOTE: 3.00' MEDIA STORAGE (0.40 VOID RATIO) +
1.75' STONE STORAGE (0.40 VOID RATIO) +
0.50' ABOVE GROUND STORAGE
= (3.00' x 0.40) + (1.75' x 0.40) + 0.50' = 2.40 ft

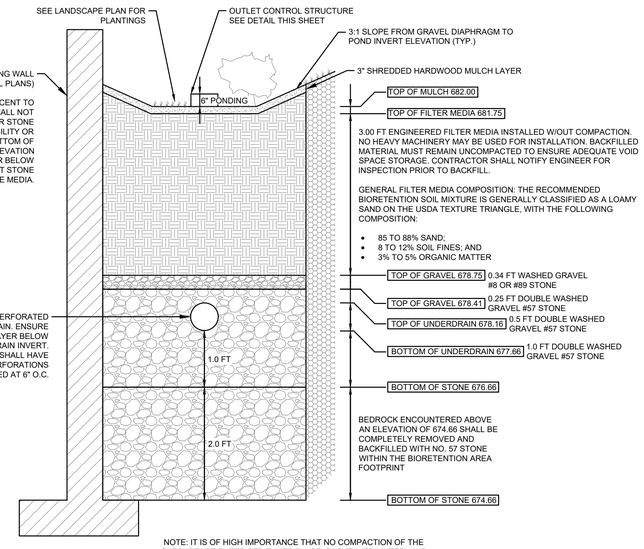
BIORETENTION NOTE: CONTRACTOR, ENGINEER OR OWNER'S REPRESENTATIVE SHALL NOTIFY FRANKLIN ENGINEERING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, SECTION 6.6 ON PAGE 20.

PRETREATMENT CELL MAY BE FORMED BY A STONE CHECK DAM OR AN EARTHEN OR ROCK BERM. PRETREATMENT CELL DOES NOT NEED UNDERLYING ENGINEERED SOIL MEDIA, IN CONTRAST TO THE MAIN BIORETENTION CELL.

ENGINEERED FILTER MEDIA TO BE INSTALLED AFTER STABILIZATION.



SPILLWAY CROSS SECTION



NOTE: IT IS OF HIGH IMPORTANCE THAT NO COMPACTION OF THE SUBSURFACE FILTER BED TAKES PLACE. BACKFILLED MATERIAL IS DESIGNED TO FILTER AND STORE RUNOFF FOR WATER QUALITY TREATMENT & DETENTION STORAGE. BACKFILL SHALL BE ACCOMPLISHED USING HAND TOOLS OR LIGHT DUTY EQUIPMENT. NO HEAVY EQUIPMENT SHALL BE PERMITTED IN OR AROUND THE FILTER BED OR POND.

LEVEL 2 BIORETENTION CROSS SECTION

NOT TO SCALE

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

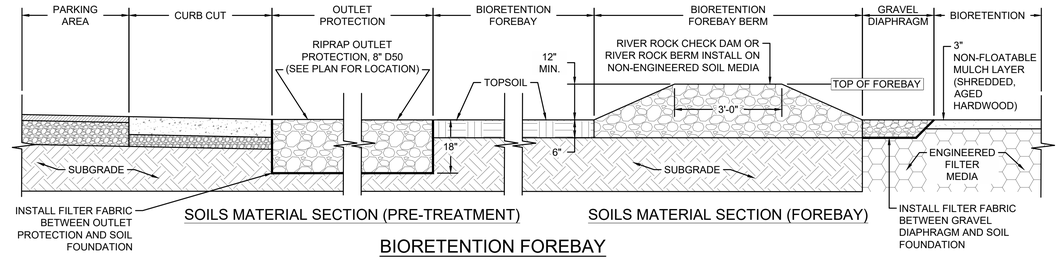
1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

BIORETENTION NOTES PER GIP-01:

1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE OF THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT UNLESS BELOW THE SECTION.

ADDITIONAL PRETREATMENT IS REQUIRED (SEE DETAILS THIS SHEET AND THE APPLICABLE PLAN SHEETS) FOR GRAVEL/STONE DIAPHRAGM AND GRAVEL/STONE FLOW SPREADER DETAILS.

PRETREATMENT CELL SHALL BE FORMED BY A STONE CHECK DAM. PRETREATMENT CELL DOES NOT NEED UNDERLYING ENGINEERED SOIL MEDIA, IN CONTRAST TO THE MAIN BIORETENTION CELL.

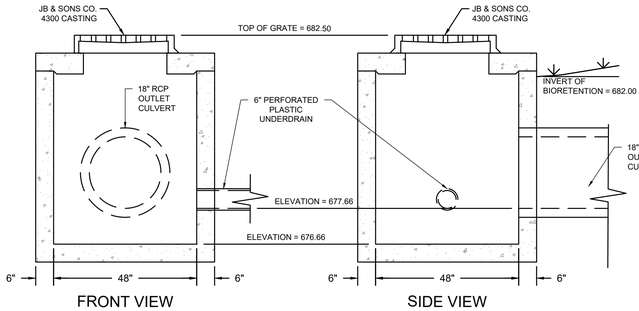


BIORETENTION FOREBAY

NOT TO SCALE

NOTES:

1. ALL CONCRETE SHALL BE CLASS A CONCRETE, 4000 PSI, 5% AIR ENTRAINED.
2. INLET JOINTS TO BE SEALED WITH 1" DIAMETER FLEXIBLE BUTYL RUBBER JOINT SEALANT, USE 1/2" DIAMETER FOR FRAME AND GRATE.
3. LIFTING HOLES TO BE POINTED WITH NON-SHRINK GROUT, AND LEFT WATERTIGHT, NEAT AND SMOOTH.
4. COAT GRATE WITH BITUMINOUS PAINT OR ASPHALT COATING.



BIORETENTION OUTLET STRUCTURE

NOT TO SCALE

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108805
STATE OF TENNESSEE
10/05/20

DETAILS

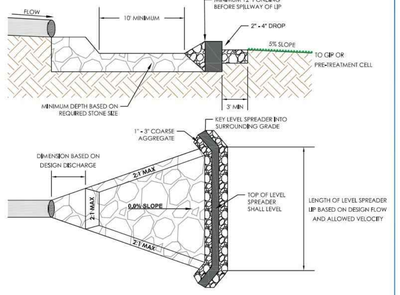
CONSTRUCTION PLAN DETAILS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C4.2

IVYBROOK ACADEMY

IA-C4.1.dwg



THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

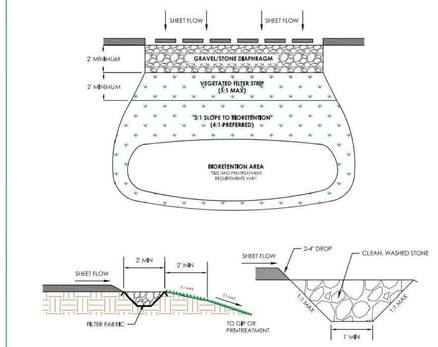
LEVEL SPREADER NOTES:

1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL; TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
(DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)

CITY OF FRANKLIN
PRE-TREATMENT (CONCENTRATED FLOW)
GRAVEL/STONE FLOW SPREADER
NOT TO SCALE



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

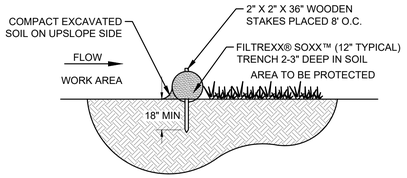
N.T.S.

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)

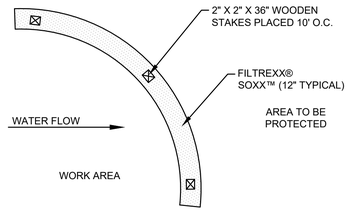
CITY OF FRANKLIN
PRE-TREATMENT (SHEET FLOW)
GRAVEL/STONE DIAPHRAGM
NOT TO SCALE

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.



SECTIONAL VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

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.

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

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

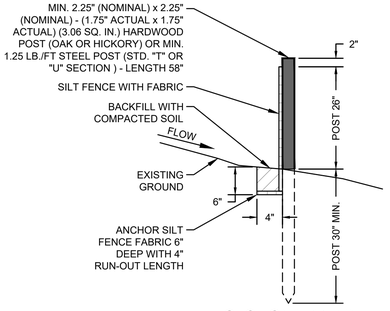
JASON C. MORELOCK — REGISTERED — TENNESSEE — DEPARTMENT OF AGRICULTURE — REGISTERED LANDSCAPE ARCHITECT — No. 108805 — STATE OF TENNESSEE — 10/05/20

DETAILS

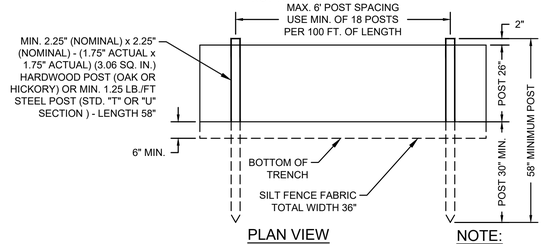
CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NOTE

1. WHERE WIRE BACKING IS REQUIRED, WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WHERE WIRE BACKING IS REQUIRED, MIDDLE AND VERTICAL WIRES SHALL BE 12 ½ GAUGE MIN.
3. WHERE WIRE BACKING IS REQUIRED, TOP AND BOTTOM WIRES SHALL BE 10 GAUGE MIN.



SECTIONAL VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. PONDING WATER DEPTH SHOULD NOT EXCEED 1.5 FEET. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
2. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
3. DO NOT ATTACH FILTER FABRIC TO TREES.
4. WHEN SILT FENCE IS INSTALLED ADJACENT TO STREAMS, WETLANDS AND OTHER NATURAL RESOURCES, SILT FENCE WITH BACKING SHOULD BE USED.
5. INSTALL POSTS NO MORE THAN 6 FEET APART.
6. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
7. SECURELY ATTACH THE SILT FENCE FABRIC TO THE POSTS ON THE UPSTREAM SIDE OF THE POSTS. FOR STEEL POSTS, ATTACH FABRIC TO THE POSTS USING WIRE OR PLASTIC ZIP TIES WITH A MINIMUM 50 POUND TENSILE STRENGTH, AT LEAST 5 TO A POST. THREE TIES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH. TIES SHOULD BE INSTALLED ON THE DIAGONAL, AS OPPOSED TO ON THE HORIZONTAL, TO GRAB MORE STRANDS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE X 1/2" LONG), AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
8. INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY. SEE FIGURE 7.34-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012).

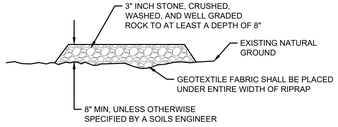
MAINTENANCE AND INSPECTION POINTS

1. REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ½ THE ORIGINAL HEIGHT OF THE BARRIER.
2. REPLACE FILTER FABRIC WHENEVER IT IS WORN OR HAS DETERIORATED TO SUCH AN EXTENT SO THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED.
3. ALL SEDIMENT ACCUMULATED AT THE FENCE SHOULD BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE FENCE IS REMOVED.
4. REPAIR SAGGING SILT FENCE TO PREVENT FAILURE OR OVERTOPPING.
5. MONITOR THE TOE FOR EVIDENCE OF PIPING OR EROSION ALONG THE TOE. INSTALL J-HOOKS WHEREVER RUNOFF FLOWS ALONG THE TOE OF THE FENCING TO PREVENT UNDERMINING.
6. SILT FENCE SHOULD REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

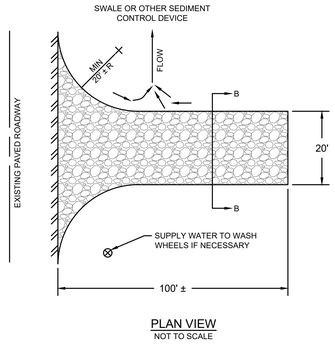
NOTE:

INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

SILT FENCE
NOT TO SCALE



SECTION B-B
NOT TO SCALE



PLAN VIEW
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

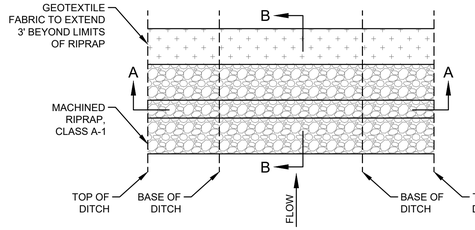
1. THE EXIT MUST BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MATERIAL ONTO PUBLIC RIGHTS-OF-WAY OR INTO THE STORM DRAIN SYSTEM. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH FRESH STONE OR FULL REPLACEMENT OF STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY RELATED DIVERSIONS 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.

NOTE:

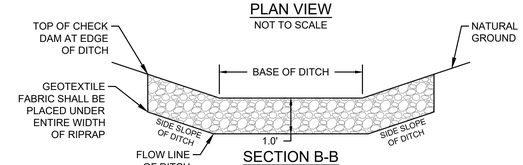
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

CONSTRUCTION EXIT
NOT TO SCALE

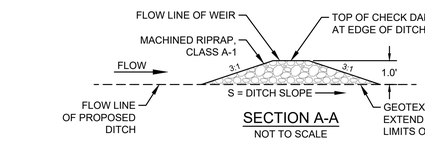
CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.



PLAN VIEW
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. ROCK CHECK DAMS SHOULD BE CONSTRUCTED OUT OF MACHINED RIPRAP, CLASS A-1 (SEE TABLE 7.20-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012)) FOR STONE SIZE AND D50).
2. PLACE STONE TO THE LINES AND DIMENSIONS SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
3. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF WEIR SECTION OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. EXTEND GEOTEXTILE FABRIC 3 FEET DOWN GRADIENT FROM THE TOE OF THE CHECK DAM TO PREVENT SCOUR AT THE TOE.
6. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
7. ENSURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM DAM IS STABLE.
8. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT SHOULD BE REMOVED BEFORE IT REACHES A DEPTH OF ONE-HALF THE ORIGINAL DAM HEIGHT.
2. ADD ROCK AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.
3. IF THE AREA IS TO BE MOWED, CHECK DAMS MUST BE REMOVED ONCE FINAL STABILIZATION HAS OCCURRED. AFTER REMOVAL, THE DISTURBED AREA SHOULD BE SEEDED AND MULCHED IMMEDIATELY.

NOTE:

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ROCK CHECK DAM
NOT TO SCALE

COF PROJECT NUMBER 7300

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

IVYBROOK ACADEMY

C4.3

IA-C4.1.dwg

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. UNFOLD THE BLANKET DOWN (OR ALONG) THE SLOPE MAINTAINING DIRECT CONTACT BETWEEN THE SOIL AND THE BLANKET.

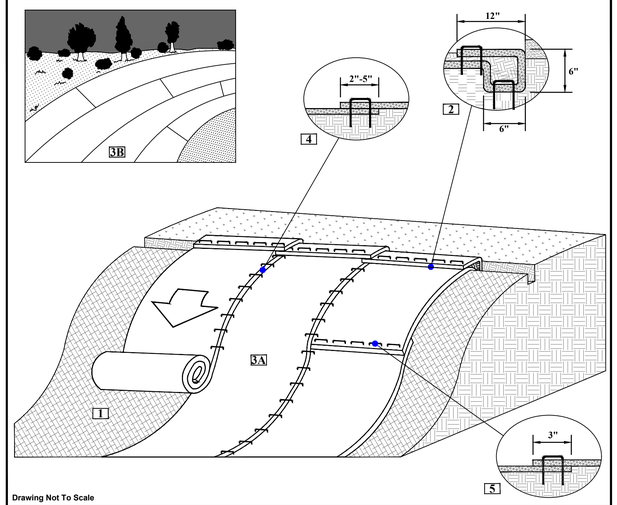
   OVERLAP ADJACENT ROLLS A MINIMUM OF 3 INCHES. PIN THE BLANKET TO THE GROUND USING STAPLES OR PINS IN A 3 FOOT CENTER-TO-CENTER PATTERN OR AS RECOMMENDED BY MANUFACTURER.

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:
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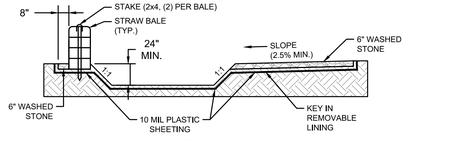
EROSION CONTROL BLANKET (SLOPE INSTALLATION)
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CONSTRUCTION SPECIFICATIONS

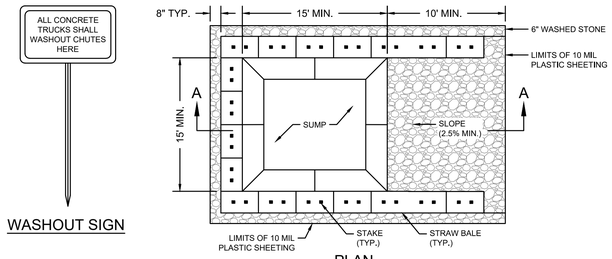
1. FACILITIES SHOULD ALSO BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
2. SITE-BUILT WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA SIZED LARGE ENOUGH TO HANDLE SOLIDS, WASH SLURRY, AND RAINFALL TO PREVENT OVERFLOW AND INCLUDE A MINIMUM 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



PLAN

NOTE:
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CONCRETE WASHOUT
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

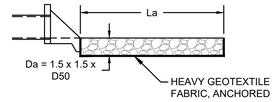
1. ENSURE THAT THE SUBGRADE FOR THE GEOTEXTILE AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. INSTALL A GEOTEXTILE LINER TO PREVENT SOIL MOVEMENT THROUGH THE OPENINGS IN THE RIPRAP.
3. THE GEOTEXTILE MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FOOT. IF THE DAMAGE IS EXTENSIVE REPLACE THE ENTIRE GEOTEXTILE LINER.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE GEOTEXTILE.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.
6. THE OUTLET STRUCTURE MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
7. CONSTRUCT THE APRON ON ZERO GRADE WITH NO TURBULENCE AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
8. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND, PREFERABLY, STRAIGHT THROUGHOUT ITS LENGTH.
9. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
10. SELECT STONE FOR RIPRAP FROM FIELDSTONE OR QUARRY STONE. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER-RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.

MAINTENANCE AND INSPECTION POINTS

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, IF THE STONES HAVE BEEN DISLODGED, OR IF THE SEPARATOR HAS BEEN DAMAGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

DETAIL NOTES

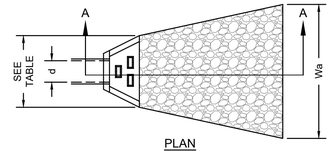
1. L_a IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IF THE PIPE DISCHARGES DIRECTLY INTO A WELL-DEFINED CHANNEL, THE APRON SHOULD EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION 1 FOOT ABOVE THE HIGH TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



APRON LENGTH AND THICKNESS

THE APRON DIMENSIONS AND d_{50} STONE MEDIAN SIZE, SHALL BE AS FOLLOWS:

RIPRAP APRON NUMBER	RIPRAP APRON: PIPE DIAMETER d (INCHES)	FLOW Q (CFS)	SIZE D50 (INCHES)	LENGTH La (FEET)	INITIAL WIDTH WM (FEET)	TERMINAL WIDTH Wa (FEET)	Da (INCHES)
1	18	1.0	8	10	6	12	18



PLAN
PIPE OUTLET TO FLAT AREA

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

NOTE:
REFER TO PRE-TREATMENT (CONCENTRATED FLOW) GRAVEL/STONE FLOW SPREADER FOR AREA IMMEDIATELY ADJACENT TO DOWNSTREAM SIDE OF OUTLET PROTECTION RIPRAP APRON.

OUTLET PROTECTION
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 OF THE 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 BEDS, 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.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

PERMANENT SEEDING
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

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 MILLET* (NURSE CROP) 5 LITTLE BLUESTEM 2 SWITCH GRASS 2 TALL DROPSEED 5 SIDEOATS GRAMMA 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH	AUG 25 - SEPT 15 **FEB 15 - MAY 30**	SEPT 15 - OCT 25 MAR 21 - APR 15	15 BROWNTOP MILLET* (NURSE CROP) 5 PURPLETOP 5 LITTLE BLUESTEM 5 VIRGINIA WILD RYE 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	HIGH MAINTENANCE	AUG 30 - OCT 15	FEB 15 - APR 15	15 BROWNTOP MILLET* (NURSE CROP) 2 PARTRIDGE PEA 45 RED FESCUE* 45 HARD FESCUE* 25 CHEWING FESCUE*

PERMANENT COVER SEEDING MIXTURES (ALLOWED)

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac PLS)
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 **FEB 15 - MAR 21**	SEPT 15 - OCT 25 MAR 21 - APR 15	100 PENSACOLA BAHIAGRASS 40 BERMUDAGRASS (HULLED) 20 KOREAN LESPEDEZA** 10 KOBE LESPEDEZA**
	LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH	AUG 25 - SEPT 15 **FEB 15 - MAR 21**	SEPT 15 - OCT 25 MAR 21 - APR 15	80 PENSACOLA BAHIAGRASS 30 BERMUDAGRASS (HULLED) 20 KOREAN LESPEDEZA** 10 KOBE LESPEDEZA**
	HIGH MAINTENANCE	AUG 15 - OCT 15	FEB 15 - APR 15	200 KY 31 FESCUE**

NOTE:
IN TABLE THE BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

TEMPORARY SEEDING
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 1½ 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 ½ 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.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
N

KEY

ZONE 1 RIPARIAN BUFFER

ZONE 2 RIPARIAN BUFFER
"NO MOW ZONE:

REFORESTATION AREA
(SEE RIPARIAN ENHANCEMENT NOTES)

RIPARIAN ZONE 1 AND 2 NOTES:

1. PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM 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. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.

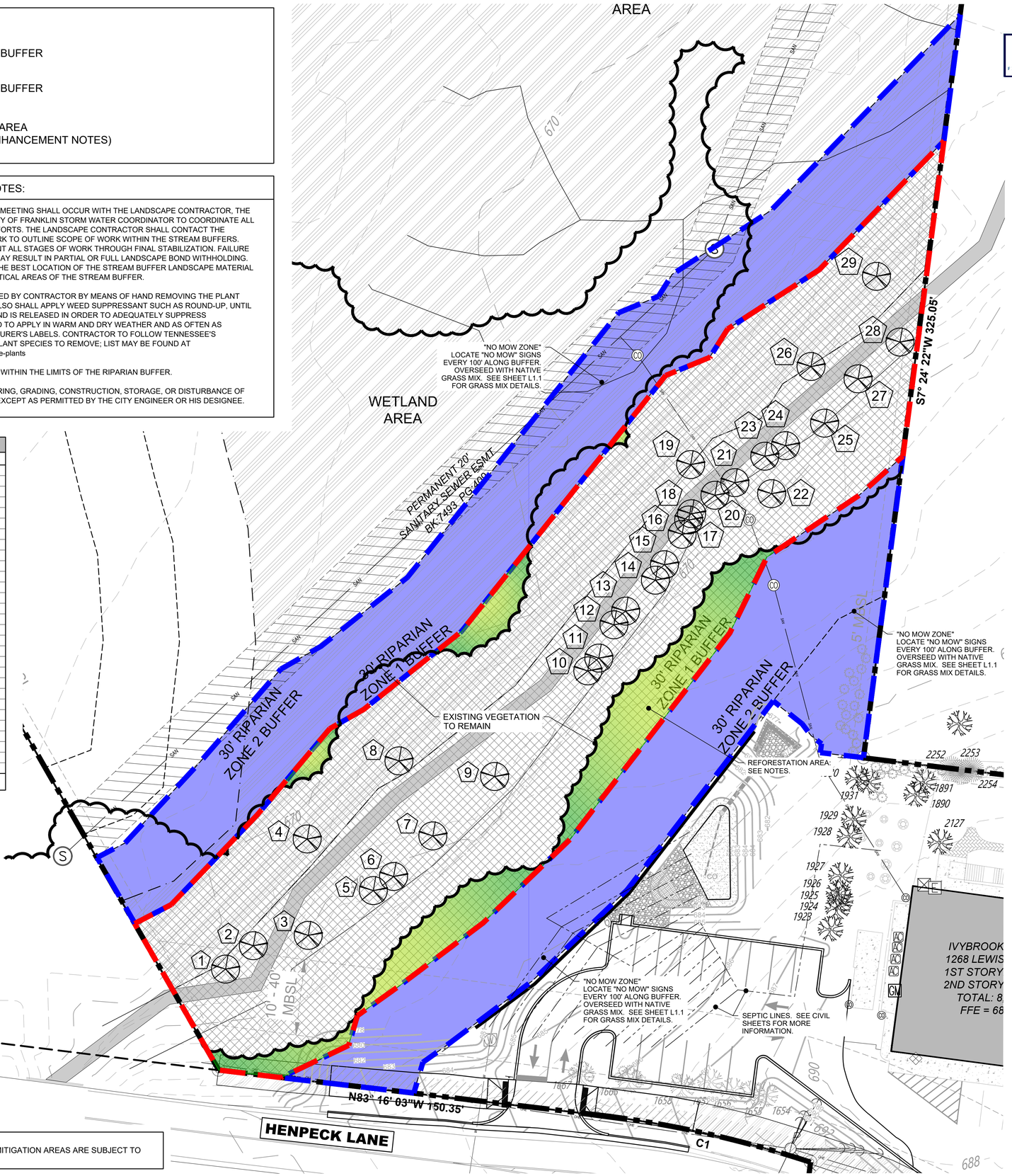
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants

3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.

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

EX. TREE TABLE

NO.	TYPE	SIZE	COMMENTS
1	OAK	36"	
2	OAK	30"	
3	OAK	8"	
4	OAK	18"	
5	OAK	14"	
6	OAK	14"	
7	OAK	16"	
8	RED OAK	30"	
9	RED OAK	30"	
10	TREE	14"	
11	TREE	14"	
12	TREE	14"	
13	TREE	16"	
14	WALNUT	12"	
15	WALNUT	16"	
16	MAPLE	12"	
17	MAPLE	12"	
18	MAPLE	12"	
19	BOX	18"	
20	MAPLE	12"	
21	MAPLE	12"	
22	OAK	18"	
23	OAK	16"	
24	HACK	8"	
25	SHAG	8"	
26	TILIA	24"	
27	HACK	12"	
28	TILIA	36"	
29	OAK	30"	
TOTAL ACI			



NOTE:
FINAL SF OF ENCROACHMENT AND MITIGATION AREAS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Know what's below. Call before you dig.

GRAPHIC SCALE - 1 inch = 20 ft.

KITA designs
Beauty | Economy | Sustainability

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RIPARIAN ENHANCEMENT NOTES AND SCHEDULE:

ZONE 1 AND ZONE 2 RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES

ZONE 1 SHALL BE RE-ESTABLISHMENT WITH NATIVE SPECIES, AS NOTED BELOW, WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS, AND A NATIVE MIX OF GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 2 AREAS SHALL UTILIZE THE "PASSIVE" APPROACH. THIS APPROACH ALLOWS FOR NATURAL COLONIZATION INTO A MATURE FORESTED AREA THROUGH ECOLOGICAL SUCCESSION. THIS IS DONE BY CREATING A "NO MOW ZONE" AREA THROUGH SIGNAGE AND POSSIBLY FENCING

THERE ARE AREAS OF EXISTING FORESTED CANOPY COVERAGE ON THIS SITE. THESE FORESTED AREAS APPEAR TO HAVE ADEQUATE CANOPY AND GROUNDCOVER. THERE ARE ALSO AREAS OF PROPOSED REFORESTATION ASSOCIATED WITH STORMWATER QUALITY IMPROVEMENTS.

ALL REMAINING UNFORESTED AREAS IN ZONE 1 SHALL RECEIVE BARE ROOT PLANTING BASED ON THE FOLLOWING SCHEDULE. AFTER REMOVAL OF INVASIVE SPECIES, RIPARIAN ZONES UNDER EXISTING FORESTED COVERAGE SHOULD ALSO BE EVALUATED AND MAY REQUIRE ADDITIONAL PLANTINGS BASED ON THE FOLLOWING SCHEDULE.

THE FOLLOWING NOTES AND PLANT SCHEDULE APPLY TO THE UNFORESTED AREAS PER 100 SF. THERE IS A TOTAL OF 4,110 SF OF UNFORESTED AREA IN ZONE 1.

SCHEDULE BASED ON 10 BARE ROOT PLANTS PER 100 SF OF UNFORESTED RIPARIAN ZONE			
CATEGORY		COMMON NAME	BOTANICAL NAME
QUANTITY 2 / 100 SF (82 TOTAL)	CANOPY TREES	RED MAPLE BLACK WILLOW SHAGBARK HICKORY SYCAMORE	ACER RUBRUM SALIX NIGRA CARYA OVATA PLANTUS OCCIDENTALIS
2 / 100 SF (82 TOTAL)	UNDERSTORY TREES	SERVICEBERRY PAW PAW ROUGHLEAF DOGWOOD	AMELANCHIER ARBOREA ASIMINA TRILOBA CORNUS DRUMMONDII
2 / 100 SF (82 TOTAL)	SHRUB	SWEETSHRUB BUTTONBUSH WILD HYDRANGEA WINTERBERRY AMERICAN BEAUTYBERRY	CALYCANTHUS FLORIDUS CEPHALANTHUS OCCIDENTALIS HYDRANGEA ARBORESCENS ILEX VERTICILLATA CALLICARPA AMERICANA
4 / 100 SF (165 TOTAL)	GRASS & SEDGE	SEDGE SWITCHGRASS BROOMSEDGE RUSH NATIVE MILKWEED	CAREX SPP. PANICUM VIRGATUM ANDROPOGON VIRGINICUS JUNCUS EFFUSUS ASCLEPIAS SYRIACA (OR) ASCLEPIAS TUBEROSA

RIPARIAN BUFFER TREATMENT

1. OWNER SHALL ENLIST THE SERVICES OF A QUALIFIED NATIVE PLANTS SPECIALIST UPON INFRASTRUCTURE COMPLETION (INCLUDING ROADS, GRADING/DRAINAGE AND ALL UTILITIES)

2. NATIVE PLANTS SPECIALIST SHALL IDENTIFY ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER AREA AS DENOTED ON PLANS. UPON IDENTIFICATION, THE CONSULTANT SHALL PROVIDE A SUMMARY OF RECOMMENDATIONS FOR THE REMOVAL OF INVASIVE SPECIES WITHIN THE 60' STREAM BUFFER.

3. THE CONSULTANT SHALL PROVIDE RECOMMENDATIONS FOR RIPARIAN RESTORATION IN AREAS DESIGNATED FOR INVASIVE SPECIES REMOVAL (THIS IS IN ADDITION TO THE BUFFER PLANTINGS SHOWN ON THIS SHEET)

4. CONSULTANT SHALL REVIEW PROPOSED STREAM BUFFER PLANTINGS LIST AND MODIFY SPECIES, IF DEEMED NECESSARY. (SEE PLANT SCHEDULE THIS SHEET)

5. A SUMMARY OF ALL RECOMMENDATIONS SHALL BE PROVIDED TO THE FRANKLIN ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.

RIPARIAN BUFFER PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
CANOPY TREES					
82	Native canopy trees	Various native species	8' Min.	1" Cal.	Container
82	TOTAL - CANOPY TREES				No more than 20% of one species
UNDERSTORY TREES					
82	Native understory trees	Various native species	6' Min.	1" Cal.	Container
82	TOTAL - UNDERSTORY TREES				No more than 20% of one species
164	TOTAL - ALL TREES				
SHRUBS					
82	Native shrubs	Various native species		3 Gal.	No more than 20% of one species
GRASS/SEDGE					
165	Native Grasses/Sedges	Various native species - 50% to be native milkweed species		1 Gal.	50% Native milkweed species
TURF					
-	Native Grass Mix	Native grass mix			See note sheet L1.1

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

Kevin Reff 10-5-20

LANDSCAPE PLAN

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

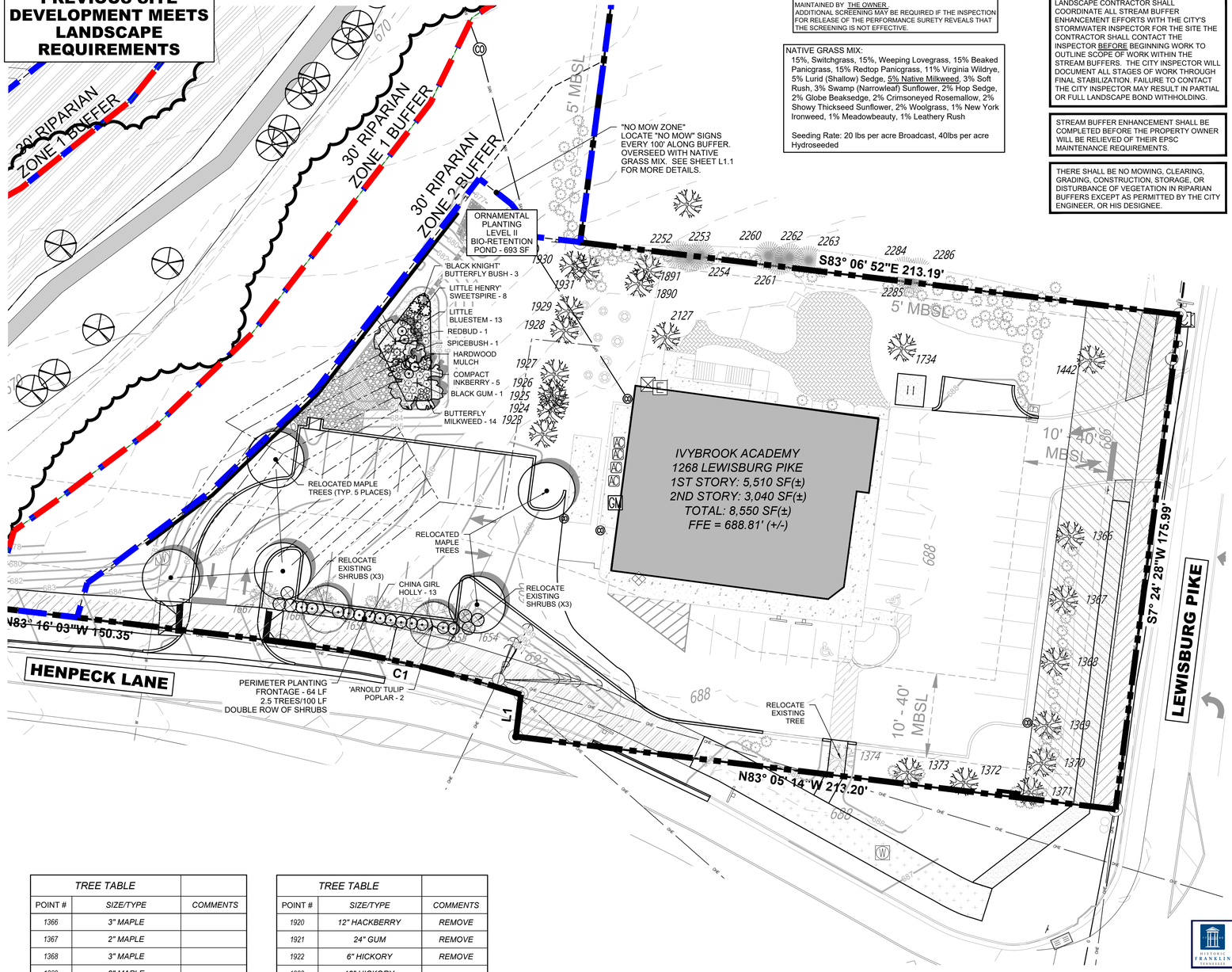
DR.	DATE	DESCRIPTION
JDM	04/27/2020	PRE-APPLICATION SITE PLAN SUBMITTAL

IVYBROOK ACADEMY

L1.0

IA - LDSC.dwg

PREVIOUS SITE DEVELOPMENT MEETS LANDSCAPE REQUIREMENTS



AFTER INSTALLATION, THE PROPOSED LANDSCAPE WILL MAINTAINED BY THE OWNER.
ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

NATIVE GRASS MIX:
15%, Switchgrass, 15%, Weeping Lovegrass, 15% Beaked Panicgrass, 15% Redtop Panicgrass, 11% Virginia Wildrye, 5% Lurid (Shallow) Sedge, 5% Native Milkweed, 3% Soft Rush, 3% Swamp (Narrowleaf) Sunflower, 2% Hop Sedge, 2% Globe Beaksedge, 2% Crimsoneyed Rosemallow, 2% Showy Thickseed Sunflower, 2% Woolgrass, 1% New York Ironweed, 1% Meadowbeauty, 1% Leathery Rush

Seeding Rate: 20 lbs per acre Broadcast, 40lbs per acre Hydroseeded

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM 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.

STREAM BUFFER ENHANCEMENT SHALL BE COMPLETED BEFORE THE PROPERTY OWNER WILL BE RELIEVED OF THEIR EPSC MAINTENANCE REQUIREMENTS.

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.

LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SOD.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
    PLANTING DATES
    SPRING: MARCH 15 - APRIL 15
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM.
26. IRRIGATION CONTRACTOR TO ADD ADDITIONAL IRRIGATION TO COVER ALL NEW LANDSCAPING. TIE NEW IRRIGATION LINES INTO EXISTING SYSTEM. ENSURE ALL ZONES RECEIVE PROPER IRRIGATION AFTER TIE IN.
27. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

RIPARIAN BUFFER TREATMENT

1. OWNER SHALL ENLIST THE SERVICES OF A QUALIFIED NATIVE PLANTS SPECIALIST UPON INFRASTRUCTURE COMPLETION (INCLUDING ROADS, GRADING/DRAINAGE AND ALL UTILITIES)
2. NATIVE PLANTS SPECIALIST SHALL IDENTIFY ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER AREA AS DENOTED ON PLANS. UPON IDENTIFICATION, THE CONSULTANT SHALL PROVIDE A SUMMARY OF RECOMMENDATIONS FOR THE REMOVAL OF INVASIVE SPECIES WITHIN THE 60' STREAM BUFFER.
3. THE CONSULTANT SHALL PROVIDE RECOMMENDATIONS FOR RIPARIAN RESTORATION IN AREAS DESIGNATED FOR INVASIVE SPECIES REMOVAL (THIS IS IN ADDITION TO THE BUFFER PLANTINGS SHOWN ON THIS SHEET)
4. CONSULTANT SHALL REVIEW PROPOSED STREAM BUFFER PLANTINGS LIST AND MODIFY SPECIES, IF DEEMED NECESSARY. (SEE PLANT SCHEDULE THIS SHEET)
5. A SUMMARY OF ALL RECOMMENDATIONS SHALL BE PROVIDED TO THE FRANKLIN ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

TREE TABLE		
POINT #	SIZE/TYPE	COMMENTS
1366	3" MAPLE	
1367	2" MAPLE	
1368	3" MAPLE	
1369	2" MAPLE	
1370	2" MAPLE	
1371	3" MAPLE	
1372	2" MAPLE	
1373	3" MAPLE	
1374	2" MAPLE	TRANSPLANT
1442	2" MAPLE	
1654	3" MAPLE	TRANSPLANT
1655	4" MAPLE	TRANSPLANT
1656	3" MAPLE	TRANSPLANT
1657	4" MAPLE	TRANSPLANT
1658	4" MAPLE	TRANSPLANT
1666	4" MAPLE	TRANSPLANT
1667	4" MAPLE	TRANSPLANT
1734	36" DOUBLE-HICKORY	
1890	18" HACKBERRY	
1891	24" HACKBERRY	
1918	24" TRIPLE HICKORY	REMOVE
1919	18" HICKORY	REMOVE

TREE TABLE		
POINT #	SIZE/TYPE	COMMENTS
1920	12" HACKBERRY	REMOVE
1921	24" GUM	REMOVE
1922	6" HICKORY	REMOVE
1923	12" HICKORY	
1924	24" TRIPLE HICKORY	
1925	18" HICKORY	
1926	24" HICKORY	
1927	24" HICKORY	
1928	24" CHERRY	
1929	28" OAK	
1930	24" HACKBERRY	
1931	15" HICKORY	
2127	20" OAK	
2252	1" PINE	
2253	1" PINE	
2254	1" PINE	
2260	1" PINE	
2262	1" PINE	
2263	30" OAK	
2284	1" PINE	
2285	1" PINE	
2286	1" PINE	

LANDSCAPE CALCULATIONS		
SITE AREA:	256,088 SF	(5.88 AC)
ZONING:		GC
UNFORESTED AREA: (OPEN SPACE)	209,156 SF	(4.80 AC)
CALCULATIONS BASED ON OPEN SPACE.	REQUIRED	PROVIDED
ADJUSTED CALIPER INCH (ACI)		
EXISTING TREES: (ACI)	-	0"
CANOPY TREES: 82"/AC	393.7"	0"
UNDERSTORY: 21"/AC	100.8"	
SHRUBS: 96/AC	460.9"	0"
SPECIMEN TREES REMOVED:	-	14"
TREE REPLACEMENT: (R)	28"	28"

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
2	'Arnold' Tulip Poplar	Liriodendron tulipifera 'Arnold'	10' - 12'	2" Cal.		B&B
1	Black Gum	Nyssa sylvatica	10' - 12'	2" Cal.		B&B
5	Red Maple	Acer rubrum	10' - 12'	2" Cal.		Relocated Trees
6	TOTAL - CANOPY TREES					
UNDERSTORY TREES						
1	Redbud	Cercis canadensis	8' - 10'	2" Cal.		B&B
1	TOTAL - UNDERSTORY TREES					
7	TOTAL - ALL TREES					
SHRUBS						
3	'Black Knight' Butterfly Bush	Buddleja davidii "Black Knigh'	30" Min.	5 Gal.	3.5' o.c.	Container
13	China Girl Holly	Ilex x meserveae 'Mesog'	24" Min.	5 Gal.	3.5' o.c.	Container
5	Compact Inkberry Holly	Ilex glabra 'Compacta'	18" Min.	3 Gal.	3' o.c.	Container
8	'Little Henry' Virginia Sweetspire	Itea virginica 'Little Henry'	18" Min.	3 Gal.	4' o.c.	Container
1	Spice Bush	Lindera benzoin	24" Min.		8' o.c.	Container
30	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
13	Little Bluestem	Schizachyrium scoparium		1 Gal.	24" o.c.	
14	Butterfly Milkweed	Asclepias tuberosa		1 Gal.		
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				

Know what's below. Call before you dig.

GRAPHIC SCALE - 1 inch = 20 ft. (20 0 10 20 40)

KITA designs
Beauty | Economy | Sustainability

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(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-8486

Kevin J. Reff 2020 LANDSCAPE ARCHITECT 10-5-20

LANDSCAPE PLAN

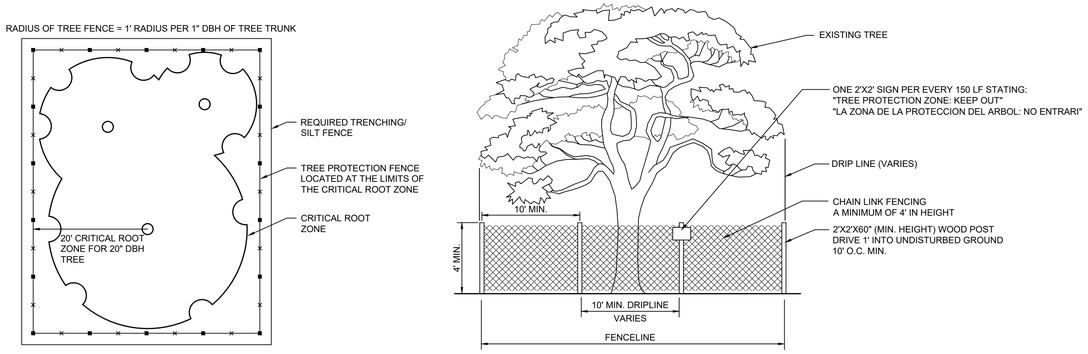
CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	04/27/2020	PRE-APPLICATION SITE PLAN SUBMITTAL

L1.1

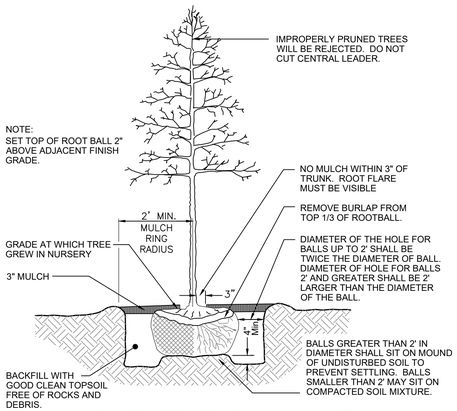
IVYBROOK ACADEMY

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FRANKLIN TREE PROTECTION DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE

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

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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 BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES AND SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES INDICATED IN THE PLANT SCHEDULE ON THE APPROVED PLAN. 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 STANDARDS 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 BOND REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION SCREENING SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED.
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 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, WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.
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 ISSUANCE OF THE 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 ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS:

ALL NEWLY PLANTED LANDSCAPE MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE *AMERICAN STANDARD OF NURSERY STOCK* (ANSI Z60.1).

ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUCK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AS 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.
F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUCK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IN FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

2.01 PLANTING SOIL

PLANTING AREA SOIL MIXTURE SHALL BE PREPARED USING THE FOLLOWING RATE OF MATERIALS:

THREE (3) PARTS TOPSOIL AS SPECIFIED IN PARAGRAPH 2.02 OF THIS SECTION, BY VOLUME

ONE (1) PART COMPOST/ORGANIC MATTER AS SPECIFIED IN PARAGRAPH 2.03 OF THIS SECTION, BY VOLUME

MIXTURE SHALL BE WELL MIXED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE ANY PLANTS ARE INSTALLED.

2.02 TOPSOIL

PROVIDE TOPSOIL FOR PLANTING OPERATIONS FOR THIS AREA WHICH MEETS THE FOLLOWING CRITERIA:

1. LOOSE, FRIABLE, NATURAL, FERTILE SOIL, TYPICAL OF THAT CULTIVATED LOCALLY, FREE OF STONES, CLAY LUMPS, ROOTS AND FOREIGN TOXIC MATTER.
2. TOPSOIL SHALL BE CLASSIFIED AS "LOAMY." FOR TOPSOIL TO BE CLASSIFIED AS "LOAMY," THAT FRACTION PASSING THE #10 SIEVE SHALL CONTAIN NOT MORE THAN 40% CLAY.
3. CONTAIN NEITHER LESS THAN 8% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY LOSS ON IGNITION OF SAMPLES OVEN DRIED TO CONSTANT WEIGHT AT 212°F.
4. HAVE A PH LEVEL OF BETWEEN 6.0 AND 6.5.
5. ALL TOPSOIL SHALL BE SCREENED THROUGH A 1 ¼" SCREEN.
6. NO TOPSOIL SHALL BE DELIVERED OR WORKED WITH IN A FROZEN OR MUDDY CONDITION.
7. PLANTING SOIL SHALL HAVE NO FOREIGN MATERIAL, CHEMICALS AND CONTAIN NO VEGETABLE MATTER FROM COLLECTION SITE.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

N

20 0 10 20 40

GRAPHIC SCALE - 1 inch = 20 ft.

KITA designs
Beauty | Economy | Sustainability

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COF PROJECT NUMBER 7300

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Kevin J. Reff — TENNESSEE — LANDSCAPE ARCHITECT — 10-5-20

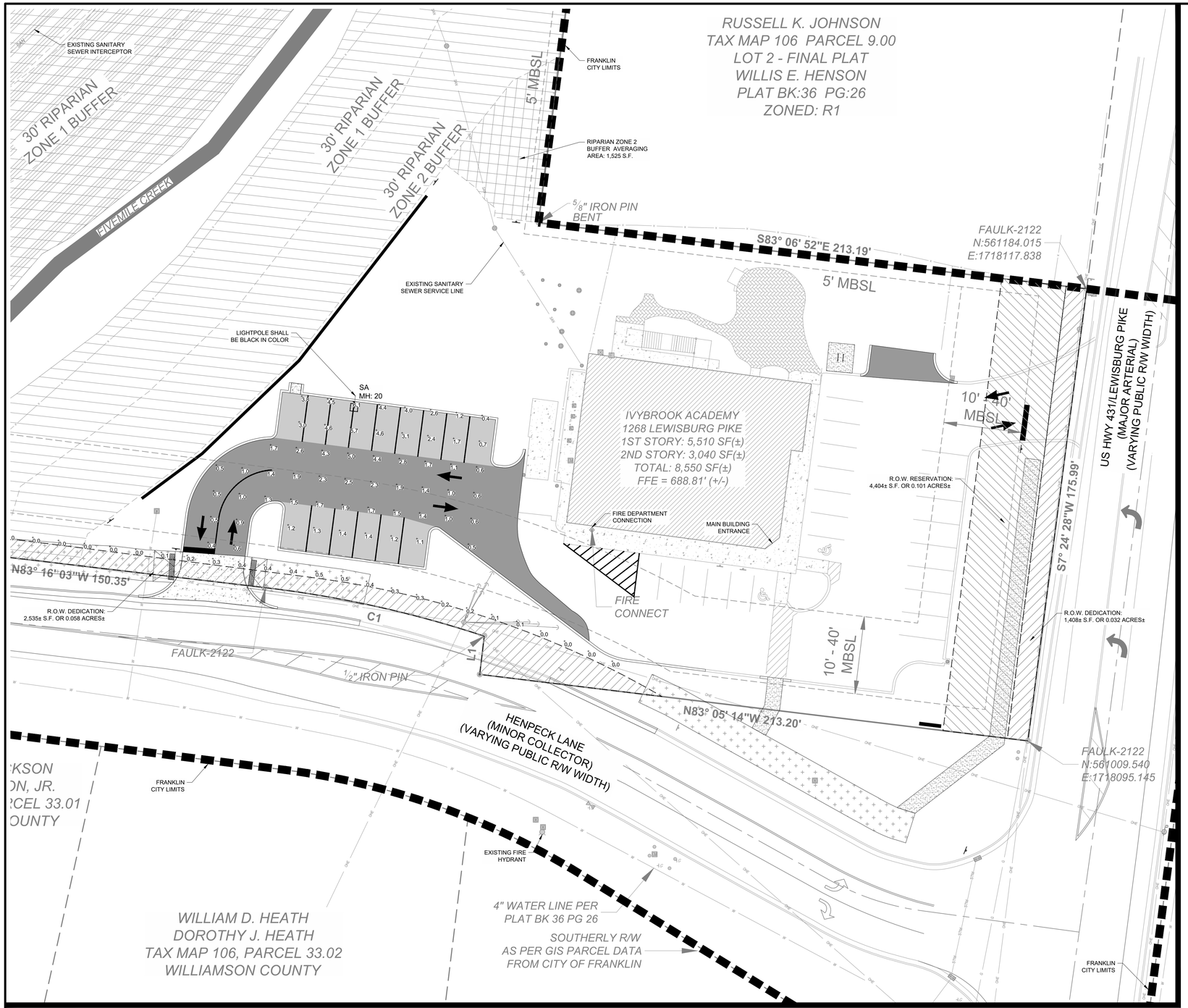
LANDSCAPE PLAN

CONSTRUCTION PLAN PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	04/27/2020	PRE-APPLICATION SITE PLAN SUBMITTAL

L1.2

IVYBROOK ACADEMY



Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	1	SA	COOPER #: GLEON-AF-03-LED-E1-T4FT-BK / MTD AT 20' AFG	0.900	18702

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	2.04	6.1	0.4	5.10	15.25
PROPERTY LINE	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
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" PANEL 355 OF 485, MAP NUMBER 47187C0355F. MAP REVISED ON SEPTEMBER 29, 2006.

Know what's below. Call before you dig.

20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CESO, INC.

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK CITY OF FRANKLIN DWG. NO. RP-8
- PROPOSED CONCRETE MULTI-USE TRAIL CITY OF FRANKLIN DWG. NO. RP-9

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

McGraw-Edison

Catalog #	GLEON-AF-03-LED-E1-T4FT-XX	Type	SA
Project	Ivybrook Academy		
Comments		Date	
Prepared by			

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

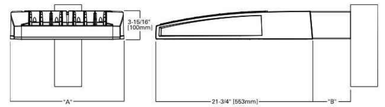


GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



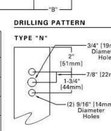
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

COOPER Lighting Solutions

*www.designlights.org

TD500026EN
June 2, 2020 12:06 PM

8/20/2020 https://submittal.info/SubmitSheet.asp

KW SSP — Square Non-Tapered Steel Poles



Pole Shaft
The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate
The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.
Bolt Circle: 8.00 (in.) **Dimension :** 8.00 (in.) **Thickness:** 0.75 (in.) **Conduit Opening:** 3 (in.)
Consult KW representative for non-standard dimensions.

Anchor Bolts
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole
An oval reinforced gasketed handhole, having a nominal 3 " x 5 " inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish
Standard - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry tight micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with KWPL, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B117).

Ivybrook Academy

Series: **SSP** - *Square Non-Tapered Steel Poles*
Nominal Height: **18'** Base Diameter: **4.0"** Gauge: **11**
Finish: **BLK** - *Standard - Black*
Mounting Designation: **DM10** - *Drilled for 1 Luminaire*
Options: **BC** - *Base Cover*

Type	Height (ft.)	Pole Shaft (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship WT. (lbs.)
S Pole	18	4.0 x 18.0	11	3 x 5	0.75 x 17 x 3	8	15.2	11.5	8.7	138

SSP18-4.0-11-BLK-DM10-BC

Print This Page Main Menu

Terms and Conditions of Sale

TERMS
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

PRICES
Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the

https://submittal.info/SubmitSheet.asp 1/2

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

SITE PHOTOMETRIC PLAN

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

E1.1

IVYBROOK ACADEMY

IA-E1.1.dwg



LEGEND

- ZONE 1 RIPARIAN BUFFER (AREA TO BE ENHANCED AS NEEDED)
- ZONE 2 RIPARIAN BUFFER (AREA TO BE ENHANCED AS NEEDED)
- RIPARIAN BUFFER TO REMAIN

Know what's below. Call before you dig.

40' 20' 0' 40' 80'
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: CESO, INC.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

COF PROJECT NUMBER 7300

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108805
STATE OF TENNESSEE
10/05/20

BUFFER VARIANCE REQUEST

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

EX1.0

IVYBROOK ACADEMY

EX-1.0.dwg

WETLAND AREA

WETLAND AREA

WETLAND AREA

680

670

30' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

SON COUNTY
F EDUCATION
06 PARCEL 9.01
O INFORMATION)
VED: CC

LIMIT OF FIELD RUN TOPO (TYPICAL)

30' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

30' RIPARIAN ZONE 1 BUFFER

30' RIPARIAN ZONE 2 BUFFER

670

670

670

SEPTIC "B" STAKE

SEPTIC "A/B" STAKE

SEPTIC "A" STAKE

RUSSELL K. JOHNSON
TAX MAP 106 PARCEL 9.00
LOT 2 - FINAL PLAT
WILLIS E. HENSON
PLAT BK:36 PG:26
ZONED: R1

680

BUFFER AVERAGING AREA: 1,525 S.F.

LIMIT OF FIELD RUN TOPO (TYPICAL)

BUFFER DISTURBANCE AREA FOR GRADING: 124 S.F.

BUFFER DISTURBANCE AREA FOR REMOVAL OF EXISTING SEPTIC LINES: 850 S.F.

BUFFER DISTURBANCE AREA FOR INSTALLATION OF MULTI-USE TRAIL: 1,364 S.F.

IVYBROOK ACADEMY
1268 LEWISBURG PIKE
1ST STORY: 5,510 SF(±)
2ND STORY: 3,040 SF(±)
TOTAL: 8,550 SF(±)
FFE = 688.81' (+/-)

688

686

COF PROJECT NUMBER 7300

LEGEND

- TOTAL AREA OF BUFFER DISTURBANCE (1,488 S.F.)
- TOTAL AREA OF BUFFER AVERAGING (1,525 S.F.)
- TOTAL AREA OF BUFFER DISTURBANCE FOR REMOVAL OF EXISTING SEPTIC LINES (850 S.F.)
- ZONE 1 RIPARIAN BUFFER (AREA TO BE ENHANCED AS NEEDED)
- ZONE 2 RIPARIAN BUFFER (AREA TO BE ENHANCED AS NEEDED)

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Know what's below. Call before you dig.

20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CESO, INC.

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108805
STATE OF TENNESSEE
10/05/20

BUFFER MANAGEMENT PLAN

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

EX1.1

IVYBROOK ACADEMY

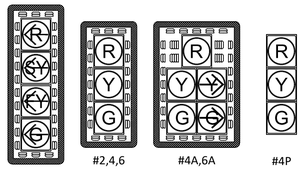
EX-1.0.dwg

OVERHEAD TRAFFIC SIGN



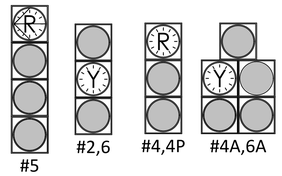
R10-12 (MOD.)
30"X36"
S1

SIGNAL DISPLAY TYPES



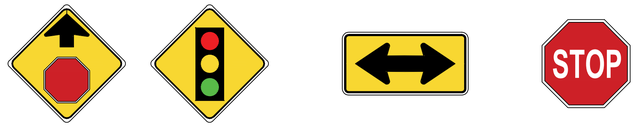
NOTE: YELLOW RETROREFLECTIVE TAPE, 1"-3" IN WIDTH, SHALL BE PLACED AROUND THE PERIMETER OF EACH SIGNAL BACKPLATE EXCEPT FOR #4P.

SIGNAL DISPLAYS FOR FLASHING OPERATION



POST MOUNTED TRAFFIC SIGNS

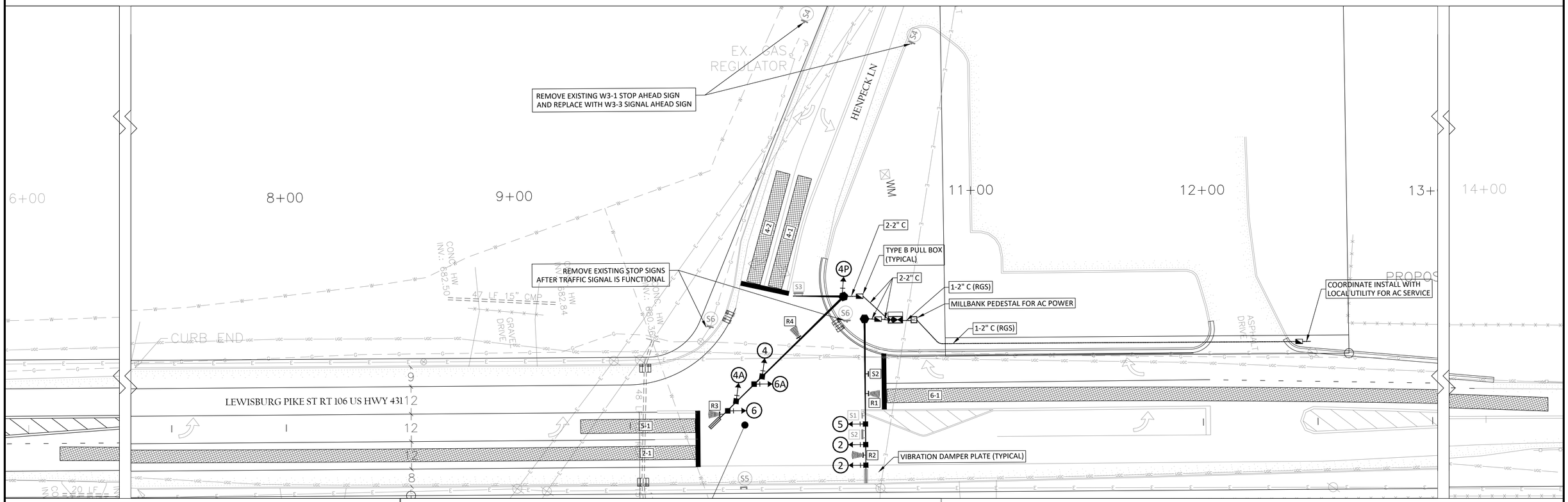
N.T.S.



EXISTING	PROPOSED	EXISTING	EXISTING
W3-1 30"x30"	W3-3 30"x30"	W1-7 24"x48"	R1-1 30"x30"
S4	S4	S5	S6

PHASING DIAGRAM

Ø1 NOT USED	Ø2	Ø3 NOT USED	Ø4
Ø5	Ø6	Ø7 NOT USED	Ø8 NOT USED

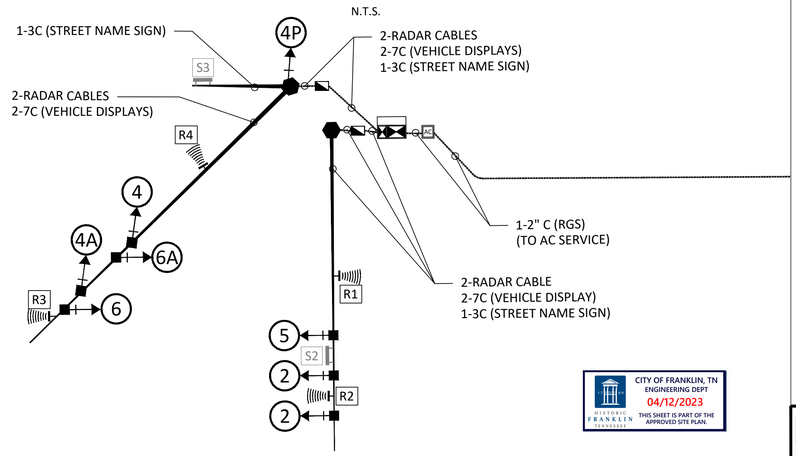


LEGEND

	SIGNAL POLE WITH CANTILEVER MAST ARM
	SIGNAL HEAD WITH BACKPLATE
	VEHICLE DETECTION ZONE (RADAR)
	RADAR VEHICLE DETECTOR
	CONTROLLER CABINET (BASE MOUNT)
AC	MILLBANK PEDESTAL
	PULL BOX (TYPE B)
	UNDERGROUND CONDUIT
S	OVERHEAD SIGN
S	OVERHEAD STREET NAME SIGN
S	GROUND BASED SIGN
	VIBRATION DAMPER PLATE

TRAFFIC SIGNAL WIRING DIAGRAM

N.T.S.



CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

STREET NAME SIGNS

S2 Henpeck Ln

S3 Lewisburg Pike

NOTE:
INTERNALLY ILLUMINATED STREET NAME SIGNS (SNS)
- 12" UPPERCASE LETTERS
- 9" LOWERCASE LETTERS

(SNS LETTERING ILLUSTRATED FOR REFERENCE AND PLACEMENT ONLY. FINAL LETTERING TO BE REVIEWED AND APPROVED BY THE CITY OF FRANKLIN PRIOR TO ORDERING SIGNS.)

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

DETECTION ASSIGNMENT CHART

Zone	Radar #	Type	Phase	Zone Size
2-1	R1	Advance	2	6'x365'
4-1	R4	Matrix	4	6'x50'
4-2	R4	Matrix	4	6'x50'
5-1	R2	Matrix	5	6'x50'
6-1	R3	Advance	6	6'x365'

*ALL DETECTION SHALL BE WAVETRONIX OR CITY APPROVED EQUAL

#	DATE	REVISION DESCRIPTION

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 – 4084, FAX: 893 – 0080

RICHARD G. PHILLIPS REGISTERED ENGINEER CERTIFICATE NO. 022674 STATE OF TENNESSEE
RG PHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

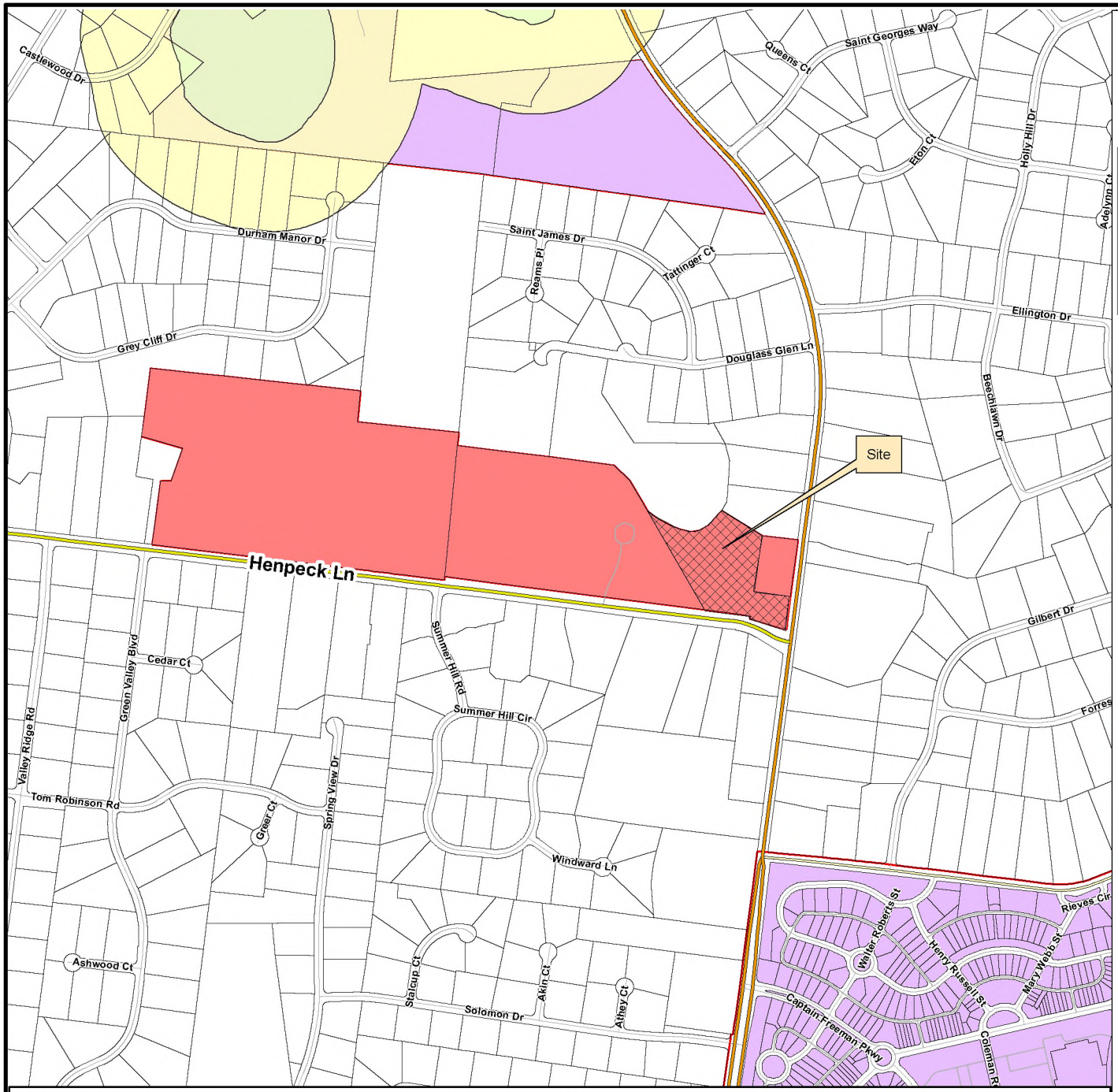
LEWISBURG PIKE & HENPECK LANE INTERSECTION IMPROVEMENTS

TRAFFIC SIGNAL LAYOUT

ST RT 106 US HWY 431

FRANKLIN – WILLIAMSON COUNTY – TN.

DATE: APRIL, 24 2020 | SCALE 1"=20' | SH. TS-1.0



IVYBROOK ACADEMY, SITE PLAN
RESOLUTION 2023-57

Project Information
Vested Zoning: NC
Overlay Districts: n/a
Site Acreage: 5.88 acres
Vested Number of Dwelling Units: n/a
Vested Nonresidential Square Footage: 8,550

Legend

- 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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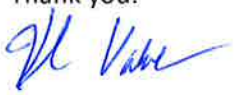
0 250 500 1,000
Feet

July 18, 2023

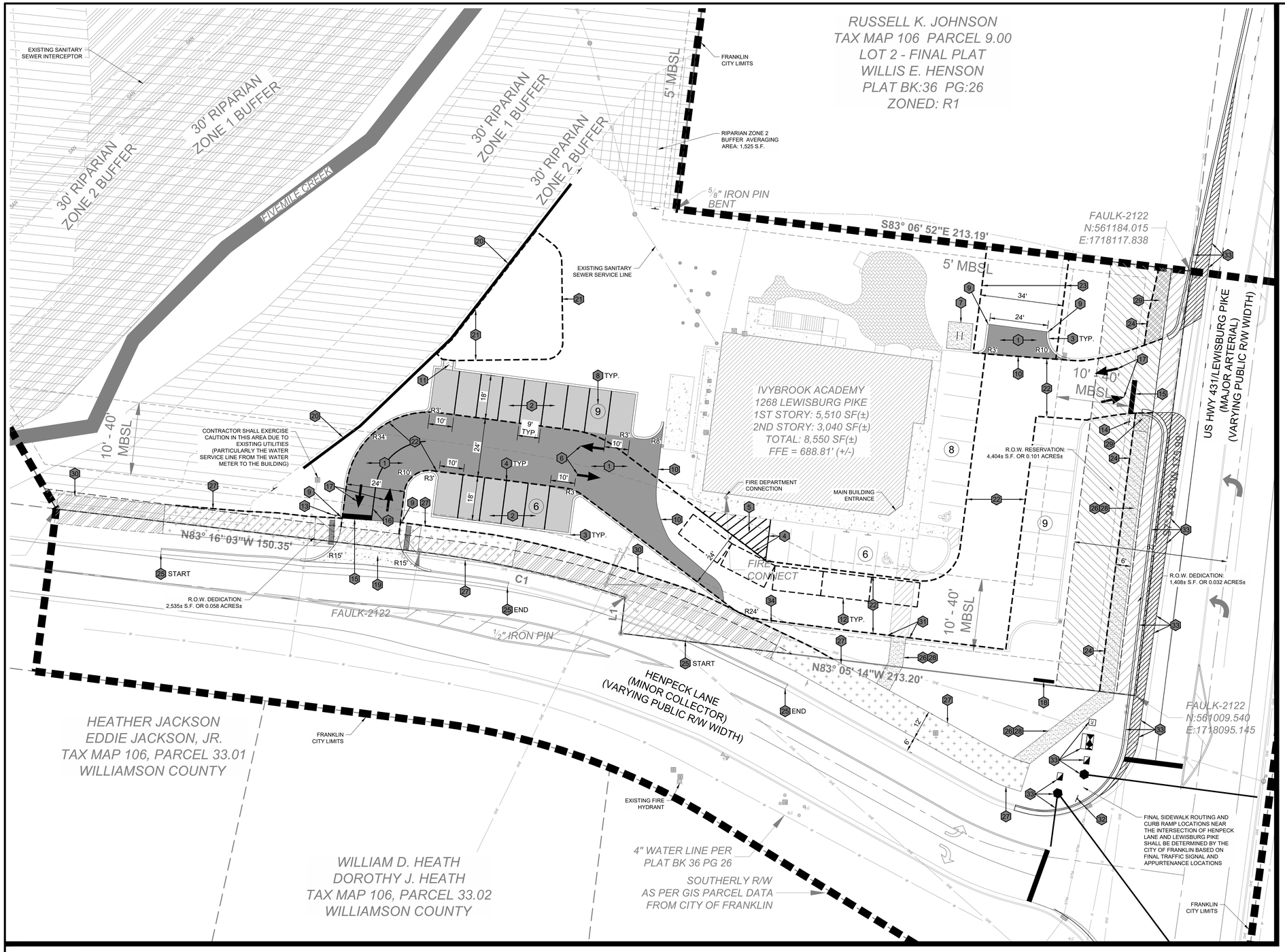
To Whom It May Concern,

The property at 1268 Lewisburg Pike is owned by Varnedoe Properties, LLC of which I am sole shareholder. I am requesting an extension of the site plans for the expansion of our parking lot for one year. Our contractor is scheduled to start construction in early August with an estimate complete date of early November. We have been delayed due to rising construction costs. Due to excessive cost to complete the project, it has taken longer to be in a position financially to start the project.

Thank you.



Howard Varnedoe



REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD RUN TOPOGRAPHY TO THE LIMITS DEPICTED ON THE PLANS AND CONDUCTED BY CESO, INC., DATED JULY 2020.
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" PANEL 355 OF 485, MAP NUMBER 47187C0355F. MAP REVISED ON SEPTEMBER 29, 2006.

NOTE:

1. SEE SHEET C0.0 FOR SITE DATA TABLE.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

SITE LAYOUT KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT
2. LIGHT DUTY ASPHALT PAVEMENT
3. CONCRETE MOUNTABLE CURB
4. 4" WIDE PAINTED WHITE LINE
5. 4" WIDE PAINTED WHITE STRIPES, 3' O.C. @ 45°
6. WHITE PAINTED DIRECTIONAL ARROW
7. TWO (2) BIKE RACKS INSTALLED ON CONCRETE SIDEWALK PAD
8. INDICATES NUMBER OF PARKING SPACES PER BAY
9. TAPER CONCRETE CURB
10. TIE PROPOSED ASPHALT PAVEMENT AND CONCRETE CURB TO EXISTING
11. 4'-0" WIDE CONCRETE CURB CUT FOR DRAINAGE
12. DASHED LINES INDICATE VEHICLE FOR QUEUE LENGTH
13. STOP SIGN
14. RELOCATED STOP SIGN
15. 24" WIDE THERMOPLASTIC STOP BAR
16. 4" WIDE WHITE THERMOPLASTIC WHITE LINE
17. THERMOPLASTIC WHITE DIRECTIONAL ARROW
18. RELOCATED MONUMENT SIGN
19. CITY OF FRANKLIN DWG. NO. RP-6 (LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP) (SEE SHEET C5.2 FOR DETAIL)
20. RETAINING WALL WITH RAILING. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. (DESIGN BY OTHERS). SEE RETAINING WALL NOTES ON THIS SHEET
21. PROPOSED GREEN INFRASTRUCTURE EASEMENT
22. PROPOSED CROSS ACCESS EASEMENT
23. PROPOSED CONSTRUCTION, GRADING & CROSS ACCESS EASEMENT
24. PROPOSED PUBLIC ACCESS EASEMENT
25. CITY OF FRANKLIN DWG. NO. RP-1 (ARTERIAL AND COLLECTOR CURB AND GUTTER)
26. CITY OF FRANKLIN DWG. NO. RP-8 (CONCRETE SIDEWALK)
27. CITY OF FRANKLIN DWG. NO. RP-9 (CONCRETE MULTI-USE PATH)
28. CITY OF FRANKLIN DWG. NO. RP-10 (SIDEWALK EXPANSION JOINT) AS NEEDED
29. CITY OF FRANKLIN CONCRETE SIDEWALK FEE IN-LIEU PAYMENT AREA (232 S.F.) (CITY OF FRANKLIN DWG. NO. RP-8)
30. CITY OF FRANKLIN CONCRETE MULTI-USE PATH FEE IN-LIEU PAYMENT AREA (1,906 S.F.) (CITY OF FRANKLIN DWG. NO. RP-9)
31. CONCRETE MOUNTABLE CURB (TAPER CURB AT SIDEWALK)
32. RELOCATED STOP SIGN (RELOCATION WILL NOT BE NEEDED IF TRAFFIC SIGNAL IS OPERATIONAL PRIOR TO STOP SIGN RELOCATION BEING NEEDED)
33. PROPOSED TRAFFIC SIGNAL
(DESIGN BY OTHERS AND INSTALLATION BY WILLIAMSON COUNTY SCHOOLS)
APPURTENANCES INCLUDE:
    - TRAFFIC SIGNAL POLES AND MAST ARMS
    - CONTROLLER CABINET
    - MILLBANK PEDESTAL
    - PULL BOXES
    - CURB & GUTTER ALONG LEWISBURG PIKE
    - PAVEMENT ALONG LEWISBURG PIKE

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK CITY OF FRANKLIN DWG. NO. RP-8
- PROPOSED CONCRETE MULTI-USE TRAIL CITY OF FRANKLIN DWG. NO. RP-9
- CONCRETE SIDEWALK FEE IN-LIEU PAYMENT AREA CITY OF FRANKLIN DWG. NO. RP-8
- CONCRETE MULTI-USE PATH FEE IN-LIEU PAYMENT AREA CITY OF FRANKLIN DWG. NO. RP-9

COF PROJECT NUMBER 7300

PARKING CALCULATIONS

MINIMUM PARKING REQUIREMENT:	PER SUBSECTION 10.1.6
DAY CARE:	2 SPACES PER 1,000 S.F. + 1 SPACE/EMPLOYEE + 5 STACKING SPACES
DAY CARE:	(2 SPACES * 8.55) + (1 SPACE * 17 EMPLOYEES) = 34.10 >>> 35 SPACES
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
PARKING PROVIDED:	21 EXISTING SPACES + 2 EXISTING ACCESSIBLE SPACES + 15 PROPOSED SPACES = 38 TOTAL SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES

NOTE:

ALL EXISTING PUBLIC AND PRIVATE UTILITIES ARE TO REMAIN. IVYBROOK ACADEMY SEPTIC SYSTEM HAS BEEN ABANDONED AND THE FACILITY HAS A CONNECTION TO THE CITY OF FRANKLIN SANITARY SEWER GRAVITY MAIN INSTALLED IN 2020.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
04/12/2023
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CESO, INC.

Know what's below. Call before you dig.

MORELOCK ENGINEERING
2097 BELLSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

JASON C. MORELOCK — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 108805 — STATE OF TENNESSEE — 10/05/20

SITE LAYOUT PLAN

CONSTRUCTION PLANS FOR:
VARNEDOE PROPERTIES, LLC
1268 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	DATE	DESCRIPTION
JCM	07/13/2020	SITE PLAN SUBMITTAL
JCM	09/03/2020	SITE PLAN RE-SUBMITTAL
JCM	10/05/2020	SITE PLAN RE-SUBMITTAL

C2.1

IVYBROOK ACADEMY

IA-C2.1.dwg

File #: 21-04664

DATE: August 10, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development

SUBJECT:

Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike
FMPC 5/25/23, 4-2
WS 6/13/23; 6/27/23
BOMA 8/8, 6-2 with addtional condtion of approval

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8154
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Amanda McKeehan

BACKGROUND/STAFF COMMENTS:
ADDITIONAL INFORMATION TO REVIEW
On August 8, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 6-2, and added an additional condition. The additional condition stated:

-the number of stories of the east residential building (building #2) shall be reduced to three stories and a recessed fourth (four stories total) fronting Liberty Pike and four stories with a recessed fifth (five stores total) adjacent to Foster Lane and that if approved by BOMA, the approval with conditions would be sent to Planning Commission to be reviewed as amended for either concurrence or other recommendation and that this proposed condition and Planning Commission acknowledgment shall not delay the review scheduled for the Historic Zoning Commission's final COA review.

As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the condition.

The condition requires a height reduction that is more consistent with Envision Franklin's guidelines

for height for the overall Design Concept, which supports buildings up to three stories inside Mack Hatcher, and is consistent with the site's special consideration to consider additional height when underground parking is provided and buildings are consistent with adjacent structures. Jamison Station is three stories, with a recessed fourth story, along Liberty Pike.

PREVIOUS STAFF REPORT
Staff have been meeting with the property owner about development on this site since July of 2022. We have given feedback on the design over the last year, to work towards a plan that meets all of the City's development standards. The design team has taken staff's guidance into consideration, and made many changes to the plan over the course of a year. In a few instances, the development team decided to pursue alternate standards prior to submitting this development plan.

Below, staff has outlined topics where concern has been voiced regarding the proposed development plan. In general, the plan proposes 254 multifamily dwelling units, 6 single family homes, 12 duplex dwelling units (6 structures), and 3 townhomes. Lastly, it does provide a small amount of retail (3,000 sq ft) in the form of a restaurant, as a use that can support the surrounding community.

Previous Approvals: On February 13, 2023, the development team presented their plan to the Historic Zoning Commission, and received a preliminary recommendation for approval on the height, scale, massing, and layout of the structures as it related to the limits of the Historic Preservation Overlay (HPO). It should be noted that the southern facades of the two multifamily buildings, and the single-family and duplex structures south of Foster Lane are outside of the HPO and are not a part of the Historic Zoning Commission's jurisdiction, so the HZC did not consider those facades or buildings in their recommendation.

The design team then brought forth an Envision Franklin Plan Amendment to the Planning Commission on March 23, 2023, in which they proposed Special Consideration language specific to this site. The Planning Commission voted to approve the additional specifications.

Building Height: In reviewing the recommendations of Envision Franklin, staff finds that the proposed development plan complies with the Multifamily Residential Design Concept. It addresses the design guidelines of the general topics, including providing duplexes, townhomes, and single-family structures along the periphery of the proposed development, and providing a mix of public open spaces. It is also consistent with the language of the special consideration. It provides additional height by proposing underground parking. The height is shown in relation to Jamison Station in the Development Plan, but staff has found that varying technologies and estimating methodologies yield different heights of Jamison Station. The Design Team has consistently stated in previous meetings that the Middle Eight building closest to Jamison Station will be no taller than 2'-6" from Jamison Station's height. Therefore, in the absence of a detailed, surveyed measurement, staff has included a condition of approval that at time of site plan, the heights will be verified and that building plans will ensure that the new construction is no more than 2'-6", measuring from top of parapet to top of parapet. To further ensure that this height comparison is maintained, staff has also included a condition of approval that prior to above-ground construction commencing, an as-built survey will be completed to document the top of foundation elevation.

Staff would also like to note that while the Zoning Ordinance and Envision Franklin address transitions between buildings adjacent to new development, it does not speak to proper transitions within a proposed development. There is a three-story change between the north side and south side of Foster Lane, and a significant change in mass between the multifamily buildings and the single-family and duplex units.

Liberty Pike: In regards to other Envision Franklin updates being pursued separately from this

development, the Liberty Pike Streetscape improvements are something being investigated through the Factory District Design Concept proposal with the Envision Franklin Update. The decision of whether or not to create a unique cross-section for Liberty Pike within the boundary of the Factory District has not yet been determined, nor has it been determined whether or not additional Right-Of-Way would be needed to achieve an updated cross section.The property owners have confirmed that they wish to include any streetscape elements into their proposal, once decided, and so staff has included a condition of approval (#41 Offsite Improvements) that requires the Middle Eight to incorporate Liberty Pike Streetscape elements into their plans during the site plan approval process.

Parking: Along with the documents just described, the Development Plan also generally conforms to all other regulatory development standard documents; in those instances where the plan currently does not fully comply, staff has provided a list of conditions of approval for the FMPC and BOMA to adopt as part of their vote. The plan does include a shared parking study, to justify the amount of parking provided on site. The plan provides each single-family, duplex, and townhome unit with a two-car garage. The additional third space required for the three-bedroom duplex and townhome units is provided through parallel (on-street) parking adjacent to the properties, along the south side of Foster Lane. Also, a parking study provided by the applicant shows how the difference in peak use time between the multifamily and restaurant uses can provide a parking reduction of 32 spaces. This reduction, along with the proposed reduced parking counts proposed in the Modification of Standards (MOS), account for the required parking for the multifamily and restaurant uses being met by the underground parking structure and the parallel (on-street) parking spaces along the north side of Foster Drive.

Citizen Concerns: It should be noted that citizens have voiced their concerns about this development at several recent public meetings, including Board of Mayor and Aldermen meetings, Planning Commission meetings, and Historic Zoning Commission meetings. Staff collects written comments via email, and provides them to the FMPC and BOMA in one single PDF attached to this agenda item. Concerns that have been voiced in the past related to the scale and height of the proposed multifamily buildings and the additional traffic this amount of new units would generate, but others may be brought forward in the public hearings for this development plan.

MODIFICATIONS OF STANDARDS

The applicant is requesting one Modification of Standards, from Parking Table 10.6, specific to parking requirements for multifamily uses. The request includes a reduction for studio and 1-bedroom units from 1.5 spaces per unit to 1.02 spaces for unit, a reduction for 2-bedroom units from 2.5 spaces per unit to 1.89 spaces per unit, and a reduction for 3-bedroom units from 3.0 spaces per unit to 2.76 spaces per unit. This request, if granted, reduces the number of spaces provided for the multifamily use from 529 spaces to 407 spaces, for a reduction of 122 spaces. The applicant has cited nationally recognized Parking Study publications and used only factors that were applicable to our City when analyzing alternate standards. They also gathered parking utilization rates from seven existing multifamily developments in Franklin, to ensure that the national numbers were consistent with the local environment. Staff has verified the parking data from the national publications, and can support the reduction as proposed.

Staff recommends approval of MOS #1 (Parking).

PROCEDURAL REQUIREMENTS:

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

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommended approval of Resolution 2023-30, with conditions by a vote of 4-2 on May 25, 2023.
The Board of Mayor and Aldermen approved Resolution 2023-30, with conditions, including an additional condition.
Staff recommends that the Planning Commission concur with the additional condition of approval.

RESOLUTION 2023-30

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR MIDDLE EIGHT PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING), FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF LIBERTY PIKE, LOCATED AT 209 OLD LIBERTY PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2023-15; and

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

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063M- A 4.00	7.2
Total	7.2

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 Middle Eight PUD are as follows:

Entitlements	Middle Eight PUD
Base Zone District	PD 38.19/3,000
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	275
Number of Nonresidential Square Footage	3,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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

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

MOS 1: **Request to modify minimum parking standards for multifamily to 1.02 spaces per studio unit, 1.02 spaces per 1-Bedroom unit, 1.89 spaces per 2-Bedroom unit, and 2.76 spaces per 3-Bedroom unit.** Approved: _____ Denied: _____	10.1.6 Minimum Parking 1.5 spaces for a studio 1.5 spaces for a 1-bedroom unit 2.5 spaces for a 2-bedroom unit 3 spaces for a 3+ bedroom unit *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-15, 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:

Eric S. Stuckey
City Administrator

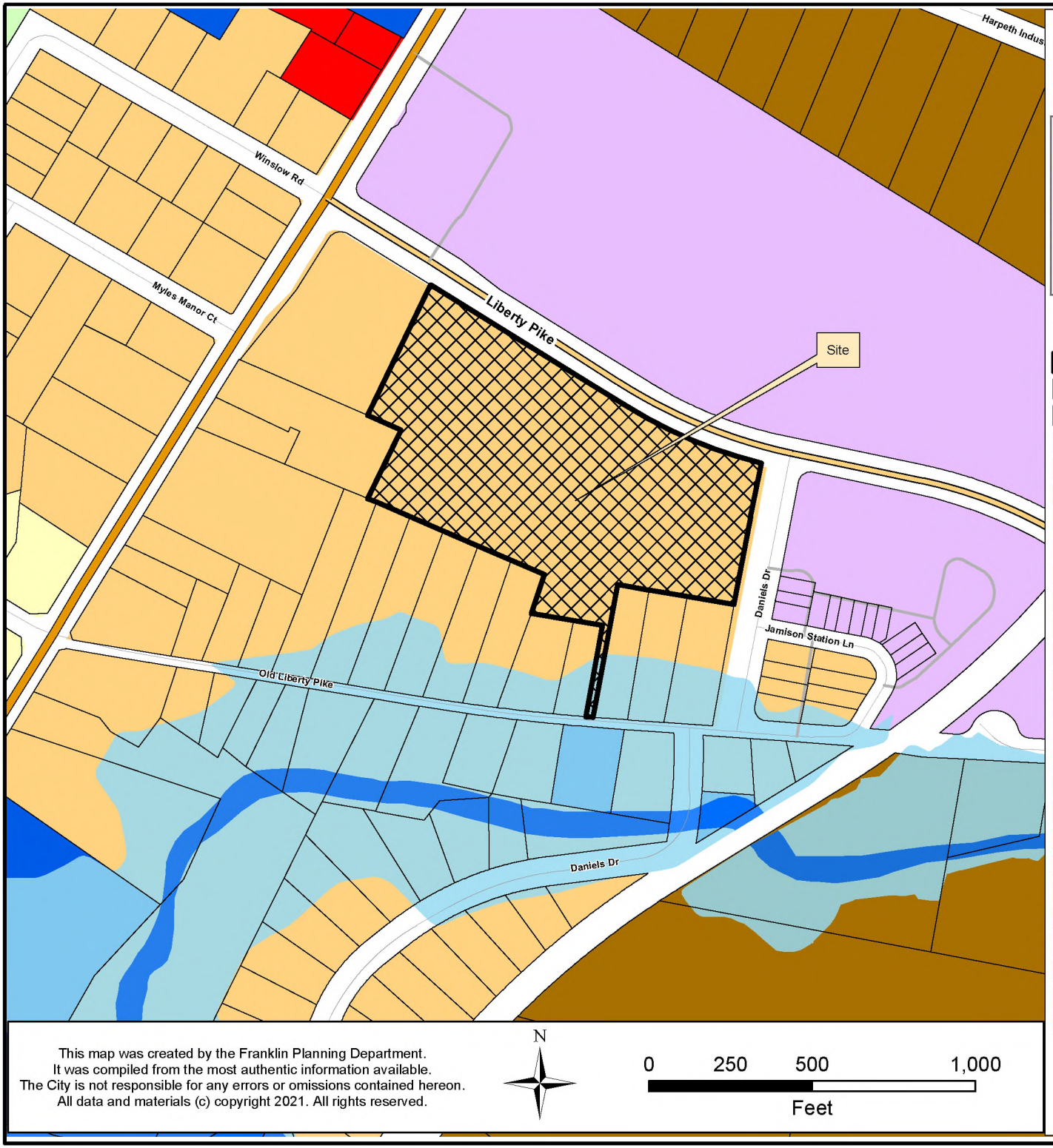
CITY OF FRANKLIN, TENNESSEE:

Dr. Ken Moore
Mayor

Approved as to Form By:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	04/04/23
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	04/27/23
NEIGHBORHOOD MEETING:	04/05/23
PLANNING COMMISSION RECOMMENDED APPROVAL:	
PUBLIC HEARING AND BOMA APPROVAL:	



MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
Existing Zoning: R4
Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

Legend

- Middle Eight PUD
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD
SUITE 100
FRANKLIN, TN 37067
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(615) 708-0567
GARY@KISERVOGRIN.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
ANTUNOVICH ASSOCIATES.
224 WEST HURON STREET SUITE 7E
CHICAGO, IL 60654
CONTACT: JOSEPH ANTUNOVICH
(312) 266-1126
JANTUNOVICH@ANTUNOVICH.COM

TRAFFIC ENGINEER
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
500 11TH AVENUE N
SUITE 290
NASHVILLE, TN 37203
CONTACT: BETH OSTROWSKI
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BETH.OSTROWSKI@KCI.COM

BRANDING
streetsense.
STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA OETZEL
(202)415-0818
DOETZEL@STREETSENSE.COM

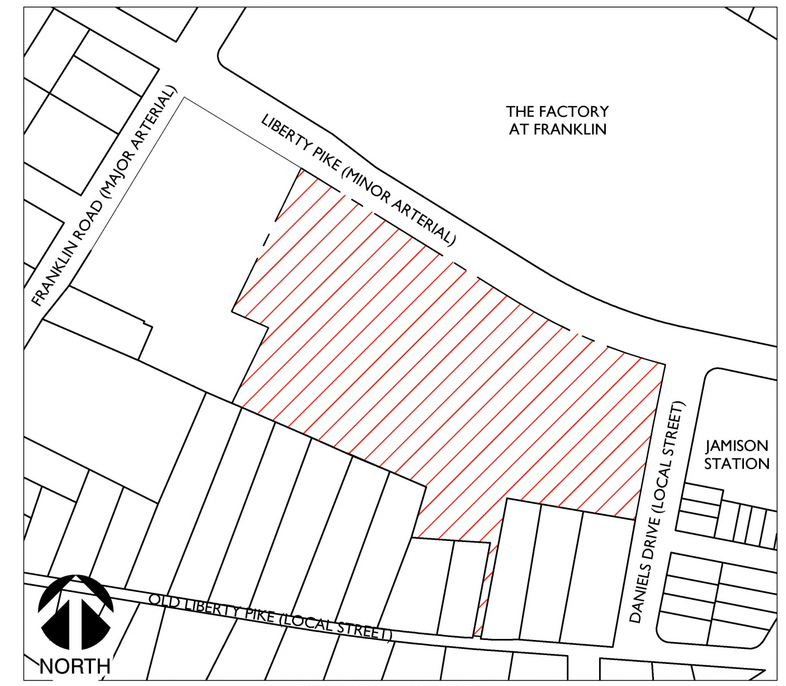
CIVIL ENGINEER
FULMER LUCAS
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

GARY MICHAEL VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT
05-04-23

JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 107824
5/4/23

05/04/23

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	03-27-2023	04-10-2023	05-04-2023	
ILLUSTRATIVE MASTER PLAN	C0.1	03-27-2023	04-10-2023	05-04-2023	
EXISTING CONDITIONS PLAN	C1.0	03-27-2023	04-10-2023	05-04-2023	
DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	
OPEN SPACE PLAN	C2.1	03-27-2023	04-10-2023	05-04-2023	
SITE GRADING & DRAINAGE PLAN	C3.0	03-27-2023	04-10-2023	05-04-2023	
ROW & ACCESS PLAN	C4.0	03-27-2023	04-10-2023	05-04-2023	
REFUSE COLLECTION PLAN	C4.1	03-27-2023	04-10-2023	05-04-2023	
FIRE ACCESS PLAN	C4.2	03-27-2023	04-10-2023	05-04-2023	
TIS & STREET SECTIONS	C4.3			05-04-2023	
SITE UTILITY PLAN	C5.0	03-27-2023	04-10-2023	05-04-2023	
OFFSITE SANITARY SEWER IMPROVEMENTS	C5.1	03-27-2023	04-10-2023	05-04-2023	
TREE PRESERVATION PLAN	L1.0	03-27-2023	04-10-2023	05-04-2023	
LOT DIAGRAMS	A1.0	03-27-2023	04-10-2023	05-04-2023	
SITE PARKING DATA	A1.1	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.2	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.0	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.1		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.2	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.4	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.5	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.6	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.7	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.8	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.9	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.10	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.11	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.12	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.13	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.14	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	



SITE LOCATION MAP
1"=200'

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.

ENVISION FRANKLIN PLAN AMENDMENT:
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.



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:
A. MULTIFAMILY
- STUDIO: 30
- 1 BEDROOM: 96
- 2 BEDROOM: 88
- 3 BEDROOM: 40
- SUBTOTAL: 254

B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS
- 4 BEDROOM SINGLE FAMILY HOMES: 6
- 3 BEDROOM DUPLEXES: 12
- 3 BEDROOM TOWNHOUSES: 3
- SUBTOTAL: 21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

LAND USE PLAN AMENDMENT:

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,304= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

COMPREHENSIVE REVIEW OF SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 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.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:
C0.0
DATE: 05.04.2023



1 MULTIFAMILY
2 SINGLE FAMILY
3 DUPLEX
4 TOWNHOME
5 FIRST FLOOR RESTAURANT / CAFE
6 PARKING GARAGE ENTRANCE
7 52' PROPOSED RIGHT OF WAY
8 75' NATURALISTIC BUFFER
9 HISTORIC PRESERVATION OVERLAY DISTRICT
10 STORMWATER TREATMENT

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet
SCALE: 1"=30'

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GARY MICHAEL VOGRIN
STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ILLUSTRATIVE MASTER PLAN

SHEET NUMBER
C0.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. EXISTING IMPERVIOUS AREA: 0.14 AC
3. EXISTING RV VALUE: 0.108
4. PEAK FLOW RUNOFF
   - 4.1. 2 YEAR: 13.15 CFS
   - 4.2. 5 YEAR: 22.05 CFS
   - 4.3. 10 YEAR: 28.30 CFS
   - 4.4. 25 YEAR: 36.49 CFS
   - 4.5. 50 YEAR: 42.67 CFS
   - 4.6. 100 YEAR: 48.82 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SLOPE ANALYSIS LEGEND

- 20% OR GREATER SLOPES
- 14% TO 19% SLOPES

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
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WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

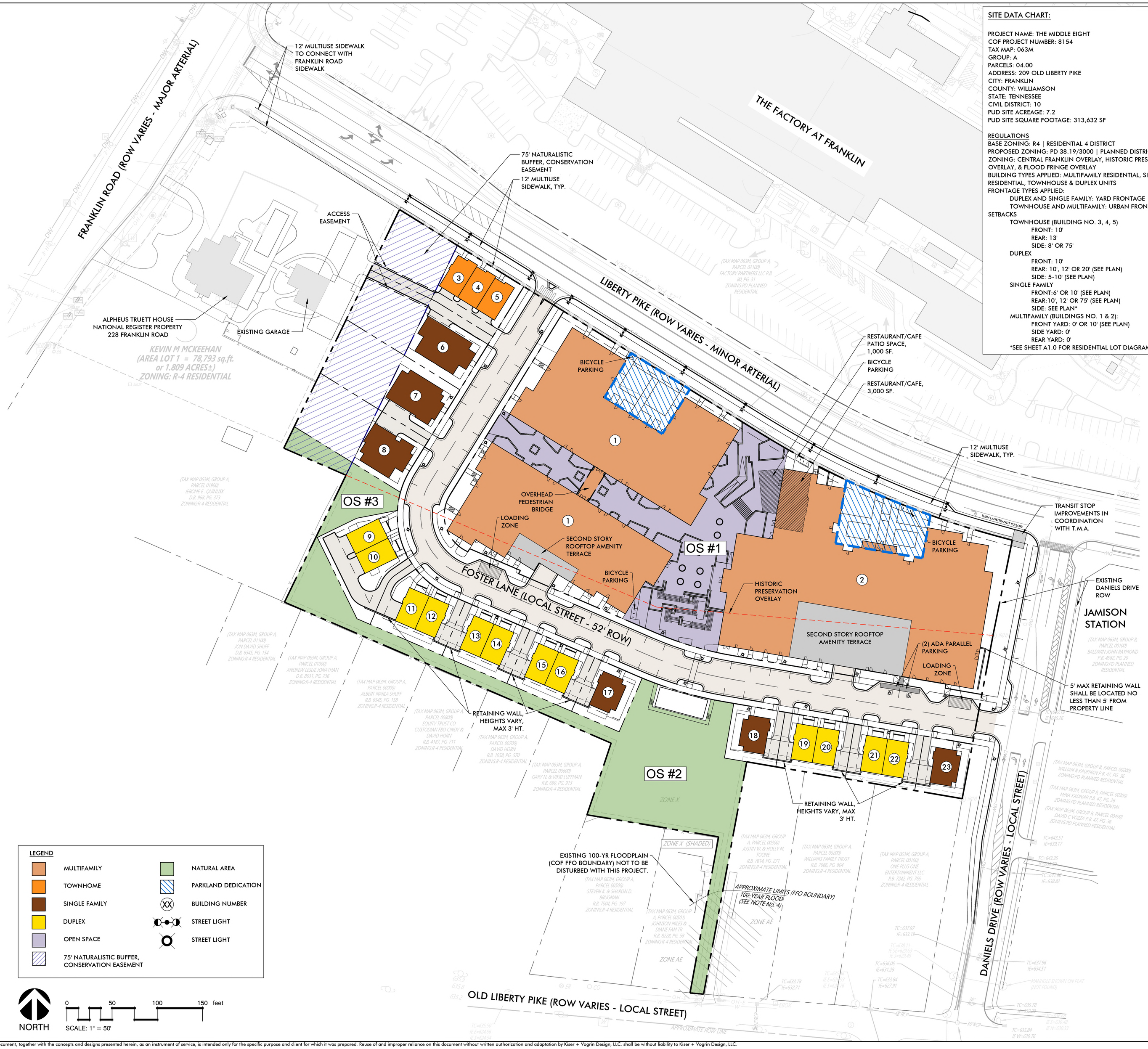
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FILE PROJECT NO.
1060-15

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0

Thursday, May 4, 2023
P:\1060_Data Mgmt\03 - 2DB Franklin ReDo\Civil\Sheets\1060-15_Existing Conditions Plan.dwg



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY
ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO. 3, 4, 5)
FRONT: 10'
REAR: 13'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT:6' OR 10' (SEE PLAN)
REAR:10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A. MULTIFAMILY		
STUDIO:	30	
1 BEDROOM:	96	
2 BEDROOM:	88	
3 BEDROOM:	40	
SUBTOTAL:	254	
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS		
4 BEDROOM SINGLE FAMILY HOMES:		6
3 BEDROOM DUPLEXES:		12
3 BEDROOM TOWNHOUSES:		3
SUBTOTAL:		21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-6	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8 , 17-18 , 23	SINGLE FAMILY	6	2-3	12*	0
9-16 , 19-22	DUPLEX	12	2-3	24*	13
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY	-	38.20 DU/A	-	-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:
1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIEL'S DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIEL'S DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

LEGEND
- MULTIFAMILY
- TOWNHOME
- SINGLE FAMILY
- DUPLEX
- OPEN SPACE
- 75' NATURALISTIC BUFFER, CONSERVATION EASEMENT
- NATURAL AREA
- PARKLAND DEDICATION
- BUILDING NUMBER
- STREET LIGHT
- STREET LIGHT

NORTH
0 50 100 150 feet
SCALE: 1" = 50'

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KVD KISER VOGRIN DESIGN

GARY VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 MICHAEL KISER
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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Jamison Station | Daniels Drive | Multifamily Building No. 2 - 288' | Multifamily Building No. 1 - 234' | Foster Lane Townhomes - 72' Building No. 3-5 | 75' Buffer

Liberty Pike Elevation Looking South



Partial Street Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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JOSEPH M. ANTUNOVICH REGISTERED ARCHITECT No. 107035 STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

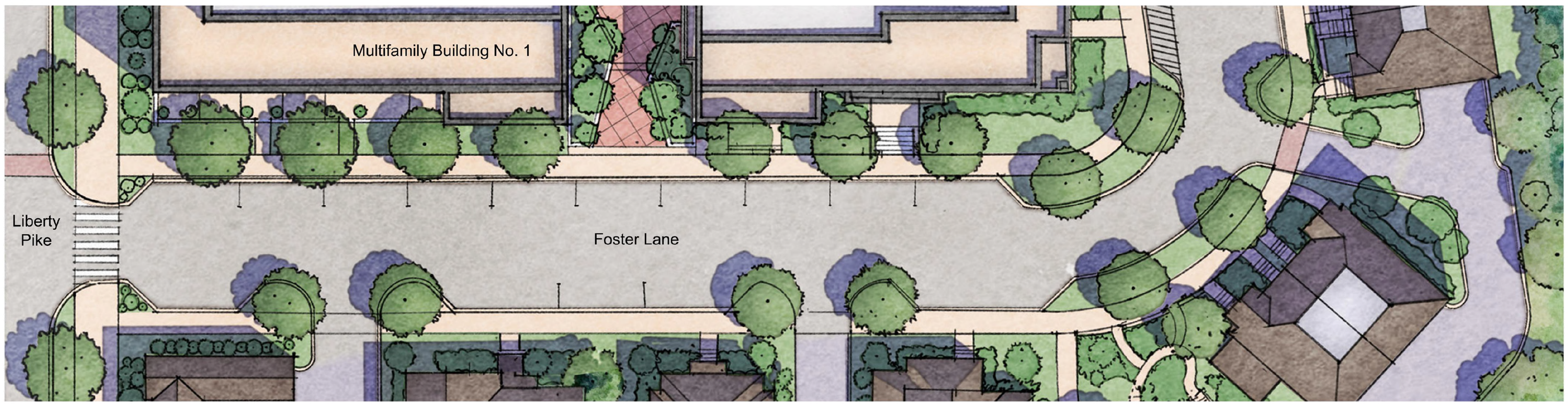
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Site Section Looking East at Foster Lane



Partial Foster Lane Plan

All building elevations and exterior materials are preliminary and subject to change.

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5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

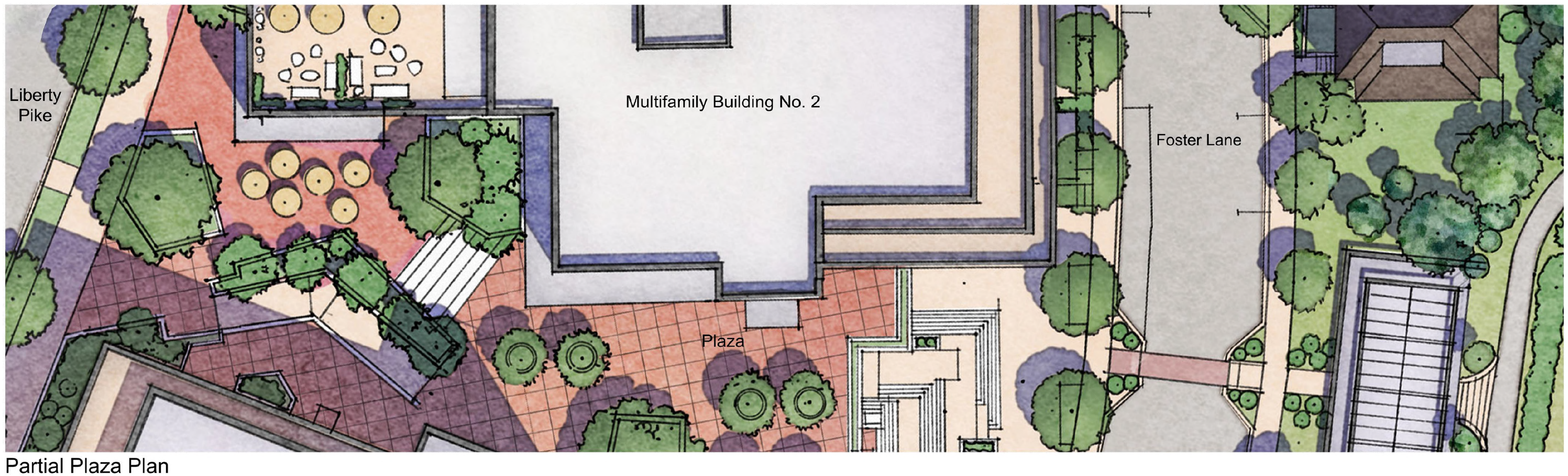
SHEET NUMBER
A1.3

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Site Section Looking East at Plaza



Partial Plaza Plan

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JOSEPH M. ANTUNOVICH
REGISTERED ARCHITECT
No. 107035
STATE OF TENNESSEE
5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

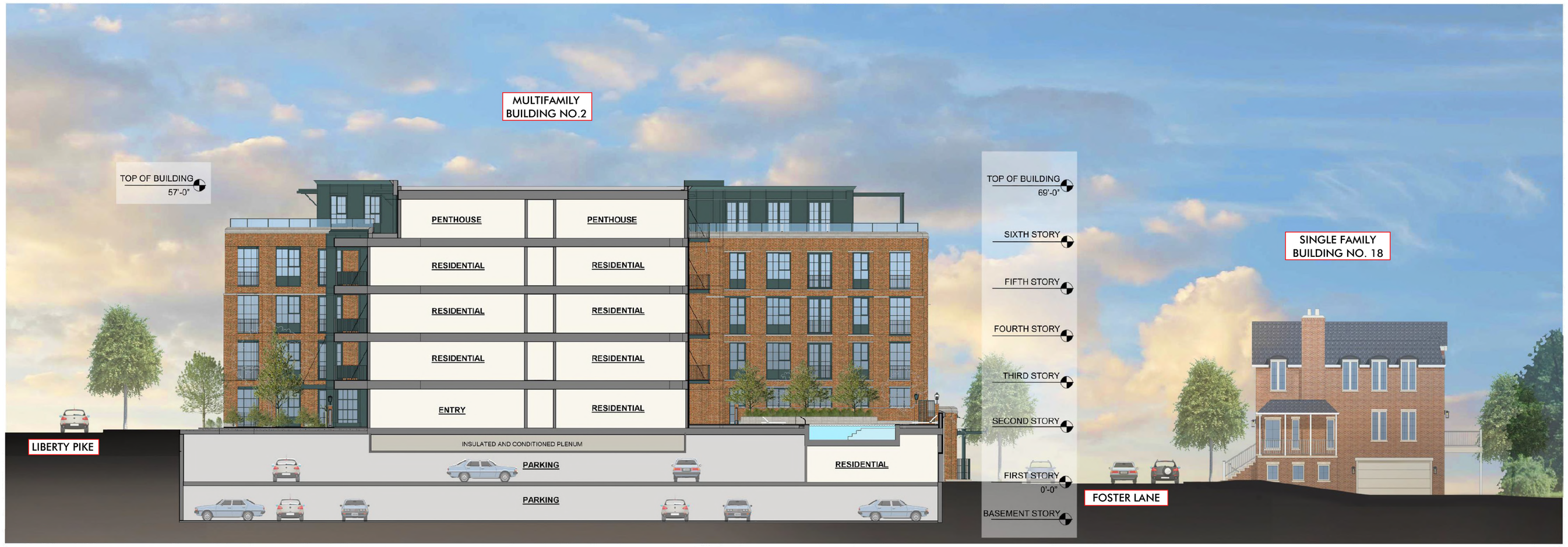
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DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

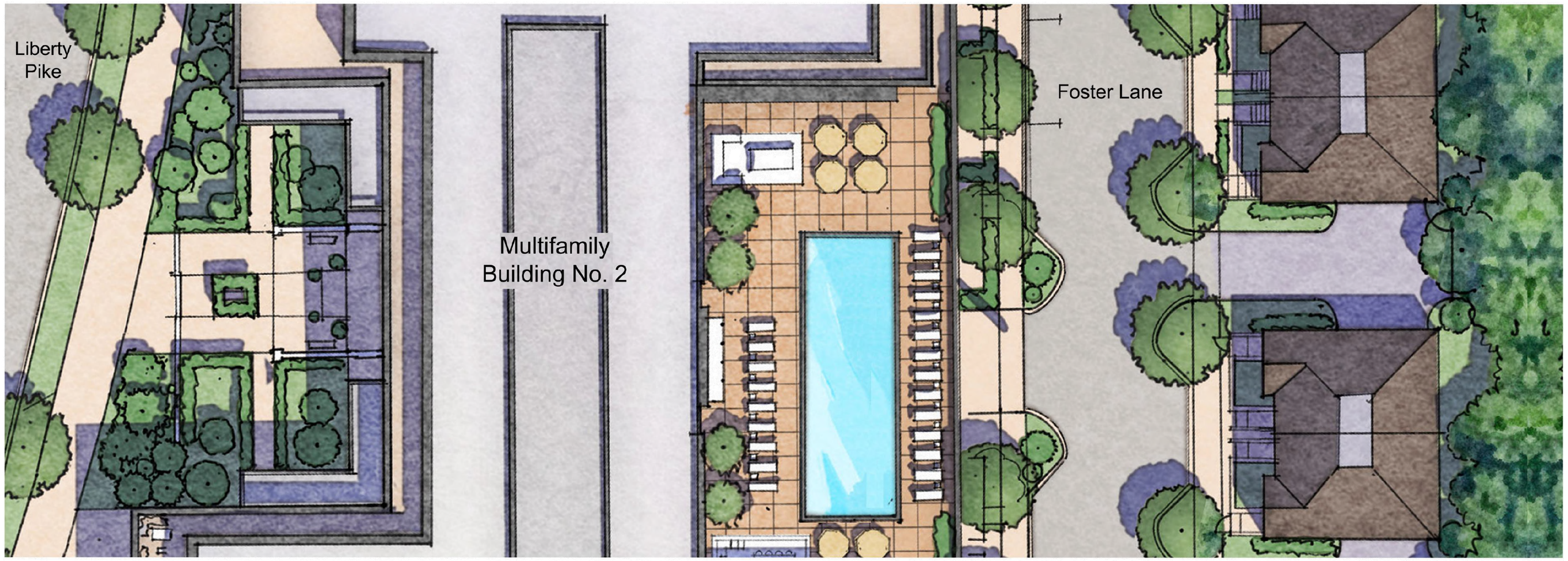
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Site Section through Multifamily Building No. 2



Partial Plan of Multifamily Building No. 2

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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ARCHITECTURE PLANNING INTERIOR DESIGN
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5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

SHEET NUMBER A1.5

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North-South Site Section looking East



Partial Site Plan

All building elevations and exterior materials are preliminary and subject to change.

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21065

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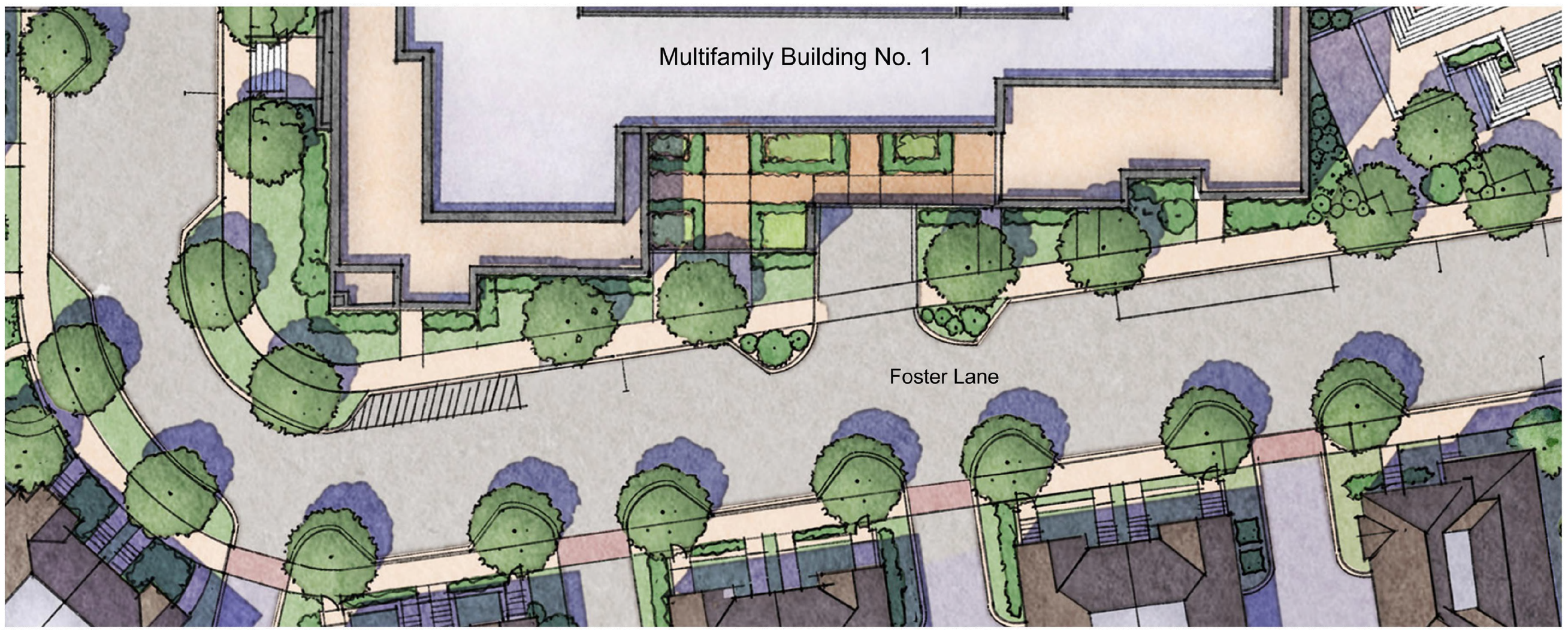
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South Elevation of Multifamily Building No. 1



Partial Multifamily Building No. 1 Plan

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South Elevation of Multifamily Building No. 2



Partial Multifamily Building No. 2 Plan

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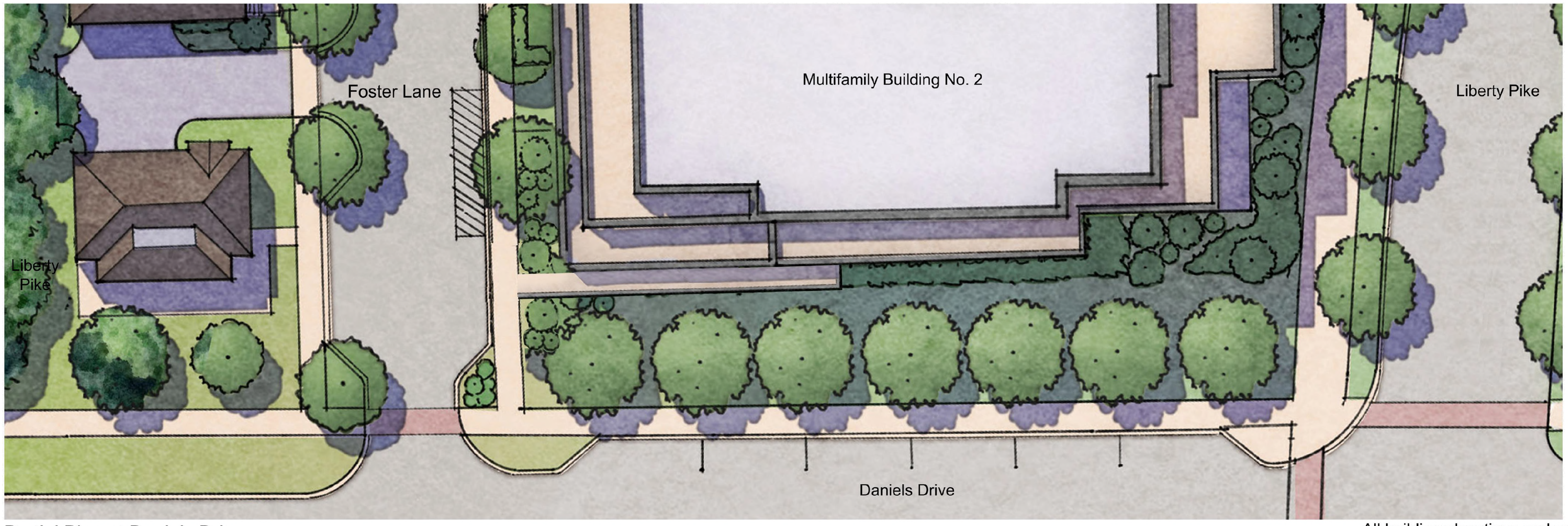
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Elevation at Daniels Drive



Partial Plan at Daniels Drive

All building elevations and exterior materials are preliminary and subject to change.

