



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 28,
2023

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

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@franklinton.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 August 24, 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 Approval Of Items 3-11 and 16-17 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Green Infrastructure And Drainage Improvements To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Ovaton Subdivision, Final Plat; Extend The Performance Agreement For Sidewalks And Streets Improvements To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Riverbluff PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Synergy Bank Addition Subdivision, Site Plan, Revision 3 (Phases 3 And 4); Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

12. PUBLIC HEARING: Consideration Of Resolution 2023-62, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A “Institutional Uses Located At The TuckAway Development (1190 Lewisburg Pike)” Special Consideration For The Single-Family Residential Design Concept.

Sponsors:

Emily Wright, Eric Conner

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-58, A Resolution Approving A Revision To A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road And Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, And 4101 Clovercroft Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

14. Consideration Of Ordinance 2023-23, An Ordinance To Rezone 0.29 Acres From Residential 6 (R6) District to Planned (PD 6.06) District, On 0.29 Acres, For The Property Located At 958 Glass Street. (Hard Bargain II PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

15. Consideration Of Resolution 2023-47, A Resolution Approving A Development Plan For The Hard Bargain II PUD Subdivision, For The Property Located South Of Mount Hope Street And North Of Glass Street, Located At 958 Glass Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. Historic Magnolia Hall PUD Subdivision, Final Plat, Creating 11 Single Family Residential Lots And 1 Open Space Lot, On 20.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

17. Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 7 Multi-Family Lots, 2 Commercial Lots, 61 Townhome Lots, 4 Open Space Lots, And 2 Lots To Be Dedicated To Middle Tennessee Electric Membership Corporation, And Dedicating Right-Of-Way, On 39.68 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

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



Meeting Minutes

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3. Applicant presentation, and
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CALL TO ORDER

Chair Roger Lindsay called the meeting to order at 07:01 PM

Board Members Present: Michael Orr, Marcia Allen, Ann Petersen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jennifer Williamson

Board Members Absent: Nick Mann

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. There were none.

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APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. DRAFT FMPC Minutes July 27 2023

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to Approve the Minutes from the July 27, 2023 meeting. The motion carried 8-0

ANNOUNCEMENTS

Chair Roger Lindsey asked if Staff had any announcements.

Ms. Diaz-Barriga noted a correction to the Consent Agenda items to be considered. The items included as part of the Consent Agenda are items 3-6, 12-14, and 16.

Ms. Wright announced that an Envision Franklin Open House has been scheduled for September 19, 2023, from 11-1/lunch session and 5-6:30/evening session at City Hall. The Envision Franklin draft will be released in early September and the Open House will follow up the draft release with informational stations throughout city hall highlighting the revisions of Envision Franklin.

Mr. Gerth provided an update on performance sureties and requests that the FMPC call the surety for Richland Close neighborhood. The developers have not finished the work and the concern is that there may not be enough value in the performance surety due to inflation. Mr. Gerth went on to say that there will be an update to the zoning ordinance in the section on performance sureties. The update will decrease the performance surety from six months or a year to a reduced extension option of three months. This change is being made to avoid extending performance sureties as a routine procedure and because of the significant inflation seen in the last couple of years.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Items 3-6, 12-14, And 16 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Michael Orr to approve items 3-6, 12-14, and 16 as presented on the Consent Agenda. The motion carried 8-0.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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 Lane And West Of Lewisburg Pike, At 1268 Lewisburg Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. MAP Ivybrook Vesting Ext
2. RES 2023-57 Ivybrook Academy Site Plan_Combined_Law approved
3. Extension Request Ivybrook Academy Site Plan
4. Site Layout sheet

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that 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. This plan is within the first three-year period and is vested until September 16, 2023. It 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 who makes the final decision on extending the vesting of the project. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan 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. 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.

Public: none

Commissioner Franks motioned to approve Resolution 2023-57, seconded by Commissioner McLemore.

Discussion:

Commissioner Allen stated her concerns about routinely extending vesting rights to any applicant that requests an extension.

There being no further discussion, Chair Lindsey asked for the vote by roll call. The motion carried 7-1. (M. Allen voting no)

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

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. RES 2023-30 A Resolution Approving A Development Plan for Middle_16146_1
2. 23-07-21 The Middle Eight Building Reduction Request
3. MAP Middle Eight PUD
4. Conditions of Approval_01 Middle Eight COF 8154
5. 1-5 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23
6. 6-10 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-2
7. 11-15 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-3
8. 16-20 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-4
9. 21-25 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-5
10. 26-30 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-6
11. 31-35 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-7
12. 36-39 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-8
13. Parking Study - The Middle Eight - Updated
14. c-Reso 2023-30
15. Provided by applicant: The Middle Eight_6.13.23_WorkSession_final

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga explained that 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. Ms. Diaz-Barriga stated that staff recommends that the Planning Commission concur with the additional condition of approval.

Public: none

Applicant: Gary Vogrin, Kiser & Vogrin Design, representing Truland Developers. Mr. Vogrin stated that he did not have any

information to add, as Ms. Diaz-Barriga stated their request distinctly.

Commissioner Franks motioned to concur with the additional condition of approval, seconded by Commissioner Orr.

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

The motion passed 7-1 (Alderman Petersen voting against).

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

Attachments:

1. MAP FFUMC Rezoning and Development Plan
2. ORD 2023-31 FFUMC PUD Rez_Combined_Law approved (2)
3. EMS at FFUMC rezoning resubmittal_08-03-2023

Scott Harrison announced he is an active member but will not profit from this vote.

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that 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. Ms. Diaz-Barriga finished by stating that staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-31.

Public: Steven Slay. Mr. Slay stated that he lives at the corner of Spencer Creek and Mack Hatcher and would like more information about the plans for the emergency response station.

Ms. Diaz-Barriga stated and clarified that this item has to do with the limits of the land to be rezoned. The next item relates to the development plan which will detail proposed plans for the land.

Applicant: Jeff Earwood, architect for the WCS emergency response station was present to answer any questions.

Commissioner Orr motioned to recommend approval of Ordinance 2023-31 to the Board of Mayor and Alderman, seconded by Commissioner Harrison.

There being no discussion, Chair Lindsey asked for a roll call vote. The motion carried 8-0.

10. Consideration Of Resolution 2023-56, A Resolution Approving A Revised Development Plan For Franklin First United Methodist Church PUD Subdivision, 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

Attachments:

1. MAP FFUMC Rezoning and Development Plan
2. RES 2023-56 FFUMC PUD_Combined_Law approved
3. 8248 FFUMC PUD DP Rev 1_Conditions of Approval_01
4. 1-8 Pages from COF 82248_PUD Development Plan Resubmittal_08-03-2023
5. 9-17 Pages from COF 82248_PUD Development Plan Resubmittal_08-03-2023-2

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that 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 to 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-foot 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-foot setback and is compatible with the established architecture of the First Franklin United Methodist campus. Additionally, staff worked with the applicant to secure a future right-of-way to lead to the adjacent property as discussed at the Joint Conceptional Workshop. This update is included in the conditions of approval. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-56 with conditions.

Public: None

Applicant: None

Commissioner Harrison motioned to recommend approval of Resolution 2023-56 to the Board of Mayor and Alderman, with conditions, seconded by Commissioner Williamson.

There being no discussion, Chair Lindsey asked for a roll call vote. The motion carried 8-0.

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

Attachments:

1. MAP FSSD Rezoning
2. ORD 2023-28 FSSD_Rez_Combined_Law approved
3. COF 8221 PLANS FSSD Elementary ReZoning 071123

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant is requesting to rezone four properties from Civic Institutional (CI) to Residential 4 (R4) District. The property consists 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. 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. The Planning Commission reviewed a similar rezoning request on this site at the October 27, 2022, FMPC 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. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-28.

Public: none

Applicant: David Esslinger. Mr. Esslinger explained that the original request to rezone five lots has been changed to four lots due to one of the lots being involved in litigation. Because of this change, the application is before the Commission for approval, again.

Applicant Representative. Greg Gamble: Mr. Gamble stated that lot number 13 would remain zoned as Civic Institutional, and he would be happy to answer any questions about the proposal.

Commissioner Orr motioned to recommend approval of Ordinance 2023-28 to the Board of Mayor and Alderman, seconded by Commissioner McLemore.

There being no discussion, Chair Lindsey asked for a roll call vote. The motion carried 8-0.

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

Attachments:

1. MAP 4081 Murfreesboro Road, Final Plat
2. 8246 4081 Murfreesboro Road Subdivision, Final Plat Conditions of Approval_01
3. FINAL PLAT COF 8246 4081 Murfreesboro Road Subdivision, Final Plat

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Carter House Visitors Center Subdivision, Site Plan
2. 8236 Carter House VC SP_Conditions of Approval_01
3. 1-5 Pages from COF #8236 Carter House Visitor Center Resubmittal
4. 6-10 Pages from COF #8236 Carter House Visitor Center Resubmittal-2
5. 11-15 Pages from COF #8236 Carter House Visitor Center Resubmittal-3
6. 16-20 Pages from COF #8236 Carter House Visitor Center Resubmittal-4
7. 21-25 Pages from COF #8236 Carter House Visitor Center Resubmittal-5
8. 26-30 Pages from COF #8236 Carter House Visitor Center Resubmittal-6
9. 31-36 Pages from COF #8236 Carter House Visitor Center Resubmittal-7

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Poteat Place North Subdivision, Final Plat
2. Poteat Place North Subd-Final Plat-Rev1-BinderSet-SS
3. Poteat Place North Subdivision, Final Plat_Conditions of Approval_01

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Poteat Place South, Preliminary Plat
2. Poteat Place South Preliminary Plat 8-3-23
3. Poteat Place South Subdivision, Preliminary Plat_Conditions of Approval_01

Staff: Ariella Stanford. Ms. Stanford stated that 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. Staff recommends approval with conditions of Poteat Place South Subdivision, Preliminary Plat.

Public: none

Applicant: Owen Hosay. Mr. Hosay stated that they are proposing four single family parcels on the land.

Alderman Petersen stated that in the conditions of approval there doesn't appear to be enough land to cut and fill according to the guidelines.

Mr. Wiseman explained that at the preliminary plat stage, a full grading plan has not been presented. Once the site plan has been submitted, if the applicant is unable to meet the requirements relating to the cut and fill ratio, it may be a possibility the applicant may lose one of the lots.

Commissioner McLemore motioned to approve the Poteat Place South Subdivision Preliminary Plat with conditions, seconded by Commissioner Williamson.

Discussion:

Chair Lindsey stated that he noted the closeness of the property to the floodplain/floodway in the section of the Harpeth River known as the east fork. Chair Lindsey also noted that he is comfortable waiting to see if there is enough land to compensate for the cut and fill ratio (1 to 1.5) as the application moves through the process.

There being no further discussion, Chair Lindsey asked for a roll call vote. The motion carried 8-0.

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

Attachments:

1. MAP The Refuge Center for Counseling PUD Subdivision, Final Plat
2. 18-036 long lane_Plat3
3. The Refuge Center for Counseling PUD Subdivision, Final Plat_Conditions of Approval_01

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 Michael Orr, seconded by Commissioner Scott Harrison to adjourn the meeting. The motion carried 8-0.

There being no further business, the meeting adjourned at 07:42 PM.

Chair

Date



File #: 21-05123

DATE: August 16, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Eric Conner, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2023-62, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A “Institutional Uses Located At The TuckAway Development (1190 Lewisburg Pike)” Special Consideration For The Single-Family Residential Design Concept.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission regarding Resolution 2023-62 and its associated application for a Special Consideration for Envision Franklin.

BACKGROUND/STAFF COMMENTS:

This application is to establish an Envision Franklin Special Consideration for “Institutional Uses located at the TuckAway Development” for the Single-Family Residential Design Concept. The Special Consideration as proposed would allow for existing residential structures to be reused as part of an institutional use when accompanied by a Development Plan, and list Institutional uses as appropriate at the site in question.

The applicant intends to propose a new church within the Special Consideration area if this amendment is approved. Envision Franklin currently is not supportive of Institutional uses in the Single-Family Residential Design Concept when they are not located at major intersections of arterial and collector streets. They are also not supported if the location negatively impacts access, scale, and traffic of the surrounding area. Additionally, the existing Special Consideration states that single-family homes may not be reused as part of an institutional use. The applicant is proposing to allow for the reuse of the home as offices for the church and Staff does not have concerns about this matter due to the size of the site.

This site currently has an approved PUD Development Plan for the “TuckAway Development” that was approved in 2021 after an annexation and Envision Franklin Plan Amendment in 2020.

A virtual neighborhood meeting was held on August 10, 2023 and was moderately attended with questions and comments centered around flooding potential off-site, traffic generated on service days, privacy impacts on the neighborhood to the south, and the impact on nearby home values. A

recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

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

- 1) Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
- 2) The proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
- 3) The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
- 4) The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
- 5) Substantial improvements in the quality of life for City residents will be achieved.

Staff responses are below:

- 1) Staff believes that there have not been significant changes in this area since the adoption of Envision Franklin that would alleviate the concerns of high traffic volumes caused by institutional uses in residential Design Concepts. Staff believes that new institutional uses should still be located at major intersections to aid in traffic flow to and from the site during peak traffic times.
- 2) Staff does not believe that the proposed amendment language is in line with the overall guiding principles of Envision Franklin. The proposed amendment would allow for a new use in a residential area with only one route in and out of the site while Envision Franklin specifically states, through an existing Special Consideration, that these uses should be located at intersections of major roadways. While the conceptual design of the project does meet some of the guiding principles of Envision Franklin, staff believes that the location is a direct conflict with the existing Special Consideration for Institutional Uses, and therefore is not in line with the overall concepts of Envision Franklin.
- 3) The proposed design appears compatible with the Design Concepts of the surrounding area, due to the increased setback along the Lewisburg Pike frontage and the choice to reuse the existing home. Massing information was not provided to Staff for the new portions of the development, so Staff is unable to determine if the new construction will be compatible with the surrounding area.
- 4) The proposed amendment would not be harmful to the health or safety of residents.
- 5) The proposed amendment could make a significant impact to the quality of life of nearby residents who choose to attend this church, giving residents an opportunity to attend services closer to their home. However, potential traffic impacts caused by a church located in this area could also decrease the quality of life of nearby residents, as delays and traffic stoppages will be a common occurrence along Lewisburg Pike after the release of services, as well as increases in noise and light pollution that would be greater than that of a single-family neighborhood.

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

Project Considerations

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 shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. The plan reflected in the presentation does not meet the requirements in the Zoning Ordinance or Franklin Transportation & Technical Street Standards. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends Disapproval of Resolution 2023-62

DATE: September 19, 2023

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Resolution 2023-62: A Resolution to Adopt an Envision Franklin Plan Amendment to establish a “Institutional Uses located at the TuckAway Development (1190 Lewisburg Pike)” Special Consideration for the Single-Family Residential Design Concept. (PUBLIC HEARING)

Project Information

COF Project Number: 7266

Applicant: Greg Gamble, Gamble Design Collaborative

Background/Staff Comments

This application is to establish an Envision Franklin Special Consideration for “Institutional Uses located at the TuckAway Development” for the Single-Family Residential Design Concept. The Special Consideration as proposed would for existing residential structures to be reused as part of an institutional use when accompanied by a Development Plan, and list Institutional uses as appropriate at the site in question.

The applicant intends to propose a new church within the Special Consideration area if this amendment is approved. Envision Franklin currently is not supportive of Institutional uses in the Single-Family Residential Design Concept when they are not located at major intersections of arterial and collector streets, they are also not supported if the location negatively impacts access, scale, and traffic of the surrounding area. Additionally, the existing Special Consideration states that single-family homes may not be reused as part of an institutional use. The applicant is proposing to allow for the reuse of the home as offices for the church and Staff does not have concerns about this matter due to the size of the site.

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- 4) The proposed amendment would not be harmful to the health or safety of residents.
- 5) The proposed amendment could make a significant impact to the quality of life of nearby residents who choose to attend this church, giving residents an opportunity to attend services closer to their home. However, potential traffic impacts caused by the construction of a church in this area could also decrease the quality of life of nearby residents, as delays and traffic stoppages will be a common occurrence along Lewisburg Pike after the release of services, as

well as increases in noise and light pollution that would be greater than that of a single-family neighborhood.

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

Project Considerations

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 shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. The plan reflected in the presentation does not meet the requirements in the Zoning Ordinance or Franklin Transportation & Technical Street Standards. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

Recommendation

Disapproval



ENVISION FRANKLIN AMENDMENT

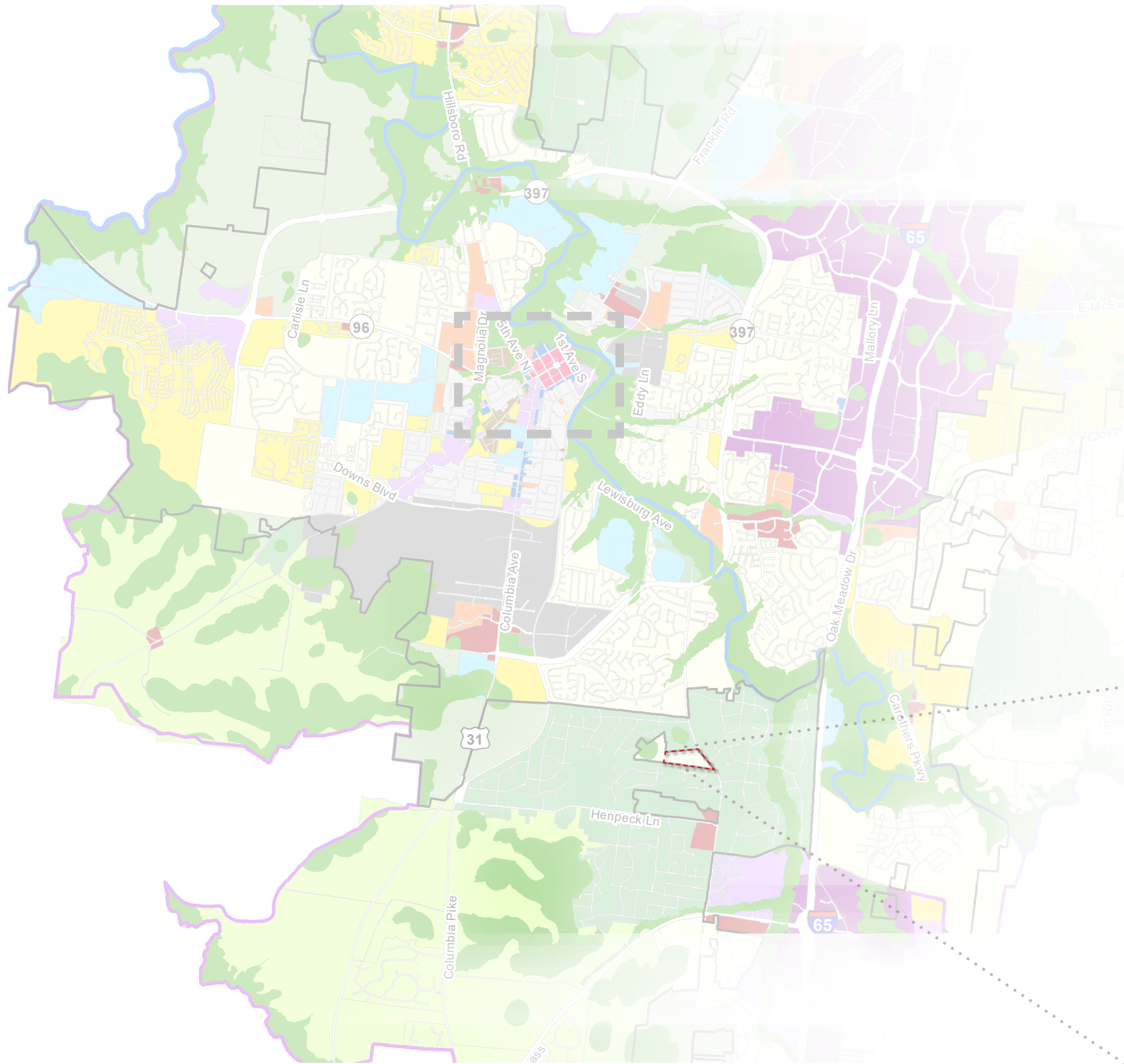
1190 LEWISBURG PIKE

ENVISION FRANKLIN AMENDMENT 09/07/2023



Fellowship
Bible Church





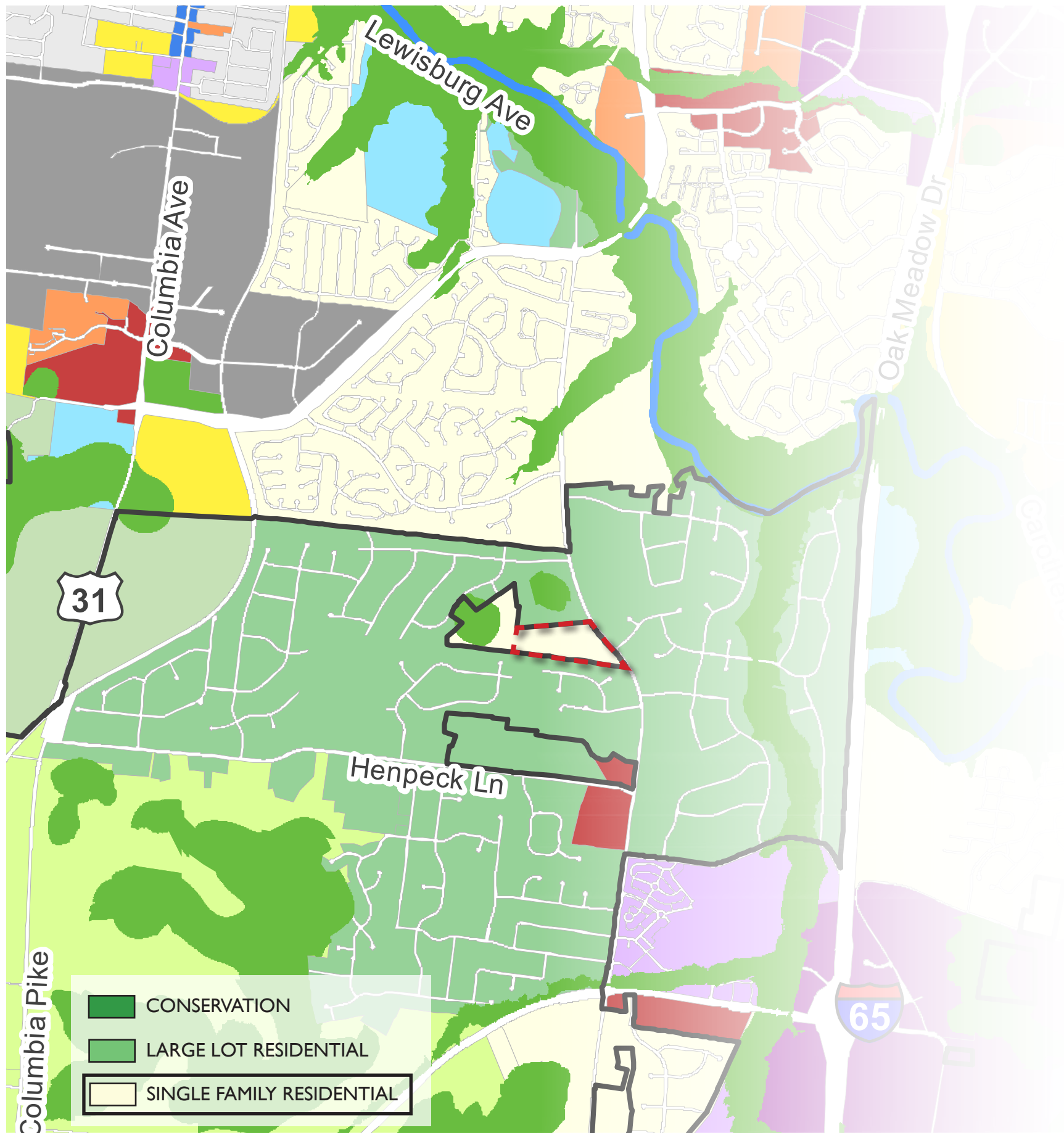
EXISTING POLICY:

SINGLE FAMILY RESIDENTIAL DESIGN CONCEPT | SPECIAL CONSIDERATIONS

“INSTITUTIONAL USES: INSTITUTIONAL USES MAY BE APPROPRIATE IF THE LOCATION DOES NOT NEGATIVELY IMPACT ACCESS, SCALE, AND TRAFFIC OF THE SURROUNDING AREA. THESE USES ARE ENCOURAGED TO BE LOCATED AT MAJOR INTERSECTIONS OF ARTERIAL AND COLLECTOR STREETS. ADDITIONAL STORIES MAY BE APPROPRIATE FOR INSTITUTIONAL USES. THE CONVERSION OF DWELLINGS IN EXISTING RESIDENTIAL AREAS FOR INSTITUTIONAL USES IS NOT APPROPRIATE.”

ENVISION FRANKLIN, PAGE 100





EXISTING POLICY:

SINGLE FAMILY RESIDENTIAL DESIGN CONCEPT [SPECIAL CONSIDERATIONS]

“INSTITUTIONAL USES: Institutional uses may be appropriate if the location does not negatively impact access, scale, and traffic of the surrounding area. These uses are encouraged to be located at major intersections of arterial and collector streets. Additional stories may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.”
ENVISION FRANKLIN, PAGE 100

PROPOSED AMENDMENT LANGUAGE:

Institutional Uses located at the Tuck Away Development (1190 Lewisburg Pike)

Institutional uses may be appropriate at the Tuck Away (1190 Lewisburg Pike) development for the front approximately 25 acres fronting Lewisburg Pike. Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200’ to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.

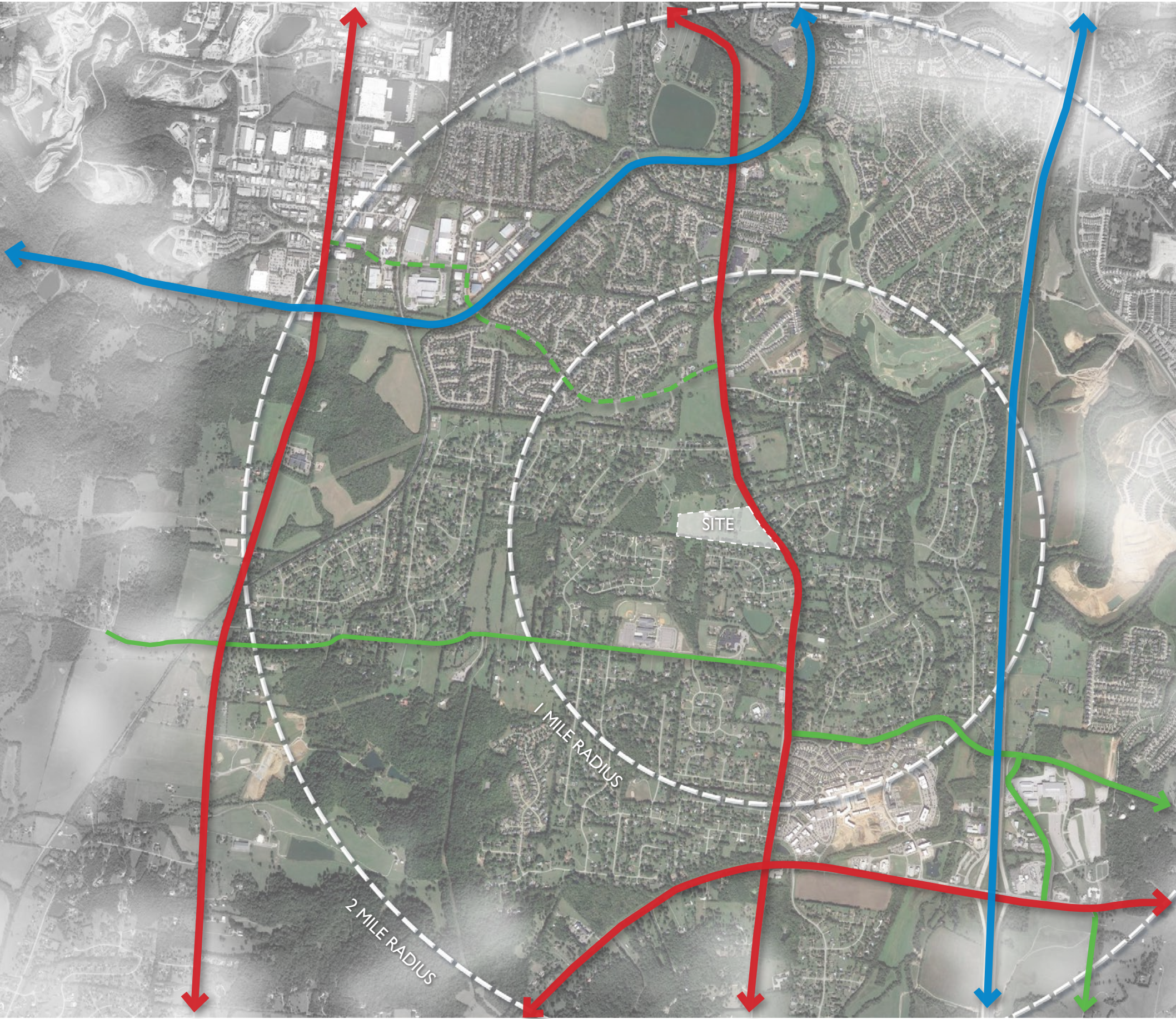




EXISTING HOME:

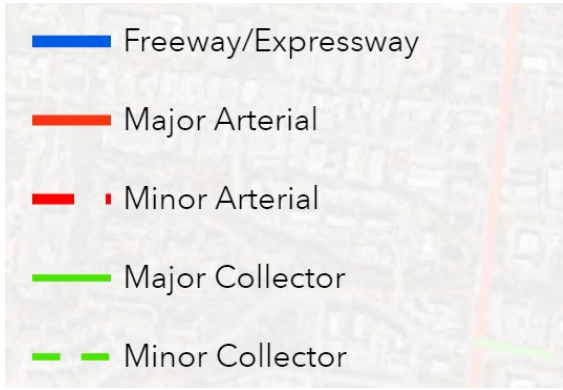
Proposed language allows adaptive reuse of the existing residential structure into civic/institutional.





ROADWAY INFRASTRUCTURE:

Proposed language alters the need for site specific locations at major intersections when infrastructure is currently there to support institutional uses.







Approval Criteria

Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment;

Institutional Uses as a special consideration throughout all design concepts contains similar language which limits the selection of sites for churches in all instances. This limitation does not allow for churches to be designed at a community scale in areas where surrounding neighborhoods would benefit from this type of localized amenity. The current policy language creates a concentration of church sites instead of allowing them to be located within the very communities they serve and are comprised by. The property owners of this parcel (members of the Cross family) are supportive of this amendment request and consider Fellowship Bible Church’s institutional use of this property to be a great asset for the public’s benefit.

The proposal is consistent with the overall intent of Envision Franklin;

The Envision Franklin design concept for the site is Single Family Residential and it states that new development, “should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.” (page 97). All of these criteria are able to be fulfilled in a better way with the inclusion of the proposed special consideration. This new amendment would also help fulfill a major objective identified in Envision Franklin, namely, to “protect Franklin’s natural beauty along its edges by preserving scenic corridors and viewsheds.” (page 7) The overall guiding principles of Envision Franklin (page 14) related to historic preservation, natural beauty, exceptional design, connected community, and context-responsive infill are conscientiously considered with the intent of Fellowship Bible Church’s development & use of this property.

The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture.

The proposed special consideration includes language that speaks specifically to large setbacks and the reuse of the existing home, which would allow the property to continue to fit into the surrounding context of residential neighborhoods. The large viewsheds help to reinforce the rural and pastoral nature of the site. The surrounding neighborhoods are large lot residential and the preservation of open space along Lewisburg Pike allows the proposed use to fit in with the overall context of this corridor, as is stated in Envision Franklin, “Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows.” (page 50)

The proposal does not adversely affect the health, safety, and welfare of the public

The proposed special consideration will have little to no adverse impact, but rather, is anticipated to have a positive impact on the public’s health, safety, and welfare in that the proposed development of a church campus would provide ample green space, recreation fields, and promote holistic wellbeing to the public. As a church, traffic peak times would be different, and less impactful, than the currently-approved development of a residential neighborhood.

Substantial improvements in the quality of life for Franklin citizens will be achieved.

Since Fellowship Bible Church has already been a part of this community for 11 years, the proposed language would allow the church to create a permanent home at this location to continue serving its congregants and the community of Franklin as a whole. The church desires to be viewed as a community amenity to the City of Franklin, whether that be the preservation of large swathes of open space or creating new community spaces from which all may benefit.



RESOLUTION 2023-62

A Resolution to Adopt an Envision Franklin Plan Amendment to establish a “Institutional Uses located at the TuckAway Development (1190 Lewisburg Pike)” Special Consideration for the Single-Family Residential Design Concept.

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

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

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

WHEREAS, the amendment request, as depicted in the attached excerpt, is to create the “Institutional Uses located at the TuckAway Development (1190 Lewisburg Pike)” Special Consideration of the Single-Family Residential Design Concept; and

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

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

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

SECTION I. The Envision Franklin “Institutional Uses located at the TuckAway Development (1190 Lewisburg Pike)” Special Consideration of the Single-Family Residential Design Concept is hereby created as shown by the attached excerpt.

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

SECTION III. That this Resolution shall take effect upon approval by the FMPC on September 28, 2023, the health, safety, and welfare of the citizens requiring it.

[Signatures to follow.]

ATTEST:

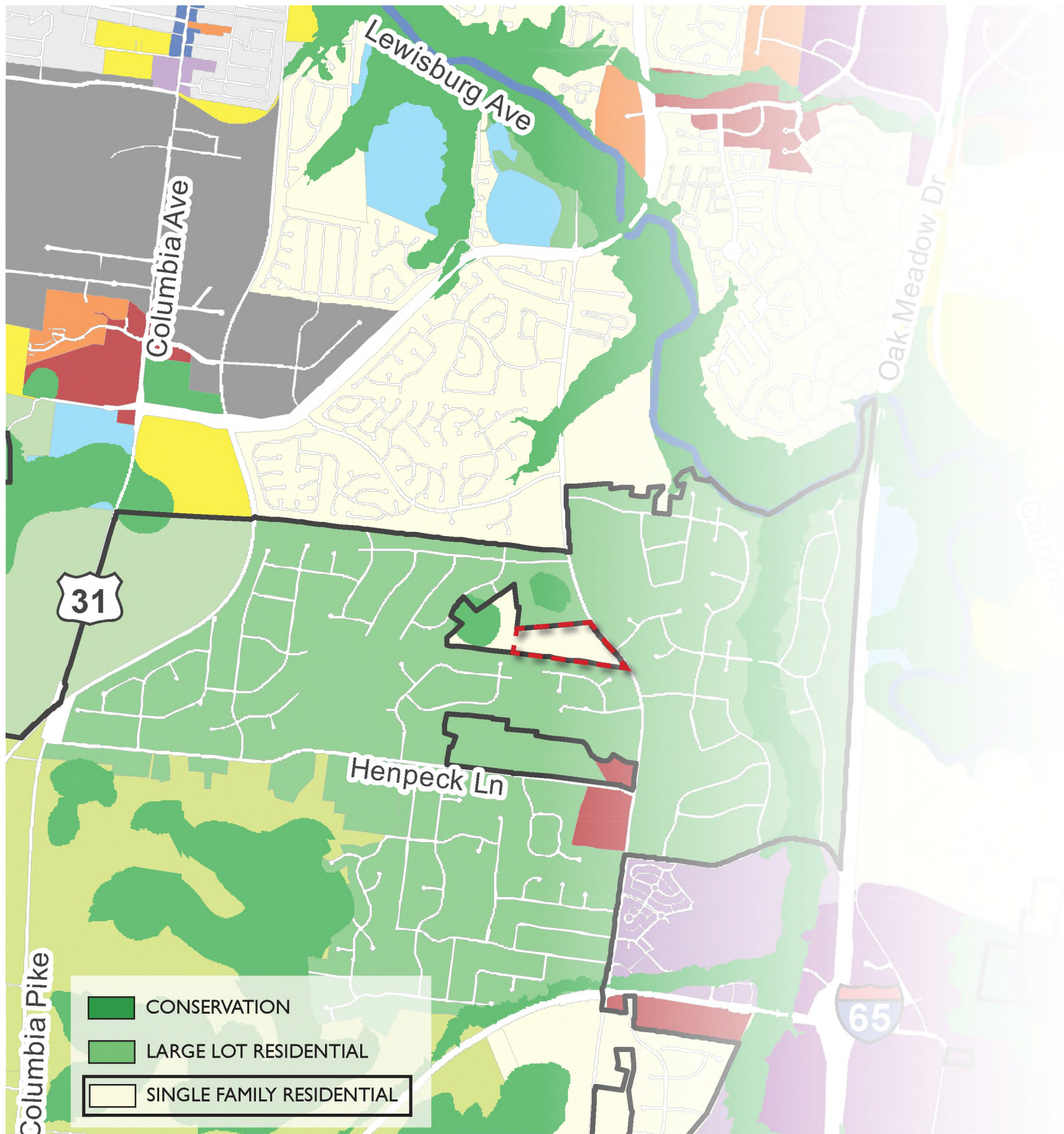
FRANKLIN MUNICIPAL PLANNING COMMISSION

By: _____
Emily Wright
Secretary

By: _____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna Billingsley
City Attorney



EXISTING POLICY:

SINGLE FAMILY RESIDENTIAL DESIGN CONCEPT [SPECIAL CONSIDERATIONS]

“INSTITUTIONAL USES: Institutional uses may be appropriate if the location does not negatively impact access, scale, and traffic of the surrounding area. These uses are encouraged to be located at major intersections of arterial and collector streets. Additional stories may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.”
ENVISION FRANKLIN, PAGE 100

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From: [andrew.norwood](#)
To: [Michael Orr](#); [Scott Harrison](#); [Nick Mann](#); [Alma McLemore](#); [jimmy@tennesseevalleyhomes.com](#); [annpetersen@comcast.net](#); [mdadst@aol.com](#); [Jennifer Williamson](#); [Planning Intake](#)
Subject: 1190 Lewisburg Pike / Envision Franklin Amendment / Map 106 Parcel 00800
Date: Thursday, September 21, 2023 1:24:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Everyone,

This email is about the proposed amendment to the Envision Franklin plan to allow construction of a church at 1190 Lewisburg Pike in Franklin.

My home is located in the Lewisburg Pike subdivision. Our property is about 300 feet from the edge of the parcel and (working from the site plan we saw) about 600 feet from the site of the proposed church building.

I am commenting on this plan as compared to the previously approved plat for that property featuring numerous home sites. (Like many people, I would prefer the parcel to stay the same as it is now. However, I'm realistic enough to know that is not going to happen. I respect the owner's right to sell or develop their land. I'll spare you my skepticism/cynicism about Envision Franklin generally.)

The previous plat plan was terrible. It contemplated a large number of houses, more than half of them on lots of a third of an acre – clearly out of step with the surrounding properties and communities. Even worse, there are about three relatively large parcels of undeveloped land around this parcel. It seemed likely that if this proposed development took place, we could expect development of those parcels and a third of an acre was probably the largest lot that would be proposed. Sprawl and density are ruining this part of the county. Berry Farms is already packed and we understand proposals are up for even more multifamily structures there, especially apartments. Stream Valley is massive and reaches all the way to the interstate. Southbrooke is apparently not nearly complete. Workers are very busy across the highway to the west of Stream Valley for a new development. Large parcels are for sale down Highway 431 and Goose Creek. And now Franklin wants to extend its UGB. Presumably Thompson's Station will, too.

My specific reasons for preferring the proposal for the church are as follows:

1. Construction noise and aggravation will be less. Air compressors, D8 bulldozers, backup signals that carry for a mile, nail guns, the slamming tailgates of dump trucks, etc. will be irritating during the process of construction of the church. However, that construction at least will be one and done. If the project goes forward to build dozens of houses, all of that aggravation will likely occur in phases, with one project beginning just as another concludes. I think is far better to concentrate the noise, odors, dust, and construction traffic to one large building rather than have it stretch on for years as individual houses are constructed.

2. Density will be controlled. Extension of the cities' urban growth boundaries and the trick of absorbing contiguous properties into the cities basically means that the County's attempt to maintain the rural character of at least some of Williamson County is probably going for naught. The plat plan with a large green space between Lewisburg Pike and the building is preferable.
3. Schools. With all the building in our area, it will not be long before Oakview and Legacy are again overcrowded and back to using portable classrooms. The church, obviously, will not bring new students to those schools.
4. Traffic. Lewisburg Pike is busy and dangerous. The speed limit might as well be advisory. The new light at Henpeck Lane causes back ups past the entrance to our neighborhood and creates a snarl when Ivybrook is opening or closing. The curve/hill around this parcel is a sightline problem. So far as I am aware, the City and County have discussed a plan to alleviate those issues but there is not so much a conceptual sketch of what that project would do. It is years away. Putting houses right up to the road will limit options and increase costs. Building a neighborhood on the parcel puts more cars on the road at rush hours, adds delays caused by those turning left into the neighborhood, etc.
Building a church will mostly limit its traffic impact to Sunday mornings. I am out most Sunday mornings between about 8 and 10 a.m. It is a rare time that traffic is *not* a problem on Lewisburg Pike. The church will presumably not be in session around weekday rush hours and when Legacy, Oakview, and Ivybrook are putting pressure on the traffic flow. The church is better in this respect than a neighborhood where traffic will be compounded at rush hours.
5. Good Neighbors. It is relatively quiet and peaceful here. Church leaders indicate that the primary use of their building will be for multiple, but mostly Sunday morning, services. I expect that the church will abide by that indication. A series of dozens of individual houses mean that you have less assurance of a whole batch of good neighbors. In fact, the more houses you get, the larger your chances of getting one or more that celebrate Independence Day from June 20th till July 10th. The church is unlikely to have an annual New Year's Eve bash that lasts till 2 a.m. They are unlikely to have an outdoor kennel with dogs who bark through the night. Etc.
6. Drainage. I share the concerns of others about drainage. Whatever database or statistical model you use for stormwater impact is either outdated or was wrong to begin with. We live at nearly the highest elevation in Douglass Glen and have had to install a sump and pump in the crawl space and have spent money to eliminate low spaces in our yard. Several areas still persist. Any significant rainfall is a problem. Construction uphill from us will make things worse – but I do not think the church will be worse than a neighborhood in this regard.

I know a few neighbors have spoken against this plan. I fear that they believe that opposing the church's use means the land will stay as is. It will not. For the above-stated reasons, I much prefer this proposed usage and urge you to approve it. I hope that you will ask those in opposition what their position would be if the choice were between the church and the proposed neighborhood, not the church and the status quo.

I suppose I should add that I am a Christian and attend worship services. However, I do not attend Fellowship Bible, at least as far as I know am not acquainted with any of its members, and have not had any contact with the church leadership except as part of this process. I do not have any connection with any construction company or with the current owners of the property.

Andy Norwood

2509 St. James Drive

Sent from [Mail](#) for Windows



File #: 21-05202

DATE: September 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-58, A Resolution Approving A Revision To A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road And Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, And 4101 Clovercroft Road.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8272
Applicant: John Haas, EDGE Planning, Landscape Architecture and Urban Design
Owner: Kris Keown, Poplar Farms JV LLC

BACKGROUND/STAFF COMMENTS:

Poplar Farms PUD Subdivision Development Plan was approved by BOMA on November 9, 2021. It is a development consisting of approximately 295 acres located at the intersection of Clovercroft Road and Oxford Glen Drive. The plan consists of 546 residential dwelling units with varying lot sizes throughout the development. The proposed revision is to reduce the side setbacks for 65-foot wide lots from 7.5 feet to 5 feet. Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin encourages exceptional design through proportion, rhythm, and massing along the street. This is codified throughout all zoning districts, and for lots that are 65 feet wide, a 10-foot side yard setback would be required in all base districts with predetermined setbacks. As lot sizes get smaller, setbacks get smaller. Since standards can be created within a Planned District, the City Staff came to a compromise with the applicant during the original development plan approval, that 65' wide lots on the proposed plan could have 7.5-foot side yard setbacks because the proportion of lot size to space between homes could still meet the intent of Envision Franklin. The proposed reduction to 5 foot setbacks for 65-foot wide lots does not provide the intended proportion, rhythm, and massing along the street and does not meet the intent of Envision Franklin.

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 disapprove Resolution 2023-58.

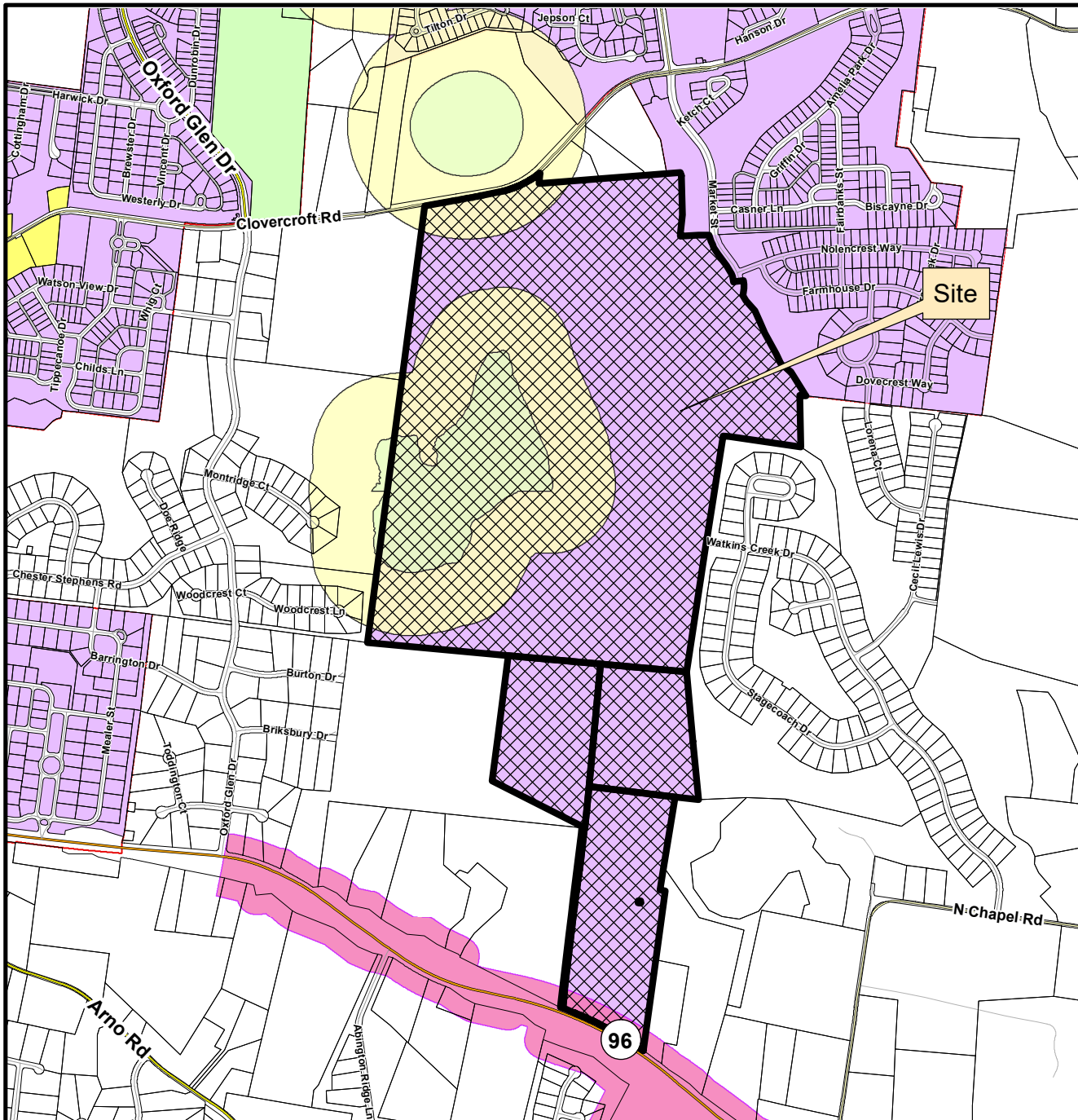
**POPLAR FARMS PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-58**

Project Information

Existing Zoning: Planned District (PD 1.84)
Existing Land Use: Agricultural
Proposed Land Use: Residential
Overlay Districts: SCO, HHO, 500' Buffer of Hillside
Site Acreage: 295.275 acres
Proposed Number of Dwelling Units: 546
Proposed Building Height: 1-3 stories

Legend

-  Poplar Farms PUD Subdivision
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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RESOLUTION 2023-58

A RESOLUTION APPROVING A REVISION TO A DEVELOPMENT PLAN FOR POPLAR FARMS PUD SUBDIVISION, FOR FIVE PROPERTIES LOCATED SOUTHEAST OF THE INTERSECTION OF CLOVERCROFT ROAD AND OXFORD GLEN DRIVE, ADDRESSED AS 4316 MURFREESBORO ROAD, 4324 MURFREESBORO ROAD, 4099 CLOVERCROFT ROAD, AND 4101 CLOVERCROFT ROAD.

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

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

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

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 2020-34 on November 23, 2021; 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 in Resolution 2020-293, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
80-32.00	15.45
80-44.01	214.20
88-00600	20.00
88-00905	17.325
88-00701	28.3
Total	295.275

Map-Parcel	Acres
80-32.00	15.45
80-44.01	214.20
88-00600	20.00
88-00905	17.325
88-00701	28.3
Total	295.275

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

SECTION III: That the overall entitlements, as amended, for the Poplar Farms PUD are as follows:

Entitlements	Poplar Farms PUD
Zoning District	PD (1.84)
Other Zoning Overlays	HHO, SCO
Number of Dwelling Units	546
Open Space Requirements	5%
Number of Phases in Development	7
Original Development Plan Approval	Resolution No. 2020-293 Date of approval: 11-23-21
Development Plan Revision Number	1

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

SECTION IV. BE IT RESOLVED by the Board of Mayor and Alderman of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 8272
Address	4099 / 41011 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80--32.00 / 80--44.01 / 88--00600 / 88--00905 / 88--00701
Project Acreage	295.275

REGULATIONS	
Existing Zoning	MGA-1 (County Zoning)
Proposed Zoning & Density	Planned District (1.84 DU / AC)
Overlay Zoning	HHO & SCO
Building Types Applied	House
Frontage Types Applied	Yard Frontage : All Lots
Lot Width(s)	34' - 40' -50' -65' - 150'
Lot Sizes	34'x120' / 40'x120' / 50'x160' / 65'x160' / 65'x130' / 150'xVaries /ESTATE LOT
Lots Below 40' Minimum	58 (Denoted by *)
Setbacks	
Front Yard	10 Feet
Front Yard : Market Street	30 Feet
Side Yard	5 Feet
Side Yard (65' Lots)	5 Feet
Street Side Yard :	10 Feet
Rear Yard	10 Feet / 5 Feet or 22 Feet (Alley)
Garage Setback (65' Front Load)	40 Feet
Estate Lot Setbacks	
Front Yard : Market Street	30 Feet
Side Yard	7.5 Feet
Rear Yard	10 Feet
Dwelling Unit Count	546
Building Height	1-3 Stories
Minimum Landscape Surface Area	20%
Open Space SF Required	5%
Open Space SF Provided	16.08 Acres - 5.4%
Natural Area SF Required	10%
Natural Area SF Provided	125.46 Acres - 42%
Tree Canopy Retention Required	48%
Tree Canopy Retention Provided	48%
Parkland Dedication (546 Units)	\$2,349,984
	Requesting 75% Reimbursement
Parking	Met by 2 Garage Spaces / Unit

OPEN SPACE CHARTS			
NO.	SQUARE FOOT	ACRES	TYPE
1000	34,972	0.80	Natural Area
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1011	84,452	1.94	Greenway
1012	25,903	0.59	Natural Area
1013	118,332	2.72	Greenway
1014	31,669	0.73	Natural Area
1015	251,668	5.78	Natural Area
1016	172,391	3.96	Pocket Park
1017	169,144	3.88	Natural Area
1018	38,470	0.88	Natural Area
1019	458,473	10.53	Natural Area
1022	728,323	16.72	Natural Area
1023	6,263	0.14	Pocket park
Natural Area	5,464,843	125.46	
Open Space	700,348	16.08	



DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

- BOUNDARY INFORMATION PROVIDED BY CIVIL ENGINEER: ENERGY LAND AND INFRASTRUCTURE, LLC.
 - ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.
 - THIS PROPERTY IS REFERENCED AS: TAX MAP 080, PARCELS 32.00 & 44.01/ TAX MAP 088, PARCELS 6.00 & 9.05 & 7.01
 - THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 546 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 5,460 TOTAL VEHICLE TRIPS PER DAY.
 - ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.
 - INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.
 - ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT
 - THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.
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 - SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 8.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED, FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS. WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.
 - WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT
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 - DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL
 - THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE
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- EXISTING FACILITIES
- SANITARY SEWER SYSTEM
UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
 - DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILGROFFIN UTILITY DISTRICT.
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100 GPD
DEMAND IN GALLONS PER DAY PREVIOUS: 1,050 GPD
- DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
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NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT
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UTILITY DISTRICT JURISDICTION: ATMOS ENERGY
 - ELECTRIC SERVICE
UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.
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22. PARKLAND DEDICATION: APPLICANT IS REQUESTING 75% REIMBURSEMENT
23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. ALL PARKING STANDARDS FOR RESIDENTIAL USES SHALL MEET THE STANDARDS WITHIN THE ZONING ORDINANCE.
24. MINERAL RIGHTS ARE HELD BY THE PROPERTY OWNER.
25. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.
26. THE EXISTING RESIDENCE AND ASSOCIATED STRUCTURES ON SITE WILL BE RAZED.
27. NO HVAC UNITS MAY BE PLACED WITHIN 5' SIDE YARD SETBACKS.

PLAN LEGEND

- | | | | |
|--|------------------------|--|----------------------------|
| | EXISTING TREE CANOPY | | 14 - 19.99% SLOPES |
| | CANOPY TO BE PRESERVED | | 20% SLOPES AND GREATER |
| | EXISTING CONTOURS | | CRITICAL LOT |
| | PROPOSED CONTOURS | | LOT LESS THAN 40' IN WIDTH |
| | TREE PROTECTION FENCE | | |
| | NATIVE TRAIL | | |



EDGE

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NASHVILLE, TN. 37209
615.250.8154
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ENGINEERING, SURVEYING, LAND ACQUISITION & ENVIRONMENTAL

Poplar Farms
PUD Subdivision

Development Plan
COF # 8272

Revision 1
Franklin, TN

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126

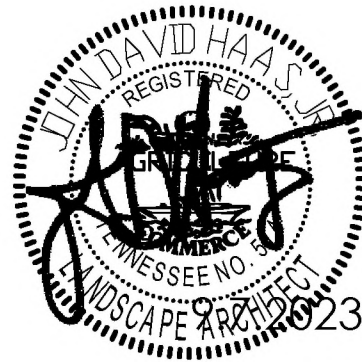
Date: 06/26/2023

Issued for: Development Plan

REVISIONS

1	8/14/2023	PER CITY COMMENTS
2	9/5/2023	PER CITY COMMENTS

OVERALL
DEVELOPMENT PLAN



Sheet Number

C2.0

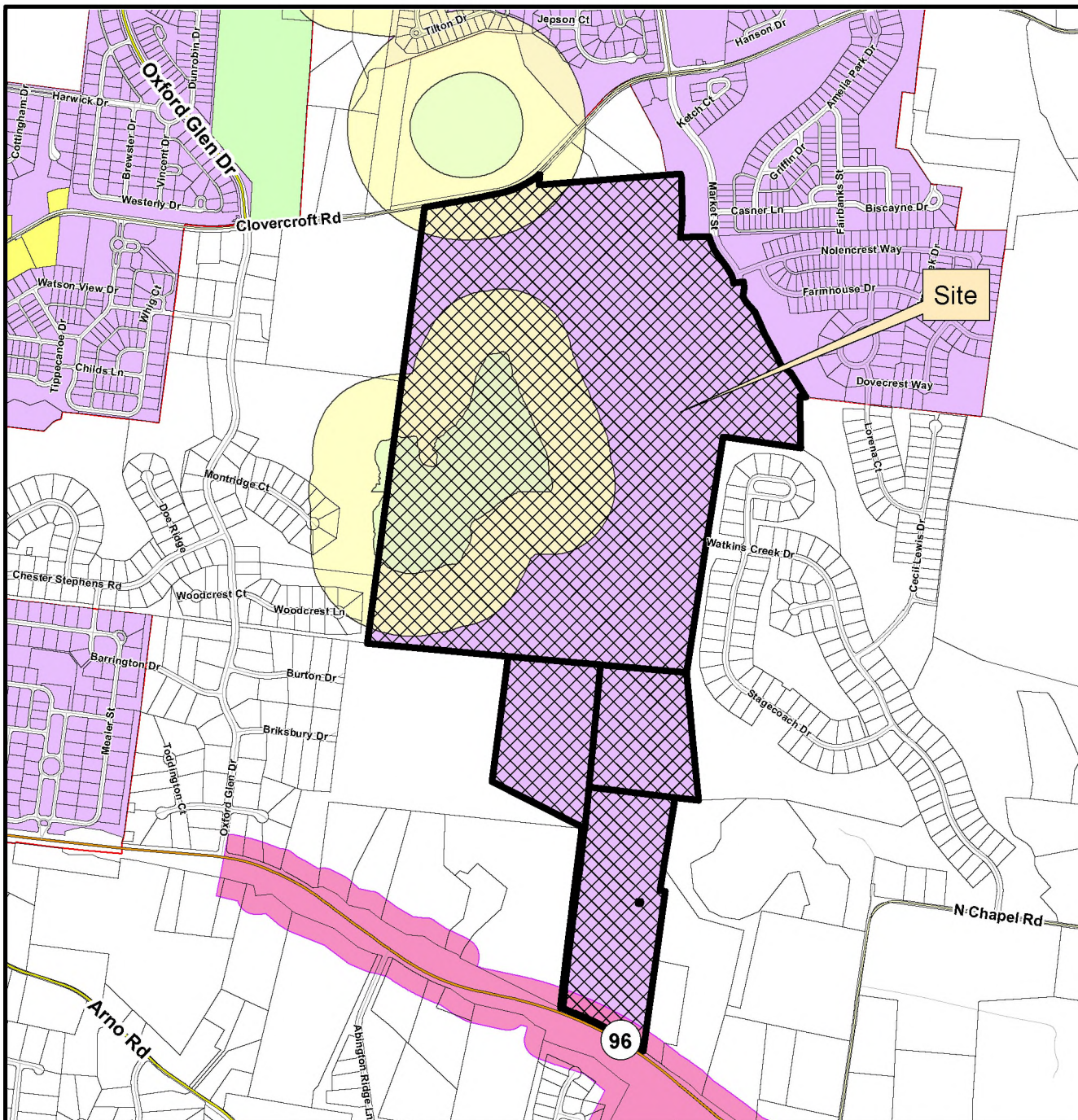
**POPLAR FARMS PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-58**

Project Information

Existing Zoning: Planned District (PD 1.84)
Existing Land Use: Agricultural
Proposed Land Use: Residential
Overlay Districts: SCO, HHO, 500' Buffer of Hillside
Site Acreage: 295.275 acres
Proposed Number of Dwelling Units: 546
Proposed Building Height: 1-3 stories

Legend

-  Poplar Farms PUD Subdivision
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  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



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



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Planning

General Issues

4. Setbacks

chelsea.randolph@franklintn.gov **Advisory Comment to remain:**

To be more consistent with similar requirements in the Zoning Ordinance DRT will not support 5' setbacks on 65' wide lots. DRT can support 7.5' setbacks for 65' lots.

5. Slopes

chelsea.randolph@franklintn.gov **Advisory Comment to remain:**

Lots 232, 233, and 238 will only be permitted to be buildable lots if, at site plan, applicant can provide more detailed topographic information to prove that the site can be developed without disturbing the natural slopes that are 14% or greater, per Section 17.1.4 of the Zoning Ordinance. If adequate area for development cannot be provided, the land within these lots will be absorbed into adjacent lots, or included in open space lots. In addition, if the lots are deemed unbuildable at site plan, the loss of lots cannot be mitigated by the addition of lots elsewhere.

17. Elevations

chelsea.randolph@franklintn.gov Applicant shall remove the elevation that indicates a garage connected by a breezeway or what the applicant was referring to as a "porte-cochere garage". The zoning ordinance defines this as an accessory structure and PD zoning requires that all accessory structures are located at least 5 feet behind the principal building and at least 5 feet from any lot line. This elevation should be removed or updated to meet the requirements. Refer to Chapter 3.10 for the setbacks and Chapter 23 for the definition of "Accessory Structure".

SITE DATA CHART	
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Front Yard	10 Feet
Front Yard : Market Street	30 Feet
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16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL

17. THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES

EXISTING FACILITIES

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UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT

2) DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILGROFFIN UTILITY DISTRICT.
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100 GPD
DEMAND IN GALLONS PER DAY PREVIOUS: 1,050 GPD

DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED
PRE-DEVELOPMENT FLOWS.

3) RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT

4) NATURAL GAS SERVICE
UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

5) ELECTRIC SERVICE
UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.

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27. NO HVAC UNITS MAY BE PLACED WITHIN 5' SIDE YARD SETBACKS.
- PLAN LEGEND

EXISTING TREE CANOPY

CANOPY TO BE PRESERVED

EXISTING CONTOURS

PROPOSED CONTOURS

TP

NATIVE TRAIL

14 - 19.99% SLOPES

20% SLOPES AND GREATER

CRITICAL LOT

LOT LESS THAN 40' IN WIDTH

0' 100' 200' 400'

NORTH

EDGE

4610 CHARLOTTE AVENUE, SUITE 100
NASHVILLE, TN. 37209
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CONSULTANTS

PROJECT NAME

Poplar Farms
PUD Subdivision

Development Plan
COF # 8272

Revision 1
Franklin, TN

CLIENT

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO.

18126

Date:

06/26/2023

Issued for:

Development Plan

REVISIONS

1

8/14/2023

PER CITY COMMENTS

2

9/5/2023

PER CITY COMMENTS

Sheet Title

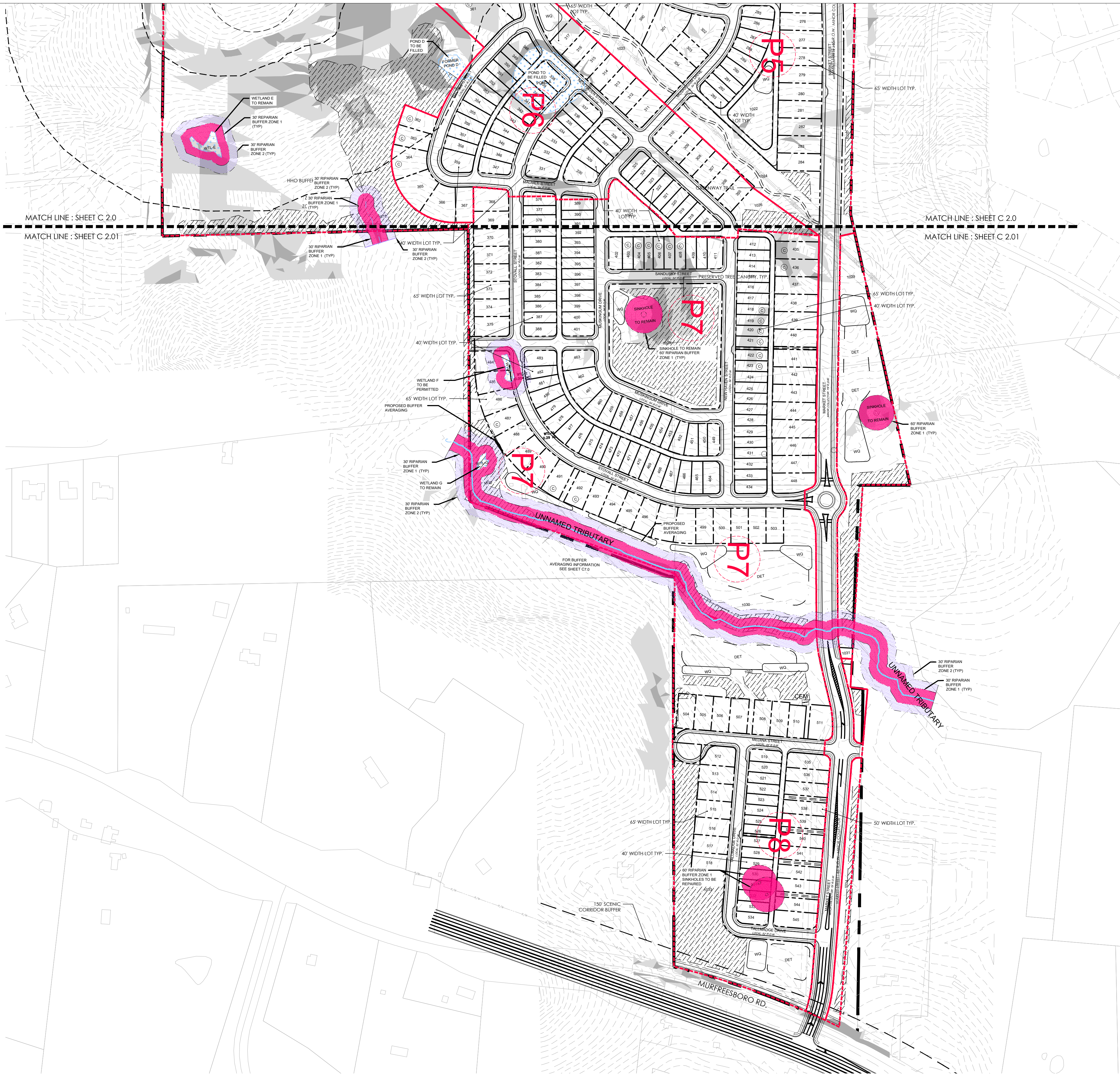
OVERALL
DEVELOPMENT PLAN

SEAL

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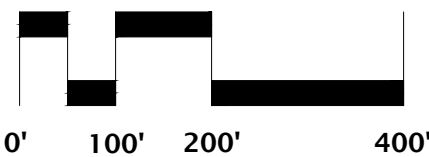


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PLAN LEGEND

- | | | | |
|--|--------------------------|--|----------------------------|
| | EXISTING TREE CANOPY | | 14 - 19.99% SLOPES |
| | CANOPY TO BE PRESERVED | | 20% SLOPES AND GREATER |
| | EXISTING CONTOURS | | CRITICAL LOT |
| | PROPOSED CONTOURS | | LOT LESS THAN 40' IN WIDTH |
| | TP TREE PROTECTION FENCE | | |
| | NATIVE TRAIL | | |



EDGE

4610 CHARLOTTE AVENUE, SUITE 100
NASHVILLE, TN. 37209
615.250.8154
www.edgela.com

CIVIL ENGINEER

ENERGY LAND & INFRASTRUCTURE
LAND DEVELOPMENT, SITE DESIGN, TRANSPORTATION, SITE
CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL, ENGINEERING, PLANNING, AND DESIGN

Poplar Farms
PUD Subdivision

Development Plan
COF # 8272

Revision 1
Franklin, TN

Meritage Homes

5217 Maryland Way, Suite 222
Brentwood TN 37027

PROJECT NO. 18126

Date: 06/26/2023

Issued for: Development Plan

REVISIONS

1	8/14/2023	PER CITY COMMENTS
2	9/5/2023	PER CITY COMMENTS

OVERALL
DEVELOPMENT PLAN



Sheet Number

C2.1

Poplar Farms: COF 8272

Franklin, TN

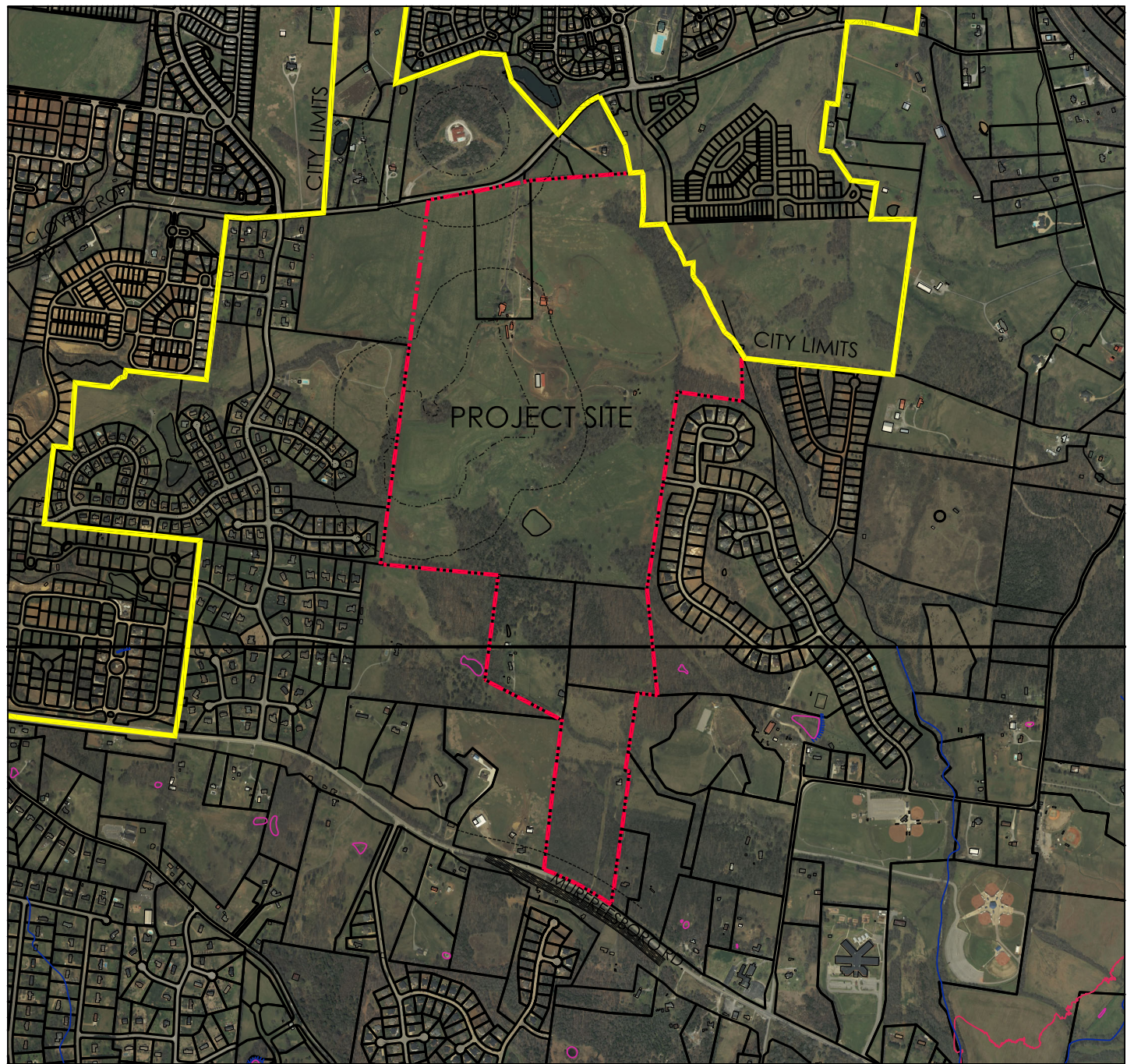
DEVELOPMENT PLAN

REVISION 1
ZONING: PD 1.84

Pre-application Submittal: 7.31.2023
Initial Submittal: 8.14.2023
Re-Submittal: 9.7.2023

PREPARED FOR:
MERITAGE HOMES
5217 Maryland Way, Suite 222

Brentwood TN 37027
615.992.2050



VICINITY MAP

NOT TO SCALE

GENERAL NOTE:

1. Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12/12/2020
SUBDIVISION REGULATIONS	12/12/2019
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	4/25/2023

CIVIL ENGINEER



Energy Land & Infrastructure, LLC
1420 Donelson Pike, Suite A-12
Nashville, TN 37217

OWNER



Meritage Homes
5217 Maryland Way, Suite 222
Brentwood, TN 37027

REVISION NOTE:

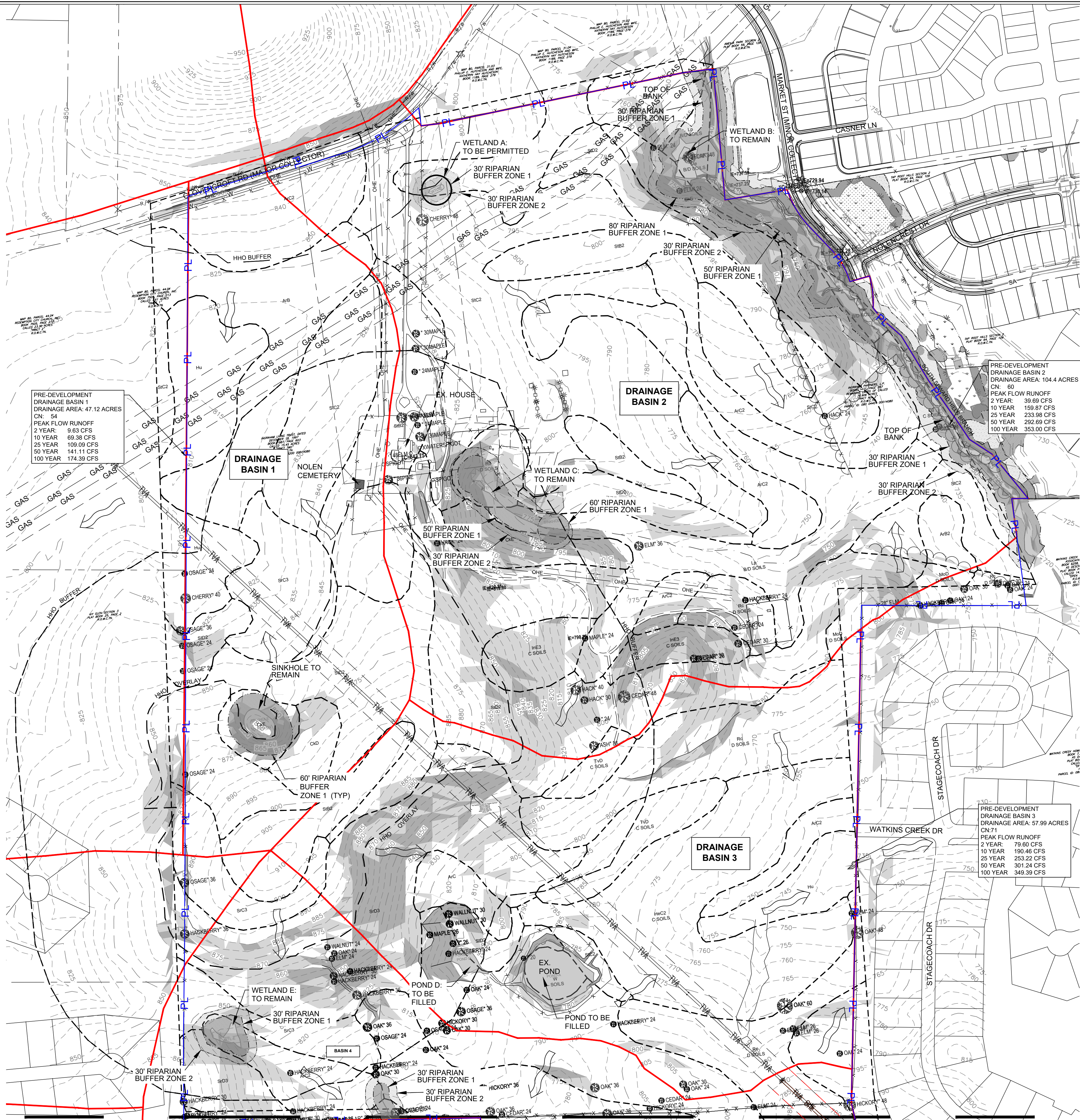
- THIS REVISION SOLELY REQUESTS A PROPOSED CHANGE TO SIDE YARD SETBACKS FOR THE 65' WIDE FRONT LOADED LOTS ONLY. NO OTHER REVISIONS TO THE APPROVED DEVELOPMENT PLAN ARE BEING REQUESTED.**
- THIS REVISION REFLECTS UPDATED SECTION LINES PER CURRENTLY APPROVED SITE PLANS.**

APPLICANT:

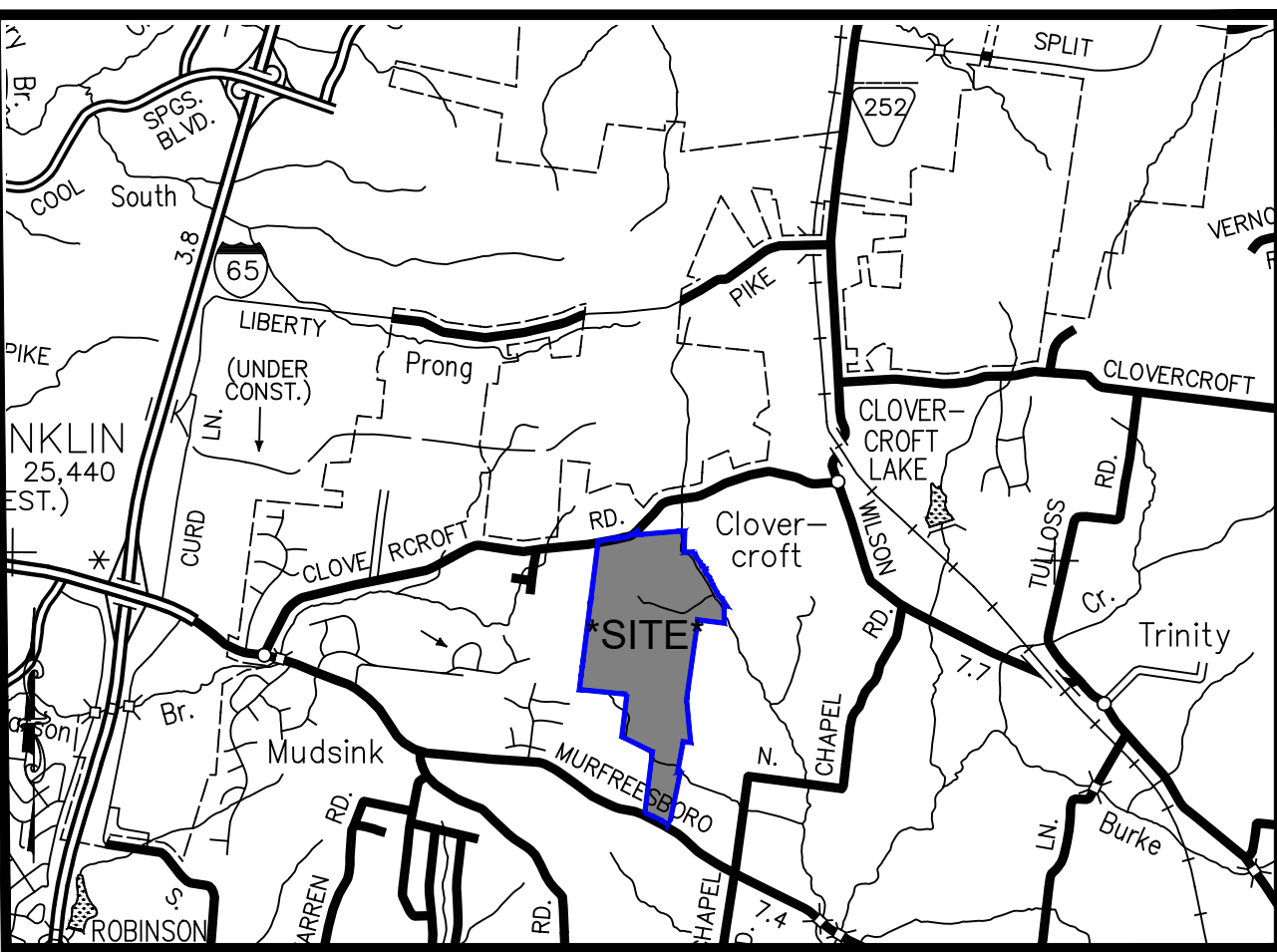


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GRADING & DRAINAGE PLAN	C3.1
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MATCHLINE SEE SHEET C1.1



VICINITY MAP
N.T.S.

SITE DATA

SUBDIVISION DEVELOPMENT	POPLAR FARMS
EXISTING ZONING/ CHARACTER OVERLAY	WILLIAMSON COUNTY MGA-1 SCO: SCENIC CORRIDOR OVERLAY HHO: HILLSIDE/HILLCREST OVERLAY
PROPOSED ZONING	PD (PLANNED DISTRICT)
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD)	
ACREAGE OF THIS SITE	295.275 +/- ACRES
EXISTING TREE CANOPY	SEE SHEET L1.0 TREE PRESERVATION PLAN

EXISTING SITE INFORMATION

Existing conditions information for the north part of Poplar Farms (formerly the Ingraham Property) is taken from a Boundary and Topographic survey by ELI, dated February 9, 2019. The information is supplemented with survey and design data from the Tap Root Hills and Amelia Park developments, and GIS data for off-site information.

Existing conditions for the south part of Poplar Farms (formerly the Stovall Property) is from a combination of an ALTA survey by ELI in 2019, field survey by ELI in progress, a previous survey by Tom King, RLS, and supplemented by GIS data for contours and off-site information.

The location of the future TDOT widening for Franklin Road (SR-96) is taken from plans provided by TDOT, dated 5-29-2019.

PRE-DEV STORMWATER NARRATIVE

The Poplar Farms subdivision is made up of the former Ingraham and Stovall properties, and covers approximately 295.3 acres. Runoff from the site flows toward either east toward South Seward Hills Branch, or west toward Watson Branch. The existing site is divided into four (4) distinct drainage basins. Basin 1 drains the northwest part of the site, flowing west and leaving the site south of the underground gas pipeline. After leaving the site, stormwater flows parallel to the gas easement, under Oxford Glen Drive, and then to Watson Branch. Basin 2 drains the northeast part of the property to South Seward Hills Branch. Basin 3 drains the middle part of the site toward the east to an existing drainage system at Watkins Creek Drive, and eventually to South Seward Hills Branch. Basin 4 is the southern part of the site, and drains to Unnamed Tributary, which flows through the site from west to east, and eventually to South Seward Hills Branch. Grading & Drainage Data Charts have been prepared and are shown for each basin.

The existing property consists of farmland, residential homes, and related farm and family structures.

DEMOLITION

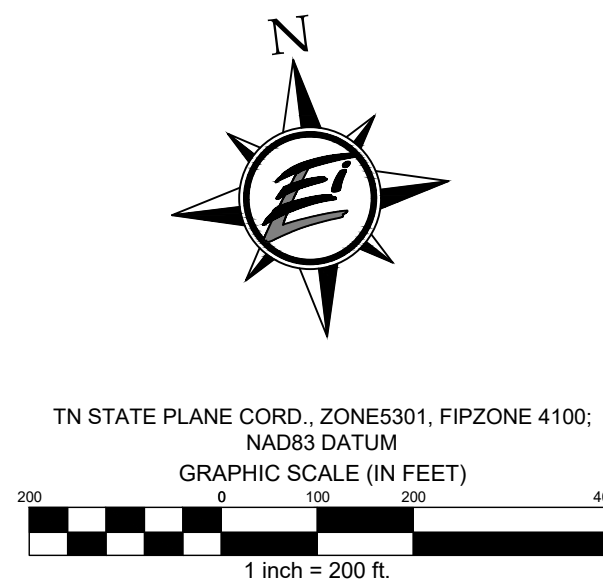
Existing structures including houses, barns, sheds, etc. will be removed. Existing driveways, driveway culverts, fences, and overhead utilities will be removed. Both cemeteries are to remain.

SOILS LEGEND

ARB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES
ARB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
ARC	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES
ARC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED
CAD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES
CCE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES
EG	EGAM SILT LOAM, PHOSPHATIC
HwB2	HAMPSHIRE-COLBERT SILT LOAMS, 2 TO 5 PERCENT SLOPES, ERODED
HwC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT SLOPES, ERODED
HwC3	HAMPSHIRE-COLBERT SILTY CLAY LOAMS, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC
ImE	INMAN FLAGGY SILTY CLAY LOAM, 20 TO 30 PERCENT SLOPES, ERODED
InE3	INMAN SILTY CLAY LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED
Lp	LINDSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
Mp	MELVIN SILT LOAM, PHOSPHATIC
MdD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES
Rc	ROCKLAND
SC1	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED
SD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED
SB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES
SC2	STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED
ST2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
TVD	TALBOTT VERY ROCKY SOILS, 2 TO 15 PERCENT SLOPES

SLOPES LEGEND

	14% TO 20%
	>20%

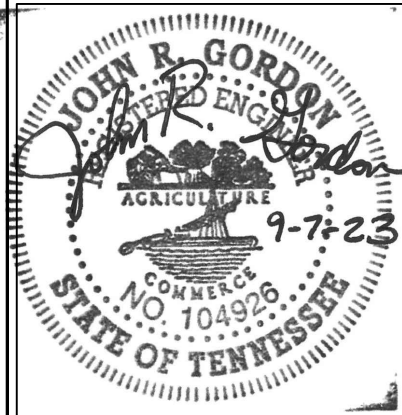


MERITAGE HOMES
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ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE SUITE A-12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

POPLAR FARMS
PUD Subdivision
Development Plan, Revision 1
COF#8272
Franklin, Tennessee

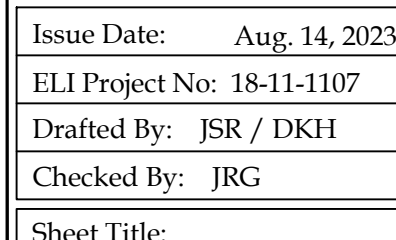
Rev.	Date	address staff comments	Revision Description
1	9-7-2023		



Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

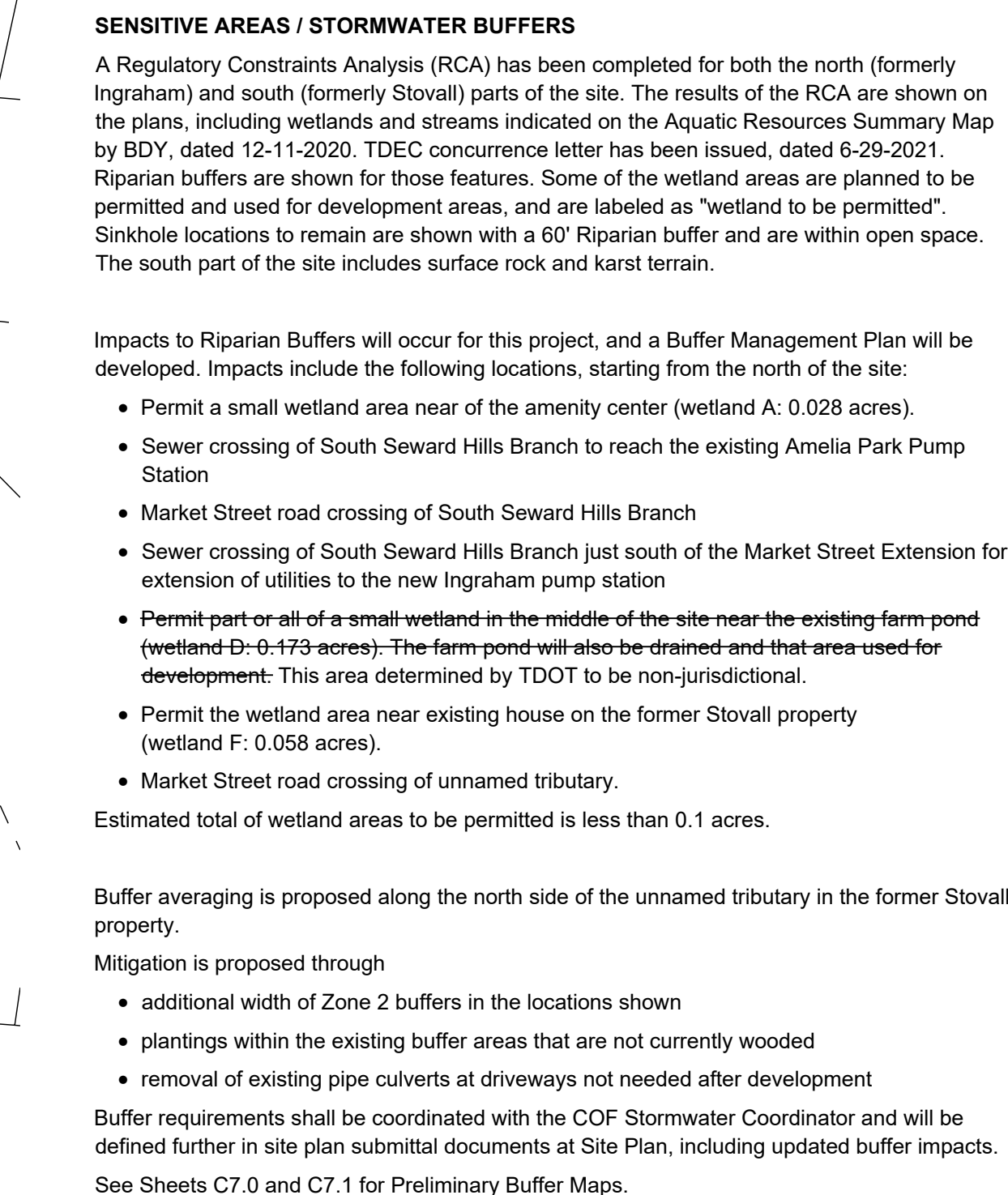
EXISTING
CONDITIONS
PLAN

Sheet No.
C1.0

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Sheet No.

C1.1



SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 8272
Address	4099 / 41011 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80--32.00 / 80--44.01 / 88--00600 / 88--00905 / 88--00701
Project Acreage	295.275
REGULATIONS	
Existing Zoning	MGA-1 (County Zoning)
Proposed Zoning & Density	Planned District (1.84 DU / AC)
Overlay Zoning	HHO & SCO
Building Types Applied	House
Frontage Types Applied	Yard Frontage : All Lots
Lot Width(s)	34' - 40' -50'- 65' - 150'
Lot Sizes	34'x120' / 40'x120' / 50'x160' / 65'x160' / 65'x130' / 150'xVaries /ESTATE LOT
Lots Below 40' Minimum Setbacks	58 (Denoted by *)
Front Yard	10 Feet
Front Yard : Market Street	30 Feet
Side Yard	5 Feet
Side Yard (65' Lots)	5 Feet
Street Side Yard :	10 Feet
Rear Yard	10 Feet / 5 Feet or 22 Feet (Alley)
Garage Setback (65' Front Load)	40 Feet
Estate Lot Setbacks	
Front Yard : Market Street	30 Feet
Side Yard	7.5 Feet
Rear Yard	10 Feet
Dwelling Unit Count	546
Building Height	1-3 Stories
Minimum Landscape Surface Area	20%
Open Space SF Required	5%
Open Space SF Provided	16.08 Acres - 5.4%
Natural Area SF Required	10%
Natural Area SF Provided	125.46 Acres - 42%
Tree Canopy Retention Required	48%
Tree Canopy Retention Provided	48%
Parkland Dedication (546 Units)	\$2,349,984
	Requesting 75% Reimbursement
Parking	Met by 2 Garage Spaces / Unit

OPEN SPACE CHARTS			
NO.	SQUARE FOOT	ACRES	TYPE
1000	34,972	0.80	Natural Area
1001	16,864	0.39	Green
1002	270,507	6.21	Neighborhood Amenities
1003	2,515,591	57.75	Natural Area
1004	28,247	0.65	Natural Area
1005	52,004	1.19	Natural Area
1006	31,539	0.72	Green
1007	232,469	5.34	Natural Area
1008	725,388	16.65	Natural Area
1009	116,401	2.67	Natural Area
1010	56,121	1.29	Natural Area
1011	84,452	1.94	Greenway
1012	25,903	0.59	Natural Area
1013	118,332	2.72	Greenway
1014	31,669	0.73	Natural Area
1015	251,668	5.78	Natural Area
1016	172,391	3.96	Pocket Park
1017	169,144	3.88	Natural Area
1018	38,470	0.88	Natural Area
1019	458,473	10.53	Natural Area
1022	728,323	16.72	Natural Area
1023	6,263	0.14	Pocket park
Natural Area	5,464,843	125.46	
Open Space	700,348	16.08	

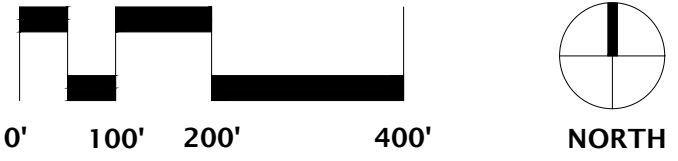


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|--|------------------------|--|----------------------------|
| | EXISTING TREE CANOPY | | 14 - 19.99% SLOPES |
| | CANOPY TO BE PRESERVED | | 20% SLOPES AND GREATER |
| | EXISTING CONTOURS | | CRITICAL LOT |
| | PROPOSED CONTOURS | | LOT LESS THAN 40' IN WIDTH |
| | TREE PROTECTION FENCE | | |
| | NATIVE TRAIL | | |



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COF # 8272

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PROJECT NO. 18126

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Issued for: Development Plan

REVISIONS

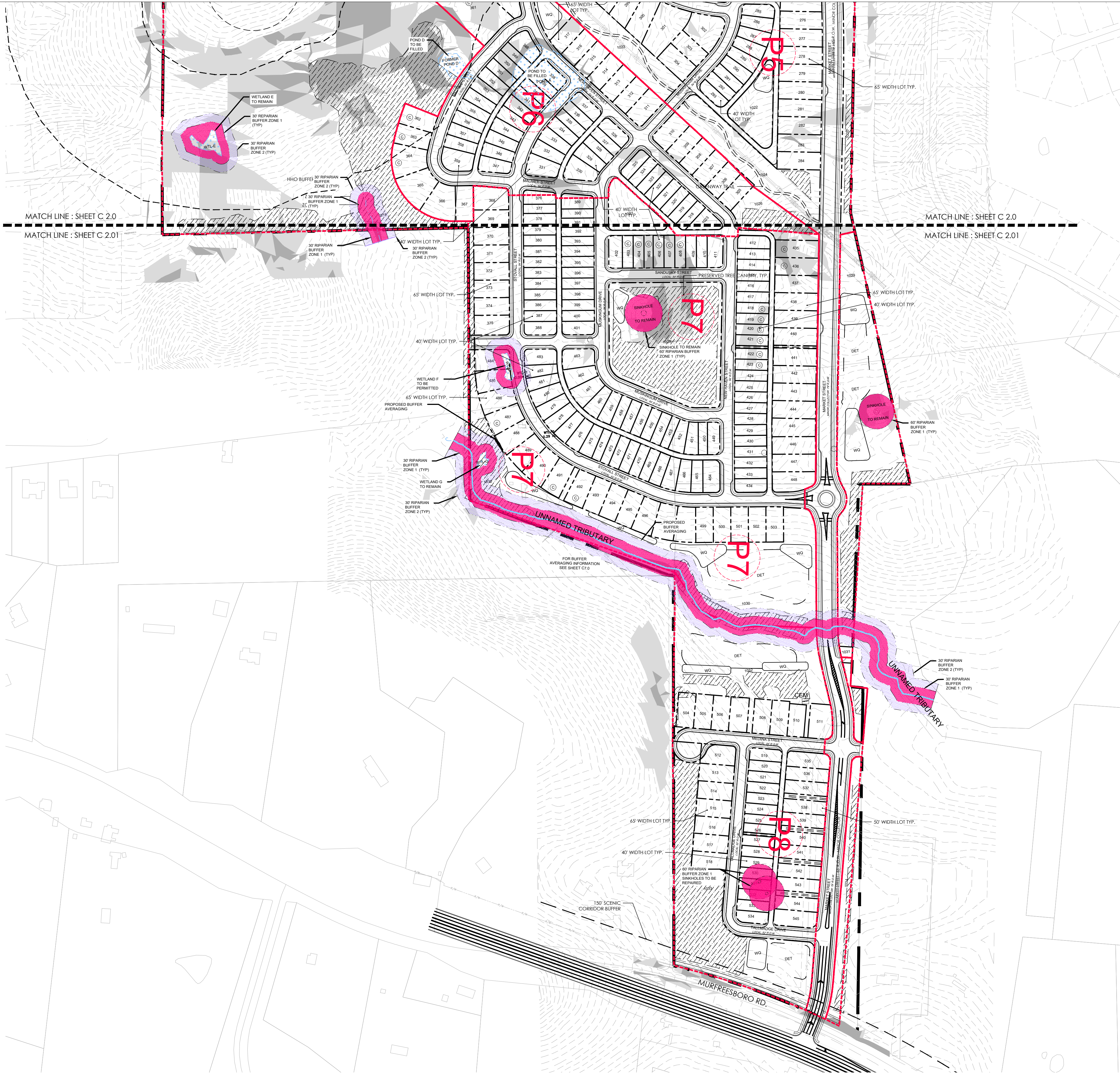
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2	9/5/2023	PER CITY COMMENTS

OVERALL
DEVELOPMENT PLAN



Sheet Number

C2.0

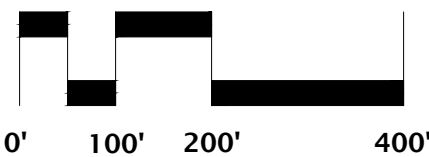


DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

- BOUNDARY INFORMATION PROVIDED BY CIVIL ENGINEER: ENERGY LAND AND INFRASTRUCTURE, LLC.
 - ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.
 - THIS PROPERTY IS REFERENCED AS: TAX MAP 080, PARCELS 32.00 & 44.01/ TAX MAP 088, PARCELS 6.00 & 9.05 & 7.01
 - THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 546 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 5,460 TOTAL VEHICLE TRIPS PER DAY.
 - ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.
 - INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.
 - ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT
 - THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.
 - LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.
 - SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 8.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED. FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS. WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.
 - WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT
 - SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.
 - NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.
 - ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.
 - DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL
 - THE TAP ROOT HILLS DEVELOPMENT IS WITHIN 500' OF THE SITE
 - WATER, SEWER & RECLAIMED WATER FACILITIES
- EXISTING FACILITIES
- SANITARY SEWER SYSTEM
UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
UTILITY DISTRICT ADDITIONAL FLOW IS 546 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
 - DOMESTIC WATER SUPPLY
UTILITY DISTRICT JURISDICTION: MILGROFFIN UTILITY DISTRICT
DEMAND IN GALLONS PER DAY 546 X 350 GPD = 191,100 GPD
DEMAND IN GALLONS PER DAY PREVIOUS: 1,050 GPD
- DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
- RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT
- NATURAL GAS SERVICE
UTILITY DISTRICT JURISDICTION: ATMOS ENERGY
 - ELECTRIC SERVICE
UTILITY DISTRICT JURISDICTION: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG CLOVERCROFT ROAD PER THE MAJOR THOROUGHFARE PLAN. THIS DEVELOPMENT WILL ALSO PROVIDE THE PROPOSED GREENWAY ALONG MURFREESBORO ROAD.
20. FROM THIS SITE, IT IS APPROXIMATELY 2.5 MILES TO FIRE STATION AT 1061 COOL SPRINGS BLVD. AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY TWO MILES AWAY ON MCEWEN DR. AT LIBERTY PARK.
21. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 546 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 349 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND TRINITY ELEMENTARY SCHOOL.
22. PARKLAND DEDICATION: APPLICANT IS REQUESTING 75% REIMBURSEMENT
23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. ALL PARKING STANDARDS FOR RESIDENTIAL USES SHALL MEET THE STANDARDS WITHIN THE ZONING ORDINANCE.
24. MINERAL RIGHTS ARE HELD BY THE PROPERTY OWNER.
25. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.
26. THE EXISTING RESIDENCE AND ASSOCIATED STRUCTURES ON SITE WILL BE RAZED.
27. NO HVAC UNITS MAY BE PLACED WITHIN 5' SIDE YARD SETBACKS.

