



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 20, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 20, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

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 come to 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

MINUTES

1. [18-1271](#) Approval of the November 15, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 11-15-18](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. [18-1240](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements to December 12, 2019. (CONSENT AGENDA)
3. [18-1241](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and access improvements to June 27, 2019; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
4. [18-1242](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [18-1243](#) Peak 10 Subdivision, site plan; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
6. [18-1244](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

7. [18-1100](#) Consideration Of Ordinance 2018-56 - An Ordinance To Rezone 43.97 Acres From Agricultural (AG) District To Specific Development - Residential (SD-R 3.00) District For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike (The Fields At Reese Farm PUD Subdivision). (12/20/18 FMPC 8-0, 01/08/19 BOMA 1st Reading 7-0, 02/26/19 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments: [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Pla](#)
 [ORD 2018-56_ 6835_ The Fields At Reese Farm PUD_ 12-7-2018_ with Exhibits](#)
 [6835 - The Fields at Reese Farm - Rezoning Request 12.06.2018](#)
8. [18-1099](#) PUBLIC HEARING: Consideration Of Resolution 2018-96 - A Resolution Approving A Development Plan For The Fields At Reese Farm PUD Subdivision For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike. (12/20/18 FMPC 6-2; 1/08/19 WS)
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments: [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Pla](#)
 [RES 2018-96_ 6836_ The Fields At Reese Farm PUD_ Updated 12-7-18_ with Ex](#)
 [COA-6836-Conditions of Approval_ 01](#)
 [6836 - The Fields at Reese Farm - Development Plan - 2018-12-06 Resubmittal](#)
 [The Fields at Reese Farm - Survey - Del Rio Pike ALTA 5-9-18](#)
9. [18-1257](#) Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District (2.61, 391,012) To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision) (12/20/18 FMPC 7-1; 1/08/19 WS; 02/12/19 BOMA 1st Reading 8-0, 3/12/19 2nd BOMA 7-0) THIRD AND FINAL READING
- Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments: [18-1257 ORD2018-61 Avalon Square Rev2_ with map and survey.Law Approve](#)

10. [18-1258](#) PUBLIC HEARING: Consideration Of Resolution 2018-105 - A Resolution Approving A Revised Development Plan For Avalon Square PUD Subdivision With 7 Modifications Of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), For The Property At The Intersection Of Cool Springs Boulevard And East McEwen Drive". (12/20/18 FMPC 7-1; 1/08/19 WS)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP AvalonSquare.pdf](#)
[2018-105 RES Avalon Square with Map Survey and Wall Exhibit.Law Approver](#)
[20171000 2018-12-12 WALL EXHIBIT.pdf](#)
[Conditions of Approval_02.pdf](#)
[FULLPLANSET.pdf](#)
[ARCH_AValon.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [18-1265](#) 427 And 501 Murfreesboro Road Subdivision, Final Plat, Creating 2 Single-Family Lots On 5.88 Acres, Located At 427 And 501 Murfreesboro Road.

Attachments: [MAP 6838 427 and 501 Murfreesboro Rd FP](#)
[6838 427 and 501 Murfreesboro Rd FP Conditions of Approval_01](#)
[6838 427-501 MURF RD PLAT 18 x 24](#)

12. [18-1264](#) Carothers Development Property Subdivision, Final Plat, Revision 3, Revising Property Lines Between Two Commercial Lots, On 16.60 Acres, At 1211 And 1217 Liberty Pike. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_CarothersDevelopment.pdf](#)
[the carothers development property revision 3 COF-6857-REVISION-120618.pc](#)
[Conditions%20of%20Approval_01.pdf](#)

13. [18-1263](#) Franklin Commons South Subdivision, Final Plat, Section 4, Lot 13, Revision 3, Recording Easements And Revising the Updated FFO Boundary, On 1.65 Acres, Located At 175 Rosa Helm Way. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAPFranklinCommons.pdf](#)
[Conditions of Approval_01.pdf](#)
[Franklin Commons S SD , Section 4, Lot 13, Rev 3.pdf](#)

14. [18-1260](#) Moss Property PUD Subdivision, Final Plat, Creating 30 Single-Family Residential Lots And Three Open-Space Lots On 17.59 Acres, Located At 4360 Long Lane. (CONSENT AGENDA)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6860 - Moss Property PUD Subdivision Final Plat](#)
[COA-6860-MossPropertiesFP-Conditions of Approval_01](#)
[Final Plat - Moss Properties PUD Subdivision, Final Plat \(Foxglove Farms\) - sut](#)

15. [18-1261](#) Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3, Creating 20 Townhouse Lots, Three Lots Dedicated to Utilities, Drainage And Access, And One Open-Space Lot On 15.59 Acres Located North Of Front Street And East Of Westhaven Boulevard.