DUE TO TOPOGRAPHY ISSUES ALONG DANIELS DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIELS DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.

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BIRDS EYE VIEW



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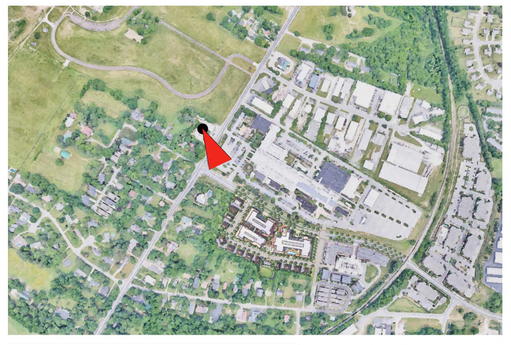
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ENLARGED BIRDS EYE VIEW



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TOWNHOMES ON LIBERTY PIKE



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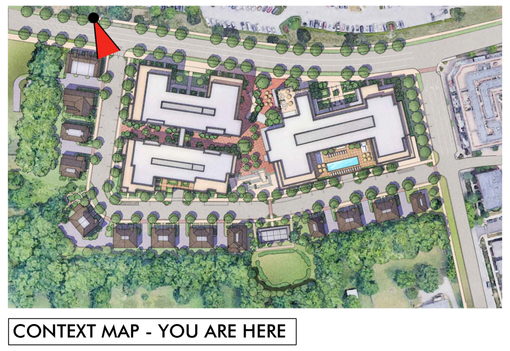
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FOSTER LANE VIEW



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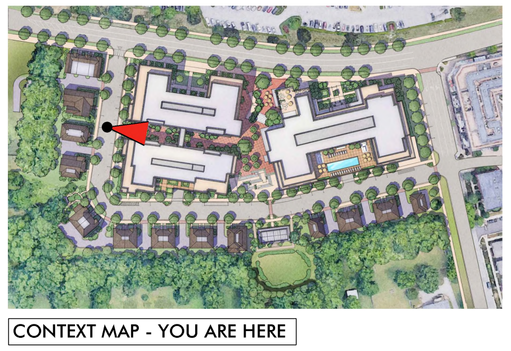
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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2



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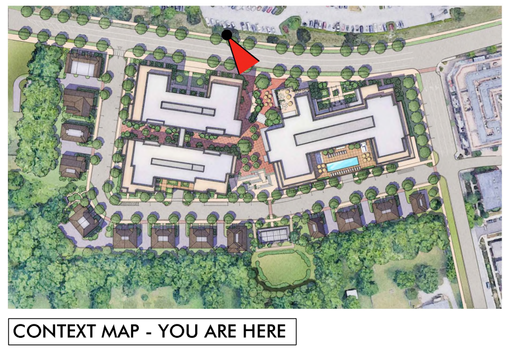
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THE PLAZA BETWEEN BUILDING NO. 1 AND 2 ACROSS LIBERTY PIKE



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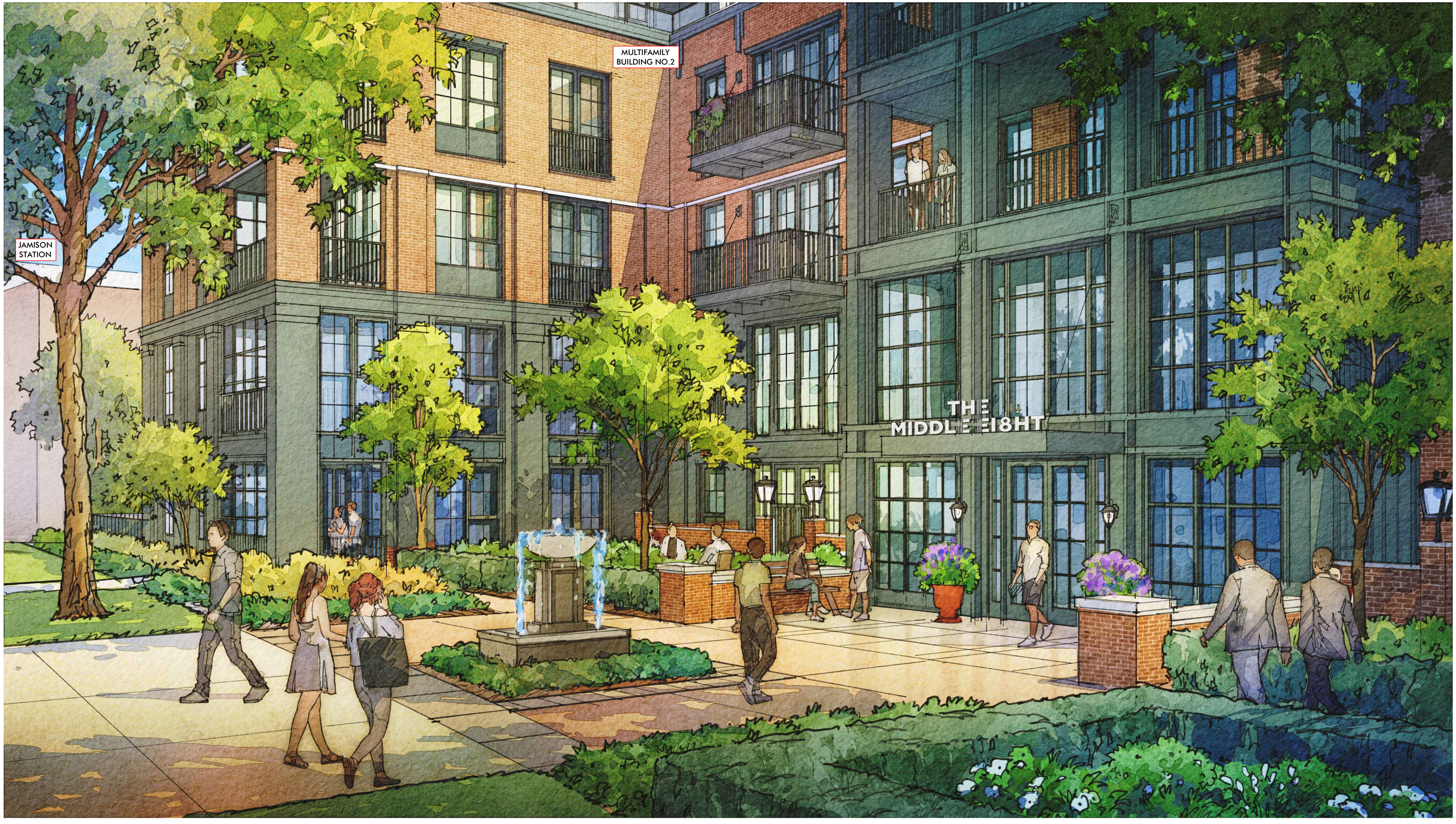
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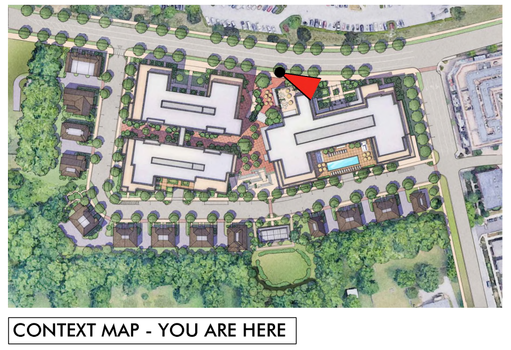
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THE COURTYARD OF BUILDING NO. 2



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FOSTER LANE VIEWING WEST



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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD



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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM RAILROAD



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SHEET NUMBER
A2.12

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POCKET PARK BETWEEN BUILDINGS NO. 8 AND 9



CONTEXT MAP - YOU ARE HERE

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.905.4567
www.kiservogrin.com

DEVELOPMENT PLAN
THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:

ARCHITECTURAL RENDERINGS

SHEET NUMBER

A2.13

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THE GREENHOUSE PARK



CONTEXT MAP - YOU ARE HERE

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THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
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FRANKLIN, WILLIAMSON COUNTY, TN

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DATE:	04/10/23

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PARKING GARAGE INTERIOR LOBBY

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
A2.15

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July 21, 2023

Mr. Vernon Gerth
City of Franklin Assistant City Administrator

RE: The Middle Eight - Motion Request to BOMA to Reduce Building Height
City of Franklin Project No: 8154
KVD Project No. 21065

Vernon,

The applicant respectfully requests to make a motion to the Mayor and Board of Aldermen to reduce the number of stories of the east residential building (Bldg. #2) at the intersection of Liberty Pike and Daniels Drive to four stories fronting Liberty Pike and five stories adjacent to Foster Lane.

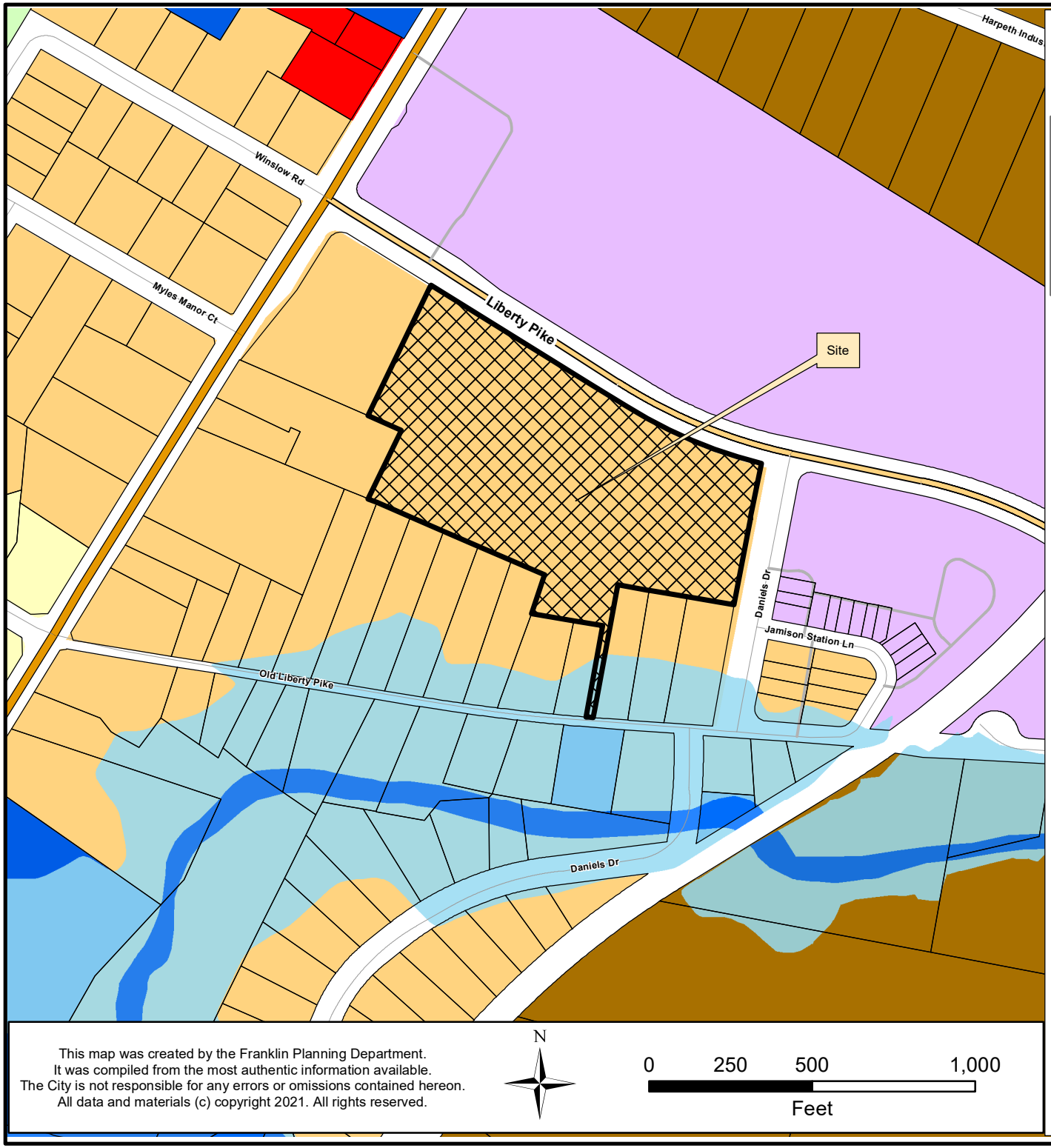
Although this motion will affect the project's ability to provide a significant amount of workforce housing opportunities, we believe that The Middle Eight will continue to contribute to the current goals of Envision Franklin, play a vital role in the future Factory District, and be responsive to the community.

We hold fast to our vision to be a new creative and connected centerpiece that enhances the existing community of walkable downtown Franklin.

Sincerely,

Gary M. Vogrin

Kiser + Vogrin Design, LLC



MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
Existing Zoning: R4
Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

Legend

- Middle Eight PUD
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

COF no: 8154

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Addressing

General Issues

90. Addressing

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

Engineering - Checklist

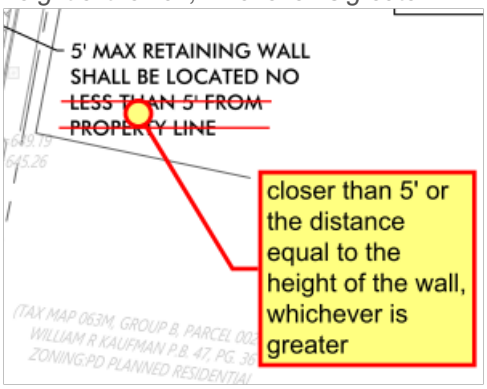
General Issues

26. Retaining Walls and Guardrails

joe.marlo@franklintn.gov ROW Abandonment removed, however the wall note now shown appears errant.

Applicant shall revise all locations (C2.0, C2.1, etc.) of the note below such that it reads:

5' max retaining wall shall be located no closer than 5' or the distance equal to the height of the wall, whichever is greater.



40. Development Plan

dustin.walcott@franklintn.gov *The following shall remain open as a Condition of Approval.*

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

Uncontrolled Pedestrian Crossings:
Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown herein. Permissible uncontrolled pedestrian crossing locations shall be determined by City of Franklin Engineering Staff on a case-by-case basis at Site Plan.

Engineering - Development Plan Checklist

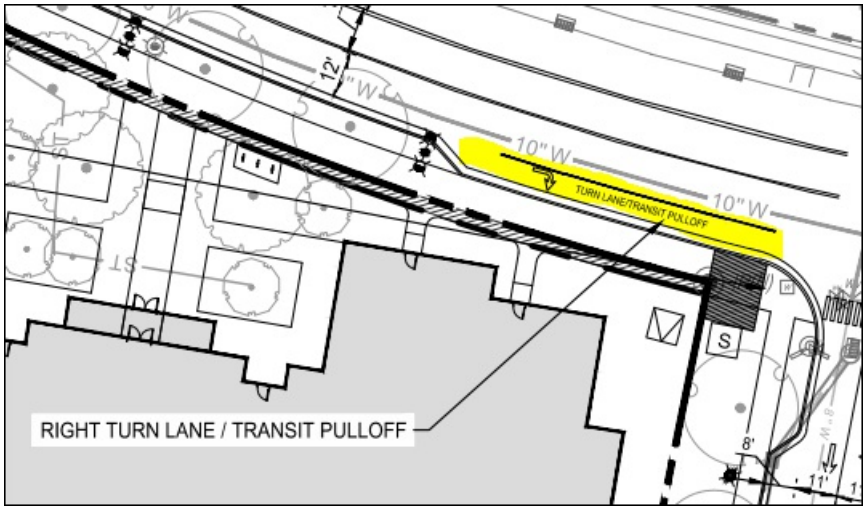
General Issues

39. Liberty Pike

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant shall provide the following regarding proposed improvements to Liberty Pike:

1. Dimension lane widths on plan (exclusive of gutter)
    1. Dimension the EB right turn lane at the intersection with Daniels Drive. Minimum lane width shall be 12 feet, exclusive of gutter. Revise drawings, including ROW Dedication, such that the full 12-foot width lane width is provided without reducing the width of the 12-foot multi-use sidewalk.



41. Offsite Improvements

jimmy.wiseman@franklintn.gov	The applicant has agreed and shall incorporate the pending Liberty Pike streetscape design into their site plan and post sureties up to $1.5 million for the cost of the improvements. No site plan will be approved until the Liberty Pike Streetscape design has been finalized and approved.

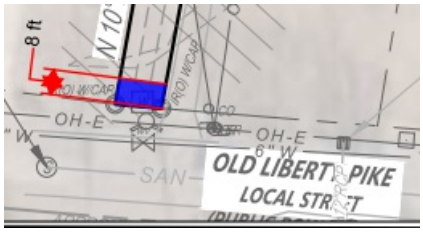
43. Sidewalk

joe.marlo@franklintn.gov

The sidewalk at Old Liberty Pike has been removed, however ROW Dedication is required along Old Liberty Pike (a local street) for future street improvements, including future sidewalk. 52'/2 (1/2 Required ROW) - 36'/2 (1/2 Present ROW) = 8 feet.

The following shall remain open as a Condition of Approval.

At Site Plan, Applicant shall show 8 feet of ROW Dedication along Old Liberty Pike.



45. Public Street Improvements

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

Prior to the first issuance of a Certificate of Occupancy, the improvements shown for public streets shall be constructed by the developer and accepted by the City of Franklin.

47. Flood Routing

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

At Site Plan, flood routing of stormwater features shall be directed back into the development (surface flowing into Foster Lane), and not directly towards downstream properties.

48. Downstream Stormwater Improvements

joe.marlo@franklintn.gov

The following shall remain open as a Condition of Approval.

At Site Plan, the Applicant shall provide analysis for offsite downstream structures receiving flow from site outfalls to the outfall at Liberty Creek. Should the analysis indicate that existing storm infrastructure capacity has insufficient capacity, the Applicant shall improve downstream stormwater infrastructure such that the required capacity is provided.

70. Daniels Drive

jimmy.wiseman@franklintn.gov *Comment to remain open as a Condition of Approval.*

At Site Plan, Applicant shall incorporate the following:

1. Existing inlet structure at existing radius return at the intersection of Daniels Drive and Liberty Pike shall be relocated to new gutter location.

2. A portion of the new storm infrastructure in Daniels Drive still appears to conflict with the revised location for the existing water line. Applicant shall provide required separation between water and storm.

7. Extend the center turn lane south through the intersection with Street A. 100' of northbound left storage is required at the Liberty Pike intersection per the TIA. Provide an appropriate bay taper where the 2-lane section transitions to a 3-lane section.

74. Flood Elevations

joe.marlo@franklintn.gov *Applicant has provided 100-year and 500-year flood elevations on C3.0, as well as the lowest level garage elevation of 640.1 (thank you).*

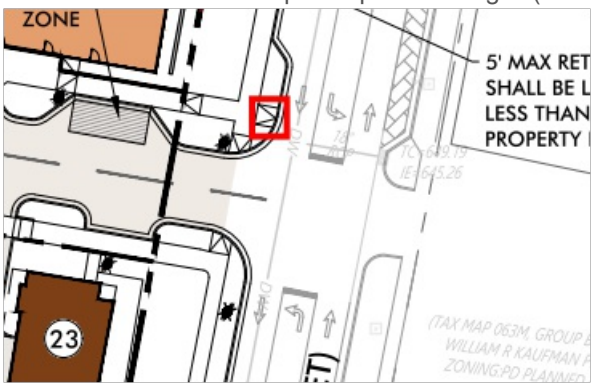
The following shall remain open as a Condition of Approval.

Prior to any issuance of a Building Permit for structures with underground garages, Applicant shall design structure such that the top of the lowest garage level or slab is no lower than elevation 640.10 MSL.

88. Pedestrian Crossing Location

joe.marlo@franklintn.gov *The following is a newcomment due to newinformation shown (pedestrian crossing added to development plans).*

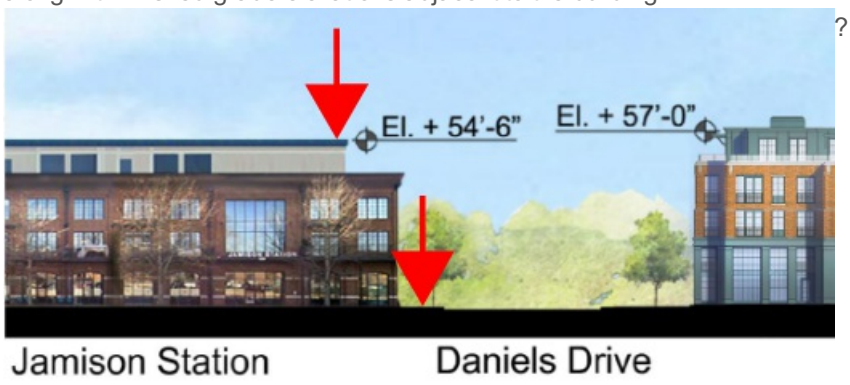
Applicant shall remove the curb ramp indicated below into Daniels Drive that has been added to the development plan drawings. (C2.0, C2.1, A1.0, A1.1, etc.)

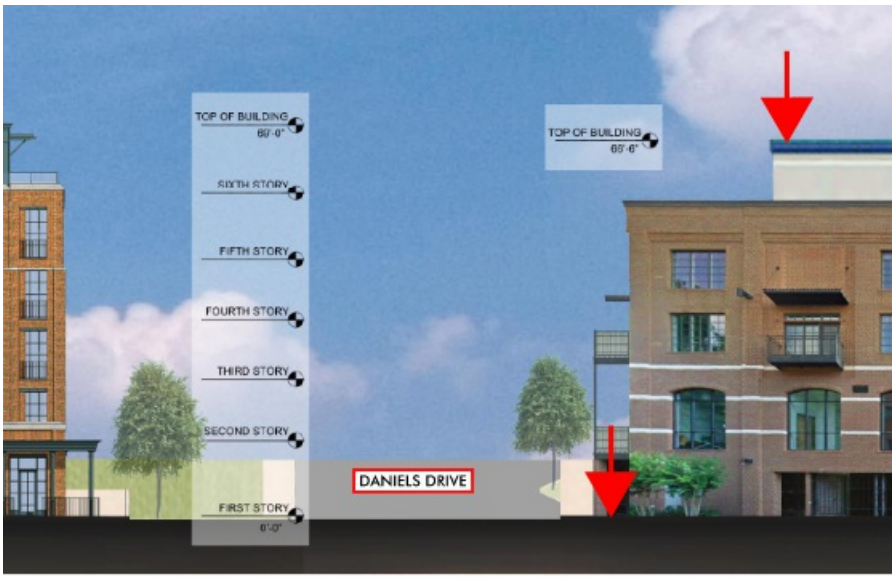


92. Building Elevation Survey Required

lance.fittro@franklintn.gov With the first site plan submittal for development of the subject property, the Applicant shall provide field-run survey information for the top of parapet elevation(s) of the Jamison Station building being used in height comparisons, along with finished grade elevations adjacent to the building.

?





Engineering - OLD

General Issues

1. (OLD DEVEOPMENT PLAN CHECKLIST) F. Development Plan

lance.fittro@franklintn.gov In the event that one or more of the requested Modifications of Standards are not approved, the shared parking analysis shall be updated to reflect the parking requirements ultimately approved for the development so that staff can verify sufficient parking is provided with each subsequent site plan.

72. (OLD DEVEOPMENT PLAN CHECKLIST) F. Development Plan

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

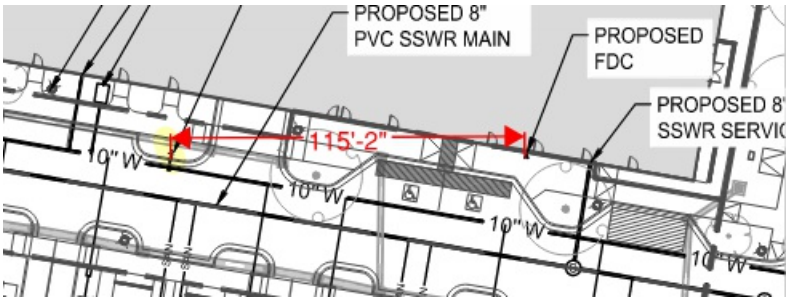
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department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

FIRE--Planning--DRT

General Issues

87. FDC

curt.edelmann@franklintn.gov When buildings have a standpipe, the FDC must be located within 100-feet of a hydrant. Please revise the plan accordingly.



Parks

General Issues

13. Parkland Impact Fee

kevinl@franklintn.gov Due to the development plan issues the new dates for the Parkland Agreement is Work Session 6-13-23 and 6-27-23 for BOMA.
[Edited By Kevin Lindsey]

Planning

General Issues

67. Elevations

amy.diaz-barriga@franklintn.gov **ADVISORY ONLY:**
Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be required to meet all regulations of the Zoning Ordinance. Some, but not all, elevations will also require a Certificate of Appropriateness prior to issuance of a building permit.

75. Historic Buffer: Open Space or easment

amy.diaz-barriga@franklintn.gov The applicant shall place a note on all sheets that identify the Naturalistic Screening Conservation Easement that it is the responsibility of the HOA for the Development, not the individual property owners.

91. Building Height in relation to Jamison Station

amy.diaz-barriga@franklintn.gov	In order to comply with Envision Franklin and the Preliminary Recommendation from Historic Zoning Commission, the development of Multifamily Building 2 will be limited to a height no more than 2'-6" taller than Jamison Station, measured from top of parapet to top of parapet, at both the northern and southern corners along Daniels Drive. At site plan, the height of Jamison Station will be confirmed. Prior to above-ground construction commencing, an as-built survey will be completed to document the top of foundation elevation, to document that the above-ground construction will be within 2'-6" of the confirmed Jamison Station height (top of parapet to top of parapet).

Planning (Landscape)

General Issues

50. Tree Save

jason.arnold@franklintn.gov Over laying the tree save and the proposed buildings, it looks like it will be extremely difficult to preserve all of the proposed tree save.

At site plan, applicant shall show how the trees and the canopy adjacent to the proposed buildings will be able to be preserved.



DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
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KISER + VOGRIN DESIGN
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SUITE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
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GARY@KISERVOGRIN.COM

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ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
ANTUNOVICH ASSOCIATES.
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JANTUNOVICH@ANTUNOVICH.COM

TRAFFIC ENGINEER
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
500 11TH AVENUE N
SUITE 290
NASHVILLE, TN 37203
CONTACT: BETH OSTROWSKI
(615)370-8410
BETH.OSTROWSKI@KCI.COM

BRANDING
streetsense.
STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA OETZEL
(202)415-0818
DOETZEL@STREETSENSE.COM

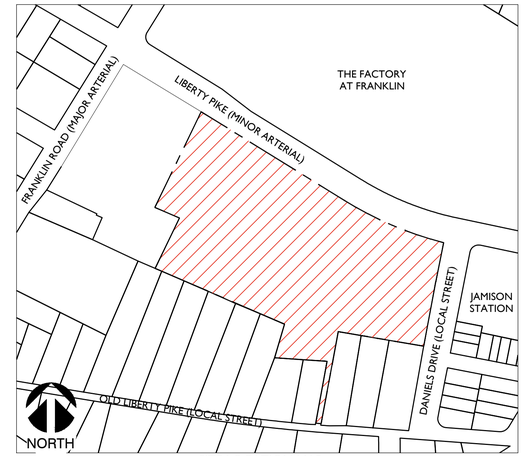
CIVIL ENGINEER
FULMER LUCAS
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

GARY MICHAEL VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT
05-04-23

JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — No. 107852A — STATE OF TENNESSEE
5/4/23

YATES BATEMAN — AGRICULTURE — PRESIDENT — STATE OF TENNESSEE

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	03-27-2023	04-10-2023	05-04-2023	
ILLUSTRATIVE MASTER PLAN	C0.1	03-27-2023	04-10-2023	05-04-2023	
EXISTING CONDITIONS PLAN	C1.0	03-27-2023	04-10-2023	05-04-2023	
DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	
OPEN SPACE PLAN	C2.1	03-27-2023	04-10-2023	05-04-2023	
SITE GRADING & DRAINAGE PLAN	C3.0	03-27-2023	04-10-2023	05-04-2023	
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REFUSE COLLECTION PLAN	C4.1	03-27-2023	04-10-2023	05-04-2023	
FIRE ACCESS PLAN	C4.2	03-27-2023	04-10-2023	05-04-2023	
TIS & STREET SECTIONS	C4.3			05-04-2023	
SITE UTILITY PLAN	C5.0	03-27-2023	04-10-2023	05-04-2023	
OFFSITE SANITARY SEWER IMPROVEMENTS	C5.1	03-27-2023	04-10-2023	05-04-2023	
TREE PRESERVATION PLAN	L1.0	03-27-2023	04-10-2023	05-04-2023	
LOT DIAGRAMS	A1.0	03-27-2023	04-10-2023	05-04-2023	
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ARCHITECTURAL ELEVATIONS	A1.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.0	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.1		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.2	03-27-2023	04-10-2023	05-04-2023	
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ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	



SITE LOCATION MAP
1"=200'

ENVISION FRANKLIN PLAN AMENDMENT:
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.

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:
A. MULTIFAMILY
- STUDIO: 30
- 1 BEDROOM: 96
- 2 BEDROOM: 88
- 3 BEDROOM: 40
- SUBTOTAL: 254

B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS
- 4 BEDROOM SINGLE FAMILY HOMES: 6
- 3 BEDROOM DUPLEXES: 12
- 3 BEDROOM TOWNHOUSES: 3
- SUBTOTAL: 21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

LAND USE PLAN AMENDMENT:

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,304= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

COMPREHENSIVE REVIEW OF SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 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.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:
C0.0
DATE: 05.04.2023



1 MULTIFAMILY
2 SINGLE FAMILY
3 DUPLEX
4 TOWNHOME
5 FIRST FLOOR RESTAURANT / CAFE
6 PARKING GARAGE ENTRANCE
7 52' PROPOSED RIGHT OF WAY
8 75' NATURALISTIC BUFFER
9 HISTORIC PRESERVATION OVERLAY DISTRICT
10 STORMWATER TREATMENT

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet
SCALE: 1"=30'

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5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ILLUSTRATIVE MASTER PLAN

SHEET NUMBER
C0.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. EXISTING IMPERVIOUS AREA: 0.14 AC
3. EXISTING RV VALUE: 0.108
4. PEAK FLOW RUNOFF
   - 4.1. 2 YEAR: 13.15 CFS
   - 4.2. 5 YEAR: 22.05 CFS
   - 4.3. 10 YEAR: 28.30 CFS
   - 4.4. 25 YEAR: 36.49 CFS
   - 4.5. 50 YEAR: 42.67 CFS
   - 4.6. 100 YEAR: 48.82 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SLOPE ANALYSIS LEGEND

- 20% OR GREATER SLOPES
- 14% TO 19% SLOPES

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KVD
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.8567
WWW.KISERVOGRIN.COM

JAMES KISER VOGRIN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 121924 — STATE OF TENNESSEE

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

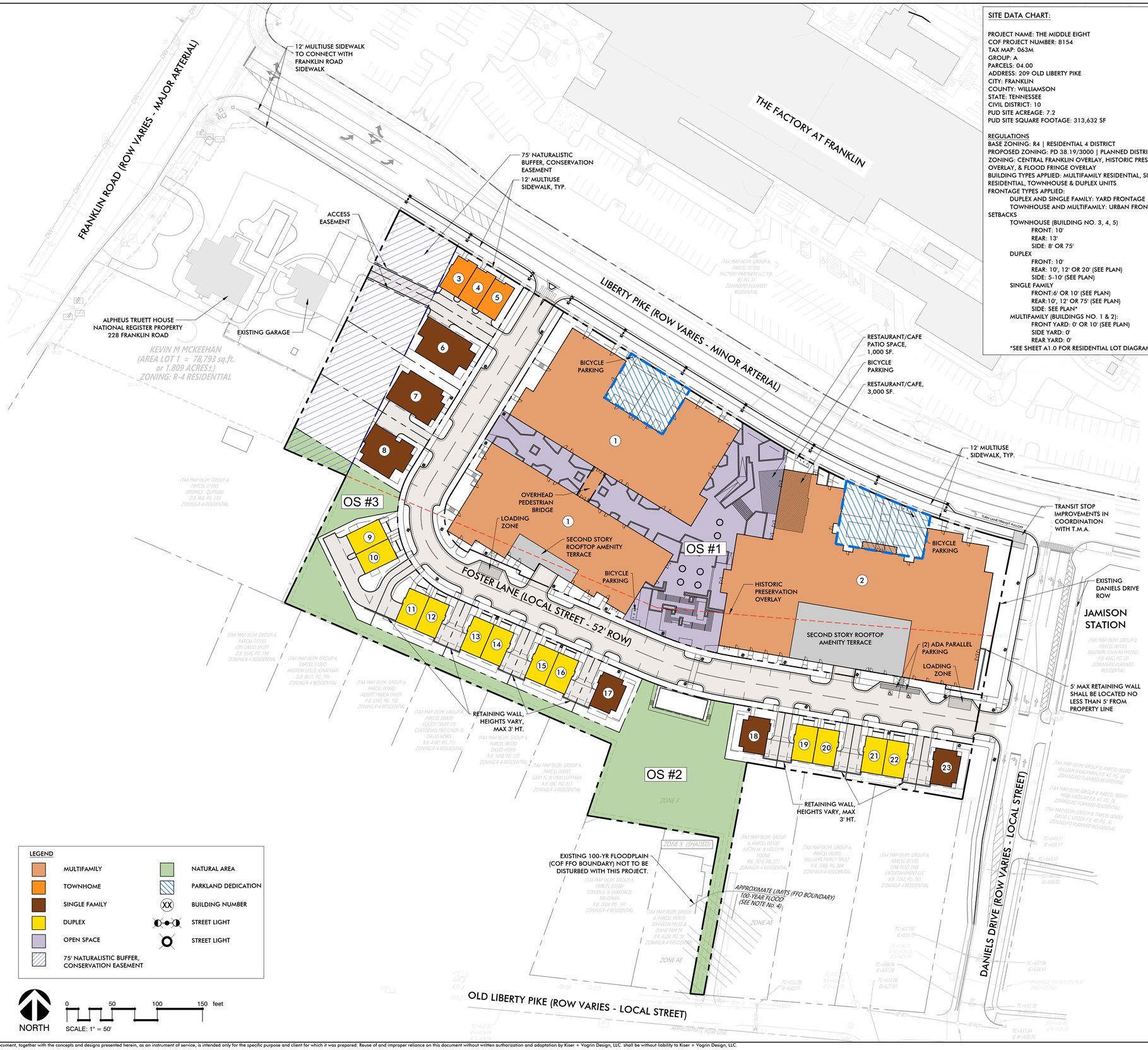
NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO. 1060-15

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY
ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO. 3, 4, 5)
FRONT: 10'
REAR: 13'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT:6' OR 10' (SEE PLAN)
REAR:10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A. MULTIFAMILY		
STUDIO:	30	
1 BEDROOM:	96	
2 BEDROOM:	88	
3 BEDROOM:	40	
SUBTOTAL:	254	
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS		
4 BEDROOM SINGLE FAMILY HOMES:		6
3 BEDROOM DUPLEXES:		12
3 BEDROOM TOWNHOUSES:		3
SUBTOTAL:		21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681 .60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-6	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8 , 17-18 , 23	SINGLE FAMILY	6	2-3	12*	0
9-16 , 19-22	DUPLEX	12	2-3	24*	13
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY	-	38.20 DU/A	-	-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:
1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIEL'S DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIEL'S DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

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www.kiservogrin.com
KV+D KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

OS #1 | PLAZA - 28,000 SF		REQUIRED
LANDSCAPE	CANOPY TREES	8
	UNDERSTORY TREES	16
HARDSCAPE	IMPERVIOUS SURFACE	50% - 80%
FEATURES (FOUR OF THE FEATURES IS REQUIRED)	SEATING ELEMENTS	-
	SPECIALIZED OR DECORATIVE HARDSCAPE	-
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF-WAY	-
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-
	FOUNTAINS, SCULPTURES, OR ART	-

OS # 2 | NATURAL AREA - 30,800 SF		REQUIRED
LANDSCAPE	CANOPY TREES	13
	UNDERSTORY TREES	25
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-
	CANOPIES OR GAZEBOS TO SHIELD PEDESTRIANS	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-
	FOUNTAINS, SCULPTURES, OR ART	-
	PLAYGROUNDS	-
NOTE	STORMWATER MANAGEMENT FEATURES MAY OCCUPY UP TO 40%	

OS # 3 | NATURAL AREA - 5,000 SF		REQUIRED
LANDSCAPE	CANOPY TREES	2
	UNDERSTORY TREES	4
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-
	CANOPIES OR GAZEBOS TO SHIELD PEDESTRIANS	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-
	FOUNTAINS, SCULPTURES, OR ART	-
	PLAYGROUNDS	-
NOTE	STORMWATER MANAGEMENT FEATURES MAY OCCUPY UP TO 40%	

LEGEND

- MULTIFAMILY
- TOWNHOME
- SINGLE FAMILY
- DUPLEX
- OPEN SPACE
- 75' NATURALISTIC BUFFER, CONSERVATION EASEMENT
- NATURAL AREA
- PARKLAND DEDICATION
- XX BUILDING NUMBER
- STREET LIGHT
- STREET LIGHT

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.599.2313
www.kiser-vogrin.com

KV+D
KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:

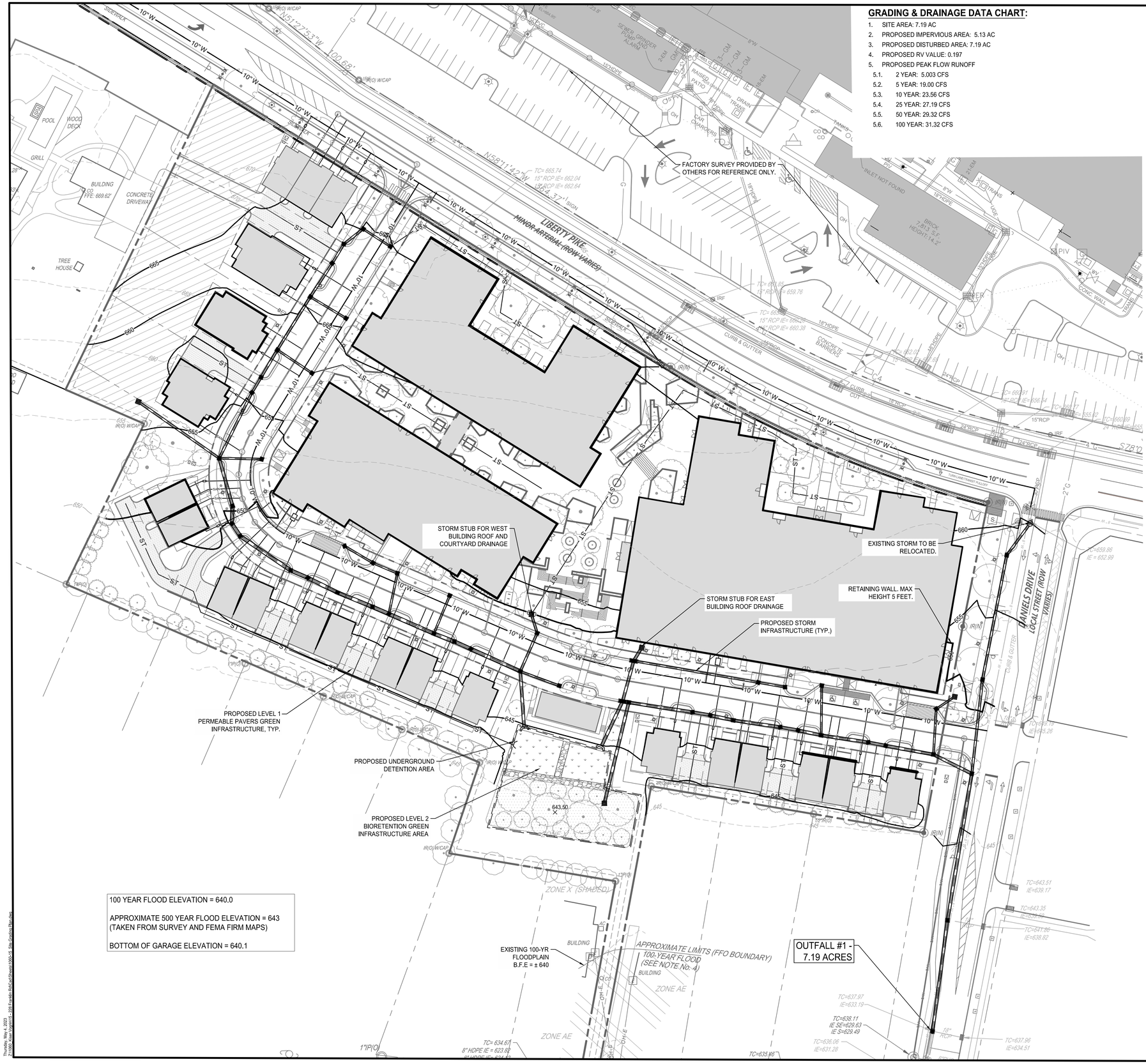
OPEN SPACE PLAN

SHEET NUMBER

C2.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. PROPOSED IMPERVIOUS AREA: 5.13 AC
3. PROPOSED DISTURBED AREA: 7.19 AC
4. PROPOSED RV VALUE: 0.197
5. PROPOSED PEAK FLOW RUNOFF
   - 5.1. 2 YEAR: 5.003 CFS
   - 5.2. 5 YEAR: 19.00 CFS
   - 5.3. 10 YEAR: 23.56 CFS
   - 5.4. 25 YEAR: 27.19 CFS
   - 5.5. 50 YEAR: 29.32 CFS
   - 5.6. 100 YEAR: 31.32 CFS

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

IMPACT STATEMENT:

THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF 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.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN AND/OR FLOODWAY) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 211 OF 485, MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

PRE/POST DEVELOPMENT PEAK FLOWS (OUTFALL #1)

	PRE-DEV TOTAL	POST DEV TOTAL
2-YR	13.15 CFS	5.003 CFS
5-YR	22.05 CFS	19.00 CFS
10-YR	28.30 CFS	23.56 CFS
25-YR	36.49 CFS	27.19 CFS
50-YR	42.67 CFS	29.32 CFS
100-YR	48.82 CFS	31.32 CFS

0 20 40 80 120

SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KISER YOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.708.0567
WWW.KISERYOGRIN.COM

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

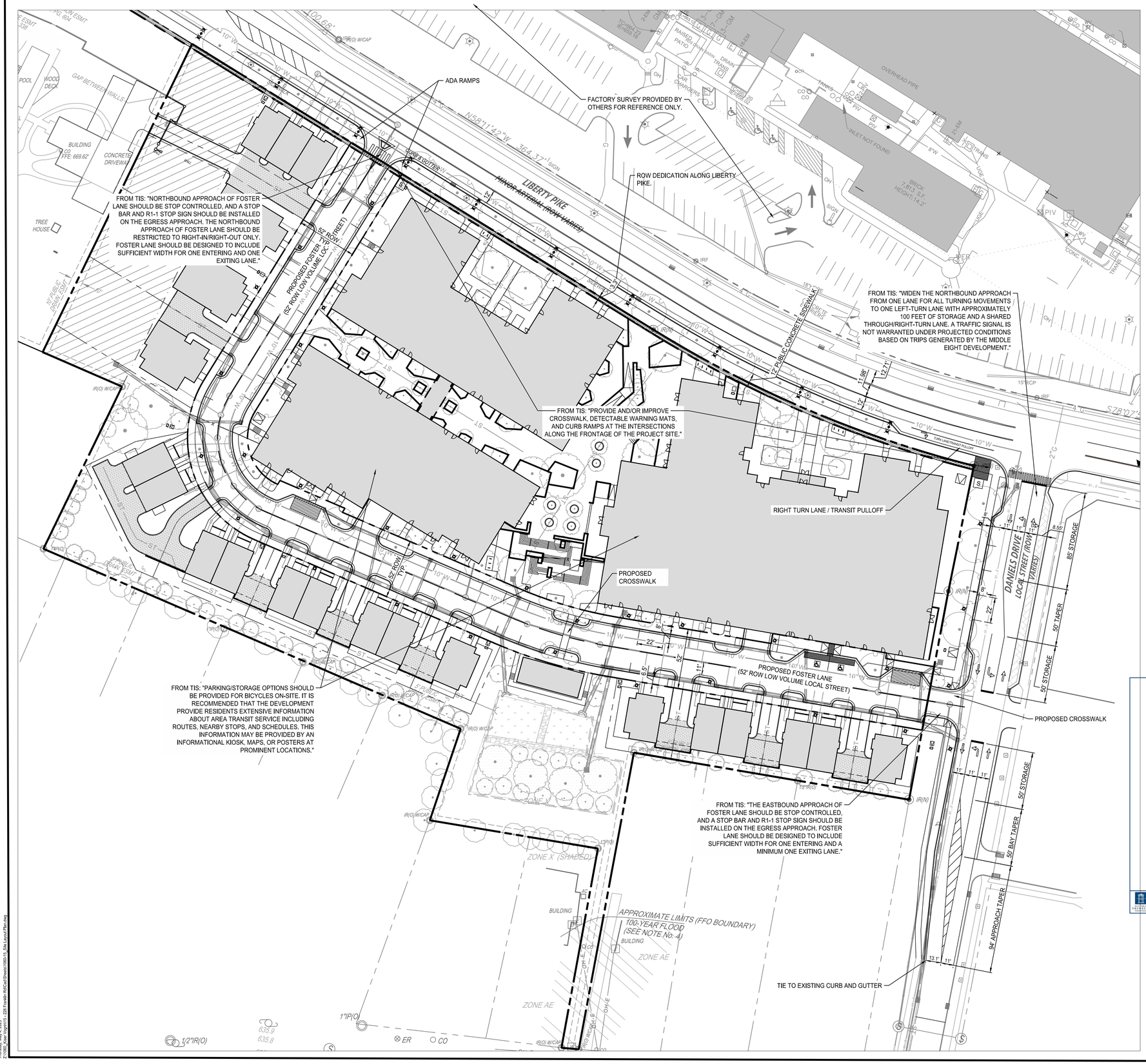
DRAWING TITLE:

SITE GRADING & DRAINAGE PLAN

SHEET NUMBER

C3.0

Thursday, May 4, 2023
P:\1060 Kiser\Vision14 v.22\2 Franklin Kiser\Sheets\1060-15 Site Grading Plan.dwg



ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY (FOSTER LANE) WITH MAIN ACCESS TO LIBERTY PIKE ON THE NORTH SIDE AND DANIELS DRIVE ON THE EAST SIDE. PER THE CONNECT FRANKLIN PLANNING DOCUMENT, 3'-4' OF ROW DEDICATION IS REQUIRED WITH THIS PLAN BEYOND THE SOUTHERN ROW BOUNDARY OF LIBERTY PIKE.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. THIS REPORT HAS BEEN REVIEWED BY COF AND ALL RECOMMENDATIONS ARE INCLUDED ON THIS SHEET AS WELL AS SHEET C4.3.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

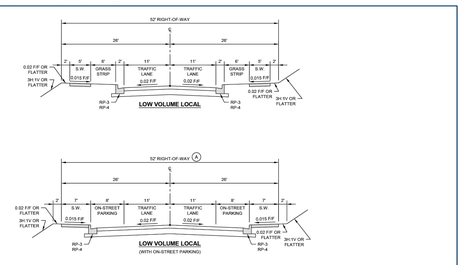
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE 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.

STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

ADDITIONAL TIS RECOMMENDATIONS:

- AS PART OF THE CONSTRUCTION OF THE PROJECT, ALL INTERNAL AND EXTERNAL DRIVEWAY CONNECTIONS SHOULD BE DESIGNED SUCH THAT THE DEPARTURE SIGHT TRIANGLES, AS SPECIFIED BY AASHTO, WILL BE CLEAR OF ALL SIGHT OBSTRUCTIONS, INCLUDING LANDSCAPING, EXISTING VEGETATION, MONUMENT SIGNS/WALLS, FENCES, ETC.
- FINAL DESIGN OF INTERNAL ROADWAYS AND PARKING SHOULD MEET ALL CITY OF FRANKLIN'S STANDARDS AND THE LATEST VERSION OF "A POLICY OF GEOMETRIC DESIGN OF HIGHWAY AND STREETS" PUBLISHED BY AASHTO. ANY PARKING LOTS AND STREETS ASSOCIATED WITH THE DEVELOPMENT SHOULD ENSURE THAT PASSENGER CARS AND EMERGENCY VEHICLES ARE CAPABLE OF MAKING ALL TURNING MOVEMENTS. INTERNAL INTERSECTIONS SHOULD BE TWO-WAY STOP-CONTROLLED UNLESS ALL-WAY STOP CONTROL WARRANTS ARE MET.



DESIGN NOTES
(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS — DWG. NO. TS-6
CITY OF FRANKLIN — NOT TO SCALE — CITY ENGINEER: — DATE: 7/1/2021

FOSTER LANE PROPOSED STREET SECTION

SCALE: 1" = 40'

0 65.6168 131.2336 262.4672 393.7007
GRAPHIC SCALE

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KV+D KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.708.0567
WWW.KISERVOGRIN.COM

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — No. 121924 — REGISTERED

NO:	REVISIONS	DATE:	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FILE PROJECT NO. 1060-15

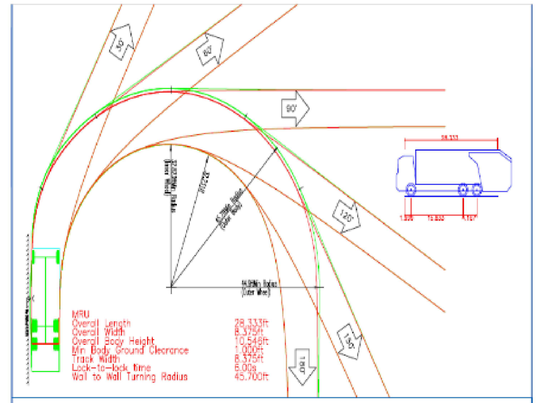
DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

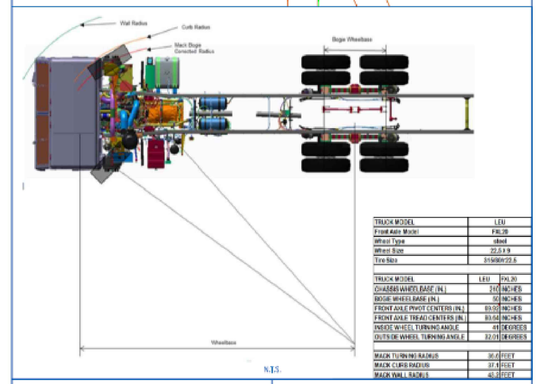
DRAWING TITLE:
ROW & ACCESS PLAN

SHEET NUMBER
C4.0

Thursday, May 4, 2023
21060_Kiser Vogrin\15 - 209 Franklin Rd\Civil\Sheets\1060-15_Site Layout Plan.dwg







TRUCK MODEL	LEU
Front Axle Model	FXL20
Wheel Type	steel
Wheel Size	22.5 X 9
Tire Size	315/80R22.5

TRUCK MODEL	LEU	FXL20
CHASSIS WHEELBASE (IN.)		210 INCHES
BOGIE WHEELBASE (IN.)		50 INCHES
FRONT AXLE PIVOT CENTERS (IN.)		69.92 INCHES
FRONT AXLE TREAD CENTERS (IN.)		80.64 INCHES
INSIDE WHEEL TURNING ANGLE		41 DEGREES
OUTSIDE WHEEL TURNING ANGLE		32.01 DEGREES
MACK TURNING RADIUS		36.6 FEET
MACK CURB RADIUS		37.1 FEET
MACK WALL RADIUS		43.2 FEET

Mack MRU Tandem Axle
Front Loader
TITLE

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

TRASH COLLECTIONAPPARATUS SPECIFICATIONS

- OVERALL LENGTH = 28.333'
- OVERALL WIDTH = 8.375'
- OVERALL BODY HEIGHT = 10.546'
- MIN BODY GROUND CLEARANCE = 1'
- TRACK WIDTH = 8.375'
- LOCK-TO-LOCK TIME = 6.00 SECONDS
- WALL TO WALL TURNING RADIUS = 45.7'
- FRONT AXLE MODEL = FXL20
- WHEEL TYPE = STEEL
- WHEEL SIZE = 22.5X9
- CHASSIS WHEELBASE (IN) = 210"
- BOGIE WHEELBASE (IN.) = 50"
- FRONT AXLE PIVOT CENTERS (IN). = 69.92"
- FRONT AXLE TREAD CENTERS (IN). = 80.64"
- INSIDE WHEEL TURNING ANGLE = 41°
- OUTSIDE WHEEL TURNING ANGLE = 32.01°
- BACK TURNING RADIUS = 36.6'
- MACK CURB RADIUS = 37.1'
- MACK WALL RADIUS = 43.2'

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KVGD KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY:	YB
DRAWN BY:	JM
CHECKED BY:	BD
DATE:	04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
REFUSE COLLECTION PLAN

SHEET NUMBER
C4.1

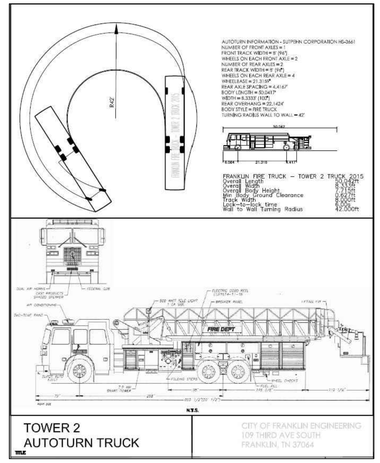
Thursday, May 4, 2023
21060_Kiser Vogrin15 - 529 Franklin Rd\Civil\Sheet\1060-15_Refuse Collection Plan.dwg

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

APPARATUS SPECIFICATIONS

- NUMBER OF FRONT AXLES =1
- FRONT TRACK WIDTH = 8'
- WHEELS ON EACH FRONT AXLE = 2
- NUMBER OF REAR AXLES = 2
- REAR TRUCK WIDTH= 8'
- WHEEL BASE = 21.316' (FRONT AXLE TO FRONT REAR AXLE)
- REAR AXLE SPACING = 4.417'
- BODY LENGTH = 50.0417
- WIDTH = 8.333'
- REAR OVERHANG = 22.1424'
- BODY STYLE = FIRE TRUCK
- TURNING RADIUS WALL TO WALL = 42'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KISER YOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERYOGRIN.COM

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:

FIRE ACCESS PLAN

SHEET NUMBER

C4.2

Thursday, May 4, 2023
Z:\1060_Kiser Yogrin\1-- 209 Franklin Rd\CadData\1060x15_Fire Access Plan.dwg

7. RECOMMENDATIONS

The analyses presented in this study indicate that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below. The recommendations are as follows:

Liberty Pike and Foster Lane

- The northbound approach of Foster Lane should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- The northbound approach of Foster Lane should be restricted to right-in/right-out only.
  - In conjunction with The Middle Eight development, a median is proposed on Liberty Pike that will restrict access into Foster Lane. Should the median not be constructed, then an island should be designed and constructed to fully restrict left-turn movements.
- Foster Lane should be designed to include sufficient width for one entering lane and one exiting lane.

Daniels Drive and Foster Lane

- The eastbound approach of Foster Lane should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- Foster Lane should be designed to include sufficient width for one entering lane and a minimum one exiting lane.

Liberty Pike and Daniels Drive/Factory Access

- Widen the northbound approach from one lane for all turning movements to one left-turn lane with approximately 100 feet of storage and a shared through/right-turn lane.
- A traffic signal is not warranted under projected conditions based on the trips generated by The Middle Eight development. As the Factory site to the north develops, however, the intersection should be monitored for the need to provide a traffic signal.
  - Additional mitigations such as all-way stop control or a roundabout were taken into consideration; however, all-way stop control did not improve operations for all approaches. Additionally, the roundabout is not recommended due to limited right-of-way along Liberty Pike.

Signal Timing Optimization and Coordination

- Signal timings at all the signalized study intersections along Franklin Road should be optimized upon completion of the development. Additionally, the traffic signals along Franklin Road are running free during construction on Franklin Road. Signal timing coordination should be considered to improve traffic operations.

Travel Demand Management

- It is recommended that the development provide residents extensive information about area transit service including routes, nearby stops, and schedules. This information may be provided by an informational kiosk, maps, or posters at prominent locations.
- Parking/storage options should be provided for bicycles on-site.

Pedestrian, Bicycle, and Transit Infrastructure

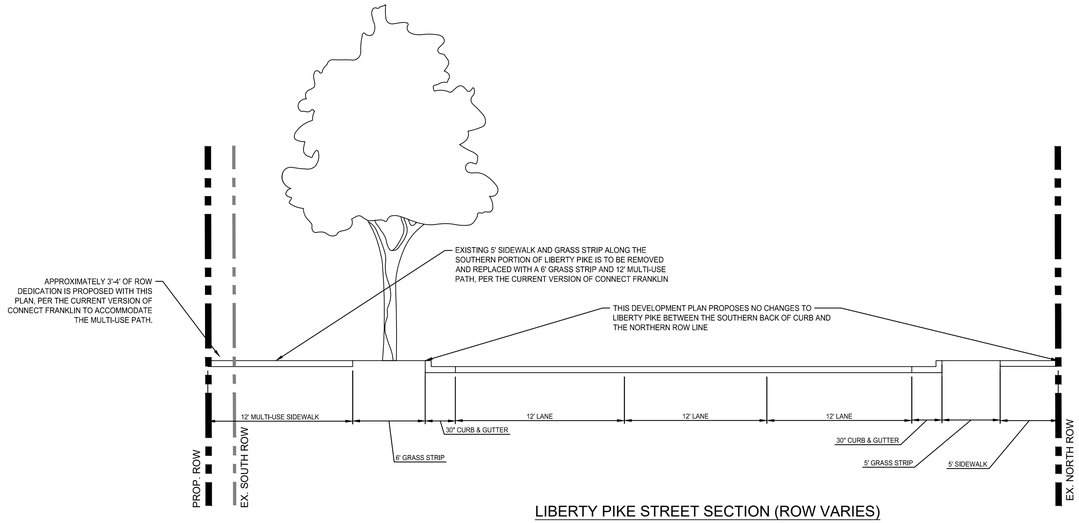
- Provide and/or improve crosswalks, detectable warning mats, and curb ramps at the intersections along the frontage of the project site.

Additional Recommendations

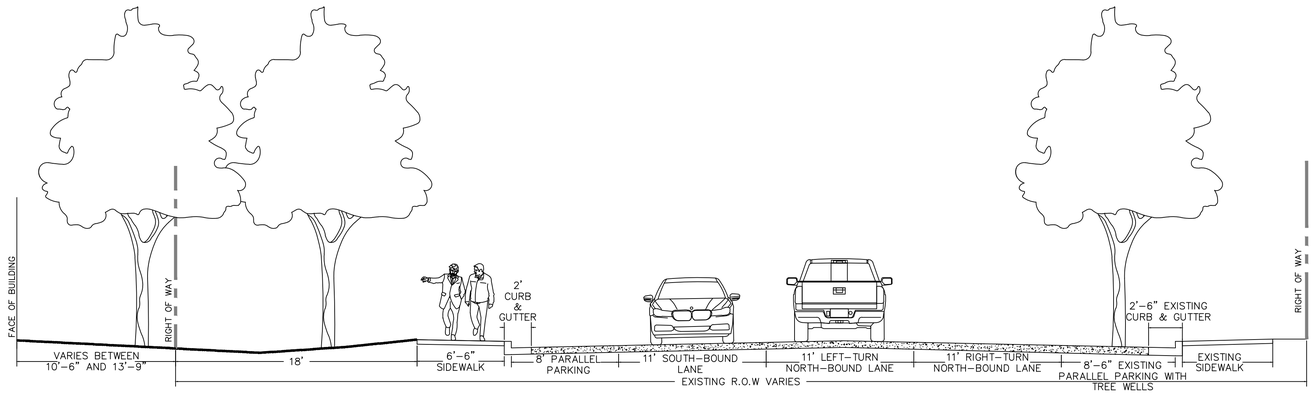
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Final design of internal roadways and parking should meet all City of Franklin's standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

In summary, based on the analyses conducted, no further recommendations are presented for the proposed The Middle Eight development.

TIS RECOMMENDATIONS TAKEN FROM KCI TRAFFIC IMPACT STUDY DATED 04/27/2023.



LIBERTY PIKE STREET SECTION (ROW VARIES)



DANIELS DRIVE PROPOSED STREET SECTION

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
TIS & STREET SECTIONS

SHEET NUMBER
C4.3

Thursday, May 4, 2023
Z:\1060_Kiser Vogrin\14 - 209 Franklin Rd\Civil\Sheets\1060-15_Site Layout Plan.dwg

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT H108 321 (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 37 PSI

MONITORING HYDRANT H108 327 (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 91 PSI
RESIDUAL - 79 PSI

FLOW @ 20 PSI = 1556 GPM
PERFORMED BY DAVID LINDSEY OF ALLSTAR FIRE PROTECTION INC. ON 1/17/2023

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- ELECTRIC/COMMUNICATION POLE
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

UTILITY DEPTH NOTE:

ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

WEST BUILDING NOTE:

THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.

UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION WITH MAIN EXTENSIONS THROUGHOUT THE PUBLIC ROADS WITHIN THE DEVELOPMENT. ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADEQUATE FIRE PROTECTION HOSE COVERAGE. COF WILL SERVE THE SITE.

IMPACT STATEMENT:

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@CABLE.COMCAST.COM
615-244-7462X1115647

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE' LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY PLAN DATA CHART

FACILITY TYPE: SINGLE FAMILY - 21 HOMES
MULTIFAMILY - 254 TOTAL UNITS
126 - 1 BEDROOM OR STUDIO
88 - 2 BEDROOM
40 - 3 BEDROOM
3,000 SF RESTAURANT

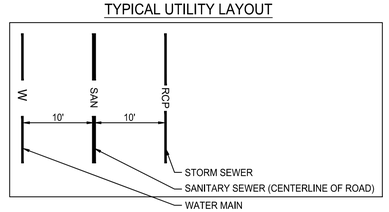
UNIT FLOW (GPD): 250 GPD FOR 1 BEDROOM
300 GPD FOR 2 BEDROOM
350 GPD FOR 3 BEDROOM, SINGLE FAMILY, DUPLEXES, & TOWNHOMES.
35 GPD / SEAT (RESTAURANT)

NUMBER OF UNITS: 232.4 UNITS OF FLOW (350 GPD/UNIT)

TOTAL FLOW: 81,350 GPD

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 02/16/2023

TYPICAL UTILITY LAYOUT



0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KV+D
KISER YOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERYOGRIN.COM

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

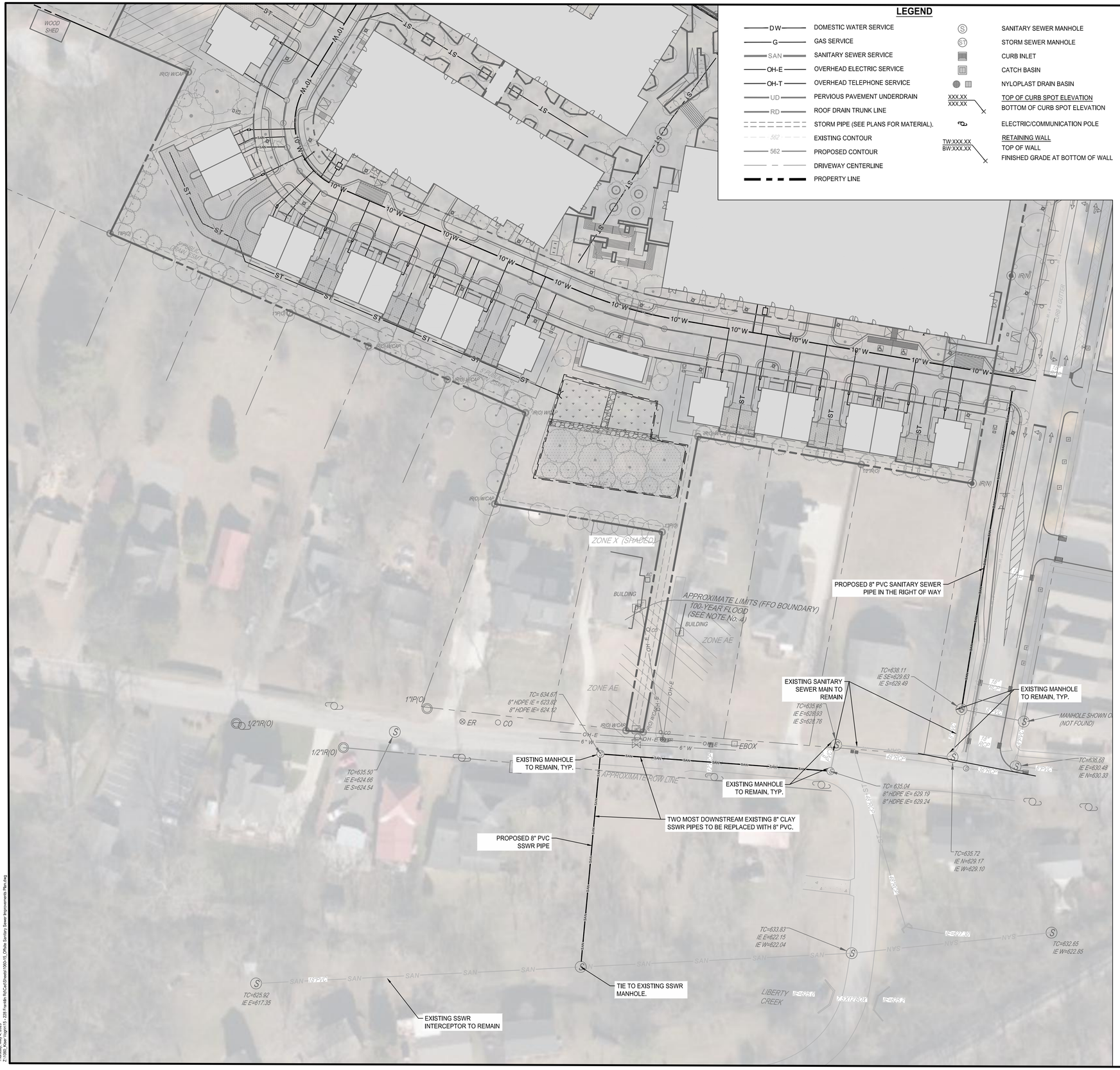
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
SITE UTILITY PLAN

SHEET NUMBER
C5.0

Thursday, May 4, 2023
21:1060 Xstar Yogrin f:\ • 226 Franklin Rd\Cad\Sheets\1060-15_Site Utility Plan.dwg



LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) SANITARY SEWER MANHOLE
- (ST) STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- ELECTRIC/COMMUNICATION POLE
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

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MILL AND OVERLAY NOTE:
PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALLATION OR OTHER CONSTRUCTION OPERATIONS.

OFFSITE SANITARY SEWER NOTE:
OFFSITE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRELIMINARY BASED ON FEEDBACK FROM BEN MCNEIL AT COF WATER MANAGEMENT DEPARTMENT. FINAL LAYOUT AND EXTENTS OF OFFSITE SANITARY SEWER IMPROVEMENTS TO BE FULLY DEFINED AT SITE PLAN STAGE.

UTILITY CONTACT:
CITY OF FRANKLIN WATER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554
ATTN: UTILITY INSPECTOR

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KV+D
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERVOGRIN.COM

JAMES BENJAMIN DAVIS — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 121934 — STATE OF TENNESSEE

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

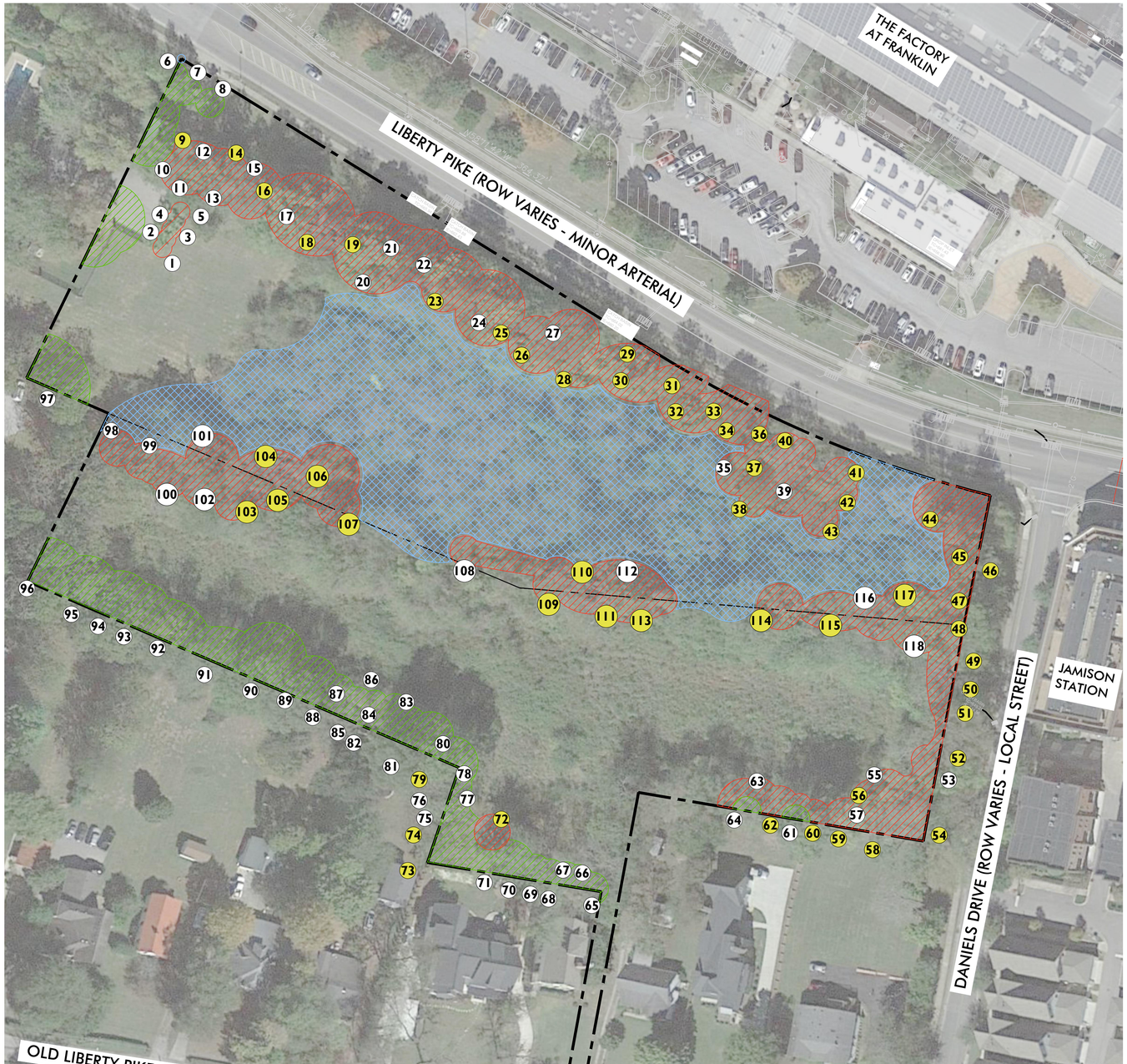
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
OFFSITE SANITARY SEWER IMPROVEMENTS

SHEET NUMBER
C5.1

Thursday, May 4, 2023
2:17:00pm User: Vogrin15 - 209 Franklin R:\Civil\Sheets\1000 s\Offsite Sanitary Sewer Improvements Plan.dwg



GENERAL NOTE:
* BASE OF TREE LOCATED OFF SITE

THE MIDDLE EIGHT - TREE CHART

TREE NO.	TREE DBH (INCHES)	TREE SPECIES	TREE HEALTH	SPECIMEN TREE	TREES TO REMAIN	TREES TO BE REMOVED
1	8	GINKGO	GOOD	NO		X
2	8	GINKGO	GOOD	NO		X
3	8	GINKGO	GOOD	NO		X
4	8	GINKGO	GOOD	NO		X
5	8	GINKGO	GOOD	NO		X
6*	12	POPLAR*	GOOD	NO	X	
7	12	SYCAMORE	GOOD	NO	X	
8	12	SYCAMORE	GOOD	NO	X	
9	24	HACKBERRY	POOR	YES		X
10	18	HACKBERRY	GOOD	NO		X
11	15	POPLAR	GOOD	NO		X
12	10	BOX ELDER	GOOD	NO		X
13	10	BOX ELDER	GOOD	NO		X
14	26	HACKBERRY	POOR	YES		X
15	24	HACKBERRY	GOOD	YES		X
16	24	HACKBERRY	POOR	YES		X
17	48	HACKBERRY	GOOD	YES		X
18	48	BLACK CHERRY	POOR	YES		X
19	36	HACKBERRY	POOR	YES		X
20	18	HACKBERRY	GOOD	NO		X
21	36	BLACK CHERRY	GOOD	YES		X
22	18	BLACK CHERRY	GOOD	NO		X
23	18	HACKBERRY	POOR	NO		X
24	36	OAK	GOOD	YES		X
25	32	OAK	POOR	YES		X
26	32	HACKBERRY	POOR	YES		X
27	18	HACKBERRY	GOOD	NO		X
28	12	OAK	POOR	NO		X
29	12	HACKBERRY	POOR	NO		X
30	24	BLACK CHERRY	POOR	YES		X
31	24	POPLAR	POOR	YES		X
32	24	POPLAR	POOR	YES		X
33	12	(TRIPLE) OAK	POOR	NO		X
34	15	OAK	POOR	NO		X
35	12	BLACK CHERRY	POOR	NO		X
36	15	BLACK CHERRY	POOR	NO		X
37	10	HACKBERRY	POOR	NO		X
38	18	BLACK CHERRY	POOR	NO		X
39	20	SILK TREE	GOOD	NO		X
40	20	ELM	POOR	NO		X
41	36	OAK*	POOR	YES		X
42	40	BLACK CHERRY	POOR	YES		X
43	36	HACKBERRY*	POOR	YES		X
44	20	BLACK CHERRY*	POOR	NO		X
45	18	HACKBERRY	POOR	YES		X
46	30	HACKBERRY*	POOR	YES		X
47*	24	HACKBERRY	POOR	YES		X
48*	18	HACKBERRY	POOR	NO		X
49	42	BLACK CHERRY	POOR	YES		X
50	24	HACKBERRY*	POOR	YES		X
51	42	ELM*	POOR	YES		X
52	30	BLACK CHERRY	POOR	YES		X
53	24	HACKBERRY*	GOOD	YES		X
54*	36	BLACK CHERRY	POOR	YES		X
55	18	HACKBERRY	GOOD	NO	X	
56	20	HACKBERRY	POOR	NO		X
57	8	HACKBERRY*	GOOD	NO	X	
58*	20	HACKBERRY*	POOR	NO	X	
59*	14	BLACK CHERRY	POOR	NO		X
60	14	HACKBERRY	POOR	NO	X	
61	14	HACKBERRY*	GOOD	NO	X	
62*	20	HACKBERRY	POOR	NO	X	
63	8	HACKBERRY	GOOD	NO		X
64	12	HACKBERRY*	GOOD	NO	X	
65*	18	HACKBERRY	GOOD	NO		X
66*	18	ELM	GOOD	NO	X	
67*	18	ELM*	GOOD	NO	X	
68	12	HACKBERRY*	GOOD	NO	X	
69	12	HACKBERRY*	GOOD	NO	X	
70	12	HACKBERRY	GOOD	NO	X	
71*	28	HICKORY*	GOOD	YES	X	
72	12	ELM	POOR	NO		X
73*	24	BLACK CHERRY*	POOR	YES	X	
74*	8	HACKBERRY	POOR	NO	X	
75	8	HACKBERRY*	GOOD	NO	X	
76*	10	HACKBERRY	GOOD	NO	X	
77	12	HACKBERRY*	GOOD	NO	X	
78	10	HACKBERRY	GOOD	NO	X	
79*	24	BLACK CHERRY*	POOR	YES	X	
80	18	HACKBERRY	GOOD	NO	X	
81*	18	HACKBERRY*	GOOD	NO	X	
82	8	HACKBERRY*	GOOD	NO	X	
83	12	HACKBERRY	GOOD	NO	X	
84	10	HACKBERRY	GOOD	NO	X	
85	10	HACKBERRY*	GOOD	NO	X	
86	18	HACKBERRY*	GOOD	NO	X	
87	8	ELM	GOOD	NO	X	
88	18	HACKBERRY	GOOD	NO	X	
89	18	HACKBERRY	GOOD	NO	X	
90	42	HACKBERRY	GOOD	YES	X	
91*	15	HACKBERRY*	GOOD	NO	X	
92	15	HACKBERRY	GOOD	NO	X	
93	12	(DOUBLE) HACKBERRY*	GOOD	NO	X	
94	15	HACKBERRY*	GOOD	NO	X	
95	24	WALNUT*	GOOD	YES	X	
96	18	WALNUT	GOOD	NO	X	
97*	30	HACKBERRY	GOOD	YES	X	
98	15	(DOUBLE) HACKBERRY	GOOD	NO		X
99	15	BLACK CHERRY	GOOD	NO		X
100	12	BOX ELDER	GOOD	NO		X
101	18	HACKBERRY	GOOD	NO		X
102	15	HACKBERRY	GOOD	NO		X
103	42	BLACK CHERRY	POOR	YES		X
104	15	HACKBERRY	POOR	NO		X
105	15	HACKBERRY	POOR	NO		X
106	30	DOUBLE (BLACK CHERRY)	POOR	YES		X
107	15	BOX ELDER	POOR	NO		X
108	18	HACKBERRY	GOOD	NO		X
109	24	HACKBERRY	POOR	YES		X
110	36	HACKBERRY	POOR	YES		X
111	24	BLACK CHERRY	POOR	YES		X
112	15	BOX ELDER	GOOD	NO		X
113	18	HACKBERRY	POOR	NO		X
114	60	WHITE OAK	POOR	YES		X
115	24	BLACK CHERRY	POOR	YES		X
116	15	BOX ELDER	GOOD	NO		X
117	24	BLACK CHERRY	POOR	YES		X
118	36	HACKBERRY	GOOD	YES		X

LANDSCAPE DATA

SITE ACREAGE:	7.2 AC (313,632 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: R4 RESIDENTIAL 4 DISTRICT PROPOSED ZONING: PD4 38.20/3000 | PLANNED DEVELOPMENT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	20% (62,726.40 SF)
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	30% (94,169.09 SF)
PERCENTAGE & ACREAGE OF EXISTING HEALTHY CANOPY COVER:	13.5% (42,337 SF)
MINIMUM PERCENTAGE & ACREAGE OF RETAINED CANOPY COVER:	26% (11,008 SF)
PERCENTAGE & ACREAGE OF RETAINED HEALTHY CANOPY COVER PROVIDED:	54.4% (23,011 SF)
NUMBER & DBH OF SPECIMEN TREES REMOVED:	35 (REFER TO TREE CHART FOR HEALTH)
PROPOSED TREE SAVE AREA:	0.53 AC (23,011 SF)

EXAMPLES OF TREES IN POOR CONDITION OF HEALTH:



TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY

- APPROXIMATE EXISTING TREE CANOPY TO BE RETAINED ± 0.53 AC (± 23,011 SF)
- PROPOSED EXISTING TREE CANOPY TO BE REMOVED ± 0.44 AC (± 19,326 SF)
- SUCCESSIONAL GROWTH AREA TO BE REMOVED ± 1.77 AC (± 77,158 SF)
- XX — GOOD HEALTH TREE
- XX — POOR HEALTH TREE

GOOGLE EARTH PRO AERIAL PHOTO: 10/2021

GENERAL NOTE:
EXISTING TREES IN POOR CONDITION OF HEALTH.

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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ALPHEUS TRUETT HOUSE
NATIONAL REGISTER PROPERTY
228 FRANKLIN ROAD

ACCESS EASEMENT

75' NATURALISTIC BUFFER,CONSERVATION EASEMENT, SIDE YARD SETBACK

12' MULTIUSE SIDEWALK, TYP.

EXISTING GARAGE

LIBERTY PIKE (ROW VARIES - MINOR ARTERIAL)

10' FRONT YARD SETBACK, TYP.

75' NATURALISTIC BUFFER, CONSERVATION EASEMENT, REAR SETBACK (TYP.)

FOSTER LANE (LOCAL STREET - 52' ROW)

THE FACTORY AT FRANKLIN

(TAX MAP 063M, GROUP A, PARCEL 02300)
FACTORY PARTNERS LLC
P.B. 77, PG. 31
ZONING:PD PLANNED RESIDENTIAL

SECOND STORY ROOFTOP AMENITY TERRACE

TRANSIT STOP IMPROVEMENTS IN COORDINATION WITH T.M.A.

TURN LANE/TRANSIT PULLOFF

EXISTING DANIELS DRIVE ROW

DANIELS DRIVE (ROW VARIES - LOCAL STREET)

JAMISON STATION

(TAX MAP 063M, GROUP A, PARCEL 01100)
JON DAVID SHUFF
D.B. 6545, PG. 154
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 01000)
ANDREW LESLIE JONATHAN
D.B. 8631, PG. '736
ZONING:R-4 RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00900)
ALBERT MARLA SHUFF
R.B. 6545, PG. 158
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00800)
EQUITY TRUST CO
CUSTODIAN FBO CINDY & DAVID HORN
R.B. 4187, PG. 711
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00700)
DAVID HORN
R.B. 1058, PG. 570
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00600)
GARY N. & VIKKI LUFFMAN
R.B. 690, PG. 913
ZONING:R-4 RESIDENTIAL

ZONE X

SETBACKS
- TOWNHOMES (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY
  - FRONT: 0' OR 10' (SEE PLAN)
  - REAR: 0'
  - SIDE:0'

LEGEND
- MULTIFAMILY
- TOWNHOMES
- SINGLE FAMILY
- DUPLEX
- (XX) BUILDING NUMBER

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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MICHAEL GARY YORK
REGISTERED
TENNESSEE ARCHITECT
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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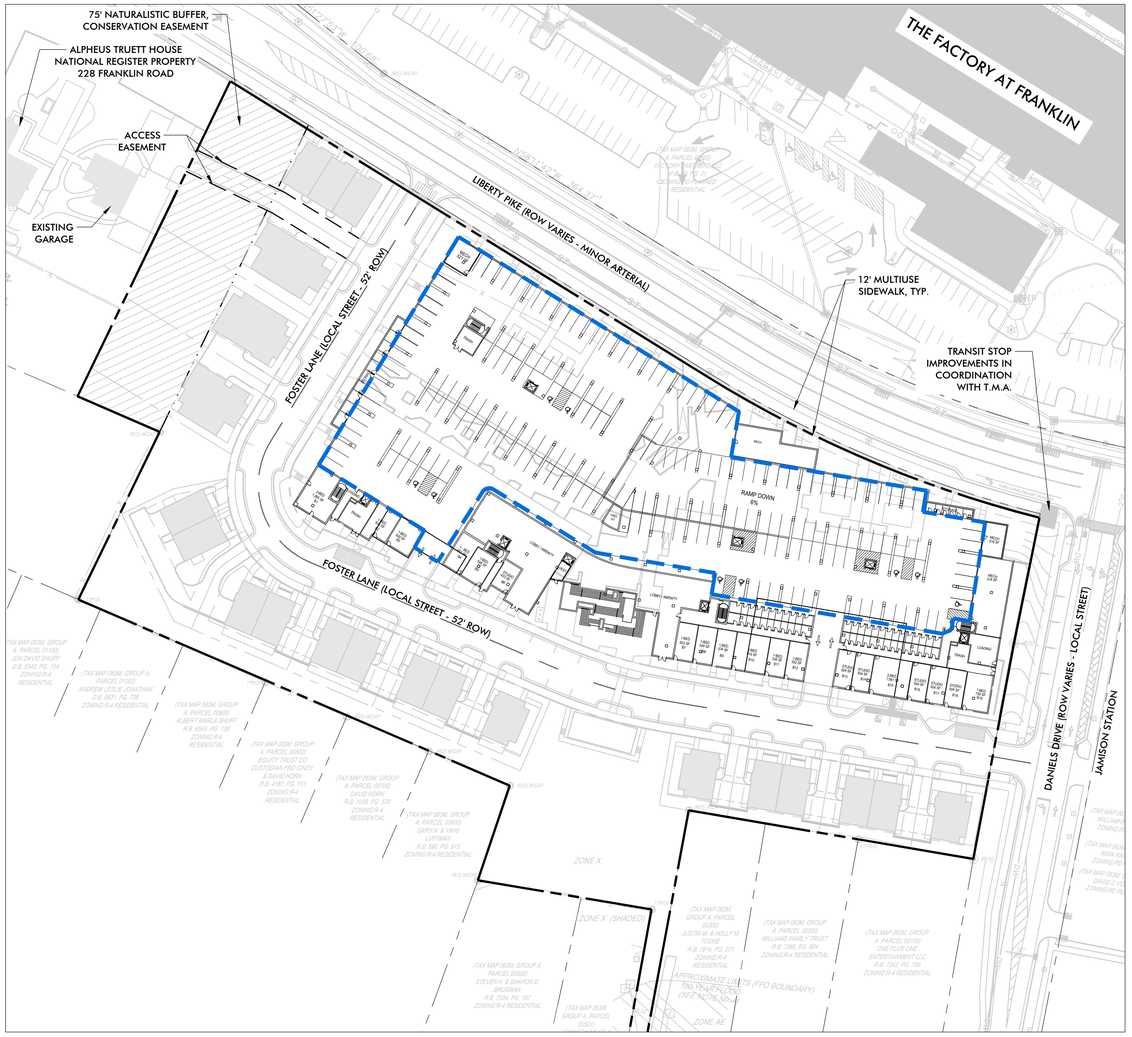
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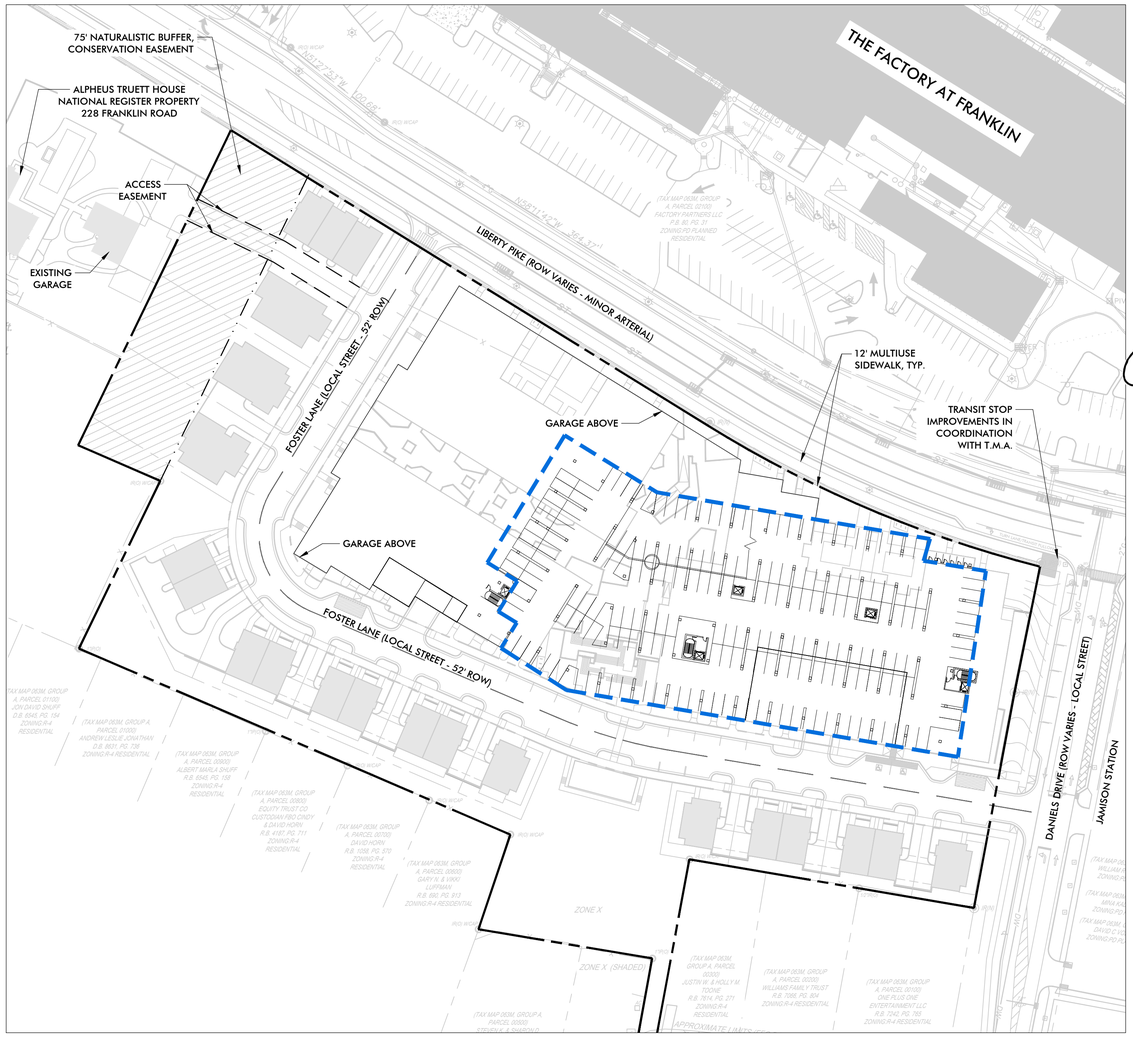
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RESIDENTIAL LOT DIAGRAMS

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UNDERGROUND PARKING P1



UNDERGROUND PARKING P2

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

NORTH

0 60 120 180 feet

SCALE: 1" = 60'

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5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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Jamison Station | Daniels Drive | Multifamily Building No. 2 - 288' | Multifamily Building No. 1 - 234' | Foster Lane Townhomes - 72' Building No. 3-5 | 75' Buffer

Liberty Pike Elevation Looking South



Partial Street Plan

All building elevations and exterior materials are preliminary and subject to change.

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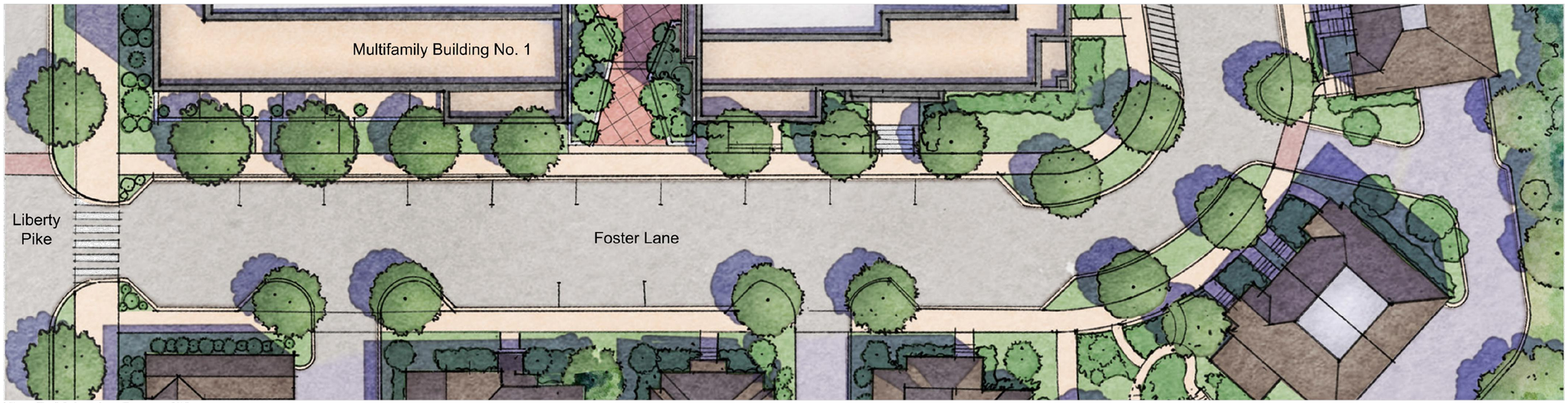
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Site Section Looking East at Foster Lane



Partial Foster Lane Plan

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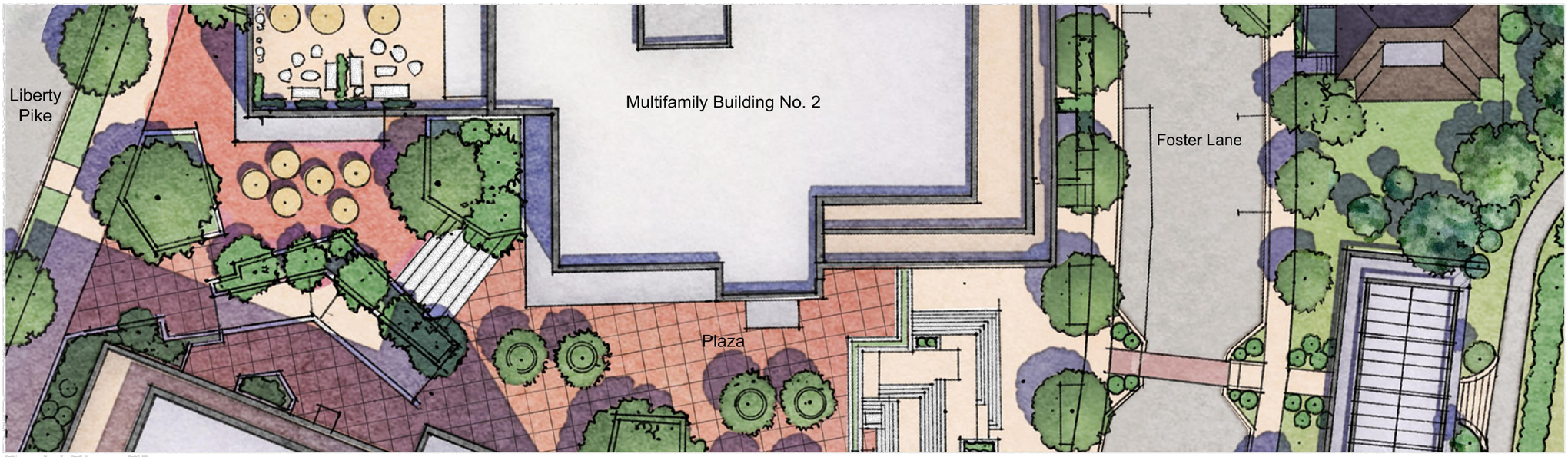
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Site Section Looking East at Plaza



Partial Plaza Plan

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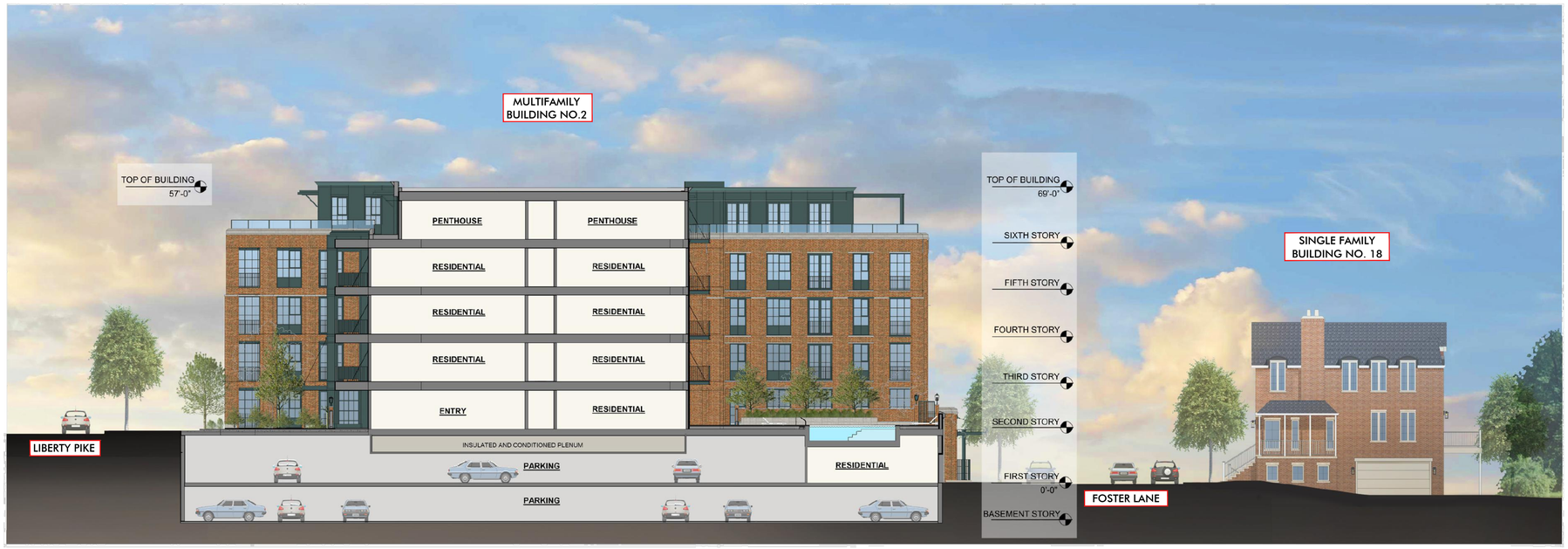
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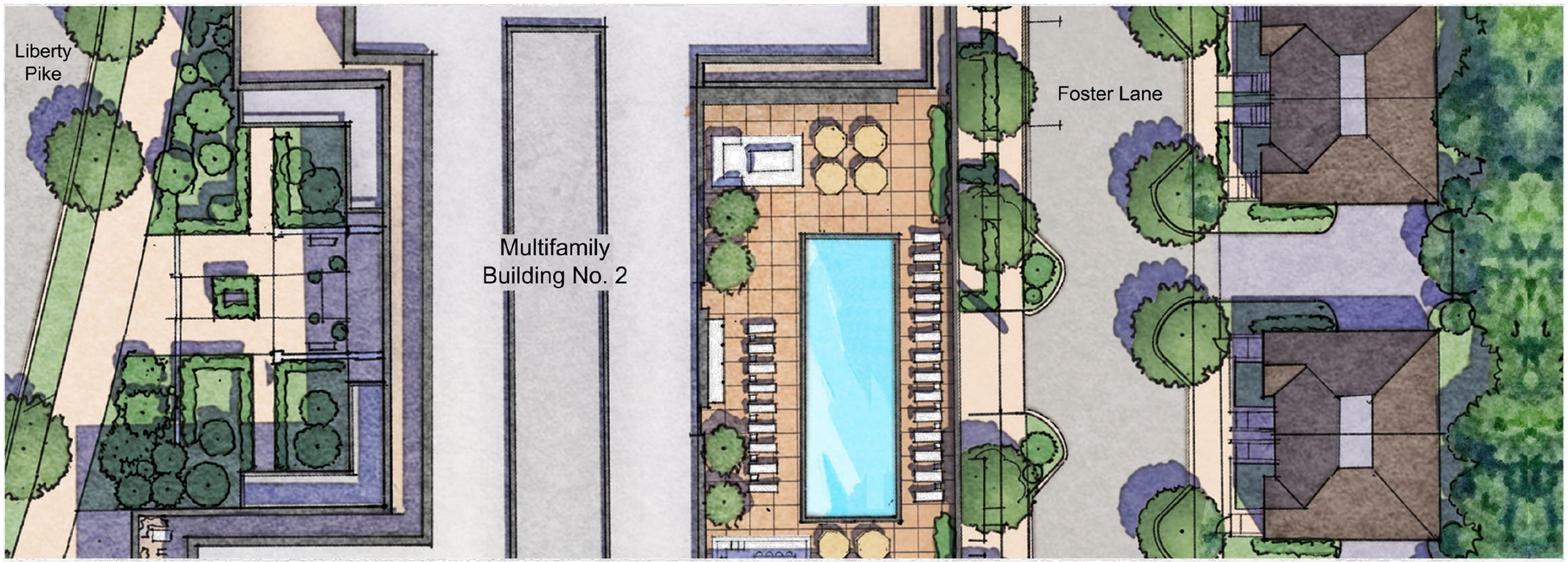
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Site Section through Multifamily Building No. 2



Partial Plan of Multifamily Building No. 2

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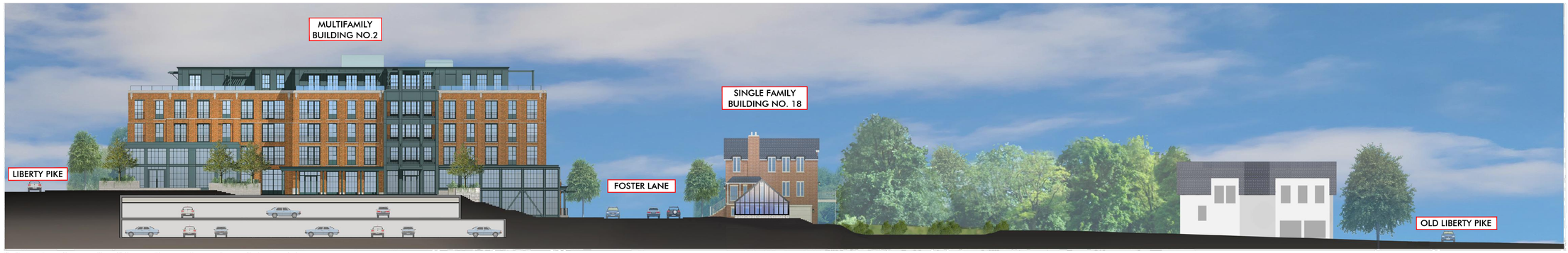
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North-South Site Section looking East



Partial Site Plan

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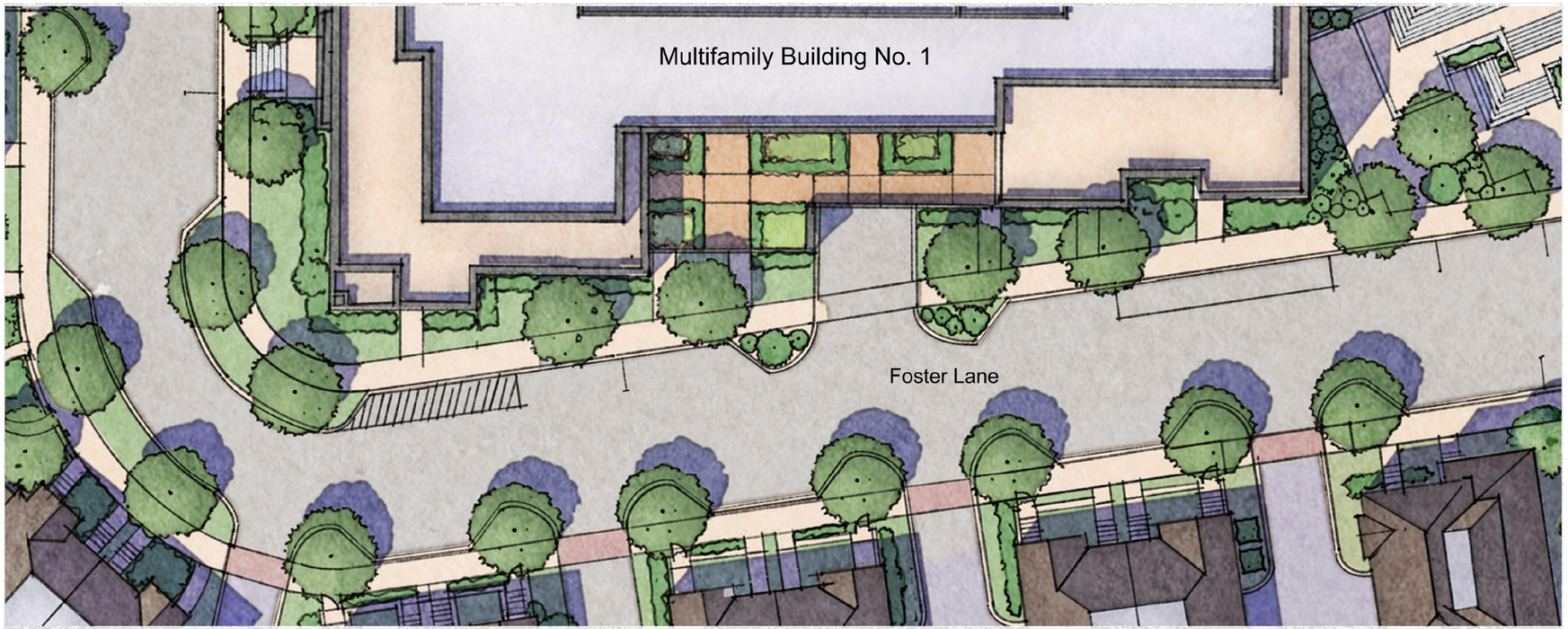
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South Elevation of Multifamily Building No. 1



Partial Multifamily Building No. 1 Plan

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South Elevation of Multifamily Building No. 2



Partial Multifamily Building No. 2 Plan

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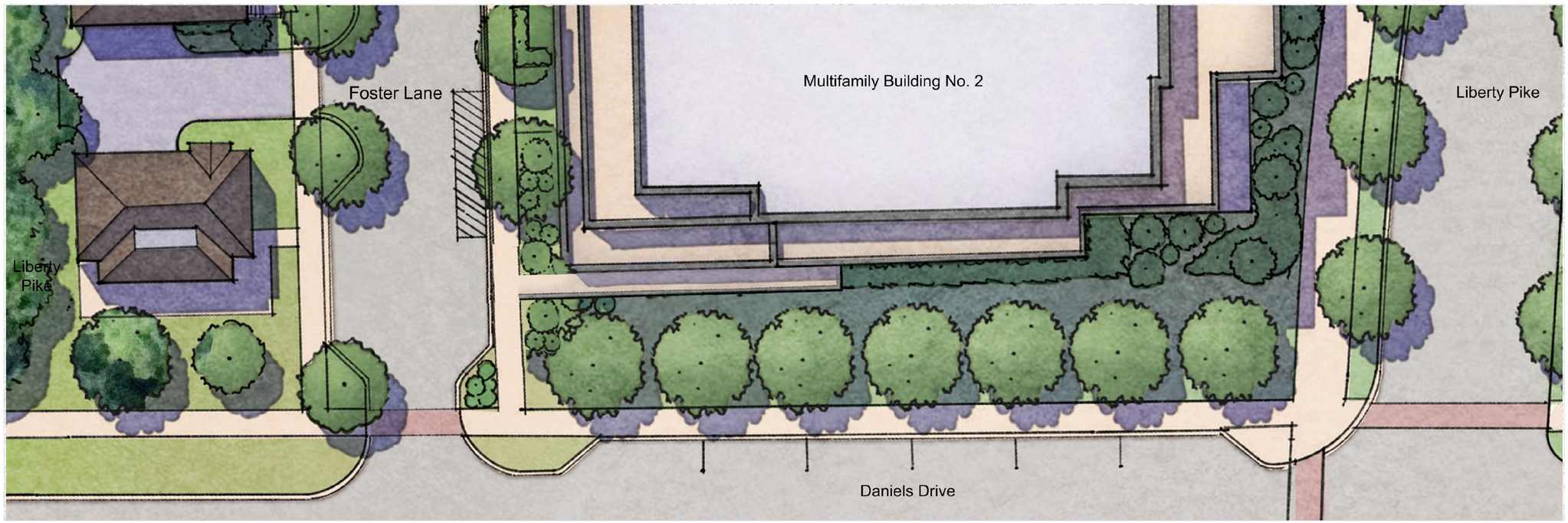
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Elevation at Daniels Drive



Partial Plan at Daniels Drive

All building elevations and exterior materials are preliminary and subject to change.

DUE TO TOPOGRAPHY ISSUES ALONG DANIELS DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIELS DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.

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BIRDS EYE VIEW



CONTEXT MAP - YOU ARE HERE

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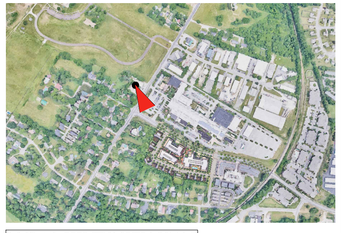
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ENLARGED BIRDS EYE VIEW



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DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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TOWNHOMES ON LIBERTY PIKE



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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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DEVELOPMENT PLAN
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FRANKLIN, WILLIAMSON COUNTY, TN

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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2



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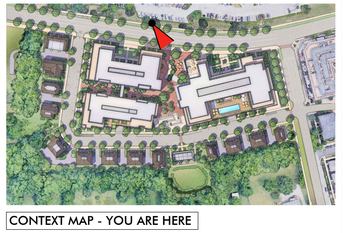
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THE PLAZA BETWEEN BUILDING NO. 1 AND 2 ACROSS LIBERTY PIKE



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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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ARCHITECTURAL
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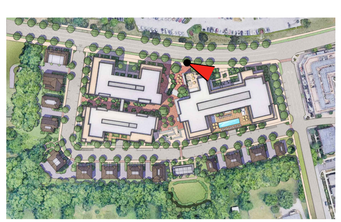
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THE COURTYARD OF BUILDING NO. 2



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FRANKLIN PROJECT # 81154
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THE COURTYARD OF BUILDING NO. 2 FROM ACROSS LIBERTY PIKE



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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2



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FOSTER LANE VIEWING WEST



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All building elevations and exterior materials are preliminary and subject to change.

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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD



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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM RAILROAD



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POCKET PARK BETWEEN BUILDINGS NO. 8 AND 9



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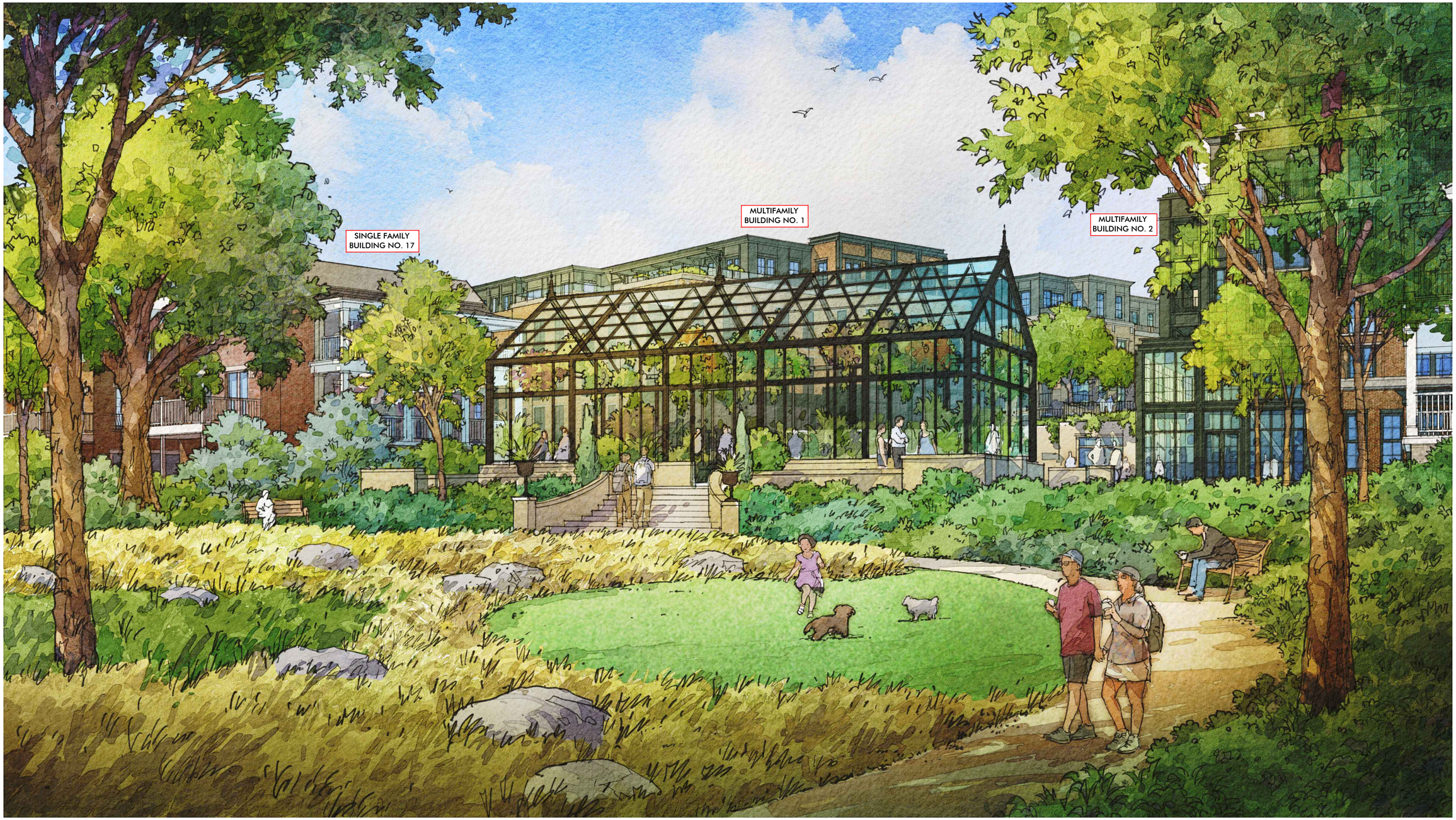
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THE GREENHOUSE PARK



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FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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PARKING GARAGE INTERIOR LOBBY

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FRANKLIN, WILLIAMSON COUNTY, TN

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MAY 2023

PARKING STUDY

THE MIDDLE EIGHT
FRANKLIN, TENNESSEE

PREPARED FOR:
TRULAND DEVELOPMENT COMPANY

500 11TH AVENUE NORTH, SUITE 290
NASHVILLE, TENNESSEE 37203

PARKING STUDY
THE MIDDLE EIGHT
FRANKLIN, TENNESSEE

PREPARED FOR:

TRULAND DEVELOPMENT COMPANY



PREPARED BY:

KCI TECHNOLOGIES, INC

500 11th Avenue North, Suite 290
Nashville, TN 37203
615.370.8410 office 615.370.8455 fax
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1. INTRODUCTION AND PROJECT DESCRIPTION

The purpose of this study is to complete an analysis to determine the minimum number of parking spaces required to accommodate the combined land uses associated with the proposed Middle Eight development. According to the developer, The Middle Eight development will include 6 single-family houses, 3 single-family townhomes, 12 single-family duplexes, 254 multi-family units, 3,000 square feet of indoor cafe space, and 1,000 square feet of outdoor cafe patio space.

The purpose of this study is to determine the projected parking demand of the individual and combined land uses proposed for The Middle Eight development. Since the proposed development will include a mix of land uses, the peak parking demand for each land use will occur at varying times. Parking demand rate information and shared parking information from Franklin's *Zoning Ordinance* as well as typical parking patterns and data presented in *Parking Generation Manual*, 5th Edition, published by the Institute of Transportation Engineers (ITE) and *Shared Parking*, 3rd Edition, published by the Urban Land Institute (ULI) were utilized to determine the peak parking demand of the site.