PLAN LEGEND

- | | | | |
|--|--------------------------|--|----------------------------|
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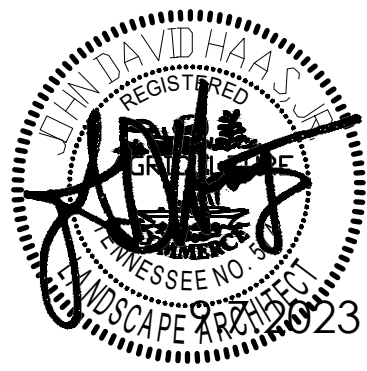
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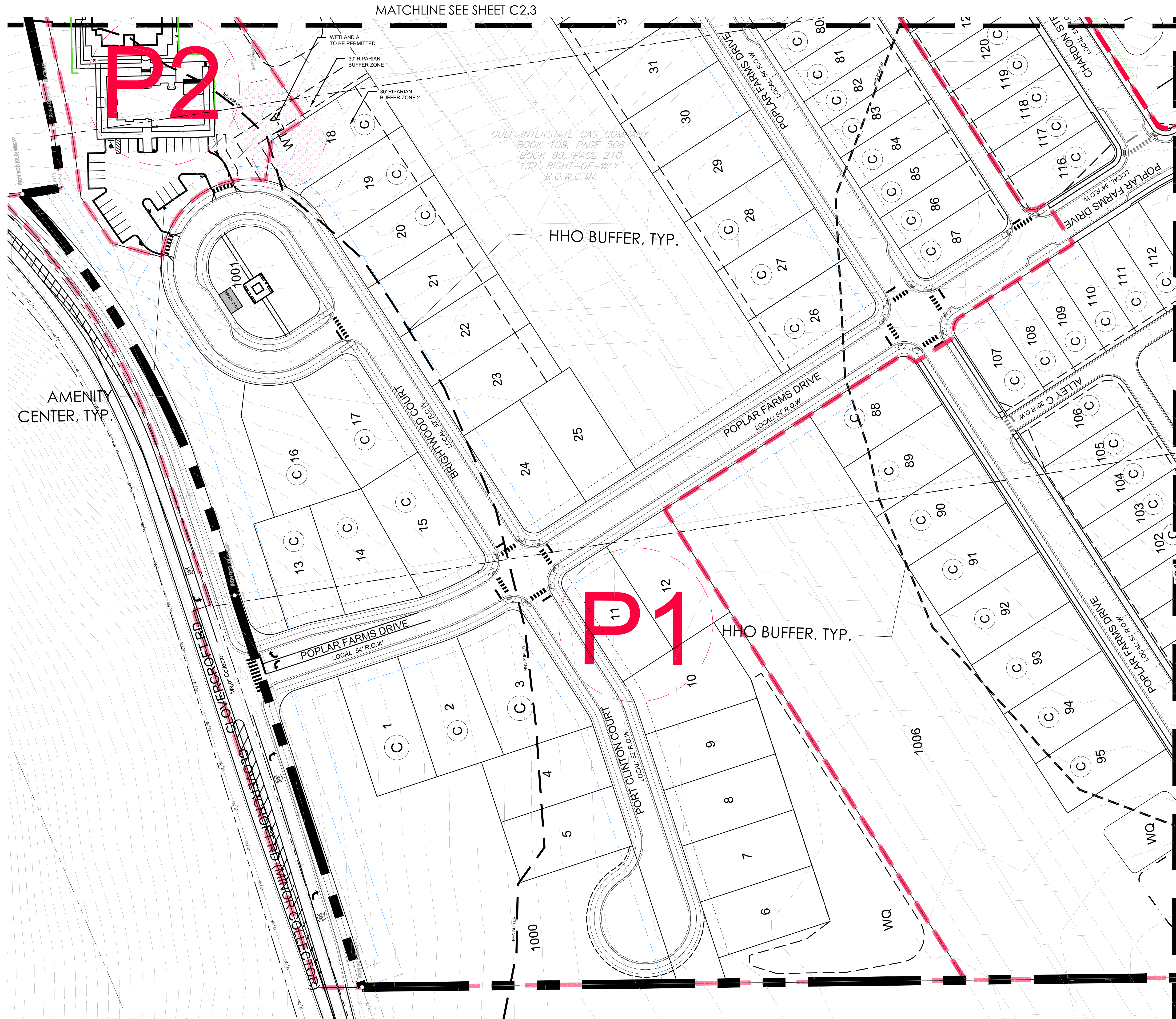
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OVERALL
DEVELOPMENT PLAN



C2.1

Sheet Number

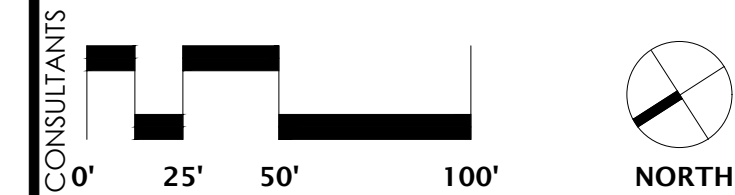


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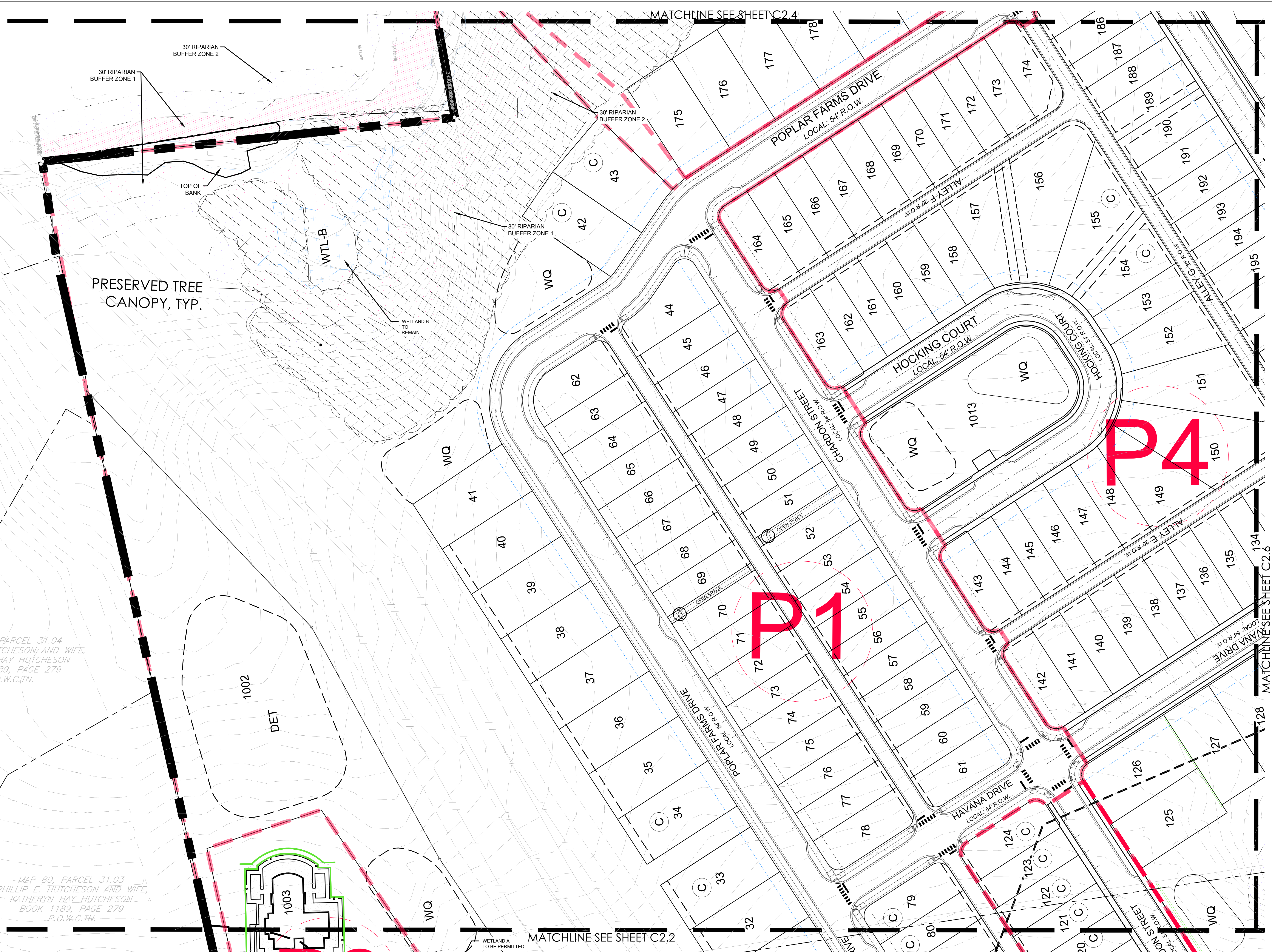
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DEVELOPMENT PLAN ENLARGEMENTS



Sheet Number
C2.2



PARCEL 31.04
HUTCHESON, AND WIFE,
HAY HUTCHESON
BOOK 1189, PAGE 279
R.O.W.-G.T.N.

MAP 80, PARCEL 31.03
PHILLIP E. HUTCHESON AND WIFE,
KATHERYN HAY HUTCHESON
BOOK 1189, PAGE 279
R.O.W.-G.T.N.

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WATER SUPPLY AND WASTEWATER TREATMENT GROUP
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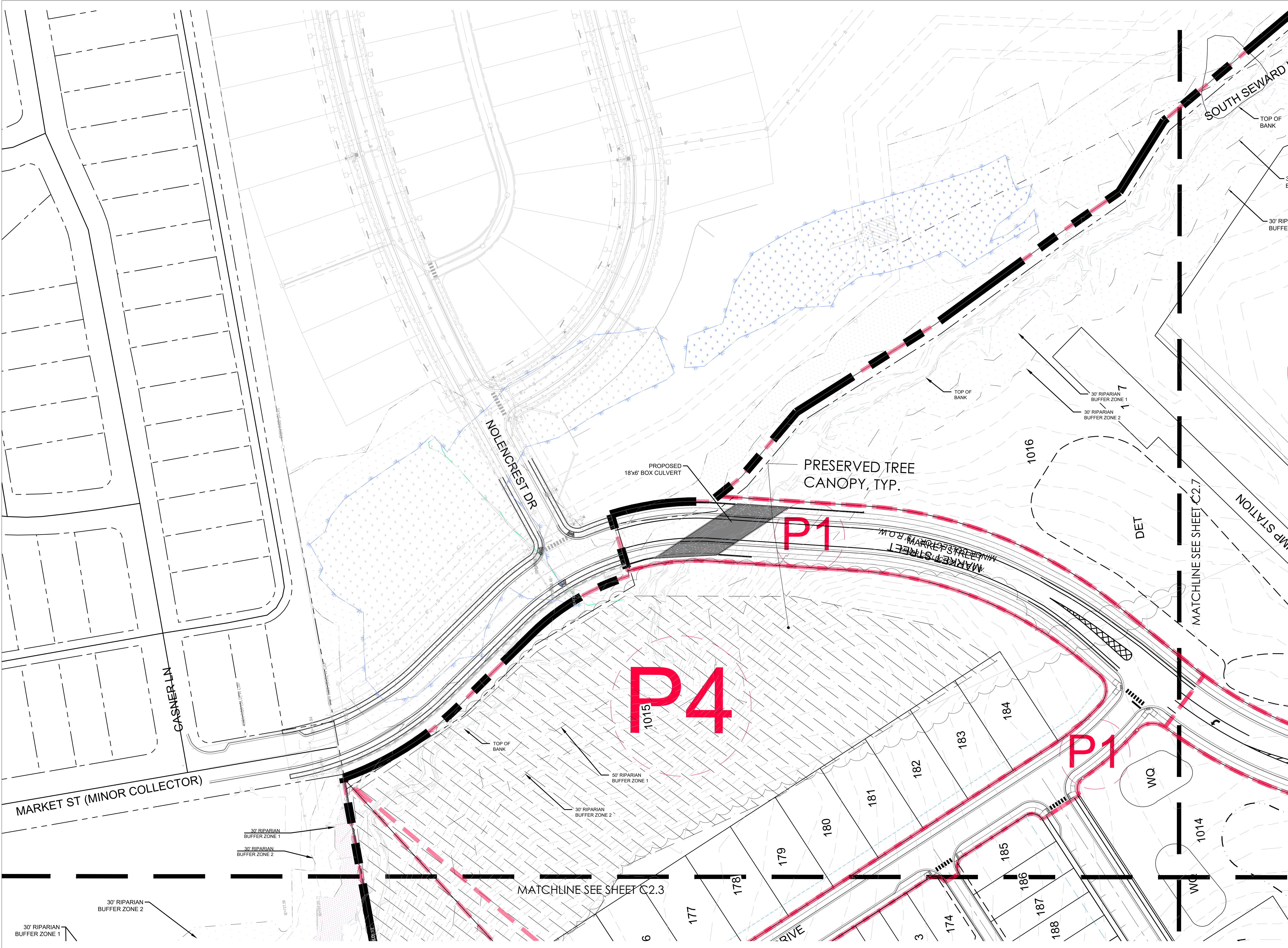
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DAVID HAA
REGISTERED
ENGINEER
Tennessee No. 12345
EXPIRATION DATE 12/31/2023

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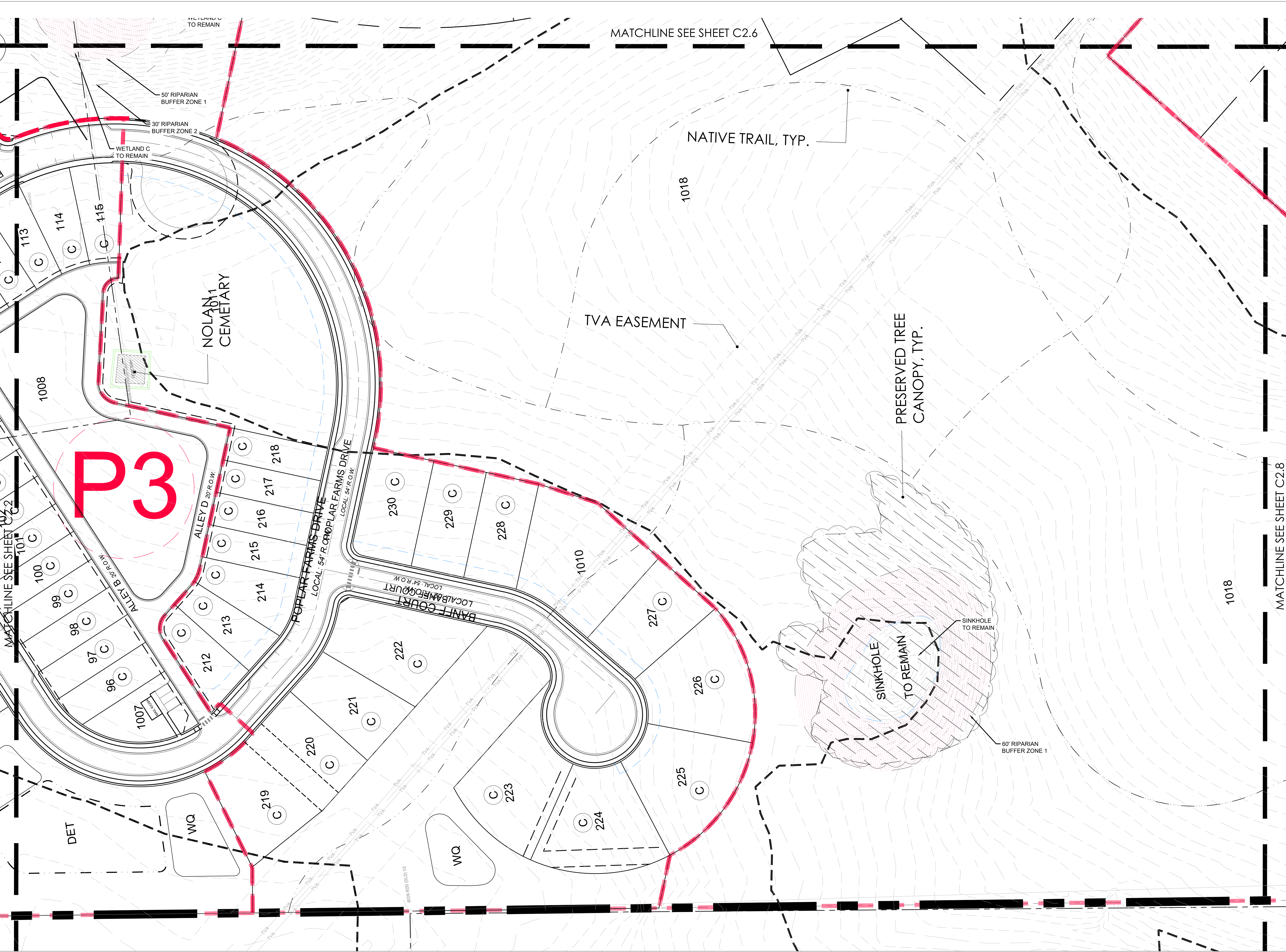
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DEVELOPMENT PLAN
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MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.8

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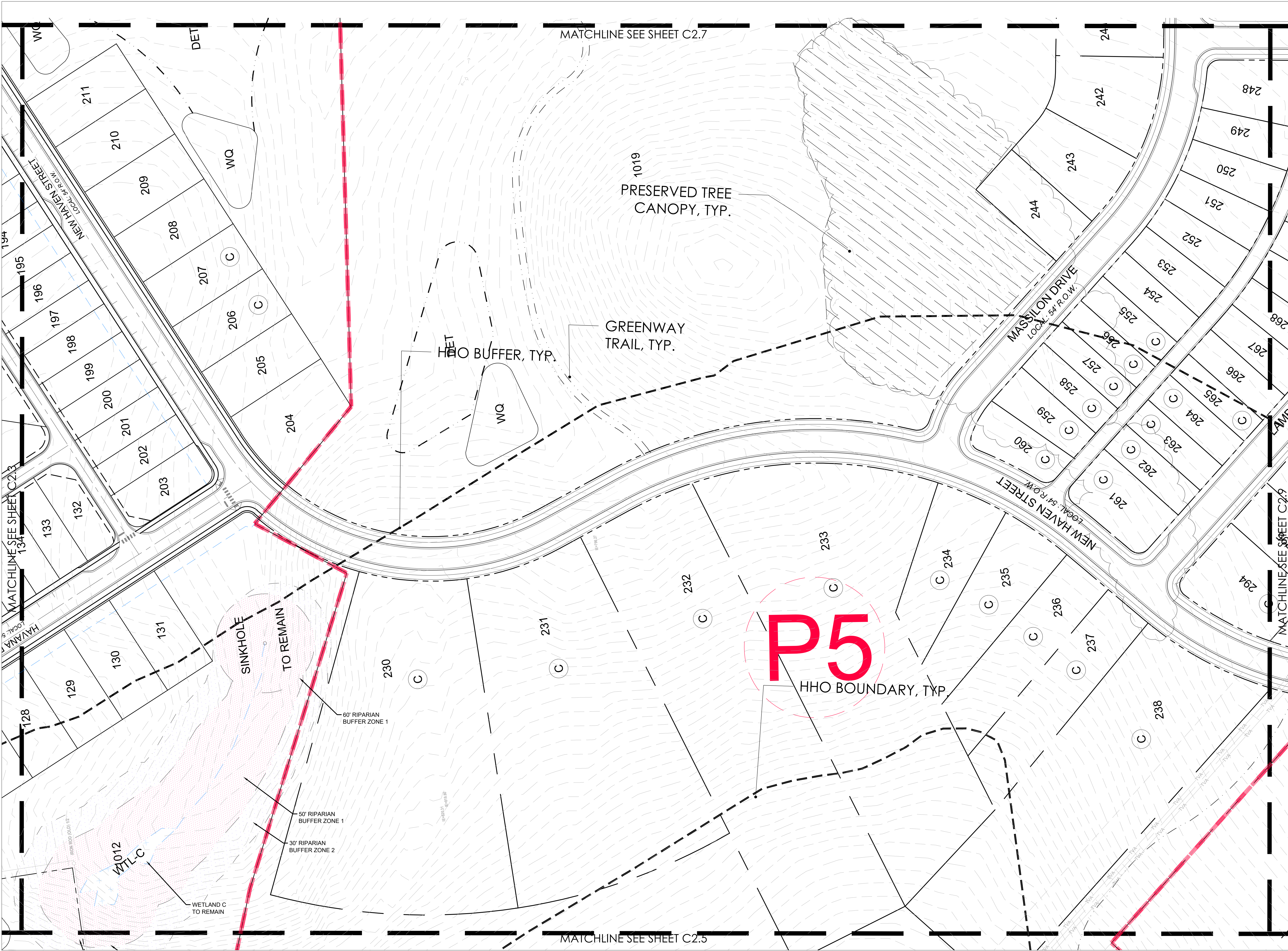
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ENLARGEMENTS

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C2.5



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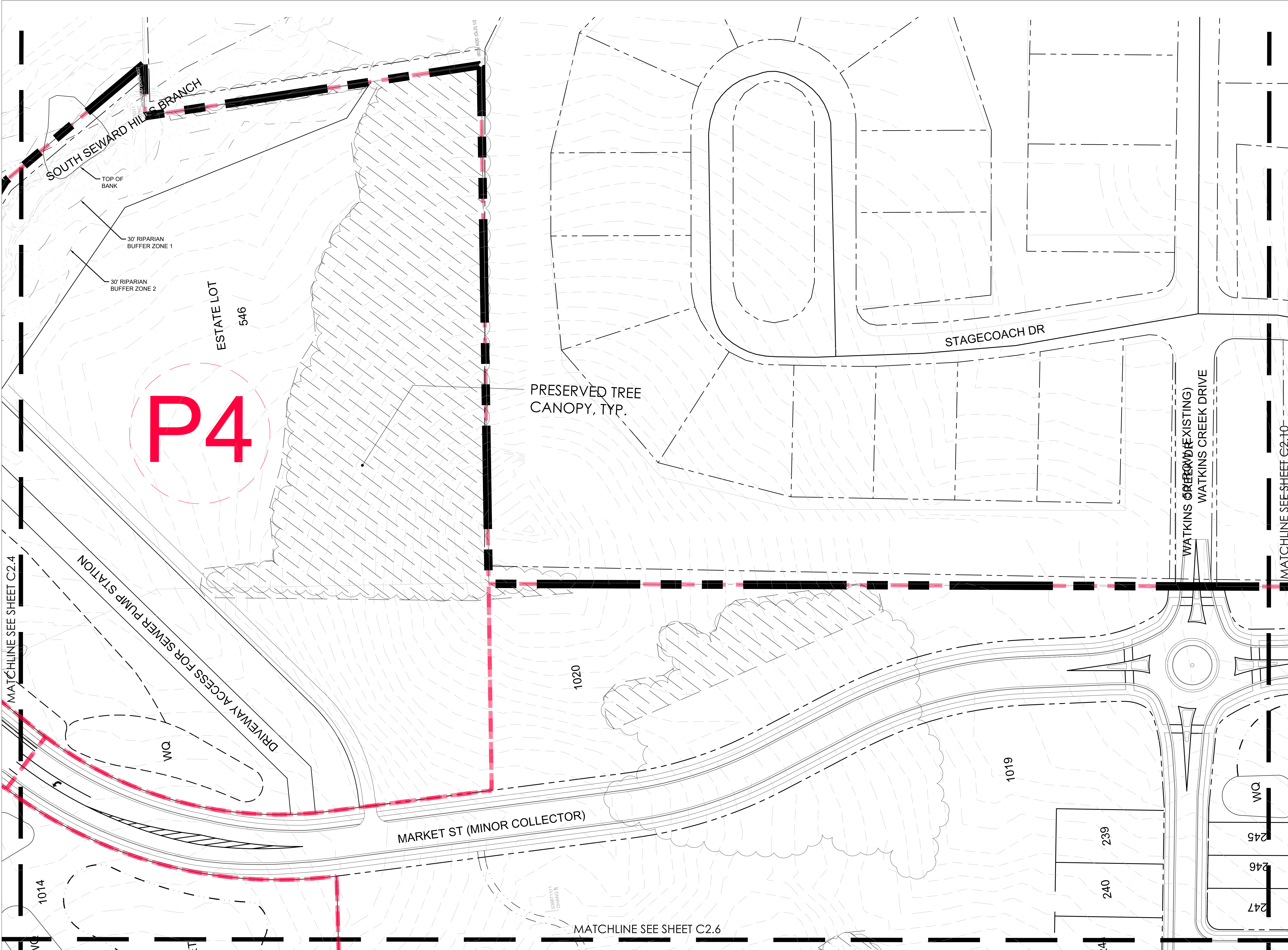
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DAVID HAA
REGISTERED
ENGINEER
Tennessee No. 32820
EXPIRATION DATE 08/31/2023

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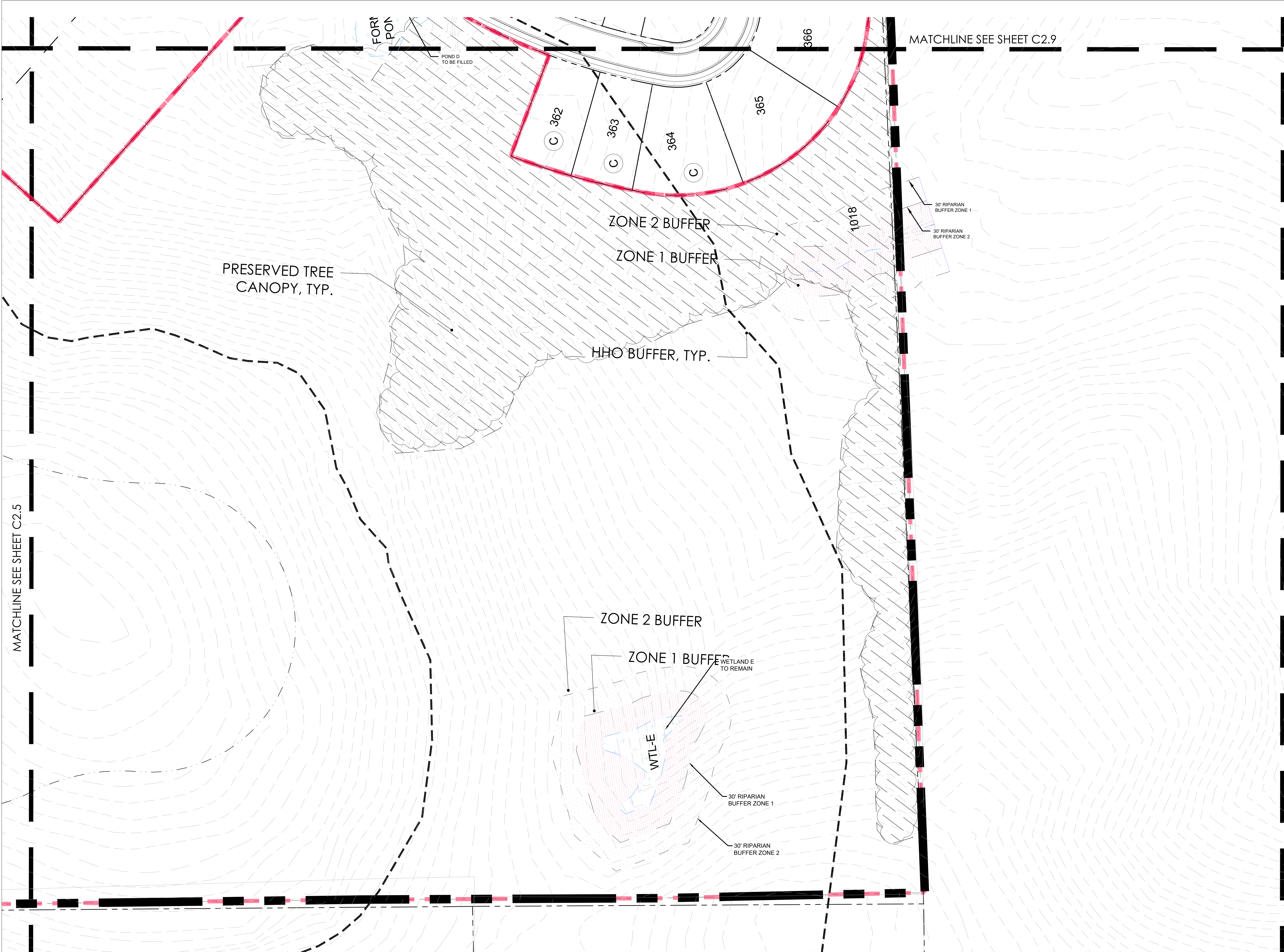
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DAVID HARRIS
REGISTERED
ENGINEER
NO. 38271
TENN. EXPIRES 12/31/2023

Sheet Number

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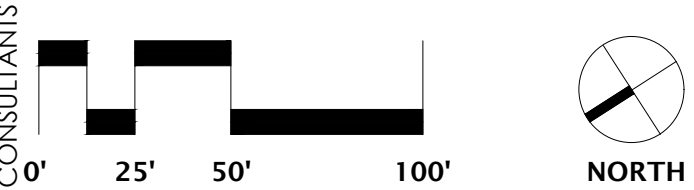


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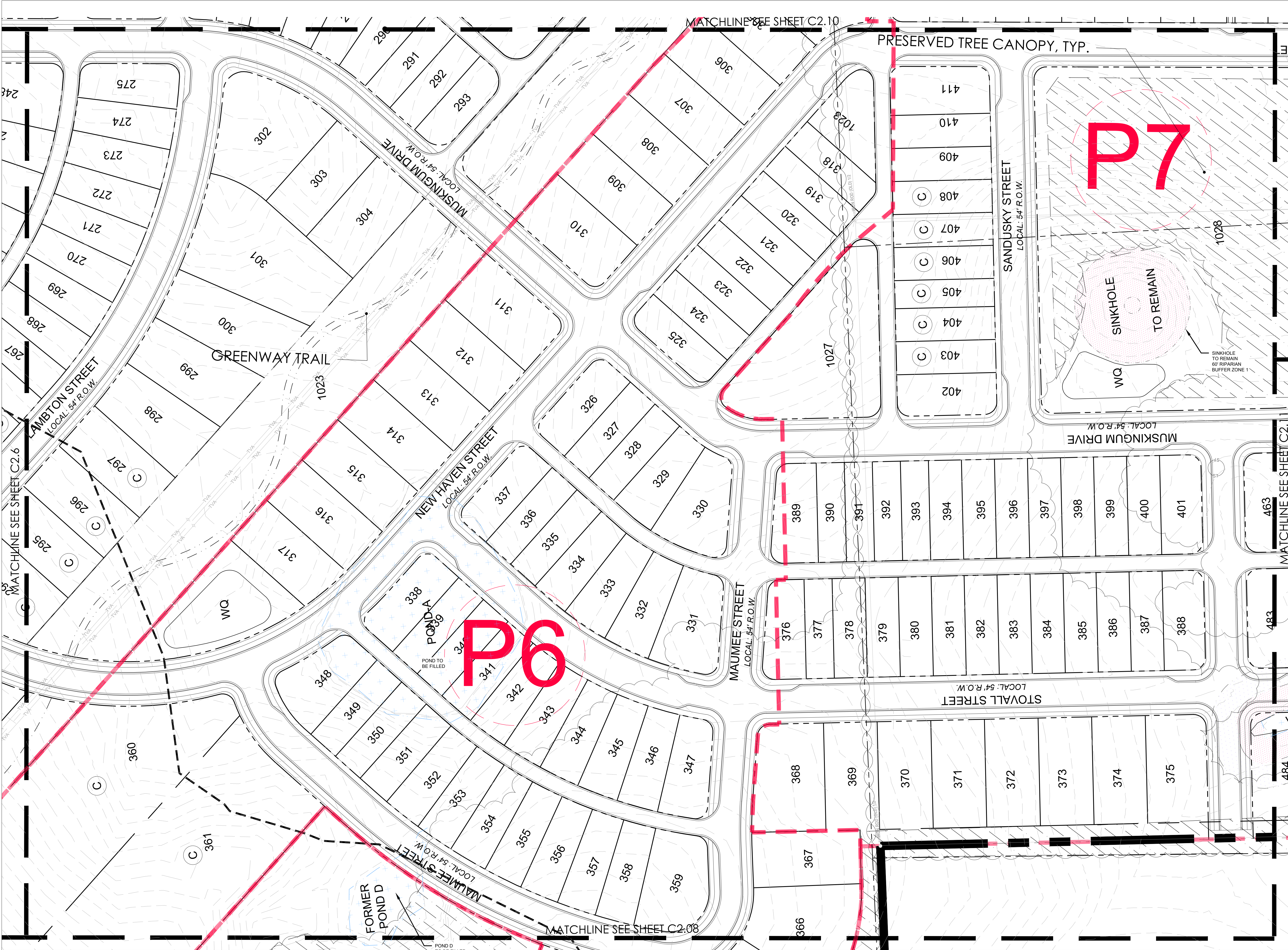
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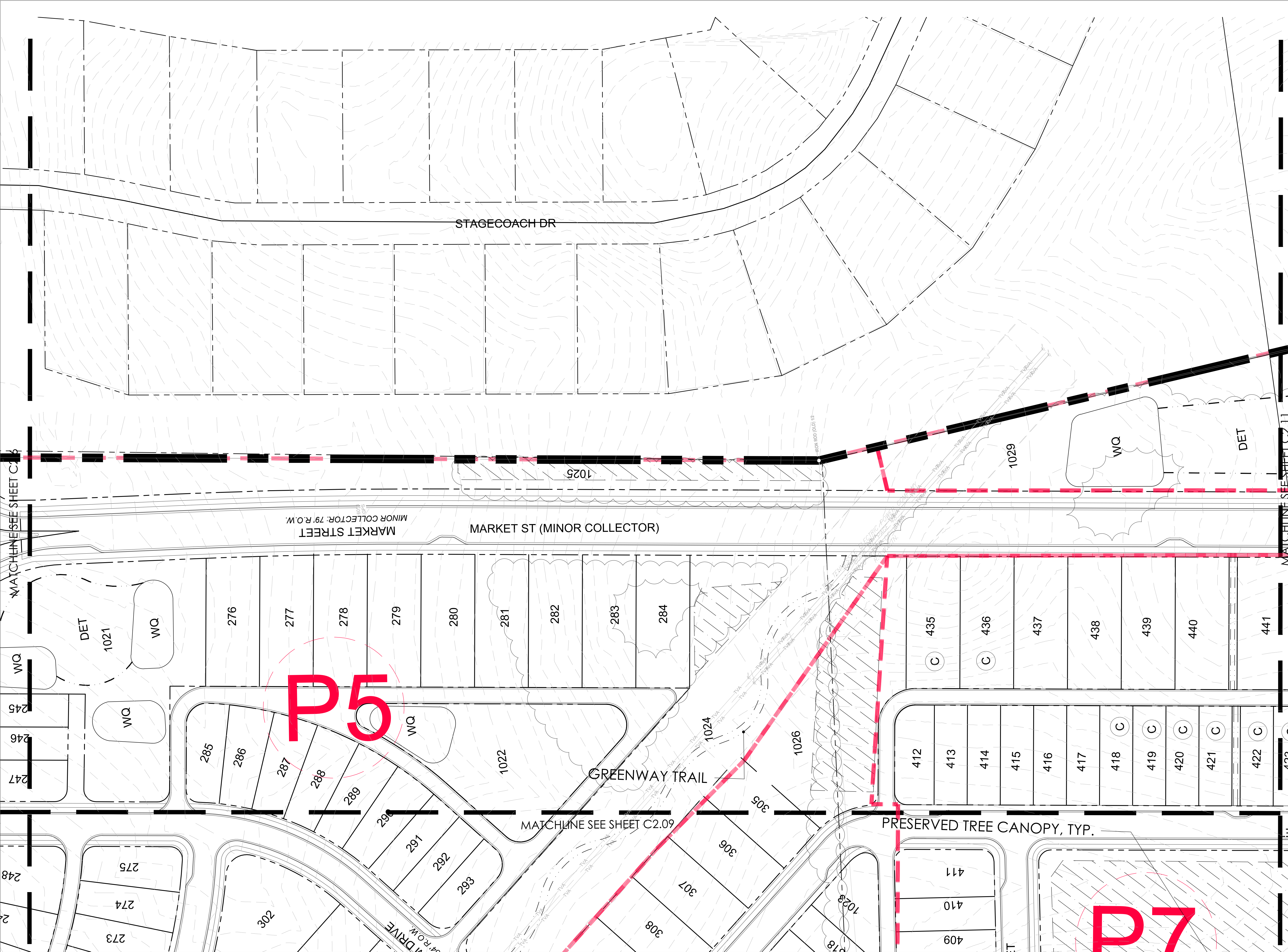
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REGISTERED

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STATE OF TENNESSEE

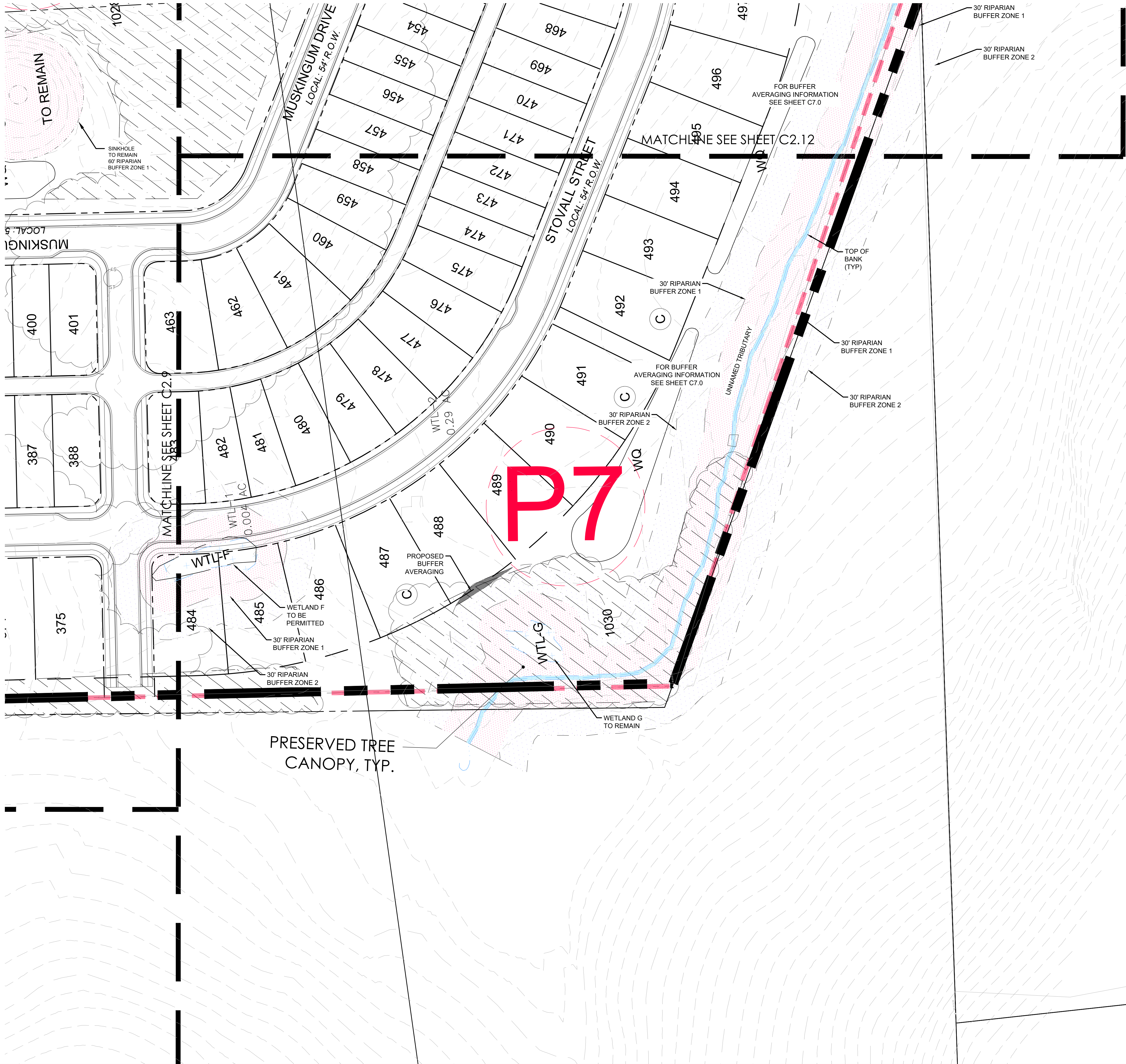
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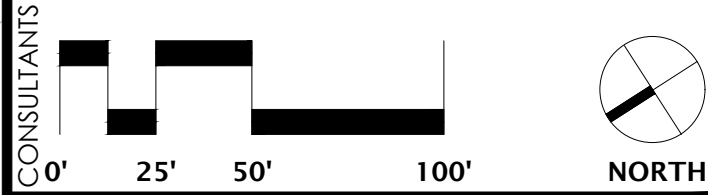


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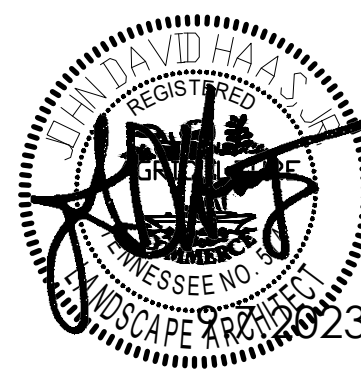
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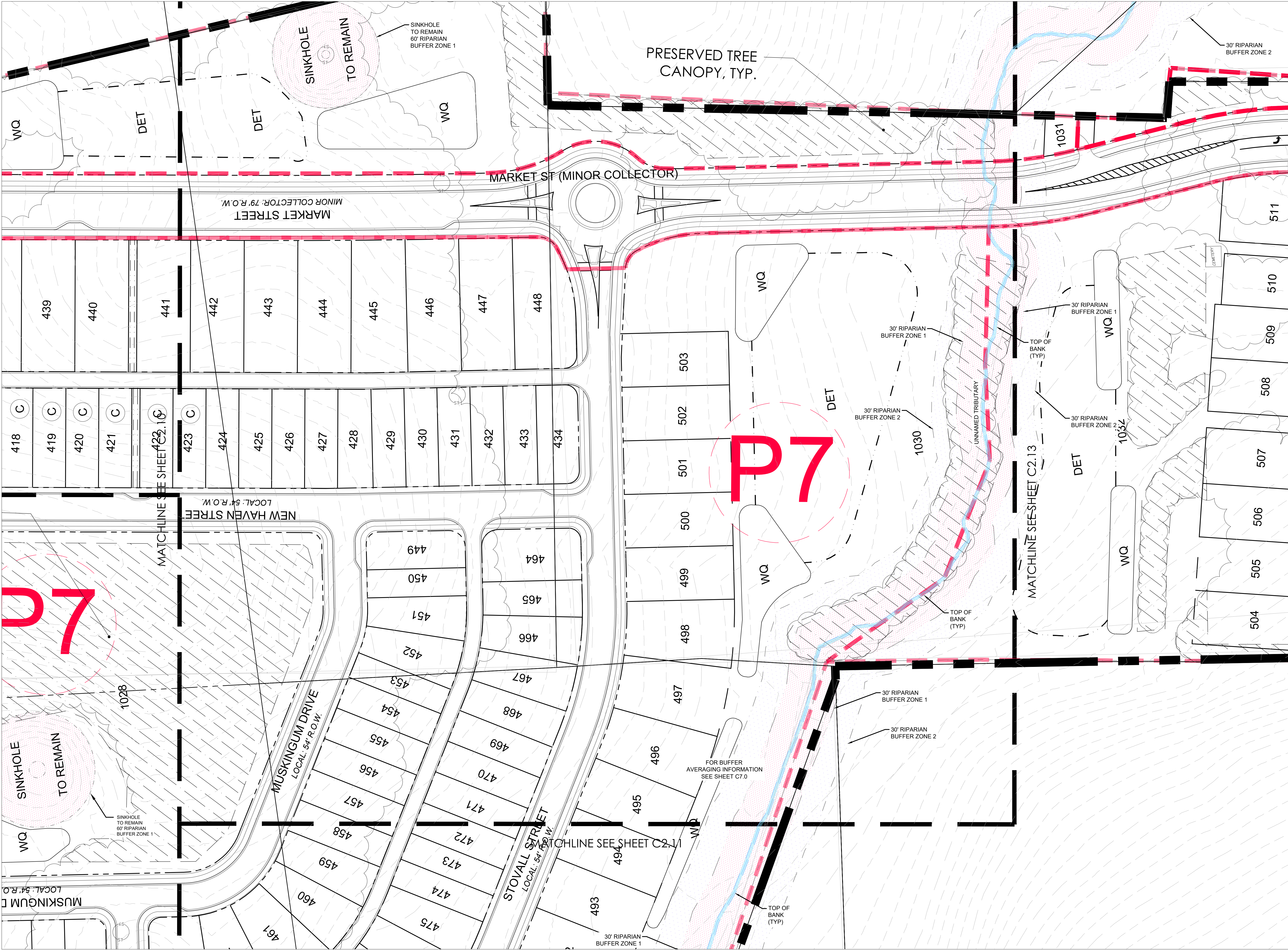
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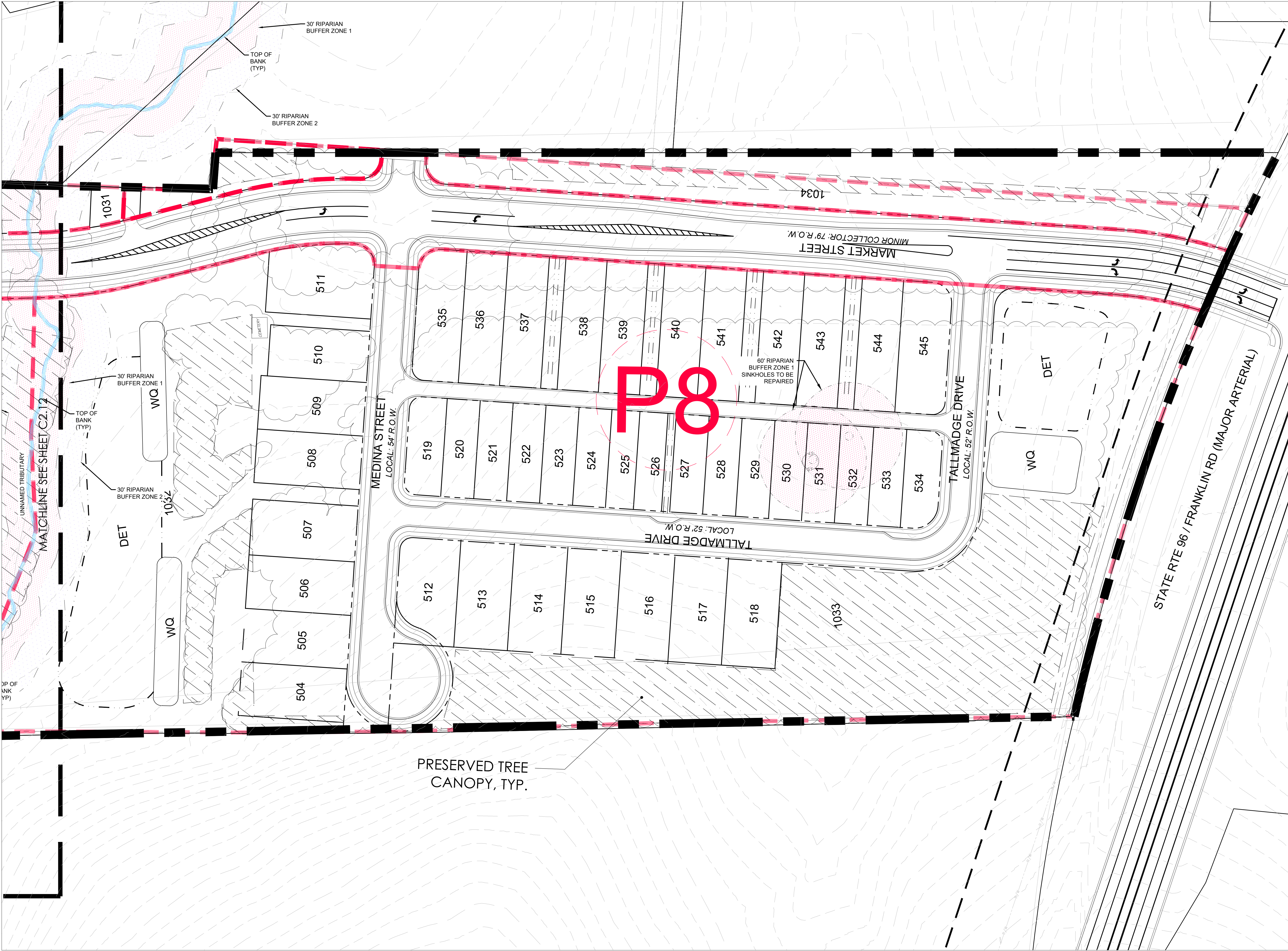
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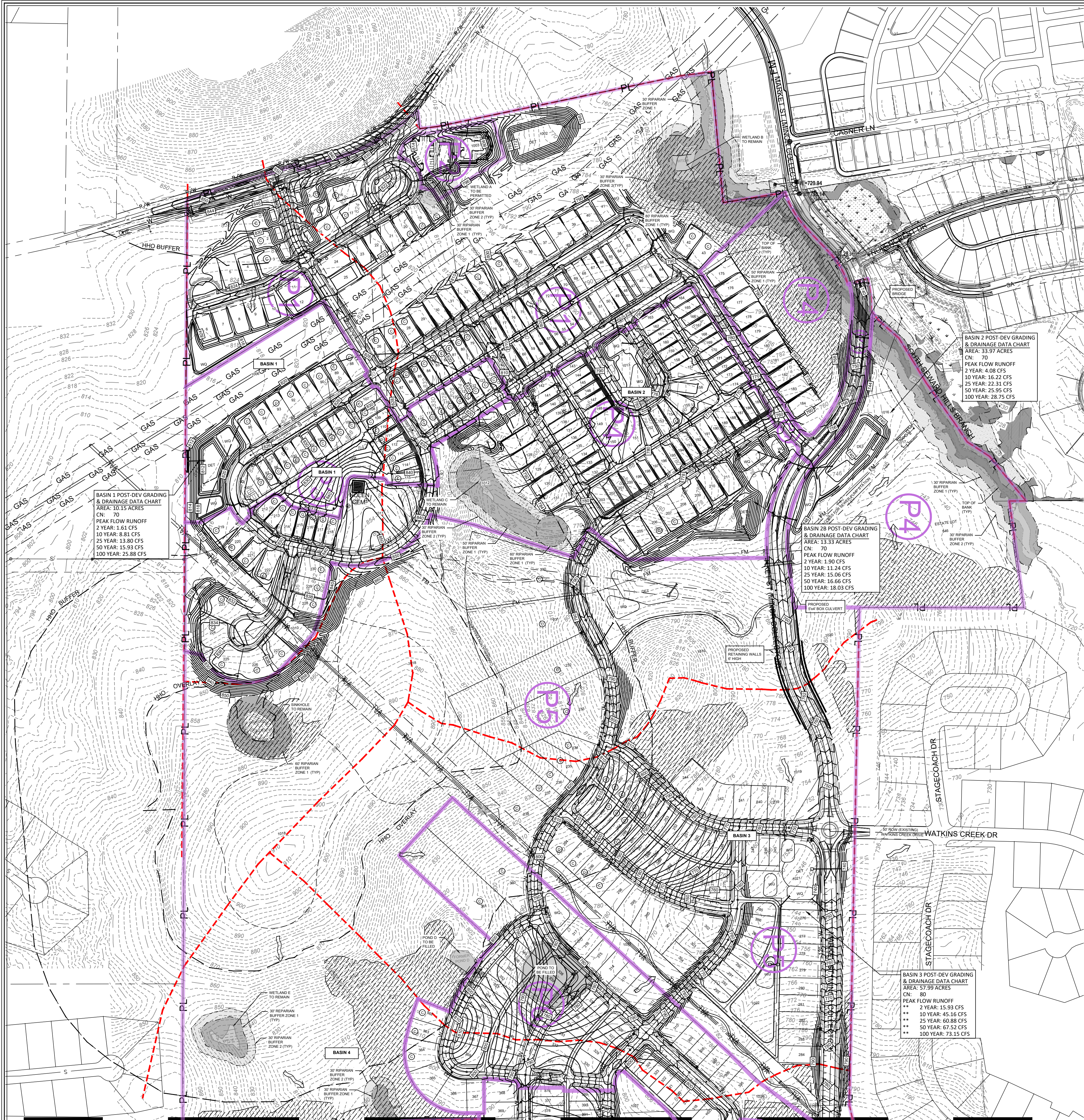
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Sheet Number

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User: jgordon
Plotted: Wednesday, September 06, 2023 10:35 pm
By: jgordon



MATCHLINE SEE SHEET C3.1

GRADING & DRAINAGE GENERAL NOTES

- Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
- The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call (811) and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

POST-DEV STORMWATER NARRATIVE

The Poplar Grove subdivision is made up of the former Ingraham and Stovall properties, and covers approximately 296 acres. The site flows generally east to South Seward Hills Branch or west to Watson Branch. The site is divided into four (4) distinct drainage basins. The boundaries of the post-development basins generally match those of the pre-development basins. Basin 1 drains west and leaves the site south of the underground gas pipeline. Stormwater from Basin 1 flows parallel to the gas easement, under Oxford Glen Drive, and then to Watson Branch. Basin 2 drains the northeast part of the property to South Seward Hills Branch. Basin 3 drains the middle part of the site toward the east to an existing drainage system at Watkins Creek Drive, and eventually to South Seward Hills Branch. Basin 4 is the southern part of the site, and drains to and unnamed tributary which crosses the site from west to east, and then eventually to South Seward Hills Branch. Grading & Drainage Data Charts have been prepared and are shown for each basin.

Runoff from each basin will be conveyed to level 1 bio-retention basins, and then through a dry detention basin to reduce the post-development runoff to below pre-development conditions. The hydrographs for each basin apply the adjusted CN based on use of bioretention.

POST-DEV STORMWATER IMPACTS

The total post-development runoff rates will be less than the pre-development conditions.

SENSITIVE AREAS / STORMWATER BUFFERS

A Regulatory Constraints Analysis (RCA) has been completed for both the north (formerly Ingraham) and south (formerly Stovall) parts of the site. The results of the RCA are shown on the plans, including wetlands and streams indicated on the Aquatic Resources Summary Map by BDY, dated 12-11-2020. TDEC concurrence letter has been issued, dated 6-29-2021. Riparian buffers are shown for those features. Some of the wetland areas are planned to be permitted and used for development areas, and are labeled as "wetland to be permitted". Sinkhole locations to remain are shown with a 60' Riparian buffer and are within open space. The south part of the site includes surface rock and karst terrain.

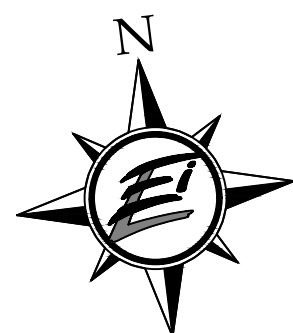
Development Plan approval does not constitute approval of the riparian buffer encroachments shown. These will be reviewed at Site Plan and a stormwater variance and/or lot and utility adjustments may be required to meet stormwater requirements and staff approval.

SFT SETBACKS

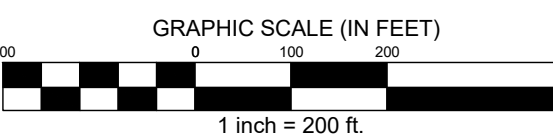
In the event that 5' side yard setbacks are granted for any of the 65' wide lots, those lots shall be Critical Lots for Drainage. At Site Plan, COF engineering staff must approve how drainage is being handled coming off of the larger roof areas on these lots.

⊙ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

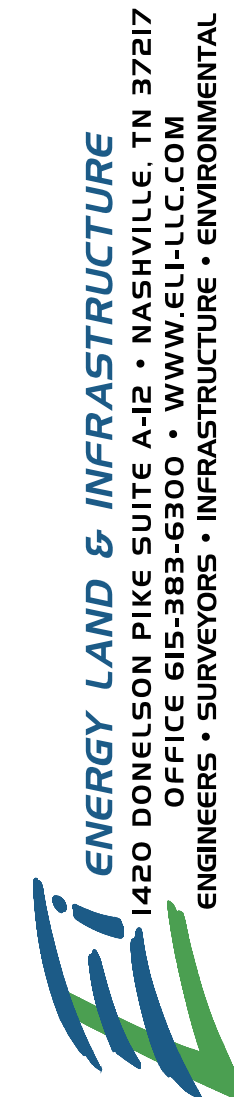
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100;
NAD83 DATUM

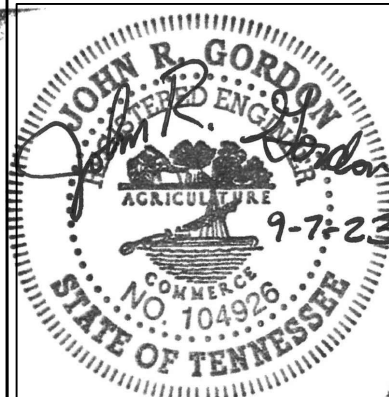


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POPLAR FARMS PUD Subdivision Development Plan, Revision 1 COF#8272 Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		



Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

OVERALL GRADING & DRAINAGE PLAN

Sheet No.

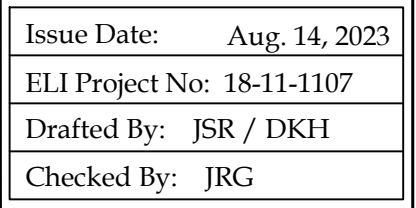
C3.0



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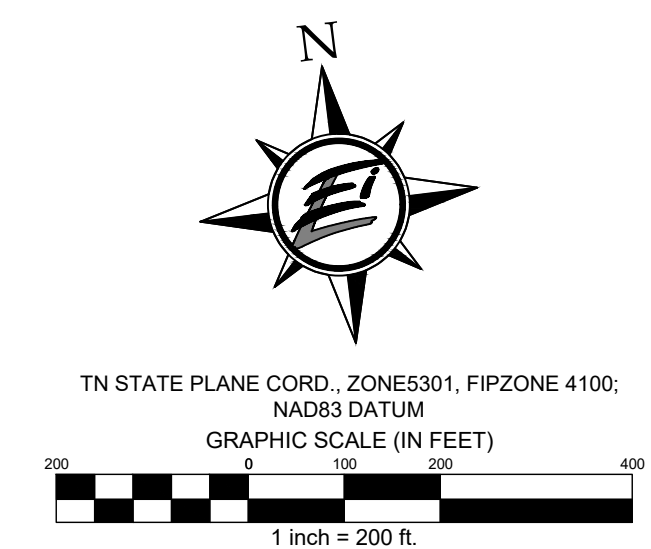
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1	9-7-2023	address staff comments	
Rev.	Date	Revision Description	

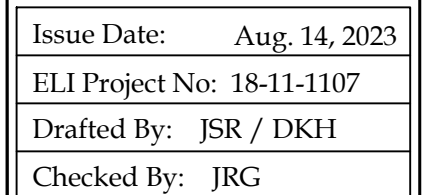


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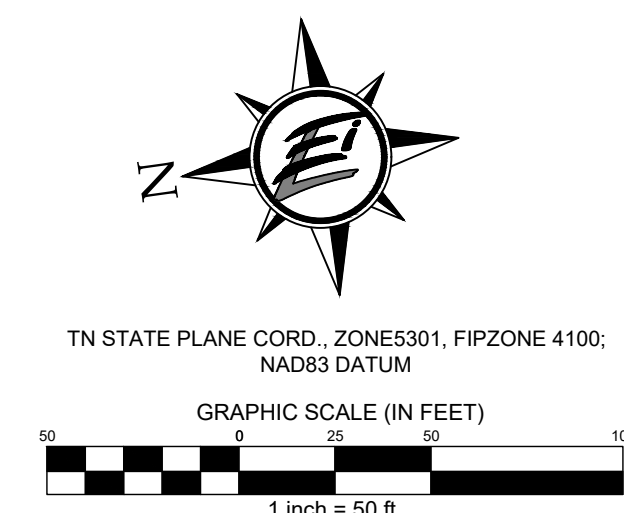


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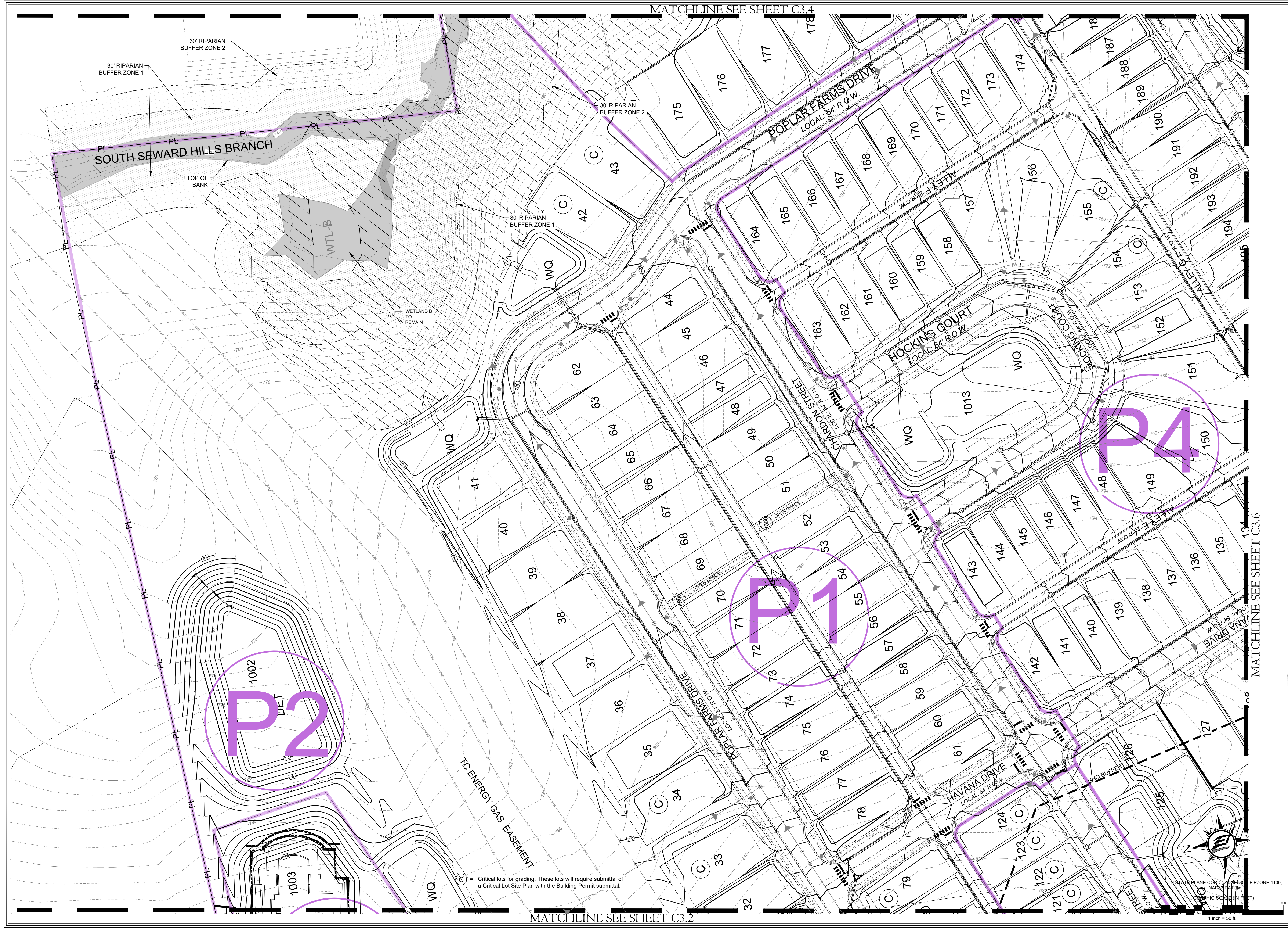
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Plot Name: C3.3 Enlarged Grading & Drainage Plan
Plotted: Wednesday, September 06, 2023 - 10:37 pm
By: jhng



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5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

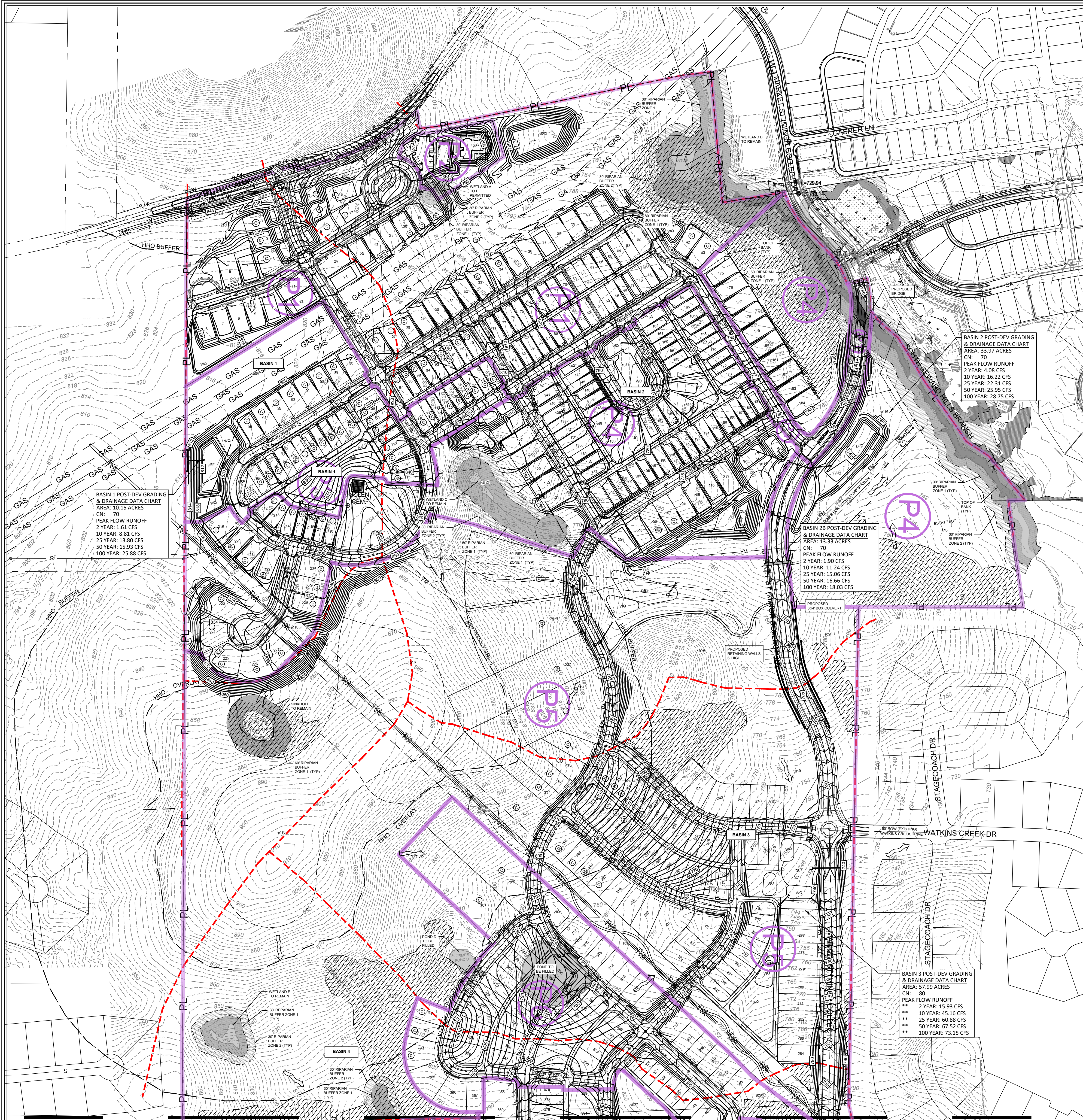
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POPLAR FARMS
PUD Subdivision
Development Plan, Revision 1
COF#8272
Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:
**ENLARGED
GRADING
&
DRAINAGE
PLAN**
Sheet No.
C3.3

Filename: W:\18-11-1107 Inception Development (Meritage)\3_CAD\Production\1_Development Plan\C3.0_Overall Grading & Drainage Plan.dwg
User: jg
Plot Date: 9/7/2023 10:35 pm
Plotted: Wednesday, September 06, 2023 10:35 pm
By: jg



MATCHLINE SEE SHEET C3.1

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SFT SETBACKS

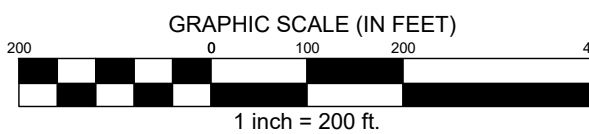
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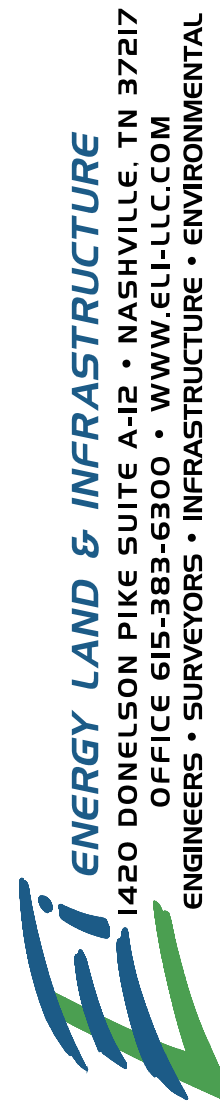
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TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100;
NAD83 DATUM

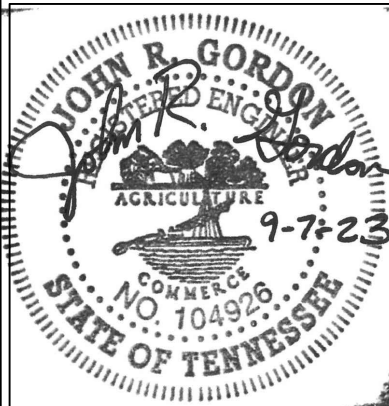


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POPLAR FARMS PUD Subdivision Development Plan, Revision 1 COF#8272 Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		



Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

OVERALL GRADING & DRAINAGE PLAN

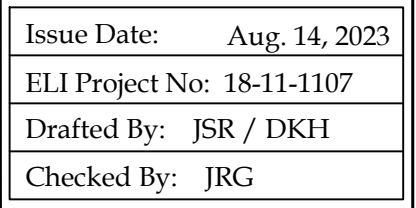
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C3.0



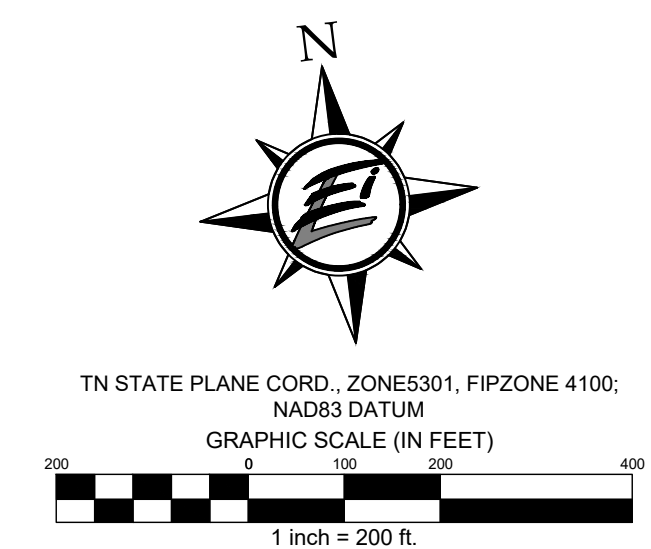
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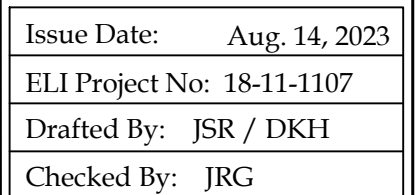
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Page 70 of 209

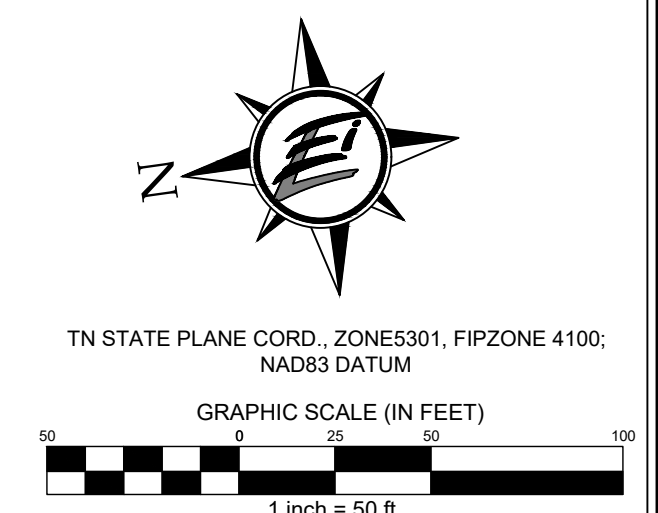
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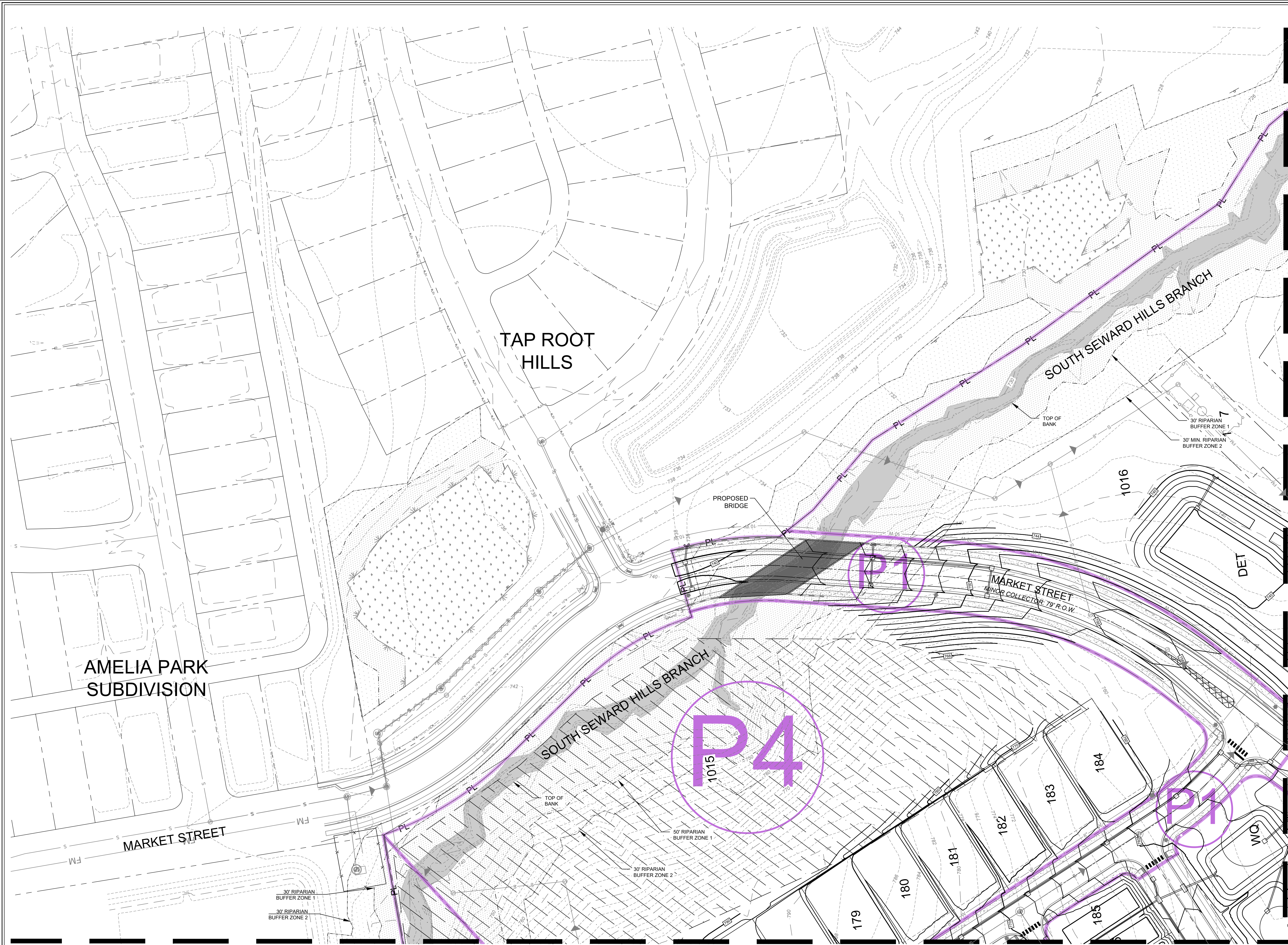
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C3.2



Page 71 of 209

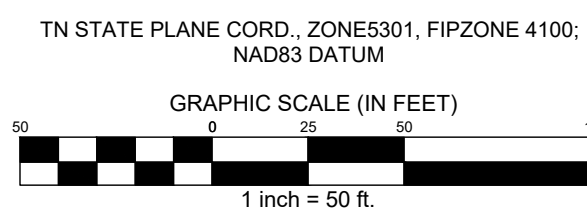
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Plotted: Wednesday, September 06, 2023 - 10:37 pm
By: jg



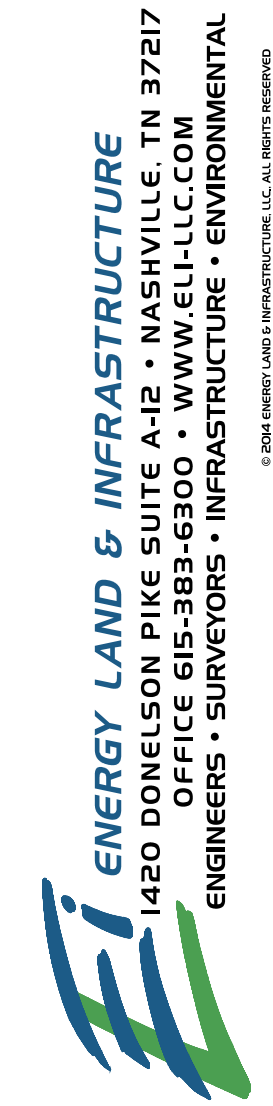
MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.3

© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

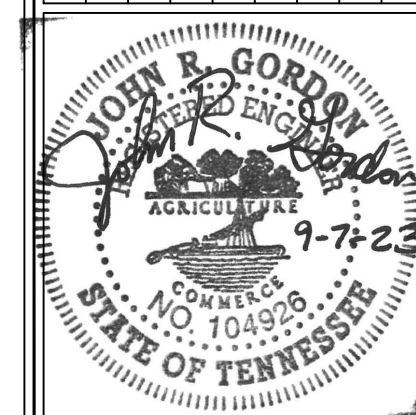


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POPLAR FARMS
PUD Subdivision
Development Plan, Revision 1
COF#8272
Franklin, Tennessee

Rev.	Date	address	staff	comments
1	9-7-2023			

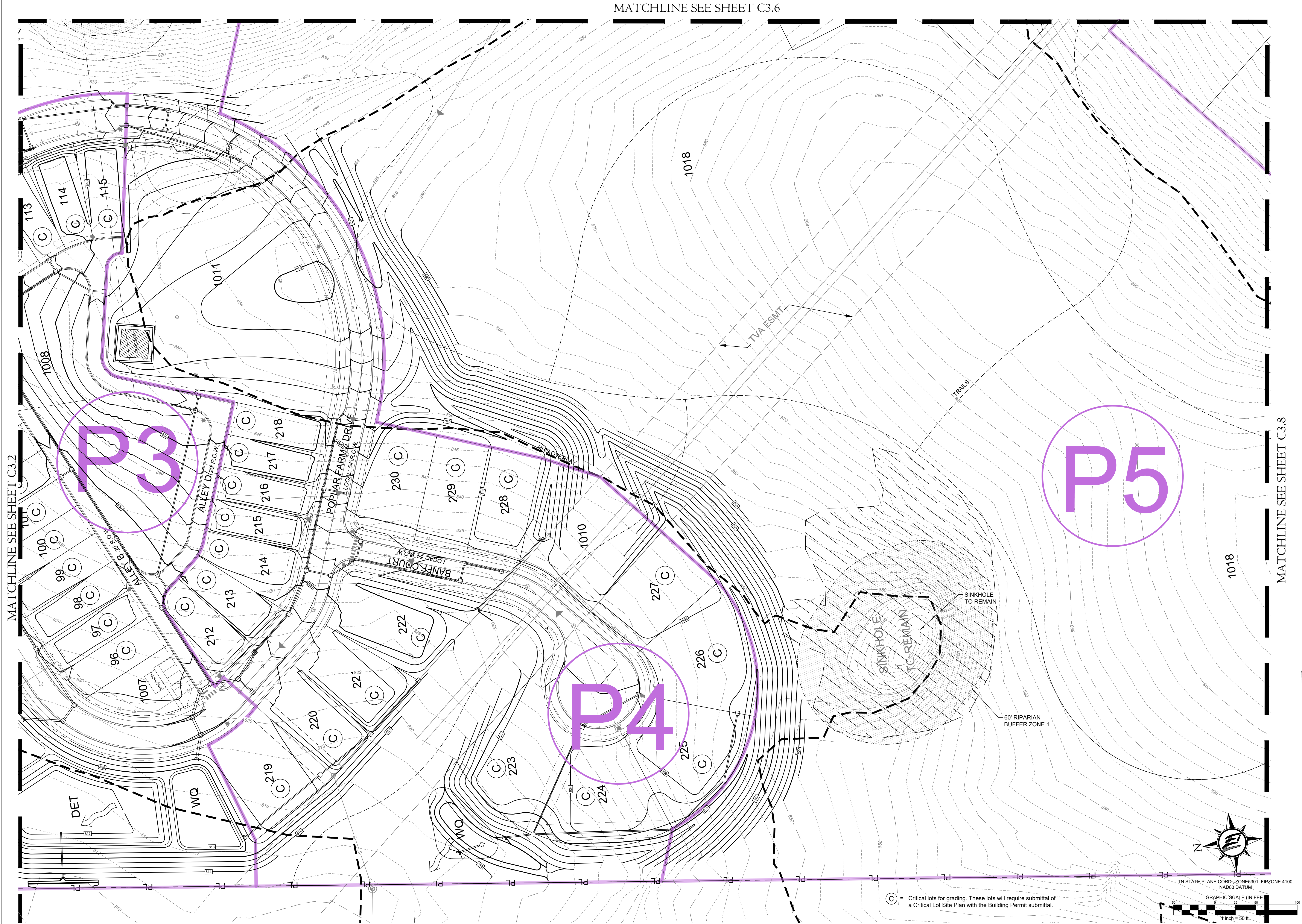


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
GRADING
&
DRAINAGE
PLAN**

Sheet No.
C3.4

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User: jrh
Plot Date: Wednesday, September 06, 2023 10:38 pm
By: jrh



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5217 Maryland Way,
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COF#8272
Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

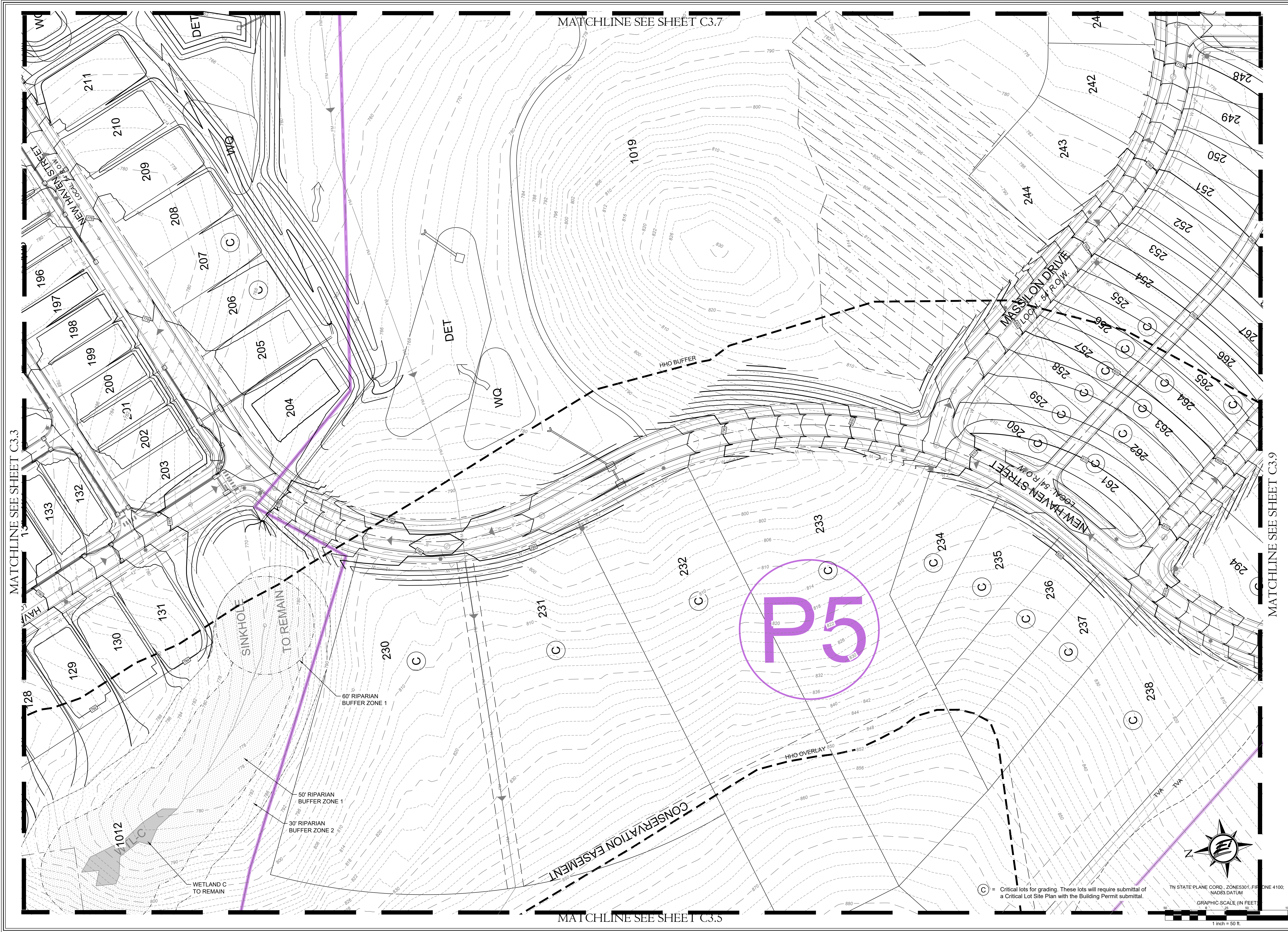
JOHN R. GORDON
Professional Engineer
No. 104956
State of Tennessee
9-7-23

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
GRADING
&
DRAINAGE
PLAN**

Sheet No.
C3.5

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Plot Name: C3.6 Enlarged Grading & Drainage Plan
Plotted: Wednesday, September 06, 2023 - 10:38 pm
By: jph



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Franklin, Tennessee

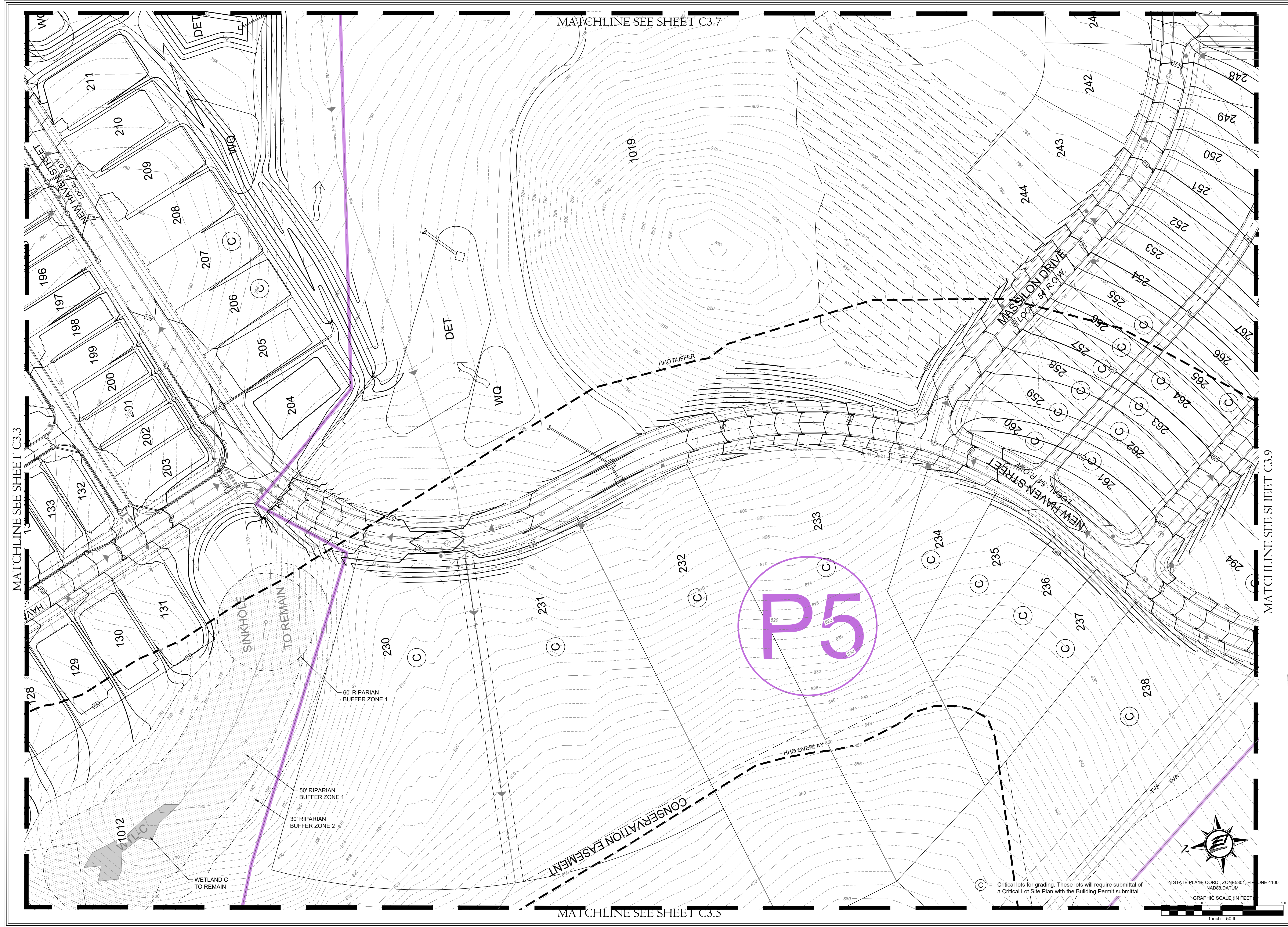
Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