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6862 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3](#)
[6862-COA-Conditions of Approval_01](#)
[PLAT - Southern Land Company - Westhaven - Lakefront Subdivision Plat - PR](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, November 15, 2018

7:00 PM

Board Room

CALL TO ORDER

Present 7 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent 2 - Commissioner Petersen, and Commissioner Gregory

MINUTES

1. Approval of the October 25th 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 10-25-18](#)

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the minutes from October 25, 2018, as presented. The motion carried by the following vote

Aye: 7 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

RECOGNITION

Mayor Moore thanked Chairman Hathaway, Commissioners and Staff. He stated that the Commission was losing a long sitting Commissioner, Lisa Gregory. He stated that he appointed Commissioner Gregory to the Planning Commission in 2012. He stated that she had outstanding qualities and served on the Historic Zoning Commission. He stated that Commissioner Gregory had distinguished herself through her hard work and was always well prepared. Mayor Moore presented Commissioner Gregory with an engraved clock for her service from 2012 to 2018.

Commissioner Gregory thanked Mayor Moore, the Commissioners and Staff. She stated that it had a pleasure and honor to serve.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the next Planning Commission meeting would be held on December 20, 2018. She asked the Commissioners to keep this date in mind with the upcoming holidays.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Lindsey moved, seconded by Commissioner Orr, to approve Items 2, 3, 5-21, 26, 27, and 28 as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

Approval of the Consent Agenda

Commissioner Franks recused himself from Item 4.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 4 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

Recused: 1 - Commissioner Franks

SITE PLAN SURETIES

2. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.

3. Amelia Park PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
4. Andover Park PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

Commissioner Franks recused himself from Item 4.

This Planning Item was approved.
5. Eddy Lane Industrial Office Subdivision, site plan; accept the landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

This Planning Item was approved.
6. Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
7. Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

This Planning Item was approved.
8. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
9. Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.

- 10.** Highlands at Ladd Park PUD Subdivision, site plan, section 20; extend the performance agreement for landscaping (Carothers buffer) improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**
- 11.** Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**
- 12.** Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for eleven months; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**
- 13.** Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
- This Planning Item was approved.**
- 14.** Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
- This Planning Item was approved.**
- 15.** Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**
- 16.** Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 open space and landscaping section 2 open space improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
- This Planning Item was approved.**

17. Ralston Row PUD Subdivision, site plan; extend the performance agreement for streets, drainage and sidewalks improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**
18. Rizer Point PUD Subdivision, site plan, section 1; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
- This Planning Item was approved.**
19. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- This Planning Item was approved.**
20. Travel Centers of America Subdivision, site plan; extend the performance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**
21. Westhaven PUD Subdivision, site plan, section 42; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
- This Planning Item was approved.**

REZONINGS AND DEVELOPMENT PLANS

22. *Consideration Of Ordinance 2018-58, To Be Entitled: "An Ordinance To Rescind Ordinance 2018-45 And To Rezone 0.22 Acres From R-6 District To Office Residential (OR) District For The Property Located North Of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St."; Establishing a Public Hearing on January 8, 2019. (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading) FIRST OF THREE READINGS.

Attachments: [MAP 6798 517 Cummins St Rezo](#)

[ORD 2018-58 517 Cummins St Rez_with Map and Survey.Law](#)
[Approved](#)

[517 Cummins St Survey](#)

[517 Cummins St Public Notice Affidavit](#)

Mr. Joseph Bryan, Planner, stated the previous ordinance to rezone this property heard at the October 25th FMPC meeting was not publicly noticed to satisfy City regulations. Proper notification deadlines have now been met, and this rezoning request can be reconsidered.

He stated that the Envision Franklin Land Use Plan supports the rezoning request as the property sits within the Office Residential Design Concept. The property is located in the Office Residential Design Concept in Envision Franklin to allow for a transition from the commercial uses located across the street to the residential uses located along Evans. No corresponding development plan or site plan has been submitted at this time. Future development will require a residential building form to conform with the Office Residential Design Concept.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Lee Thornton, 425 Cummins, spoke in opposition to Item 22. She stated the rezoning could open the door for other residential homes to become businesses.

The Applicant was represented by Brandon Bubis, Checkerboard Properties. Mr. Bubis stated that they are proposing to put a small office space in this area and this fits with the Envision Franklin plan. He stated that this would help beautify the area. The business would only be open from 9 am to 5 pm. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-58 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner McLemore stated that she used to live in the area. She stated that there are already several businesses in the area and this would be a good addition.

Commissioner Allen stated that she felt rezoning the property would add to property values.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-58 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

23. *Consideration Of Ordinance 2018-43, An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase); Establishing a Public Hearing Date of January 8, 2019. (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading) FIRST OF THREE READINGS

Attachments: [6772 - MAP - Carothers Chase Rezoning](#)

[ORD 2018-43 -Carothers Chase Rezoning_with Map and Survey.Law Approved2](#)

[Carothers Chase - Survey](#)

[Public Notice Affidavit \(10-30-18\)](#)

[Carothers Chase letter](#)

[Alicia Claxton - Falcon Creek Resident - Letter](#)

Mr. Christopher Andrews, Principal Planner, stated that this is a rezoning request for properties located at 4338 and 4340 South Carothers Road. The applicant is seeking to rezone property from the Detached Residential 1 District (R-1) to the Specific Development-Residential (SD-R 2.04) District. This application was deferred at the October 25, 2018 Franklin Municipal Planning Commission meeting, as public notice requirements were not met. Subsequent public notices have been sent in satisfaction of zoning ordinance requirements. The subject property is within the Single Family Residential design concept described in Envision Franklin, and the development is proposing only single-family dwelling units.