2. PARKING ANALYSIS

2.1 Zoning Ordinance Requirements

Franklin's *Zoning Ordinance* contains parking space requirements for specific land uses that do not account for parking demand or shared parking that may occur on parcels with a mix of land uses. This ordinance was reviewed to determine the parking that would be required for the proposed land uses if no adjustments for parking demand or shared parking were considered.

Table 1 shows the proposed land uses and densities for The Middle Eight development, the parking rates contained in Franklin's *Zoning Ordinance*, and the number of parking spaces required per the code with no adjustments for shared parking.

TABLE 1. PARKING BASED ON FRANKLIN'S ZONING ORDINANCE WITH INDIVIDUAL LAND USES

LAND USE		QUANTITY	REQUIREMENT	SPACES REQUIRED
Single-Family Home		6 units	2 per unit	12
Townhomes	3-Bedroom	3 units	3 per unit	9
Duplexes	3-Bedroom	12 units	3 per unit	36
Multi-Family	Studio	30 units	1.5 per unit	45
	1-Bedroom	96 units	1.5 per unit	144
	2-Bedroom	88 units	2.5 per unit	220
	3-Bedroom	40 units	3 per unit	120
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Total Number of Spaces Required				**620**

As shown in Table 1, based on the parking rates without considering parking demand or shared parking, the development would require a total of 620 parking spaces.

Generally, the procedure outlined above is followed when determining parking needs for developments within the City of Franklin. However, this procedure does not take into account the parking demand for the proposed development. Additionally, for sites with a mixture of land uses, this procedure typically overestimates the parking demand. The overall peak parking demand for a mixed-use site can be significantly less than

the sum of the peak parking demands of the individual uses since different types of uses have different peak parking demand characteristics. Therefore, the total number of parking spaces mentioned above is considered an overestimation of the actual parking demand for the combined land uses.

2.2 Parking Demand Analysis

Parking Generation Manual, 5th Edition, was used to estimate the parking demand associated with the multi-family portion of The Middle Eight development. According to ITE's *Parking Generation Manual*, the 85th percentile parking demand for mid-rise, multi-family developments is approximately 0.87 parking spaces per bedroom. Therefore, the parking demand for studio and 1-Bedroom units are 0.87 spaces per unit, the parking demand for 2-Bedroom units is 1.74, and the parking demand for 3-Bedroom units is 2.61. Additionally, per ULI's *Shared Parking*, a ratio of 0.15 spaces per unit was added to account for visitor parking. Table 2 shows the proposed parking for The Middle Eight development using the proposed parking rates as presented above.

TABLE 2. REQUIRED PARKING BASED ON PROPOSED RATES WITH INDIVIDUAL LAND USES

LAND USE		QUANTITY	PROPOSED RATES	SPACES REQUIRED
Single-Family Home		6 units	2 per unit	12
Townhomes	3-Bedroom	3 units	3 per unit	9
Duplexes	3-Bedroom	12 units	3 per unit	36
Multi-Family	Studio	30 units	1.02 per unit	31
	1-Bedroom	96 units	1.02 per unit	98
	2-Bedroom	88 units	1.89 per unit	167
	3-Bedroom	40 units	2.76 per unit	111
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Total Number of Spaces Required				**498**

As shown in Table 2, based on the proposed parking rates without considering shared parking, the development would require a total of 498 parking spaces.

2.3 Shared Parking Analysis

Shared Parking, 3rd Edition, includes extensive research that quantifies how shared parking within mixed-use developments results in a lower parking demand than the sum of the parking needed for the individual uses. This reduction is due in part to fluctuations in the parking demand throughout the day, week, and year. The peak demand for each land use does not necessarily occur at the same time. Also, shared trips between the different land uses within a mixed-use site result in fewer parking spaces required for shared trips.

In order to determine the number of parking spaces that are needed to serve the multi-family and restaurant portions of The Middle Eight development, a shared parking analysis was conducted for the combined land uses. The single-family units were excluded from the shared parking analysis. The parking demand rates for each month of the year were identified per land use. The month with the peak parking demand was then determined. Next, the hourly parking demand rates for a typical weekday and a weekend were identified for each of the proposed land uses. The monthly parking demand factor and the hourly parking demand factor were applied to the base parking rates for each land use in order to determine the number of parking spaces that are required for each use on an hourly basis. Finally, the hourly parking demands for the individual uses were added together to determine the total parking demand per hour for the site. This procedure was followed to determine the weekday peak parking demand and the weekend peak parking demand. The analysis is described further below.

Monthly Parking Demand Factors

Studies have shown that the parking demand for a given land use will typically vary from month to month. Therefore, the monthly parking demands for the land uses within The Middle Eight development were evaluated to determine the peak monthly variations.

For each of the land uses, the monthly parking demand factors were taken from *Shared Parking*. These factors were then applied to the base parking rates to determine the monthly parking demand for each land use. For each month, the parking demands for the proposed uses were summed to identify the month with the highest parking demand. Table 3 shows the monthly parking demand factors per ULI's *Shared Parking*. The peak month is expected to be May.

TABLE 3. MONTHLY PARKING DEMAND FACTORS BY LAND USE

MONTH	MULTI-FAMILY	RESTAURANT	
		CUSTOMER	EMPLOYEE
January	1.00	0.85	0.96
February	1.00	0.85	0.96
March	1.00	0.97	1.00
April	1.00	0.95	1.00
May	1.00	0.99	1.00
June	1.00	0.98	1.00
July	0.95	1.00	1.00
August	0.95	1.00	1.00
September	1.00	0.93	1.00
October	1.00	0.96	1.00
November	1.00	0.92	1.00
December	1.00	0.96	1.00

Hourly Parking Demand

Similar to the monthly parking demand factors, studies have shown that the parking demand for a given land use will typically change from hour to hour. Therefore, the hourly parking demands for each of the proposed land uses were evaluated to determine the peak hour variations. Table 4 depicts the hourly parking demand factors per ULI's *Shared Parking*. The peak hour is expected to be 12:00 AM on weekdays and 12:00 AM on weekends.

TABLE 4. HOURLY PARKING DEMAND FACTORS BY LAND USE

TIME	WEEKDAY			WEEKEND		
	MULTI-FAMILY	RESTAURANT		MULTI-FAMILY	RESTAURANT	
		CUSTOMER	EMPLOYEE		CUSTOMER	EMPLOYEE
6 AM	0.95	0.05	0.20	1.00	0.05	0.15
7 AM	0.80	0.10	0.20	0.95	0.10	0.20
8 AM	0.67	0.20	0.30	0.88	0.20	0.30
9 AM	0.55	0.30	0.40	0.80	0.30	0.40
10 AM	0.50	0.55	0.75	0.75	0.55	0.75
11 AM	0.45	0.85	1.00	0.70	0.85	1.00
12 PM	0.40	1.00	1.00	0.68	1.00	1.00
1 PM	0.40	1.00	1.00	0.65	1.00	1.00
2 PM	0.40	0.90	0.95	0.65	0.90	0.95
3 PM	0.40	0.60	0.70	0.68	0.60	0.70
4 PM	0.45	0.55	0.60	0.71	0.55	0.60
5 PM	0.50	0.60	0.70	0.74	0.60	0.70
6 PM	0.60	0.85	0.90	0.77	0.85	0.90
7 PM	0.70	0.80	0.90	0.80	0.80	0.90
8 PM	0.80	0.50	0.60	0.83	0.50	0.60
9 PM	0.85	0.30	0.40	0.86	0.30	0.40
10 PM	0.95	0.20	0.30	0.89	0.20	0.30
11 PM	0.97	0.10	0.20	0.92	0.10	0.20
12 AM	1.00	0.05	0.20	1.00	0.05	0.20

Non-Captive Parking Factors

Studies have shown that developments containing multiple land uses will typically have a reduction in customer parking needs due to customers parking and visiting more than one use. The term "captive market" is used to describe someone already present in the area that will visit another site. For example, a resident parked at an apartment building is likely to visit an on-site restaurant for lunch, which will reduce the parking demand for the restaurant. This is considered a simultaneous trip; and therefore, results in the reduction for shared parking. It should be noted that captive parking reductions could apply to the restaurant parking that accounts for residents that live in the building that will patron the restaurant space as these residents would already be parked on site and would not generate the need for an additional parking space. However, in order to be conservative, non-captive parking reductions were not applied.

Mode Adjustment Factors

The mode adjustment factor is the percentage of visitors that drive to the project site rather than use an alternative means of transportation such as riding public transportation, taking a taxi or ride-share, riding a bicycle, or walking. In order to be conservative, no adjustments were made to account for mode adjustments.

Peak Parking Demand

For each of the proposed land uses, the proposed parking rates described in Section 2.2 – Parking Demand Analysis were multiplied by the peak monthly parking demand factor, the hourly parking demand factor, the non-captive parking factor, and the mode adjustment factor to determine the hourly parking demand for each land use. The peak parking demand for each of the land uses were then summed to determine the total hourly parking demands for the development. Table 5 presents the results of the shared parking analysis for the multi-family and restaurant portions of The Middle Eight development.

TABLE 5. SHARED PARKING MODEL – PROJECTED PARKING DEMAND

PEAK PARKING DEMAND	
WEEKDAY	WEEKEND
12:00 AM May	12:00 AM May
409 spaces	409 spaces

As shown in Table 5, with the proposed land uses for The Middle Eight development, there will be potential for shared parking between multi-family and restaurant land uses. Using ULI's *Shared Parking* methodology, the shared parking analysis indicates the peak parking demand of the multi-family and restaurant portions of the development is 409 parking spaces. ULI's shared parking worksheets are included in Appendix A.

Table 6 presents the required multi-family and restaurant parking that will be required once shared parking is taken into consideration. As shown in Table 6, shared parking between the multi-family and restaurant portions of the development results in a reduction of 32 parking spaces as compared to the proposed parking rates.

TABLE 6. REQUIRED PARKING FOR MULTI-FAMILY AND RESTAURANT WITH SHARED PARKING

LAND USE		QUANTITY	PROPOSED RATES	SPACES REQUIRED
Multi-Family	Studio	30 units	1.02 per unit	31
	1-Bedroom	96 units	1.02 per unit	98
	2-Bedroom	88 units	1.89 per unit	167
	3-Bedroom	40 units	2.76 per unit	111
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Multi-Family and Retail Spaces without Shared Parking				**441**
Multi-Family and Retail Spaces with Shared Parking				**409**
Shared Parking Reduction				**32**

2.4 Comparison to Similar Developments within Franklin

Parking rates and utilizations were gathered from seven existing multi-family developments in Franklin that are similar to the proposed development. Specifically, KCI Technologies counted the number of parking spaces that were used for each of the developments from 11:00 PM – 1:00 AM on a typical weekday in April 2023 when local schools were in session. From these counts, the peak parking demand for each site was determined. Table 7 presents the number of units, the current occupancy, number of parking spaces provided, parking ratio per unit, peak parking demand, and peak parking utilization rate for each of the sites that were evaluated. It should be noted that the parking ratio of 1.56 for The Middle Eight only includes parking spaces within the planned parking garage and does not include the on-street parking spaces.

TABLE 7. PARKING RATE AND UTILIZATION COMPARISON

PROPERTY	TOTAL UNITS	UNIT OCCUPANCY	RESIDENT PARKING SPACES PROVIDED	PARKING RATIO PER TOTAL UNITS	PEAK PARKING		
					DEMAND	UTILIZATION	DEMAND PER OCCUPIED UNIT
Harpeth Square[1]	150	99%	151	1.01	87	58%	0.59
The Everly at Historic Franklin	218	93%	322	1.48	191	59%	0.94
McEwen Northside Apartments	340	96%	376	1.10	270	73%	0.83
Paxton Cool Springs	328	95%	548	1.67	364	66%	1.17
Cadence Cool Springs	252	93%	399	1.58	302	76%	1.29
MAA Cool Springs	428	95%	807	1.89	507	63%	1.25
Retreat at Iron Horse	270	93%	454	1.68	294	65%	1.17
The Middle Eight	254	--	400	1.57	--	--	1.57

1 – This is a shared garage with both gated, residential parking and non-gated, valet, office, hotel, and retail parking. There were 109 vehicles parked in the non-gated, valet, office, hotel, and retail parking. These vehicles were not included in the demand count above since it could not be verified whether they were residential, office, hotel, or retail parking.

As shown in Table 7, the parking supply ratios vary from 1.01 to 1.89 across the studied sites. All of the properties reported that they had had no complaints regarding the parking. Additionally, the observed peak parking demand for each site was less than 80%, and the peak demand per occupied unit was less than 1.30 parking spaces per unit. The Middle Eight development is planning to provide 1.57 parking spaces per unit within the parking garage. Additional on-street parking spaces will be provided along Foster Lane that can also be utilized. Therefore, the proposed parking ratio for The Middle Eight should be sufficient for the parking demand and follows comparable properties in the area.

3. PARKING PLAN

The current site plan includes 400 garage parking spaces via the primary parking garage, 44 on-street parking spaces located along Foster Lane, and 42 garage parking spaces via the 2-car garages planned for each of the single-family units. This is a total of 486 parking spaces for the total site.

Within the garage, gates will be utilized to separate 367 parking spaces that will be reserved for residential parking only. The remaining 33 parking spaces within the garage and 28 on-street parking spaces will be shared parking for visitors and restaurant patrons.

Visitors and restaurant patrons visiting the project site will be able to park in the ungated parking spaces located within the parking garage or in the on-street parking spaces located along Foster Lane. Within the garage, patrons and visitors will be able to take an elevator up to the lobby/restaurant space. In addition to the elevator within the parking garage, the middle of the project site is planned to include plenty of open and walkable area including a stair feature through the middle of the project site and sidewalks are planned along the outside perimeter of the project site. Visitors and restaurant patrons can utilize these features to walk through or around the project site to access the public facilities.

4. CONCLUSIONS & RECOMMENDATIONS

Using Franklin's *Zoning Ordinance* without taking into consideration parking demand and shared parking between land uses determined that the development would require a total of 620 parking spaces. However, the development is proposing a Modification of Standards (MOS) for the multi-family parking rates as well as an Alternative Parking Plan to account for shared parking between the multi-family portion and the cafe portion of the development. Table 8 presents the parking rates based on Franklin's *Zoning Ordinance* as well as the proposed parking rates based on ITE's *Parking Generation Manual* and ULI's *Shared Parking*.

TABLE 8. REQUIRED AND PROPOSED PARKING RATES

LAND USE		REQUIRED RATES	PROPOSED RATES
Multi-Family	Studio	1.5 per unit	1.02 per unit
	1 Bedroom	1.5 per unit	1.02 per unit
	2 Bedroom	2.5 per unit	1.89 per unit
	3 Bedroom	3 per unit	2.76 per unit

Table 9 presents the required parking based on the proposed parking rates and the shared parking methodology as presented in Section 2.3 of this report.

TABLE 9. REQUIRED PARKING BASED ON PROPOSED RATES AND SHARED PARKING

LAND USE		QUANTITY	PROPOSED RATES	SPACES REQUIRED
Single-Family Home		6 units	2 per unit	12
Townhomes	3-Bedroom	3 units	3 per unit	9
Duplexes	3-Bedroom	12 units	3 per unit	36
Multi-Family	Studio	30 units	1.02 per unit	31
	1-Bedroom	96 units	1.02 per unit	98
	2-Bedroom	88 units	1.89 per unit	167
	3-Bedroom	40 units	2.76 per unit	111
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Subtotal Number of Spaces Required				**498**
Shared Parking Reduction				*-32*
Total Number of Spaces Required				**466**

As seen in Table 9, the proposed parking rates and shared parking reduces the total number of parking spaces needed for the site to 466. This results in a reduction of 154 parking spaces or 25% as compared to the base parking rates contained in Franklin's *Zoning Ordinance*.

The current site plan shows 400 garage parking spaces via the primary parking garage, 44 on-street parking spaces located along Foster Lane, and 42 garage parking spaces via the 2-car garages planned for each of the single-family units. This is a total of 486 parking spaces for the project site. Table 10 presents the proposed parking allocation by land use and parking type.

TABLE 10. PROVIDED PARKING ALLOCATION BY LAND USE AND PARKING TYPE

PARKING TYPE	LAND USE	SPACES PROVIDED
Parking Garage	Multi-Family Resident Only	367
	Shared Visitor and Cafe	33
On-Street	Single-Family/Townhomes/Duplexes Resident Only	16
	Shared Visitor and Cafe	28
Two-Car Garage	Single-Family/Townhomes/Duplexes Resident Only	42
Total Number of Spaces Provided by the Development		**486**

Additionally, parking utilization rates were gathered from seven existing multi-family developments in Franklin that are similar to the proposed development. All of these developments are currently 93%-99% occupied with utilization rates that range from 58% to 76%. Additionally, the observed peak demand per occupied unit was less than 1.30 parking spaces per unit. The Middle Eight development is planning to provide 1.57 parking spaces per unit within the parking garage. Therefore, the proposed parking ratio for The Middle Eight should be sufficient for the parking demand and follows comparable properties in the area.

APPENDIX A – ULI'S SHARED PARKING WORKSHEET

Shared Parking Demand Summary																			
Peak Month: MAY -- Peak Period: 12 AM, WEEKEND																			
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend			
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 12 AM	Peak Mo Adj May	Estimated Parking Demand	Peak Hr Adj 12 AM	Peak Mo Adj May	Estimated Parking Demand
Retail																			
Food and Beverage																			
Fast Casual/Fast Food	4,000	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	5%	99%	1	5%	99%	1
Employee			0.75	100%	100%	0.75		0.75	100%	100%	0.75		20%	100%	1	20%	100%	1
Entertainment and Institutions																			
Hotel and Residential																			
Residential, Suburban																0%			
Studio Efficiency	30	units	1.02	100%	100%	1.02	unit	1.02	100%	100%	1.02	unit	100%	100%	31	100%	100%	31
1 Bedroom	96	units	1.02	100%	100%	1.02	unit	1.02	100%	100%	1.02	unit	100%	100%	98	100%	100%	98
2 Bedrooms	88	units	1.89	100%	100%	1.89	unit	1.89	100%	100%	1.89	unit	100%	100%	167	100%	100%	167
3+ Bedrooms	40	units	2.76	100%	100%	2.76	unit	2.76	100%	100%	2.76	unit	100%	100%	111	100%	100%	111
Reserved	91%	res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	254	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	50%	100%	-	50%	100%	-
Office																			
Additional Land Uses																			
													Customer/Visitor		1	Customer		1
													Employee/Resident		408	Employee/Resident		408
													Reserved		-	Reserved		-
													Total		409	Total		409

RESOLUTION 2023-30

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR MIDDLE EIGHT PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING), FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF LIBERTY PIKE, LOCATED AT 209 OLD LIBERTY PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2023-15; and

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

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063M- A 4.00	7.2
Total	7.2

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 Middle Eight PUD are as follows:

Entitlements	Middle Eight PUD
Base Zone District	PD 38.19/3,000
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	275
Number of Nonresidential Square Footage	3,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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

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

MOS 1: **Request to modify minimum parking standards for multifamily to 1.02 spaces per studio unit, 1.02 spaces per 1-Bedroom unit, 1.89 spaces per 2-Bedroom unit, and 2.76 spaces per 3-Bedroom unit.** Approved: _____ Denied: _____	10.1.6 Minimum Parking 1.5 spaces for a studio 1.5 spaces for a 1-bedroom unit 2.5 spaces for a 2-bedroom unit 3 spaces for a 3+ bedroom unit *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-15, 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:

Eric S. Stuckey
City Administrator

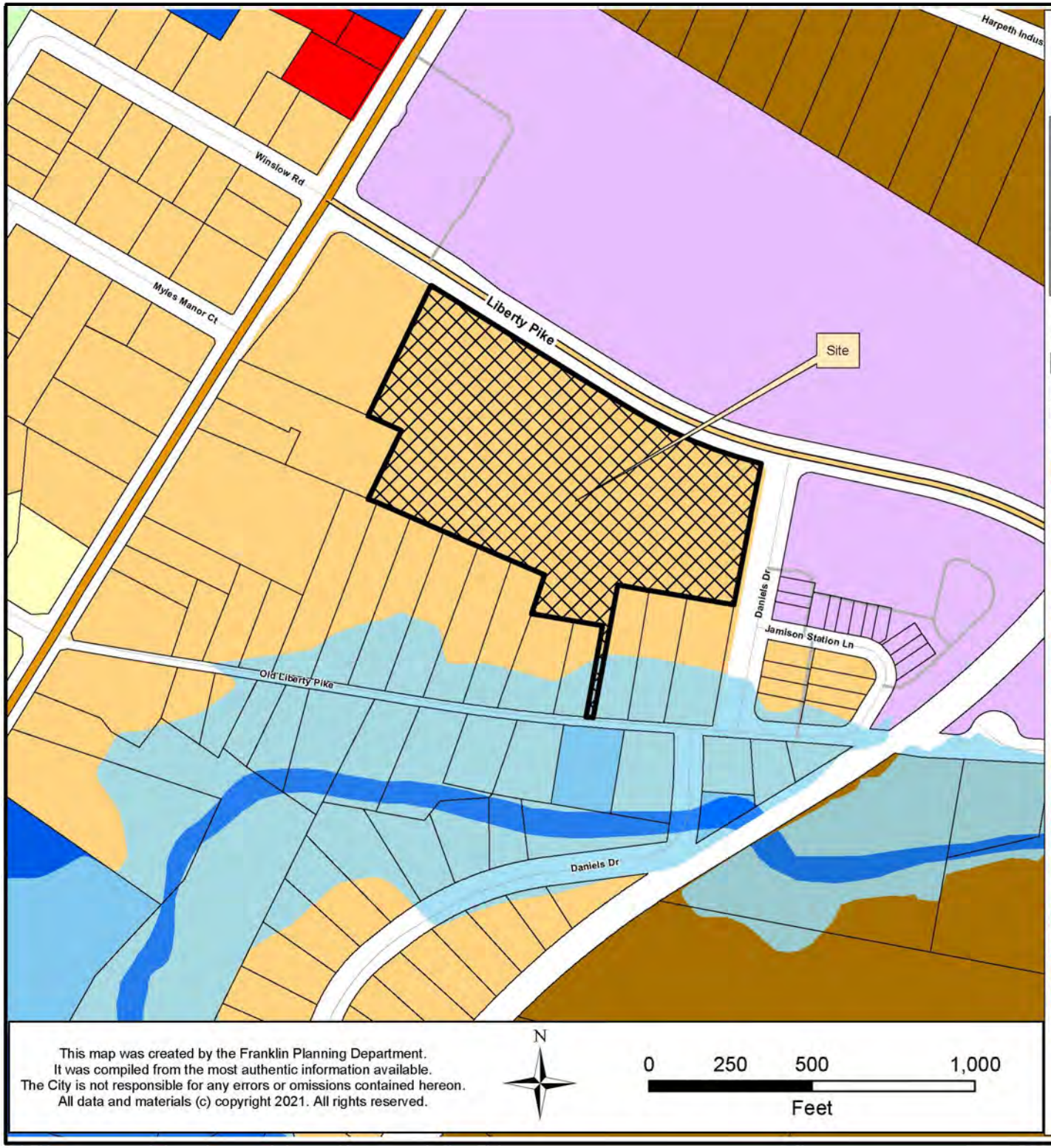
CITY OF FRANKLIN, TENNESSEE:

Dr. Ken Moore
Mayor

Approved as to Form By:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	04/04/23
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	04/27/23
NEIGHBORHOOD MEETING:	04/05/23
PLANNING COMMISSION RECOMMENDED APPROVAL:	
PUBLIC HEARING AND BOMA APPROVAL:	



MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
Existing Zoning: R4
Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

Legend

- Middle Eight PUD
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKENNAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
KVD + VOGRIN DESIGN
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FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
(615) 708-0367
GARY@KVDVOGRIN.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
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CHICAGO, IL 60654
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(312) 236-1100
JANTUNOVICH@ANTUNOVICH.COM

TRAFFIC ENGINEER
KCI TECHNOLOGIES INC.
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SUITE 290
NASHVILLE, TN 37203
CONTACT: BETH OSTROWSKI
(615) 970-8410
BETH.OSTROWSKI@KCI.COM

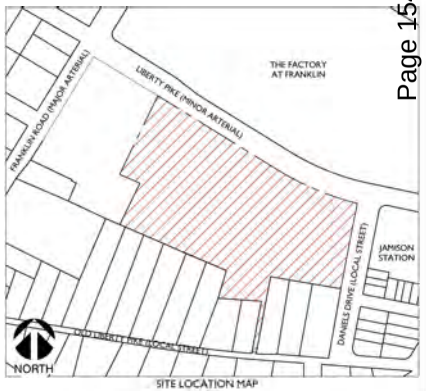
BRANDING
STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA ORTZEN
(202) 615-0810
DORTZEN@STREETSENSE.COM

CIVIL ENGINEER
PULLMAN LUCAS
2002 RICHARD JONES ROAD SUITE 200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(216) 396-1771

05-04-23

5/4/23

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	03-27-2023	04-10-2023	05-04-2023	
ILLUSTRATIVE MASTER PLAN	C0.1	03-27-2023	04-10-2023	05-04-2023	
EXISTING CONDITIONS PLAN	C1.0	03-27-2023	04-10-2023	05-04-2023	
DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	
OPEN SPACE PLAN	C2.1	03-27-2023	04-10-2023	05-04-2023	
SITE GRADING & DRAINAGE PLAN	C3.0	03-27-2023	04-10-2023	05-04-2023	
ROW & ACCESS PLAN	C4.0	03-27-2023	04-10-2023	05-04-2023	
REFUSE COLLECTION PLAN	C4.1	03-27-2023	04-10-2023	05-04-2023	
FIRE ACCESS PLAN	C4.2	03-27-2023	04-10-2023	05-04-2023	
TIS & STREET SECTIONS	C4.3			05-04-2023	
SITE UTILITY PLAN	C5.0	03-27-2023	04-10-2023	05-04-2023	
OFFSITE SANITARY SEWER IMPROVEMENTS	C5.1	03-27-2023	04-10-2023	05-04-2023	
TREE PRESERVATION PLAN	L1.0	03-27-2023	04-10-2023	05-04-2023	
LOT DIAGRAMS	A1.0	03-27-2023	04-10-2023	05-04-2023	
SITE PARKING DATA	A1.1	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.2	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.0	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.1		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.2	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.4	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.5	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.6	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.7	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.8	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.9	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.10	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.11	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.12	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.13	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.14	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	



SITE LOCATION MAP
1"=200'

ENVISION FRANKLIN PLAN AMENDMENT:
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, OF THE RESIDENTIAL EXPERIENCE.

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per ECFP Density Conference Zoned Units/Acre)	Number of Employees on largest shift	Commercial Square Footage (SF)	Fraction (SF)	Total Spaces Required (per ECFP Density Conference Zoned Units/Acre) & Square Footage	Parking Requirement (per SI 01-1 required)	Total Spaces Required (per ECFP Density Conference Zoned Units/Acre) & Square Footage	Total Spaces Provided	
								Level Underground	On-Street Parking
0 Bed Dwg & Efficiency	0								
1 Bed TH	0								
1BR House	0								
Total Required									
Parking Garage									
House 4BR	1.5								
1 Bed MF	1								
2 Bed MF	1.5								
3 Bed MF	2								
Total Required									
Restaurant / Cafe									
	2.5 spaces per 1,000 square feet of gross floor area of the building used and without seating area = 2.5 spaces per employee on largest shift	3	4000		14		14	14	3
							Subtotal Parking Reduction	(6)	
Overall Total									

* Refer to the Parking Assessment Report (TIS) prepared by KCI Technologies Inc. revised parking recommendations date.

SITE DATA CHART

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,603 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/2007 | PLANNED DISTRICT OVERLAY
ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS:
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 0' OR 7.5'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT: 0' OR 10' (SEE PLAN)
  - REAR: 10', 12' OR 7.5' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM.

SITE DATA CHART CONT.

DWELLING UNIT COUNT: BY TYPE:

A. MULTIFAMILY

STUDIO:	20
1 BEDROOM:	96
2 BEDROOM:	88
3 BEDROOM:	40
SUBTOTAL:	254

B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS

4 BEDROOM SINGLE FAMILY HOMES	6
3 BEDROOM DUPLEXES:	12
3 BEDROOM TOWNHOUSES	3
SUBTOTAL	21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.60 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169 SF SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 29.3% (92,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (43,537 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,009 SF)
PROPOSED TREE CANOPY RETENTION: 0.57 AC (23,013 SF)

PARKING REQUIRED PER COF (.0): 630
PARKING REQUIRED PER MDS: 498
PARKING REQUIRED PER THE MDS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON #1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2022)	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.03
	1-BEDROOM	1.5	1.03
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.96

LAND USE PLAN AMENDMENT

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,804= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,728 PER UNIT

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SITE GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

COMPREHENSIVE REVIEW OF SITE PLAN

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 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.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:

C0.0

DATE: 05.04.2023



1 MULTIFAMILY
2 SINGLE FAMILY
3 DUPLEX
4 TOWNHOME
5 FIRST FLOOR RESTAURANT / CAFE
6 PARKING GARAGE ENTRANCE
7 52' PROPOSED RIGHT OF WAY
8 75' NATURALISTIC BUFFER
9 HISTORIC PRESERVATION OVERLAY DISTRICT
10 STORMWATER TREATMENT

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet
SCALE: 1"=30'

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GARY MICHAEL VOGRIN
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

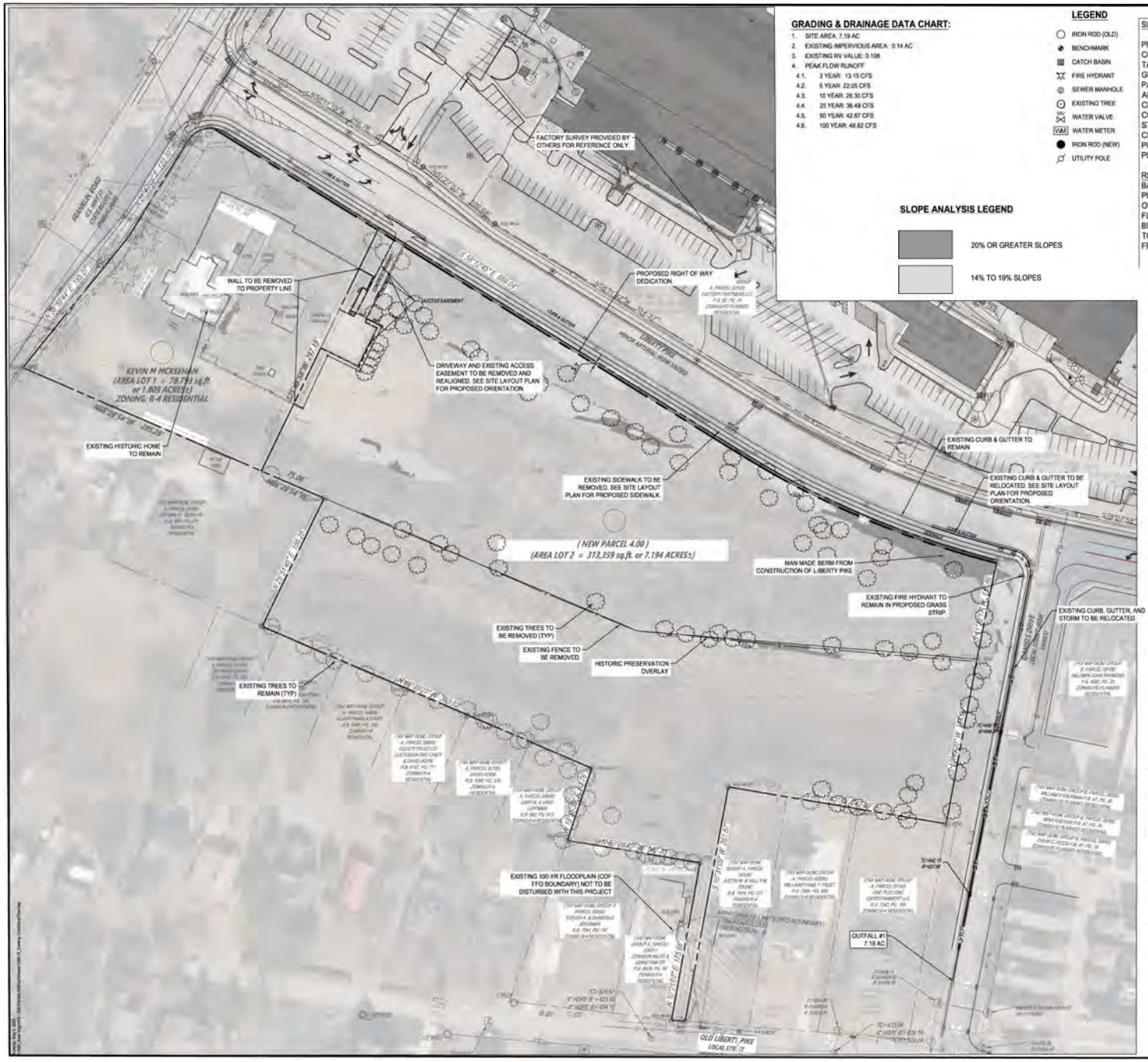
NO	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23
KVD PROJECT NO.	21065

DRAWING TITLE:
ILLUSTRATIVE MASTER PLAN

SHEET NUMBER
C0.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. EXISTING IMPERVIOUS AREA: 0.14 AC
3. EXISTING RV VALUE: 0.108
4. PEAK FLOW RUNOFF
   - 4.1. 2 YEAR: 13.15 CFS
   - 4.2. 5 YEAR: 22.05 CFS
   - 4.3. 10 YEAR: 28.30 CFS
   - 4.4. 25 YEAR: 36.49 CFS
   - 4.5. 50 YEAR: 42.67 CFS
   - 4.6. 100 YEAR: 48.82 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WM WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SLOPE ANALYSIS LEGEND

- 20% OR GREATER SLOPES
- 14% TO 19% SLOPES

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	8/04/2023	JVB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23
FILE PROJECT NO. 1060.15

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS:
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 39.19/3000 | PLANNED DISTRICT OVERLAY
ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO: 3, 4, 5)
FRONT: 10'
REAR: 12'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT: 6' OR 10' (SEE PLAN)
REAR: 10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:
A. MULTIFAMILY
STUDIO: 30
1 BEDROOM: 96
2 BEDROOM: 88
3 BEDROOM: 40
SUBTOTAL: 254
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS
4 BEDROOM SINGLE FAMILY HOMES: 6
3 BEDROOM DUPLEXES: 12
3 BEDROOM TOWNHOUSES: 3
SUBTOTAL: 21
TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
• SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
• MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 72.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (North)	39,000	22,400	86%	N
OS #2 (NATURAL AREA)	50,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	3,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED: 0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)
NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.
REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-6	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8, 17-18, 23	SINGLE FAMILY	6	2-3	12*	0
9-16, 19-22	DUPLEX	12	2-3	24*	12
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY		38.09 DU/A		-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL, AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:

1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIELS DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIELS DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23
KVD PROJECT NO: 21065
DRAWING TITLE: DEVELOPMENT PLAN
SHEET NUMBER: C2.0



Jamison Station | Daniels Drive | Multifamily Building No. 2 - 288' | Multifamily Building No. 1 - 234' | Foster Lane Townhomes - 72' Building No. 3-5 | 75' Buffer

Liberty Pike Elevation Looking South



Partial Street Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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KV+D KOGER VOGLER DESIGN

JOSEPH M. ANTUNOVICH REGISTERED ARCHITECT NO. 101731 STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

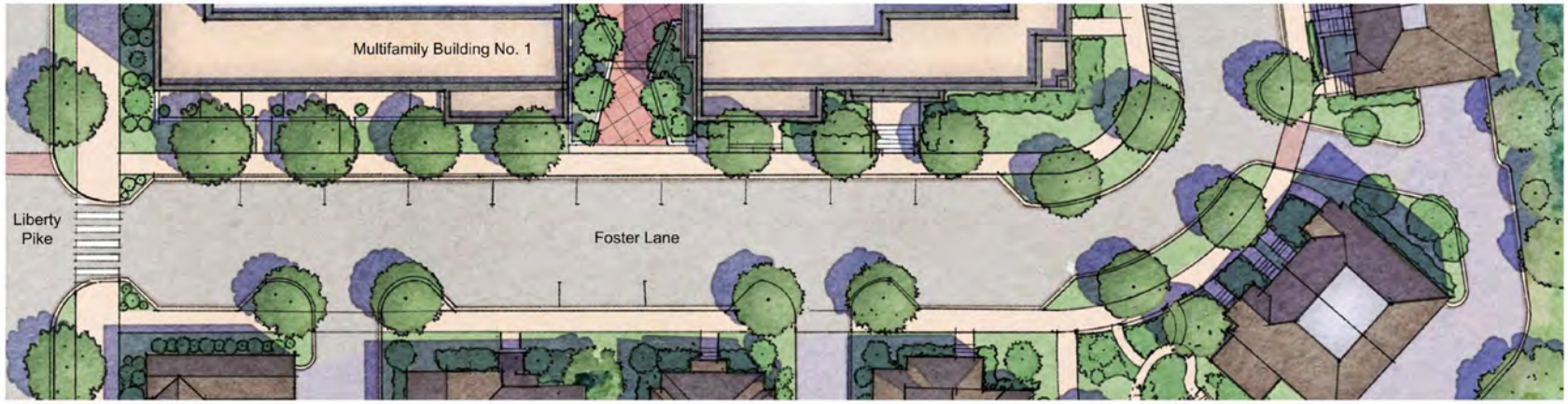
SHEET NUMBER A1.2

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Site Section Looking East at Foster Lane



Partial Foster Lane Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — No. 16126 — STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23
KVD PROJECT NO.	21065

DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

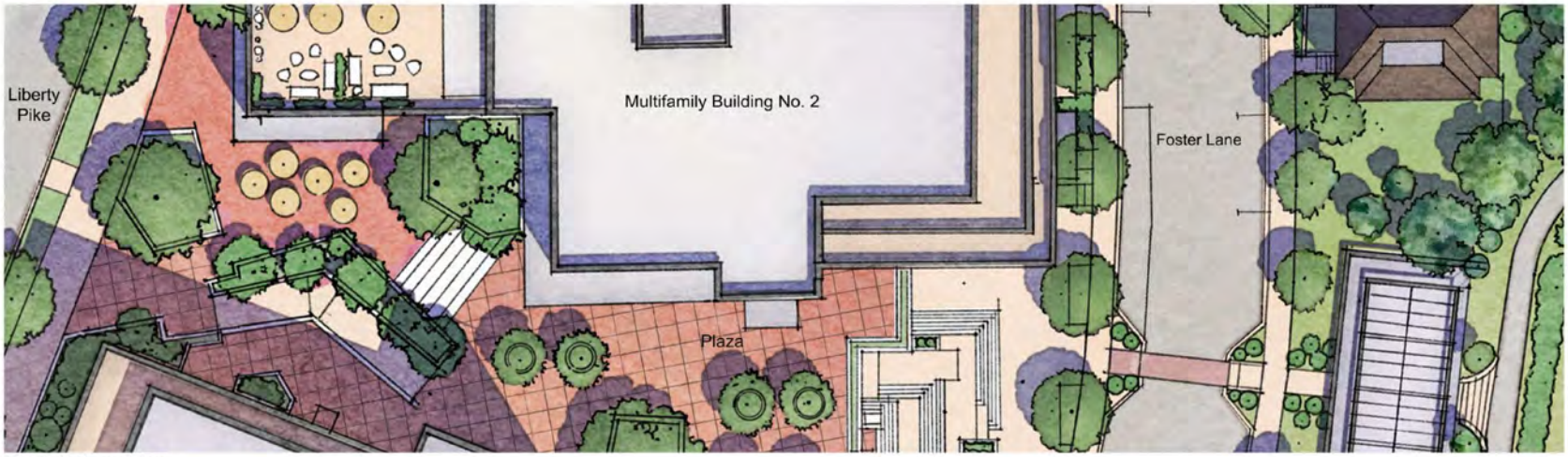
SHEET NUMBER
A1.3

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Site Section Looking East at Plaza



Partial Plaza Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — STATE OF TENNESSEE — 5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

SHEET NUMBER A1.4

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Site Section through Multifamily Building No. 2



Partial Plan of Multifamily Building No. 2

All building elevations and exterior materials are preliminary and subject to change.

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JOSEPH M. ANTUNGOVICH
REGISTERED ARCHITECT
No. 127214
STATE OF TENNESSEE
5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

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North-South Site Section looking East



Partial Site Plan

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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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DRAWN BY:	GV2
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KVD PROJECT NO.	21065

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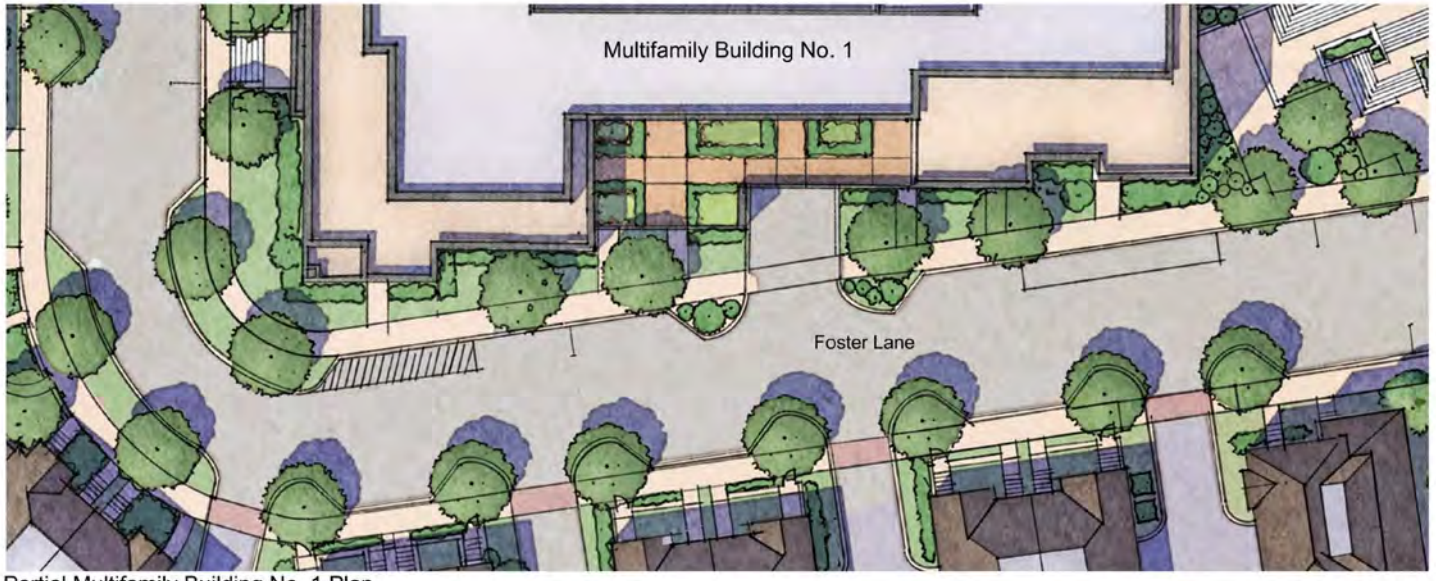
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South Elevation of Multifamily Building No. 1



Partial Multifamily Building No. 1 Plan

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South Elevation of Multifamily Building No. 2



Partial Multifamily Building No. 2 Plan

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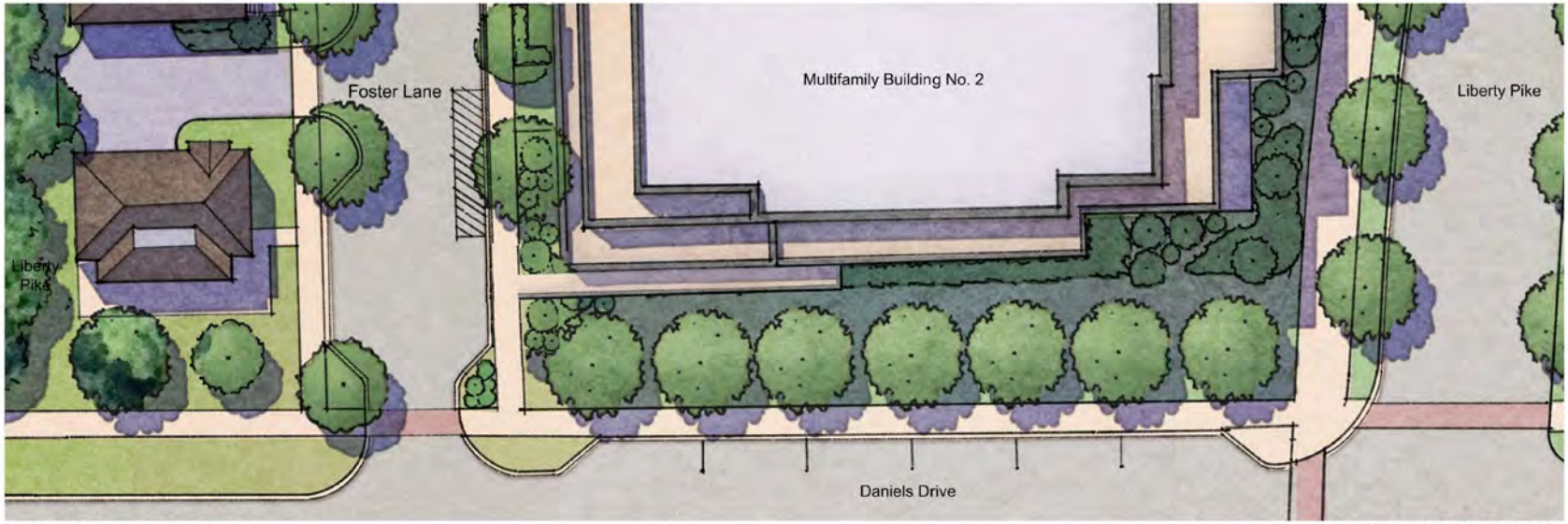
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Elevation at Daniels Drive



Partial Plan at Daniels Drive

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DUE TO TOPOGRAPHY ISSUES ALONG DANIELS DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIELS DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.

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BIRDS EYE VIEW

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DRAWING TITLE: ARCHITECTURAL RENDERINGS
SHEET NUMBER: A2.0

DEVELOPMENT PLAN
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ENLARGED BIRDS EYE VIEW



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FRANKLIN, WILLIAMSON COUNTY, TN

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TOWNHOMES ON LIBERTY PIKE



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FOSTER LANE VIEW



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FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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KVD PROJECT NO.
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DRAWING TITLE:
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BUILDING NO. 1 RESIDENTIAL PLAZA



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FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2



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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
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DATE:	04/10/23
KVD PROJECT NO.	21065

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THE PLAZA BETWEEN BUILDING NO. 1 AND 2 ACROSS LIBERTY PIKE



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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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THE COURTYARD OF BUILDING NO. 2



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FRANKLIN PROJECT # 8154
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THE COURTYARD OF BUILDING NO. 2 FROM ACROSS LIBERTY PIKE



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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2



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FOSTER LANE VIEWING WEST



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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD



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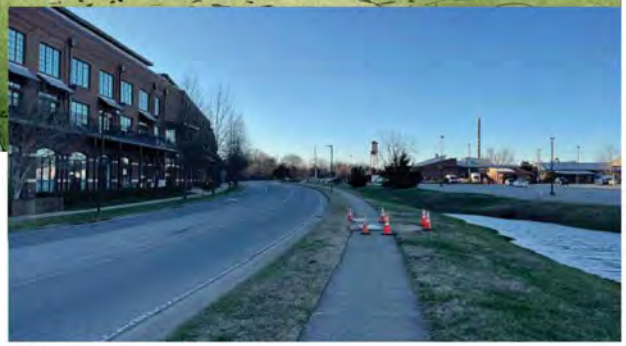
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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM RAILROAD



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POCKET PARK BETWEEN BUILDINGS NO. 8 AND 9



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THE GREENHOUSE PARK



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SHEET NUMBER
A2.14

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PARKING GARAGE INTERIOR LOBBY

KV+D
KISER.VOGRIN DESIGN
1000 Hendon Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	CDP RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
A2.15

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The Middle Eight

TRULAND

Real Estate Owner & Developer

Franklin, Tennessee

EQUAL HOUSING OPPORTUNITY

Truland Disclaimer

Truland Development is proposing a market-rate development project known as The Middle Eight. The project endeavors to provide a subset of smaller units, with studios starting at 420 square feet, a series of smaller 1-bedrooms at 525 square feet, and a select offering of 2-bedrooms beginning at 750 square feet. These supplement the larger units typical in the market and allow people to choose quality and location over size. Based on today's market values, we expect that studios and smaller units at The Middle Eight will be attainable for those with household incomes starting at approximately $52,000.

The project will utilize market rate construction capital and cannot be subject to compliance or rent restrictions associated with typical affordable and workforce housing financing. Several of the unit types will fit into current workforce level rent and income thresholds by nature of the sizes provided, yielding lower monthly market rents driven by size. Unit sizes, mix and count are subject to change as the project develops to maintain economic viability.

Implication of Staff Comment 91/Condition of Approval:

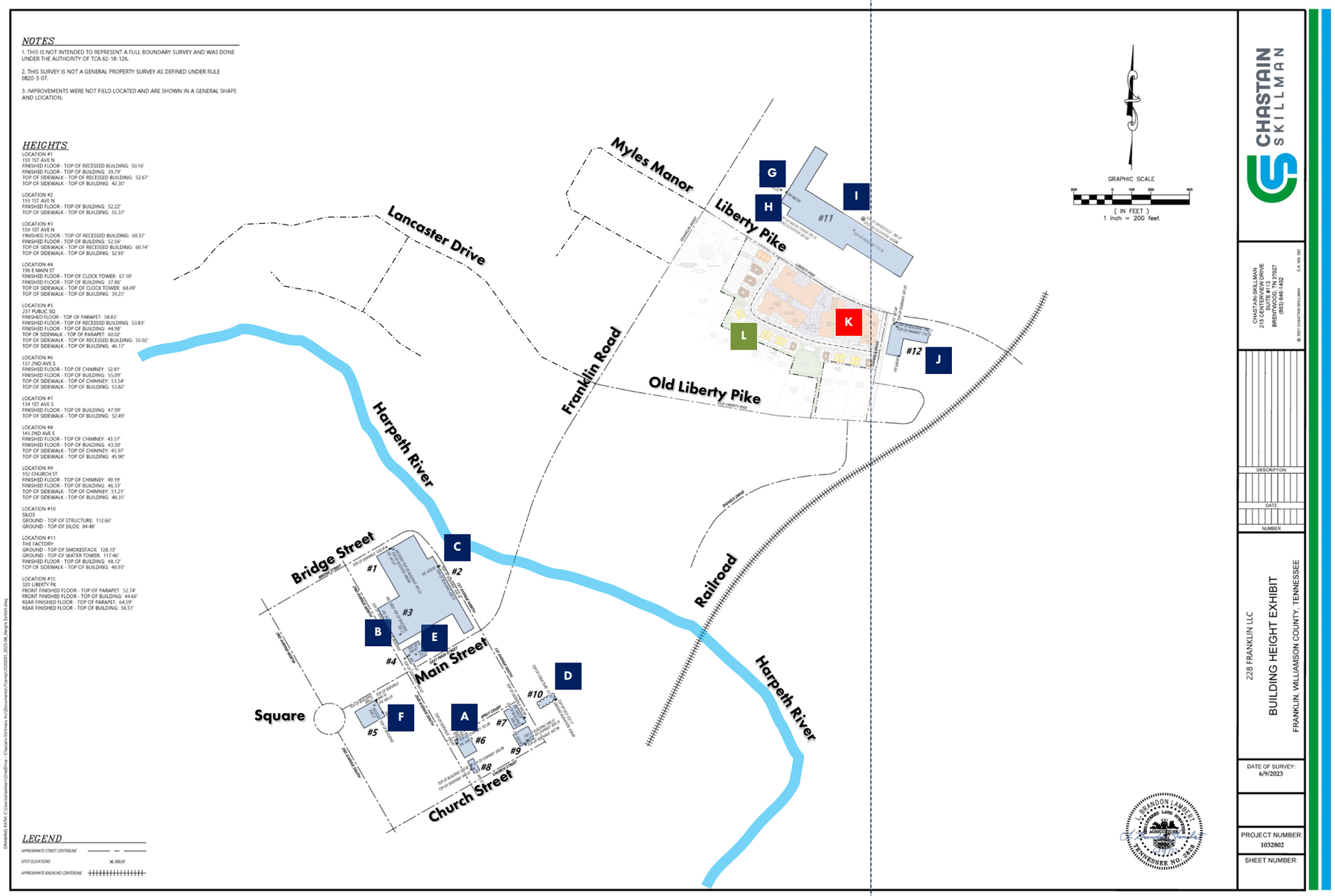
The proposed 57 foot 5-story building will not be possible per the requirements of condition #91. This same design was preliminarily approved by the Historic Zoning Commission February 13, 2023, at 57 feet tall.

This condition will create a loss of 47 workforce level housing units.

BOMA Work Session

June 13, 2023

As-built Survey of Comparable Buildings in Historic Franklin – Vicinity Map



Location of Comparable Tall Buildings *

- **A** Brownstones **51.5'**
- **B** Harpeth Hotel **60.4'**
- **C** Harpeth Square **52.2'**
- **D** Silos **112.7'**
- **E** 198 East Main **67.1'**
- **F** 231 Public Square **58.8'**
- **G** The Factory **48.1'**
- **H** The Factory Water Tower **117.5'**
- **I** The Factory Smokestack **128.1'**
- **J** Jamison Station **52.7'**
- **K** SITE – The Middle Eight **57' (proposed)**
- **L** SITE – Treeline height facing Old Liberty Pike **50-85'**

* finished floor to top of building and any recessed portion

As-built Survey of Comparable Buildings in Historic Franklin – Elevations & Structure Heights

Quote from the meeting minutes by Historic Zoning Commissioner Le Marinel regarding his recommendation for approval :

Commissioner Le Marinel stated that he believes "the scale of Middle Eight is appropriate compared to its neighbors. The flat elevation images on the screen are misleading as much time and effort have been spent designing the buildings so that they don't sit flat. The buildings don't sit right at the street and the full height of the building is seen at the corners. A massive building has been broken down into smaller pieces with a courtyard interjected in the middle. Every architectural tool available has been used to break down the massing of the building. The proposal deserves a positive recommendation because by showing the transition to Franklin Road and down Liberty Pike and stepping up incrementally in height and plan, every effort has been made to create a development that fits the context of the surroundings."



Brownstones



Harpeth Hotel



Harpeth Square



Silos



198 East Main Street



231 Public Square



The Factory - Franklin Road Entrance



The Factory
Water Tower



The Factory Smoke Stack



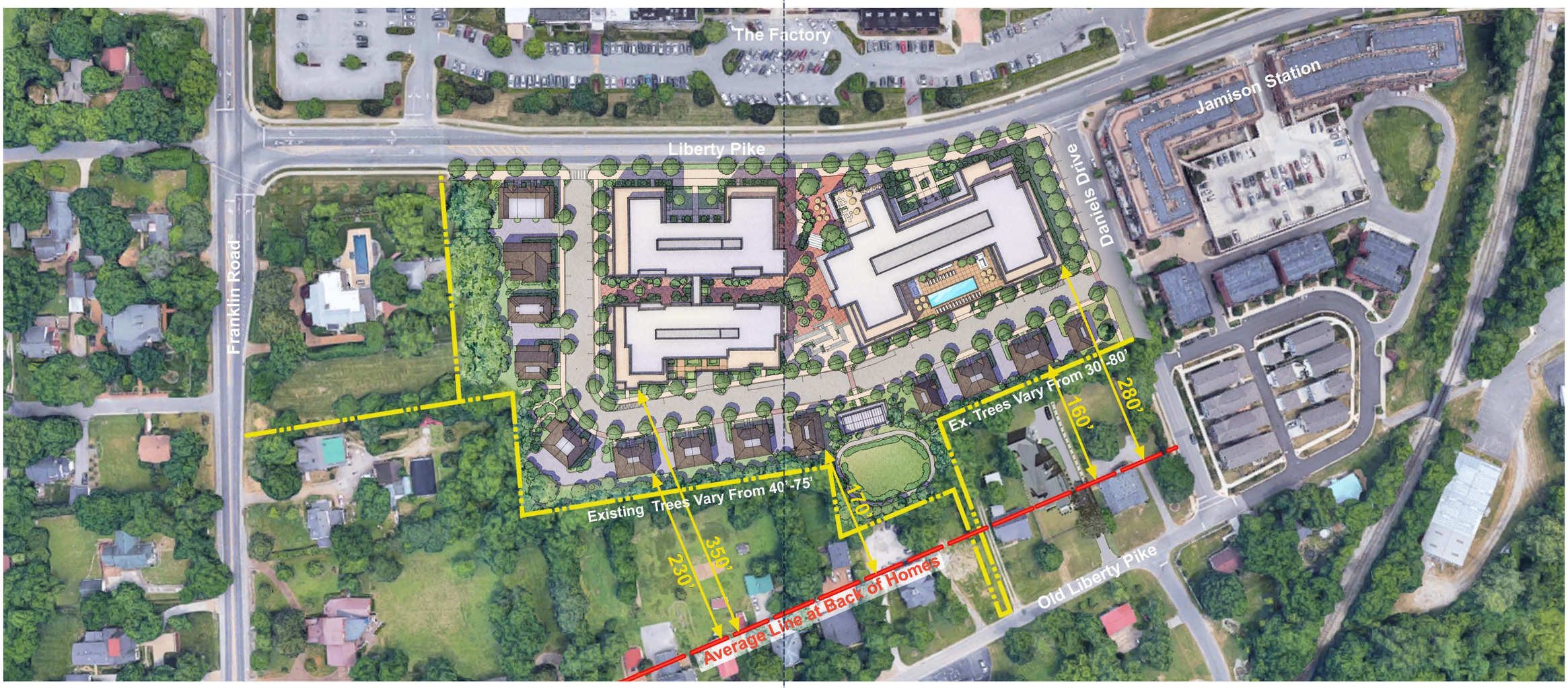
Liberty Pike Elevation Looking South

All building elevations and exterior materials are preliminary and subject to change.

TRULAND | KV+D KISER VOGRIN DESIGN | ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN | FULMER LUCAS | KCI TECHNOLOGIES | streetsense. | ALDAY PUBLIC RELATIONS | THE CONCORD GROUP | HARDAWAY CONSTRUCTION

Tree Heights and Viewsheds from Old Liberty Pike





Impact of Height & Density on the Opportunity to Provide Smaller/Attainably Designed Units (at workforce rent levels)

The Middle Eight (5-story East Bldg)

254 Market Rate Rental Apartments *

Unit Description	Beds	Unit Count	Unit Mix	Rentable SF	Workforce Level Units (80-150% AMI) ****
Studio	0	30	12%	421 - 500 SF	**30**
1 Bedroom	1	96	38%	528 - 950 SF	**96**
2 Bedroom	2	88	35%	764 - 1597	**50**
3 Bedroom	3	40	16%	1799 - 2177 SF	0
Total		**254**	**100%**	**1,027 SF**	**176** of 254

The Middle Eight (4-story East Bldg)

225 Market Rate Rental Apartments *

Unit Description	Beds	Unit Count	Unit Mix	Rentable SF	Workforce Level Units (80-150% AMI) ****	Variance to 5-story
Studio	0	20	9%	421 - 500 SF	**20**	**-10**
1 Bedroom	1	75	33%	528 - 950 SF	**75**	**-21**
2 Bedroom	2	88	39%	764 - 1597	**34**	**-16**
3 Bedroom	3	42	19%	1799 - 2177 SF	0	0
Total		**225**	**100%**	**1,146 SF**	**129** of 225	**-47**

47 less workforce level apartment homes are provided within the 4-story building

Harpeth Square (Comparison)

150 Market Rate Rental Apartments

Unit Description	Beds	Unit Count	Unit Mix	Rentable SF	Workforce Level Units (80-150% AMI) ****
Studio	0	12	8%	675 SF	**12**
1 Bedroom	1	34	23%	795 SF	**34**
2 Bedroom	2	60	40%	1,238 SF	0
3 Bedroom	3	44	29%	1,945 SF	0
Total		**150**	**100%**	**1,102 SF**	**46** of 150

Trade offs between 4&5-story buildings

- Loss of 47 workforce level apartments
- Loss of +/- $215,000 per year in taxes

** Only rental apartment units - does not include (22) townhomes, single-family and duplex units*

*** Downtown market rent/Harpeth Square data source: Costar 6.6.23*

**** Rent limit by AMI - data source: Novogradac/HUD 6.6.23*

***** Household size 1 person/bedroom + 1*

Workforce Housing (as defined by The City of Franklin)

Workforce Housing means housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross family income that is greater than 80 percent but does not exceed 150 percent of the median gross family income for households of the same size within the Nashville - Davidson - Murfreesboro - Franklin, Tennessee MSA as established in the schedule published annually by HUD.

City of Franklin

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

File #: 21-05048

DATE: August 9, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-31, An Ordinance To Rezone 104.07 Acres From Civic Institutional (CI) District To Planned (PD 207,500) District For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel Mcmahon Lane. (Franklin First United Methodist Church PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8249
Applicant: Emane Menad, Barge Civil Associates
Owner: Franklin First United Methodist Church, Ronald Styers, rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request to rezone from Civic Institutional (CI) to Planned (PD 207,500) District to accommodate the revised development for the Franklin First United Methodist Church PUD. The property is located South of Mack Hatcher Memorial Parkway and West of Daniel Mcmahon Lane consists of 104.07 acres and the intended uses for the property are institutional. Envision Franklin places this area in the Conservation Subdivision Design Concept, which allows for institutional uses in a secondary capacity. The emergency response station that is being proposed with the accompanying development plan meets the recommendations of Envision Franklin.

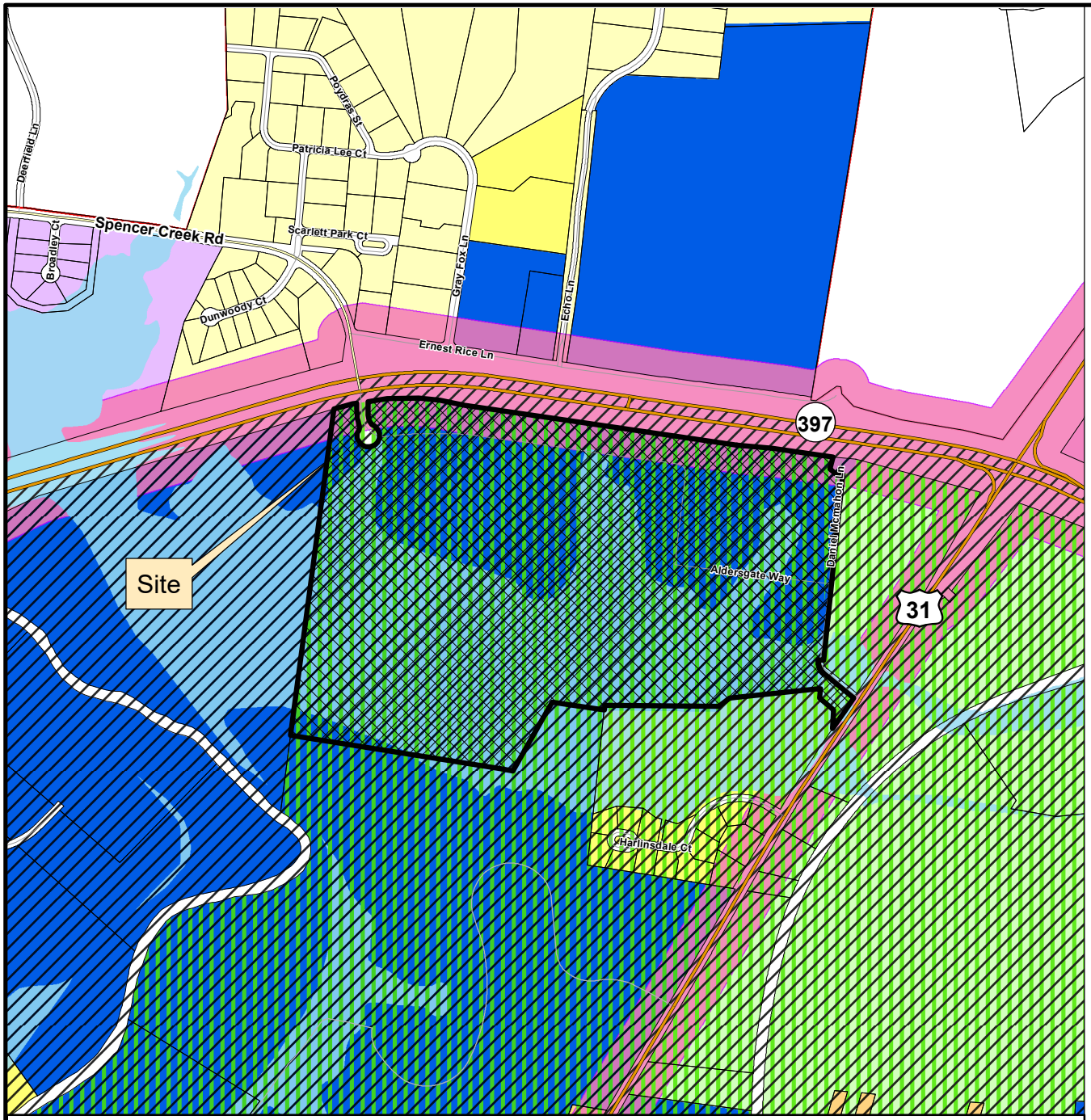
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-31.



FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56

Project Information

Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

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

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HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2023-31

AN ORDINANCE TO REZONE 104.07 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 207,500) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND WEST OF DANIEL MCMAHON LANE (FRANKLIN FIRST UNITED METHODIST CHURCH 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 207,500) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2023-56,approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Civic Institutional (CI)** District to **Planned (PD 207,500)** District:

Map-Parcel	Acres
063—21.01	104.07
Total	104.07

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

Law Dept approved (2) 08.09.23

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

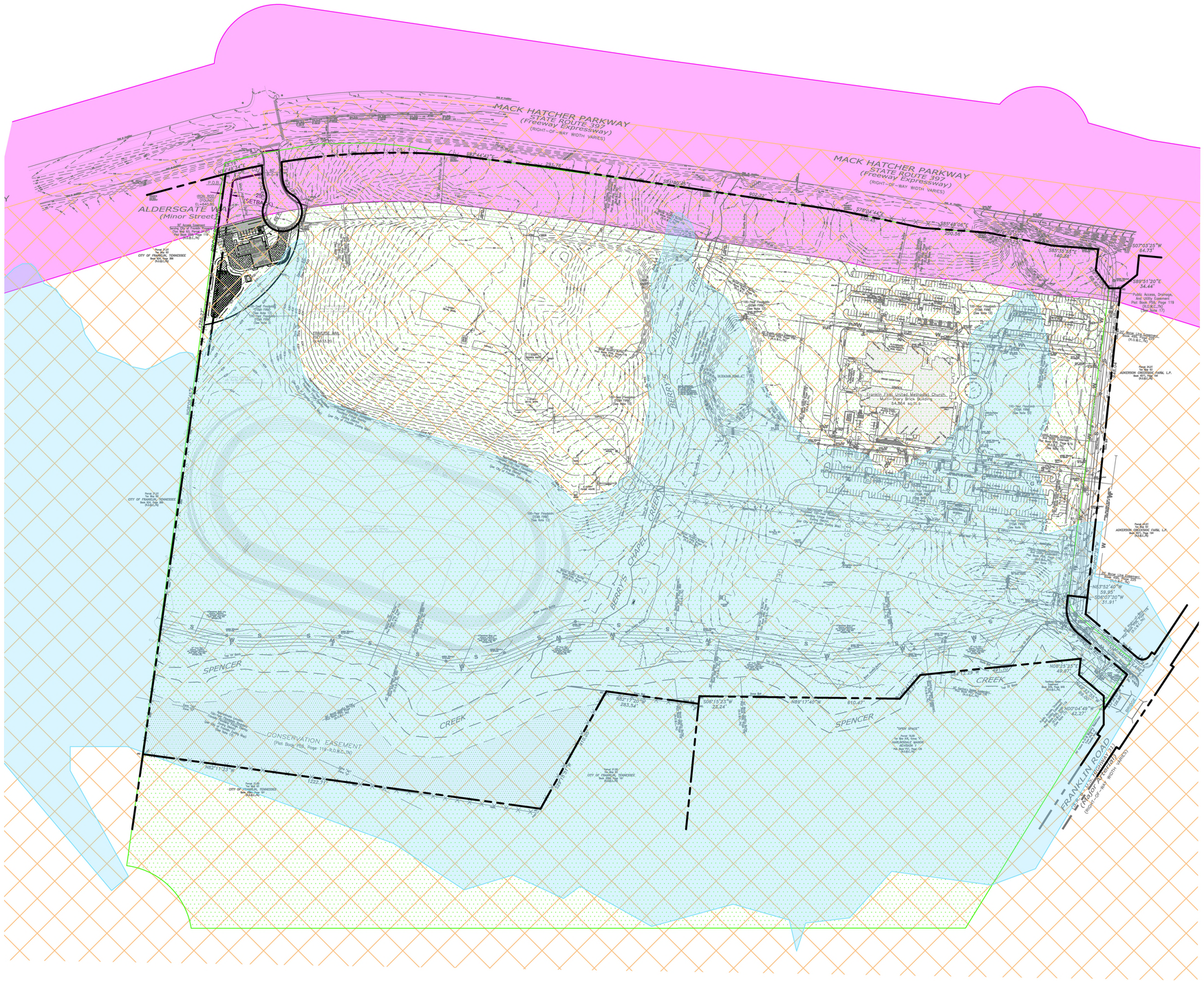
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



CITY OF FRANKLIN ZONING OVERLAYS

- **SCENIC CORRIDOR**
- **HISTORIC PRESERVATION**
- **CENTRAL FRANKLIN**
- **FLOOD FRINGE**

ZONING SUMMARY

EXISTING ZONING: CIVIC INSTITUTIONAL (CI)
EXISTING OVERLAY DISTRICTS: SCO, HPO, CFO, FFO
PROPOSED ZONING DISTRICT: PLANNED (PD 207,500)
ENVISION FRANKLIN DESIGN CONCEPT: CONSERVATION SUBDIVISION
SITE ACREAGE: 104.07 AC

CONCEPT PLAN APPROVED DEVELOPMENT PHASES

PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2028):	76,000 SF
TOTAL:	200,000 SF

PROPOSED ADDITIONS TO DEVELOPMENT

APPROVED:	200,000 SF
EMS:	7,500 SF
TOTAL:	207,500 SF

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120150 300
GRAPHIC SCALE

tmp
TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. GOSE
REGISTERED ENGINEER
AGENCY
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
REZONING PLAN RESUBMITTAL 08-03-2023

REVISIONS

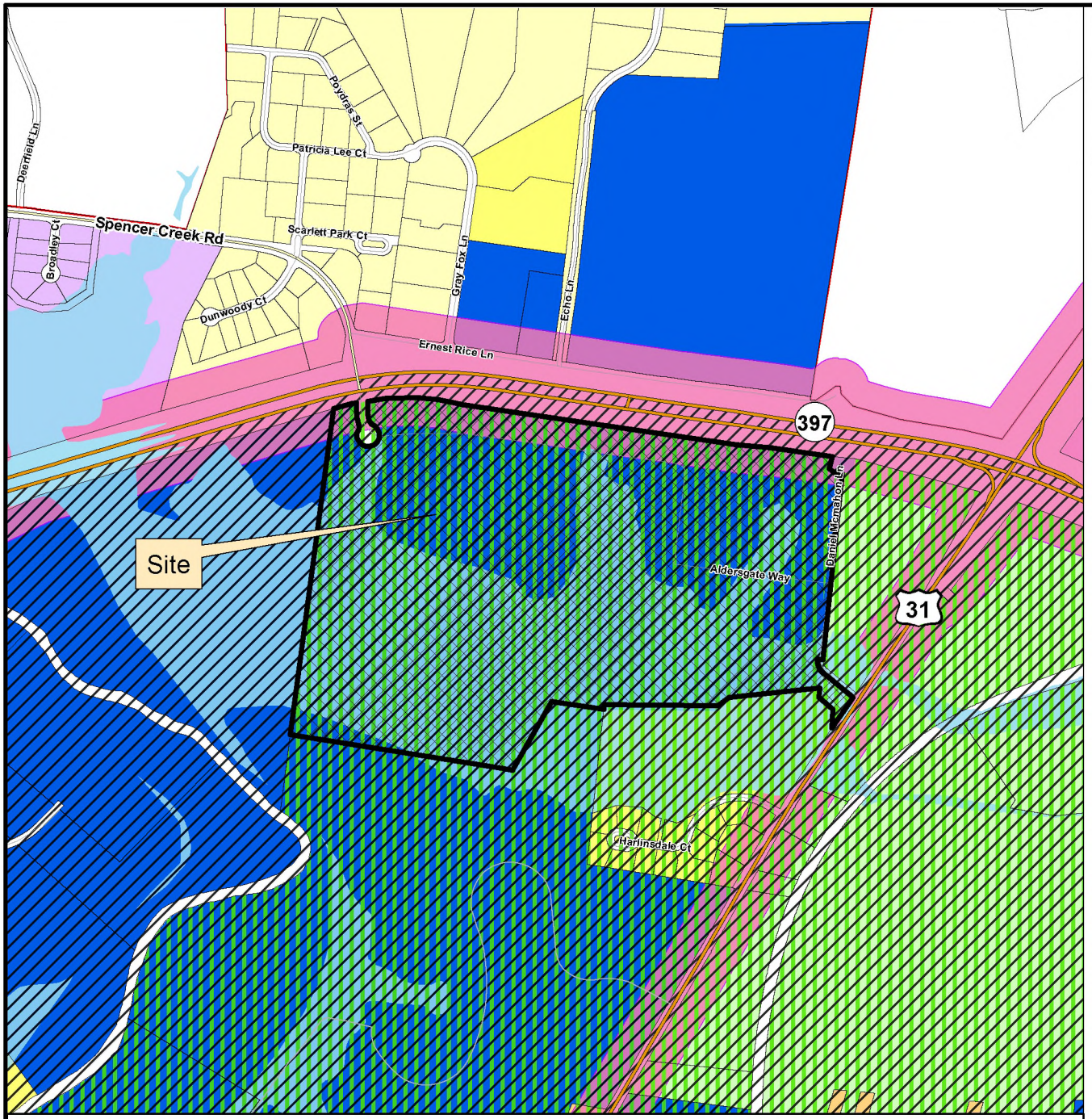
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

DEVELOPMENT PLAN

C2.00

THIS SHEET MUST BE PRINTED IN COLOR

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Feet

FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56

Project Information

Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

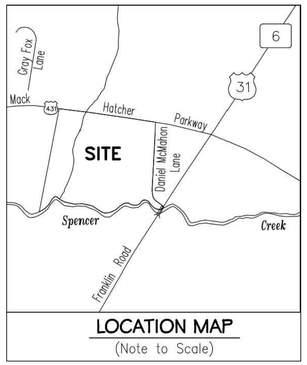
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- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- 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

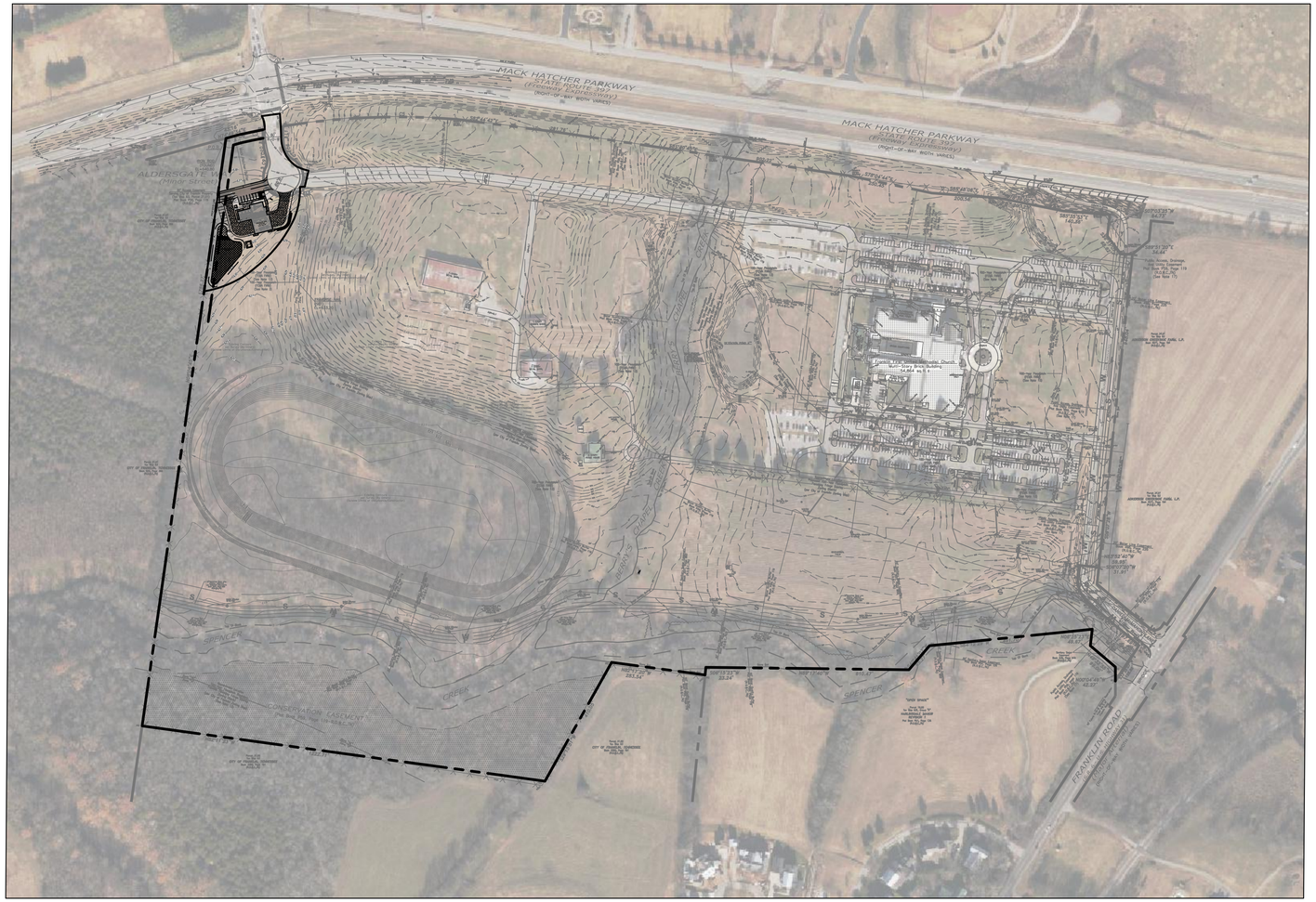
WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY
WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
COF no: 8249
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC



LOCATION MAP
(Note to Scale)



INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C100	REZONING PLAN
H&H 1-5	FFUMC AS BUILT SURVEY
H&H 6	PARTIAL TOPOGRAPHIC SURVEY

ZONING SUMMARY

EXISTING ZONING: CIVIC INSTITUTIONAL (CI)
EXISTING OVERLAY DISTRICTS: SCO, HPO, CFO, FFO
PROPOSED ZONING DISTRICT: PLANNED (PD 207,500)
ENVISION FRANKLIN DESIGN CONCEPT: CONSERVATION SUBDIVISION

OWNER
RONALD EVAN STYERS, TRUSTEE CHAIRPERSON
FRANKLIN FIRST UNITED METHODIST CHURCH
120 ALDERSGATE WAY
FRANKLIN, TENNESSEE 37069
(615)-794-2734

CIVIL ENGINEER
JOHN R. GORE, P.E.
BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
(615)-324-4225

ARCHITECT
JEFF EARWOOD, A.I.A
TMPartners PLLC
211 FRANKLIN ROAD, STE 200
BRENTWOOD, TENNESSEE 37027
615-523-5261

LANDSCAPE ARCHITECT
JOHN DAVID HAAS, JR.
EDGE LANDSCAPE ARCHITECHTURE
4610 CHARLOTTE AVENUE, STE 100
NASHVILLE, TN 37209
(615)-250-8154

ELECTRICAL ENGINEER
RICHARD M. GRAHAM
ENVISION ADVANTAGE, LLC
468 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37204
(615)-661-6211

SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING. ADDITIONALLY, A NEW ENTITLEMENT OF 7,500 SF FOR THE CONSTRUCTION OF THE EMS BUILDING IS PROPOSED.

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

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. GORE — REGISTERED ENGINEER — AGRICULTURAL — COMMERCIAL — 108858 — STATE OF TENNESSEE — 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
REZONING
PLAN
RESUBMITTAL
08-03-2023

REVISIONS		

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

COVER SHEET

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MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway Expressway)
(RIGHT-OF-WAY WIDTH VARIES)
ALDERSGATE WAY
(Minor Street)
25' SETBACK
CONSERVATION EASEMENT
(Put Book 556, Page 119 R.O.W.C.,TN)
BERRY'S CHAPEL ROAD
FRANKLIN ROAD
(RIGHT-OF-WAY WIDTH VARIES)
SPENCER CREEK
Franklin First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft.±
100-Year Floodplain
(Elev. 595)
(See Note 10)
100-Year Floodplain
(Elev. 596)
(See Note 10)
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PROPERTY DESCRIPTION

Being a Parcel of land situated in the City of Franklin, Williamson County, Tennessee, bounded on the north by the southerly margin of Mack Hatcher Parkway/State Route 397, bounded on the east by the Adkerson Creekside Farm, L.P. Property, as of record in Book 4071, Page 194, in the Register's Office for Williamson County, Tennessee, (R.W.C.,TN), and the southwesterly margin of Daniel McMahon Lane, bounded on the south by the northerly margin of Franklin Road (State Route 6/U.S. Highway 31), the Harlinsdale Manor – Revision 1 "Open Space" Property, as of record in Plat Book P51, Page 126–(R.O.W.C.,TN), and the City of Franklin, Tennessee Property, as of record in Book 3390, Page 181–(R.O.W.C.,TN), bounded on the west by the City of Franklin, Tennessee Property, as of record in Book 924, Page 386–(R.O.W.C.,TN), and shown on Williamson County Tax Map 63 as Parcel 22.00, being a portion of the same property conveyed to The First United Methodist Church of Franklin, Inc. by warranty deed of record in Book 4179, Page 969–(R.O.W.C., TN) and being more particularly described as follows:

BEGINNING at an existing Iron Rod (Old) in the southerly margin of Mack Hatcher Parkway/State Route 397, said existing Iron Rod (Old) being located 113.89 feet southwesterly of the intersection of the westerly right–of–way of Aldersgate Way and the southerly right–of–way of Mack Hatcher Parkway/State Route 397;

Thence with the southerly margin of Mack Hatcher Parkway/State Route 397, North 74°49'34" East, 43.16 feet to the beginning of a curve to the right;

Thence with said curve having a central angle of 01°52'13", a radius of 2,166.83 feet, an arc length of 70.73 feet, and a chord bearing and distance of North 78° 13' 42" East, 70.73 feet to the intersection of the southerly margin of Mack Hatcher Parkway/State Route 397 and the westerly margin of Aldersgate Way;

Thence leaving the southerly margin of Mack Hatcher Parkway/State Route 397 with the Aldersgate Way right–of–way the following seven (7) calls:

1. Thence, South 02° 02' 36" East, 31.85 feet to the beginning of a curve to the left;
2. Thence, with said curve having a central angle of 18° 25' 44", a radius of 154.00 feet, an arc length of 49.53 feet, and a chord bearing and distance of South 11° 15' 28" East, 49.32 feet to the beginning of a curve to the right;
3. Thence, with said curve having a central angle of 48° 27' 21", a radius of 40.00 feet, an arc length of 33.83 feet, and a chord bearing and distance of South 03° 45' 21" West, 32.83 feet to the beginning of a curve to the left;
4. Thence, with said curve having a central angle of 270° 30' 20", a radius of 60.00 feet, an arc length of 283.27 feet, and a chord bearing and distance of North 72° 43' 51" East, 84.48 feet to the beginning of a curve to the right;
5. Thence, with said curve having a central angle of 33° 40' 20", a radius of 40.00 feet, an arc length of 23.51 feet, and a chord bearing and distance of North 45° 41' 08" West, 23.17 feet to the beginning of a curve to the right;
6. Thence, with said curve having a central angle of 26° 48' 22", a radius of 94.00 feet, an arc length of 43.98 feet, and a chord bearing and distance of North 15° 26' 47" West, 43.58 feet;
7. Thence, North 02° 02' 36" West, 40.28 feet to a point in the southerly margin of Mack Hatcher Parkway/State Route 397 and the beginning of a curve to the right;

Thence, with the southerly margin of the Mack Hatcher Parkway/State Route 397 right–of–way the following ten (10) calls:

1. Thence, with said curve to the right having a central angle of 13° 55' 17", a radius of 2,166.83 feet, an arc length of 526.48 feet, and a chord bearing and distance of North 87° 43' 35" East, 525.19 feet to an existing Concrete Highway Monument;
2. Thence, South 82° 44' 42" East, 291.76 feet;
3. Thence, South 81° 30' 45" East, 902.22 feet to an existing Concrete Highway Monument;
4. Thence, South 78° 04' 44" East, 250.45 feet;
5. Thence, South 85° 48' 06" East, 200.56 feet to an existing Concrete Highway Monument;
6. Thence, South 78° 39' 00" East, 200.25 feet;
7. Thence, South 85° 35' 53" East, 140.36 feet;
8. Thence, South 07° 03' 25" West, 64.73 feet;
9. Thence, South 36° 51' 07" East, 68.62 feet to an existing Iron Rod (Old);
10. Thence, South 89° 51' 20" East, 34.44 feet to an existing Iron Rod (Old);

Thence leaving the southerly margin of Mack Hatcher Parkway/State Route 397 with a common line with the Adkerson Creekside Farm, L.P. Property, as of record in Book 4071, Page 194–(R.O.W.C.,TN), South 06° 07' 28" West, 948.04 feet generally with an existing old stone wall to the northeast terminus of the Daniel McMahon Lane right–of–way, as of record in Plat Book P59, Page 119–(R.O.W.C.,TN);

Thence with the northerly terminus of the Daniel McMahon Lane right–of–way as of record in Plat Book P59, Page 119–(R.O.W.C.,TN), North 83° 52' 40" West, 59.95 feet to the northwest terminus of the Daniel McMahon Lane right–of–way, as of record in Plat Book P59, Page 119–(R.O.W.C.,TN);

Thence with the westerly margin of the Daniel McMahon Lane right–of–way the following three (3) calls:

1. Thence, South 06° 07' 20" West, 31.91 feet to the beginning of a curve to the left;
2. Thence with said curve having a central angle of 56° 02' 07", a radius of 94.00 feet, an arc length of 91.93 feet and a chord bearing and distance of South 21° 53' 44" East, 88.31 feet;
3. Thence, South 49° 54' 47" East, 197.69 feet to a point in the northerly margin of Franklin Road (State Route 6/U.S. Highway 31);

Thence, with the northerly margin of Franklin Road (State Route 6/U.S. Highway 31), South 33° 35' 07" West, 128.88 feet;

Thence, leaving the northerly margin of Franklin Road (State Route 6/U.S. Highway 31) with common lines with the Harlinsdale Manor – Revision 1 "Open Space" Property, as of record in Plat Book P51, Page 126–(R.O.W.C.,TN), the following seven (7) calls:

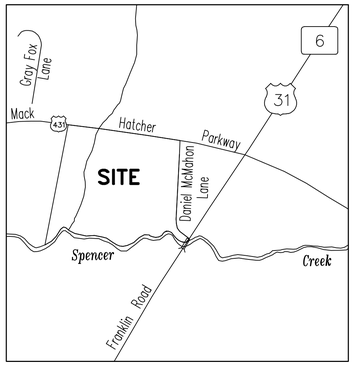
1. Thence, North 00° 04' 49" West, 42.27 feet to an existing Iron Rod (Old) in Spencer Creek;
2. Thence, North 49° 32' 55" West, 99.00 feet to an existing Iron Rod (Old) in Spencer Creek;
3. Thence, North 06° 25' 23" East, 49.67 feet to an existing Iron Rod (Old);
4. Thence, South 84° 12' 29" West, 491.70 feet to an existing Iron Rod (Old) in Spencer Creek;
5. Thence, South 40° 41' 07" West, 95.27 feet to an existing Iron Rod (Old) in Spencer Creek;
6. Thence, North 89° 17' 40" West, 610.47 feet to an existing Iron Rod (Old);
7. Thence, South 06° 15' 23" West, 23.24 feet to an existing Iron Rod (Old) at an existing old stone wall;

Thence, with common lines with the City of Franklin, Tennessee Property, as of record in Book 3390, Page 181–(R.O.W.C.,TN), the following three (3) calls:

1. Thence, generally with an old stone wall, North 82° 17' 20" West, 283.54 feet to an existing Iron Rod (Old) in an existing old stone wall;
2. Thence, South 29° 15' 51" West, 410.05 feet to an existing Iron Rod (Old);
3. Thence, North 82° 11' 23" West, 1,222.71 feet to an existing Iron Rod (Old);

Thence, with a common line with the City of Franklin, Tennessee Property, as of record in Book 924, Page 386–(R.O.W.C.,TN), North 08° 06' 45" East, 1,786.27 feet to the Point of Beginning.

Said tract contains 4,574,021 square feet, or 105.00 Acres, more or less, as calculated by the above courses and distances.



LOCATION MAP
(Note to Scale)

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- LIGHT POLE
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- TELEPHONE BOX
- ELECTRICAL BOX
- CABLE BOX
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- UTILITY VALVE
- FIRE HYDRANT
- WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGNS
- MAILBOX
- TREE, SHRUB
- BENCHMARK
- MONITORING WELL
- BOLLARD
- OVERHEAD UTILITY LINES
- TV — UNDERGROUND TELEVISION
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC
- F — UNDERGROUND FORCE MAIN
- G — UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- S — SEWER LINE
- UNDERGROUND STORM SEWER
- S — UNDERGROUND SANITARY SEWER
- EDGE OF WOODS
- FENCE LINE
- FLOW LINE
- GEO — UNDERGROUND GEOTHERMAL LINE

LINE TABLE

NO.	BEARING	LENGTH
L–1	N02°02'36"W	40.28
L–2	S02°02'36"E	31.85

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TAN	CHORD BEARING	CHORD
C–2	56°02'07"	94.00'	91.93'	50.02'	S21°53'44"E	88.31'
C–3	01°52'13"	2,166.83'	70.73'	35.37'	N78°13'42"E	70.73'
C–5	13°55'17"	2,166.83'	526.48'	264.54'	N87°43'35"E	525.19'
C–6	26°48'22"	94.00'	43.98'	22.40'	N15°26'47"W	43.58'
C–7	33°40'20"	40.00'	23.51'	12.10'	N45°41'08"W	23.17'
C–8	270°30'20"	60.00'	283.27'	59.47'	N72°43'51"E	84.48'
C–9	48°27'21"	40.00'	33.83'	18.00'	S03°45'21"W	32.83'
C–10	18°25'44"	154.00'	49.53'	24.98'	S11°15'28"E	49.32'

SURVEYOR'S CERTIFICATE

TO: THE FIRST UNITED METHODIST CHURCH OF FRANKLIN, SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY, AND STELTEMEIER & WESTBROOK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(b),7(a),7(b),7(c),8,9,10(a),11(a),13,16,17,18,19,&21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2016. I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE THE WITHIN SURVEY REPRESENTS AN ALTA/ACSM LAND TITLE SURVEY.

DATED: 03-22-16

JEFFREY K. KIMBRO, R.L.S. NUMBER 1756
H & H LAND SURVEYING, INC.
MARCH 22, 2016

JEFFREY K. KIMBRO — 1756 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 03-22-16

GENERAL NOTES

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION WITH A DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GPS OBSERVATIONS PROCESSED BY EARL DUDLEY AND ASSOCIATES INET. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL=NAD83–C.O.R.S.; VERTICAL=NAVD88).

2. THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.

4. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM AND ON THE CURRENT DEED TO SURVEYED PREMISES, AS OF RECORD IN BOOK 4179, PAGE 969, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

5. TOTAL AREA OF SURVEYED PREMISES = 4,574,021 SQUARE FEET OR 105.00 ACRES, MORE OR LESS.

6. THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2016.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, AT 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. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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 BEING MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1–800–351–1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.

8. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.

9. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.

10. THE SUBJECT TRACT IS IDENTIFIED ON WILLIAMSON COUNTY TAX MAP 63, AS PARCEL 22.00.

11. CURRENT ZONING: CI (CIVIC/INSTITUTIONAL); CFCO–5 CHARACTER AREA, AND WITHIN AN HPO – HISTORIC PRESERVATION OVERLAY, FFE – FLOODWAY FRINGE OVERLAY, AND FWO – FLOODWAY OVERLAY.

12. ALL CORNERS MARKED WITH IRON RODS, UNLESS NOTED OTHERWISE.

13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA DESIGNATED AS ZONE "AE", WITH A PORTION LYING WITHIN AN AREA DESIGNATED AS ZONE "X" (SHADED), AND A PORTION LYING IN AN AREA DESIGNATED AS ZONE "X" AND SHOWN HEREON BASED ON SCALED APPROXIMATION AS PER F.E.M.A. MAP NUMBER 47187C0203F (COMMUNITY–PANEL NUMBER 470206–0203 F) ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE (MAP REVISED DATE: SEPTEMBER 29, 2006).

14. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY.

15. RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, AND SITE CONSTRUCTION ACTIVITIES WERE OBSERVED NEARING COMPLETION DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY.

16. NO OBSERVED EVIDENCE OF ANY WETLAND AREAS HAVING BEEN DELINEATED BY APPROPRIATE AUTHORITIES WAS OBSERVED DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY.

17. PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY REQUIRING VEHICULAR ACCESS THROUGH THE SITE, AS DETERMINED BY THE CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS. EMERGENCY USE DOES NOT APPLY TO THE TRAIL SYSTEM, WHICH SHALL REMAIN OPEN TO THE PUBLIC (PEDESTRIANS AND BIKERS) 24/7 AND 365 DAYS OF THE YEAR, NOT ONLY IN EMERGENCY SITUATIONS. ALDERSGATE WAY WILL NOT BE GATED. (AS PER PLAT BOOK P59, PAGE 119 – R.O.W.C.,TN).

18. EXISTING PARKING SPACES: 431 REGULAR PARKING SPACES
9 HANDICAP SPACES
440 TOTAL PARKING SPACES.

19. THIS SURVEYOR HAS NOT YET BEEN FURNISHED WITH A COPY OF THE COMMITMENT FOR TITLE INSURANCE.

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
PHONE: (615) 831–0756 / E–MAIL: handhland@bellsouth.net

ALTA / ACSM LAND TITLE SURVEY

Franklin First United Methodist Church Property
120 Aldersgate Way
Tax Map 63, Parcel 22.00
Lot 1 - FFUMC P.U.D. - Final Plat
Plat Book P59, Page 119–(R.O.W.C.,TN)
Franklin, Williamson County, Tennessee

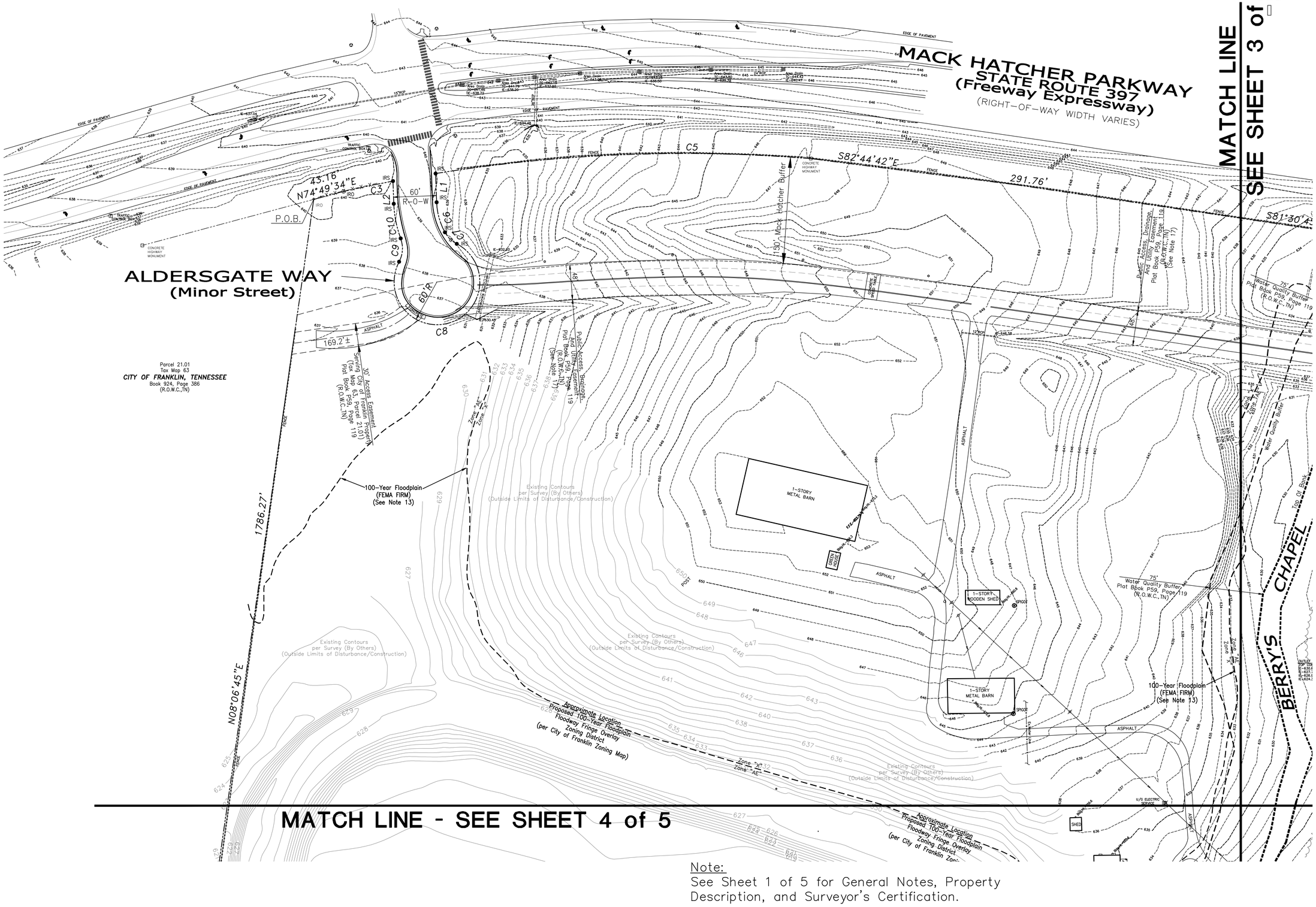
DRAWN BY: JkK
CHECKED BY: JkK

Scale : 1" = 60'
GRAPHIC SCALE 0' 30' 60' 120' 180'

DATE: March 22, 2016

REVISIONS			
MK	DATE	BY	CHANGE

JOB NO. 2012–0128
SHEET 1 OF 5



MATCH LINE - SEE SHEET 4 of 5

Note:
See Sheet 1 of 5 for General Notes, Property Description, and Surveyor's Certification.

H & H LAND SURVEYING, INC.
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SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: handhland@bellsouth.net

ALTA / ACSM LAND TITLE SURVEY

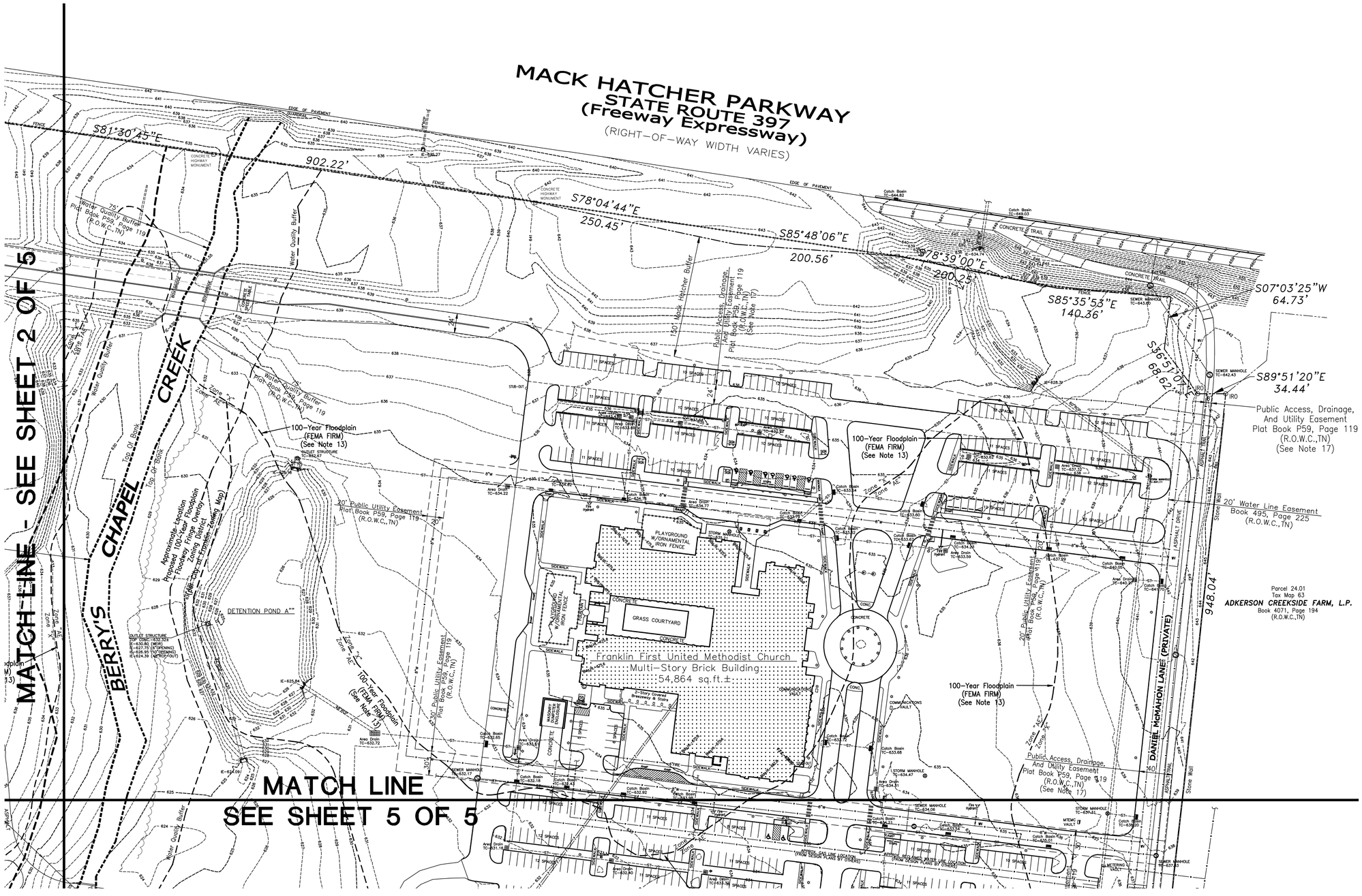
Franklin First United Methodist Church Property
120 Aldersgate Way
Tax Map 63, Parcel 22.00
Lot 1 - FFUMC P.U.D. - Final Plat
Plat Book P59, Page 119-(R.O.W.C.,TN)
Franklin, Williamson County, Tennessee

DRAWN BY:	CHECKED BY:
JkK	JkK

Scale : 1" = 60'
0' 30' 60' 120' 180'
GRAPHIC SCALE

REVISIONS			
DATE	BY	CHANGE	
MK			

DATE: March 22, 2016
JOB NO. 2012-0128
SHEET 2 OF 5



Note:
See Sheet 1 of 5 for General Notes, Property Description, and Surveyor's Certification.

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Franklin, Williamson County, Tennessee

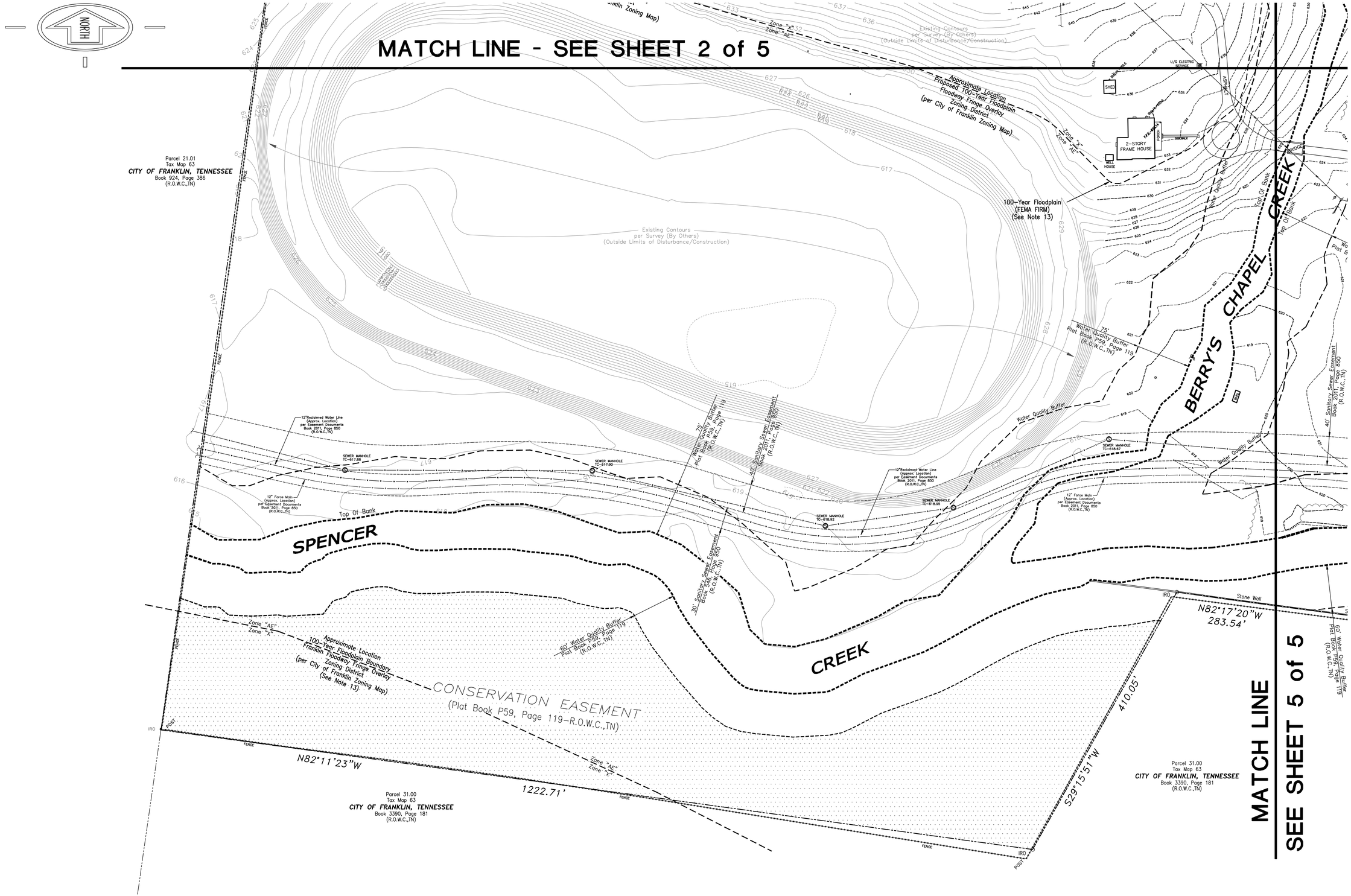
DRAWN BY: JKK | CHECKED BY: JKK

Scale : 1" = 60'
0' 30' 60' 120' 180'
GRAPHIC SCALE

DATE: March 22, 2016

REVISIONS			
MK	DATE	BY	CHANGE

JOB NO. 2012-0128
SHEET 3 OF 5



Note:
See Sheet 1 of 5 for General Notes, Property Description, and Surveyor's Certification.

H & H LAND SURVEYING, INC.
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SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: handhland@bellsouth.net

ALTA / ACSM LAND TITLE SURVEY

Franklin First United Methodist Church Property
120 Aldersgate Way
Tax Map 63, Parcel 22.00
Lot 1 - FFUMC P.U.D. - Final Plat
Plat Book P59, Page 119-(R.O.W.C.,TN)
Franklin, Williamson County, Tennessee

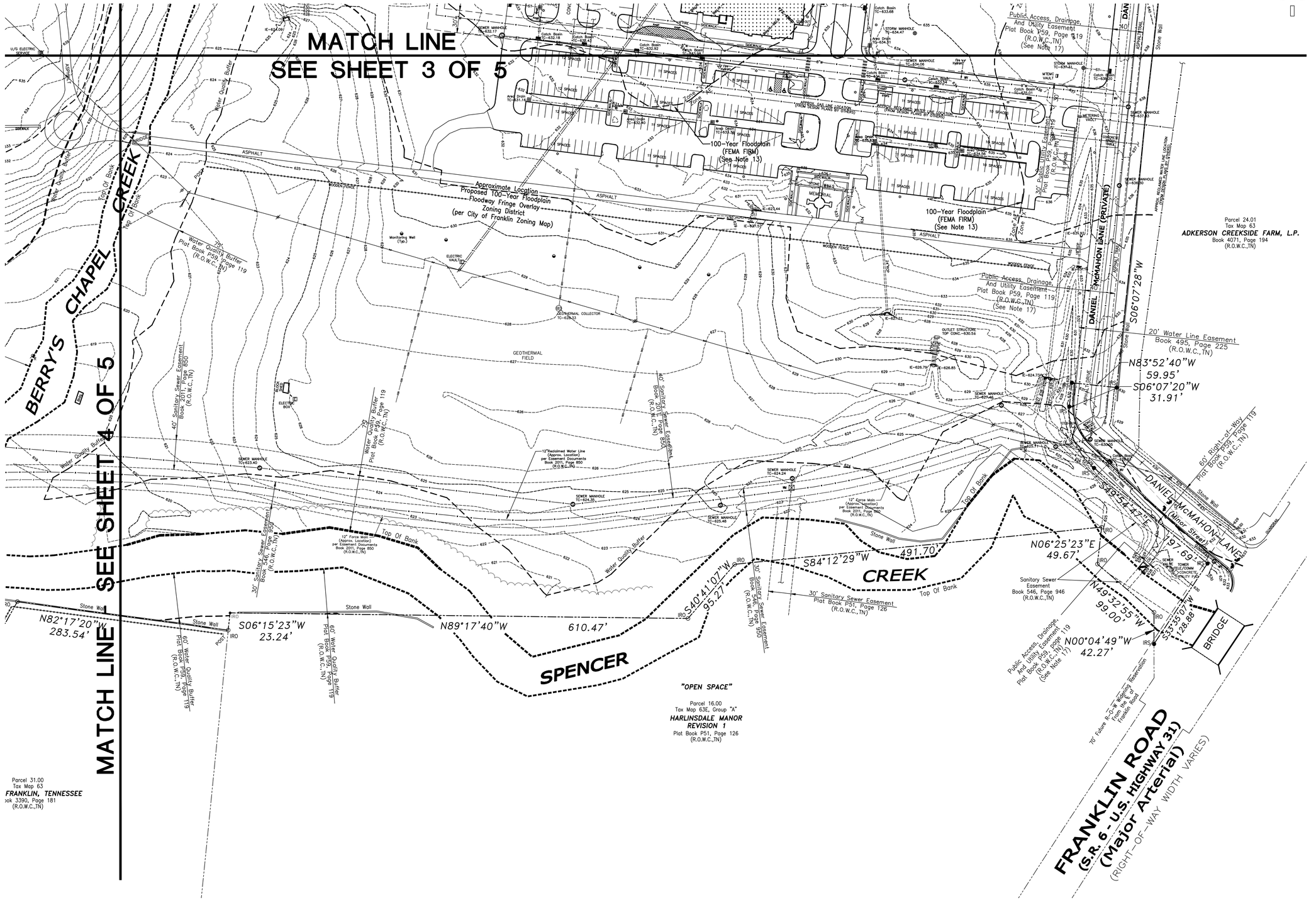
DRAWN BY:	JKK	CHECKED BY:	JKK

Scale : 1" = 60'
0' 30' 60' 120' 180'
GRAPHIC SCALE

DATE: March 22, 2016

MK	DATE	BY	REVISIONS CHANGE

JOB NO. 2012-0128
SHEET 4 OF 5



Note:
See Sheet 1 of 5 for General Notes, Property Description, and Surveyor's Certification.

H & H LAND SURVEYING, INC.

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ALTA / ACSM LAND TITLE SURVEY

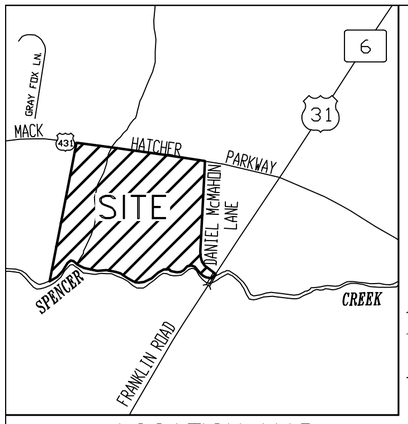
Franklin First United Methodist Church Property
120 Aldersgate Way
Tax Map 63, Parcel 22.00
Lot 1 - FFUMC P.U.D. - Final Plat
Plat Book P59, Page 119-(R.O.W.C.,TN)
Franklin, Williamson County, Tennessee

Scale : 1" = 60'
GRAPHIC SCALE 0' 30' 60' 120' 180'

DRAWN BY: JMK | CHECKED BY: JMK

REVISIONS			
MK	DATE	BY	CHANGE

DATE: March 22, 2016
JOB NO. 2012-0128
SHEET 5 OF 5



LOCATION MAP
NOT TO SCALE

MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway Expressway)
(RIGHT-OF-WAY WIDTH VARIES)

EDGE OF PAVEMENT

RIGHT-OF-WAY

EDGE OF PAVEMENT

ALDERSGATE WAY
(Minor Street)

IE=632.40

EDGE OF PAVEMENT

IRON ROD
(FOUND)
EL=640.80

IRO

150' Mack Hatcher Buffer

RIP-RAP

CONCRETE

ASPHALT

EDGE OF PAVEMENT

IE=630.45

30' Access Easement
Serving City of Franklin Property
(Tax Map 63, Parcel 21.01)
Plat Book P59, Page 119
(R.O.W.C.,TN)

PROPERTY LINE

Zone "X"
Zone "AE"

100-Year Floodplain
(FEMA FIRM)
(See Note 3)

Zone "AE"
Zone "X"

TRAVERSE NAIL
(SET)
EL=633.20

Approximate Location
Proposed 100-Year Floodplain
Floodway Fringe Overlay
Zoning District
(per City of Franklin Zoning Map)

THIS PARTIAL TOPOGRAPHIC SURVEY MEETS THE REQUIREMENTS OF A "TOPOGRAPHIC SURVEY" AS PER STANDARDS OF PRACTICES, 0820-3-.07(2) ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE. THIS SURVEY ALSO MEETS THE REQUIREMENTS OF "MAPS AND MAPPING" AS PER STANDARDS OF PRACTICES, 0820-3-.06 ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

STANDARD NOTES:

1. THE HORIZONTAL LOCATION AND VERTICAL DATA SHOWN ON THIS PARTIAL TOPOGRAPHIC SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (GPS) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL MID TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
2. THE SUBJECT TRACT IS SHOWN ON WILLIAMSON COUNTY TAX MAP 63, AS PARCEL 22.00.
3. A PORTION OF THE SHOWN PARTIAL TOPOGRAPHIC SURVEY LIES WITHIN ZONE "X" (UNSHADED), AND A PORTION LIES WITHIN ZONE "AE" AS SAID TRACT PLOTS BY SCALED APPROXIMATION ON FEMA FIRM MAP NUMBER 47187C0203G ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE (MAP DATED REVISED DECEMBER 22, 2016).
4. THIS WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THIS PARTIAL TOPOGRAPHIC SURVEY IS A PORTION OF THE FINAL PLAT ENTITLED "FRANKLIN FIRST METHODIST CHURCH PUD SUBDIVISION" AS OF RECORD IN PLAT BOOK P59, PAGE 119, R.O.W.C., TN.

CERTIFICATE OF SURVEY
TO: THE FIRST UNITED METHODIST CHURCH OF FRANKLIN, INC.