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GRADING
&
DRAINAGE
PLAN

Sheet No.
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Plotted: Wednesday, September 06, 2023 - 10:38 pm
By: jphg



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COF#8272
Franklin, Tennessee

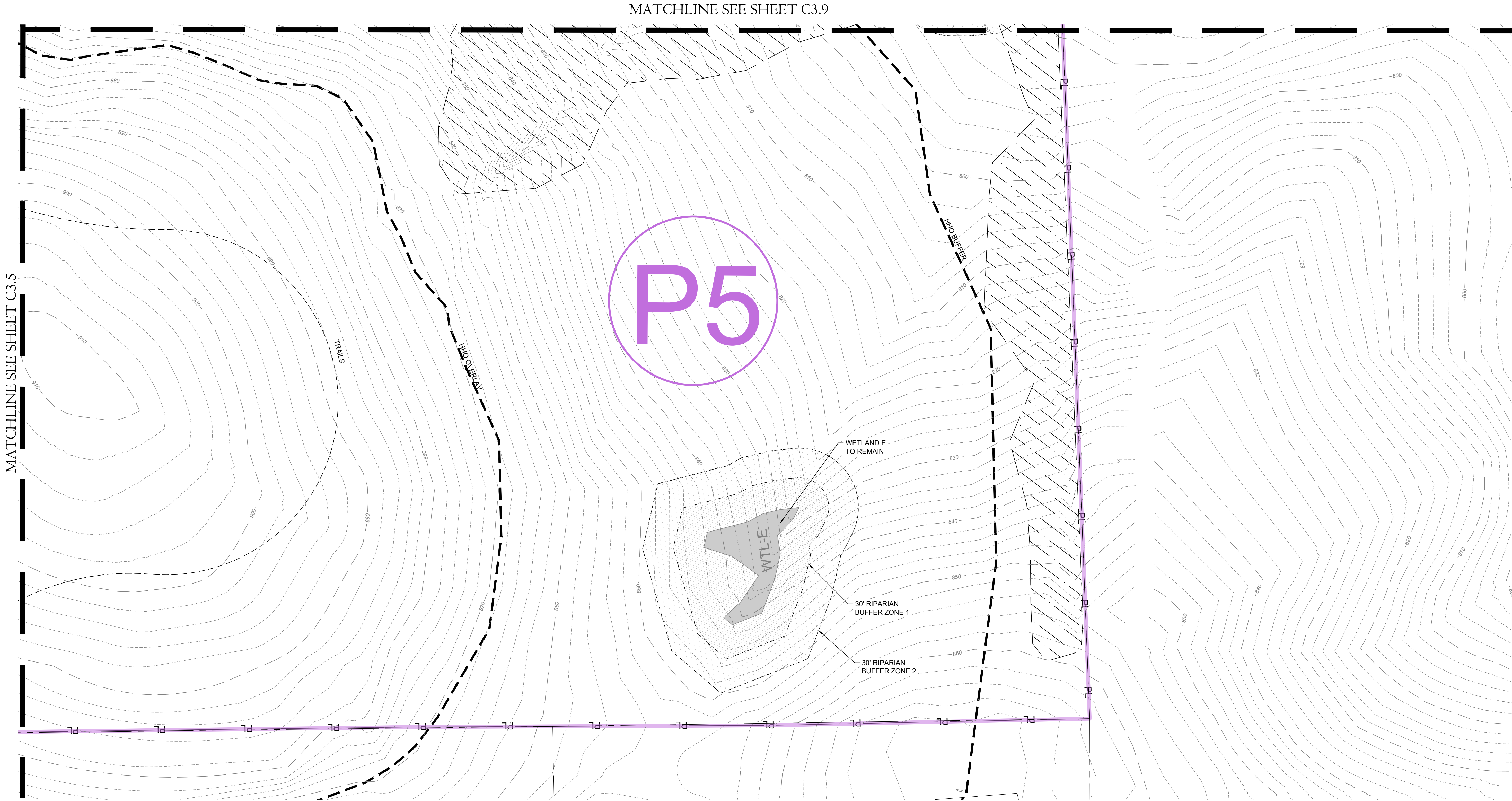
Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

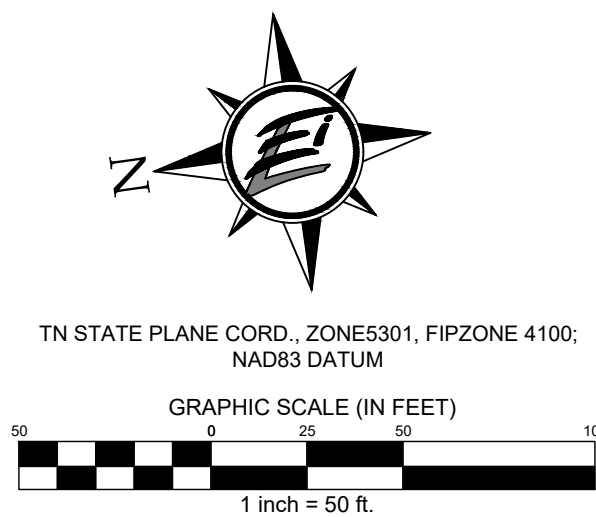
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GRADING
&
DRAINAGE
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Plot Date: Wednesday, September 06, 2023 10:39 pm
By: jrh



© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
GRADING
&
DRAINAGE
PLAN**

Sheet No.
C3.8

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

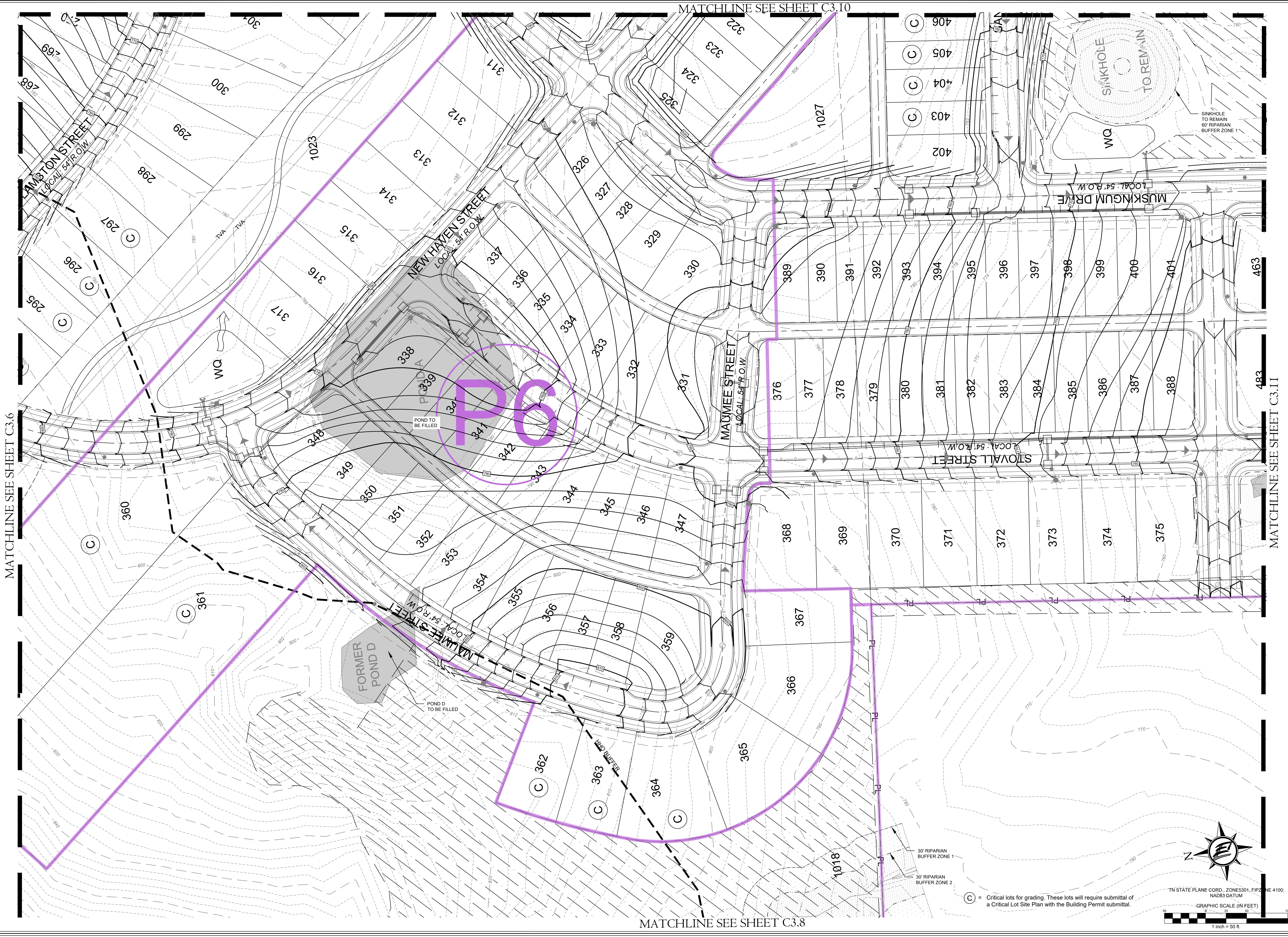


POPLAR FARMS
PUD Subdivision
Development Plan, Revision 1
COF#8272
Franklin, Tennessee

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5217 Maryland Way,
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Franklin, Tennessee 37027

Filename: W:\18-11-1107 Ingleton Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
User: jrg
Plot Date: Wednesday, September 06, 2023 10:40 pm
By: jrg



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PUD Subdivision
Development Plan, Revision 1
COF#8272
Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

JOHN R. GORDON
Professional Engineer
No. 104976
September 7, 2023
STATE OF TENNESSEE

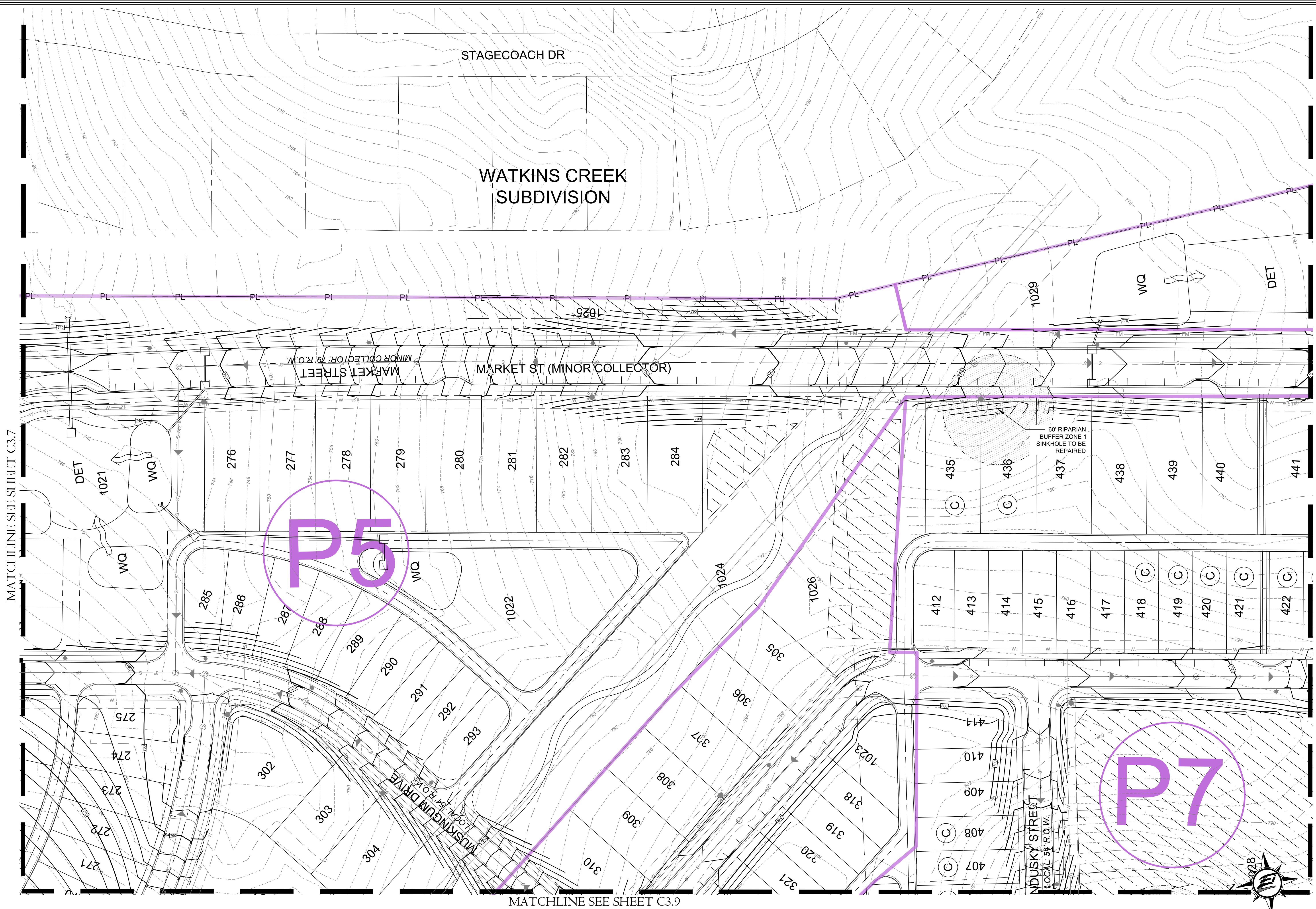
Issue Date: Aug. 14, 2023
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Sheet Title:
ENLARGED
GRADING
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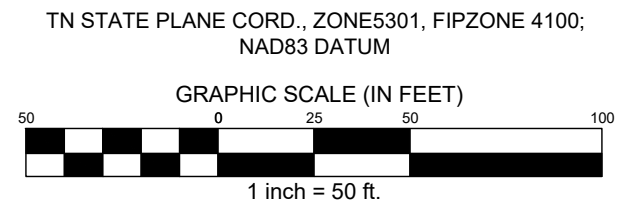
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C3.9

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Files: W:\18-11-1107 Inception Development (Meritage)\3_CAD\Production\1_Development Plan\C3.2_Enlarged Grading & Drainage Plan.dwg
User: jhng
Plot Name: C3.10 Enlarged Grading & Drainage Plan
Plotted: Wednesday, September 06, 2023 - 10:40 pm
By: jhng



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Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

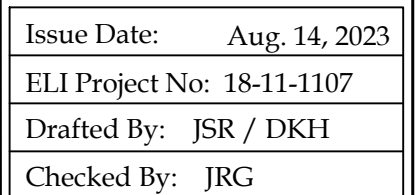
Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
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&
DRAINAGE
PLAN**

Sheet No.
C3.10

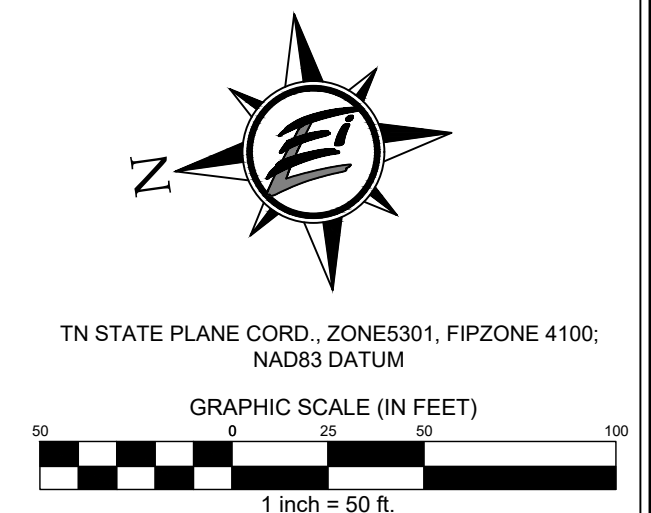
JOHN R. GORDON
Professional Engineer
No. 104956
Nashville, Tennessee
9-7-23

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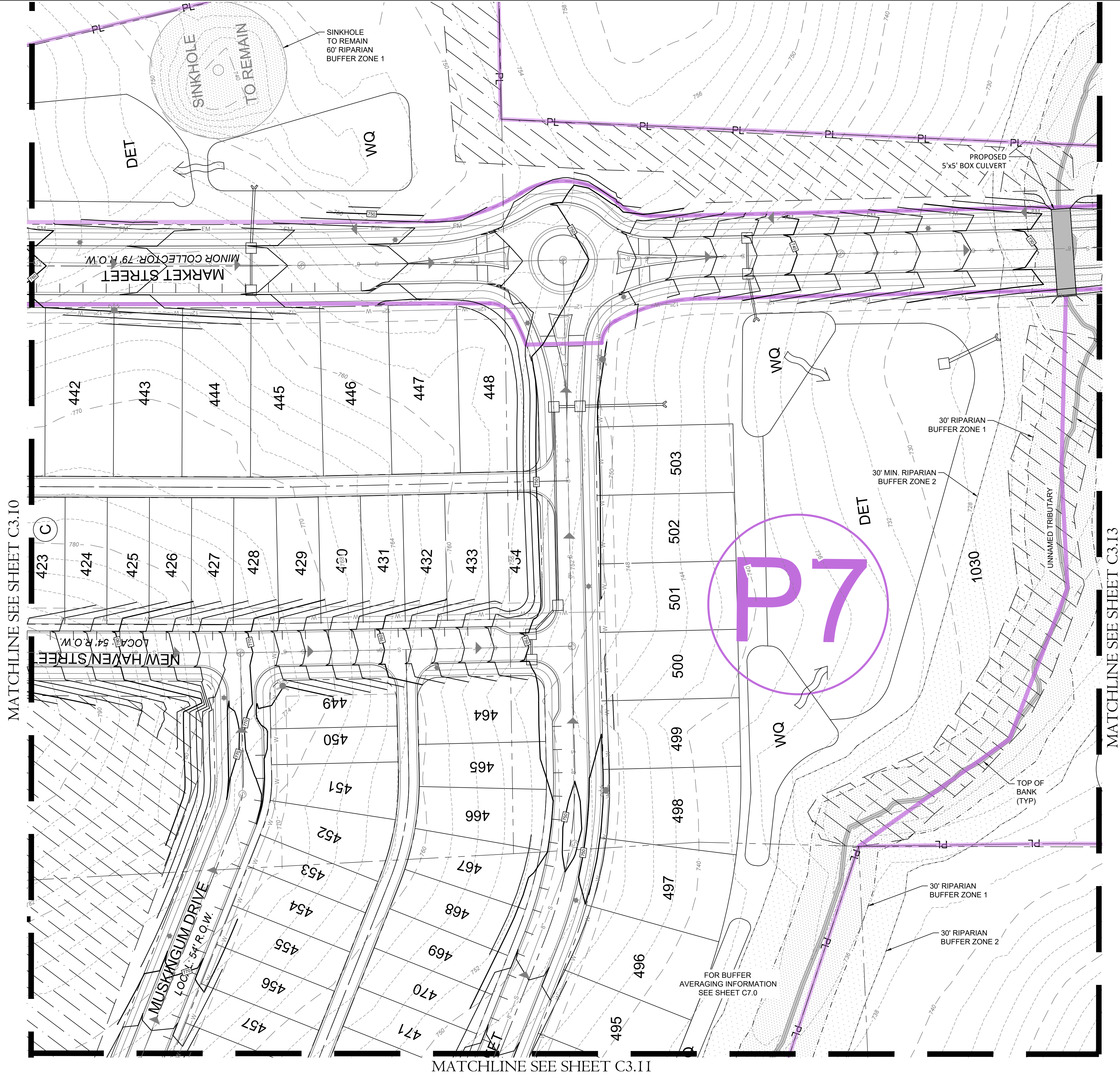
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C3.11

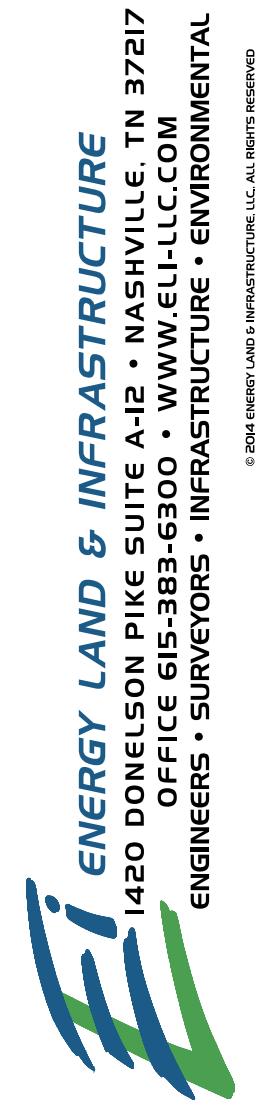


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Plotted: Wednesday, September 06, 2023 - 10:40 pm
By: jphg

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Plot Date: Wednesday, September 06, 2023 10:41 pm
By: jphg

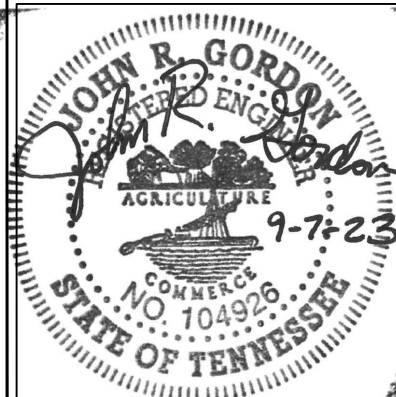


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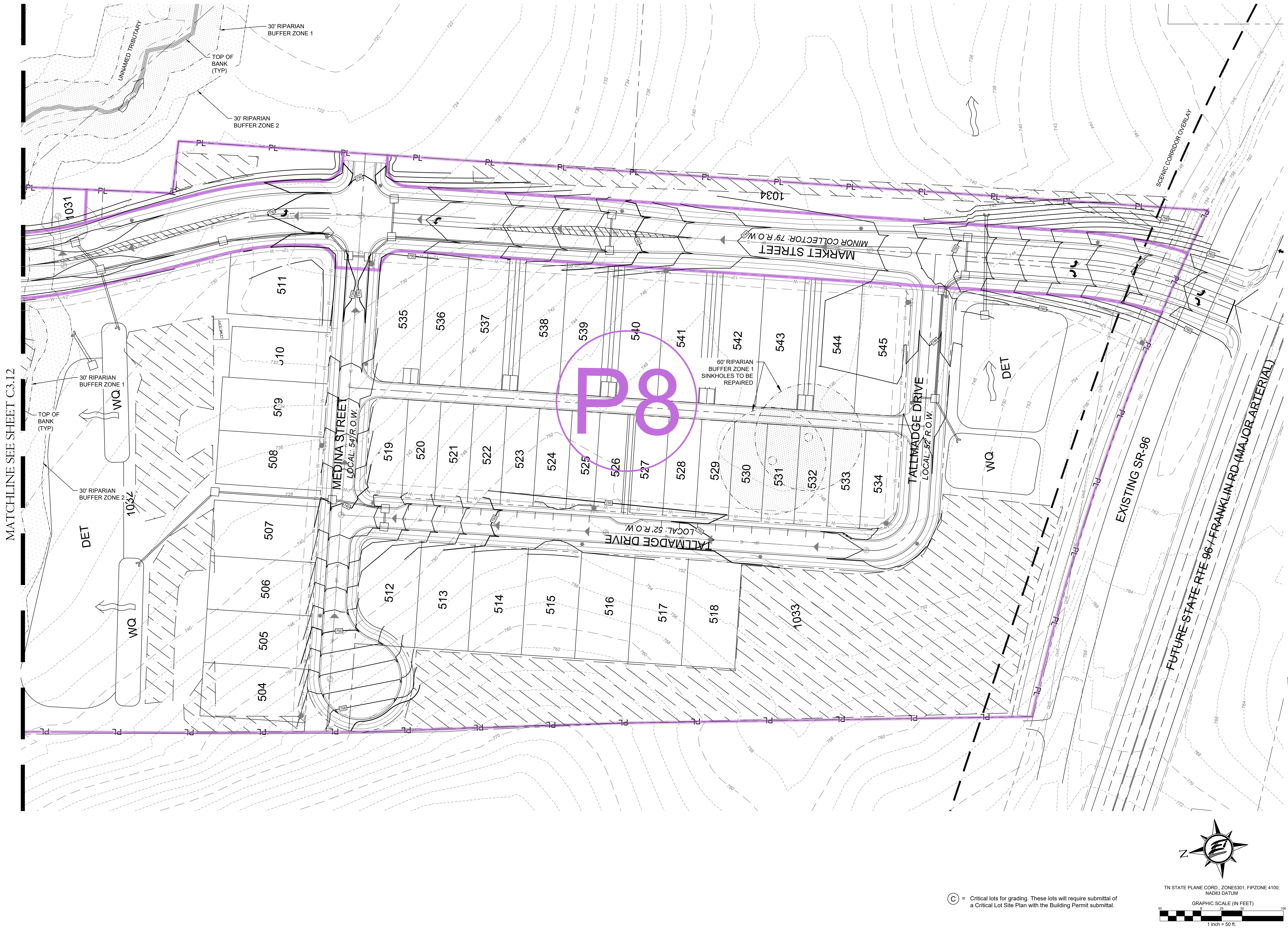


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ELI Project No: 18-11-1107
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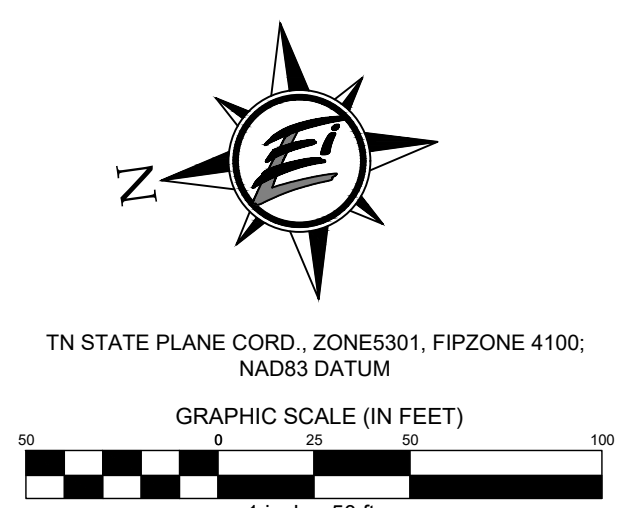
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Plot Date: Wednesday, September 06, 2023 10:41 pm
By: jrg



MATCHLINE SEE SHEET C3.12

© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



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Sheet No.
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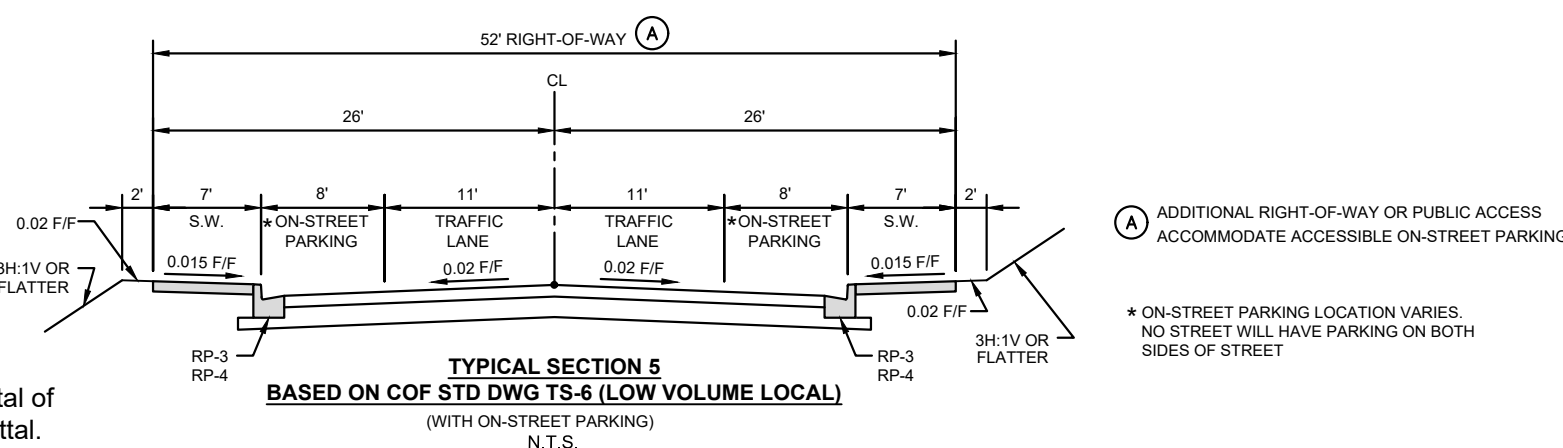
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INTERSECTION 1
CLOVERCROFT ROAD AND
MARKET STREET:
TRAFFIC SIGNAL AND
TURN LANES REQUIRED
SEE SHEET C4.24 FOR
IMPROVEMENTS

INTERSECTION 1 CLOVERCROFT ROAD AND MARKET STREET: TRAFFIC SIGNAL AND TURN LANES REQUIRED SEE SHEET C4.24 FOR IMPROVEMENTS	TURN LANE STORAGE: (p.48 TIS) - existing left turn lane storage is adequate at this intersection - a new eastbound right turn lane on Clovercroft Road is required, with a minimum of 100' storage - Turn lanes and any required improvements to Clovercroft Road are required at Phase 1
---	--



(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.

(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.

Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

On the north end of this project, residents will have direct access to Clovercroft Road at a new subdivision street approximately 2100 feet (0.4 miles) west of its intersection with Market Street. Also, the project will connect to a proposed extension of Market Street from the adjoining Taproot Hills Subdivision east of this development. Residents can travel north along the existing Market Street to reach Clovercroft Road.

Market Street is proposed to extend through the development as a minor collector street and connect to State Route 96 (Murfreesboro Road). All lots fronting Market Street will have rear alley access or driveway access from side streets. On-street parking on Market Street will be provided only between the two single-lane roundabouts.

The internal street network is proposed as a combination of low-volume local streets (52' ROW) and high-volume local streets (54' ROW). On-street parking will be provided where the lots are rear alley loaded.

The traffic generated by this development would be consistent with the typical traffic generated by 549 single family detached residential homes (546 lots as of 8-5-2021 resubmittal). The Applicant was responsible for preparation of a Traffic Impact Study (TIS) consistent with the terms outlined in a Memorandum of Understanding (MOU) between the City of Franklin and the Applicant dated September 16, 2020. The TIS was completed by Fischbach Transportation Group in Dec. 2020 and revised Jan. 26, 2021.

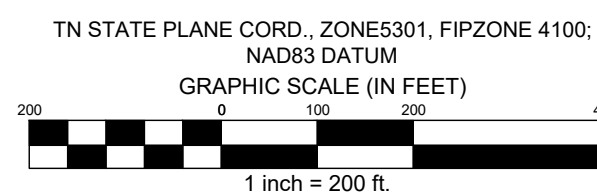
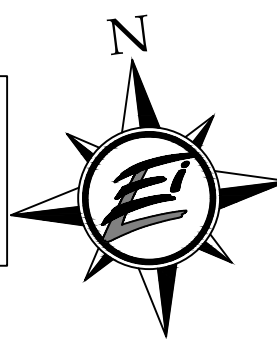
Roll away bins will be utilized for refuse collection

Daily Trip Generation:	5182 trips*
Peak Hour Trip Generation:	407 trips (a.m.);* 543 trips (p.m.)*
Traffic Impact Study Required:	yes (see Roadway Impact Statement above)
Circulation Plan Required:	yes
*TIS (p.32)	

Truck turning analysis shown on the Vehicle Tracking Plans is for City of Franklin Fire (Tower 2 Truck 2015) and City of Franklin Refuse trucks.

Street lights shall have a LED light source

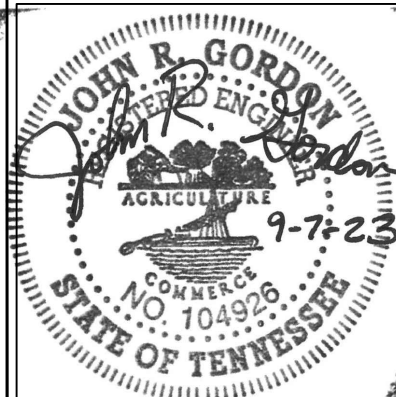
REFER TO SHEET C4.1 FOR ROADWAY
DESIGN PARAMETERS.
SEE SHEET C4.24 FOR TRAFFIC MASTER
PLAN.



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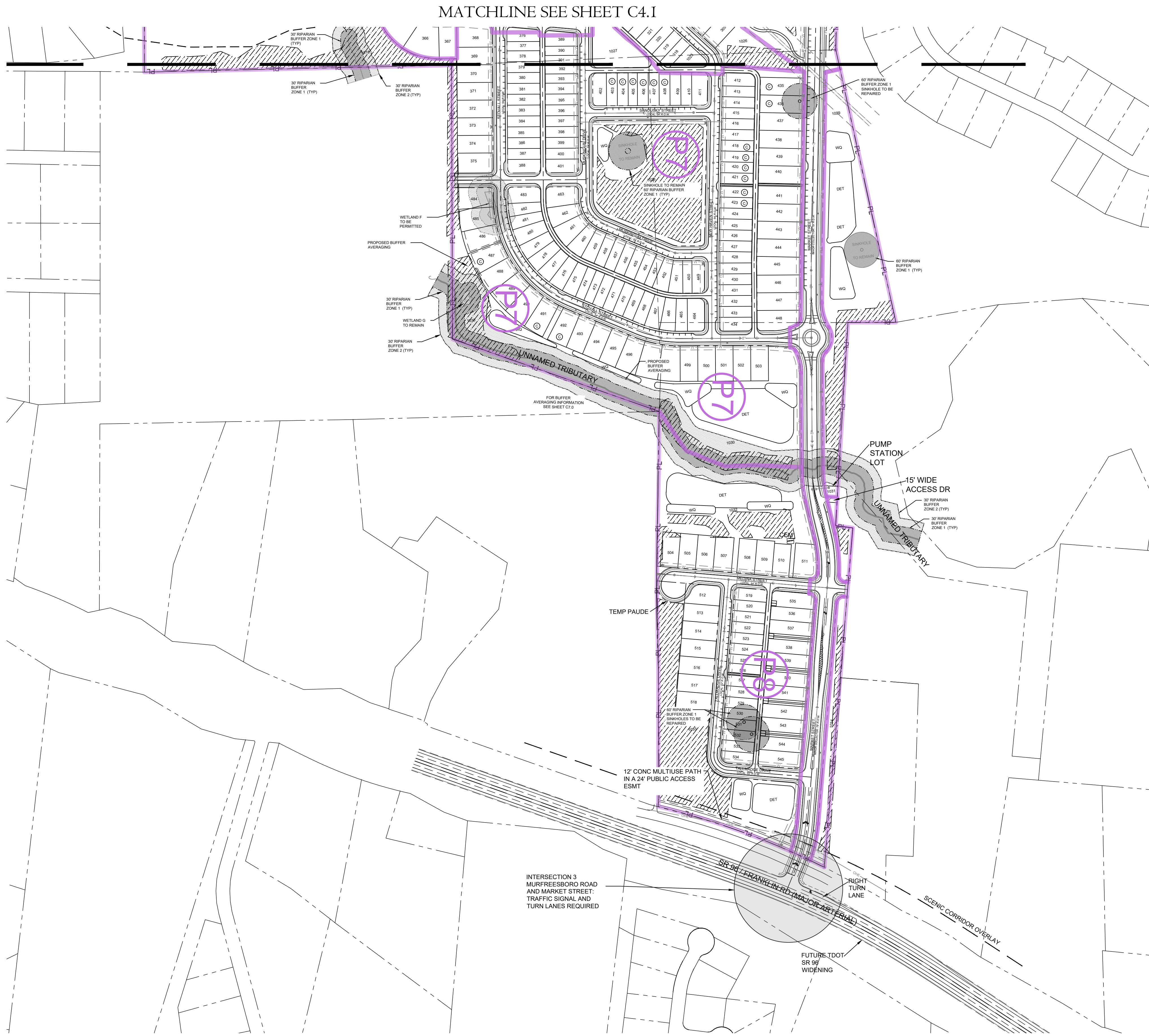
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ELI Project No:	18-11-1107
Drafted By:	JSR / DKH
Checked By:	JRG
Sheet Title:	

OVERALL ROW & ACCESS PLAN

Sheet No.

C4.0

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Location: Name: C4.1 Overall ROW & Access Plan
Plotted: Wednesday, September 06, 2023 - 10:43 pm
By: jgh



Design Parameters

Franklin Transportation & Street Technical Standards Edition: 2019

Design Vehicle: Passenger Cars, Single-Unit Trucks (SU-30) and Conventional School Bus using one lane; Combination trucks (WB-50) using full width

	Low Volume Local Streets	Market Street (minor collector)
Design Speed / Posted Speed:	20 mph / 20 mph	35 mph / 30 mph
Min. Stopping Sight Distance:	115 ft	250 ft
Intersection/Driveway Sight Distance:	225 (AASHTO)	390 ft (AASHTO)

Horizontal Alignment

Min. Centerline Radius:	70 ft	510 ft
Min. Tangent Between Curves/Intersections:	0 ft	100 ft
Min. Centeline Arc Lengths	100 ft	250 ft

Vertical Alignment

Max. Centerline Grade:	10% max.	8% max.
Max. Approach Centerline Grade:	10% max.	8% max.
Crest / Sag Curve K-Value:	7 / 17	29 / 49

Access Management

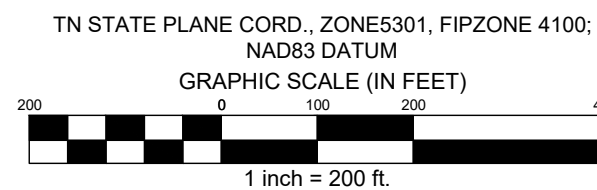
Min. Distance Between Intersections:	200 ft (125' if both cul-de-sacs)	300 ft
Min. Distance Between High Volume Driveways/ Alleys & Street Intersections:	200 ft	300 ft
Min. Distance Between Low Volume Driveway Edges:	20 ft	150 ft
Min. Corner Clearance Between Low Volume Driveway Edges & Street Intersections:	50 ft	230 ft
Driveway Approach Street Configuration:	Curb Cut	Radius Return

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INTERSECTION OF MARKET ST AND SR-96:

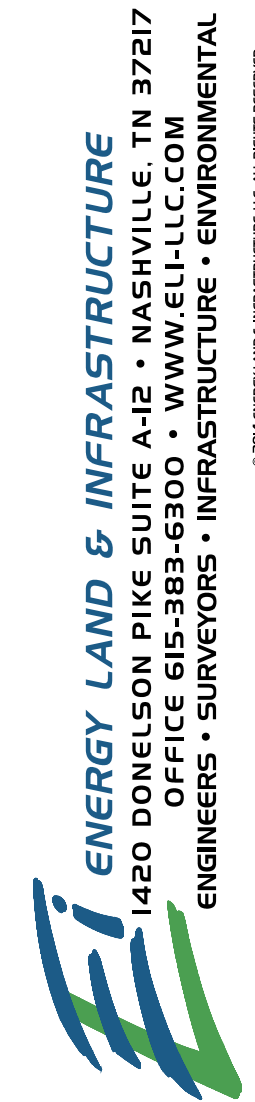
TURN LANE STORAGE: (p.49-50 TIS)

- 100' storage for westbound right turn lane from SR-96
- Eastbound left-turn lane will be provided by the TDOT widening of SR-96
- Turn lanes on Market Street should extend back to Tallmadge Drive (125' storage for southbound left turn lane and 200' storage for southbound right-turn lane)
- Traffic signals required
- Turn lane and signals required when roadway connection is made from Market Street to SR-96.
- Market Street connection to SR-96 is required at the 245th building permit.



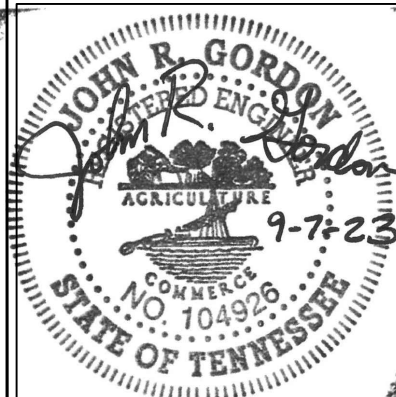
REFER TO SHEET C4.0 FOR ROADWAY TYPICAL SECTIONS AND ROADWAY NETWORK IMPACTS. SEE SHEET C4.24 FOR TRAFFIC MASTER PLAN.

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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
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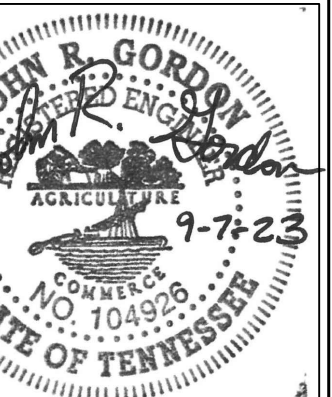
OVERALL
ROW &
ACCESS
PLAN

Sheet No.

C4.1

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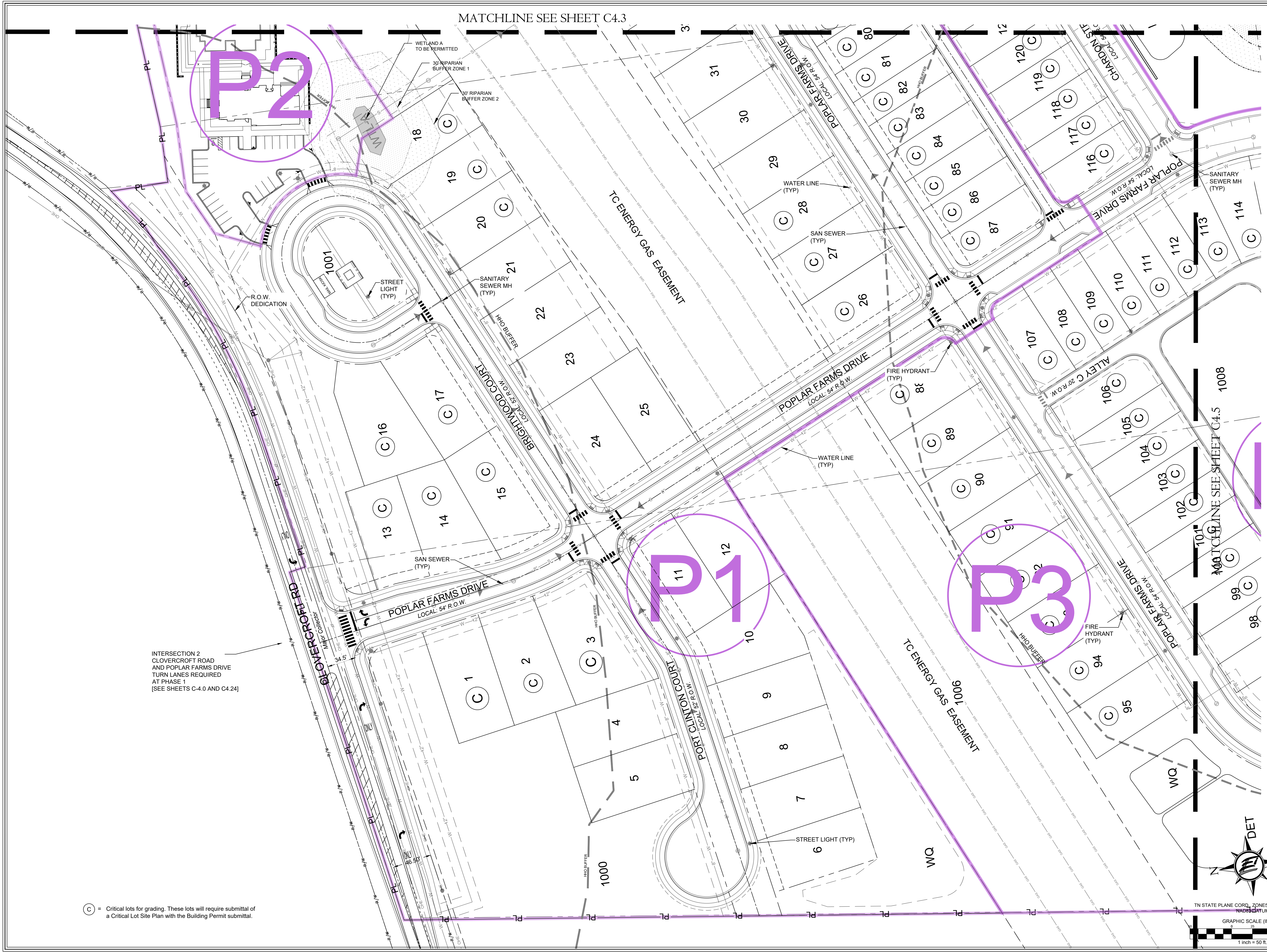
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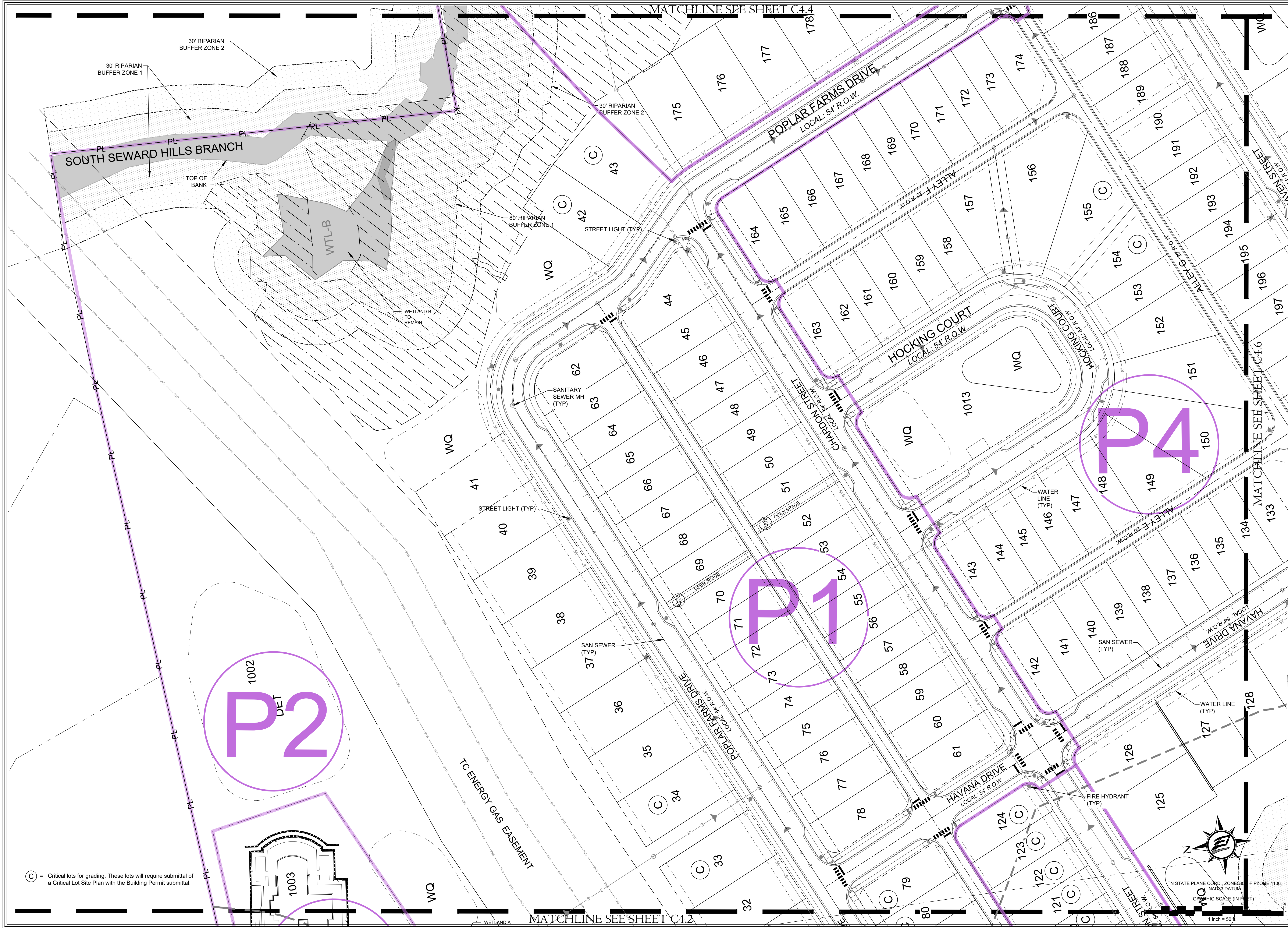
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Plotted: Wednesday, September 06, 2023 - 10:44 pm
By: jning

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Plotted: Wednesday, September 06, 2023 - 10:44 pm
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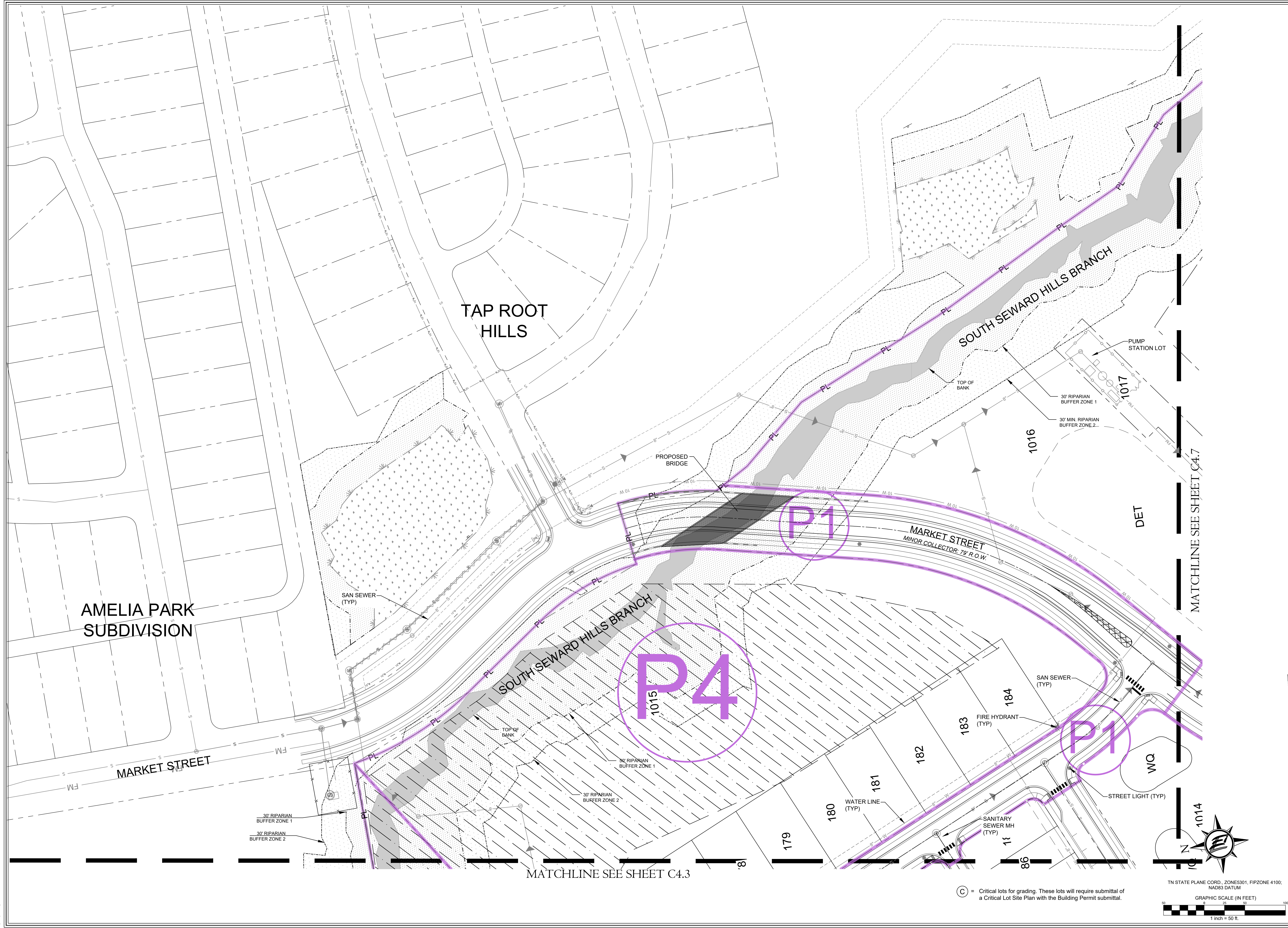


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
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Sheet No.
C4.3

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Plotted: Wednesday, September 06, 2023 10:44 pm
By: jrg



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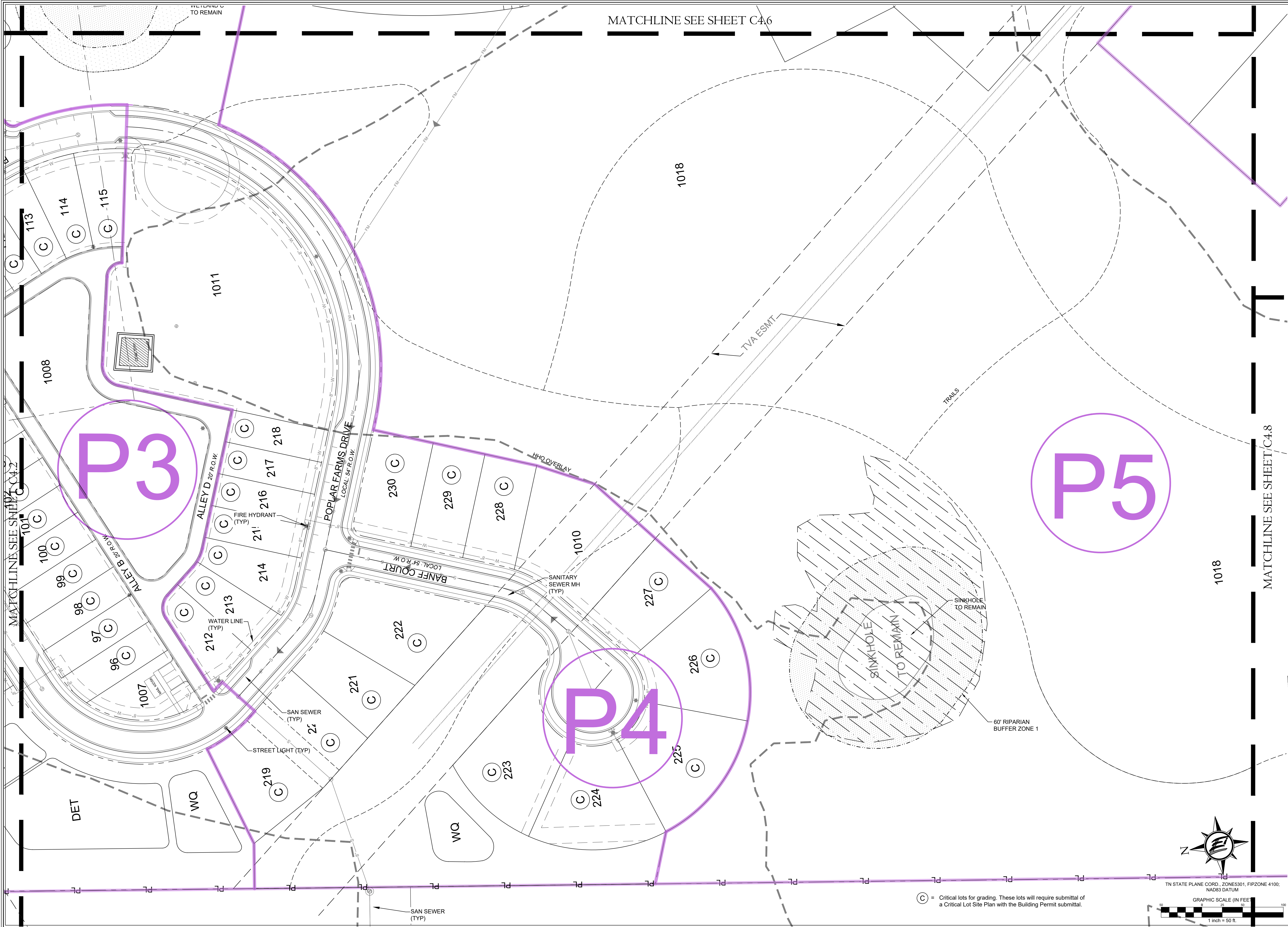
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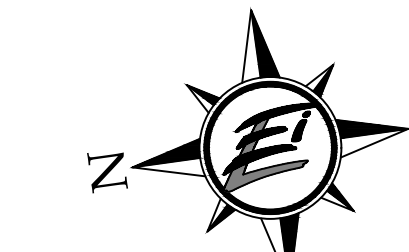
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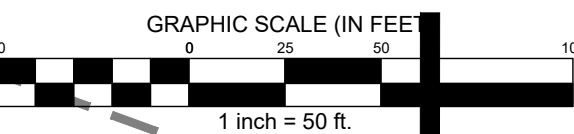
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Plotter Name: C4.5 Enlarged ROW & Access Plan
Plotted: Wednesday, September 06, 2023 - 10:44 pm
By: john



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TN STATE PLANE COORD. ZONE 5301, FIP ZONE 4100; NAD83 DATUM



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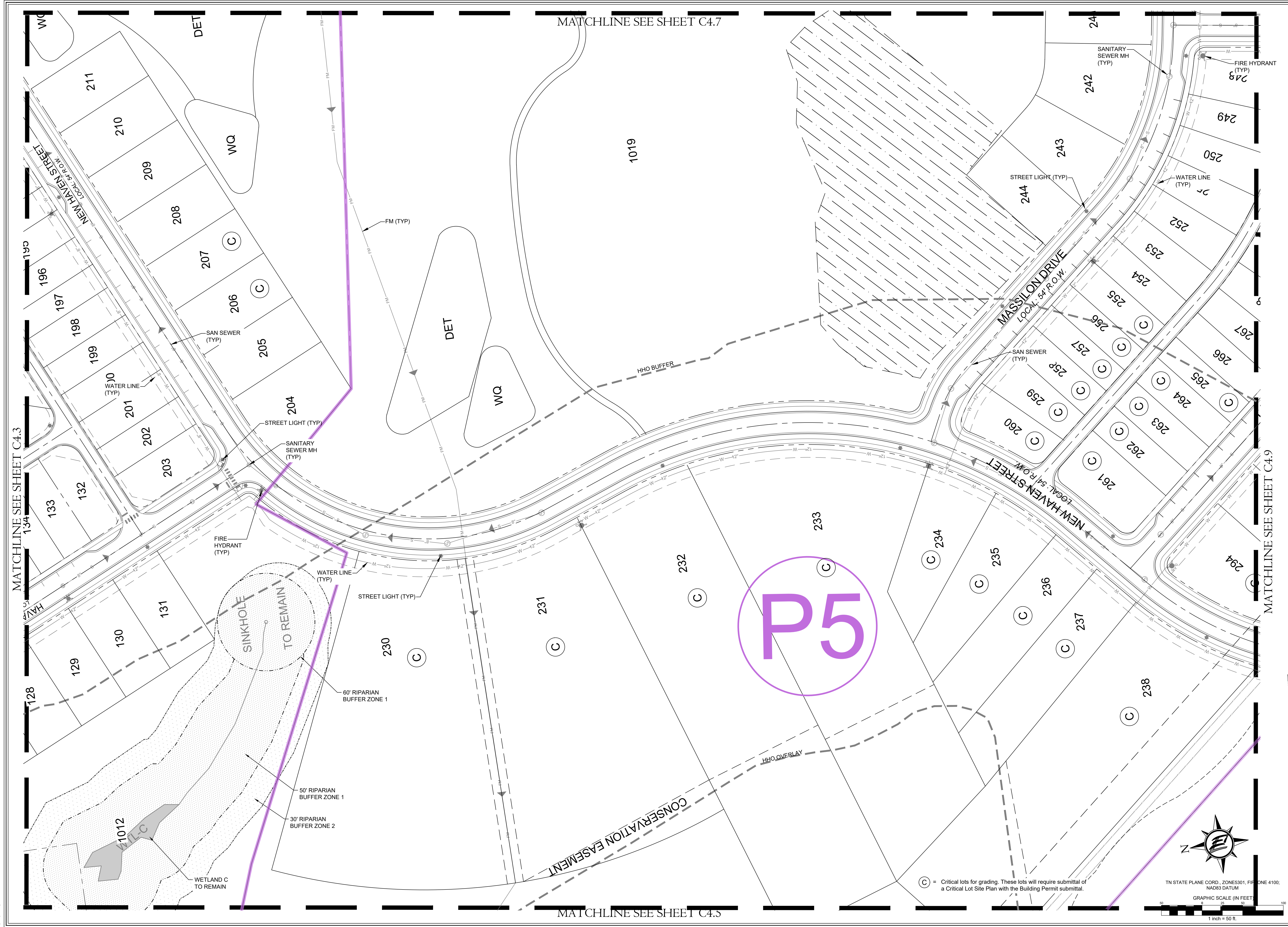
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C4.5

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Plot Name: C4.6 Enlarged ROW & Access Plan
Plotted: Wednesday, September 06, 2023 - 10:45 pm
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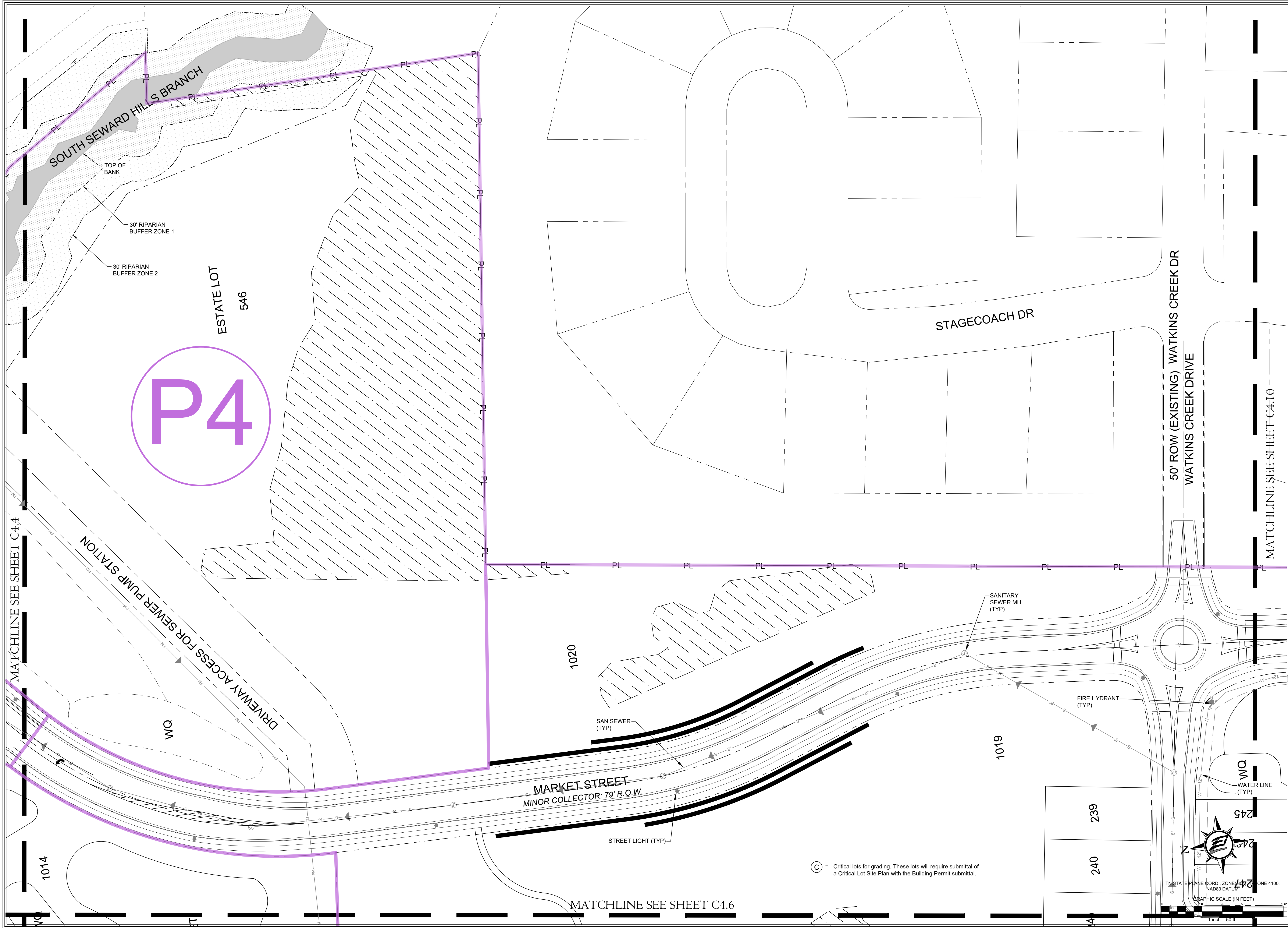
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C4.6

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Plotted: Wednesday, September 06, 2023 - 10:45 pm
By: jrh



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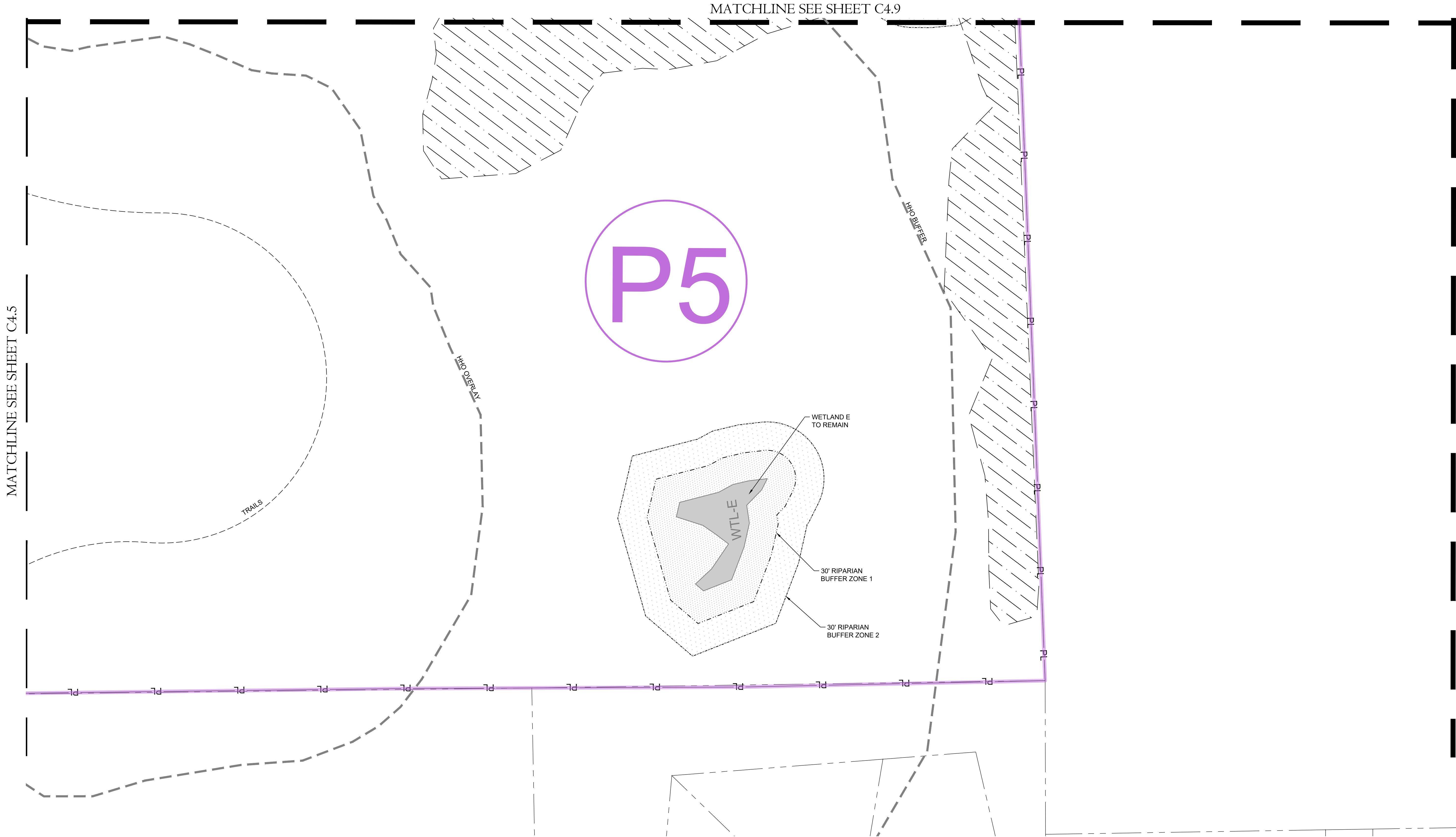
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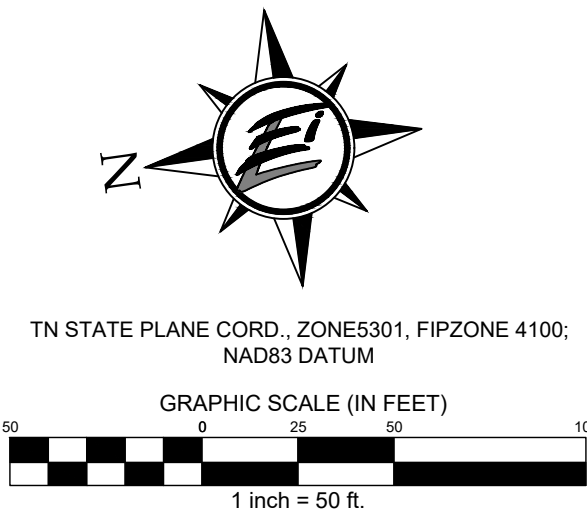


MATCHLINE SEE SHEET C4.9

MATCHLINE SEE SHEET C4.5

NO DEVELOPMENT SHOWN ON THIS SHEET

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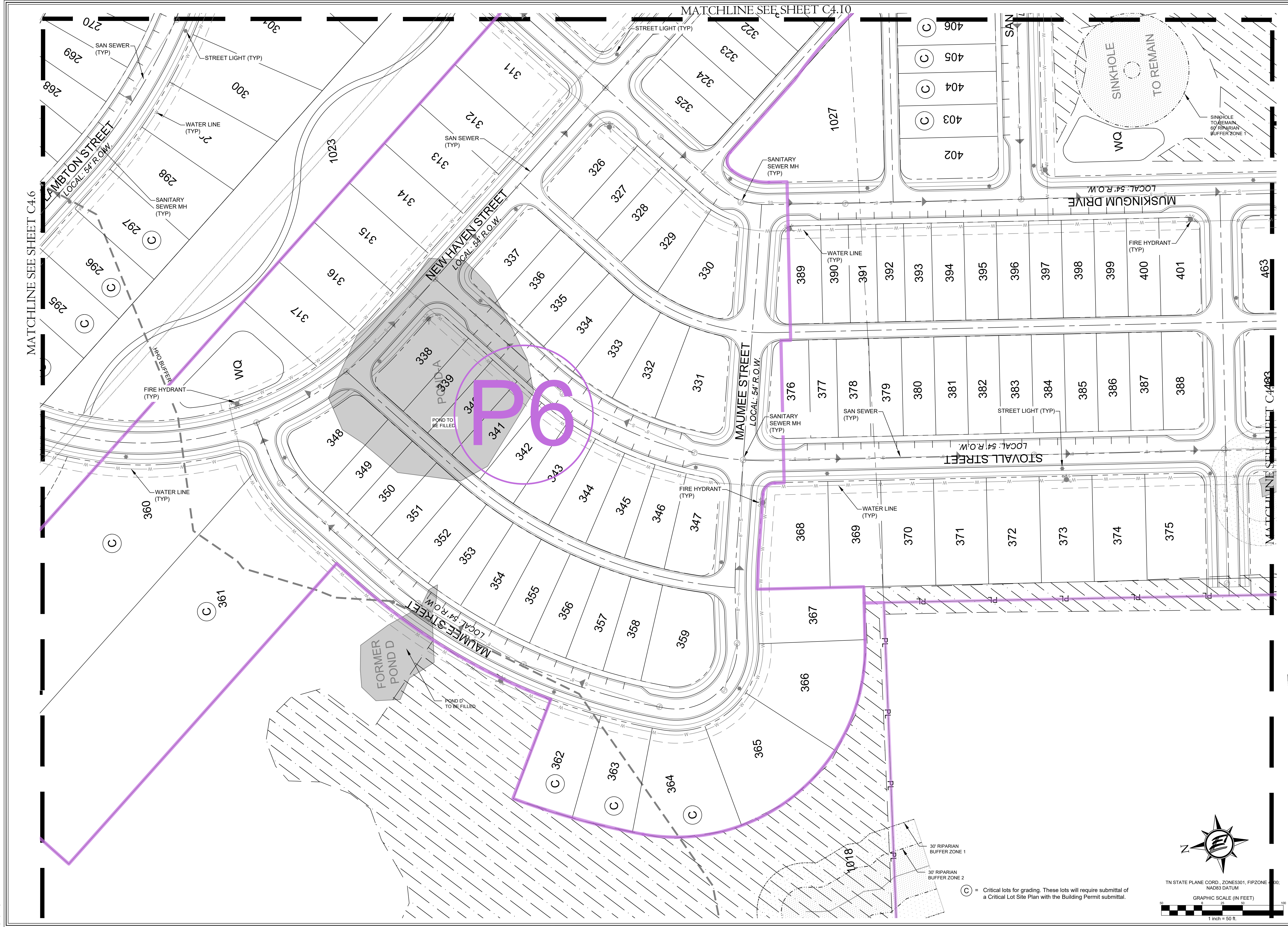
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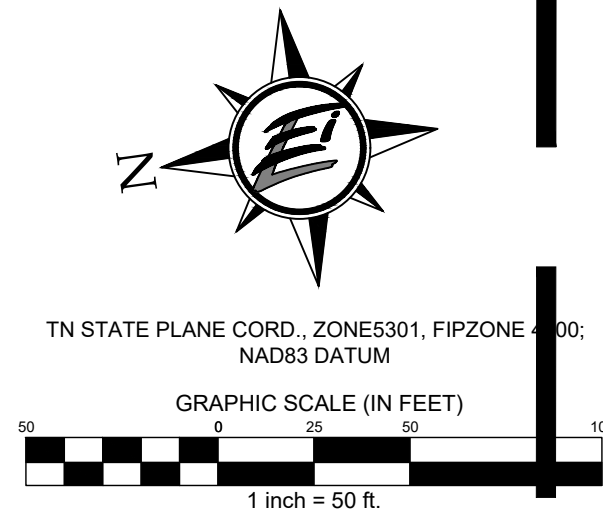
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Plotted: Wednesday, September 06, 2023 - 10:45 pm
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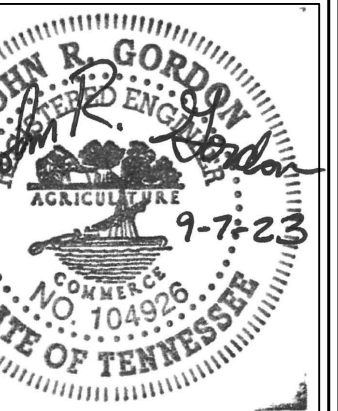
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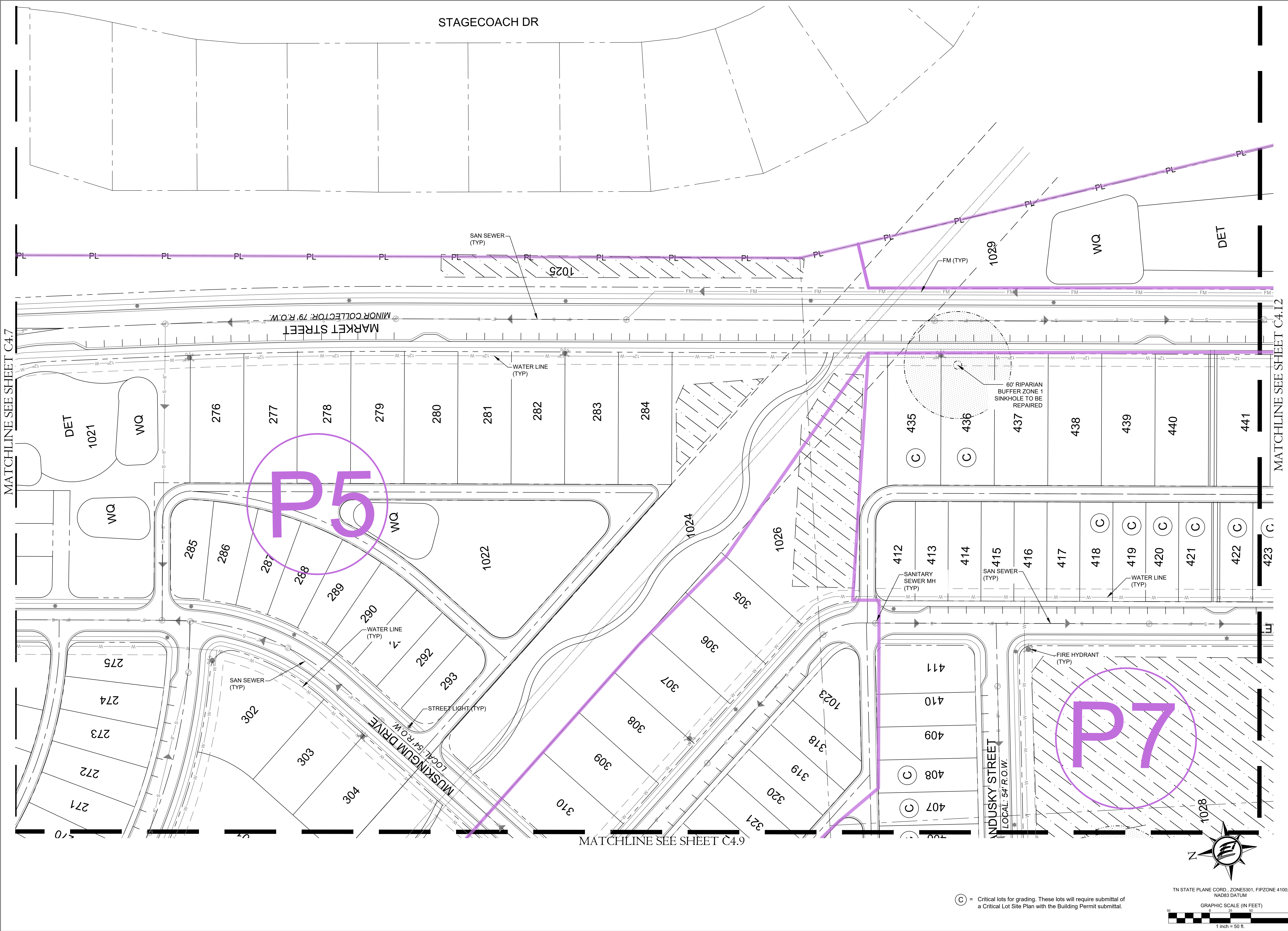
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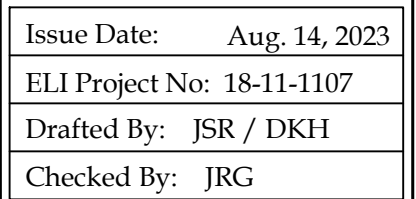
Date:	Aug. 14, 2023
Project No:	18-11-1107
Tested By:	JSR / DKH
Checked By:	JRG
Test Title:	

ENLARGED ROW & ACCESS PLAN

C4.10

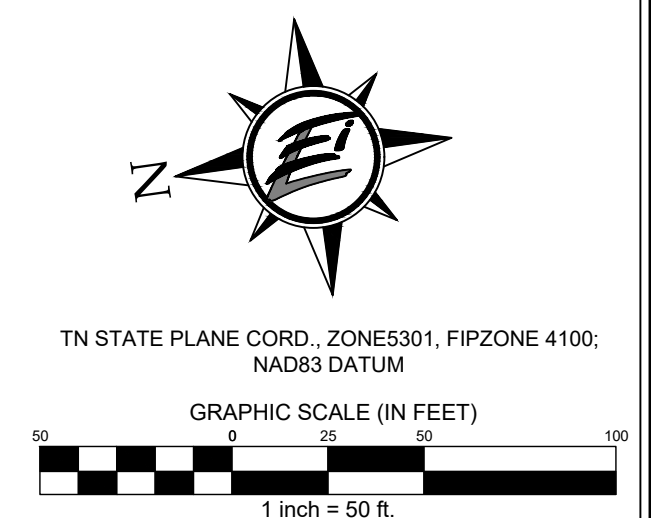


1	9-7-2023		address staff comments	
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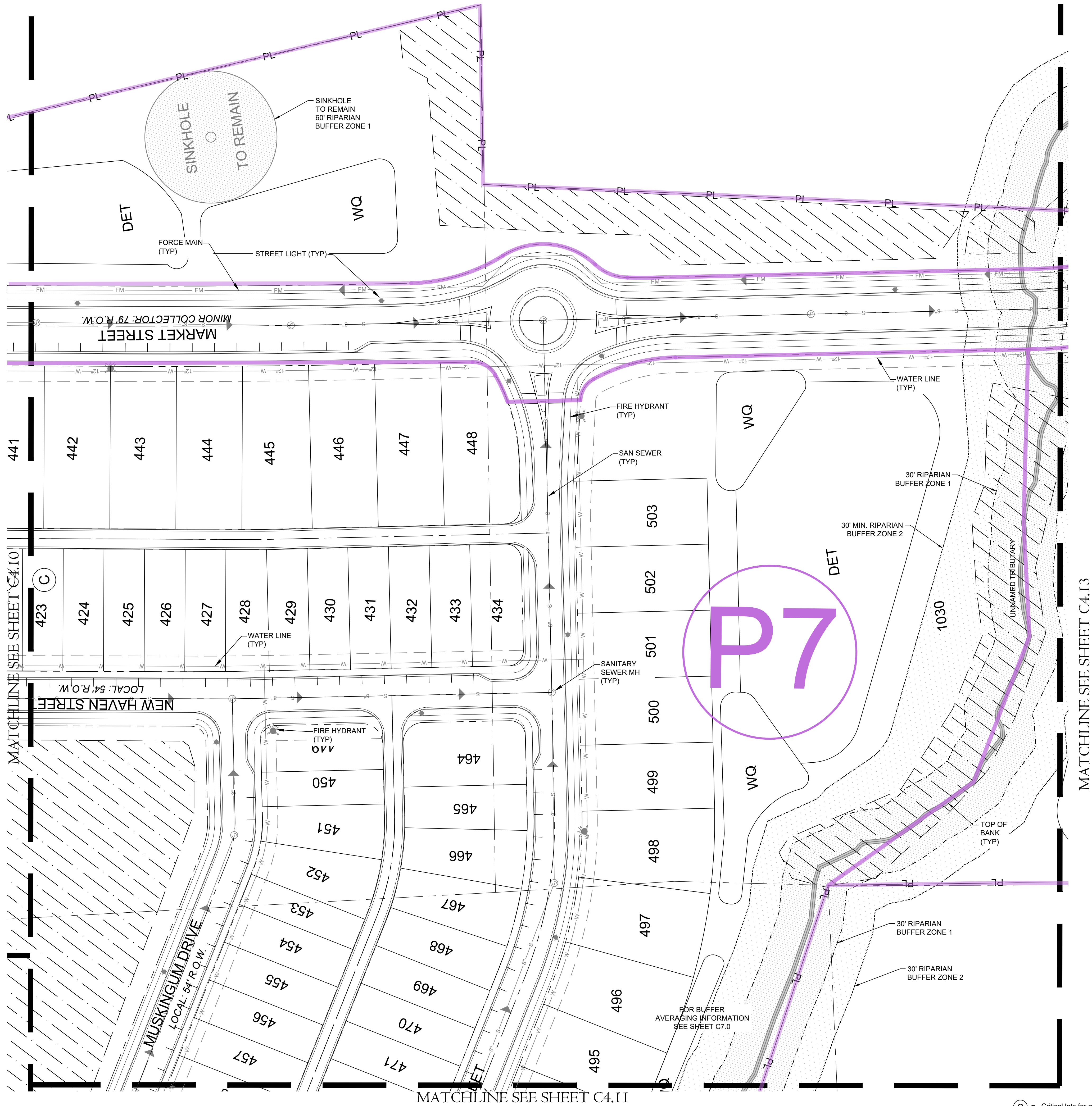
ENLARGED
ROW &
ACCESS
PLAN

C4.11

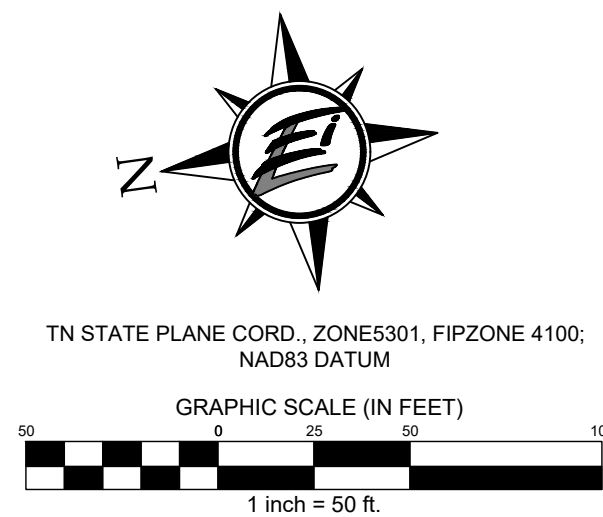


Ⓒ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

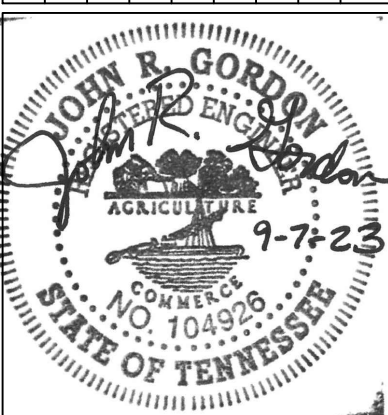
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Plot Name: C4.12 Enlarged ROW & Access Plan
Plotted: Wednesday, September 06, 2023 - 10:46 pm
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Drafted By: JSR / DKH
Checked By: JRG

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ACCESS
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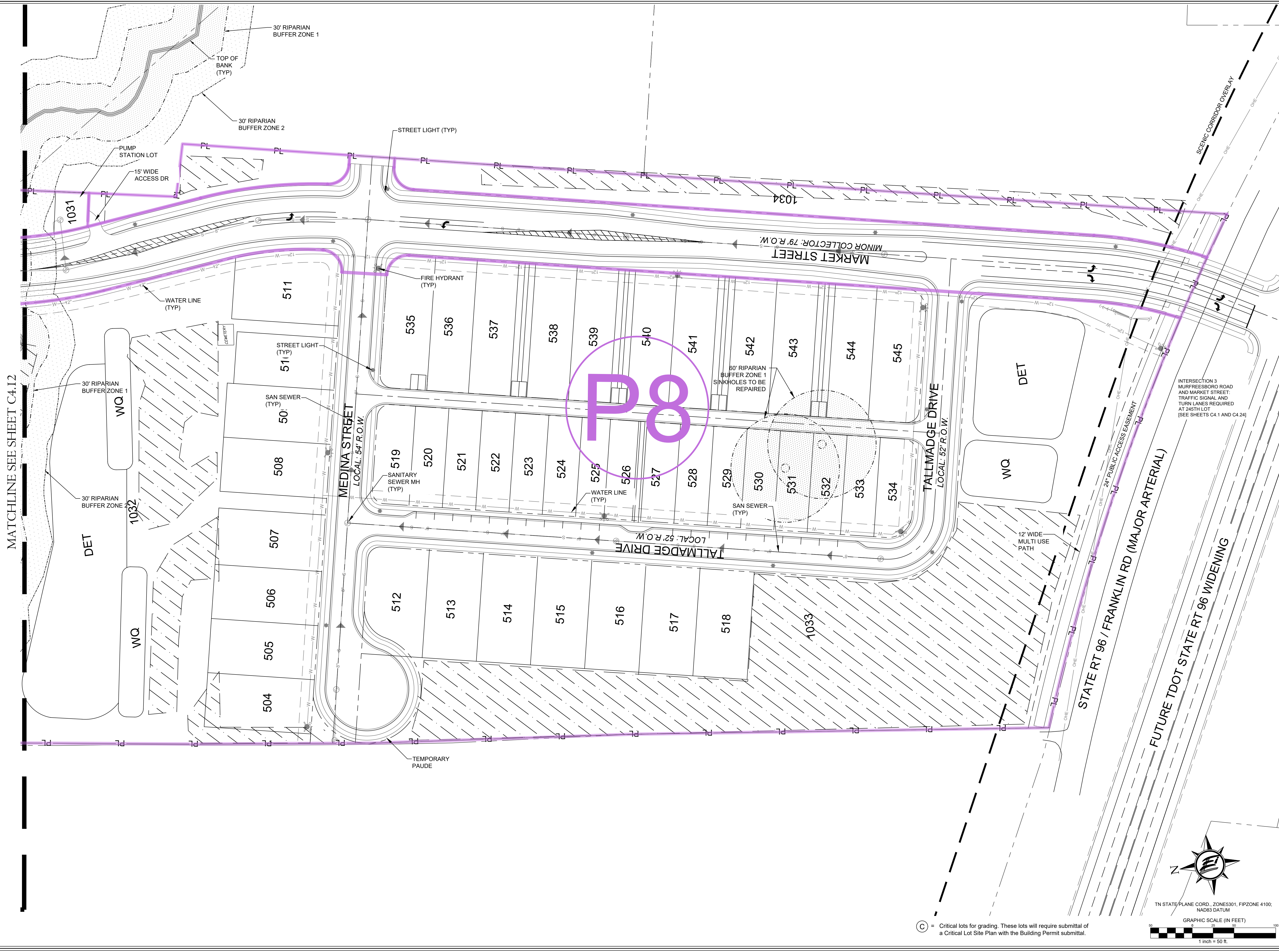
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C4.12

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Franklin, Tennessee

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User: jrh
Plot Name: C4.13 Enlarged ROW & Access Plan
Plotted: Wednesday, September 06, 2023 10:46 pm
By: jrh



MATCHLINE SEE SHEET C4.12

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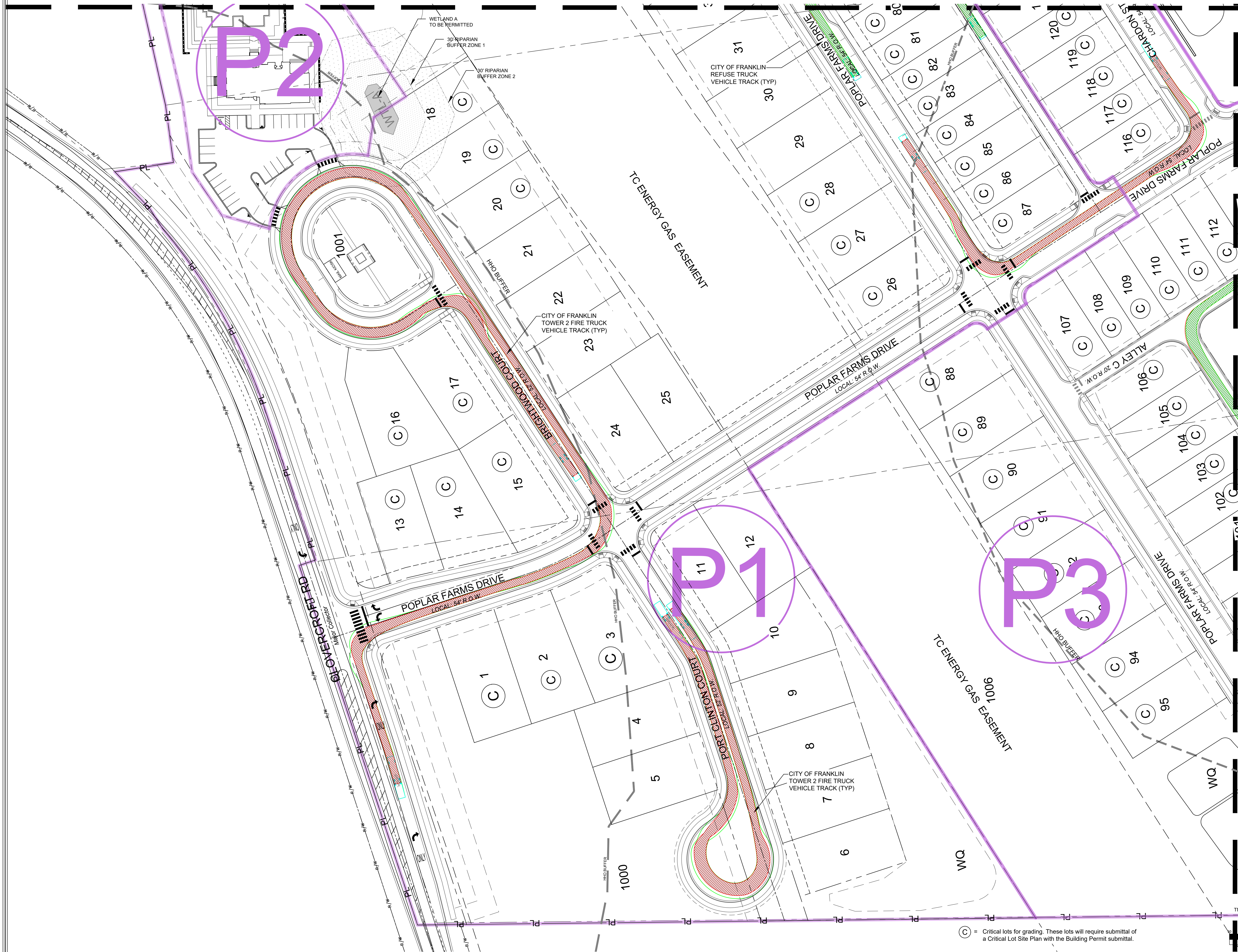
Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
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ACCESS
PLAN**
Sheet No.
C4.13