A Development Plan for this property is also on this agenda for consideration.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Mr. Mike Sangster, 318 Crooked Oak Court, stated he had questions about the proposed drainage. Chair Hathaway stated the Applicant would address this issue.

Ms. Julie Arrowood, 2036 Upland Drive, spoke in opposition to Item 23. She stated that she was concerned about blasting and existing sink holes.

The Applicant was represented by Michael Dewey, Dewey Engineering. Mr. Dewey stated, addressing stormwater concerns, there would be a bio-retention area to meet pre-develop vs. post develop conditions. This would reduce water runoff from the development to existing conditions. This would be located at the low side of the lot. He stated the pre-develop flows would be greater than the post-develop flows. Mr. Dewey stated, concerning the blasting, that the developer will meet all blasting requirements, including the pre-blast survey. He stated that they had met with Staff over the last year with the initial concept. They had refined the concept and taken Staff's suggestions into consideration. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated if there were blasting concerns, the citizen should call the Applicant or developer to make sure they are meeting all standards.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

24. Consideration Of Resolution 2018-64, A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road); Establishing a Public Hearing Date of January 8, 2019.

Attachments: [6773 - MAP - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan with Map and Survey.Law Approved 2](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision Development Plan](#)
[Carothers Chase - Survey](#)
[Carothers Chase - Development Plan \(10-4-18\) - FMPC](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Carothers Chase letter](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)

Mr. Christopher Andrews, Principal Planner, stated that this is the development plan request for the property located within Carothers Chase in the recently established SDR district. The proposed density was established on the previous item. The proposed subdivision is 22.07 acres and has plans to have 45 residential lots and 4 open spaces.

The applicant is requesting the approval of a residential design concept designated in Envision Franklin. The lot sizes are comparable to the adjacent city subdivision and meet the guidelines in Envision Franklin.

In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, staff has requested that the applicant provide connections to adjoining lands. To the west, the applicant has provided both right of way and pavement connections to the existing Falcon Creek subdivision as an extension of Meandering Way. This extension and connection is consistent with the standards found in Section 5.10.4.2 (a), External Street Connectivity, of the City of Franklin Zoning Ordinance.

In early 2018, Williamson County approved the abandonment of five feet of right of way from Biltmore Court adjacent to the proposed Carothers Chase PUD Subdivision eastern boundary. The applicant has not proposed providing pavement all the way to the property line but has provided right of way dedication for any future extension of Meandering Way into the Cross Creek subdivision. Should a connection to Biltmore Court be provided in the future, the City of Franklin would provide additional pavement. Mr. Andrews restated that there is no connection being made into the Cross Creek Subdivision.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wendy Warnica, 2017 Upland, spoke in opposition to Item 24. She was concerned about the traffic and safety for neighborhood children if the road is connected.

The Applicant was represented by Michael Dewey, Dewey Engineering. Mr. Dewey stated that Meandering Way was stubbed for future development connectivity. The Applicant

stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Lindsey moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower), Constructing A New 160 Foot Monopole Cellular Tower On Leased Land Totalling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast Parkway.

Attachments: [MAP_NewCellTower.pdf](#)
[IMAGES_Franklin-02sim.pdf](#)
[Tower_Conditions of Approval_01.pdf](#)
[FULLSitePlan_Tower.pdf](#)
[CellTower_PropigationMap.pdf](#)
[Chain Link Fence Slat product sheet.pdf](#)

Mr. Josh King, Principal Planner, stated that this item was deferred from the October 25, 2018 FMPC Meeting. The applicant has provided a 3D illustration to show what the proposed tower would look like from the current view on Southeast Parkway.

Staff recommended approval of Item 25.

Chair Hathaway asked if there were any citizen comments.

Mr. Greg Hogan, 244 Polk Place, spoke in opposition to Item 25. He stated that the tower would be 1600 feet from his front door. He felt the tower would detract from the neighborhood, and it should be placed in an area further away from a residential neighborhood.

Mr. Nick Karas, 132 Gallagher Drive, spoke in opposition to Item 25. He stated he was concerned about the tower being located close to the Montessori school. He stated there were studies that show the dangers associated with cell phone towers being located too close to areas with young children.

The Applicant was represented by Craig Parker, SCI Towers. Mr. Parker stated that he had approached eleven property owners to discuss locating the tower on their properties. Many of the locations did not meet the setback requirements, and some owners were not interested. He tried to work with the Concrete Plant property owners, but they were not interested. They picked the location because it is far away from a residential area and, if there was a system failure, the structure would remain on the property itself. He sent out 48 public notices. Verizon will be the anchor tenant, with three other wireless providers added later. He stated this area has a demand for this service. He stated the tower will be placed in the Light Industrial area because it will fit in with the harmony of the area. He addressed the concerns spoken by citizens. He stated that the tower must meet FCC guidelines which include causing no harm to residents in the surrounding area. He stated that the threshold for RF radiation (frequencies) was far below the guidelines. He stated the tower will not vibrate or cause noise. He stated that the application meets the Zoning Ordinance requirements. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Item 25 be approved.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks stated he was not against the tower, but was concerned about the setback guidelines. He would like to see the tower moved 75 feet from Southeast Parkway.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-1). Commissioner Franks voted against the item.