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 13, 2023.

BOBBY G. MOORE
RLS NUMBER 1039
DATE: 03-27-2023

BOBBY G. MOORE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
TOURISM
COMMERCE
1039
STATE OF TENNESSEE 1039
3/27/23

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: handhland@bellsouth.net

PARTIAL TOPOGRAPHIC SURVEY

THE FIRST UNITED METHODIST CHURCH OF FRANKLIN, INC. PROPERTY
120 ALDERGATE WAY
TAX MAP 63, PARCEL 22.00
DEED BOOK 4179, PAGE 969-(R.O.W.C., TN)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRAWN BY: MAF
CHECKED BY: BGM

Scale : 1" = 60'
0' 30' 60' 120'
GRAPHIC SCALE

REVISIONS	DATE	BY
CHANGE		

DATE: MARCH 27, 2023

JOB NO. 2023-0100
SHEET 1 OF 1

City of Franklin

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

File #: 21-05047

DATE: August 9, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-56, A Resolution Approving A Revised Development Plan For Franklin First United Methodist Church PUD Subdivison, For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel Mcmahon Lane, Located At 110 Aldersgate Way.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8248
Applicant: Emane Menad, Barge Civil Associates
Owner: Franklin First United Methodist Church, Ronald Styers, rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the approved development plan for the Franklin First United Methodist Church PUD in order to construct a County emergency response facility on the site. The original concept plan was previously approved on August 10, 2010. The proposed entitlements for the property are 207,500 square feet of nonresidential space. Envision Franklin places this area in the Conservation Subdivision Design Concept, which allows for institutional uses in a secondary capacity. Conservation Subdivision recommends that 50% of the property be preserved as open space. With the addition of the new facility the site still has more than 50% dedicated for green and open space. There are special considerations within Envision Franklin for development near the intersection of Franklin Road and Mack Hatcher Parkway, including a minimum 150 setback from Mack Hatcher and that, "The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings." The location of the new facility maintains the 150 setback and is compatible with the established architecture of the First Franklin United Methodist campus.

PROJECT CONSIDERATIONS:
This update to the development plan includes all previously approved square footage and layout for the church. It also initiates vesting for the entire development plan, which means is bound to the conditions on the development plan as previously approved in 2010, and when the development plan is silent on a regulation, will fall to the development standards and regulations in place at the time of

this approval.

PROCEDURAL REQUIREMENTS:

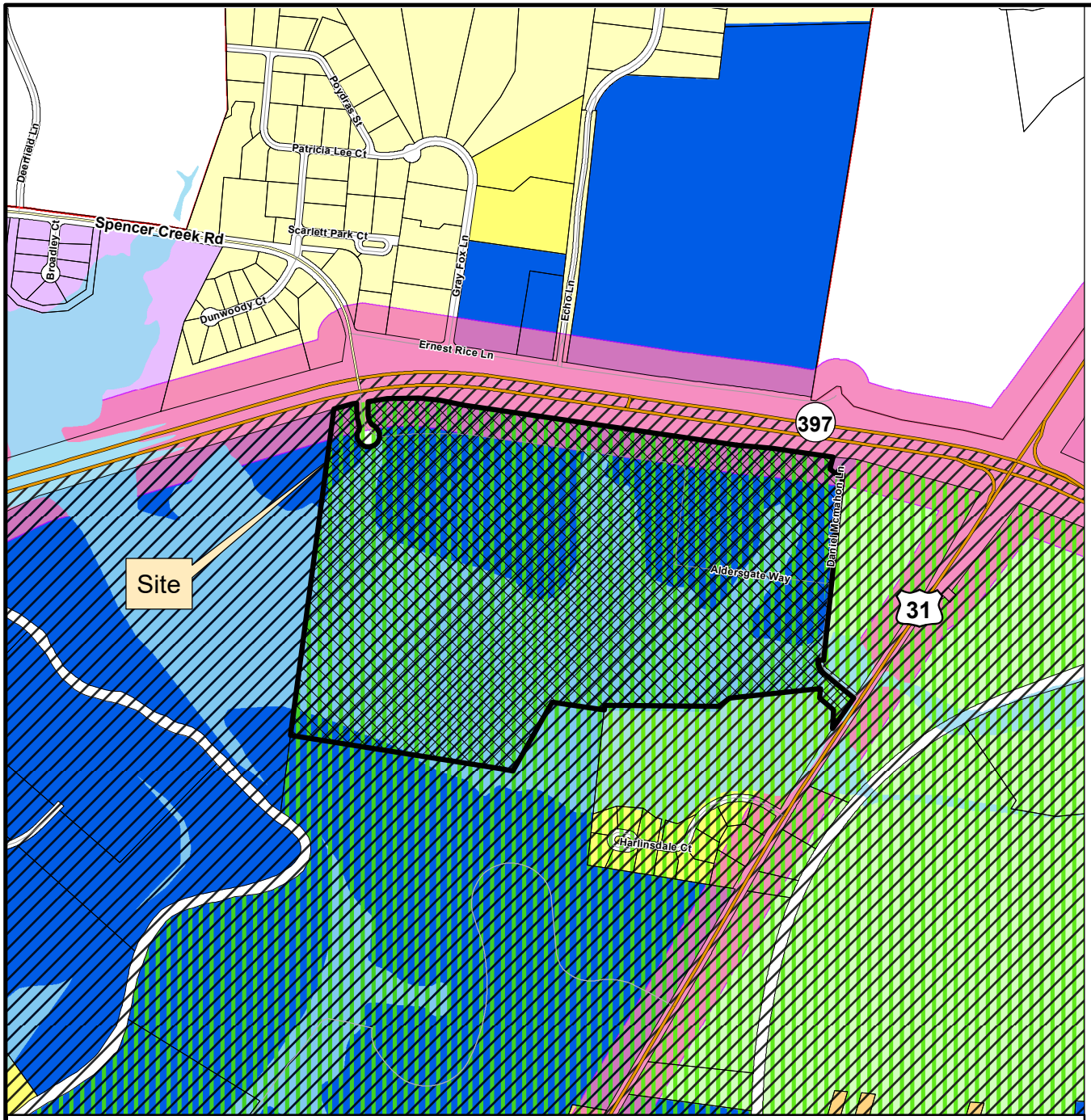
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included 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 2023-56 with conditions.



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

FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56

Project Information

Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2023-56

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR FRANKLIN FIRST UNITED METHODIST CHURCH PUD SUBDIVISON, FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND WEST OF DANIEL MCMAHON LANE, LOCATED AT 110 ALDERSGATE WAY

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 2010-39 on August 10, 2010; and

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

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

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2023-31.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063—21.01	104.07
Total	104.07

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 Franklin First United Methodist Church PUD are as follows:

Entitlements	Franklin First United Methodist Church PUD
Base/Proposed Zone District	CI/PD 207,500
Other Zoning Overlays	HPO, CFO, SCO, FFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	207,500
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1
Original Concept Plan Approval	Ordinance No. 2010-39 Date of approval: 8/10/2010
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 VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-31, 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:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

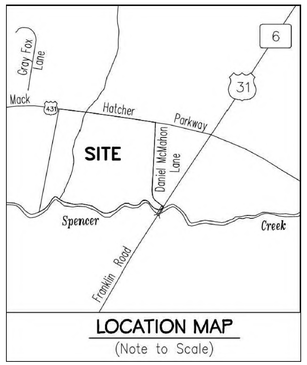
PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

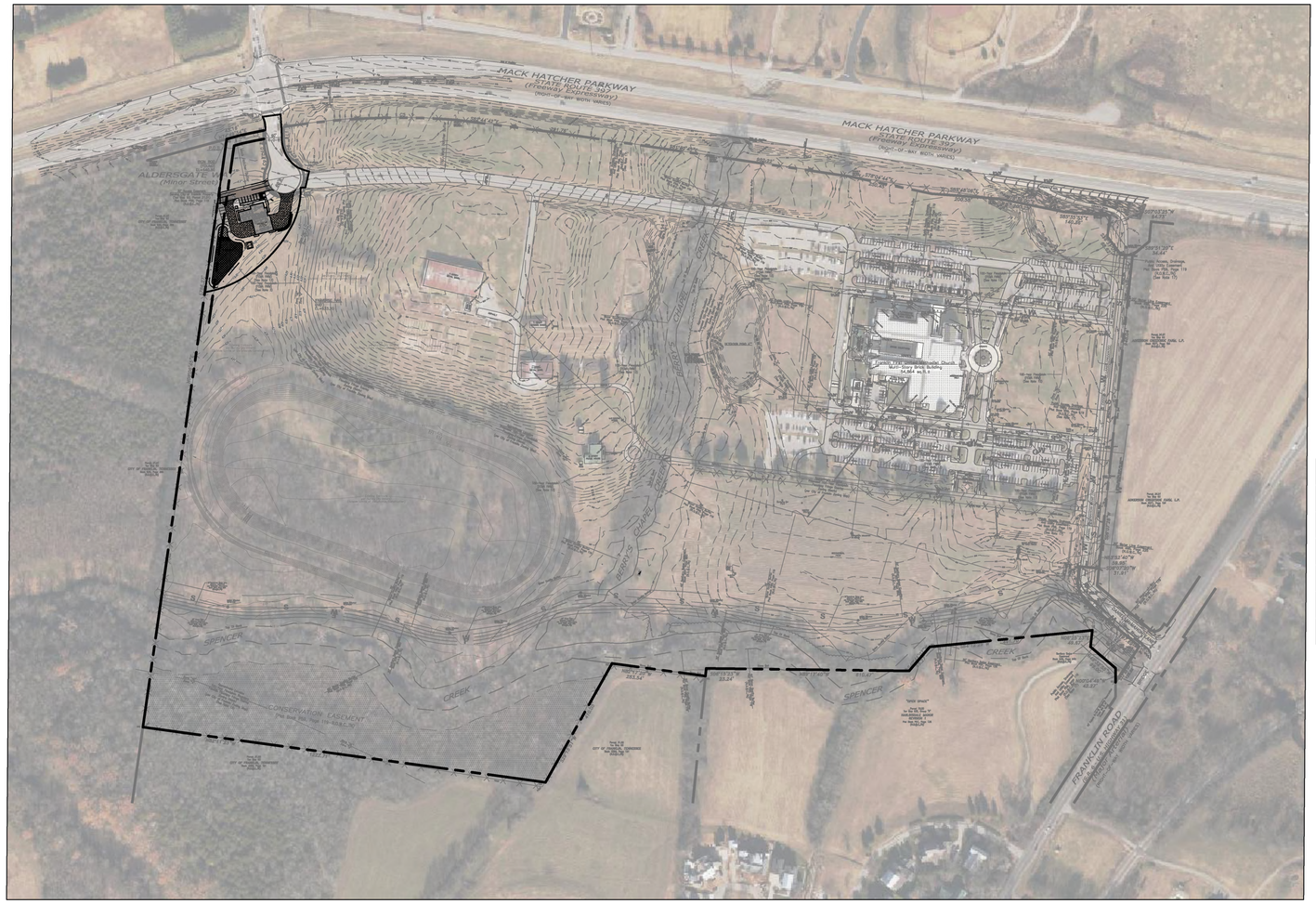
WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY
WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC



LOCATION MAP
(Note to Scale)



INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C003	CONCEPT PLAN FROM PRIOR APPROVED PUD
C102	SITE PLAN FROM PRIOR APPROVED PUD
C100	EXISTING CONDITIONS
C110	ENLARGED EXISTING CONDITIONS
C200	DEVELOPMENT PLAN
C201	ENLARGED DEVELOPMENT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	ENLARGED GRADING AND DRAINAGE PLAN
C400	ROW & ACCESS PLAN
C500	UTILITIES PLAN
C510	ENLARGED UTILITIES PLAN
L100	TREE PRESERVATION PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS & PLANT SCHEDULE
A100	ARCHITECTURAL ELEVATIONS
EP000	SITE LIGHTING PHOTOMETRIC PLAN

SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING.

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2022
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	12/22/2022

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

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. GOTIE
REGISTERED ENGINEER
AGRICULTURAL
No. 108959
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

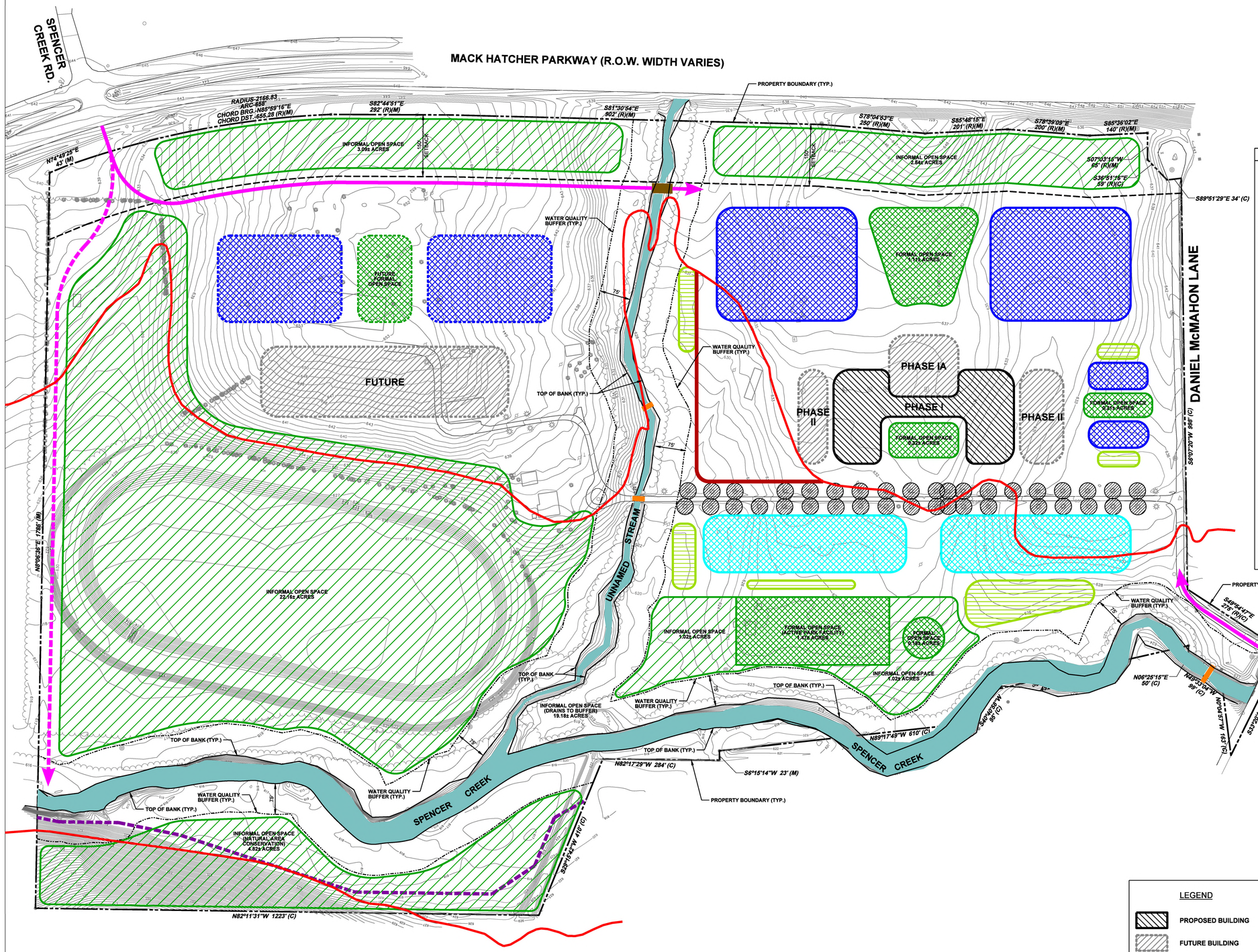
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

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GRAPHIC SCALE
100 0 100 200
1 " = 100'

SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	T.B.D.
MAP AND PARCEL:	MAP 83 PARCEL 22
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0 TO 20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lhill@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	95 WHITE BRIDGE ROAD SUITE 311 NASHVILLE, TN 37205
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
ARCHITECT:	TUCK HINTON ARCHITECTS
ADDRESS:	410 ELM STREET NASHVILLE, TN 37203
PHONE NO.:	615-254-4100
FAX NO.:	615-254-4101
E-MAIL ADDRESS:	sjohnson@Tuck-Hinton.com
CONTACT NAME:	MR. STEVEN JOHNSON, AIA
BUILDING SQUARE FOOTAGE:	MAXIMUM 200,000 S.F.
BUILDING HEIGHT:	
FLOOR AREA RATIO OF SITE:	
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	SEE TRAFFIC STUDY
MAXIMUM PARKING LIMIT:	SEE TRAFFIC STUDY
PARKING PROVIDED:	
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	57.42± ACRES

LAND USE & OPEN SPACE

TOTAL ACREAGE OF THE SITE:	106.15± ACRES
PROPOSED LAND USES:	
PLACE OF PUBLIC ASSEMBLY:	48.73± ACRES
PASSIVE PARKS AND OPEN SPACE:	55.95± ACRES
ACTIVE PARK FACILITIES:	1.47± ACRES
MINIMUM FORMAL OPEN SPACE:	3.18± ACRES
PROPOSED FORMAL OPEN SPACE:	3.29± ACRES
MAXIMUM NONRESIDENTIAL SQUARE FOOTAGE:	200,000 SF

DEVELOPMENT PHASES

PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2028):	76,000 SF
FUTURE:	200,000 SF

LEGEND

- PROPOSED BUILDING
- FUTURE BUILDING
- IMPERVIOUS PARKING LOT
- FUTURE IMPERVIOUS PARKING LOT
- PERVIOUS PARKING LOT
- INFORMAL OPEN SPACE
- FORMAL OPEN SPACE
- STORMWATER TREATMENT AREA
- ACCESS TO SITE
- POTENTIAL ROAD CONNECTIVITY
- PROPOSED GREENWAY ACCESS
- FLOODWAY FRINGE (FEMA FIRM 100-YEAR FLOODPLAIN)
- PROPOSED FLOODWAY FRINGE
- VEHICULAR BRIDGE
- PEDESTRIAN BRIDGE
- EXISTING CEDAR TREE TO REMAIN

FRANKLIN PROJECT NO. T.B.D.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH

SPENCER CREEK FRANKLIN, TENNESSEE

JEFFREY CHARLES HOOPER — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 3-9-10

REVISION NUMBER:

PUD CONCEPT PLAN:
09 MAR. 10

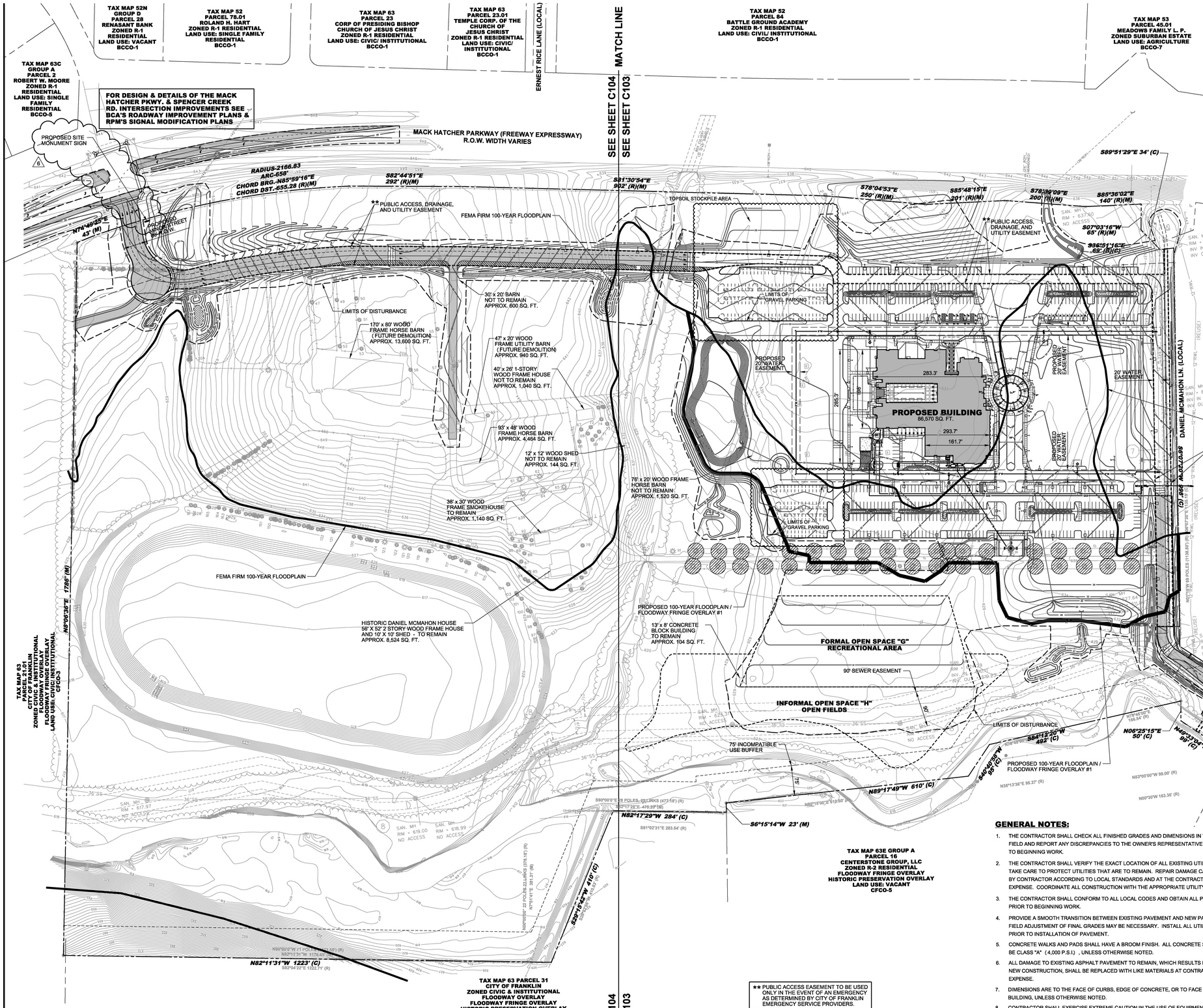
Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & ASSOCIATES
95 WHITE BRIDGE RD, STE 311
NASHVILLE, TENNESSEE 37205
615.356.9911 PHONE
615.352.6737 FAX
JOB #2105-26-01

08018.00

NOT FOR CONSTRUCTION

CONCEPT PLAN

C003



SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	2665
MAP AND PARCEL:	MAP 63 PARCEL 22
SUBDIVISION AND LOT NUMBER:	N/A
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	CIVIC / INSTITUTIONAL (CI)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5) SPECIAL AREA 5 OF CENTRAL FRANKLIN CHARACTER AREA PLAN
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	100'
SIDE YARD:	50'
REAR YARD:	50'
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lnill@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE:	86,570 S.F. (PHASE I)
BUILDING HEIGHT:	AVERAGE = 45' / MAXIMUM = 100'
FLOOR AREA RATIO OF SITE:	.02
LANDSCAPE SURFACE RATIO:	0.85
INCOMPATIBLE USE BUFFER:	75' BUFFER REQUIRED ALONG SOUTHERN PROPERTY LINE
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	450 SPACES
MAXIMUM PARKING LIMIT:	1,000 SPACES
PARKING PROVIDED:	459 SPACES (PHASE 1)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	32.49 ACRES (3.29 FORMAL / 29.20 INFORMAL)
CONNECTIVITY INDEX SCORE:	1.33

LEGEND

- FEMA FIRM 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN / * FLOODWAY FRINGE OVERLAY
- LIMITS OF DISTURBANCE

* THE BOARD OF ZONING APPEALS HAS CONDITIONALLY APPROVED A BOUNDARY INTERPRETATION TO MOVE THE FLOODWAY FRINGE OVERLAY ZONING BOUNDARY TO THE FEMA APPROVED CLOMR LOCATION, WHICH IS SHOWN BY THE BOLD BLACK LINE.

FRANKLIN FIRST UNITED METHODIST CHURCH LAND USE DATA

DEVELOPMENT	APPROVAL DATE	CI ZONED ACRES	USE	LOT NUMBERS OF BUILDING UNITS	FLOOR AREA	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING SQUARE FOOTAGE
CONCEPT PLAN	05/27/10	106	CHURCH	**	200,000 S.F.	**	**	**
DEVELOPMENT PLAN	10/25/12	106	CHURCH	**	200,000 S.F.	**	**	**
SECTION 1	TBD	17	CHURCH	1	86,570 S.F.	N / A	89	113,430
SECTION 2	TBD	TBD	CHURCH	1	TBD	N / A	TBD	TBD
SECTION 3	TBD	TBD	CHURCH	1	TBD	N / A	TBD	0

** PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY AS DETERMINED BY CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS.

FRANKLIN FIRST UNITED METHODIST CHURCH PARKING DATA

DEVELOPMENT	PARKING SPACES PROVIDED	PARKING SPACES SUBTOTAL	PARKING SPACES REMAINING
SECTION 1	459	459	541
SECTION 2			
SECTION 3			

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS 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. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. 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.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) , UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. 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.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

STATE PLANE COORDINATE SYSTEM NAD-83 (1995)

100 0 50 100 200

GRAPHIC SCALE - 1" = 100'

MAP 63, PARCEL 22 ZONE ER

OWNER
FIRST UNITED METHODIST CHURCH OF FRANKLIN
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

ENGINEER / APPLICANT
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
LEADING EDGE LAND SERVICES, INC.
361 MALLORY STATION ROAD, SUITE 108
FRANKLIN, TENNESSEE 37067

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

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH PUD
SITE PLAN, SECTION 1

ALDERSGATE WAY FRANKLIN, TN

JEFFREY HOOPER 2.10.16

Barge Cauthen & ASSOCIATES JOB #2105-26-01

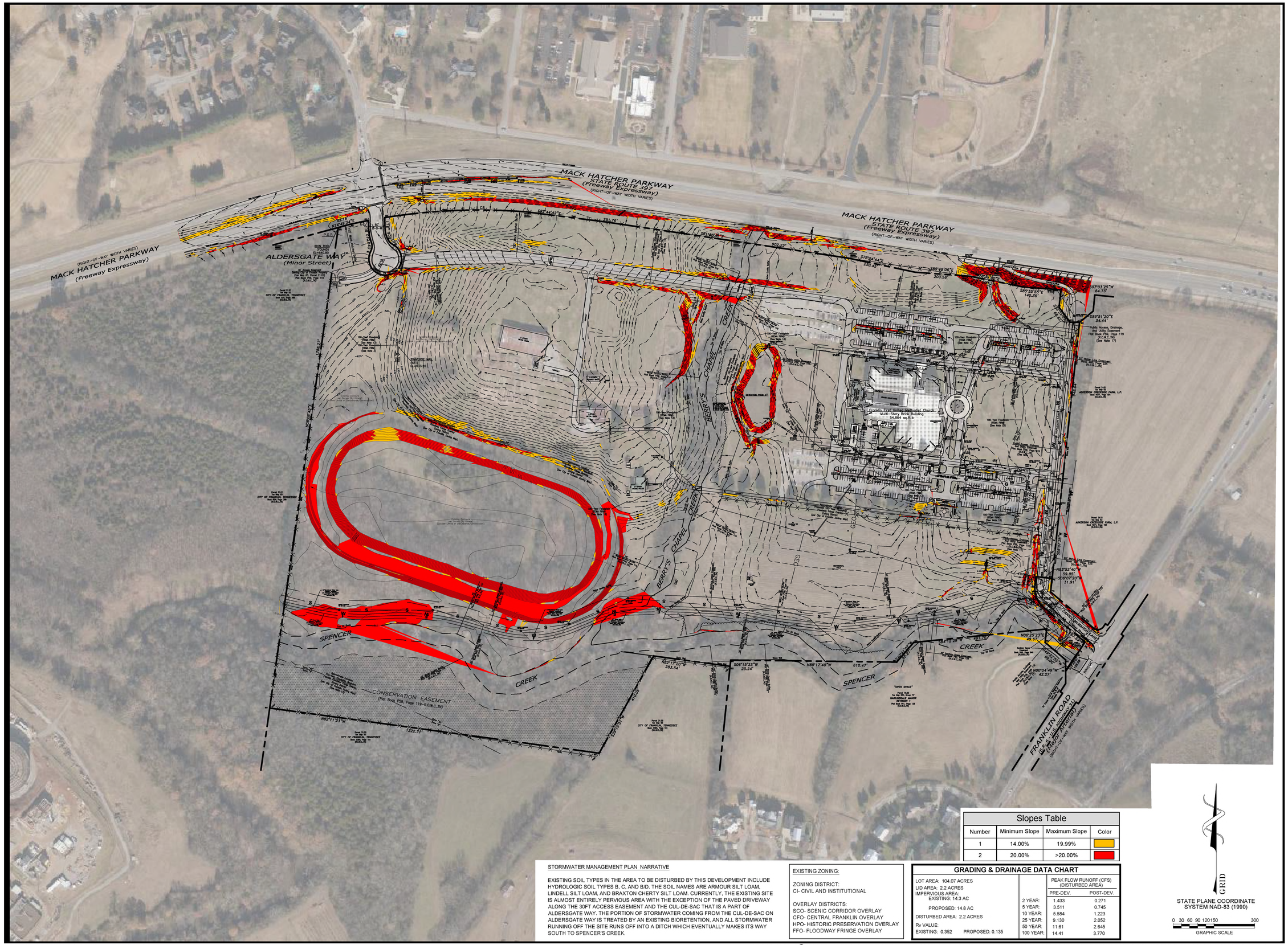
TEMPORARY PARKING 18 FEBRUARY 16
8 ASI #40 6 FEBRUARY 15
7 ASI #27 16 JANUARY 15
6 ASI #13 10 OCTOBER 14
5 REVISION 1 04 APRIL 14
4 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL 25 SEPTEMBER 13
3 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL 10 JUNE 13
2 SITE PLAN RESUBMITTAL 07 MARCH 13
PERMIT SET 1 FEBRUARY 13

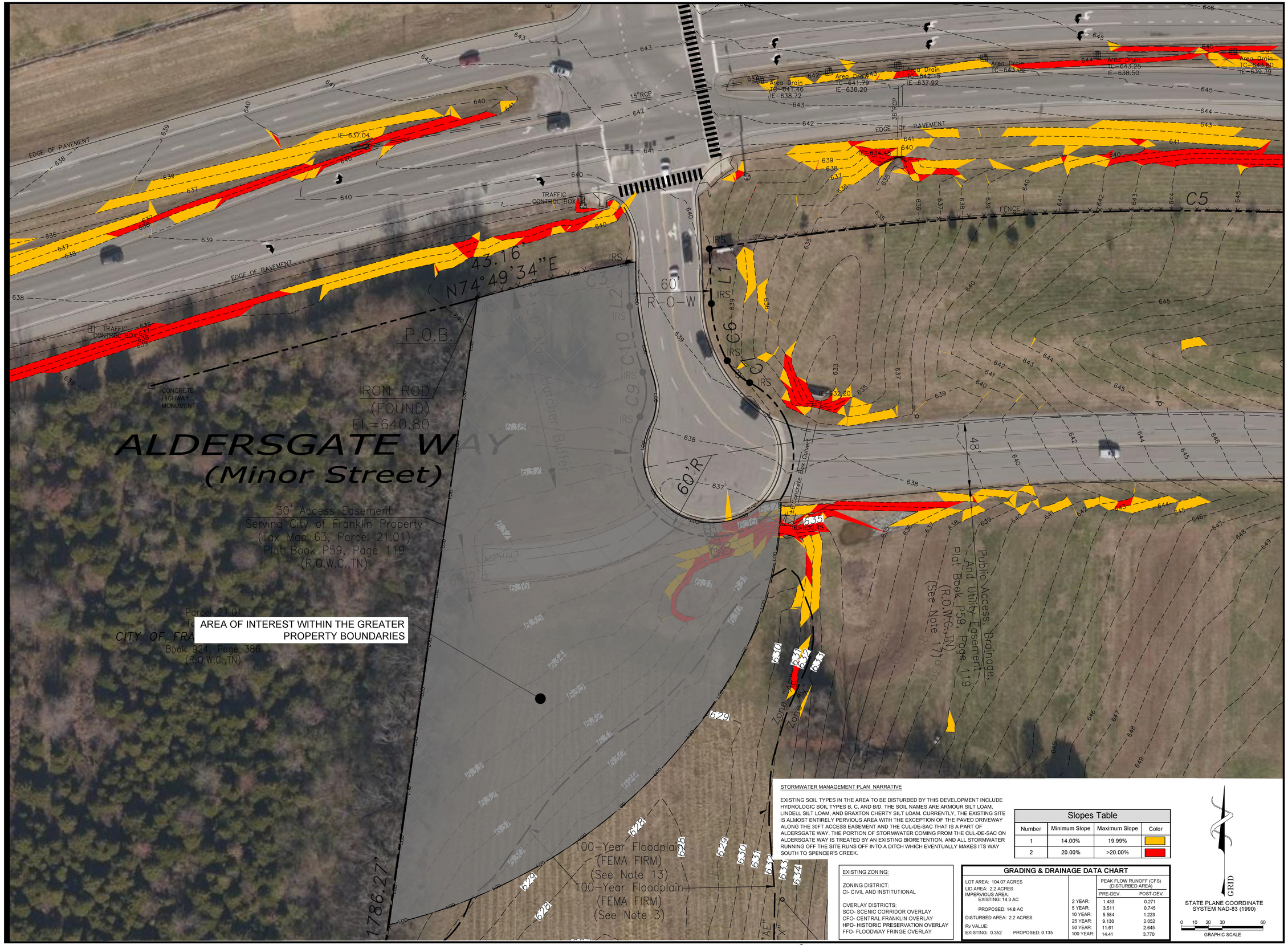
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COF PLANNING PROJECT #2665
COF CODES PROJECT #_____

CITY OF FRANKLIN ENGINEERING DEPT 03/04/16 This sheet is part of the APPROVED Site Plan Set.

OVERALL SITE PLAN

C102


MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway Expressway)
(RIGHT-OF-WAY WIDTH VARIES)
ALDERSGATE WAY
(Minor Street)
P.O.B.
IRON ROD (FOUND) ELEV=640.00
BERRYS CHAPEL CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Plat Book 1958, Page 119-R.O.W.C.,TN)
Franklin First Ionned Methodist Church
Multi-Story Brick Building
54,464 sq.ft.±
FRANKLIN ROAD
(STATE HIGHWAY 31)
(RIGHT-OF-WAY WIDTH VARIES)
"OPEN SPACE"
Parcel 15.00
Tax Map 78
Lot 1
HARLINSDALE MANOR
Book 1958, Page 119
R.O.W.C.,TN
Parcel 21.01
Tax Map 78
Lot 1
CITY OF FRANKLIN, TENNESSEE
Book 6178, Page 795
R.O.W.C.,TN
Parcel 21.02
Tax Map 78
Lot 2
CITY OF FRANKLIN, TENNESSEE
Book 6178, Page 795
R.O.W.C.,TN
Parcel 21.03
Tax Map 78
Lot 3
CITY OF FRANKLIN, TENNESSEE
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.01
Tax Map 78
Lot 4
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.02
Tax Map 78
Lot 5
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.03
Tax Map 78
Lot 6
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.04
Tax Map 78
Lot 7
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.05
Tax Map 78
Lot 8
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.06
Tax Map 78
Lot 9
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.07
Tax Map 78
Lot 10
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.08
Tax Map 78
Lot 11
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.09
Tax Map 78
Lot 12
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.10
Tax Map 78
Lot 13
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.11
Tax Map 78
Lot 14
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.12
Tax Map 78
Lot 15
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.13
Tax Map 78
Lot 16
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.14
Tax Map 78
Lot 17
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.15
Tax Map 78
Lot 18
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.16
Tax Map 78
Lot 19
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.17
Tax Map 78
Lot 20
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.18
Tax Map 78
Lot 21
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.19
Tax Map 78
Lot 22
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.20
Tax Map 78
Lot 23
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.21
Tax Map 78
Lot 24
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.22
Tax Map 78
Lot 25
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.23
Tax Map 78
Lot 26
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.24
Tax Map 78
Lot 27
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.25
Tax Map 78
Lot 28
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.26
Tax Map 78
Lot 29
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.27
Tax Map 78
Lot 30
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.28
Tax Map 78
Lot 31
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.29
Tax Map 78
Lot 32
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.30
Tax Map 78
Lot 33
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.31
Tax Map 78
Lot 34
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.32
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Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.193
Tax Map 78
Lot 196
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.194
Tax Map 78
Lot 197
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.195
Tax Map 78
Lot 198
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.196
Tax Map 78
Lot 199
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.197
Tax Map 78
Lot 200
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.198
Tax Map 78
Lot 201
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.199
Tax Map 78
Lot 202
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.200
Tax Map 78
Lot 203
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.201
Tax Map 78
Lot 204
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.202
Tax Map 78
Lot 205
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.203
Tax Map 78
Lot 206
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.204
Tax Map 78
Lot 207
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.205
Tax Map 78
Lot 208
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.206
Tax Map 78
Lot 209
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.207
Tax Map 78
Lot 210
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.208
Tax Map 78
Lot 211
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.209
Tax Map 78
Lot 212
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.210
Tax Map 78
Lot 213
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.211
Tax Map 78
Lot 214
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.212
Tax Map 78
Lot 215
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.213
Tax Map 78
Lot 216
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.214
Tax Map 78
Lot 217
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.215
Tax Map 78
Lot 218
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.216
Tax Map 78
Lot 219
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.217
Tax Map 78
Lot 220
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.218
Tax Map 78
Lot 221
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.219
Tax Map 78
Lot 222
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.220
Tax Map 78
Lot 223
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.221
Tax Map 78
Lot 224
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.222
Tax Map 78
Lot 225
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.223
Tax Map 78
Lot 226
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Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.224
Tax Map 78
Lot 227
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.225
Tax Map 78
Lot 228
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.226
Tax Map 78
Lot 229
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.227
Tax Map 78
Lot 230
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.228
Tax Map 78
Lot 231
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Parcel 24.229
Tax Map 78
Lot 232
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Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.230
Tax Map 78
Lot 233
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.231
Tax Map 78
Lot 234
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Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.232
Tax Map 78
Lot 235
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.233
Tax Map 78
Lot 236
ANDERSON WESTERN FARM, L.P.
Book 6178, Page 795
R.O.W.C.,TN
Parcel 24.234
Tax Map 78
Lot



STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

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

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
HPO- HISTORIC PRESERVATION OVERLAY
FFO- FLOODWAY FRINGE OVERLAY

GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES		PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
LID AREA: 2.2 ACRES		PRE-DEV.	POST-DEV.
IMPERVIOUS AREA: EXISTING: 14.3 AC	2 YEAR:	1.433	0.271
PROPOSED: 14.8 AC	5 YEAR:	3.511	0.745
DISTURBED AREA: 2.2 ACRES	10 YEAR:	5.584	1.223
Rv VALUE:	25 YEAR:	9.130	2.052
EXISTING: 0.352 PROPOSED: 0.135	50 YEAR:	11.61	2.645
	100 YEAR:	14.41	3.770

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

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REGISTERED ENGINEER
AGENT OF RECORD
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

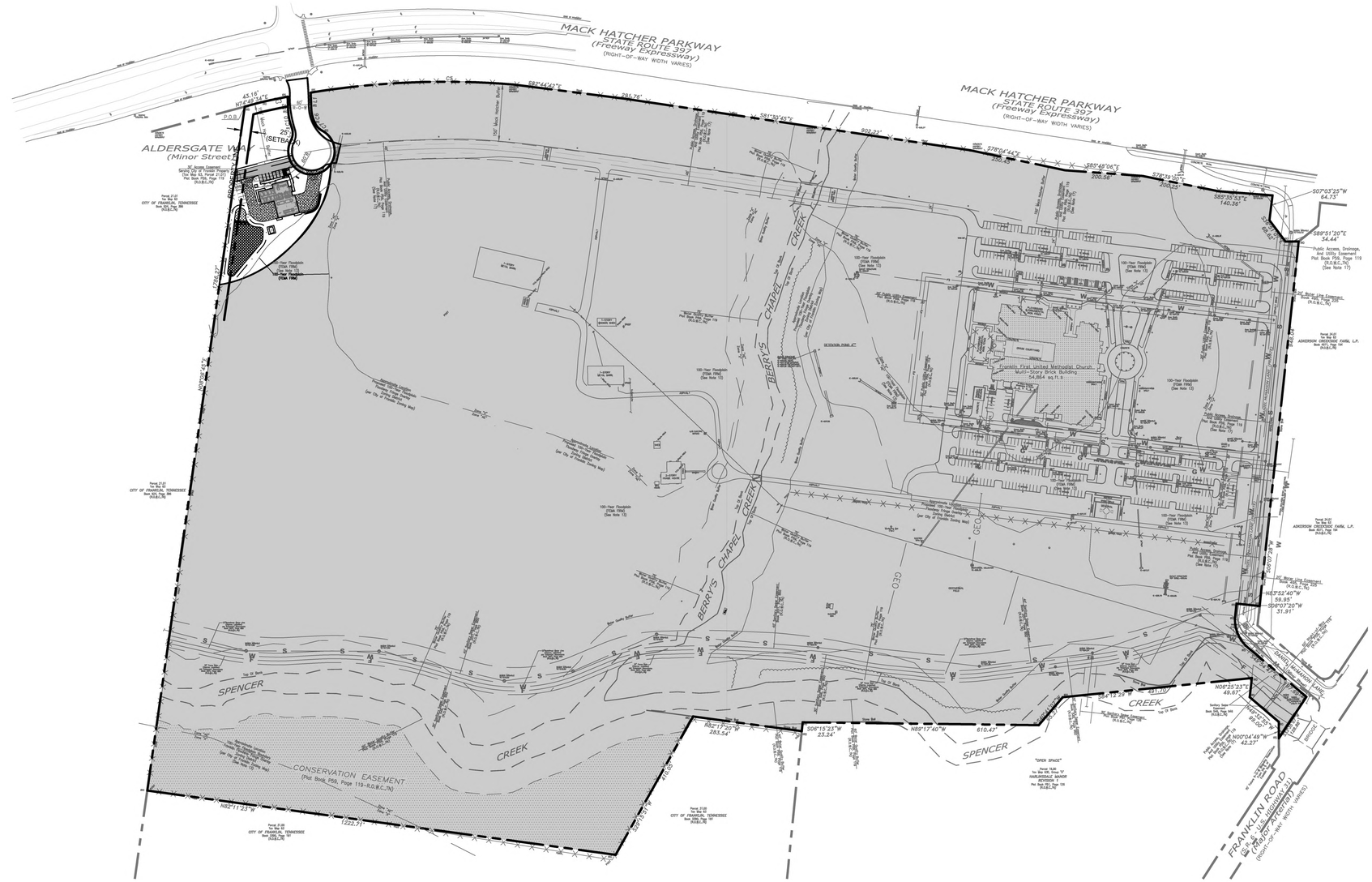
COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED EXISTING CONDITIONS

C1.10



SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 83, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

STORMWATER NARRATIVE:

STORMWATER QUALITY AND QUANTITY REQUIREMENTS TO BE ACHIEVED WITH BIORETENTION.

ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. This development will provide residents of the City of Franklin with essential services in the form of an emergency medical response station located in a central location. This proposed use is in line with the guiding principle of creating Vibrant Neighborhoods. The proposed EMS station is to be located in the PUD currently containing Franklin First United Methodist Church. A notable component of this church is its beautiful architecture, and the design of the proposed EMS station is unique in that it is inspired by the architecture and materials used in the construction of Franklin First United Methodist Church. The proposed EMS station is to contain gothic arches at the apparatus bay entrances as well as beautiful stone and brick masonry exteriors. This is in alignment with the theme of the church's architecture as well as the greater historical theme of the City of Franklin. These architecture choices are in line with the Envision Franklin Objectives of Exceptional Design as well as Vibrant Neighborhoods

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% OF 104.07 AC = 5.2 AC
2.20 AC = 0.11 AC
PROVIDED: 79.96 AC TOTAL (76.8%)
0.91 AC OF DISTURBED AREA (41.4%)

LOT	TYPE	AREA
100	NATURAL AREA	20,683 SF
101	NATURAL AREA	19,110 SF

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

DEVELOPMENT	PROPOSED USE	APPROVAL DATE	PROPOSED COMPLETION DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	MIXED USE	9/28/2012		0	0	200,000	76000	0	0
PROPOSED CONCEPT PLAN ENTITLEMENTS	MIXED USE	N/A		0	0	207,500	83500	0	0
PHASE I - BUILDING A	EDUCATIONAL/ FELLOWSHIP/ ADMIN	9/8/2012	8/30/2014	0	0	91,000	116500	0	0
PHASE II - BUILDING B	SCANTUARY/ MUSIC/ADMIN	9/8/2012	12/30/2019	0	0	33,000	83500	0	0
EMS ADDITION	ESSENTIAL SERVICES	N/A	12/31/2019	0	0	7,500	76000	0	0
PHASE III - BUILDING C	EDUCATIONAL/RECREATIONAL	9/8/2012	12/30/2028	0	0	76,000	0	0	0

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JOHN R. GOBE
REGISTERED ENGINEER
AGENCY NO.
108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

DEVELOPMENT PLAN

C2.00

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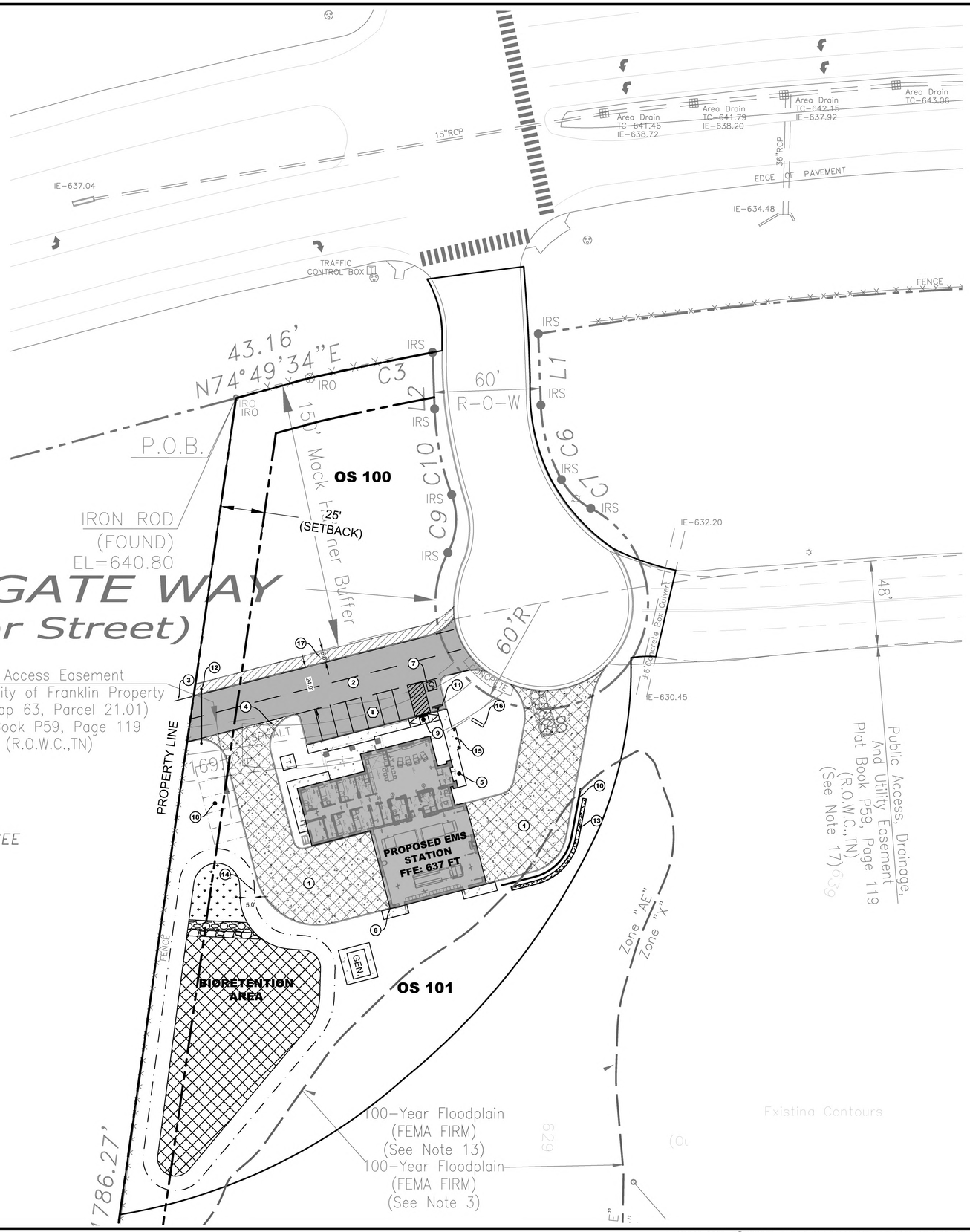
SITE PLAN KEYNOTES:

1. HEAVY DUTY CONCRETE PAVEMENT (TYP).
2. LIGHT DUTY ASPHALT PAVEMENT (TYP).
3. RELOCATED 24.0' ACCESS EASEMENT
4. POST CURB (TYP).
5. CONCRETE SIDEWALK (TYP).
6. PROPOSED BUILDING; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
7. ADA PARKING SPACE (TYP).
8. ACCESSIBLE PARKING SIGN (TYP).
9. ACCESSIBLE SIDEWALK RAMP (TYP).
10. TIMBER GUARDRAIL
11. WHEEL STOP (TYP).
12. ACCESS GATE--OPERATION AND/OR REMOVAL OF GATE SHALL BE AT THE DISCRETION OF CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
13. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER
14. PROPOSED EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT COVERING ENTIRETY OF BIORETENTION AREA AND EXTENDING 5 FT FROM TOP OF BERM.
15. FLAGPOLE LOCATION WITH UPLIGHTING
16. MONUMENTAL SIGN, SEE ARCHITECTURE PLANS FOR DETAILS
17. ROOM FOR 6.0 FT DRIVE AISLE EXPANSION FOR CITY OF FRANKLIN ACCESS EASEMENT, TBD
18. POSSIBLE AREA OF FUTURE PARKING RELOCATION

(X) NUMBER OF PARKING SPACES IN AN AREA

SEE DETAILS SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED

CONCRETE HIGHWAY MONUMENT



SITE DATA

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PROJECT NUMBER:	TBD
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ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
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PROPOSED ZONING:	PLANNED (PD 207.500)
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101	NATURAL AREA	19,110 SF

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

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110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED DEVELOPMENT PLAN

C2.10

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STORMWATER MANAGEMENT PLAN NARRATIVE

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PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

CITY OF FRANKLIN 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 IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY.
ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
EXISTING: 14.3 AC
PROPOSED: 14.8 AC
DISTURBED AREA: 2.2 ACRES
Rv VALUE:
EXISTING: 0.352 PROPOSED: 0.135

	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
	PRE-DEV.	POST-DEV.
2 YEAR:	1.433	0.271
5 YEAR:	3.511	0.745
10 YEAR:	5.584	1.223
25 YEAR:	9.130	2.052
50 YEAR:	11.61	2.645
100 YEAR:	14.41	3.770

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120150 300
GRAPHIC SCALE

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REVISIONS		

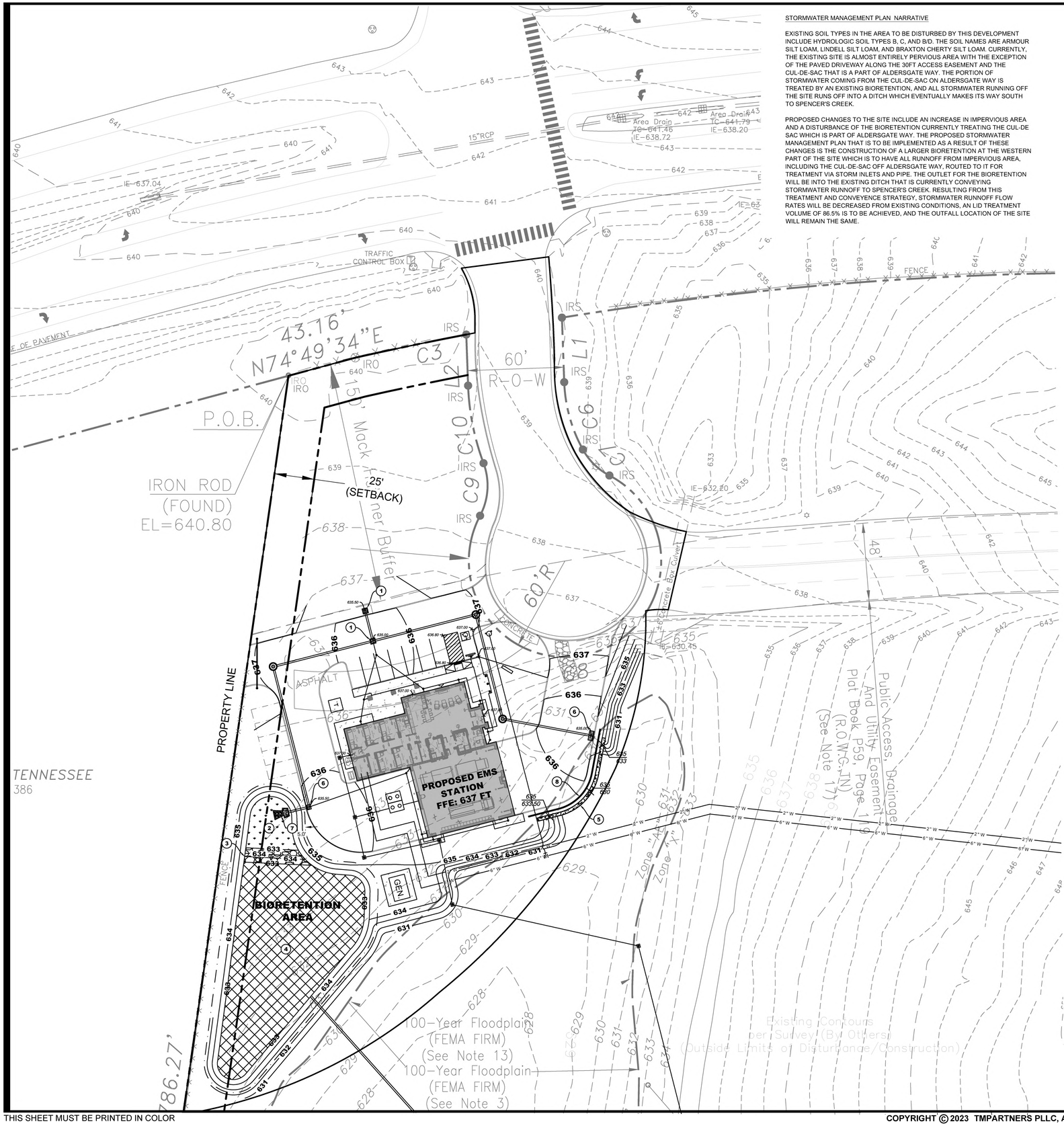
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CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

SITE GRADING PLAN

C3.00

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STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

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2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TEST SHALL BE RECTIFIED.
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4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATIONS TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE
9. PEDESTRIAN AND/OR VEHICHULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER

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DRAINAGE FACILITIES
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RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

GRADING & DRAINAGE KEYNOTES:

1. PROPOSED AREA INLET
2. PRE-TREATMENT CELL
3. STONE CHECK DAM
4. LEVEL 2 BIORETENTION AREA
5. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER; MAX HEIGHT 5.0FT
6. PROPOSED CURB INLET.
7. RIP RAP OUTLET PROTECTION
8. VEHICULAR GUARDRAIL

SEE DETAIL SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED.

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRID

0 10 20 30 60
GRAPHIC SCALE

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615.370.4147 Fax
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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

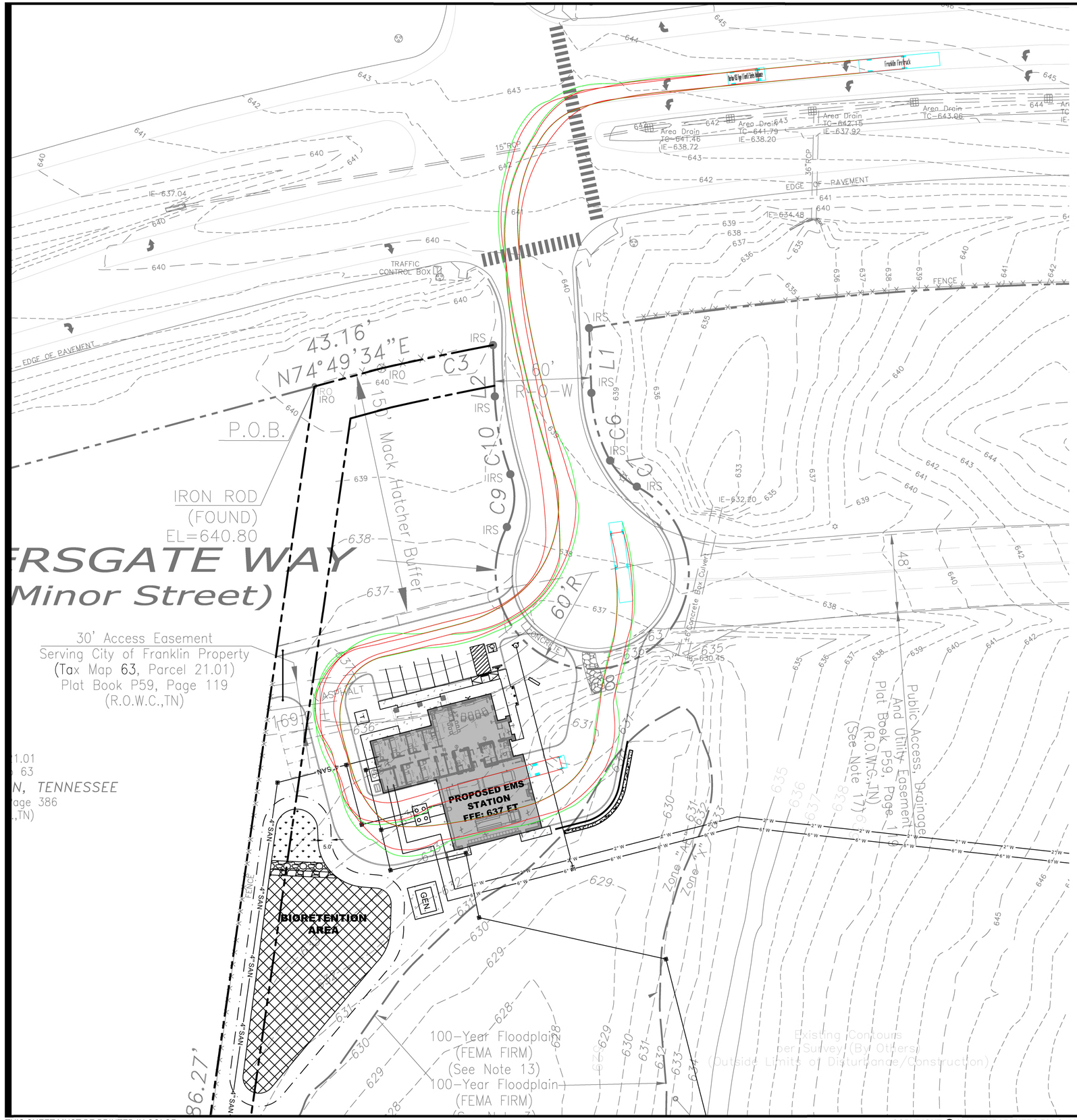
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DATE	08/03/2023

ENLARGED GRADING PLAN

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RIGHT-OF-WAY & ACCESS NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PUBLISHED BY TDOT ,THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (T.D.O.T.), AND TO THE CITY OF FRANKLIN TRANSPORTION AND STREET TECHNICAL STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

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

R.O.W AND ACCESS DATA CHART
DAILY TRIP GENERATION: 20 TRIPS PER DAY
PEAK HOUR TRIP GENERATION: 2 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: NO
CIRCULATION PLAN REQUIRED: NO

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

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GRAPHIC SCALE

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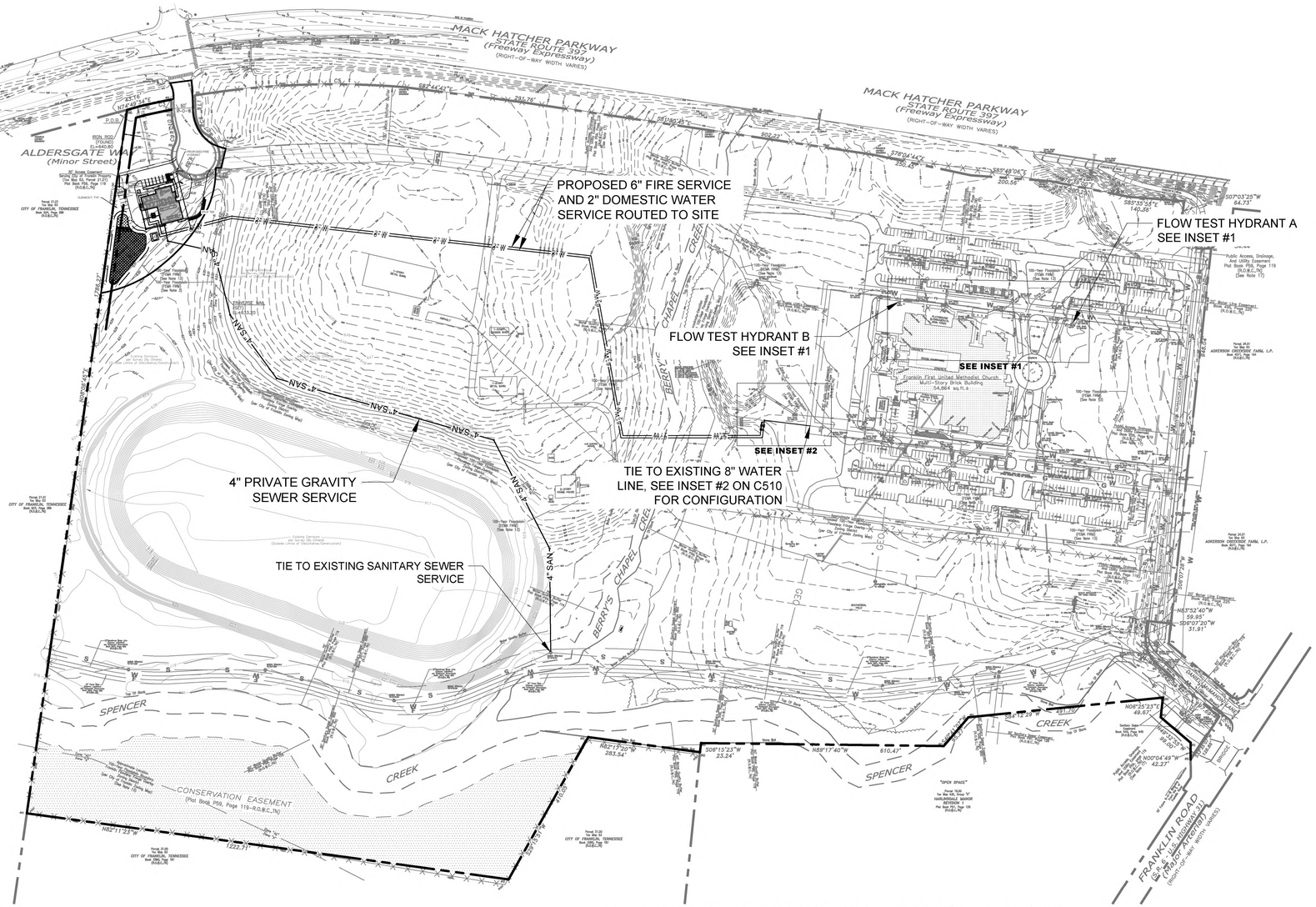
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ROW & ACCESS PLAN

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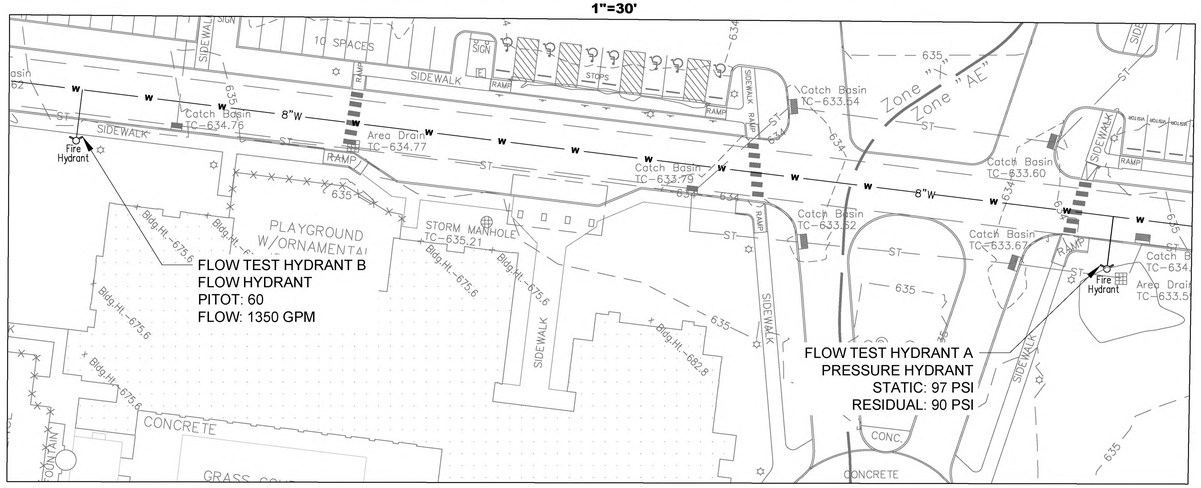
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INSET #1: FLOW TEST FIRE HYDRANTS

1"=30'



UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

THE CITY OF FRANKLIN WATER AND 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 ALDERMAN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 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 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.

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY BRUHN & BRUHN FIRE PROTECTION

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

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TMPartners, PLLC
Architecture Interiors Planning
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Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
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JOHN R. GOSE
REGISTERED ENGINEER
AGRICULTURAL
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

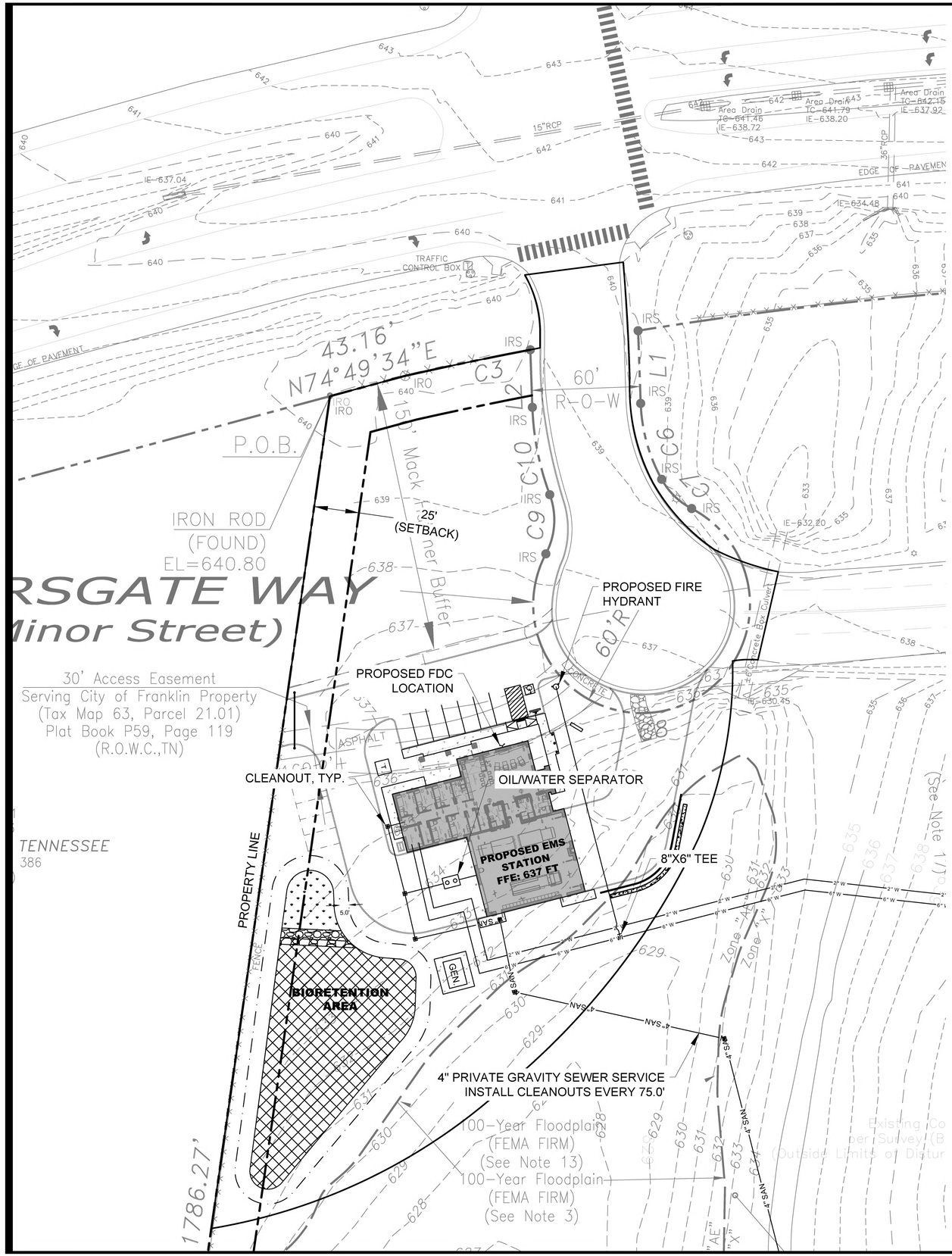
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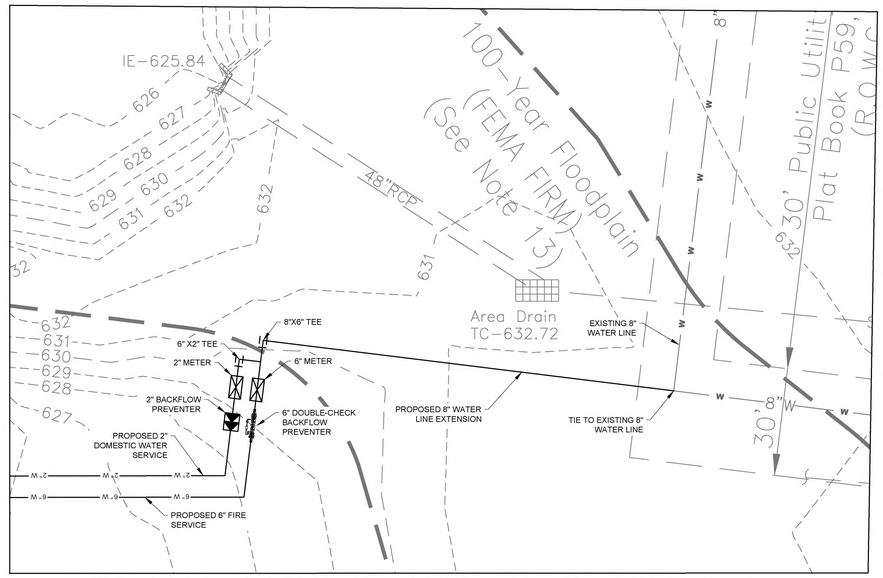
SITE UTILITIES PLAN

C5.00

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INSET #2: ENLARGED WATER CONNECTION PLAN

1"=20'

THE CITY OF FRANKLIN WATER AND 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 ALDERMAN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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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UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

STATEMENT OF IMPACTS

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GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

tmp
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615.370.4147 Fax
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JOHN R. GOTIE
REGISTERED ENGINEER
AGRICULTURAL
CIVIL
STRUCTURAL
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
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COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

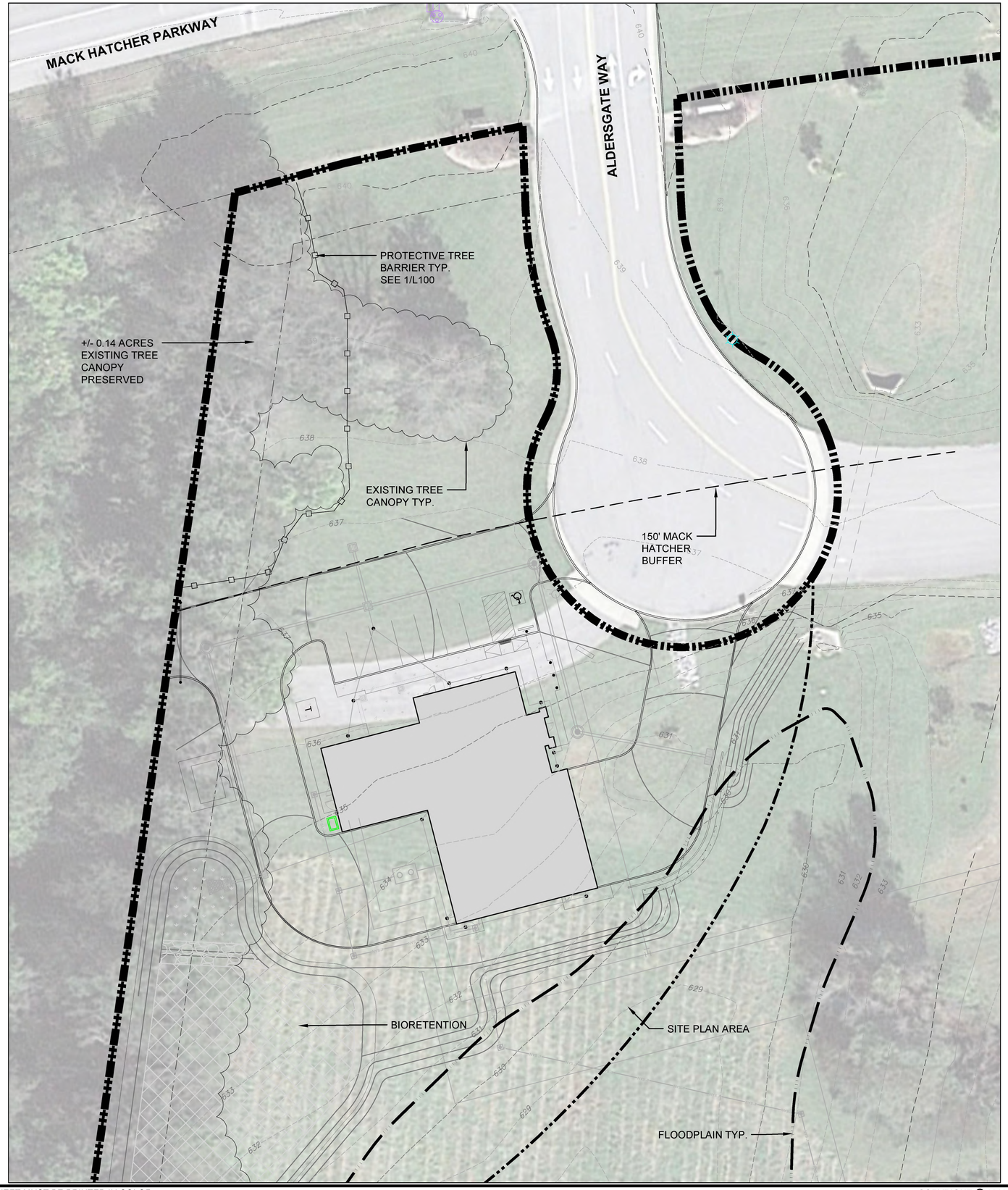
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PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED UTILITIES PLAN

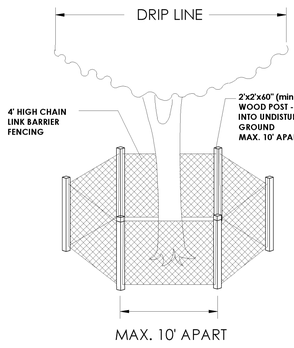
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Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
Percent and Acreage of Original Canopy Cover:	.51 acres (29%)
Percent and Acreage Tree Canopy Required:	.10 acres (24%)
Percent and Acreage of Preserved Canopy Cover Provided:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0



NOTE:

1. ALL SPECIMEN TREES, TREES IN A TREE PROTECTION ZONE, AND TREES INTENDED FOR USE AS CREDIT TOWARDS THE LANDSCAPING STANDARDS SHALL BE FENCED BEFORE GRADING OR OTHER LAND-DISTRUBING ACTIVITY BEGINS.

2. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DBH, SO THAT EACH TREE'S DRIPLINE IS PROTECTED, BUT NO CASE LESS THAN TEN FEET FROM THE TRUNK.

3. ALL FENCING REQUIRED SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.

4. 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 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECC-RION DEL ARBOL. NO SE PERMITE ENTRAR".

5. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND-ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.

6. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

1 PROTECTIVE TREE BARRIER

NTS

0' 10' 20' 40' NORTH

TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
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JOHN DAVID HAAS JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
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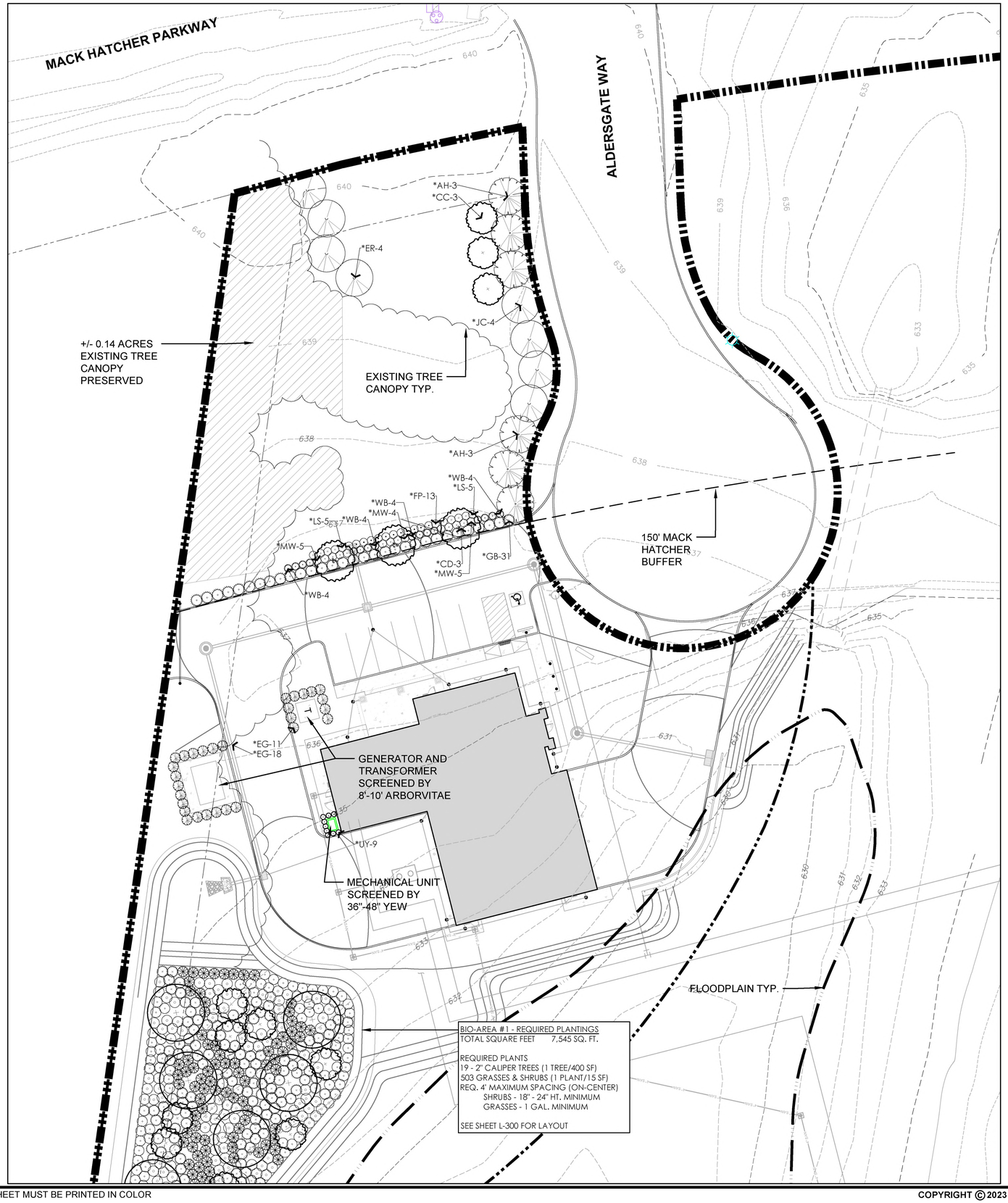
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TREE PRESERVATION PLAN

L100

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Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
Percent and Acreage of Original Canopy Cover:	.51 acres (29%)
Percent and Acreage Tree Canopy Required:	.10 acres (24%)
Percent and Acreage of Preserved Canopy Cover Provided:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0

Landscape Requirements: (ACI)				
LSA MINIMUM: 0.708 AC - 0.10 Acre Tree Save Area = 0.608 Acre Adjusted LSA with Credit	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees				
Existing Trees (See Tree Inventory)				
5" + caliper canopy trees				
3" caliper canopy trees		29	29	87
2" caliper canopy trees		25	25	50
Aggregate Canopy Caliper Inches Provided				137
Aggregate Canopy Caliper Inches Required				34
2" caliper understory trees		17	17	34
1.5" caliper understory trees				
Aggregate Understory Caliper Inches Provided				34
Aggregate Understory Caliper Inches Required				9
Min. 18" Height Shrubs			336	
Min. 30" Height Shrubs			215	
Total Shrubs Provided			551	
Total Shrubs Required			40	

Mack Hatcher Buffer Requirements	
Total Length of Buffer on-site (feet)	140
Required Number of Canopy Trees	14
Required Number of Understory Trees	6
Shrubs	84
Note: Required Mack Hatcher Buffer Plantings to apply towards ACI requirements	

GENERAL NOTES - LANDSCAPE PLANTING

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.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

17. ALL MECHANICAL EQUIPMENT IS TO BE COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.

18. MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

NOTE:
NO IRRIGATION IS PROPOSED FOR THIS PROJECT

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

SEE SHEET L3.00 FOR PLANT SCHEDULE

0' 10' 20' 40' NORTH

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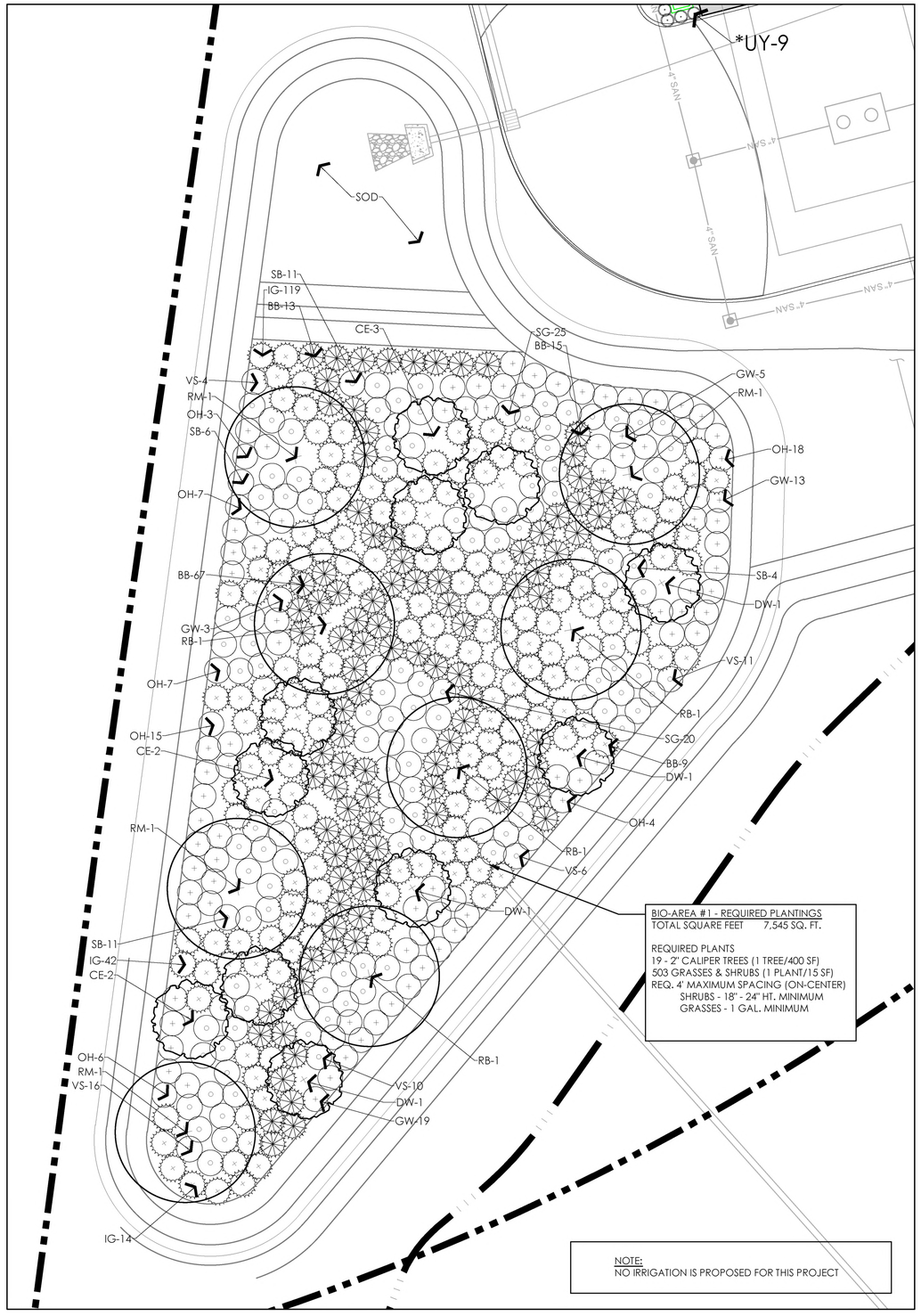
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LANDSCAPE PLAN

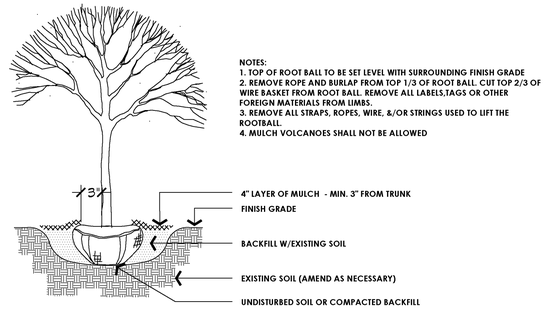
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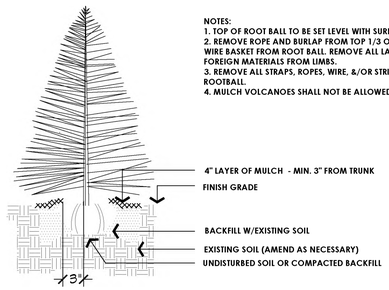
1 BIORETENTION PLANTING PLAN (ENLARGEMENT)



NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

2 TREE PLANTING

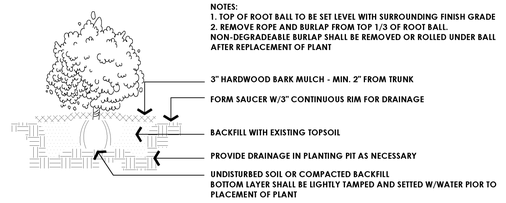
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NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

3 EVERGREEN TREE PLANTING

NTS



NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADEABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER REPLACEMENT OF PLANT

4 SHRUB PLANTING

NTS

EMS at FFUMC - PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Evergreen Trees					
AH	6	Ilex opaca	American Holly	2" Cal Min.	6'-8' Hgt	Per Plans	
EG	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3" Cal Min.	8'-10' Hgt	4' O.C.	
ER	4	Juniperus virginiana	Eastern Red Cedar	2" Cal Min.	6'-8' Hgt	Per Plans	
JC	4	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	2" Cal Min.	6'-8' Hgt	Per Plans	
		Deciduous Trees					
CC	3	Cercis canadensis var. texensis 'Oklahoma'	Oklahoma Redbud	2" Cal Min.	8'-10' Hgt	Per Plans	Single Trunk
CD	3	Cornus × rutgersensis Celestial	Celestial Dogwood	2" Cal Min.	8'-10' Hgt	Per Plans	Strong Central Leader
		Shrubs					
FP	13	Potentilla fruticosa 'Monsidh'	Frosty Potentilla	-	18"-24" Ht.	3' O.C.	
GB	31	Buxus x 'Green Mountain'	Green Mountain Boxwood	-	30"-36" Ht.	4' O.C.	
LS	10	Spiraea japonica 'SMSJMLG'	Lil Sizzle Spirea	-	18"-24" Ht.	3' O.C.	
MW	14	Weigela florida 'Elvera'	Midnight Wine Weigela	-	18"-24" Ht.	3' O.C.	
UY	9	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	-	36"-48" Ht.	2' O.C.	
WB	16	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	-	18"-24" Ht.	3' O.C.	
		BIO-RETENTION PLANT SCHEDULE					
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE / CAL**	**HEIGHT**	**SPACING**	**REMARKS**
		Deciduous Trees					
CE	7	Cercis canadensis	Eastern Redbud	2" Cal Min.		Per Plans	Single Trunk
DW	4	Cornus florida	Dogwood	2" Cal Min.		Per Plans	Strong Central Leader
RB	4	Betula nigra 'BNMTF'	DuraHeat River Birch	2" Cal Min.		Per Plans	2 Trunk Max - Each 3" Caliper
RM	4	Acer rubrum	Red Maple	2" Cal Min.		Per Plans	
		Shrubs					
BB	104	Buddleia davidii	Butterfly Bush	-	18"-24" Ht.	4' O.C.	
GW	40	Hypericum frondosum	Shruby St. Johns Wort	-	18"-24" Ht.	4' O.C.	
VS	47	Itea virginica	Virginia Sweetspire		18"-24" Ht.	4' O.C.	
IG	175	Ilex glabra 'Shamrock'	Shamrock Inkberry	-	24"-30" Ht.	4' O.C.	
OH	60	Hydrangea quercifolia	Oakleaf Hydrangea	-	18"-24" Ht.	4' O.C.	
SB	32	Sweetpepper Bush	Clethra alnifolia	-	18"-24" Ht.	4' O.C.	
		Grasses					
SG	45	Panicum virgatum "Shenandoah'	Shenandoah Switch Grass	2 Gallon		Per Plans	

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615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN DAVID HAAS JR. REGISTERED TENNESSEE NO. 343 LANDSCAPE ARCHITECT
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

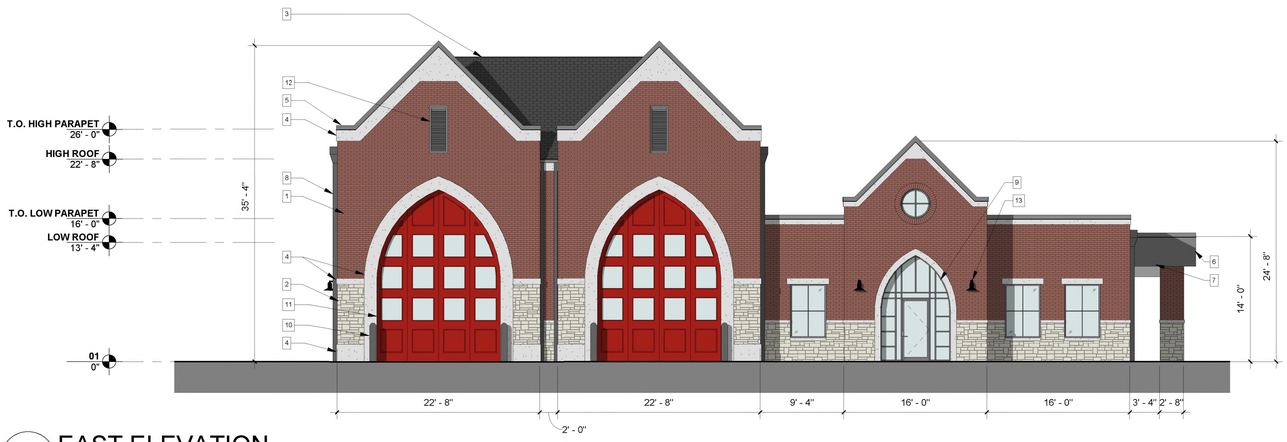
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

LANDSCAPE DETAILS & PLANT SCHEDULE

L300

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1 EAST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 637 SF



2 SOUTH ELEVATION

0 4 8 16 24 FEET

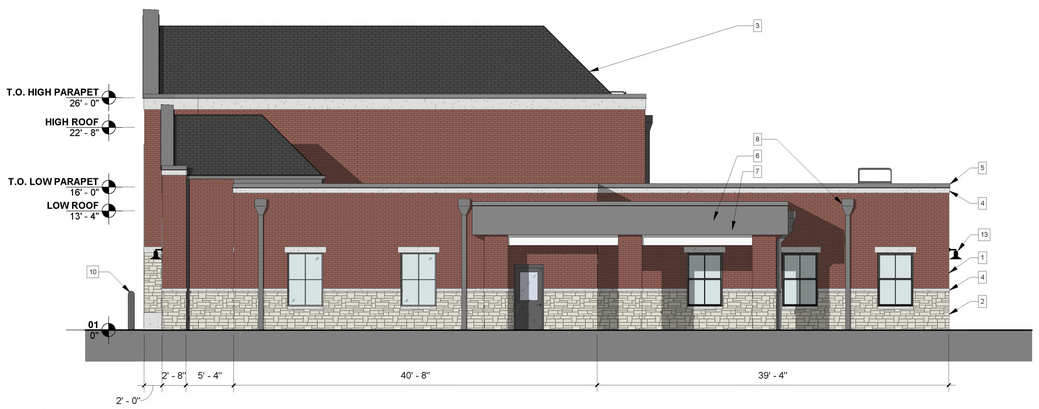
GLASS AND OPENINGS: 109 SF



3 WEST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 466 SF



4 NORTH ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 145 SF

MATERIALS LEGEND

1	RED BRICK
2	NATURAL STONE MASONRY
3	ASPHALT SHINGLE ROOF
4	SMOOTH CAST STONE
5	GRAY METAL COPING
6	GRAY SKIM COAT ON EXTERIOR GYPSUM
7	WHITE SKIM COAT ON EXTERIOR GYPSUM
8	GRAY METAL DOWNSPOUT
9	GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
10	GRAY PIPE BOLLARD
11	RED FOUR-FOLD APPARATUS BAY DOORS
12	GRAY METAL LOUVER
13	BLACK ALUMINUM ARCHITECTURAL LIGHTING

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,553 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,201 SF	77%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	352 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,891 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,641 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	250 SF	13%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,550 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,222 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	328 SF	21%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,768 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,566 SF	89%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	202 SF	11%

GENERAL NOTES
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

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JEFFERY A. EARWOOD
REGISTERED
ARCHITECT
No. 103777
STATE OF TENNESSEE
8/10/2023

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN SUBMITTAL 08-03-2023

REVISIONS

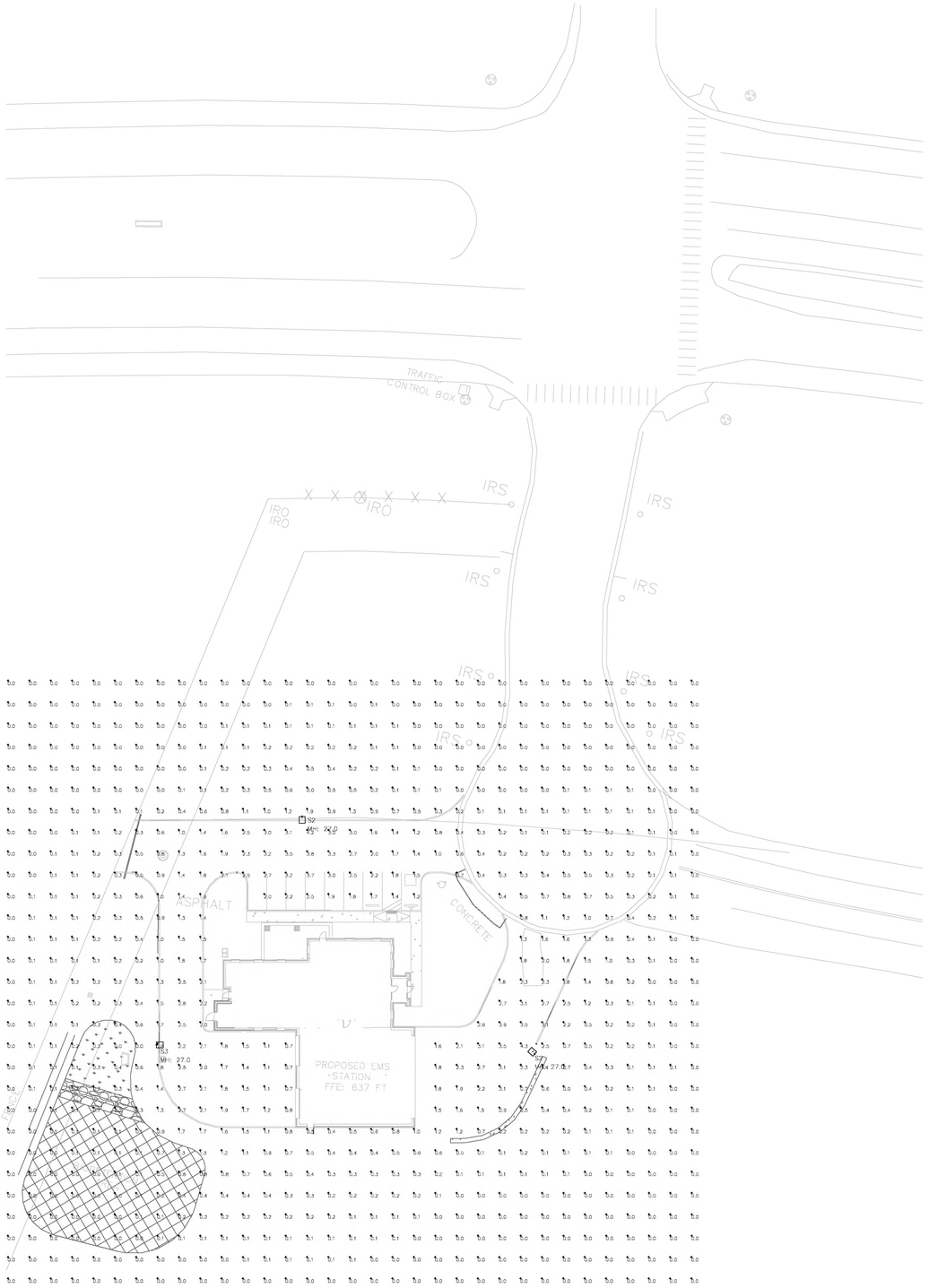
DR. BY	KD
CK. BY	JE
PROJ. NO.	A08221
DATE	08/03/2023

BUILDING ELEVATIONS

A001

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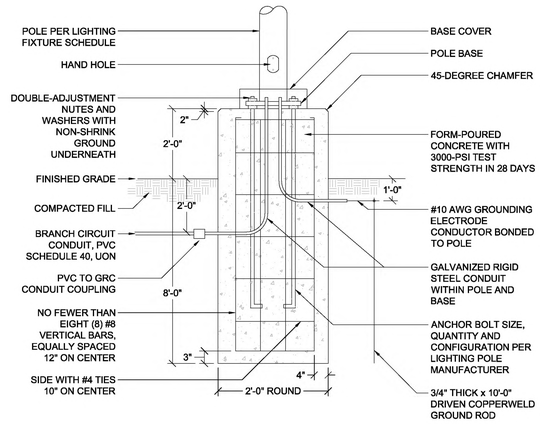


Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]
	17	SL1	Single	1A-AR2-B1L-700-647-3	0.900	18849	171.66	343.32	KIM LIGHTING
	11	SL3	Single	1A-AR2-B1L-700-647-4W	0.900	17877	178.2	178.2	KIM LIGHTING

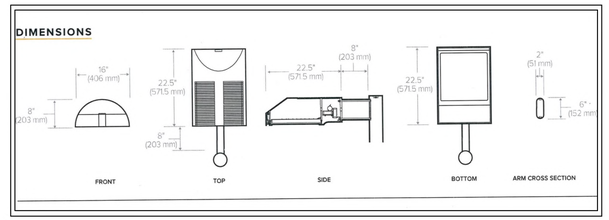
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calcpts_1	Illuminance	Fc	0.0	1.3	0.0	N.A.	N.A.

SITE LIGHTING PHOTOMETRIC PLAN

30' 0 30'



DETAIL - TYPICAL SITE LIGHTING POLE BASE
NOT TO SCALE



PRODUCT EXCEPTIONS & DETAILS

Configuration		EPA
	1SA	1 Arm Side Mount 0.9
	1W	Single Wall Mount n/a
	HSF	Horizontal Slipfitter n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

SITE LIGHTING DATA

Development Standard: Traditional
Land Use: Non-residential Zoning
District: General Commercial (GC)
Pole Height 25 ft
Pole/Fixture Color: Black Gloss Smooth
Color of Light: 4000K

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF SUPERINTENDENT OR THE PLANNING COMMISSION/CITY OF FRANKLIN.

STREET LIGHTING LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

tmp
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RICHARD M. GRAHAM REGISTERED ENGINEER AGRICULTURE CIVIL COMMERCE No. 21567 STATE OF TENNESSEE 9/3/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

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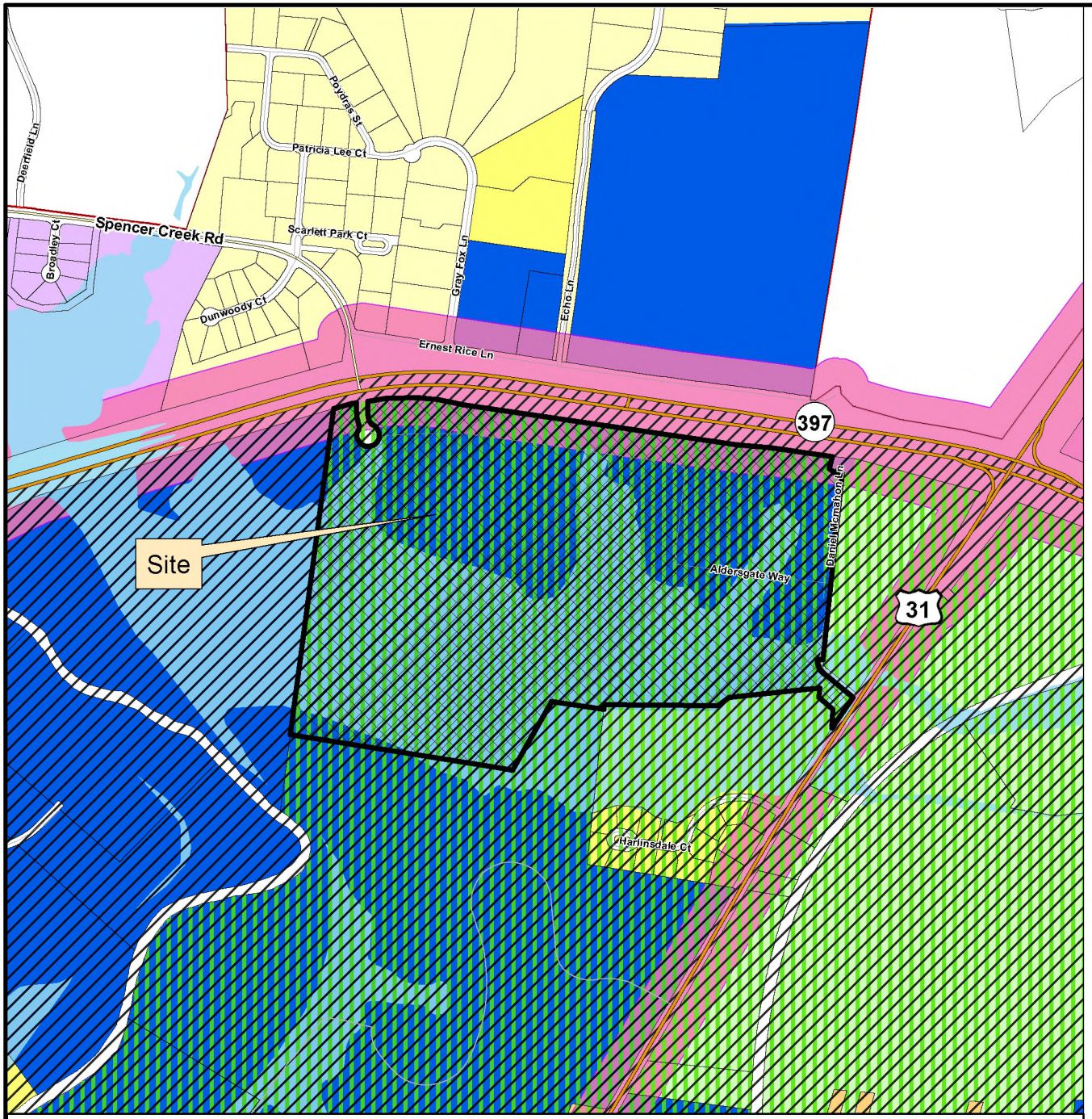
SITE LIGHTING PHOTOMETRIC PLAN

EP000

ENVISION ADVANTAGE
4633 TROUSDALE DRIVE
NASHVILLE, TN 37204
615.661.6211

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The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000

Feet

FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56

Project Information

Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

COF no: 8248

CONDITIONS OF APPROVAL:

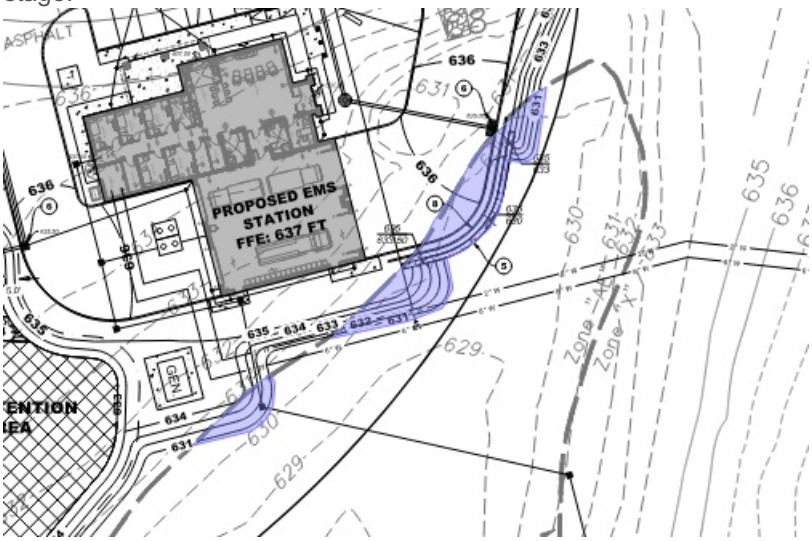
Open Issues: 11 These issues are currently being filtered

Engineering - Checklist

General Issues

49. Grading

lance.fittro@franklintn.gov The proposed grading and retaining wall shown on the plans which alter the floodplain boundary will require a LOMR application through FEMA at site plan stage.

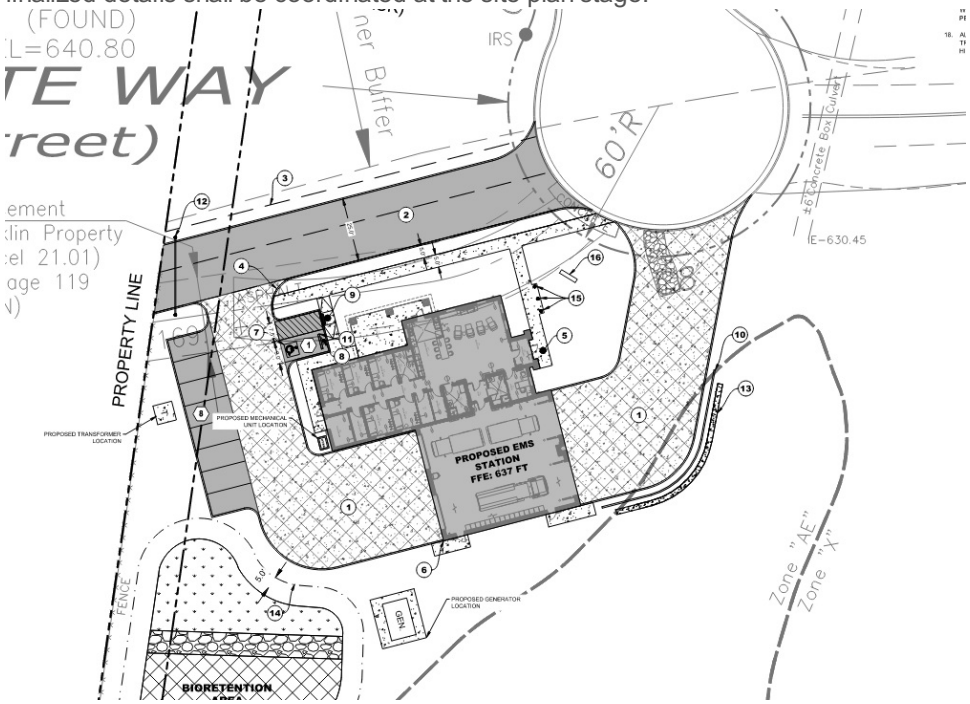


Engineering - Development Plan Checklist

General Issues

55. Parking Layout

jimmy.wiseman@franklintn.gov At the One Stop, the plan shall reflect the changes emailed to staff on 8-11-23. The finalized details shall be coordinated at the site plan stage.



Sanitation and Environmental Services

General Issues

56. Solid Waste Service

nate.ridley@franklintn.gov Please provide a FEL auto-turn to service the dumpster at this location. Below are standard specifications for this type collection truck. Please verify this type truck has a straight approach with front forks extended.

Front-end Loader: Used for trash and cardboard dumpsters

Height: 12.5'
Wheel Base: 237" (19.5')
Width: 97" (8' 1")
Overhead clearance with can in raised position: 18.5'
Turning radius: 46'
Turning diameter: 97'
Track: 78.6" (approx. 6'6")
Total length with boom overhang and arms extended: 41'
Total overall length of truck (with boom overhang): 37'
Truck length without boom: 35'
Front overhang: 50" (4'2")
Fork length: 4'
Boom arms front of bumper overhang: 24"
Empty scale weight: 40,400 pounds
Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits)
Front axle weight: 18,000 pounds
Empty trash dumpster estimated weight : 700 pounds
Full trash dumpster estimated weight: 1,600 pounds

Stormwater

General Issues

50. Riparian Buffer

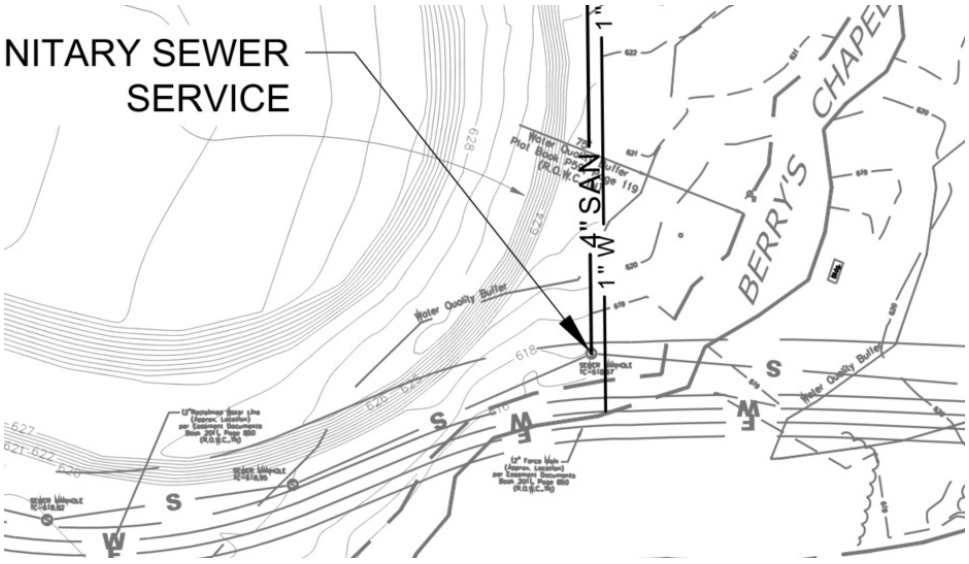
jeff.willoughby@franklintn.gov

A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc.

The Buffer Management Plan shall contain the following:
Encroachment areas labeled and hatched red with square footage of each encroachment area provided
Mitigation areas labeled and hatched green with square footage of each mitigation area provided
Buffer enhancement plan
Total buffer square footage onsite (existing conditions)
Justification for all encroachments and why the impacts are unavoidable, and not self-created.
Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that requre modification to site layout to avoid unnecessary impacts.

It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval.

If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked.



[Edited By Jeff Willoughby]

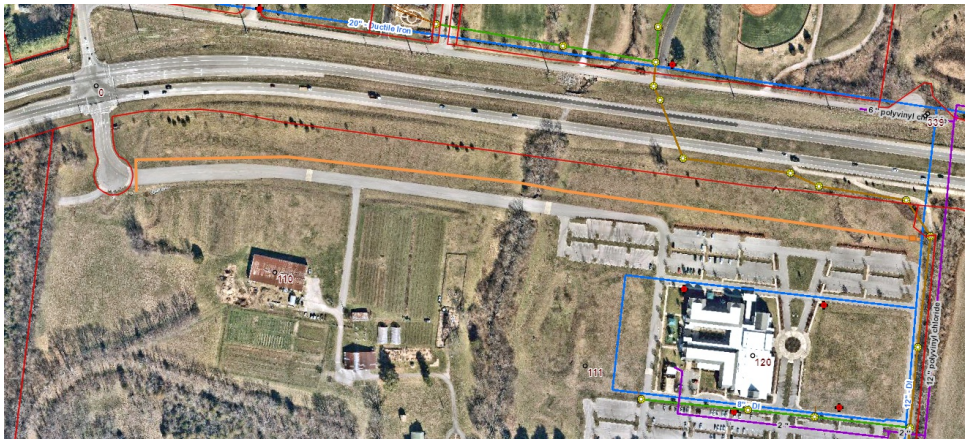
Water/Sewer

General Issues

10. Water

ben.mcneil@franklintn.gov The applicant shall be aware that the proposed water service location for the new ambulance center is shown with water services over 100' in length. The water services are not permitted to be at thing length due to the backflow placement and the large segment of line that will be unprotected. The design also does not appear to show the private portion of line that will cross the stream. The applicant must provide a location for the proposed fire and water meter acceptable to Franklin Water Management for service to the proposed building. The meter locations must not be in a drive isle or services exceeding an acceptable length to Franklin Water.

Due to the challenges, the meter location may not be permitted at the loop of the 8" line, the service may be required to shift to the 12" location shown below.



.

33. Future park exploration

scott.andrews@franklintn.gov The applicant shall be aware that the church is exploring the possibility of swapping the property of the race track for a future park. The proposed utilities shall not be in the property designated for a swap. All proposed utilities shall remain on the church property.

43. Sanitary Sewer layout

scott.andrews@franklintn.gov Keeping this comment open for a reminder:

*** Advisory comment***
The applicant shall be aware that the layout for sewer is conceptual only, the actual connection location will be determined at site plan.

Zoning

General Issues

52. FFO

shanna.mccoy@franklintn.gov Advisory Note:
Once the LOMR is approved by FEMA it must be approved by BZA.

53. FFO/FEMA

shanna.mccoy@franklintn.gov Advisory Note:

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

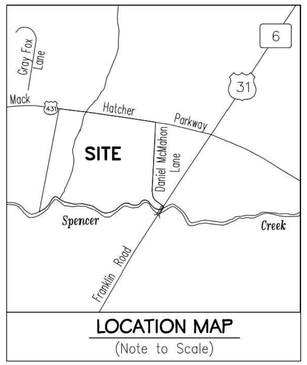
54. FFO

shanna.mccoy@franklintn.gov	Advisory Note: The final plat shall not be recorded unitl the LOMR is approved and FFO boundary is relocated through BZA.