JOHN R. GORDON
Professional Engineer
No. 104976
STATE OF TENNESSEE
9-7-23

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User: jrh
Plot Date: Wednesday, September 06, 2023 10:47 pm
By: jrh

MATCHLINE SEE SHEET C4.15



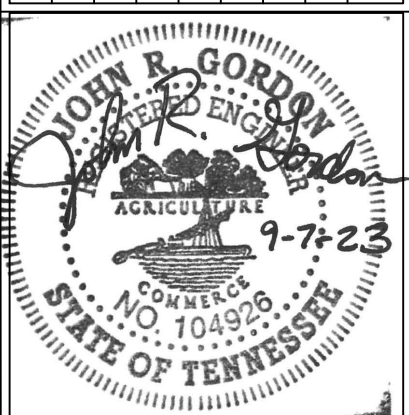
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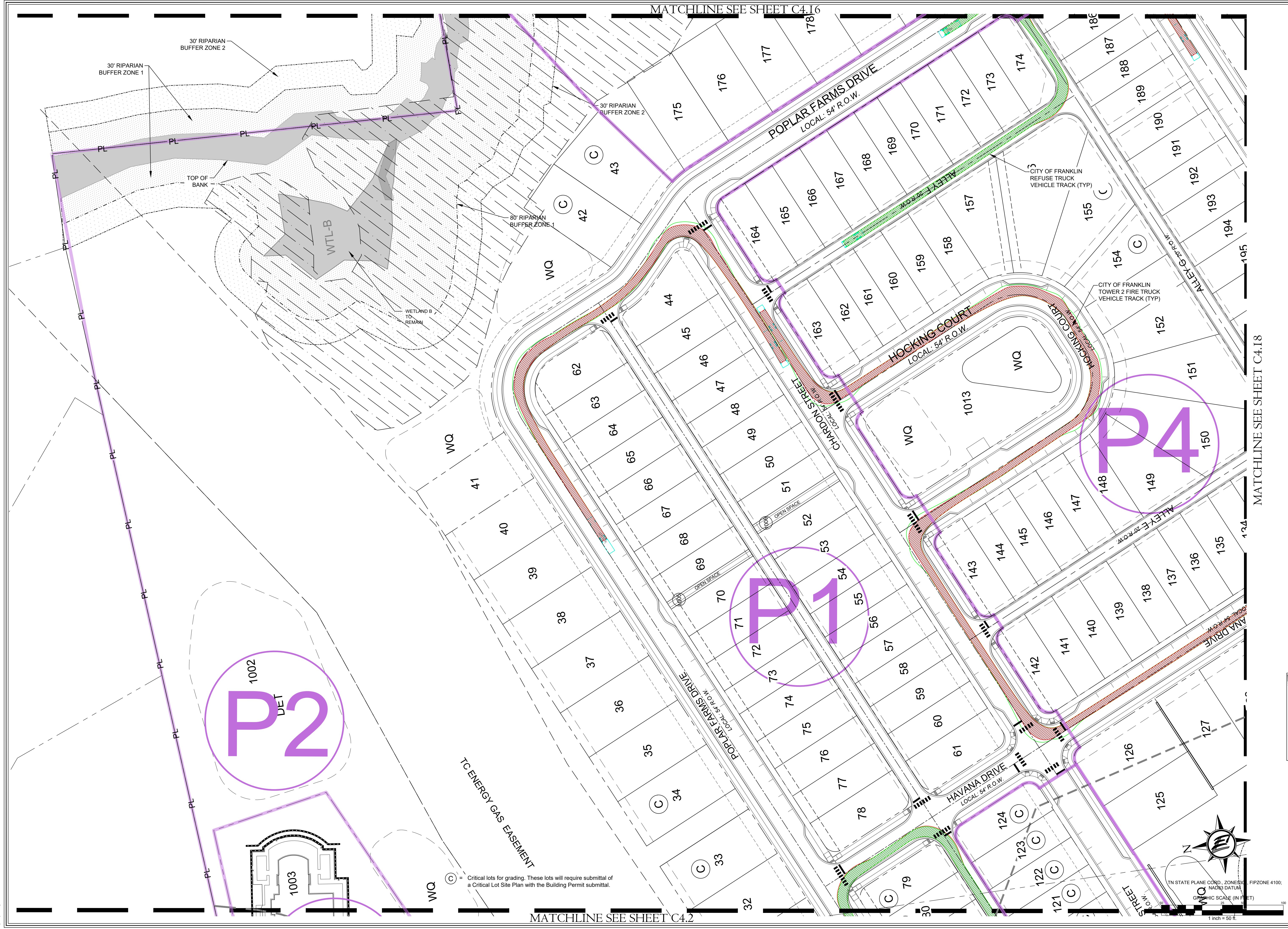


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**VEHICLE
TRACKING
PLAN**

Sheet No.
C4.14

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By: jrh



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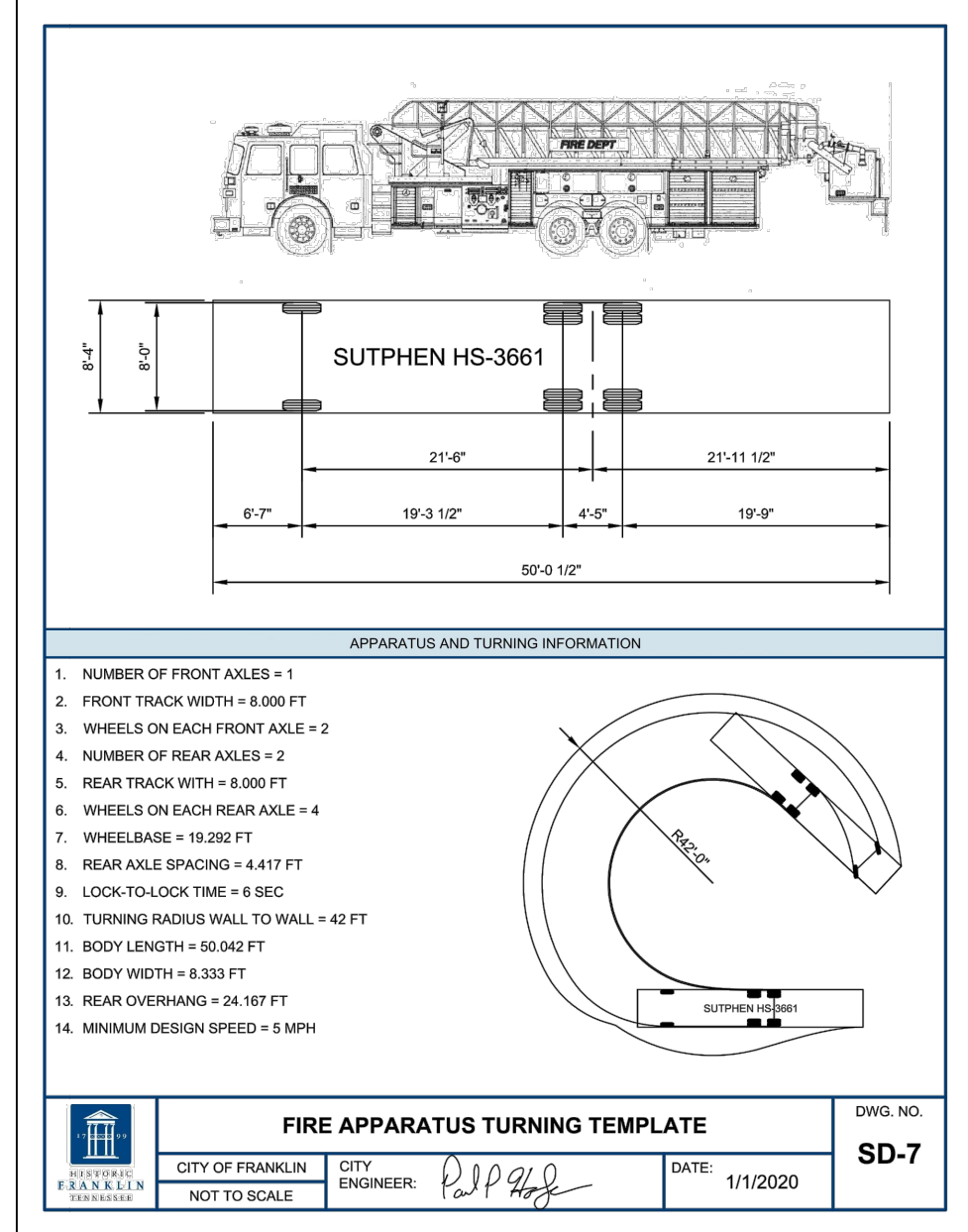
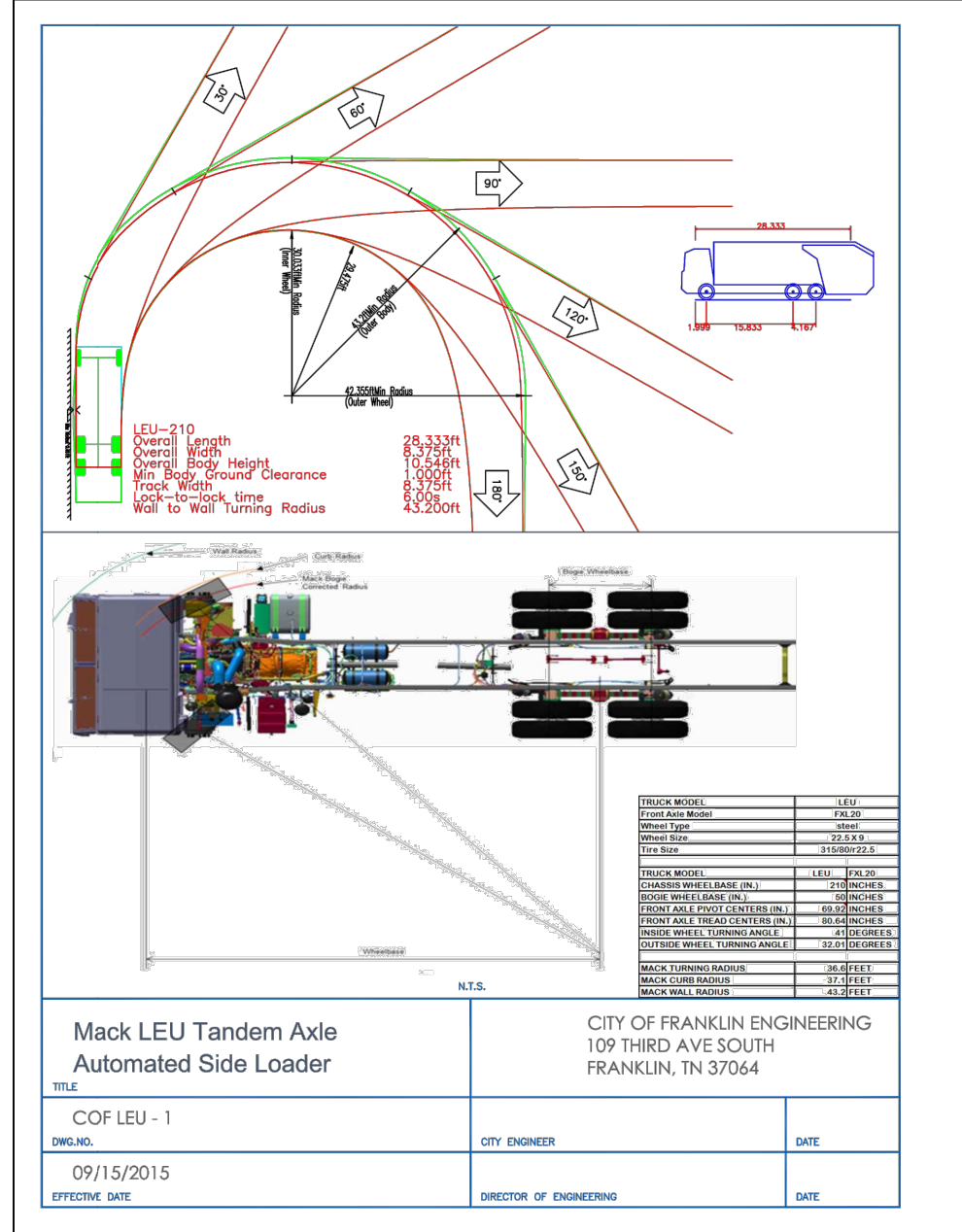
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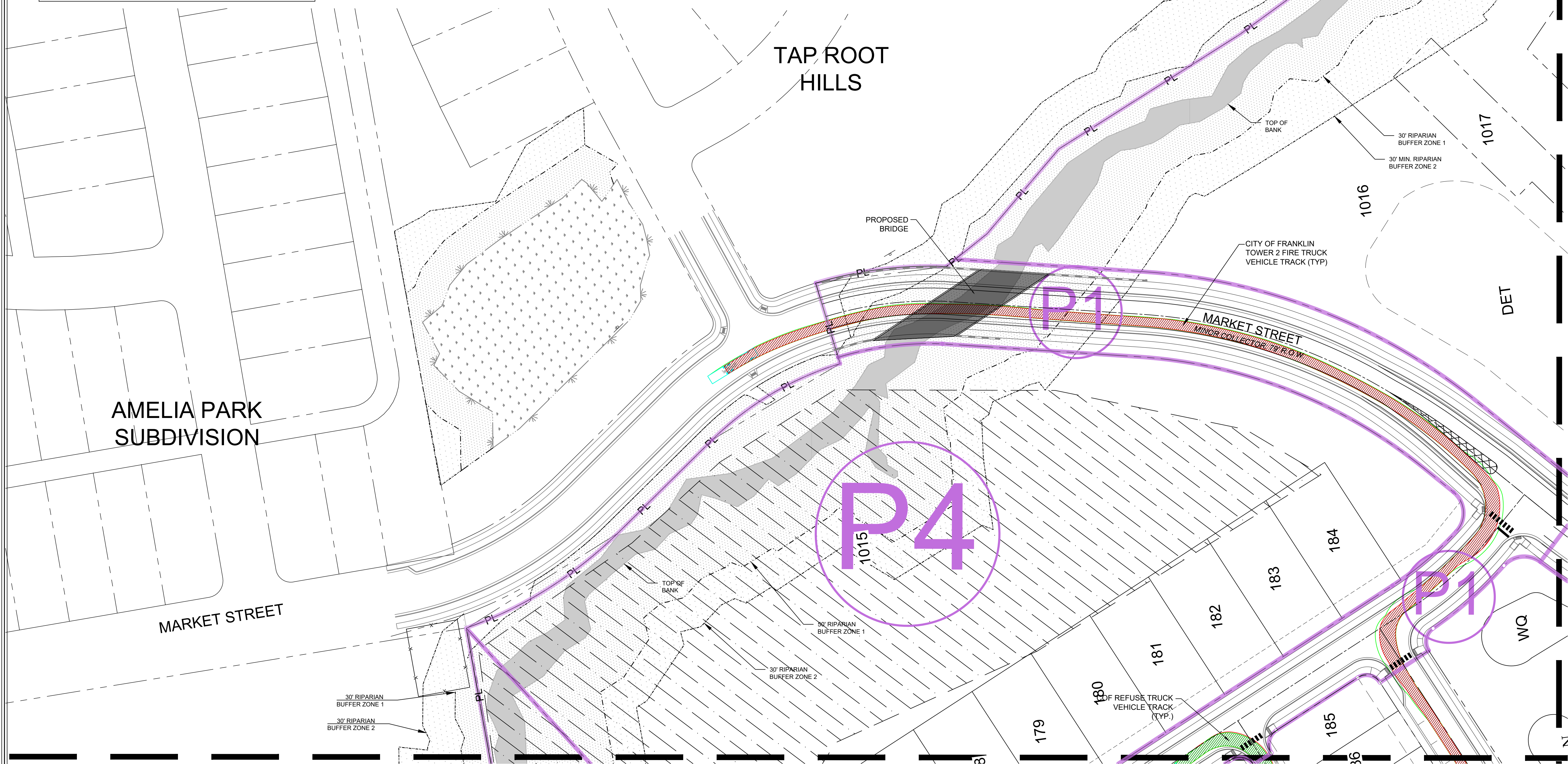
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Drafted By: JSR / DKH
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C4.15

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By: jrh

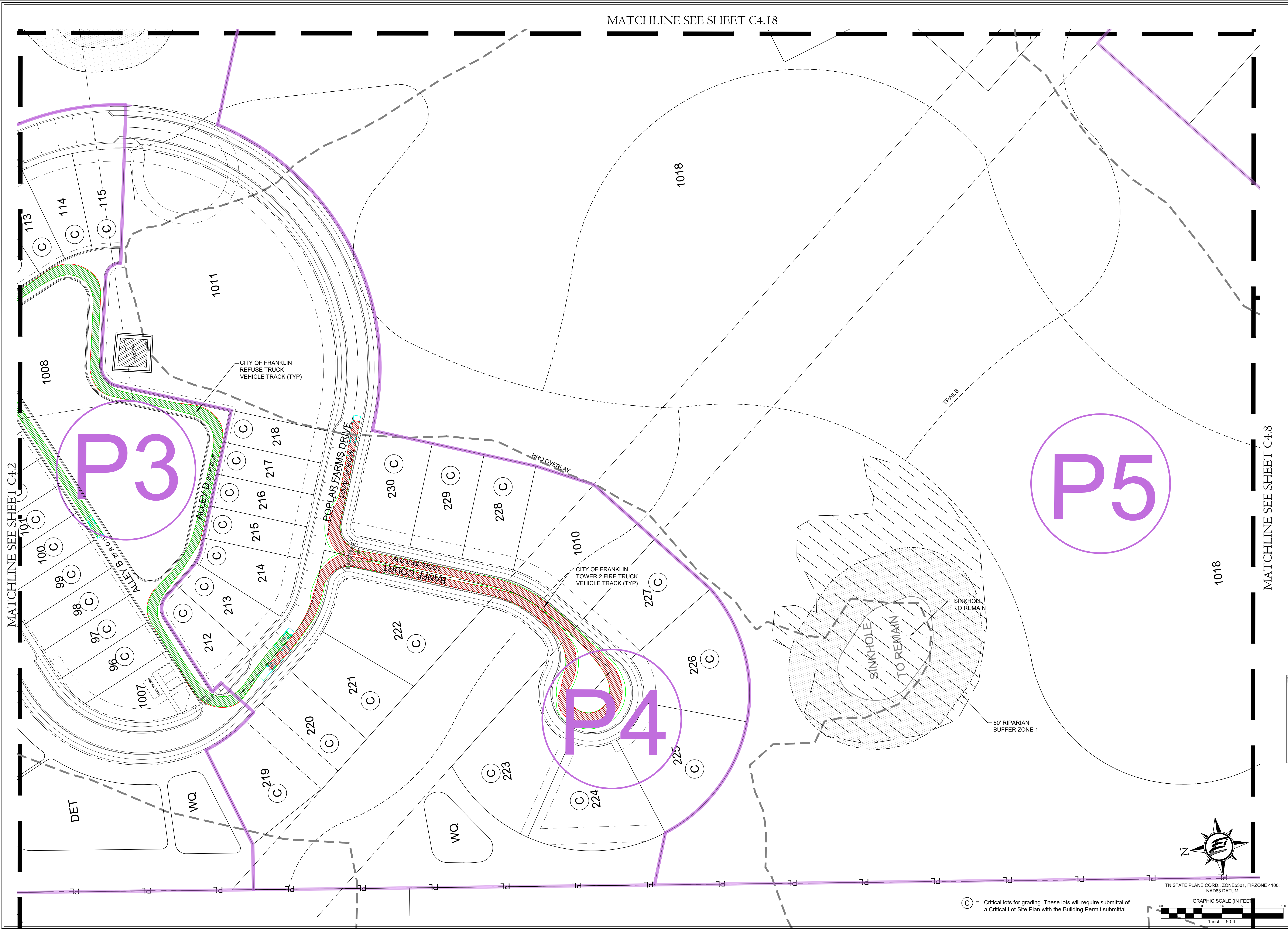


CITY OF FRANKLIN TOWER 2 TRUCK

NUMBER OF FRONT AXLES 1
NUMBER OF REAR AXLES 2
LENGTH 50.0417 FT
FROM BUMPER TO CENTERLINE OF FRONT AXLE 10 FT
WHEELBASE (FRONT AXLE TO REAR AXLE) 21.316 FT
REAR AXLE SPACING 4.417
WIDTH 8.33 FT
TRACK 8.00 FT
REAR OVERHANG 22.1421
LOCK TO LOCK TIME 6 SECONDS
STEERING LOCK ANGLE 42°
APPROACH ANGLE 13°
DEPARTURE ANGLE 8°
TURNING RADIUS (INSIDE) 22 FT
TURNING RADIUS (OUTSIDE) 36 FT 7 IN
TURNING RADIUS (WALL TO WALL) 42 FT
GROSS VEHICLE WEIGHT 67,000 LBS



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User: jrh
Plot Date: 9/7/2023 10:48:48 AM
Plotted: Wednesday, September 06, 2023 10:48 pm
By: jrh



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Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

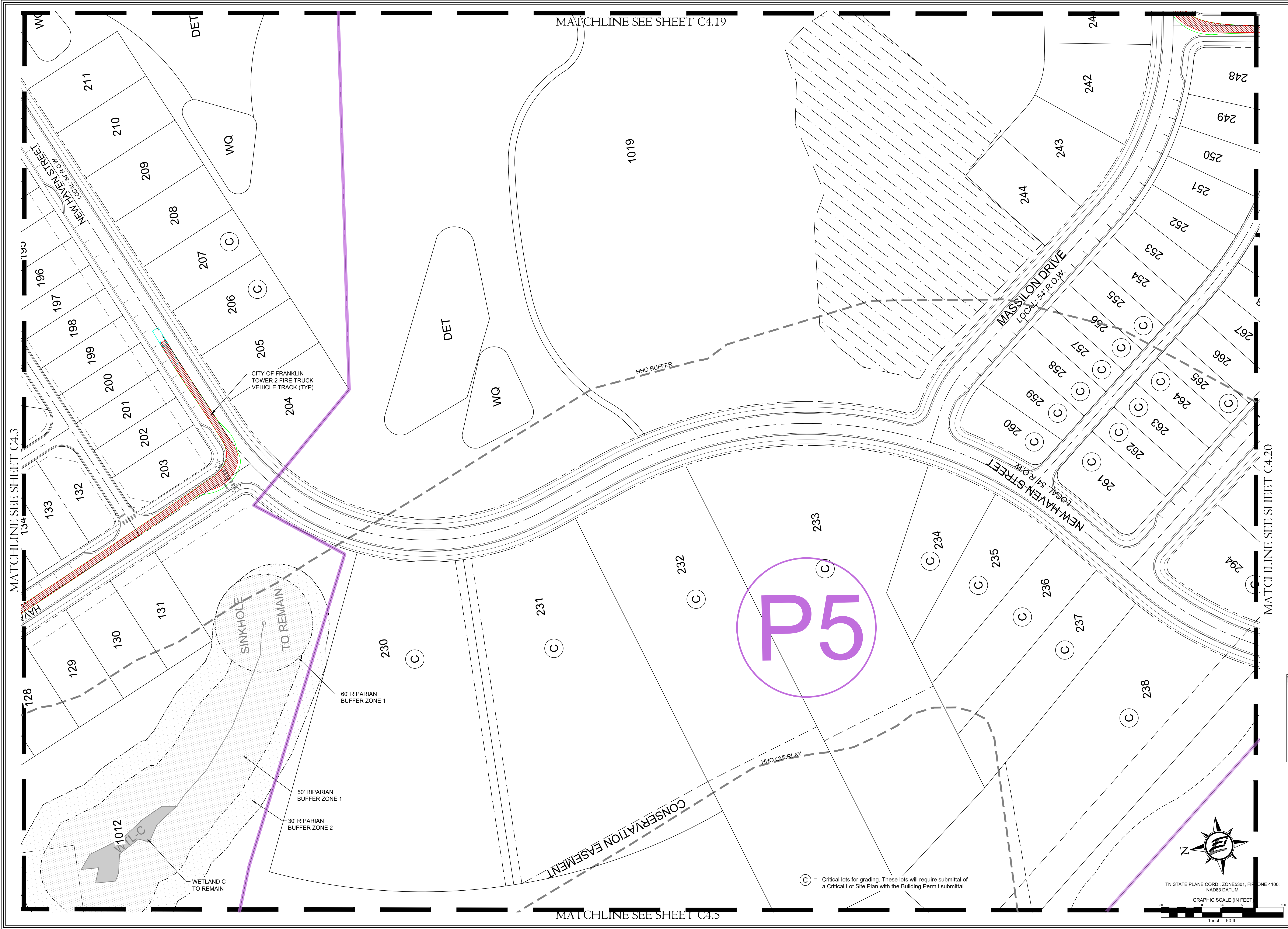
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VEHICLE
TRACKING
PLAN

Sheet No.
C4.17

Page 101 of 209

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User: jrh
Plot Date: Wednesday, September 06, 2023 10:48 pm
By: jrh



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1	9-7-2023			

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ELI Project No: 18-11-1107
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Checked By: JRG
Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C4.18

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User: jhng
Plot Date: Wednesday, September 06, 2023 10:48 pm
By: jhng



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1	9-7-2023			

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

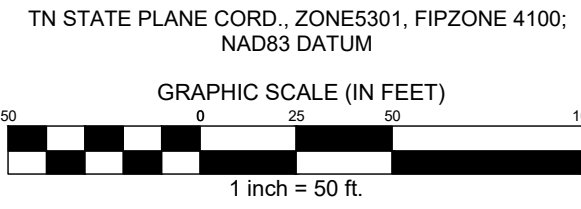
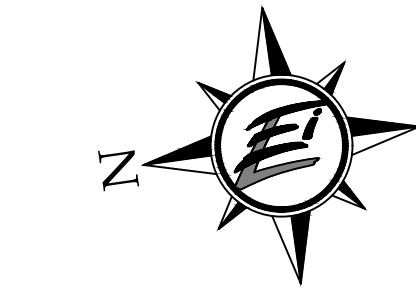
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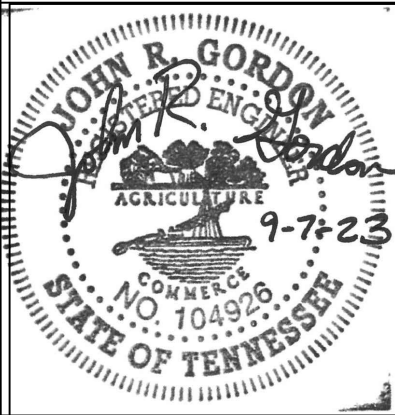
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Plot Name: C4.20 Vehicle Tracking Plan
Plotted: Wednesday, September 06, 2023 - 10:48 pm
By: jrh



(C) = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



Rev.	Date	Revision Description
1	9-7-2023	address staff comments



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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

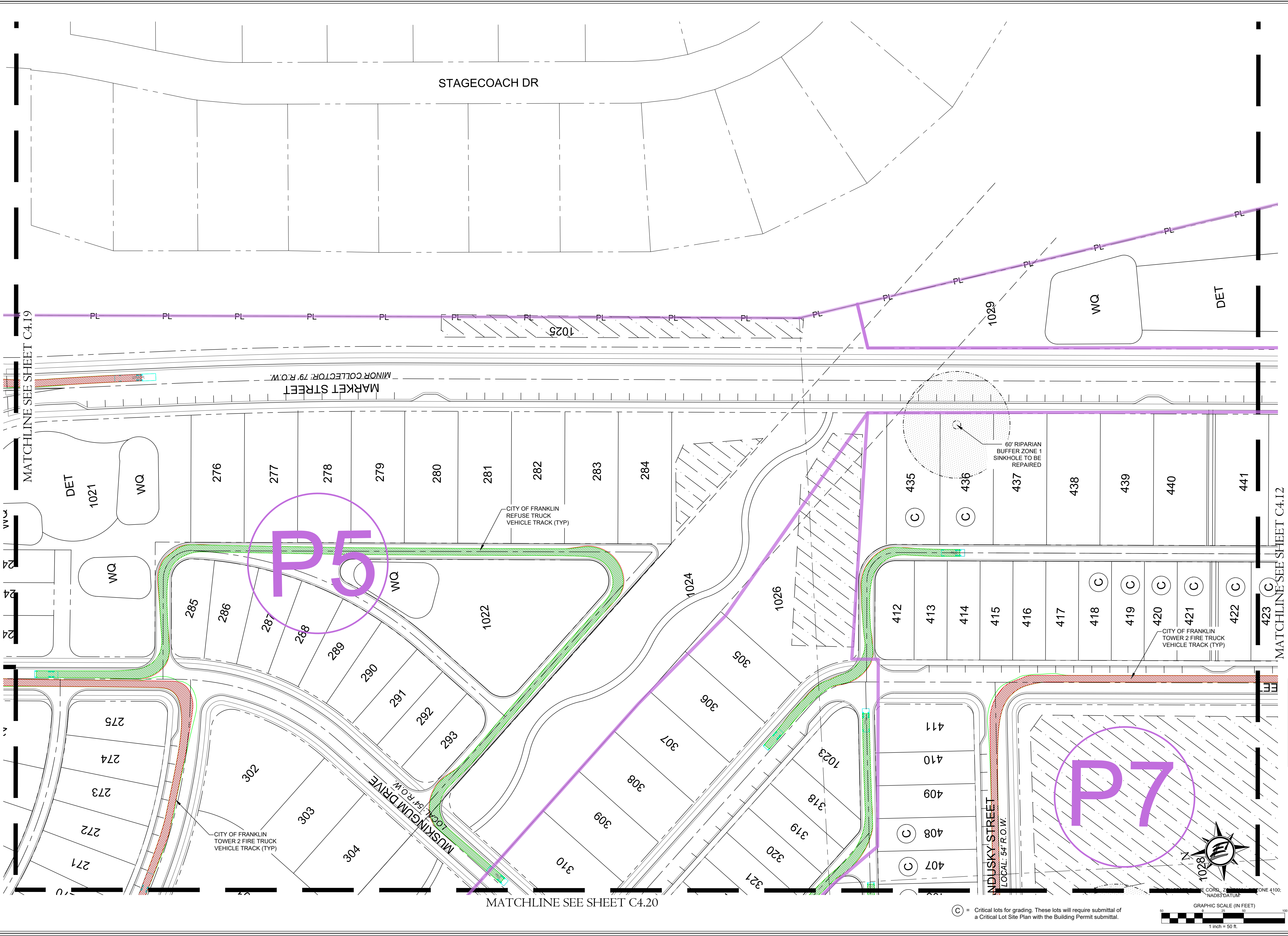
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Sheet No.
C4.20

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Plot Date: Wednesday, September 06, 2023 10:49 pm
By: jrh



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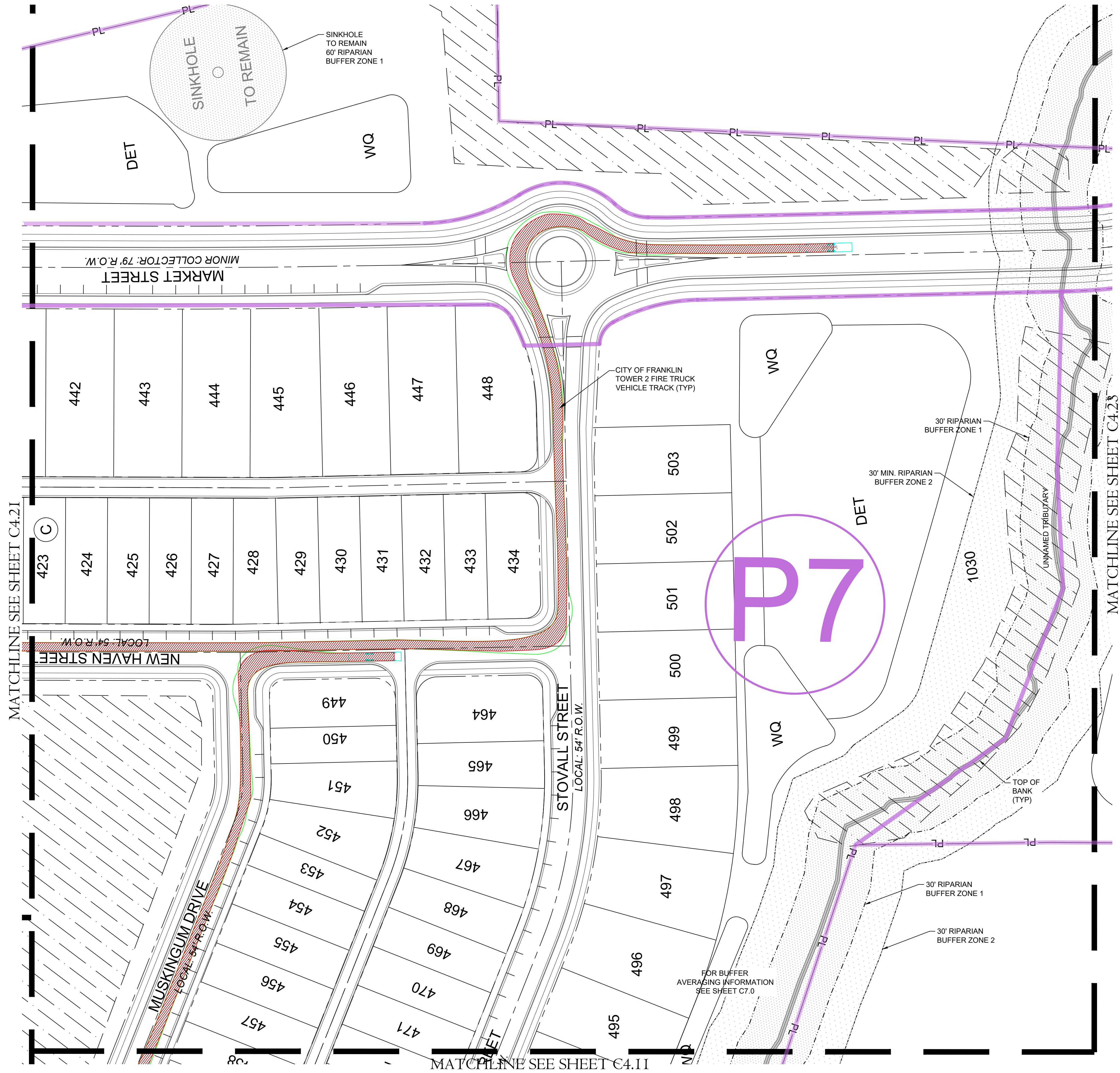
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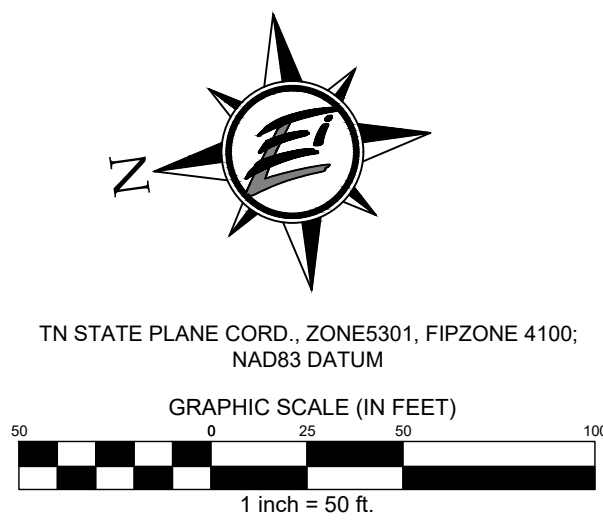
Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
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Sheet Title:
VEHICLE TRACKING PLAN
Sheet No.
C4.21

Filepath: W:\8-11-1107 Ingham Development (Meritage)\3_CAD\Production\Development Plan\Vehicle Tracking Plan.dwg
User: jrh
Plot Name: C4.22 Vehicle Tracking Plan
Plotted: Wednesday, September 06, 2023 - 10:49 pm
By: jrh



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1	9-7-2023			Revision Description

JOHN R. GORDON
Professional Engineer
No. 104956
State of Tennessee
9-7-23

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:
VEHICLE TRACKING PLAN

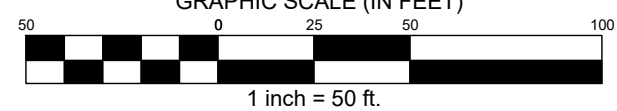
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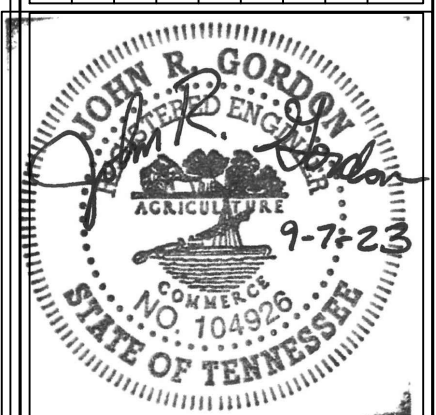
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Plotted: Wednesday, September 06, 2023 - 10:49 pm
By: jh



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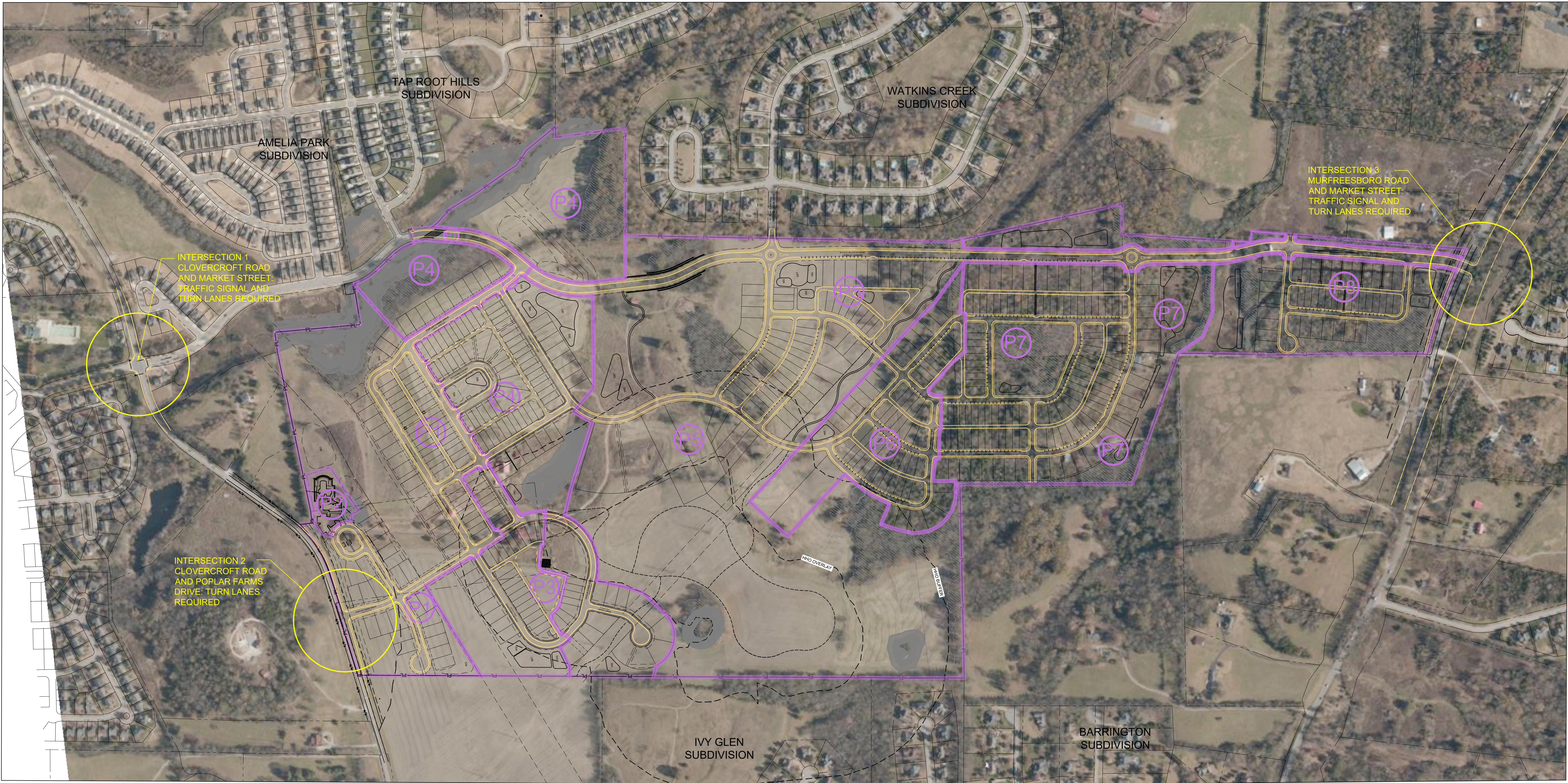
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File Name: W:\9-11-1107 Inception Development (Meritage)\3_CAD\Production\Development Plan\Traffic Master Plan.dwg
User: jrh
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Plot By: jrh



RECOMMENDED IMPROVEMENTS

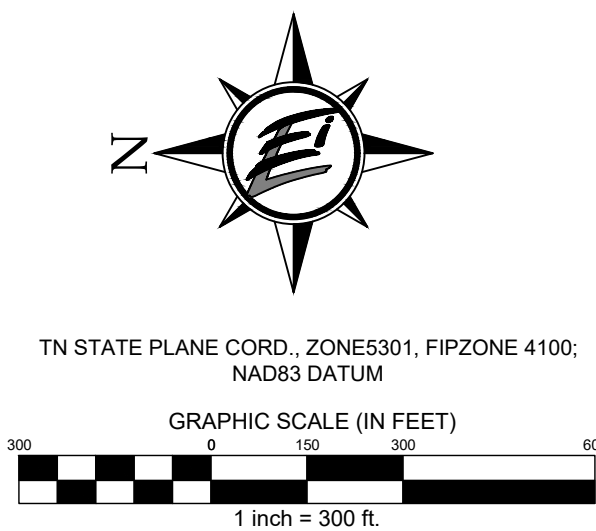
The following is a summary of recommendations from the Traffic Impact Study, by Fischbach Transportation Group, LLC, noted as (TIS) and City of Franklin Staff recommendations, noted in *italics* and as (COF)
Dec. 2020, Revised, Jan 26, 2021.

- Intersection of Clovercroft Road and Market Street**
 - A traffic signal will be warranted at this intersection in conjunction with the proposed project (TIS)
 - This traffic signal should be installed with the initial phases of development (TIS)
 - Should include protected-plus-permitted left turn signal phases for the eastbound, westbound, and northbound approaches (TIS)
 - New traffic signal is recommended to be installed by the developer. (COF)
 - It is assumed that the existing laneage will be sufficient. However, the TIA should include queue analysis to ensure all turn lanes are adequate. (COF) TIS revision (p.48) notes that existing storage will be adequate for all 4 left turn approaches based on queue analysis
 - a dedicated eastbound right turn lane on Clovercroft Road is warranted with a minimum of 100' storage (TIS), and this right turn lane is required (COF)
 - Any final construction plans should also include turn radii for the EB and WB left turns on Clovercroft Road to ensure the left turns can operate concurrently. (COF)
- Intersection of Clovercroft Road and the Western Project Access**
 - The project access (Poplar Farms Drive) should include one southbound entering lane and two northbound exiting lanes, striped as separate left and right turn lanes. Each of these turn lanes should include at least 50 feet of storage and should be designed and constructed according to AASHTO standards. (TIS)
 - both a westbound left turn lane and an eastbound right turn lane will be warranted on Clovercroft Road at this intersection. Each of these turn lanes should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards, in conjunction with the construction of the proposed access. (TIS)
 - The above recommendations will be beneficial and are recommended to be installed by the developer. It is assumed that the recommended laneage will be sufficient. However, the TIA should include queue analysis to ensure all turn lanes are adequate. (COF) TIS revision (p.49) notes that these storage lengths are adequate based on queue analysis
 - TDOT guidelines for left and right turn lanes should be utilized to determine the storage length for each of the turn lanes on Clovercroft Road. All roadway improvements should be designed according to City of Franklin and AASHTO standards. (COF)

- Intersection of Murfreesboro Road and Market Street Extension**
 - At the intersection with Murfreesboro Road, Market Street Extension should include one northbound lane and two southbound lanes, striped as separate left and right turn lanes. These turn lanes should extend from Murfreesboro Road to the first intersection on Market Street Extension, currently labelled "Tailmadge Drive" on the current site plan. (125' storage for southbound left turn lane and 200' storage for southbound right turn lane)
 - a westbound right turn lane will be warranted on Murfreesboro Road. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards. (TIS)
 - a traffic signal will be warranted at the intersection of Murfreesboro Road and Market Street Extension. This traffic signal should be installed when Market Street Extension and the on-going widening of Murfreesboro Road are complete. The traffic signal should be designed and installed to include a protected-plus-permitted left turn signal phase for the eastbound approach and right turn overlap signal phases for the westbound and southbound approaches. In particular, right turn overlap signal phases should be provided wherever a dedicated right turn lane is provided in order to minimize delays and maximize the efficiency of traffic signal operations. (TIS)
 - A new traffic signal is recommended to be installed by the developer. It is assumed that the proposed laneage will be sufficient. However, the TIA should include queue analysis to ensure all turn lanes are adequate. Any final construction plans should also include signalized analysis that includes pedestrian allowances for red times and walk times to account for the recommended right turn overlap. (COF)

- Additional Staff Recommendations and comments
- Pedestrian access and connectivity should be included as part of the development's plans and infrastructure improvements. The accommodations should apply to sidewalks and traffic signals, especially where right turn overlaps are recommended.
 - Design speed for Clovercroft Road is 45 mph (40 posted).
 - Design speed for Murfreesboro Road is 65 mph, matching TDOT design.
 - Required traffic signals and turn lanes shall be installed at the time the road connection is made.
 - Intersection 1 improvements at Clovercroft Road and Market Street are required in Phase 1.
 - Intersection 2 improvements at Clovercroft Road and Poplar Farm Drive and required improvements to Clovercroft Drive are required in Phase 1.
 - Intersection 3 improvements at Market Street and SR-96 are required at the 245th building permit.

See also sheets C4.0 and C4.1 ROW & Access Plans, and C4.25 and C4.26 for Sight Distance



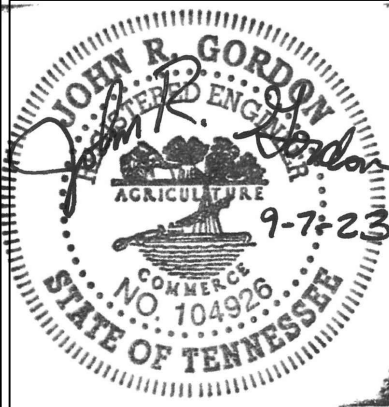
RECOMMENDED IMPROVEMENTS

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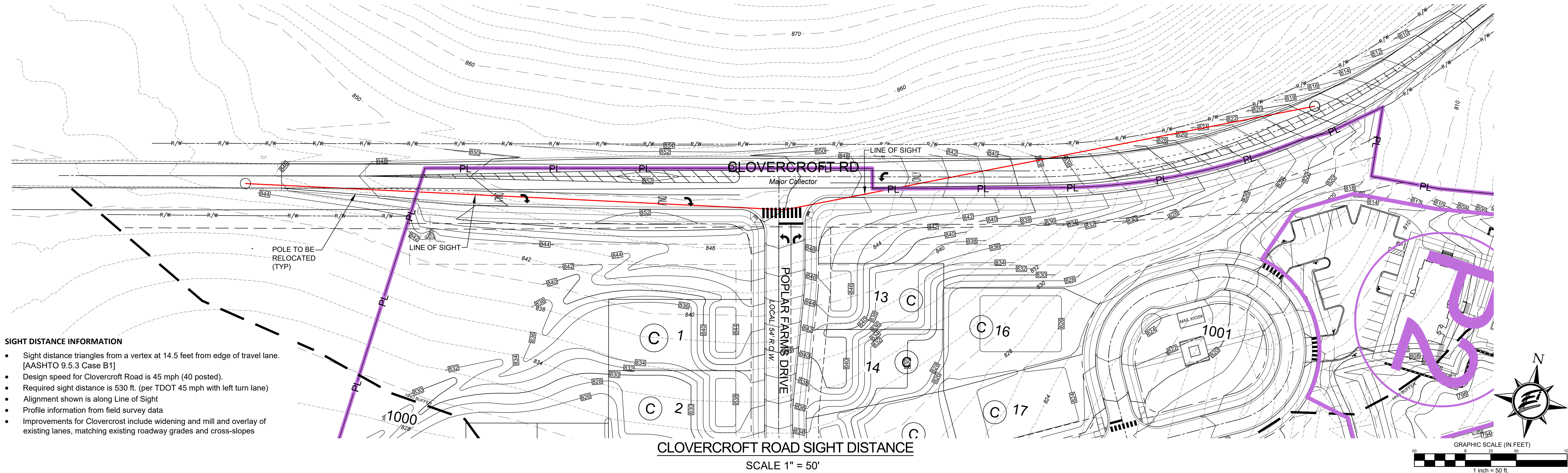
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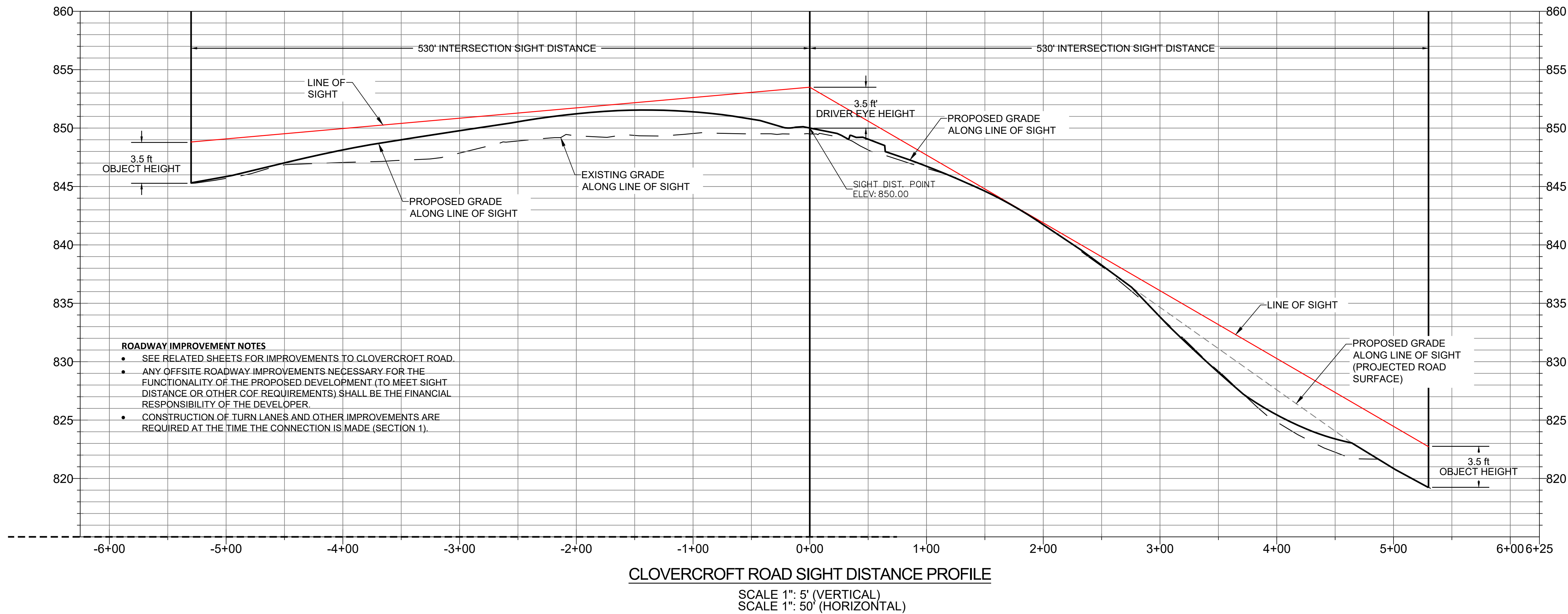
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ELI Project No: 18-11-1107
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MASTER
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Sheet No.
C4.24



SIGHT DISTANCE PROFILE

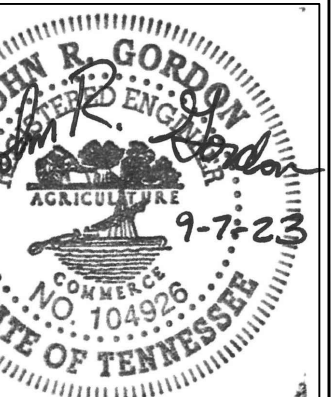


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1	9-7-2023		

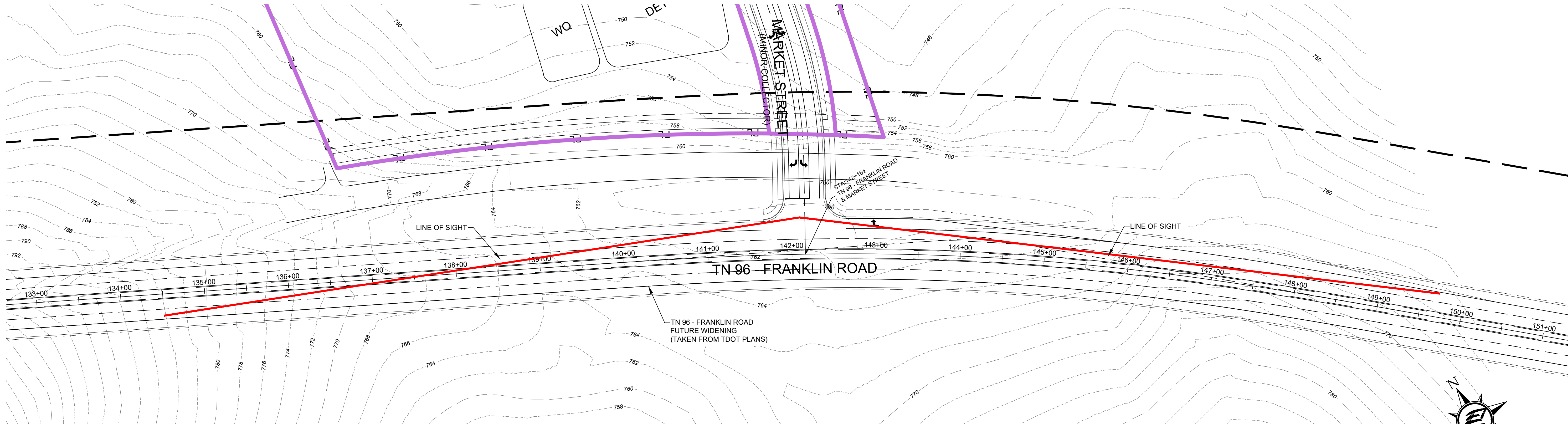


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

**CLOVERCROFT
ROAD
SIGHT
DISTANCE**

Sheet No.
C4.25

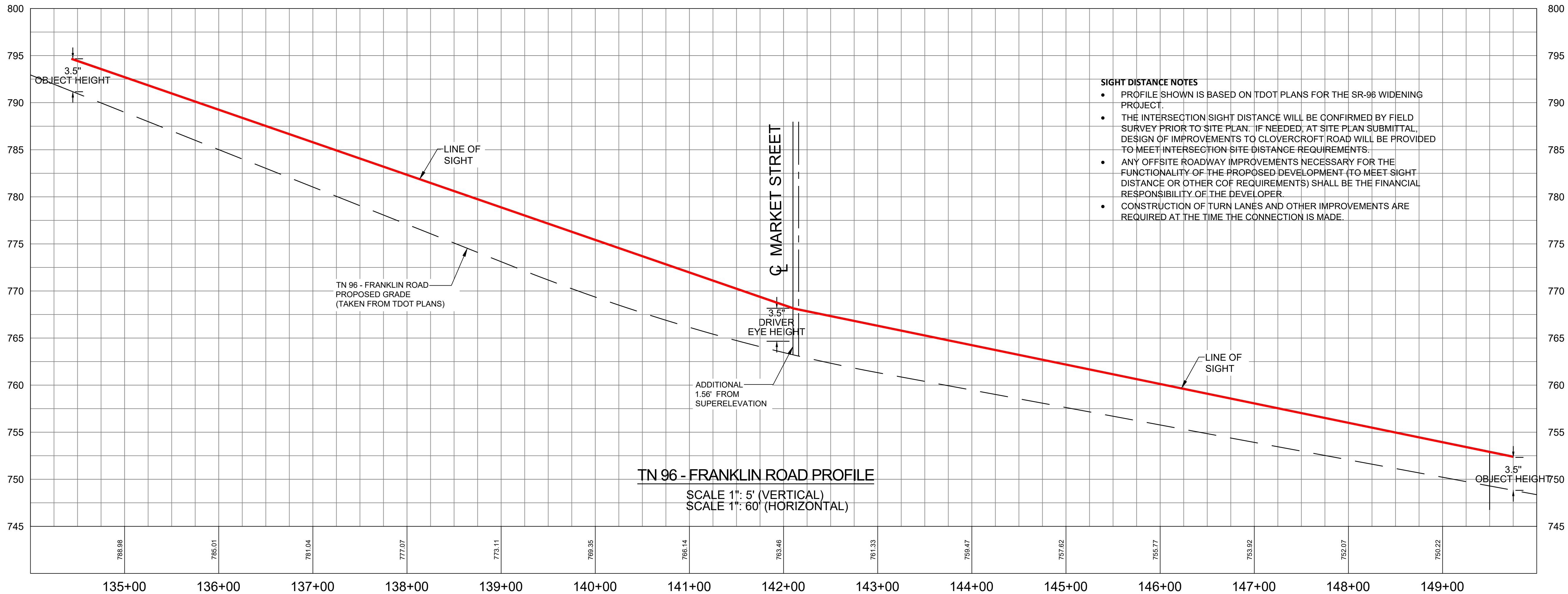
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C4.26 Highway 96 Sight Distance
Plotted: Wednesday, September 06, 2023 - 10:51 pm
By: john



TN 96 - FRANKLIN ROAD PLAN
SCALE 1"= 60'

SIGHT DISTANCE INFORMATION

- Sight distance triangles from a vertex at 14.5 feet from edge of travel lane, [AASHTO 9.5.3 Case B1]
- Design speed for Murfreesboro Road is 65 mph (match TDOT design speed).
- Required sight distance is 765 ft.
- profile information taken from field survey and GIS contour data, and TDOT design plans



TN 96 - FRANKLIN ROAD PROFILE
SCALE 1"= 5' (VERTICAL)
SCALE 1"= 60' (HORIZONTAL)

SIGHT DISTANCE NOTES

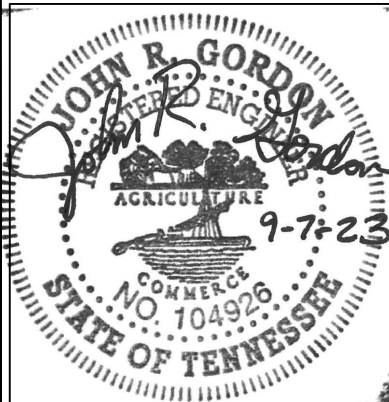
- PROFILE SHOWN IS BASED ON TDOT PLANS FOR THE SR-96 WIDENING PROJECT.
- THE INTERSECTION SIGHT DISTANCE WILL BE CONFIRMED BY FIELD SURVEY PRIOR TO SITE PLAN. IF NEEDED, AT SITE PLAN SUBMITTAL, DESIGN OF IMPROVEMENTS TO CLOVERCROFT ROAD WILL BE PROVIDED TO MEET INTERSECTION SITE DISTANCE REQUIREMENTS.
- ANY OFFSITE ROADWAY IMPROVEMENTS NECESSARY FOR THE FUNCTIONALITY OF THE PROPOSED DEVELOPMENT (TO MEET SIGHT DISTANCE OR OTHER COF REQUIREMENTS) SHALL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
- CONSTRUCTION OF TURN LANES AND OTHER IMPROVEMENTS ARE REQUIRED AT THE TIME THE CONNECTION IS MADE.

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5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

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POPLAR FARMS
PUD Subdivision
Development Plan, Revision 1
COF#8272
Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

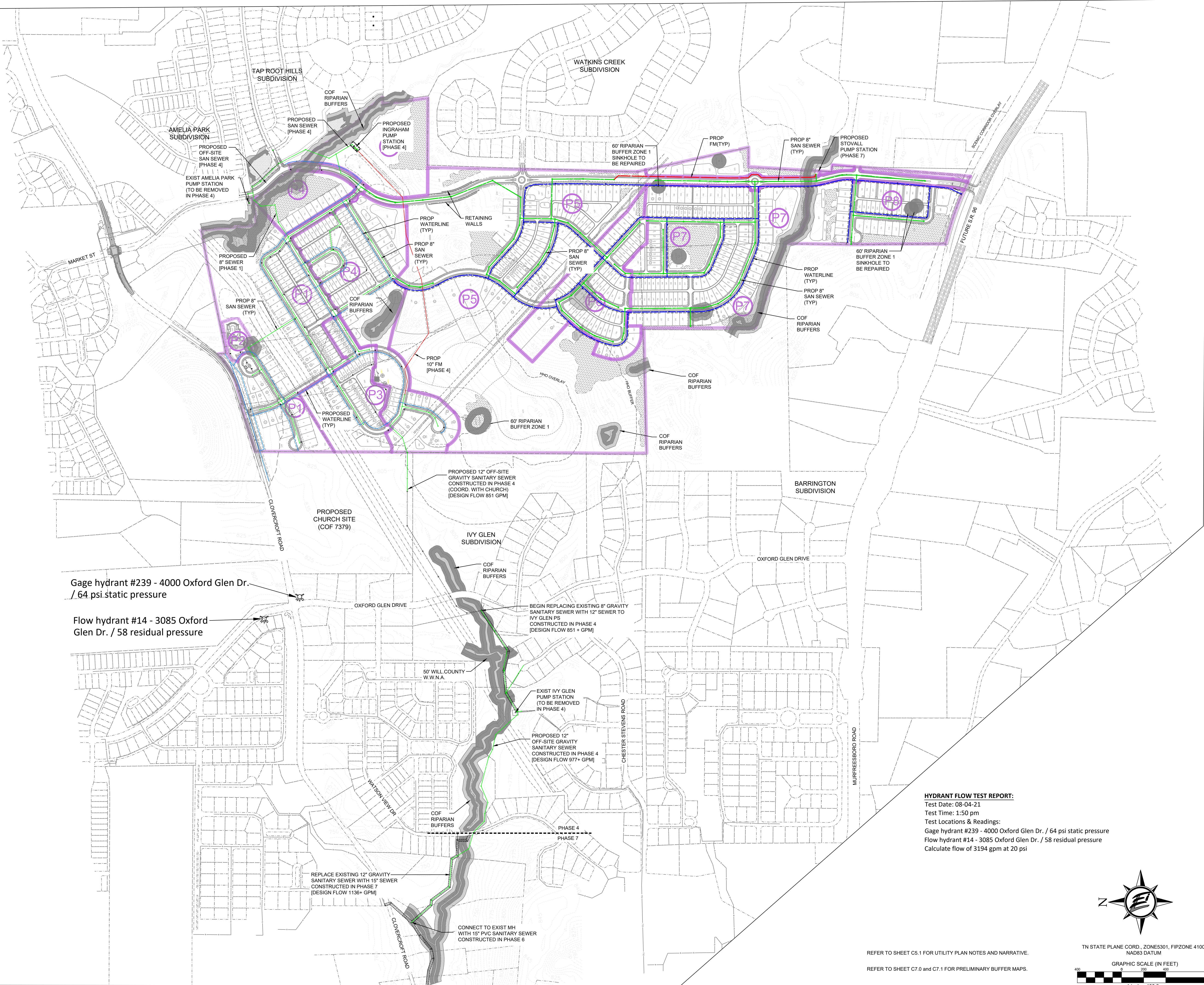


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**HIGHWAY 96
SIGHT
DISTANCE**

Sheet No.
C4.26

Filepath: W:\8-11-1107 Ingham Development (Meritage)_CAD\Production\1_Development Plan\C5.0_Utility Master Plan.dwg
Location: C5.0 Utility Master Plan
Plotted: Wednesday, September 06, 2023 - 10:52 pm
By: jphg

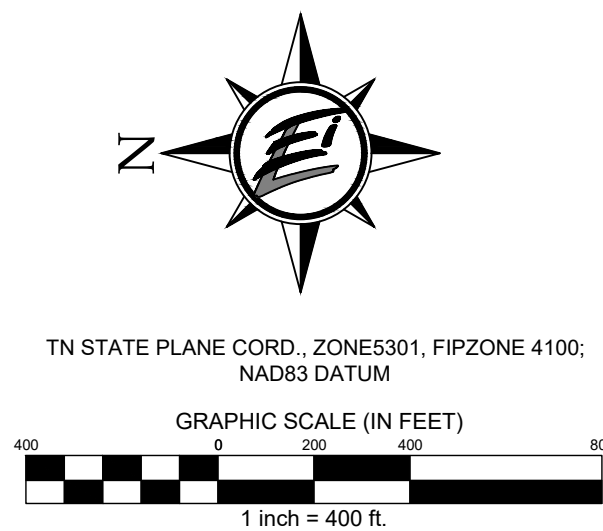


Gage hydrant #239 - 4000 Oxford Glen Dr.
/ 64 psi static pressure

Flow hydrant #14 - 3085 Oxford
Glen Dr. / 58 residual pressure

HYDRANT FLOW TEST REPORT:
Test Date: 08-04-21
Test Time: 1:50 pm
Test Locations & Readings:
Gage hydrant #239 - 4000 Oxford Glen Dr. / 64 psi static pressure
Flow hydrant #14 - 3085 Oxford Glen Dr. / 58 residual pressure
Calculate flow of 3194 gpm at 20 psi

REFER TO SHEET C5.1 FOR UTILITY PLAN NOTES AND NARRATIVE.
REFER TO SHEET C7.0 AND C7.1 FOR PRELIMINARY BUFFER MAPS.

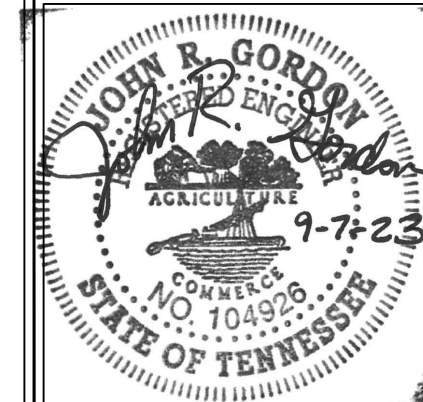


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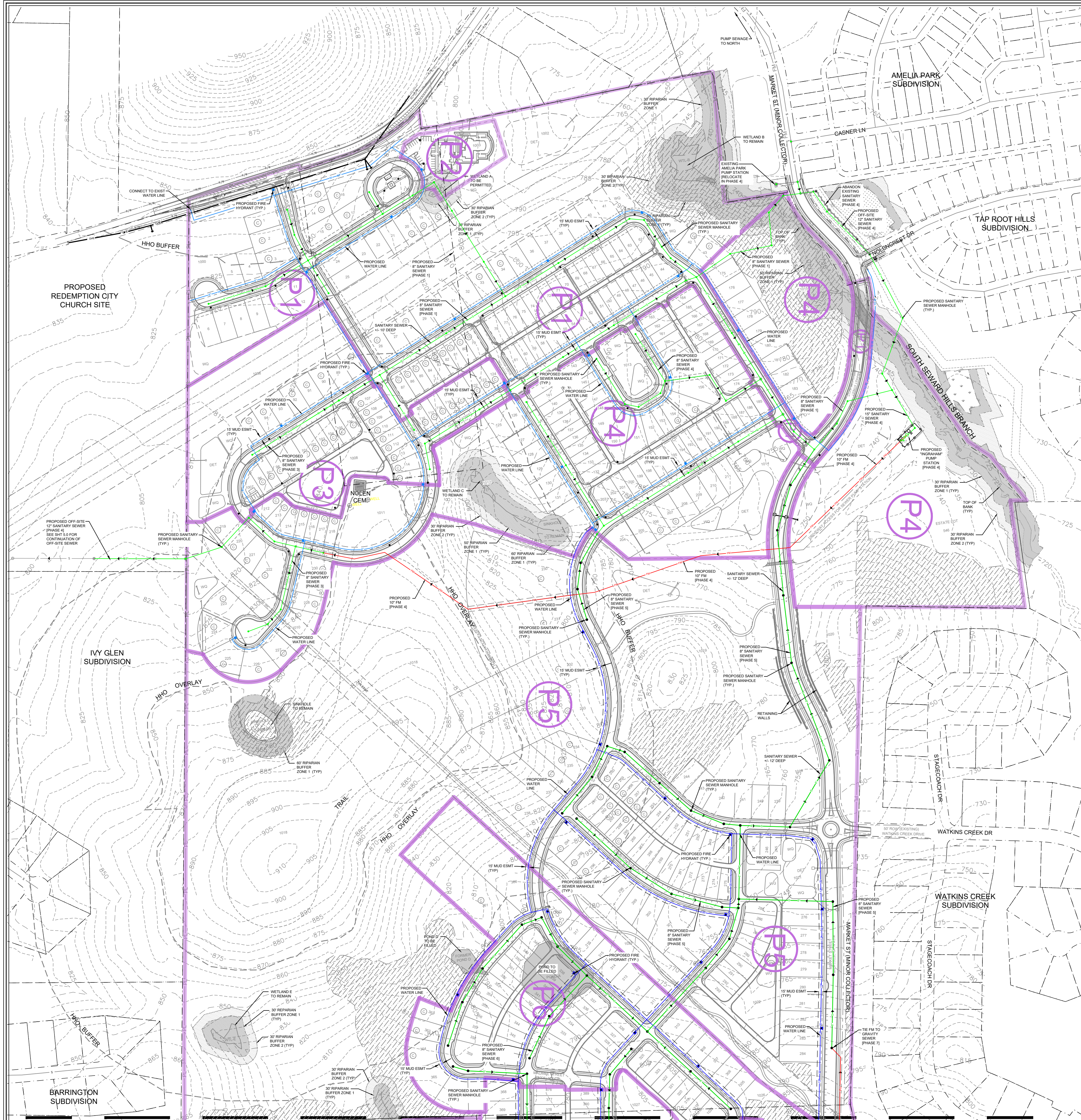


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

**UTILITY
MASTER
PLAN**

Sheet No.
C5.0

Filename: W:\18-11-1107 Ingham Development (Meritage)\3_CAD\Production\1_Development Plan\C5.1_Overall Utility Plan.dwg
User: jrh
Plot Date: Wednesday, September 06, 2023 10:53 pm
By: jrh



MATCHLINE SEE SHEET C5.2

Water & Sewer General Notes

- 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.
- 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.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- 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.
- 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.
- 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.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Development Type: Single Family Residential
Unit Flow in GPD: 350 GPD
Number of Units: 549 (Single Family Residences) [546 at re-submittal 8-5-2021]
Flow in GPD: 192,150 GPD

Utility Impact Statement

The anticipated demand for water and sewer is 192,150 GPD based on a 350 GPD unit flow and 549 single family homes [546 at re-submittal 8-5-2021]. There are no reclaimed water lines in the vicinity.

Utility Network Narrative

SANITARY SEWER NARRATIVE

The sanitary sewer for the Poplar Farms project includes gravity sewer, new force main, and pump stations. The project will construct the sewer system in phases, and includes offsite sewer construction.

Phase 1: (91 lots) The initial development (the north part of the project) will be served by new gravity sewer which flows east to the existing Amelia Park pump station. Off-site work for Phase 1: gravity sewer to Amelia Park pump station. The off-site sewer crosses open space and under South Seward Hills Branch, then into the existing Amelia Park pump station [The existing pump station serves 825 lots, with a measured outflow of 535 gpm pumped north. Proposed flows would be for 916 lots, with a projected flow of 594 gpm pumped north.]

Phase 2: (Amenity Center) The Amenity Center building will be served from the Phase 1 sewer.

Phase 3: (37 lots) The third phase of development (the west part of the project) will be served by new gravity sewer which flows east to the existing Amelia Park pump station. Off-site work for Phase 3: none [Design flows for Phase 3 will be 51 gpm flowing in 8" pipes to the Phase 1 sewer, then to the Amelia Park pump station. (Proposed flows for the existing Amelia Park pump station would be for 967 lots, with an estimated flow of 627 gpm pumped north.)]

Phase 4: (106 lots) Phase 3 will require construction of off-site sewer and the relocation of two pump stations. Lots in Phase 4 will be served by gravity sewer to a new "Ingraham" Pump Station. The new pump station location will be approximately 1200 feet south of the existing Amelia Park pump station, on the west bank of the stream, outside the riparian buffers. Note that the new "Ingraham" pump station will include sewer flows from this development, plus the flows from the former Amelia Park pump station. New gravity sewer will be constructed south along Market Street, then cross under the stream to the development, and continue south to the new pump station. The proposed gravity sewer from the Amelia Park pump station south to the new manhole across South Seward Hills Branch will serve a combined 967 lots (12" pipe at a minimum 0.4% slope). Then about halfway to the new Ingraham pump station, when the Poplar Farms lots are added, the total increases to 1371 lots (total at buildout). Projected design flow for those pipes, considering some of the flow is from a force main, is 1309 gpm (15" pipe at 0.4% slope). From the relocated pump station, a new 10" force main will carry sewage to the northwest and tie into a new gravity sewer at the west property line.

The new off-site gravity sewer west of the development will begin on the property of the proposed Redemption City Church (COF no. 7379). The sewer follows the proposed route of the proposed sewer main as shown on plans by M2Group, dated 11-05-2020. At full buildout for Poplar Farms, the proposed 12" offsite sewer will serve the 825 lots from the former Amelia Park pump station, plus the 546 lots from Poplar Farms for a total of 1371 lots. Using the same 65% pumped vs gravity flow ratio as the Amelia Park pump station, the design flow for the new 12" pipe at 0.4% will be 851 gpm, pumped from the new Ingraham pump station. This part of the sewer system will not reach the design flow until all of the Poplar Farms phases are complete. At the time of construction, there will be 230 lots in Phases 1 through 3 of Poplar Farms. The projected flow at that time will be for 1055 lots, pumped at 686 gpm. The new off-site gravity sewer parallels the existing pipeline easement and under Oxford Glen Drive, then turns south under an unnamed tributary to Watson Branch, where it joins the existing 8" sewer system for Ivy Glen. Because of site constraints including the gas pipelines, topography, and stream buffers, the proposed sewer then follows the easement of the existing 8" sewer main behind the existing Ivy Glen lots. The existing 8" sewer will be replaced with 12" sewer. Based on the projected sewer flow from Amelia Park, Tap Root Hills, Poplar Farms, the church site, and Ivy Glen, the new gravity sewer is proposed to be 12" pipe at a minimum 0.4% slope. The off-site sewer construction must be coordinated with the Church development.

The Ivy Glen pump station does not have enough capacity to add the flow from the east, so a gravity sewer connection from Ivy Glen to the existing gravity sewer at Watson View Drive will be constructed in Phase 4. This sewer extension will flow north from the pump station and cross the gas pipeline, then follow the south bank of the stream to an existing 12" sewer line at Watson View Drive. Design flow for this part of the sewer system will be the 851 gpm from the Ingraham pump station, plus the Church, plus 126 lots of Ivy Glen, for 977+ gpm.

Off-site work for Phase 4: (1) gravity sewer from Amelia Park pump station to new Ingraham pump station (2) gravity sewer west to Ivy Glen pump station, then west to existing 12" sewer at Watson View Drive (3) retire Amelia Park pump station (4) retire Ivy Glen pump station

Phase 5: (75 lots) Phase 5 is in the middle of the development, and will be served by new 8" gravity sewer which flows northeast to the "Ingraham" pump station. Sewer flows from Phase 5 will be pumped to the west. Off-site work for Phase 4: none Design flow from Phase 4 is 75 gpm through 8" gravity sewer to the Ingraham pump station, then 49 gpm added to the flows pumped to the west. The projected flow from the Ingraham pump station at Phase 4 will be for 1130 lots, pumped at 735 gpm.

Phase 6: (43 lots) Phase 6 is in the middle of the development, and will be served by new gravity sewer which flows northeast to the "Ingraham" pump station. Sewer flows from Phase 6 will be pumped to the west. Off-site work for Phase 6: none Design flow from Phase 6 is 64 gpm through 8" gravity sewer to the Ingraham pump station, then 42 gpm pumped to the west. The projected flow from the Ingraham pump station at Phase 5 will be for 1194 lots, pumped at 777 gpm.

Phase 7: (136 lots) Phase 7 is toward the south of the development, on the former Stovall property. Phase 7 will be served by new 8" gravity sewer which flows to the south, to a new "Stovall" pump station. From the new pump station, sewage is pumped north to Phase 5 gravity sewer. In order to offset the addition of the new "Stovall" pump station, the existing Ivy Glen pump station was removed. With the additional flow from 136 lots in Phase 7, the new 15" offsite gravity sewer will be constructed from Watson View Drive to tie to the existing 15" sewer near Clovercroft Road. The new 15" sewer will replace the existing 12" sewer, using the same alignment and easements. Off-site work for Phase 7: replace existing 12" gravity sewer with new 15" sewer from Watson View Drive to existing 15" sewer near Clovercroft Road. Design flow for Phase 7 will be 136 gpm through 8" gravity sewer to the Stovall pump station, then pumped 88 gpm north to Phase 5, then by gravity to the Ingraham pump station. The projected flow from the Ingraham pump station at Phase 7 will be for 1330 lots, pumped at 835 gpm. When the sewer flow from Poplar Farms Phase 7 is added to the 126 lots of Ivy Glen, plus 159 lots from Villages of Clovercroft, the total will be 1120+ gpm. This flow exceeds the capacity of the existing 12" sewer, so the upsize to 15" is required at Phase 7.

Phase 8: (42 lots) Phase 8 is at the south end of the development, near Mufreesboro Road (SR-96). This phase is served by new 8" gravity sewer which flows to the new "Stovall" pump station. Off-site work for Phase 8: none Design flows for Phase 8 are 41 gpm gravity flow through 8" sewer to the Stovall Pump Station. That becomes an additional 27 gpm pumped north to Phase 5. The projected flow from the Ingraham pump station at Phase 7= full buildout will be for 1371 lots, pumped at 851 gpm.

Phasing note: Phasing for sewer construction as described in this Development Plan is based on field survey data, GIS information, as-built plans, and discussions with Franklin Water Management Staff. Location of the proposed sewer is based on consideration of site constraints such as topography, streams and riparian buffers, utility easements, location of existing facilities, etc. Final phasing, pipe sizes, routes, etc. will be based on field survey of existing facilities, pump capacities, etc, and coordinated with Franklin Water Management. Plans must be approved by Franklin Water Management, and the design of each phase will be reevaluated and confirmed at each phase of Site Plan review.

HYDRANT FLOW TEST REPORT:

Test Date: 08-04-21
Test Time: 1:50 pm
Test Locations & Readings:
Gage hydrant #239 - 4000 Oxford Glen Dr. / 64 psi static pressure
Flow hydrant #14 - 3085 Oxford Glen Dr. / 58 residual pressure
Calculated flow of 3194 gpm at 20 psi

HVAC Note:

HVAC units and equipment shall not be located in a PUDE.

⊙ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

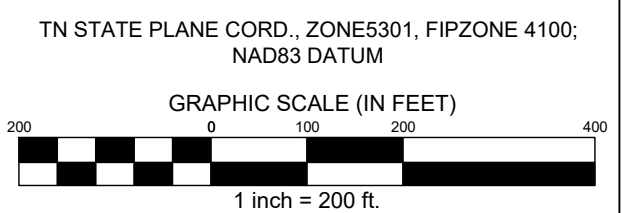
Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
Ben McNeil
City of Franklin Water & Sewer
124 Lumber Drive
Franklin, TN 37064
(615) 794-4554

Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



MERITAGE HOMES
5217 Maryland Way,
Suite 222
Franklin, Tennessee 37027

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PUD Subdivision
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Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		



Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

**OVERALL
UTILITY
PLAN**

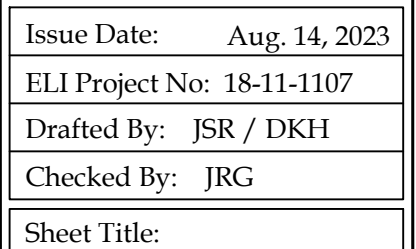
Sheet No.

C5.1

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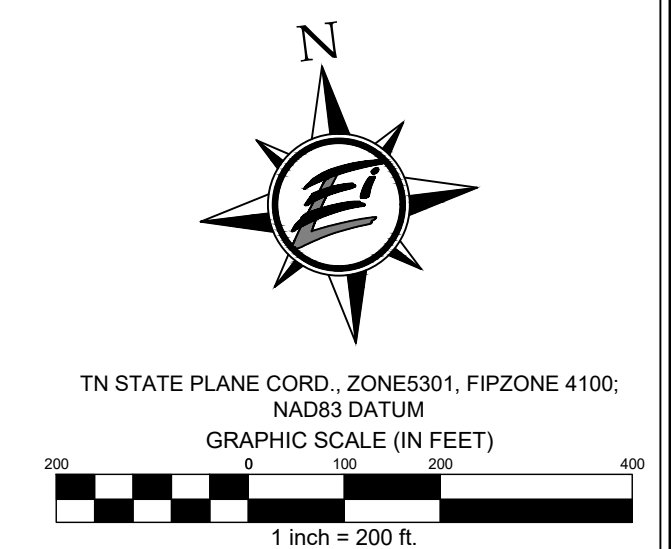
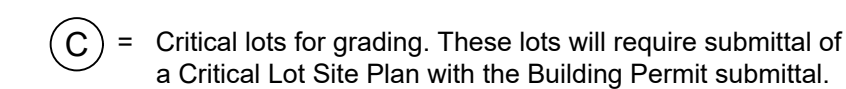
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Rev.	Date	Revision Description	



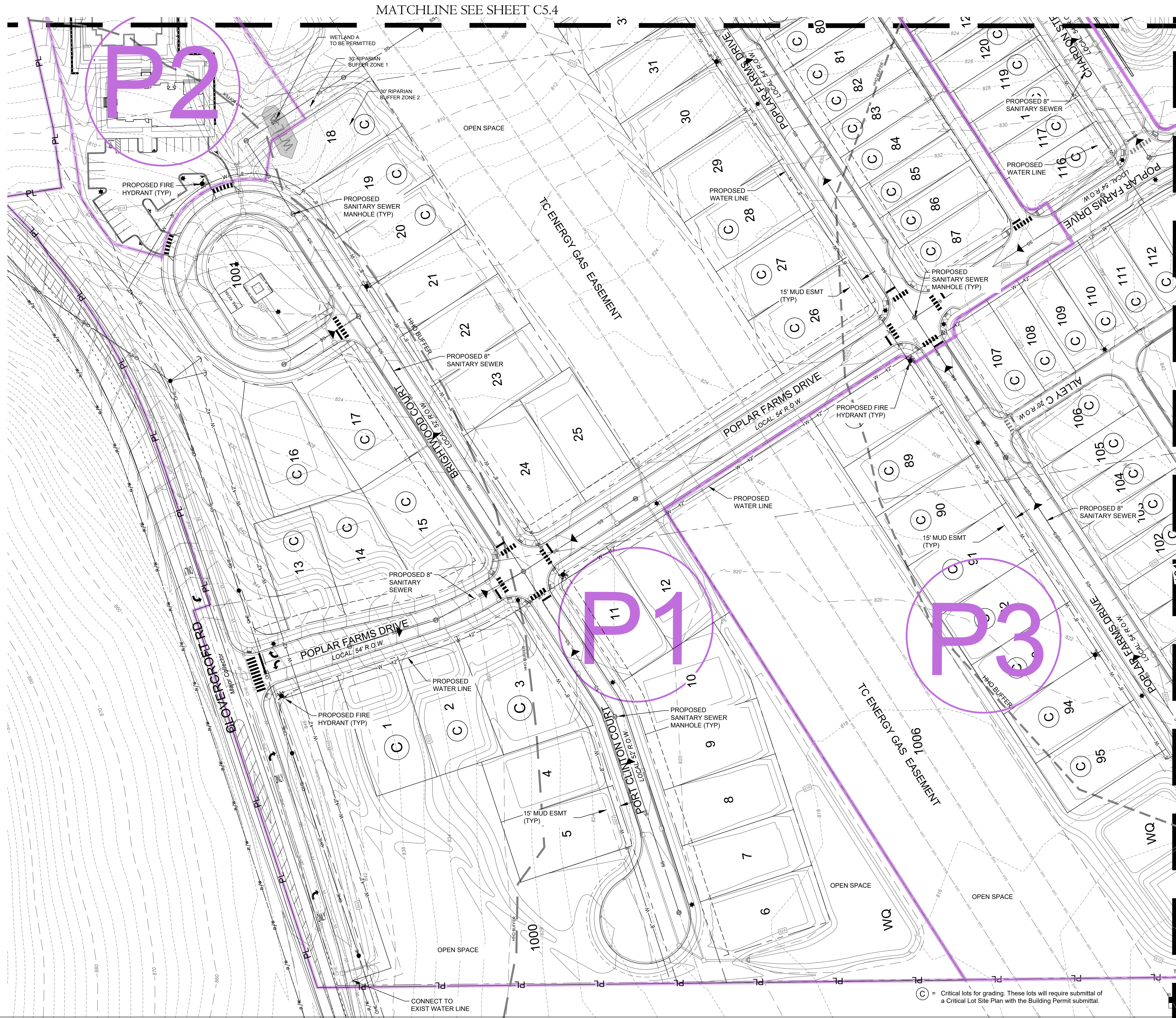
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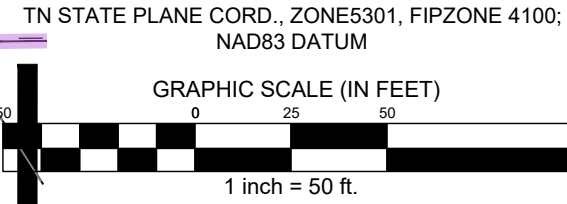
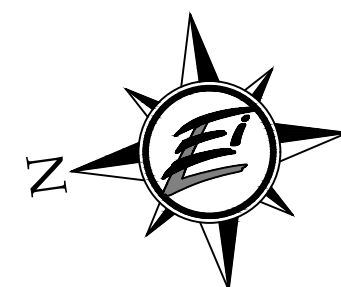


Page 113 of 209

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Plot Date: Wednesday, September 06, 2023 10:54 pm
By: jhng

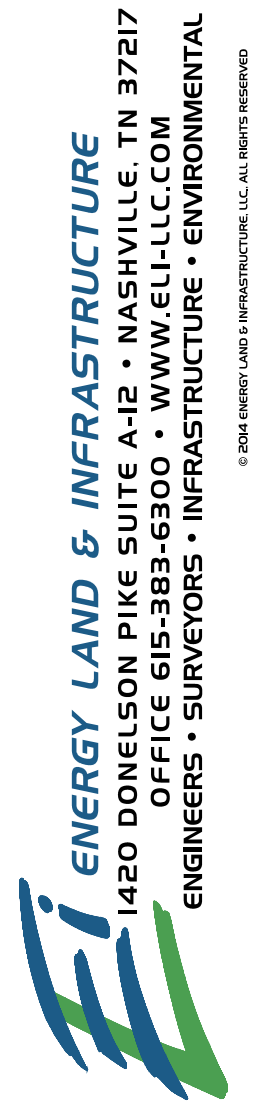


MATCHLINE SEE SHEET C5.6



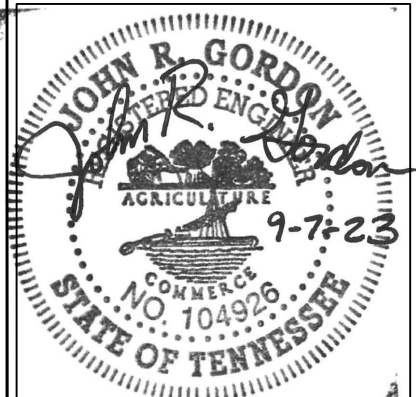
© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

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Franklin, Tennessee

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1	9-7-2023		

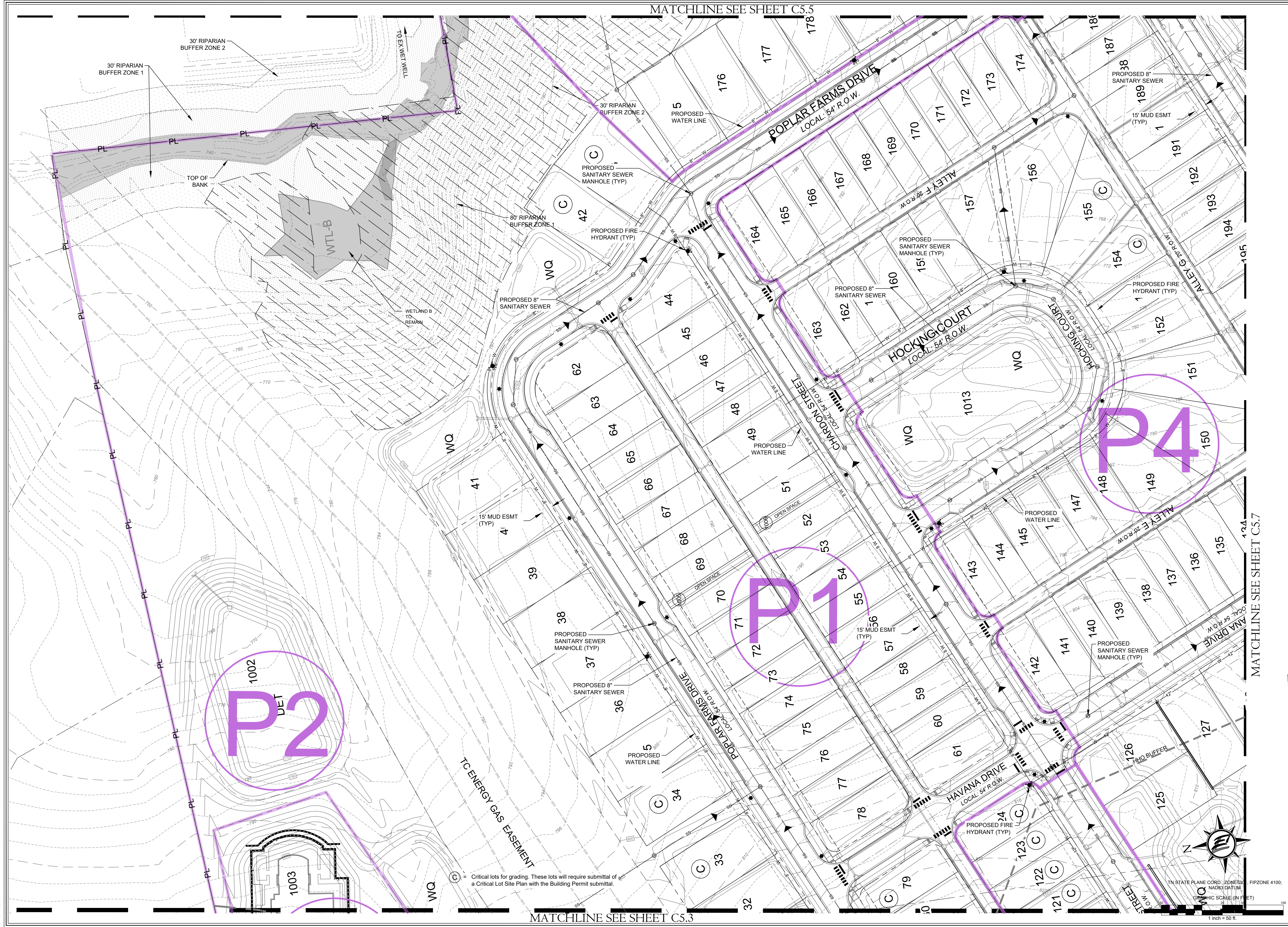


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
UTILITY
PLAN**

Sheet No.
C5.3

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User: jph
Plot Date: 9/7/2023 10:55 pm
Plotted: Wednesday, September 06, 2023 10:55 pm
By: jph



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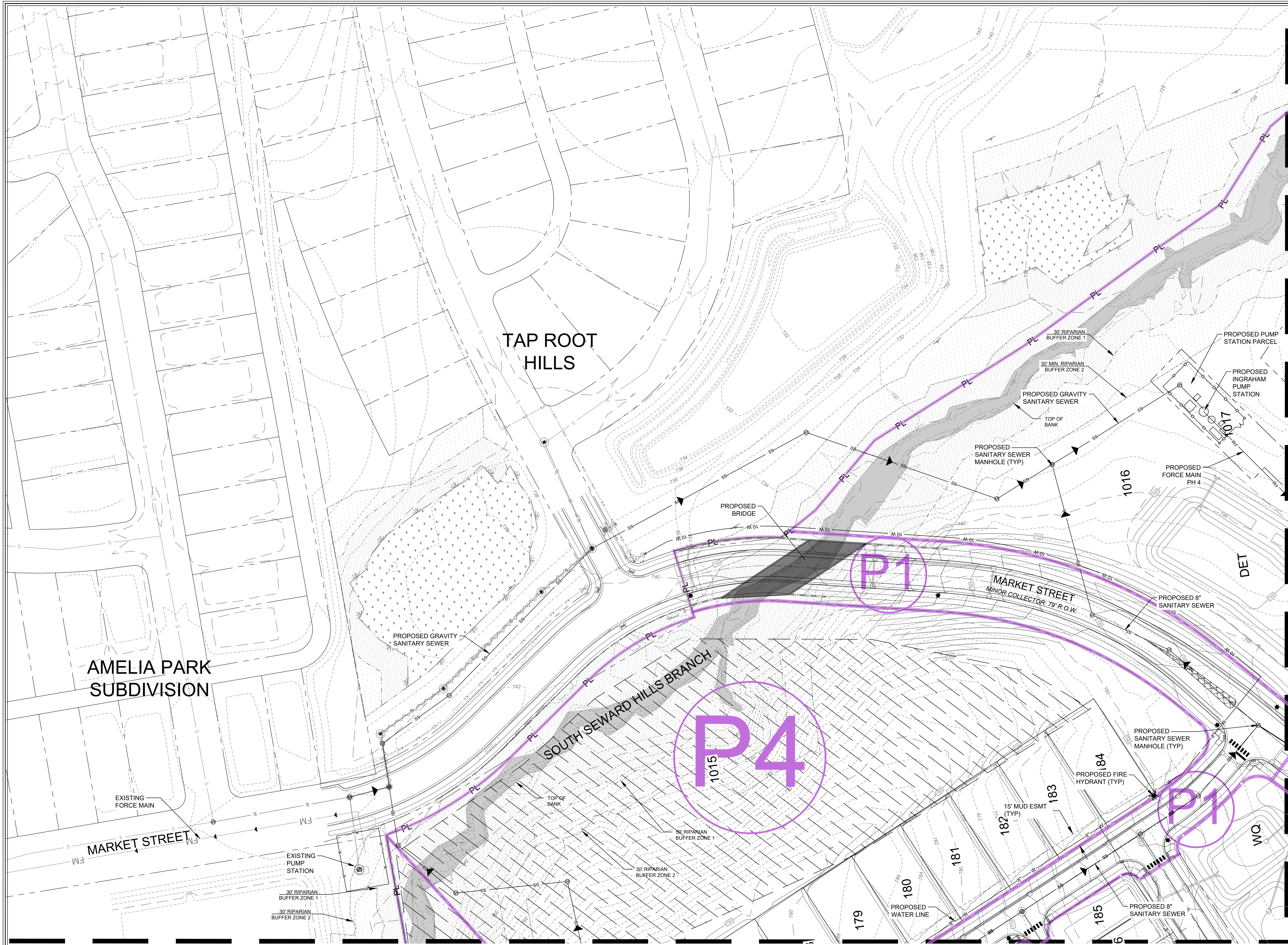
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1	9-7-2023		