Commissioner Allen moved, seconded by Commissioner McLemore, that Item 25 be approved. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

No: 1 - Commissioner Franks

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

- 26.** Ranco Farms Subdivision, Final Plat, Revision 4, Lots 4-5, (Resubdivision Of Lot 4), Creating Two Lots On 3.94 Acres, Located At 3601 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP.pdf](#)
[0569 RESUB LOT 4 10-26-2018.pdf](#)

This Planning Item was approved.

- 27.** Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 2, (FFO Revision On Lots 444-449 & 496)
Revising The Floodway Fringe Overlay Boundary On Six Single-Family Lots And One Open Space Lot On
4.62 Acres, Located East Of Stream Valley Boulevard And North Of Ledgebrook Road. (CONSENT AGENDA)

Attachments: [MAP - 6840 - Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on Lots 444-449 & 496\)](#)
[FINAL PLAT - COF 6840 Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on Lots 444-449 & 496\)](#)

This Planning Item was approved.

28. Village At West Main PUD Subdivision, Final Plat, Creating One Commercial Lot and One Multifamily Lot, On 3.33 Acres, Located At 1319 And 1325 West Main Street. (CONSENT AGENDA)

Attachments: [6800 Village at West Main PUD FP MAP](#)
[6800 Village at West Main PUD FP Conditions of Approval_01](#)
[Villages-West-Main-Final-Plat Rev 10-16-18](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:40 p.m.

Chair, Mike Hathaway

THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| The Fields at Reese Farm PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

THE FIELDS AT REESE FARM PUD REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER TRACTS:

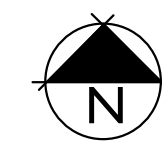
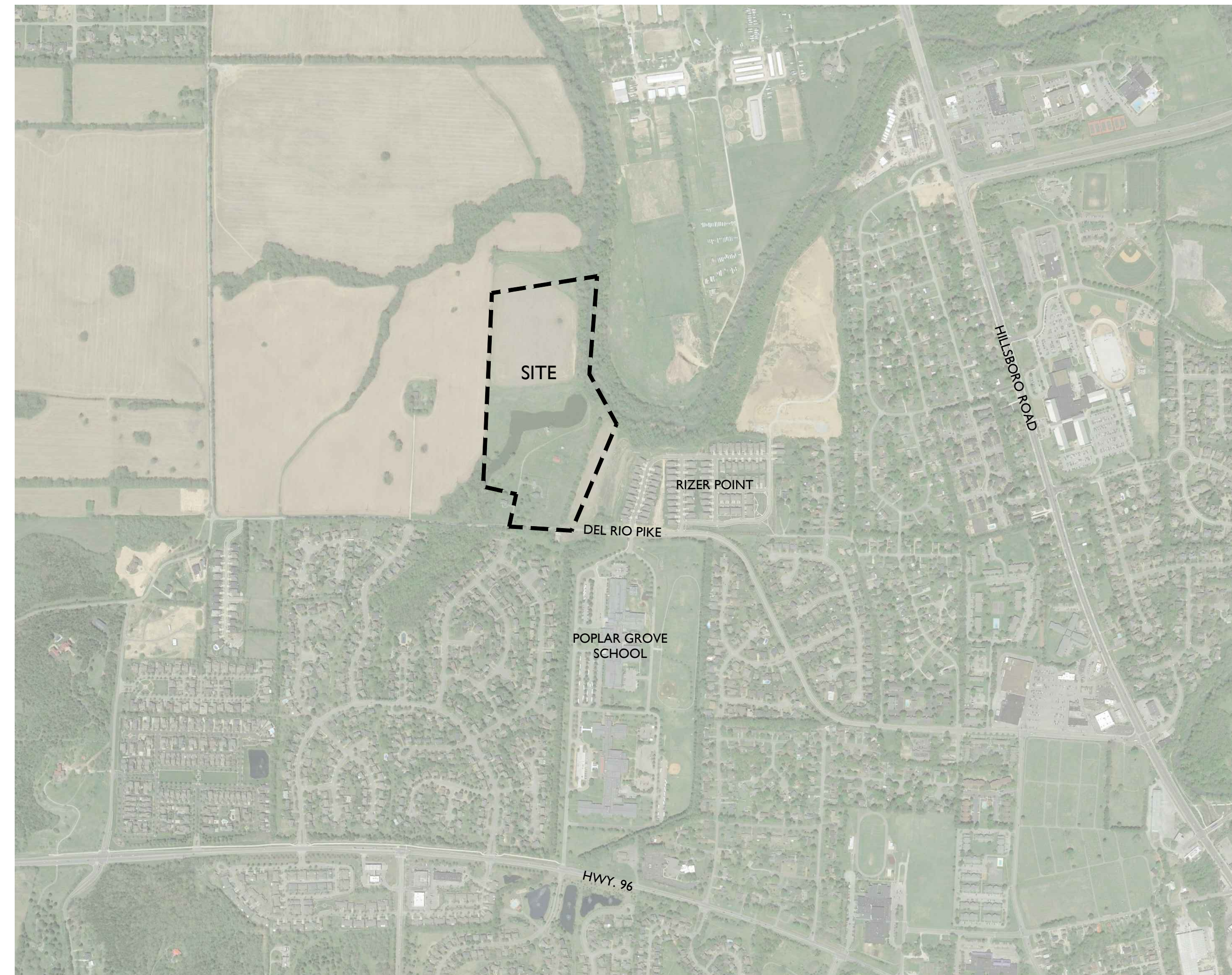
MAP 63, PARCEL 1.03
GORDON OWEN REESE

LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

ENGINEER:

KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
RYAN McMASTER
ryan.mcmaster@kimley-horn.com
615.564.2876



NTS

SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS



Kimley»Horn

Issued: November 12, 2018
COF #6835



Revision Date

- 1.
- 2.



SLOPE LEGEND	
EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 IS THE HARPETH RIVER AND CAPTURES RUNOFF FROM THE SOUTHERN PORTION. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

LEGEND	
EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W —
SANITARY SEWER MANHOLE	⊕
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S —
OVERHEAD ELECTRIC LINE	— OHE — OHE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X —
FLOODWAY ZONING OVERLAY	— FWO —
FLOODWAY FRINGE ZONING OVERLAY	— FFO —
ZONE 1 (110' BUFFER)	—
ZONE 2 BUFFER	—

SITE DATA TABLE	
EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-2 AND WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE AREA:	43.97 AC
PROPOSED ZONING:	SD-R (3.00)

- SURVEY NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
 2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 11, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
 3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
 4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 5. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G AND MAP NO. 47187C0185G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

EXISTING TREE CANOPY NOTE

THE EXISTING TREE CANOPY AREA IS #4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:			
COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLISLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

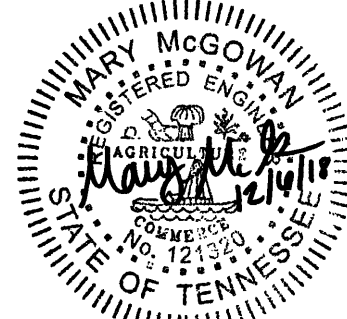
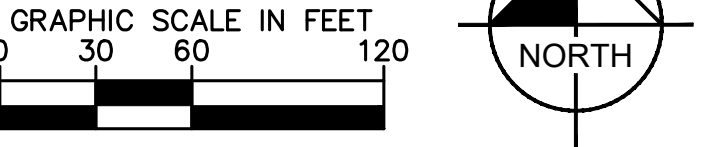
STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

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



Issued Dec. 6, 2018

Revision	Date
△	
△	
△	
△	

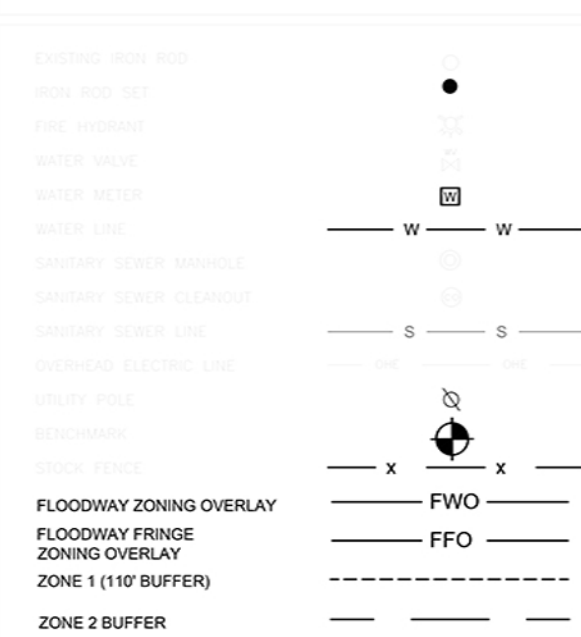
ENLARGED EXISTING
CONDITIONS (1 OF 2)



Table 5 – Trip Generation								
ITE Land Use	Density	Daily	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing (LUC 210)	74 d.u.	788	57	14	43	76	48	28
Multifamily Housing (Low-Rise) (LUC 220)	67 d.u.	466	32	7	25	41	26	15
New Trips		1,254	89	21	68	117	74	43

d.u. = dwelling units

LEGEND



SITE DATA TABLE

EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-2 AND WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE AREA:	43.97 AC
PROPOSED ZONING:	SD-R (3.00)

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 11, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G AND MAP NO. 47187C0192G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

EXISTING TREE CANOPY NOTE

THE EXISTING TREE CANOPY AREA IS ±4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLISLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