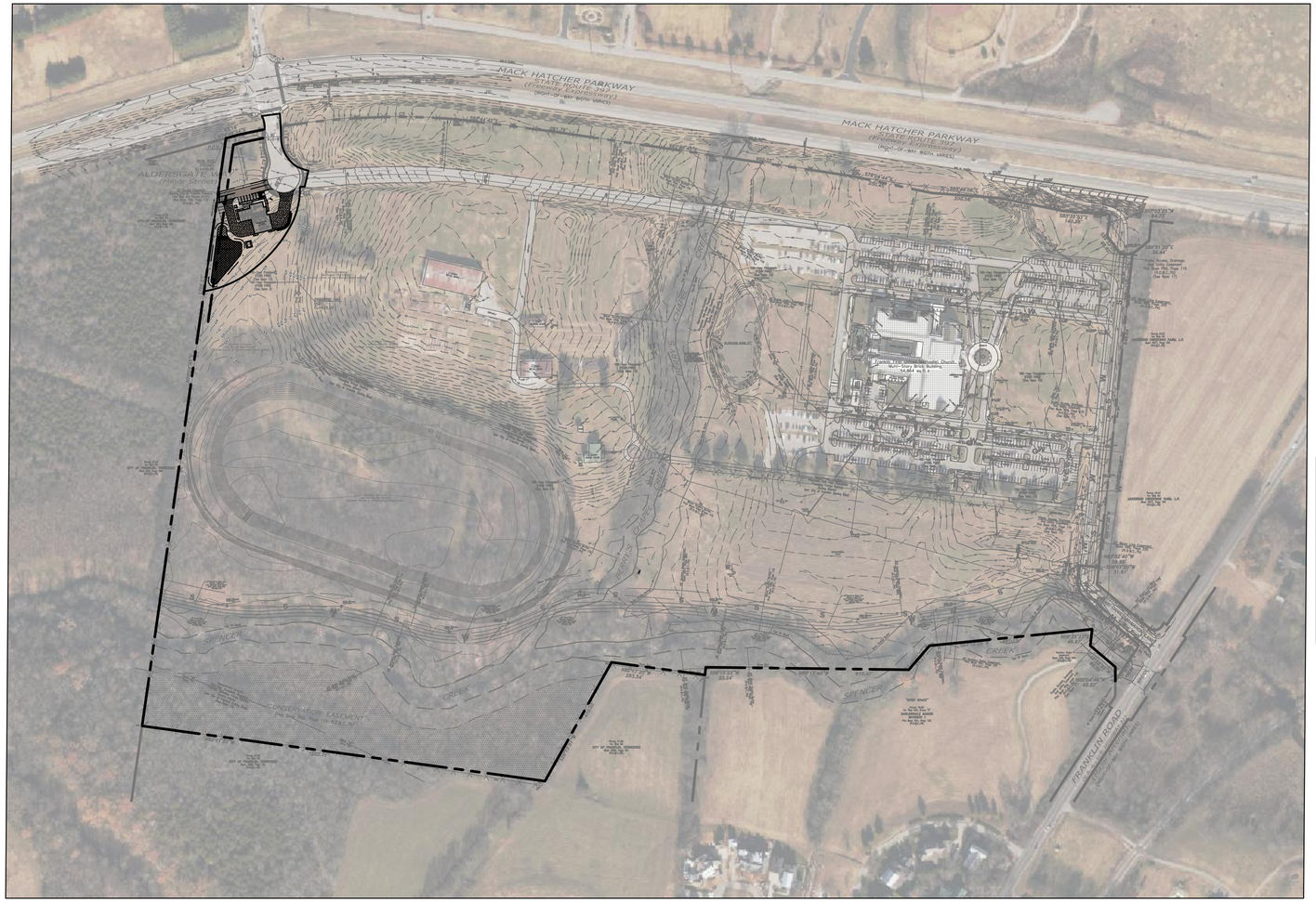
WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY
WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC



LOCATION MAP
(Note to Scale)



INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C003	CONCEPT PLAN FROM PRIOR APPROVED PUD
C102	SITE PLAN FROM PRIOR APPROVED PUD
C100	EXISTING CONDITIONS
C110	ENLARGED EXISTING CONDITIONS
C200	DEVELOPMENT PLAN
C201	ENLARGED DEVELOPMENT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	ENLARGED GRADING AND DRAINAGE PLAN
C400	ROW & ACCESS PLAN
C500	UTILITIES PLAN
C510	ENLARGED UTILITIES PLAN
L100	TREE PRESERVATION PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS & PLANT SCHEDULE
A100	ARCHITECTURAL ELEVATIONS
EP000	SITE LIGHTING PHOTOMETRIC PLAN

SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING.

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2022
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	12/22/2022

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

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. GOBLE
REGISTERED ENGINEER
AGRICULTURAL
No. 108559
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

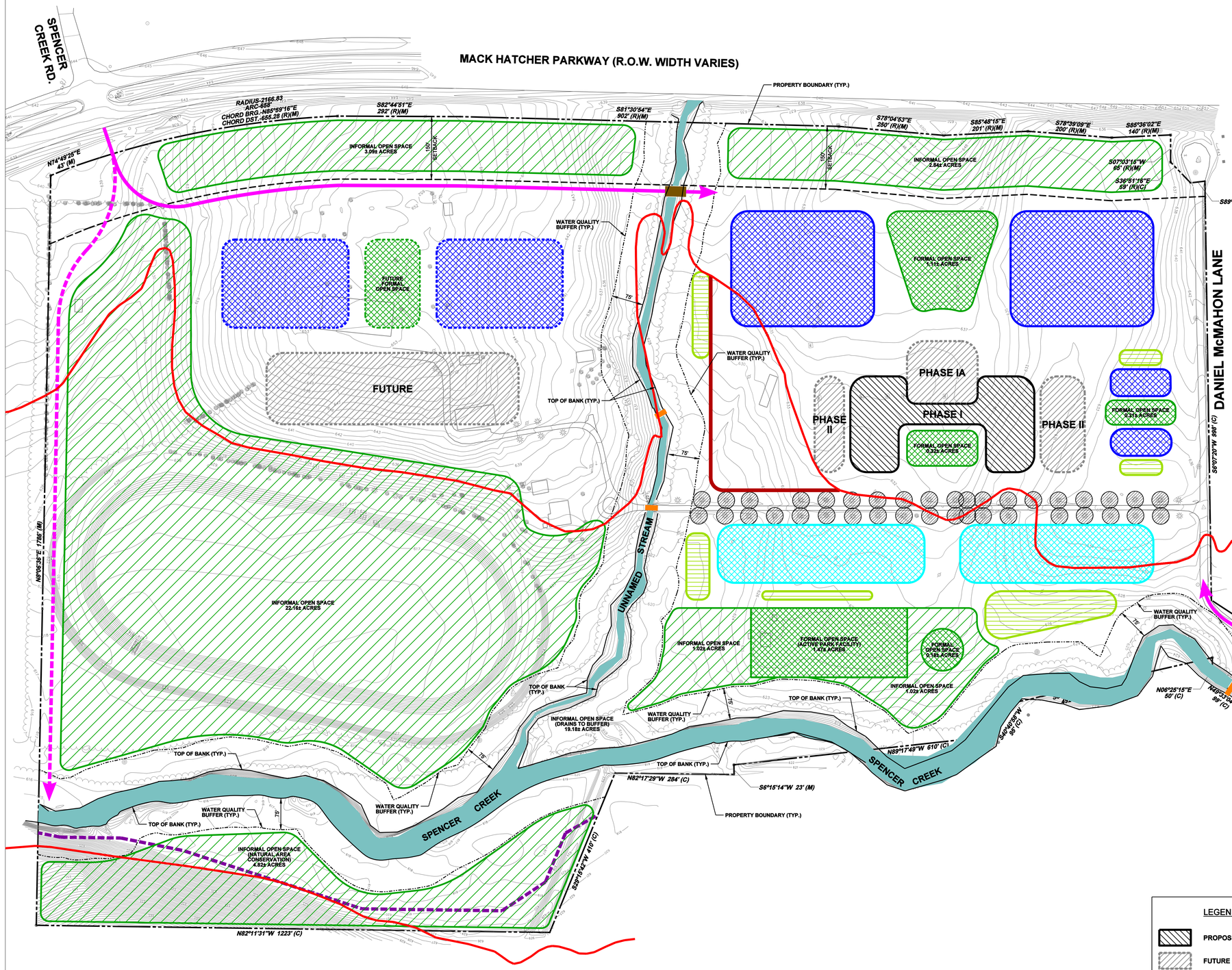
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DATE	08/03/2023

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GRAPHIC SCALE
100 0 100 200
1 " = 100'

SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	T.B.D.
MAP AND PARCEL:	MAP 83 PARCEL 22
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0 TO 20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lhill@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	95 WHITE BRIDGE ROAD SUITE 311 NASHVILLE, TN 37205
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
ARCHITECT:	TUCK HINTON ARCHITECTS
ADDRESS:	410 ELM STREET NASHVILLE, TN 37203
PHONE NO.:	615-254-4100
FAX NO.:	615-254-4101
E-MAIL ADDRESS:	sjohnson@Tuck-Hinton.com
CONTACT NAME:	MR. STEVEN JOHNSON, AIA
BUILDING SQUARE FOOTAGE:	MAXIMUM 200,000 S.F.
BUILDING HEIGHT:	
FLOOR AREA RATIO OF SITE:	
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	SEE TRAFFIC STUDY
MAXIMUM PARKING LIMIT:	SEE TRAFFIC STUDY
PARKING PROVIDED:	
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	57.42± ACRES

LAND USE & OPEN SPACE

TOTAL ACREAGE OF THE SITE:	106.15± ACRES
PROPOSED LAND USES:	
PLACE OF PUBLIC ASSEMBLY:	48.73± ACRES
PASSIVE PARKS AND OPEN SPACE:	55.95± ACRES
ACTIVE PARK FACILITIES:	1.47± ACRES
MINIMUM FORMAL OPEN SPACE:	3.18± ACRES
PROPOSED FORMAL OPEN SPACE:	3.29± ACRES
MAXIMUM NONRESIDENTIAL SQUARE FOOTAGE:	200,000 SF

DEVELOPMENT PHASES

PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2028):	76,000 SF
FUTURE:	200,000 SF

LEGEND

- PROPOSED BUILDING
- FUTURE BUILDING
- IMPERVIOUS PARKING LOT
- FUTURE IMPERVIOUS PARKING LOT
- PERVIOUS PARKING LOT
- INFORMAL OPEN SPACE
- FORMAL OPEN SPACE
- STORMWATER TREATMENT AREA
- ACCESS TO SITE
- POTENTIAL ROAD CONNECTIVITY
- PROPOSED GREENWAY ACCESS
- FLOODWAY FRINGE (FEMA FIRM 100-YEAR FLOODPLAIN)
- PROPOSED FLOODWAY FRINGE
- VEHICULAR BRIDGE
- PEDESTRIAN BRIDGE
- EXISTING CEDAR TREE TO REMAIN

FRANKLIN PROJECT NO. T.B.D.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH

SPENCER CREEK FRANKLIN, TENNESSEE

JEFFREY CHRISTOPHER CLARK — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 3-9-10

REVISION NUMBER:

PUD CONCEPT PLAN:
09 MAR. 10

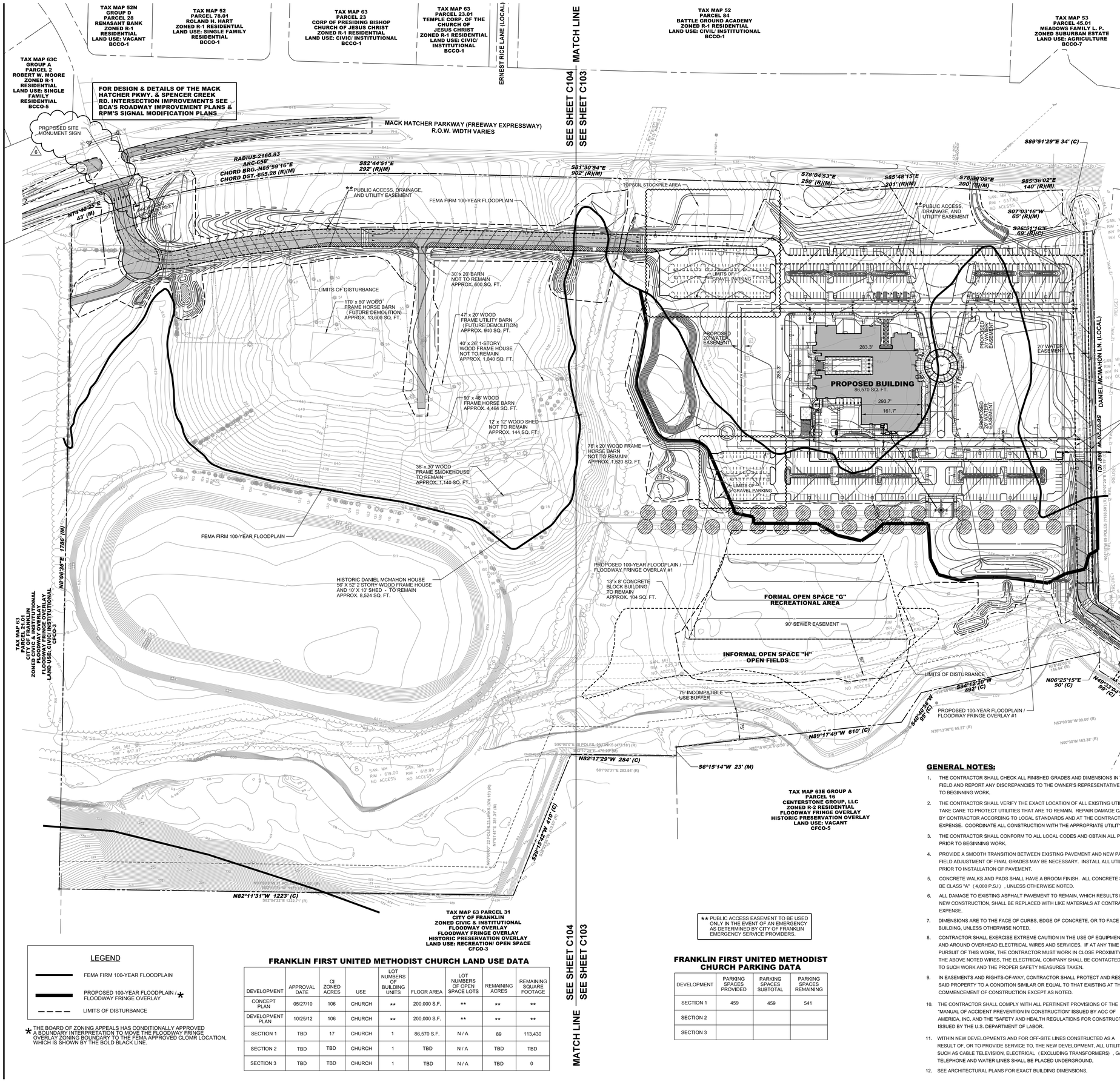
Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & ASSOCIATES
95 WHITE BRIDGE RD, STE 311
NASHVILLE, TENNESSEE 37205
615.356.9911 PHONE
615.352.6737 FAX
JOB #2105-26-01

08018.00

NOT FOR CONSTRUCTION

CONCEPT PLAN

C003



SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	2665
MAP AND PARCEL:	MAP 63 PARCEL 22
SUBDIVISION AND LOT NUMBER:	N/A
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	CIVIC / INSTITUTIONAL (CI)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5) SPECIAL AREA 5 OF CENTRAL FRANKLIN CHARACTER AREA PLAN
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	100'
SIDE YARD:	50'
REAR YARD:	50'
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lnsl@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-4737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE:	86,570 S.F. (PHASE I)
BUILDING HEIGHT:	AVERAGE = 45' / MAXIMUM = 100'
FLOOR AREA RATIO OF SITE:	.02
LANDSCAPE SURFACE RATIO:	0.85
INCOMPATIBLE USE BUFFER:	75' BUFFER REQUIRED ALONG SOUTHERN PROPERTY LINE
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	450 SPACES
MAXIMUM PARKING LIMIT:	1,000 SPACES
PARKING PROVIDED:	459 SPACES (PHASE 1)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	32.49 ACRES (3.29 FORMAL / 29.20 INFORMAL)
CONNECTIVITY INDEX SCORE:	1.33

LEGEND

- FEMA FIRM 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN / FLOODWAY FRINGE OVERLAY *
- LIMITS OF DISTURBANCE

* THE BOARD OF ZONING APPEALS HAS CONDITIONALLY APPROVED A BOUNDARY INTERPRETATION TO MOVE THE FLOODWAY FRINGE OVERLAY ZONING BOUNDARY TO THE FEMA APPROVED CLOMR LOCATION, WHICH IS SHOWN BY THE BOLD BLACK LINE.

FRANKLIN FIRST UNITED METHODIST CHURCH LAND USE DATA

DEVELOPMENT	APPROVAL DATE	CI ZONED ACRES	USE	LOT NUMBERS OF BUILDING UNITS	FLOOR AREA	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING SQUARE FOOTAGE
CONCEPT PLAN	05/27/10	106	CHURCH	**	200,000 S.F.	**	**	**
DEVELOPMENT PLAN	10/25/12	106	CHURCH	**	200,000 S.F.	**	**	**
SECTION 1	TBD	17	CHURCH	1	86,570 S.F.	N / A	89	113,430
SECTION 2	TBD	TBD	CHURCH	1	TBD	N / A	TBD	TBD
SECTION 3	TBD	TBD	CHURCH	1	TBD	N / A	TBD	0

** PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY AS DETERMINED BY CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS.

FRANKLIN FIRST UNITED METHODIST CHURCH PARKING DATA

DEVELOPMENT	PARKING SPACES PROVIDED	PARKING SPACES SUBTOTAL	PARKING SPACES REMAINING
SECTION 1	459	459	541
SECTION 2			
SECTION 3			

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS 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. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. 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.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) , UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. 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.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1995)

100 0 50 100 200

GRAPHIC SCALE - 1" = 100'

MAP 63, PARCEL 22 ZONE ER

OWNER
FIRST UNITED METHODIST CHURCH OF FRANKLIN
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

ENGINEER / APPLICANT
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
LEADING EDGE LAND SERVICES, INC.
361 MALLORY STATION ROAD, SUITE 108
FRANKLIN, TENNESSEE 37067

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

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH PUD
SITE PLAN, SECTION 1

ALDERSGATE WAY FRANKLIN, TN

JEFFREY L. HOOPER 2.10.16

Barge Cauthen & ASSOCIATES JOB #2105-26-01

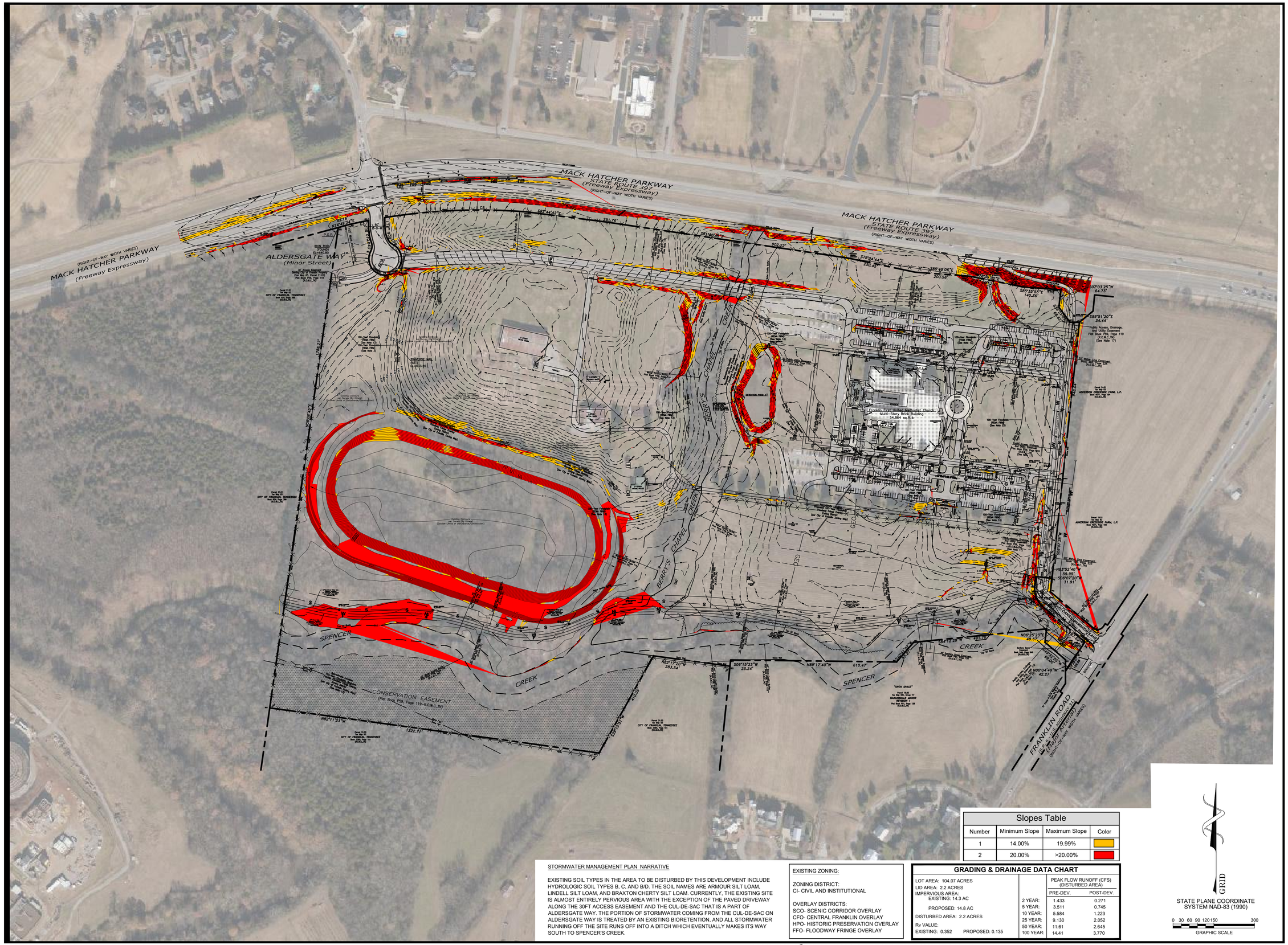
TEMPORARY PARKING 18 FEBRUARY 16
8 ASI #40 6 FEBRUARY 15
7 ASI #27 16 JANUARY 15
6 ASI #13 10 OCTOBER 14
5 REVISION 1 04 APRIL 14
4 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL 25 SEPTEMBER 13
3 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL 10 JUNE 13
2 SITE PLAN RESUBMITTAL 07 MARCH 13
PERMIT SET 1 FEBRUARY 13

11011
COF PLANNING PROJECT #2665
COF CODES PROJECT #_____

CITY OF FRANKLIN ENGINEERING DEPT 03/04/16 This sheet is part of the APPROVED Site Plan Set.

OVERALL SITE PLAN

C102



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

STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
HPO- HISTORIC PRESERVATION OVERLAY
FFO- FLOODWAY FRINGE OVERLAY

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
EXISTING: 14.3 AC
PROPOSED: 14.8 AC
DISTURBED AREA: 2.2 ACRES
Rv VALUE:
EXISTING: 0.352 PROPOSED: 0.135

	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
	PRE-DEV.	POST-DEV.
2 YEAR:	1.433	0.271
5 YEAR:	3.511	0.745
10 YEAR:	5.584	1.223
25 YEAR:	9.130	2.052
50 YEAR:	11.61	2.645
100 YEAR:	14.41	3.770

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

TMPartners, PLLC
Architecture Interiors Planning

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Suite 200
Brentwood, TN 37027-5593
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STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

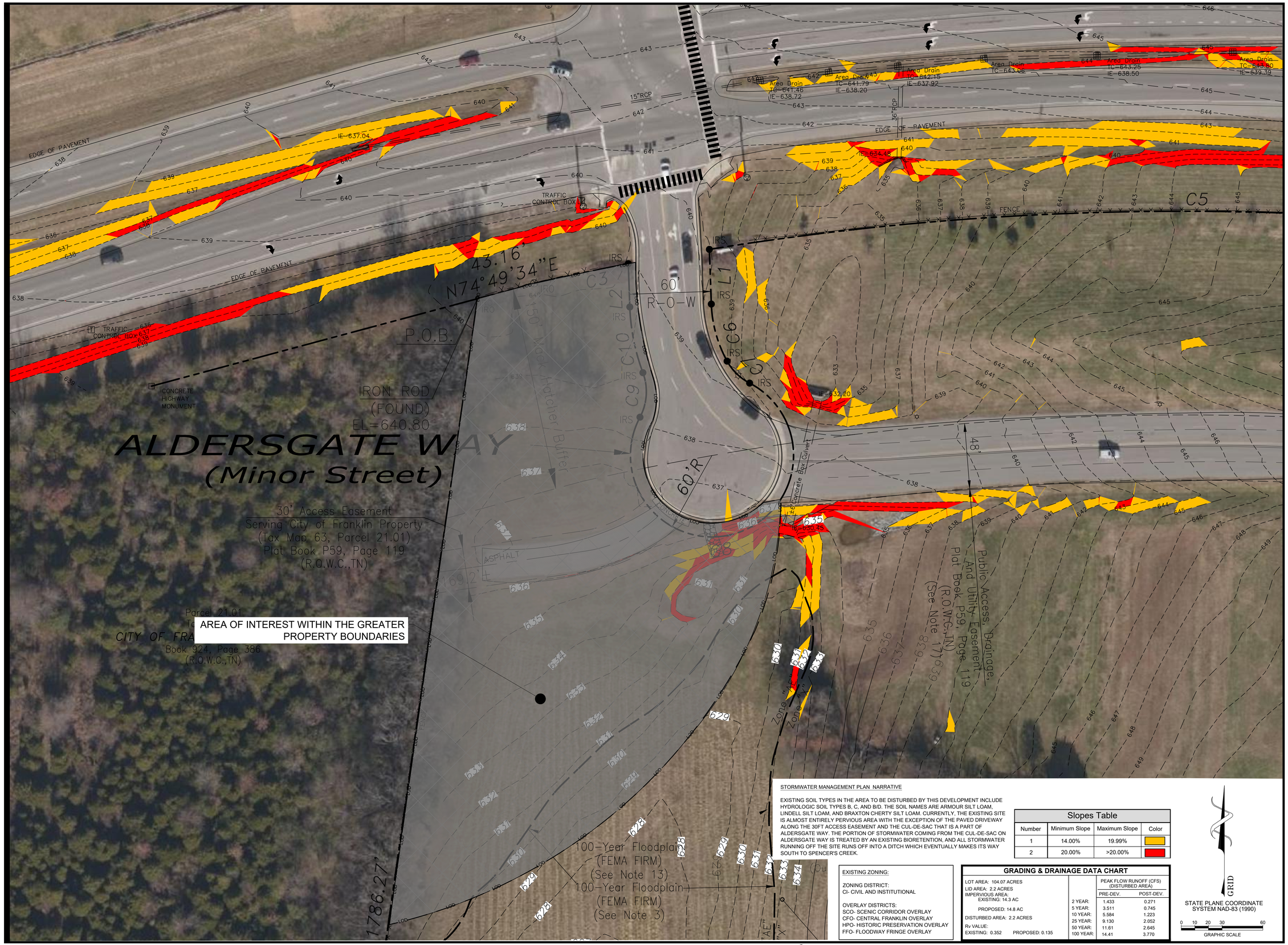
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DATE	08/03/2023

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STORMWATER MANAGEMENT PLAN NARRATIVE

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

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
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GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
EXISTING: 14.3 AC
PROPOSED: 14.8 AC
DISTURBED AREA: 2.2 ACRES
Rv VALUE:
EXISTING: 0.352 PROPOSED: 0.135

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10 YEAR:	5.584	1.223
25 YEAR:	9.130	2.052
50 YEAR:	11.61	2.645
100 YEAR:	14.41	3.770

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 10 20 30 60
GRAPHIC SCALE

tmp
TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. GOBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS

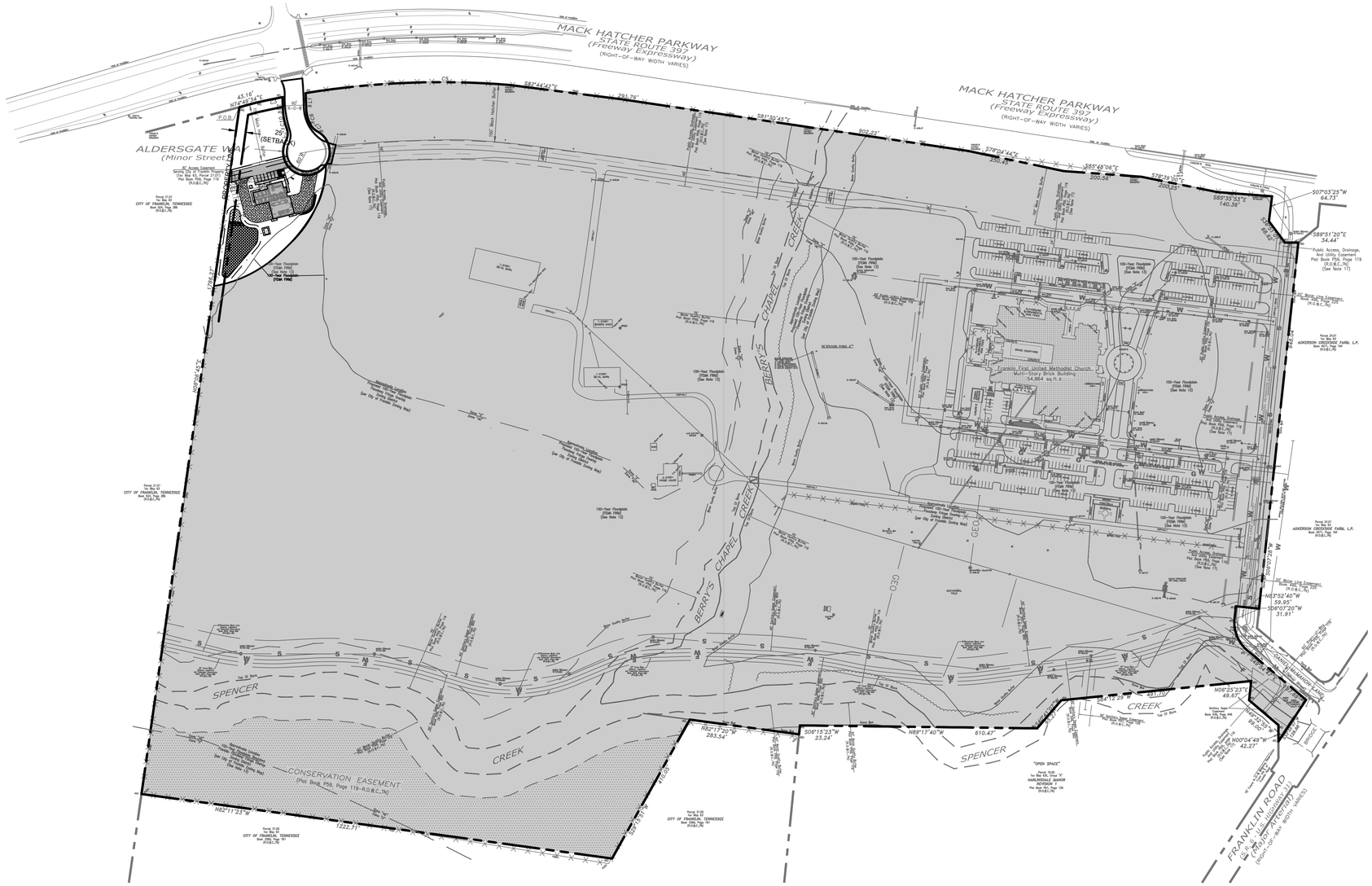
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DATE	08/03/2023

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MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway Expressway)
(RIGHT-OF-WAY WIDTH VARIES)
ALDERSGATE WAY
(Minor Street)
25' (SETBACK)
P.O.B.
P.O.C.
S87°44'42"E 781.76'
S91°50'45"E 902.22'
S78°04'44"E 350.58'
S85°48'06"E 200.58'
S78°39'00"E 200.58'
S89°33'53"E 140.38'
S07°03'25"W 64.73'
S89°51'20"E 54.44'
Franklin First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft. ±
BERRY'S CHAPEL CREEK
GEO
SPENCER CREEK
CONSERVATION EASEMENT
(Pod. Book, Pgs, Page 119-R.O.W.C.,TN)
N82°11'23"W 822.21'
N82°17'20"W 283.54'
S06°15'23"W 23.24'
N89°17'40"W 610.47'
S06°15'23"W 491.00'
N08°25'23"E 49.67'
N63°52'40"W 59.85'
S06°07'20"W 31.91'
N00°04'49"W 42.27'
FRANKLIN ROAD
(S.R. 96 / U.S. HIGHWAY 31)
(VAR. WIDTH - VARIES)
(RIGHT-OF-WAY WIDTH VARIES)
"OPEN SPACE"
Parcel 19.00
Tax Map 63, Group "A"
HARLINSDALE FARMS SUBDIVISION
REVISED
Plat Book 1821, Page 126
(R.O.B.C.,TN)
Parcel 21.01
CITY OF FRANKLIN, TENNESSEE
Book 2956, Page 181
(R.O.B.C.,TN)
Parcel 21.02
Tax Map 63
CITY OF FRANKLIN, TENNESSEE
Book 2956, Page 181
(R.O.B.C.,TN)
Parcel 21.03
Tax Map 63
CITY OF FRANKLIN, TENNESSEE
Book 2956, Page 181
(R.O.B.C.,TN)
Parcel 21.01
Tax Map 63
ADKERSON CREEKSIDE FARM, L.P.
Book 4073, Page 748
(R.O.B.C.,TN)
Parcel 24.01
Tax Map 63
ADKERSON CREEKSIDE FARM, L.P.
Book 4073, Page 748
(R.O.B.C.,TN)
Parcel 24.02
Tax Map 63
ADKERSON CREEKSIDE FARM, L.P.
Book 4073, Page 748
(R.O.B.C.,TN)
Public Access, Drainage, And Utility Easement
Plat Book P59, Page 119
(R.O.B.C.,TN)
(See Note 17)
50' Water Line Easement
Book 4073, Page 748
(R.O.B.C.,TN)
50' Access Easement
Grants City of Fransin Property
Book 4073, Page 748
Plat Book 59A, Page 119
(R.O.B.C.,TN)
100-Year Floodplain
(FEMA 1996)
(See Note 10)
Sanitary Sewer Easement
Book 4073, Page 748
(R.O.B.C.,TN)
Top Of Bank
Bank Buffer
Stream Buffer
Top Of Bank
Bank Buffer
Stream Buffer
Sanitary Sewer Easement
Book 4073, Page 748
(R.O.B.C.,TN)
Sanitary Sewer Easement
Book 4073, Page 748
(R.O.B.C.,TN)
Sanitary Sewer Easement
Book 4073, Page 748
(R.O.B.C.,TN)
Top Of Bank
Bank Buffer
Stream Buffer
Top Of Bank
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Stream Buffer

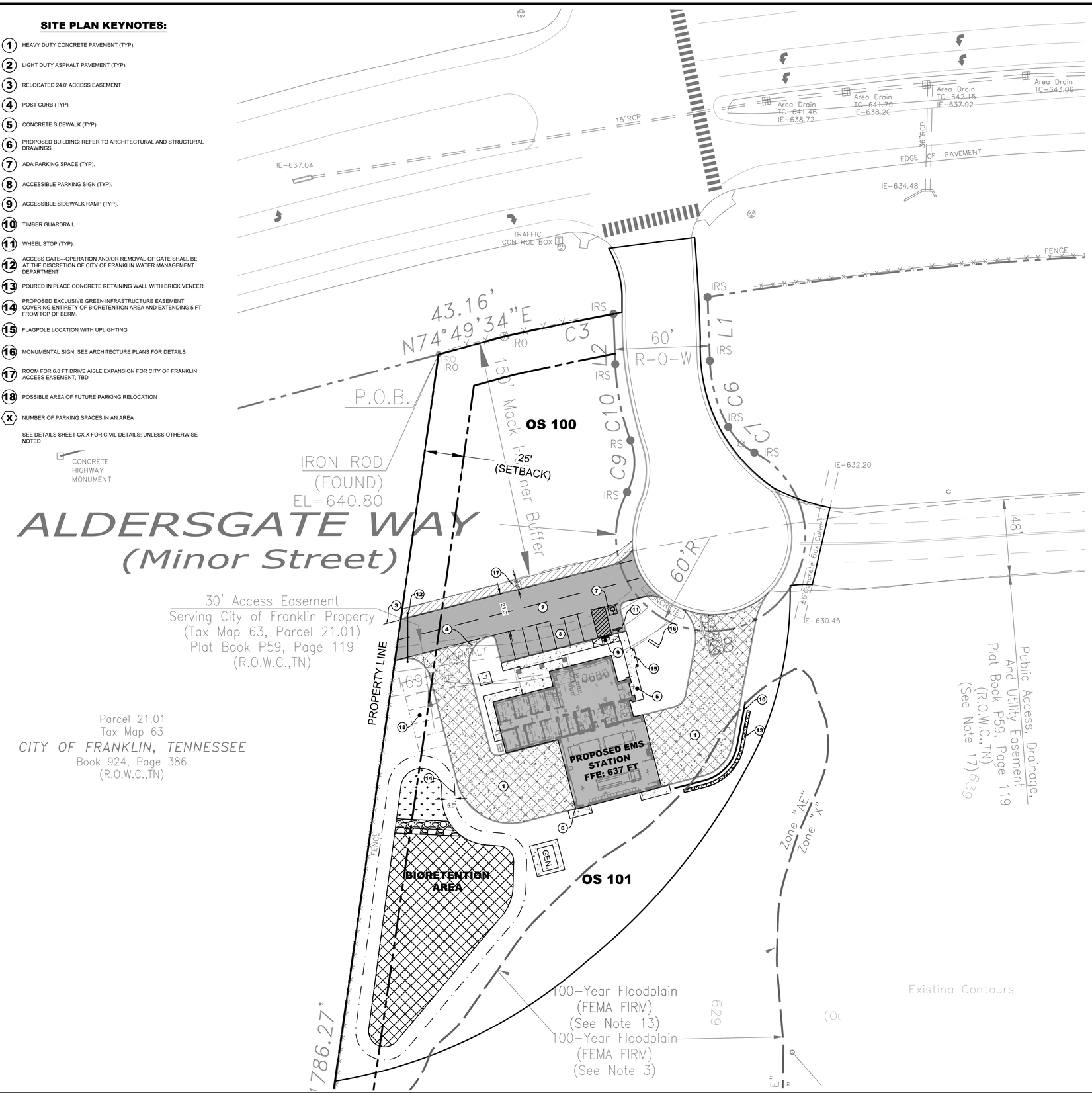
SITE PLAN KEYNOTES:

1. HEAVY DUTY CONCRETE PAVEMENT (TYP).
2. LIGHT DUTY ASPHALT PAVEMENT (TYP).
3. RELOCATED 24.0' ACCESS EASEMENT
4. POST CURB (TYP).
5. CONCRETE SIDEWALK (TYP).
6. PROPOSED BUILDING; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
7. ADA PARKING SPACE (TYP).
8. ACCESSIBLE PARKING SIGN (TYP).
9. ACCESSIBLE SIDEWALK RAMP (TYP).
10. TIMBER GUARDRAIL
11. WHEEL STOP (TYP).
12. ACCESS GATE—OPERATION AND/OR REMOVAL OF GATE SHALL BE AT THE DISCRETION OF CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
13. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER
14. PROPOSED EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT COVERING ENTIRETY OF BIORETENTION AREA AND EXTENDING 5 FT FROM TOP OF BERM.
15. FLAGPOLE LOCATION WITH UPLIGHTING
16. MONUMENTAL SIGN, SEE ARCHITECTURE PLANS FOR DETAILS
17. ROOM FOR 6.0 FT DRIVE AISLE EXPANSION FOR CITY OF FRANKLIN ACCESS EASEMENT, TBD
18. POSSIBLE AREA OF FUTURE PARKING RELOCATION

(X) NUMBER OF PARKING SPACES IN AN AREA

SEE DETAILS SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED

CONCRETE HIGHWAY MONUMENT



SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PLANNED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

STORMWATER NARRATIVE:

STORMWATER QUALITY AND QUANTITY REQUIREMENTS TO BE ACHIEVED WITH BIORETENTION.

ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. This development will provide residents of the City of Franklin with essential services in the form of an emergency medical response station located in a central location. This proposed use is in line with the guiding principle of creating Vibrant Neighborhoods. The proposed EMS station is to be located in the PUD currently containing Franklin First United Methodist Church. A notable component of this church is its beautiful architecture, and the design of the proposed EMS station is unique in that it is inspired by the architecture and materials used in the construction of Franklin First United Methodist Church. The proposed EMS station is to contain gothic arches at the apparatus bay entrances as well as beautiful stone and brick masonry exteriors. This is in alignment with the theme of the church's architecture as well as the greater historical theme of the City of Franklin. These architecture choices are in line with the Envision Franklin Objectives of Exceptional Design as well as Vibrant Neighborhoods

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% OF 104.07 AC = 5.2 AC
2.20 AC = 0.11 AC
PROVIDED: 79.96 AC TOTAL (76.8%)
0.91 AC OF DISTURBED AREA (41.4%)

LOT	TYPE	AREA
100	NATURAL AREA	20,683 SF
101	NATURAL AREA	19,110 SF

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. GORE REGISTERED ENGINEER AGRICULTURE COMMERCE 0.108855 STATE OF TENNESSEE 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

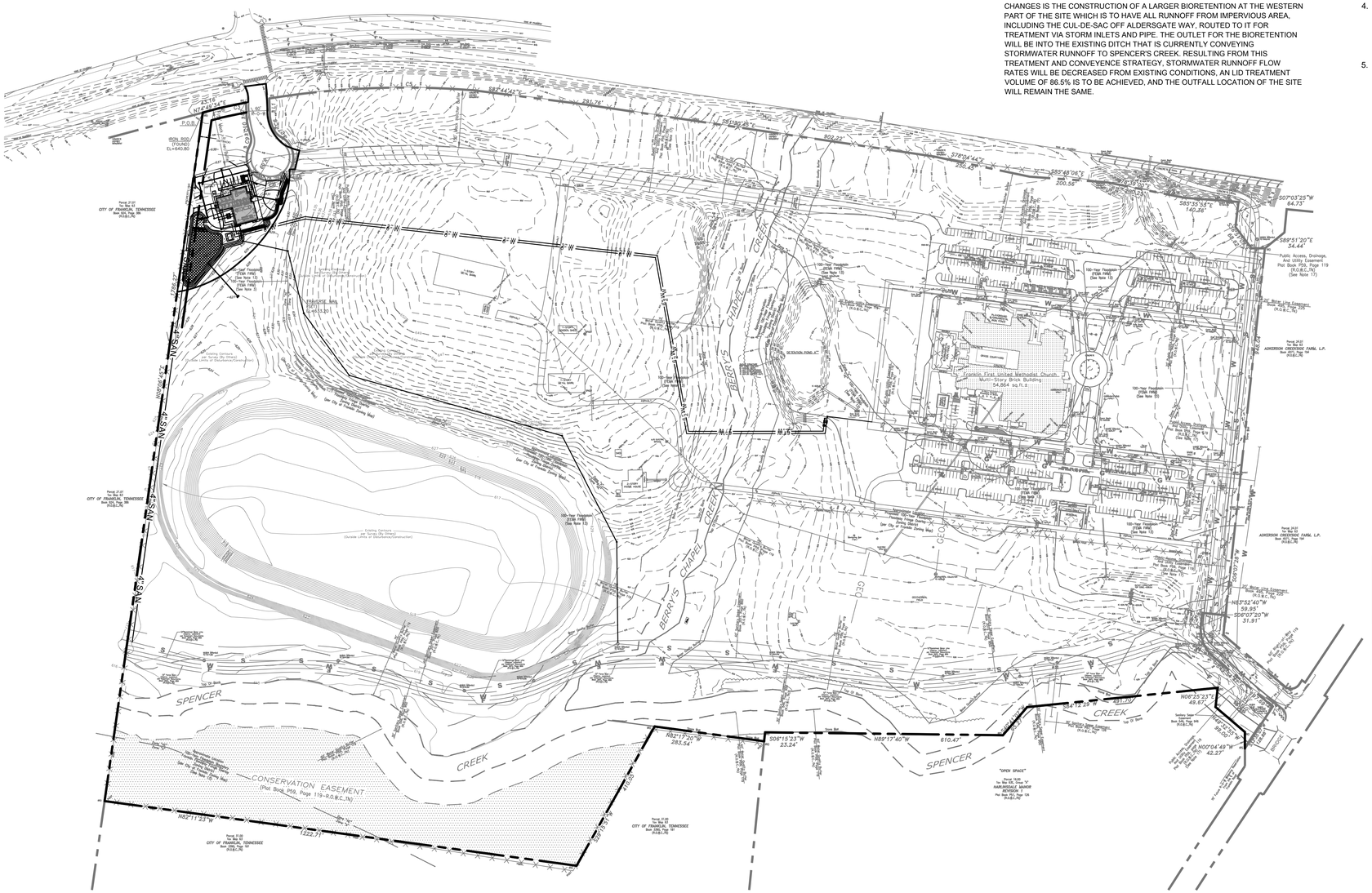
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CK. BY	CHECKER
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DATE	08/03/2023

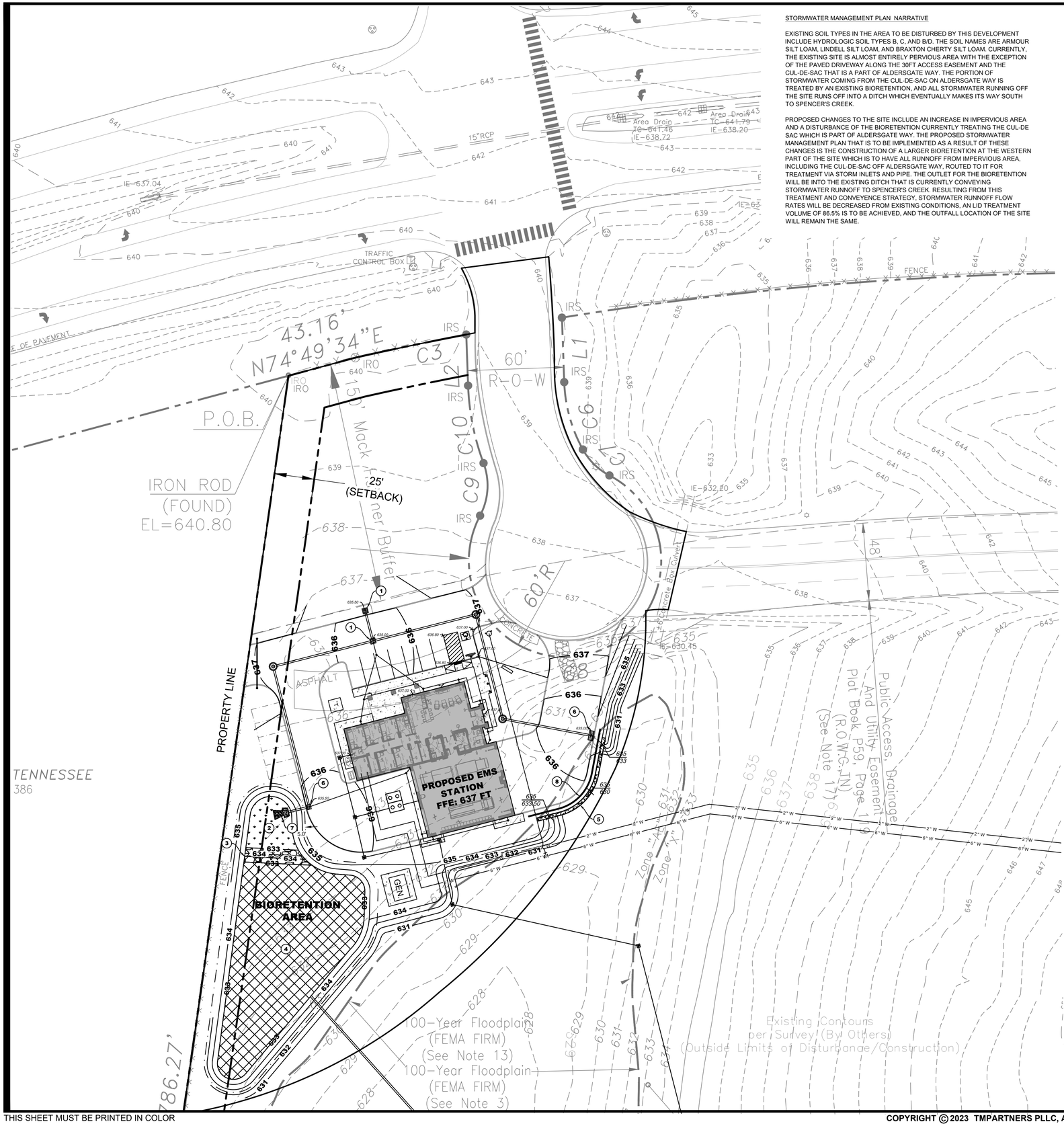
ENLARGED DEVELOPMENT PLAN

C2.10

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BERRYS CHAPEL CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Plat Book P59, Page 119-R.O.W.C.,TN)
Lincoln First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft.±
EXISTING POND #1
EXISTING POND #2
EXISTING POND #3
PROPOSED POND #1
PROPOSED POND #2
PROPOSED POND #3
"OPEN SPACE"
Parcel 71.00
Tax Map 67
Ben Lomond, Inc.
Deed Book 6521, Page 126
(R.O.W.C.,TN)
Parcel 21.01
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.W.C.,TN)
Parcel 21.02
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 2292, Page 181
(R.O.W.C.,TN)
Parcel 37.01
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.W.C.,TN)
Parcel 37.02
Tax Map 67
ADKERSON CREEKSIDE FARM, L.P.
Book 8072, Page 58
(R.O.W.C.,TN)
P.O.B.
POB EL. 600
(FOUND)
EL=640.80
N74°51'42"E
225.16'
S82°44'43"E
781.76'
S81°50'35"E
902.23'
S78°04'44"E
280.29'
S85°48'06"E
200.58'
S85°35'34"E
140.55'
S07°03'23"W
64.73'
S89°51'20"E
54.44'
N63°52'40"W
59.95'
S06°07'20"W
31.91'
N06°25'23"E
49.67'
N83°52'40"W
99.92'
N00°04'49"W
42.27'
S84°12'28"W
49.00'
N89°17'40"W
610.47'
S06°15'23"W
23.24'
N82°17'20"W
283.34'
N82°11'23"W
1222.71'
N4°54'37"W
N4°54'37"E
100-Year Floodplain
(FEMA 1996)
(See Note 15)
100-Year Floodplain
(FEMA Flood
Zone "AE")
(See Note 15)
Public Access, Drainage,
And Utility Easement
Plat Book P59, Page 119
(R.O.B.C.,TN)
(See Note 17)
Public Sanitary Sewer Easement
(R.O.B.C.,TN)
Existing Contours
(Outside Limits of Disturbance/Construction)
Proposed Contours
(Outside Limits of Disturbance/Construction)
Limits of Disturbance
(1.45±Ac.)
Existing Contours
(Per City of Franklin Zoning Map)
Proposed Contours
(Per City of Franklin Zoning Map)
Existing Sanitary Sewer Line
(Per City of Franklin Zoning Map)
Proposed Sanitary Sewer Line
(Per City of Franklin Zoning Map)
Existing Water Line
(Per City of Franklin Zoning Map)
Proposed Water Line
(Per City of Franklin Zoning Map)
Existing Storm Sewer Line
(Per City of Franklin Zoning Map)
Proposed Storm Sewer Line
(Per City of Franklin Zoning Map)
Existing Gas Line
(Per City of Franklin Zoning Map)
Proposed Gas Line
(Per City of Franklin Zoning Map)
Existing Overhead Utility Line
(Per City of Franklin Zoning Map)
Proposed Overhead Utility Line
(Per City of Franklin Zoning Map)
Existing Underground Utility Line
(Per City of Franklin Zoning Map)
Proposed Underground Utility Line
(Per City of Franklin Zoning Map)
Existing Fire Hydrant
(Per City of Franklin Zoning Map)
Proposed Fire Hydrant
(Per City of Franklin Zoning Map)
Existing Water Valve
(Per City of Franklin Zoning Map)
Proposed Water Valve
(Per City of Franklin Zoning Map)
Existing Sanitary Sewer Manhole
(Per City of Franklin Zoning Map)
Proposed Sanitary Sewer Manhole
(Per City of Franklin Zoning Map)
Existing Storm Sewer Manhole
(Per City of Franklin Zoning Map)
Proposed Storm Sewer Manhole
(Per City of Franklin Zoning Map)
Existing Gas Valve
(Per City of Franklin Zoning Map)
Existing Gas Meter
(Per City of Franklin Zoning Map)
Existing Electric Transformer
(Per City of Franklin Zoning Map)
Existing Electric Pedestal
(Per City of Franklin Zoning Map)
Existing Electric Meter
(Per City of Franklin Zoning Map)
Existing Electric Manhole
(Per City of Franklin Zoning Map)
Existing Telephone Pedestal
(Per City of Franklin Zoning Map)
Existing Telephone Manhole
(Per City of Franklin Zoning Map)
Existing Cable TV Pedestal
(Per City of Franklin Zoning Map)
Existing Cable TV Manhole
(Per City of Franklin Zoning Map)
Existing Light Pole
(Per City of Franklin Zoning Map)
Existing Guy Wire
(Per City of Franklin Zoning Map)
Existing Sign
(Per City of Franklin Zoning Map)
Existing Mailbox
(Per City of Franklin Zoning Map)
Existing Tree Line
(Per City of Franklin Zoning Map)
Existing Fence Line
(Per City of Franklin Zoning Map)
Existing Concrete Curb
(Per City of Franklin Zoning Map)
Existing Concrete Curb & Gutter
(Per City of Franklin Zoning Map)
Existing Concrete Sidewalk
(Per City of Franklin Zoning Map)
Existing Asphalt Pavement
(Per City of Franklin Zoning Map)
Existing Concrete Pavement
(Per City of Franklin Zoning Map)
Existing Gravel Pavement



STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

CITY OF FRANKLIN 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 IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATIONS TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE
9. PEDESTRIAN AND/OR VEHICHULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

GRADING & DRAINAGE KEYNOTES:

1. PROPOSED AREA INLET
2. PRE-TREATMENT CELL
3. STONE CHECK DAM
4. LEVEL 2 BIORETENTION AREA
5. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER; MAX HEIGHT 5.0FT
6. PROPOSED CURB INLET.
7. RIP RAP OUTLET PROTECTION
8. VEHICULAR GUARDRAIL

SEE DETAIL SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED.

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
EXISTING: 14.3 AC
PROPOSED: 14.8 AC
DISTURBED AREA: 2.2 ACRES
Rv VALUE:
EXISTING: 0.352 PROPOSED: 0.135

	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
	PRE-DEV.	POST-DEV.
2 YEAR:	1.433	0.271
5 YEAR:	3.511	0.745
10 YEAR:	5.584	1.223
25 YEAR:	9.130	2.052
50 YEAR:	11.61	2.645
100 YEAR:	14.41	3.770

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
0.108855
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

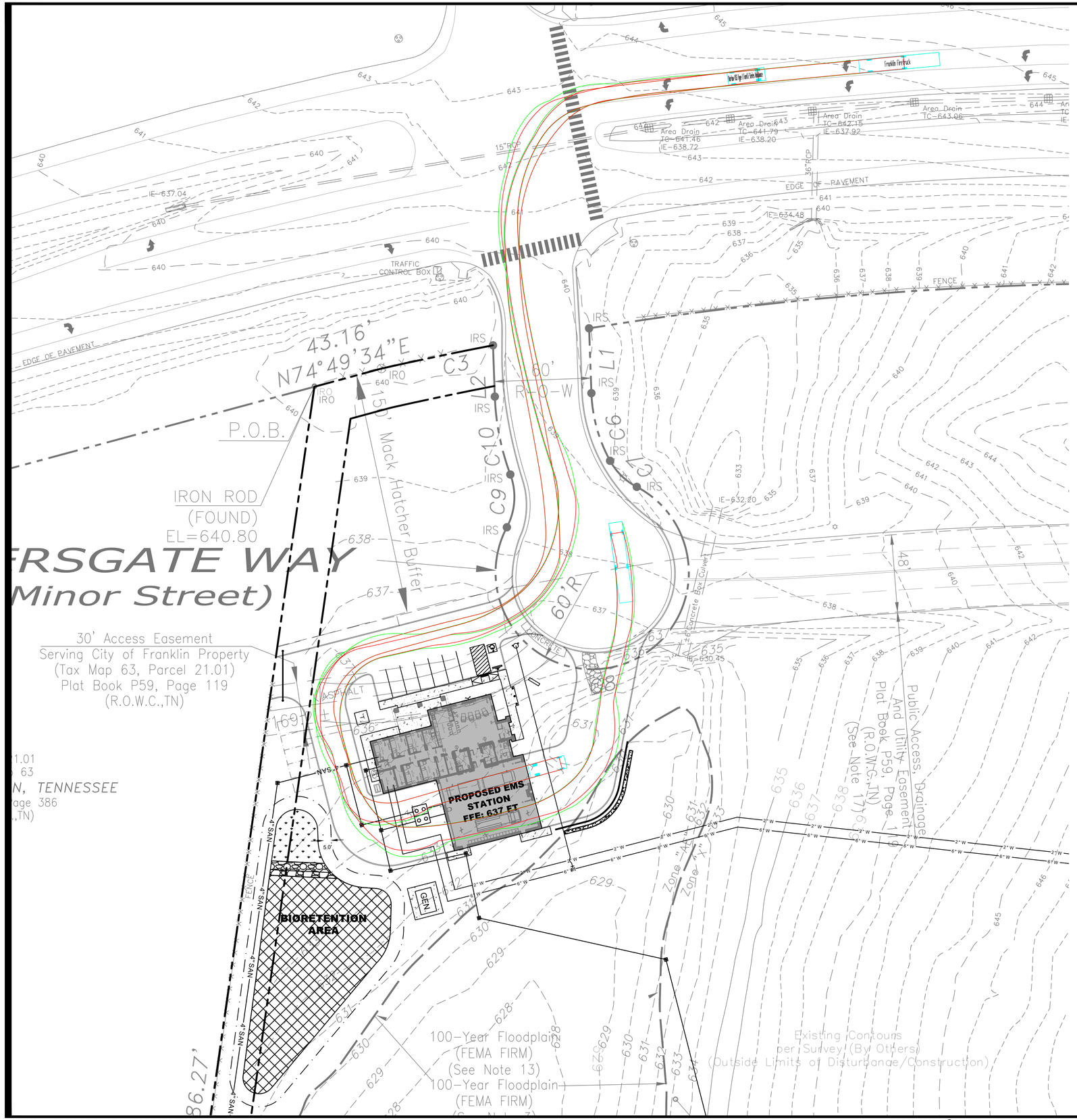
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED GRADING PLAN

C3.10

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RIGHT-OF-WAY & ACCESS NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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 (T.D.O.T.), AND TO THE CITY OF FRANKLIN TRANSPORTION AND STREET TECHNICAL STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

R.O.W AND ACCESS DATA CHART
DAILY TRIP GENERATION: 20 TRIPS PER DAY
PEAK HOUR TRIP GENERATION: 2 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: NO
CIRCULATION PLAN REQUIRED: NO

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

tmp
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615.370.4147 Fax
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JOHN R GOSE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
108855
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

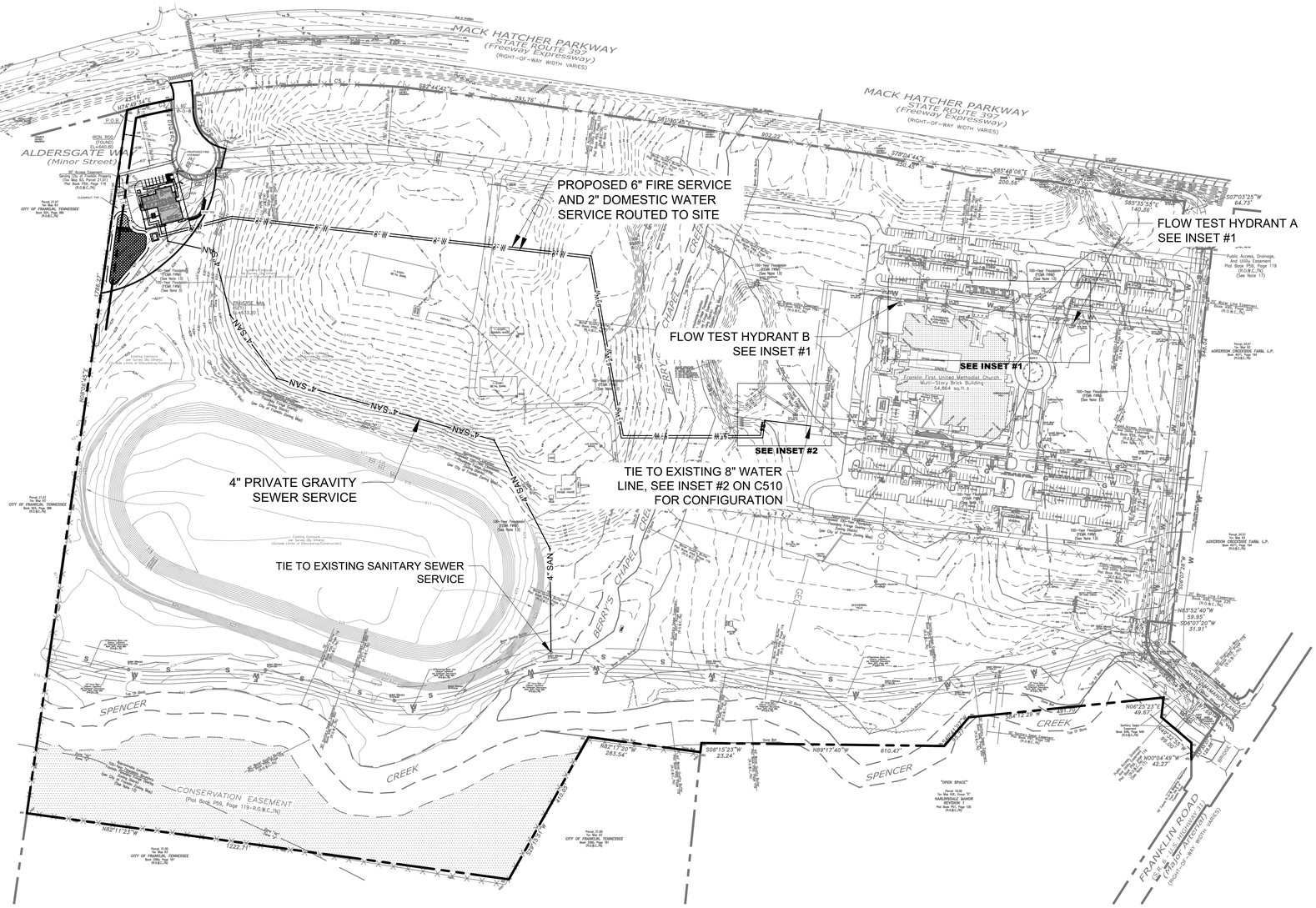
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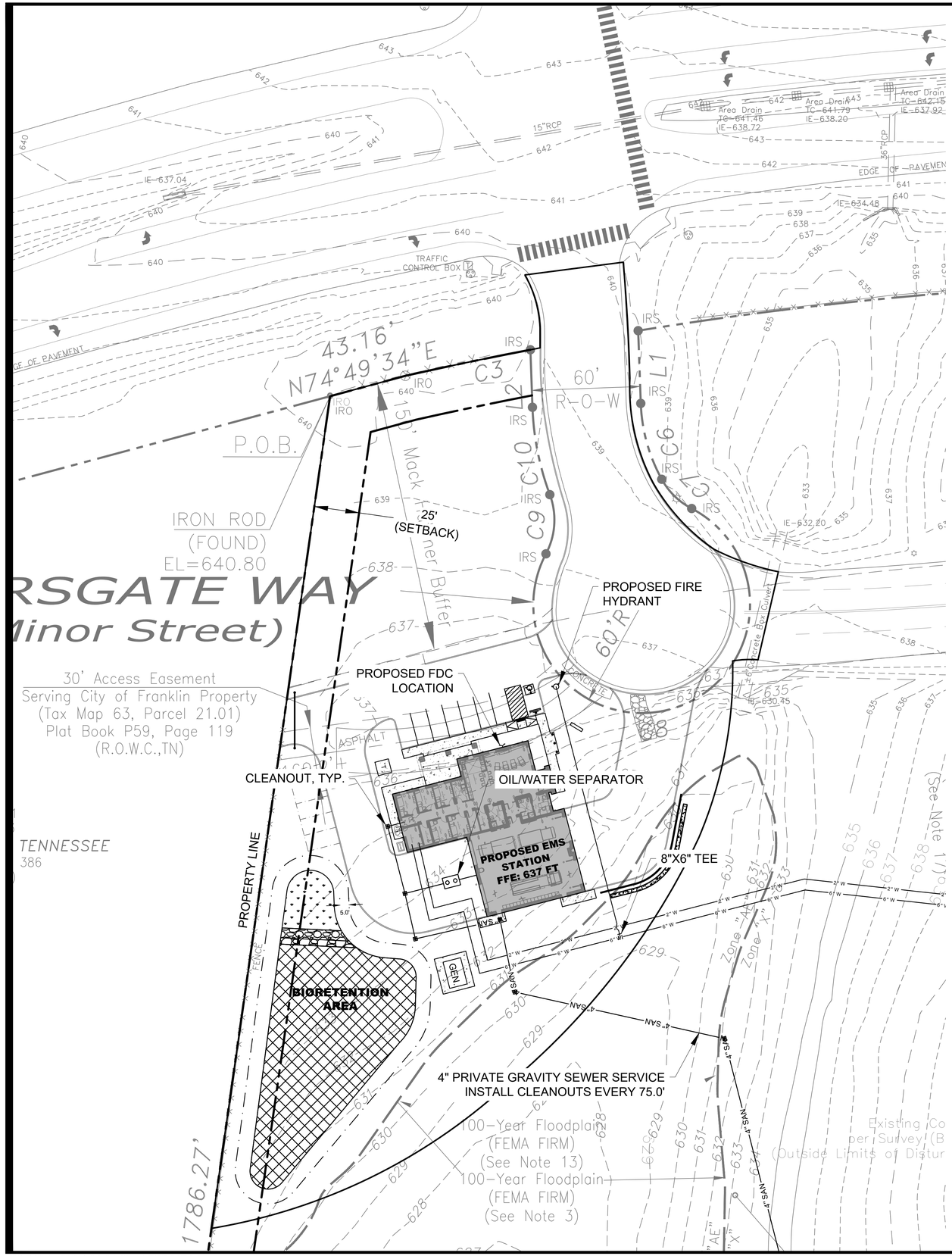
ROW & ACCESS PLAN

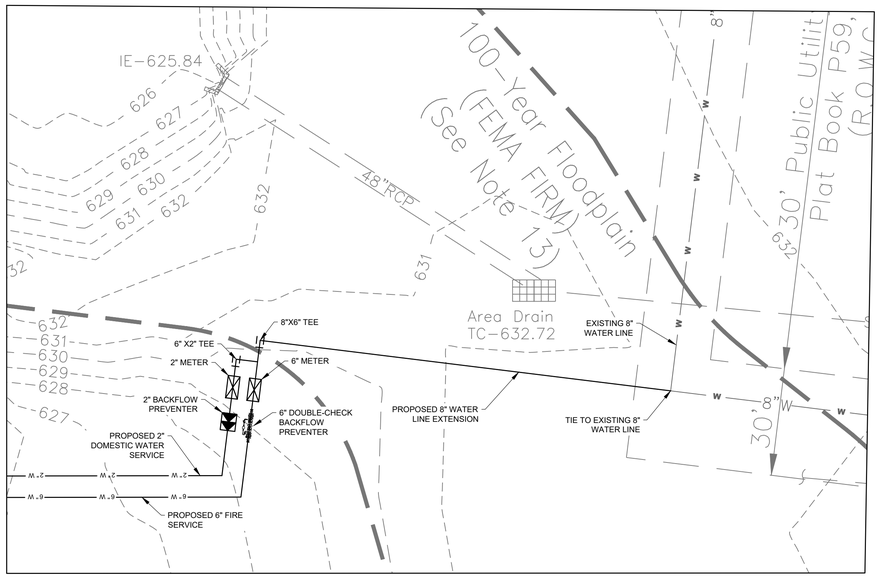
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MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway, Expressway)
(RIGHT-OF-WAY WIDTH VARIES)
ALDERSGATE WAY
(Minor Street)
PROPOSED 6" FIRE SERVICE AND 2" DOMESTIC WATER SERVICE ROUTED TO SITE
FLOW TEST HYDRANT A SEE INSET #1
FLOW TEST HYDRANT B SEE INSET #1
SEE INSET #1
SEE INSET #2
TIE TO EXISTING 8" WATER LINE, SEE INSET #2 ON C510 FOR CONFIGURATION
4" PRIVATE GRAVITY SEWER SERVICE
TIE TO EXISTING SANITARY SEWER SERVICE
BERRY'S CHAPEL CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Plat Book 95P, Page 119-R.O.W.C.,TN)
FRANKLIN ROAD
(RIGHT-OF-WAY WIDTH VARIES)
Frontier First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft. ±
"OPEN SPACE"
Parcel "G-2"
Map 78, Parcel 1.00
HARLINSDALE MANOR
REVISION "A"
Plat Book P-41, Page 126
R.O.W.C.,TN
ADKERSON CREEKSIDE FARM, L.P.
Book 8272, Page 194
R.O.W.C.,TN
CITY OF FRANKLIN, TENNESSEE
Book 525, Page 886
R.O.W.C.,TN
Parcel 21.01
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R.O.W.C.,TN
Parcel 11.00
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CITY OF FRANKLIN, TENN





INSET #2: ENLARGED WATER CONNECTION PLAN

1"=20'

THE CITY OF FRANKLIN WATER AND 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 ALDERMAN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 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 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.

UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

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

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY BRUHN & BRUHN FIRE PROTECTION

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

tmp
TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R GOBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

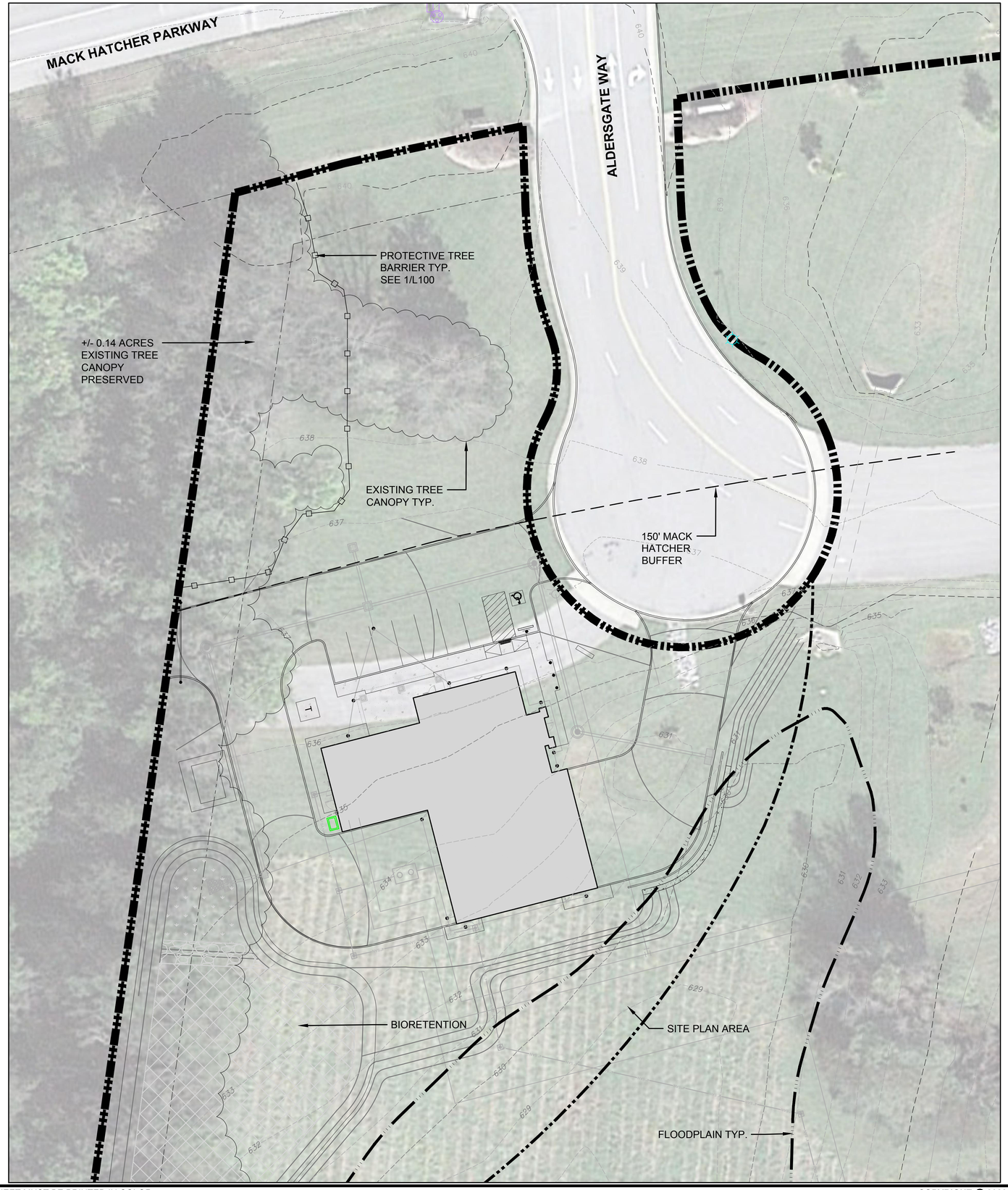
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DATE	08/03/2023

ENLARGED UTILITIES PLAN

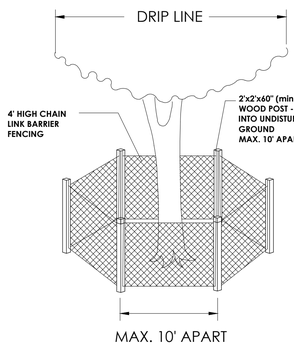
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Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
Percent and Acreage of Original Canopy Cover:	.51 acres (29%)
Percent and Acreage Tree Canopy Required:	.10 acres (24%)
Percent and Acreage of Preserved Canopy Cover Provided:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0



NOTE:

1. ALL SPECIMEN TREES, TREES IN A TREE PROTECTION ZONE, AND TREES INTENDED FOR USE AS CREDIT TOWARDS THE LANDSCAPING STANDARDS SHALL BE FENCED BEFORE GRADING OR OTHER LAND-DISTRUBING ACTIVITY BEGINS.

2. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DBH, SO THAT EACH TREE'S DRIPLINE IS PROTECTED, BUT NO CASE LESS THAN TEN FEET FROM THE TRUNK.

3. ALL FENCING REQUIRED SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.

4. 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 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECC-RION DEL ARBOL. NO SE PERMITE ENTRAR".

5. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND-ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.

6. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

1 **PROTECTIVE TREE BARRIER**

NTS



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JOHN DAVID HAAS JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 — 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

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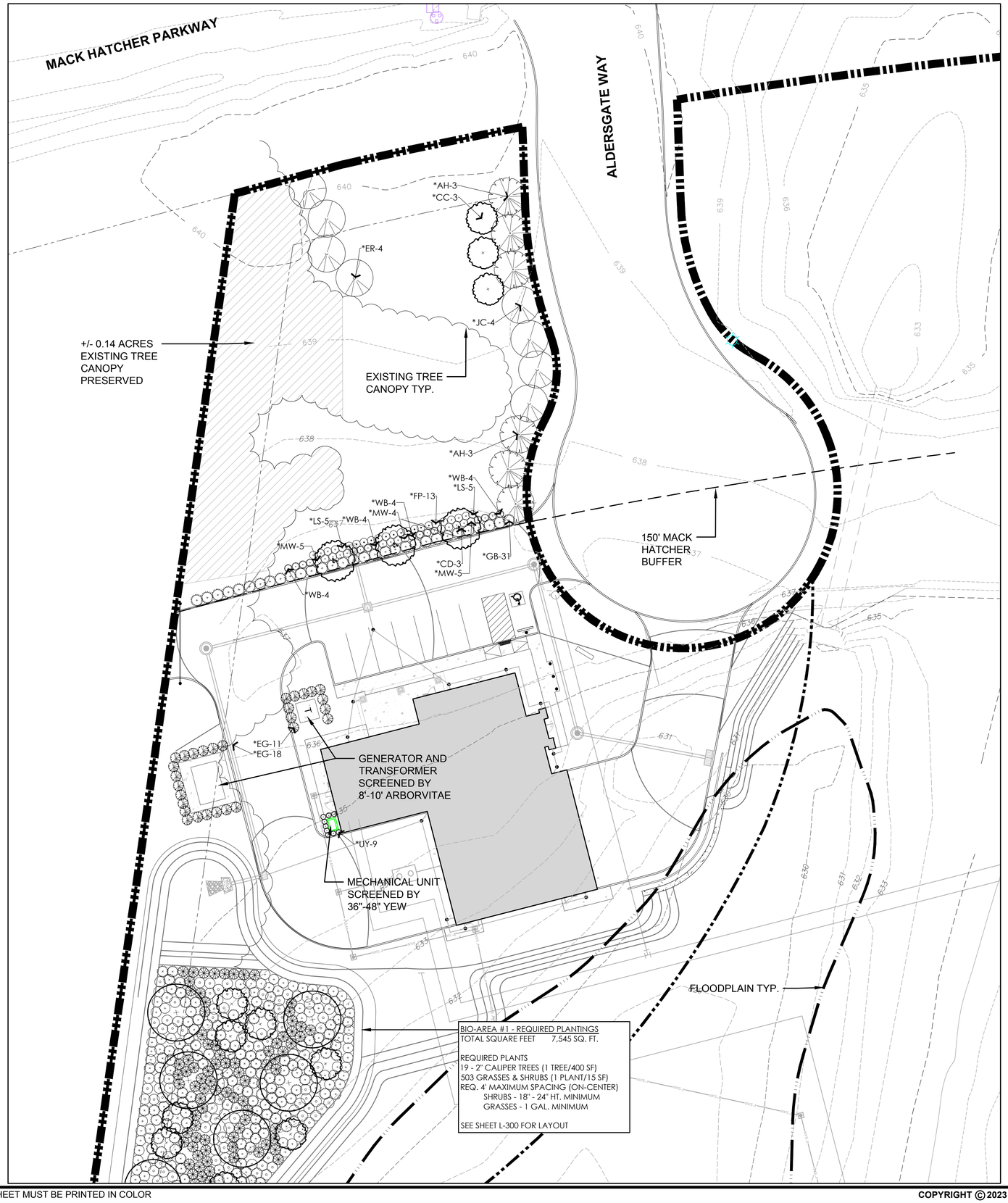
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TREE PRESERVATION PLAN

L100

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Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
Percent and Acreage of Original Canopy Cover:	.51 acres (29%)
Percent and Acreage Tree Canopy Required:	.10 acres (24%)
Percent and Acreage of Preserved Canopy Cover Provided:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0

Landscape Requirements: (ACI)				
LSA MINIMUM: 0.708 AC - 0.10 Acre Tree Save Area = 0.608 Acre Adjusted LSA with Credit	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees				
Existing Trees (See Tree Inventory)				
5" + caliper canopy trees				
3" caliper canopy trees		29	29	87
2" caliper canopy trees		25	25	50
Aggregate Canopy Caliper Inches Provided				137
Aggregate Canopy Caliper Inches Required				34
2" caliper understory trees		17	17	34
1.5" caliper understory trees				
Aggregate Understory Caliper Inches Provided				34
Aggregate Understory Caliper Inches Required				9
Min. 18" Height Shrubs			336	
Min. 30" Height Shrubs			215	
Total Shrubs Provided			551	
Total Shrubs Required			40	

Mack Hatcher Buffer Requirements	
Total Length of Buffer on-site (feet)	140
Required Number of Canopy Trees	14
Required Number of Understory Trees	6
Shrubs	84
Note: Required Mack Hatcher Buffer Plantings to apply towards ACI requirements	

GENERAL NOTES - LANDSCAPE PLANTING

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.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

17. ALL MECHANICAL EQUIPMENT IS TO BE COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.

18. MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

NOTE:
NO IRRIGATION IS PROPOSED FOR THIS PROJECT

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

SEE SHEET L3.00 FOR PLANT SCHEDULE

0' 10' 20' 40' NORTH

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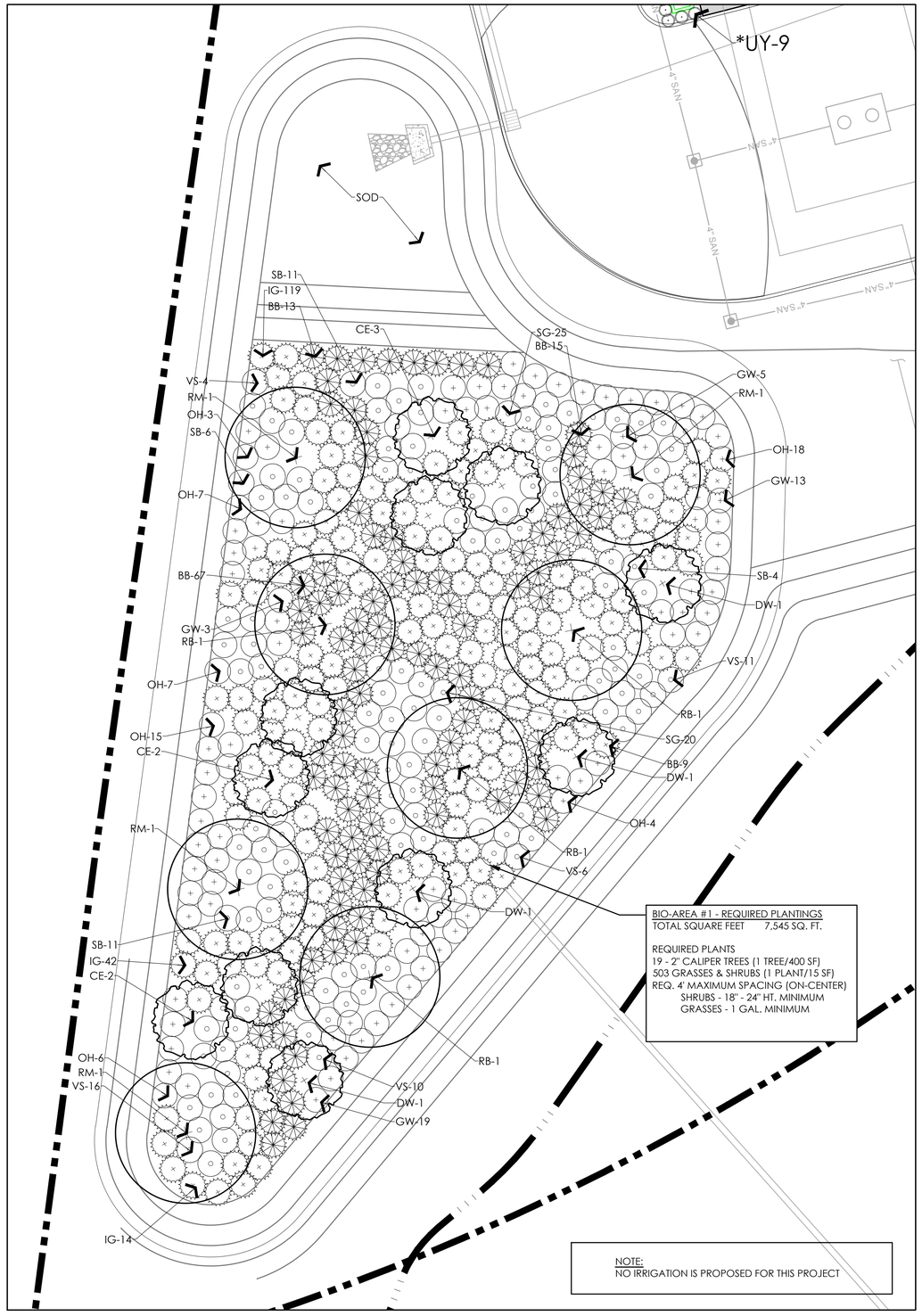
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LANDSCAPE PLAN

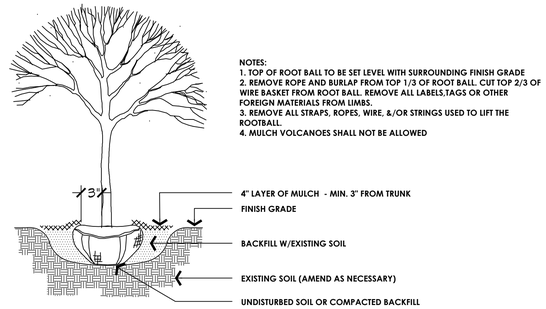
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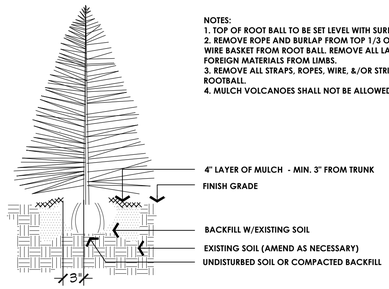
1 BIORETENTION PLANTING PLAN (ENLARGEMENT)



NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

2 TREE PLANTING

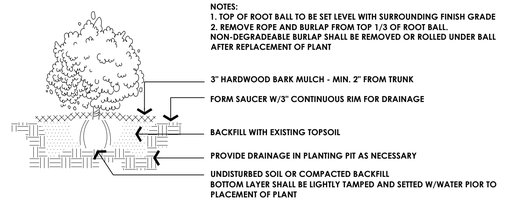
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NOTES:
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2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

3 EVERGREEN TREE PLANTING

NTS



NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADEABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER REPLACEMENT OF PLANT

4 SHRUB PLANTING

NTS

EMS at FFUMC - PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Evergreen Trees					
AH	6	Ilex opaca	American Holly	2" Cal Min.	6'-8' Hgt	Per Plans	
EG	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3" Cal Min.	8'-10' Hgt	4' O.C.	
ER	4	Juniperus virginiana	Eastern Red Cedar	2" Cal Min.	6'-8' Hgt	Per Plans	
JC	4	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	2" Cal Min.	6'-8' Hgt	Per Plans	
		Deciduous Trees					
CC	3	Cercis canadensis var. texensis 'Oklahoma'	Oklahoma Redbud	2" Cal Min.	8'-10' Hgt	Per Plans	Single Trunk
CD	3	Cornus × rutgersensis Celestial	Celestial Dogwood	2" Cal Min.	8'-10' Hgt	Per Plans	Strong Central Leader
		Shrubs					
FP	13	Potentilla fruticosa 'Monsidh'	Frosty Potentilla	-	18"-24" Ht.	3' O.C.	
GB	31	Buxus x 'Green Mountain'	Green Mountain Boxwood	-	30"-36" Ht.	4' O.C.	
LS	10	Spiraea japonica 'SMSJMLG'	Lil Sizzle Spirea	-	18"-24" Ht.	3' O.C.	
MW	14	Weigela florida 'Elvera'	Midnight Wine Weigela	-	18"-24" Ht.	3' O.C.	
UY	9	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	-	36"-48" Ht.	2' O.C.	
WB	16	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	-	18"-24" Ht.	3' O.C.	

BIO-RETENTION PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Deciduous Trees					
CE	7	Cercis canadensis	Eastern Redbud	2" Cal Min.		Per Plans	Single Trunk
DW	4	Cornus florida	Dogwood	2" Cal Min.		Per Plans	Strong Central Leader
RB	4	Betula nigra 'BNMTF'	DuraHeat River Birch	2" Cal Min.		Per Plans	2 Trunk Max - Each 3" Caliper
RM	4	Acer rubrum	Red Maple	2" Cal Min.		Per Plans	
		Shrubs					
BB	104	Buddleia davidii	Butterfly Bush	-	18"-24" Ht.	4' O.C.	
GW	40	Hypericum frondosum	Shruby St. Johns Wort	-	18"-24" Ht.	4' O.C.	
VS	47	Itea virginica	Virginia Sweetspire		18"-24" Ht.	4' O.C.	
IG	175	Ilex glabra 'Shamrock'	Shamrock Inkberry	-	24"-30" Ht.	4' O.C.	
OH	60	Hydrangea quercifolia	Oakleaf Hydrangea	-	18"-24" Ht.	4' O.C.	
SB	32	Sweetpepper Bush	Clethra alnifolia	-	18"-24" Ht.	4' O.C.	
		Grasses					
SG	45	Panicum virgatum "Shenandoah'	Shenandoah Switch Grass	2 Gallon		Per Plans	

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08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
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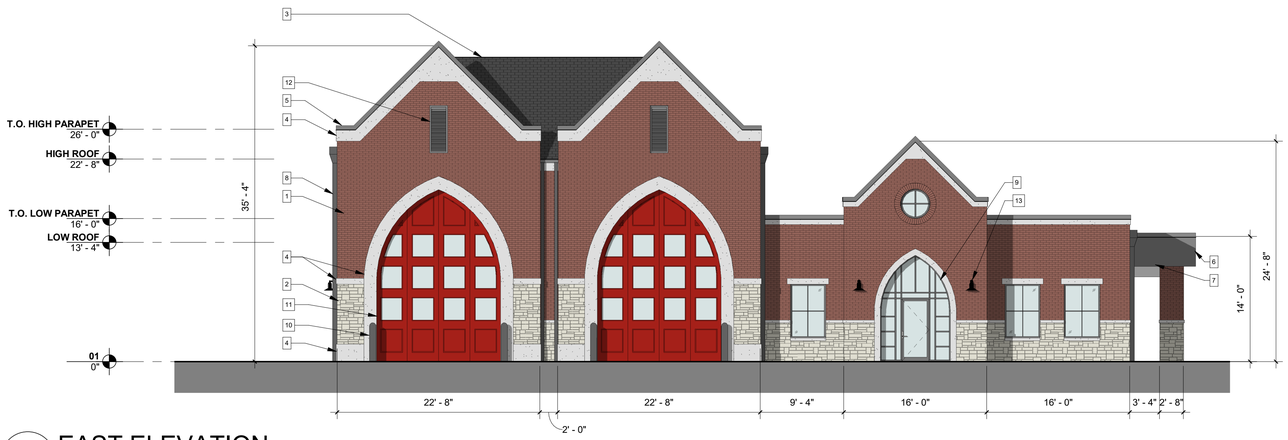
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LANDSCAPE DETAILS & PLANT SCHEDULE

L300

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1 EAST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 637 SF



2 SOUTH ELEVATION

0 4 8 16 24 FEET

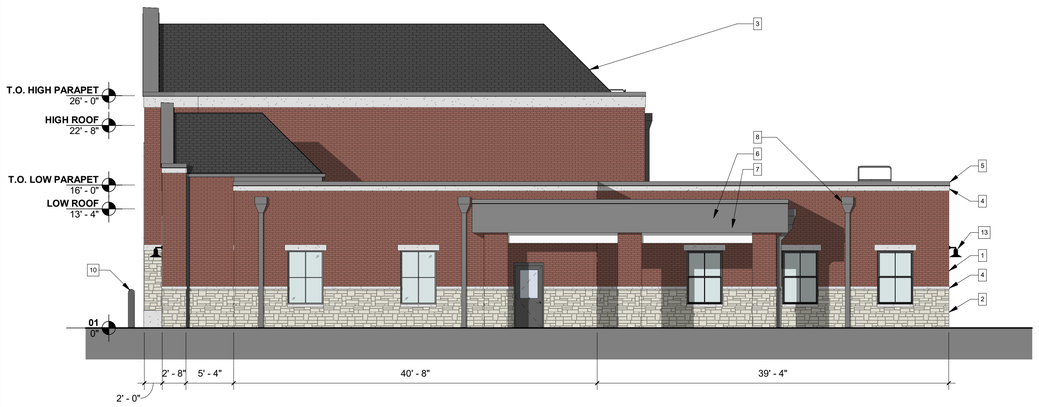
GLASS AND OPENINGS: 109 SF



3 WEST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 466 SF



4 NORTH ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 145 SF

MATERIALS LEGEND

1	RED BRICK
2	NATURAL STONE MASONRY
3	ASPHALT SHINGLE ROOF
4	SMOOTH CAST STONE
5	GRAY METAL COPING
6	GRAY SKIM COAT ON EXTERIOR GYPSUM
7	WHITE SKIM COAT ON EXTERIOR GYPSUM
8	GRAY METAL DOWNSPOUT
9	GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
10	GRAY PIPE BOLLARD
11	RED FOUR-FOLD APPARATUS BAY DOORS
12	GRAY METAL LOUVER
13	BLACK ALUMINUM ARCHITECTURAL LIGHTING

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,553 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,201 SF	77%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	352 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,891 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,641 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	250 SF	13%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,550 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,222 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	328 SF	21%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,768 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,566 SF	89%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	202 SF	11%

GENERAL NOTES
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

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No. 103777
STATE OF TENNESSEE
8/10/2023

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
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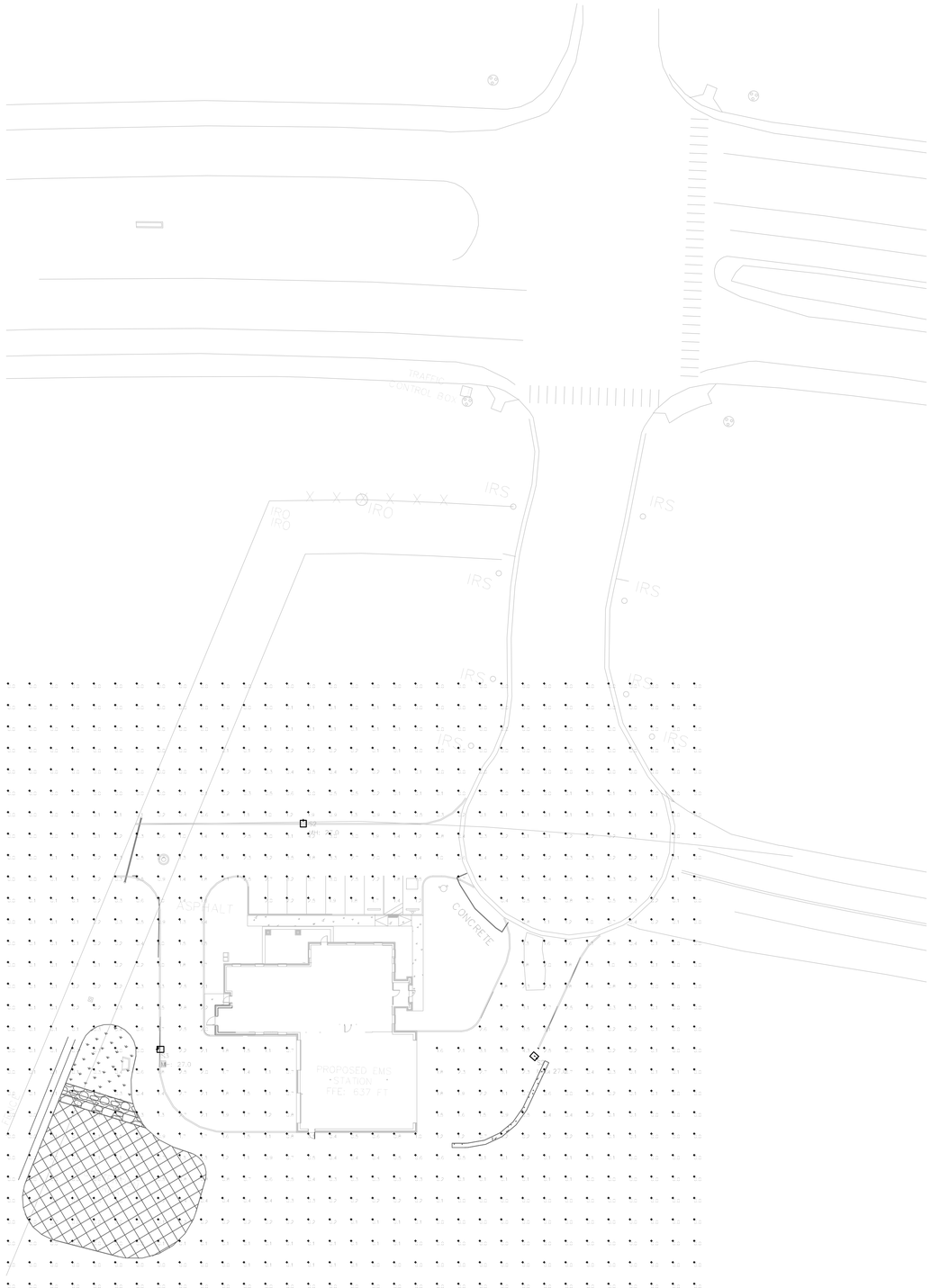
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BUILDING ELEVATIONS

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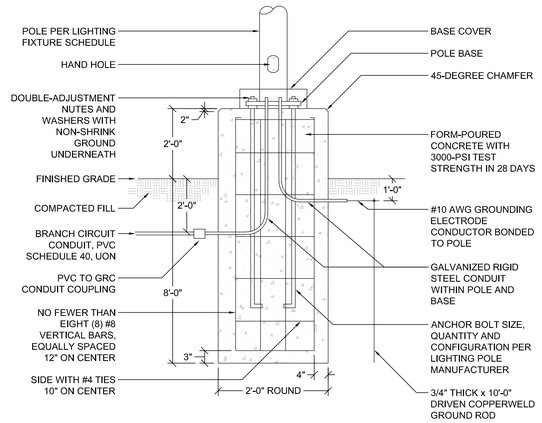
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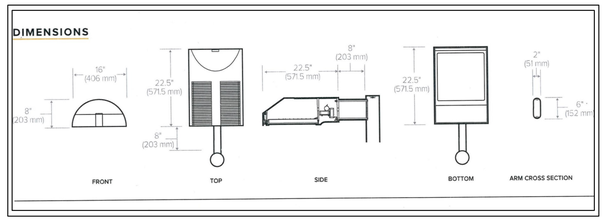


SITE LIGHTING PHOTOMETRIC PLAN

30' 0 30'



DETAIL - TYPICAL SITE LIGHTING POLE BASE
NOT TO SCALE



PRODUCT EXCEPTIONS & DETAILS

Configuration		EPA
	1SA — 1 Arm Side Mount	0.9
	1W — Single Wall Mount	n/a
	HSF — Horizontal Slipfitter	n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

SITE LIGHTING DATA

Development Standard: Traditional
Land Use: Non-residential Zoning
District: General Commercial (GC)
Pole Height 25 ft
Pole/Fixture Color: Black Gloss Smooth
Color of Light: 4000K

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF SUPERINTENDENT OR THE PLANNING COMMISSION/CITY OF FRANKLIN.

STREET LIGHTING LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

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RICHARD M. GRAHAM — REGISTERED ENGINEER — AGRICULTURE — CIVIL — COMMERCE — No. 21567 — STATE OF TENNESSEE
9/3/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS

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SITE LIGHTING PHOTOMETRIC PLAN

EP000

ENVISION ADVANTAGE
4633 TROUSDALE DRIVE
NASHVILLE, TN 37204
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City of Franklin

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

File #: 21-05049

DATE: August 9, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-28, An Ordinance To Rezone 7.88 Acres From Civic Institutional (CI) To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, Currently Addressed As 1406 Cannon Street, 319 Battle Avenue, 401 Battle Avenue, And 403 Battle Avenue.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8221
Applicant: Jim Gilliam, HFR Design
Owner: Franklin Special School District

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 4 properties from Civic Institutional (CI) to Residential 4 (R4) District. The properties consist of 7.88 acres and is the site of an administrative complex for the Franklin Special School District. The properties are located within the Historic Residential Design Concept as defined by Envision Franklin. Envision Franklin states that, "Infill developments [within Historic Residential] should maintain the established, traditional residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot widths, and setbacks. A gridded street network, sidewalks, and street trees should be used to support connectivity and the pedestrian-scale environment." The R4 zoning district is compatible with the recommendations of Envision Franklin as well as the character and pattern of the surrounding established neighborhoods.

Project Consideration:
Should the property be rezoned, the existing buildings and current office and administrative uses would be nonconforming and any future re-development or major site improvements would cause the property to lose its nonconforming status.

The site does not have any other development applications with the City. Any proposed development, other than one single-family residence per platted lot, would have to file a development

application in the form of a preliminary plat or development plan with an associated PD rezoning request that would have to go before a review body for approval. Additionally, all new residential lots are required to front on to a public road.

PREVIOUS CONSIDERATIONS

The Planning Commission reviewed a similar rezoning request on this site at the October 27, 2022 BOMA meeting. At this meeting, the Planning Commission recommended approval of the rezoning to the Board of Mayor and Aldermen by a vote of 7-2. This former rezoning request included additional parcels, but was ultimately withdrawn by the applicant at BOMA.

PROCEDURAL REQUIREMENTS:

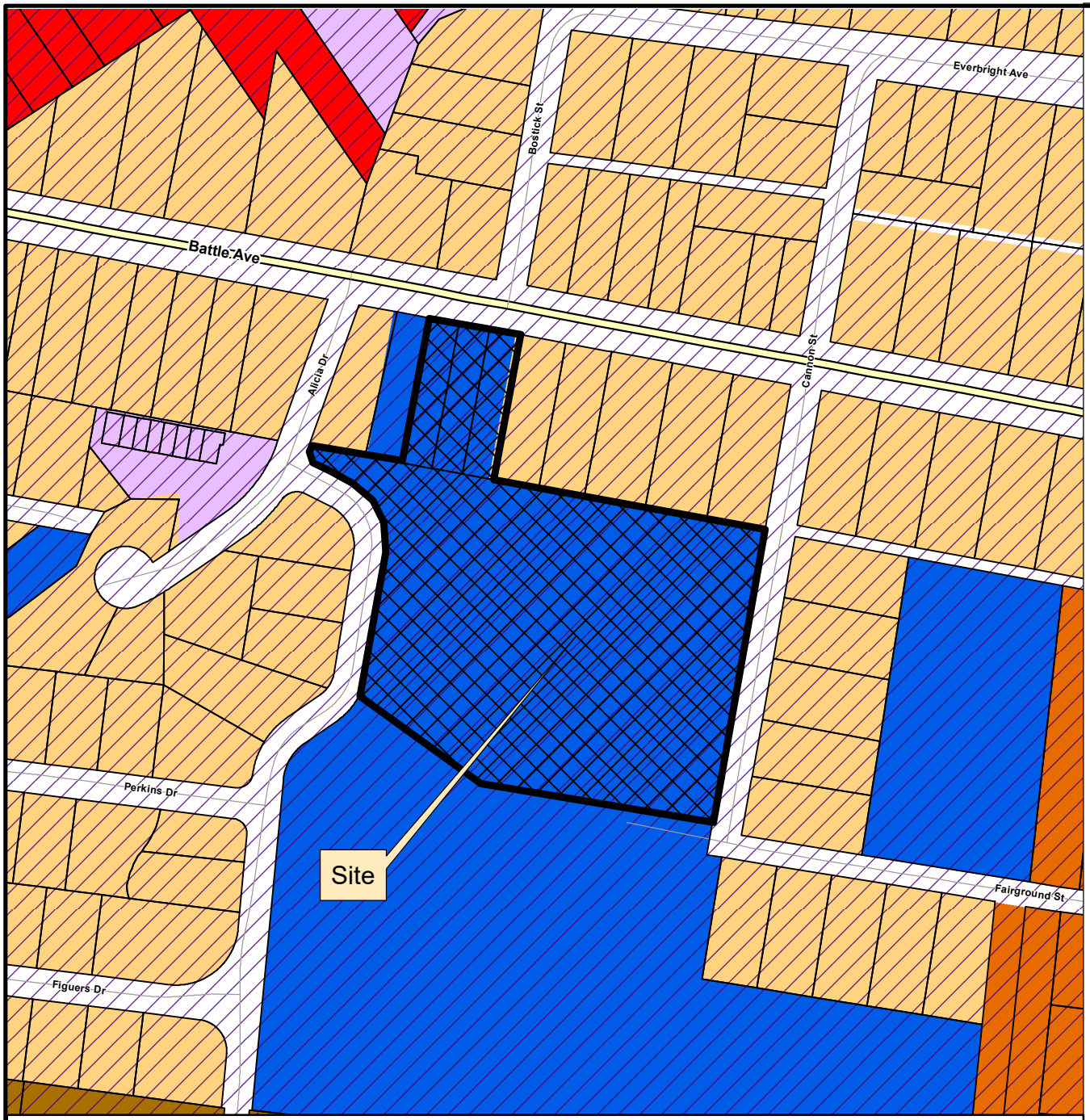
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-28.



1406 CANNON STREET
AND SUNSET MANOR SUBDIVISION
REZONING
RESOLUTION 2023-28

Project Information
Existing Zoning: CI Civic and Institutional
Proposed Zoning: R4 Residential
Overlay Districts: CFO
Site Acreage: 7.885 acres
Existing Non-Residential Building SF: 75,001 SF

Legend

- 1406 Cannon Street and Sunset Manor Subdivision
- Central Franklin 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

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2023-28

AN ORDINANCE TO REZONE 7.88 ACRES FROM CIVIC INSTITUTIONAL (CI) TO RESIDENTIAL 4 (R4) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF BATTLE AVENUE AND WEST OF CANNON STREET

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

WHEREAS, the Residential (R4) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Civic institutional (CI)** District to **Residential 4 (R4)** District:

Map-Parcel	Acres
78 O-1.06	6.75
78 O-1.04	0.28
78 O-1.03	0.28
78 O-1.02	0.28
Total	7.88

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

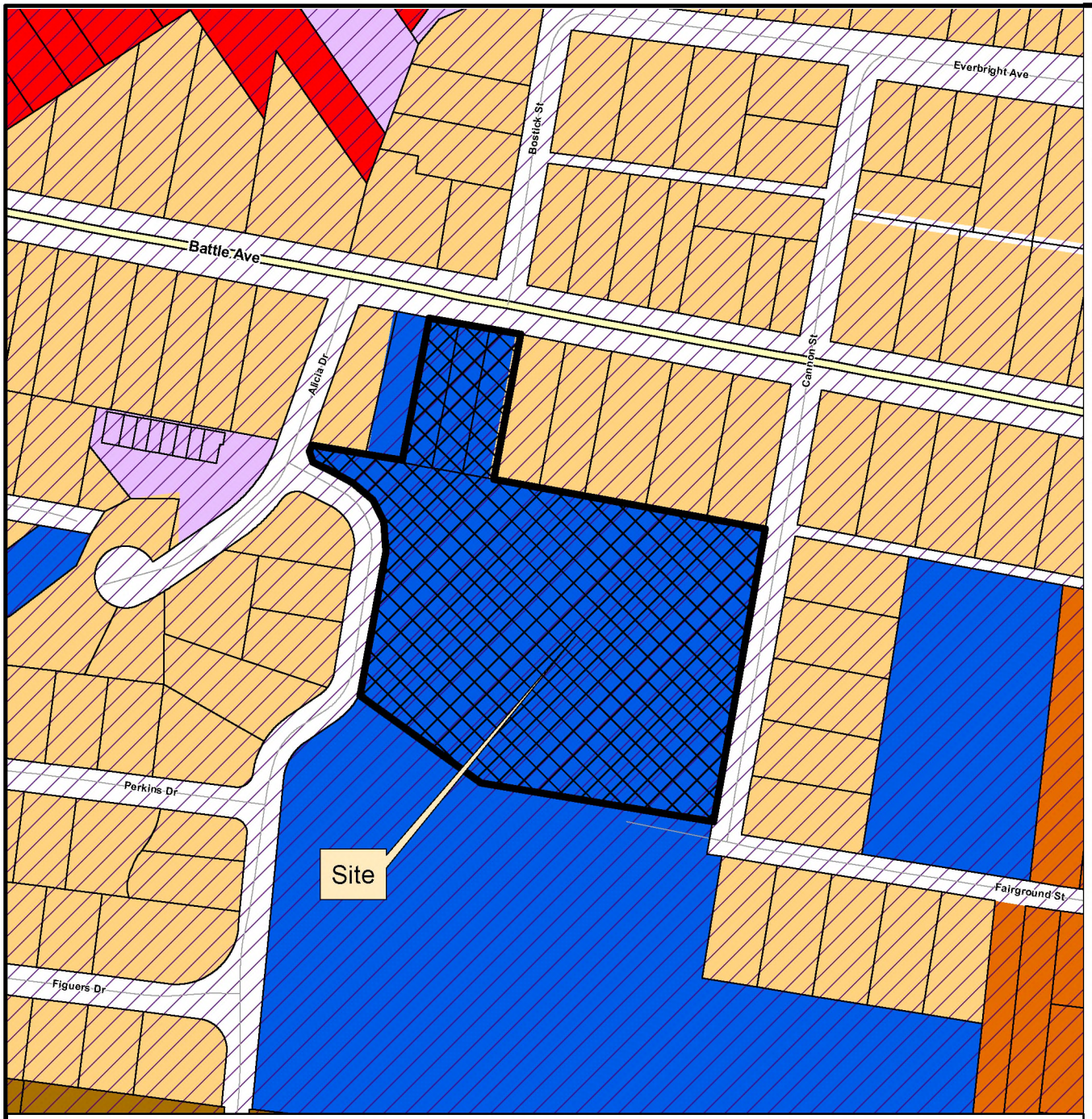
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



1406 CANNON STREET AND SUNSET MANOR SUBDIVISION REZONING RESOLUTION 2023-28

Project Information

Existing Zoning: CI Civic and Institutional
Proposed Zoning: R4 Residential
Overlay Districts: CFO
Site Acreage: 7.885 acres
Existing Non-Residential Building SF: 75,001 SF

Legend

- 1406 Cannon Street and Sunset Manor Subdivision
- Central Franklin 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
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- RC6 Regional Commerce 6 District
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- GO General Office District
- LI Light Industrial District
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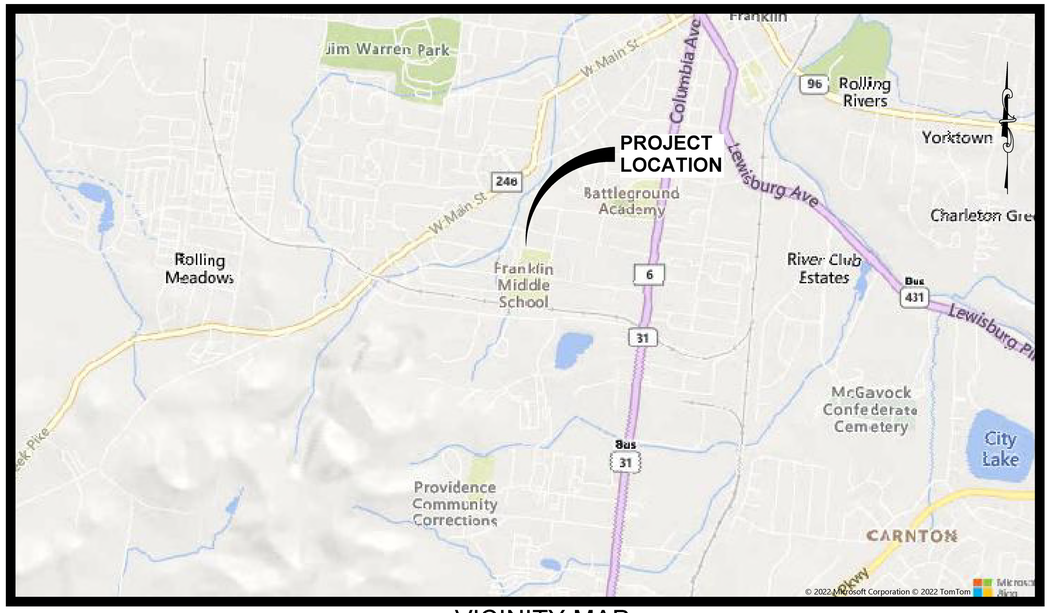
HISTORIC FRANKLIN TENNESSEE

1406 Cannon Street And Sunset Manor Subdivision, Lots 10,11, And 12 Rezoning
BEING 7.885 ACRES

PARCEL 1.02 / 319 BATTLE AVE. PARCEL 1.04 / 403 BATTLE AVE.
PARCEL 1.03 / 401 BATTLE AVE. PARCEL 1.06 / 1400 FIGUERS DR.

CITY OF FRANKLIN PROJECT NUMBER : 8221

Dated: 06/12/2023
Resubmittal: 07/11/2023



VICINITY MAP
N.T.S.

Wold Architects and Engineers
214 Centerview Drive
Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com

JAMES H. GILLIAM II
REGISTERED
AGRICULTURE
COMMERCE
07/11/23
NO. 103760
STATE OF TENNESSEE

SITE INFORMATION

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

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

PROJECT TEAM

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

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

Sheet List Table

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



PLOT DATE: 7/11/2023 8:00:17 PM | JGILLIAM | LOCATION: \BWOOD\JOBS\227416\CIC-BASE-227416.DWG

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LEGEND

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

CURVE DATA

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

NOTES:

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
4. THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 78O, GROUP"A" AND BEING PARCELS 1.02, 1.03, 1.04 AND 1.06.
5. THE PROPERTY IS CURRENTLY ZONED "CI" CIVIC AND INSTITUTIONAL, THE PROPOSED ZONE IS R4
6. THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
7. CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
8. ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
9. OVERLAY: CENTRAL FRANKLIN OVERLAY

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

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

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

1406 Cannon Street And Sunset Manor Subdivision, Lots 10, 11, And 12 Rezoning

CITY OF FRANKLIN
PROJ. NUMBER: 8221

WOLD ARCHITECTS AND ENGINEERS
214 Centerview Drive Suite 300
Brentwood, TN 37027
woldae.com | 615.370.8500

Revisions		
Description	Date	Num

Proj. #: 227416
Date: 06.12.2023
Drawn: JG
Check: ALR

REZONING PLAN

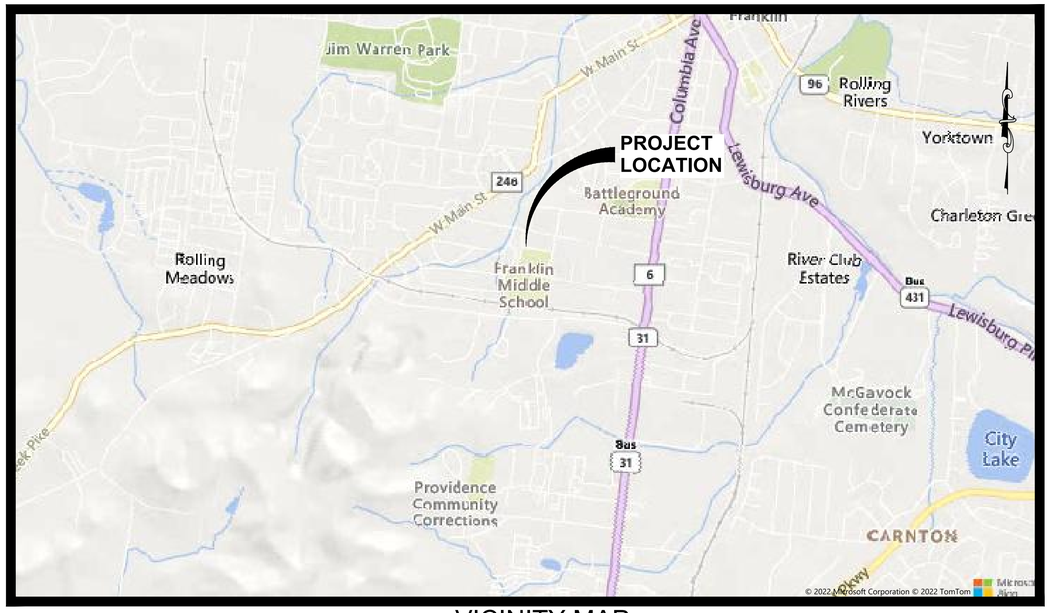
C1.0

1406 Cannon Street And Sunset Manor Subdivision, Lots 10,11, And 12 Rezoning
BEING 7.885 ACRES

PARCEL 1.02 / 319 BATTLE AVE. PARCEL 1.04 / 403 BATTLE AVE.
PARCEL 1.03 / 401 BATTLE AVE. PARCEL 1.06 / 1400 FIGUERS DR.