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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
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Sheet Title:

ENLARGED
UTILITY
PLAN

Sheet No.
C5.4

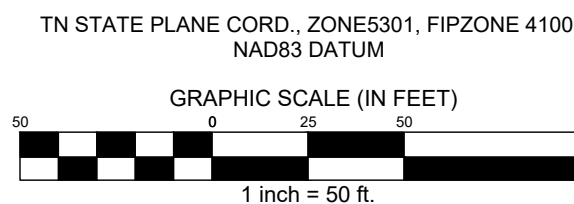
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User: jrg
Plot Date: 9/7/2023 10:56 pm
By: jrg



MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.4

© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

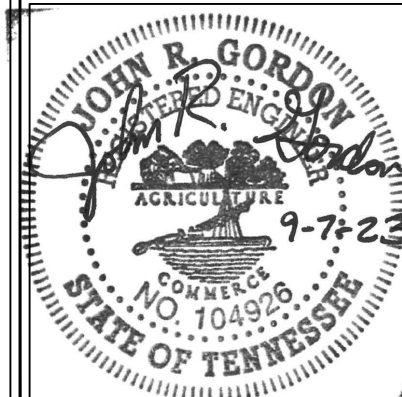


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1	9-7-2023			

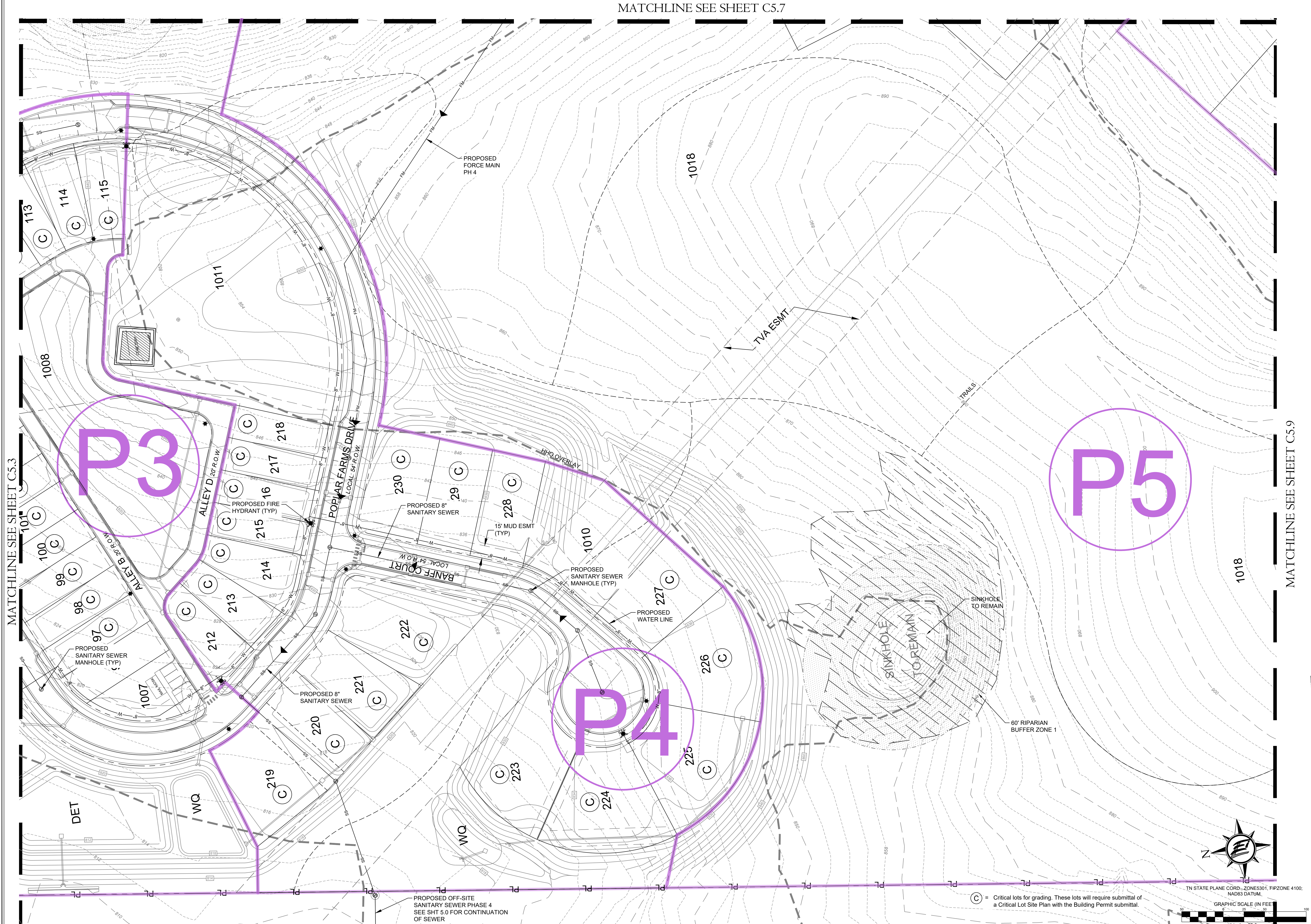


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
UTILITY
PLAN**

Sheet No.
C5.5

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User: jg
Plot Date: Wednesday, September 06, 2023 10:56 pm
By: jg



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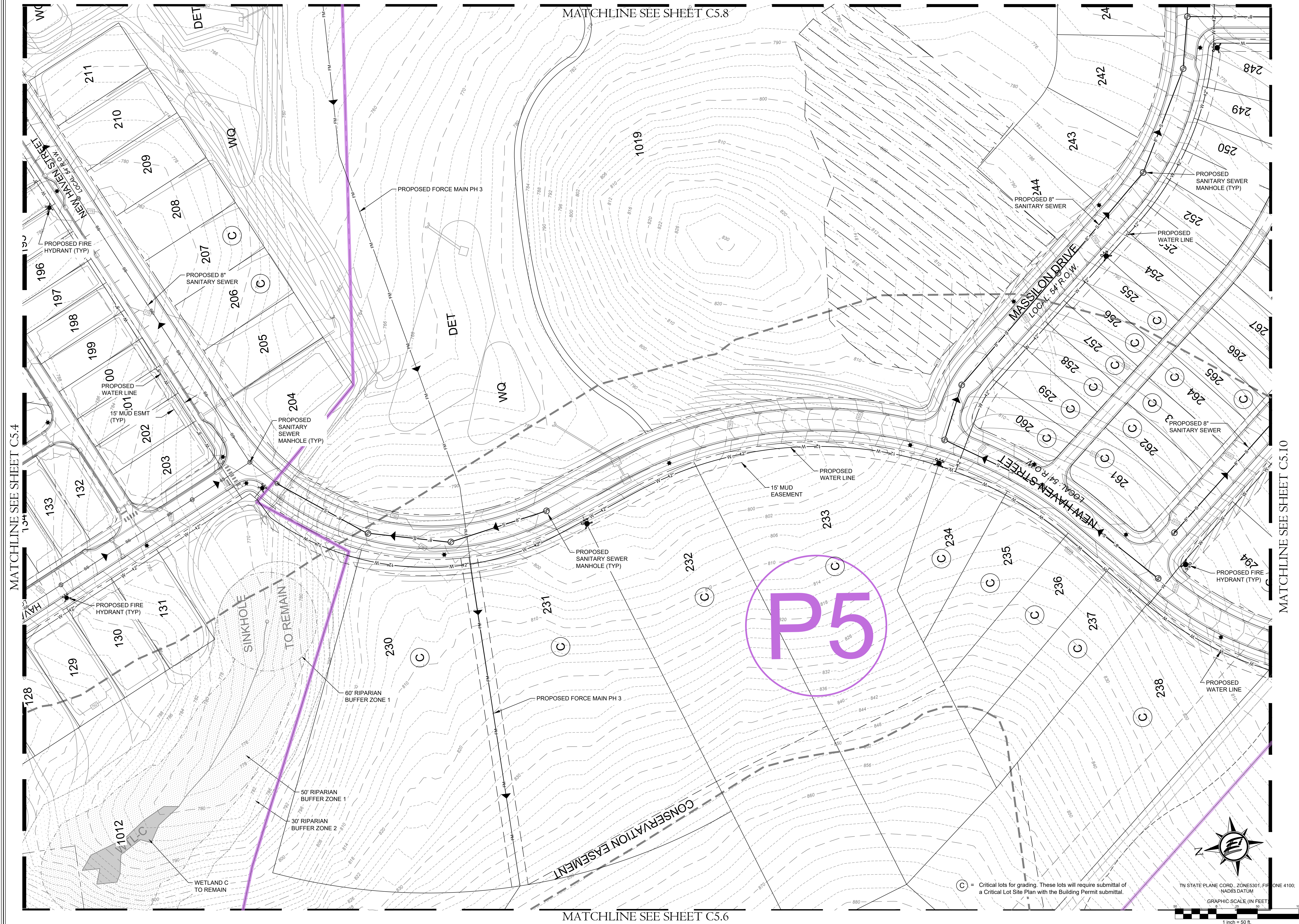
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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

ENLARGED
UTILITY
PLAN

Sheet No.
C5.6

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Plot Name: C5.7 Enlarged Utility Plan
Plotted: Wednesday, September 06, 2023 - 10:56 pm
By: jrh

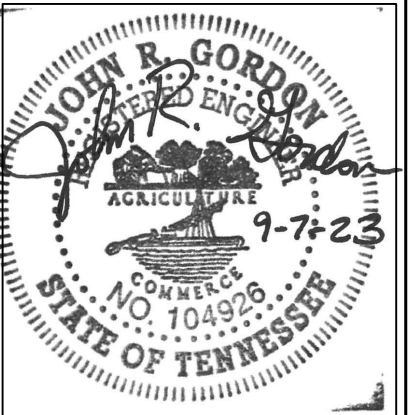


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COF#8272
Franklin, Tennessee

Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

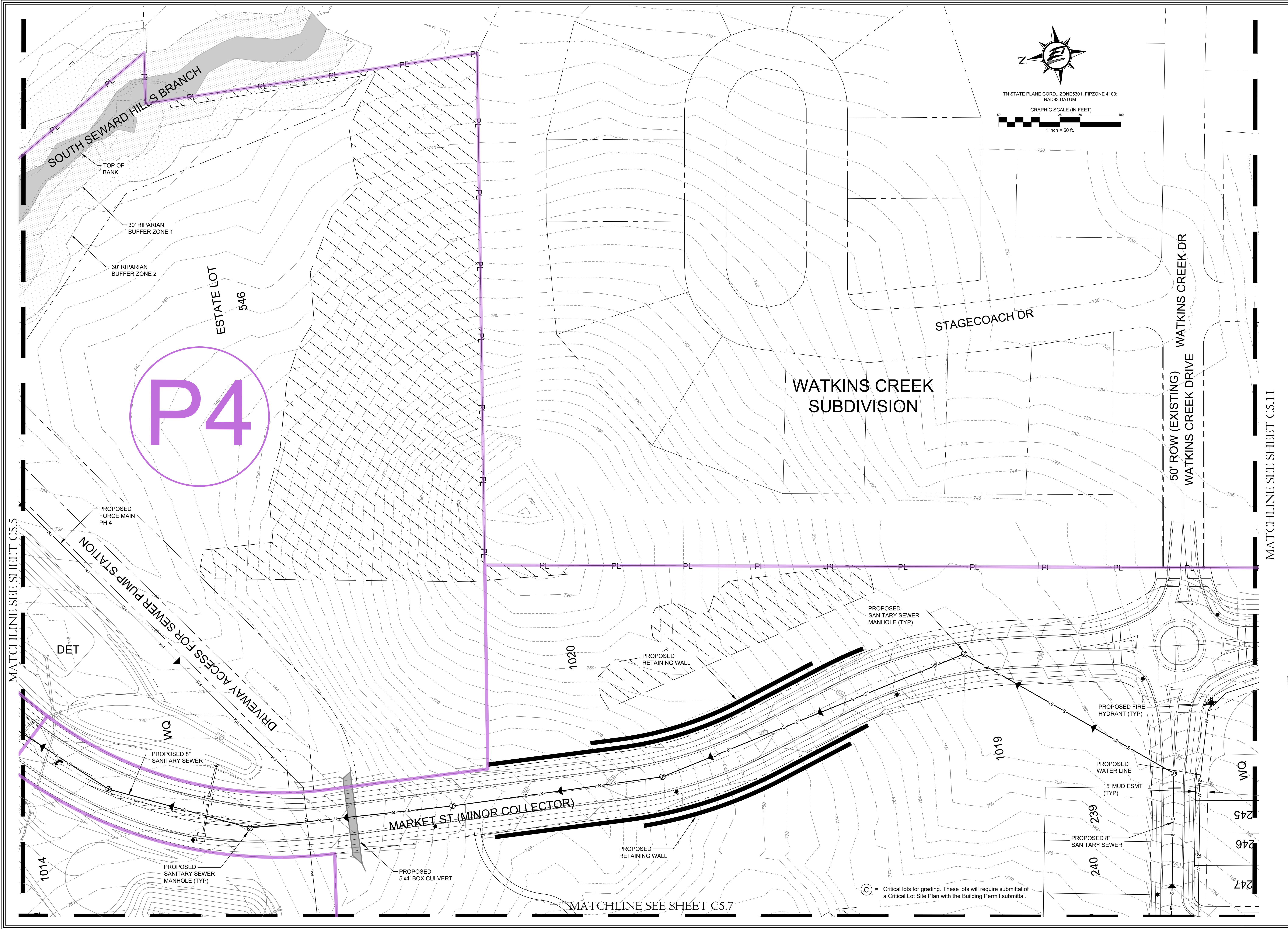


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

**ENLARGED
UTILITY
PLAN**

Sheet No.
C5.7

File Name: W:\18-11-1107 Inspection Development (Meritage)\3_CAD\Production\1_Development Plan\C5.3_Enlarged Utility Plan.dwg
Location: C5.8 Enlarged Utility Plan
Plotted: Wednesday, September 06, 2023 - 10:57 pm
By: jphg



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Suite 222
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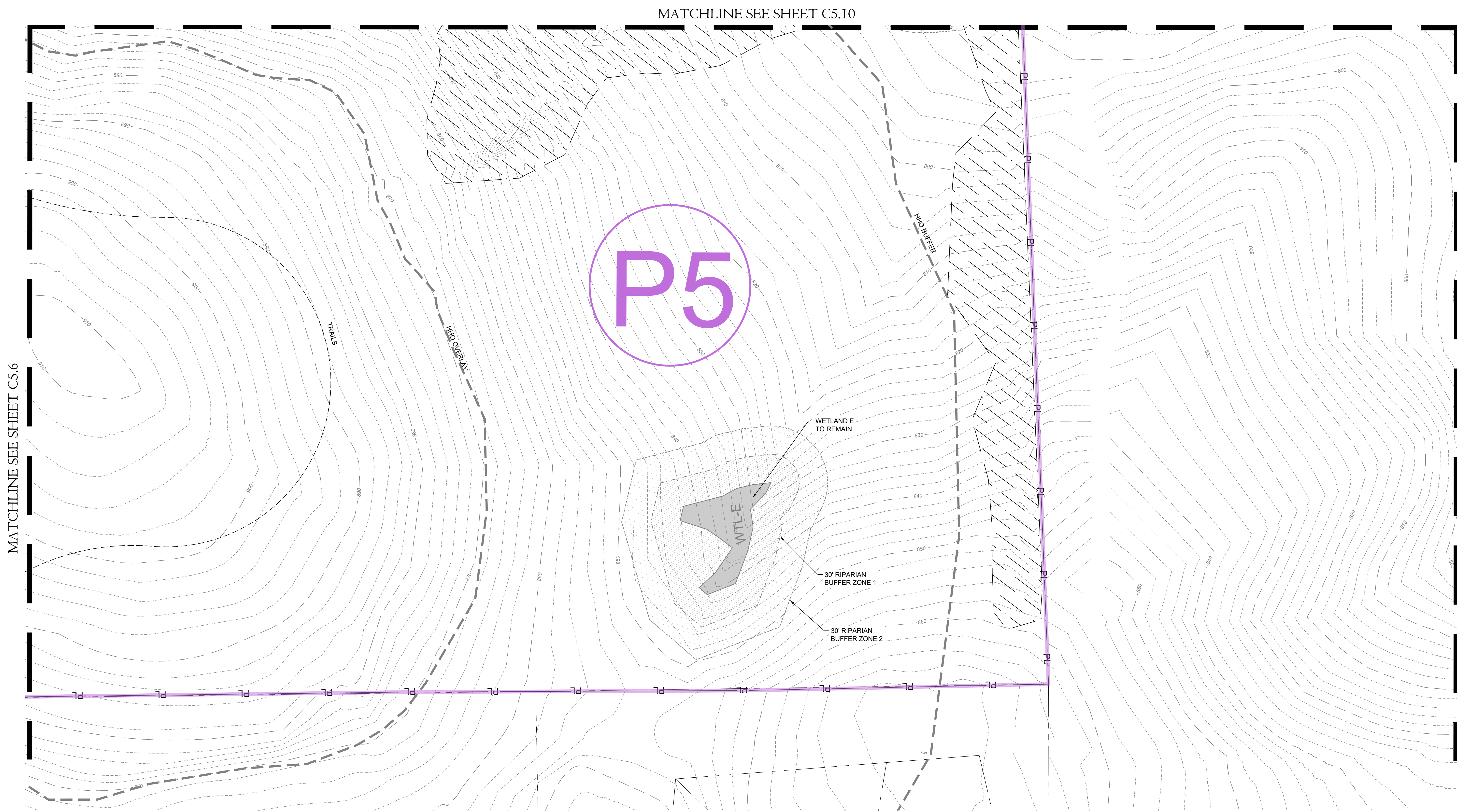
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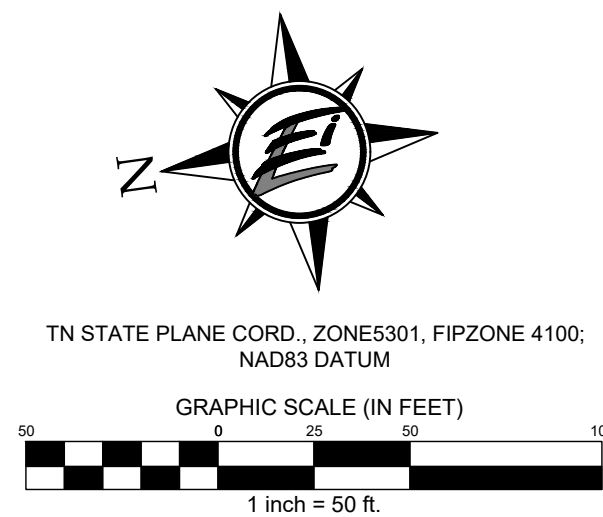
Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:
**ENLARGED
UTILITY
PLAN**
Sheet No.
C5.8

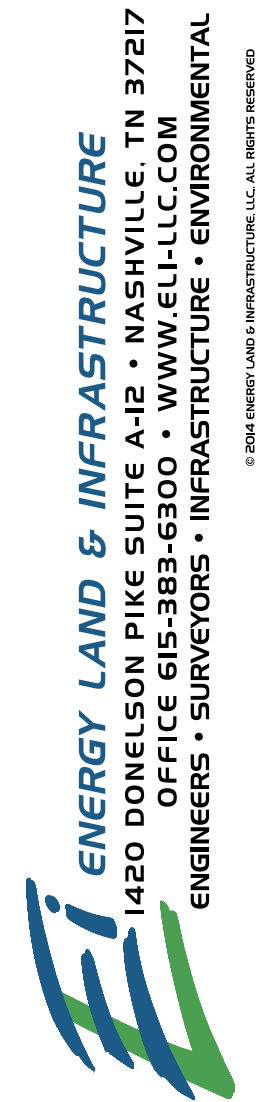
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User: jgordon
Plot Name: C5.3_Enlarged Utility Plan
Plotted: Wednesday, September 06, 2023 - 10:57 pm
By: jgordon



NO PROPOSED UTILITIES SHOWN ON THIS SHEET VIEW

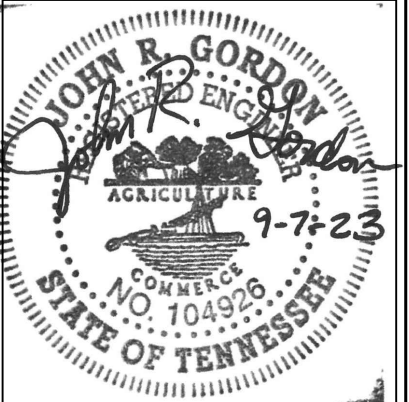


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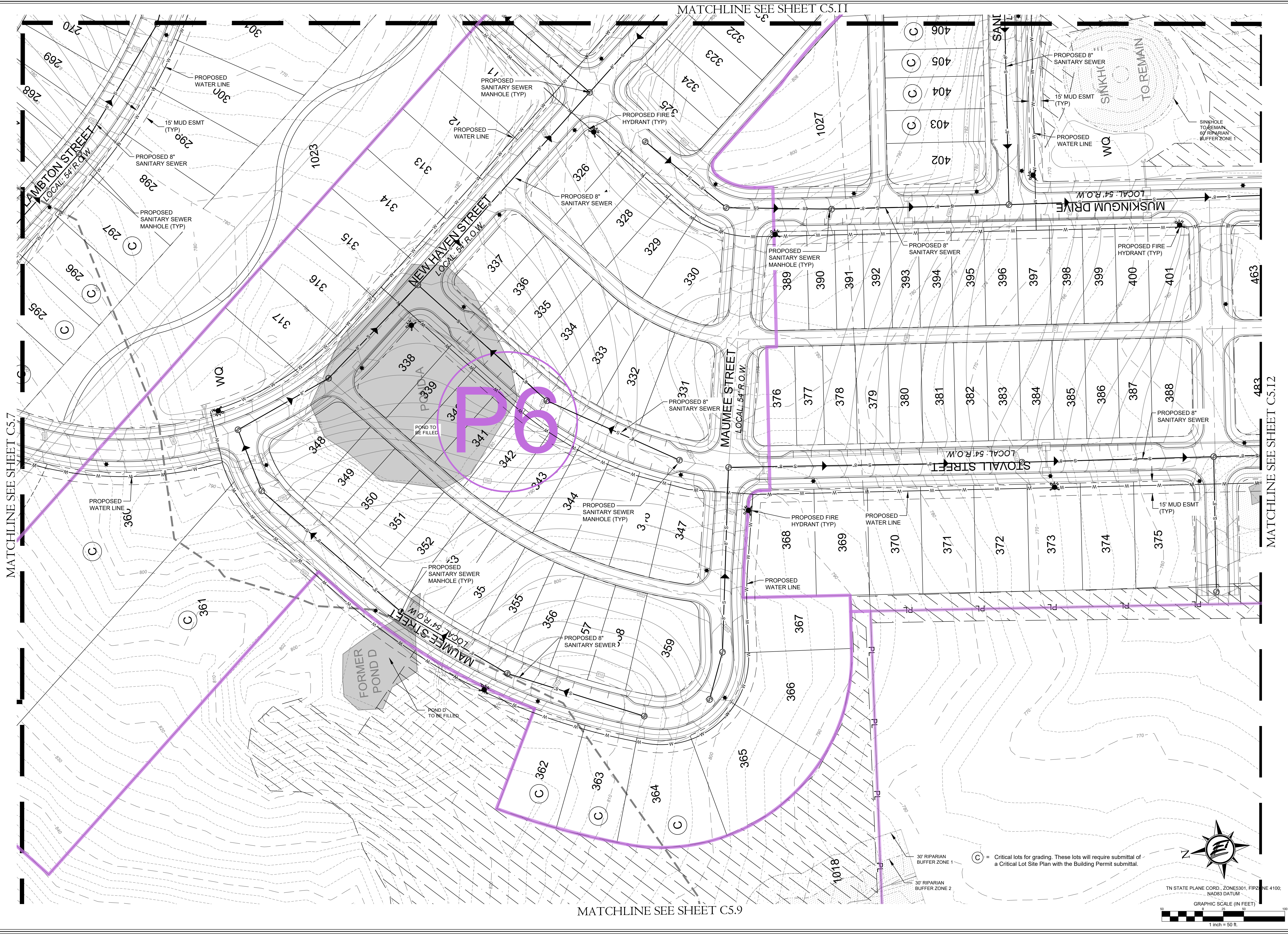


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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
UTILITY
PLAN**

Sheet No.
C5.9

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User: jrg
Plot Name: C5.10 Enlarged Utility Plan
Plotted: Wednesday, September 06, 2023 - 10:58 pm
By: jrg



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Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
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Checked By: JRG
Sheet Title:

ENLARGED
UTILITY
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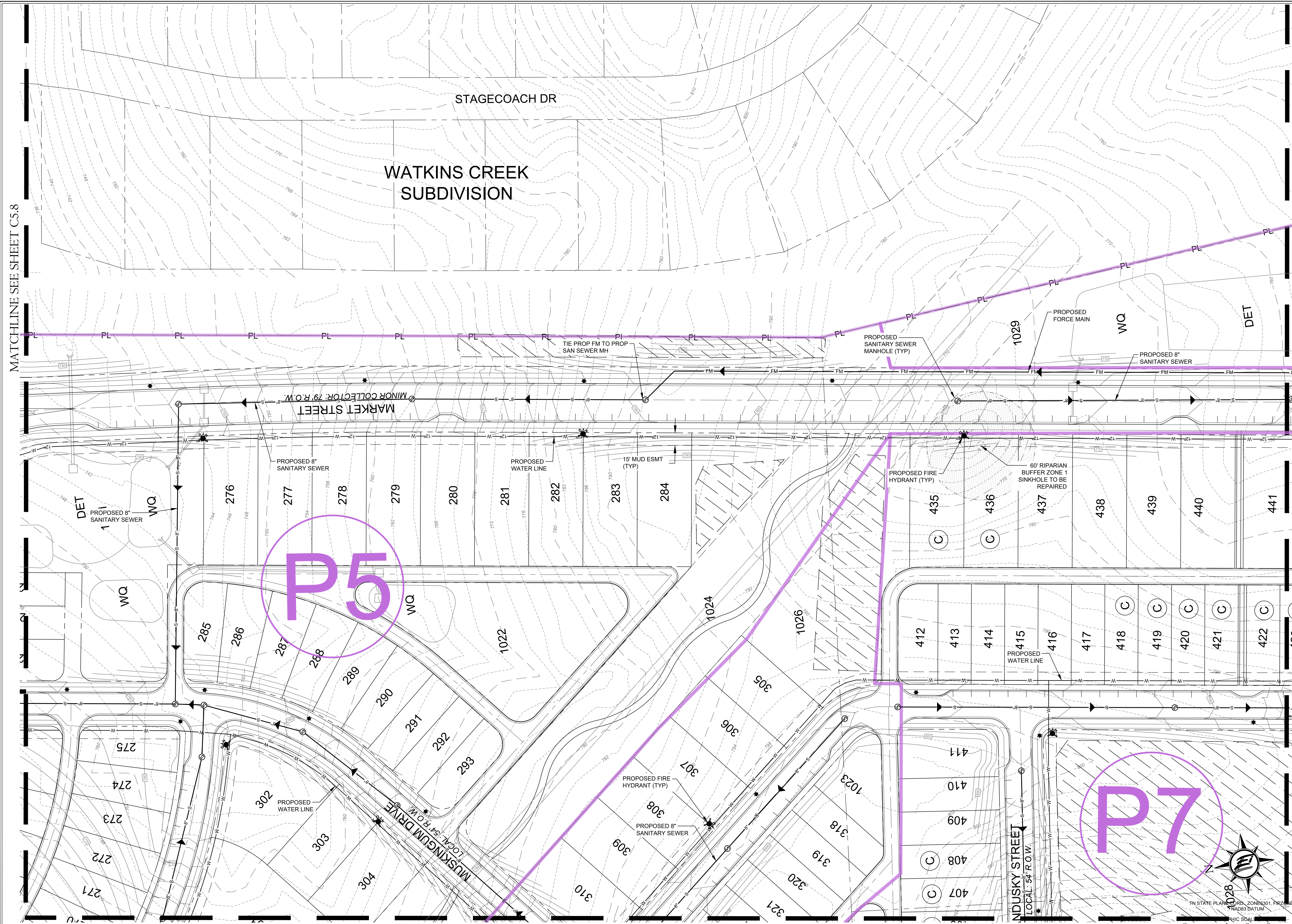
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Date: 9/7/2023 10:58 pm
Plotted: Wednesday, September 06, 2023 10:58 pm
By: jrh

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.13

MATCHLINE SEE SHEET C5.10

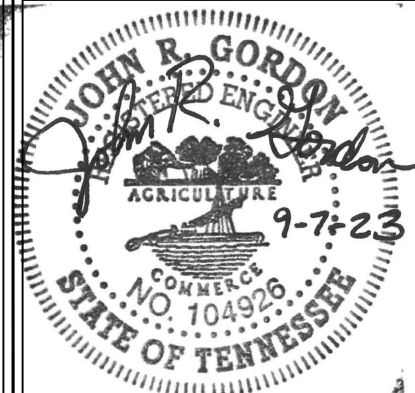


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Rev.	Date	address staff comments	Revision Description
1	9-7-2023		

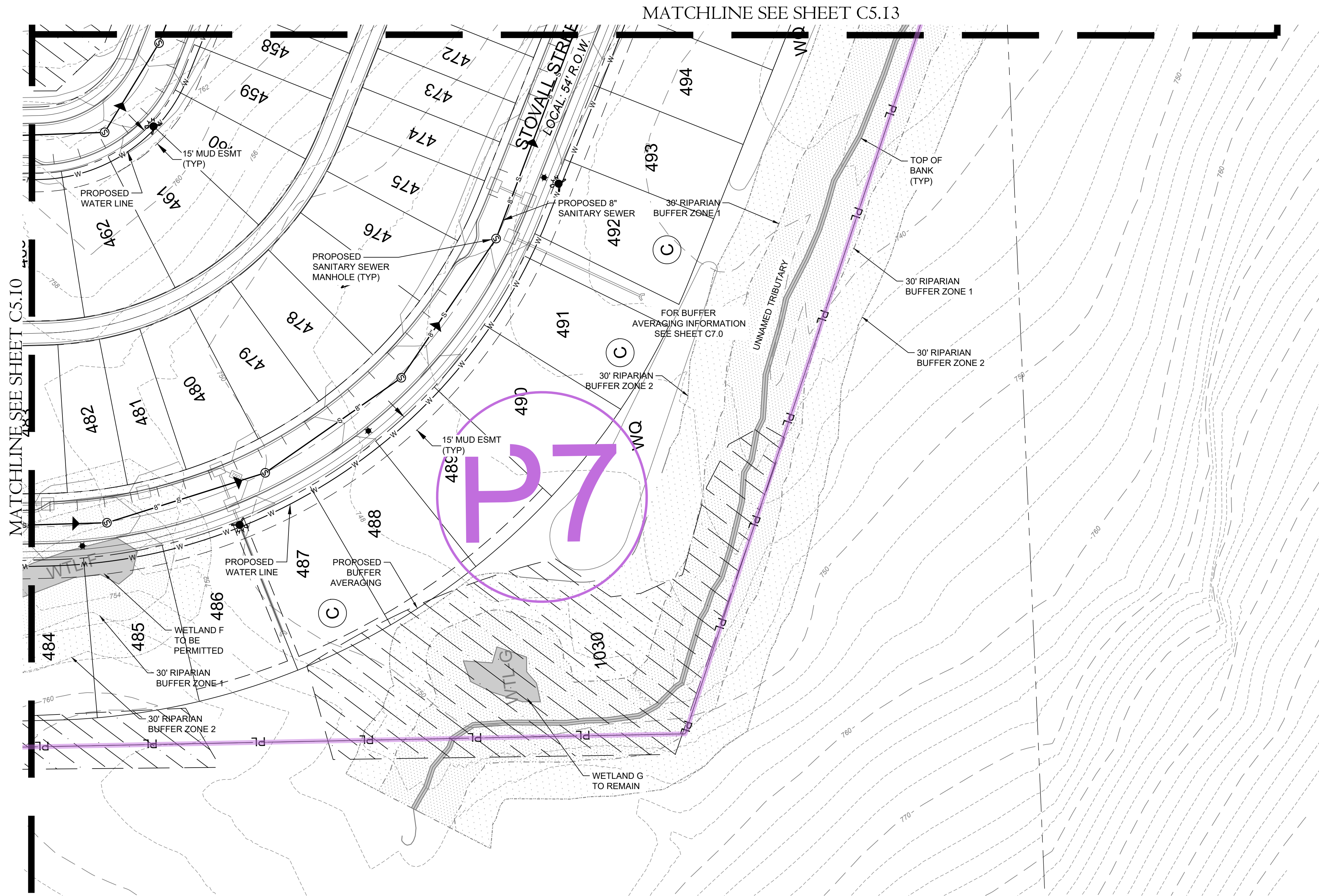


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ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

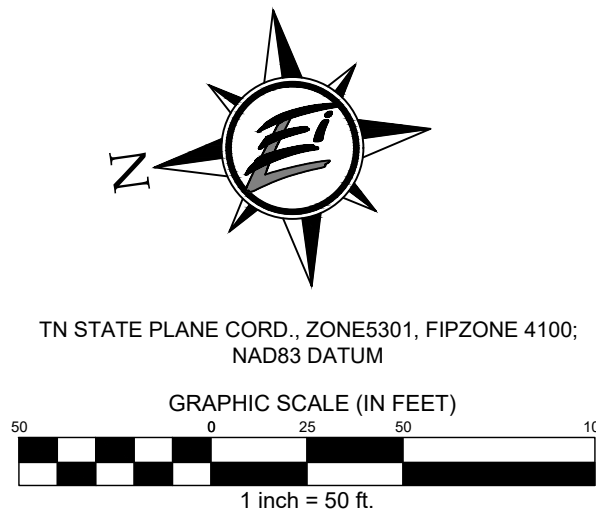
**ENLARGED
UTILITY
PLAN**

Sheet No.
C5.11

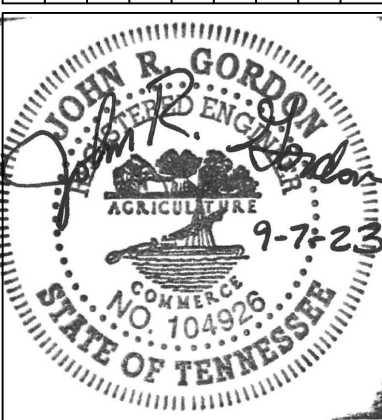
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User: jg
Plot Date: 9/7/2023 10:58 PM
Plotted: Wednesday, September 06, 2023 10:58 pm
By: jg



© = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



Rev.	Date	address staff comments	Revision Description
1	9-7-2023		



Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG

Sheet Title:
**ENLARGED
UTILITY
PLAN**

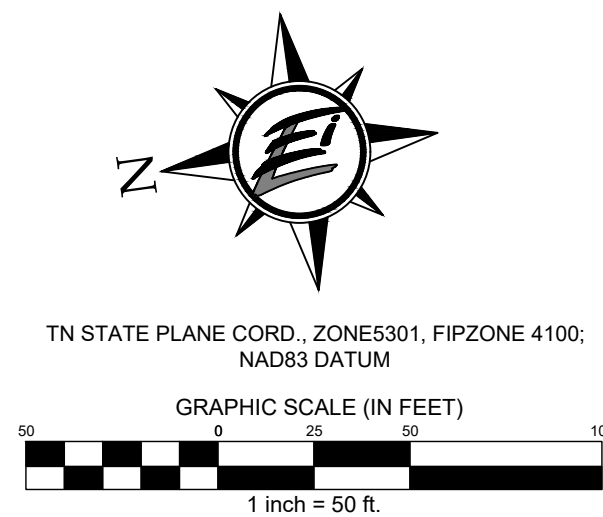
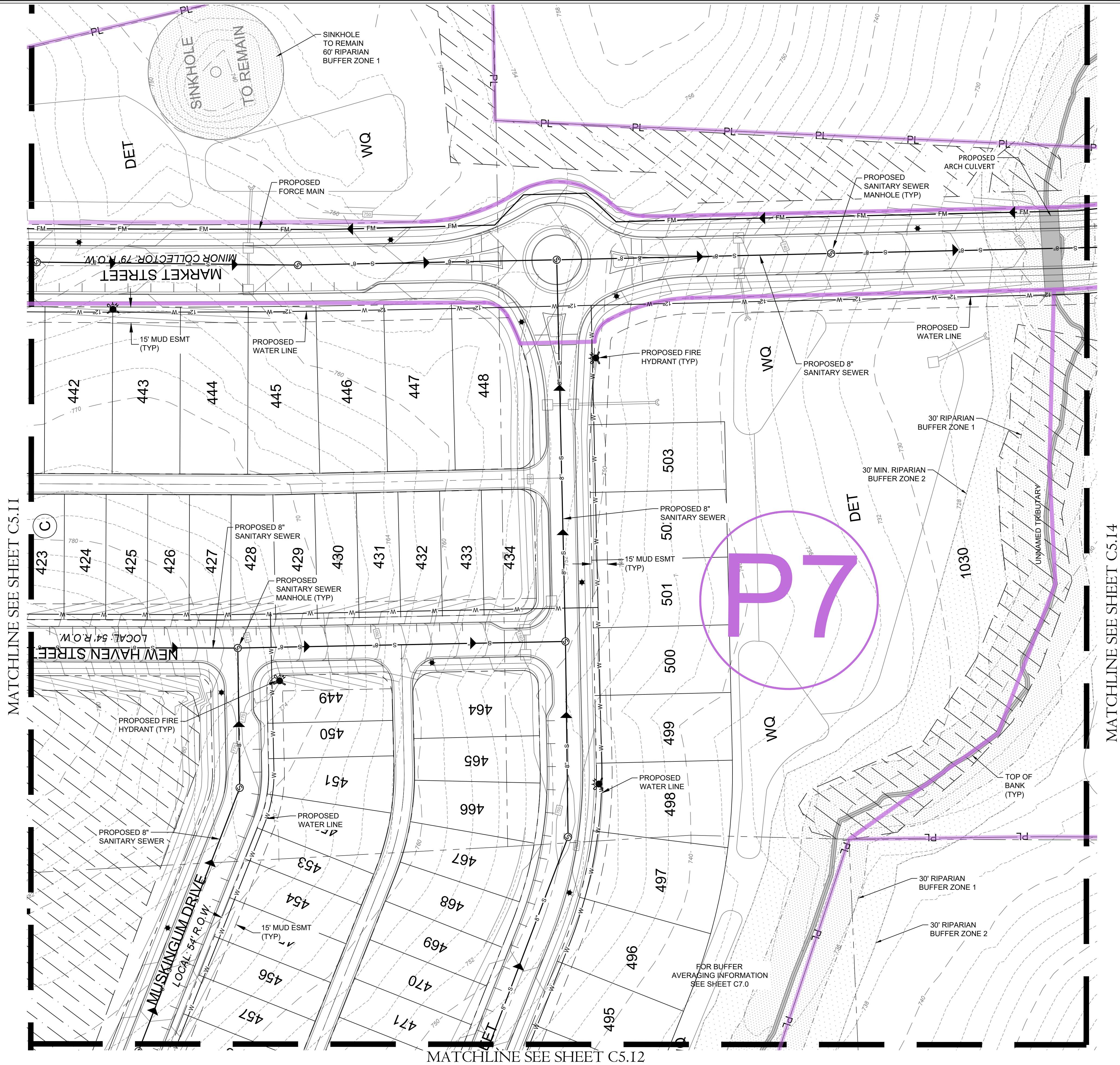
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Development Plan, Revision 1
COF#8272
Franklin, Tennessee

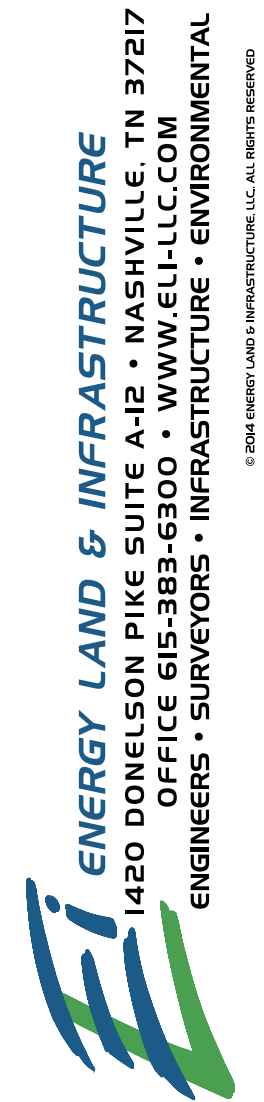
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Plot Date: 9/7/2023 10:59 pm
Plotter: jrh
By: jrh

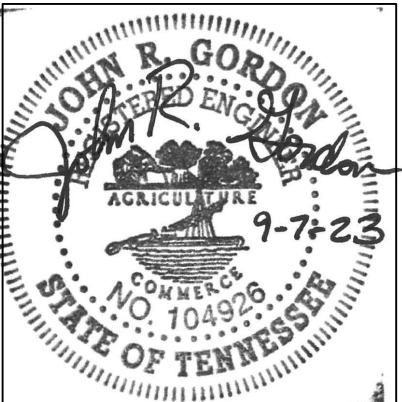


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1	9-7-2023		

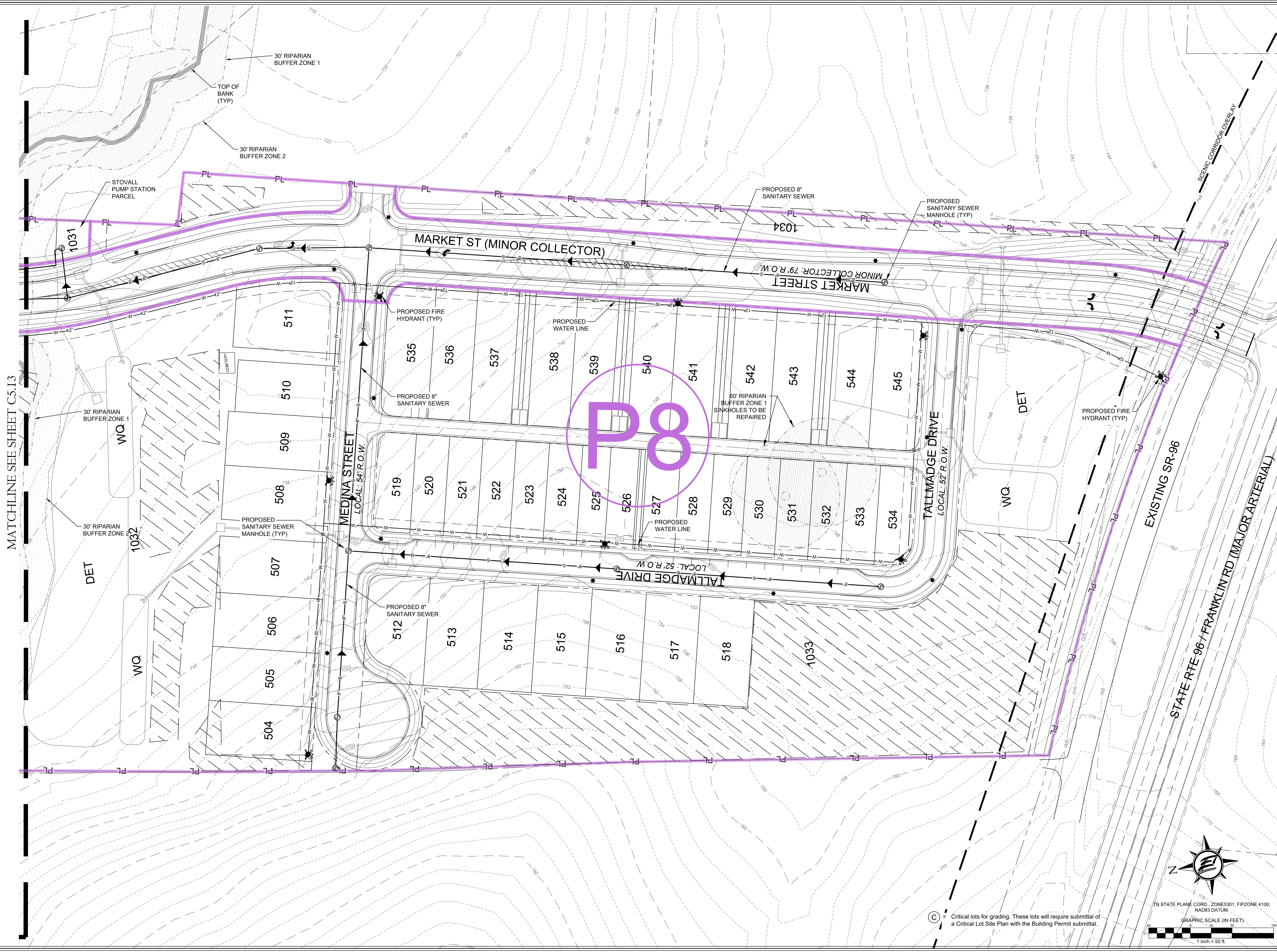


Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:

**ENLARGED
UTILITY
PLAN**

Sheet No.
C5.13

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Location: C5.14 Enlarged Utility Plan
Plotted: Wednesday, September 06, 2023 - 10:59 pm
By: jphg



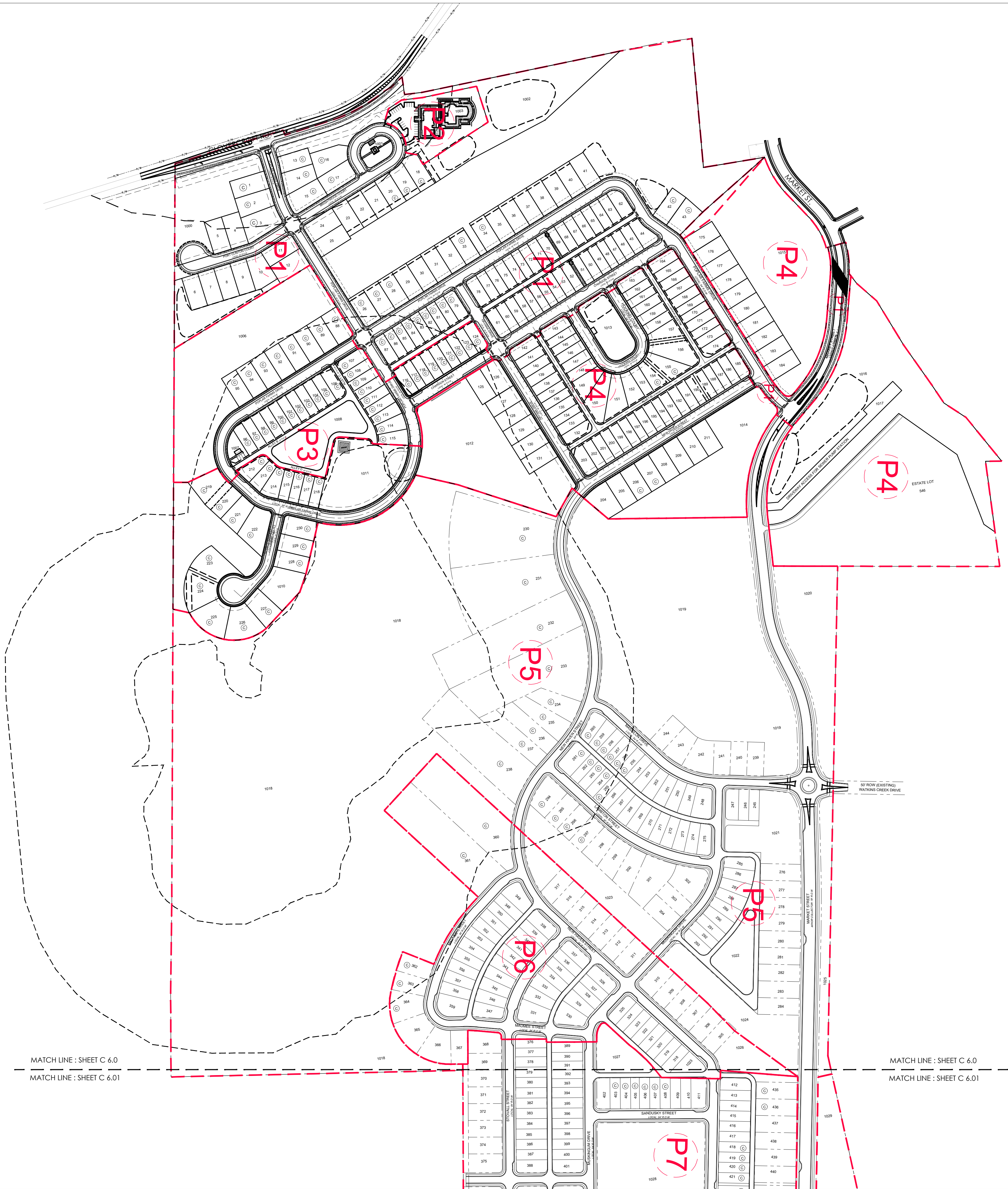
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1	9-7-2023		

Issue Date: Aug. 14, 2023
ELI Project No: 18-11-1107
Drafted By: JSR / DKH
Checked By: JRG
Sheet Title:
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UTILITY
PLAN
Sheet No.
C5.14



PHASING PLAN NOTES AND CHARTS

PHASING CHART		
PHASE	TOTAL UNITS	OPEN SPACE(S)
1	97	1001 / 1002 / 1003
2	33	1003 / 1004 / 1005
3	100	1002/1003/1006/1008
4	74	1003/1008/1010/1011/1013/1014
5	67	1013
6	135	1015/1015/1020
7	40	1017/1018/1019/1020

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Poplar Farms
PUD Subdivision

Development Plan
COF # 8272

Revision 1
Franklin, TN

Meritage Homes

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Brentwood TN 37027

PROJECT NO. 18126

Date: 06/26/2023

Issued for: Development Plan

REVISIONS

1	8/14/2023	PER CITY COMMENTS
2	9/5/2023	PER CITY COMMENTS

OVERALL
PHASING PLAN



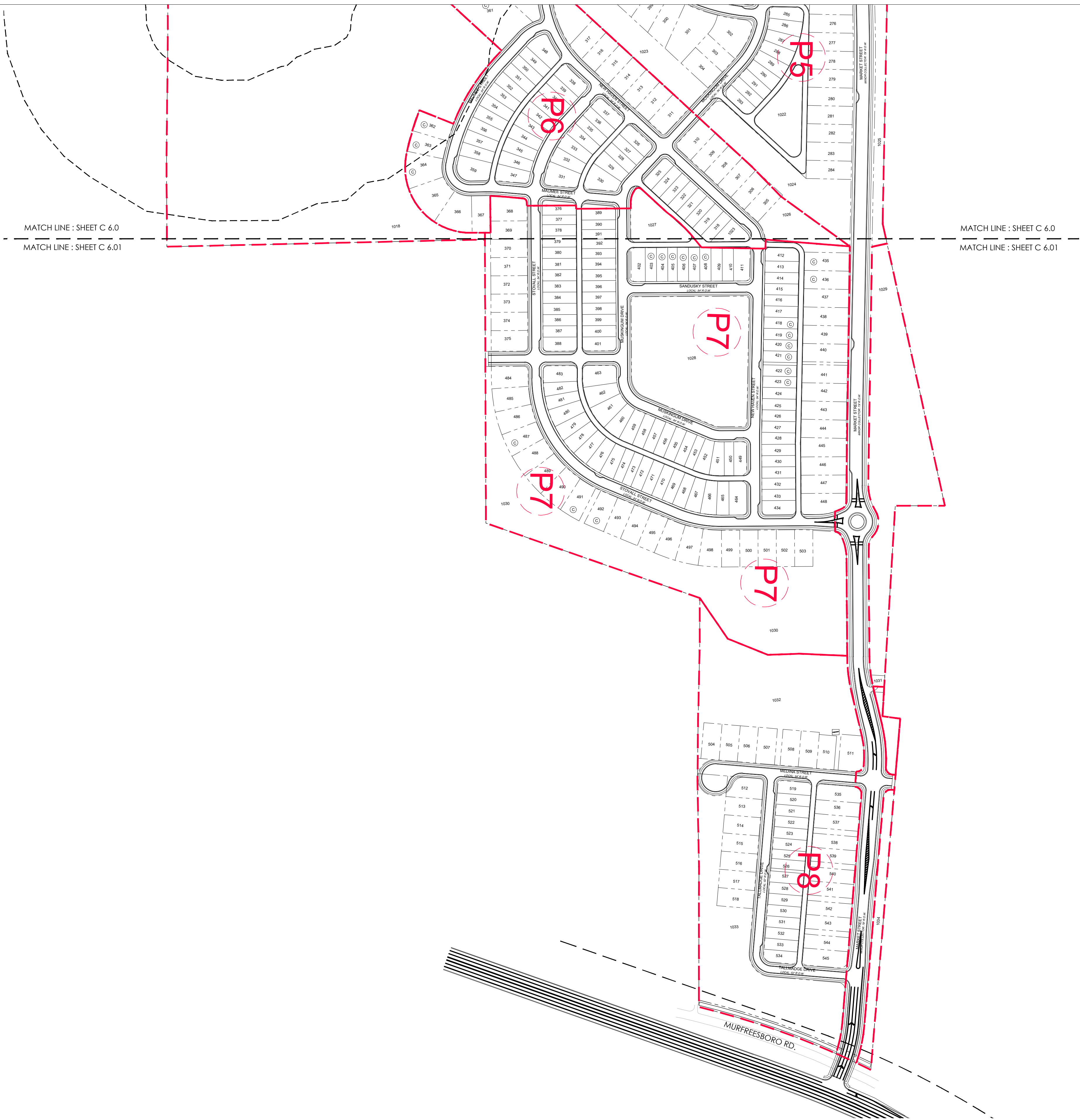
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Sheet Number



MATCH LINE : SHEET C 6.0
MATCH LINE : SHEET C 6.01

MATCH LINE : SHEET C 6.0
MATCH LINE : SHEET C 6.01



PHASING PLAN NOTES AND CHARTS

PHASING CHART		
PHASE	TOTAL UNITS	OPEN SPACE(S)
1	97	1001 / 1002 / 1003
2	33	1003 / 1004 / 1005
3	100	1002/1003/1006/1008
4	74	1003/1008/1010/1011/1013/1014
5	67	1013
6	135	1015/1015/1020
7	40	1017/1018/1019/1020

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PROJECT NO. 18126

Date: 06/26/2023

Issued for: Development Plan

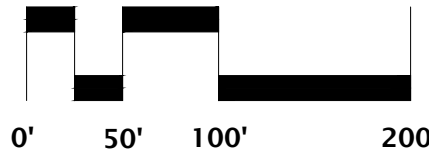
REVISIONS

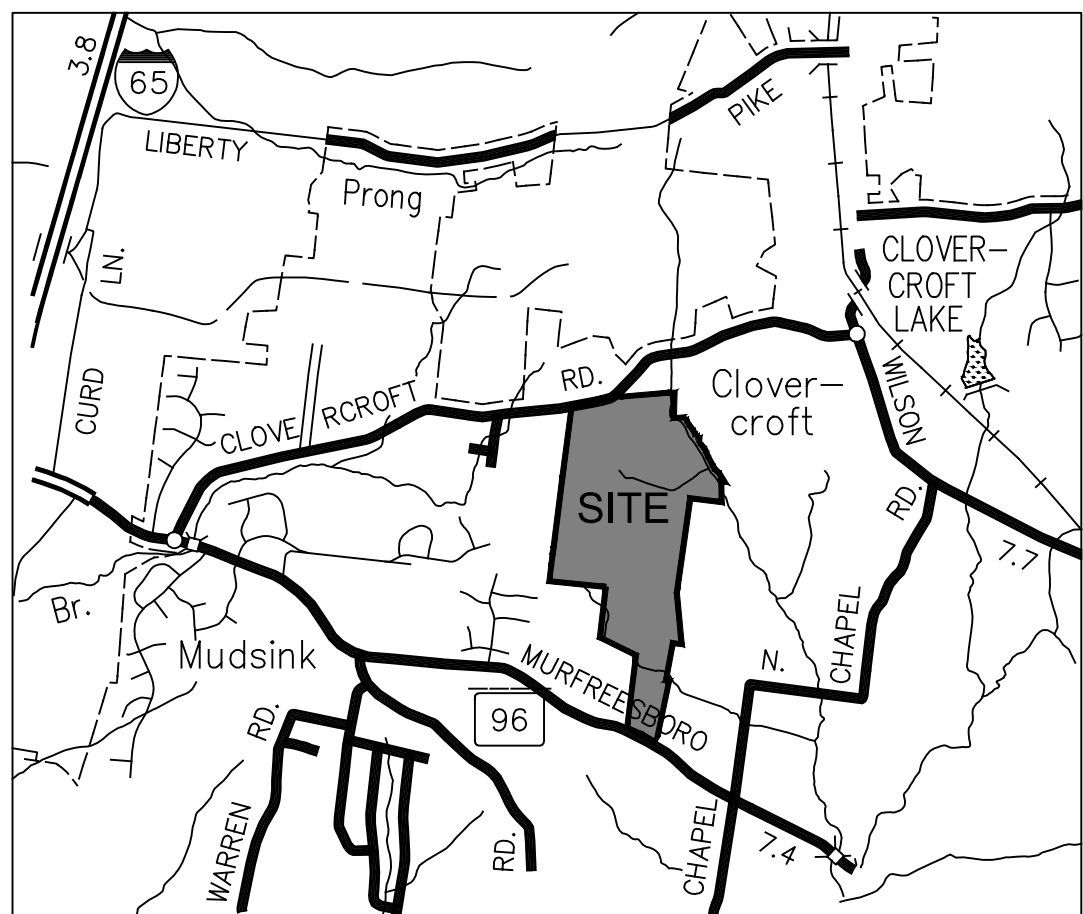
1	8/14/2023	PER CITY COMMENTS
2	9/5/2023	PER CITY COMMENTS

OVERALL
PHASING PLAN



Sheet Number
C6.01

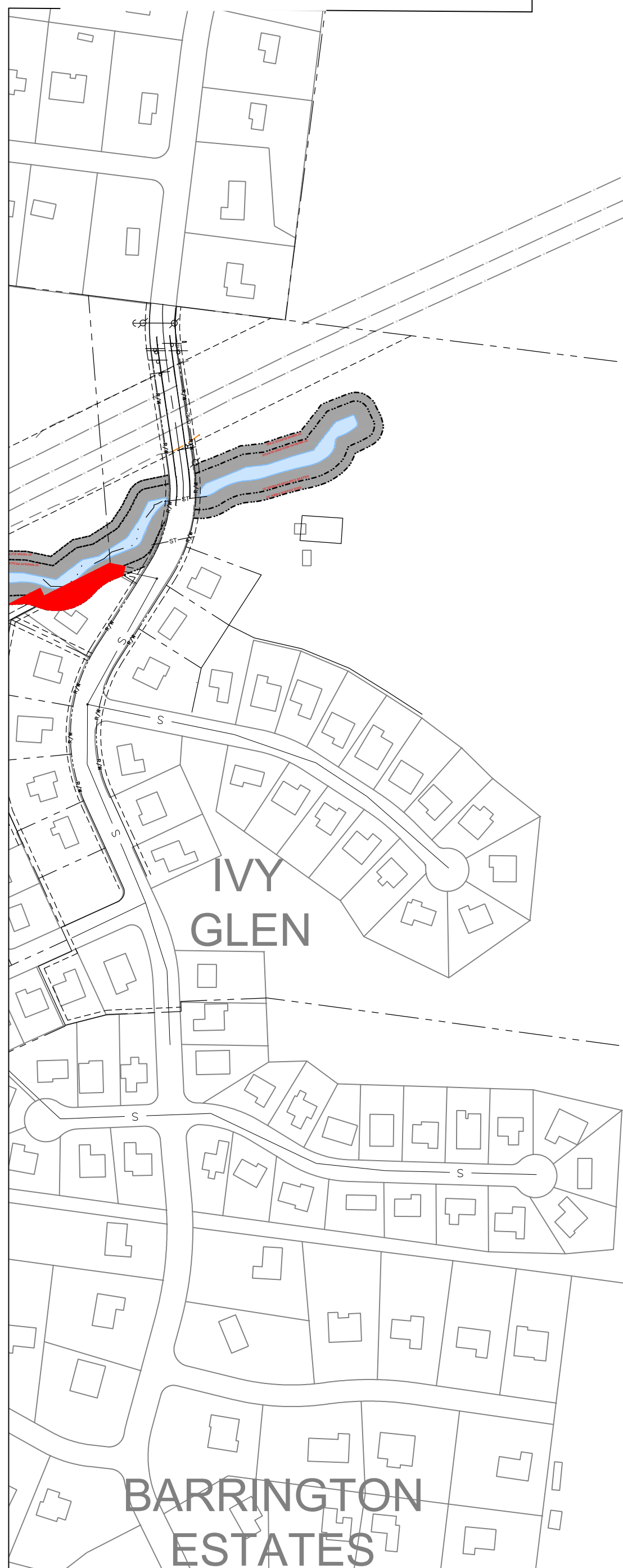




VICINITY MAP
N.T.S.

Landscape contractor shall coordinate all riparian buffer enhancement efforts with the City's Stormwater inspector for the site. The contractor shall contact the inspector BEFORE beginning work to outline scope of work within the riparian buffers. The City inspector will document all stages of work through final stabilization. Failure to contact the City inspector may result in partial or full landscape bond withholding.

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.



SENSITIVE AREAS / STORMWATER BUFFERS

A Regulatory Constraints Analysis (RCA) has been completed for both the north (formerly Ingraham) and south (formerly Stovall) parts of the site. The results of the RCA are shown on the plans, including wetlands and streams indicated on the Aquatic Resources Summary Map by BDY, dated 12-11-2020. TDEC concurrence letter has been issued, dated 6-29-2021. Riparian buffers are shown for those features. Some of the wetland areas are planned to be permitted and used for development areas, and are labeled as "wetland to be permitted". Sinkhole locations to remain are shown with a 60' Riparian buffer and are within open space. The south part of the site includes surface rock and karst terrain.

Impacts to Riparian Buffers will occur for this project, and a Buffer Management Plan will be developed. Buffer impacts include the following locations, starting from the north of the site:

- Permit a small wetland area near of the amenity center (wetland A: 1239 SF = 0.028 acres, Section 1).
- Sewer crossing of South Seward Hills Branch to reach the existing Amelia Park Pump Station (6,692 SF encroachment at AREA A, Section 1)
- Market Street road crossing of South Seward Hills Branch (23,920 SF encroachment at AREA B, Section 1)
- Sewer crossing of South Seward Hills Branch just south of the Market Street Extension for extension of utilities to the new Ingraham pump station (4177 SF encroachment at AREA C, 2459 SF new buffer in AREA D (varies up to ~25 ft wide), and 56,722 SF planting in ex. buffer)
- Permit part or all of a small wetland in the middle of the site near the existing farm pond (wetland D: 0.173 acres): The farm pond will also be drained and that area used for development. This area determined by TDEC to be non-jurisdictional.
- Permit the wetland area near existing house on the former Stovall property (wetland F: 2508 SF = 0.058 acres).
- Market Street road crossing of unnamed tributary. (15,294 SF encroachment at AREA E)
- Buffer averaging is proposed along the north side of the unnamed tributary in the former Stovall property. (6894 SF reduced buffer at AREA F (planned at ~10ft reduction), 12,094 SF new buffer area in AREAS G & H (varies up to ~39 ft wide), and 46,070 SF planting in ex. buffer)

Total of wetland areas to be permitted is less than 0.1 acres (two small areas).

Total area of Buffer encroachment: 92,908 SF (total of all areas shown on this sheet)

Area of reduced Buffer: 6894 SF (at AREA F)

Area of Buffer Mitigation: 15,183 SF (additional buffer width, total of several areas)

Area of Buffer Mitigation: 102,792 SF (planting in buffer areas, total of several areas)

Mitigation for water quality improvements is proposed through

- additional width of Zone 2 buffers in the locations shown
- plantings within the existing buffer areas that are not currently wooded, and removal of exotic invasive vegetation from riparian zones and removal of existing pipe culverts at driveways not needed after development

Buffer requirements shall be coordinated with the COF Stormwater Coordinator and will be defined further in site plan submittal documents at Site Plan, including updated buffer impacts and mitigation, details of riparian buffer zone enhancement.

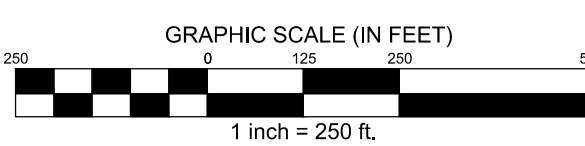
LEGEND

- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- STREAM/WETLAND
- BUFFER ENCROACHMENT
- BUFFER MITIGATION

The Buffer Management Plan as shown was for updated for the Off-Site Sewer, Phase 2. As of Sep. 2023, there are potential changes to the off-site sewer plans, specifically the temporary construction easements, intended to reduce the buffer impacts of the off-site sewer construction.

JULY 6, 2023

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM



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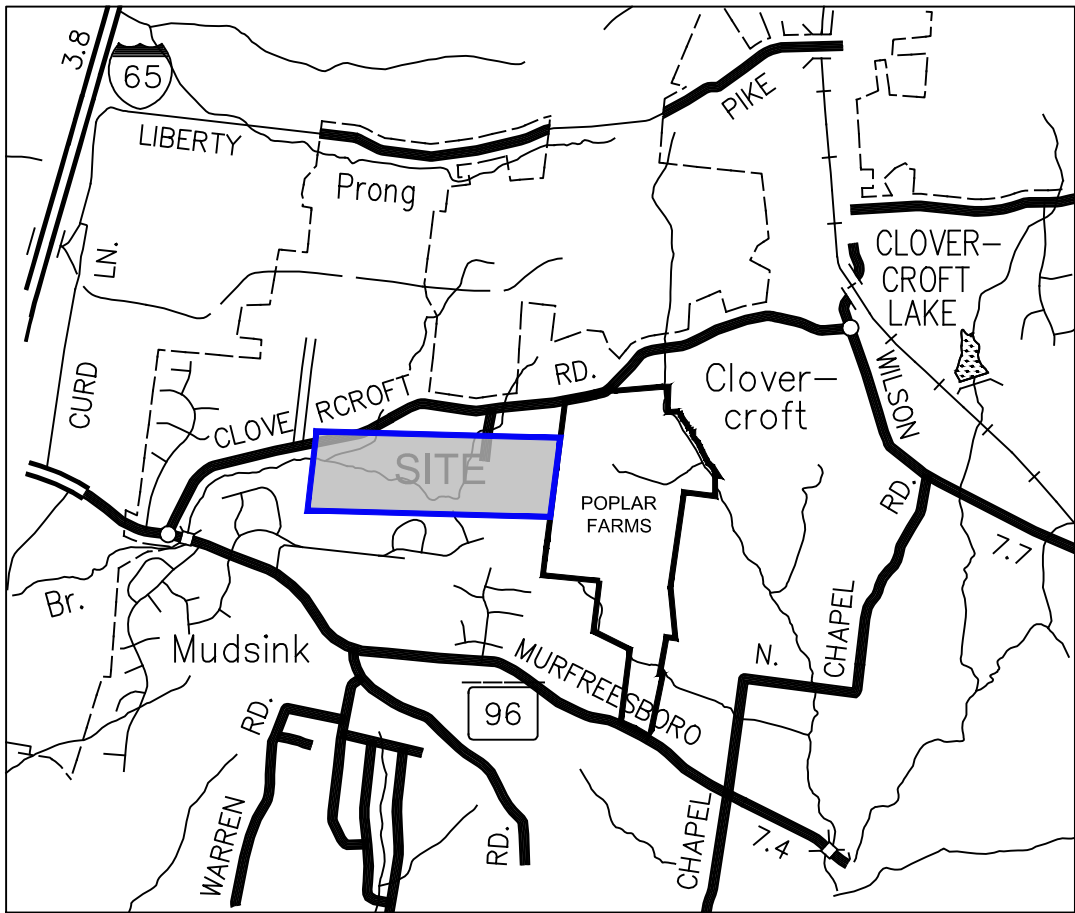
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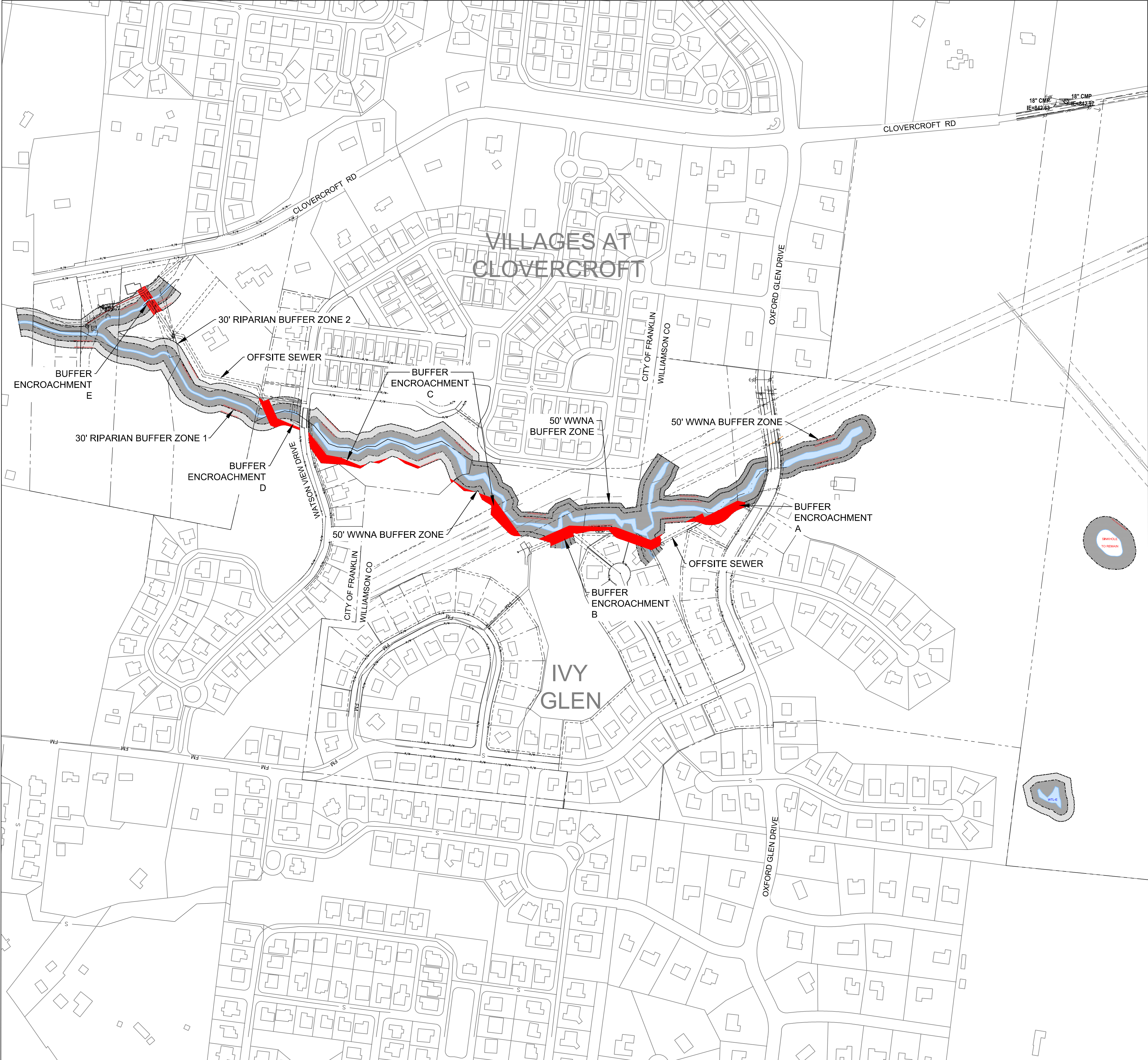
POPLAR FARMS
Dev. Plan OS PH 2 COF#7420
Dev. Plan, rev1 COF#8215
COF#8272
Franklin, Tennessee

**BUFFER
MANAGEMENT
PLAN**

C 7.0



VICINITY MAP
N.T.S.



SENSITIVE AREAS / STORMWATER BUFFERS

Off-site sewer construction is required west of the Poplar Farms development. The sewer location must fit within the site constraints including topography, underground pipelines, streams and riparian buffers, and existing utility locations. Riparian buffers are shown for the unnamed tributary to Watson Branch.

Impacts to Riparian Buffers will occur for this off-site sewer, and a Buffer Management Plan will be developed. Buffer impacts include the following locations, starting from the east at Poplar Farms:

A. Sewer crossing of unnamed tributary to reach the existing Ivy Glen sewer system (within the Williamson County 50' WWNA buffer). (10,466 SF)

B. Sewer replacement within the existing easements along the south side of the unnamed tributary at Ivy Glen (within Williamson County 50' WWNA buffer). (20,211 SF)

C. New sewer along the south side of the unnamed tributary at Ivy Glen (COF Riparian Buffer). This gravity sewer connection allows the removal of the Ivy Glen pump station. (19,468 SF)

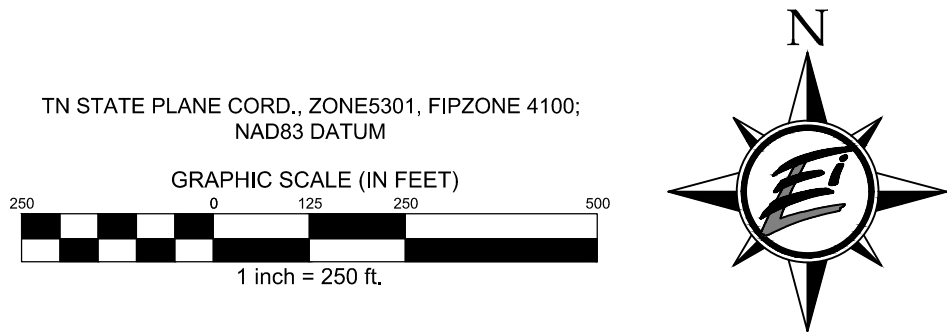
D & E. Sewer replacement within the existing easements crossing two stream locations west of Watson View Drive (COF Riparian Buffer). (11,385 SF)

Buffer requirements shall be coordinated with the COF Stormwater Coordinator and will be defined further in site plan submittal documents at Site Plan, including updated buffer impacts and mitigation, details of riparian buffer zone enhancement.

LEGEND	
	30' RIPARIAN ZONE 1
	30' RIPARIAN ZONE 2
	STREAM/WETLAND
	BUFFER ENCROACHMENT
	BUFFER MITIGATION

The Buffer Management Plan as shown was for updated for the Off-Site Sewer, Phase 2. As of Sep. 2023, there are potential changes to the off-site sewer plans, specifically the temporary construction easements, intended to reduce the buffer impacts of the off-site sewer construction.

JULY 6, 2023





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POPLAR FARMS
Dev. Plan
OS PH 2
Dev. Plan, rev1

COF#7420
COF#8215
COF#8272

Franklin, Tennessee

**PRELIMINARY
RIPARIAN BUFFER
MAP**

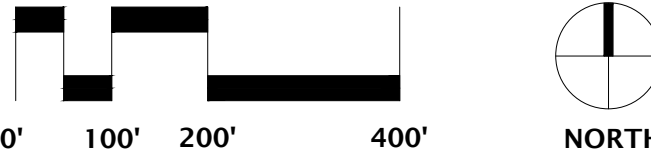
C 7.1



TREE PRESERVATION CHART		
Existing Tree Canopy	72.5 Acres	
Existing Tree Canopy Within Market St. Extension	8.5 Acres%	
Net Existing Tree Canopy	64 Acres - 21%	
Tree Canopy Required to Preserve	30.7 Acres - 48%	
Tree Canopy Preservation Provided	30.7 Acres - 48%	

TREE PRESERVATION AREA		
NO.	SQUARE FOOT	ACRES
1	293,960	6.75
2	150,980	3.47
3	62,880	1.44
4	92,108	2.11
5	21,880	0.50
6	249,520	5.73
7	11,315	0.26
8	5,475	0.13
9	19,717	0.45
10	120,390	2.76
11	47,195	1.08
12	37,680	0.87
13	36,610	0.84
14	4,560	0.10
15	9,260	0.21
16	18,545	0.43
17	5,833	0.13
18	132,270	3.04
19	18,310	0.42
Total	1,338,488	30.73

- LEGEND:**
- EXISTING TREE CANOPY
 - PRESERVED TREE CANOPY
 - EXISTING CANOPY WITHIN MARKET STREET EXTENSION (CAPITAL PROJECT)



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Poplar Farms
PUD Subdivision

Development Plan
COF # 8272

Revision 1
Franklin, TN

Meritage Homes

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PROJECT NO. 18126
Date: 06/26/2023
Issued for: Development Plan

REVISIONS		
1	8/14/2023	PER CITY COMMENTS
2	9/5/2023	PER CITY COMMENTS

TREE PRESERVATION
PLAN



L1.0

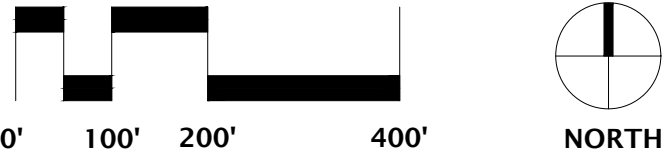
Sheet Number



TREE PRESERVATION CHART	
Existing Tree Canopy	72.5 Acres
Existing Tree Canopy Within Market St. Extension	8.5 Acres%
Net Existing Tree Canopy	64 Acres - 21%
Tree Canopy Required to Preserve	30.7 Acres - 48%
Tree Canopy Preservation Provided	30.7 Acres - 48%

TREE PRESERVATION AREA		
NO.	SQUARE FOOT	ACRES
1	293,960	6.75
2	150,980	3.47
3	62,880	1.44
4	92,108	2.11
5	21,880	0.50
6	249,520	5.73
7	11,315	0.26
8	5,475	0.13
9	19,717	0.45
10	120,390	2.76
11	47,195	1.08
12	37,680	0.87
13	36,610	0.84
14	4,560	0.10
15	9,260	0.21
16	18,545	0.43
17	5,833	0.13
18	132,270	3.04
19	18,310	0.42
Total	1,338,488	30.73

- LEGEND:**
- EXISTING TREE CANOPY
 - PRESERVED TREE CANOPY
 - EXISTING CANOPY WITHIN MARKET STREET EXTENSION (CAPITAL PROJECT)



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PUD Subdivision

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COF # 8272
Revision 1
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Meritage Homes

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PROJECT NO. 18126
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TREE PRESERVATION
PLAN



Sheet Number
L1.01



1 65' FRONT LOAD RESIDENCE NTS



2 65' FRONT LOAD RESIDENCE NTS



3 65' FRONT LOAD RESIDENCE NTS



4 65' FRONT LOAD RESIDENCE NTS



5 65' FRONT LOAD RESIDENCE NTS



6 65' FRONT LOAD RESIDENCE NTS

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GARAGE SETBACK NOTE:
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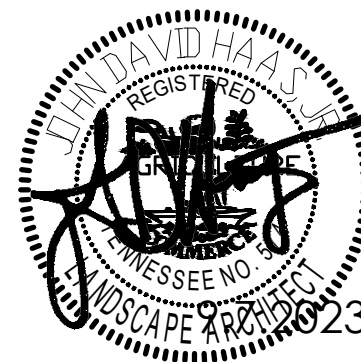
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ARCHITECTURE,
TYPICAL LOTS



Sheet Number
A10.0



7 65' FRONT LOAD STREETSCAPE AND LOT LAYOUT NTS



1 34' ALLEY LOT NTS



2 34' ALLEY LOT NTS



3 34' ALLEY LOT NTS



1 40' ALLEY LOT NTS



2 40' ALLEY LOT NTS



3 40' ALLEY LOT NTS



1 65' ALLEY LOT NTS



2 65' ALLEY LOT NTS



3 65' ALLEY LOT NTS

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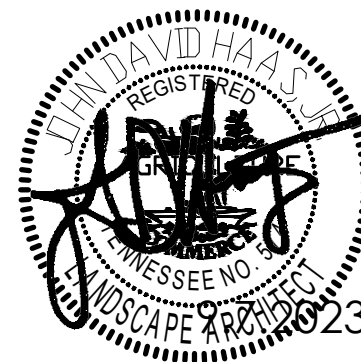
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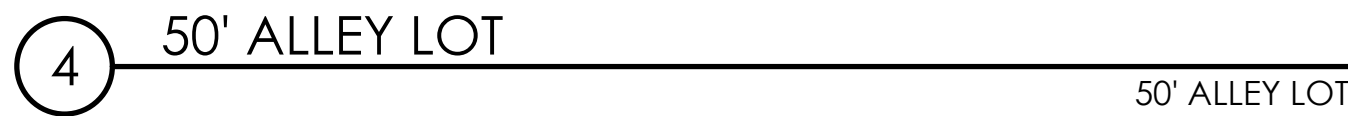
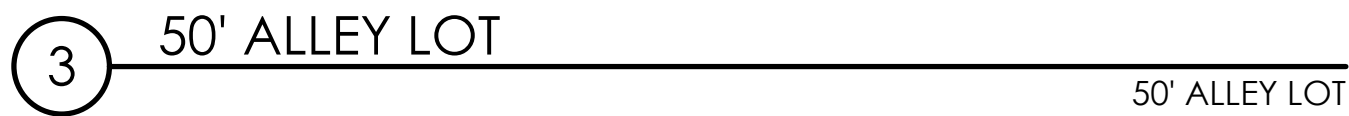
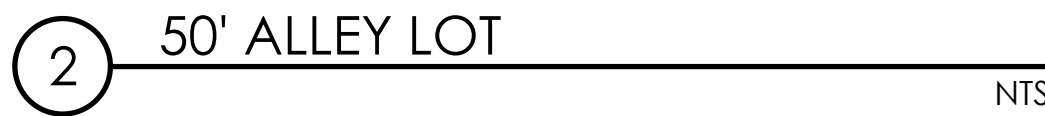
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ARCHITECTURE



A1.1

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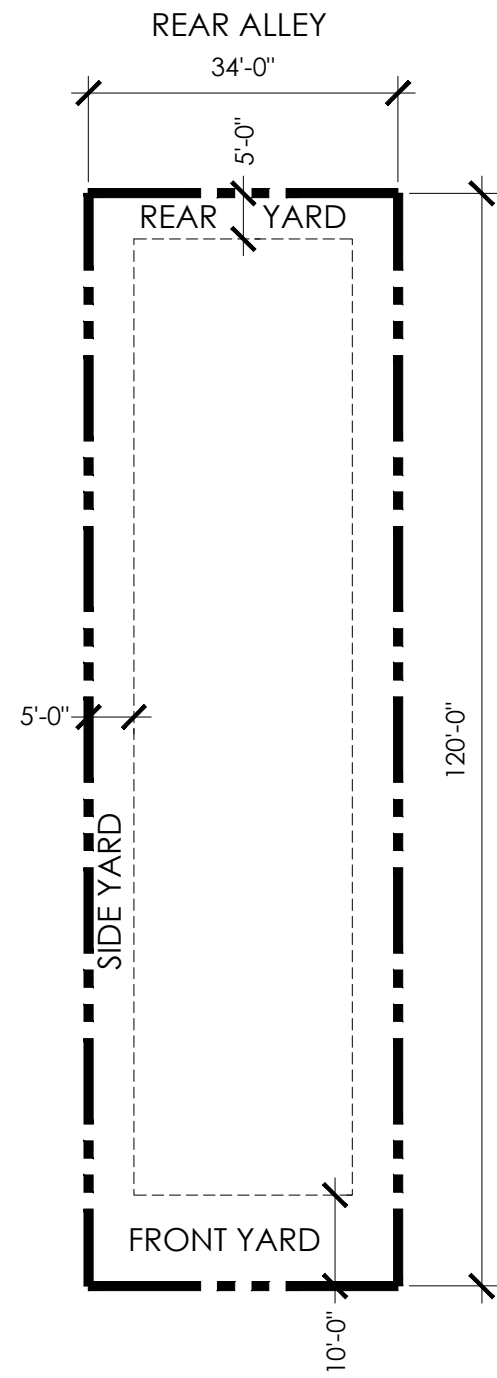
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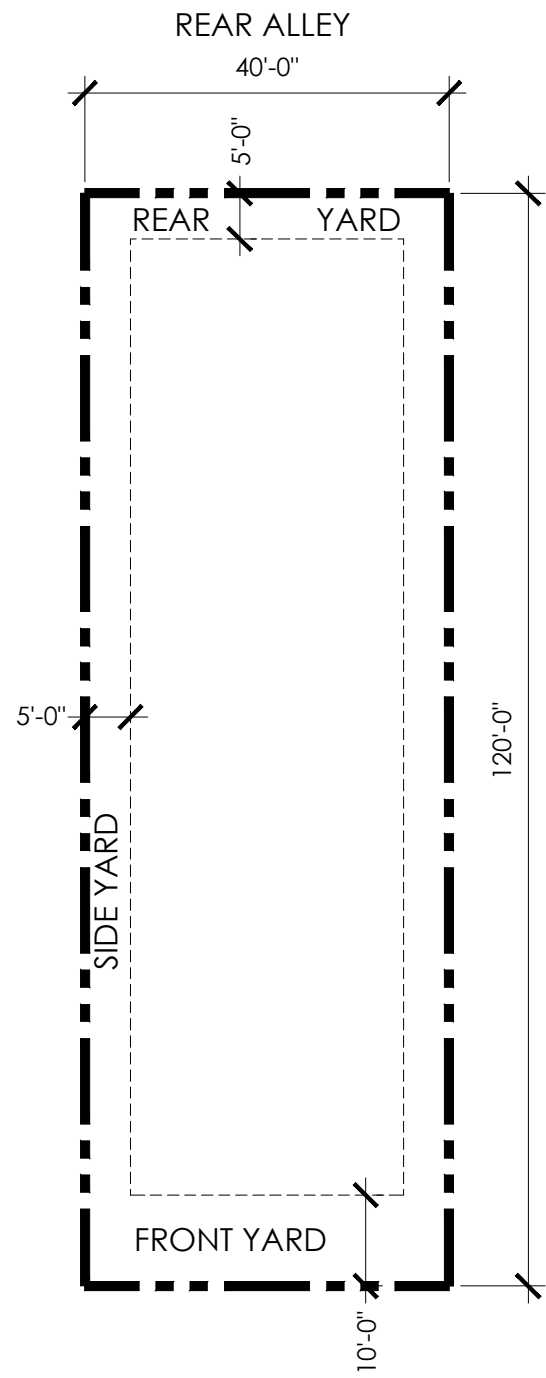


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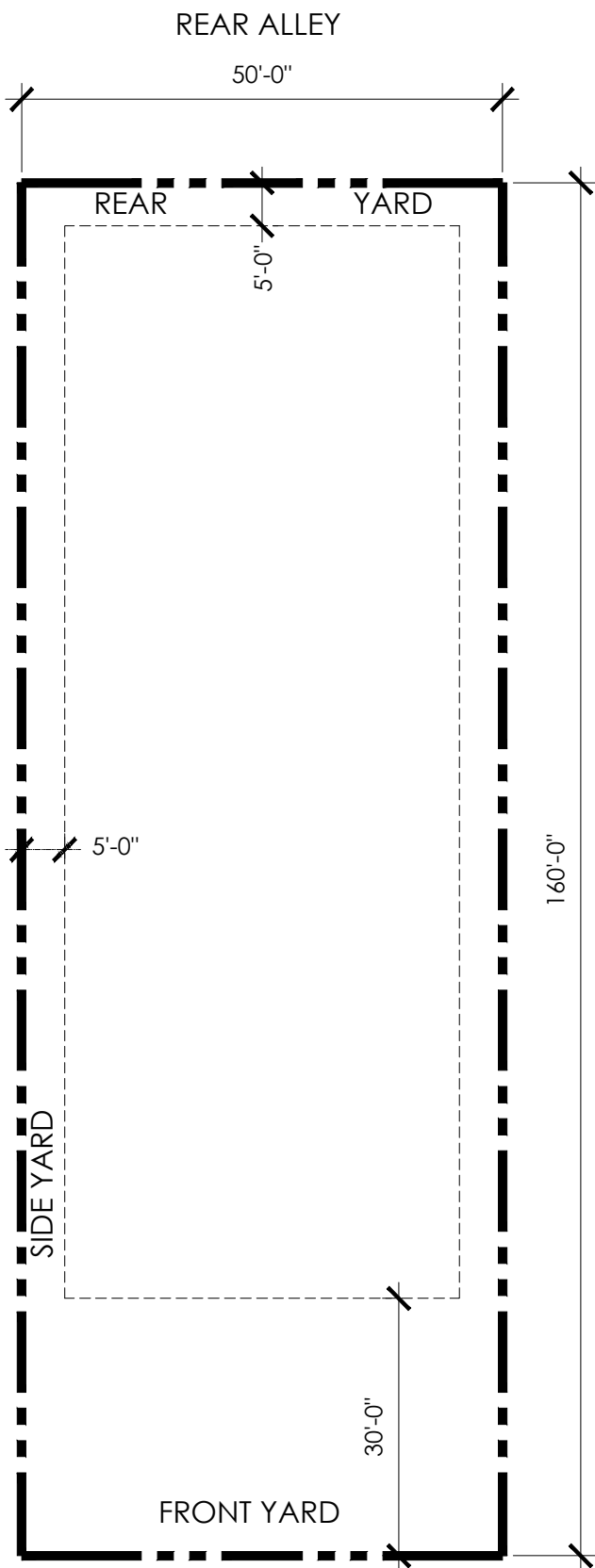
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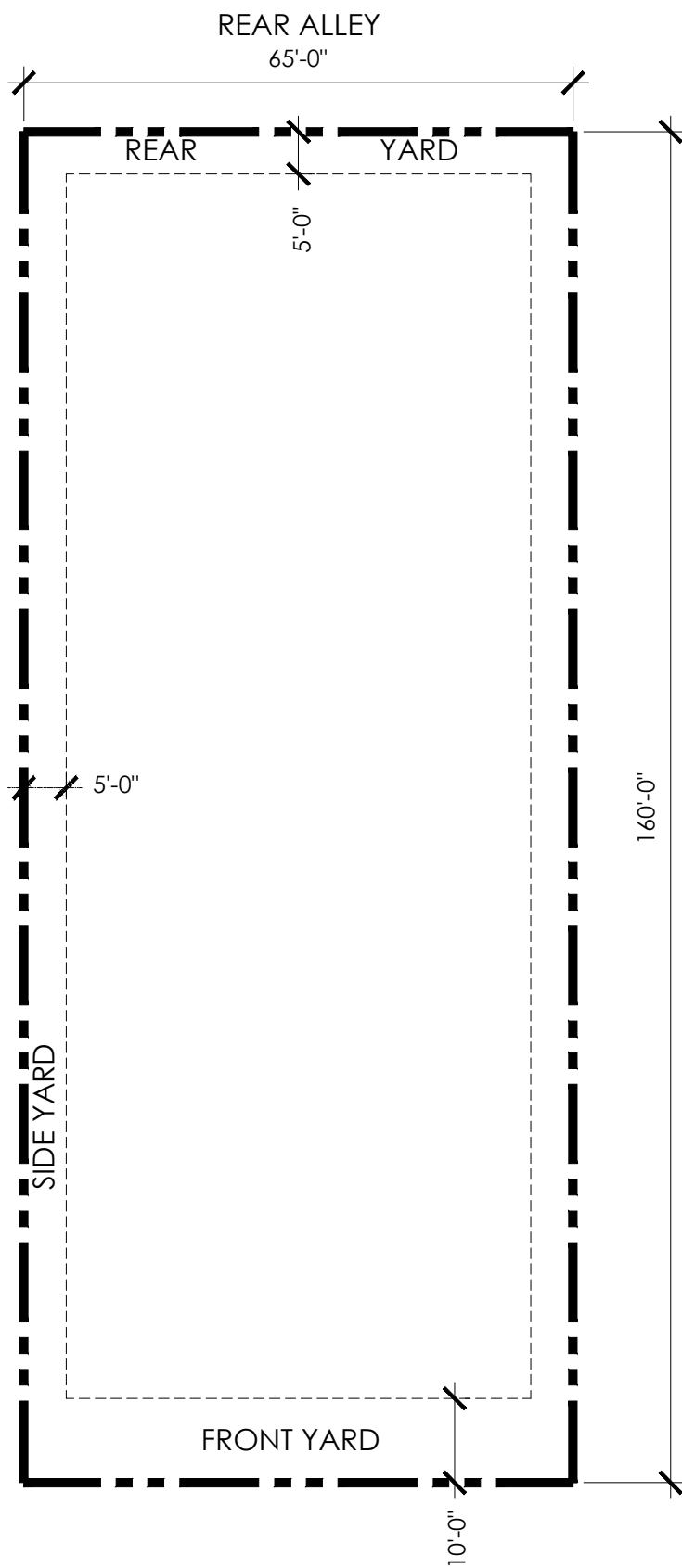
30' REAR LOAD LOT



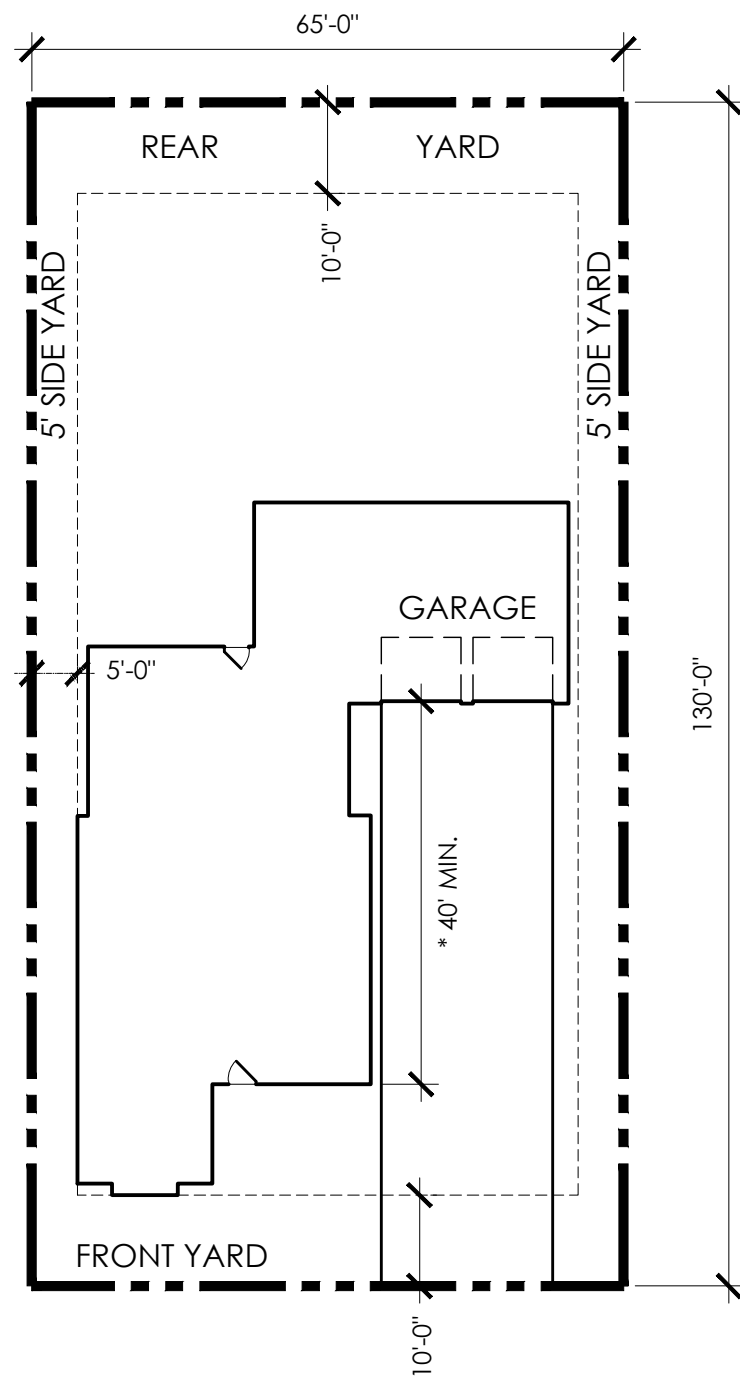
40' REAR LOAD LOT



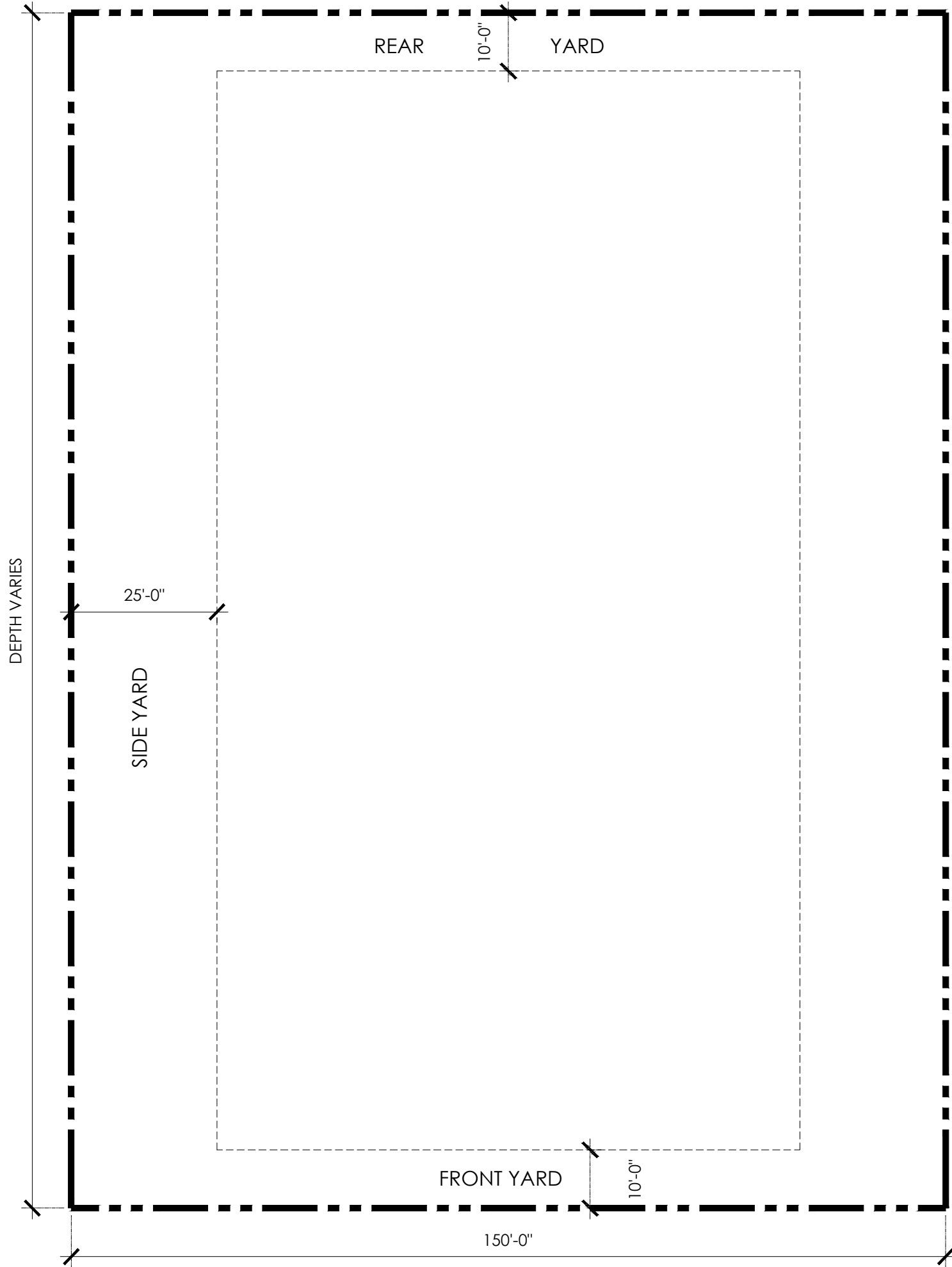
50' REAR LOAD LOT



65' REAR LOAD LOT



65' FRONT LOAD LOT



FRONT ESTATE LOAD LOT

* GARAGE SETBACK NOTE:
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PUD Subdivision

Development Plan
COF # 8272

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Franklin, TN

Meritage Homes

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PROJECT NO. 18126

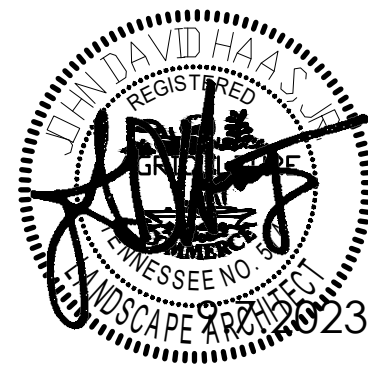
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ARCHITECTURE



Sheet Number
A1.3



PARKLAND DEDICATION - GENERAL NOTES

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PLAN LEGEND

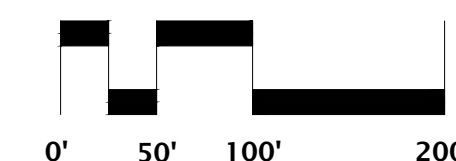
AREA FOR PARKLAND DEDICATION / ALL ACCESS PUBLIC EASEMENT

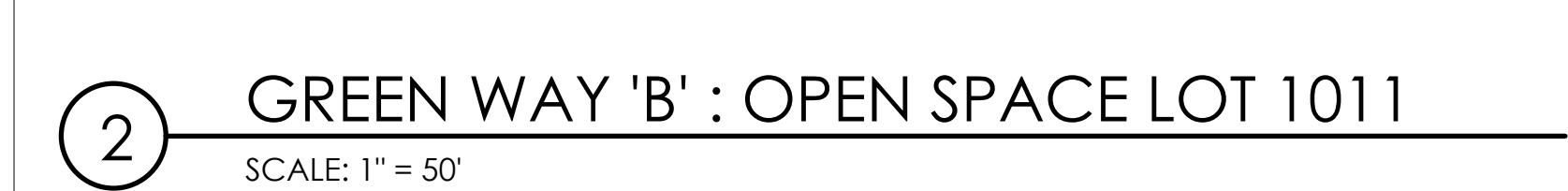
PARKLAND DEDICATION



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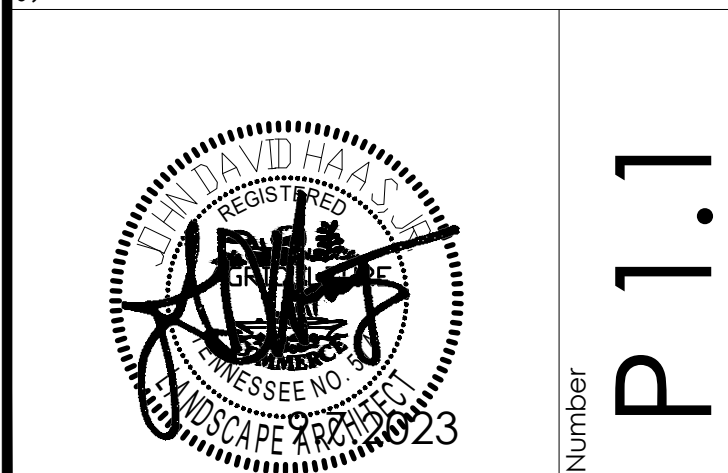
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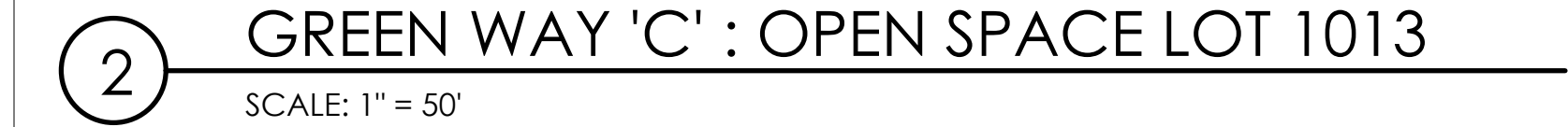
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see Title PARKLAND DEDICATION





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City of Franklin

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

File #: 21-05237

DATE: September 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-23, An Ordinance To Rezone 0.29 Acres From Residential 6 (R6) District to Planned (PD 6.06) District, On 0.29 Acres, For The Property Located At 958 Glass Street. (Hard Bargain II PUD Subdivision)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8183
Applicant: Mathew Piofer, Civil & Environmental Consultants, Inc.
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone 0.29 acres from Residential 6 (R6) to Planned (PD 6.06) District for the property located at 958 Glass Street. The rezoning is being done in conjunction with the Hard Bargain II PUD Subdivision Development Plan that proposes 2 new single family residential lots. Envision Franklin places this property in the Compact Residential Design Concept, which states, "These walkable neighborhoods 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" with the existing neighborhood. The proposed rezoning request is consistent with 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 2023-23.