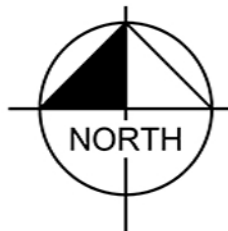
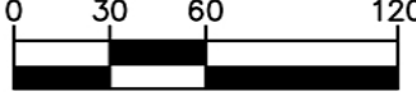
SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 IS THE HARPETH RIVER AND CAPTURES RUNOFF FROM THE SOUTHERN PORTION. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

GRAPHIC SCALE IN FEET



THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| The Fields at Reese Farm PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

RESOLUTION 2018-96

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FIELDS AT REESE FARM
PUD SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND WEST
OF REESE DRIVE, 2970 DEL RIO PIKE.**

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2018-56; 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
063-1.03	43.97
Total	43.97

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 Fields at Reese Farm PUD Subdivision are as follows:

Entitlements	The Fields at Reese Farm PUD
Base Zone District	SD-R 3.00
Character Area Overlay	WHCO-2, WHCO-3
Other Zoning Overlays	FWO, FFO
Development Standard	Conventional
Number of Dwelling Units	132
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.80 (9 Links, 5 Nodes)
Open Space Requirements	6.6 AC; (Providing 21.98 AC as part of Conservation Subdivision Design Concept)
Number of Phases in Development	2

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 2018-56, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

October 2, 2018

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

November 15, 2018

NEIGHBORHOOD MEETING:

November 13, 2018

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| The Fields at Reese Farm PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



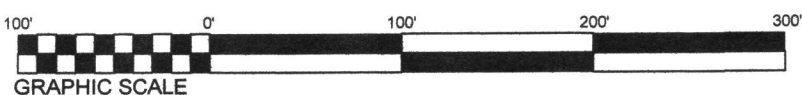
0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.), PLOTTED
This is easement is to MTEMC (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND	
EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	⊗
WATER VALVE	⊕
WATER METER	⊖
WATER LINE	— W — W — W — W —
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊖
SANITARY SEWER LINE	— S — S — S — S —
OVERHEAD ELECTRIC LINE	— OHE — OHE — OHE —
UTILITY POLE	⊗
BENCHMARK	⊕
STOCK FENCE	— X — X — X — X —



NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
3. Subsurface and environmental conditions were not examined or considered as a part of this survey.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
5. No evidence of earth moving was observed at the time of survey.
6. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
7. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
8. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
9. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.
10. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.
11. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
12. Positional accuracy: 0.08'
13. Date of survey: 04/11/2018
14. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
15. Geoid 3 Zone 7 Revised
16. No combined grid factors were used.

17. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
18. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.



CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 15, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com

5-9-18
DATE

ALTA / NSPS Land Title Survey
2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For
Kimley-Horn and Associates, Inc.

ALTA Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No., 11318
SCALE: 1"= 100'

SHEET No.

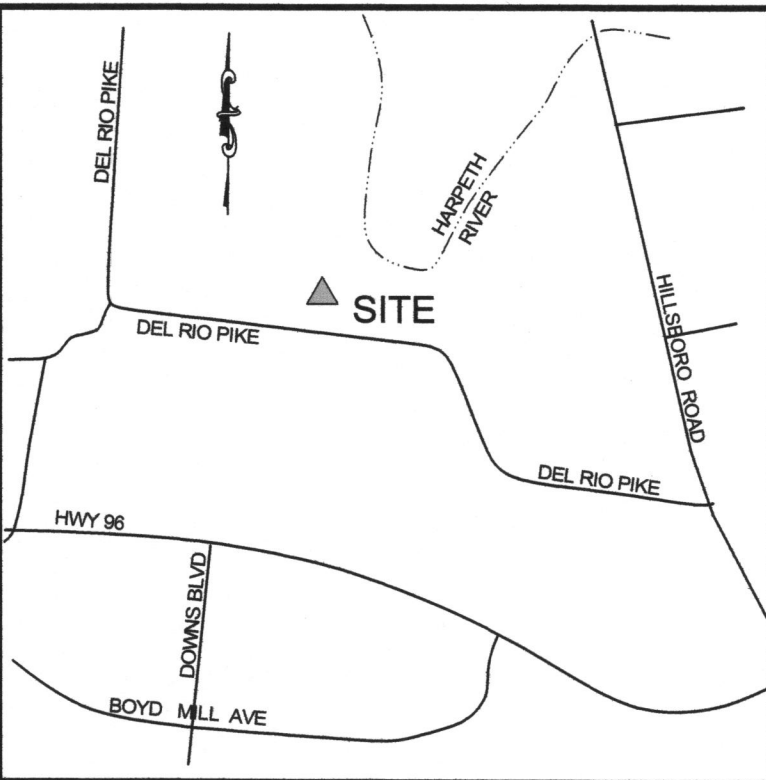
1 OF 2

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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



NO.	DATE	COMMENT



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION
2970 Del Rio Pike
Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 78°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°14'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 82°57'22" East, for a distance of 108.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record);

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.22' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls;

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 19°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.59', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