CITY OF FRANKLIN PROJECT NUMBER : 8221

Dated: 06/12/2023
Resubmittal: 07/11/2023



VICINITY MAP
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STATE OF TENNESSEE
07/11/23

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

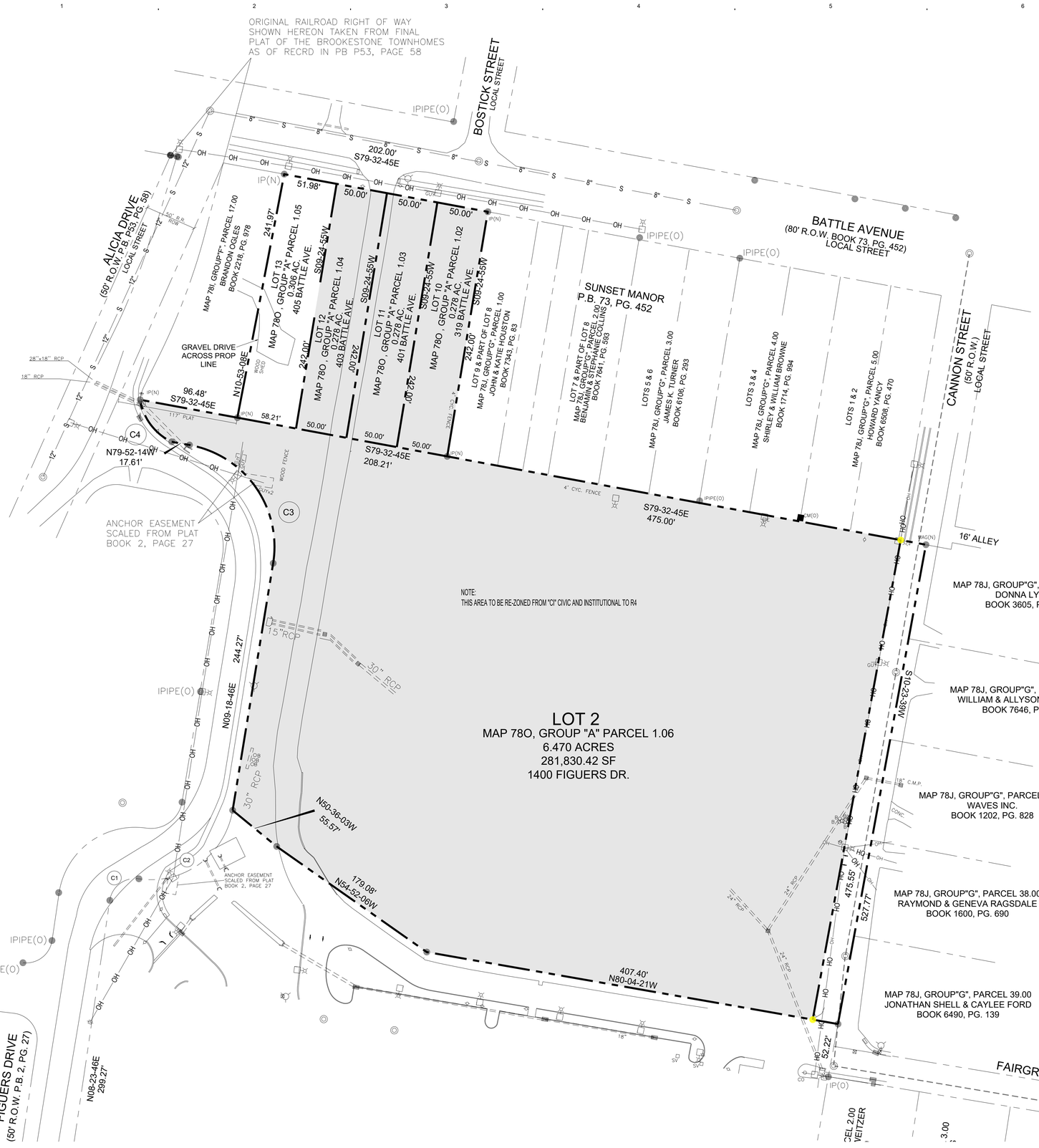
PROJECT TEAM

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CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
(PHO) (615) 794-6624
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DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
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email: jgilliam@hfrdesign.com

Sheet List Table

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


ORIGINAL RAILROAD RIGHT OF WAY SHOWN HEREON TAKEN FROM FINAL PLAT OF THE BROOKESTONE TOWNHOMES AS OF RECRD IN PB P53, PAGE 58
BOSTICK STREET
LOCAL STREET
ALICIA DRIVE
(50' R.O.W. P.B. P53, PG. 58)
LOCAL STREET
BATTLE AVENUE
(80' R.O.W. BOOK 73, PG. 452)
LOCAL STREET
CANNON STREET
(50' R.O.W.)
LOCAL STREET
SUNSET MANOR
P.B. 73, PG. 452
GRAVEL DRIVE ACROSS PROP LINE
ANCHOR EASEMENT SCALED FROM PLAT BOOK 2, PAGE 27
NOTE:
THIS AREA TO BE RE-ZONED FROM "CI" CIVIC AND INSTITUTIONAL TO R4
LOT 2
MAP 78O, GROUP "A" PARCEL 1.06
6.470 ACRES
281,830.42 SF
1400 FIGUERS DR.
MAP 78J, GROUP"G", PARCEL 42.00
DONNA LYNCH
BOOK 3605, PG. 870
MAP 78J, GROUP"G", PARCEL 41.00
WILLIAM & ALLYSON ANDREWS
BOOK 7646, PG. 420
MAP 78J, GROUP"G", PARCEL 40.00
WAVES INC.
BOOK 1202, PG. 828
MAP 78J, GROUP"G", PARCEL 38.00
RAYMOND & GENEVA RAGSDALE
BOOK 1600, PG. 690
MAP 78J, GROUP"G", PARCEL 39.00
JONATHAN SHELL & CAYLEE FORD
BOOK 6490, PG. 139
FIGUERS DRIVE
(50' R.O.W. P.B. 2, PG. 27)
16' ALLEY
FAIRGROU
(30'
S79-32-45E 202.00'
S79-32-45E 475.00'
S79-32-45E 208.21'
S79-32-45E 96.48'
N79-52-14W 17.61'
N10-53-08E 58.21'
N09-18-46E 244.27'
N08-23-46E 299.27'
N50-36-03W 55.57'
N54-52-06W 179.08'
N80-04-21W 407.40'
S10-23-39W 527.17'
S10-23-39W 475.55'
N79-32-45W 62.22'
S09-24-55W 241.97'
S09-24-55W 242.00'
N09-24-55E 242.00'
S09-24-55W 242.00'
S09-24-55W 242.00'
N09-24-55E 242.00'
MAP 78I, GROUP"F", PARCEL 17.00
BRANDON OGLES
BOOK 2218, PG. 978
LOT 13 GROUP "A" PARCEL 1.05
0.306 AC.
405 BATTLE AVE.
MAP 78O , GROUP "A" PARCEL 1.04
LOT 12 GROUP "A" PARCEL 1.04
0.278 AC.
403 BATTLE AVE.
MAP 78O , GROUP "A" PARCEL 1.03
LOT 11 GROUP "A" PARCEL 1.03
0.278 AC.
401 BATTLE AVE.
MAP 78O , GROUP "A" PARCEL 1.02
LOT 10 GROUP "A" PARCEL 1.02
0.278 AC.
319 BATTLE AVE.
LOT 9 & PART OF LOT 8
MAP 78J, GROUP"G" PARCEL 1.00
JOHN & KATIE HOUSTON
BOOK 7343, PG. 83
LOT 7 & PART OF LOT 8
MAP 78J, GROUP"G" PARCEL 2.00
BENJAMIN & STEPHANIE COLLINS
BOOK 7641, PG. 583
LOTS 5 & 6
MAP 78J, GROUP"G", PARCEL 3.00
JAMES K. TURNER
BOOK 6106, PG. 233
LOTS 3 & 4
MAP 78J, GROUP"G", PARCEL 4.00
SHIRLEY & WILLIAM BROWNE
BOOK 1714, PG. 994
LOTS 1 & 2
MAP 78J, GROUP"G", PARCEL 5.00
HOWARD YANCY
BOOK 6508, PG. 470
4' CYC. FENCE
WOOD FENCE
18" C.M.P.
24" RCP
30" RCP
15"RCP
18"
28"x18" RCP
16" RCP
C1
C2
C3
C4
IP(N)
IPIPE(O)
IPIPE(O)
IPIPE(O

City of Franklin

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

File #: 21-05032

DATE: August 4, 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:

4081 Murfreesboro Road Subdivision, Final Plat, Creating Two Single-Family Lots And Dedicating Easements, On Approximately 4 Acres, Located At 4081 Murfreesboro Road . (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8246
Applicant: George Girjel, Ten10, LLC
Owner: George Girjel, Ten10, LLC

BACKGROUND/STAFF COMMENTS:
This final plat creates two single-family lots and dedicates easements. This property was recently annexed into the City limits and was zoned estate residential (ER) district. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

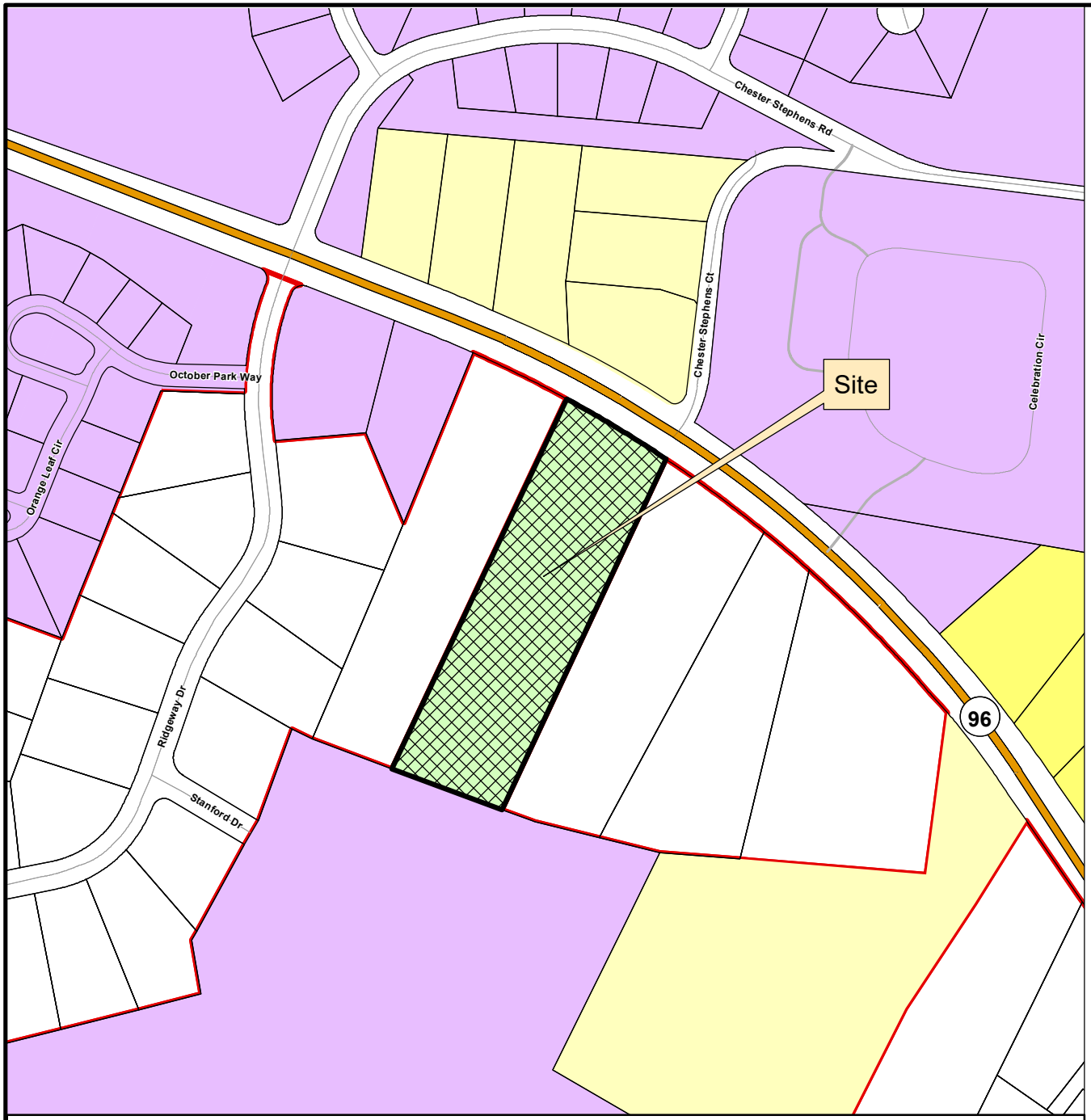
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. The mylar shall 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 4081 Murfreesboro Road Subdivision, Final Plat. The conditions of approval are attached.



4081 MURFREESBORO ROAD SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: ER Estate Residential
Overlay Districts: None
Site Acreage: 4.74 acres
Total Number of Lots: 2

Legend

- 4081 Murfreesboro Road
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
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- RC6 Regional Commerce 6 District
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8246

CONDITIONS OF APPROVAL:

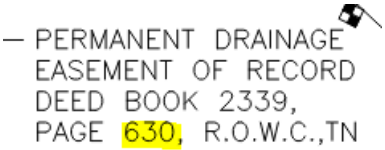
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

lance.fittro@franklintn.gov For the easement below, applicant shall revise the page number to 629 which is the first page of the recorded document as referenced by the Williamson County Register of Deeds.



Date	Book/Page	Type
12/14/2001	2339-629	DEED

23. C. Final Plat

lance.fittro@franklintn.gov Applicant shall add the word "Shared" to the hatched access easement area in the legend so that it matches the now-revised (thank you) general notes on the plat:

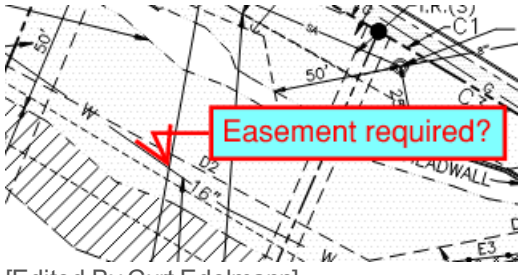


FIRE--Planning--DRT

General Issues

11. Utilities

curt.edelmann@franklintn.gov Verify Milcrofton is not going to ask for an easement for their water line.



[Edited By Curt Edelmann]

Performance Agreement and Surety

General Issues

14. 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.)

Planning

General Issues

26. Acreage

chelsea.randolph@franklintn.gov Applicant shall provide consistent total acreage on the plat. See below:

Area Table		
Area	Acres	Sq. Feet
Lot_1	2.37	103377.35
Lot_2	2.32	100898.17
Total_Area	4.69	204275.52



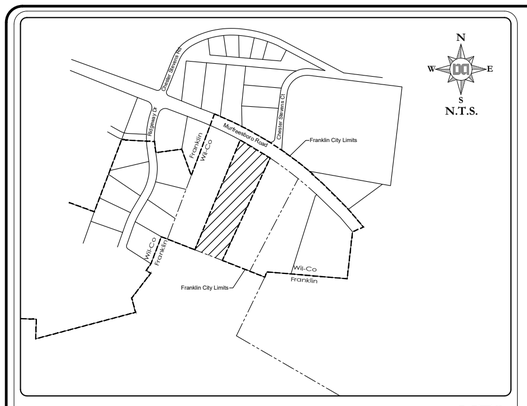
Stormwater

General Issues

27. Plats

jeff.willoughby@franklintn.gov Provide note:

"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."



Vicinity Map **NTS**

60 0 60 120 180

Scale 1" = 60'

Curve Table & Curve Utility & Access Easement Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	259.01'	2576.98'	5°45'32"	S 60°02'28" E	258.91'
C2	129.51'	2576.98'	2°52'46"	S 61°28'51" E	129.49'
C3	129.51'	2576.98'	2°52'46"	S 58°36'06" E	129.49'
CE4	57.83'	84.76'	39°05'27"	S 63°44'46" W	56.71'
CE5	86.75'	510.00'	9°44'47"	S 88°09'53" W	86.65'
CE6	75.77'	490.00'	8°51'33"	N 87°43'16" E	75.69'
CE7	56.06'	64.76'	49°35'39"	N 58°29'40" E	54.32'
CE8	16.18'	2576.98'	0°21'35"	S 57°20'30" E	16.18'

Utility & Access Easement Line Table		
LINE	BEARING	DISTANCE
E1	S 25°01'32" W	15.93'
E2	S 83°17'30" W	15.53'
E3	N 83°17'30" E	15.53'

Drainage Easement Line Table		
LINE	BEARING	DISTANCE
D1	S 79°12'25" W	116.22'
D2	N 61°47'35" W	160.35'
D3	N 22°29'25" E	81.46'

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP STAMPED "DALE AND ASSOCIATES"
RCP	REINFORCED CONCRETE PIPE
ANCHOR	→
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
LOT NUMBER	(xx)
PARCEL NUMBER	(x)
TOP DITCH DITCH	
BUFFER ZONE 1	
BUFFER ZONE 2	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
WATER LINE	W
SANITARY LINE	SA
GAS LINE	G
STORM PIPE	
UTILITY & ACCESS EASEMENT	
30' RIPARIAN BUFFER ZONE 1	
30' RIPARIAN BUFFER ZONE 2	

DEED REFERENCE
TO: TEN 10, LLC
RECORD: DEED BOOK 8955, PAGE 99, R.O.W.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 60.03 ON TAX MAP 79

Area Table		
Area	Acres	Sq. Feet
Lot_1	2.37	103377.35
Lot_2	2.32	100898.17
Total_Area	4.69	204275.52

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

N W E S

MURFREESBORO (R.O.W. VARIES) (STATE ROUTE 96) (MAJOR ARTERIAL) ROAD

CHESTER STEPHENS CT. (LOCAL STREET)

I.R.(E) ½" MERCER 1974

11.85' I.R.(S)

RIPARIAN BUFFER ZONE 1 (EXTENDS TO R)

TOP OF BANK UNNAMED TRIBUTARY

50' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

RIPARIAN BUFFER ZONE 2 I.R.(S) C1

DENSE DOT HATCH: RIGHT OF WAY DEDICATION OF RECORD IN DEED BOOK 2339, PAGE 630, R.O.W.C.,TN

24" RCP FIBER OPTIC BOX

MH. DEPTH 10.95'

FIBER OPTIC BOX

HEADWALL

CONCRETE BOX CULVERT 5.1'Tx10.0'W

CONCRETE PIPE 3.15W x 2.14H

18" RCP

M.H. DEPTH 11.4'

M.H. DEPTH 9.0'

SITE BENCHMARK MAG SPIKE IN PP ELEV. 740.71'

MAG-NAIL(F) 6.84'

MAG-SPIKE(S)

SEWER EASEMENT DEED BOOK 4217, PAGE 117, R.O.W.C.,TN

APPROXIMATE WATER LINE LOCATION TAKEN FROM MILCROFTON ATLAS SHEETS, NOT FIELD LOCATED

WATER LINE EASEMENT DEED BOOK 3196, PAGE 849, R.O.W.C.,TN

WATER LINE EASEMENT DEED BOOK 2501, PAGE 842, R.O.W.C.,TN

PERMANENT DRAINAGE EASEMENT OF RECORD DEED BOOK 2339, PAGE 630, R.O.W.C.,TN

"X" CROSSED HATCHED AREA IS UTILITY & ACCESS EASEMENT PER THIS PLAT (SEE GENERAL NOTE #17(A)).

"*" ① ( ) 4081

"*" ② ( ) 4087

ZONED MCA-1 (WILLIAMSON COUNTY) ZONED ER (FRANKLIN)

873.39'

857.44'

835.43'

N 22°29'25" E

S 25°01'32" W

N 23°45'12" E

(60.03)

10' TOTAL PUBLIC DRAINAGE EASEMENT

5' EACH SIDE OF PROPERTY LINE

NEW LOT LINE

SHED

(60.02)
SUSAN FREEMAN & JOANNE WHITEHEAD
DEED BOOK 7286, PAGE 323, R.O.W.C.,TN

(60.04)
GERALD CHARLES FRENZEL & BRENDA KAY FRENZEL
DEED BOOK 909, PAGE 865, R.O.W.C.,TN

(55.00)
DS COLLETTA PARK SUB LLC
DEED BOOK 7301, PAGE 162, R.O.W.C.,TN

PROPOSED 20' SEWER EASEMENT TO BE DEDICATED PER THIS PLAT FOR USE OF PARCEL 55, LOT TO THE SOUTH OF THE SUBJECT PARCEL

TOP OF BANK UNNAMED TRIBUTARY

RIPARIAN BUFFER ZONE 2

I.R.(F) ½" NO CAP TN SPC NAD1983 N:573,478.93 E:1,729,287.40

219.81'

109.91'

109.91'

N 68°50'43" W

I.R.(S)

I.R.(F) ½" NO CAP TN SPC NAD1983 N:573,399.60 E:1,729,492.40

ZONED ER (FRANKLIN)

ZONED ER (FRANKLIN)

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE EASEMENTS.
2. THE RECORDING OF THIS PLAT VOIDS VACATES AND SUPERCEDES TRACT NUMBER 7, ACCORDING TO A SURVEY MADE BY V. LEON STANFORD, DATED APRIL 18, 1975.
3. PROPERTIES ZONED ER (ESTATE RESIDENTIAL). MINIMUM BUILDING SETBACKS: FRONT: 150', SIDE: 35' REAR: 65'.
4. THIS SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT. 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT. 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
5. PARCEL NUMBERS SHOWN THUS (001) PERTAIN TO PROPERTY MAP NUMBER 79 PROPERTY ASSESSOR'S OFFICE, WILLIAMSON COUNTY, TENNESSEE.
6. PROPERTY OWNER: PARCEL 60.03: TEN10 LLC
   4302 NORTH CHAPEL ROAD
   FRANKLIN, TN 37067
7. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
8. THE PROPERTY SHOWN IS IN ZONE "X" AND IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0220F. EFFECTIVE DATE: SEPTEMBER 29, 2006.
9. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
10. PROPERTY CORNERS SHOWN THUS —●— ARE MARKED BY IRON RODS.
11. NUMBERS SHOWN THUS [ ] ARE PROPERTY ADDRESSES OFF MURFREESBORO ROAD.
12. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
13. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS."
16. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE."
17. SHARED ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE SHARED ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE SHARED ACCESS EASEMENT WITHIN THEIR PROPERTY IN A REASONABLE CONDITION AND STATE OF REPAIR. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

17(A). ACCESS TO LOTS 1 AND 2 SHALL BE PROVIDED FROM STATE ROUTE 96 VIA THE SHARED ACCESS EASEMENT SHOWN HEREON. LOT 1 SHALL HAVE NO DIRECT ACCESS TO STATE ROUTE 96 AND THERE SHALL BE NO ADDITIONAL ACCESS GRANTED TO LOT 2 FROM STATE ROUTE 96.

18. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
19. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND."
20. IF THIS LOT IS SOLD OR ANOTHER DWELLING IS TO BE BUILT ON THIS DEVELOPMENT THEN PARKLAND IMPACTS FEE WILL BE REQUIRES, IN GENERAL, $xxx DOLLARS AND A PARKLAND AGREEMENT.
21. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
22. NO EVIDENCE FOUND AS OF SECOND PARTY OWNERSHIP OF MINERAL RIGHTS.
23. "*" DENOTES CRITICAL LOT FOR DRAINAGE. THESE LOTS SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF.

STEVEN C. MATTHEWS TENNESSEE NO. 2352 REGISTERED LAND SURVEYOR AGRICULTURE & RESOURCES DEPARTMENT OF COMMERCE 8/3/23

Certificate of Approval for Recording
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission — Date:

MTEMC Signature
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date Middle Tennessee Electric Membership Corporation — Date:

Certificate of Approval of Subdivision Name, Street Names, and Addressing
Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency — Date:

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure
I hereby certify that:
A. The streets, drainage, sidewalks, and green infrastructure designated in _____ _____ 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, City of Franklin, Tennessee: — 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 16th day of June, 2023.

Surveyor — Date: 8/3/23

Certificate of Approval of Sewer Systems
I hereby certify that:
A. The sewer systems designated in 4081 Murfreesboro Rd Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management, City of Franklin, Tennessee — Date:

Certificate of Approval of Water Systems
I hereby certify that:
A. The water system designated in 4081 Murfreesboro Rd Subdivision have been installed in accordance with current local and / or State Government requirements, or a Security Bond in the amount of $_____ has been posted with the Milcrofton Utility District to assure completion of all required improvements in case of default.

Milcrofton Utility District — 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 8955, Page 99, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) — Date
George Girjel, Managing Member of Ten10 LLC

4081 Murfreesboro Road Subdivision Final Plat

Owner/Developer:
Ten 10, LLC
4302 N. Chapel Road
Franklin, TN 37067
Email: george@cdjrfranklin.com

New Streets/Roads
0.00 L.F.

Rev.: August 3, 2023 R1
Date: July 5, 2023

14th CIVIL DISTRICT
SCALE 1"=100'
CLOSURE>1:10,000

TOTAL ACRES OF AFFECTED PROPERTY = 4.74
TOTAL LOTS= 2
City of Franklin Project# 8246

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
Project # 22093
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Sheet 1 of 1

City of Franklin

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

File #: 21-05042

DATE: August 9, 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:

Carter House Visitors Center Subdivision, Site Plan, Developing 9,600 Square Feet Of Civic Institutional Space, On 10.51 Acres, Located At 125 West Fowlkes Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8236
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: State of Tennessee, Doug Freeman, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the construction of a new visitor's center for the Carter House State Historic Site. The proposed facility measures 9,600 square feet and replaces the existing facility. The property consists of 10.51 acres and is zoned Civic Institutional (CI). The applicant previously received a variance for building orientation and parking layout in February 2023. The full conditions of approval for the site plan are included as an attachment. A site plan for this project was previously approved in 2018.

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

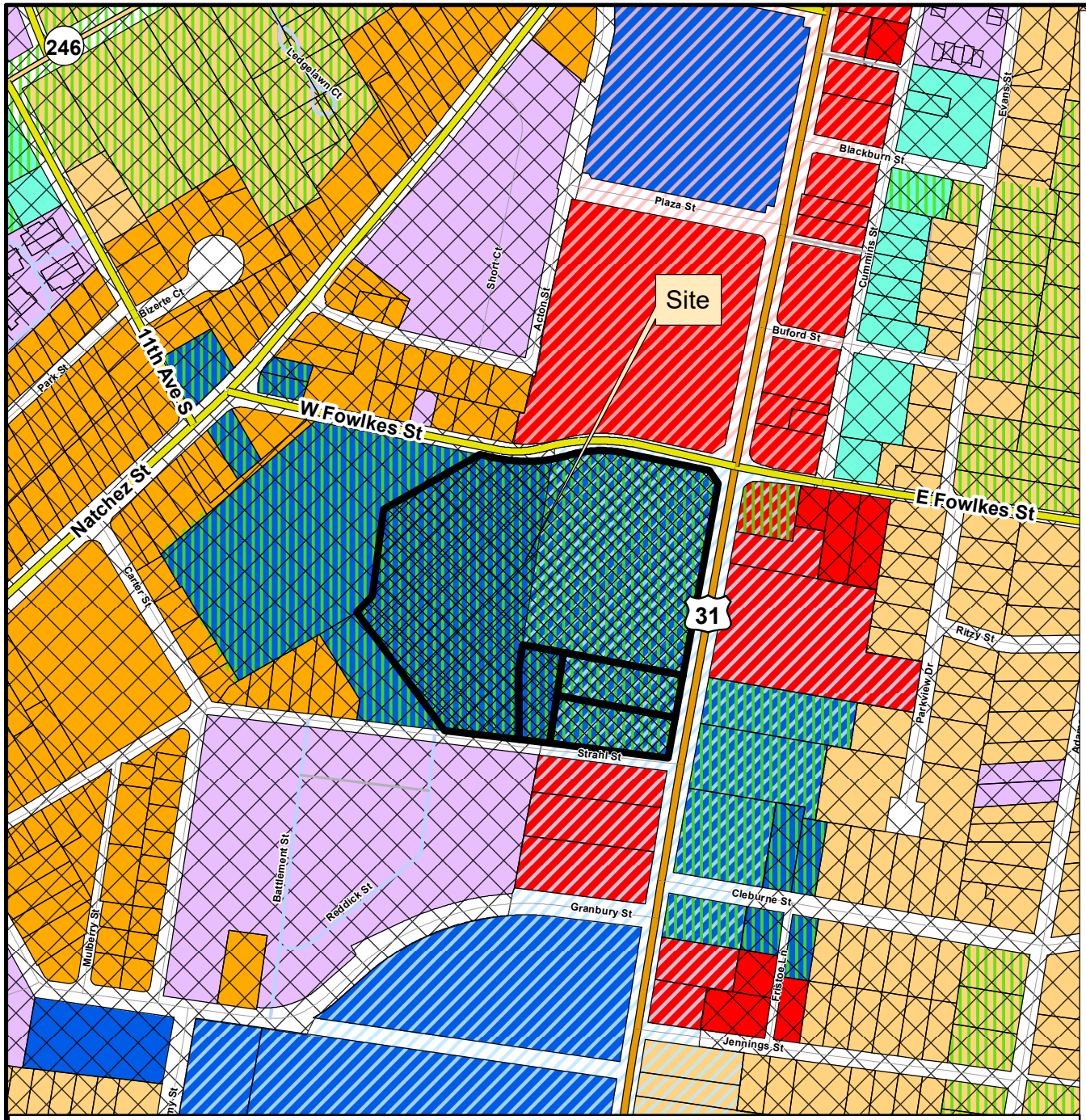
plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Cater House Visitors Center Subdivision, Site Plan.



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

CARTER HOUSE VISITORS CENTER SUBDIVISION SITE PLAN

Project Information

Existing Zoning: CI Civic and Institutional
Overlay Districts: HPO, CFO, CAO2
Site Acreage: 10.51 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 9,600 SF

Legend

- Carter House Visitors Center Subdivision
- Central Franklin Overlay
- Historic Preservation Overlay

Zoning Overlay Districts

- Columbia Avenue Sub-District 1
- Columbia Avenue Sub-District 2
- Columbia Avenue Sub-District 3
- Columbia Avenue Sub-District 4
- Columbia Avenue Sub-District 5
- 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

COF no: 8236

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - Checklist

General Issues

16. Final Plat

dustin.walcott@franklintn.gov *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, 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.

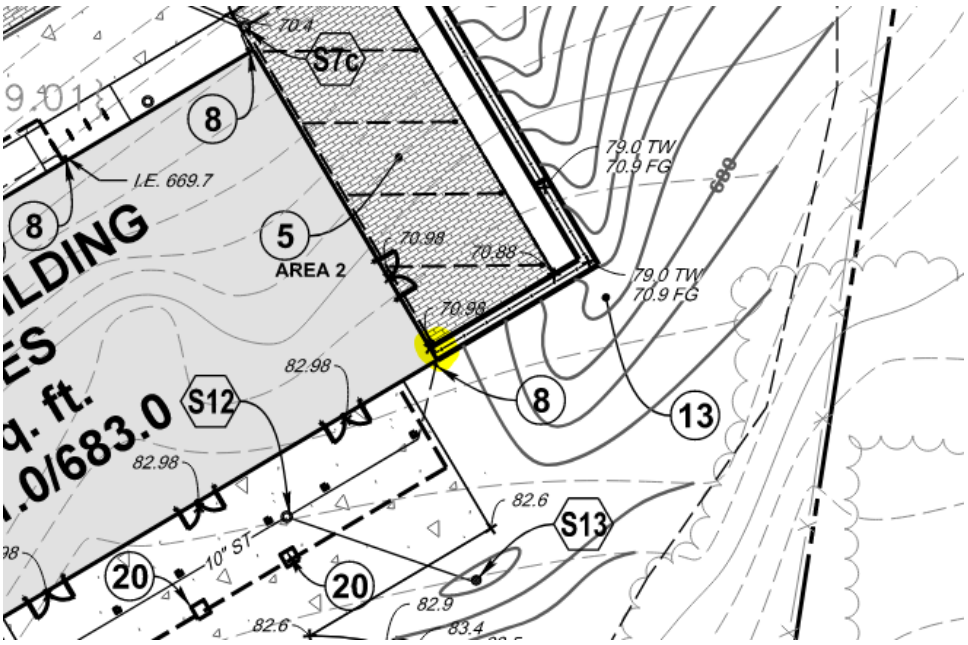
17. Retaining Walls and Guardrails

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

Prior to the first issuance of a Grading Permit, all retaining wall building permits shall be submitted and approved by Building and Neighborhood Services (BNS). Submittals shall be complete, including drawings and calculations.

18. Retaining Walls and Guardrails

dustin.walcott@franklintn.gov Comment not fully addressed. Provide TW/FG elevations at the point highlighted below.



Engineering - Site Plan Checklist

General Issues

35. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Subsurface testing for all water quality BMPs is required.

Option 1
A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. with the 2nd submittal / resubmittal package.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

Option 2
If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring or excavation results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results shall likewise be submitted to the City's Engineering Dept. with the 2nd submittal / resubmittal package.**

Any site plan submittal which does not include subsurface testing results prior to the 2nd Departmental Review Team (DRT) Meeting will be deemed incomplete, and will not be placed on any agenda for approval. NO SITE PLAN APPROVAL OR CONDITIONAL APPROVAL WILL BE GRANTED WITHOUT INFILTRATION AND/OR SUBSURFACE TESTING RESULTS WHICH VERIFY THE ACCEPTABLE DESIGN OF ALL STORMWATER BMP(S).

FIRE--Planning--DRT

General Issues

31. Fire Protection

curt.edelmann@franklintn.gov Please provide the flow test results at One Stop.

Performance Agreement and Surety

General Issues

36. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	$ -
III. Public Sidewalk:	**$5,000**
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:	**$67,000**

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

Line Items (For Reference Only:)		
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	100	SF
HANDICAP RAMP AND DETECTABLE WARNING	2	EA
NEW OR MODIFIED STREET CONNECTIONS	1	EA
PERMEABLE PAVEMENT/PAVERS	2050	SF
BIORETENTION/RAIN GARDEN (Water Quality Volume)	190	CY

[Edited By Kevin Long]

52. Landscape

jason.arnold@franklintn.gov Landscape surety $33,000

53. 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.

54. 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.

Planning

General Issues

48. FMPC Review

joseph.bryan@franklintn.gov Advisory comment: Because the property is zoned CI, the site plan must be approved by the FMPC.

Sanitation and Environmental Services

General Issues

55. Solid Waste Containers

nate.ridley@franklintn.gov What kind of container will they be using 8yd dumpster or 96 gallon rollout?

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Coverage was previously issued under TNQ080028, but the fee has never been paid. If operating under the existing coverage please ensure the SWPPP is updated and the fee is paid. All CGP requirements shall be met with this plan set.

QLP fee of $250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

3. Drainage

Doug.Noonan@franklintn.gov It is unclear how the clouded area will flow to outfall B.



Water/Sewer

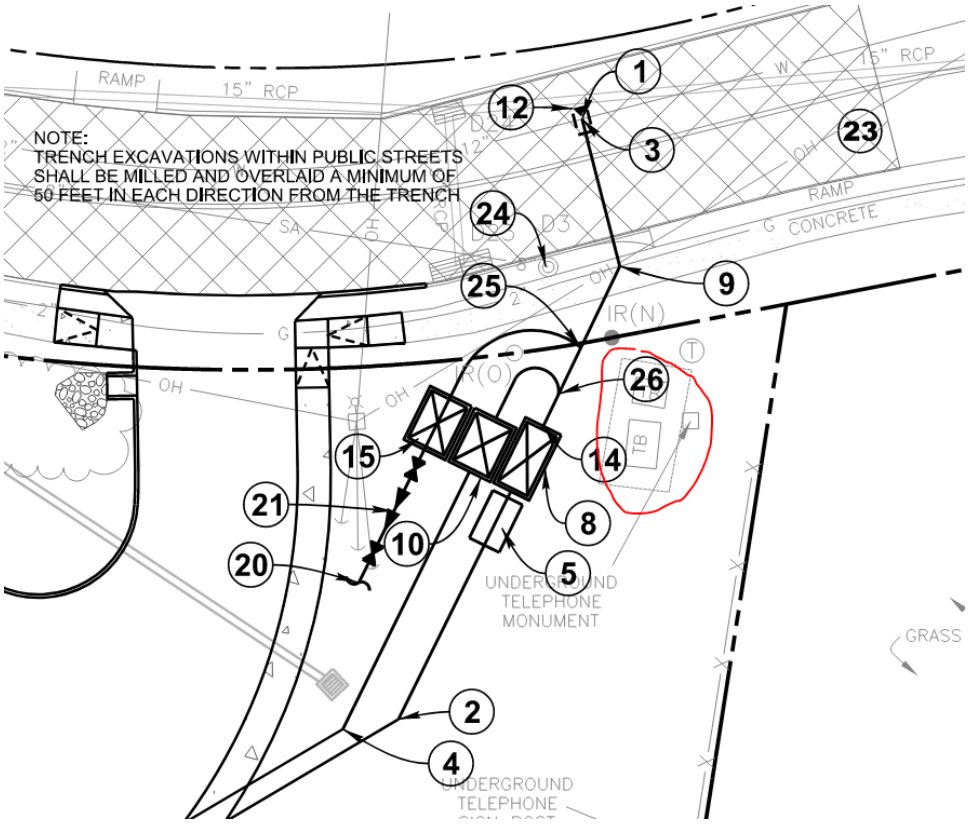
General Issues

9. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has added the note for the check dams on the utility sheets, the note must also be provided on the grading sheets as well.

Note has been added that a 3’ x 35’ clay seam be added from 18” below the sanitary sewer invert to the top of the bioretention feature. Please see note #28 on sheet C-501.

13. Existing utilites

ben.mcneil@franklintn.gov	The existing TB or ATT infrastructure must be verified to not be where the proposed water is to be installed, the applicant shall show the line work associated with the box to ensure the proposed water locations are acceptable. ***Applicant must send this sheet to WMD for review and approval prior to one-stop submittal.***  [Edited By Scott Andrews]

44. civil details

ben.mcneil@franklintn.gov	The applicant has revised the civil details, but the proposed civil details do not match the current updated specifications. The applicant shall update the water specs to shown most recent 2019 specifications.

CARTER HOUSE VISITOR CENTER
SITE PLAN SUBMITTAL
125 WEST FOWLKES ST., FRANKLIN, WILLIAMSON CO., TN
TAX MAP 78, PARCEL 9.01, 10, 9
COF # 8236

OWNER
State of Tennessee
312 Rosa L. Parks Ave.
24th Floor
Nashville, TN 37243
Contact: Doug Freeman
(Development Manager)
615.339.7806
doug.freeman@tn.gov

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

CIVIL ENGINEER
BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. XXXX-XX
Barge Civil Associates
6606 Charlotte Pike
Ste. 210
Nashville, TN 37209
Contact: Seth Sparkman
615.324.4226
ssparkman@bacivil.com

ARCHITECT
orcutt | winslow
Orcutt Winslow
5016 Centennial Blvd.
Third Floor
Nashville, TN 37209
Contact: Sarah Dexheimer
615.298.2525
dexheimer.s@owp.com

SHEET INDEX:	Pre-App Submittal	Initial Submittal	Resubmittal	One Stop Submittal
C0.0 COVER	06-26-2023	07-10-2023	08-03-2023	
C-100 OVERALL EXISTING SITE	06-26-2023	07-10-2023	08-03-2023	
C-101 ENLARGED EXISTING SITE	06-26-2023	07-10-2023	08-03-2023	
C-102 DEMOLITION PLAN	06-26-2023	07-10-2023	08-03-2023	
C-200 OVERALL SITE PLAN	06-26-2023	07-10-2023	08-03-2023	
C-201 ENLARGED SITE PLAN	06-26-2023	07-10-2023	08-03-2023	
C-202 SITE DETAILS	06-26-2023	07-10-2023	08-03-2023	
C-300 OVERALL GRADING & DRAINAGE PLAN	06-26-2023	07-10-2023	08-03-2023	
C-301 ENLARGED GRADING & DRAINAGE PLAN	06-26-2023	07-10-2023	08-03-2023	
C-302 INITIAL EPSC PLAN	06-26-2023	07-10-2023	08-03-2023	
C-303 INTERIM EPSC PLAN	06-26-2023	07-10-2023	08-03-2023	
C-304 FINAL EPSC PLAN	06-26-2023	07-10-2023	08-03-2023	
C-305 GRADING & DRAINAGE DETAILS	06-26-2023	07-10-2023	08-03-2023	
C-306 GRADING & DRAINAGE TABLES	06-26-2023	07-10-2023	08-03-2023	
C-400 OVERALL ROW ACCESS PLAN	06-26-2023	07-10-2023	08-03-2023	
C-401 ENLARGED ROW ACCESS PLAN	06-26-2023	07-10-2023	08-03-2023	
C-402 ROW DETAILS	06-26-2023	07-10-2023	08-03-2023	
C-500 OVERALL UTILITY PLAN	06-26-2023	07-10-2023	08-03-2023	
C-501 ENLARGED UTILITY PLAN	06-26-2023	07-10-2023	08-03-2023	
C-502 UTILITY DETAILS	06-26-2023	07-10-2023	08-03-2023	
C-601 AUTOTURN COF FIRE	06-26-2023	07-10-2023	08-03-2023	
C-602 AUTOTURN COF WASTE	06-26-2023	07-10-2023	08-03-2023	
L-100 TREE DEMOLITION/PRESERVATION PLAN	06-26-2023	07-10-2023	08-03-2023	
L-400 OVERALL LANDSCAPE PLAN	06-26-2023	07-10-2023	08-03-2023	
L-401 ENLARGED LANDSCAPE PLAN	06-26-2023	07-10-2023	08-03-2023	
L-402 BIORETENTION LANDSCAPE PLANS	06-26-2023	07-10-2023	08-03-2023	
L-501 HARDSCAPE DETAILS	06-26-2023	07-10-2023	08-03-2023	
L-601 LANDSCAPE DETAILS	06-26-2023	07-10-2023	08-03-2023	
L-602 LANDSCAPE NOTES	06-26-2023	07-10-2023	08-03-2023	
A-201 BUILDING ELEVATIONS	06-26-2023	07-10-2023	08-03-2023	
A-202 BUILDING ELEVATIONS	06-26-2023	07-10-2023	08-03-2023	
A-203 EXTERIOR ELEVATIONS	06-26-2023	07-10-2023	08-03-2023	
A-305 WALL SECTIONS	06-26-2023	07-10-2023	08-03-2023	
AS104 SITE DETAILS	06-26-2023	07-10-2023	08-03-2023	
S201 FOUNDATION SECTIONS AND DETAILS		07-10-2023	08-03-2023	
E1.0 SITE LIGHTING PHOTOMETRIC PLAN		07-10-2023	08-03-2023	



SITE VICINITY MAP (NTS)

SITE DATA
PROJECT NAME: CARTER HOUSE VISITOR CENTER
PROJECT NUMBER: 8236
ADDRESS: 125 WEST FOWLKES STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
MAP, PARCEL NUMBERS: 78G, 9.01, 10, 9
SUBDIVISION: N/A
OVERALL SITE ACREAGE: +/- 10.51 AC
OVERALL SITE SQUARE FOOTAGE: +/- 457,739 SF
PHASE 1 SITE ACREAGE: +/- 3.07 AC
PHASE 1 SITE SQUARE FOOTAGE: +/-133,813
VESTING: SEE COVER SHEET C0.0

REGULATIONS:
BASE ZONING: CIVIC INSTITUTIONAL DISTRICT
EXISTING ZONING: CI
OVERLAYS:
- HPO - HISTORIC PRESERVATION OVERLAY DISTRICT
- CAO2 - COLUMBIA AVENUE OVERLAY DISTRICT
- CFO - CENTRAL FRANKLIN OVERLAY DISTRICT

BUILDING TYPES APPLIED: CIVIC BUILDING
FRONTAGE TYPES APPLIED: PARKING FRONTAGE
LOT WIDTH: N/A
SETBACKS -
- FRONT YARD: 0'-20'
- SIDE YARD: 0'
- REAR YARD: 0'

BUILDING HEIGHT: 2 STORIES

OVERALL MINIMUM LANDSCAPE SURFACE AREA: 40% - 4.21 AC (+/- 183,096 SF)
PHASE 1 MINIMUM LANDSCAPE SURFACE AREA: 40% - 1.23 AC (+/- 53,578 SF)
OVERALL OPEN SPACE SF REQUIRED: 5% - 0.53 AC (+/- 22,887 SF)
PHASE 1 OPEN SPACE SF REQUIRED: 5% - 0.15 AC (+/- 6,691 SF)
OVERALL TREE CANOPY RETENTION ACREAGE:
- REQUIRED: 24% - .93 ACRES (+/- 40,478 SF)
- PROVIDED: 64% - 2.93 ACRES (+/- 127,641 SF)

MINIMUM PARKING
- REQUIRED: TBD
- PARKING PROVIDED: 47 SPACES

BICYCLE PARKING
- REQUIRED: 3
- PROVIDED: 8

HISTORIC RESOURCE: N/A

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

BZA VARIANCE:

A VARIANCE REQUEST TO ALLOW THE FRONT FACADE OF A PROPOSED PRINCIPLE BUILDING TO BE ORIENTED IN A NON-PARALLEL MANNER TO THE FRONTAGE, AND A VARIANCE REQUEST TO ALLOW ONE ADDITIONAL PARKING BAY WITHIN THE W FOWLKES DESIGNATED FRONTAGE AREA FOR A PROPOSED PRINCIPAL BUILDING, FOR THE PROPERTY LOCATED AT 1140 COLUMBIA STREET (F.Z.O 6.11 AND 7.4).

THE BOARD OF ZONING APPEALS HAS REVIEWED THIS ITEM, HELD A PUBLIC HEARING, AND VOTED TO APPROVE THE VARIANCE ON FEBRUARY 02, 2023.

VESTING DEVELOPMENT STANDARDS

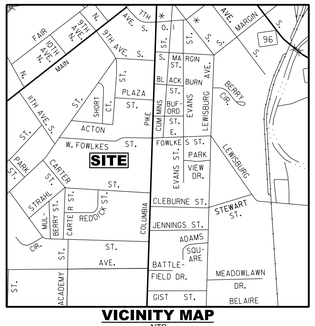
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2022
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	12/22/2022

811

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 000 AGRICULTURE COMMERCE
08.03.2023

Revision	Date	Comment

KVD PROJECT# : 23034
COF # : 8236
Sheet #:
C0.0
DATE: 08-03-2023



VICINITY MAP
NTS

SITE DATA CHART

PROJECT NAME:	CARTER HOUSE VISITOR CENTER
PROJECT #:	COF# 8236
SUBDIVISION:	XX
MAP AND PARCEL:	MAP: 78, PARCEL 9.01, 10, 9
ADDRESS:	125 WEST FOWLKES STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	NINTH
EXISTING ZONING:	CI: CIVIC AND INSTITUTIONAL
OVERLAYS:	CAO-2 AND CFO
ACREAGE OF SITE:	10.51 ACRES +/-
SQUARE FOOTAGE OF SITE:	457,739 SQUARE FEET +/-
LAND USE:	CIVIC
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0'-20'
SIDE YARD:	0'
REAR YARD:	0'
OWNER:	STATE OF TENNESSEE
ADDRESS:	312 8TH AVENUE NORTH NASHVILLE, TN 37243
PHONE NO.:	615-339-7806
E-MAIL ADDRESS:	doug.freeman@tn.gov
CONTACT NAME:	DOUG FREEMAN (DEVELOPMENT MANAGER)
ENGINEER:	BARGE CIVIL ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	sparkman@bcacivil.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	9,600 GROSS SF+/-
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	(SEE LANDSCAPE PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	TBD
MAXIMUM PARKING LIMIT:	TBD x 1.20
PARKING PROVIDED:	47 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	(SEE LANDSCAPE PLANS)

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

LINE TABLE

LINE	BEARING	LENGTH
L1	S79°03'55"E	39.08'
L2	N79°03'46"E	125.43'
L3	S76°59'13"E	216.31'
L4	S25°51'57"E	34.36'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	102.27'	324.00'	101.85'	S88°06'30"E	18°05'09"
C2	14.87'	225.00'	14.87'	N80°57'21"E	03°47'10"
C3	41.78'	130.22'	41.60'	S85°04'20"E	18°22'53"
C4	22.95'	275.00'	22.94'	S79°22'40"E	04°46'54"

Owners Table

Tax Map	Control Map	Group	Parcel	Owner	Deed Book	Page
78F	78G	G	9	State of Tennessee	1845	826
78G	78G	G	9.01	State of Tennessee	370	467
78G	78G	G	9.02	Williamson County	1845	824
78G	78G	G	9.03	Williamson County	782	392
78F	78G	G	10	State of Tennessee	95	59
78F	78G	G	11	Franklins Charge Inc.	6670	536
78F	78G	G	12	Franklins Charge Inc.	6670	541
78F	78G	G	13	City of Franklin	6676	433

SLOPE LEGEND

EXISTING SLOPES

14-19.99%

20%+



GRAPHIC SCALE

40 0 40 80

(IN FEET)

1 inch = 40 ft.

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9

ZONED CI: CIVIC AND INSTITUTIONAL

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COF# 8236

BCA BARGE CIVIL ASSOCIATES

6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 107-87

ANNA C. MADDOX
REGISTERED
ENGINEER
2021
AGRICULTURE
COMPLEX
No. 0092814
STATE OF TENNESSEE
8/1/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434

DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM: BCA

DRAWN BY: SS

PROJECT PHASE: CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS: **overall existing site**

SHEET NO. **C-100**

AGENCY NO. SBC No. 160/008-01-2017



VICINITY MAP
NTS

STORMWATER NARRATIVE
EXISTING SITE IS A VACANT LAND WITH RECENTLY INSTALLED INFRASTRUCURE. HYDROLOGIC SOIL RATING ARE "A", "B", AND "C". THE MAJORITY OF THE EXISTING RUNOFF FLOWS IN A NORTHWESTERLY DIRECTION TO A MAJOR SWALE AND DISCHARGES ONTO FOWLKES STREET.

LOT AREA: 4.56 ACRES
LOD AREA: 2.65 ACRES
PREVIOUS AREA: 1.07 ACRES
-0.07 AC. PERVIOUS PAVEMENT/ROOF
-0.00 AC. PERVIOUS PAVERS
-0.00 AC. GRAVEL
DISTURBED AREA: 1.58 ACRES
(Δ VALUE: 0.153)

	OUTFALL 1 (PEAK FLOW RUNOFF (CFS))		OUTFALL 2 (PEAK FLOW RUNOFF (CFS))	
	PRE-DEV.	POST-DEV.	PRE-DEV.	POST-DEV.
2 YEAR:	1.66	1.26	2.80	2.98
5 YEAR:	3.76	3.30	4.61	4.78
10 YEAR:	5.16	4.65	6.27	6.62
25 YEAR:	7.07	6.55	8.46	8.86
50 YEAR:	8.56	8.07	10.13	10.58
100 YEAR:	10.07	9.70	11.83	12.33

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY
RAMPS, AND DRIVEWAYS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9
ZONED CI:
CIVIC AND INSTITUTIONAL

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COF# 8236

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0091281
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

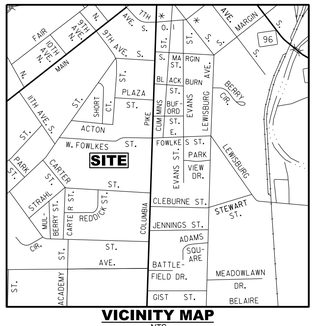
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
enlarged existing site

SHEET NO.
C-101

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

KEYNOTES:

1. SAWCUT AND REMOVE EXISTING PAVEMENT TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE.
2. SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE.
3. SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE.
4. CONTRACTOR TO PROTECT IN PLACE ALL UTILITIES INCLUDING WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL UNLESS OTHERWISE NOTED. COORDINATE WITH UTILITY COMPANY ON RELOCATION OR ADJUSTMENT.
5. REMOVE AND SET ASIDE LIGHT STANDARDS AND COORDINATE DISPOSAL/ RELOCATION WITH OWNER. COORDINATE WITH ELECTRICAL CONSULTANT.
6. DEMOLISH EXISTING FENCE AND PROPERLY DISPOSE OF MATERIALS OFFSITE.
7. AFTER COMPLETION OF NEW BUILDING, REMOVE EXISTING BUILDING, APPURTENANCES, AND ALL FOUNDATIONS TO FULL DEPTH. PROPERLY DISPOSE OF OFF-SITE.
8. REMOVE PLAQUE/SIGN. STORE ON-SITE. COORDINATE RELOCATION WITH OWNER.
9. REMOVE EXISTING FENCE. STORE ONSITE. COORDINATE RELOCATION WITH OWNER.
10. EXISTING SANITARY MANHOLE SHALL BE BARRICADED AND PROTECTED AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE FLOW IS MAINTAINED AT ALL TIMES WITH NO EXCEPTIONS
11. EXISTING SANITARY SEWERTO BE TERMINATED AT THE EXISTING MANHOLE. THE EXISTING MANHOLE ON THE PROPERTY IS TO BE REMOVED TO TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE AND THE AREA RETURNED TO GRASS
12. TERMINATE EXISTING WATER SERVICE AT MAIN IN WEST FOWLKES STREET
13. SAWCUT AND REMOVE EXISTING CONCRETE RAMP TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE.
14. EXISTING SIDEWALK TO REMAIN TO BE PROTECTED.

DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE DEMOLITION AREA TO BE PROTECTED.

ARCHAEOLOGICAL NOTE

NO WORK SHALL BE PERFORMED ON SITE WITHOUT PRIOR APPROVAL FROM STATE ARCHAEOLOGIST BEN NANCE. SEE DRAWINGS FOR CONTACT INFORMATION. ARCHAEOLOGICAL EXPLORATION WILL BE REQUIRED DURING CONSTRUCTION.

FEMA NOTE

BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192 G, AND 47187C0211G 12/22/16, IT HAS BEEN DETERMINED THIS PROPERTY DOES NOT LIE WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

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

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

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

COF# 8236

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 0019814
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9
ZONED CI: CIVIC AND INSTITUTIONAL

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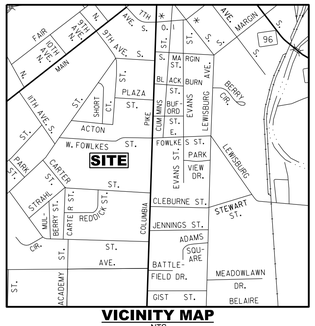
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
demolition plan

SHEET NO.
C-102

AGENCY NO.
SBC No. 160/008-01-2017

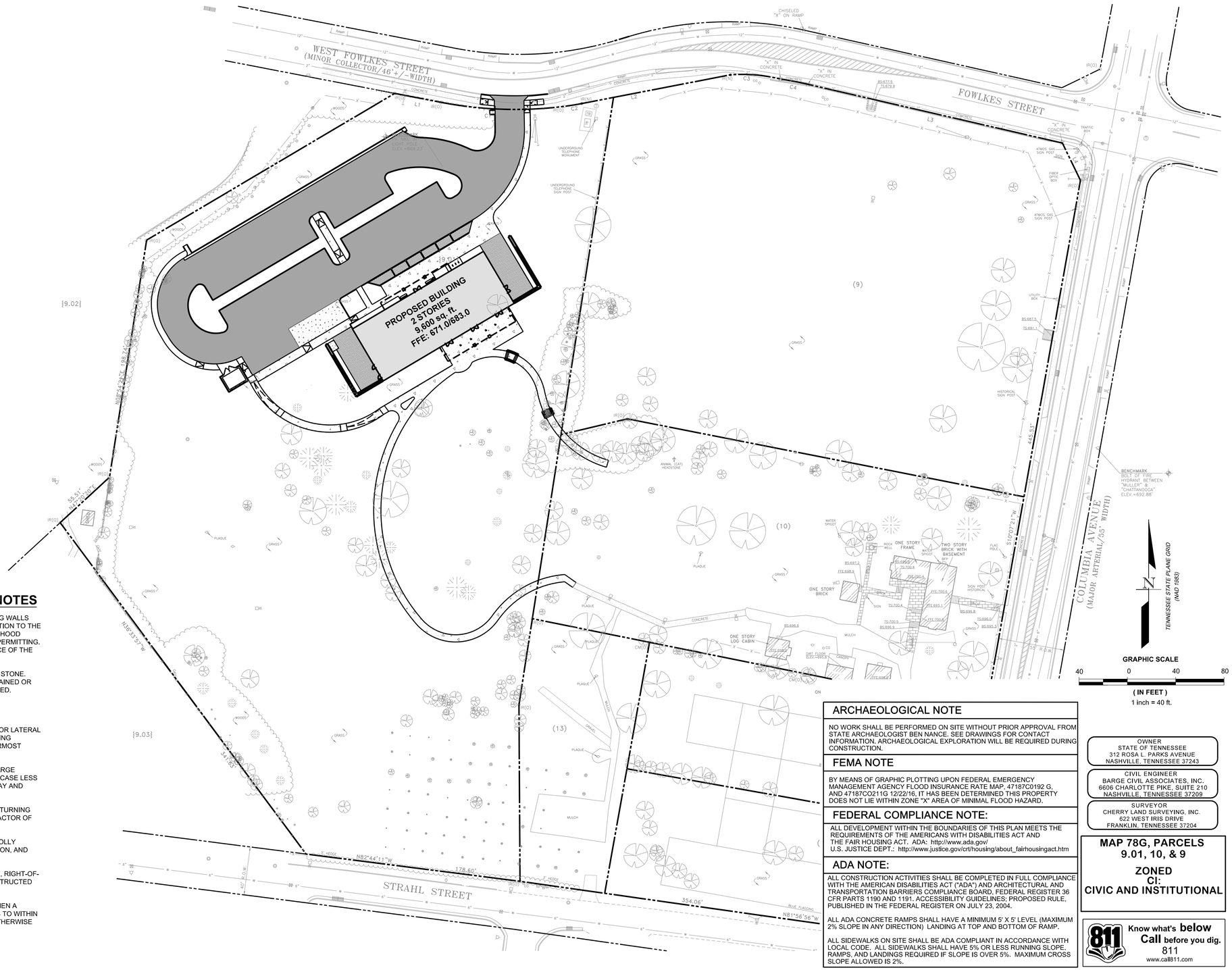


VICINITY MAP
NTS

SITE DATA CHART

PROJECT NAME:	CARTER HOUSE VISITOR CENTER
PROJECT #:	COF# 8236
SUBDIVISION:	XX
MAP AND PARCEL:	MAP: 78, PARCEL 9.01, 10, 9
ADDRESS:	125 WEST FOWLKES STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	NINTH
EXISTING ZONING:	CI: CIVIC AND INSTITUTIONAL
OVERLAYS:	CAO-2 AND CFO
ACREAGE OF SITE:	10.51 ACRES +/-
SQUARE FOOTAGE OF SITE:	457,739 SQUARE FEET +/-
LAND USE:	CIVIC
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0'-20'
SIDE YARD:	0'
REAR YARD:	0'
OWNER:	STATE OF TENNESSEE
ADDRESS:	312 8TH AVENUE NORTH NASHVILLE, TN 37243
PHONE NO.:	615-339-7806
E-MAIL ADDRESS:	doug.freeman@tn.gov
CONTACT NAME:	DOUG FREEMAN (DEVELOPMENT MANAGER)
ENGINEER:	BARGE CIVIL ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	sparkman@bcacivil.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	9,600 GROSS SF+/-
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	(SEE LANDSCAPE PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	TBD
MAXIMUM PARKING LIMIT:	TBD x 1.20
PARKING PROVIDED:	47 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	(SEE LANDSCAPE PLANS)

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



GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" AND TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING AND NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALL SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA TO STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY AND RIGHT-OF-WAY RESERVATION.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY, RIGHT-OF-WAY RESERVATION, AND PUBLIC EASEMENT.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY, RIGHT-OF-WAY RESERVATION, OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OF GROUTED OR UNGROUTED STACKED STONE.
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF THE RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER

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MAP 78G, PARCELS 9.01, 10, & 9
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COF# 8236

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ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0091281
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

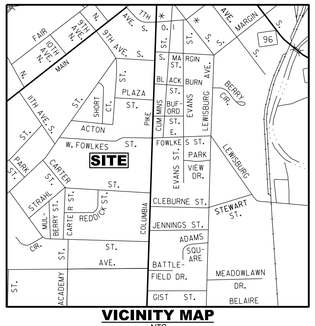
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
overall site plan

SHEET NO.
C-200

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

SITE DATA CHART

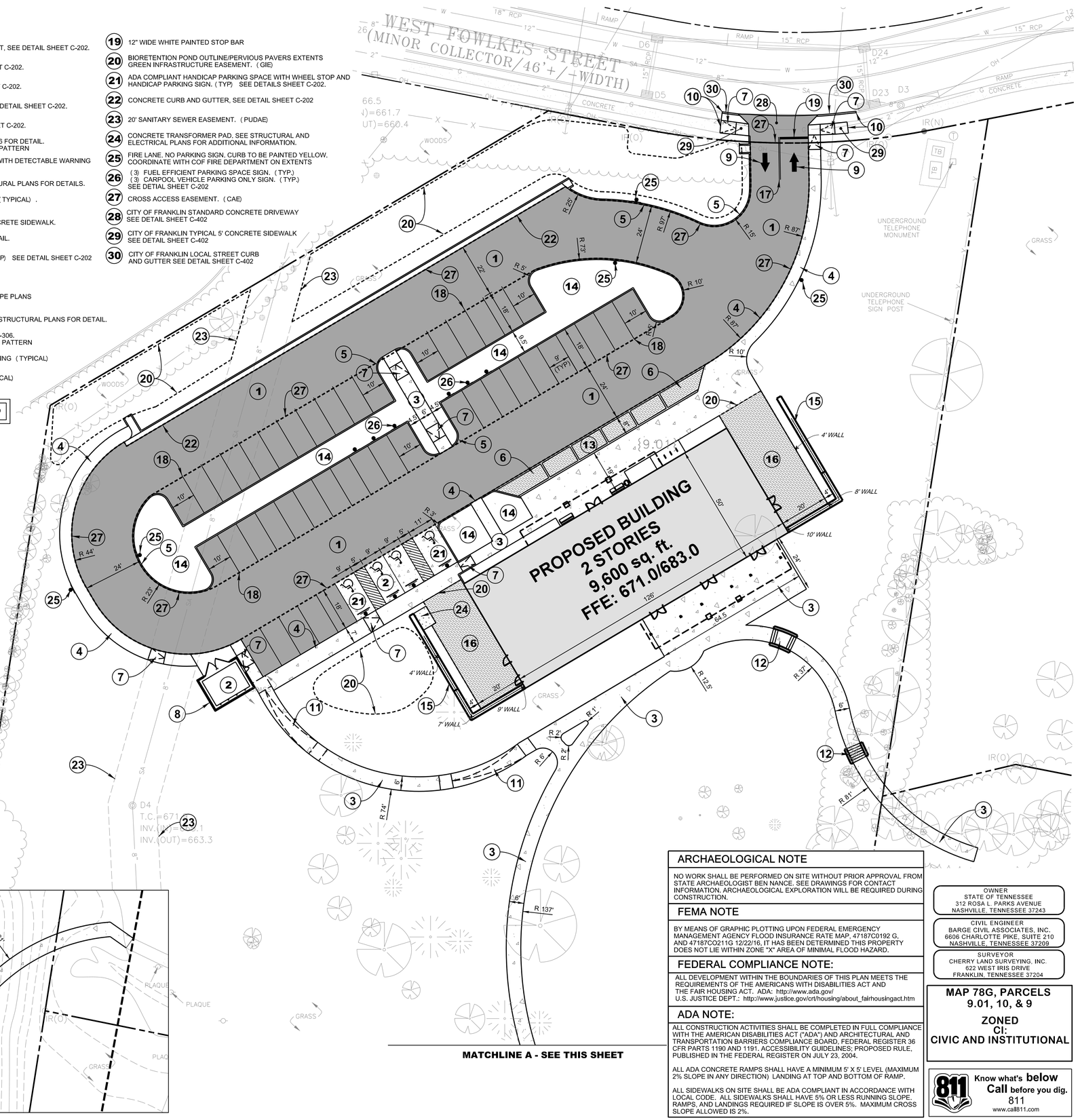
PROJECT NAME:	CARTER HOUSE VISITOR CENTER
PROJECT #:	COF# 8236
SUBDIVISION:	XX
MAP AND PARCEL:	MAP: 78, PARCEL 9.01, 10, 9
ADDRESS:	125 WEST FOWLKES STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
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CIVIL DISTRICT:	NINTH
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OVERLAYS:	CAO-2 AND CFO
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SQUARE FOOTAGE OF SITE:	457,739 SQUARE FEET +/-
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PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	sspariman@bcacivil.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	9,600 GROSS SF+/-
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
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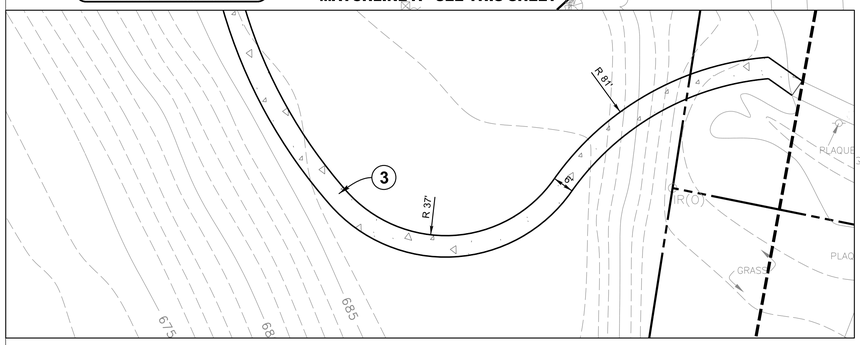
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NOTES :

1. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-202.
2. CONCRETE PAVEMENT, SEE DETAIL SHEET C-202.
3. CONCRETE SIDEWALK, SEE DETAIL SHEET C-202.
4. INTEGRAL CONCRETE CURB & WALK, SEE DETAIL SHEET C-202.
5. CONCRETE POST CURB, SEE DETAIL SHEET C-202.
6. CONCRETE SET PAVERS, SEE SHEET C-306 FOR DETAIL. SEE LANDSCAPE PLANS FOR COLOR AND PATTERN
7. 12:1 ADA COMPLIANT ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAIL SHEET C-202.
8. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. WHITE PAINTED DIRECTIONAL ARROWS (TYPICAL) . SEE DETAIL SHEET C-202.
10. CONCRETE SIDEWALK FLUSH WITH CONCRETE SIDEWALK.
11. 12:1 ADA COMPLIANT RAMP WITH HANDRAIL. SEE DETAIL SHEET C-202.
12. CONCRETE STEPS WITH HANDRAILS, (TYP) SEE DETAIL SHEET C-202 SEE ARCHITECTURAL FOR HANDRAIL
13. LOADING ZONE
14. GRASSED ISLAND (TYP) . SEE LANDSCAPE PLANS FOR DETAILS
15. RETAINING WALL WITH GUARDRAIL. SEE STRUCTURAL PLANS FOR DETAIL.
16. PERVIOUS PAVERS. SEE DETAIL SHEET C-306. SEE LANDSCAPE PLANS FOR COLOR AND PATTERN
17. 4" WIDE DOUBLE YELLOW PAINTED STRIPING (TYPICAL)
18. 4" WIDE WHITE PAINTED STRIPING (TYPICAL)
19. 12" WIDE WHITE PAINTED STOP BAR
20. BIORETENTION POND OUTLINE/PERVIOUS PAVERS EXTENTS GREEN INFRASTRUCTURE EASEMENT. (GIE)
21. ADA COMPLIANT HANDICAP PARKING SPACE WITH WHEEL STOP AND HANDICAP PARKING SIGN. (TYP) SEE DETAILS SHEET C-202.
22. CONCRETE CURB AND GUTTER, SEE DETAIL SHEET C-202
23. 20' SANITARY SEWER EASEMENT. (PUDAE)
24. CONCRETE TRANSFORMER PAD, SEE STRUCTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
25. FIRE LANE. NO PARKING SIGN. CURB TO BE PAINTED YELLOW. COORDINATE WITH COF FIRE DEPARTMENT ON EXTENTS
26. (3) FUEL EFFICIENT PARKING SPACE SIGN. (TYP.) (3) CARPOOL VEHICLE PARKING ONLY SIGN. (TYP.) SEE DETIAL SHEET C-202
27. CROSS ACCESS EASEMENT. (CAE)
28. CITY OF FRANKLIN STANDARD CONCRETE DRIVEWAY SEE DETAIL SHEET C-402
29. CITY OF FRANKLIN TYPICAL 5' CONCRETE SIDEWALK SEE DETAIL SHEET C-402
30. CITY OF FRANKLIN LOCAL STREET CURB AND GUTTER SEE DETAIL SHEET C-402

ALL RADII ARE 5' UNLESS OTHERWISE NOTED





GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

TENNESSEE STATE PLANE GRID (NAD 1983)

OWNER
STATE OF TENNESSEE
312 8TH AVENUE NORTH
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MATCHLINE A - SEE THIS SHEET

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STATE OF TENNESSEE
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MAP 78G, PARCELS 9.01, 10, & 9
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COF# 8236

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615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0091258
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO.	DATE OF ISSUE
2022_434	08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM	DRAWN BY
BCA	SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
enlarged site plan

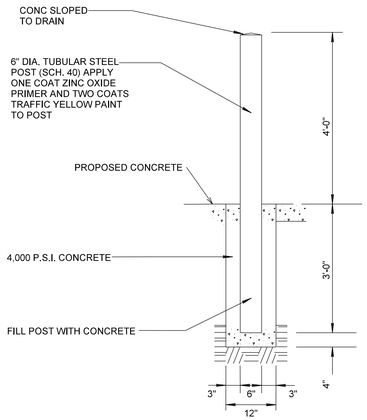
SHEET NO.
C-201

AGENCY NO.
SBC No. 160/008-01-2017

GENERAL SITE PLAN NOTES:

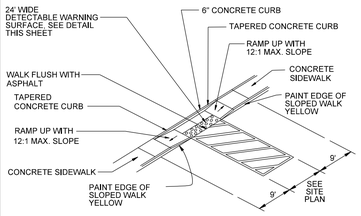
1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

   THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN
3. ALL PERMITS PRIOR TO BEGINNING WORK.
4. 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.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. 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.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.



BOLLARD DETAIL INSIDE DUMPSTER ENCOSURE

N.T.S.

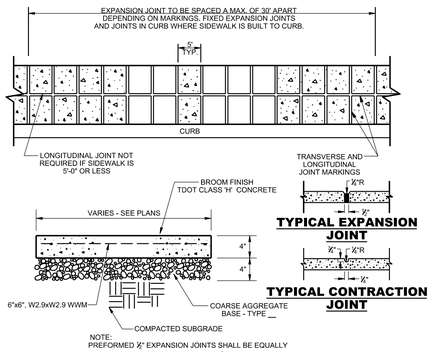


NOTES:

1. THIS DETAIL IS TO ILLUSTRATE THE MAJOR COMPONENTS REQUIRED FOR ADA PARKING. REFER TO THE SITE PLAN, FOR THE ACTUAL LAYOUT AND NUMBER OF SPACES TO BE PROVIDED
2. ALL PAINTED LINES AND STRIPING SHALL BE 4" WIDE; STRIPING SHALL BE SPACED AT 18" ON CENTER; COLOR SHALL BE BLUE.
3. FOR LOCATIONS, ELEVATION AND RAMP LENGTH, SEE SITE PLAN.
4. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

IN-LINE CONCRETE ADA RAMP

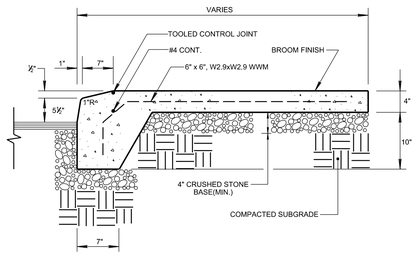
N.T.S.



NOTE:
PREFORMED ½" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS, WITH ½" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.

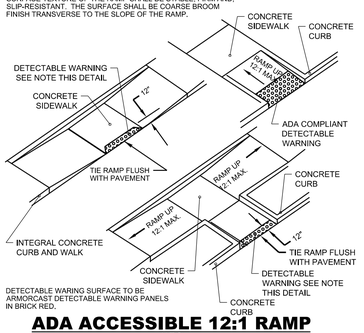
TYPICAL CONCRETE WALK

N.T.S.



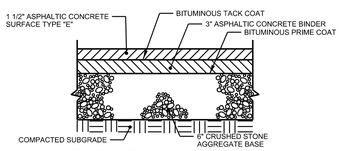
NOTE:
CROSS SLOPES OF SIDEWALK NOT TO EXCEED 2.0%

INTEGRAL CONCRETE CURB & WALK



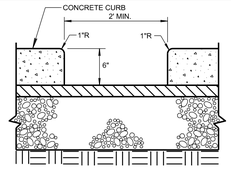
ADA ACCESSIBLE 12:1 RAMP

N.T.S.



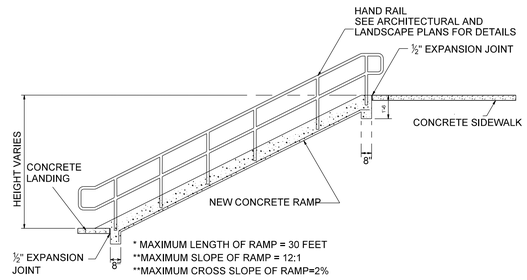
HEAVY DUTY PAVEMENT

N.T.S.



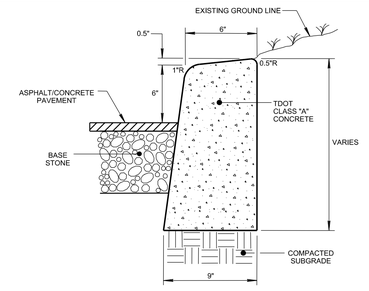
CONCRETE CURB CUT

N.T.S.



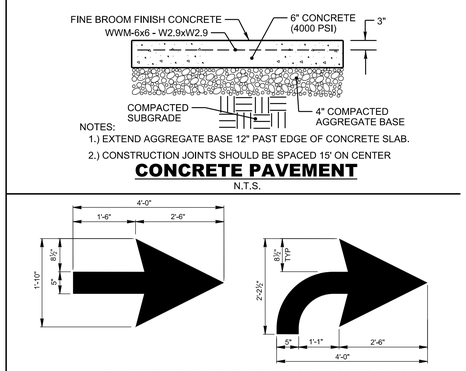
ADA RAMP WITH HANDRAIL

N.T.S.



NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF 1/4".

POST CURB



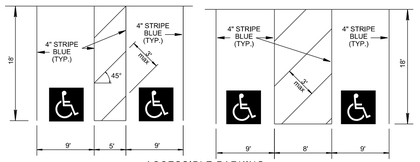
NOTES:
1.) EXTEND AGGREGATE BASE 12" PAST EDGE OF CONCRETE SLAB.
2.) CONSTRUCTION JOINTS SHOULD BE SPACED 15' ON CENTER

CONCRETE PAVEMENT

N.T.S.

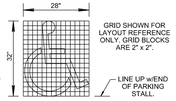
PAINTED DIRECTIONAL ARROWS

N.T.S.



ACCESSIBLE PARKING STALL LAYOUT

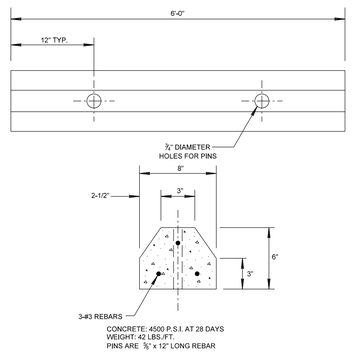
1. ALL PAINTED PARKING STALL LINES FOR ACCESSIBLE PARKING SPACES SHALL BE BLUE 4" WIDE LINES.
2. CROSSHATCHING IN THE ACCESS AISLE SHALL BE 4" WIDE SOLID BLUE LINES, NOT TO EXCEED 24" APART. IT IS IMPORTANT THAT PARKING IS PROHIBITED IN CROSSHATCHED AREAS.
3. THE ACCESS AISLE MAY BE SHARED BY 2 ACCESSIBLE SPACES.
4. ONE OF EVERY 6 ACCESSIBLE SPACES AND NO LESS THAN ONE SHALL BE VAN ACCESSIBLE.
5. A SEPARATE SIGN SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE.
6. ACCESSIBLE PARKING MUST BE PLACED IN THE NEAREST ACCESSIBLE PATHWAY TO ENTRANCE.



ACCESSIBLE DESIGNATION AT ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SPACE

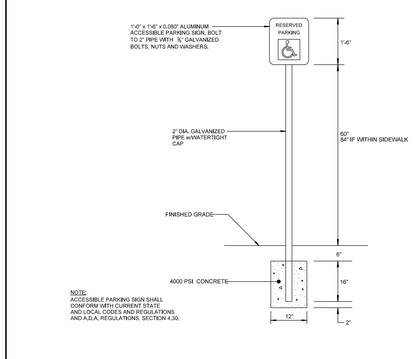
N.T.S.



CONCRETE: 4500 P.S.I. AT 28 DAYS
WEIGHT: 42 LBS./FT.
PINS ARE ⅝" x 12" LONG REBAR

CONCRETE WHEEL STOP

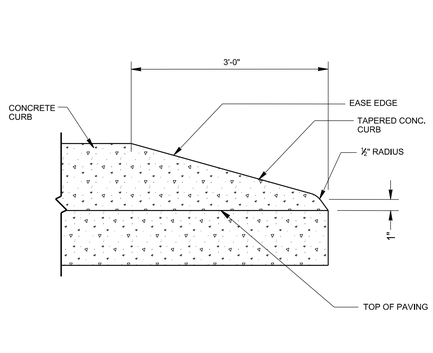
N.T.S.



NOTE:
ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS AND A.D.A. REGULATIONS, SECTION 4.30.

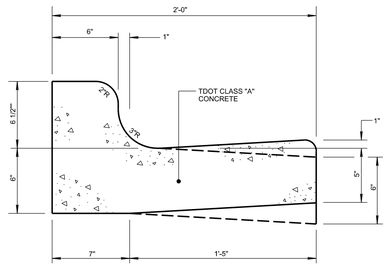
ACCESSIBLE PARKING SIGN

N.T.S.



CONCRETE CURB TAPER

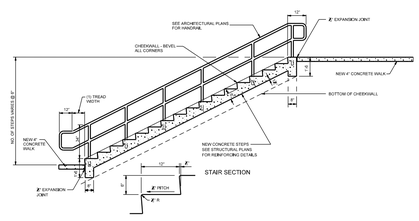
N.T.S.



NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB AND GUTTER EVERY 10' TO A DEPTH OF 1/4".
4. WHEN PAVEMENT SLOPES AWAY FROM CURB, REVERSE GUTTER PLATE TO DRAIN AWAY FROM CURB.

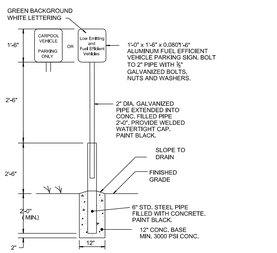
STANDARD 24" CURB AND GUTTER

N.T.S.



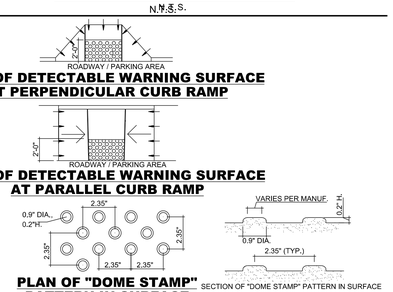
TYPICAL CONCRETE STAIRS WITH HANDRAIL

N.T.S.



FUEL EFFICIENT VEHICLE PARKING SIGN

N.T.S.



PLAN OF "DOME STAMP" PATTERN IN SURFACE — SECTION OF "DOME STAMP" PATTERN IN SURFACE

DETECTABLE WARNING SURFACE NOTES:

1. CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP. THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES, AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES.
2. DETECTABLE WARNING SURFACE SHALL BE INTEGRALLY BRICK RED. SEE DOME DETAIL AND NOTES.
3. ACCEPTABLE PAVER MANUFACTURERS: - ARMORCAST DETECTABLE WARNING PANELS (BRICK RED)

DETECTABLE WARNING SURFACE

N.T.S.

COF# 8236

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0091281
STATE OF TENNESSEE
8/1/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO.	DATE OF ISSUE
2022_434	08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

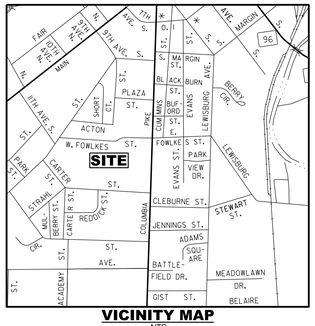
PROJECT TEAM	DRAWN BY
BCA	SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

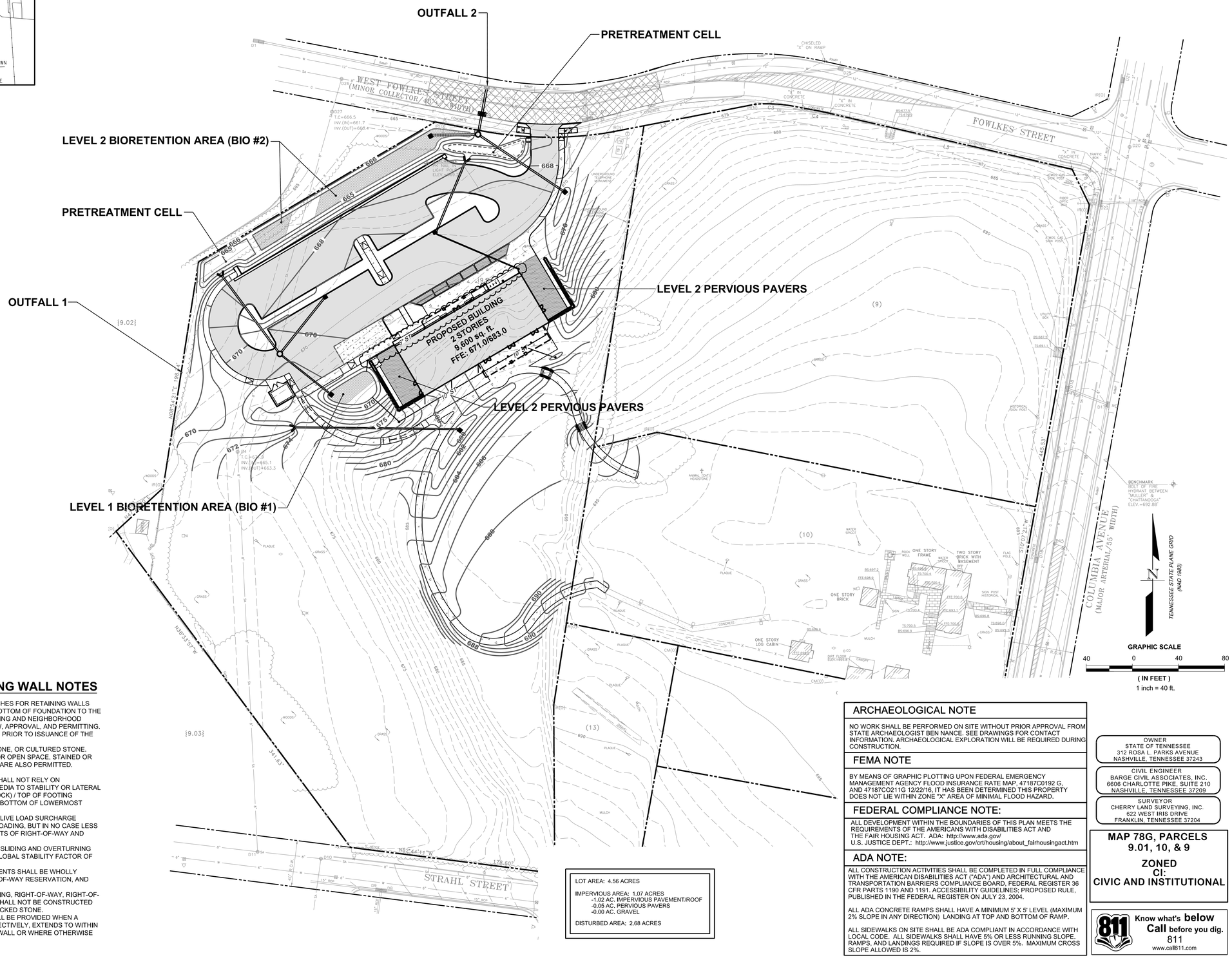
SHEET CONTENTS
site details

SHEET NO.
C-202

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS



CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" AND TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING AND NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALL SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA TO STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY AND RIGHT-OF-WAY RESERVATION.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY, RIGHT-OF-WAY RESERVATION, AND PUBLIC EASEMENT
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY, RIGHT-OF-WAY RESERVATION, OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OF GROUTED OR UNGROUTED STACKED STONE.
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF THE RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER

LOT AREA: 4.56 ACRES

IMPERVIOUS AREA: 1.07 ACRES
-1.02 AC. IMPERVIOUS PAVEMENT/ROOF
-0.05 AC. PERVIOUS PAVERS
-0.00 AC. GRAVEL

DISTURBED AREA: 2.68 ACRES

ARCHAEOLOGICAL NOTE

NO WORK SHALL BE PERFORMED ON SITE WITHOUT PRIOR APPROVAL FROM STATE ARCHAEOLOGIST BEN NANCE. SEE DRAWINGS FOR CONTACT INFORMATION. ARCHAEOLOGICAL EXPLORATION WILL BE REQUIRED DURING CONSTRUCTION.

FEMA NOTE

BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192 G, AND 47187C0211G 12/22/16, IT HAS BEEN DETERMINED THIS PROPERTY DOES NOT LIE WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

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

ADA NOTE:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

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

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

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9
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ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
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8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
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OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

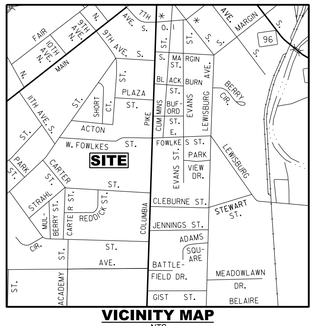
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
overall grading and drainage plan

SHEET NO.
C-300

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

NOTES :

1. LIMIT OF DISTURBANCE = 2.7 ACRES
2. BIORETENTION AREA (LEVEL 2) WITH UNDERDRAINS, SEE DETAIL SHEET C-306
3. INSTALL NORTH AMERICAN GREEN TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER, SEE DETAIL SHEET C-305
4. OUTLET PROTECTION. SEE DETAIL SHEET C-305
5. PERVIOUS PAVERS (LEVEL 2) WITH UNDERDRAINS, SEE DETAIL SHEET C-306
6. STONE FILTER RING, SEE DETAIL SHEET C-306
7. INSPECTION CLEANOUT ON UNDERDRAIN (TYP) , SEE DETAIL SHEET C-305
8. EXTEND DOWNSPOUTS BELOW GRADE WITH TRANSITIONAL BOOT TO MATCH DOWNSPOUT. (TYP.) CONNECT TO 8" HDPE @ 1% MIN. SLOPE AND TIE TO STRUCTURE
9. 8" HDPE ROOF DRAIN COLLECTOR @ 0.5% MIN. SLOPE. (TYP.) TIE TO ADJACENT STRUCTURE. SEE PLUMBING FOR ADDITIONAL INFORMATION
10. PRETREATMENT CELL WITH STONE FILTER RING, SEE DETAIL SHEET C-306
11. CLEANOUT- INSTALL TOP OF CASTING FLUSH WITH PROPOSED GRADE
12. ADA PARKING AREA, MAX. 2% SLOPE IN ANY DIRECTION
13. GRASS SWALE @ 2.0% MINIMUM SLOPE, SEE DETAIL SHEET C-305
14. 3' W x 8" D RIVER STONE PATH (4" MIN. DIA. STONE)
15. SINGLE INLET/JUNTION BOX, SEE DETAIL SHEET C-305
16. TIE PROPOSED PIPE TO EXISTING INLET. REPLACE EXISTING INLETS D5 AND D6 AT STREET INSPECTOR'S DISCRETION
17. CONCRETE HEADWALL (TYP) , SEE DETAIL SHEET C3.5
18. BIORETENTION AREA (LEVEL 1) WITH UNDERDRAINS, SEE DETAIL SHEET C-306
19. 63 LF LEVEL SPREADER, SEE DETAIL SHEET C-306
20. RAIN CHAIN. SEE ARCHITECTURAL AND LANSCAPING FOR DETAILS.

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

WATER QUALITY BMP NOTE

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

BIORETENTION SEQUENCING

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
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N

TENNESSEE STATE PLANE GRID (NAD 1983)

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

S18 DENOTES STORM DRAINAGE STRUCTURE NUMBER (TYP.) REFER TO STRUCTURE AND PIPE TABLES FOR ADDITIONAL INFORMATION.

SEE SHEET C-306 FOR STRUCTURE AND PIPE TABLES

{9.02}

SEE DRAINAGE EXHIBITS D1.0-D3.0 FOR ADDITIONAL BASIN INFORMATION

GRADING & DRAINAGE DATA CHART

		OUTFALL 1 PEAK FLOW RUNOFF (CFS)		OUTFALL 2 PEAK FLOW RUNOFF (CFS)	
		PRE-DEV.	POST-DEV.	PRE-DEV.	POST-DEV.
LOT AREA: 4.56 ACRES					
LID AREA: 2.68 ACRES					
IMPERVIOUS AREA: 1.07 ACRES					
-1.02 AC. IMPERVIOUS PAVEMENT/ROOF	2 YEAR:	1.86	1.80	3.53	2.06
-0.05 AC. PERVIOUS PAVERS	5 YEAR:	3.76	3.30	8.51	4.28
-0.00 AC. GRAVEL	10 YEAR:	5.16	4.39	12.27	6.62
DISTURBED AREA: 2.68 ACRES	25 YEAR:	7.07	5.85	17.48	10.16
Rv VALUE: 0.165	50 YEAR:	8.56	6.97	21.56	13.25
	100 YEAR:	10.07	8.09	25.73	16.33

SEE SHEET C-300 FOR OUTFALL LOCATIONS

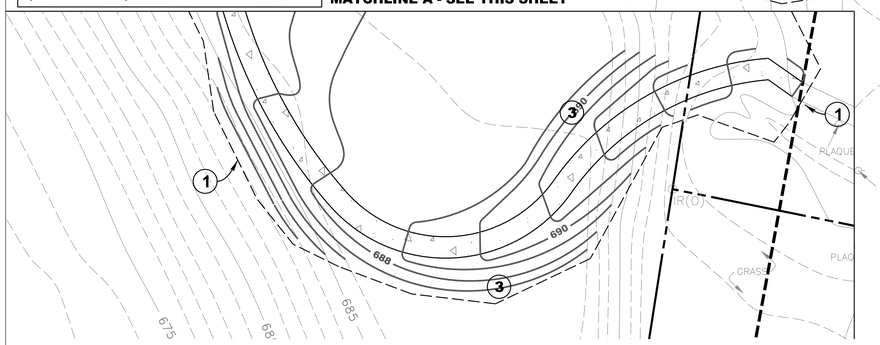
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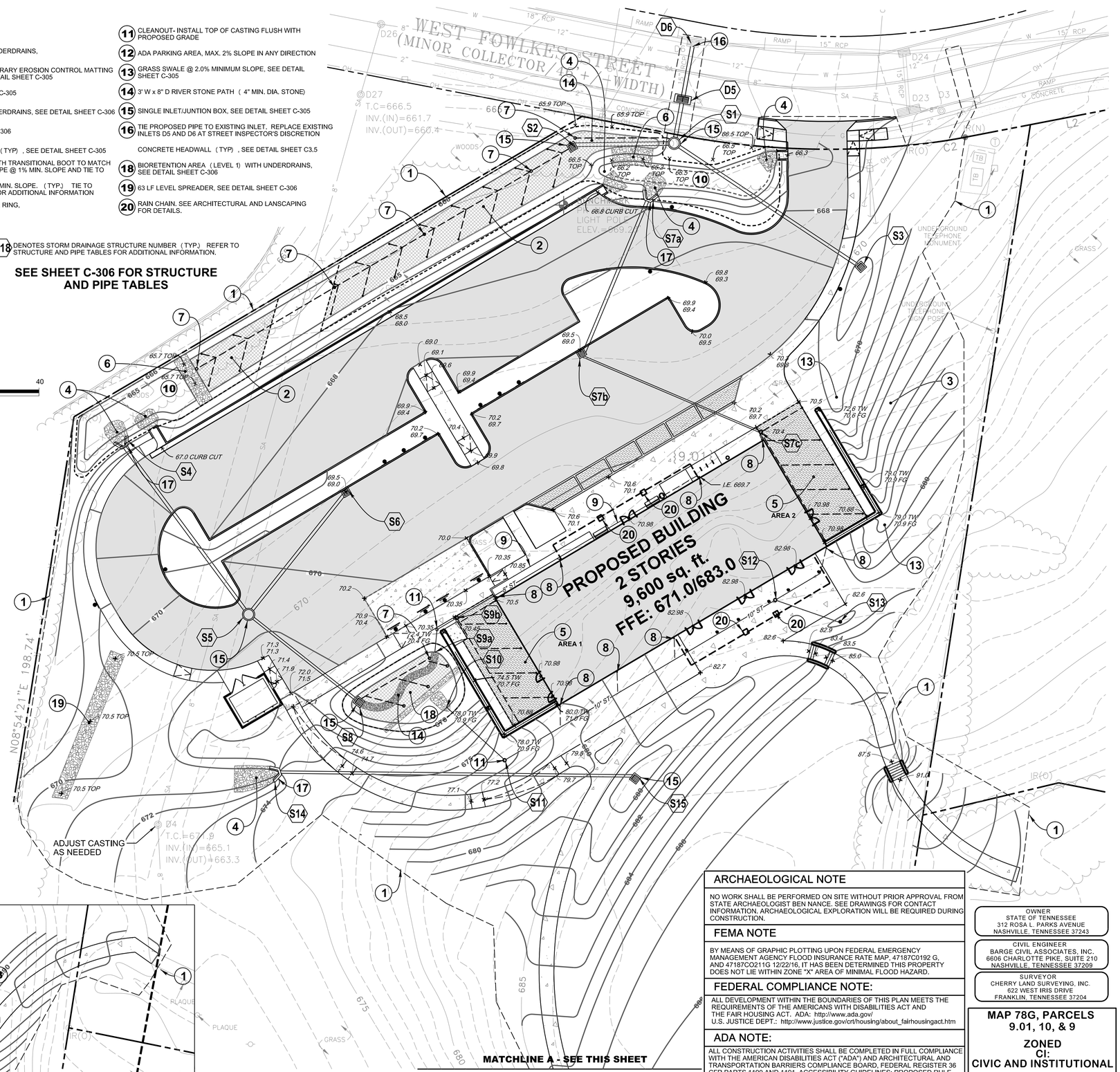
ENGINEER — DATE 6-26-23

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(RECERTIFIED 2016) — Date 6-26-23

MATCHLINE A - SEE THIS SHEET





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NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9
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ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0019314
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6/1/23

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CARTER HOUSE
NEW VISITOR CENTER
Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

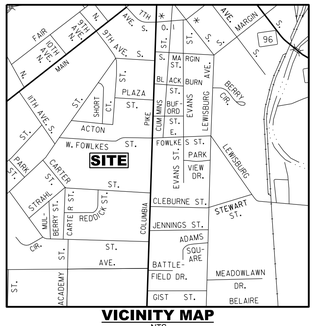
PROJECT TEAM: BCA
DRAWN BY: SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
enlarged grading and drainage plan

SHEET NO.
C-301

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

NOTES :

1. SILT FENCE, SEE DETAIL SHEET C-305 SF SF SF SF SF
2. CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C-305
3. DROP BAG INLET PROTECTION, SEE DETAIL SHEET C-305
4. PRE-TREATMENT CELL WITH STONE FILTER RING, SEE DETAIL SHEET C-306
5. LIMITS OF DISTURBANCE (2.7 ACRES)
6. LEVEL SPREADER, SEE DETAIL SHEET C-306
7. EROSION CONTROL MATTING FOR ALL SLOPES 3:1 OR GREATER, SEE DETAIL SHEET C-305
8. PERMANENT EROSION CONTROL MATTING ON ALL 2:1 SLOPES, NORTH AMERICAN GREEN TYPE SC250
9. OUTLET PROTECTION, SEE DETAIL SHEET C-305
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TENNESSEE STATE PLANE GRID (NAD 1983)

GRAPHIC SCALE
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1" = 30'

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DRAINAGE BASIN

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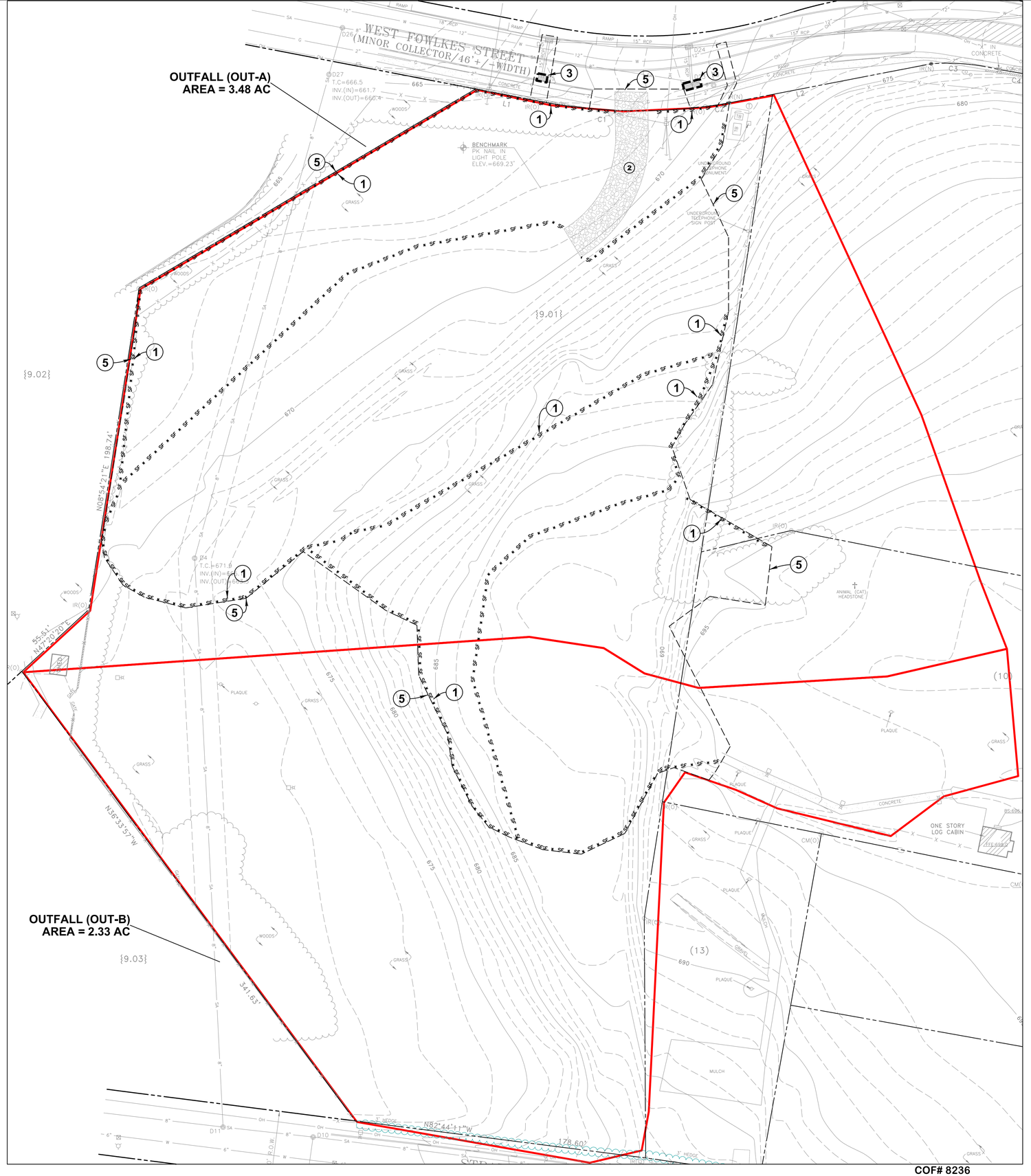
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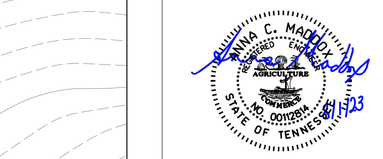
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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

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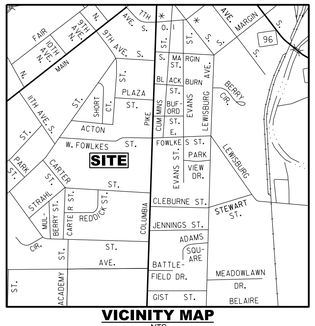
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
initial epsc plan

SHEET NO.
C-302

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

NOTES :

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10. INLET PROTECTION, SEE DETAIL SHEET C-305
11. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C-305 — — —

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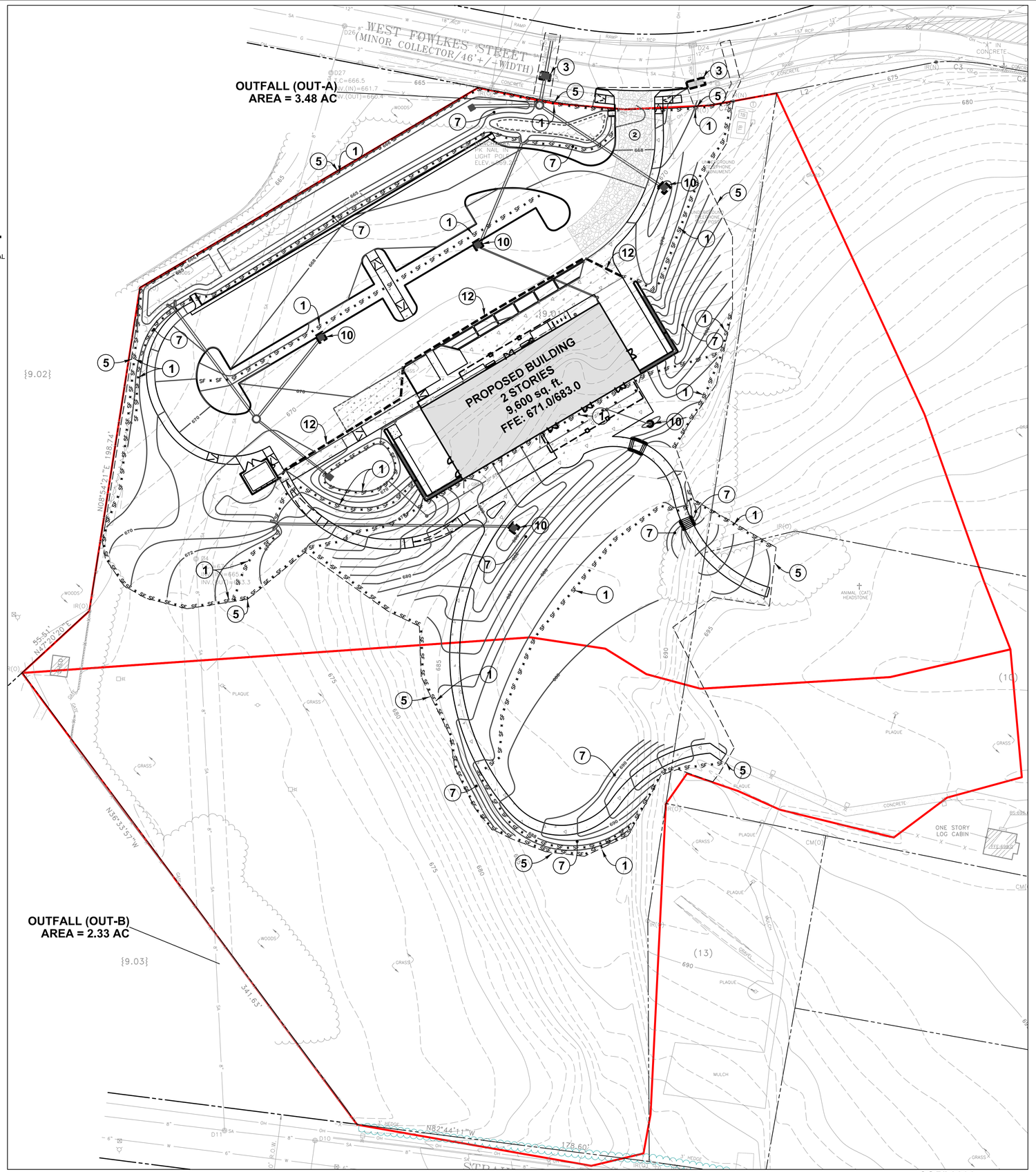
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6/26/23

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Franklin, Williamson County, TN
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OWP PROJECT NO.	DATE OF ISSUE
2022_434	08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

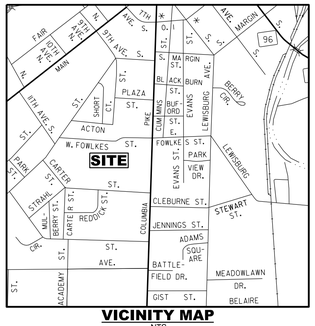
PROJECT TEAM	DRAWN BY
BCA	SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
interim epsc plan

SHEET NO.
C-303

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

NOTES :

1. SILT FENCE, SEE DETAIL SHEET C-305 SF ▪ SF ▪ SF ▪ SF ▪ SF
2. CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C-305
3. DROP BAG INLET PROTECTION, SEE DETAIL SHEET C-305
4. PRE-TREATMENT CELL WITH STONE FILTER RING, SEE DETAIL SHEET C-306
5. LIMITS OF DISTURBANCE (2.7 ACRES) — — — — —
6. LEVEL SPREADER, SEE DETAIL SHEET C-306
7. EROSION CONTROL MATTING FOR ALL SLOPES 3:1 OR GREATER, SEE DETAIL SHEET C-305
8. PERMANENT EROSION CONTROL MATTING ON ALL 2:1 SLOPES, NORTH AMERICAN GREEN TYPE SC250
9. OUTLET PROTECTION, SEE DETAIL SHEET C-305
10. INLET PROTECTION, SEE DETAIL SHEET C-305

NOTE:
SEE LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL

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

WATER QUALITY BMP NOTE

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

BIORETENTION SEQUENCING

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
6. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
8. Install the soil media in 12"lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
9. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
10. Install specified groundcover in bottom of bioretention area
11. Sod slopes
12. Contractor to flag limits of bioretention basin for survey to locate and show on ASBUILT's.

STORMWATER NARRATIVE:
CONTRACTOR TO INSTALL SILT FENCE/SEDIMENT BARRIERS, TEMPORARY STONE CONSTRUCTION ENTRANCE, INLET PROTECTION AND RECEIVE APPROVAL FROM CITY INSPECTORS PRIOR TO ANY GRADING ACTIVITY.

ONCE THE ABOVE ITEMS ARE INSTALLED, THE STRUCTURES AND PIPES REQUIRED TO REROUTE SITE RUNOFF CAN BE CONSTRUCTED

ADA NOTE:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

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

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

TENNESSEE STATE PLANE GRID (NAD 1983)

GRAPHIC SCALE
30 0 30 60
1" = 30'

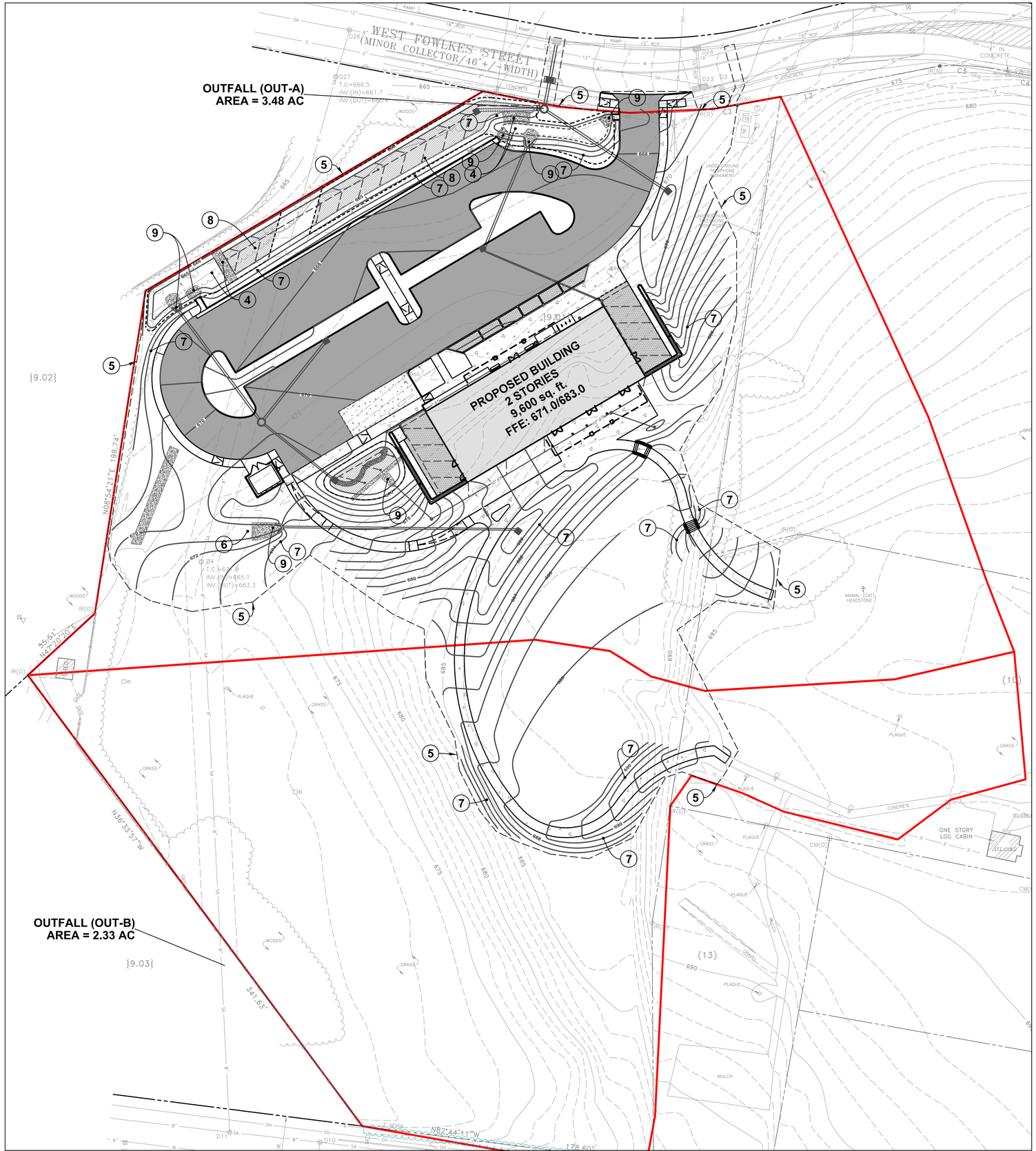
AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.

ENGINEER 6-26-23 DATE

I hereby certify that I am the Erosion Prevention and Sediment Control Specialist for this project, until an alternate is designated by the contractor:

(RECERTIFIED 2016) 6-26-23

DRAINAGE BASIN



ARCHAEOLOGICAL NOTE

NO WORK SHALL BE PERFORMED ON SITE WITHOUT PRIOR APPROVAL FROM STATE ARCHAEOLOGIST BEN NANCE. SEE DRAWINGS FOR CONTACT INFORMATION. ARCHAEOLOGICAL EXPLORATION WILL BE REQUIRED DURING CONSTRUCTION.

FEMA NOTE

BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192 G, AND 47187CO211G 12/22/16, IT HAS BEEN DETERMINED THIS PROPERTY DOES NOT LIE WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

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

ADA NOTE:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

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OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9

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6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 107-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0091808
STATE OF TENNESSEE
8/1/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
Clty of Franklin Site Plan Resubmittal

SHEET CONTENTS
final epsc plan

SHEET NO.
C-304

AGENCY NO.
SBC No. 160/008-01-2017

GRADING DRAINAGE AND EROSION CONTROL NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE AND PROPERTY STABLIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS OF FINAL GRADING.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL. REMOVE SILT BARRIERS WHEN THE SITE HAS BEEN STABILIZED AND WHEN INSTRUCTED BY ENGINEER. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES TO REMAIN.
10. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE SOILS ENGINEER SHALL GOVERN.
11. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED SOILS ENGINEER. THE SOILS ENGINEER SHALL BE DESIGNATED BY AND PAID FOR BY THE OWNER.
12. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE SOILS ENGINEER.
13. COMPACTION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS OF THE SOILS ENGINEER.
14. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY THE SOILS ENGINEER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SOILS ENGINEER.
16. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
17. UPON COMPLETION OF GRADING, THE SOILS ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE WAS PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
18. ALL SLOPES 5:1 OR STEEPER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN DS150 EROSION CONTROL BLANKET, OR APPROVED EQUAL.
19. CONTRACTOR SHALL PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF SITE BY A LICENSED LAND SURVEYOR.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
22. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
23. CONTRACTOR TO REMOVE EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER OR EPSC PROFESSIONAL.
24. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
25. CONTRACTOR RESPONSIBLE FOR REMOVING ALL SILT / MUD / DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER / WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
26. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH TDEC UPON FINAL STABILIZATION OF SITE.
27. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
28. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
29. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
30. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
31. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE LOCAL STORMWATER AGENCY DURING THE PRE-CONSTRUCITON MEETING.
32. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH FRANKLIN STORMWATER REGULATIONS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE LOCAL STORMWATER AGENCY DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
33. CONSTRUCTION DUST CONTROL SHALL BE PRACTICED AT ALL TIMES BY FORCING USE OF AND MAINTAINING A CLEAN CONSTRUCTION ENTRANCE AND STABILIZING DENUDED SOILS WITH VEGETATION OR TEMPORARY STABILIZATION AS SOON AS POSSIBLE. CONTRACTOR SHALL ADHERE TO ALL EPSC MEASURES DESCRIBED HEREIN AND WITHIN THE SWPPP DOCUMENT APPROVED BY TDEC.

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS IN FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

CITY OF FRANKLIN EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED BY THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN 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 EQUAL TO OR GREATER THAN 35% SLOPES).
4. INSPECTIONS OF OUTFALL/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCs AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OF MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB MORE THAN 50 ACRES.
7. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF OF 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 EQUAL TO OR GREATER THAN 10 ACRES; EQUAL TO OR GREATER THAN 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

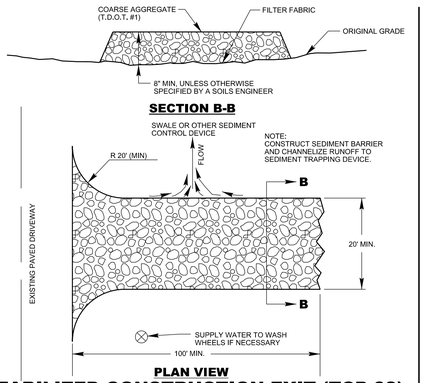
NOTE:
CITY OF FRANKLIN GENERAL NOTES TAKE PRECEDENCE OVER OTHER NOTES ON THIS DRAWING.

BIORETENTION SEQUENCING

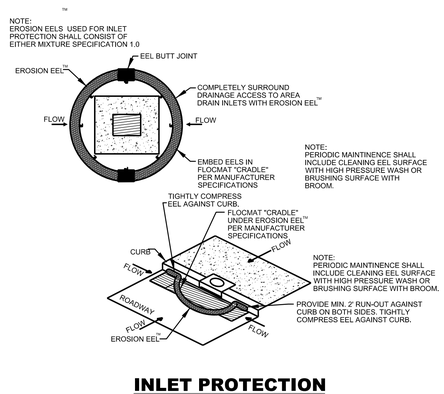
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8. Install the soil media in 12"lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
9. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
10. Install specified groundcover in bottom of bioretention area
11. Sod slopes
12. Contractor to flag limits of bioretention basin for survey to locate and show on ASBUILT

PERVIOUS PAVER SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT, PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
    - ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALLBARRIERS OR FENCES AS NEEDED.
    - IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
    - SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

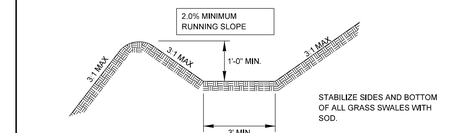


STABILIZED CONSTRUCTION EXIT (TCP-03)



INLET PROTECTION

N.T.S.