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

Project Information

Existing Zoning: R-6
Proposed Zoning: PD 6.06
Overlay Districts: CFO
Site Acreage: 0.29 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0

Legend

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

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

ORDINANCE 2023-23

AN ORDINANCE TO REZONE 0.29 ACRES FROM RESIDENTIAL 6 (R6) TO PLANNED (PD 6.06) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREET AND NORTH OF GLASS STREET, LOCATED AT 958 GLASS STREET (HARD BARGAIN II 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 6.96) 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 2023-30, approving a Planned Unit Development (PUD) Development Plan Revision 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 **Residential 6 (R6)** District to **Planned (PD 6.06)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78B B – 41.00	0.16
78B K – 8.01	0.13
Total	0.29

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 PHONE: 615-794-4554 CONTACT: BEN MCNEIL E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV	TELEPHONE SERVICE AT&T 500 LIBERTY PIKE FRANKLIN, TN 37064 PHONE: 615-595-7816 CONTACT: DAVID TUTTEROW E-MAIL: DT8243@ATT.COM
FIRE SERVICE FRANKLIN FIRE STATION 1 500 NEW HWY 98 W FRANKLIN, TN 37064 PHONE: 615-791-3270	PLANNING & ZONING FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT 109 THIRD AVENUE SOUTH FRANKLIN, TN 37064 PHONE: 615-550-6730 CONTACT: JOEY BRYAN E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV
ELECTRIC SERVICE MTEMC 2156 EDWARD CURD LANE FRANKLIN, TN 37067 PHONE: 615-4595-4685 CONTACT: DALE HOOD E-MAIL: DHOOD@MTEMC.COM	STORM WATER FACILITIES CITY OF FRANKLIN 019 THIRD AVENUE SOUTH FRANKLIN, TN 37064 PHONE: 615-550-6651 CONTACT: JEFF WILLLOUGHBY E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV
CABLE TV SERVICE COMCAST CABLE 660 MAINSTREAM DRIVE NASHVILLE, TN 37228 PHONE: 615-244-7462, EXT. 1115647 CONTACT: MARLON FRIZZELL E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM	SANITARY SEWER CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 PHONE: 615-794-4554 CONTACT: BEN MCNEIL E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

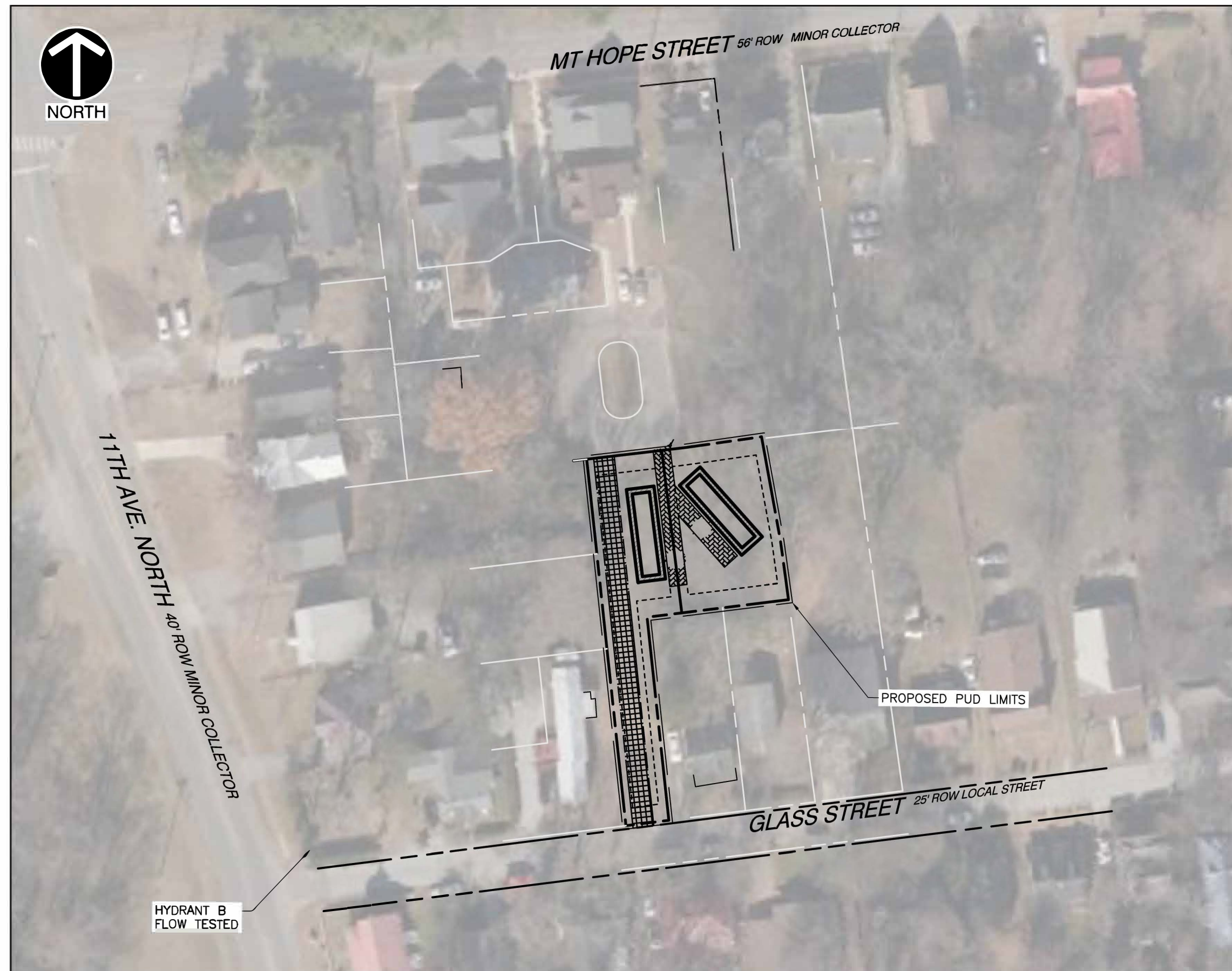
STATEMENT OF IMPACTS

WATER FACILITIES WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S	GAS SERVICE ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: 615-794-2596 x325 EMAIL: RON.MYATT@ATMOSENERGY.COM
SEWER FACILITIES SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S	BASIS OF BEARINGS BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).
RECURBID (REUSE) WATER FACILITIES NOT AVAILABLE TO THIS SITE.	FLOOD NOTE THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C01926, EFFECTIVE DATE DECEMBER 12, 2016.
STORMWATER FACILITIES OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE. ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.	UTILITY NOTE AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.
POLICE, FIRE, AND RECREATIONAL FACILITIES NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE DEPARTMENT) NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1) NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)	SPECIFICATION NOTE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF	
TRAFFIC IMPACTS PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY INCREASE TRAFFIC IN THE HARD BARGAIN NEIGHBORHOOD	



NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

HARD BARGAIN PUD SUBDIVISION PLAN SEPTEMBER 2023 958 GLASS STREET FRANKLIN, TN 37064 TAX MAP 78, PARCELS 41.00, 08.01 COF #8183 & 8184



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PROFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT 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 CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME:	HARD BARGAIN DEVELOPMENT
PROJECT NUMBER:	8184
ADDRESS:	958 GLASS STREET FRANKLIN, TN 37064
PARCEL(S):	078BB04100, 078BK00801
ACREAGE OF SITE:	0.29 AC / 12,899 SF
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 - RESIDENTIAL
PROPOSED ZONING:	PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS--	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	15 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	24'-6"
MINIMUM LANDSCAPE SURFACE AREA:	4,307 SF (30%)
OPEN SPACE SF REQUIRED:	718 SF (5%)
NATURAL AREA SF REQUIRED:	0
TREE CANOPY RETENTION ACREAGE:	
PARKING REQUIRED, BY USE:	4 SPACES (2 TOTAL SINGLE RESIDENCES) 4 SPACES (2 TOTAL SINGLE RESIDENCES)
PARKING PROVIDED, BY USE:	
HISTORIC RESOURCE TREATMENT (Y/N):	NO
PARKLAND AGREEMENT:	
TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00
PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT. alex.bearden@franklinton.gov 615-721-9103	

**PRELIMINARY
NOT FOR CONSTRUCTION**



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SHEET OF

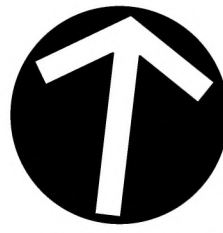
Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.ccecinc.com

**HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

COVER SHEET

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGW

Page 144 of 209



PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHES, WEST BY JENNIE HUGHES, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDBARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5) AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHES AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

MAP 78B-B, PARCEL 1
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 50
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 657

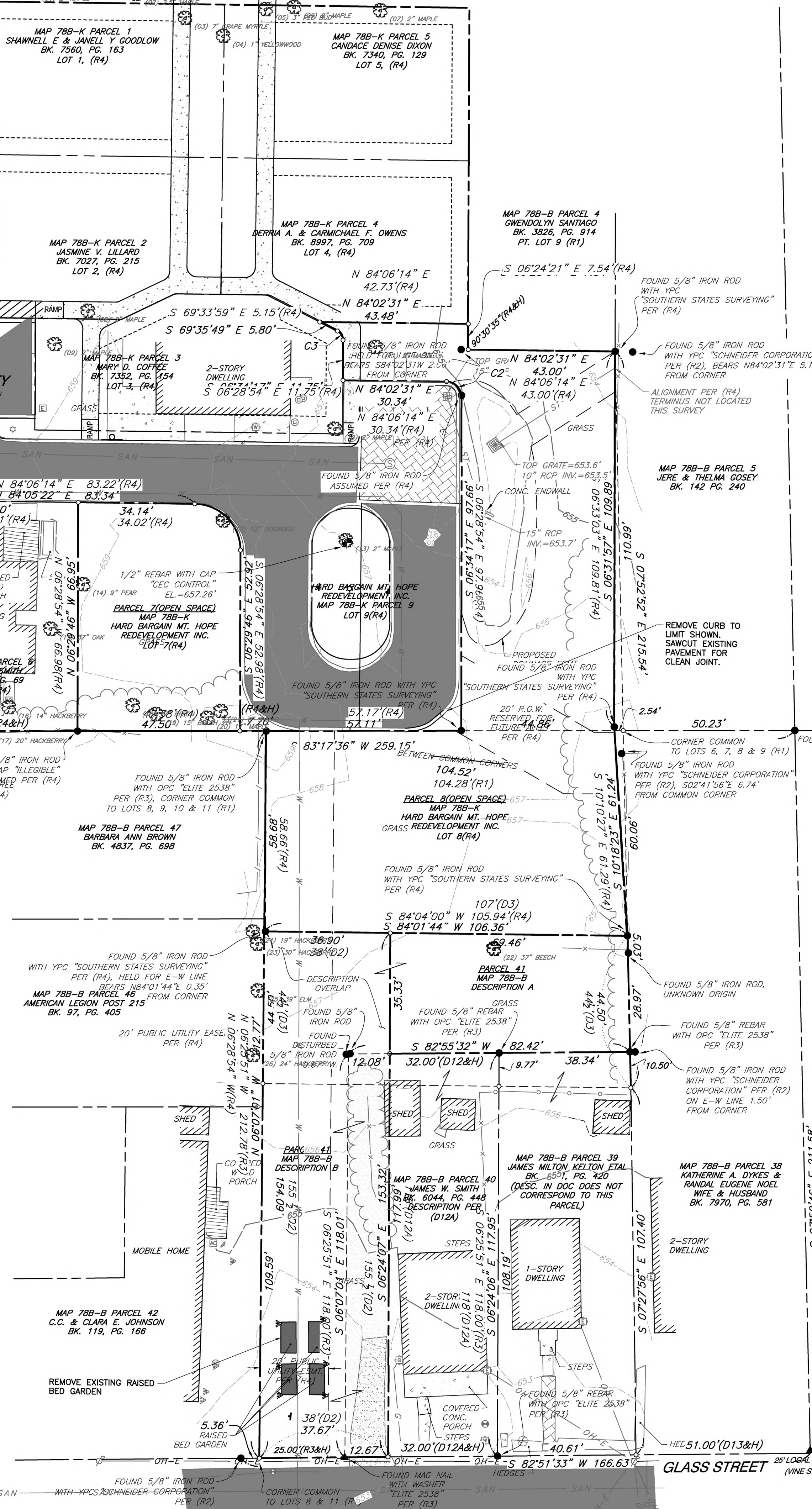
MAP 78B-B, PARCEL 49
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 48
PATRICE PATTON-PRICE
BK. 3795, PG. 451

MAP 78B-B PARCEL 47
BARBARA ANN BROWN
BK. 4937, PG. 698

MAP 78B-B PARCEL 46
AMERICAN LEGION POST 215
BK. 97, PG. 405

MAP 78B-B PARCEL 42
C.C. & CLARA E. JOHNSON
BK. 119, PG. 166



EXISTING LEGEND:

	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING DITCH FLOW LINE
	EXISTING SANITARY SEWER LINE
	EXISTING COMBINED SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND ELEC. LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TREELINE
	EXISTING BUSHES
	EXISTING SPOT ELEVATION
	PROPOSED LIMITS OF DEMOLITION
	PAVEMENT TO BE REMOVED FULL DEPTH
	LINEAR OBJECT TO BE REMOVED
	OBJECT TO BE REMOVED

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH CONVEYANCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID_18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

CITY OF FRANKLIN NOTES

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078B04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com

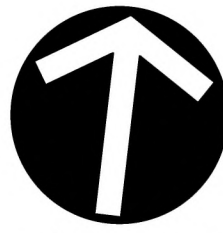
HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DRAWING NO.:

C1.0

SHEET OF



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING NOTES:

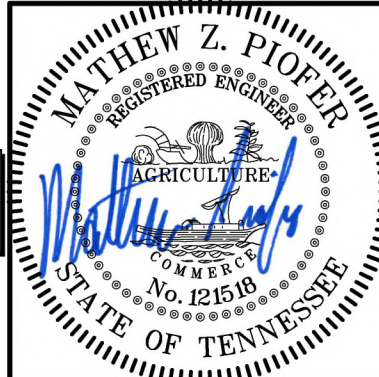
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT 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 NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.: **C3.0**
SHEET OF

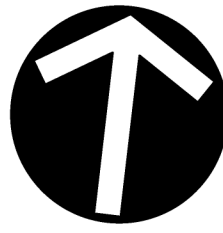
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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



NOTE TO CONTRACTOR

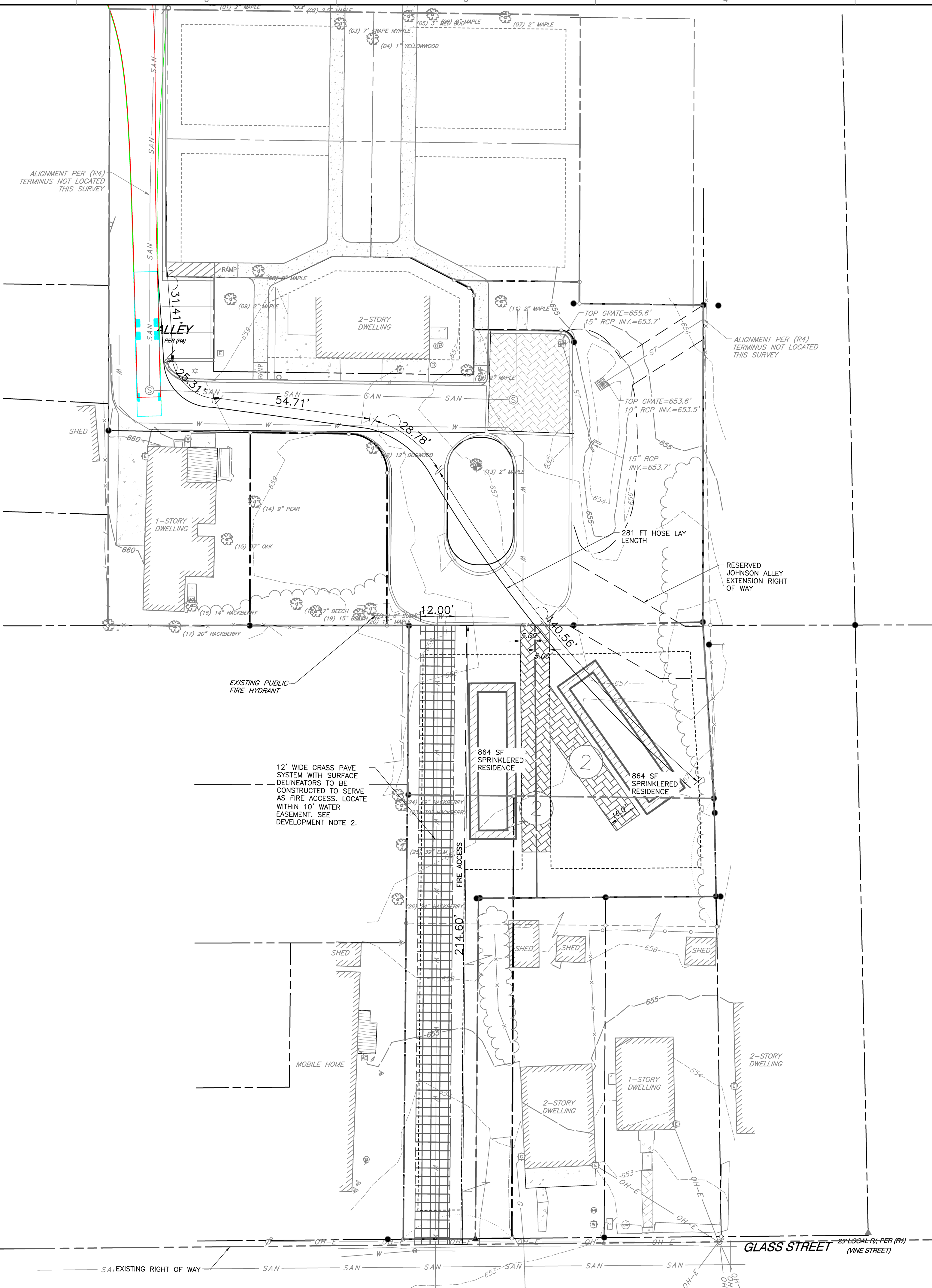
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STATEMENT OF IMPACTS

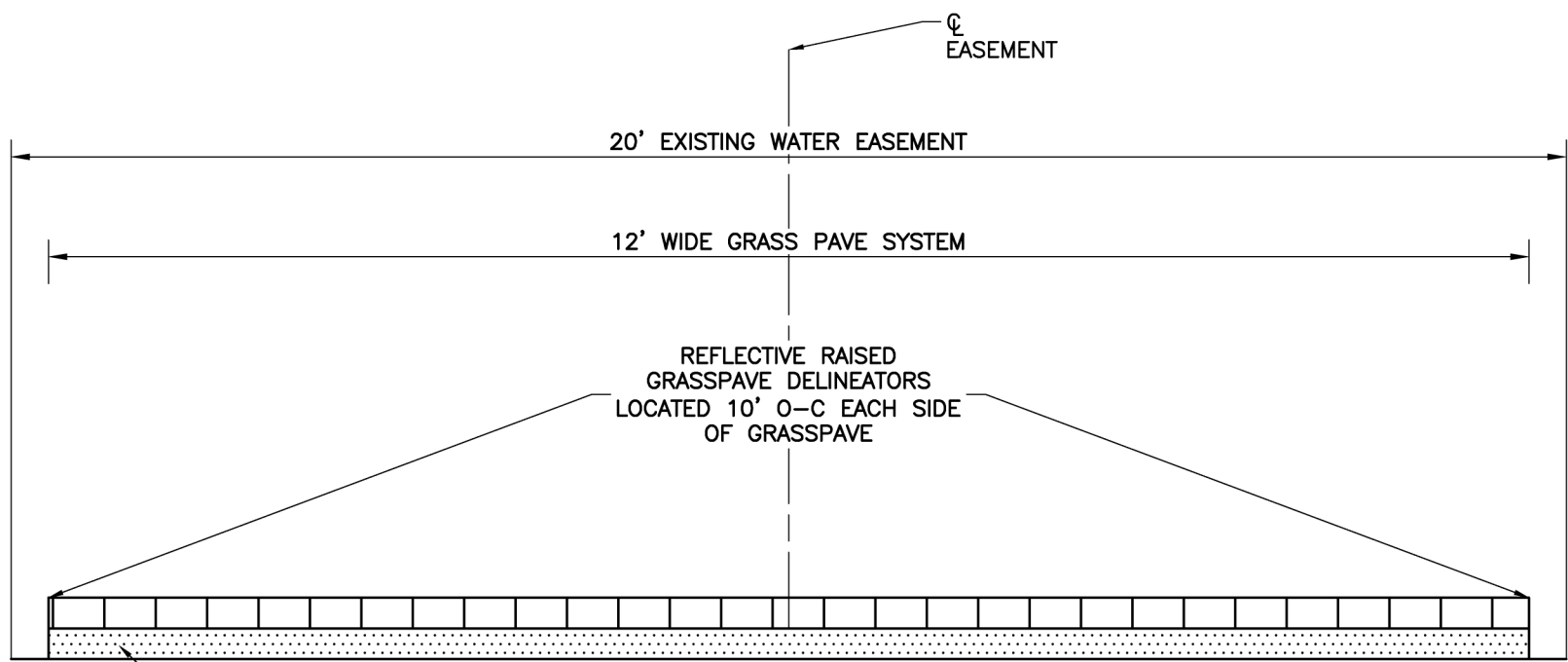
IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

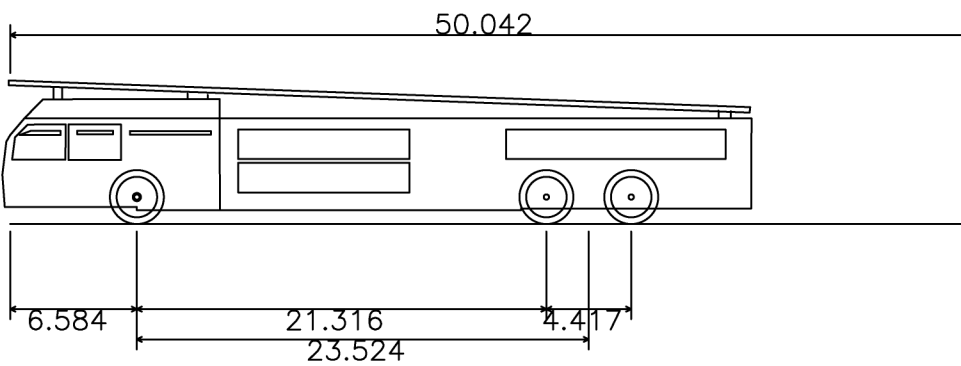


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

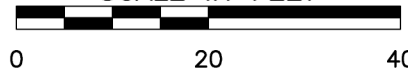
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0

SHEET OF

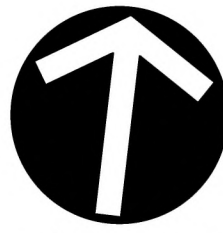
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



NOTE TO CONTRACTOR

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STATEMENT OF IMPACTS:

IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL

EXPECTED NEEDS ARE FOR 2 SFUE'S

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 THEPRE 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:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

NOTE TO CONTRACTOR

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A:\300-0001\300-4791-CADD\Draw\DWG\300479-001-C5.0.dwg(5.0) LS(9/7/2023 - mpehney) - UP: 9/7/2023 11:09 AM

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 90 PSI
RESIDUAL PRESSURE OF HYDRANT: 75 PSI
PITOT PRESSURE OF HYDRANT: 26 PSI
GALLONS PER MIN AT TEST PRESSURE: 797
GALLONS PER MIN AT 20 PSI: 1831

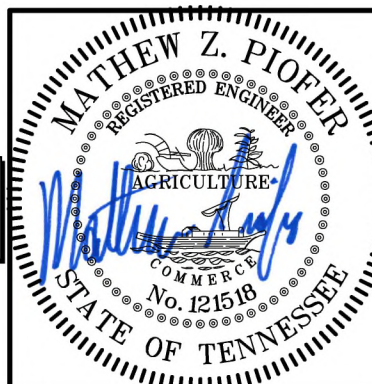
CITY OF FRANKLIN NOTES

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 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



UTILITY PLAN

DRAWING NO.:

C5.0

SHEET OF

REVISION RECORD

DESCRIPTION

NO. DATE



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www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE: SEPTEMBER 2023
DRAWN BY: SNH
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
CHECKED BY: MZP
APPROVED BY: RGM



NORTH

Tree Number	Size	Species	Status
-------------	------	---------	--------

01	37"	Beech	
----	-----	-------	--

CITY OF FRANKLIN TREE PRESERVATION NOTES

- 1.1. EXISTING TREE CANOPY ON SITE = 0.14
- 1.2. TOTAL SITE ACREAGE = 0.33 AC
- 1.3. 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 6,322 SF
- 3.1. TREE CANOPY TO REMAIN = 2,613 SF
4. TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- 4.1. CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- 4.2. REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR
- CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. 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.

REVISION RECORD

DESCRIPTION

NO. DATE

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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

TREE PRESERVATION PLAN

DATE:	AUGUST 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGM

DRAWING NO.: **L1.0**
SHEET OF

NOT LOCATED ON SUBJECT PROPERTY,
PART OF CANOPY IS INCLUDED IN
TOTAL CANOPY COVER

TREE 01 TO BE
REMOVED

PLANT SCHEDULE

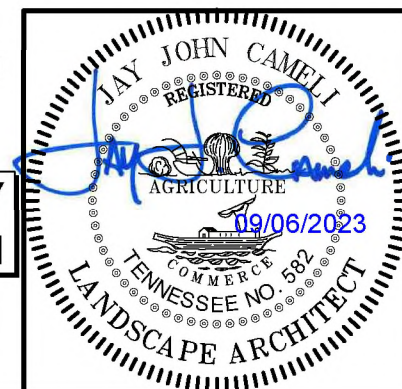
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

CITY OF FRANKLIN NOTES

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 - DEVELOPMENT - HARD BARGIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40



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P:\200-000\204-1791-CAD\DWG\001\204179-C001-11.dwg(11.0) 15/09/2023 - shw00 - LP: 9/7/2023 11:08 AM

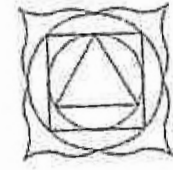


Know what's below.
Call before you dig.

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SET OF DOCUMENTS FULLY DEPICT ALL WORK
ASSOCIATED WITH THIS PROJECT.



Rick Thompson
Architect



www.thompsonplans.com
© Rick Thompson Architect 2005

P O Box 160
Lake Junaluska, NC
28745

828-734-2553

plan #
1116A

2/15/2005

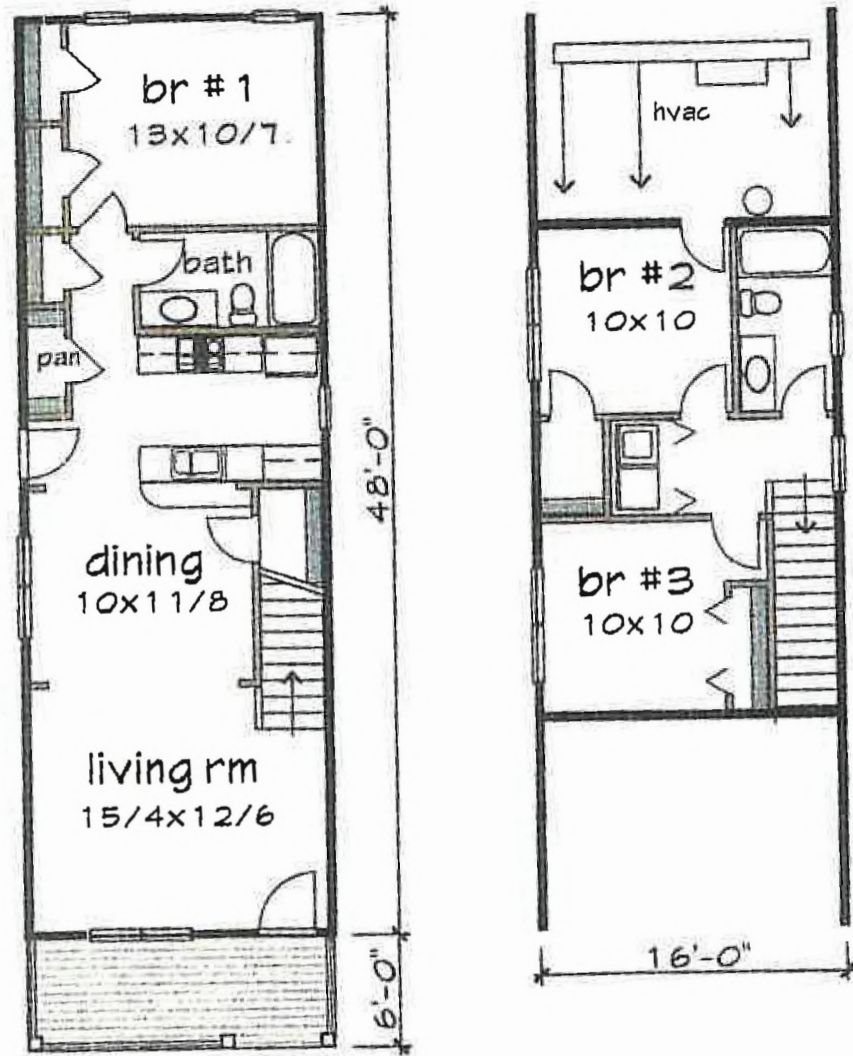
Size fl 1 768
Size fl 2 377
Size Total 1145

Width 16'-0"
Depth 48'-0"
Porch 6'-0"

Fl 1 ceiling 9'
Fl 2 ceiling 8'
Roof pitch 7/12
Height 24'-6"

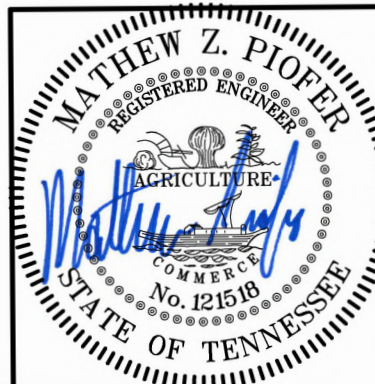
Please see

PDF single use web site for
PDF unlimited current
Material list pricing
CAD thank you



Floor 1 plan Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement



ARCHITECTURAL ELEVATIONS

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RCM

DRAWING NO.:
A1.0
SHEET OF

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615-333-7797 · 800-763-2326
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

REVISION RECORD

NO	DATE	DESCRIPTION

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

Project Information

Existing Zoning: R-6
Proposed Zoning: PD 6.06
Overlay Districts: CFO
Site Acreage: 0.29 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0

Legend

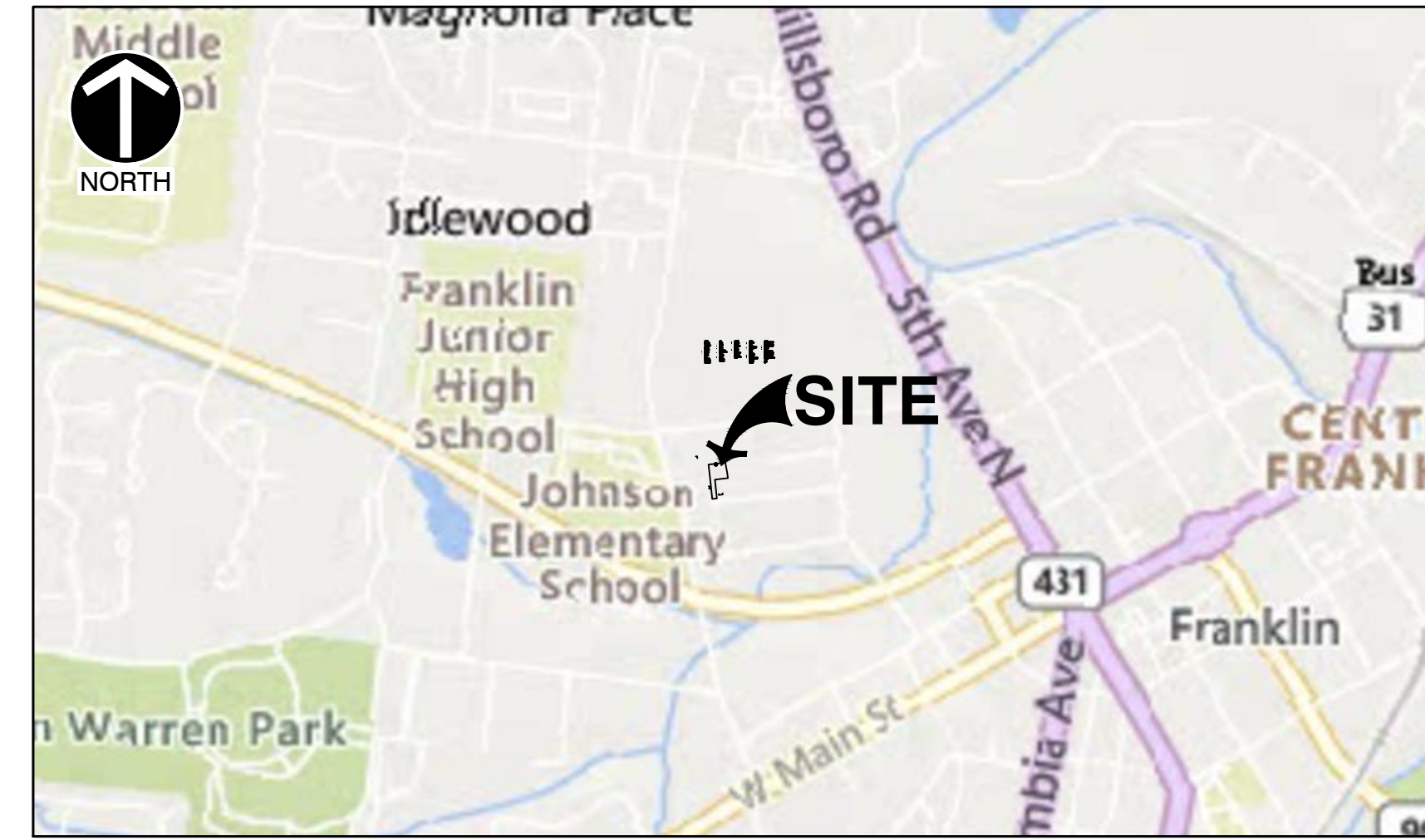
-  Hard Bargain PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential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



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



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT	TELEPHONE SERVICE
CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 PHONE: 615-794-4554 CONTACT: BEN MCNEIL E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV	AT&T 500 LIBERTY PIKE FRANKLIN, TN 37064 PHONE: 615-595-7816 CONTACT: DAVID TUTTEROW E-MAIL: DT8243@ATT.COM
FIRE SERVICE	PLANNING & ZONING
FRANKLIN FIRE STATION 1 500 NEW HWY 96 W FRANKLIN, TN 37064 PHONE: 615-791-3270	FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT 109 THIRD AVENUE SOUTH FRANKLIN, TN 37064 PHONE: 615-550-6730 CONTACT: JOEY BRYAN E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV
ELECTRIC SERVICE	STORM WATER FACILITIES
MTEMC 2156 EDWARD CURD LANE FRANKLIN, TN 37067 PHONE: 615-4595-4885 CONTACT: DALE HOOD E-MAIL: DHOOD@MTEMC.COM	CITY OF FRANKLIN 019 THIRD AVENUE SOUTH FRANKLIN, TN 37064 PHONE: 615-550-6651 CONTACT: JEFF WILLLOUGHBY E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV
CABLE TV SERVICE	SANITARY SEWER
COMCAST CABLE 660 MAINSTREAM DRIVE NASHVILLE, TN 37228 PHONE: 615-244-7462, EXT. 1115647 CONTACT: MARLON FRIZZELL E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM	CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 PHONE: 615-794-4554 CONTACT: BEN MCNEIL E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

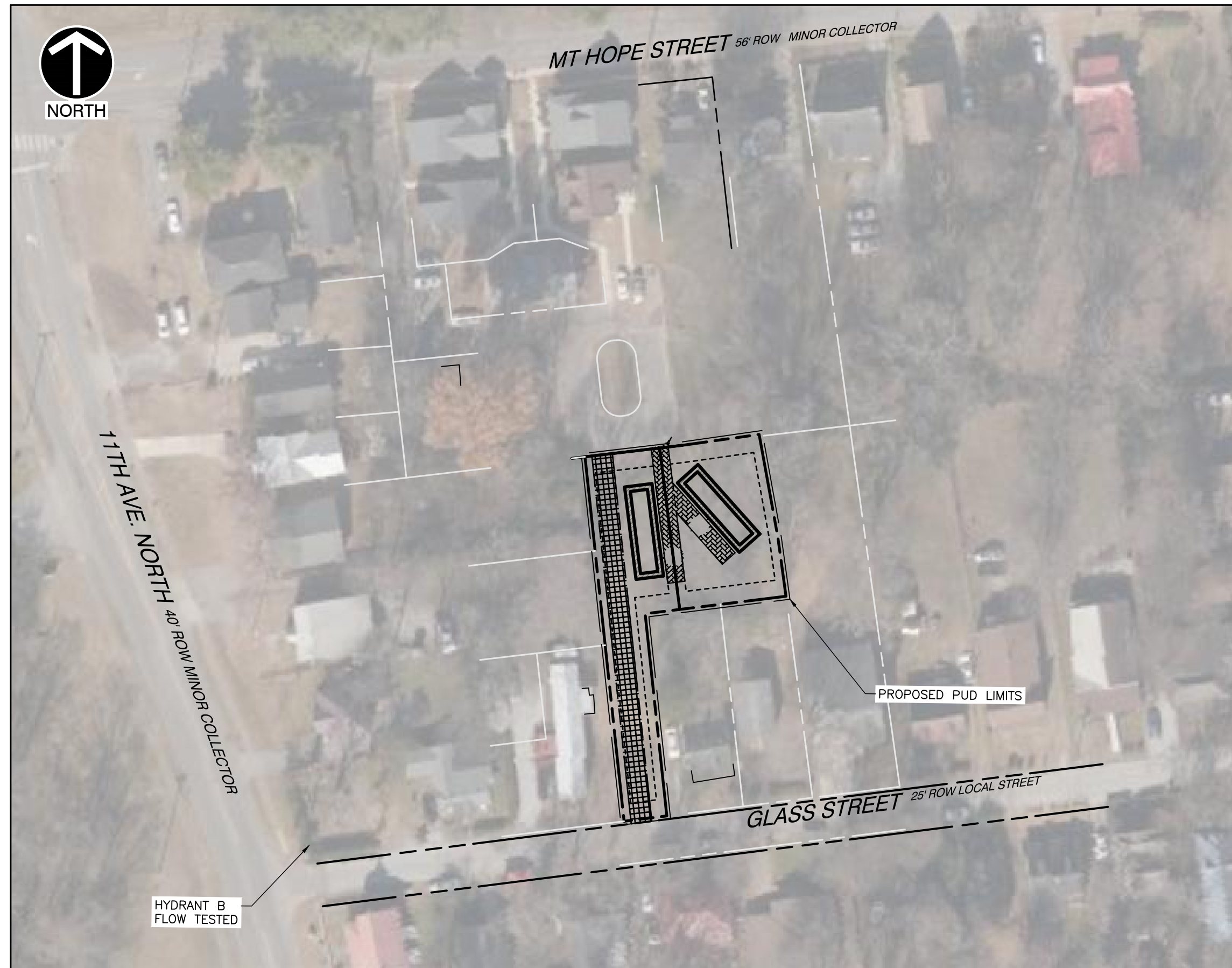
STATEMENT OF IMPACTS

WATER FACILITIES WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S	GAS SERVICE ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: 615-794-2596 x325 EMAIL: RON.MYATT@ATMOSENERGY.COM
SEWER FACILITIES SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S	BASIS OF BEARINGS BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).
REPUBLICAN (REUSE) WATER FACILITIES NOT AVAILABLE TO THIS SITE.	FLOOD NOTE THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C01925, EFFECTIVE DATE DECEMBER 12, 2016.
STORMWATER FACILITIES OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE. ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.	UTILITY NOTE AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.
POLICE, FIRE, AND RECREATIONAL FACILITIES NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE DEPARTMENT) NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1) NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)	SPECIFICATION NOTE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF	
TRAFFIC IMPACTS PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY INCREASE TRAFFIC IN THE HARD BARGAIN NEIGHBORHOOD	



NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

HARD BARGAIN PUD SUBDIVISION PLAN SEPTEMBER 2023 958 GLASS STREET FRANKLIN, TN 37064 TAX MAP 78, PARCELS 41.00, 08.01 COF #8183 & 8184



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW POFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

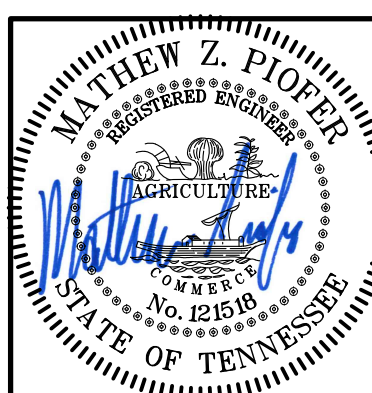
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION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

SITE DATA CHART

PROJECT NAME:	HARD BARGAIN DEVELOPMENT
PROJECT NUMBER:	8184
ADDRESS:	958 GLASS STREET FRANKLIN, TN 37064
PARCEL(S):	078BB04100, 078BK00801
ACREAGE OF SITE:	0.29 AC / 12,899 SF
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 - RESIDENTIAL
PROPOSED ZONING:	PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS- FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	15 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	24'-6"
MINIMUM LANDSCAPE SURFACE AREA:	4,307 SF (30%)
OPEN SPACE SF REQUIRED:	718 SF (5%)
NATURAL AREA SF REQUIRED:	0
TREE CANOPY RETENTION ACREAGE:	
PARKING REQUIRED, BY USE:	4 SPACES (2 TOTAL SINGLE RESIDENCES)
PARKING PROVIDED, BY USE:	4 SPACES (2 TOTAL SINGLE RESIDENCES)
HISTORIC RESOURCE TREATMENT (Y/N):	NO
PARKLAND AGREEMENT:	
TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
alex.bearden@franklincn.gov 615-721-9103

**PRELIMINARY
NOT FOR CONSTRUCTION**



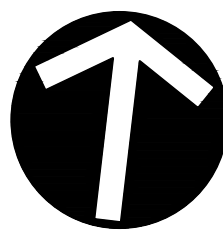
DRAWING NO.:
C0.0
SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

**HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

COVER SHEET

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH



PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHS, WEST BY JENNIE HUGHS, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDBARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5) AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHS AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

MAP 78B-B, PARCEL 1
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 50
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 49
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 48
PATRICE PATTON-PRICE
BK. 3795, PG. 451

MAP 78B-B PARCEL 47
BARBARA ANN BROWN
BK. 4937, PG. 698

FOUND 5/8" IRON ROD
WITH YPC "SOUTHERN STATES SURVEYING"
PER (R4). HELD FOR E-W LINE.
S 84°01'44"E 0.35' (R4)
MAP 78B-B PARCEL 46
AMERICAN LEGION POST 215
BK. 97, PG. 405

MAP 78B-B PARCEL 42
C.C. & CLARA E. JOHNSON
BK. 119, PG. 166

REMOVE EXISTING RAISED
BED GARDEN

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R2)

CORNER COMMON
TO LOTS 8 & 11 (R4)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

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PER (R3)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

FOUND 5/8" IRON ROD
WITH YPC "SCHNEIDER CORPORATION"
PER (R3)

EXISTING LEGEND:

---	EXISTING SUBJECT PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING FENCE
---	EXISTING DITCH FLOW LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING COMBINED SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING TELEPHONE LINE
---	EXISTING UNDERGROUND ELEC. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREELINE
---	EXISTING BUSHES
---	EXISTING SPOT ELEVATION
---	PROPOSED LIMITS OF DEMOLITION
---	PAVEMENT TO BE REMOVED FULL DEPTH
---	LINEAR OBJECT TO BE REMOVED
---	OBJECT TO BE REMOVED

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH EVIDENCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID_18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

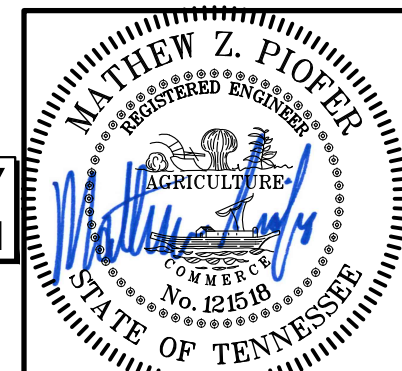
CITY OF FRANKLIN NOTES

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078B04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET

OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
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FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

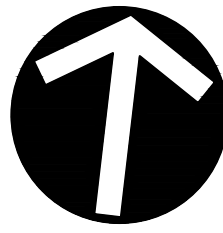
DATE: SEPTEMBER 2023
DRAWN BY: SNH
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
CHECKED BY: MZP
APPROVED BY: RGM

DRAWING NO.:

C1.0

SHEET

OF



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)

NOTE TO CONTRACTOR

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LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
078BB04100, 078BK00801
PARCEL(S): 0.29 AC / 12,899 SF
ACREAGE OF SITE: N/A
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PD - PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
4 SPACES (2 TOTAL SINGLE RESIDENCES)

PARKING PROVIDED, BY USE:

HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLIN.TN.GOV 615-721-9103

CITY OF FRANKLIN NOTES

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2. ZONING : R-6 RESIDENTIAL
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 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET

0 20 40



DRAWING NO.:

C2.0

SHEET OF

DEVELOPMENT PLAN

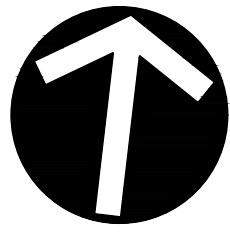
DATE: SEPTEMBER 2023
DRAWN BY: SNH
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
CHECKED BY: MZP
APPROVED BY: RGM

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
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	ADJACENT PROPERTY LINE
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	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING 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 NOTES

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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DRAWING NO.:

C3.0

SHEET OF

REVISION RECORD

DESCRIPTION

NO DATE

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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
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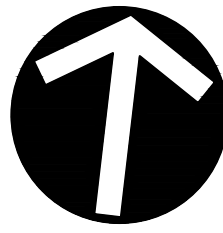
DATE	SEPTEMBER 2023	DRAWN BY	SNH
DWG SCALE	AS SHOWN	CHECKED BY	MZP
PROJECT NO.	324-479	APPROVED BY:	RGH

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NOTE TO CONTRACTOR

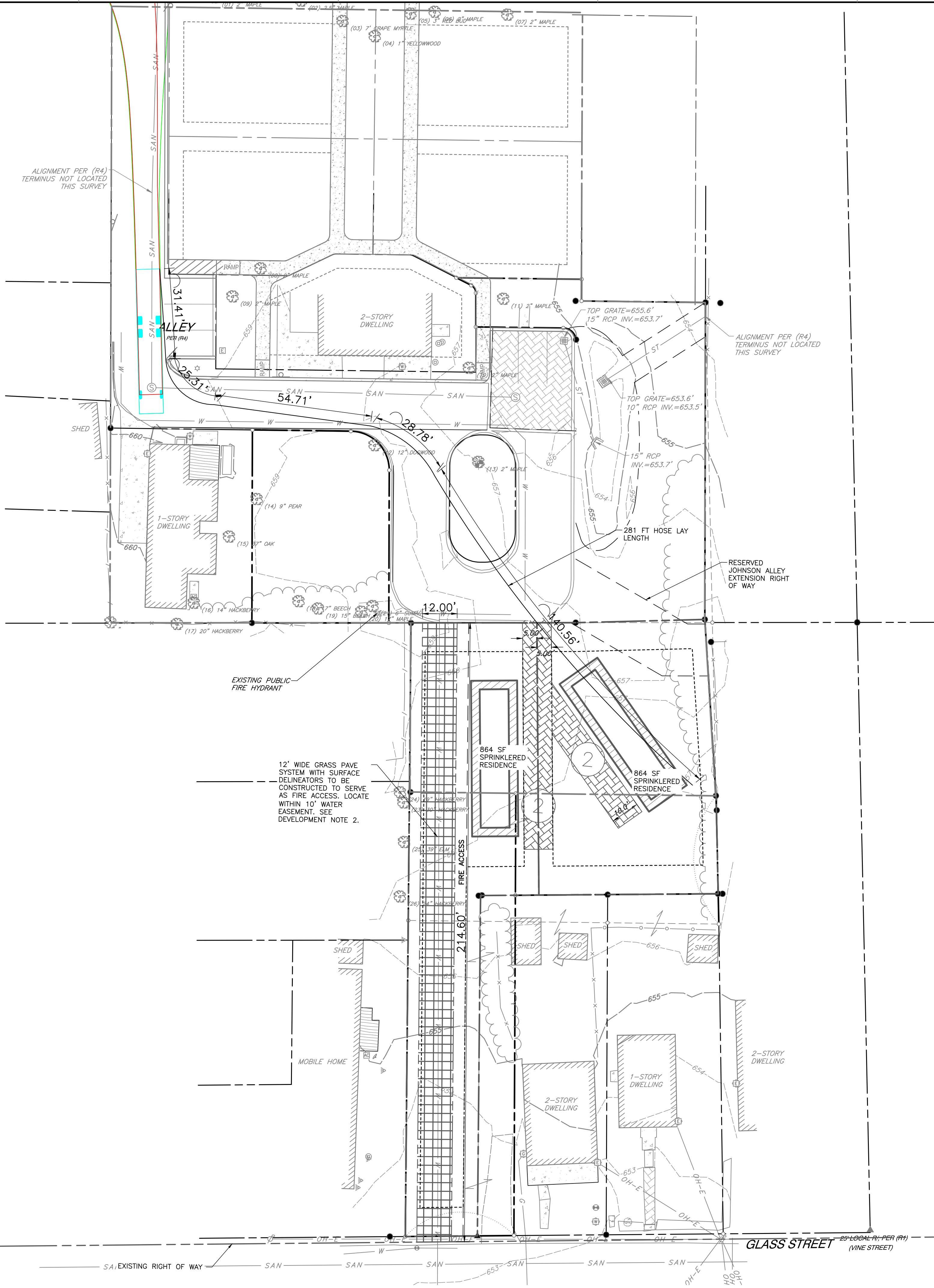
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STATEMENT OF IMPACTS

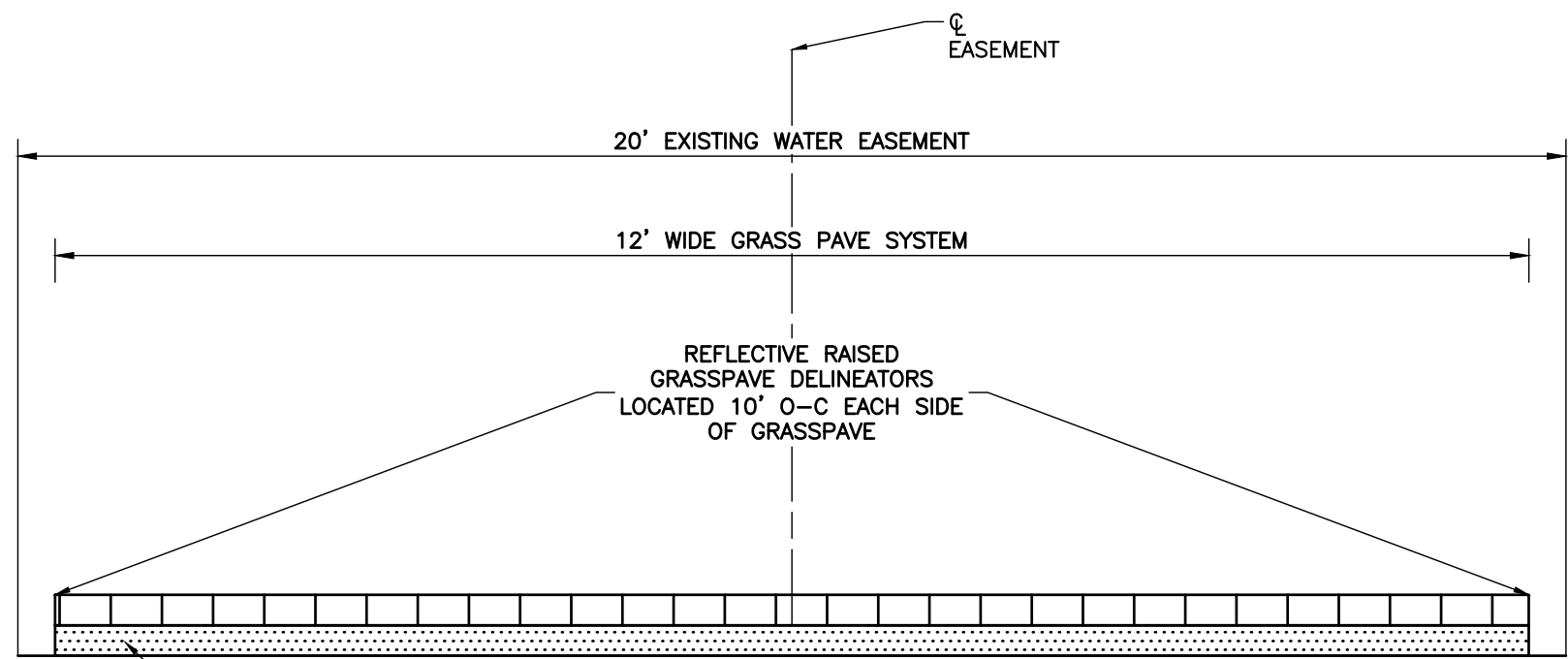
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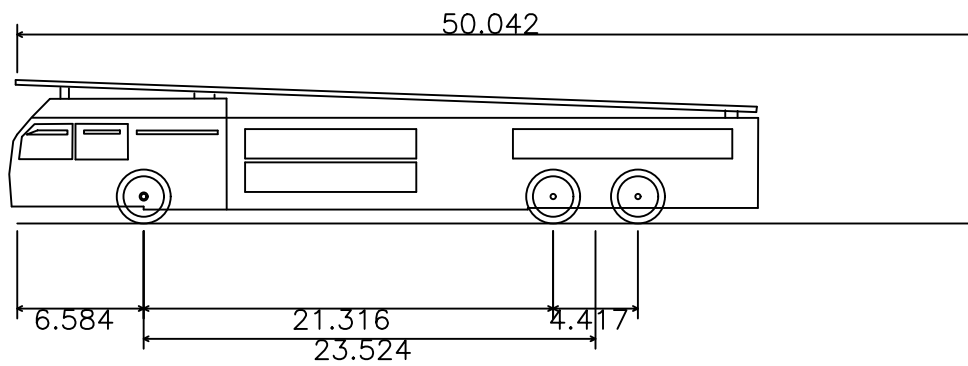


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

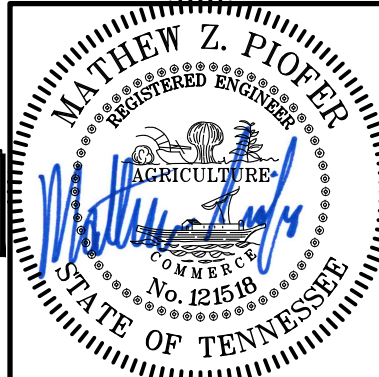
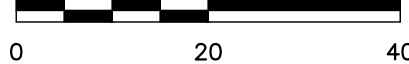
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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- PROPERTY NOTES :
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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0

SHEET OF

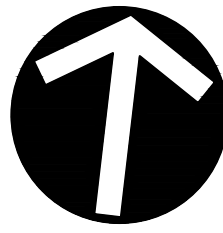
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FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



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STATEMENT OF IMPACTS:

IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL

EXPECTED NEEDS ARE FOR 2 SFUE'S

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 THEPRE 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:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-559-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

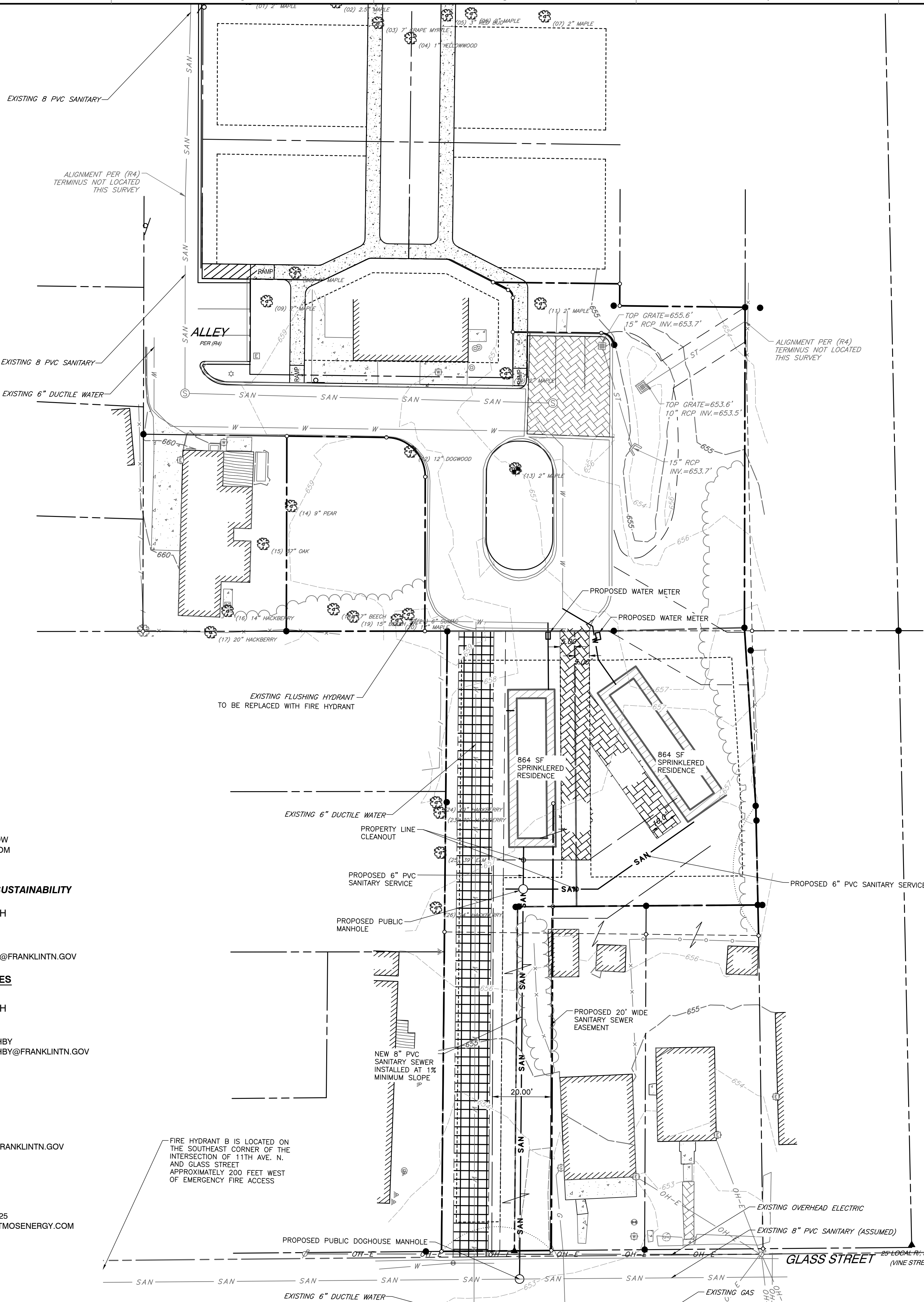
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

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Know what's below.
Call before you dig.



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	WATER METER
	GAS VALVE
	GAS METER
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	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 90 PSI
RESIDUAL PRESSURE OF HYDRANT: 75 PSI
PITOT PRESSURE OF HYDRANT: 26 PSI
GALLONS PER MIN AT TEST PRESSURE: 797
GALLONS PER MIN AT 20 PSI: 1831

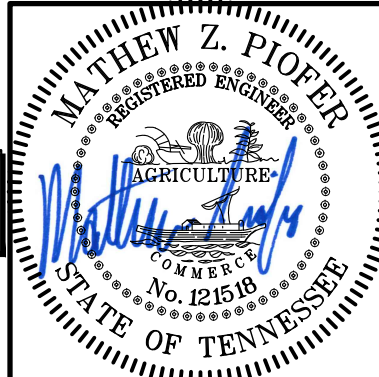
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**PRELIMINARY
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SCALE IN FEET

0 20 40



DATE: SEPTEMBER 2023
DRAWN BY: SNH
PROJECT NO: AS SHOWN
CHECKED BY: MZP
APPROVED BY: 324-479
RGM

UTILITY PLAN

DRAWING NO.:

C5.0

SHEET OF

REVISION RECORD

DESCRIPTION

NO DATE

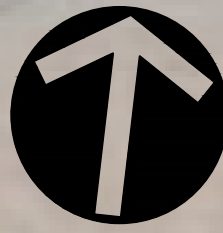


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Page 158 of 209

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NORTH

NOTE TO CONTRACTOR

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NOT LOCATED ON SUBJECT PROPERTY, PART OF CANOPY IS INCLUDED IN TOTAL CANOPY COVER

TREE 01 TO BE REMOVED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

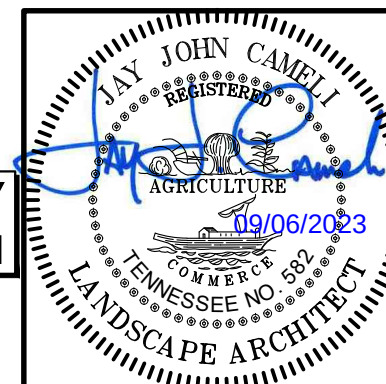
CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



TREE PRESERVATION PLAN

DATE:	AUGUST 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.: **L1.0**
SHEET OF

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

REVISION RECORD

DESCRIPTION

NO DATE

Tree Number	Size	Species	Status
-------------	------	---------	--------

01	37"	Beech	
----	-----	-------	--

CITY OF FRANKLIN TREE PRESERVATION NOTES

- EXISTING TREE CANOPY ON SITE = 0.14
- TOTAL SITE ACREAGE = 0.33 AC
- 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
- 1 SPECIMEN TREE LOCATED ON SITE.
- TOTAL TREE CANOPY = 6,322 SF
- TREE CANOPY TO REMAIN = 2,613 SF
- TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

- 2023 MICROSOFT CORPORATION - 2022 MAXAR
- CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

- 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.

A:\300-0001\300-4791-CADD\dwg\3001\300479-001-A1.dwg(10/15/19/10/2023 - 10:00) - LP: 9/7/2023 11:09 AM

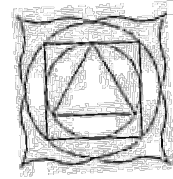


Know what's below.
Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS
WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S
INTENT THAT ANY SINGLE PLAN SHEET IN THIS
SET OF DOCUMENTS FULLY DEPICT ALL WORK
ASSOCIATED WITH THIS PROJECT.



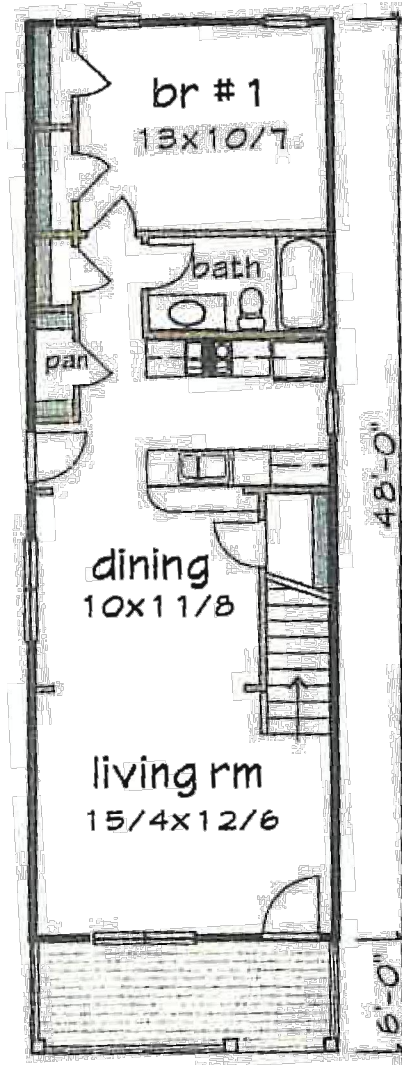
Rick Thompson
Architect



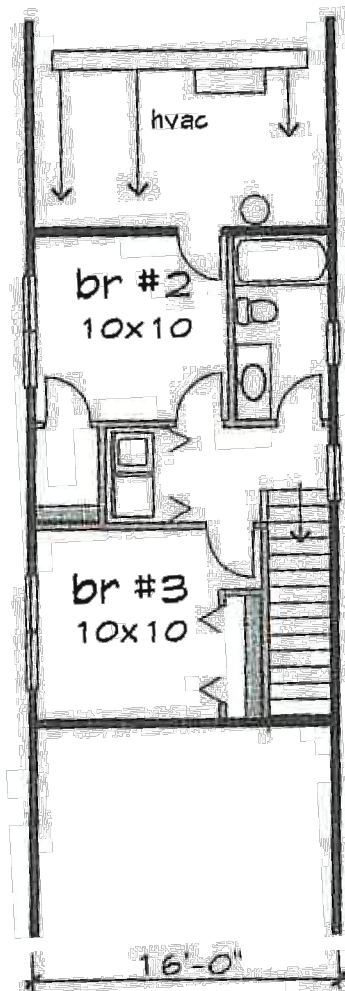
www.thompsonplans.com
© Rick Thompson Architect 2005

P O Box 160
Lake Junaluska, NC
28745

828-734-2553



Floor 1 plan



Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

plan #
1116A

2/15/2005

Size fl 1 768

Size fl 2 377

Size Total 1145

Width 16'-0"

Depth 48'-0"

Porch 6'-0"

Fl 1 ceiling 9'

Fl 2 ceiling 8'

Roof pitch 7/12

Height 24'-6"

Please see

PDF single use web site for

PDF unlimited current

Material list pricing

CAD thank you

REVISION RECORD

DESCRIPTION

NO DATE

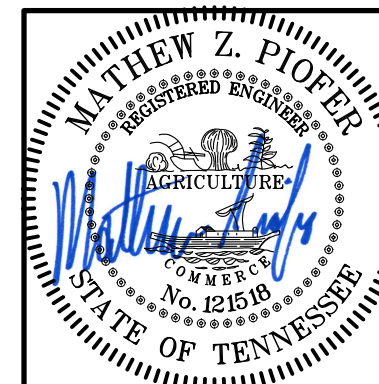
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cechinc.com



HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

ARCHITECTURAL ELEVATIONS

DATE: SEPTEMBER 2023 DRAWN BY: SNH
DWG SCALE: AS SHOWN CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM



DRAWING NO.:

A1.0

SHEET OF



File #: 21-05238

DATE: September 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-47, A Resolution Approving A Development Plan For The Hard Bargain II PUD Subdivision, For The Property Located South Of Mount Hope Street And North Of Glass Street, Located At 958 Glass Street.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8184
Applicant: Mathew Piofer, Civil & Environmental Consultants, Inc.
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:

The Hard Bargain II PUD Subdivision Development Plan proposes 2 new single family residential lots. Envision Franklin places this property in the Compact Residential Design Concept, which states, "These walkable neighborhoods 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" with the existing neighborhood. The proposed development plan is consistent with the recommendations of Envision Franklin. A development plan is required due to Lot 2 not being able to meet the minimum front line requirements for the R6 District, which requires a front lot line to have a minimum of 40 feet along a public street. The applicant can request a reduction in the amount of frontage on a road for the front line through a Planned Unit Development. The other standards proposed for this development are in keeping with the established surrounding neighborhood.

PROCEDURAL REQUIREMENTS:

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

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-47 with conditions.

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

Project Information

Existing Zoning: R-6
Proposed Zoning: PD 6.06
Overlay Districts: CFO
Site Acreage: 0.29 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0

Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2021. All rights reserved.



0 250 500 1,000
Feet

RESOLUTION 2023-47

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE HARD BARGAIN II PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREET AND NORTH OF GLASS STREET, LOCATED AT 958 GLASS STREET

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 2023-23; 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
78B B – 41.00	0.16
78B K – 8.01	0.13
Total	0.29

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 Hard Bargain II PUD are as follows:

Entitlements	Hard Bargain II PUD
Base Zone District	PD 6.06
Other Zoning Overlays	CFO
Number of Dwelling Units	2
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	0%
Number of Phases in Development	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2023-23, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____4/4/23_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____5/25/23_____

NEIGHBORHOOD MEETING: _____4/5/23_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4885
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

STATEMENT OF IMPACTS
WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

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

STORMWATER FACILITIES
OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE.
ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN
ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE
DEPARTMENT)
NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)

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

TRAFFIC IMPACTS
PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY
INCREASE TRAFFIC IN THE HARD BRAGAIN NEIGHBORHOOD

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING
**FRANKLIN PLANNING & SUSTAINABILITY
DEPARTMENT**
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
019 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLLOUGHBY
E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW POFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

HARD BARGAIN PUD SUBDIVISION PLAN SEPTEMBER 2023 958 GLASS STREET FRANKLIN, TN 37064 TAX MAP 78, PARCELS 41.00, 08.01 COF #8183 & 8184

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT 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 CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
PARCEL(S): 078BB04100, 078BK00801
ACREAGE OF SITE: 0.29 AC / 12,899 SF
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
PARKING PROVIDED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
alex.bearden@franklin.tn.gov 615-721-9103

**PRELIMINARY
NOT FOR CONSTRUCTION**



DRAWING NO.:
C0.0
SHEET OF

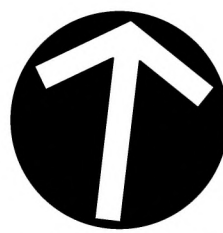
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**HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

COVER SHEET

DATE: SEPTEMBER 2023	DRAWN BY: SNH
DWG SCALE: AS SHOWN	MPZ
PROJECT NO: 324-479	RGH
APPROVED BY:	

SHEET OF



PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHES, WEST BY JENNIE HUGHES, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDBARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5) AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHES AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

MAP 78B-B, PARCEL 1
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 50
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 657

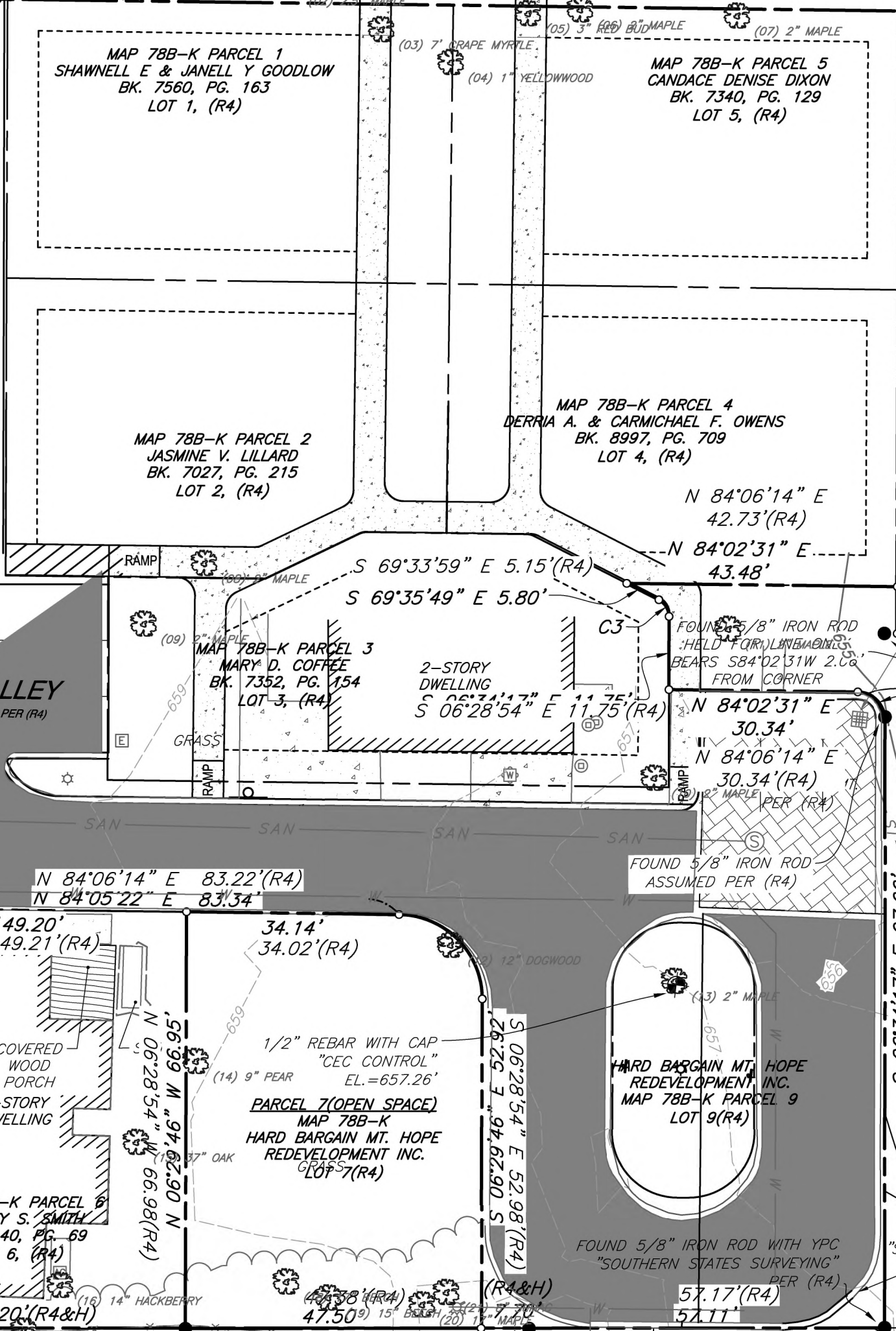
MAP 78B-B, PARCEL 49
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 48
PATRICE PATTON-PRICE
BK. 3795, PG. 451

MAP 78B-B PARCEL 47
BARBARA ANN BROWN
BK. 4937, PG. 698

FOUND 5/8" IRON ROD
WITH YPC "SOUTHERN STATES SURVEYING"
PER (R4). HELD FOR E-W LINE.
CORN. NB4°01'44"E 0.35'
MAP 78B-B PARCEL 46
AMERICAN LEGION POST 215
BK. 97, PG. 405

MAP 78B-B PARCEL 42
C.C. & CLARA E. JOHNSON
BK. 119, PG. 166



MAP 78B-B PARCEL 4
GWENDOLYN SANTIAGO
BK. 3826, PG. 914
PT. LOT 9 (R1)

MAP 78B-B PARCEL 5
JERE & THELMA GOSSEY
BK. 142 PG. 240

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC. AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH CONVEYANCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID_18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

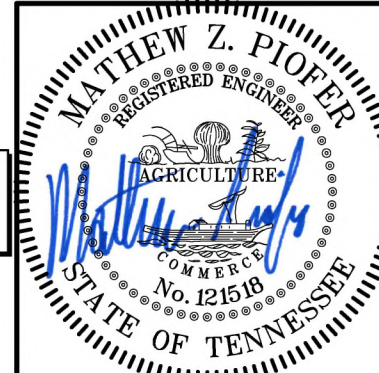
CITY OF FRANKLIN NOTES

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISSION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078B04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION



HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

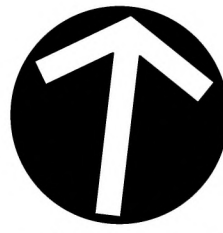
DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET OF



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

MAP 78B-B, PARCEL 1
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 50
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 657

MAP 78B-B, PARCEL 49
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 48
PATRICE PATTON-PRICE
BK. 3795, PG. 451

MAP 78B-B PARCEL 47
BARBARA ANN BROWN
BK. 4937, PG. 698

MAP 78B-B PARCEL 46
AMERICAN LEGION POST 215
BK. 97, PG. 405

MAP 78B-B PARCEL 42
C.C. & CLARA E. JOHNSON
BK. 119, PG. 166

MAP 78B-B PARCEL 40
JAMES W. SMITH
BK. 6044, PG. 448
DESCRIPTION PER
(0124)

MAP 78B-B PARCEL 39
JAMES MILTON KELTON ETAL
BK. 1071, PG. 420
(DESC. IN DOC DOES NOT
CORRESPOND TO THIS
PARCEL)

MAP 78B-B PARCEL 38
KATHERINE A. DYKES &
RANDAL EUGENE NOEL
WIFE & HUSBAND
BK. 7970, PG. 581

MAP 78B-B PARCEL 37
CHRISTY S. SMITH
BK. 6140, PG. 69

MAP 78B-B PARCEL 36
HARD BARGAIN MT. HOPE
REDEVELOPMENT INC.
LOT 7(R4)

MAP 78B-B PARCEL 35
MARY D. COFFEY
BK. 7352, PG. 154
LOT 3, (R4)

MAP 78B-B PARCEL 2
JASMINE Y. LILLARD
BK. 7027, PG. 215
LOT 2, (R4)

MAP 78B-B PARCEL 1
SHAWNELL E. & JANELLE Y. GOODLOW
BK. 7580, PG. 163
LOT 1, (R4)

MAP 78B-B PARCEL 4
DERMA A. & CARMICHAEL F. OWENS
BK. 8997, PG. 709
LOT 4, (R4)

MAP 78B-B PARCEL 5
CANDACE DENISE DIXON
BK. 7340, PG. 129
LOT 5, (R4)

MAP 78B-B PARCEL 4
GWENDOLYN SANTIAGO
BK. 3826, PG. 914
PT. LOT 9 (R1)

MAP 78B-B PARCEL 39
JAMES MILTON KELTON ETAL
BK. 1071, PG. 420
(DESC. IN DOC DOES NOT
CORRESPOND TO THIS
PARCEL)

MAP 78B-B PARCEL 38
KATHERINE A. DYKES &
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JASMINE Y. LILLARD
BK. 7027, PG. 215
LOT 2, (R4)

MAP 78B-B PARCEL 1
SHAWNELL E. & JANELLE Y. GOODLOW
BK. 7580, PG. 163
LOT 1, (R4)

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
078BB04100, 078BK00801
PARCEL(S): 0.29 AC / 12,899 SF
ACREAGE OF SITE: N/A
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PD - PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
4 SPACES (2 TOTAL SINGLE RESIDENCES)

PARKING PROVIDED, BY USE:

HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

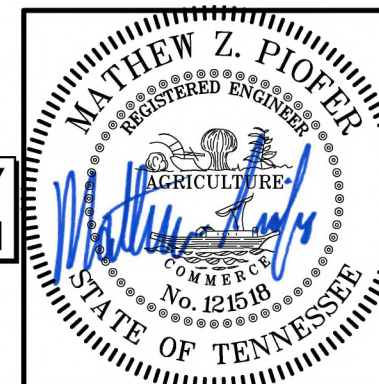
PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLIN.TN.GOV 615-721-9103

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



DEVELOPMENT PLAN

DRAWING NO.:

C2.0

SHEET OF

REVISION RECORD

DESCRIPTION

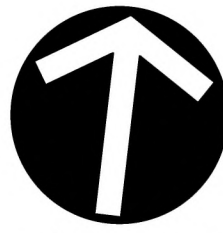
NO. DATE

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE: SEPTEMBER 2023
DRAWN BY: SNH
DWG SCALE: AS SHOWN
CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM

SHEET OF



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING NOTES:

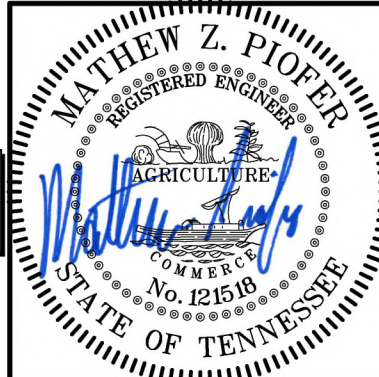
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT 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 NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.: **C3.0**
SHEET OF

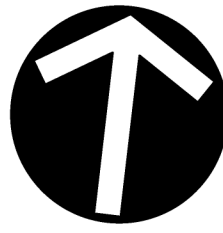
Civil & Environmental Consultants, Inc.
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



NOTE TO CONTRACTOR

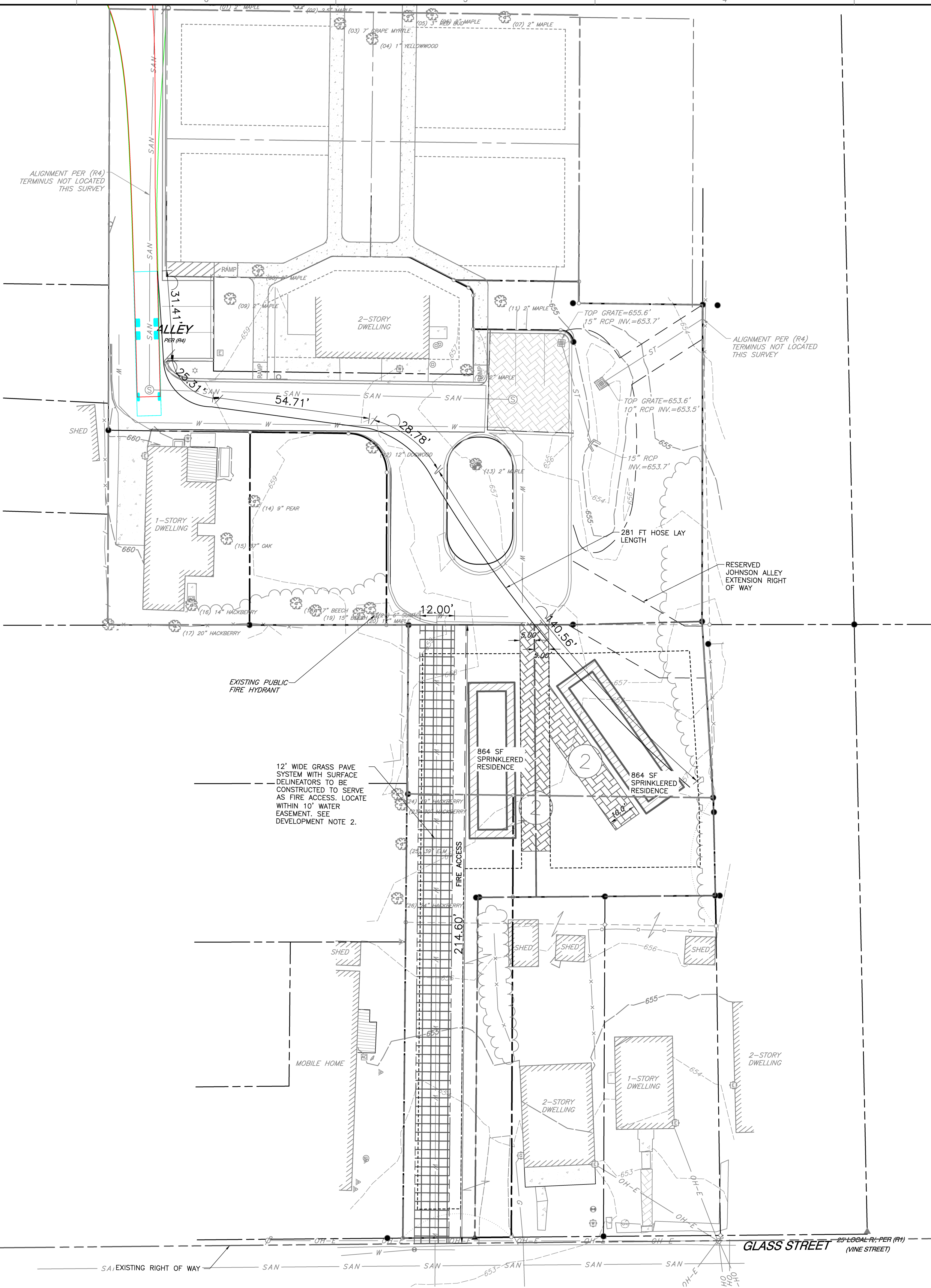
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



STATEMENT OF IMPACTS

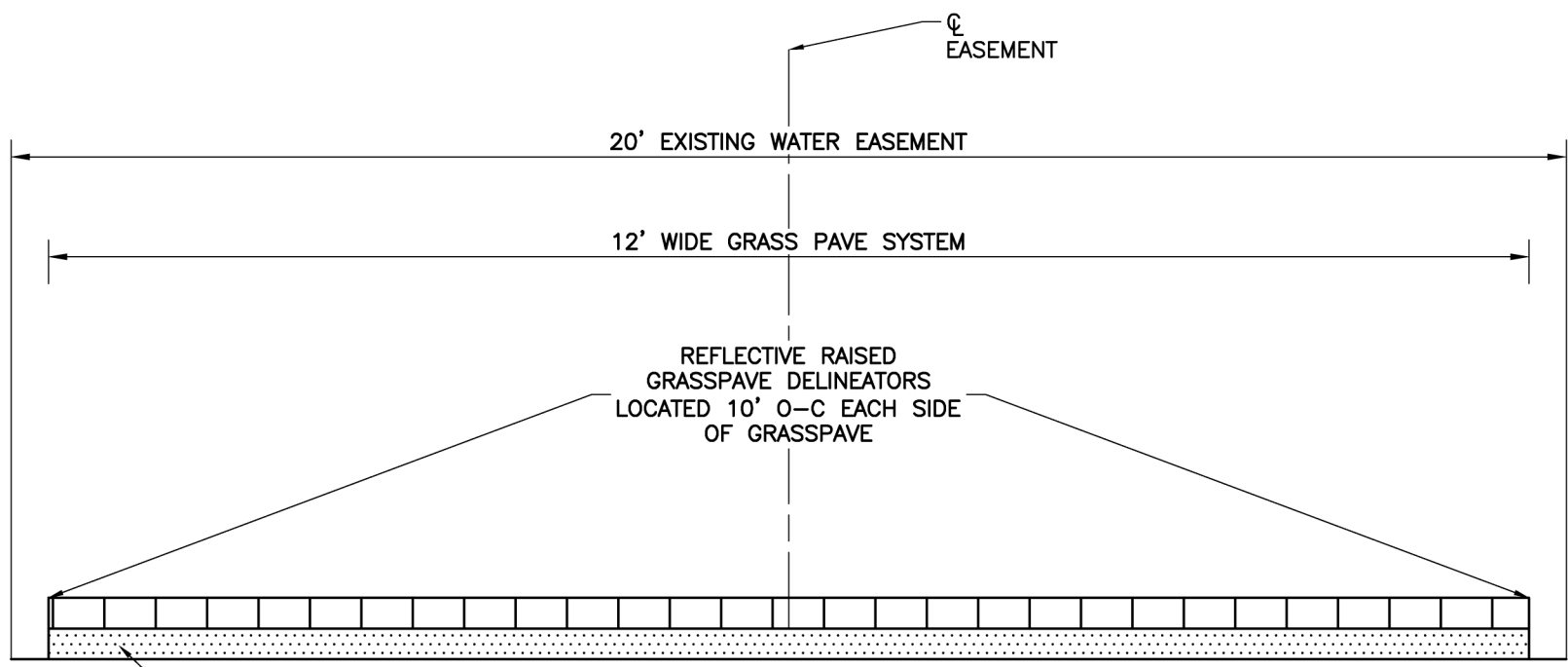
IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

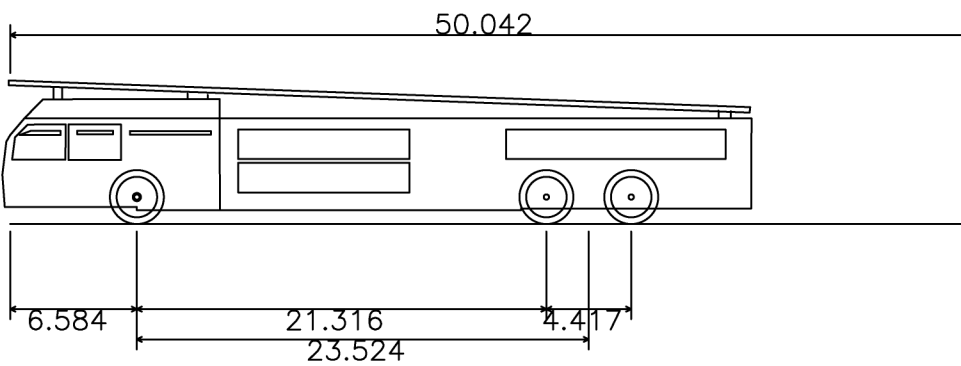


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

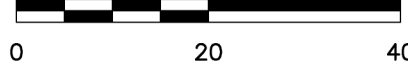
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL.