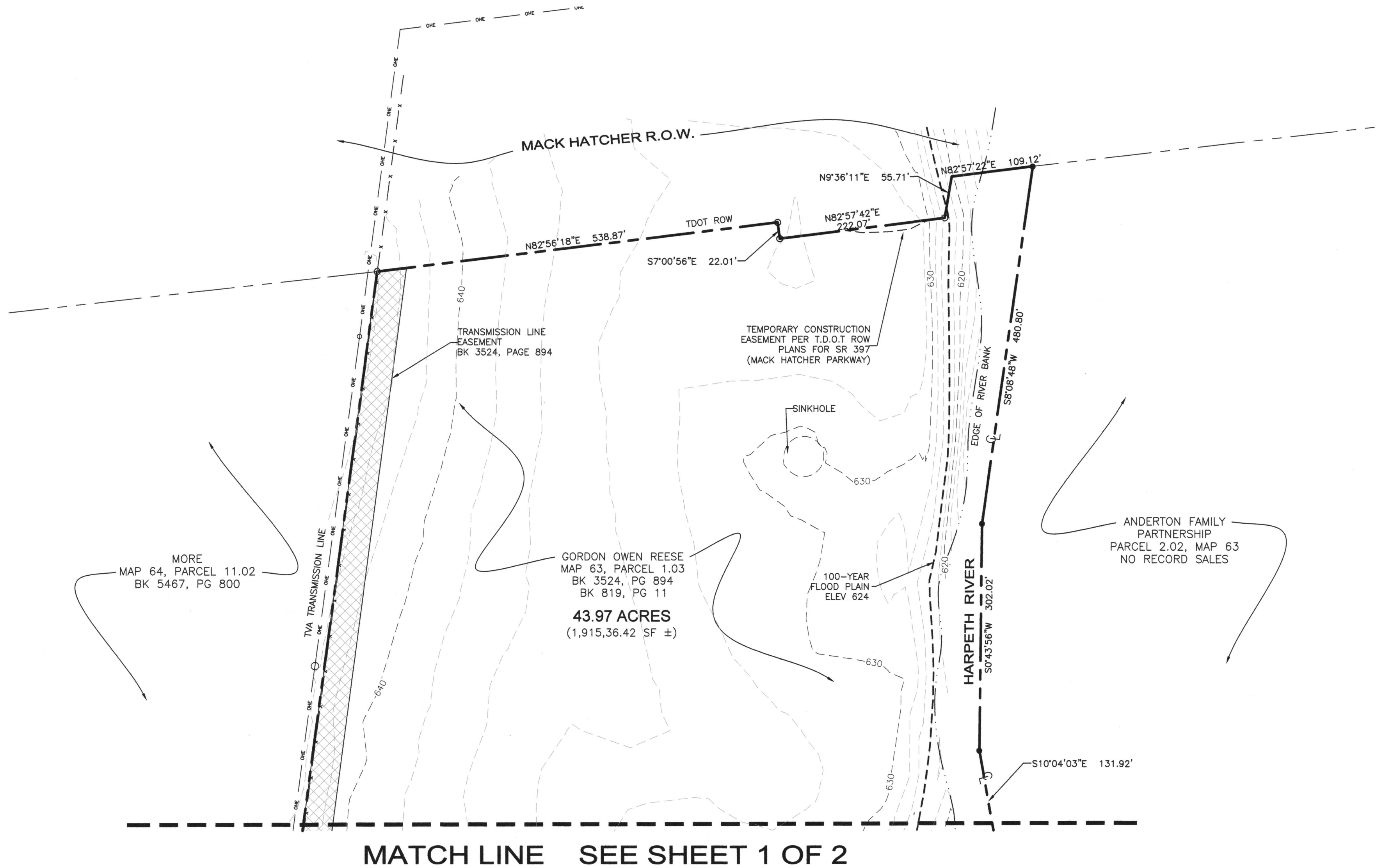
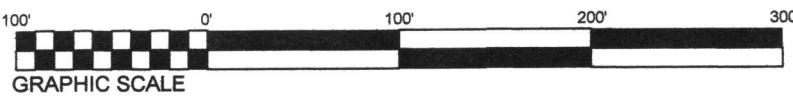
THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.). PLOTTED
This is easement is to MTEM (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	⊙
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W — W — W —
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S — S — S —
OVERHEAD ELECTRIC LINE	— ONE — ONE — ONE — ONE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X — X — X —