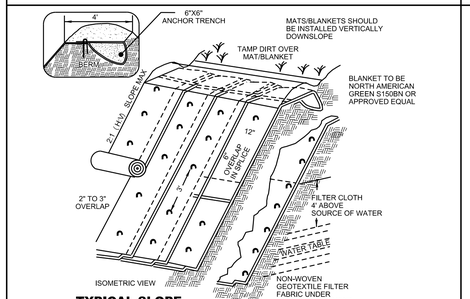
GRASS SWALE

N.T.S.

		OUTFALL 1 PEAK FLOW RUNOFF (CFS)		OUTFALL 2 PEAK FLOW RUNOFF (CFS)	
		PRE-DEV.	POST-DEV.	PRE-DEV.	POST-DEV.
LOT AREA: 4.56 ACRES LID AREA: 2.68 ACRES					
IMPERVIOUS AREA: 1.07 ACRES -1.02 AC. IMPERVIOUS PAVEMENT/ROOF -0.05 AC. PERVIOUS PAVERS -0.00 AC. GRAVEL	2 YEAR:	1.86	1.80	3.53	2.04
	5 YEAR:	3.76	3.30	8.51	4.28
	10 YEAR:	5.16	4.39	12.27	6.62
DISTURBED AREA: 2.68 ACRES Rv VALUE: 0.165	25 YEAR:	7.07	5.85	17.48	10.16
	50 YEAR:	8.56	6.97	21.56	13.25
	100 YEAR:	10.07	8.09	25.73	16.33

SEE SHEET C-300 FOR OUTFALL LOCATIONS

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE



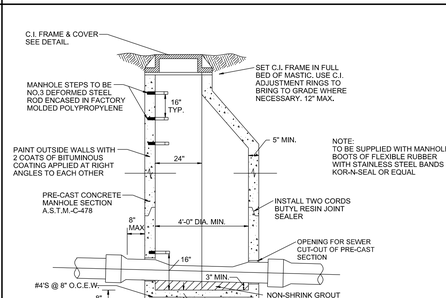
TYPICAL SLOPE SOIL STABILIZATION NTS

WET SLOPE LINING NTS

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.

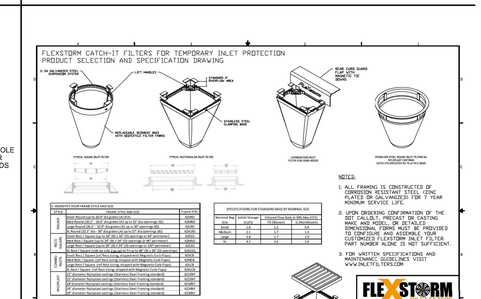
ANCHORING GEOTEXTILE ON EMBANKMENTS (TCP-10)

N.T.S.



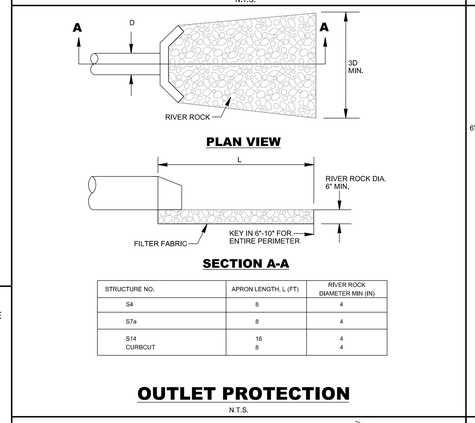
STORM MANHOLE

N.T.S.



DROP BAG

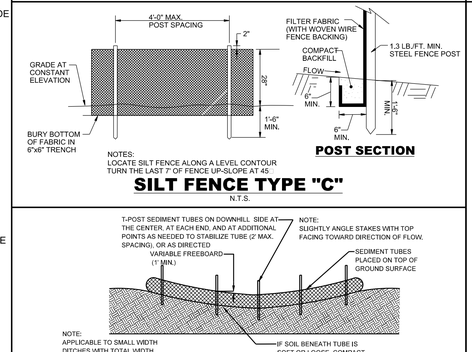
N.T.S.



EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

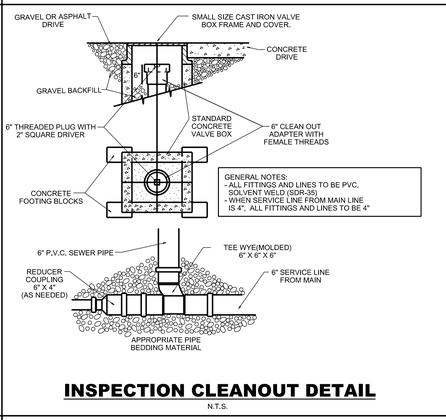
CONCRETE WASHOUT

N.T.S.



INSPECTION CLEANOUT DETAIL

N.T.S.



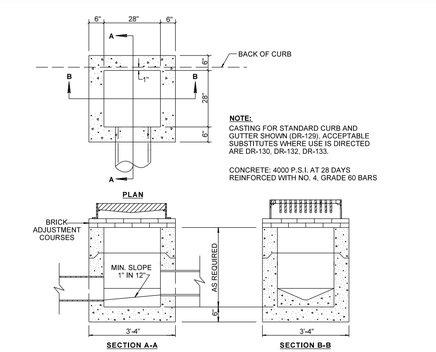
EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

CONCRETE WASHOUT

N.T.S.

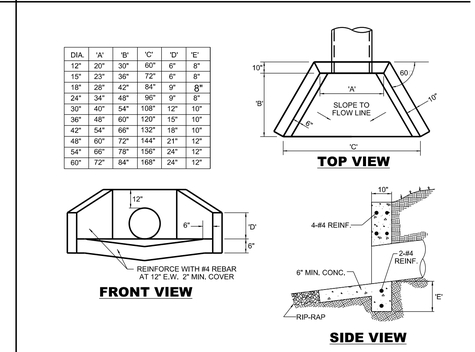
SILT FENCE TYPE "C"

N.T.S.



SINGLE INLET CATCH BASIN/ JUNCTION BOX DETAIL

N.T.S.



CONCRETE HEADWALL

N.T.S.

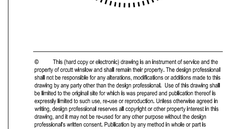


SEDIMENT TUBE

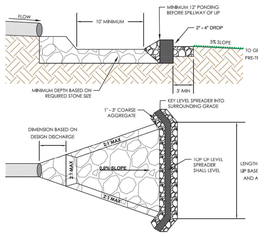
N.T.S.

COF# 8236

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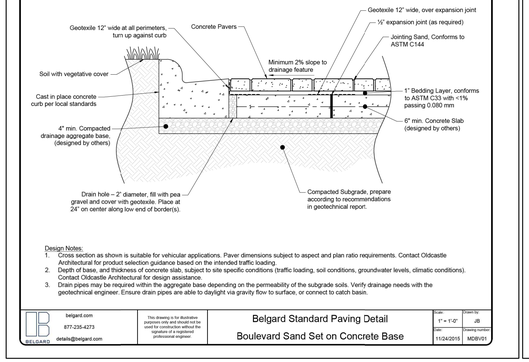
THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:

1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL; TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

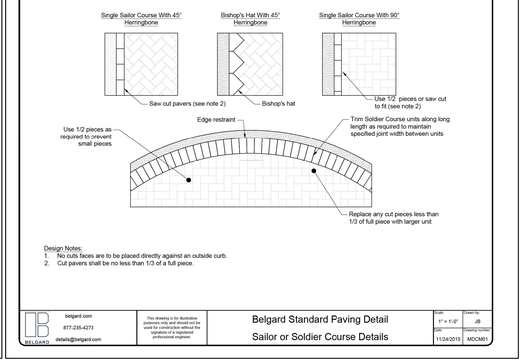
Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)



Design Notes:

1. Cross section as shown is suitable for vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Oldcastle Architectural for product selection guidance based on the intended traffic loading.
2. Depth of base, and thickness of concrete slab, subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Oldcastle Architectural for design assistance.
3. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.

belgard.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and is not to be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Boulevard Sand Set on Concrete Base	Scale: 1" = 1'-0"	Drawn by: JB
			Date: 11/24/2015	Drawing Number: MDB101



Design Notes:

1. No cuts faces are to be placed directly against an outside curb.
2. Cut pavers shall be no less than 1/3 of a full piece.

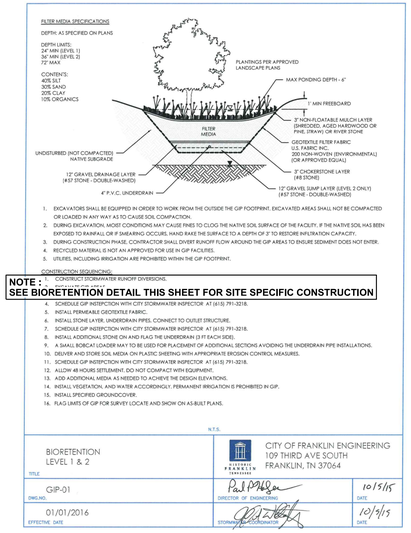
belgard.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and is not to be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Sailor or Soldier Course Details	Scale: 1" = 1'-0"	Drawn by: JB
			Date: 11/24/2015	Drawing Number: MDC601

STRUCTURE TABLE

STRUCT. NO.	TYPE	CASTING	T.C.	INV. IN	INV. OUT
D6	EXISTING CURB INLET	-----	-----	659.00	658.80
D5	DOUBLE CURB INLET	JBS 3300-V	-----	659.40	659.24
S1	MANHOLE	JBS 1110	666.1	659.80 (S2) 661.20 (S3)	659.58
S2	24" NYLOPLAST BASIN	DOME	665.5	660.75 (UD)	660.01
S3	24" NYLOPLAST BASIN	STANDARD	668.5	-----	662.92
S4	HEADWALL	-----	-----	-----	665.02
S5	MANHOLE	JBS 1110	670.1	665.44 (S6, S8)	665.44
S6	SINGLE CURB INLET	JBS 3300	669.0	-----	665.75
S7a	HEADWALL	-----	-----	-----	665.50
S7b	SINGLE CURB INLET	JBS 3300	669.0	666.38	666.18
S7c	10" NYLOPLAST BASIN	SOLID	670.4	668.58	668.58
S8	SINGLE INLET	JBS 4220	669.5	665.75 (UD)	665.72
S9a	STONE END PROTECTION	-----	-----	-----	669.00
S9b	12" NYLOPLAST BASIN	SOLID	670.5	669.24	669.04
S10	STONE END PROTECTION	-----	-----	-----	669.00
S11	12" NYLOPLAST BASIN	SOLID	676.5	671.23	670.23
S12	12" NYLOPLAST BASIN	SOLID	682.9	677.63	677.63
S13	18" NYLOPLAST BASIN	STANDARD	681.7	-----	678.19
S14	HEADWALL	-----	-----	-----	671.00
S15	18" NYLOPLAST BASIN	STANDARD	679.0	-----	672.45

PIPE TABLE

PIPE	LENGTH (FT)	SIZE (IN)	TYPE	SLOPE (%)
D6-D5	24	18	RCP	1.0
D5-S1	18	18	RCP	1.0
S1-S2	40	18	RCP	0.5
S1-S3	86	15	RCP	2.0
S4-S5	84	15	RCP	0.5
S5-S6	62	15	RCP	0.5
S7a-S7b	69	15	RCP	0.5
S7b-S7c	110	6	HDPE	2.0
S5-S8	55	12	HDPE	0.5
S9a-S9b	18	10	HDPE	0.5
S10-S11	58	10	HDPE	3.0
S11-S12	128	10	HDPE	5.0
S12-S13	28	8	HDPE	2.0
S14-S15	145	12	HDPE	1.0



1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

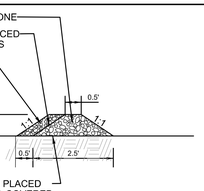
CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES. CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

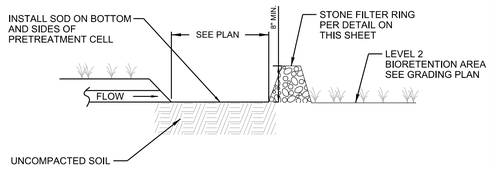
NOTE : SEE BIORETENTION DETAIL THIS SHEET FOR SITE SPECIFIC CONSTRUCTION

N.T.S.

BIORETENTION LEVEL 1 & 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 (DWG.NO.)	DIRECTOR OF ENGINEERING	10/5/15 (DATE)
01/01/2016 (EFFECTIVE DATE)	STORMWATER COORDINATOR	10/5/15 (DATE)

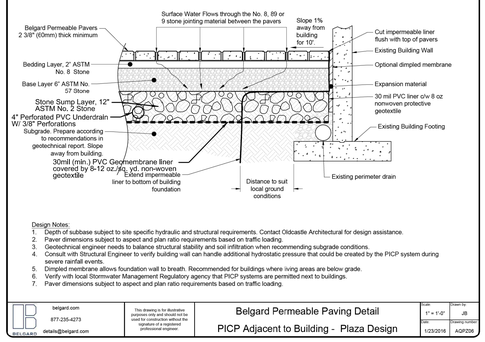


STONE FILTER RING



PRETREATMENT CELL

N.T.S.



Design Notes:

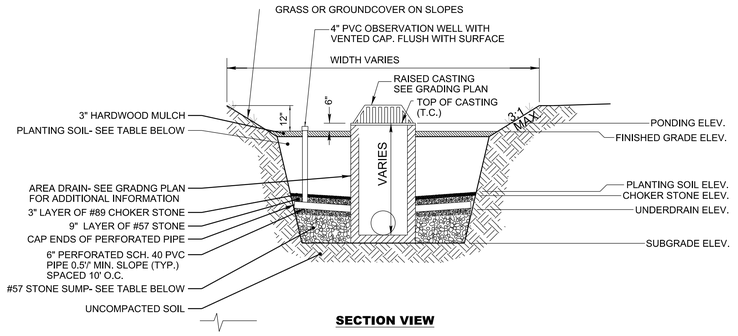
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Oldcastle Architectural for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Consult with Structural Engineer to verify building wall can handle additional hydrostatic pressure that could be created by the PICP system during severe rainfall events.
5. Dimpled membrane allows foundation wall to breath. Recommended for buildings where living areas are below grade.
6. Verify with local Stormwater Management Regulatory agency that PICP systems are permitted next to buildings.
7. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.

belgard.com 877.235.4273 details@belgard.com	This drawing is for illustrative purposes only and is not to be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Adjacent to Building - Plaza Design	Scale: 1" = 1'-0"	Drawn by: JB
			Date: 1/23/2016	Drawing number: AGP206

PERMEABLE PAVER DATA TABLE

PERMEABLE PAVERS	MIN. SUBGRADE ELEV.	MIN. NO. 2 STONE DEPTH	TOP OF NO. 2 STONE ELEV.	UNDERDRAIN INVERT ELEV.	NO. 57 STONE DEPTH	TOP OF NO. 57 STONE ELEV.	NO. 8 AGGREGATE DEPTH	TOP OF NO. 8 AGGREGATE ELEV.
AREA 1	668.58	12"	669.58	669.58	6"	670.08	2"	670.25
AREA 2	668.58	12"	669.58	669.58	6"	670.08	2"	670.25

PERMEABLE PAVERS (GIP-03)-LEVEL 2



SECTION VIEW

NOTES

1. THE BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS A SANDY LOAM AND SHOULD HAVE THE FOLLOWING COMPOSITION BY VOLUME:
   - 85% to 88% SAND
   - 8% to 12% SOIL FINES: AND
   - 3% to 5% ORGANIC MATTER
2. THE BIORETENTION SOIL MEDIA SHALL HAVE A MINIMUM INFILTRATION RATE OF 1-2 INCHES PER HOUR.
3. A MORE ORGANIC FILTER MEDIA IS RECOMMENDED WITHIN THE PLANTING HOLES FOR TREES, WITH A RATIO OF 50% SAND, 30% TOPSOIL, AND 20% ACCEPTABLE LEAG COMPOST. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
4. ALL STONE WITHIN THE BIORETENTION AREA SHALL BE CLEAN, DOUBLE WASHED STONE.
5. UNDERDRAIN SHALL BE PLACED WITH 2" OF STONE BELOW UNDERDRAIN.

NOTES

1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREA SHALL NOT BE COMPACTED OR LOADEDIN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT FUNOFF 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. CONSTRUCTION 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 STONE LAYER, UNDERDRAIN PIPES. CONNECT 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 FT EACH SIDE)
8. A SMALL BOBCAT LOADER MAY 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 ACCORDINLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
14. INSTALL SPECIFIED GROUND COVER
15. FLAG LIMITS OF GIP FOR SURVEY, LOCATE AND SHOW ON AS-BUILT PLANS.

BIO #	STRUCTURE #	GIP TYPE	WQ Tv (CF)	REQUIRED PRETREATMENT CELL VOLUME (CF)	PRETREATMENT CELL DEPTH (FT)	MINIMUM PRETREATMENT SURFACE AREA (SF)	MINIMUM GIP SURFACE AREA (SF)	FINISH GRADE ELEVATION	MIN. TOP OF BANK ELEVATION	PONDING DEPTH (FT)	PONDING ELEVATION	MEDIA DEPTH (FT)	MEDIA ELEVATION	CHOKER STONE LAYER (FT)	GRAVEL UNDERDRAIN LAYER (FT)	UNDERDRAIN ELEVATION	GRAVEL SUMP DEPTH (FT)	SUBGRADE ELEVATION
1	S2	Bioretention Level 1	890	134	0.7	199	559	669.00	670.00	0.5	669.50	2.0	666.75	0.25	0.75	665.75	0.80	664.95
2	S8	Bioretention Level 2	4210	618	1.0	493	2361	665.00	666.00	0.5	665.50	3.0	661.75	0.25	0.75	660.75	1.50	659.25

BIORETENTION AREA (GIP-01)-LEVELS 1 AND 2

COF# 8236

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ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0019384
STATE OF TENNESSEE
8/1/23

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NEW VISITOR CENTER

CARTER HOUSE

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO.	DATE OF ISSUE
2022_434	08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM	DRAWN BY
BCA	SS

PROJECT PHASE

CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS

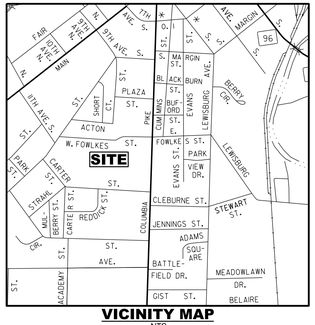
grading and drainage tables

SHEET NO.

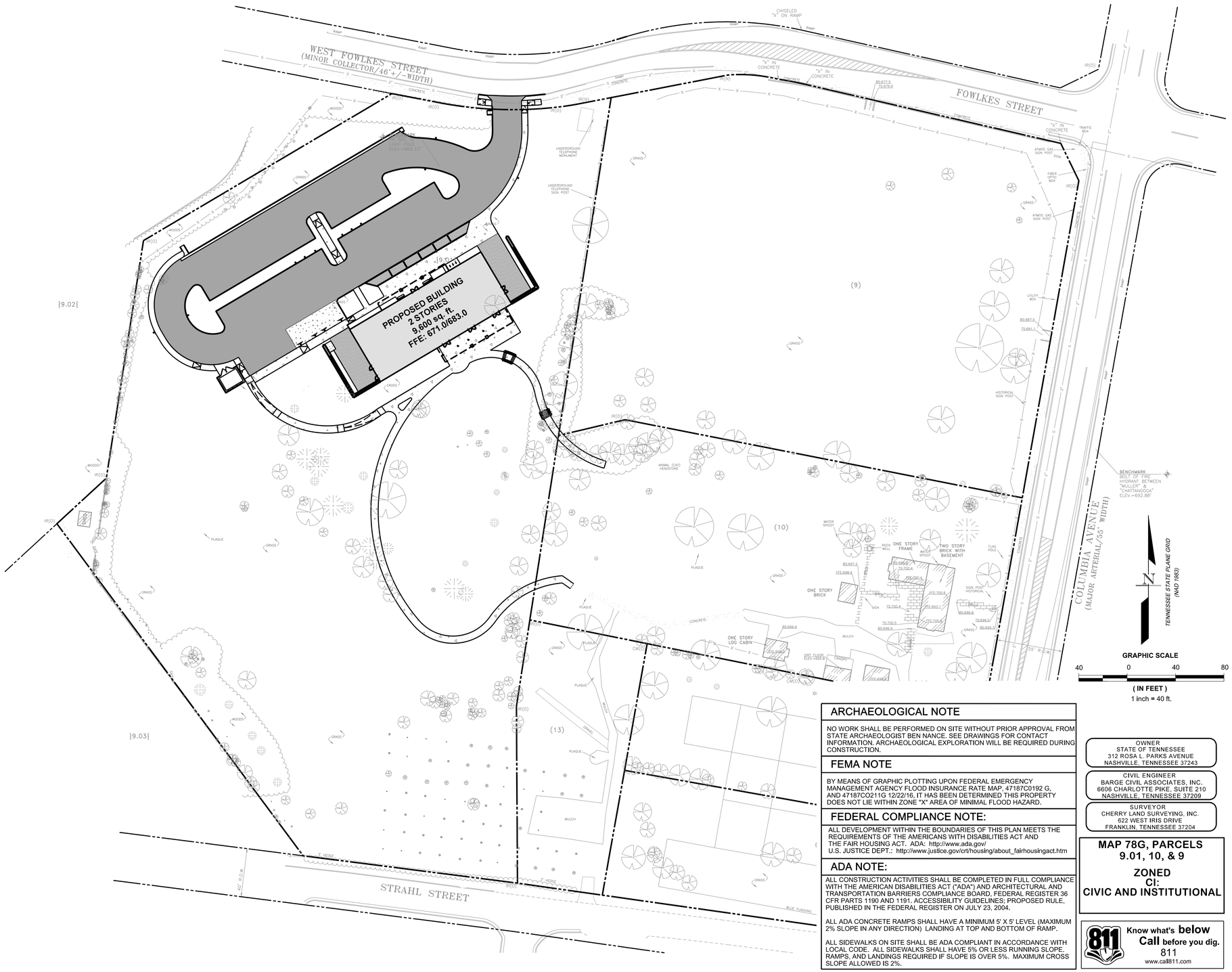
C-306

AGENCY NO.

SBC No. 160/008-01-2017



VICINITY MAP
NTS



GRAPHIC SCALE

40 0 40 80

(IN FEET)
1 inch = 40 ft.

ARCHAEOLOGICAL NOTE

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FEMA NOTE

BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192 G, AND 47187CO211G 12/22/16, IT HAS BEEN DETERMINED THIS PROPERTY DOES NOT LIE WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

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

ADA NOTE:

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

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

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9

ZONED CI: CIVIC AND INSTITUTIONAL

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COF# 8236

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0019814
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

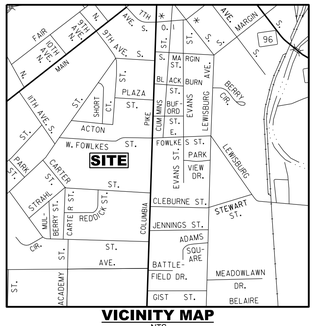
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
overall row access plan

SHEET NO.
C-400

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS

NOTES

1. 12: 1 ADA ACCESSIBLE RAMP. SEE DETAIL SHEET C-202
2. REFUSE/RECYCLING COLLECTION AND SERVICE AREA
3. DOUBLE 4" WIDE SOLID YELLOW LINES
4. 1' WIDE WHITE STOP BAR
5. DIRECTIONAL ARROWS. SEE DETAIL SHEET C-202
6. 4" WIDE DASHED WHITE LINE
7. CITY OF FRANKLIN STANDARD CONCRETE DRIVEWAY SEE DETAIL SHEET C-402
8. CITY OF FRANKLIN TYPICAL 5' CONCRETE SIDEWALK SEE DETAIL SHEET C-402
9. CITY OF FRANKLIN LOCAL STREET CURB AND GUTTER SEE DETAIL SHEET C-402
10. CITY OF FRANKLIN ASPHALT TRENCH REPAIR SEE DETAIL SHEET C-402

ACCESS MANAGEMENT

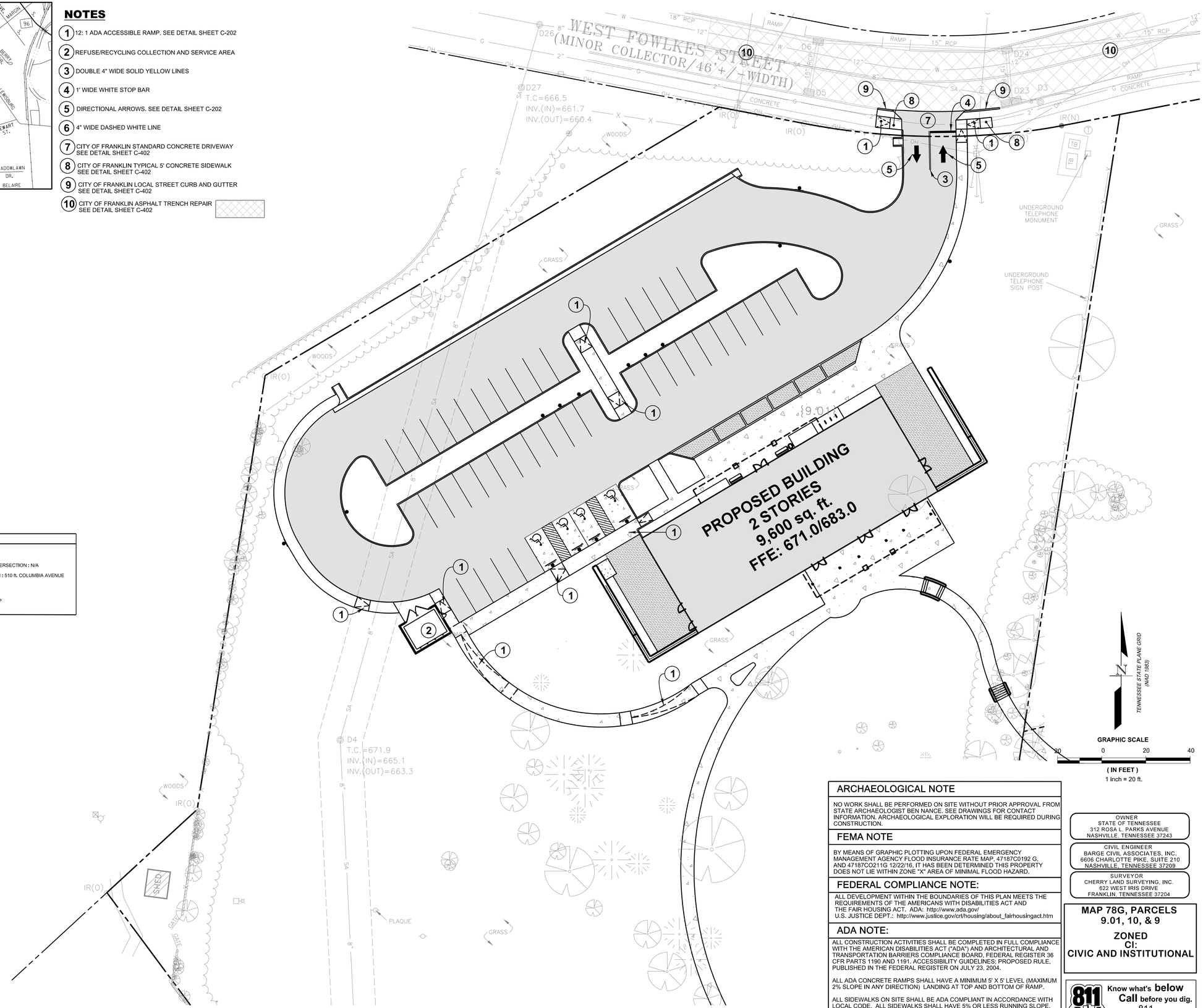
MIN DISTANCE BETWEEN INTERSECTION : N/A

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

MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 510 ft. COLUMBIA AVENUE

DRIVEWAY WIDTH(TWO-WAY) : 24 ft.

DRIVEWAY APPROACH STREET CONFIGURATION : RAMP



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ANNA C. MADDOX
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AGRICULTURE
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STATE OF TENNESSEE
8/11/23

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CARTER HOUSE
NEW VISITOR CENTER
Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM: BCA
DRAWN BY: SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
enlarged row access plan

SHEET NO.
C-401

AGENCY NO.
SBC No. 160/008-01-2017

ACCESS MANAGEMENT

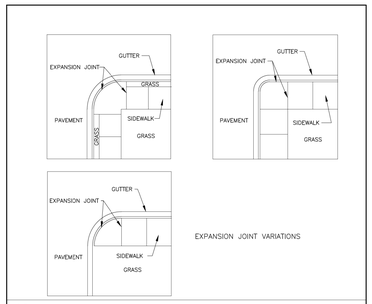
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MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A

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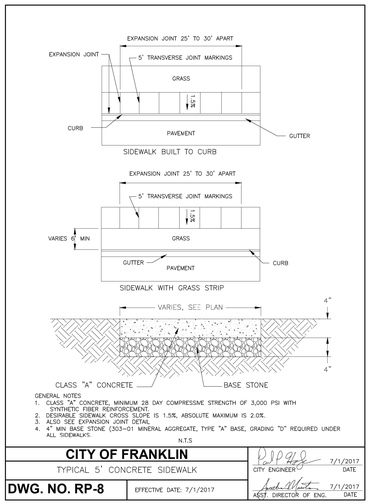
DRIVEWAY APPROACH STREET CONFIGURATION : RAMP



GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRIAL 10' TO 12'.

N.T.S

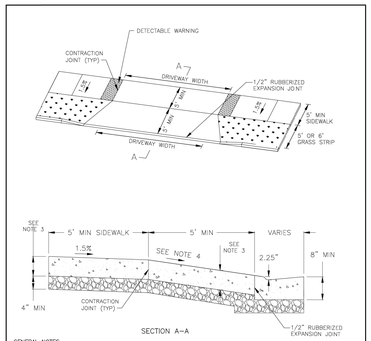
CITY OF FRANKLIN	
TYPICAL SIDEWALK/TRAIL EXPANSION JOINT	CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-10 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL.
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

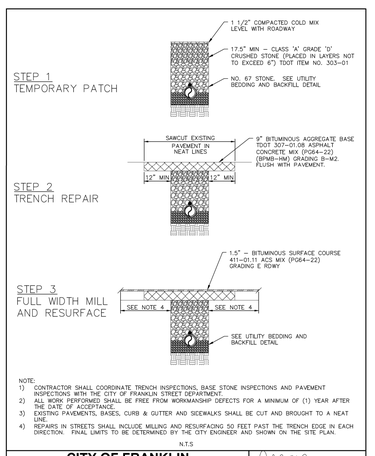
CITY OF FRANKLIN	
TYPICAL 5' CONCRETE SIDEWALK	CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-8 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D") REQUIRED UNDER ALL DRIVEWAYS.
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT
4. DRIVEWAY GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS.
5. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS, DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
6. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

N.T.S

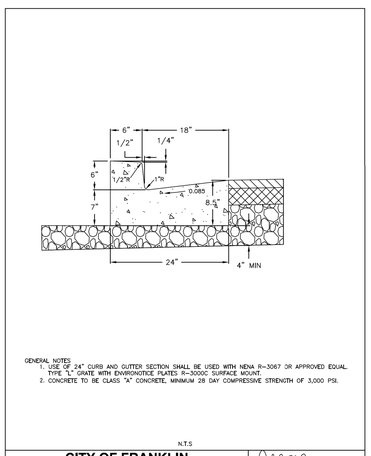
CITY OF FRANKLIN	
STANDARD CONCRETE DRIVEWAYS (WITH GRASS STRIP)	CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-5 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



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

CITY OF FRANKLIN	
ASPHALT PAVEMENT TRENCH REPAIR – LOCAL STREET	CITY ENGINEER 7/1/2017 DATE
DWG. NO. RD-6 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



GENERAL NOTES
1. USE OF 24" CURB AND GUTTER SECTION SHALL BE USED WITH NENA R-3067 OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S

CITY OF FRANKLIN	
LOCAL STREET CURB AND GUTTER (NON-RESIDENTIAL ONLY)	CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-2B — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

NOTE:
CITY OF FRANKLIN GENERAL NOTES TAKE PRECEDENCE OVER OTHER NOTES ON THIS DRAWING.

COF# 8236

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 0091251
STATE OF TENNESSEE
8/1/23

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CARTER HOUSE
NEW VISITOR CENTER
Carter House State Historic Site
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CLIENT CONTACT

OWP PROJECT NO. 2022_434

DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM: BCA

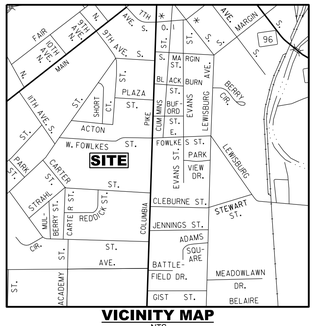
DRAWN BY: SS

PROJECT PHASE: CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS: **row details**

SHEET NO. **C-402**

AGENCY NO. SBC No. 160/008-01-2017



VICINITY MAP
NTS

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: 10 GPD OCCUPANTS/1.5 GPD VISITORS
NUMBER OF UNITS: 80 SFU
TOTAL FLOW IN GPD: 27,750 +/- GPD

UTILITY PROVIDERS:

STREETS AND DRAINAGE
CITY OF FRANKLIN
ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL HOLZEN
615-791-3218

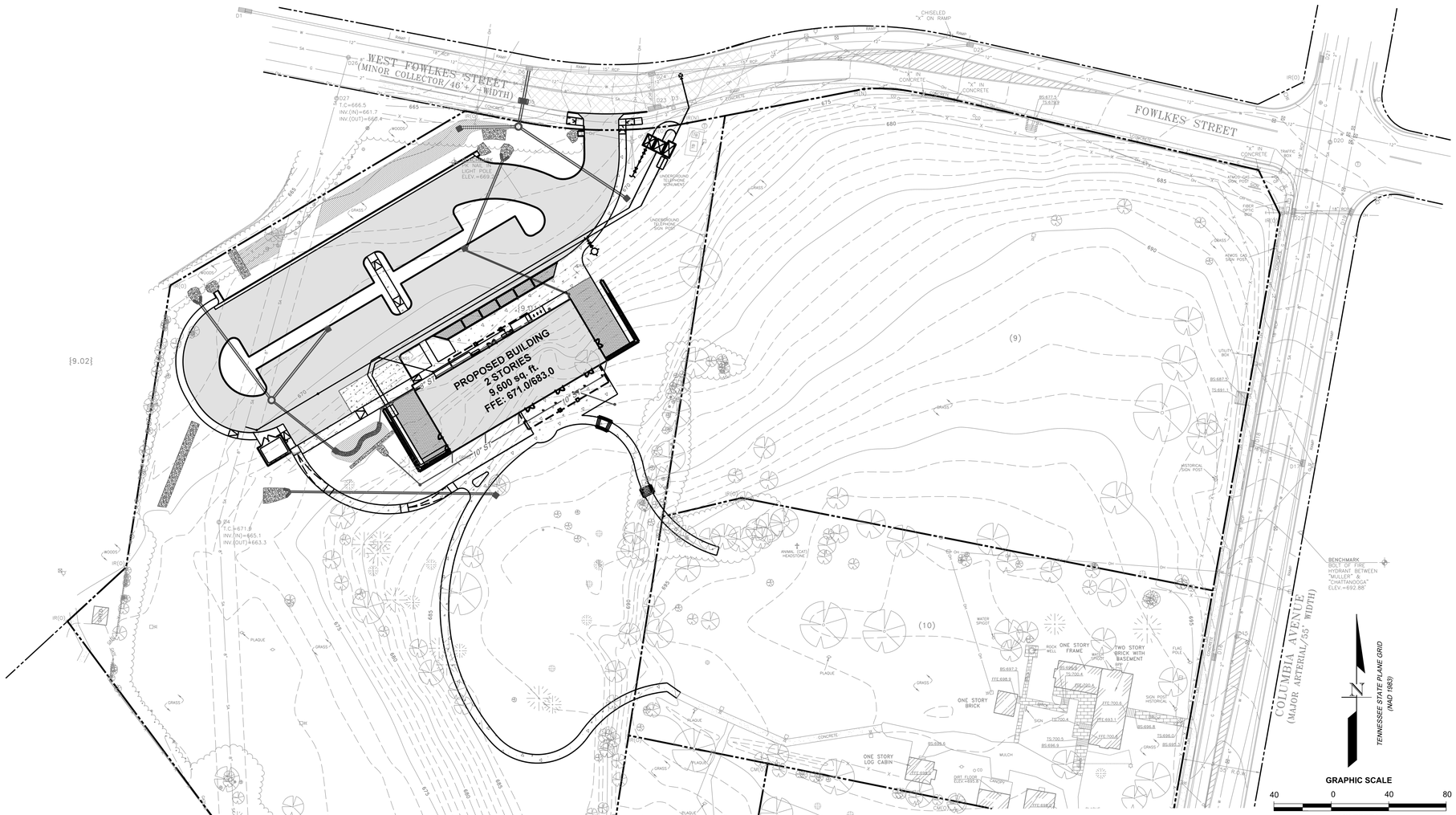
WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

ELECTRIC
MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
P. O. BOX 681709
FRANKLIN, TENNESSEE 7068
CONTACT: ERIK HALE
615-595-4469

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

CABLE
COMCAST
2501 MCGAVOCK PIKE STE1206
NASHVILLE, TENNESSEE 37214
CONTACT: WHITNEY SCHRIMSHER
615-550-6855

UTILITIES NOTE:
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.



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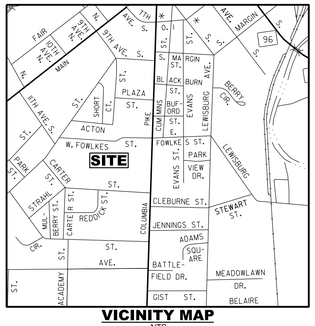
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

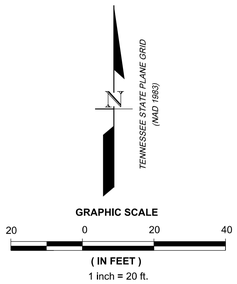
SHEET CONTENTS
overall utility plan

SHEET NO.
C-500

AGENCY NO.
SBC No. 160/008-01-2017



VICINITY MAP
NTS



NOTES :

1. CONNECT TO EXISTING 12" FIRE WATERLINE SERVICE WITH TAPPING SLEEVE AND VALVE
2. 6" C900 PVC FIRE LINE
3. 12" X 6" TEE
4. 2.5" C900 DOMESTIC WATER LINE
5. 6" FIRE DOUBLE DETECTOR CHECK VALVE. SEE DETAIL SHEET C-502
6. FIRE HYDRANT ASSEMBLY (SILVER), SEE DETAIL SHEET C-502
7. SEE PLUMBING PLANS FOR CONTINUATION
8. FIRE SERVICE WATER METER, SEE DETAIL SHEET C-502
9. 6" DUCTILE IRON PIPE FROM TAP TO METER
10. 2" DOMESTIC WATER METER ASSEMBLY
11. 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTOR IN BUILDING. SEE PLUMBING PLANS FOR DETAILS.
12. CONCRETE THRUST BLOCKING (TYP),
13. 6" SDR-26 SANITARY SEWER SERVICE (PRIVATE) @ 1% MINIMUM SLOPE.
14. POINT OF SERVICE FOR FIRE SERVICE. ALL WORK FROM THIS POINT TO BUILDING MUST BE COMPLETED BY A LICENSED SPRINKLER CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL. SITE UTILITY IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION.
15. 3/4" IRRIGATION METER. SEE DETAIL SHEET C-502
16. FIRE DEPARTMENT CONNECTION ON BUILDING.
17. TIE PROPOSED SANITARY SEWER LINE TO EXISTING SANITARY LINE PER COF SPECIFICATIONS.
18. CLEANOUT ALONG SANITARY SERVICE (TYP.)
19. CONTRACTOR TO ENCASE WATER SERVICE LINES IN CONCRETE WHERE RUNNING UNDER PERVIOUS PAVERS
20. 3/4" IRRIGATION TO CONTINUE
21. 3/4"" REDUCED PRESSURE BACKFLOW PREVENTER WITH INSULATED WEATHER PROOFED ENCLOSURE.
22. 4" SDR-35 SANITARY SEWER SERVICE (PRIVATE) @ 1% MINIMUM
23. CITY OF FRANKLIN ASPHALT TRENCH REPAIR SEE DETAIL SHEET C-402
24. TERMINATE THE SANITARY SEWER SERVICE INSIDE THE MANHOLE AS REQUESTED BY FRANKLIN WATER MANAGEMENT
25. 3/4" CORP STOP WATER TAP
26. 2" TAPPING SADDLE AND 2" CORP STOP
27. SEWER LINE TO BE REPLACED BY CITY OF FRANKLIN
28. 3' X 35' CLAY SEAM 18" BELOW INVERT OF SANITARY SEWER TO TOP OF BIO-RETENTION.

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 TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. https://franklintn.geocivix.com/secure/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

FLOW HYDRANT
138 W. FOWLKES STREET
STATIC=82 PSI
RESIDUAL=75 PSI
FLOW=1384 GPM
DATE: 05-08-2018
M2 GROUP, LLC

NOTE:
TRENCH EXCAVATIONS WITHIN PUBLIC STREETS SHALL BE MILLED AND OVERLAID A MINIMUM OF 50 FEET IN EACH DIRECTION FROM THE TRENCH

THE STATE OF TENNESSEE IS RESPONSIBLE FOR REIMBURSEMENT OF THE SANITARY SEWER MAIN REPLACEMENT TO THE CITY OF FRANKLIN. PRIOR TO FINAL CO, THE STATE SHALL FULLY REIMBURSE THEIR PORTION OF THE SANITARY SEWER MAIN TO THE CITY OF FRANKLIN.

UTILITIES NOTE:
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.

ARCHAEOLOGICAL NOTE

NO WORK SHALL BE PERFORMED ON SITE WITHOUT PRIOR APPROVAL FROM STATE ARCHAEOLOGIST BEN NANCE. SEE DRAWINGS FOR CONTACT INFORMATION. ARCHAEOLOGICAL EXPLORATION WILL BE REQUIRED DURING CONSTRUCTION.

FEMA NOTE

BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192 G, AND 47187C0211G 12/22/16, IT HAS BEEN DETERMINED THIS PROPERTY DOES NOT LIE WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

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

ADA NOTE:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

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

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9
ZONED CI:
CIVIC AND INSTITUTIONAL

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ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0091258
STATE OF TENNESSEE
08/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

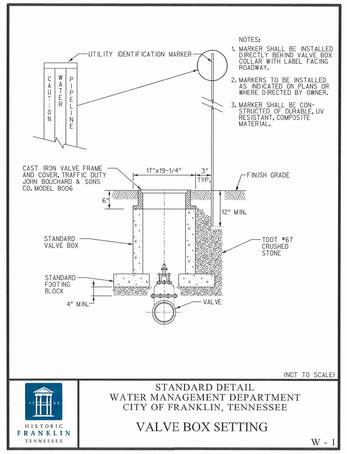
PROJECT TEAM: BCA
DRAWN BY: SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
enlarged utility plan

SHEET NO.
C-501

AGENCY NO.
SBC No. 160/008-01-2017

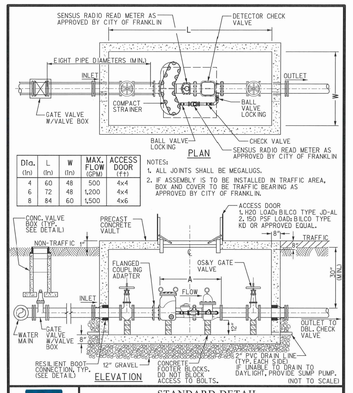


HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

VALVE BOX SETTING

W - 1

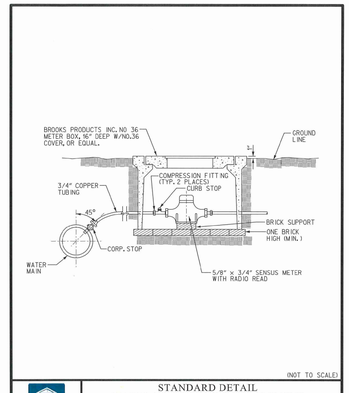


HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

4" TO 8" FIRE METER ASSEMBLY

W - 12

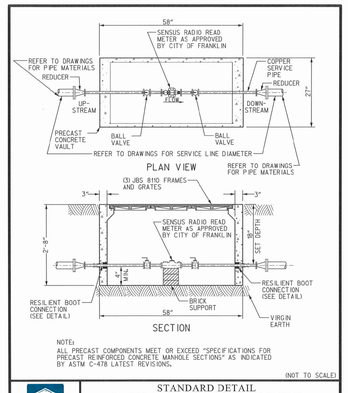


HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

3/4" WATER SERVICE ASSEMBLY

W - 9

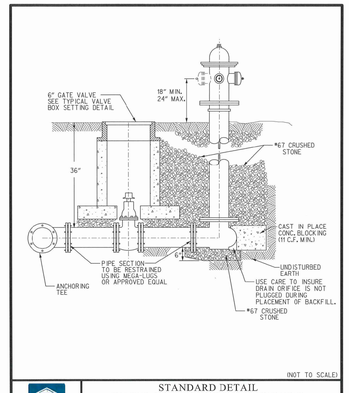


HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

2" METER ASSEMBLY

W - 8



HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

FIRE HYDRANT SETTING

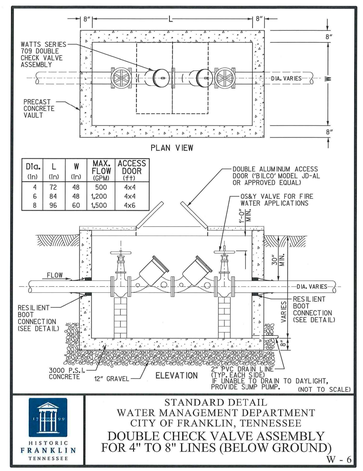
W - 2

SITE UTILITIES NOTES:

1. WHERE SEWER LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE (S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 3' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5 FEET OF BUILDING LINE.
9. ALL SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS WITH SPECIFICATIONS OF THE CITY OF FRANKLIN WATER AND SEWERAGE SERVICES.
10. ALL WATER UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF FRANKLIN.
11. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE PROPER UTILITY PROVIDER FOR THE COST OF INSPECTIONS.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED, AND APPROVED.
13. INSPECTION CLEANOUT TO BE INSTALLED ACCORDING TO FRANKLIN WATER AND SEWER SPECIFICATIONS.
14. ALL WATER METERS SHALL BE NO DEEPER THAN 24" FROM THE TOP OF THE METER TO PROPOSED GRADE.

CITY OF FRANKLIN 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 ALDERMAN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 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 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.

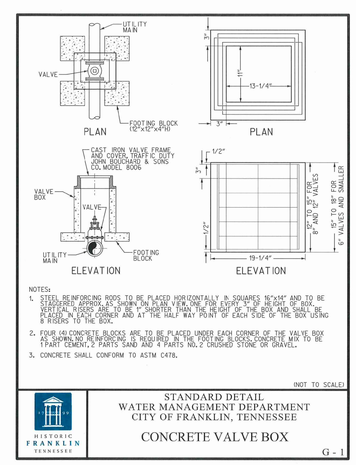


HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DOUBLE CHECK VALVE ASSEMBLY FOR 4" TO 8" LINES (BELOW GROUND)

W - 6

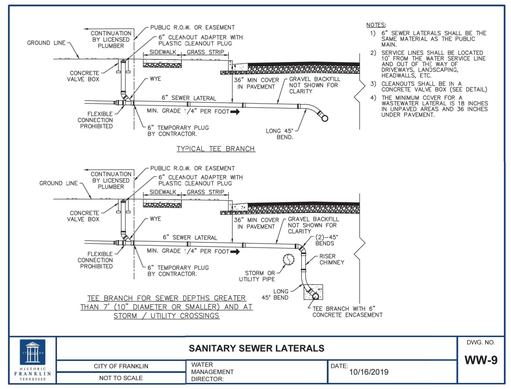


HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CONCRETE VALVE BOX

G - 1



HISTORIC FRANKLIN TENNESSEE

SANITARY SEWER LATERALS

CITY OF FRANKLIN | NOT TO SCALE | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | DWG NO. WW-9

NOTE:
CITY OF FRANKLIN GENERAL NOTES TAKE PRECEDENCE OVER OTHER NOTES ON THIS DRAWING.

COF# 8236

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0019814
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

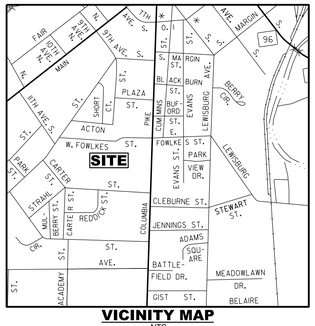
PROJECT TEAM: BCA
DRAWN BY: SS

PROJECT PHASE: CIty of Franklin Site Plan Resubmittal

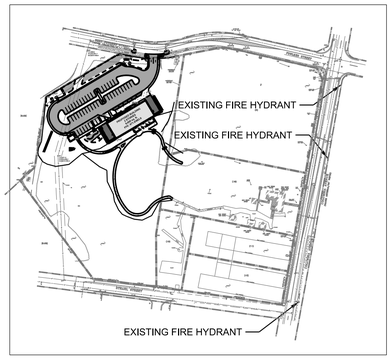
SHEET CONTENTS: **utility details**

SHEET NO. **C-502**

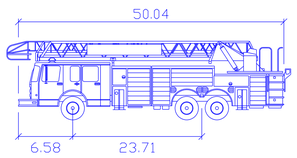
AGENCY NO. SBC No. 160/008-01-2017



VICINITY MAP
NTS



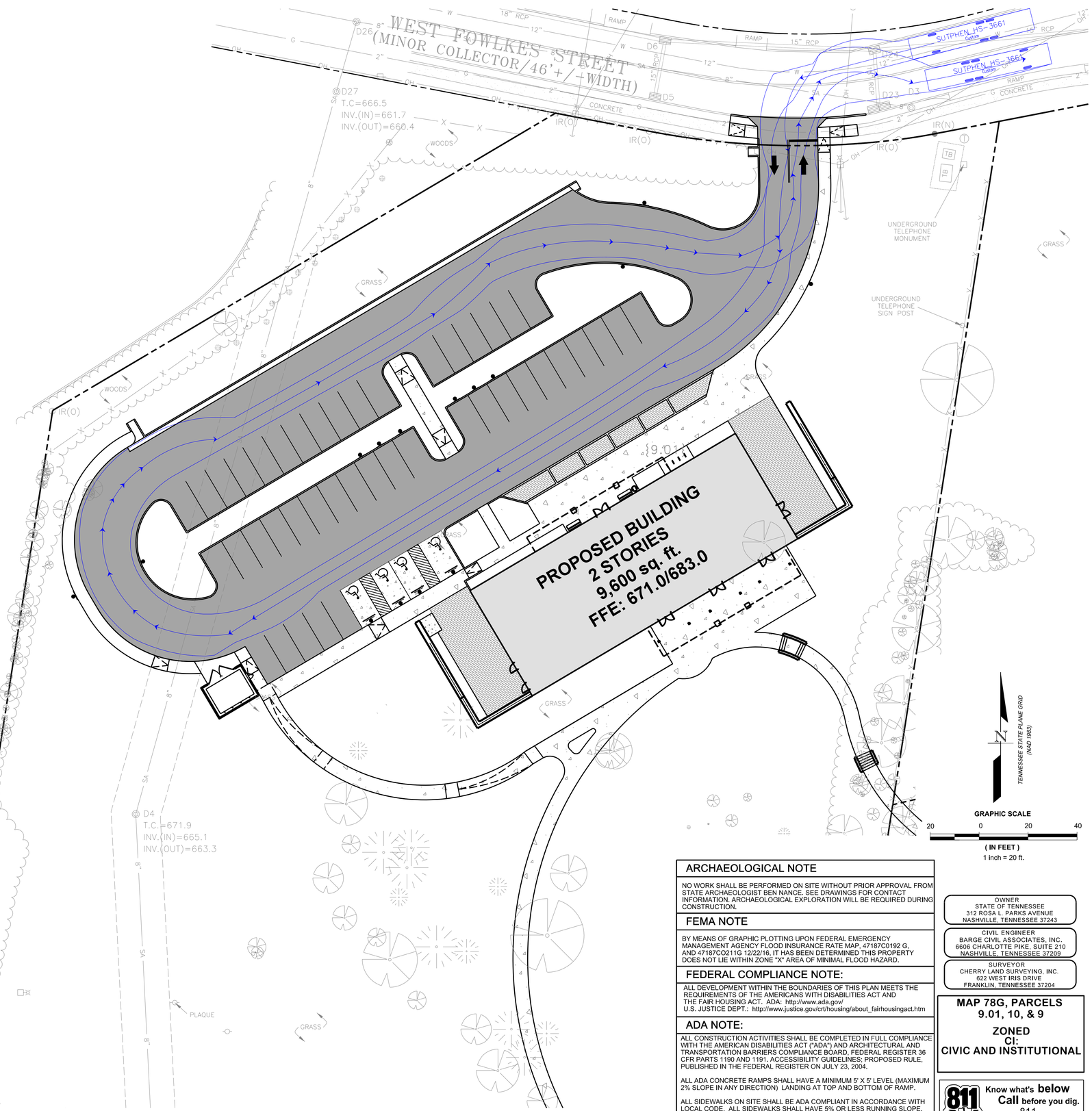
FIRE HYDRANT LOCATION
NTS



Sutphen HS-3661

	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

Design Speed 5 M.P.H.



ARCHAEOLOGICAL NOTE

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MAP 78G, PARCELS 9.01, 10, & 9
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CARTER HOUSE
NEW VISITOR CENTER
Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

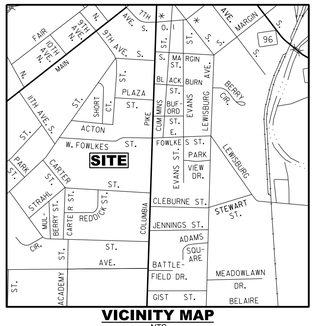
PROJECT TEAM BCA
DRAWN BY SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

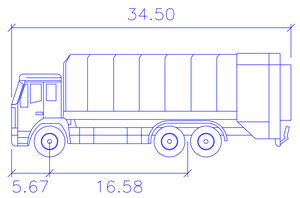
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autoturn cof fire

SHEET NO.
C-601

AGENCY NO.
SBC No. 160/008-01-2017



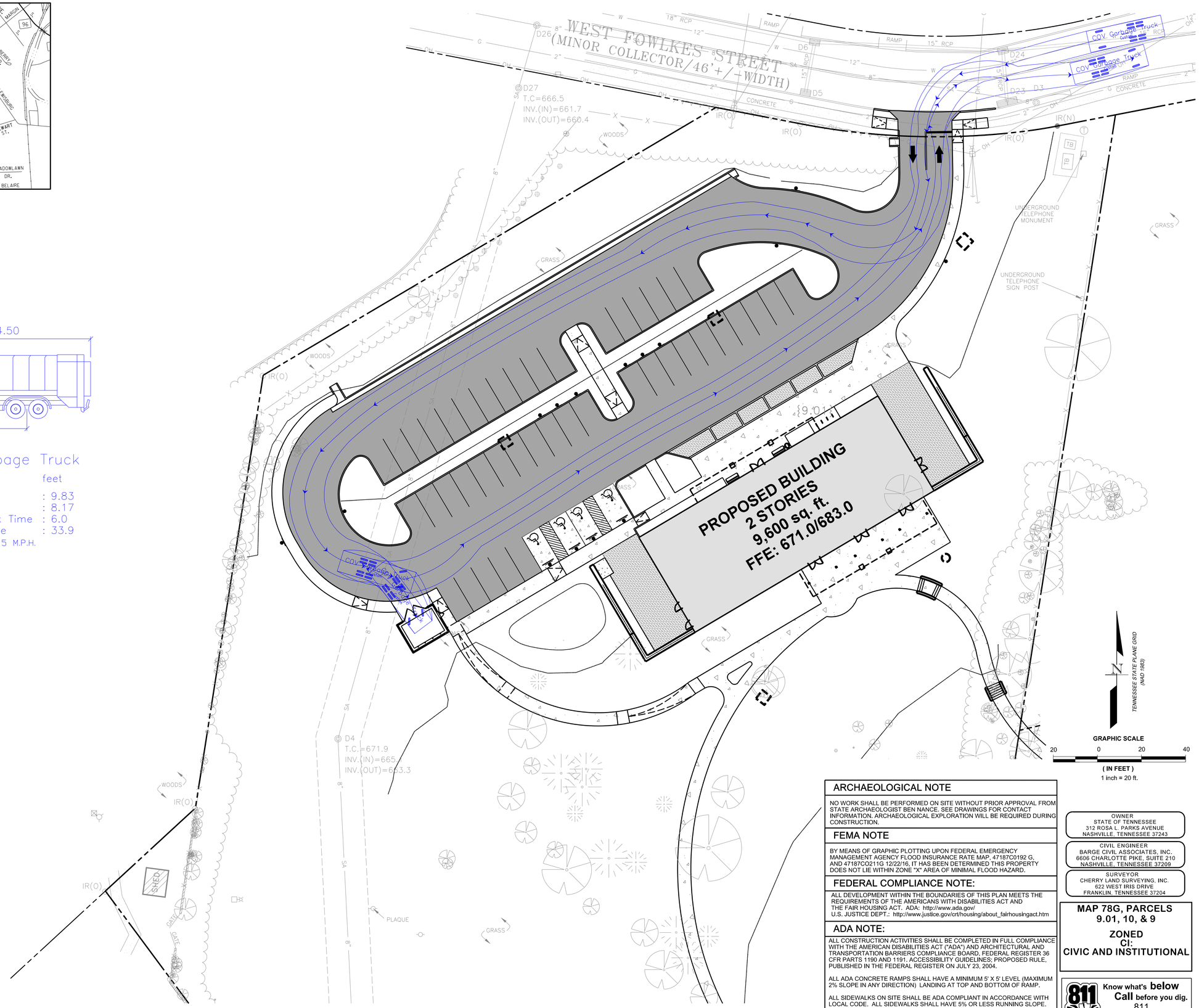
VICINITY MAP
NTS



COF Garbage Truck

	feet
Width	: 9.83
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

Design Speed 5 M.P.H.



GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

ARCHAEOLOGICAL NOTE

NO WORK SHALL BE PERFORMED ON SITE WITHOUT PRIOR APPROVAL FROM STATE ARCHAEOLOGIST BEN NANCE. SEE DRAWINGS FOR CONTACT INFORMATION. ARCHAEOLOGICAL EXPLORATION WILL BE REQUIRED DURING CONSTRUCTION.

FEMA NOTE

BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192 G, AND 47187C0211G 12/22/16, IT HAS BEEN DETERMINED THIS PROPERTY DOES NOT LIE WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

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

ADA NOTE:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

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

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

OWNER
STATE OF TENNESSEE
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243

CIVIL ENGINEER
BARGE CIVIL ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
FRANKLIN, TENNESSEE 37204

MAP 78G, PARCELS 9.01, 10, & 9
ZONED CI: CIVIC AND INSTITUTIONAL

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

COF# 8236

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 1071-87

ANNA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0019814
STATE OF TENNESSEE
8/11/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO.	DATE OF ISSUE
2022_434	08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

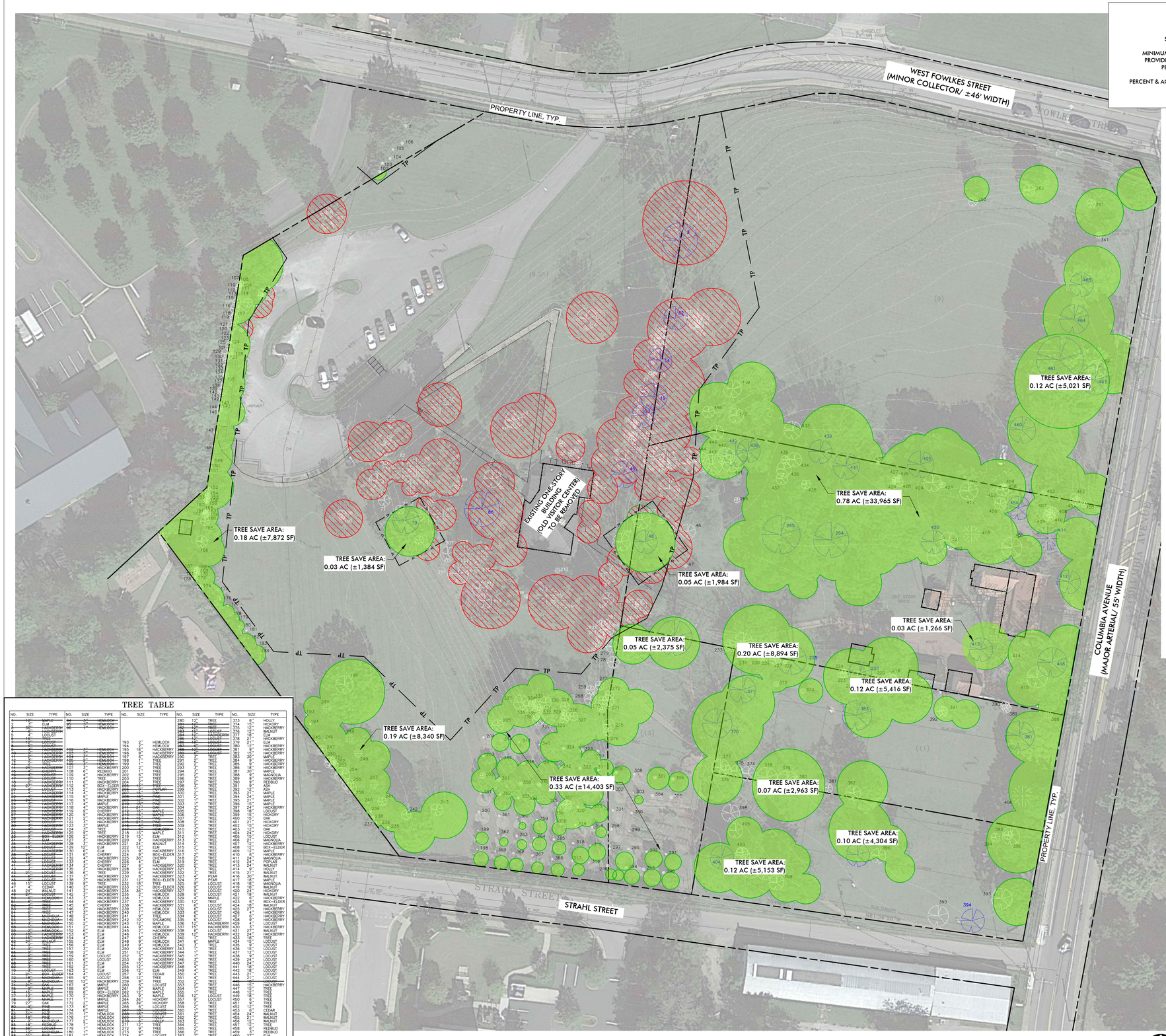
PROJECT TEAM	DRAWN BY
BCA	SS

PROJECT PHASE
CIty of Franklin Site Plan Resubmittal

SHEET CONTENTS
autoturn cof waste

SHEET NO.
C-602

AGENCY NO.
SBC No. 160/008-01-2017



LANDSCAPE DATA

SITE ACREAGE:	10.51 AC (±457,739 SF)
	PHASE 1 BOUNDARY - 3.07 AC (±133,813 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	C1 (CIVIC INSTITUTIONAL)
	CFO, HPO, CAO2
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	PHASE 1 - 0.40 (1.23 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	PHASE 1 - 0.62 (1.91 AC)
PERCENT & ACREAGE OF ORIGINAL CANOPY COVER:	3.86 AC (37%)
PERCENT & ACREAGE OF TREE CANOPY REQUIRED:	24% (0.93 AC)
PERCENT & ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	76% (2.93 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	PHASE 1 - 127 TREES, 1,287 CAL. INCHES
PROPOSED TREE SAVE AREA:	2.37 AC

NOTES:

1. THE APPLICANT RESPECTFULLY REQUESTS THAT THE REPLACEMENT OF SPECIMEN TREES NOT BE REQUIRED DUE TO THE HISTORICAL NATURE OF THE SITE AND THE PROJECT'S INTENT TO RECLAIM THE SITE TO ITS ORIGINAL STATE AS A HISTORIC BATTLEFIELD.
2. TREES TO BE REMOVED DURING CONSTRUCTION PHASE ONE (1) ONLY. ALL OTHER EXISTING TREES MAY BE RECOMMENDED FOR REMOVAL FOR FUTURE PHASES.
3. REFER TO TREE PROTECTION DETAIL ON SHEET L-601, DTL 1

SPECIMEN CANOPY TREES TO BE REMOVED (24"+)

(REFER TO TREE TABLE FOR ALL OTHER TREES TO BE REMOVED)

KEY	COMMON NAME	CONDITION	SIZE
TREES			
3	Hackberry	Poor	36"
14	Hackberry	Poor	24"
19	Hackberry	Poor	27"
23	Locust	Poor	24"
49	Locust	Poor	27"
62	Walnut	Poor	24"
86	Locust	Poor	35"

SPECIMEN UNDERSTORY TREES TO BE REMOVED (8"+)

(REFER TO TREE TABLE FOR ALL OTHER TREES TO BE REMOVED)

KEY	COMMON NAME	CONDITION	SIZE
TREES			
85	Redbud	Fair	18"

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY

EXISTING TREE CANOPY ON SITE : +/- 3.87 AC (168,659 SF)

PROPOSED EXISTING TREE CANOPY TO REMAIN:
+/- 2.93 AC (127,641 SF)

PROPOSED EXISTING TREE CANOPY TO BE REMOVED
+/- 0.94 AC (41,018 SF)

SPECIMEN TREE, TYP.
SEE TREE TABLE ON THIS SHEET FOR DETAILS

TP — TREE PROTECTION (REFER TO SHEET L-601, DTL 1)

TREE TABLE

NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE
~~1~~	~~16"~~	~~MAPLE~~	~~84~~	~~9"~~	~~HEMLOCK~~				280	12"	TREE	373	6"	HOLLY
~~2~~	~~9"~~	~~ELM~~	~~85~~	~~9"~~	~~HEMLOCK~~				~~281~~	~~12"~~	~~TREE~~	374	15"	HICKORY
~~3~~	~~36"~~	~~HACKBERRY~~	~~86~~	~~9"~~	~~HEMLOCK~~				~~282~~	~~12"~~	~~LOCUST~~	375	12"	HACKBERRY
~~4~~	~~9"~~	~~HACKBERRY~~							~~283~~	~~12"~~	~~LOCUST~~	376	15"	HACKBERRY
5	6"	LOCUST							~~284~~	~~12"~~	~~HACKBERRY~~	377	18"	ELM
~~6~~	~~15"~~	~~TREE~~							~~285~~	~~12"~~	~~LOCUST~~	378	21"	HACKBERRY
~~7~~	~~12"~~	~~TREE~~				193	2"	HEMLOCK	~~286~~	~~12"~~	~~LOCUST~~	379	12"	ELM
~~8~~	~~9"~~	~~HACKBERRY~~				194	5"	HEMLOCK	~~287~~	~~12"~~	~~LOCUST~~	380	12"	HACKBERRY
~~9~~	~~12"~~	~~HACKBERRY~~	~~~~	~~9"~~	~~HEMLOCK~~	195	18"	HACKBERRY	~~288~~	~~12"~~	~~LOCUST~~	381	9"	HACKBERRY
~~10~~	~~9"~~	~~HACKBERRY~~	~~~~	~~9"~~	~~HEMLOCK~~	196	9"	HACKBERRY	~~289~~	~~6"~~	~~LOCUST~~	382	9"	HACKBERRY
~~11~~	~~12"~~	~~HACKBERRY~~	~~~~	~~9"~~	~~HEMLOCK~~	197	6"	HACKBERRY	290	3"	TREE	383	30"	MAPLE
~~12~~	~~9"~~	~~HACKBERRY~~	~~~~	~~9"~~	~~HEMLOCK~~	198	1"	TREE	291	3"	TREE	384	9"	HACKBERRY
~~13~~	~~9"~~	~~HACKBERRY~~	~~~~	~~9"~~	~~HEMLOCK~~	199	1"	TREE	292	3"	TREE	385	9"	HACKBERRY
~~14~~	~~24"~~	~~HACKBERRY~~	107	3"	HACKBERRY	200	2"	TREE	293	3"	TREE	386	18"	HACKBERRY
~~15~~	~~9"~~	~~CHERRY~~	108	6"	REDBUD	201	2"	TREE	294	3"	TREE	387	9"	MAPLE
~~16~~	~~9"~~	~~LOCUST~~	109	4"	HACKBERRY	202	6"	TREE	295	3"	TREE	388	9"	MAGNOLIA
~~17~~	~~9"~~	~~HACKBERRY~~	110	6"	REDBUD	203	6"	TREE	296	3"	TREE	389	9"	HACKBERRY
~~18~~	~~9"~~	~~HACKBERRY~~	111	6"	HACKBERRY	204	6"	TREE	297	3"	TREE	390	9"	REDBUD
~~19~~	~~9"~~	~~HACKBERRY~~	112	6"	BOX--ELDER	~~205~~	~~12"~~	~~TREE~~	298	3"	TREE	391	9"	ASH
~~20~~	~~9"~~	~~LOCUST~~	113	2"	HACKBERRY	~~206~~	~~12"~~	~~PINE~~	299	3"	TREE	392	18"	ASH
~~21~~	~~9"~~	~~HACKBERRY~~	114	9"	HACKBERRY	~~207~~	~~12"~~	~~OAK~~	300	2"	TREE	393	24"	MAPLE
~~22~~	~~9"~~	~~HACKBERRY~~	115	9"	HACKBERRY	~~208~~	~~12"~~	~~PINE~~	301	2"	TREE	394	24"	MAPLE
~~23~~	~~9"~~	~~LOCUST~~	116	9"	HACKBERRY	~~209~~	~~12"~~	~~PINE~~	302	2"	TREE	395	18"	MAPLE
~~24~~	~~9"~~	~~HACKBERRY~~	117	4"	MAPLE	~~210~~	~~12"~~	~~PINE~~	303	1"	TREE	396	15"	MAPLE
~~25~~	~~9"~~	~~HACKBERRY~~	118	4"	HACKBERRY	~~211~~	~~12"~~	~~PINE~~	304	1"	TREE	397	15"	MAPLE
~~26~~	~~9"~~	~~HACKBERRY~~	119	9"	CHERRY	~~212~~	~~12"~~	~~MAPLE~~	305	3"	TREE	398	18"	LOCUST
~~27~~	~~9"~~	~~HACKBERRY~~	120	9"	HACKBERRY	~~213~~	~~12"~~	~~MAPLE~~	306	3"	TREE	399	18"	HACKBERRY
~~28~~	~~9"~~	~~HACKBERRY~~	121	3"	HACKBERRY	~~214~~	~~12"~~	~~MAPLE~~	307	3"	TREE	400	21"	OAK
~~29~~	~~9"~~	~~LOCUST~~	122	3"	HACKBERRY	~~215~~	~~12"~~	~~PINE~~	308	3"	TREE	401	21"	HICKORY
~~30~~	~~9"~~	~~HACKBERRY~~	123	3"	MAPLE	~~216~~	~~12"~~	~~HEMLOCK~~	309	3"	TREE	402	21"	OAK
~~31~~	~~9"~~	~~HACKBERRY~~	124	3"	ELM	217	3"	TREE	310	3"	TREE	403	24"	HICKORY
~~32~~	~~9"~~	~~HACKBERRY~~	125	9"	TREE	218	15"	MAPLE	311	3"	TREE	404	24"	HICKORY
~~33~~	~~9"~~	~~BOX--ELDER~~	126	3"	HACKBERRY	219	15"	ELM	312	3"	TREE	405	21"	LOCUST
~~34~~	~~9"~~	~~ELM~~	127	3"	HACKBERRY	220	9"	HACKBERRY	313	2"	TREE	406	21"	MAGNOLIA
~~35~~	~~9"~~	~~HACKBERRY~~	128	3"	HACKBERRY	221	24"	ELM	314	1"	TREE	407	18"	HACKBERRY
~~36~~	~~9"~~	~~HACKBERRY~~	129	12"	ELM	222	9"	ELM	315	1"	TREE	408	15"	BOX--ELDER
~~37~~	~~9"~~	~~HACKBERRY~~	130	6"	ELM	223	9"	HACKBERRY	316	1"	TREE	409	12"	MAPLE
38	9"	CHERRY	131	6"	CHERRY	224	9"	BOX--ELDER	317	2"	TREE	410	12"	HACKBERRY
~~39~~	~~18"~~	~~LOCUST~~	132	4"	HACKBERRY	225	30"	CHERRY	318	2"	TREE	411	24"	MAGNOLIA
~~40~~	~~9"~~	~~LOCUST~~	133	4"	HACKBERRY	226	9"	ELM	319	2"	TREE	412	24"	MAPLE
41	6"	HACKBERRY	134	3"	CHERRY	227	9"	HACKBERRY	320	2"	TREE	413	24"	WALNUT
~~42~~	~~9"~~	~~HACKBERRY~~	135	3"	HACKBERRY	228	9"	HACKBERRY	321	3"	TREE	414	9"	HOLLY
~~43~~	~~9"~~	~~LOCUST~~	136	3"	TREE	229	9"	HACKBERRY	322	4"	TREE	415	24"	WALNUT
~~44~~	~~9"~~	~~LOCUST~~	137	3"	HACKBERRY	230	6"	HACKBERRY	323	4"	PEAR	416	30"	WALNUT
45	6"	HACKBERRY	138	3"	HACKBERRY	231	12"	BOX--ELDER	324	4"	PEAR	417	30"	WALNUT
46	15"	LOCUST	139	3"	TREE	232	12"	TREE	325	9"	LOCUST	418	18"	MAGNOLIA
47	4"	CEDAR	140	3"	HACKBERRY	233	12"	BOX--ELDER	326	9"	LOCUST	419	18"	WALNUT
48	24"	WALNUT	141	3"	HACKBERRY	234	36"	HACKBERRY	327	9"	LOCUST	420	18"	HICKORY
~~49~~	~~27"~~	~~LOCUST~~	142	3"	HACKBERRY	235	1"	HEMLOCK	328	9"	LOCUST	421	18"	WALNUT
~~50~~	~~9"~~	~~MAGNOLIA~~	143	3"	HACKBERRY	236	1"	HEMLOCK	329	9"	LOCUST	422	18"	HACKBERRY
~~51~~	~~9"~~	~~HACKBERRY~~	144	3"	HACKBERRY	237	1"	HEMLOCK	330	12"	TREE	423	18"	BOX--ELDER
~~52~~	~~9"~~	~~TREE~~	145	6"	CHERRY	238	4"	HACKBERRY	331	6"	LOCUST	424	18"	WALNUT
~~53~~	~~9"~~	~~HACKBERRY~~	146	3"	HACKBERRY	239	36"	HACKBERRY	332	6"	LOCUST	425	18"	HACKBERRY
~~54~~	~~9"~~	~~HACKBERRY~~	147	3"	HACKBERRY	240	1"	HEMLOCK	333	6"	LOCUST	426	18"	HACKBERRY
~~55~~	~~9"~~	~~MAGNOLIA~~	148	3"	HACKBERRY	241	9"	TREE	334	6"	LOCUST	427	6"	HACKBERRY
~~56~~	~~9"~~	~~HACKBERRY~~	149	3"	HACKBERRY	242	12"	SYCAMORE	335	6"	LOCUST	428	6"	HACKBERRY
~~57~~	~~9"~~	~~MAGNOLIA~~	150	2"	HACKBERRY	243	12"	MAPLE	336	12"	HACKBERRY	429	4"	LOCUST
~~58~~	~~9"~~	~~HACKBERRY~~	151	2"	ELM	244	1"	HEMLOCK	337	12"	HACKBERRY	430	4"	HACKBERRY
~~59~~	~~9"~~	~~HACKBERRY~~	152	2"	ELM	245	1"	HEMLOCK	338	12"	HACKBERRY	431	4"	WALNUT
~~60~~	~~9"~~	~~HACKBERRY~~	153	6"	ELM	246	1"	HEMLOCK	339	12"	HACKBERRY	432	24"	HACKBERRY
~~61~~	~~9"~~	~~HACKBERRY~~	154	3"	ELM	247	9"	CHERRY	340	12"	TREE	433	24"	HACKBERRY
~~62~~	~~24"~~	~~WALNUT~~	155	3"	ELM	248	9"	HEMLOCK	341	6"	MAPLE	434	15"	LOCUST
~~63~~	~~9"~~	~~TREE~~	156	3"	ELM	249	9"	HACKBERRY	342	1"	TREE	435	15"	LOCUST
~~64~~	~~9"~~	~~TREE~~	157	2"	ELM	250	9"	HACKBERRY	343	1"	TREE	436	12"	LOCUST
~~65~~	~~9"~~	~~TREE~~	158	2"	ELM	251	12"	HACKBERRY	344	1"	TREE	437	12"	LOCUST
~~66~~	~~9"~~	~~TREE~~	159	6"	LOCUST	252	9"	HACKBERRY	345	1"	TREE	438	12"	LOCUST
~~67~~	~~9"~~	~~TREE~~	160	6"	LOCUST	253	9"	HACKBERRY	346	3"	TREE	439	24"	LOCUST
~~68~~	~~9"~~	~~TREE~~	161	2"	ELM	254	12"	HACKBERRY	347	3"	TREE	440	24"	LOCUST
~~69~~	~~9"~~	~~TREE~~	162	2"	ELM	255	12"	HACKBERRY	348	3"	TREE	441	24"	LOCUST
~~70~~	~~9"~~	~~LOCUST~~	163	2"	ELM	256	12"	ELM	349	4"	TREE	442	18"	LOCUST
~~71~~	~~9"~~	~~BOX--ELDER~~	164	4"	LOCUST	257	9"	CEDAR	350	4"	TREE	443	18"	LOCUST
~~72~~	~~9"~~	~~MAGNOLIA~~	165	9"	LOCUST	258	12"	TREE	351	4"	TREE	444	18"	LOCUST
~~73~~	~~9"~~	~~HACKBERRY~~	166	9"	LOCUST	259	9"	TREE	352	4"	TREE	445	18"	HACKBERRY
~~74~~	~~9"~~	~~MAPLE~~	167	9"	MAPLE	260	9"	LOCUST	353	4"	TREE	446	18"	HACKBERRY
~~75~~	~~9"~~	~~MAPLE~~	168	6"	MAPLE	261	9"	MAPLE	354	1"	TREE	447	15"	TREE
~~76~~	~~9"~~	~~BOX--ELDER~~	169	6"	BOX--ELDER	262	9"	MAPLE	355	1"	TREE	448	15"	TREE
~~77~~	~~9"~~	~~MAPLE~~	170	1"	HACKBERRY	263	9"	MAPLE	356	1"	TREE	449	15"	TREE
~~78~~	~~9"~~	~~MAPLE~~	171	1"	MAPLE	264	36"	HICKORY	357	9"	LOCUST	450	6"	TREE
~~79~~	~~27"~~	~~LOCUST~~	172	6"	MAPLE	265	36"	HICKORY	358	2"	TREE	451	12"	TREE
~~80~~	~~9"~~	~~PINE~~	173	6"	MAPLE	266	6"	LOCUST	359	1"	TREE	452	12"	TREE
~~81~~	~~9"~~	~~PINE~~	174	6"	MAPLE	~~267~~	~~12"~~	~~MAGNOLIA~~	360	1"	TREE	453	12"	WALNUT
~~82~~	~~9"~~	~~PINE~~	175	1"	HEMLOCK	~~268~~	~~12"~~	~~HOLLY~~	361	1"	TREE	454	12"	WALNUT
~~83~~	~~18"~~	~~PINE~~	176	1"	HEMLOCK	~~269~~	~~12"~~	~~HOLLY~~	362	2"	TREE	455	21"	WALNUT
~~84~~	~~9"~~	~~MAGNOLIA~~	177	1"	HEMLOCK	~~270~~	~~12"~~	~~HOLLY~~	363	2"	TREE	456	12"	WALNUT
~~85~~	~~18"~~	~~REDBUD~~	178	1"	HEMLOCK	271	12"	TREE	364	2"	TREE	457	12"	TREE
~~86~~	~~9"~~	~~LOCUST~~	179	1"	HEMLOCK	272	9"	TREE	365	2"	TREE	458	12"	REDBUD
~~87~~	~~12"~~	~~MAGNOLIA~~	180	1"	HEMLOCK	273	9"	TREE	366	2"	TREE	459	12"	REDBUD
~~88~~	~~21"~~	~~PINE~~	181	2"	HEMLOCK	274	6"	LOCUST	367	2"	TREE	460	27"	ELM
~~89~~	~~9"~~	~~MAPLE~~	182	2"	HEMLOCK	275	12"	TREE	368	2"	TREE	461	48"	OAK
~~90~~	~~9"~~	~~MAPLE~~	183	1"	HEMLOCK	276	9"	LOCUST	369	2"	TREE	462	18"	MAPLE
~~91~~	~~9"~~	~~MAPLE~~	184			277	9"	TREE	370	30"	HACKBERRY	463	30"	OAK
~~92~~	~~9"~~	~~MAPLE~~				278	12"	WALNUT	371	27"	MAPLE	464	30"	OAK
~~93~~	~~9"~~	~~MAPLE~~				279	12"	TREE	372	6"	HOLLY	465	24"	OAK

NOTE: TREES TO BE REMOVED ARE STRIKETHROUGHED ON THE TREE TABLE ABOVE.

GOOGLE EARTH
PRO AERIAL PHOTO
OCTOBER 2021

NORTH

0 40 80 120 feet

SCALE: 1"=40'

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN
REGISTERED
AGRICULTURAL
COMMERCE
TENNESSEE NO. 0003
LANDSCAPE ARCHITECT

08.03.2023

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM

DRAWN BY
AW

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
tree demolition/
preservation plan

SHEET NO.
L- 100

AGENCY NO.
SBC No. 160/008-01-2017



MINIMUM BUFFERING/SCREENING REQUIREMENTS:

THE DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:

- ☒ PERIMETER PLANTING STRIP
- ☐ HVAC SCREEN
- ☐ LOADING/SERVICE
- ☐ TRANSITION ZONE BUFFER
- ☐ I-65
- ☐ UTILITY BOX SCREEN
- ☒ DUMPSTER SCREEN
- ☐ HISTORIC RESOURCE EDGE TREATMENT
- ☐ INTERSTATE 65 BUFFER

OTHER:_____

BICYCLE PARKING:

REQUIREMENT: 1 SPACE PER 20 VEHICLE SPACES
VEHICLE SPACES: 47 SPACES
BICYCLE PARKING REQUIRED: 3 SPACES
BICYCLE PARKING PROVIDED: 8 SPACES

PHASE 1 LANDSCAPE REQUIREMENTS (ACI)

LSA MINIMUM: 1.23 AC (40% OF PHASE 1 AREA) LSA PROVIDED: 1.91 AC (62% OF PHASE 1 AREA)	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
EXISTING SPECIMEN TREES 24"+	2	-	-	51
5"-23" CALIPER CANOPY TREES	10	-	-	81
4" CALIPER CANOPY TREES	9	-	-	36
3" CALIPER CANOPY TREES	15	11	26	78
2" CALIPER CANOPY TREES	6	-	-	12
AGGREGATE CANOPY CALIPER INCHES PROVIDED				258
AGGREGATE CANOPY CALIPER INCHES REQUIRED (1.23 AC x 82 IN/AC)				101
3"+ CALIPER UNDERSTORY TREES	6	-	-	34
2" CALIPER UNDERSTORY TREES	-	-	-	-
1.5" CALIPER UNDERSTORY TREES	-	-	-	-
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED				34
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED (1.23 AC x 21 IN/AC)				26

MIN. 18" HEIGHT SHRUBS PROVIDED	190
MIN. 30" HEIGHT SHRUBS PROVIDED	79
TOTAL SHRUBS PROVIDED	269
TOTAL SHRUBS REQUIRED (1.23 AC x 96)	119

LANDSCAPE DATA

SITE ACREAGE: 10.51 AC (±457,739 SF)
PHASE 1 BOUNDARY - 3.07 AC (±133,813 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS: CI (CIVIC INSTITUTIONAL)
CFO, HPO, CAO2
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE): PHASE 1 - 0.40 (1.23 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE): PHASE 1 - 0.62 (1.91 AC)
PERCENT & ACREAGE OF ORIGINAL CANOPY COVER: 3.86 AC (37%)
PERCENT & ACREAGE OF TREE CANOPY REQUIRED: 24% (0.93 AC)
PERCENT & ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 76% (2.93 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED: PHASE 1 - 127 TREES, 1,287 CAL. INCHES
PROPOSED TREE SAVE AREA: 2.37 AC

OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 10.51 AC (±457,739 SF)
PHASE 1 BOUNDARY - 3.07 AC (±133,813 SF)
MINIMUM OPEN SPACE AREA REQUIRED: PHASE 1 - 5% 0.15 AC ±6,691 SF
PROPOSED OPEN SPACE AREA: PHASE 1 - 5% 0.66 AC ±28,708 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	NATURAL	0.66 AC ±28,708 SF	SIDEWALKS
	TOTAL PROVIDED	0.66 AC ±28,708 SF	

GENERAL NOTES:

1. THE APPLICANT RESPECTFULLY REQUESTS THAT THE OPEN SPACE TREE REQUIREMENTS NOT BE REQUIRED DUE TO THE HISTORICAL NATURE OF THE SITE AND THE PROJECT'S INTENT TO RECLAIM THE SITE TO ITS ORIGINAL STATE AS A HISTORIC BATTLEFIELD.
2. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
3. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
4. ALL WATER QUALITY AREAS (BIORETENTION) TO RECEIVE A TOP DRESSING OF RIVER GRAVEL MULCH. REFER TO NOTE ON L-402.
5. REFER TO SHEET L-001 TREE DEMOLITION/ PRESERVATION PLAN.
6. CONTRACTOR TO COORDINATE LANDSCAPE MATERIAL AROUND ALL UTILITIES IN THE FIELD.

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance bond for landscaping.
Deviation from the approved landscape plan shall not be made without first consulting the landscape architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Owner: State of Tennessee- Doug Freeman (615)339-7806
Landscape Architect: Gary Vogrin (615)708-0567
Franklin Planning Department: (615)791-3212 phone

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: TO BE DETERMINED BY OWNER.

NOTE:
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.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

23034 SHEET L-400 OVERALL PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
IXO	9	*Ilex opaca*	American Holly	8' Ht. Min.	FTG
JVR	6	*Juniperus virginiana 'Brodie'*	Brodie Eastern Red Cedar	8' Ht. Min.	FTG
QUS	11	*Quercus shumardii*	Shumard Oak	3" Cal./ 16' Ht./ 7' Spr.	Specimen; Req'd by COF
SHRUBS					
IGS	71	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	24" Ht./ 24" Spr.	Full Plants
IVM	64	*Itea virginica 'Merlot'*	Merlot Virginia Sweetspire	24" Ht./ 24" Spr.	Full Plants
TMD	55	*Taxus x media 'Densiformis'*	Dense Yew	30" Ht./ 30" Spr.	Full Plants
JHB	55	*Juniperus horizontalis 'Blue Rug'*	Blue Rug Juniper	30" Spr. Min.	60" O.C.
VDA	24	*Viburnum dentatum 'Arrowwood'*	Arrowwood Viburnum	30" Ht./ 30" Spr.	Full Plants
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES					
ASI	60	*Asclepias incarnata*	Milkweed	1 Gal.	Full Plants, 2nd Yr Growth
CAA	28	*Clematis armandii 'Apple Blossom'*	Evergreen Clematis	1 Gal.	Full Plants, 2nd Yr Growth, Spaced Equally on Trellises
PAV	34	*Panicum virgatum*	Fountain Grass	3 Gal.	Full Plants, 2nd Yr Growth
PAB	18	*Pennisetum alopecuroides 'Little Bunny'*	Little Bunny Fountain Grass	1 Gal.	Full Plants, 2nd Yr Growth
JACKLIN IRISH LINKS MIXTURE: +/- 63,800 SQ FT (Refer to sheet L-601, Detail 11)					
SOD: +/- 16,750 SQ FT					

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foilage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape
Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

LANDSCAPE KEY

- SOD - TURF TYPE TALL FESCUE
- NON-COMBUSTIBLE MULCH EDGING (REQUIRED BY CITY OF FRANKLIN) (REFER TO SHEET L-601, DETAIL 9)
- SPECIMEN TREE, TYP. (REFER TO SHEET L-100)
- LANDSCAPE - PROPOSED BIORETENTION AREA (CITY OF FRANKLIN REQUIRES 1 TREE/400 SF + 75% LANDSCAPE MATERIAL)
- LANDSCAPE - JACKLIN IRISH LINKS MIXTURE (REFER TO SHEET L-601, DETAIL 11)

NORTH

0 50 100 150 feet
SCALE: 1"=50'

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1003
OWP&P

08.03.2023

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM

DRAWN BY
AW

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
overall landscape plan

SHEET NO.
L- 400

AGENCY NO.
SBC No. 160/008-01-2017



MINIMUM BUFFERING/SCREENING REQUIREMENTS:

THE DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:

- ☒ PERIMETER PLANTING STRIP
- ☐ HVAC SCREEN
- ☐ LOADING/SERVICE
- ☐ TRANSITION ZONE BUFFER
- ☐ I-65
- ☐ UTILITY BOX SCREEN
- ☒ DUMPSTER SCREEN
- ☐ HISTORIC RESOURCE EDGE TREATMENT
- ☐ INTERSTATE 65 BUFFER

OTHER:_____

BICYCLE PARKING:

REQUIREMENT: 1 SPACE PER 20 VEHICLE SPACES
VEHICLE SPACES: 47 SPACES
BICYCLE PARKING REQUIRED: 3 SPACES
BICYCLE PARKING PROVIDED: 8 SPACES

PHASE 1 LANDSCAPE REQUIREMENTS (ACI)				
LSA MINIMUM: 1.23 AC (40% OF PHASE 1 AREA) LSA PROVIDED: 1.91 AC (62% OF PHASE 1 AREA)	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
EXISTING SPECIMEN TREES 24"+	2	-	-	51
5"-23" CALIPER CANOPY TREES	10	-	-	81
4" CALIPER CANOPY TREES	9	-	-	36
3" CALIPER CANOPY TREES	15	11	26	78
2" CALIPER CANOPY TREES	6	-	-	12
AGGREGATE CANOPY CALIPER INCHES PROVIDED				258
AGGREGATE CANOPY CALIPER INCHES REQUIRED (1.23 AC x 82 IN/AC)				101
3"+ CALIPER UNDERSTORY TREES	6	-	-	34
2" CALIPER UNDERSTORY TREES	-	-	-	-
1.5" CALIPER UNDERSTORY TREES	-	-	-	-
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED				34
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED (1.23 AC x 21 IN/AC)				26

MIN. 18" HEIGHT SHRUBS PROVIDED	190
MIN. 30" HEIGHT SHRUBS PROVIDED	79
TOTAL SHRUBS PROVIDED	269
TOTAL SHRUBS REQUIRED (1.23 AC x 96)	119

NOTE: All stone to be from The Rock Place in Smyrna, TN: 475 Wade Herrod Rd, Smyrna, TN 37167, (615) 459-9200, or approved alternative.

*River gravel mulch: to be 3-4" South Fork bulk gravel, or approved alternative, at 2" depth

LANDSCAPE DATA

SITE ACREAGE:	10.51 AC (±457,739 SF) PHASE 1 BOUNDARY - 3.07 AC (±133,813 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	CI (CIVIC INSTITUTIONAL) CFO, HPO, CAO2
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PERCENT & ACREAGE OF ORIGINAL CANOPY COVER:	3.86 AC (37%)
PERCENT & ACREAGE OF TREE CANOPY REQUIRED:	24% (0.93 AC)
PERCENT & ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	76% (2.93 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	PHASE 1 - 127 TREES, 1,287 CAL. INCHES
PROPOSED TREE SAVE AREA:	2.37 AC

OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 10.51 AC (±457,739 SF)
PHASE 1 BOUNDARY - 3.07 AC (±133,813 SF)
MINIMUM OPEN SPACE AREA REQUIRED: PHASE 1 - 5% 0.15 AC ±6,691 SF
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OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	NATURAL	0.66 AC ±28,708 SF	SIDEWALKS
	TOTAL PROVIDED	0.66 AC ±28,708 SF	

GENERAL NOTES:

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4. ALL WATER QUALITY AREAS (BIORETENTION) TO RECEIVE A TOP DRESSING OF RIVER GRAVEL MULCH. REFER TO NOTE ON L-402.
5. REFER TO SHEET L-001 TREE DEMOLITION/ PRESERVATION PLAN.
6. CONTRACTOR TO COORDINATE LANDSCAPE MATERIAL AROUND ALL UTILITIES IN THE FIELD.

23034 SHEET L-401 PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
JVR	6	*Juniperus virginiana 'Brodie'*	Brodie Eastern Red Cedar	8' Ht. Min.	FTG
QUS	10	*Quercus shumardii*	Shumard Oak	3" Cal./ 16' Ht./ 7' Spr.	Specimen; Req'd by COF
SHRUBS					
TMD	55	*Taxus x media 'Densiformis'*	Dense Yew	30" Ht./ 30" Spr.	Full Plants
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES					
CAA	28	*Clematis armandii 'Apple Blossom'*	Evergreen Clematis	1 Gal.	Full Plants, 2nd Yr Growth, Spaced Equally on Trellises
PAB	18	*Pennisetum alopecuroides 'Little Bunny'*	Little Bunny Fountain Grass	1 Gal.	Full Plants, 2nd Yr Growth
JACKLIN IRISH LINKS MIXTURE: +/- 60,500 SQ FT (Refer to sheet L-601, Detail 11)					
SOD: +/- 16,750 SQ FT					

Key Legend:
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Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
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FTG (Full to Ground): Plant has foilage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape
Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

LANDSCAPE KEY

- SOD - TURF TYPE TALL FESCUE
- NON-COMBUSTIBLE MULCH EDGING (REQUIRED BY CITY OF FRANKLIN) (REFER TO SHEET L-601, DETAIL 9)
- SPECIMEN TREE, TYP. (REFER TO SHEET L-100)
- LANDSCAPE - PROPOSED BIORETENTION AREA (CITY OF FRANKLIN REQUIRES 1 TREE/400 SF + 75% LANDSCAPE MATERIAL)
- LANDSCAPE - JACKLIN IRISH LINKS MIXTURE (REFER TO SHEET L-601, DETAIL 11)

NORTH

0 30 60 90 feet
SCALE: 1"=30'

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KVD KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 1063 — OWNER

08.03.2023

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM

DRAWN BY
AW

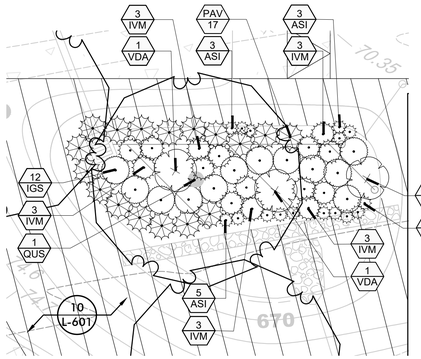
PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
enlarged landscape plan

SHEET NO.
L- 401

AGENCY NO.
SBC No. 160/008-01-2017

BIORETENTION AREA 1



23034 SHEET L-402 BIORETENTION AREA 1 PLANT SCHEDULE					
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
QUS	1	*Quercus shumardii*	Shumard Oak	3" Cal./ 16' Ht./ 7' Spr.	Specimen; Req'd by COF
SHRUBS					
IGS	12	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	24" Ht./ 24" Spr.	Full Plants
IVM	15	*Ilea virginica 'Merlot'*	Merlot Virginia Sweetspire	24" Ht./ 24" Spr.	Full Plants
VDA	3	*Viburnum dentatum 'Arrowwood'*	Arrowwood Viburnum	30" Ht./ 30" Spr.	Full Plants
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES					
ASI	16	*Asclepias incarnata*	Milkweed	1 Gal.	Full Plants, 2nd Yr Growth
PAV	17	*Panicum virgatum*	Fountain Grass	3 Gal.	Full Plants, 2nd Yr Growth

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
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BIORETENTION AREA #1

BIORETENTION AREA: 560 SF
LEVEL 2 BIORETENTION
TYPE: ORNAMENTAL PLANTING
TREES: 1 TREE PER 400 SF OF GIP AREA
TREES REQUIRED: 1
TREES PROVIDED: 1
SHRUBS/PERENNIALS: 75% OF GIP AREA PLANTED
PLANTED AREA REQUIRED: 420 SF
PLANTED AREA PROVIDED: +/- 420 SF
NATIVE MILKWEED: 5% OF GIP AREA PLANTED
PLANTED AREA REQUIRED: 21 SF
PLANTED AREA PROVIDED: +/- 21 SF

NOTE: All stone to be from The Rock Place in Smyrna, TN. 475 Wade Herrod Rd, Smyrna, TN 37167, (615) 459-9200, or approved alternative.

*River gravel mulch: to be 3-4" South Fork bulk gravel, or approved alternative, at 2" depth

BIORETENTION NOTES:

1. BIORETENTION SQ FT DOES NOT INCLUDE FOREBAY SQ FT.
2. 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).
3. SEE L6.2 LANDSCAPE DETAILS FOR MORE INFORMATION
4. GROUNDCOVER TO BE RIVER GRAVEL MULCH. (SEE NOTE ON THIS SHEET)

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
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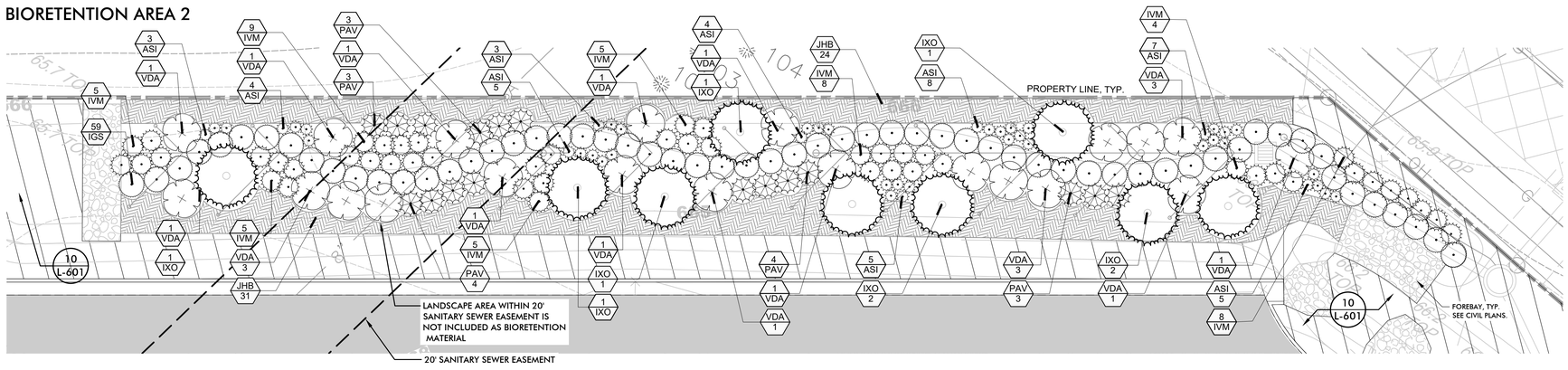
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BIORETENTION AREA 2



BIORETENTION AREA #2

BIORETENTION AREA: 2,364 SF
LEVEL 2 BIORETENTION
TYPE: ORNAMENTAL PLANTING
TREES: 1 TREE PER 400 SF OF GIP AREA
TREES REQUIRED: 6
TREES PROVIDED: 6
SHRUBS/PERENNIALS: 75% OF GIP AREA PLANTED
PLANTED AREA REQUIRED: 1,773 SF
PLANTED AREA PROVIDED: +/- 1,773 SF
NATIVE MILKWEED: 5% OF GIP AREA PLANTED
PLANTED AREA REQUIRED: 89 SF
PLANTED AREA PROVIDED: +/- 89 SF

23034 SHEET L-402 BIORETENTION AREA 2 PLANT SCHEDULE					
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
IXO	9	*Ilex opaca*	American Holly	8' Ht. Min.	FTG
SHRUBS					
IGS	59	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	24" Ht./ 24" Spr.	Full Plants
IVM	49	*Ilea virginica 'Merlot'*	Merlot Virginia Sweetspire	24" Ht./ 24" Spr.	Full Plants
JHB	55	*Juniperus horizontalis 'Blue Rug'*	Blue Rug Juniper	30" Spr. Min.	60" o.c.
VDA	21	*Viburnum dentatum 'Arrowwood'*	Arrowwood Viburnum	30" Ht./ 30" Spr.	Full Plants
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES					
ASI	44	*Asclepias incarnata*	Milkweed	1 Gal.	Full Plants, 2nd Yr Growth
PAV	17	*Panicum virgatum*	Fountain Grass	3 Gal.	Full Plants, 2nd Yr Growth

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foilage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape
Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

NORTH

0 10 20 30 feet
SCALE: 1"=10'

811

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE NO. 0903 — LANDSCAPE ARCHITECT

08.03.2023

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM

DRAWN BY
AW

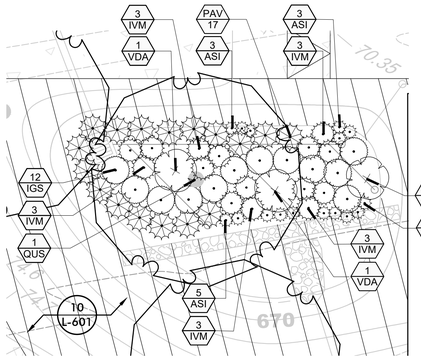
PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
bioretention landscape plans

SHEET NO.
L- 402

AGENCY NO.
SBC No. 160/008-01-2017

BIORETENTION AREA 1



23034 SHEET L-402 BIORETENTION AREA 1 PLANT SCHEDULE					
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
QUS	1	*Quercus shumardii*	Shumard Oak	3" Cal./ 16' Ht./ 7' Spr.	Specimen; Req'd by COF
SHRUBS					
IGS	12	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	24" Ht./ 24" Spr.	Full Plants
IVM	15	*Ilea virginica 'Merlot'*	Merlot Virginia Sweetspire	24" Ht./ 24" Spr.	Full Plants
VDA	3	*Viburnum dentatum 'Arrowwood'*	Arrowwood Viburnum	30" Ht./ 30" Spr.	Full Plants
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES					
ASI	16	*Asclepias incarnata*	Milkweed	1 Gal.	Full Plants, 2nd Yr Growth
PAV	17	*Panicum virgatum*	Fountain Grass	3 Gal.	Full Plants, 2nd Yr Growth

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
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Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

BIORETENTION AREA #1

BIORETENTION AREA: 560 SF
LEVEL 2 BIORETENTION
TYPE: ORNAMENTAL PLANTING
TREES: 1 TREE PER 400 SF OF GIP AREA
TREES REQUIRED: 1
TREES PROVIDED: 1
SHRUBS/PERENNIALS: 75% OF GIP AREA PLANTED
PLANTED AREA REQUIRED: 420 SF
PLANTED AREA PROVIDED: +/- 420 SF
NATIVE MILKWEED: 5% OF GIP AREA PLANTED
PLANTED AREA REQUIRED: 21 SF
PLANTED AREA PROVIDED: +/- 21 SF

NOTE: All stone to be from The Rock Place in Smyrna, TN. 475 Wade Herrod Rd, Smyrna, TN 37167, (615) 459-9200, or approved alternative.

*River gravel mulch: to be 3-4" South Fork bulk gravel, or approved alternative, at 2" depth

BIORETENTION NOTES:

1. BIORETENTION SQ FT DOES NOT INCLUDE FOREBAY SQ FT.
2. 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).
3. SEE L6.2 LANDSCAPE DETAILS FOR MORE INFORMATION
4. GROUNDCOVER TO BE RIVER GRAVEL MULCH. (SEE NOTE ON THIS SHEET)

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
3. ALL WATER QUALITY AREAS (BIORETENTION) TO RECEIVE A TOP DRESSING OF RIVER GRAVEL MULCH. REFER TO NOTE ON L-402.
4. REFER TO SHEET L-001 TREE DEMOLITION/ PRESERVATION PLAN.
5. CONTRACTOR TO COORDINATE LANDSCAPE MATERIAL AROUND ALL UTILITIES IN THE FIELD.

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance bond for landscaping.
Deviation from the approved landscape plan shall not be made without first consulting the landscape architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

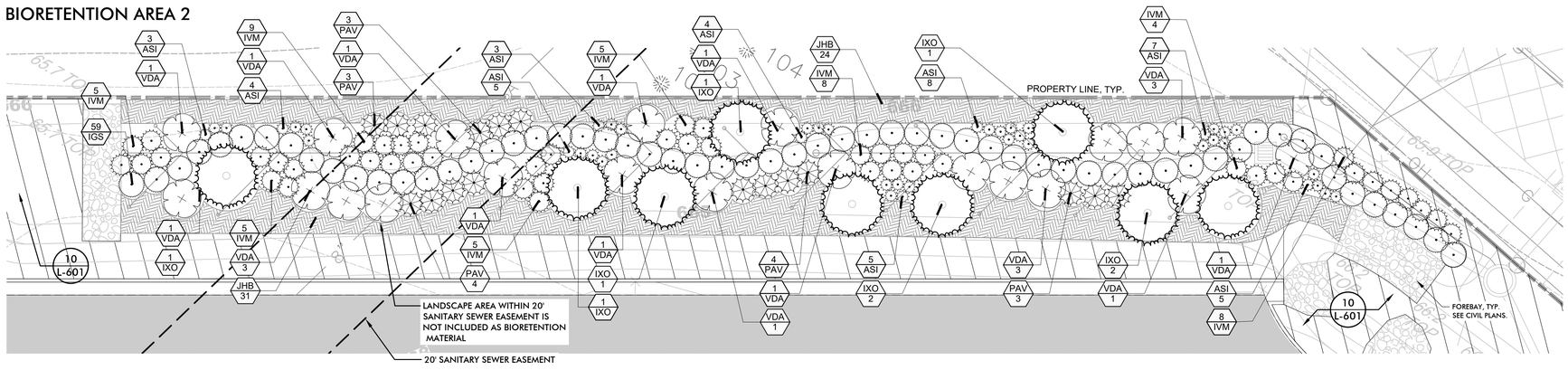
Owner: State of Tennessee- Doug Freeman (615)339-7806
Landscape Architect: Gary Vogrin (615)708-0567
Franklin Planning Department: (615)791-3212 phone

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: TO BE DETERMINED BY OWNER.

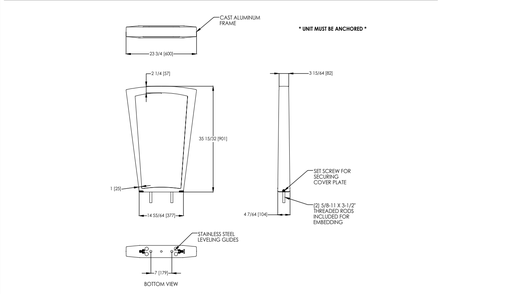
NOTE:
The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason 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.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

BIORETENTION AREA 2


3 ASI
1 VDA
9 IVM
1 VDA
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3 PAV
1 VDA
3 PAV
3 ASI
ASI 5
5 IVM
1 VDA
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1 VDA
1 IXO
JHB 24
IVM 8
IXO 1
ASI 8
IVM 4
7 ASI
VDA 3
PROPERTY LINE, TYP.
5 IVM
59 IGS
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10 L-601
6 IVM
VDA 3
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PAV 4
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8 IVM
10 L-601
LANDSCAPE AREA WITHIN 20' SANITARY SEWER EASEMENT IS NOT INCLUDED AS BIORETENTION MATERIAL
20' SANITARY SEWER EASEMENT
FOREBAY, TYP. SEE CIVIL PLANS.
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Emerson Bike Rack, Embedded
Product Drawing www.landscapeforms.com Date: 9/19/2016 Ph: 800.521.2546



landscapeforms Drawing: EM0002
Dimensions are in inches [mm]
U.S. Patent No. D648,658

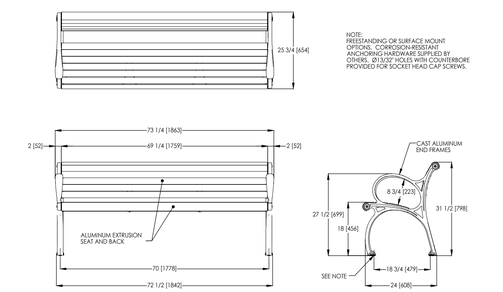
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DUMOR, INC. BIKE RACK
168.057 APPROVED AS EQUAL. COLOR: BLACK

1 LANDSCAPE FORMS `EMERSON` BICYCLE RACK N.T.S.

PLAN/SECTION/ELEVATION 129313-02

Plainwell TM Bench, 72" Length, with Aluminum Seat, Freestanding / Surface Mount
Product Drawing www.landscapeforms.com Date: 4/9/2010 Ph: 800.521.2546



Drawing: PL271-01
Dimensions are in inches [mm]
U.S. Patent No.: D419,341

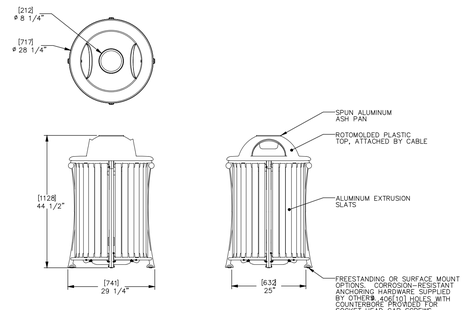
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DUMOR, INC. BENCH 160 SERIES APPROVED AS EQUAL
COLOR: BLACK

2 LANDSCAPE FORMS `PLAINWELL` BENCH 72" N.T.S.

PLAN/SECTION P-17060-01

Plainwell TM Litter Receptacle, Side Opening, Aluminum Side Panel, with Sand Pan, 35 Gallon
Product Drawing www.landscapeforms.com Date: 5/6/2010 Ph: 800.521.2546



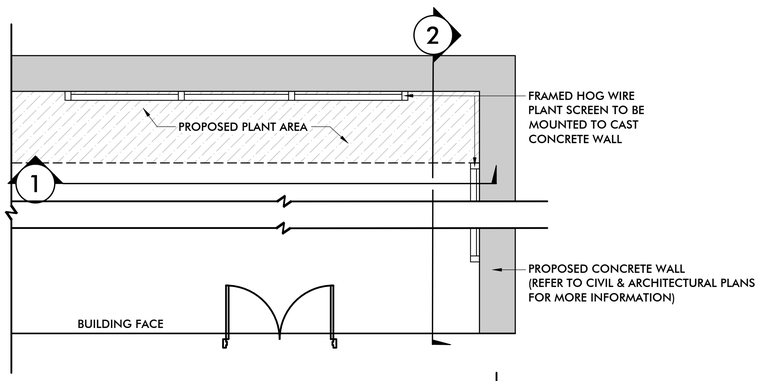
Drawing: PL277-02
Dimensions are in inches [mm]
U.S. Patent No.: D422,390

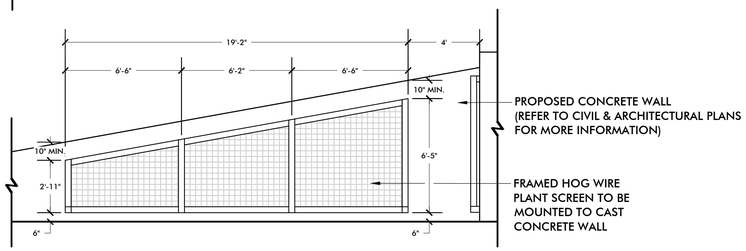
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DUMOR, INC. RECEPTACLE
257.32.SO APPROVED AS EQUAL. COLOR: BLACK

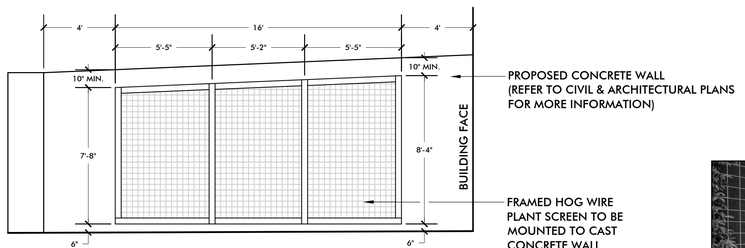
3 LANDSCAPE FORMS `PLAINWELL` TRASH RECEPTACLE N.T.S.

PLAN/SECTION/ELEVATION P-17060-04





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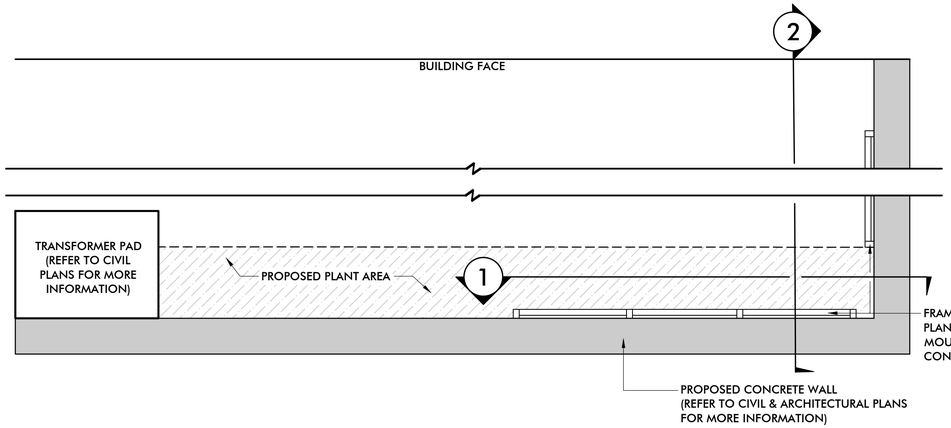
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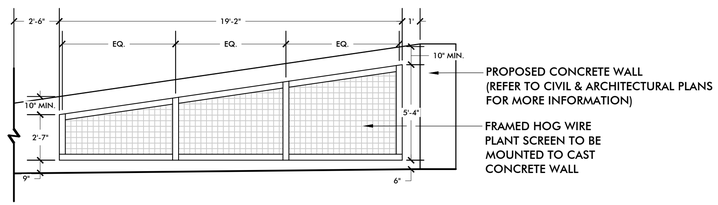


PRECEDENT IMAGERY

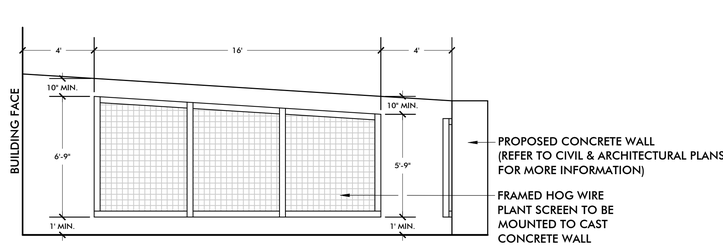
4 FRAMED GREEN SCREEN - A 1/4" = 1'-0"

PLAN/ELEVATION P-23034-99





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PRECEDENT IMAGERY

5 FRAMED GREEN SCREEN - B 1/4" = 1'-0"

PLAN/ELEVATION P-23034-98

KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 328
OWNER

08.03.2023

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NEW VISITOR CENTER

CARTER HOUSE

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM

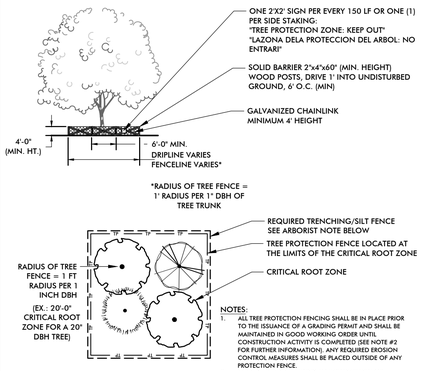
DRAWN BY
AW

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
hardscape details

SHEET NO.
L- 501

AGENCY NO.
SBC No. 160/008-01-2017

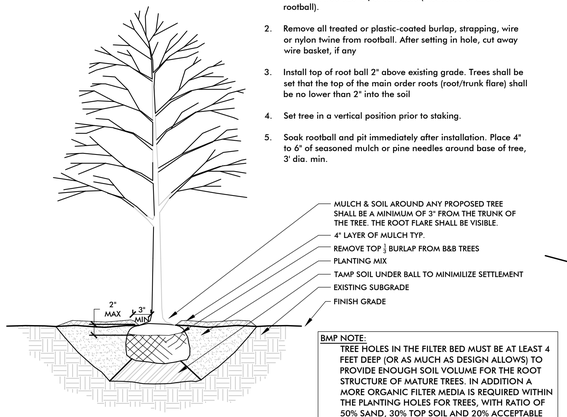


NOTES:
1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL CONSTRUCTION ACTIVITY IS COMPLETED (SEE NOTE #2 FOR FURTHER INFORMATION). ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.
2. NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST THE PROTECTION BARRIER.