EXPECTED NEEDS ARE FOR 2 SFUE'S

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 ALTERATIONS 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 THEPRE 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:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO ON SITE EXCAVATION MAY BE UNDERTAKEN ON 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 BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. ANY UTILITIES TO BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON.FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

**FRANKLIN PLANNING & SUSTAINABILITY
DEPARTMENT**
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

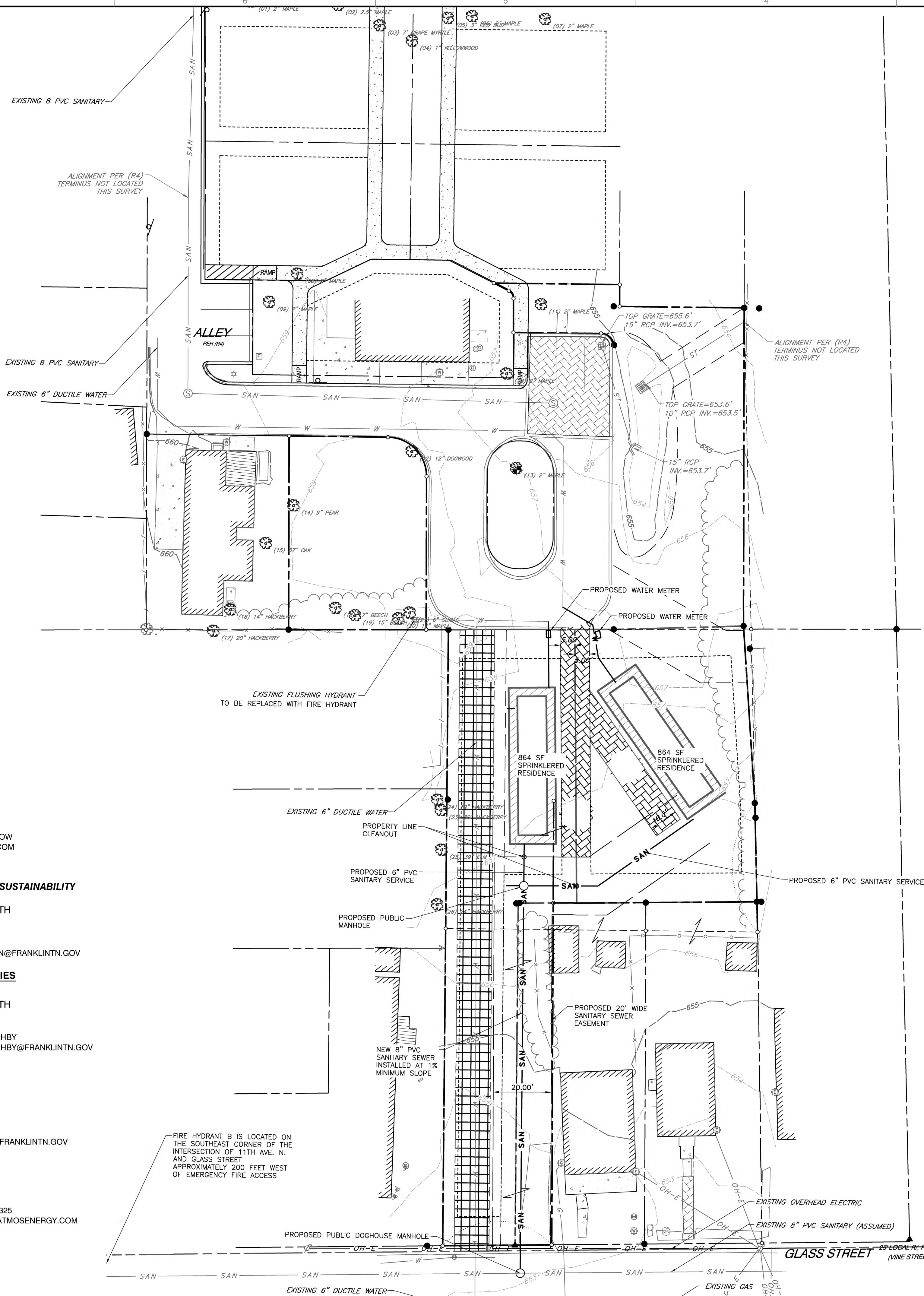
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

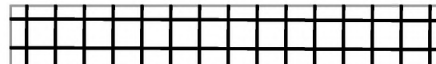
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



LEGEND:

_____	ADJACENT PROPERTY LINE
-----	RIGHT-OF-WAY
_____	EASEMENT
_____ SAN _____	SANITARY SEWER LINE
_____ ST _____	STORM SEWER LINE
_____ G _____	GAS LINE
_____ W _____	WATER LINE
_____ OH-W _____	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
_____ SAN _____	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
_____ W _____	PROPOSED WATER LINE
_____ _____	PROPOSED ELECTRIC
_____ G _____	PROPOSED GAS LINE
_____ COMM _____	PROPOSED COMMUNICATION LINE

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE
PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT:	90 PSI
RESIDUAL PRESSURE OF HYDRANT:	75 PSI
PITOT PRESSURE OF HYDRANT:	26 PSI
GALLONS PER MIN AT TEST PRESSURE:	79
GALLONS PER MIN AT 20 PSI:	1831

CITY OF FRANKLIN NOTES

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+/- 0 SF
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OVERLAY PER CITY OF FRANKLIN ZONING
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5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION



UTILITY PLAN

DRAWING NO. **C**
SHEET

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.ccecinc.com

**HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			324-479
APPROVED BY:			RGM





NORTH

Tree Number	Size	Species	Status
01	37"	Beech	

CITY OF FRANKLIN TREE PRESERVATION NOTES

- 1.1. EXISTING TREE CANOPY ON SITE = 0.14
- 1.2. TOTAL SITE ACREAGE = 0.33 AC
- 1.3. 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 6,322 SF
- 3.1. TREE CANOPY TO REMAIN = 2,613 SF
4. TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- 4.1. CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- 4.2. REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR
- CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. 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.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40



TREE PRESERVATION PLAN

DATE:	AUGUST 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGM

DRAWING NO.:
L1.0

SHEET OF

C&E
Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

REVISION RECORD

DESCRIPTION

NO. DATE

NOTE TO CONTRACTOR
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NOT LOCATED ON SUBJECT PROPERTY,
PART OF CANOPY IS INCLUDED IN
TOTAL CANOPY COVER

TREE 01 TO BE
REMOVED



Know what's below.
Call before you dig.

A:\200-2001\234-4791-0000\Draw\2001\234479-001-A1.dwg(10/15/2023 - 10:07) - 10/17/2023 11:09 AM

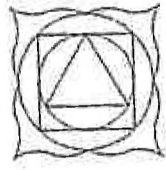


Know what's below.
Call before you dig.

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ASSOCIATED WITH THIS PROJECT.



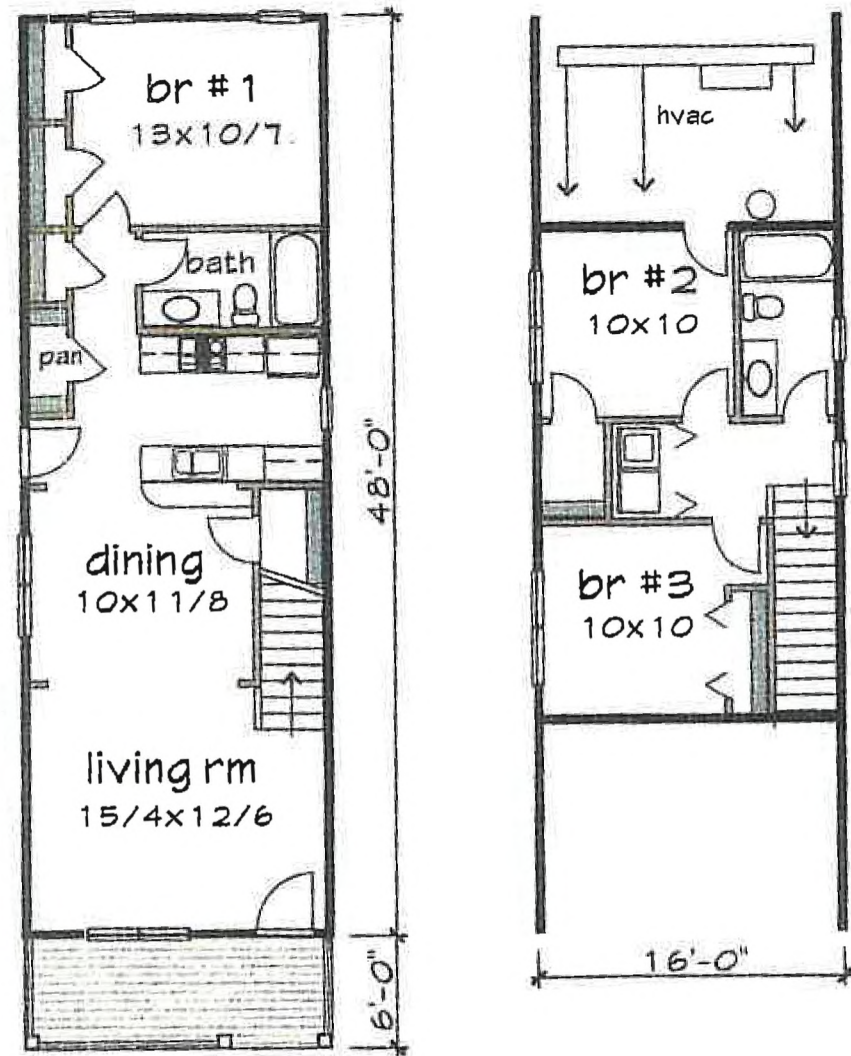
Rick Thompson
Architect



www.thompsonplans.com
© Rick Thompson Architect 2005

P O Box 160
Lake Junaluska, NC
28745

828-734-2553



Floor 1 plan Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

plan #
1116A

2/15/2005

Size fl 1 768

Size fl 2 377

Size Total 1145

Width 16'-0"

Depth 48'-0"

Porch 6'-0"

Fl 1 ceiling 9'

Fl 2 ceiling 8'

Roof pitch 7/12

Height 24'-6"

Please see

PDF single use web site for

PDF unlimited current

Material list pricing

CAD thank you

REVISION RECORD

DESCRIPTION

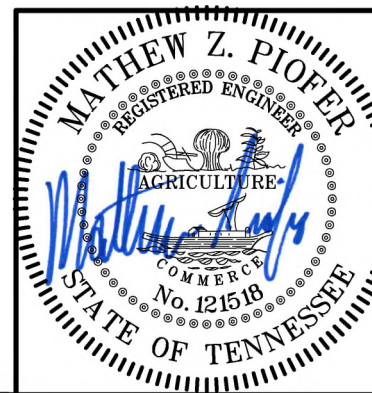
NO DATE

C&E
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

ARCHITECTURAL ELEVATIONS

DATE: SEPTEMBER 2023 DRAWN BY: SNH
DWG SCALE: AS SHOWN CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM



DRAWING NO.:

A1.0

SHEET OF

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

Project Information

Existing Zoning: R-6
Proposed Zoning: PD 6.06
Overlay Districts: CFO
Site Acreage: 0.29 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0

Legend

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

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

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues**68. Subdivision and Street Name Approval**

lori.jarosz@franklintn.gov The applicant shall use the new subdivision name Hard Bargain II PUD Subdivision. Please make any changes on plans.

Engineering - Development Plan Checklist

General Issues**37. Stormwater**

lance.fittro@franklintn.gov This comment to remain as a condition **to be addressed with the future Site Plan submittal:**

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with the Single Family Stormwater guidelines as outlined in the Single Family Stormwater Manual. The manual, standard details for typical on-site measures, and sizing calculation tool can be found on the City's website at:

<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater-management/single-family-stormwater>

FIRE--Planning--DRT

General Issues**63. Pavers**

curt.edelmann@franklintn.gov Add a note to the utility drawings saying the water department has approved installing pavers over the waterlines.
[Edited By Curt Edelmann]

Planning

General Issues**26. New lots**

joseph.bryan@franklintn.gov Applicant shall label the new lots as Lot 1 and Lot 2 on the plans.

50. Parcels

joseph.bryan@franklintn.gov Applicant shall show new parcel numbers on the new lots in the plan set.

69. Name of project

amy.diaz-barriga@franklintn.gov After verifying with the County for subdivision name, please change the name of the project on all sheets to "Hard Bargain II PUD Subdivision".

Sanitation and Environmental Services

General Issues

42. Solid Waste Service

nate.ridley@franklintn.gov After reviewing the plans, the new containers at the inner section of the development will need to be move to one of the main streets, SES recommends using Mt. Hope Street for the service location. I still did not see the recommended auto-turn. Please add the service location of the containers before sending to One-Stop. If you have any questions, please let me know. I look forward to hearing from you on this matter.

Thank,
Nate
[Edited By Nate Ridley]

Water/Sewer

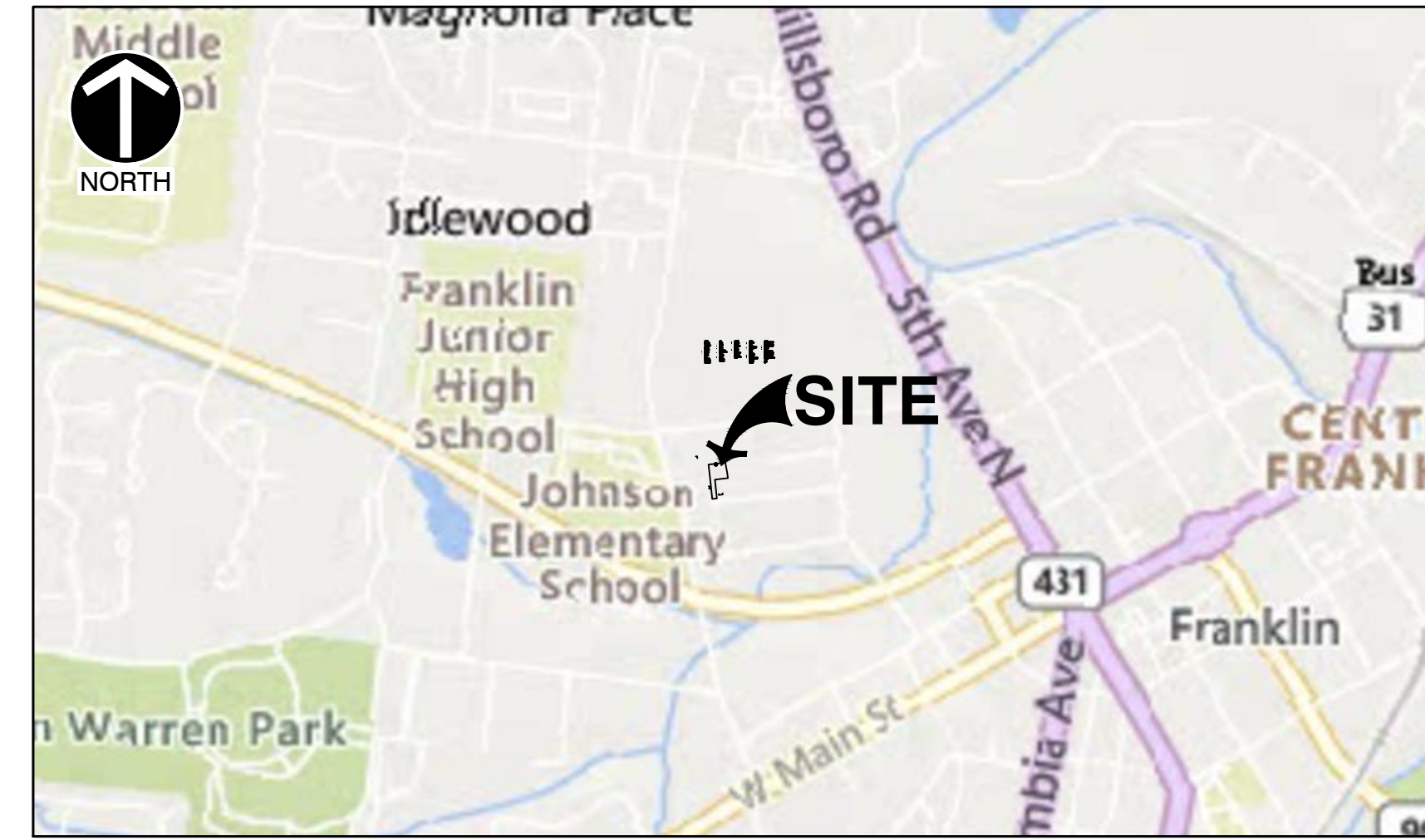
General Issues

67. Water

ben.mcneil@franklintn.gov Per email communication with engineer, the grass pavers will be permitted over existing water main with a minimum of 14" base. A note will be added to the final plat that states the following,

- Franklin Water Management is not responsible for the maintenance, upkeep or repair of the grass paver system in the event damages occur due to maintenance or repair of the existing water main.

The applicant shall add this information at the one stop submittal for approvals of Development plan.



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT	TELEPHONE SERVICE
CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 PHONE: 615-794-4554 CONTACT: BEN MCNEIL E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV	AT&T 500 LIBERTY PIKE FRANKLIN, TN 37064 PHONE: 615-595-7816 CONTACT: DAVID TUTTEROW E-MAIL: DT8243@ATT.COM
FIRE SERVICE FRANKLIN FIRE STATION 1 500 NEW HWY 98 W FRANKLIN, TN 37064 PHONE: 615-791-3270	PLANNING & ZONING FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT 109 THIRD AVENUE SOUTH FRANKLIN, TN 37064 PHONE: 615-550-6730 CONTACT: JOEY BRYAN E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV
ELECTRIC SERVICE MTEMC 2156 EDWARD CURD LANE FRANKLIN, TN 37067 PHONE: 615-4595-4885 CONTACT: DALE HOOD E-MAIL: DHOOD@MTEMC.COM	STORM WATER FACILITIES CITY OF FRANKLIN 019 THIRD AVENUE SOUTH FRANKLIN, TN 37064 PHONE: 615-550-6651 CONTACT: JEFF WILLLOUGHBY E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV
CABLE TV SERVICE COMCAST CABLE 660 MAINSTREAM DRIVE NASHVILLE, TN 37228 PHONE: 615-244-7462, EXT. 1115647 CONTACT: MARLON FRIZZELL E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM	SANITARY SEWER CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 PHONE: 615-794-4554 CONTACT: BEN MCNEIL E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

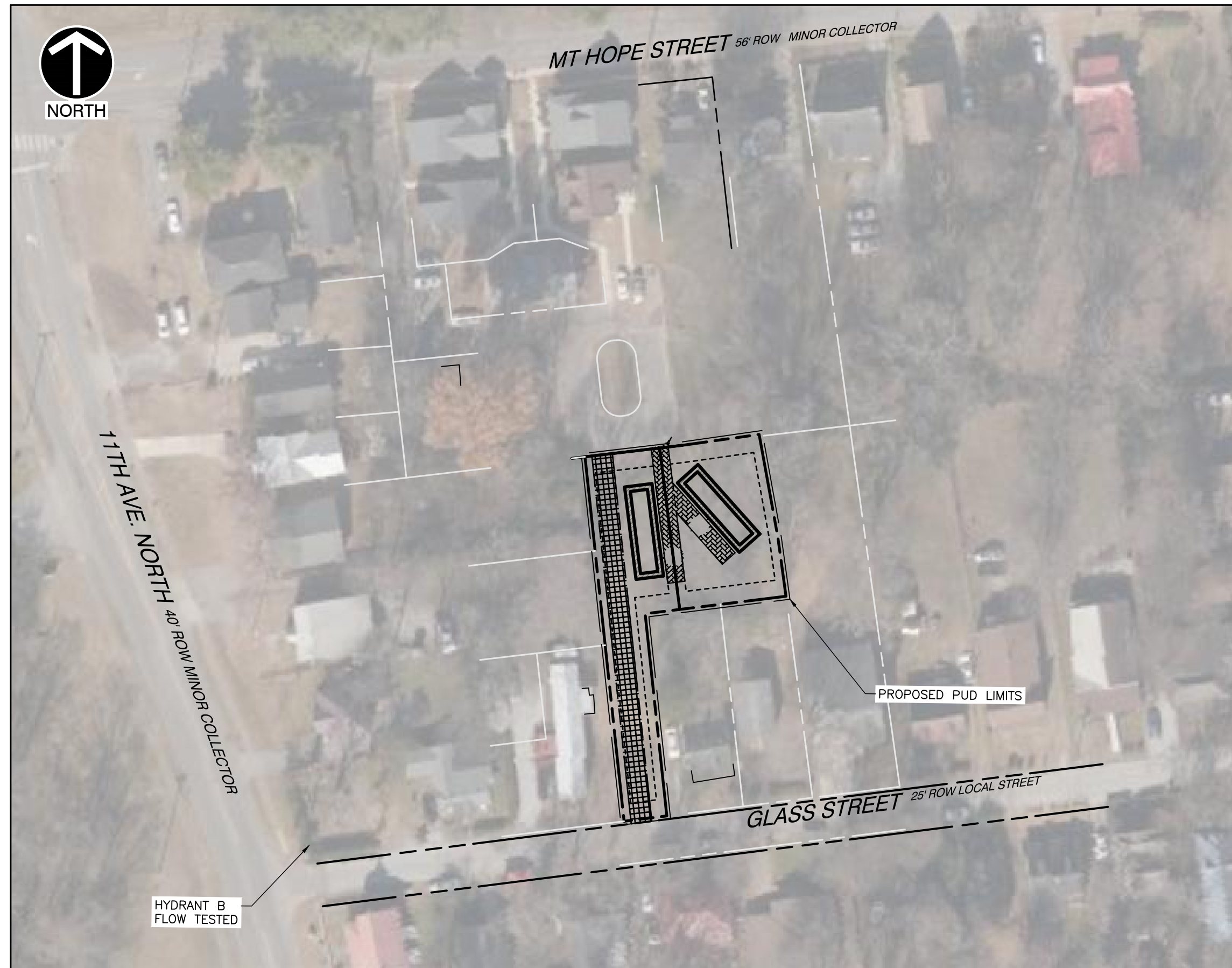
STATEMENT OF IMPACTS

WATER FACILITIES WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S	GAS SERVICE ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: 615-794-2596 x325 EMAIL: RON.MYATT@ATMOSENERGY.COM
SEWER FACILITIES SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S	BASIS OF BEARINGS BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).
REPUBLICAN (REUSE) WATER FACILITIES NOT AVAILABLE TO THIS SITE.	FLOOD NOTE THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C01925, EFFECTIVE DATE DECEMBER 12, 2016.
STORMWATER FACILITIES OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE. ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.	UTILITY NOTE AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.
POLICE, FIRE, AND RECREATIONAL FACILITIES NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE DEPARTMENT) NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1) NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)	SPECIFICATION NOTE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF	
TRAFFIC IMPACTS PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY INCREASE TRAFFIC IN THE HARD BRAGAIN NEIGHBORHOOD	



NOTE TO CONTRACTOR
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HARD BARGAIN PUD SUBDIVISION PLAN SEPTEMBER 2023 958 GLASS STREET FRANKLIN, TN 37064 TAX MAP 78, PARCELS 41.00, 08.01 COF #8183 & 8184



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW POFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

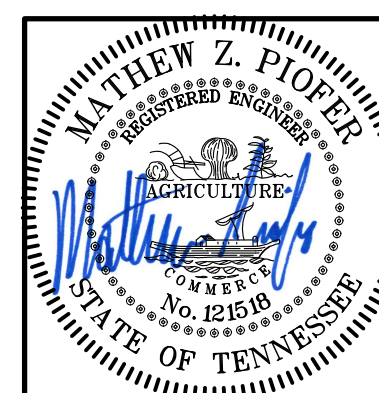
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION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

SITE DATA CHART

PROJECT NAME:	HARD BARGAIN DEVELOPMENT
PROJECT NUMBER:	8184
ADDRESS:	958 GLASS STREET FRANKLIN, TN 37064
PARCEL(S):	078BB04100, 078BK00801
ACREAGE OF SITE:	0.29 AC / 12,899 SF
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 - RESIDENTIAL
PROPOSED ZONING:	PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS- FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	15 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	24'-6"
MINIMUM LANDSCAPE SURFACE AREA:	4,307 SF (30%)
OPEN SPACE SF REQUIRED:	718 SF (5%)
NATURAL AREA SF REQUIRED:	0
TREE CANOPY RETENTION ACREAGE:	
PARKING REQUIRED, BY USE:	4 SPACES (2 TOTAL SINGLE RESIDENCES)
PARKING PROVIDED, BY USE:	4 SPACES (2 TOTAL SINGLE RESIDENCES)
HISTORIC RESOURCE TREATMENT (Y/N):	NO
PARKLAND AGREEMENT:	
TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
alex.bearden@franklin.tn.gov 615-721-9103

**PRELIMINARY
NOT FOR CONSTRUCTION**



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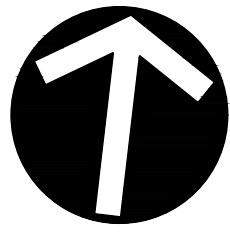
Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cechinc.com

**HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

COVER SHEET

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C0.0
SHEET OF



PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHS, WEST BY JENNIE HUGHS, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDBARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5) AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

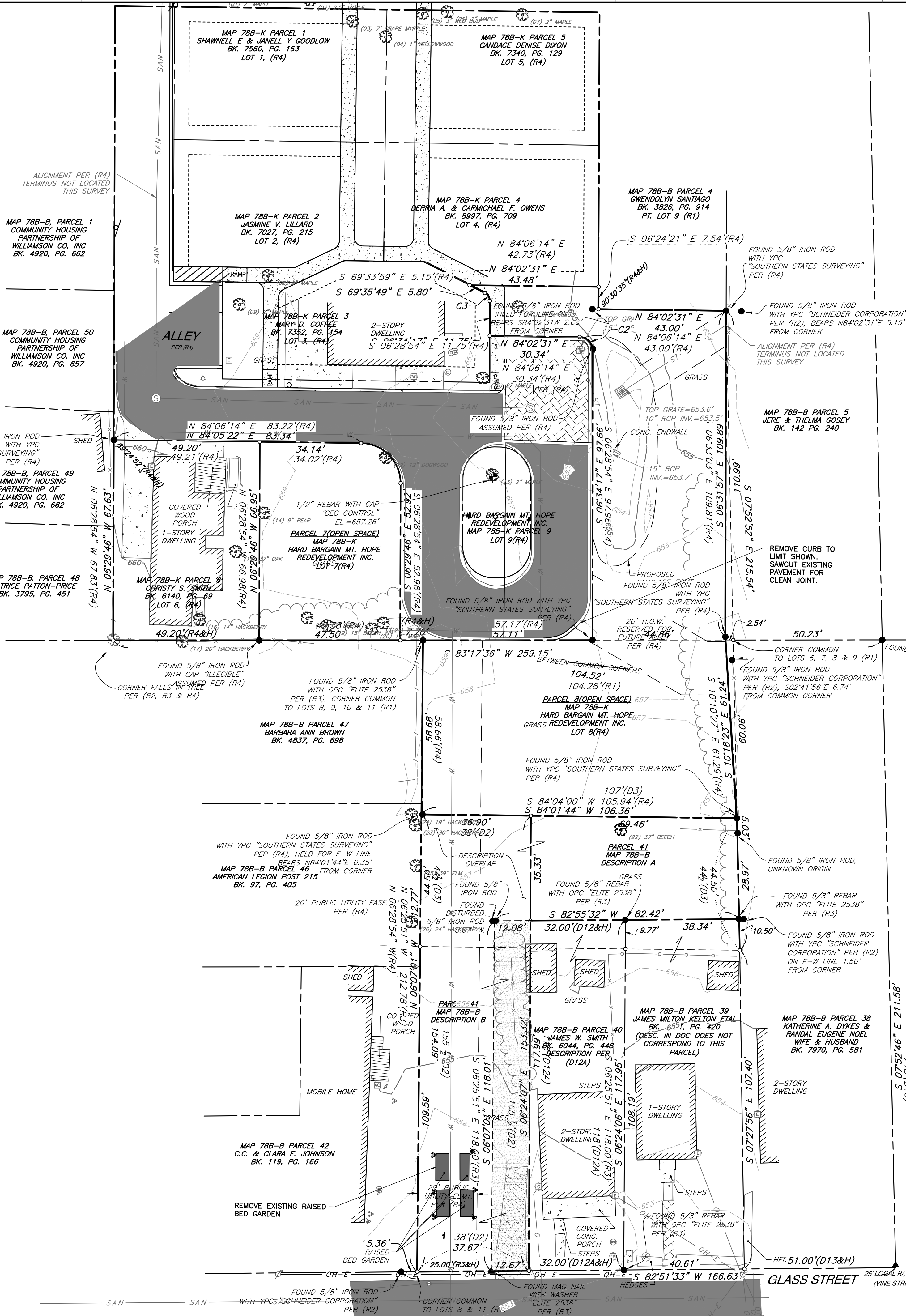
DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHS AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



EXISTING LEGEND:

---	EXISTING SUBJECT PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING FENCE
---	EXISTING DITCH FLOW LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING COMBINED SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING TELEPHONE LINE
---	EXISTING UNDERGROUND ELEC. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREELINE
---	EXISTING BUSHES
---	EXISTING SPOT ELEVATION
---	PROPOSED LIMITS OF DEMOLITION
---	PAVEMENT TO BE REMOVED FULL DEPTH
---	LINEAR OBJECT TO BE REMOVED
---	OBJECT TO BE REMOVED

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC. AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH EVIDENCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

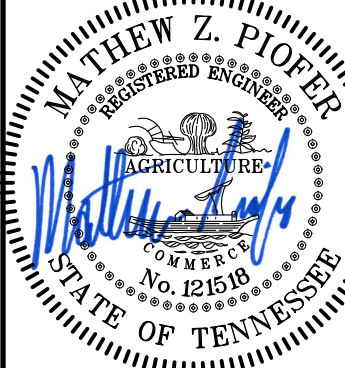
- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID_18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078B04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



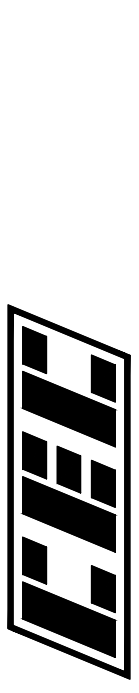
EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET

OF



Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

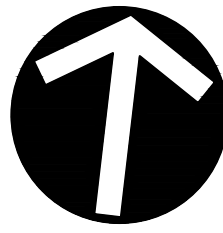
DATE: SEPTEMBER 2023
DRAWN BY: SNH
INSP: MZP
CHECKED BY: AS SHOWN

DRAWING NO.:

C1.0

SHEET

OF



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

MAP 78B-B, PARCEL 1
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 50
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 657

MAP 78B-B, PARCEL 49
COMMUNITY HOUSING
PARTNERSHIP OF
WILLIAMSON CO, INC
BK. 4920, PG. 662

MAP 78B-B, PARCEL 48
PATRICE PATTON-PRICE
BK. 3795, PG. 451

MAP 78B-B PARCEL 47
BARBARA ANN BROWN
BK. 4937, PG. 698

MAP 78B-B PARCEL 46
AMERICAN LEGION POST 215
BK. 97, PG. 405

MAP 78B-B PARCEL 42
C.C. & CLARA E. JOHNSON
BK. 119, PG. 166

MAP 78B-K PARCEL 2
JASMINE Y. LILLARD
BK. 7027, PG. 215
LOT 2, (R4)

MAP 78B-K PARCEL 3
MARY D. COFFEY
BK. 7352, PG. 154
LOT 3, (R4)

MAP 78B-K PARCEL 6
CHRISTY S. SMITH
BK. 6140, PG. 69

MAP 78B-K PARCEL 4
JAMES W. SMITH
BK. 6044, PG. 448
DESCRIPTION PER (0124)

MAP 78B-B PARCEL 39
JAMES MILTON KELTON ETAL
BK. 1071, PG. 420
(DESC. IN DOC DOES NOT
CORRESPOND TO THIS
PARCEL)

MAP 78B-B PARCEL 38
KATHERINE A. DYKES &
RANDAL EUGENE NOEL
WIFE & HUSBAND
BK. 7970, PG. 581

MAP 78B-K PARCEL 4
DERMA A. & CARMICHAEL F. OWENS
BK. 8997, PG. 709
LOT 4, (R4)

MAP 78B-K PARCEL 5
GWENDOLYN SANTIAGO
BK. 3826, PG. 914
PT. LOT 9 (R1)

MAP 78B-K PARCEL 1
SHAWNELL E. & JANELLE Y. GOODLOW
BK. 7580, PG. 163
LOT 1, (R4)

MAP 78B-K PARCEL 4
DERMA A. & CARMICHAEL F. OWENS
BK. 8997, PG. 709
LOT 4, (R4)

MAP 78B-K PARCEL 5
GWENDOLYN SANTIAGO
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PT. LOT 9 (R1)

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LOT 4, (R4)

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GWENDOLYN SANTIAGO
BK. 3826, PG. 914
PT. LOT 9 (R1)

MAP 78B-K PARCEL 1
SHAWNELL E. & JANELLE Y. GOODLOW
BK. 7580, PG. 163
LOT 1, (R4)

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
078BB04100, 078BK00801
PARCEL(S): 0.29 AC / 12,899 SF
ACREAGE OF SITE: N/A
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PD - PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
4 SPACES (2 TOTAL SINGLE RESIDENCES)

PARKING PROVIDED, BY USE:

HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLIN.TN.GOV 615-721-9103

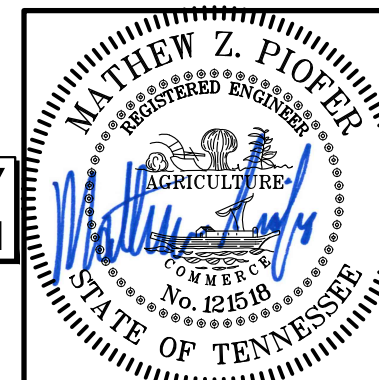
CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



DRAWING NO.:

C2.0

SHEET OF

DEVELOPMENT PLAN

DATE: SEPTEMBER 2023
DRAWN BY: SNH
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
CHECKED BY: MZP
APPROVED BY: RGM

REVISION RECORD

NO	DATE	DESCRIPTION

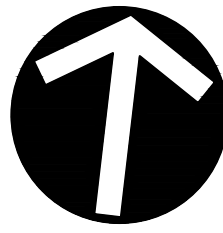
Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DRAWING NO.:

C2.0

SHEET OF



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING 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.

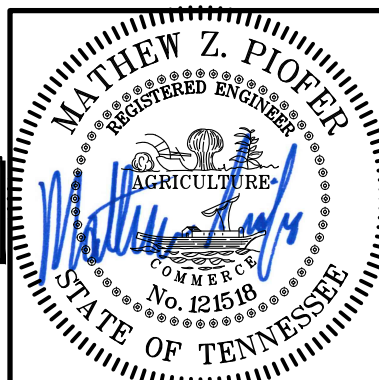
CITY OF FRANKLIN NOTES

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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



GRADING AND DRAINAGE PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

DRAWING NO.: **C3.0**

SHEET OF

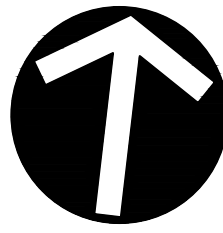
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



NOTE TO CONTRACTOR

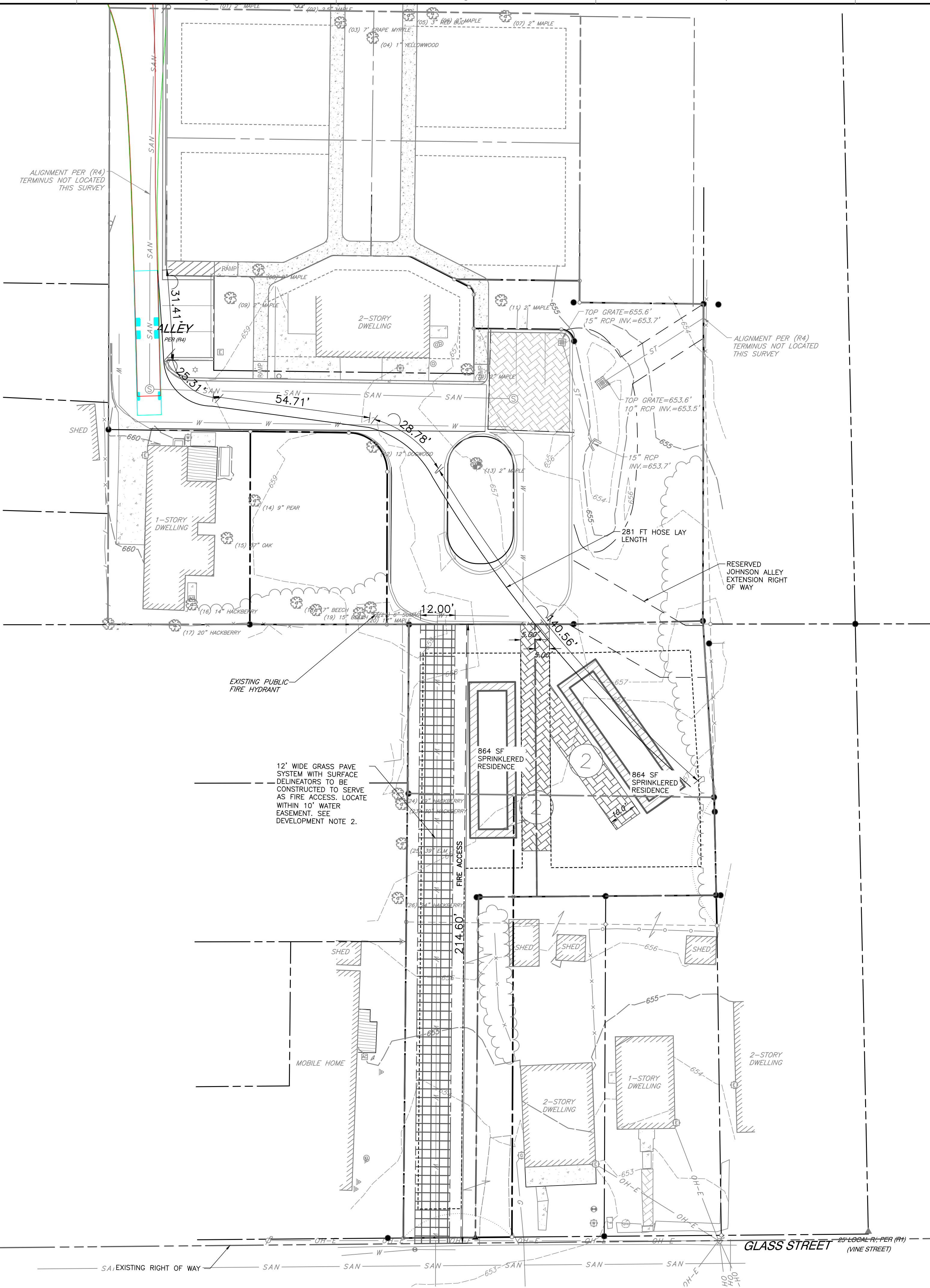
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STATEMENT OF IMPACTS

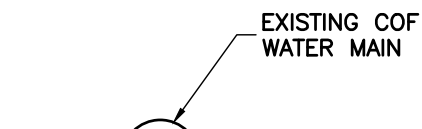
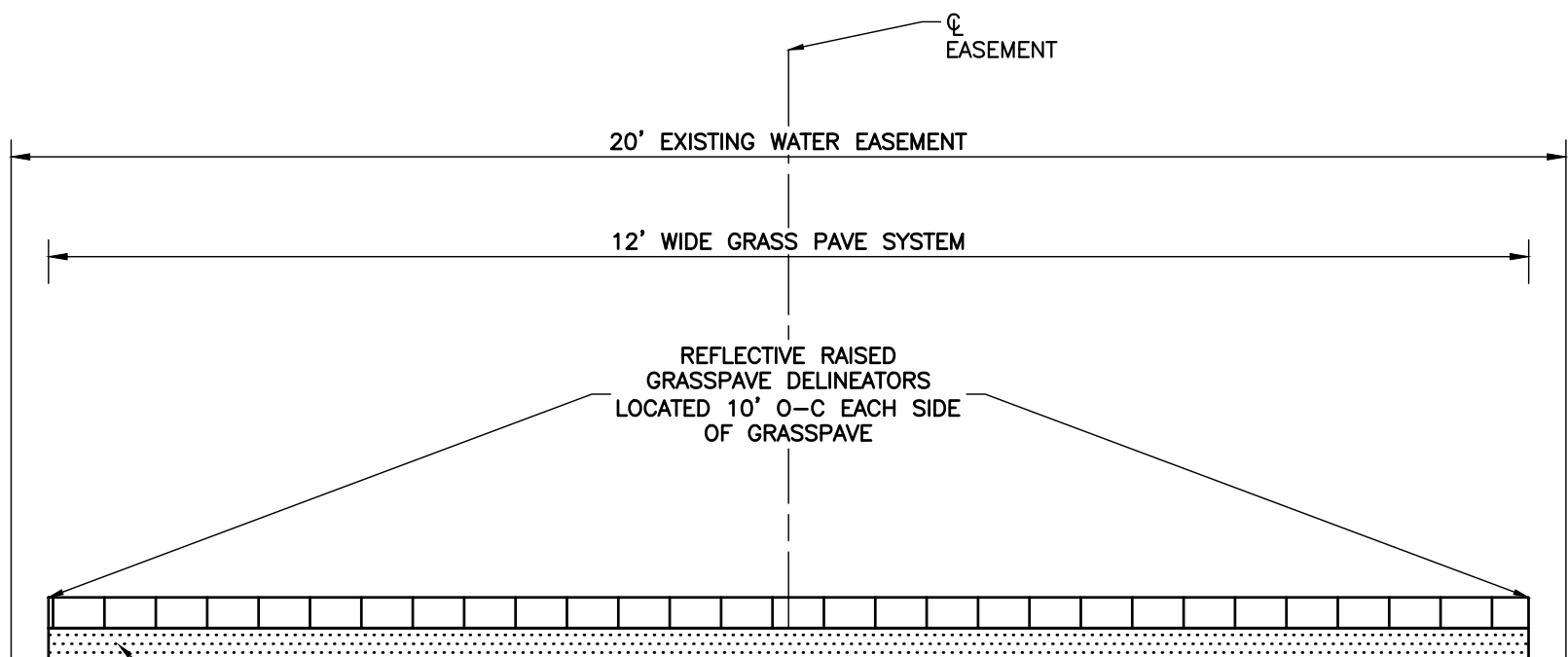
IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

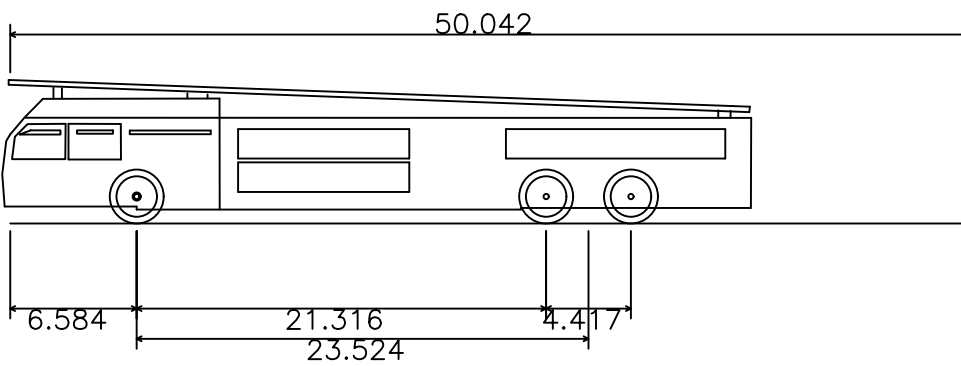


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



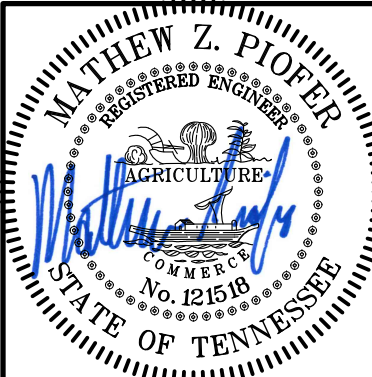
FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0

SHEET OF

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117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
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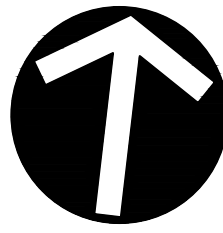
HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

REVISION RECORD

NO	DATE	DESCRIPTION



NOTE TO CONTRACTOR
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STATEMENT OF IMPACTS:

IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL

EXPECTED NEEDS ARE FOR 2 SFUE'S

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 THEPRE 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:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-559-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

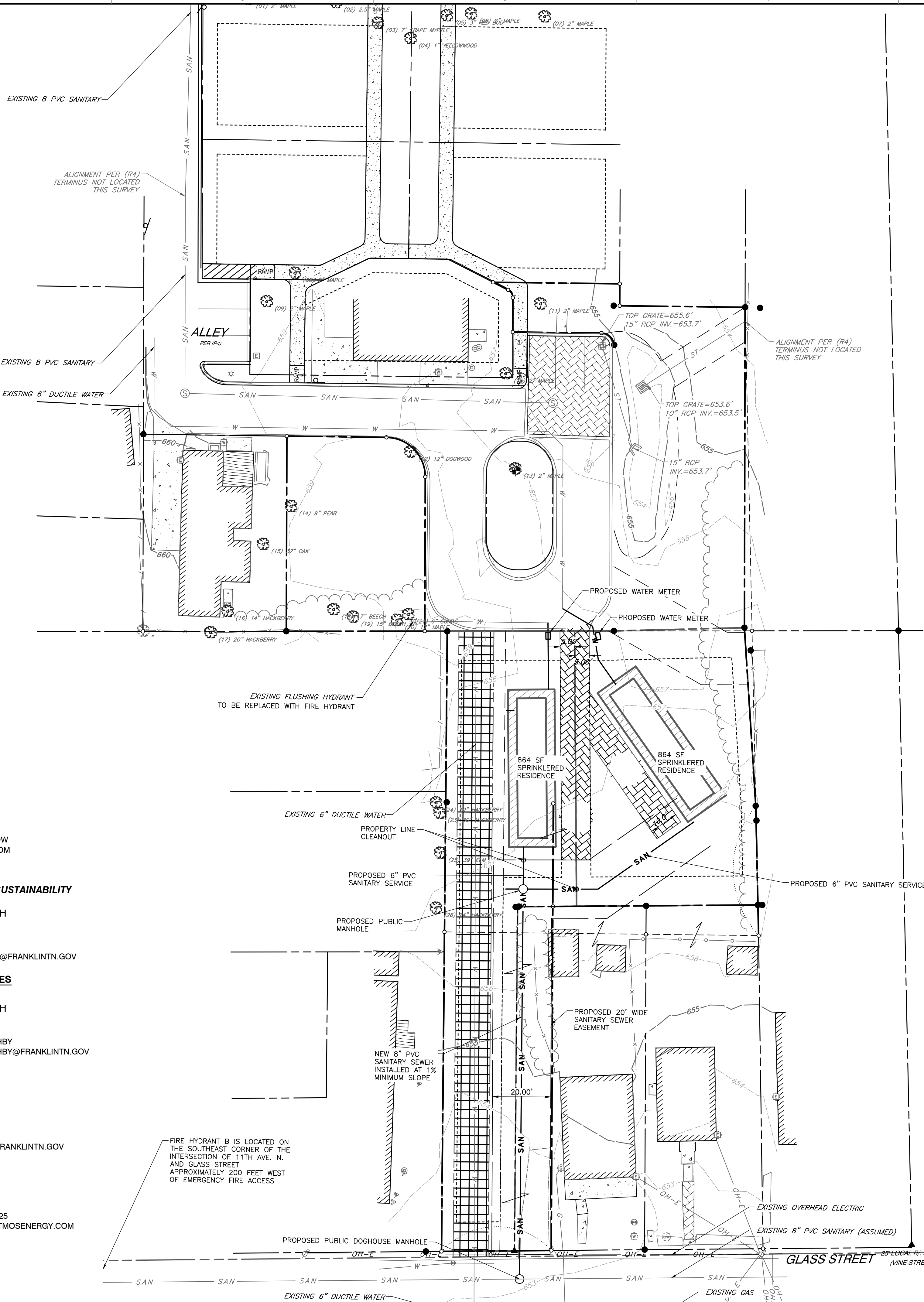
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

NOTE TO CONTRACTOR

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LEGEND:

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	ADJACENT PROPERTY LINE
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	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 90 PSI
RESIDUAL PRESSURE OF HYDRANT: 75 PSI
PITOT PRESSURE OF HYDRANT: 26 PSI
GALLONS PER MIN AT TEST PRESSURE: 797
GALLONS PER MIN AT 20 PSI: 1831

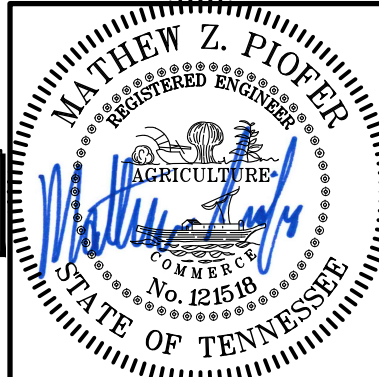
CITY OF FRANKLIN NOTES

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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



UTILITY PLAN

DATE: SEPTEMBER 2023
DRAWN BY: SNH
PROJECT NO: AS SHOWN
CHECKED BY: MZP
APPROVED BY: 324-479
RGM

DRAWING NO.:

C5.0

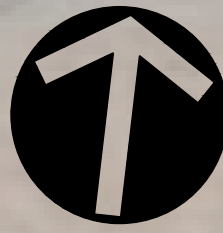
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

REVISION RECORD

NO	DATE	DESCRIPTION



NORTH

Tree Number	Size	Species	Status
01	37"	Beech	

CITY OF FRANKLIN TREE PRESERVATION NOTES

- 1.1. EXISTING TREE CANOPY ON SITE = 0.14
- 1.2. TOTAL SITE ACREAGE = 0.33 AC
- 1.3. 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 6,322 SF
- 3.1. TREE CANOPY TO REMAIN = 2,613 SF
4. TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- 4.1. CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- 4.2. REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR
– CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. 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.

REVISION RECORD

DESCRIPTION

NO DATE

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

TREE PRESERVATION PLAN

DATE: AUGUST 2023
DRAWN BY: SNH
DWG SCALE: AS SHOWN
CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM

DRAWING NO.: **L1.0**
SHEET OF

NOT LOCATED ON SUBJECT PROPERTY,
PART OF CANOPY IS INCLUDED IN
TOTAL CANOPY COVER

TREE 01 TO BE
REMOVED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET

0 20 40



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SET OF DOCUMENTS FULLY DEPICT ALL WORK
ASSOCIATED WITH THIS PROJECT.

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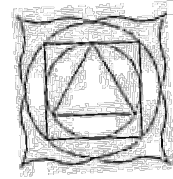


Know what's below.
Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS
WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S
INTENT THAT ANY SINGLE PLAN SHEET IN THIS
SET OF DOCUMENTS FULLY DEPICT ALL WORK
ASSOCIATED WITH THIS PROJECT.



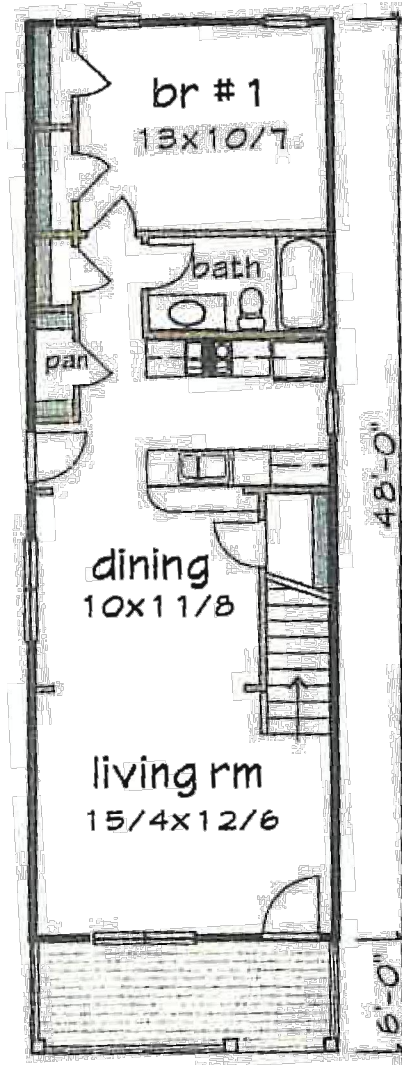
Rick Thompson
Architect



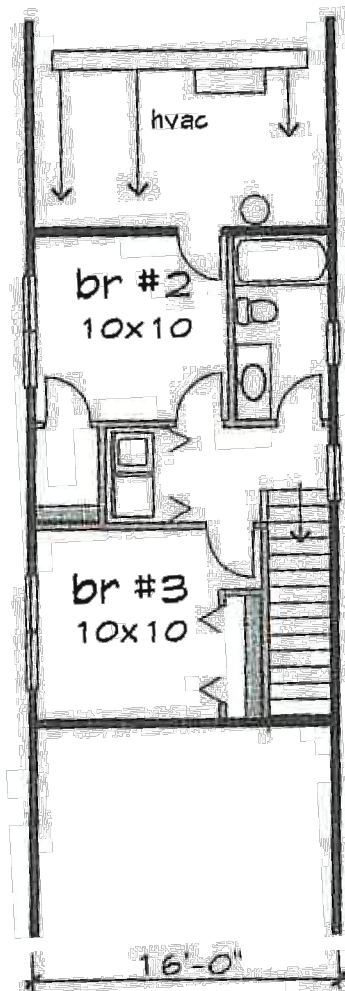
www.thompsonplans.com
© Rick Thompson Architect 2005

P O Box 160
Lake Junaluska, NC
28745

828-734-2553



Floor 1 plan



Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

plan #
1116A

2/15/2005

Size fl 1 768

Size fl 2 377

Size Total 1145

Width 16'-0"

Depth 48'-0"

Porch 6'-0"

Fl 1 ceiling 9'

Fl 2 ceiling 8'

Roof pitch 7/12

Height 24'-6"

Please see

PDF single use web site for

PDF unlimited current

Material list pricing

CAD thank you

REVISION RECORD

DESCRIPTION

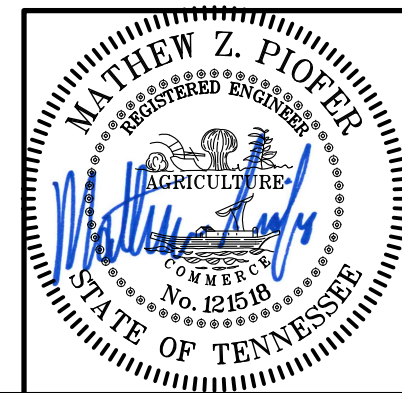
NO DATE

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cechinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

ARCHITECTURAL ELEVATIONS

DATE: SEPTEMBER 2023 DRAWN BY: SNH
DWG SCALE: AS SHOWN CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM



DRAWING NO.:
A1.0
SHEET OF



City of Franklin

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

File #: 21-05236

DATE: September 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Historic Magnolia Hall PUD Subdivision, Final Plat, Creating 11 Single Family Residential Lots And 1 Open Space Lot, On 20.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8273
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Magnolia Hall, LLC, David Horwath, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 11 single-family residential lots and 1 open space lot on 20.0 acres for the property located at 600 Boyd Mill Avenue. The plat follows the approved lot boundaries for the Historic Magnolia Hall PUD Subdivision and is zoned PD 0.92. The development plan was approved in December 2021 and the latest version of the site plan was approved in August 2023.

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 Historic Magnolia Hall PUD Subdivision, Final Plat. The conditions of approval are attached to this item.

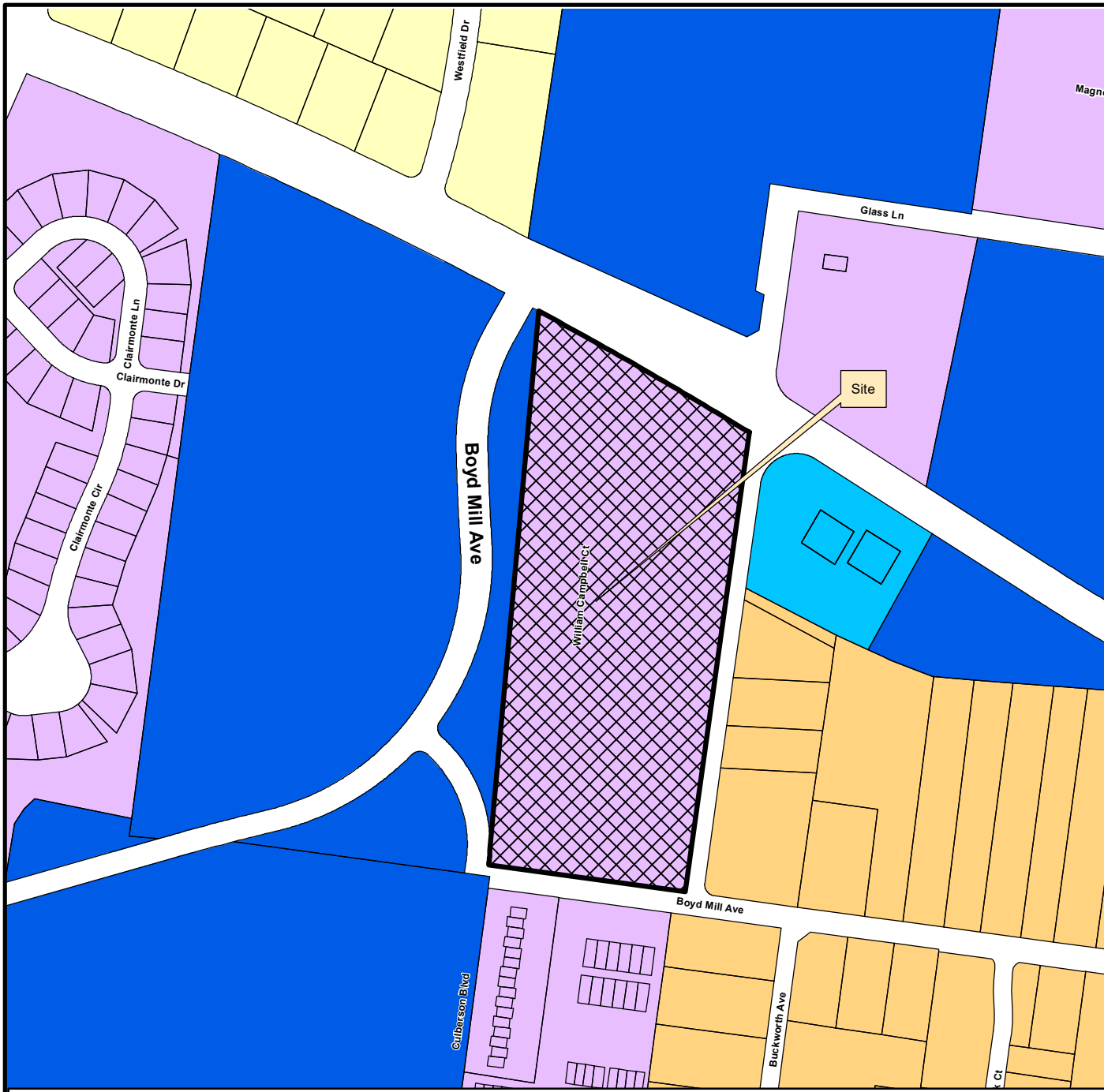
HISTORIC MAGNOLIA HALL PUD SUBDIVISION, FINAL PLAT

Project Information

Existing Zoning: PD 0.92
 Overlay Districts: HPO, CFO
 Site Acreage: 20.0 acres
 Proposed Number of Dwelling Units: 11
 Proposed Nonresidential Square Footage: 0

Legend

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



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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
 Feet

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

12. 0. General Information

lance.fittro@franklinton.gov Applicant shall ensure that any modifications to the site plan COF #7799 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.

26. C. Final Plat

lance.fittro@franklinton.gov The previous comment, "Revise the "Parcel" Area Table to indicate these as Lots being subdivided rather than Parcels." has been partially addressed.

Applicant shall revise the highlighted text to "Lot #"

Lot Area Table		
Parcel #	Area (SF)	Area (AC)
1	58913.10'	1.352

Parks

General Issues

1. Parkland information

kevinl@franklinton.gov Until these fees are collected "Conditional Approval" will be comment and the plat cannot be recorded. It will be held at Onestop or "Failed" until fees are present.

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@franklinton.gov 615-721-9103

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plan: [COF #7799 \(Historic Magnolia Hall PUD Subdivision, Site Plan\)](#) 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.)

Planning

General Issues

30. Setbacks

joseph.bryan@franklinton.gov Comment not addressed. Applicant shall revise the front setback to 10-20' to match the approved development plan and site plan.

- RESIDENTIAL LOTS AND 1 OPEN SPACE.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS ALL OF PARCEL 7.00, ON WILLIAMSON COUNTY TAX MAP 78. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 9097, PAGE 554, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE
3. ZONING: PD (PLANNED DISTRICT)
SETBACKS
FRONT YARD - 20'/50'
SIDE YARD - 5'
REAR YARD - 10'
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
5. BY SCALE MAP LOCATION AND GRAPHIC PLOTTING ONLY THIS

31. Entitlements

joseph.bryan@franklinton.gov Applicant shall add the approved entitlement of 0.92 DUA to the PD Zoning.

PD 0.92

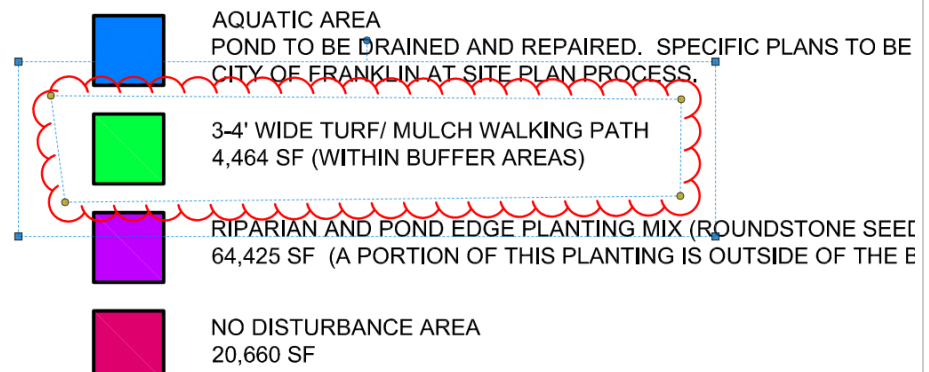
Stormwater

General Issues

21. Plats

jeff.willoughby@franklinton.gov Not completely addressed.

- Mitigation areas shall be labeled. Provide sqft as well. It may be useful to use different hatching to identify riparian buffer zones and mitigation areas. See SW variance 2022-1
- Spring house shall be shown and labeled.
- Label walking path and add note from SW variance 2022-01 as clouded below.



[Edited By Jeff Willoughby]

Page 191 of 209

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

●

●

■

■

▲

▲

⊕

⊕

⊕

⊕

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

TRANSFORMER

SIDEWALK

MIN. BUILDING SETBACK

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

— 8" SA —

— 4" W —

— UGE —

— OHE —

— 4" G —

— COM —

P.U.D.E.

1234

1234

1234

1234

1234

1234

1234

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

P.V.M.T.

P.U.D.E.

G.I.E.

— — — — —

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RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

— — — — —

— — — — —

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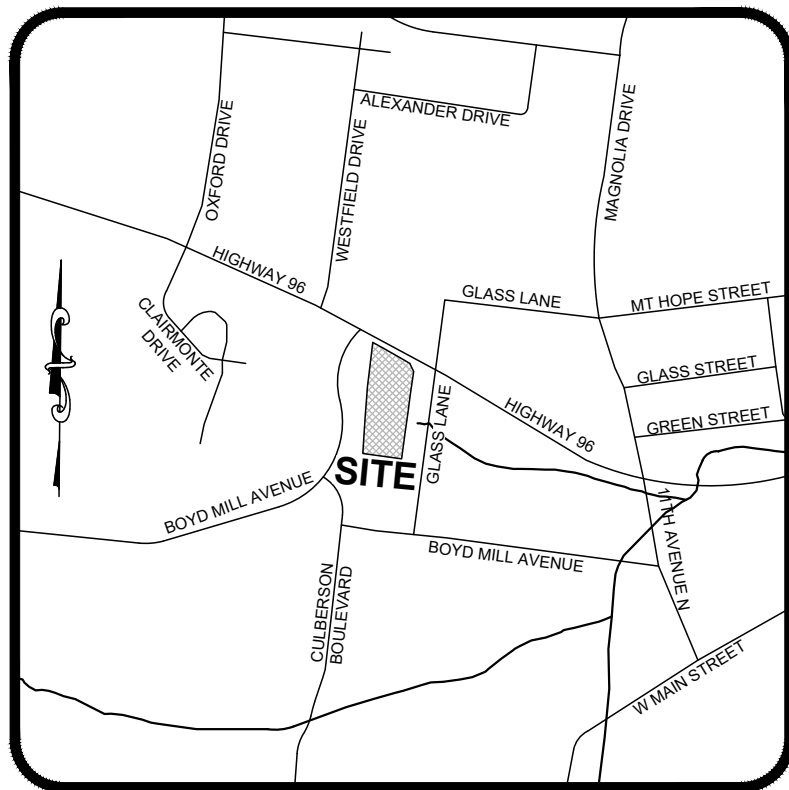
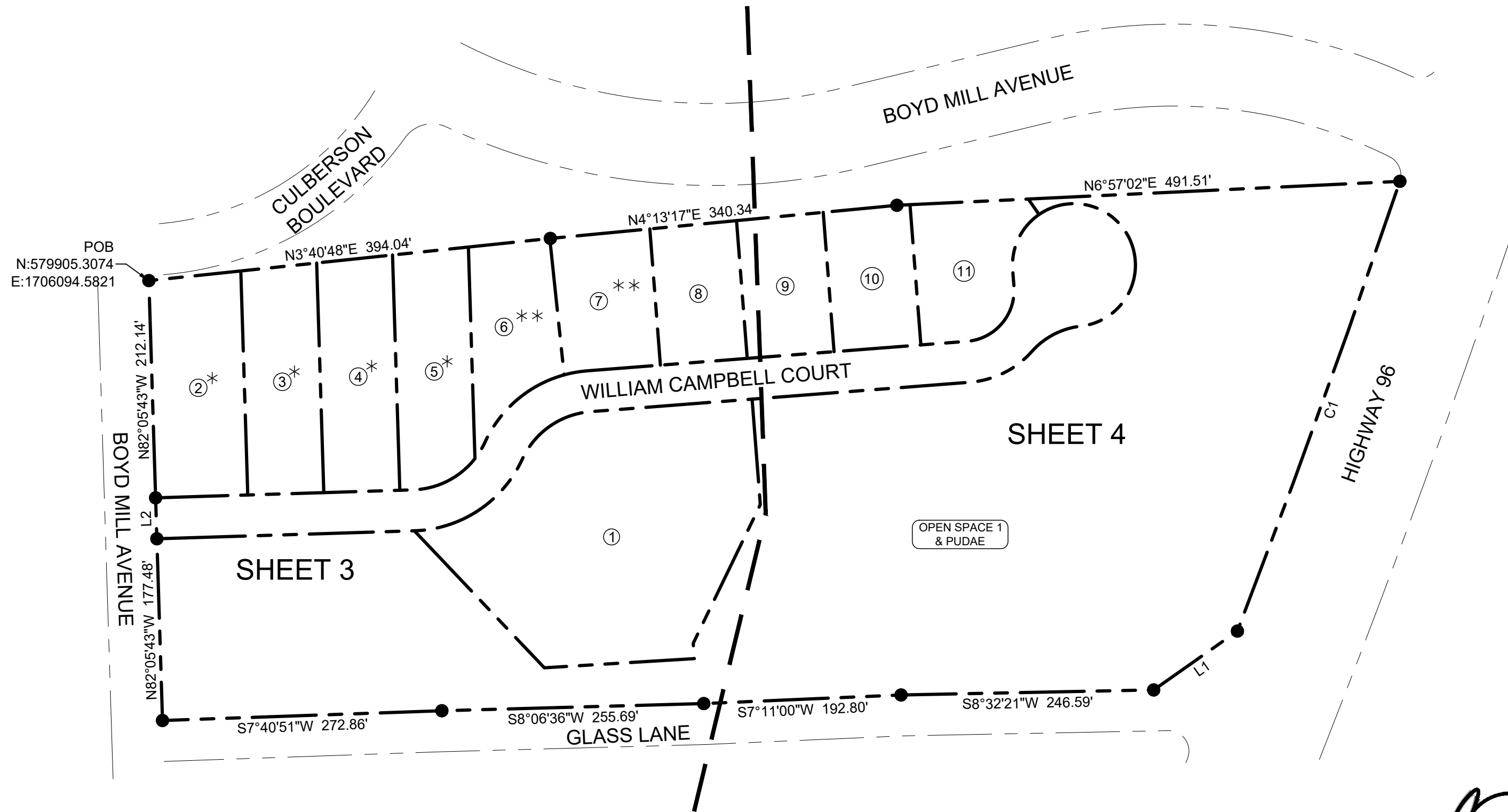
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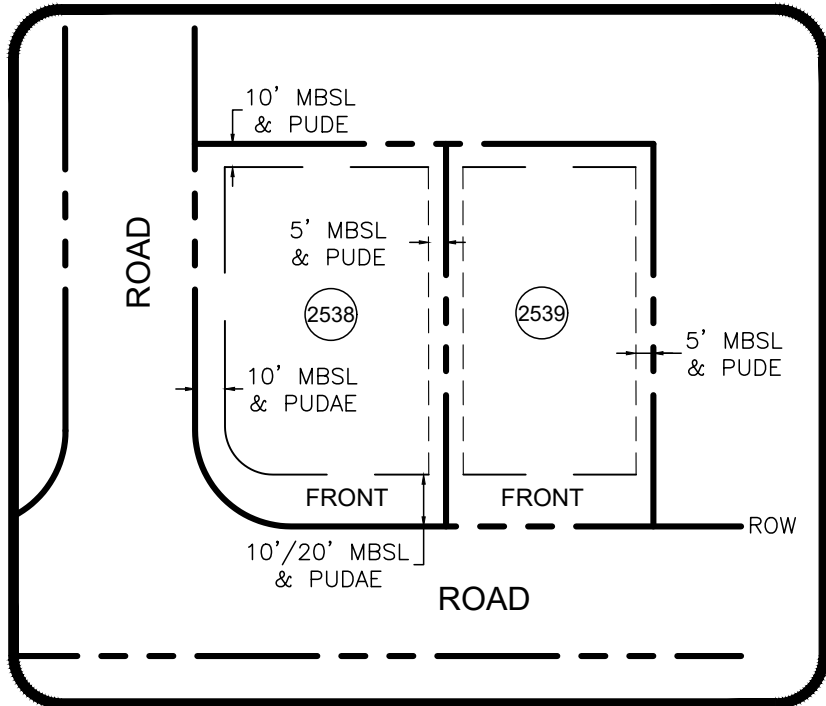
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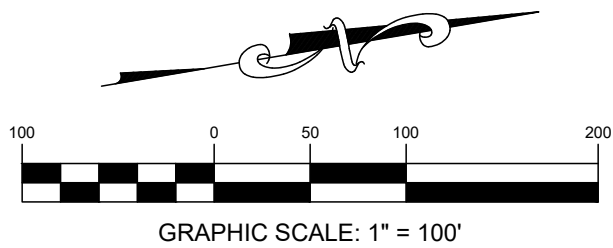
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VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT - SINGLE FAMILY LOTS
N.T.S.

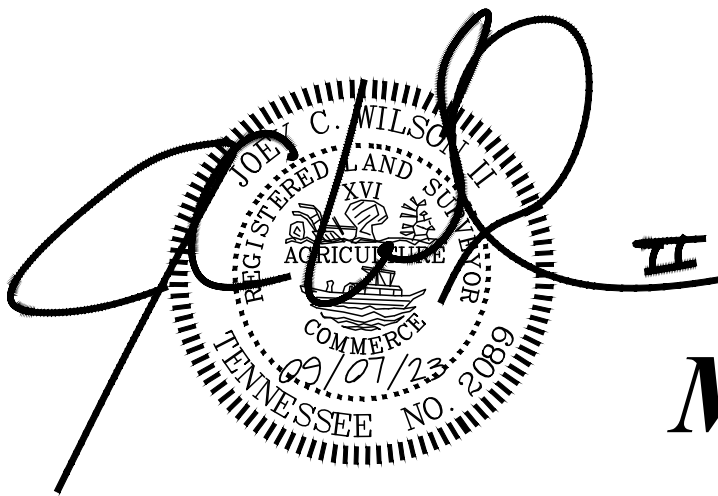


Lot Area Table		
Parcel #	Area (SF)	Area (AC)
1	58913.10'	1.352
2	19391.97'	0.445
3	16447.23'	0.378
4	16854.41'	0.387
5	16726.48'	0.384
6	13542.47'	0.311
7	12776.17'	0.293
8	11402.00'	0.262
9	11530.33'	0.265
10	11654.76'	0.268
11	13229.43'	0.304

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	271600.48'	6.235

Parcel Line Table		
Line #	Length	Direction
L1	99.90'	S25°25'43"E
L2	40.00'	N82°05'43"W

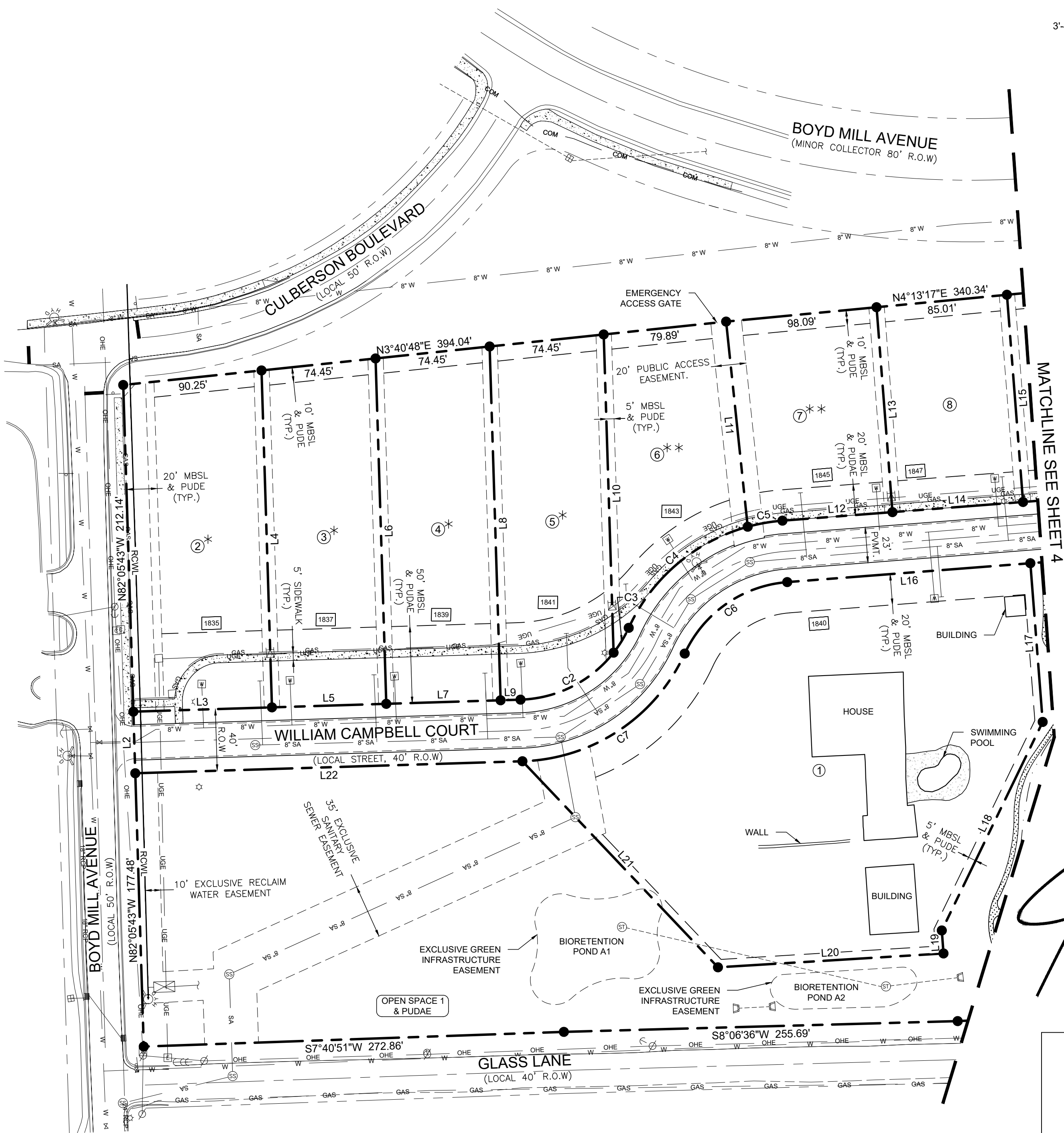
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	466.83'	11400.00'	2° 20' 47"	S60° 27' 38"E	466.80'



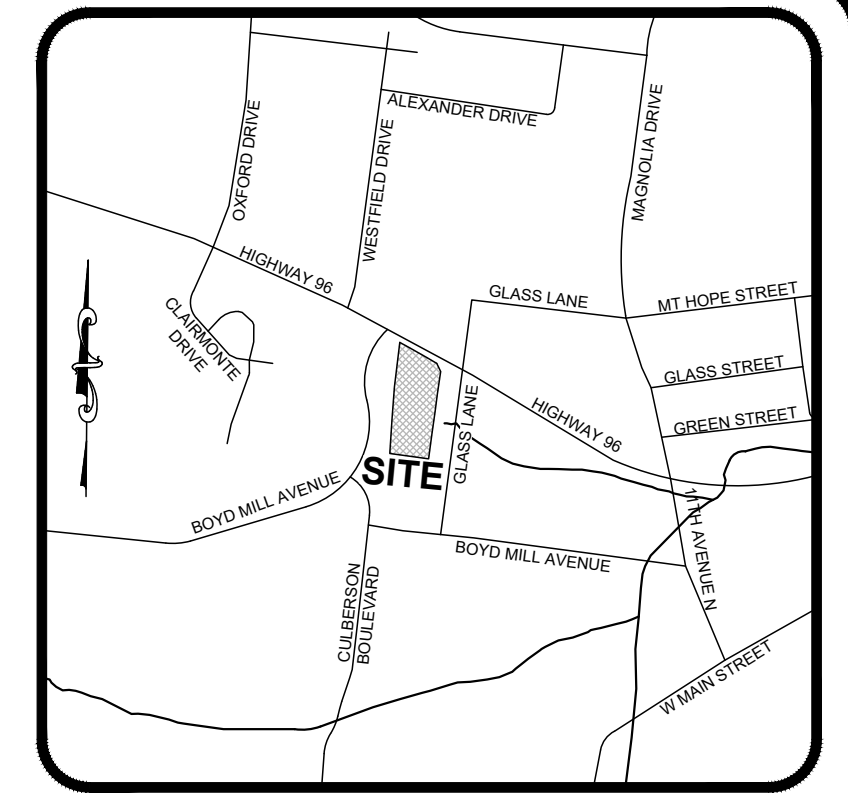
WA WILSON & ASSOCIATES, R.C.
Engineering/Surveying/Environmental

**HISTORIC
MAGNOLIA HALL**
P.U.D. SUBDIVISION
FINAL PLAT

RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT		
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE		
	TOTAL ACRES:	20.000	TOTAL NO. OF LOTS: 11
	ACRES NEW RD/ST:	1.178 (ROW)	L.F. OF NEW RD/ST: 1138.75
DRAWN BY:	AS	CIVIL DISTRICT:	0TH
	SCALE:	CLOSURE ERROR:	SEE NOTE
	1" = 100'	DATE:	09/07/2023
WA PROJECT NO. 20-1506			COF NO. 8273
			SHEET 2 OF 4



HATCH LEGEND
3'-4" TURF/MULCH WALKING PATH 4,464
SF (WITHIN BUFFER AREAS)
SW VARIANCE 2022-01

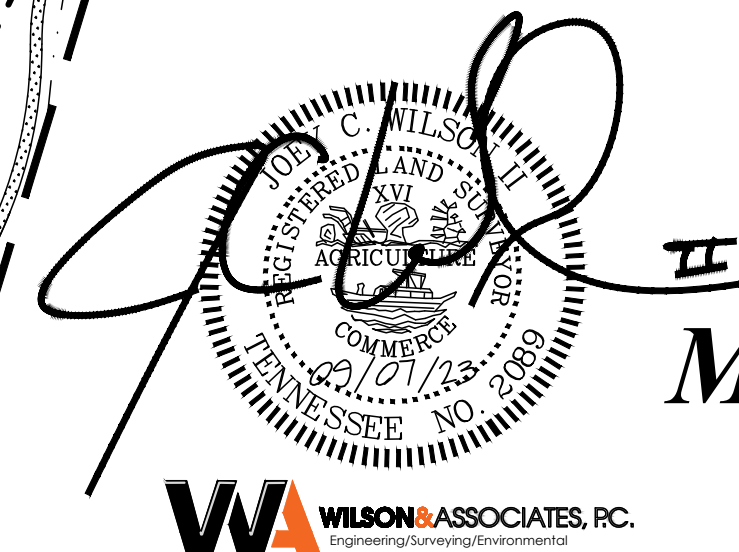
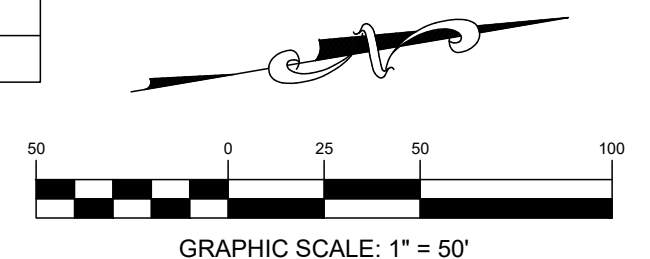


VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L2	40.00'	N82°05'43"W
L3	90.00'	N7°54'17"E
L4	218.79'	S82°05'43"E
L5	74.24'	N7°54'17"E
L6	224.27'	S82°05'43"E
L7	74.24'	N7°54'17"E
L8	229.76'	S82°05'43"E
L9	12.94'	N7°54'17"E
L10	206.64'	S82°05'43"E
L11	133.88'	S86°19'47"E
L12	71.63'	S5°14'20"W
L13	133.39'	S84°45'40"E
L14	85.00'	S5°14'20"W

Parcel Line Table		
Line #	Length	Direction
L15	134.90'	S84°45'40"E
L16	158.29'	N5°14'20"E
L17	103.33'	N84°45'40"W
L18	150.36'	N54°30'16"W
L19	14.97'	N84°29'40"W
L20	146.67'	N6°09'52"E
L21	184.37'	N56°11'13"E
L22	251.42'	N7°54'17"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C2	69.85'	80.00'	50° 01' 31"	N17° 06' 28"W
C3	18.92'	80.00'	13° 32' 50"	S48° 53' 39"E
C4	104.64'	120.00'	49° 57' 42"	S30° 41' 13"E
C5	22.92'	120.00'	10° 56' 42"	S0° 14' 01"E
C6	85.04'	80.00'	60° 54' 24"	N25° 12' 52"W
C7	133.15'	120.00'	63° 34' 21"	N23° 52' 53"W



WA WILSON & ASSOCIATES, RC.
Engineering/Surveying/Environmental

HISTORIC MAGNOLIA HALL

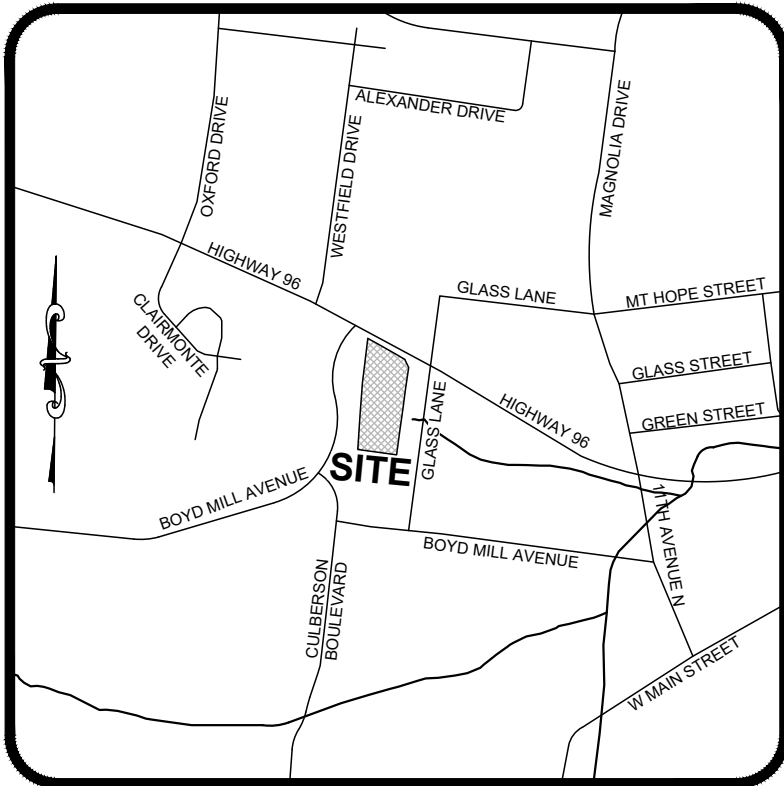
P.U.D. SUBDIVISION
FINAL PLAT

FINAL SUBDIVISION PLAT		
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE		
TOTAL ACRES:	20.000	TOTAL NO. OF LOTS: 11
ACRES NEW RD/ST:	1.178 (ROW)	L.F. OF NEW RD/ST: 1138.75
ACRES OPEN SPACE:	6.235	CIVIL DISTRICT: 0TH
DRAWN BY:	AS	CLOSURE ERROR: SEE NOTE
SCALE:	1" = 50'	DATE: 09/07/2023
WA PROJECT NO. 20-1506 COF NO. 8273 SHEET 3 OF 4		

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HATCH LEGEND

3'-4" TURF/MULCH WALKING PATH
4,464 SF (WITHIN BUFFER AREAS)
SW VARIANCE 2022-01



VICINITY MAP
NOT TO SCALE

Curve Table

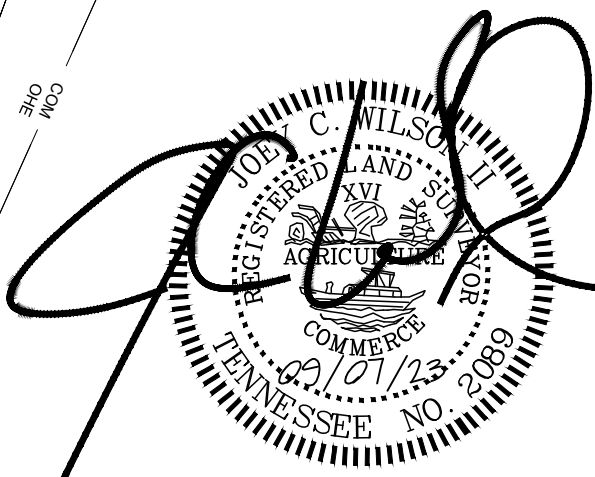
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	466.83'	11400.00'	2° 20' 47"	S60° 27' 38"E	466.80'
C8	78.54'	50.00'	90° 00' 00"	S39° 45' 40"E	70.71'
C9	62.64'	60.00'	59° 49' 01"	S54° 51' 10"E	59.83'
C10	218.10'	60.00'	208° 16' 06"	S79° 11' 24"W	116.37'
C11	55.02'	75.00'	42° 01' 59"	N17° 41' 33"W	53.80'
C12	69.03'	90.00'	43° 56' 53"	N16° 44' 07"W	67.35'

Parcel Line Table

Line #	Length	Direction
L1	99.90'	S25°25'43"E
L15	134.90'	S84°45'40"E
L17	103.33'	N84°45'40"W
L23	85.00'	S5°14'20"W
L24	136.41'	S84°45'40"E
L25	85.00'	S5°14'20"W
L26	137.31'	S84°45'40"E
L27	45.00'	S5°14'20"W
L28	16.13'	S84°45'40"E
L29	18.34'	S65°03'21"W
L30	213.34'	N5°14'20"E



GRAPHIC SCALE: 1" = 50'



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

**HISTORIC
MAGNOLIA HALL**
P.U.D. SUBDIVISION
FINAL PLAT

RECORDING STAMP
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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	20.000	TOTAL NO. OF LOTS:	11
ACRES NEW RD/ST:	1.178 (ROW)	L.F. OF NEW RD/ST:	1138.75
ACRES OPEN SPACE:	6.235	CIVIL DISTRICT:	0TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	09/07/2023

WA PROJECT NO. 20-1506 COF NO. 8273 SHEET 4 OF 4



City of Franklin

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

File #: 21-03234

DATE: September 7, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 7 Multi-Family Lots, 2 Commercial Lots, 61 Townhome Lots, 4 Open Space Lots, And 2 Lots To Be Dedicated To Middle Tennessee Electric Membership Corporation, And Dedicating Right-Of-Way, On 39.68 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8266
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Tim Downey, Southern Land

BACKGROUND/STAFF COMMENTS:

This final plat creates 7 multi-family lots, 2 commercial lots, 61 townhome lots, 4 open space lots, and dedicates right-of-way within the Westhaven PUD Subdivision. The 7 multi-family lots and 4 commercial lots will be addressed with future site plan submittals. The corresponding site plan for the 61 townhome lots was approved on the May 2022 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

PROCEDURAL REQUIREMENTS:

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

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford). The conditions are attached to this staff report.