1 TREE PROTECTION

NTS M-FLD-09

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away wire basket, if any
3. Install top of root ball 2" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

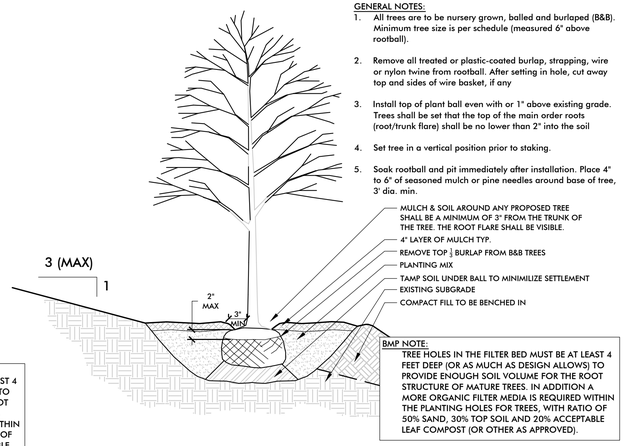


BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

2 SINGLE TRUNK TREE PLANTING

3/4" = 1'-0" M-FLD-04

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

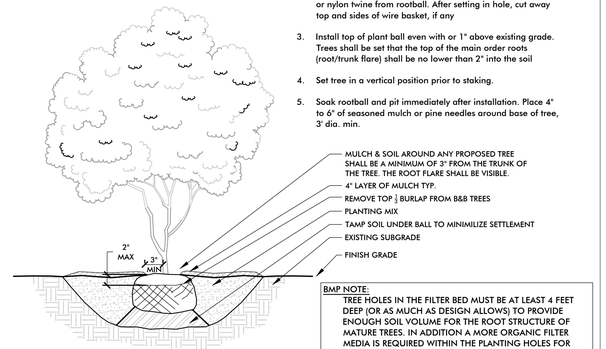


BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

3 SINGLE TRUNK TREE PLANTING ON SLOPE

NTS M-FLD-05

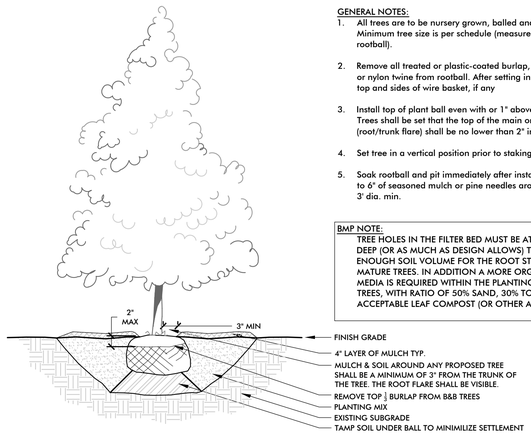
GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

4 MULTI-TRUNK TREE PLANTING

3/4" = 1'-0" M-FLD-03

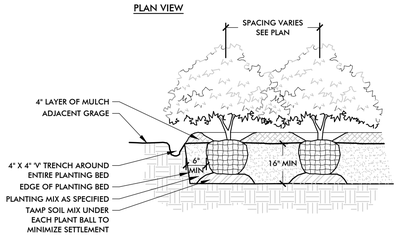


GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

5 EVERGREEN TREE PLANTING

3/4" = 1'-0" M-FLD-01

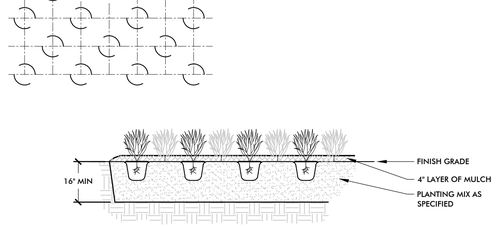


PLAN VIEW

GENERAL NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

6 SHRUB PLANTING

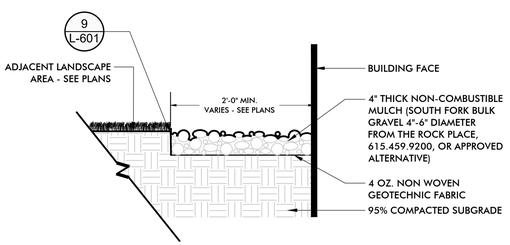
3/4" = 1'-0" M-FLD-06



GENERAL NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.

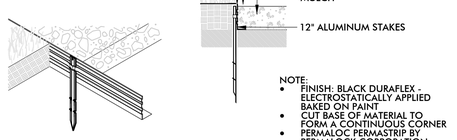
7 GRASS / GROUNDCOVER PLANTING

3/4" = 1'-0" M-FLD-07



8 NON-COMBUSTIBLE MULCH

NTS M-FLD-19



NOTE:
- FINISH: BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT
- CUT BASE OF MATERIAL TO FORM A CONTINUOUS CORNER
- PERMALOC PERMASTRIP BY PERMALOCK CORPORATION, 800.356.9660

9 METAL EDGING

NTS M-FLD-18



NATIVE GRASSES: Selected from grasses that are native to Euroasia and the Americas, the **Jacklin Irish Links Mixture** tolerates a wide variety of soil and maintenance regimes. The combined strength and durability of these fine textured, bunchy grasses bring a unique appeal to this mixture.

NON-MOWN LOW MAINTENANCE AREAS: Well adapted to sandy, infertile and droughty soils **Jacklin Irish Links Mixture** is an excellent choice on areas where regular maintenance is not possible, such as embankments, deep roughs, and roadsides.

CONTACT: SCOTT DEBOLT,
DIRECTOR OF JACKLINGOLF
PHONE: 615.579.4172
EMAIL: SCOTT.DEBOLT@SIMPLOT.COM

SHADE ADAPTATION: **Jacklin Irish Links Mixture** teams together components such as fine fescues that will work in lightly shaded areas.

RECOMMENDED SEEDING RATE: 75 lbs. per acre

BEAUTIFUL NATURAL LOOK: Under non-mown conditions, **Jacklin Irish Links** provides contrast with color and texture to the contours of your landscape and giving the area a "Links Look" straight from an early Irish golf course.

GRASS MIXTURE
- 35% Hard Fescue
- 30% Sheep Fescue
- 20% Little Bluestem
- 10% Side Oats Gramma
- 5% GolfStar Idaho Bentgrass

10 JACKLIN IRISH LINKS MIXTURE

P-17060-LAN-01

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GARY MICHAEL VOGRIN
REGISTERED
OWNER
TENNESSEE NO. 0903
LANDSCAPE ARCHITECT

08.03.2023

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VISITOR CENTER

CARTER HOUSE
NEW VISITOR CENTER
Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM

DRAWN BY
AW

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
landscape details

SHEET NO.
L- 601

AGENCY NO.
SBC No. 160/008-01-2017

IRRIGATION NOTES:

1. REDUCE IRRIGATION WATER NEEDS BY 50% BY UTILIZING AN IRRIGATION CONTROLLER, DRIP IRRIGATION AT AREAS OF APPLICABLE PLANT TYPES AND HIGH EFFICIENCY SPRAY-HEADS AT ALL OTHER LOCATIONS. SUBMIT ALL PRODUCT DATA WITH IRRIGATION LAY-OUT DRAWING FOR REVIEW.
2. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
4. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE RAINBIRD ESP, TORO TMC OR APPROVED EQUAL.
5. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 200 PVC.
6. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
7. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
8. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL 3MDBY/PT-ST SNAP-TITE WIRE CONNECTIONS OR EQUAL.
9. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
10. ALL VALVES SHALL BE LOCATED IN AMTEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
11. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

CITY OF FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARD. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE *AMERICAN STANDARDS FOR NURSERY STOCK* , CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE *AMERICAN STANDARD OF NURSERY STOCK* (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

2.1. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;

2.2. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;

2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;

2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;

2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND

2.6. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
   c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED" .
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

PLANTING NOTES:

1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL PLANTING BEDS TO RECEIVE PINE STRAW MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
5. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.
6. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
8. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
11. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUANTITY.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
16. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
17. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
18. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
19. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
20. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
21. PLANTS IDENTIFIED IN ALTERNATIVE AREAS ARE TO BE BID SEPARATELY.
22. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT.. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 13 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
23. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:
THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, SHALL HAVE NO LIABILITY TO THE OWNER, FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.

ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXCESS TOPSOIL FROM TOP OF ROOTBALL IN ORDER TO EXPOSE TRUNK FLARE AND MAIN ORDER ROOTS. FAILURE TO REMOVE EXCESS TOPSOIL WILL RESULT IN PLANT MATERIAL BEING REJECTED AT FINAL INSPECTION. PLANT MATERIAL WITH EXCESS TOPSOIL PLACED ON TOP OF THE ROOTBALL DURING INSTALLATION WILL BE REJECTED AT FINAL INSPECTION.

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1263

08.03.2023

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NEW VISITOR CENTER

CARTER HOUSE

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

COF PROJECT NO.
8236

KVD PROJECT NO.
23034

OWP PROJECT NO.
2022_434

DATE OF ISSUE
08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

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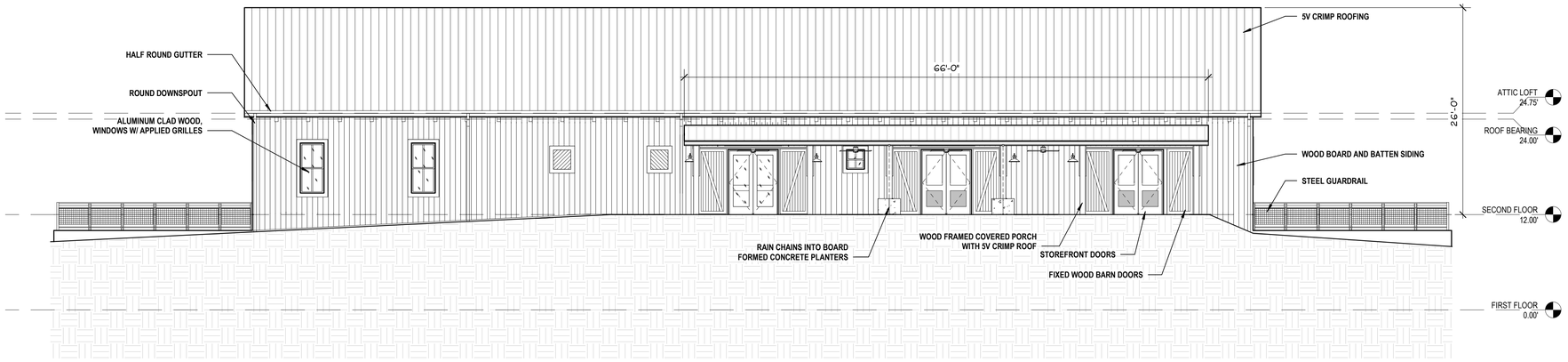
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PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
landscape notes

SHEET NO.
L- 602

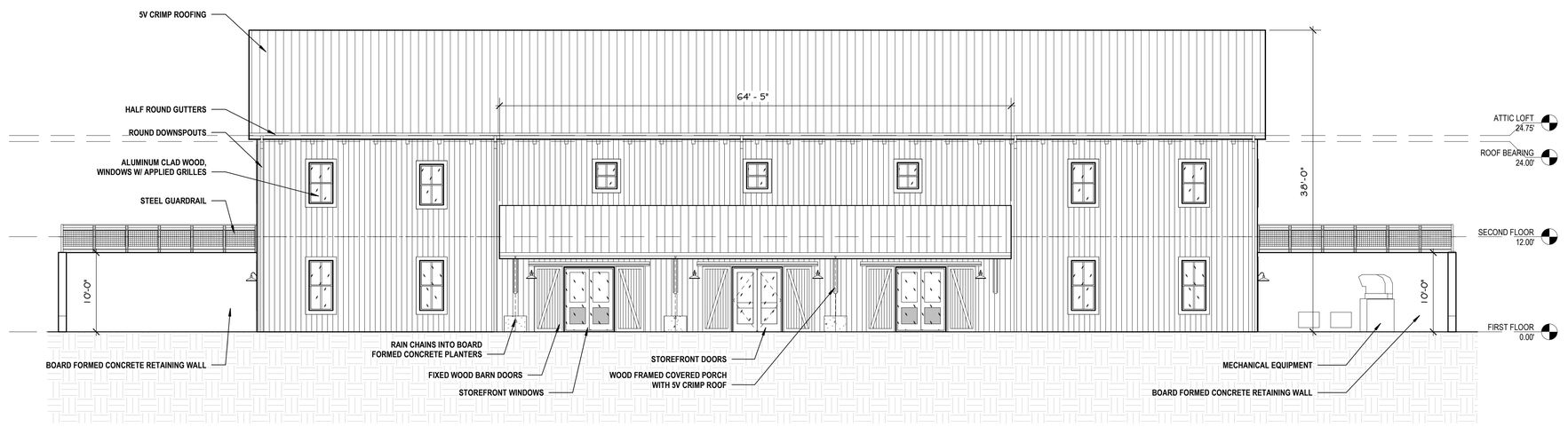
AGENCY NO.
SBC No. 160/008-01-2017



1 SOUTH ELEVATION

0 8' 16' 24'

Scale is 1/8" = 1'-0" when printed full size.



2 NORTH ELEVATION

0 8' 16' 24'

Scale is 1/8" = 1'-0" when printed full size.

Occupancy Type: A-3 - Museum, Office Space
Construction Type: V-B

ELEVATION GENERAL NOTES

A. All exposed stem walls shall be of masonry type indicated for walls above floor line.

B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from the building

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See Plans and Schedule for door and window types and sizes.

ELEVATION KEYNOTES

Strahl Street Elevation

	Surface Area	Percent of Net*
Gross of Wall	1,346	N/A
Net* of Wall	1,268	N/A
Net* Wood	1,268	100%

*Excludes roof forms, windows, doors, awnings and similar features

3% Glazing at this elevation

HVAC Units, cooling and/or mechanical units are located on the:

[ ] Rooftop
[X] Ground
[ ] None Provided

Fowlkes Street Elevation

	Surface Area	Percent of Net*
Gross of Wall	1,346	N/A
Net* of Wall	1,247	N/A
Net* Wood	1,247	100%

*Excludes roof forms, windows, doors, awnings and similar features

5% Glazing at this elevation

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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third floor
nashville, tn 37209
615.298.2525 t
www.owp.com

SARAH LYNN BECHEMER REGISTERED ARCHITECT No. 104160 STATE OF TENNESSEE 8/03/23

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM TEAM NAME
DRAWN BY Author

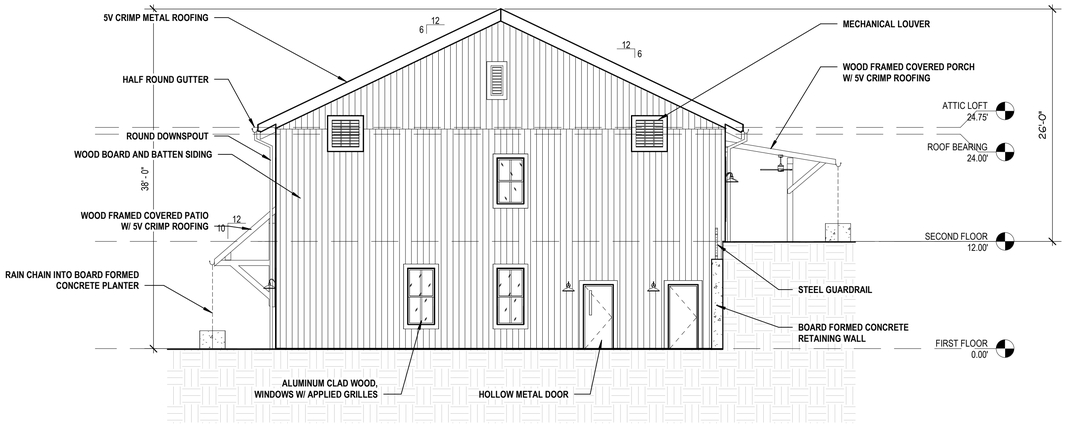
PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
building elevations

SHEET NO.
A-201

AGENCY NO.
SBC No. 160/008-01-2017, COF No. 8236

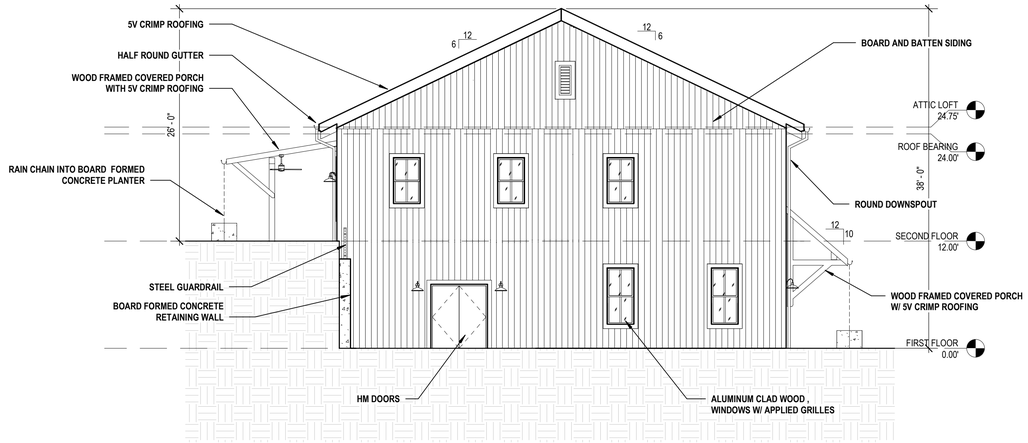
7/31/2023 2:33:43 PM orcutt | winslow / 2022_434 / NEW VISITOR CENTER - CARTER HOUSE / SCHEMATIC DESIGN / A-201- building elevations / Author
Autodesk Docs://2022_434 (Carter House)/2022_434_Carter_v23.rvt



1 WEST ELEVATION

0 8' 16' 24'

Scale is 1/8" = 1'-0" when printed full size.



2 EAST ELEVATION

0 8' 16' 24'

Scale is 1/8" = 1'-0" when printed full size.

Occupancy Type: A-3 - Museum, Office Space
Construction Type: V-B

ELEVATION GENERAL NOTES

A. All exposed stem walls shall be of masonry type indicated for walls above floor line.

B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from the building

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See Plans and Schedule for door and window types and sizes.

ELEVATION KEYNOTES

Carter House Elevation

	Surface Area	Percent of Net*
Gross of Wall	1,261	N/A
Net* of Wall	1,075	N/A
Net* Wood	1,075	100%

*Excludes roof forms, windows, doors, awnings and similar features

7% Glazing at this elevation

HVAC Units, cooling and/or mechanical units are located on the:

[ ] Rooftop
[X] Ground
[ ] None Provided

Parking Lot Elevation

	Surface Area	Percent of Net*
Gross of Wall	2,775	N/A
Net* of Wall	1,917	N/A
Net* Wood	1,917	100%

*Excludes roof forms, windows, doors, awnings and similar features

7% Glazing at this elevation

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434

DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM TEAM NAME

DRAWN BY Author

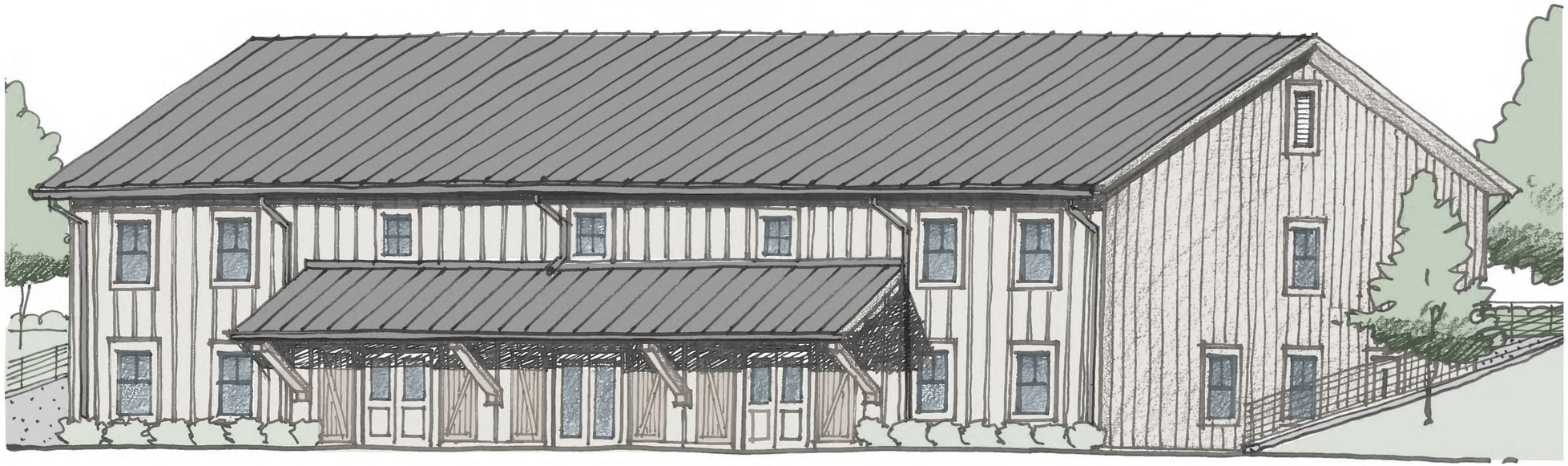
PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
building elevations

SHEET NO.
A-202

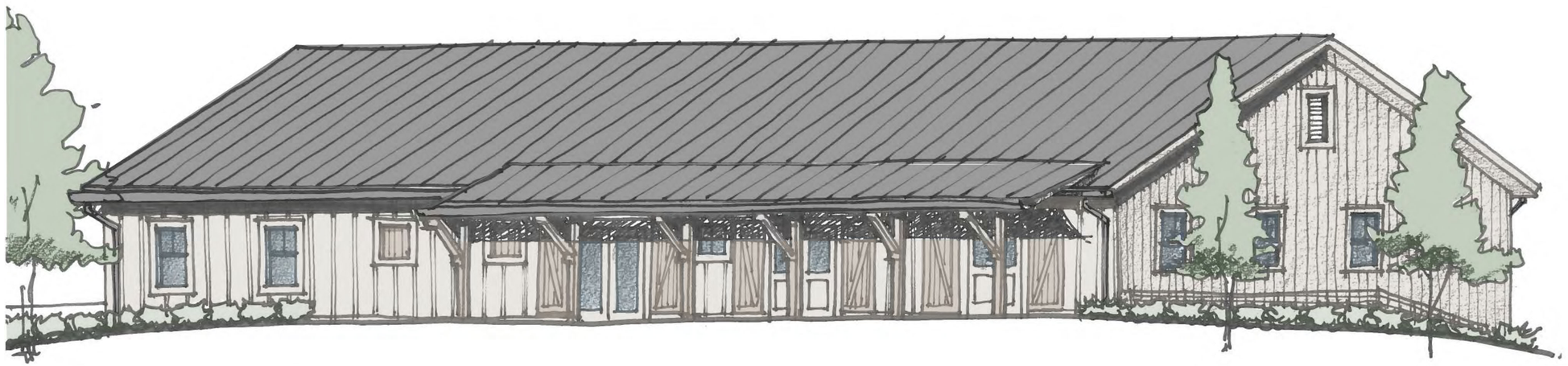
AGENCY NO.
SBC No. 160/008-01-2017, COF No. 8236

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North/West Elevation

Exterior Materials
- Walls: Natural/unfinished wood, board and batten siding, will weather to a gray color.
- Roof: 5V crimp galvanized steel roofing



South/East Elevation

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

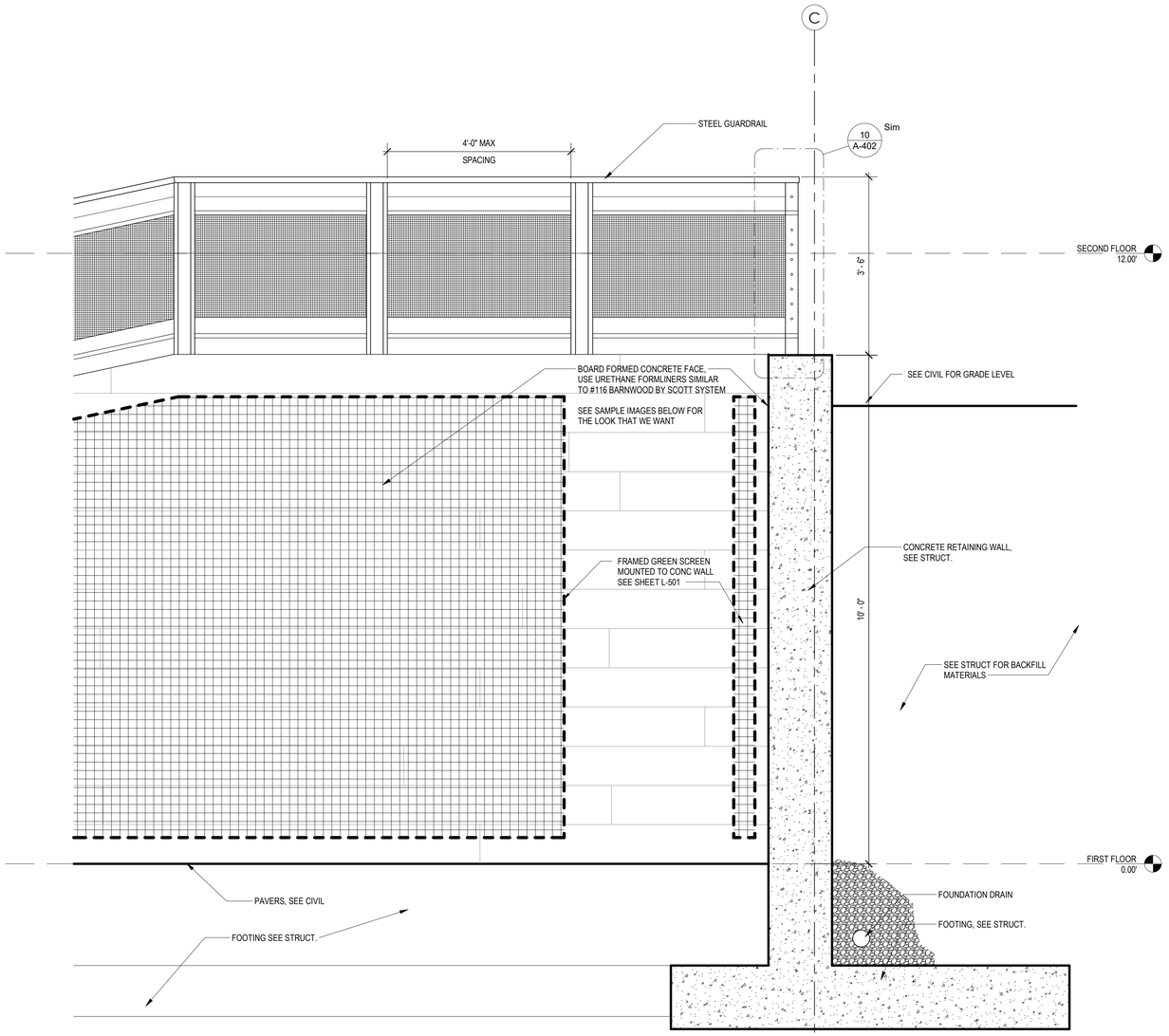
PROJECT TEAM TEAM NAME
DRAWN BY Author

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
exterior elevations

SHEET NO.
A-203

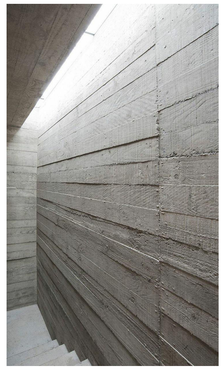
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SBC No. 160/008-01-2017, COF No. 8236



1 WALL SECTION

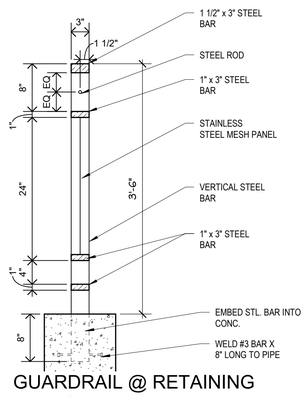
0 8' 16' 24'

Scale is 3/4" = 1'-0" when printed full size.









2 GUARDRAIL @ RETAINING WALLS

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434
DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM TEAM NAME
DRAWN BY Author

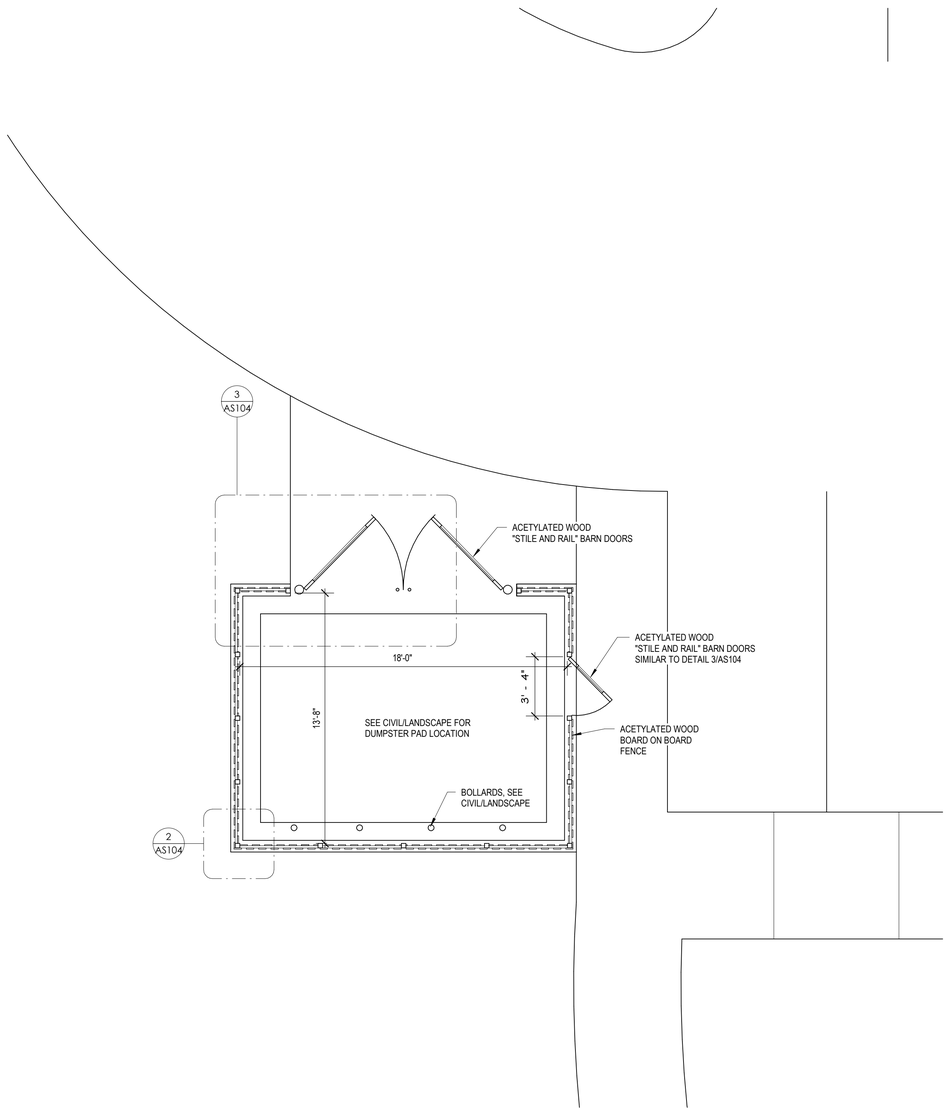
PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
wall sections

SHEET NO.
A-305

AGENCY NO.
SBC No. 160/008-01-2017, COF No. 8236

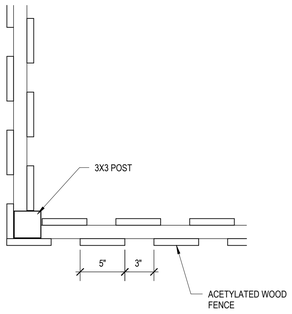
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Autodesk Docs://2022_434 (Carter House)/2022_434_Carter_v23.rvt



1 DUMPSTER ENCLOSURE PLAN

1/4" = 1'-0"

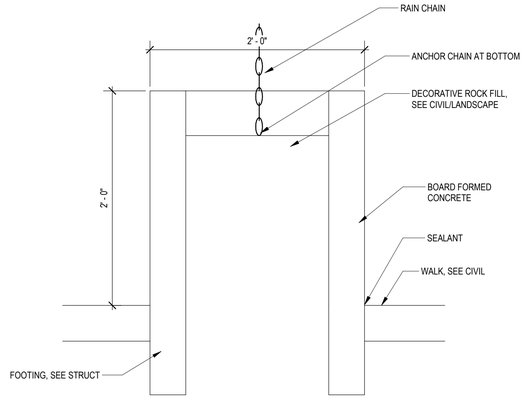
0 1' 2' 3' 4'



2 DETAIL

1 1/2" = 1'-0"

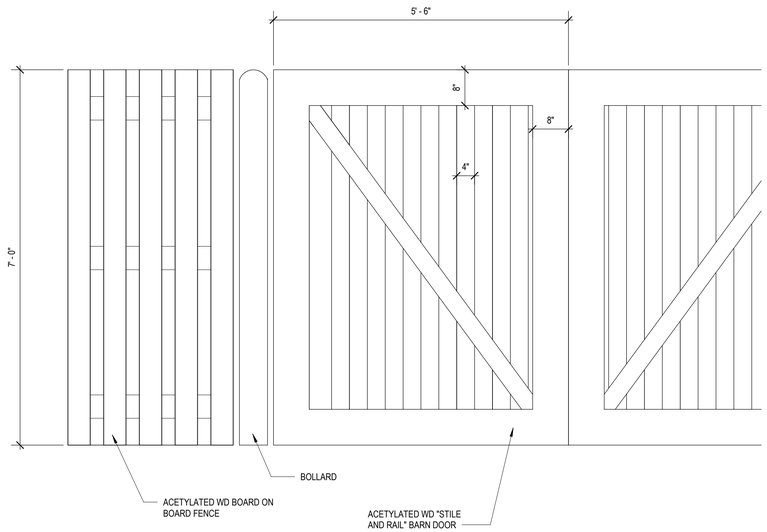
0 1' 2' 3' 4'



4 DETAIL

1 1/2" = 1'-0"

0 1' 2'



3 DETAIL

3/4" = 1'-0"

0 2" 4" 6"

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO. 2022_434

DATE OF ISSUE 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM TEAM NAME

DRAWN BY Author

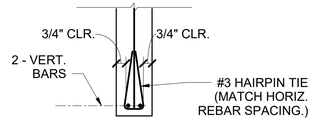
PROJECT PHASE City of Franklin Site Plan Submittal

SHEET CONTENTS site details

SHEET NO. AS104

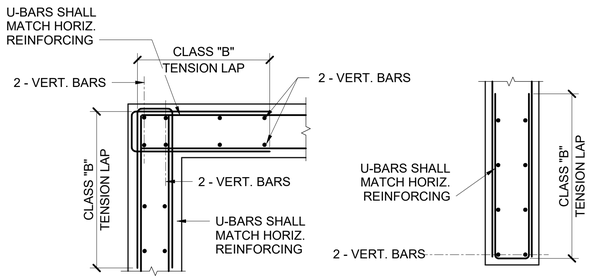
AGENCY NO. SBC No. 160/008-01-2017, COF No. 8236

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AT END OF WALLS

B SINGLE MAT



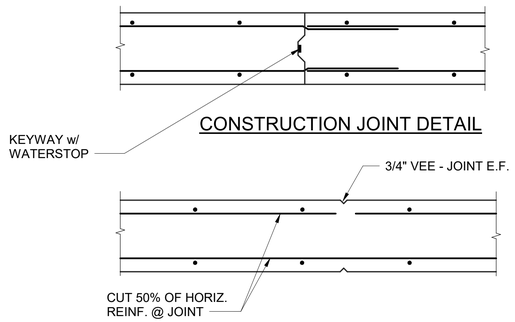
AT CORNERS

AT END OF WALLS

A DOUBLE MAT

5 TYPICAL CONCRETE WALL DETAILS

SCALE: N.T.S



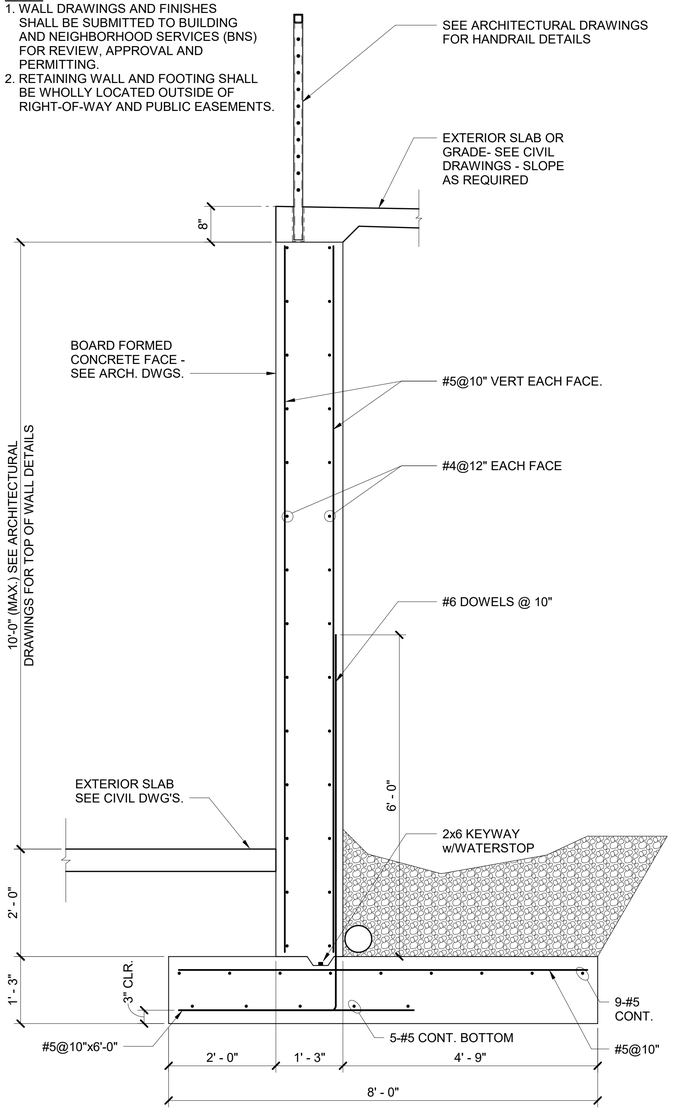
CONSTRUCTION JOINT DETAIL

CONSTRACTION JOINT DETAIL

3 CONCRETE WALL JOINT DETAILS

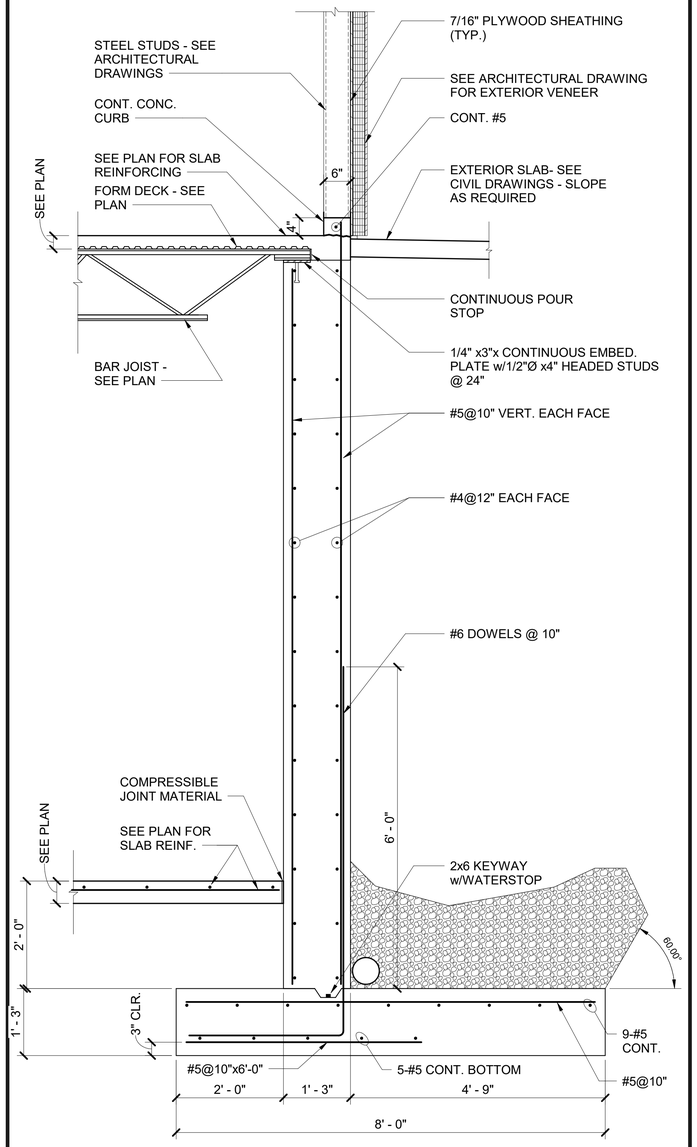
SCALE: N.T.S

NOTE:
1. WALL DRAWINGS AND FINISHES SHALL BE SUBMITTED TO BUILDING AND NEIGHBORHOOD SERVICES (BNS) FOR REVIEW, APPROVAL AND PERMITTING.
2. RETAINING WALL AND FOOTING SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.



2 SECTION AT RETAINING WALL 10'-0" HIGH MAXIMUM

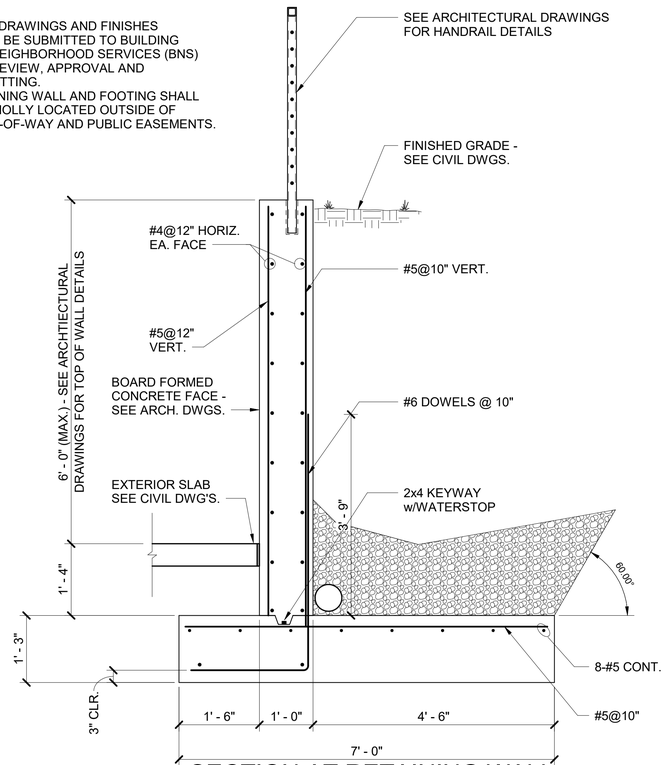
SCALE: 3/4"=1'-0"



1 SECTION AT RETAINING WALL

SCALE: 3/4"=1'-0"

NOTE:
1. WALL DRAWINGS AND FINISHES SHALL BE SUBMITTED TO BUILDING AND NEIGHBORHOOD SERVICES (BNS) FOR REVIEW, APPROVAL AND PERMITTING.
2. RETAINING WALL AND FOOTING SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.



4 SECTION AT RETAINING WALL 6'-0" HIGH MAXIMUM

SCALE: 3/4"=1'-0"

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Structural Design Group
220 Great Circle Road, Suite 106
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f. 615.255.1456
SDG Project No. 2017-248.00

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CARTER HOUSE NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO.	DATE OF ISSUE
2022_434	07.10.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM	DRAWN BY
TEAM NAME	TV

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
FOUNDATION SECTIONS AND DETAILS

SHEET NO.
S2.01

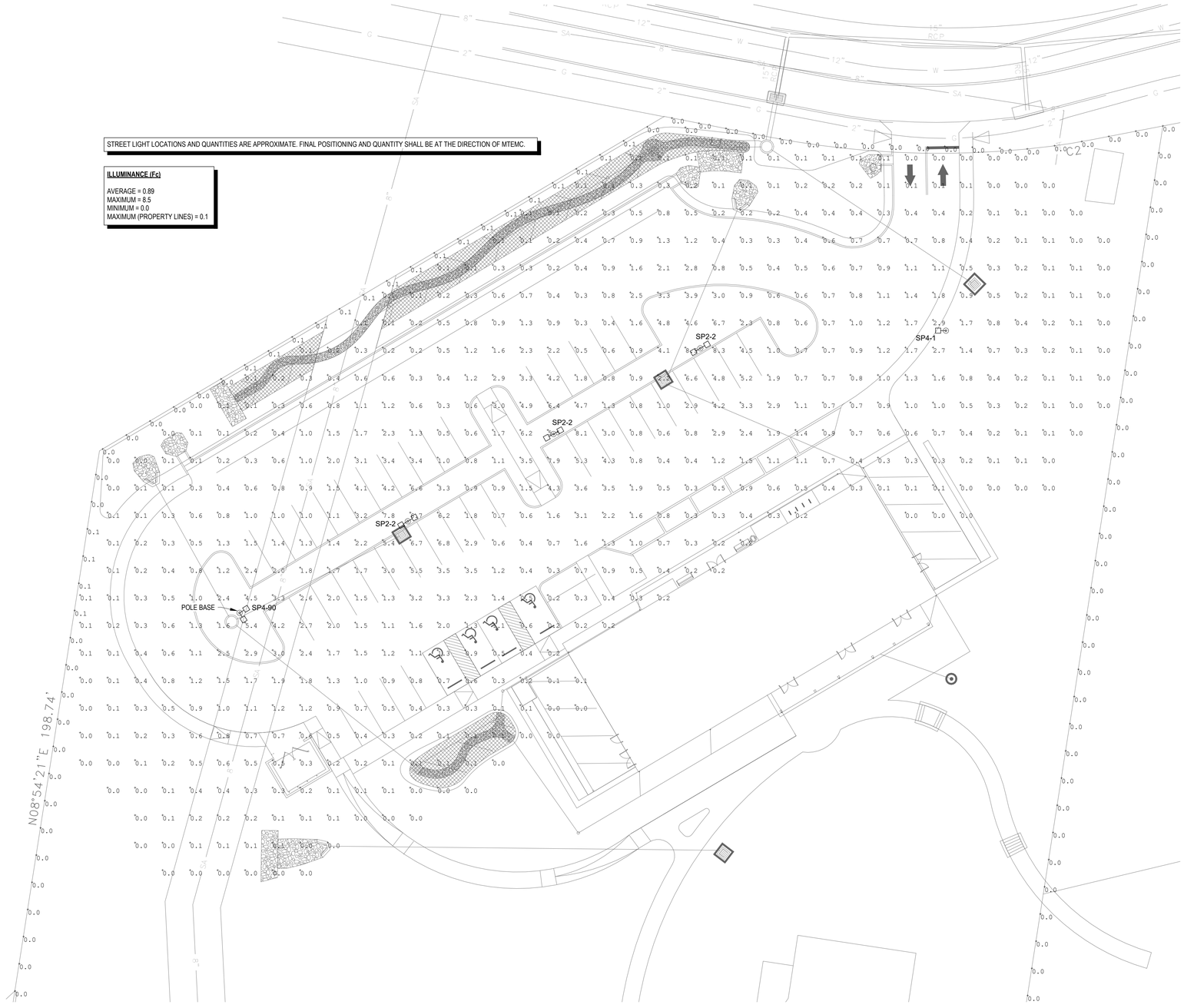
AGENCY NO.
SBC No. 160/008-01-2017, COF No. S236

7/7/2023 8:57:13 AM orcutt | winslow / 2022_434 / NEW VISITOR CENTER - CARTER HOUSE / SCHEMATIC DESIGN / S2.01- FOUNDATION SECTIONS AND DETAILS / TV
Autodesk Docs://2022_434 (Carter House)/SDG_2017-248_CARTER HOUSE_R23.rvt

STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

ILLUMINANCE (Fc)

AVERAGE = 0.89
MAXIMUM = 8.5
MINIMUM = 0.0
MAXIMUM (PROPERTY LINES) = 0.1



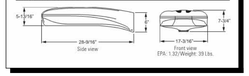
1 SITE LIGHTING PHOTOMETRIC PLAN
1" = 20'-0"

Site Fixture Schedule							
Symbol	Type	Description	Manufacturer	Model	Lamp	Electrical Data	Type Comments
□⊸□	SP2-2	LOW PROFILE POLE MOUNTED AREA LIGHT, 8300 LUMEN, TYPE II DISTRIBUTION, DOUBLE HEAD, DARK BRONZE FINISH	H.E. WILLIAMS OR APPROVED EQUAL	VA1-L83/730-T2-F-D180-DBZ-DIM-UNV OR APPROVED EQUAL	LED	208 V/2-164 VA	PROVIDE 20' SQUARE POLE WITH CONCRETE BASE
□⊸	SP4-1	LOW PROFILE POLE MOUNTED AREA LIGHT, 8300 LUMEN, TYPE IV DISTRIBUTION, SINGLE HEAD, DARK BRONZE FINISH	H.E. WILLIAMS OR APPROVED EQUAL	VA1-L83/730-T4-F-S-DBZ-DIM-UNV OR APPROVED EQUAL	LED	208 V/2-82 VA	PROVIDE 20' SQUARE POLE WITH CONCRETE BASE
⊸□	SP4-90	LOW PROFILE POLE MOUNTED AREA LIGHT, 8300 LUMEN, TYPE IV DISTRIBUTION, 90 DEGREE DOUBLE HEAD, DARK BRONZE FINISH	H.E. WILLIAMS OR APPROVED EQUAL	VA1-L83/730-T4-F-D90-DBZ-DIM-UNV OR APPROVED EQUAL	LED	208 V/2-164 VA	PROVIDE 20' SQUARE POLE WITH CONCRETE BASE

SITE LIGHTING DATA
Development Standard: Traditional
Land Use: Nonresidential Zoning
District: General Commercial (CC)
Height of Proposed Building: 30ft
Pole Height: 20ft
Pole/Fixture Color: Dark Bronze
Color of Light: 3000K

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF SUPERINTENDENT OR THE PLANNING COMMISSION/CITY OF FRANKLIN.

CROSS SECTIONS

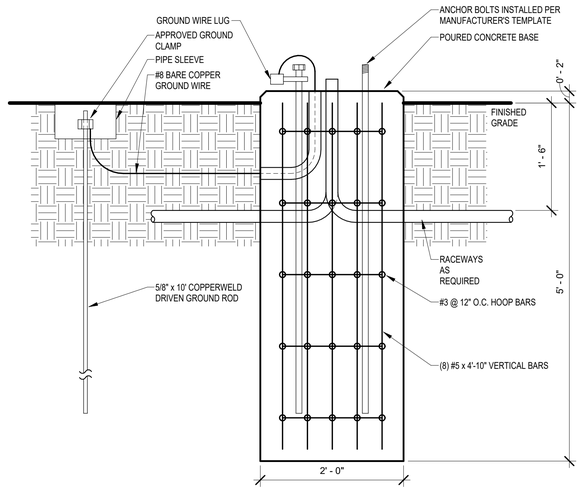


MOUNTING CONFIGURATION

S Single
EPA:1.21
Weight: 39 lbs.

D90 Double 90
EPA: 1.64
Weight: 78 lbs.

D180 Double 180
EPA: 2.42
Weight: 78 lbs.



2 POLE BASE FOR 20' SQUARE POLE
NTS

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DERON L. McINTOSH
REGISTERED ENGINEER
AGRICULTURE
8/3/23
No. 101144
STATE OF TENNESSEE

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TLC No.:9170201

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THINK. LISTEN. CREATE.

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Carter House New NEW VISITOR CENTER

Carter House State Historic Site
Franklin, Williamson County, TN
SBC No. 160/008-01-2017

CLIENT CONTACT

OWP PROJECT NO.: 2022_434
DATE OF ISSUE: 08.03.2023

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM
DRAWN BY: AWD

PROJECT PHASE
City of Franklin Site Plan Submittal

SHEET CONTENTS
SITE LIGHTING PHOTOMETRIC PLAN

SHEET NO.
E1.0

AGENCY NO.
SBC No. 160/008-01-2017 COF No. 8238

7/31/2023 4:35:36 PM orcutt | winslow / 2022_434 / NEW VISITOR CENTER - Carter House New / Project Status / E1.0- SITE LIGHTING PHOTOMETRIC PLAN / AWD
C:\Users\randy.carter\Documents\9170201-ELEC-Carter House-R23_Randy.Carter.rvt

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05044

DATE: August 9, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Poteat Place North Subdivision, Final Plat, Creating 3 Single-Family Lots And One Open Space Lot, On 2.15 Acres, Located North And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8244
Applicant: Jennifer Speich
Owner: Poteat Place Ventures, LLC, Kevin Estes (Representative)

BACKGROUND/STAFF COMMENTS:
This final plat creates 3 single-family lots and one open space lot. This property is zoned R-2 district. The Preliminary Plat for Poteat Place North was approved in April 2023, and the Site Plan was approved on the June 2023 Administrative Agenda. Both the Final Plat and the Site Plan are consistent with the Preliminary Plat. 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.

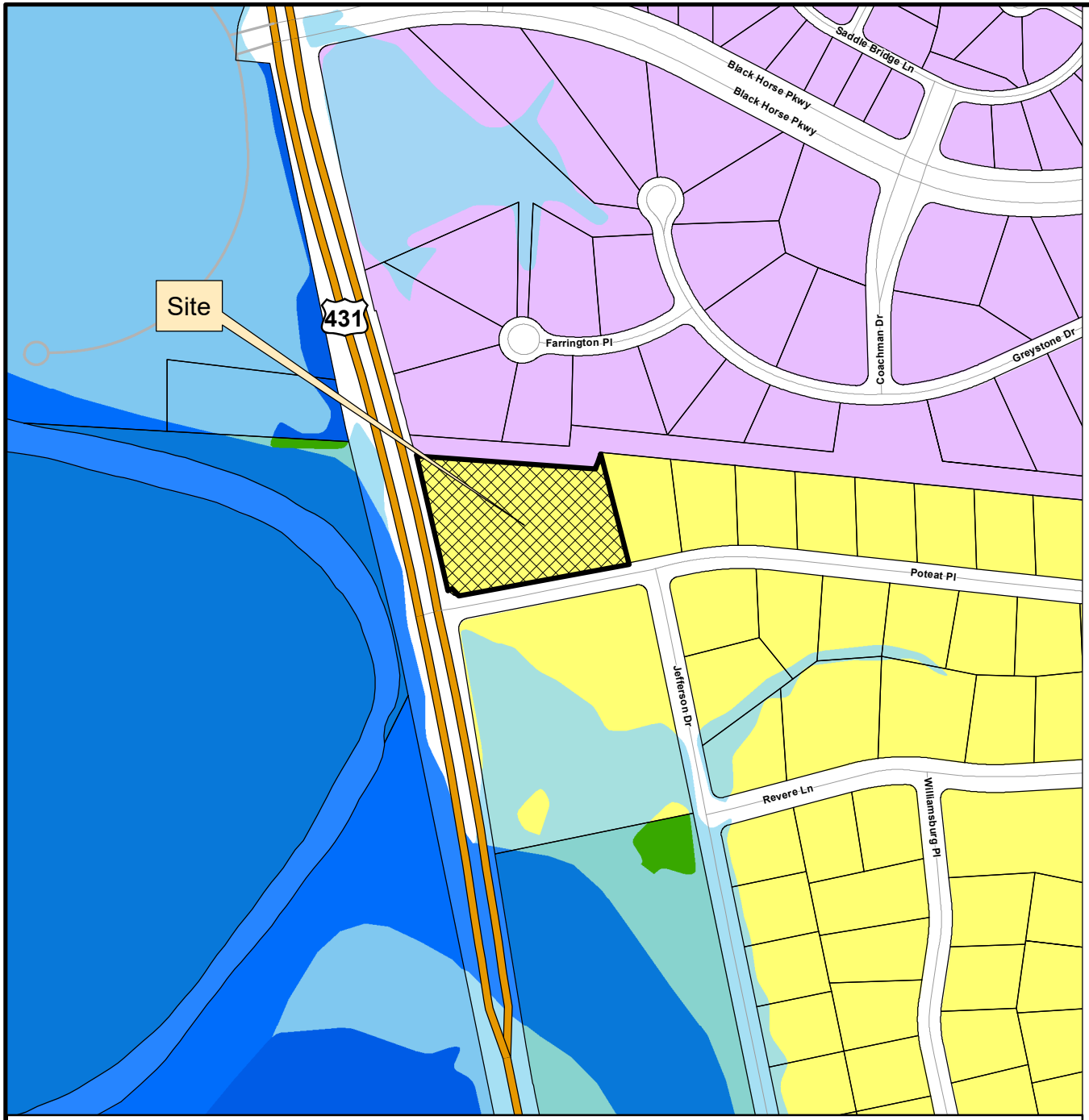
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Poteat Place North Subdivision, Final Plat. The conditions of approval are attached.



POTEAT PLACE NORTH SUBDIVISION
FINAL PLAT

Project Information

Existing Zoning: R-2 Residential
Overlay Districts: None
Site Acreage: 2.15 acres
Total Number of Lots: 4

Legend

- Poteat Place North 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

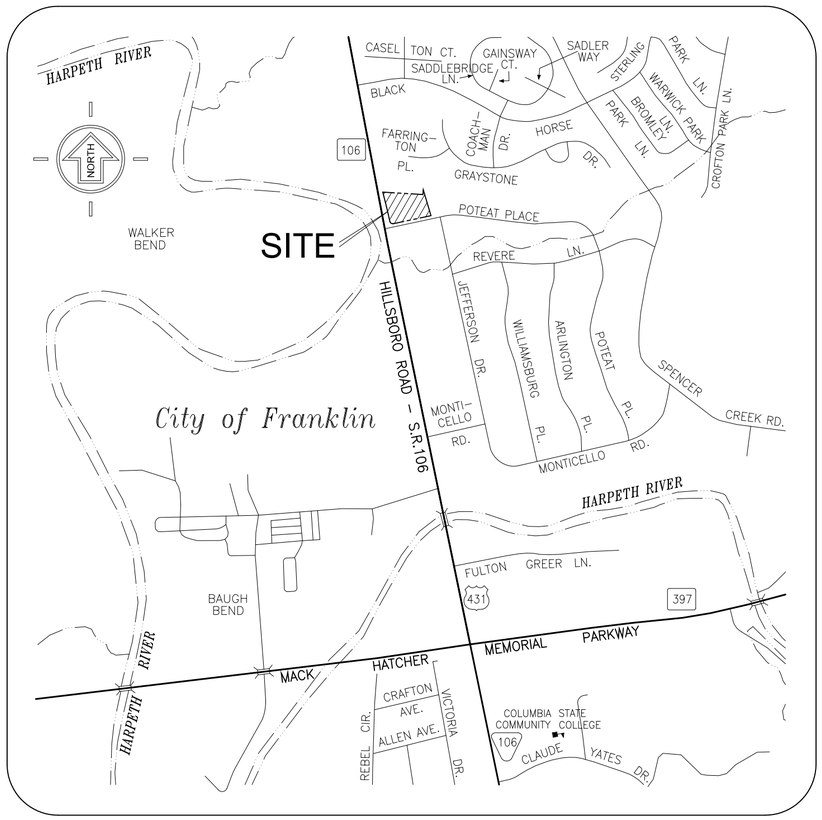
HISTORIC FRANKLIN TENNESSEE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 SINGLE FAMILY LOTS AND CREATE 1 OPEN SPACE AREA.
2. EXISTING ZONING R2 (RESIDENTIAL)
3. MINIMUM REQUIRED SETBACK LINES: (SEE LOT DIAGRAM)
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS A PART OF PARCEL 27.01 – GROUP "A" ON WILLIAMSON COUNTY TAX MAP NO. 52–O.
5. STREET ADDRESSES ARE SHOWN THUS XXX
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: POTEAT PLACE VENTURES, LLC
   ADDRESS: 2925 BERRY HILL DRIVE, NASHVILLE, TN 37204
   CONTACT: OWEN HOSAY
   TELEPHONE: (615) 934–8264
   EMAIL: OWEN@FREEHILLVENTURES.NET
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. BY GRAPHIC PLOTTING, A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONES "AE" & "X" AS SHOWN HEREON, EVIDENCED ON F.E.M.A. COMMUNITY PANEL MAP NUMBER 47187C0184G, MAP REVISED: DECEMBER 22, 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 THE 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. 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.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
21. DRIVE ACCESS FOR LOT 3 SHALL NOT BE LOCATED WITHIN THE EXISTING SANITARY SEWER FORCE MAIN EASEMENT.
22. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
23. 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.
24. 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.
25. 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.
26. NO LOTS SHALL HAVE DIRECT ACCESS TO HILLSBORO ROAD.
27. 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.
28. HORIZONTAL CONTROL IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
29. VERTICAL CONTROL BASED ON (NAVD88) DATUM.

Drawing Name: Poteat Place Subd – Final Plat – Rev1.dwg

SITE CONTAINING: 2.15 ACRES ±



VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES continued:

30. 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.
31. 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.

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH (FT)
HILLSBORO ROAD	MAJOR ARTERIAL	VARIES
POTEAT PLACE	LOCAL STREET	60'
JEFFERSON DRIVE	LOCAL STREET	60'

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F) / (MI)	AREA (S.F.)
N/A	N/A	N/A

(ALL ROADS ARE EXISTING)

SURVEYOR'S STATEMENT:

I hereby state that the existing information shown hereon is based on a field-run survey and that this is a Category I Survey. This survey was performed in accordance with the Standards of Practice for Land Surveyors in the State of Tennessee. The linear precision ratio of the unadjusted error of closure, exceeds 1:10,000 as shown hereon.

By: _____ DATE: July 27, 2023

TN R.L.S. # 2287

SPECIAL NOTE:

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF THE TRACT LABELED: PROP OF CREATIVE HOLDERS, INC. – FOR FUTURE DEVELOPMENT, AS OF RECORD IN PLAT BOOK 3, PAGE 12, REGISTERS' OFFICE, WILLIAMSON COUNTY, TENNESSEE.

CERTIFICATE OF APPROVAL BY MTEMC

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until 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

LAND AREA SUMARY		
LOT	SQURE FEET	ACREAGE
1	15,604	0.36
2	15,597	0.36
3	22,683	0.52
OS1	39,614	0.91
Total	93,498	2.15

PARKLAND INFORMATION
3 Units x $ 4,304 = $ 12,912
Due at final plat.

REVISIONS:

1. By:TMF – 7/27/2023 PER REVIEW BY: FMPC DATED: JULY 25, 2023.

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

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920
Drawn By: TMFuller

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 OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8828, Page 647, 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):* _____
Poteat Place Ventures, LLC

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 14th day of June, 2023.

Date: ~~June 14, 2023~~
Last Revised: July 27, 2023
JAMES G. TERRY, RLS TN 2287

STATE OF TENNESSEE JAMES G. TERRY 2287 REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 7-27-23 TENNESSEE NO. 2287

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

I hereby certify that:

A. The streets, drainaged, sidewalks, and green infrastructure designated in Poteat Place North Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Date: _____ _____
Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in Poteat Place North 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.

Date: _____ _____
Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., 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 # 8244

FINAL PLAT

POTEAT PLACE NORTH SUBDIVISION

HILLSBORO ROAD, S.R. 106, US HWY. 431
EIGHTH (8TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

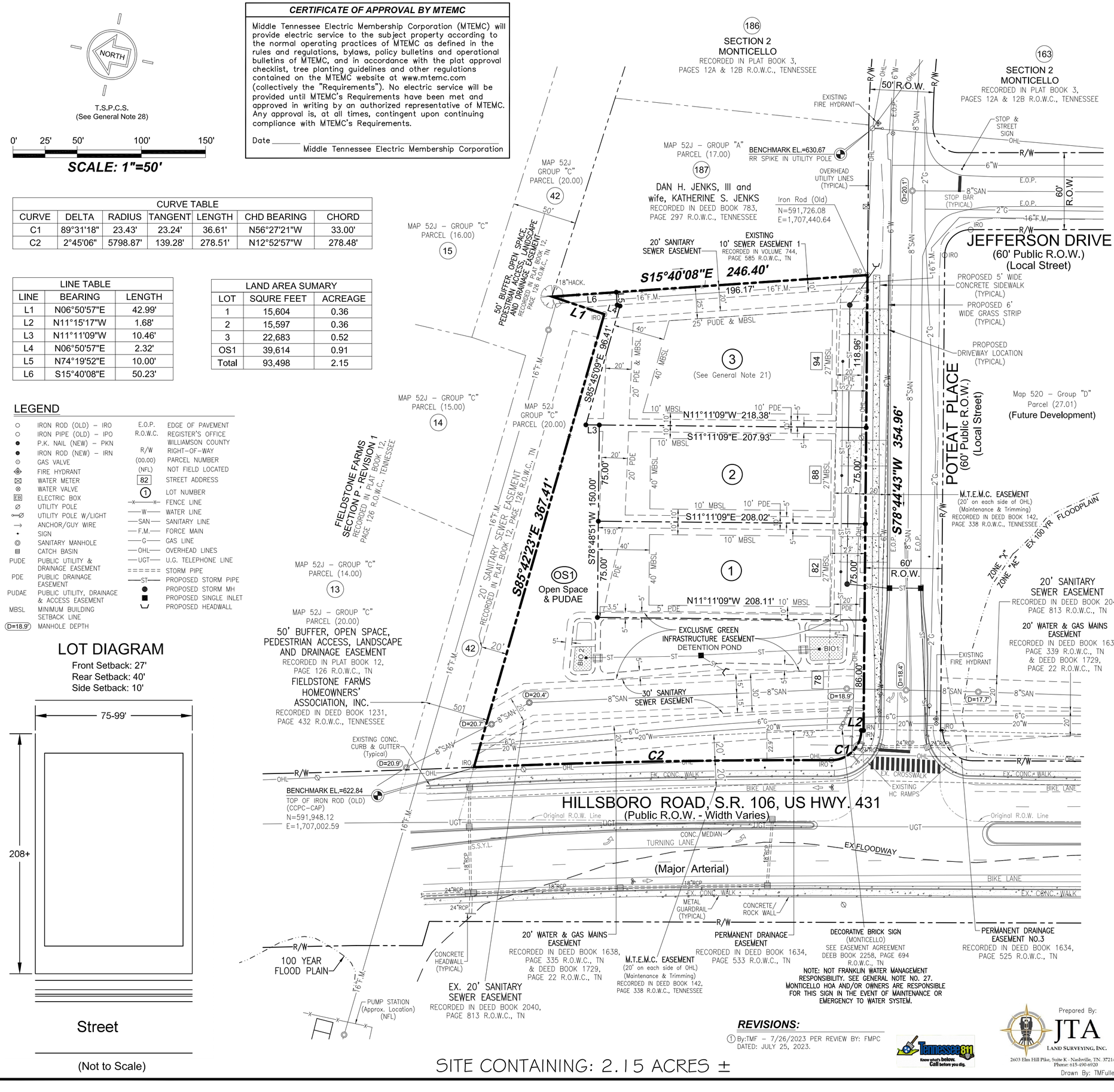
RECORD

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: ~~JUNE 14, 2023~~
JOB NO. 2023-260

SHEET 1 OF 2



CERTIFICATE OF APPROVAL BY MTEMC

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until 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

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	89°31'18"	23.43'	23.24'	36.61'	N56°27'21"W	33.00'
C2	2°45'06"	5798.87'	139.28'	278.51'	N12°52'57"W	278.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°50'57"E	42.99'
L2	N11°15'17"W	1.68'
L3	N11°11'09"W	10.46'
L4	N06°50'57"E	2.32'
L5	N74°19'52"E	10.00'
L6	S15°40'08"E	50.23'

LAND AREA SUMARY		
LOT	SQURE FEET	ACREAGE
1	15,604	0.36
2	15,597	0.36
3	22,683	0.52
OS1	39,614	0.91
Total	93,498	2.15

LEGEND

- IRON ROD (OLD) – IRO
- IRON PIPE (OLD) – IPO
- P.K. NAIL (NEW) – PKN
- IRON ROD (NEW) – IRN
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- UTILITY POLE
- UTILITY POLE W/LIGHT
- ANCHOR/GUY WIRE
- SIGN
- SANITARY MANHOLE
- CATCH BASIN
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PUDAE PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
- MBSL MINIMUM BUILDING SETBACK LINE
- (D=18.9') MANHOLE DEPTH
- E.O.P. EDGE OF PAVEMENT
- R.O.W.C. REGISTER'S OFFICE WILLIAMSON COUNTY
- R/W RIGHT-OF-WAY
- (00.00) PARCEL NUMBER
- (NFL) NOT FIELD LOCATED
- 82 STREET ADDRESS
- 1 LOT NUMBER
- FENCE LINE
- W WATER LINE
- SAN SANITARY LINE
- F.M. FORCE MAIN
- G GAS LINE
- OHL OVERHEAD LINES
- UGT U.G. TELEPHONE LINE
- STORM PIPE
- ST PROPOSED STORM PIPE
- PROPOSED STORM MH
- PROPOSED SINGLE INLET
- PROPOSED HEADWALL

LOT DIAGRAM

Front Setback: 27'
Rear Setback: 40'
Side Setback: 10'

SITE CONTAINING: 2.15 ACRES ±

REVISIONS:

1 By:TMF – 7/26/2023 PER REVIEW BY: FMPC DATED: JULY 25, 2023.

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

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920
Drawn By: TMFuller

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*

_____ _____
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Date: June 14, 2023
Last Revised: July 27, 2023
JAMES G. TERRY, RLS TN 2287

STATE OF TENNESSEE REGISTERED LAND SURVEYOR JAMES G. TERRY AGRICULTURE COMMERCE 7-27-23 TENNESSEE NO. 2287

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

I hereby certify that:

A. The streets, drainaged, sidewalks, and green infrastructure designated in Poteat Place North Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Date: _____ _____
Director, Streets Department
City of Franklin, Tennessee

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Director of Water Management Dept.
City of Franklin, Tennessee.

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Date: _____ _____
Secretary, Planning Commission

COF PROJECT # 8244

FINAL PLAT

POTEAT PLACE NORTH SUBDIVISION

HILLSBORO ROAD, S.R. 106, US HWY. 431
EIGHTH (8TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

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: ~~JUNE 14, 2023~~
JOB NO. 2023-260

SHEET 2 OF 2

COF no: 8244

CONDITIONS OF APPROVAL:

Open Issues: 4

Engineering - Final Plat Checklist

General Issues

21. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan COF #8182 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.
jennifer@landsolutionsco.net	Plat has been updated to match the latest site plan.
lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan COF #8182 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

MTEMC

Poteat Place North Subd-Final Plat-Rev1-BinderSet-SS.pdf

24. MTEMC Easement

ehale@mtemc.com	No part of structures allowed within MTE easement area. Thank you

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov	The Parkland Fees are due at the final plat. This plan can move forward to Onestop but will be held or failed until all fees are received. I have created a new Parkland Invoice which is attached in IDT for review. Until these fees are collected the plat cannot be recorded. **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**
jennifer@landsolutionsco.net	Noted.

kevinl@franklintn.gov	The Parkland Fees are due at the final plat. This plan can move forward to Onestop but will be held or failed until all fees are received. I have created a new Parkland Invoice which is attached in IDT for review. Until these fees are collected the plat cannot be recorded. **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**

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8182 (Poteat Place North Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***
jennifer@landsolutionsco.net	Agreed.
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8182 (Poteat Place North Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***

File #: 21-05043

DATE: August 9, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Poteat Place South Subdivision, Preliminary Plat, Creating 4 Single Family Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8243
Applicant: Jennifer Speich
Owner: Poteat Place Ventures, LLC, Kevin Estes (Representative)

BACKGROUND/STAFF COMMENTS:
BACKGROUND/STAFF COMMENTS:
The applicant is proposing to subdivide the property located at the southeast corner of Hillsboro Road and Poteat Place into four 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. The property is also within the Floodway Fringe Overlay and the Floodway Overlay. The preliminary plat, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance and Subdivision Regulations.

PROJECT CONSIDERATIONS:
This Preliminary Plat proposes changes to the floodplain. Based on the information shown on the plan, it does not appear that there is enough area to provide the required 1.5 to 1 cut to fill ratio. The 1.5 to 1 earthwork ratio requirement will be shown on the site plan, where it will be determined whether the land proposed for cut/fill is sufficient, or if additional land may need to be pulled from one or more lots. This preliminary plat does not guarantee approval of the floodplain alterations, and upon review of the site plan, one or more lots may need to be dissolved into the open space.

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

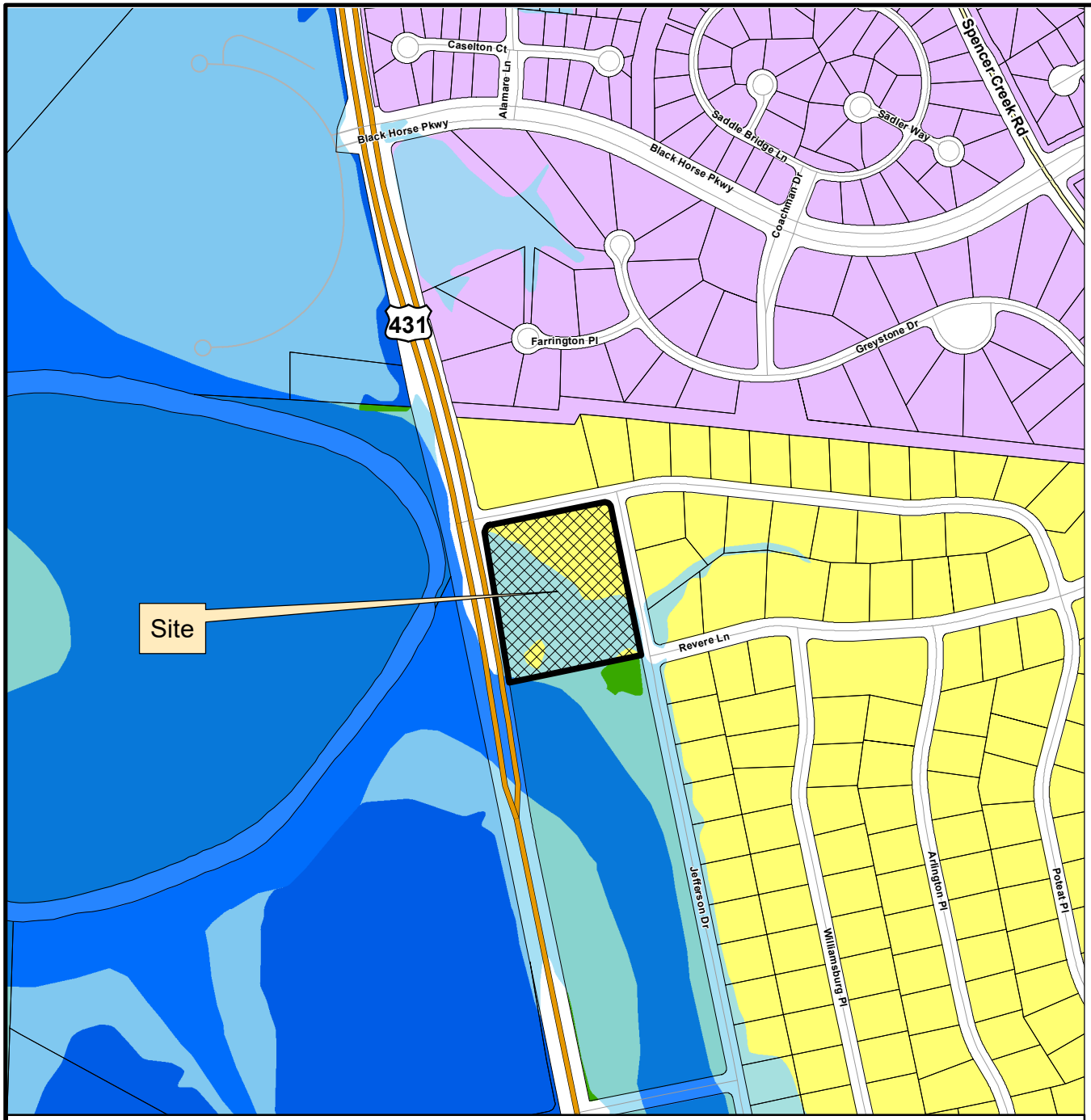
“clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Poteat Place South Subdivision, Preliminary Plat. The conditions are attached.



POTEAT PLACE SOUTH SUBDIVISION
PRELIMINARY PLAT

Project Information
Existing Zoning: R2 Residential
Overlay Districts: FFO, FWO
Site Acreage: 4.85 acres
Total Number of Lots: 5

Legend

- Poteat Place South 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

POTEAT PLACE SOUTH

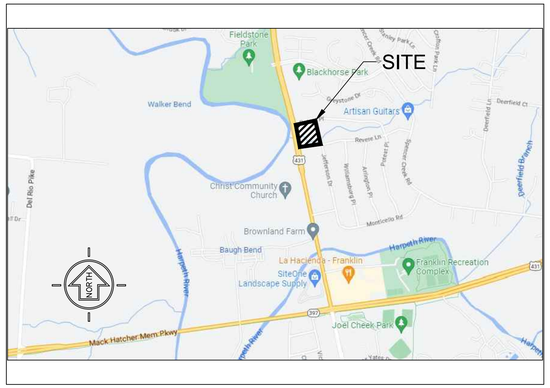
PRELIMINARY PLAT COF #8243

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
C2.0	PRELIMINARY PLAT
L1.0	TREE PRESERVATION PLAN

SITE LOCATION MAP:
N.T.S.



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) 712-7497

SITE DATA:

MAP & PARCEL:	P/O MAP 52 -O, GROUP A, PARCEL 27.01
EXISTING ZONING:	R-2
SITE ACREAGE:	4.85 AC
CIVIL DISTRICT:	8TH

NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 4 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.
3. MINERAL RIGHTS FOR THIS PROPERTY ARE STILL HELD BY POTEAT PLACE VENTURES, LLC.
4. SIDEWALK ON JEFFERSON DRIVE TO BE EXTENDED ONLY TO THE STREAM BUFFER AND A SIDEWALK FEE TO BE PAID IN-LIEU OF EXTENDING IT TO THE PROPERTY LINE.

FLOODNOTE

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE AE ACCORDING TO FEMA MAPS 47187C0184G DATED DECEMBER 22, 2016.

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

GARY LYNN CATO — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE, LLC — COMMERCE — NO. 111221 — STATE OF TENNESSEE
8/3/2023

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE SOUTH
PRELIMINARY PLAT - COF #8243
8TH CIVIL DISTRICT
P/O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 7/10/2023
- RESUBMITTAL DATE: 8/3/2023

COVER SHEET
C0.0

LSC 19002

POTEAT PLACE
(LOCAL STREET - 50' ROW)

POTEAT PLACE
VENTURES, LLC
MAP 52O/ GROUP A
PARCEL 27.01
ZONED: R-2

SECTION 2
MONTICELLO
RECORDED IN PLAT BOOK 3,
PAGES 12A & 12B R.O.W.C., TENNESSEE

EX 100 YR. FLOODPLAIN

20' SANITARY SEWER EASEMENT, RECORDED IN DEED BOOK 2040, PAGE 813 R.O.W.C., TN

PERMANENT DRAINAGE EASEMENT NO.2 RECORDED IN DEED BOOK 1634, PAGE 1 R.O.W.C., TN

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

MONTICELLO CREEK

HILLSBORO ROAD
(MAJOR ARTERIAL 104' R.O.W.)

JEFFERSON DRIVE
(LOCAL STREET - 50' ROW)

PROPERTY BOUNDARY

S78°14'44"W 423.81'

N08°53'42"W 30.94'

S11°45'16"E 486.23'

EXISTING BUILDING

SOUTH SITE ACREAGE:
211,321.71 SF OR
4.85 ACRES +/-

Know what's below. Call before you dig.

GRAPHIC SCALE - 1 inch = 30 ft.

8/3/2023

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE SOUTH
PRELIMINARY PLAT - COF #8243

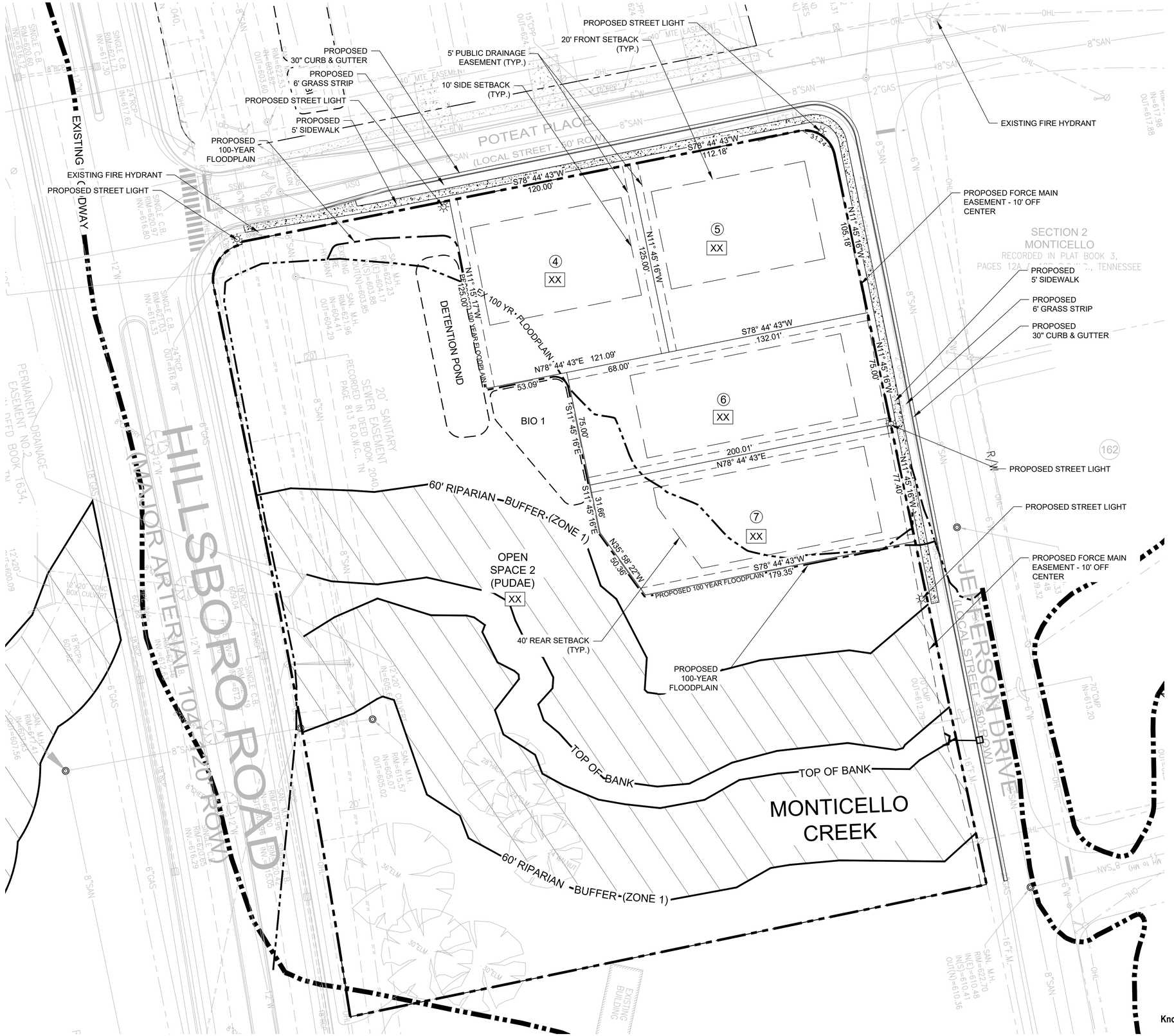
8TH CIVIL DISTRICT
P/O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 7/10/2023
- RESUBMITTAL DATE: 8/3/2023

EXISTING CONDITIONS

C1.0

LSC 19002



POTEAT PLACE - SOUTH

SITE DATA

COF PROJECT NUMBER:	XXXX
ADDRESS	HILLSBORO PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
SOUTH SITE ACREAGE:	4.85 AC
SOUTH LOTS:	4
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: 2½ STORIES

LOT AREA: 61,493.99 SF

OPEN SPACE AREA: 149,827.72 SF

ROW AREA: 0 SF

TOTAL AREA: 211,321.71 SF OR 4.85 AC

PARKLAND REQUIREMENTS:
4 UNITS TOTAL
4 UNITS X $4,304 = $17,216
FEES SHALL BE PAID AT FINAL PLAT
QUAD 4

NOTES:
1. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
2. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

FLOW TEST DATE: 3/13/2023
STATIC PRESSURE: 109 PSI
RESIDUAL PRESSURE: 102 PSI
FLOW: 4,914 GPM @ 20 PSI

LEGEND

- POND OUTLINE
- EASEMENT
- BUILDING SETBACK
- PROJECT BOUNDARY
- ENDWALL
- STORM STRUCTURE
- STREET LIGHT
- XX PROPERTY ADDRESS

LOT AREA TABLE		
LOT #	ACRES	SF
OS2	3.44	149827.72
4	0.35	15068.66
5	0.38	16416.52
6	0.34	15000.63
7	0.34	15008.18

SOUTH SITE ACREAGE:
211,321.71 SF OR
4.85 ACRES +/-

811 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
8/3/2023

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE SOUTH
PRELIMINARY PLAT - COF #8243

8TH CIVIL DISTRICT
P/O MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 7/10/2023
- RESUBMITTAL DATE: 8/3/2023

PRELIMINARY PLAT

C2.0

LSC 19002



KEY

- EXISTING CANOPY
- REMOVED CANOPY
- TREE PRESERVATION FENCE

TREE CANOPY RETENTION

R-2 ZONING
OVERALL SITE AREA = 211,314 SF (4.85 AC)

TREE CANOPY DATA:

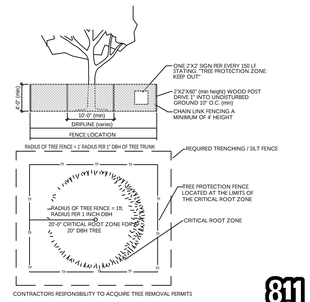
TOTAL EXISTING TREE CANOPY:	58,855 SF; 1.35 AC (28% OF SITE)
REQUIRED CANOPY PRESERVATION:	48% (28,250 SF; 0.65 AC)
PROVIDED CANOPY PRESERVATION:	90% (53,029 SF; 1.29 AC)

SPECIMEN TREES

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

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

TREE PROTECTION DETAIL



TREE PROTECTION FENCING DETAIL NTS

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.

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

8/3/2023

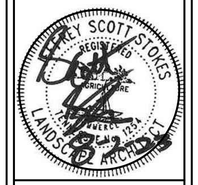
LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

POTEAT PLACE SOUTH

PRELIMINARY PLAT - COF #8243

8TH CIVIL DISTRICT
PIO MAP 52-O, GROUP A, PARCEL 27.01
HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- INITIAL PLAN DATED 7/10/2023
- RESUBMITTAL DATED 8/8/2023



TREE PRESERVATION

L1.0

LSC 19002

COF no: 8243

CONDITIONS OF APPROVAL:

Open Issues: 8

Addressing

General Issues

2. Addressing

lori.jarosz@franklintn.gov	Addressing will be done at initial submittal.
jennifer@landsolutionsco.net	Agreed.
william.holcomb@franklintn.gov	Please reach out to lori.jarosz@franklintn.gov to receive addresses.
jennifer@landsolutionsco.net	An email requesting addresses has been sent to Lori. Once we receive them we will update the plat.
william.holcomb@franklintn.gov	Addresses need to be on the plat.

Engineering - Preliminary Plat Checklist

General Issues

22. E. Preliminary Plat

jimmy.wiseman@franklintn.gov	This preliminary plat proposes changes to the floodplain. Based on the information shown on the plan, it does not appear that there is enough area to provide the required 1.5 to 1 cut to fill ratio. The 1.5 to 1 earthwork ratio requirement will be shown on the site plan. This preliminary plat does not guarantee approval of the floodplain alterations.
jennifer@landsolutionsco.net	Agreed.
lance.fittro@franklintn.gov	This preliminary plat proposes changes to the floodplain. Based on the information shown on the plan, it does not appear that there is enough area to provide the required 1.5 to 1 cut to fill ratio. The 1.5 to 1 earthwork ratio requirement will be shown on the site plan. This preliminary plat does not guarantee approval of the floodplain alterations.

Parks

General Issues

4. Parkland Impact Fee

kevinl@franklintn.gov	Parks- the parkland agreement has been executed on 4-5-23. Parks- FYI- The Parkland Fees are due at the final plat or in the case where a final plat is not needed it will be before the first building permit can be pulled for residential. The final plat and will be held at onestop until these fees have been received. I have uploaded the fully executed Parkland Agreement and Invoice in IDT so you are prepared when it comes time to plat. **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** Otherwise contact Kevin Lindsey at Parks.
jennifer@landsolutionsco.net	Noted.
kevinl@franklintn.gov	My apologies for the note above attached to this plan set as I had these two plans for north and south confused. As of 7-20-23 a parkland agreement has been submitted and fully executed for Poteat South. This can move forward but will be held at the final plat/One stop until Parkland Fees have been received. [Edited By Kevin Lindsey]
jennifer@landsolutionsco.net	Agreed.
kevinl@franklintn.gov	Parks- the Parkland Agreement was executed on 7-19-23. The fees shall be due at the final plat. The final plat will be held at onestop until these fees have been received. **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** The parkland agreement and invoice has been uploaded in IDT for review.

Performance Agreement and Surety

General Issues

27. Sidewalk Fees-in-lieu

joe.marlo@franklintn.gov	*The following is an advisory comment to be addressed at Site Plan, but **does not hinder approval of the Preliminary Plat.*** **$86,955** cash contribution to the City Sidewalk Fund. A sidewalk is required by the ZO to be installed on Jefferson Drive. However, due to floodplain, a portion of sidewalk cannot be constructed on Jefferson Drive. Therefore, the applicant shall contribute to the City Sidewalk Fund in the amount of **$86,955** ($93/sf x 5-foot wide x 187 linear feet = $86,955) in the form of a cashier's check payable to *City of Franklin*, in lieu of installing the aforementioned sidewalk. Funds shall be utilized by the City for public sidewalk installation elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Stormwater

General Issues

28. Riparian Buffer

jeff.willoughby@franklintn.gov	LOD, silt fence and tree protection fencing shall be located outside the riparian buffer limits. Why is there disturbance shown in the riparian buffer on the landscape sheets? [Edited By Jeff Willoughby]

Zoning

General Issues

8. FFO

shanna.mccoy@franklintn.gov	No new buildable lots may be created within FFO. FFO shall be platted as an open space/non-buildable lot.
jennifer@landsolutionsco.net	Agreed.
shanna.mccoy@franklintn.gov	Advisory: As project moves forward, be aware that requirements of the City of Franklin's Stormwater Ordinance and Floodplain Ordinance must be met. It could be possible that the number of approvable buildable lots could be less than shown on the preliminary plat.
jennifer@landsolutionsco.net	Noted.
shanna.mccoy@franklintn.gov	Advisory: As project moves forward, be aware that requirements of the City of Franklin's Stormwater Ordinance and Floodplain Ordinance must be met. It could be possible that the number of approvable buildable lots could be less than shown on the preliminary plat.

9. FFO

shanna.mccoy@franklintn.gov	Once the LOMR is approved by FEMA it must be approved by BZA.
jennifer@landsolutionsco.net	Agreed.
shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. Once the LOMR is approved by FEMA it must be approved by BZA.
jennifer@landsolutionsco.net	Agreed.
shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. Once the LOMR is approved by FEMA it must be approved by BZA.

10. FFO/FEMA

shanna.mccoy@franklintn.gov	Advisory: The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.
jennifer@landsolutionsco.net	Agreed.
shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. Advisory: The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.
jennifer@landsolutionsco.net	Agreed.
shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. Advisory: The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

File #: 21-05045

DATE: August 9, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

The Refuge Center for Counseling PUD Subdivision, Final Plat, Creating One Lot, Dedicating Right-Of-Way, And Recording Easements, On Approximately 7 Acres, Located South Of Long Lane Between Alfred Ladd Road And Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8245
Applicant: JC Elder, Bauer Askew Architecture, PLLC
Owner: The Refuge Center for Counseling Inc

BACKGROUND/STAFF COMMENTS:
This final plat creates one lot, dedicates right-of-way, and records easements. This property is zoned GO General Office District, and is within the Hillside Overlay and 500' Buffer of Hillside Overlay. The Development Plan for The Refuge Center For Counseling PUD Subdivision was approved in February 2022, and the Site Plan was approved on the February 2023 Administrative Agenda. Both the final plat and the site plan are consistent with the development plan. The creation of a new lot 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

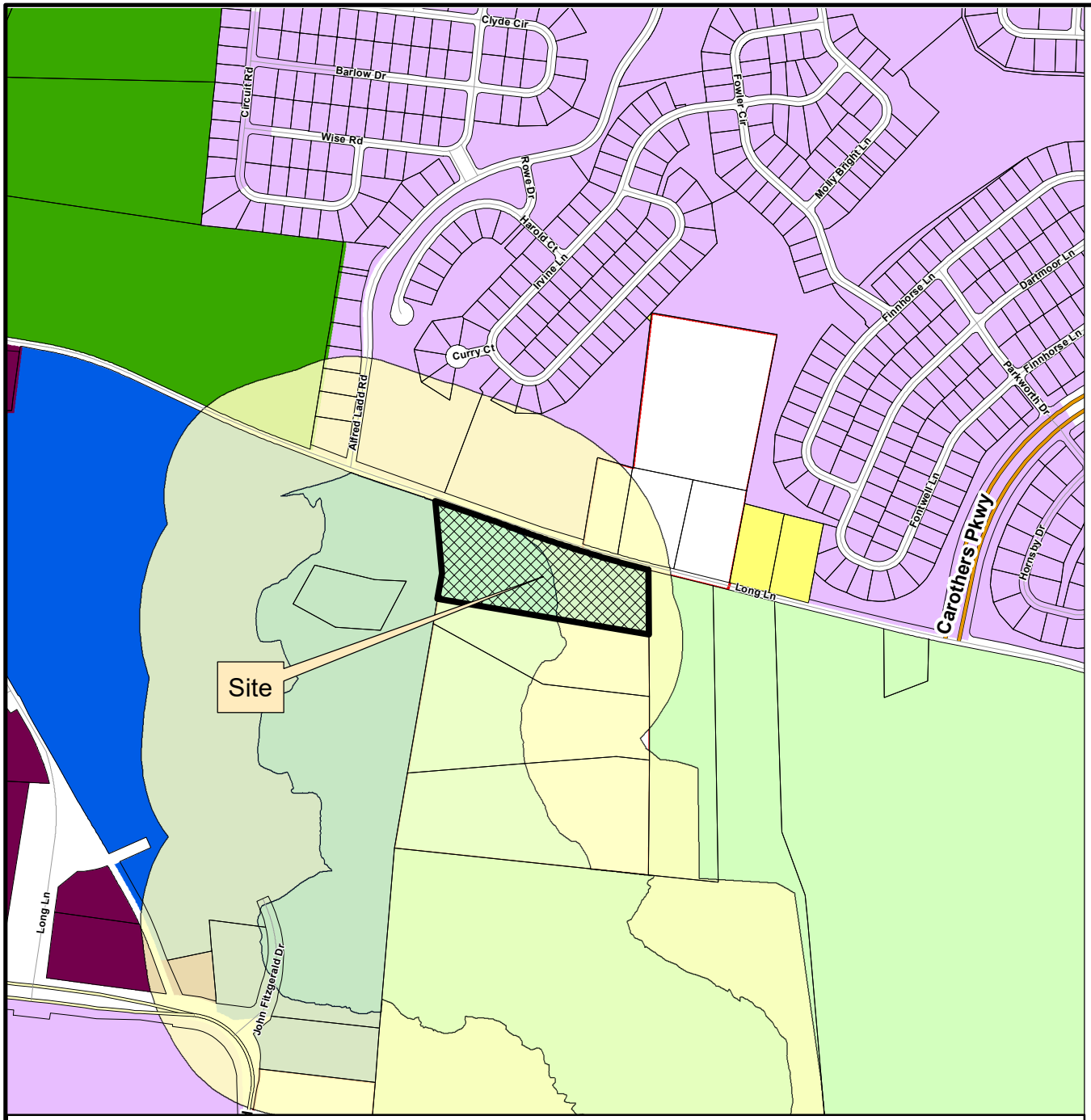
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of The Refuge Center for Counseling PUD Subdivision, Final Plat. The conditions of approval are attached.



THE REFUGE CENTER FOR COUNSELING
PUD SUBDIVISION
FINAL PLAT

Project Information

Existing Zoning: GO General Office
Overlay Districts: HHO, 500' Buffer of Hillside Overlay
Site Acreage: 6.68 acres
Total Number of Lots: 1

Legend

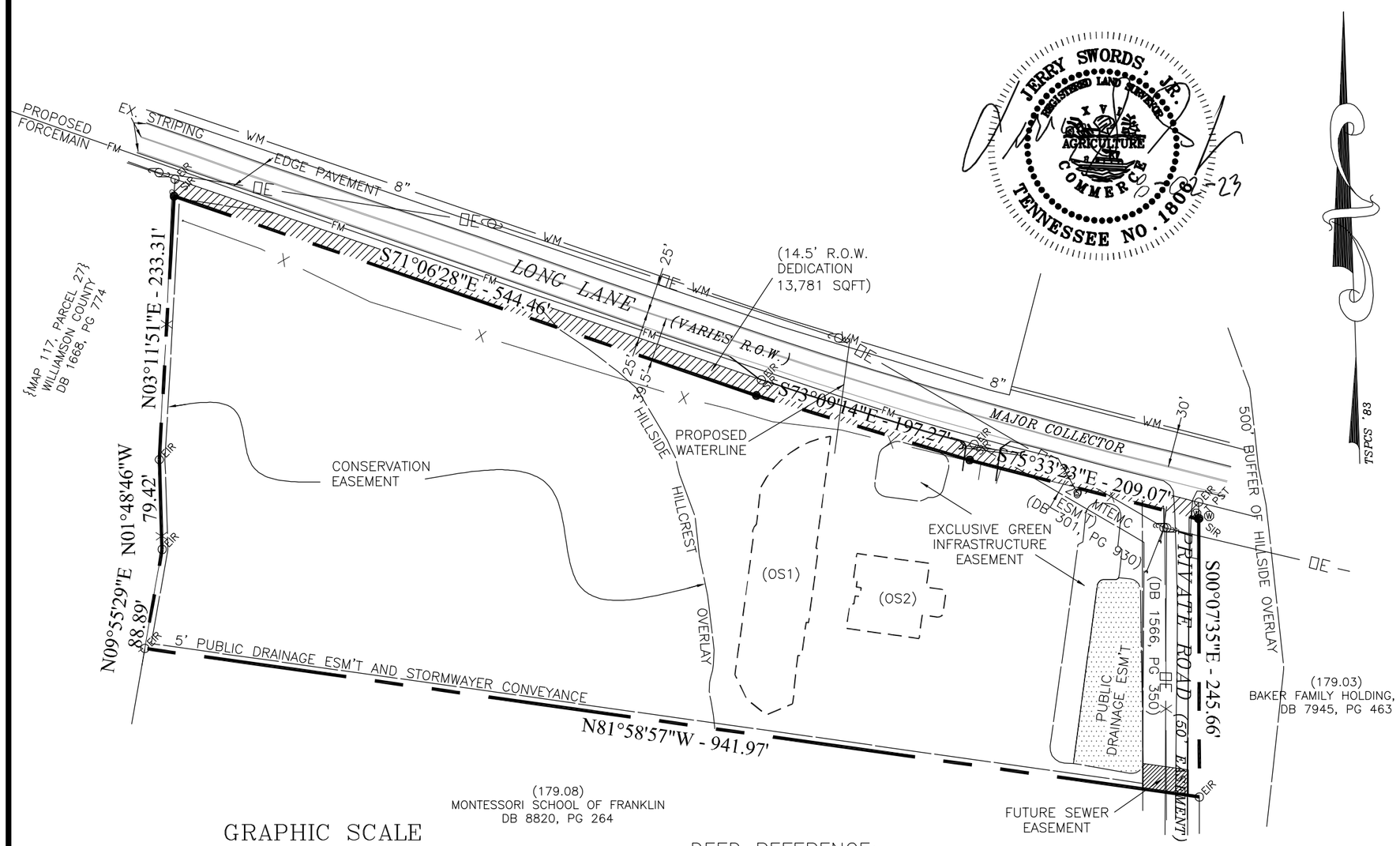
- The Refuge Center For Counseling PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- 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



JERRY SWORDS, JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1806 23

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±
PLATED AREA = 291,123 SQUARE FEET OR 6.68 ACRES±
ROW DEDICATION AREA = 13,781 SQUARE FEET OR 0.32 ACRES±

DEED REFERENCE:

BEING PROPERTY CONVEYED TO THE REFUGE CENTER FOR COUNSELING, INC. BY DEED BOOK 7708, PAGE 535, R.O.W.C.T.

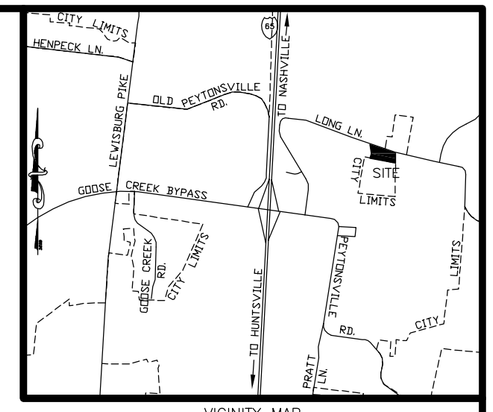
PROPERTY MAP REFERENCE:

BEING PARCEL NO. 179.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

LEGEND

EXISTING IRON ROD	EIR
EXISTING IRON PIPE	EIP
SET IRON ROD	SIR
PROPERTY LINE	
EASEMENT LINE	
BUILDING SETBACK	
FENCE LINE	
FIRE HYDRANT W/ VALVE	
ELECTRIC METER	E
WATER METER	W
GAS METER	G
OVERHEAD ELECTRIC	OE
	ST
SEWER LINE W/ MANHOLE	S SS
WATER LINE	WM
GAS LINE	G
UNDERGROUND TELEPHONE	UT
UTILITY POLE W/ GUY	
TELEPHONE RISER BOX	T
SIGN	
SEWER CLEAN OUT	CO
ELECTRIC TRANSFORMER	e
BOLLARD	B
GAS VALVE	
SEWER CLEANOUT	CO

OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 5% (100% FORMAL)			
TOTAL SITE AREA: 6.99 AC OPEN SPACE REQUIRED: 0.35 AC			
OPEN SPACE PROVIDED			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
OS1	FORMAL	AMENITY	0.28 AC
OS2	FORMAL	ENTRY GARDEN	0.11 AC
		TOTAL PROVIDED:	0.39 AC



VICINITY MAP
(NTS)

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT, DEDICATE RIGHT-OF-WAY AND RECORD EASEMENTS.
2. 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.
3. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.
5. PROPERTY IS ZONED GENERAL OFFICE DISTRICT (GO) AND LIES WITHIN THE HILLSIDE OVERLAY AND 500' BUFFER OF HILLSIDE OVERLAY AREAS. BUILDING SETBACKS ARE: FRONT-25'; SIDE-25'; REAR-40'
6. BEARINGS SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
7. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. NO EVIDENCE OF CEMETERIES FOUND ON PROPERTY.
9. SCHEDULE B-SECTION 2 OF AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER 37698-05-2023, DATED MAY 30, 2023 AT 8:00 AM WAS FURNISHED TO THIS SURVEYOR.
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 TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
11. A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT APPLIES ON EACH SIDE OF THE PERMANENT EASEMENTS SHOWN ON THIS PLAT.
12. 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.
13. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
14. 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.
15. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
16. 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.
17. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. 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.
20. NO EVIDENCE FOUND AS OF SECOND PARTY OWNERSHIP OF MINERAL RIGHTS.
21. SUBJECT TO EASEMENT AND ROAD MAINTENANCE AGREEMENT IN DEED BOOK 1602, PAGE 217, R.O.W.C.T.
22. 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.
23. SUBJECT TO SANITARY SEWER AGREEMENT CITY OF FRANKLIN CONTRACT #2022-0276.
24. SUBJECT TO LONG TERM MAINTENANCE PLAN (LTMP) AS RECORDED IN DEED BOOK 9291, PAGE 1, R.O.W.C.T..

WILLIAMSON COUNTY-STATE OF TENNESSEE

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.

_____
Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES & 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 WATER SYSTEM

I hereby certify that the following water system outlined or indicated on plat entitled Waterford Crest Subdivision Final Plat, Revision 2 (CSCC Arts & Technology Building), have been:

(1) installed in accordance with current local and/or state government requirements and to the technical specifications of Mallory Valley Utility District or

(2) a security bond in the amount of $_____ has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

_____
Director of Development, Milcrofton Water District — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7708, Page 535, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____ Page _____, R.O.W.C.

_____
OWNER(s) — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____
Director, Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20_____, and this plat has been approved for recording in the Register's Office of Williamson County.

DATE: _____, _____
Secretary Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in "Refuge Center for Counseling" has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion

_____
Director Sewer Management Department, City of Franklin, Tennessee — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 20th day of October, 2018.

DATE: 8-02-23 _____
REGISTERED LAND SURVEYOR

FINAL PLAT

REFUGE CENTER FOR COUNSELING PUD SUBDIVISION

Map 106, Parcel 179.04
4317 Long Lane

TENTH CIVIL DISTRICT-WILLIAMSON COUNTY-TENNESSEE
CITY OF FRANKLIN PROJ.#8245

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 18-036 | DATE: 6/13/2023 | SHEET 1 OF 1

COF no: 8245

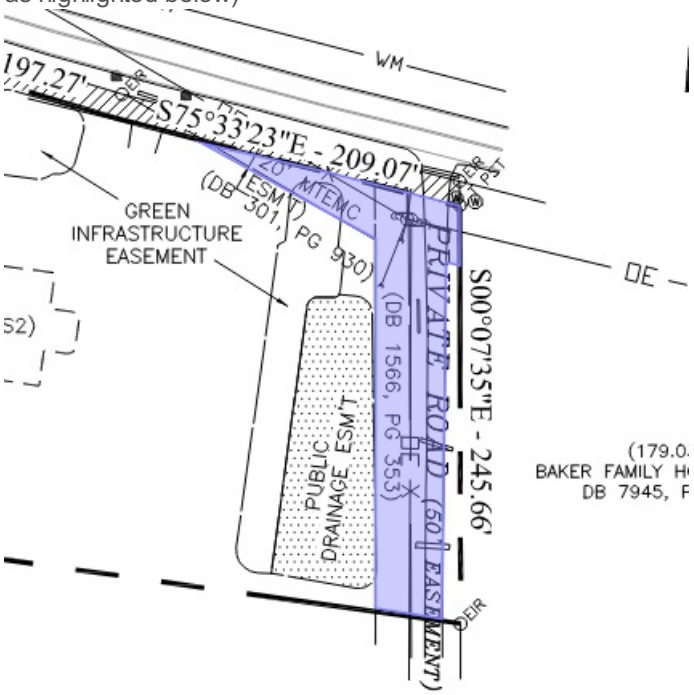
CONDITIONS OF APPROVAL:

Open Issues: 6

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

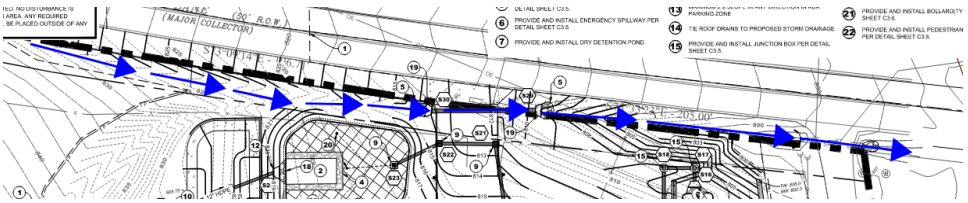
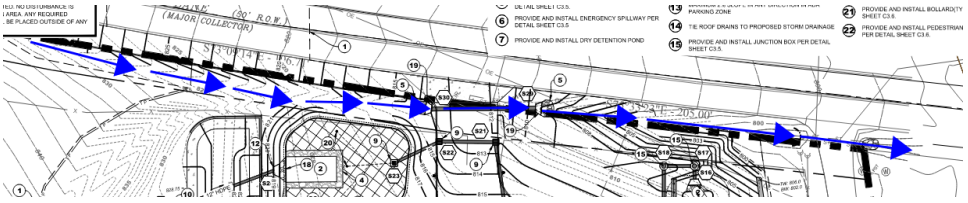
lance.fittro@franklintn.gov	Applicant shall reflect all previously-recorded easements for the property including, but not limited to, those found in • Deed Book 7708 Page 536 • Deed Book 1566 Page 350 (incorrect page number reference given for Private Road Easement on current submittal) • Deed Book 1602 Page 217 for maintenance and access agreement • Deed Book 301 Page 930 (show full extent of MTEMC Easement, approx. as highlighted below)  Note that the above list are references staff was able to find with a cursory search, and may not include additional easements or encumbrances that would be listed on a current title report. [Edited By Lance Fittro]
jelder@baueraskewarchitecture.com	Please refer to the attached revisions.

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. Applicant shall reflect the easement described in the warranty deed recorded in Deed Book 7708 Page 535 on the plat: The grantor hereby retains and reserves unto herself, her heirs and assigns, a permanent and perpetual 50 foot easement, for purposes of access, ingress, egress, and installation and maintenance of public utilities over and across the above described Tract 3; said 50 foot easement runs perpendicular and parallel to the Easterly boundary of Tract 3, the outer boundary of said easement being more fully described as follows: Beginning at the Northeast corner of the above described Tract 3, (on the Southerly right-of-way of Long Lane) thence, With the Easterly boundary of said tract, South 03 degrees 33 minutes 42 seconds East, a distance of 526.62 feet to a point; thence, With the Southerly boundary of said tract, North 87 degrees 23 minutes 57 seconds West, a distance of 50.29 feet to a point; thence, With a easement line crossing Tract 3, North 03 degrees 33 minutes 42 seconds West, a distance of 534.16 feet to a point; thence, With the Southerly right-of-way of Long Lane, South 79 degrees 03 minutes 32 seconds East, a distance of 51.65 feet to the point of beginning. Included in the above description but excluded from this conveyance is that portion of the above described property conveyed in Book 3563, Page 424, said Register's Office. The boundary of this easement appears to coincide with the private road easement shown on the plat.

20. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan COF #8078 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.
jelder@baueraskewarchitecture.com	Noted. [Edited By JC Elder]
lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan COF #8078 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

28. C. Final Plat

lance.fittro@franklintn.gov	Per Sec. 23-106(2)(f) of the Stormwater Ordinance: (ii) All new Development and Redevelopment shall be designed and graded so that a minimum ten (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 (do not show the easement on adjacent lots not included in this plat). Where the roadside drainage ditch is being diverted into the property along the northern property boundary, a 20' public drainage easement centered on the ditch shall be provided where the 20' easement width falls on the subject property. Do not show a drainage easement where this 20' width falls in the ROW. Approximate location of the roadside ditch shown on the site plan is highlighted below: 
jelder@baueraskewarchitecture.com	Please refer to the attached revisions.
lance.fittro@franklintn.gov	The previous comment has not been addressed. Where the roadside drainage ditch is being diverted into the property along the northern property boundary, the Applicant shall provide a 20' public drainage easement centered on the ditch where the 20' easement width falls on the subject property. Do not show a drainage easement where this 20' width falls in the ROW. Approximate location of the roadside ditch shown on the site plan is highlighted below: 

GIS

General Issues

1. Need CAD File

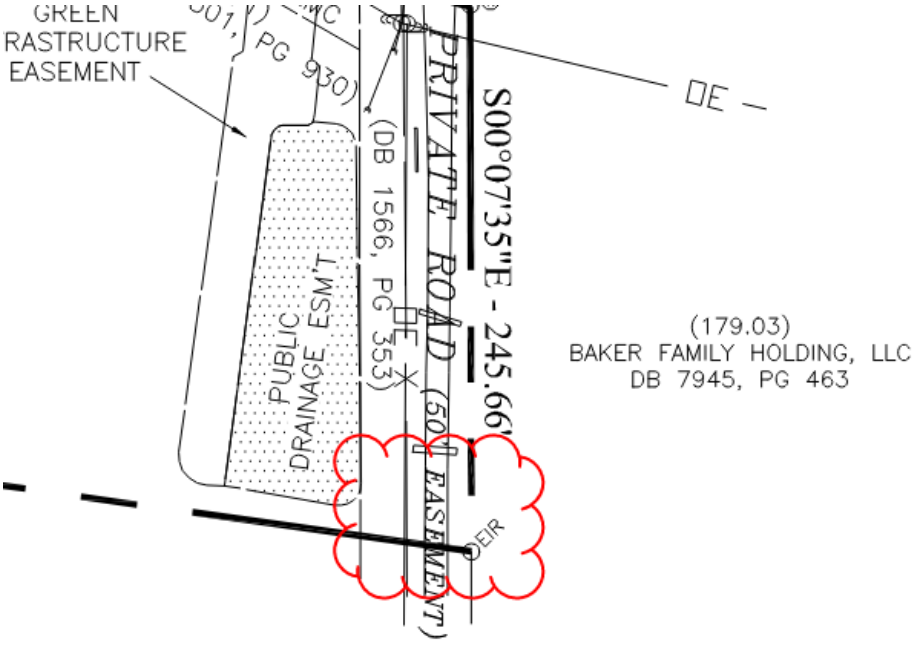
jake.harvey@franklintn.gov	Need to have a CAD file uploaded that is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database.
jelder@baueraskewarchitecture.com	Please refer to the attached revisions.

Water/Sewer

General Issues

3. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant shall provide a sanitary sewer easement for future gravity sanitary sewer to be installed for service to the property.



jelder@baueraskewarchitecture.com	Please refer to the attached revisions.
scott.andrews@franklintn.gov	Applicant added easement for future sewer but for clarity, it shall be labeled as: Exclusive 20-foot sanitary sewer easement for future gravity sewer.

4. Sanitary sewer agreement

ben.mcneil@franklintn.gov	The applicant shall reference the approved sanitary sewer agreement for the property. The agreements states a timeline for the sanitary sewer and the responsibility of the property owner at the time the new sewer is installed. Agreement #2022-0276 This information must be clearly noted on the plat. [Edited By Ben McNeil]
jelder@baueraskewarchitecture.com	Please refer to the attached revisions.
scott.andrews@franklintn.gov	Applicant shall modify note 23 to state: Property shall be required to connect to gravity sewer when gravity sewer available to the property is installed, inspected and approved for use, per COF Contract #2022-0276.