WESTHAVEN PUD SUBDIVISION FINAL PLAT, SECTION 62 (BLAKEFORD)

Project Information

Existing Zoning: PD Planned District (2.26)

Overlays: SCO

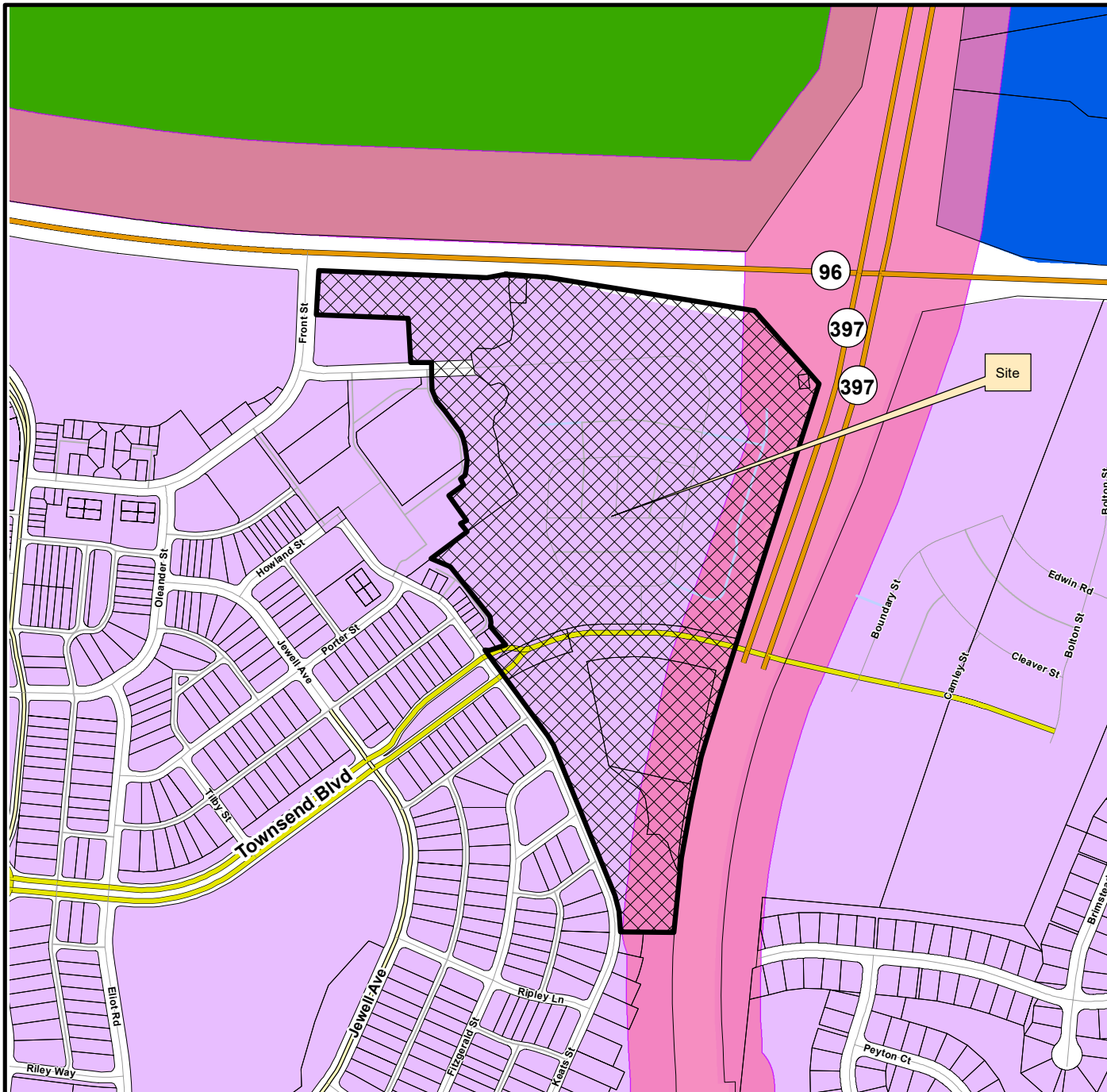
Site Acreage: 39.68 acres

Total Number of Lots: 72

Legend

 Westhaven PUD Subdivision, Section 62

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. 0. General Information

lance.fittro@franklinton.gov Applicant shall ensure that any modifications to the site plan COF #7841 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.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklinton.gov All sureties previously assigned to Site Plan [COF # 7841 \(Westhaven PUD Subdivision, Site Plan, Section 62, Revision 1 \(Blakeford\)\)](#) and posted with Final Plat [COF # 7840 \(Westhaven PUD Subdivision, Final Plat, Section 62 \(Blakeford\)...\)](#) are henceforth transferred to 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

8. Lot Tables

chelsea.randolph@franklinton.gov Comment not addressed:

Applicant shall update the ANY label from parcel to lot where applicable. See below:

Lot Area Table		
Parcel #	Area (SF)	Area (AC)
255	30825.01	0.708
320	131759.69	3.025
324	3327.97	0.076
325	1805.43	0.041

12. MTEMC Lots

chelsea.randolph@franklin.tn.gov Applicant shall label the lots being dedicated to MTEMC consistently throughout the plat. The lot area table below labels them all with numbers but the plat shows "Middle Parcel 1" and "Middle Parcel 2". These are all lots NOT parcels and should be detailed as "MTEMC Lot # (with each lot number)" everywhere they are referenced.

Lot Area Table		
Parcel #	Area (SF)	Area (AC)
255	30825.01	0.708
320	131759.69	3.025
324	3327.97	0.076
325	1805.43	0.041

13. Purpose statement

chelsea.randolph@franklin.tn.gov Applicant shall update the purpose statement to completely remove the word "future".

1. THE PURPOSE OF THIS PLAT IS TO CREATE 61 TOWNHOME / MULTI-FAMILY DWELLING UNITS, 7 FUTURE MULTI-FAMILY LOTS, 4 FUTURE COMMERCIAL LOTS, AND 4 OPEN SPACE LOTS. THE PURPOSE IS TO ALSO DEDICATE THE RIGHT-OF-WAY IN SECTION 25 OPEN SPACE LOTS 4204 AND 4301 AND CREATE 2 LOTS TO BE DEDICATED TO MTEMC.

There are only 2 commercial lots being created. Lots 4301 and 4204 are all ready existing commercial lots that are revising right-of-way. The purpose statement should be more clear as to what the intent of the plat is.

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

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FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

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UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

MIN. BUILDING SETBACK

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SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

GREEN INFRA. EASEMENT

TOP OF BANK

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BUFFER ZONES

BOUNDARY

CENTERLINE

FENCE

DETENTION POND

PUDAE

R.O.W.

P.V.M.T.

P.U.D.E.

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GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 61 TOWNHOME / MULTI-FAMILY DWELLING UNITS, 7 FUTURE MULTI-FAMILY LOTS, 4 FUTURE COMMERCIAL LOTS, AND 4 OPEN SPACE LOTS. THE PURPOSE IS TO ALSO DEDICATE THE RIGHT-OF-WAY IN SECTION 25 OPEN SPACE LOTS 4204 AND 4301 AND CREATE 2 LOTS TO BE DEDICATED TO MTEM.

2. SUBJECT PROPERTY IS SHOWN AS SECTION 62 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.05 AND 28.07 ON PROPERTY MAP 64 AND PARCEL 20.00 ON PROPERTY MAP 077C.

4. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES LOTS 4204 AND 4301 WITHIN THE RECORDING OF THE "WESTHAVEN SECTION 25 FINAL SUBDIVISION PLAT" AS OF RECORD IN PORTION OF PLAT BOOK P51, PAGE 131, R.O.W.C.

5. ZONING: PLANNED DEVELOPMENT OF 50 SQUARE FEET OR GREATER.

6. LOTS IN SECTION 62 FALL WITHIN THE T4 AND T5 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.
MINIMUM SETBACK REQUIREMENTS
TRANSECT ZONE T4

FRONT SETBACK: 25'-35' (MAY BE REDUCED TO 10'. SEE NOTE 7)
SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
SIDE SETBACK FOR ROW HOUSES OR SIDYARD HOUSES: 0' CORNER SIDE SETBACK: 10'

REAR YARD/ALLEY SETBACK: 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.
REAR YARD/NO-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE
10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)

NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDE YARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

TRANSECT ZONE T5 (LOTS 4201 AND 4203 ARE IN TRANSECT ZONE T5)

FRONT SETBACK: 5'-20'
SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
SIDE SETBACKS FOR ROWHOUSES OR SIDYARD HOUSES: 0' CORNER SIDE SETBACK: 5'

REAR YARD/ALLEY SETBACK: 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.
REAR YARD/NO-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE
10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)

NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDE YARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

7. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION AS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.
T4 REDUCED SETBACK: 10'

8. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.

10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.

11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.

12. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.

13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.

14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCRACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCRACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDYARD SETBACKS. WHERE CHIMNEYS ENCRACH INTO THE SIDYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCRACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCRACH CLOSER THAN 5'-0" TO A PROPERTY

16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.

17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.

18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, L.L.C.

19. PROPERTY NUMBERS ARE INDICATED AS SUCH. LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.

20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."

21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

22. NO OBSTRUCTIONS OR ENCRACHMENTS 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 ENCRACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

23. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

24. REQUIRED EXTERIOR PARKING:
A SINGLE FAMILY DETACHED RESIDENCE 2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 10' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB). PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.

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

26. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCRACHMENTS 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 HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

27. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

28. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

29. THERE SHALL BE NO DIRECT ACCESS TO LOTS 2490 AND 2491 FROM TOWNSEND BOULEVARD.

30. DECORATIVE RAILINGS, COLUMNS, PLANTERS, AND ASSOCIATED APPURTENANCES BOTH INSIDE AND OUTSIDE OF PUBLIC RIGHT-OF-WAY ALONG TOWNSEND BOULEVARD AND WHITMAN ROAD SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

31. LOTS 2490-2498 RESERVED FOR FUTURE DEVELOPMENT. ONLY LOT GRADING TO BE PERFORMED DURING CONSTRUCTION OF SECTION 62.

32. ROADWAYS IN THIS SECTION ARE TO BE PUBLIC DEDICATED STREET.

33. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.

34. THE PARKLAND AGREEMENT IS TRIGGERED AT UNIT 2751.

35. FOR ADDITIONAL DETAILS OF STREAM BUFFER MITIGATION AREAS REFER TO BUFFER MANAGEMENT PLAN AND VARIANCE 2022-22.

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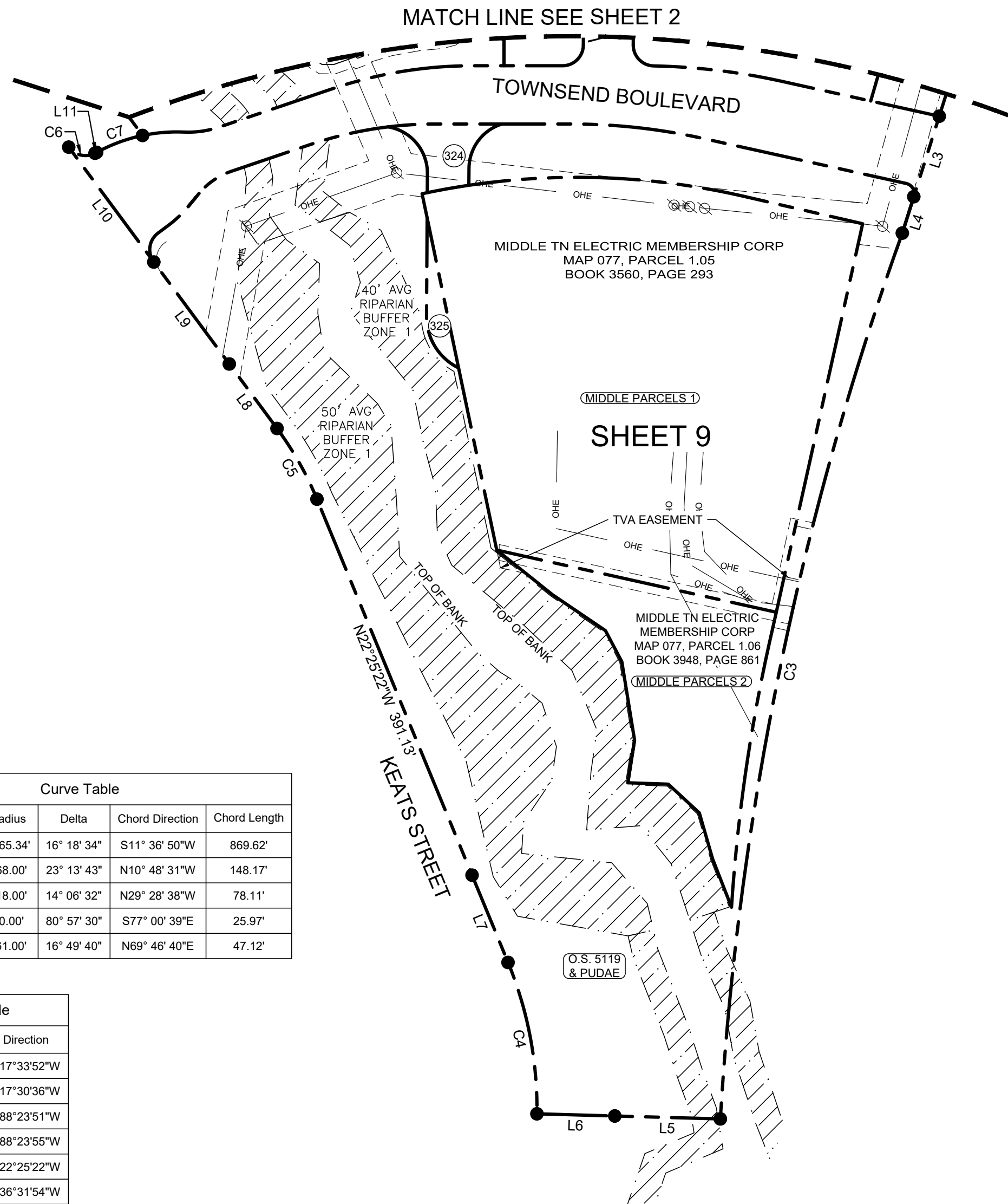
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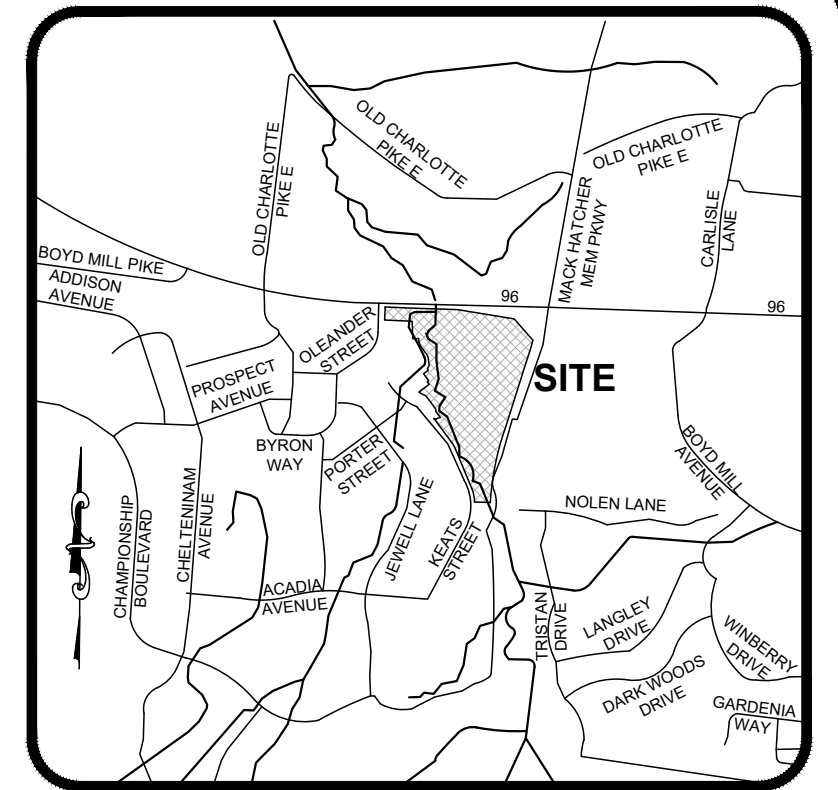


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	872.56'	3065.34'	16° 18' 34"	S11° 36' 50"W	869.62'
C4	149.19'	368.00'	23° 13' 43"	N10° 48' 31"W	148.17'
C5	78.31'	318.00'	14° 06' 32"	N29° 28' 38"W	78.11'
C6	28.26'	20.00'	80° 57' 30"	S77° 00' 39"E	25.97'
C7	47.29'	161.00'	16° 49' 40"	N69° 46' 40"E	47.12'

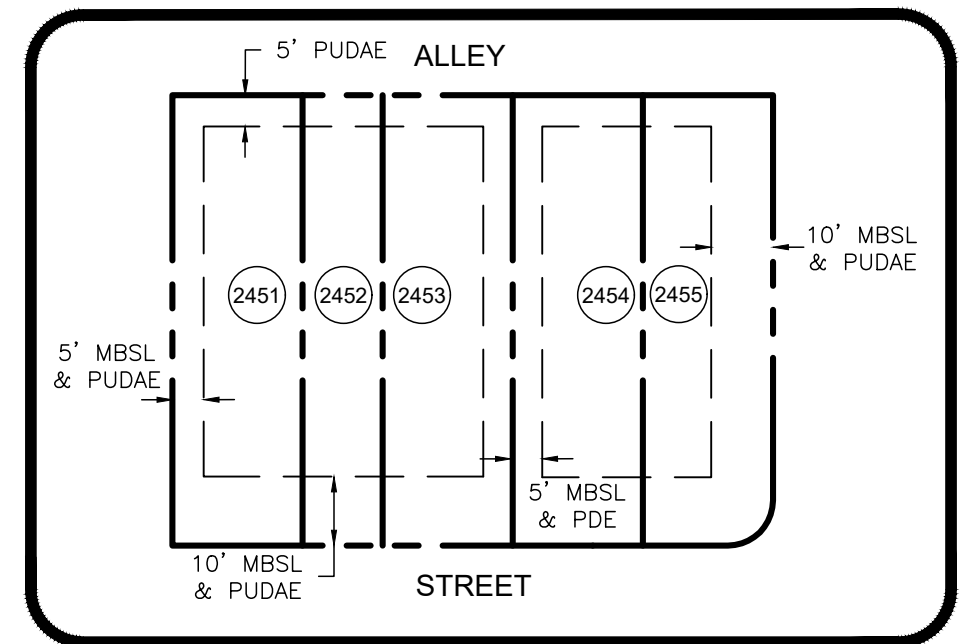
Line Table		
Line #	Length	Direction
L3	81.19'	S17°33'52"W
L4	36.67'	S17°30'36"W
L5	101.56'	N88°23'51"W
L6	74.96'	N88°23'55"W
L7	90.78'	N22°25'22"W
L8	77.15'	N36°31'54"W
L9	122.00'	N36°31'54"W
L10	137.50'	N36°31'54"W
L11	1.72'	N62°30'36"E

HATCH LEGEND

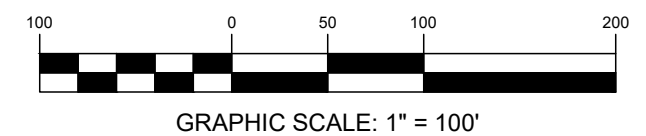
DETENTION POND	
RIPARIAN BUFFER ZONE 1	
ROW DEDICATION	



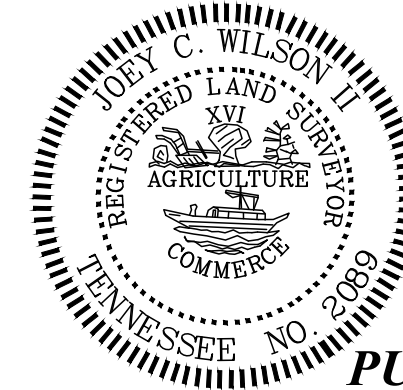
VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.



GRAPHIC SCALE: 1" = 100'



WA WILSON & ASSOCIATES, R.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY WESTHAVEN

PUD SUBDIVISION, FINAL PLAT, SECTION
62 (BLAKEFORD) AND SECTION 25,
REVISION 7 (LOTS 4204 AND 4301)

RECORDING STAMP
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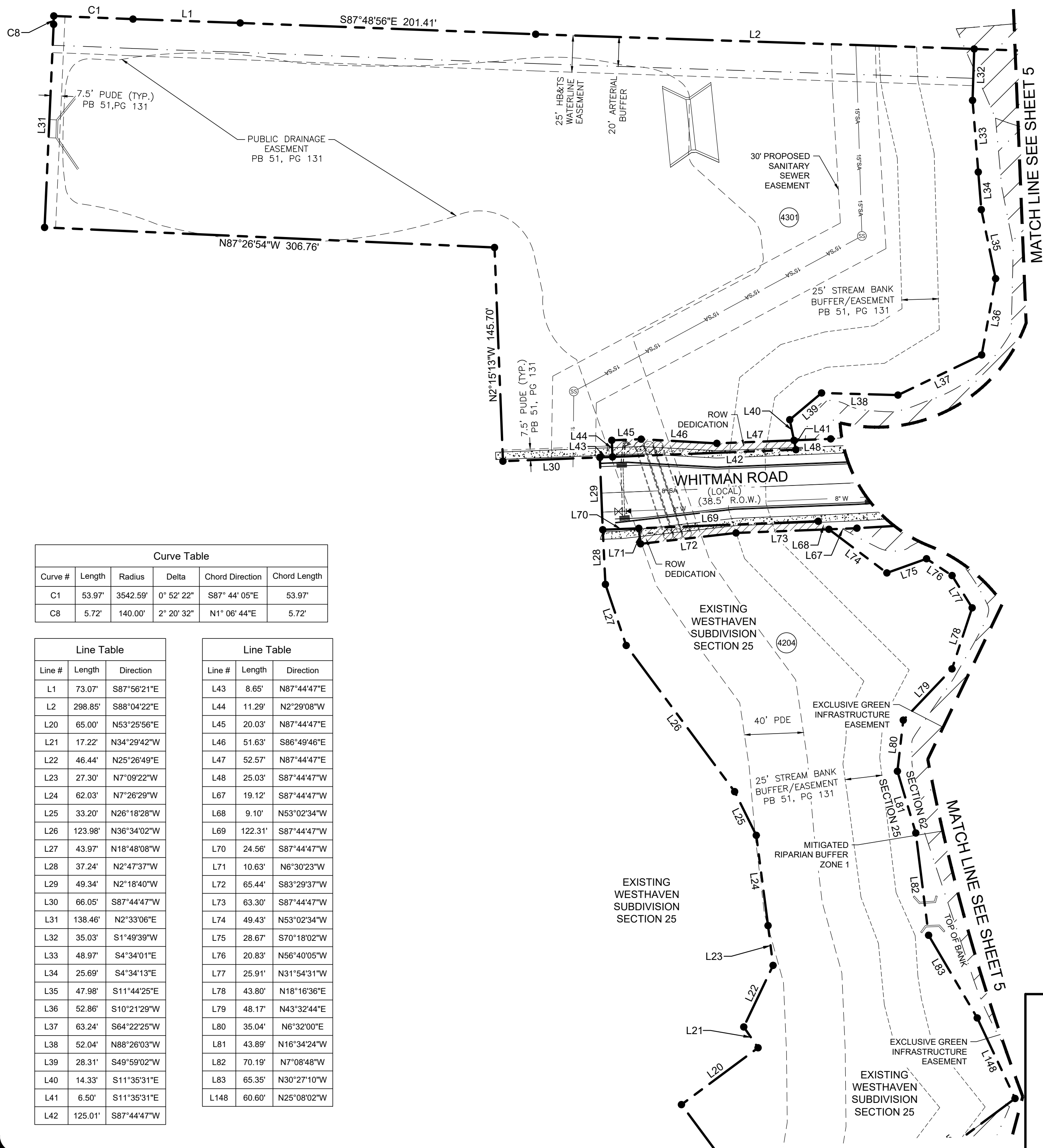
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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	39.681	TOTAL NO. OF LOTS:	72
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	21.951	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	09/06/2023

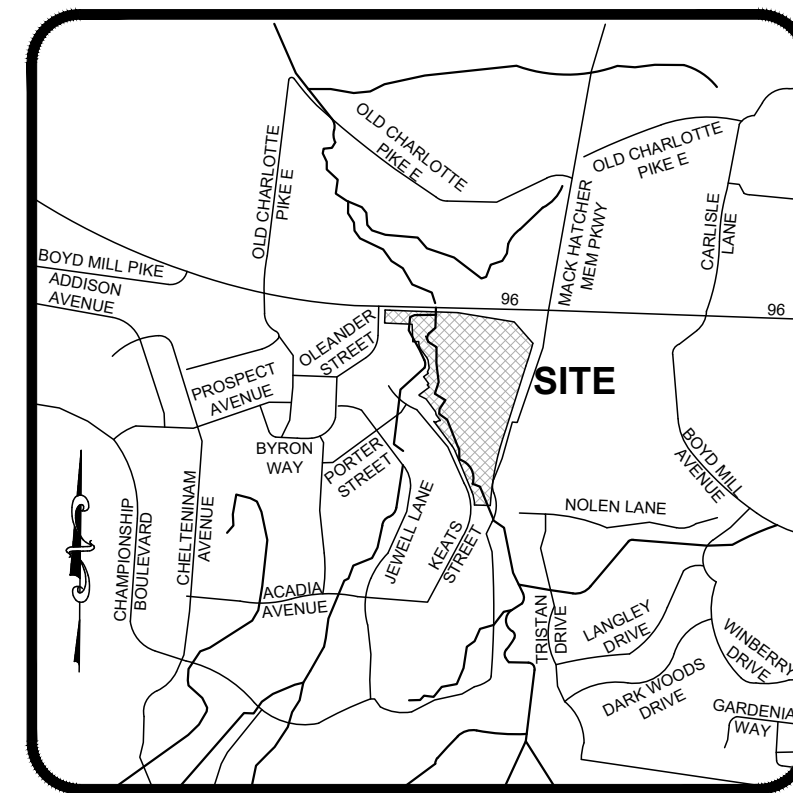
WA PROJECT NO. 20-1478 COF PROJECT NO. 8266 SHEET 3 OF 10



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.97'	3542.59'	0° 52' 22"	S87° 44' 05"E	53.97'
C8	5.72'	140.00'	2° 20' 32"	N1° 06' 44"E	5.72'

Line Table		
Line #	Length	Direction
L1	73.07'	S87°56'21"E
L2	298.85'	S88°04'22"E
L20	65.00'	N53°25'56"E
L21	17.22'	N34°29'42"W
L22	46.44'	N25°26'49"E
L23	27.30'	N7°09'22"W
L24	62.03'	N7°26'29"W
L25	33.20'	N26°18'28"W
L26	123.98'	N36°34'02"W
L27	43.97'	N18°48'08"W
L28	37.24'	N2°47'37"W
L29	49.34'	N2°18'40"W
L30	66.05'	S87°44'47"W
L31	138.46'	N2°33'06"E
L32	35.03'	S1°49'39"W
L33	48.97'	S4°34'01"E
L34	25.69'	S4°34'13"E
L35	47.98'	S11°44'25"E
L36	52.86'	S10°21'29"W
L37	63.24'	S64°22'25"W
L38	52.04'	N88°26'03"W
L39	28.31'	S49°59'02"W
L40	14.33'	S11°35'31"E
L41	6.50'	S11°35'31"E
L42	125.01'	S87°44'47"W

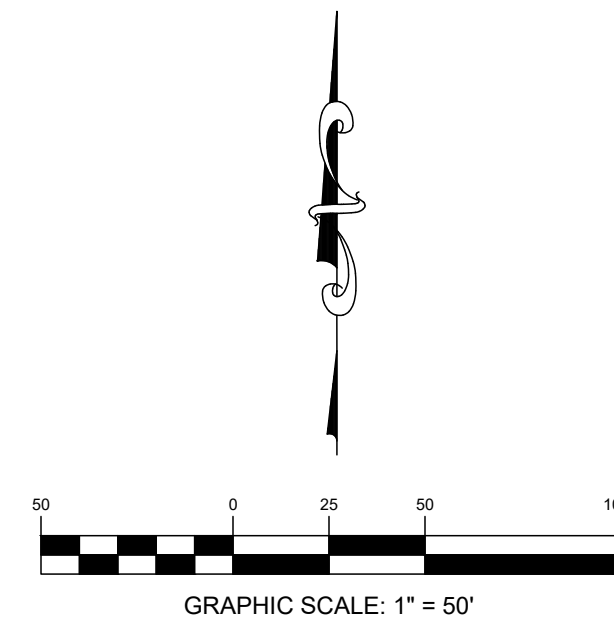
Line Table		
Line #	Length	Direction
L43	8.65'	N87°44'47"E
L44	11.29'	N2°29'08"W
L45	20.03'	N87°44'47"E
L46	51.63'	S86°49'46"E
L47	52.57'	N87°44'47"E
L48	25.03'	S87°44'47"W
L67	19.12'	S87°44'47"W
L68	9.10'	N53°02'34"W
L69	122.31'	S87°44'47"W
L70	24.56'	S87°44'47"W
L71	10.63'	N6°30'23"W
L72	65.44'	S83°29'37"W
L73	63.30'	S87°44'47"W
L74	49.43'	N53°02'34"W
L75	28.67'	S70°18'02"W
L76	20.83'	N56°40'05"W
L77	25.91'	N31°54'31"W
L78	43.80'	N18°16'36"E
L79	48.17'	N43°32'44"E
L80	35.04'	N6°32'00"E
L81	43.89'	N16°34'24"W
L82	70.19'	N7°08'48"W
L83	65.35'	N30°27'10"W
L148	60.60'	N25°08'02"W



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

DETENTION POND	
RIPARIAN BUFFER ZONE 1	
ROW DEDICATION	



GRAPHIC SCALE: 1" = 50'



WA WILSON & ASSOCIATES, R.C.
Engineering/Surveying/Environmental

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COMPANY**

WESTHAVEN

**PUD SUBDIVISION, FINAL PLAT, SECTION
62 (BLAKEFORD) AND SECTION 25,
REVISION 7 (LOTS 4204 AND 4301)**

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	39.681	TOTAL NO. OF LOTS:	72
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	21.951	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	09/06/2023

WA PROJECT NO. 20-1478 COF PROJECT NO. 8266 SHEET 4 OF 10

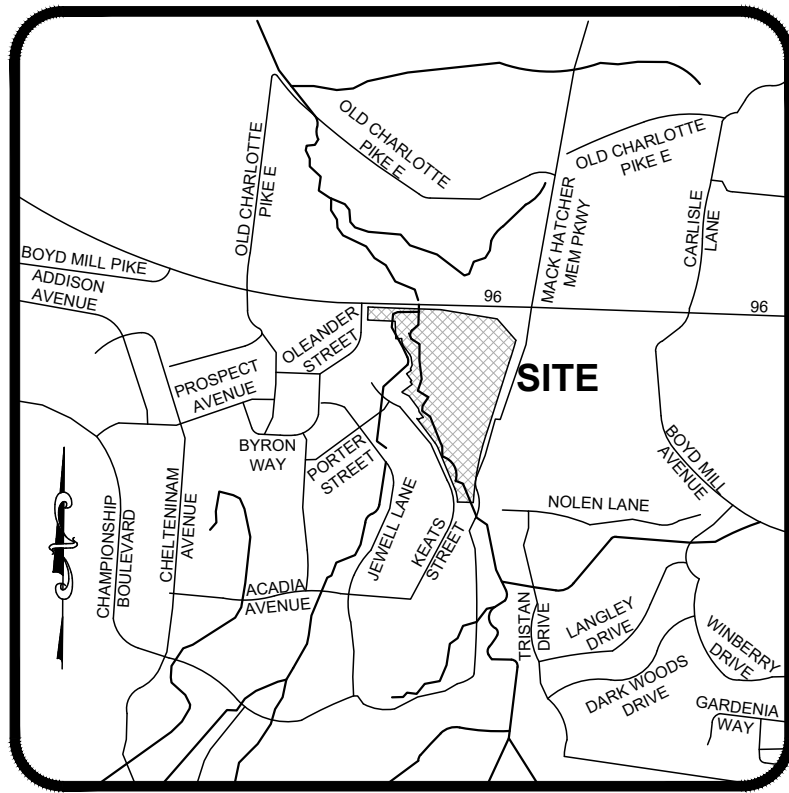
Line Table		
Line #	Length	Direction
L2	298.85'	S88°04'22"E
L25	33.20'	N26°18'28"W
L26	123.98'	N36°34'02"W
L27	43.97'	N18°48'08"W
L28	37.24'	N2°47'37"W
L29	49.34'	N2°18'40"W
L30	66.05'	S87°44'47"W
L32	35.03'	S1°49'39"W
L33	48.97'	S4°34'01"E
L34	25.69'	S4°34'13"E
L35	47.98'	S11°44'25"E
L36	52.86'	S10°21'29"W
L37	63.24'	S64°22'25"W
L38	52.04'	N88°26'03"W
L39	28.31'	S49°59'02"W
L40	14.33'	S11°35'31"E
L41	6.50'	S11°35'31"E
L42	125.01'	S87°44'47"W
L43	8.65'	N87°44'47"E
L44	11.29'	N2°29'08"W

Line Table		
Line #	Length	Direction
L45	20.03'	N87°44'47"E
L46	51.63'	S86°49'46"E
L47	52.57'	N87°44'47"E
L48	25.03'	S87°44'47"W
L49	109.34'	S86°35'22"W
L50	11.50'	N3°24'38"W
L51	157.80'	S86°35'22"W
L52	29.14'	S86°35'22"W
L53	298.15'	S86°35'22"W
L54	191.45'	S86°35'22"W
L55	175.21'	S1°51'53"W
L56	103.82'	N86°35'22"E
L57	169.62'	S3°24'38"E
L58	14.76'	S86°35'22"W
L59	28.76'	S86°35'22"W
L60	113.12'	S86°35'22"W
L61	169.62'	S3°23'33"E
L62	129.05'	N86°35'22"E
L63	27.65'	N86°35'22"E
L64	52.49'	S86°35'22"W

Line Table		
Line #	Length	Direction
L65	11.50'	S3°24'38"E
L66	117.36'	S86°35'22"W
L67	19.12'	S87°44'47"W
L68	9.10'	N53°02'34"W
L69	122.31'	S87°44'47"W
L70	24.56'	S87°44'47"W
L71	10.63'	N6°30'23"W
L72	65.44'	S83°29'37"W
L73	63.30'	S87°44'47"W
L74	49.43'	N53°02'34"W
L75	28.67'	S70°18'02"W
L76	20.83'	N56°40'05"W
L77	25.91'	N31°54'31"W
L78	43.80'	N18°16'36"E
L79	48.17'	N43°32'44"E
L80	35.04'	N6°32'00"E
L81	43.89'	N16°34'24"W
L82	70.19'	N7°08'48"W
L83	65.35'	N30°27'10"W
L84	38.40'	S49°03'06"E

Line Table		
Line #	Length	Direction
L85	89.00'	S3°24'38"E
L86	29.00'	S86°35'22"W
L87	89.00'	N3°24'38"W
L88	19.58'	N38°18'51"W
L89	22.00'	S86°35'22"W
L90	89.00'	N3°24'38"W
L91	8.66'	N27°41'44"W
L92	22.00'	S86°35'22"W
L93	89.00'	N3°24'38"W
L94	1.85'	N14°58'46"W
L95	22.00'	S86°35'22"W
L96	89.00'	N3°24'38"W
L97	3.73'	N86°35'22"E
L98	12.00'	S86°35'22"W
L99	24.00'	N86°35'22"E
L100	57.00'	N3°24'38"W
L101	44.00'	N3°24'38"W
L102	59.00'	S3°24'38"E
L103	14.00'	S86°35'22"W
L104	89.00'	N3°24'38"W

Line Table		
Line #	Length	Direction
L105	16.18'	N86°35'22"E
L106	7.82'	N86°35'22"E
L107	22.00'	S86°35'22"W
L108	89.00'	N3°24'38"W
L109	22.00'	N86°35'22"E
L110	29.00'	S86°35'22"W
L111	89.00'	N3°24'38"W
L112	29.00'	N86°35'22"E
L113	24.47'	S86°35'22"W
L114	89.00'	N3°24'38"W
L115	24.47'	N86°35'22"E
L116	89.15'	N3°24'38"W
L117	89.01'	N3°40'07"E



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	29.67'	1469.25'	1° 09' 26"	S87° 10' 05"W	29.67'
C10	71.73'	530.25'	7° 45' 04"	S89° 32' 06"E	71.68'
C11	43.95'	508.25'	4° 57' 17"	N87° 56' 29"W	43.94'
C12	32.95'	419.25'	4° 30' 11"	S87° 31' 53"E	32.94'
C13	22.01'	508.25'	2° 28' 53"	S88° 20' 26"W	22.01'
C14	22.02'	419.25'	3° 00' 32"	N88° 42' 46"E	22.02'
C15	4.53'	508.25'	0° 30' 38"	S86° 50' 41"W	4.53'
C16	4.53'	419.25'	0° 37' 08"	N86° 53' 56"E	4.53'
C17	31.42'	20.00'	90° 00' 00"	S41° 35' 22"W	28.28'
C18	15.71'	10.00'	90° 00' 00"	S48° 24' 38"E	14.14'
C19	34.56'	22.00'	90° 00' 00"	N48° 24' 38"W	31.11'
C20	15.71'	10.00'	90° 00' 00"	N41° 35' 22"E	14.14'
C21	18.02'	89.25'	11° 34' 07"	N80° 48' 18"E	17.99'
C22	19.81'	89.25'	12° 42' 58"	N68° 39' 45"E	19.77'
C23	16.54'	89.25'	10° 37' 07"	N56° 59' 43"E	16.52'
C24	16.73'	89.25'	10° 44' 15"	N46° 19' 02"E	16.70'

HATCH LEGEND

- DETENTION POND
- RIPARIAN BUFFER ZONE 1
- ROW DEDICATION

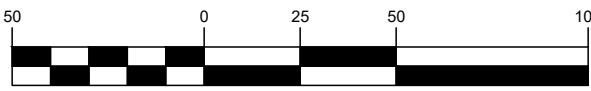
SOUTHERN LAND
COMPANY
WESTHAVEN

PUD SUBDIVISION, FINAL PLAT, SECTION
62 (BLAKEFORD) AND SECTION 25,
REVISION 7 (LOTS 4204 AND 4301)



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GRAPHIC SCALE: 1" = 50'

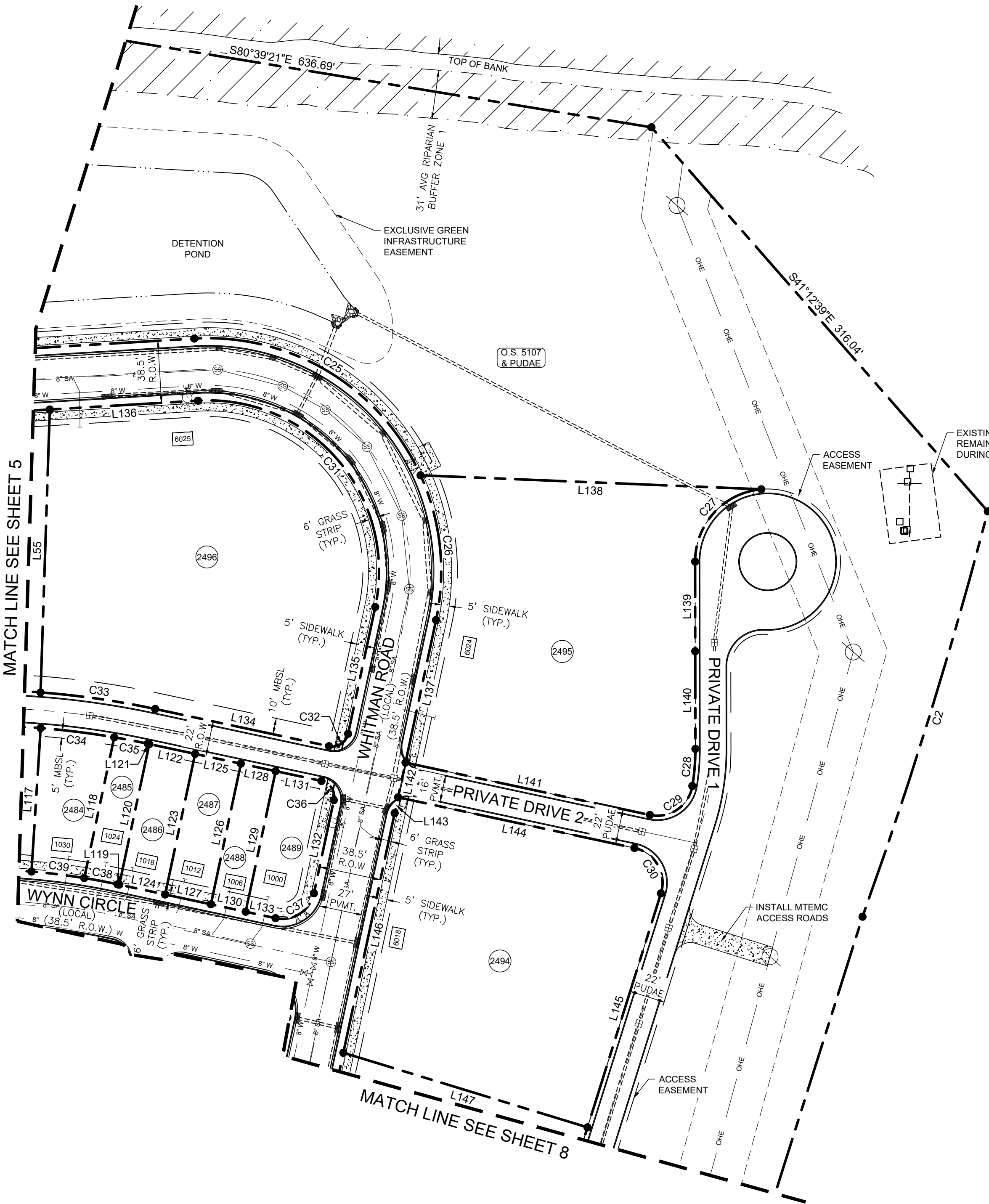
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	39.681	TOTAL NO. OF LOTS:	72
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	21.951	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	09/06/2023

WA PROJECT NO. 20-1478 COF PROJECT NO. 8266 SHEET 5 OF 10



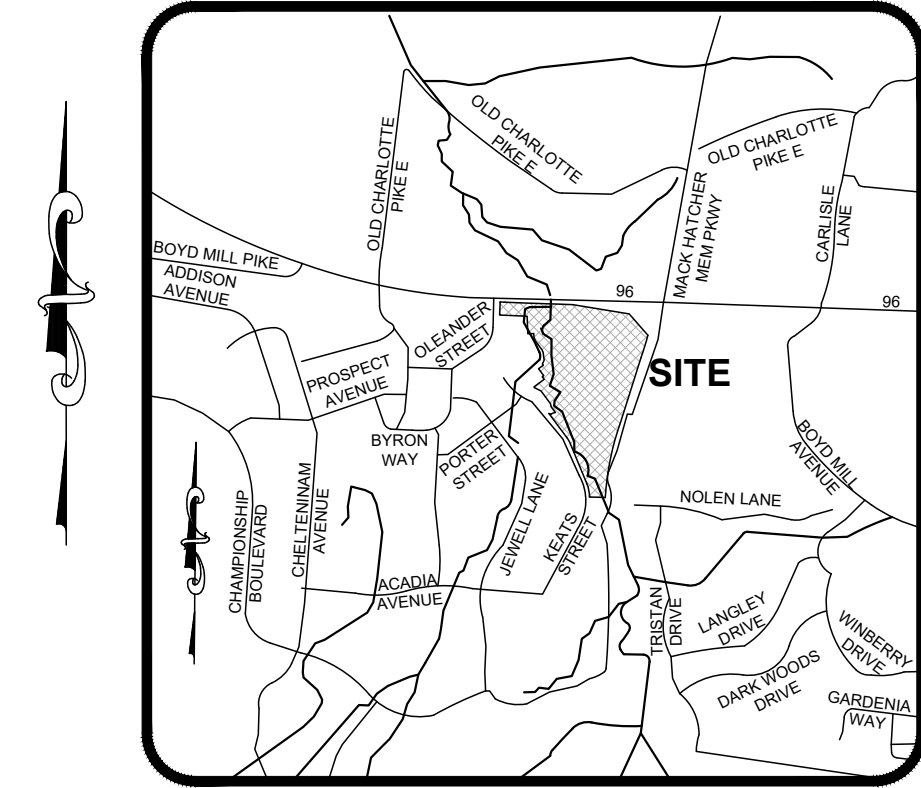


Line Table		
Line #	Length	Direction
L55	175.21'	S1°51'53"W
L117	89.01'	N3°40'07"E
L118	89.09'	N12°01'55"E
L119	1.08'	S77°54'29"E
L120	89.00'	N12°01'55"E
L121	0.98'	N77°54'29"W
L122	29.00'	N77°54'29"W
L123	89.00'	N12°01'55"E
L124	29.00'	S77°54'29"E
L125	29.00'	N77°54'29"W
L126	89.00'	N12°01'55"E
L127	29.00'	S77°54'29"E
L128	22.00'	N77°54'29"W
L129	89.00'	N12°01'55"E
L130	22.00'	S77°54'29"E
L131	29.00'	N77°54'29"W

Line Table		
Line #	Length	Direction
L132	59.00'	N12°05'31"E
L133	18.91'	S77°54'29"E
L134	109.98'	S77°54'29"E
L135	80.25'	N12°05'31"E
L136	91.94'	S86°35'22"W
L137	90.25'	S12°05'31"W
L138	211.10'	N87°39'05"W
L139	55.46'	N0°05'23"W
L140	60.43'	N0°05'23"W
L141	154.69'	S77°54'29"E
L142	22.00'	N12°05'31"E
L143	10.00'	S12°05'31"W
L144	149.66'	N77°54'29"W
L145	151.81'	N17°25'32"E
L146	151.68'	S12°05'31"W
L147	158.03'	N73°00'13"W

HATCH LEGEND

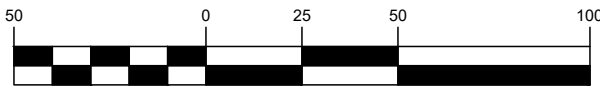
- DETENTION POND
- RIPARIAN BUFFER ZONE 1
- ROW DEDICATION



VICINITY MAP
NOT TO SCALE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	262.70'	2906.00'	5° 10' 46"	S17° 10' 52"W	262.61'
C25	173.97'	144.25'	69° 06' 08"	N58° 51' 34"W	163.62'
C26	91.64'	144.25'	36° 24' 01"	S6° 06' 30"E	90.11'
C27	66.65'	45.00'	84° 52' 01"	N42° 26' 00"E	60.73'
C28	23.10'	139.00'	9° 31' 11"	N4° 40' 13"E	23.07'
C29	35.58'	22.00'	92° 39' 42"	N55° 45' 40"E	31.83'
C30	36.61'	22.00'	95° 20' 01"	N30° 14' 29"W	32.53'
C31	194.72'	105.75'	105° 30' 09"	N40° 39' 34"W	168.36'
C32	15.71'	10.00'	90° 00' 00"	N57° 05' 31"E	14.14'
C33	71.73'	530.25'	7° 45' 04"	S81° 47' 02"E	71.68'
C34	45.91'	508.25'	5° 10' 32"	N82° 52' 35"W	45.89'
C35	21.12'	508.25'	2° 22' 49"	N79° 05' 54"W	21.11'
C36	15.71'	10.00'	90° 00' 00"	N32° 54' 29"W	14.14'
C37	31.42'	20.00'	90° 00' 00"	N57° 05' 31"E	28.28'
C38	21.02'	419.25'	2° 52' 24"	S79° 20' 41"E	21.02'
C39	32.92'	419.25'	4° 29' 54"	S83° 01' 50"E	32.91'



GRAPHIC SCALE: 1" = 50'



WA WILSON & ASSOCIATES, R.C.
Engineering/Surveying/Environmental

**SOUTHERN LAND
COMPANY
WESTHAVEN**

**PUD SUBDIVISION, FINAL PLAT, SECTION
62 (BLAKEFORD) AND SECTION 25,
REVISION 7 (LOTS 4204 AND 4301)**

RECORDING STAMP
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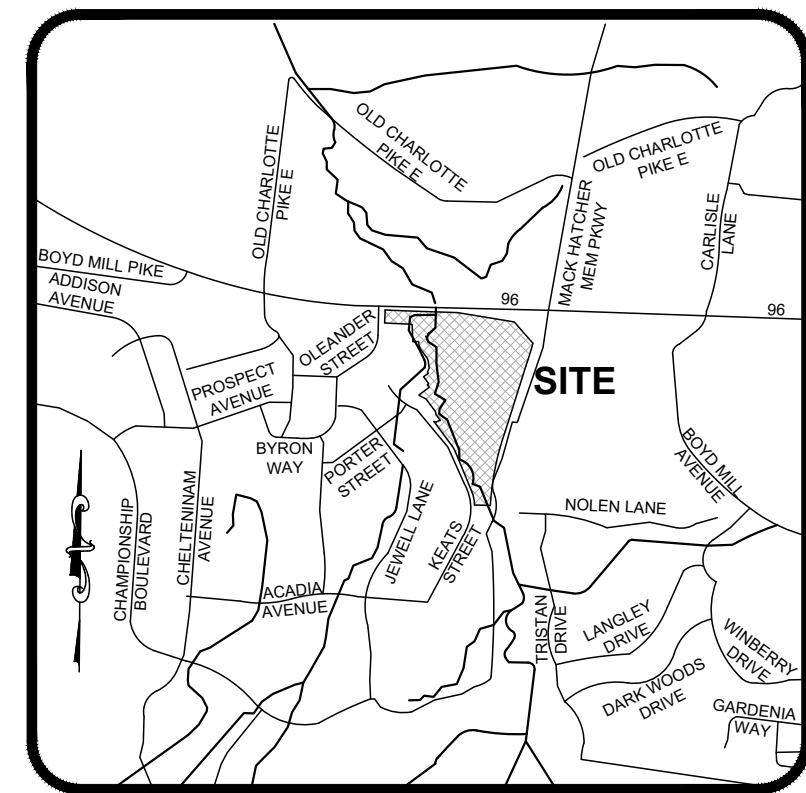
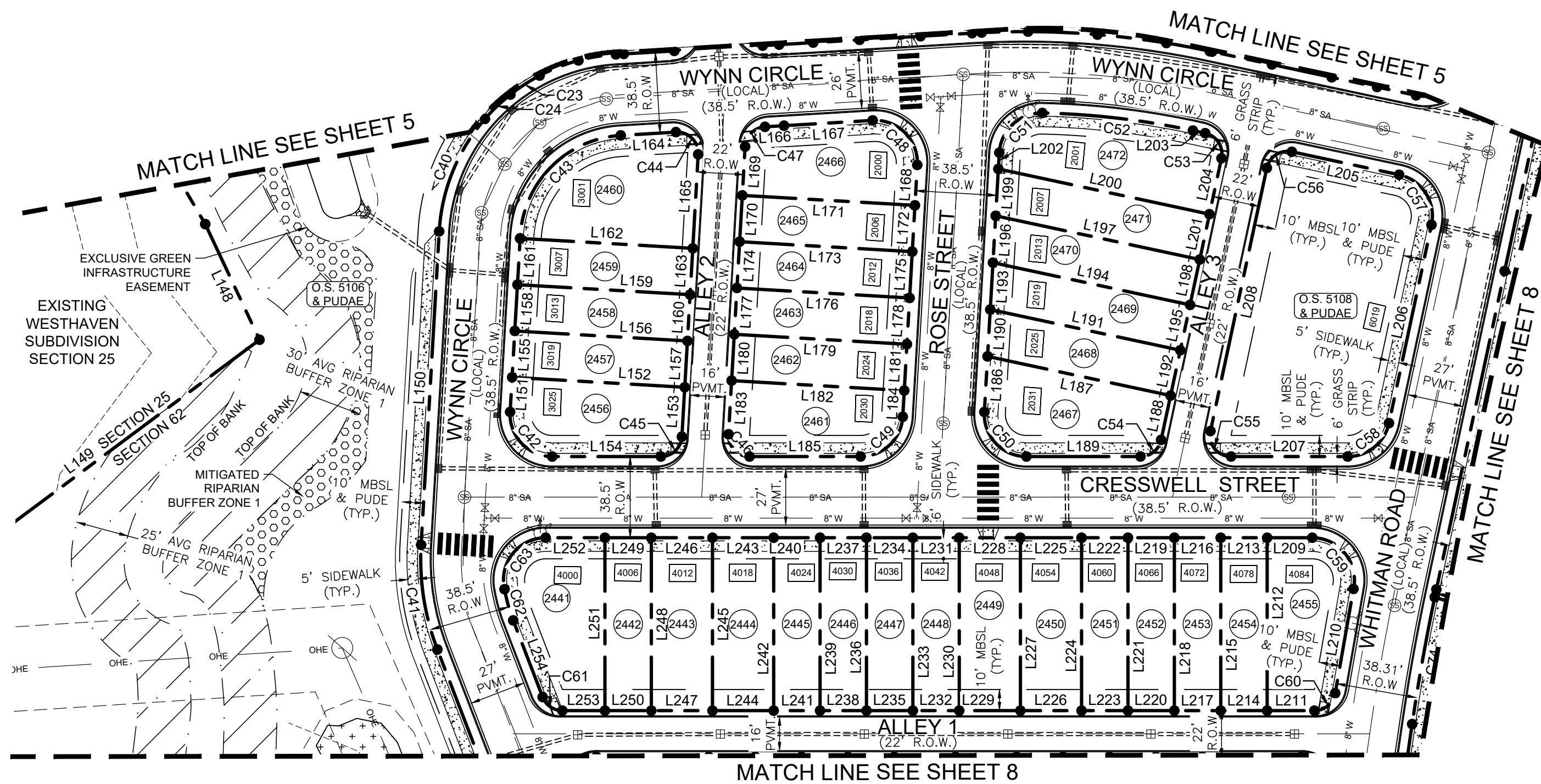
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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	39.681	TOTAL NO. OF LOTS:	72
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	21.951	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	09/06/2023

WA PROJECT NO. 20-1478 COF PROJECT NO. 8266 SHEET 6 OF 10



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

- DETENTION POND
- RIPARIAN BUFFER ZONE 1
- ROW DEDICATION

Line Table		
Line #	Length	Direction
L148	60.60'	N25°08'02"W
L149	205.37'	N53°22'01"E
L150	148.94'	N3°18'11"E
L151	16.47'	S3°18'11"W
L152	82.00'	S86°41'49"E
L153	23.48'	N3°18'11"E
L154	51.51'	N90°00'00"E
L155	22.00'	S3°18'11"W
L156	82.00'	S86°41'49"E
L157	22.00'	N3°18'11"E
L158	22.00'	S3°18'11"W
L159	82.00'	S86°41'49"E
L160	22.00'	N3°18'11"E
L161	22.00'	S3°18'11"W
L162	82.00'	S86°41'49"E
L163	22.00'	N3°18'11"E
L164	26.19'	S86°35'22"W
L165	44.63'	N3°18'11"E
L166	9.07'	S86°35'22"W
L167	42.12'	S86°35'22"W
L168	19.20'	N3°18'11"E
L169	23.15'	S3°18'11"W
L170	22.00'	S3°18'11"W
L171	82.00'	N86°41'49"W
L172	22.00'	N3°18'11"E
L173	82.00'	N86°41'49"W
L174	22.00'	S3°18'11"W

Line Table		
Line #	Length	Direction
L175	22.00'	N3°18'11"E
L176	82.00'	N86°41'49"W
L177	22.00'	S3°18'11"W
L178	22.00'	N3°18'11"E
L179	82.00'	N86°41'49"W
L180	22.00'	S3°18'11"W
L181	22.00'	N3°18'11"E
L182	82.00'	N86°41'49"W
L183	25.48'	S3°18'11"W
L184	12.46'	N3°18'11"E
L185	52.66'	N90°00'00"E
L186	26.40'	S3°18'11"W
L187	88.77'	S77°54'29"E
L188	21.48'	N12°05'31"E
L189	54.07'	N90°00'00"E
L190	22.26'	S3°18'11"W
L191	92.17'	S77°54'29"E
L192	22.00'	N12°05'31"E
L193	22.26'	S3°18'11"W
L194	95.57'	S77°54'29"E
L195	22.00'	N12°05'31"E
L196	22.26'	S3°18'11"W
L197	98.97'	S77°54'29"E
L198	22.00'	N12°05'31"E
L199	22.26'	S3°18'11"W
L200	102.37'	S77°54'29"E
L201	22.00'	N12°05'31"E

Line Table		
Line #	Length	Direction
L202	7.73'	S3°18'11"W
L203	5.98'	N77°54'29"W
L204	27.12'	N12°05'31"E
L205	52.00'	N77°54'29"W
L206	96.24'	N12°05'31"E
L207	55.32'	N90°00'00"E
L208	127.61'	S12°05'31"W
L209	21.40'	N90°00'00"W
L210	50.19'	N9°56'33"E
L211	22.42'	N90°00'00"E
L212	82.00'	S0°00'00"E
L213	22.00'	N90°00'00"W
L214	22.00'	N90°00'00"E
L215	82.00'	S0°00'00"E
L216	22.00'	N90°00'00"W
L217	22.00'	N90°00'00"E
L218	82.00'	S0°00'00"E
L219	22.00'	N90°00'00"W
L220	22.00'	N90°00'00"E
L221	82.00'	S0°00'00"E
L222	22.00'	N90°00'00"W
L223	22.00'	N90°00'00"E
L224	82.00'	S0°00'00"E
L225	29.00'	N90°00'00"W
L226	29.00'	N90°00'00"E
L227	82.00'	S0°00'00"E
L228	29.00'	N90°00'00"W

Line Table		
Line #	Length	Direction
L229	29.00'	N90°00'00"E
L230	82.00'	S0°00'00"E
L231	22.00'	N90°00'00"W
L232	22.00'	S90°00'00"E
L233	82.00'	S0°00'00"E
L234	22.00'	N90°00'00"W
L235	22.00'	N90°00'00"E
L236	82.00'	S0°00'00"E
L237	22.00'	N90°00'00"W
L238	22.00'	N90°00'00"E
L239	82.00'	S0°00'00"E
L240	22.00'	N90°00'00"W
L241	22.00'	N90°00'00"E
L242	82.00'	S0°00'00"E
L243	29.00'	N90°00'00"W
L244	29.00'	N90°00'00"E
L245	82.00'	S0°00'00"E
L246	29.00'	N90°00'00"W
L247	29.00'	N90°00'00"E
L248	82.00'	S0°00'00"E
L249	22.00'	N90°00'00"W
L250	22.00'	N90°00'00"E
L251	82.00'	S0°00'00"E
L252	28.11'	N90°00'00"W
L253	20.19'	N90°00'00"E
L254	38.95'	S21°00'58"E

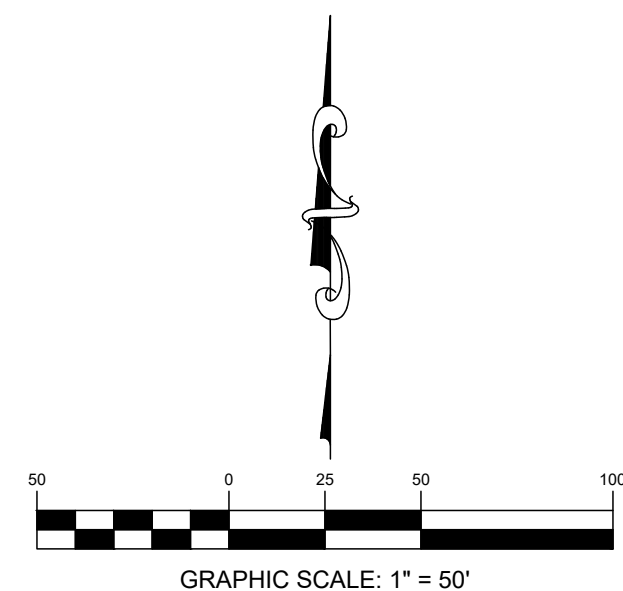
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	16.54'	89.25'	10° 37' 07"	N56° 59' 43"E	16.52'
C24	16.73'	89.25'	10° 44' 15"	N46° 19' 02"E	16.70'
C40	58.64'	89.25'	37° 38' 43"	N22° 07' 33"E	57.59'
C41	50.62'	119.25'	24° 19' 09"	N8° 51' 23"W	50.24'
C42	32.57'	20.00'	93° 18' 11"	S43° 20' 54"E	29.09'
C43	73.77'	50.75'	83° 17' 11"	S44° 56' 47"W	67.45'
C44	16.88'	10.00'	96° 42' 49"	N45° 03' 13"W	14.95'
C45	15.13'	10.00'	86° 41' 49"	N46° 39' 06"E	13.73'
C46	16.28'	10.00'	93° 18' 11"	S43° 20' 54"E	14.54'
C47	14.54'	10.00'	83° 17' 11"	S44° 56' 47"W	13.29'
C48	33.76'	20.00'	96° 42' 49"	N45° 03' 13"W	29.89'
C49	30.26'	20.00'	86° 41' 49"	N46° 39' 06"E	27.46'
C50	32.57'	20.00'	93° 18' 11"	S43° 20' 54"E	29.09'
C51	30.70'	20.00'	87° 57' 19"	S47° 16' 51"W	27.78'
C52	71.99'	380.75'	10° 50' 01"	N83° 19' 30"W	71.89'
C53	15.71'	10.00'	90° 00' 00"	N32° 54' 29"W	14.14'
C54	13.60'	10.00'	77° 54' 29"	N51° 02' 45"E	12.57'
C55	17.82'	10.00'	102° 05' 31"	S38° 57' 15"E	15.55'
C56	15.71'	10.00'	90° 00' 00"	S57° 05' 31"W	14.14'
C58	27.20'	20.00'	77° 54' 29"	N51° 02' 45"E	25.15'
C59	35.74'	20.00'	102° 23' 35"	N38° 48' 12"W	31.17'
C60	13.97'	10.00'	80° 03' 27"	N49° 58' 17"E	12.86'
C61	12.04'	10.00'	68° 59' 02"	S55° 30' 29"E	11.33'
C62	15.40'	80.75'	10° 55' 27"	S15° 33' 14"E	15.37'
C63	35.87'	20.00'	102° 45' 48"	S38° 37' 06"W	31.25'



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COMPANY**

WESTHAVEN

**PUD SUBDIVISION, FINAL PLAT, SECTION
62 (BLAKEFORD) AND SECTION 25,
REVISION 7 (LOTS 4204 AND 4301)**

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	39.681	TOTAL NO. OF LOTS:	72
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	21.951	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	09/06/2023

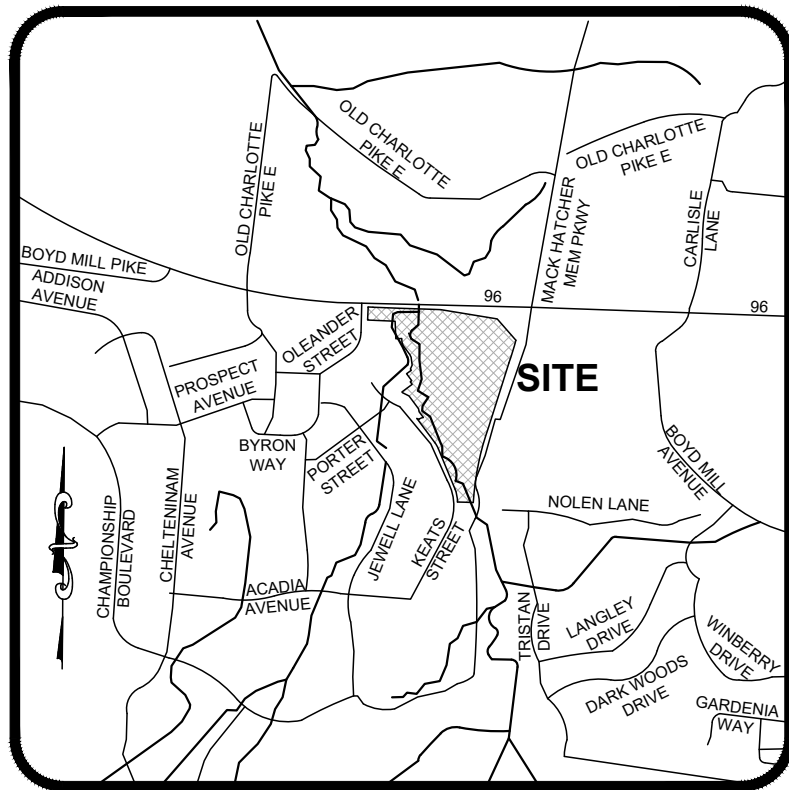
WA PROJECT NO. 20-1478 COF PROJECT NO. 8266 SHEET 7 OF 10

Line Table		
Line #	Length	Direction
L3	81.19'	S17°33'52"W
L9	122.00'	N36°31'54"W
L10	137.50'	N36°31'54"W
L11	1.72'	N62°30'36"E
L12	79.11'	N36°28'51"W
L147	158.03'	N73°00'13"W
L255	46.76'	N90°00'00"W
L256	23.10'	N8°18'00"E
L257	81.97'	S0°00'00"E
L258	22.00'	N90°00'00"W
L259	20.15'	S90°00'00"E
L260	82.00'	S0°00'00"E
L261	22.00'	N90°00'00"W
L262	17.35'	N90°00'00"E
L263	4.65'	N90°00'00"E
L264	82.00'	S0°00'00"E
L265	22.00'	N90°00'00"W
L266	22.00'	S90°00'00"E
L267	82.00'	S0°00'00"E
L268	22.00'	N90°00'00"W
L269	22.00'	N90°00'00"E
L270	82.00'	S0°00'00"E
L271	29.00'	N90°00'00"W
L272	29.00'	N90°00'00"E
L273	82.00'	S0°00'00"E

Line Table		
Line #	Length	Direction
L274	29.00'	N90°00'00"W
L275	29.00'	N90°00'00"E
L276	82.00'	S0°00'00"E
L277	22.00'	N90°00'00"W
L278	22.00'	S90°00'00"E
L279	82.00'	S0°00'00"E
L280	22.00'	N90°00'00"W
L281	22.00'	N90°00'00"E
L282	82.00'	S0°00'00"E
L283	22.00'	N90°00'00"W
L284	22.00'	N90°00'00"E
L285	82.00'	S0°00'00"E
L286	22.00'	N90°00'00"W
L287	20.07'	N90°00'00"E
L288	81.97'	S0°00'00"E
L289	53.33'	N90°00'00"W
L290	34.98'	S21°00'58"E
L291	118.93'	N21°00'58"W
L292	92.09'	N90°00'00"W
L293	56.38'	N90°00'00"W
L294	65.50'	N0°00'00"E
L295	56.38'	N90°00'00"E
L296	105.50'	S0°00'00"E
L297	22.29'	N90°00'00"E
L298	7.96'	N90°00'00"E

Line Table		
Line #	Length	Direction
L299	114.09'	N71°17'24"E
L300	154.44'	S12°05'31"W
L301	90.07'	N17°25'32"E
L302	7.96'	N3°17'13"W
L303	159.32'	N72°04'35"W
L304	121.27'	N17°03'40"E
L305	120.95'	S67°32'03"E
L306	56.05'	S8°18'00"W
L307	130.89'	N67°32'03"W
L308	28.66'	N21°09'52"W
L309	94.27'	N16°09'19"E
L310	65.81'	S0°00'00"E
L311	88.17'	S77°30'32"E
L312	67.52'	N77°30'32"W
L313	199.56'	N77°30'32"W
L314	65.95'	N90°00'00"W
L315	46.05'	N90°00'00"W
L316	17.72'	N90°00'00"W
L317	79.62'	S71°17'24"W
L318	16.42'	S39°42'56"W
L319	11.94'	S53°28'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C88	63.67'	45.00'	81° 04' 15"	S40° 18' 57"E	58.49'
C89	45.93'	378.00'	6° 57' 42"	S86° 31' 09"W	45.90'
C90	77.51'	378.00'	11° 44' 54"	S77° 09' 51"W	77.37'
C91	38.02'	69.00'	31° 34' 28"	S55° 30' 10"W	37.55'
C92	26.64'	111.00'	13° 45' 10"	S46° 35' 31"W	26.58'
C93	31.42'	20.00'	90° 00' 00"	S8° 28' 06"W	28.28'
C94	40.06'	161.00'	14° 15' 18"	N85° 19' 10"E	39.95'



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	28.26'	20.00'	80° 57' 30"	S77° 00' 39"E	25.97'
C7	47.29'	161.00'	16° 49' 40"	N69° 46' 40"E	47.12'
C64	19.38'	10.00'	111° 00' 58"	S34° 29' 31"W	16.48'
C65	65.20'	55.75'	67° 00' 10"	S54° 31' 02"E	61.54'
C66	1.93'	55.75'	1° 58' 53"	S89° 00' 34"E	1.93'
C67	77.65'	55.75'	79° 48' 10"	N48° 12' 05"E	71.52'
C68	17.16'	10.00'	98° 18' 00"	N40° 51' 00"W	15.13'
C69	49.16'	136.00'	20° 42' 45"	N7° 04' 10"E	48.90'
C70	15.10'	114.00'	7° 35' 16"	N0° 30' 25"E	15.09'
C71	25.39'	114.00'	12° 45' 37"	N10° 40' 51"E	25.34'
C72	48.29'	29.00'	95° 24' 18"	N64° 45' 48"E	42.90'
C73	3.72'	980.75'	0° 13' 03"	S11° 58' 59"W	3.72'
C74	61.18'	980.75'	3° 34' 27"	S10° 05' 14"W	61.17'
C75	51.20'	94.25'	31° 07' 24"	S23° 51' 42"W	50.57'
C76	24.21'	94.25'	14° 42' 59"	N46° 46' 53"E	24.14'
C77	5.13'	94.25'	3° 07' 15"	S55° 42' 00"W	5.13'
C78	58.50'	51.00'	65° 43' 35"	S79° 36' 09"W	55.35'
C79	41.19'	627.14'	3° 45' 47"	S79° 23' 21"E	41.18'
C80	22.57'	626.08'	2° 03' 55"	S82° 18' 24"E	22.57'
C81	60.13'	626.41'	5° 30' 01"	S86° 03' 50"E	60.11'
C82	31.00'	20.00'	88° 48' 51"	S44° 24' 25"E	27.99'
C83	30.32'	20.00'	86° 52' 08"	S43° 26' 04"W	27.50'
C84	48.70'	94.25'	29° 36' 30"	S72° 03' 53"W	48.16'
C85	16.58'	10.00'	95° 01' 08"	N29° 59' 58"W	14.75'
C86	129.06'	592.00'	12° 29' 28"	N83° 45' 16"W	128.81'
C87	57.04'	45.00'	72° 37' 36"	N36° 32' 25"E	53.30'

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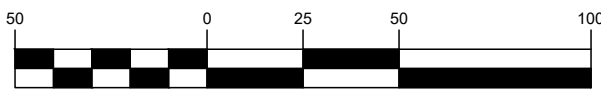
PUD SUBDIVISION, FINAL PLAT, SECTION
62 (BLAKEFORD) AND SECTION 25,
REVISION 7 (LOTS 4204 AND 4301)



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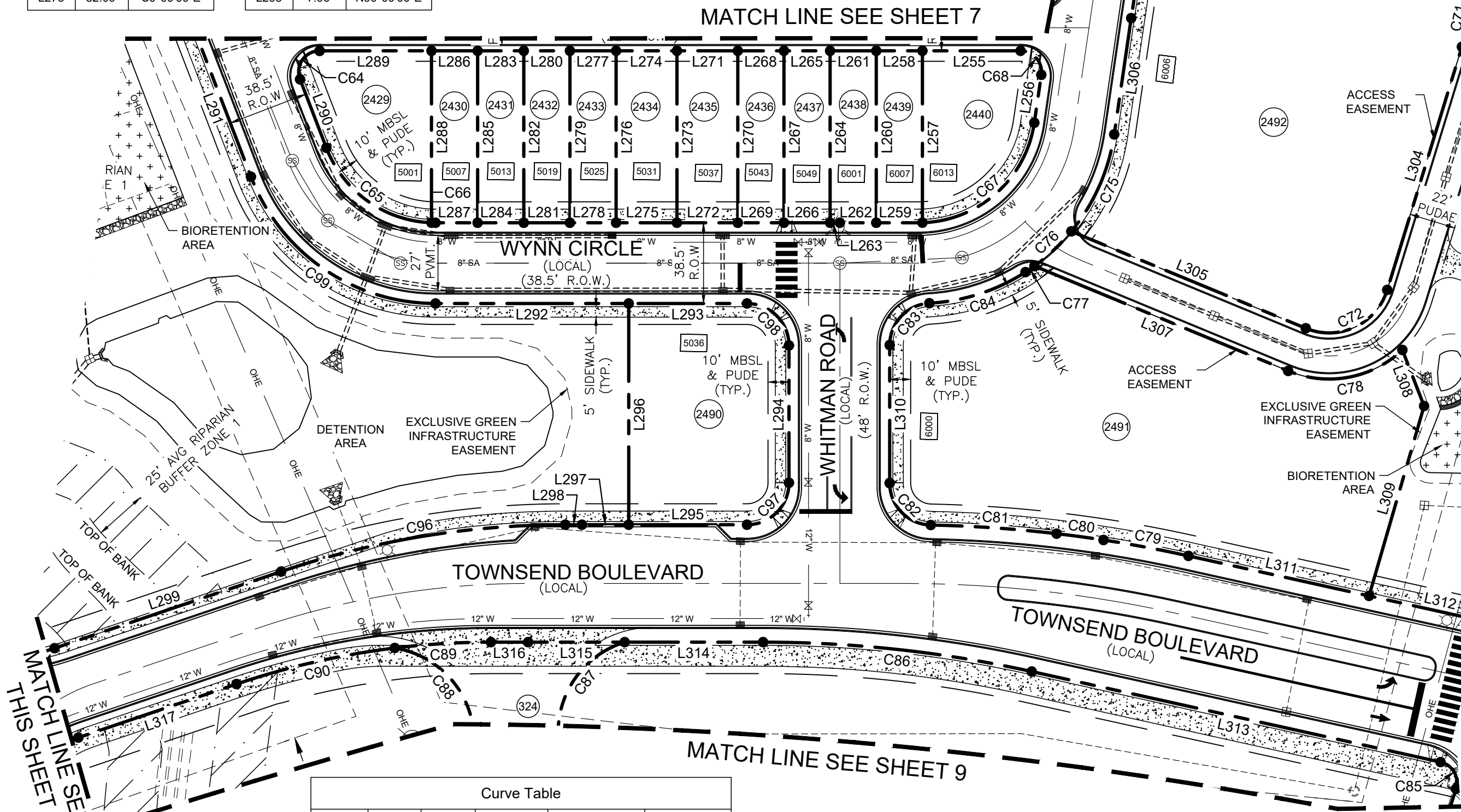


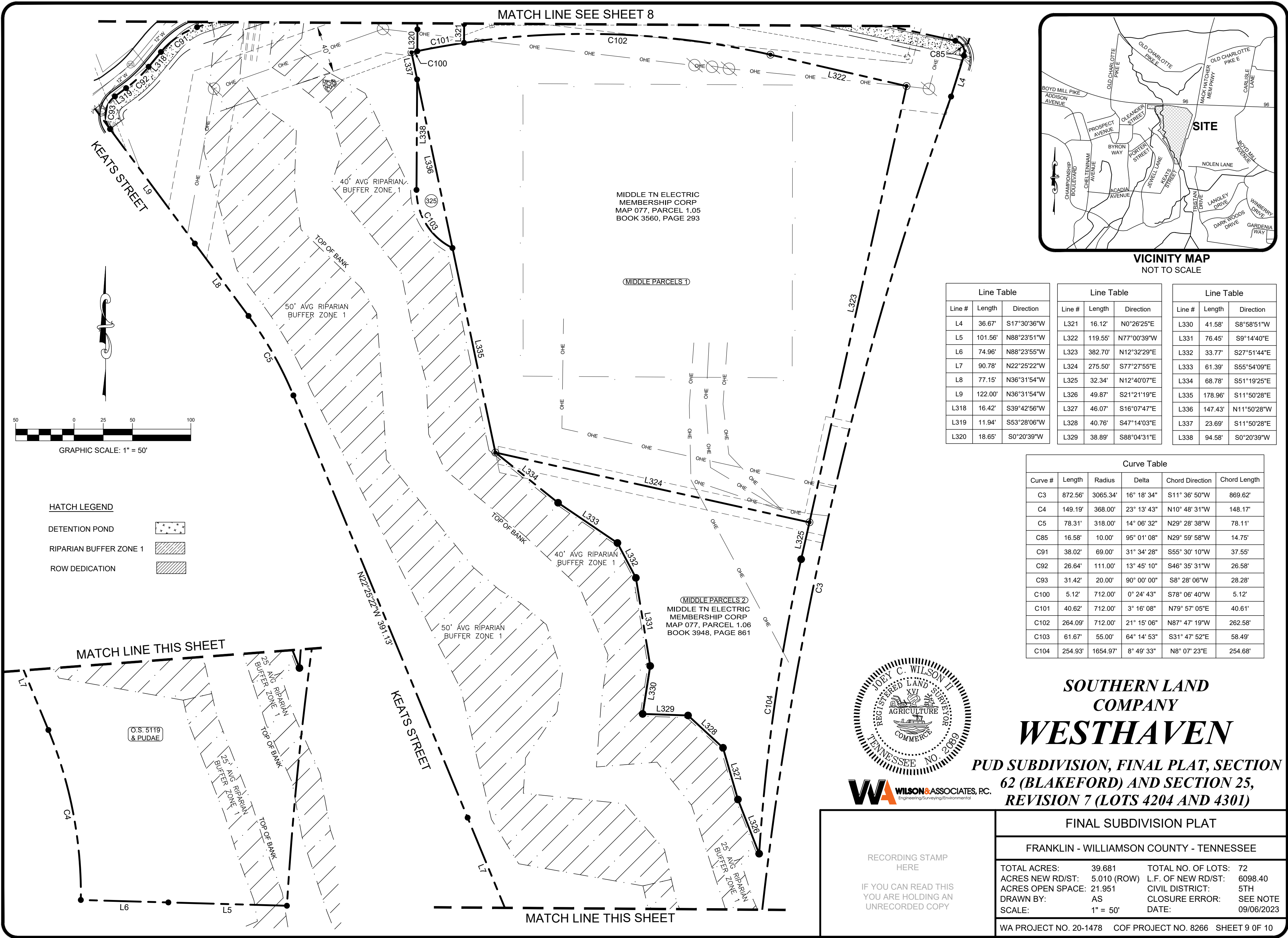
GRAPHIC SCALE: 1" = 50'

HATCH LEGEND

- DETENTION POND
- RIPARIAN BUFFER ZONE 1
- ROW DEDICATION

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C95	34.71'	94.00'	21° 09' 24"	N81° 52' 06"E	34.51'
C96	137.80'	422.00'	18° 42' 36"	N80° 38' 42"E	137.19'
C97	31.41'	20.00'	89° 59' 41"	N45° 00' 10"E	28.28'
C98	31.42'	20.00'	90° 00' 00"	N45° 00' 00"W	28.28'
C99	113.48'	94.25'	68° 59' 02"	N55° 30' 29"W	106.75'





Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.97'	3542.59'	0° 52' 22"	S87° 44' 05"E	53.97'
C2	262.70'	2906.00'	5° 10' 46"	S17° 10' 52"W	262.61'
C3	872.56'	3065.34'	16° 18' 34"	S11° 36' 50"W	869.62'
C4	149.19'	368.00'	23° 13' 43"	N10° 48' 31"W	148.17'
C5	78.31'	318.00'	14° 06' 32"	N29° 28' 38"W	78.11'
C6	28.26'	20.00'	80° 57' 30"	S77° 00' 39"E	25.97'
C7	47.29'	161.00'	16° 49' 40"	N69° 46' 40"E	47.12'
C8	5.72'	140.00'	2° 20' 32"	N1° 06' 44"E	5.72'
C9	29.67'	1469.25'	1° 09' 26"	S87° 10' 05"W	29.67'
C10	71.73'	530.25'	7° 45' 04"	S89° 32' 06"E	71.68'
C11	43.95'	508.25'	4° 57' 17"	N87° 56' 29"W	43.94'
C12	32.95'	419.25'	4° 30' 11"	S87° 31' 53"E	32.94'
C13	22.01'	508.25'	2° 28' 53"	S88° 20' 26"W	22.01'
C14	22.02'	419.25'	3° 00' 32"	N88° 42' 46"E	22.02'
C15	4.53'	508.25'	0° 30' 38"	S86° 50' 41"W	4.53'
C16	4.53'	419.25'	0° 37' 08"	N86° 53' 56"E	4.53'
C17	31.42'	20.00'	90° 00' 00"	S41° 35' 22"W	28.28'
C18	15.71'	10.00'	90° 00' 00"	S48° 24' 38"E	14.14'
C19	34.56'	22.00'	90° 00' 00"	N48° 24' 38"W	31.11'
C20	15.71'	10.00'	90° 00' 00"	N41° 35' 22"E	14.14'
C21	18.02'	89.25'	11° 34' 07"	N80° 48' 18"E	17.99'
C22	19.81'	89.25'	12° 42' 58"	N68° 39' 45"E	19.77'
C23	16.54'	89.25'	10° 37' 07"	N56° 59' 43"E	16.52'
C24	16.73'	89.25'	10° 44' 15"	N46° 19' 02"E	16.70'
C25	173.97'	144.25'	69° 06' 08"	N58° 51' 34"W	163.62'
C26	91.64'	144.25'	36° 24' 01"	S6° 06' 30"E	90.11'
C27	66.65'	45.00'	84° 52' 01"	N42° 26' 00"E	60.73'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	23.10'	139.00'	9° 31' 11"	N4° 40' 13"E	23.07'
C29	35.58'	22.00'	92° 39' 42"	N55° 45' 40"E	31.83'
C30	36.61'	22.00'	95° 20' 01"	N30° 14' 29"W	32.53'
C31	194.72'	105.75'	105° 30' 09"	N40° 39' 34"W	168.36'
C32	15.71'	10.00'	90° 00' 00"	N57° 05' 31"E	14.14'
C33	71.73'	530.25'	7° 45' 04"	S81° 47' 02"E	71.68'
C34	45.91'	508.25'	5° 10' 32"	N82° 52' 35"W	45.89'
C35	21.12'	508.25'	2° 22' 49"	N79° 05' 54"W	21.11'
C36	15.71'	10.00'	90° 00' 00"	S32° 54' 29"W	14.14'
C37	31.42'	20.00'	90° 00' 00"	N57° 05' 31"E	28.28'
C38	21.02'	419.25'	2° 52' 24"	S79° 20' 41"E	21.02'
C39	32.92'	419.25'	4° 29' 54"	S83° 01' 50"E	32.91'
C40	58.64'	89.25'	37° 38' 43"	N22° 07' 33"E	57.59'
C41	50.62'	119.25'	24° 19' 09"	N8° 51' 23"W	50.24'
C42	32.57'	20.00'	93° 18' 11"	S43° 20' 54"E	29.09'
C43	73.77'	50.75'	83° 17' 11"	S44° 56' 47"W	67.45'
C44	16.88'	10.00'	96° 42' 49"	N45° 03' 13"W	14.95'
C45	15.13'	10.00'	86° 41' 49"	N46° 39' 06"E	13.73'
C46	16.28'	10.00'	93° 18' 11"	S43° 20' 54"E	14.54'
C47	14.54'	10.00'	83° 17' 11"	S44° 56' 47"W	13.29'
C48	33.76'	20.00'	96° 42' 49"	N45° 03' 13"W	29.89'
C49	30.26'	20.00'	86° 41' 49"	N46° 39' 06"E	27.46'
C50	32.57'	20.00'	93° 18' 11"	S43° 20' 54"E	29.09'
C51	30.70'	20.00'	87° 57' 19"	S47° 16' 51"W	27.78'
C52	71.99'	380.75'	10° 50' 01"	N83° 19' 30"W	71.89'
C53	15.71'	10.00'	90° 00' 00"	N32° 54' 29"W	14.14'
C54	13.60'	10.00'	77° 54' 29"	N51° 02' 45"E	12.57'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	17.82'	10.00'	102° 05' 31"	S38° 57' 15"E	15.55'
C56	15.71'	10.00'	90° 00' 00"	S57° 05' 31"W	14.14'
C57	31.42'	20.00'	90° 00' 00"	N32° 54' 29"W	28.28'
C58	27.20'	20.00'	77° 54' 29"	N51° 02' 45"E	25.15'
C59	35.74'	20.00'	102° 23' 35"	N38° 48' 12"W	31.17'
C60	13.97'	10.00'	80° 03' 27"	N49° 58' 17"E	12.86'
C61	12.04'	10.00'	68° 59' 02"	S55° 30' 29"E	11.33'
C62	15.40'	80.75'	10° 55' 27"	S15° 33' 14"E	15.37'
C63	35.87'	20.00'	102° 45' 48"	S38° 37' 06"W	31.25'
C64	19.38'	10.00'	111° 00' 58"	S34° 29' 31"W	16.48'
C65	65.20'	55.75'	67° 00' 10"	S54° 31' 02"E	61.54'
C66	1.93'	55.75'	1° 58' 53"	S89° 00' 34"E	1.93'
C67	77.65'	55.75'	79° 48' 10"	N48° 12' 05"E	71.52'
C68	17.16'	10.00'	98° 18' 00"	N40° 51' 00"W	15.13'
C69	49.16'	136.00'	20° 42' 45"	N7° 04' 10"E	48.90'
C70	15.10'	114.00'	7° 35' 16"	N0° 30' 25"E	15.09'
C71	25.39'	114.00'	12° 45' 37"	N10° 40' 51"E	25.34'
C72	48.29'	29.00'	95° 24' 18"	N64° 45' 48"E	42.90'
C73	3.72'	980.75'	0° 13' 03"	S11° 58' 59"W	3.72'
C74	61.18'	980.75'	3° 34' 27"	S10° 05' 14"W	61.17'
C75	51.20'	94.25'	31° 07' 24"	S23° 51' 42"W	50.57'
C76	24.21'	94.25'	14° 42' 59"	N46° 46' 53"E	24.14'
C77	5.13'	94.25'	3° 07' 15"	S55° 42' 00"W	5.13'
C78	58.50'	51.00'	65° 43' 35"	S79° 36' 09"W	55.35'
C79	41.19'	627.14'	3° 45' 47"	S79° 23' 21"E	41.18'
C80	22.57'	626.08'	2° 03' 55"	S82° 18' 24"E	22.57'
C81	60.13'	626.41'	5° 30' 01"	S86° 03' 50"E	60.11'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C82	31.00'	20.00'	88° 48' 51"	S44° 24' 25"E	27.99'
C83	30.32'	20.00'	86° 52' 08"	S43° 26' 04"W	27.50'
C84	48.70'	94.25'	29° 36' 30"	S72° 03' 53"W	48.16'
C85	16.58'	10.00'	95° 01' 08"	N29° 59' 58"W	14.75'
C86	129.06'	592.00'	12° 29' 28"	N83° 45' 16"W	128.81'
C87	57.04'	45.00'	72° 37' 36"	N36° 32' 25"E	53.30'
C88	63.67'	45.00'	81° 04' 15"	S40° 18' 57"E	58.49'
C89	45.93'	378.00'	6° 57' 42"	S86° 31' 09"W	45.90'
C90	77.51'	378.00'	11° 44' 54"	S77° 09' 51"W	77.37'
C91	38.02'	69.00'	31° 34' 28"	S55° 30' 10"W	37.55'
C92	26.64'	111.00'	13° 45' 10"	S46° 35' 31"W	26.58'
C93	31.42'	20.00'	90° 00' 00"	S8° 28' 06"W	28.28'
C94	40.06'	161.00'	14° 15' 18"	N85° 19' 10"E	39.95'
C95	34.71'	94.00'	21° 09' 24"	N81° 52' 06"E	34.51'
C96	137.80'	422.00'	18° 42' 36"	N80° 38' 42"E	137.19'
C97	31.41'	20.00'	89° 59' 41"	N45° 00' 10"E	28.28'
C98	31.42'	20.00'	90° 00' 00"	N45° 00' 00"W	28.28'
C99	113.48'	94.25'	68° 59' 02"	N55° 30' 29"W	106.75'
C100	5.12'	712.00'	0° 24' 43"	S78° 06' 40"W	5.12'
C101	40.62'	712.00'	3° 16' 08"	N79° 57' 05"E	40.61'
C102	264.09'	712.00'	21° 15' 06"	N87° 47' 19"W	262.58'
C103	61.67'	55.00'	64° 14' 53"	S31° 47' 52"E	58.49'
C104	254.93'	1654.97'	8° 49' 33"	N8° 07' 23"E	254.68'

Line Table		
Line #	Length	Direction
L232	22.00'	S90°00'00"E
L233	82.00'	S0°00'00"E
L234	22.00'	N90°00'00"W
L235	22.00'	N90°00'00"E
L236	82.00'	S0°00'00"E
L237	22.00'	N90°00'00"W
L238	22.00'	N90°00'00"E
L239	82.00'	S0°00'00"E
L240	22.00'	N90°00'00"W
L241	22.00'	N90°00'00"E
L242	82.00'	S0°00'00"E
L243	29.00'	N90°00'00"W
L244	29.00'	N90°00'00"E
L245	82.00'	S0°00'00"E
L246	29.00'	N90°00'00"W
L247	29.00'	N90°00'00"E
L248	82.00'	S0°00'00"E

Line Table		
Line #	Length	Direction
L249	22.00'	N90°00'00"W
L250	22.00'	N90°00'00"E
L251	82.00'	S0°00'00"E
L252	28.11'	N90°00'00"W
L253	20.19'	N90°00'00"E
L254	38.95'	S21°00'58"E
L255	46.76'	N90°00'00"W
L256	23.10'	N8°18'00"E
L257	81.97'	S0°00'00"E
L258	22.00'	N90°00'00"W
L259	20.15'	S90°00'00"E
L260	82.00'	S0°00'00"E
L261	22.00'	N90°00'00"W
L262	17.35'	N90°00'00"E
L263	4.65'	N90°00'00"E
L264	82.00'	S0°00'00"E
L265	22.00'	N90°00'00"W

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L266	22.00'	S90°00'00"E	L303	159.32'	N72°04'35"W
L267	82.00'	S0°00'00"E	L304	121.27'	N17°03'40"E
L268	22.00'	N90°00'00"W	L305	120.95'	S67°32'03"E
L269	22.00'	N90°00'00"E	L306	56.05'	S8°18'00"W
L270	82.00'	S0°00'00"E	L307	130.89'	N67°32'03"W
L271	29.00'	N90°00'00"W	L308	28.66'	N21°09'52"W
L272	29.00'	N90°00'00"E	L309	94.27'	N16°09'19"E
L273	82.00'	S0°00'00"E	L310	65.81'	S0°00'00"E
L274	29.00'	N90°00'00"W	L311	88.17'	S77°30'32"E
L275	29.00'	N90°00'00"E	L312	67.52'	N77°30'32"W
L276	82.00'	S0°00'00"E	L313	199.56'	N77°30'32"W
L277	22.00'	N90°00'00"W	L314	65.95'	N90°00'00"W
L278	22.00'	S90°00'00"E	L315	46.05'	N90°00'00"W
L279	82.00'	S0°00'00"E	L316	17.72'	N90°00'00"W
L280	22.00'	N90°00'00"W	L317	79.62'	S71°17'24"W
L281	22.00'	N90°00'00"E	L318	16.42'	S39°42'56"W
L282	82.00'	S0°00'00"E	L319	11.94'	S53°28'06"W
L283	22.00'	N90°00'00"W	L320	18.65'	S0°20'39"W
L284	22.00'	N90°00'00"E	L321	16.12'	N0°26'25"E
L285	82.00'	S0°00'00"E	L322	119.55'	N77°00'39"W
L286	22.00'	N90°00'00"W	L323	382.70'	N12°32'29"E
L287	20.07'	N90°00'00"E	L324	275.50'	S77°27'55"E
L288	81.97'	S0°00'00"E	L325	32.34'	N12°40'07"E
L289	53.33'	N90°00'00"W	L326	49.87'	S21°21'19"E
L290	34.98'	S21°00'58"E	L327	46.07'	S16°07'47"E
L291	118.93'	N21°00'58"W	L328	40.76'	S47°14'03"E
L292	92.09'	N90°00'00"W	L329	38.89'	S88°04'31"E
L293	56.38'	N90°00'00"W	L330	41.58'	S8°58'51"W
L294	65.50'	N0°00'00"E	L331	76.45'	S9°14'40"E
L295	56.38'	N90°00'00"E	L332	33.77'	S27°51'44"E
L296	105.50'	S0°00'00"E	L333	61.39'	S55°54'09"E
L297	22.29'	N90°00'00"E	L334	68.78'	S51°19'25"E
L298	7.96'	N90°00'00"E	L335	178.96'	S11°50'28"E
L299	114.09'	N71°17'24"E	L336	147.43'	N11°50'28"W
L300	154.44'	S12°05'31"W	L337	23.69'	S11°50'28"E
L301	90.07'	N17°25'32"E	L338	94.58'	S0°20'39"W
L302	7.96'	N3°17'13"W			

Line Table		
Line #	Length	Direction
L1	73.07'	S87°56'21"E
L2	298.85'	S88°04'22"E
L3	81.19'	S17°33'52"W
L4	36.67'	S17°30'36"W
L5	101.56'	N88°23'51"W
L6	74.96'	N88°23'55"W
L7	90.78'	N22°25'22"W
L8	77.15'	N36°31'54"W
L9	122.00'	N36°31'54"W
L10	137.50'	N36°31'54"W
L11	1.72'	N62°30'36"E
L12	79.11'	N36°28'51"W
L13	33.02'	N10°31'00"W
L14	81.12'	N63°28'36"W
L15	10.18'	N36°41'08"W
L16	142.04'	N53°22'01"E
L17	35.74'	N36°42'17"W
L18	20.50'	N53°24'56"E
L19	96.50'	N36°35'04"W
L20	65.00'	N53°25'56"E
L21	17.22'	N34°29'42"W
L22	46.44'	N25°26'49"E
L23	27.30'	N7°09'22"W
L24	62.03'	N7°26'29"W
L25	33.20'	N26°18'28"W
L26	123.98'	N36°34'02"W
L27	43.97'	N18°48'08"W
L28	37.24'	N2°47'37"W
L29	49.34'	N21°18'40"W
L30	66.05'	S87°44'47"W
L31	138.46'	N2°33'06"E
L32	35.03'	S1°49'39"W
L33	48.97'	S4°34'01"E