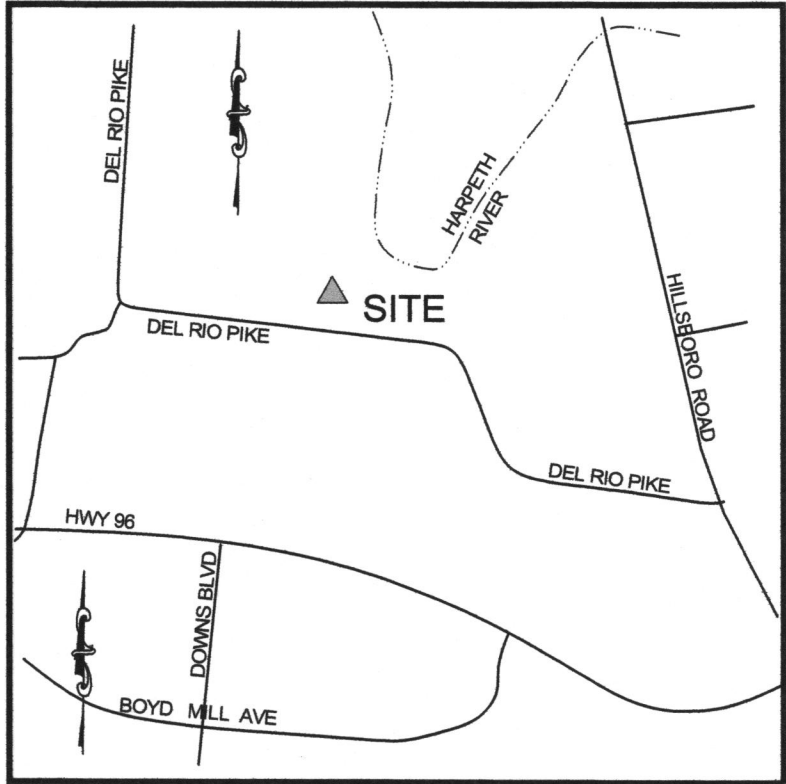
NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
7. No evidence of earth moving was observed at the time of survey.
8. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
9. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
10. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
11. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.

12. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.

13. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
- a. Positional accuracy: 0.08'
- b. Date of survey: 04/11/2018
- c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
- d. Geoid 3 Zone 7 Revised
- e. No combined grid factors were used.

14. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
15. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.



VICINITY MAP

PROPERTY DESCRIPTION

Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 76°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°41'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 62°57'22" East, for a distance of 109.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record):

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.23' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls:

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 18°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.55', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 16, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com

DATE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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

ALTA / NSPS Land Title Survey

2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For

Kimley-Horn and Associates, Inc.

ALTA
Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No. 11318
SCALE: 1"= 100'

SHEET No.

2 OF 2

CONDITIONS OF APPROVAL:

Open Issues: 24 These issues are currently being filtered

Addressing

General Issues

88. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Issue re-opened

lori.jarosz@franklintn.gov Applicant shall have street names approved prior to site plan submittal.

Engineering - PUD Plan Checklist

General Issues

8. F. Development Plan

kevin.long@franklintn.gov At the site plan stage, additional details may be required to ensure the T-alley intersections are constructed properly for the access of sanitation trucks, or fire trucks if deemed necessary.

*(This comment is for internal City of Franklin reference, to be addressed at the site plan stage. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

36. I. Utility Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed at Site Plan, and **does not hinder approval of the Development Plan:**

Applicant shall coordinate with TVA for provision of their Letter of No Exception for the proposed street / ROW and proposed buildable lots to be located within their overhead easement on the western edge of the site. The Letter of No Exception shall be provided **prior to approval of any Site Plan** proposing encroachment into TVA's easement with the understanding that any requirements imposed by TVA for the encroachment may affect lot widths and/or layout. At Site Plan stage, street tree plantings within the easement shall be coordinated to comply with their list of acceptable species for planting within their easement.

92. Street Taper

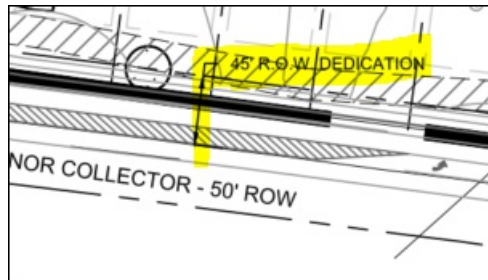
joe.marlo@franklintn.gov *The following is an Advisory Comment and **does not hinder approval of the development plan.***

Advisory Comment: At the Site Plan stage, taper lengths shall be evaluated in greater detail and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

96. ROW Dedication

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

Applicant to revise the Development Plan (C2.0) to clarify that the ROW Dedication is for the area beyond the existing ROW line (and not the full 45 feet to the centerline), similar to that shown on C4.1.



113. F. Development Plan

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

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

120. F. Development Plan

kevin.long@franklintn.gov Applicant shall provide all residential units access to sidewalks. Alleys shall not be considered replacements for sidewalks. Water quality features shall not be located in a manner to prevent any residence from having direct access to a public sidewalk.

128. Sidewalks

joe.marlo@franklintn.gov *The following is a new comment based on new information shown.*

Applicant to revise all sidewalks immediately adjacent to on-street parking to be 7 feet wide. (C3.1 and C3.2)

Fire-Planning

General Issues

121. Access

andyk@franklintn.gov

Lots 1-5 do not have any on-street parking.
How will lots 14-27 be addressed? They are required to provide public road frontage and need adequate on-street parking.
Lots 58-70 cannot be served only by the alley as they do not have public road frontage.
Lots 97-122 cannot be served by an alley as they do not have public road frontage.
Lots 44-47 need on-street parking.

 Reply  Edit  Delete

Gamble Design
Collaborative
Greg Gamble
greggamble209@gmail.com
12/6/18 3:01 PM
3 - Planned Unit
Development

Applicant met with city staff on December 3 to review fire marshal's concerns. Per discussions with Staff, 16' pedestrian walks/emergency access drives have been added at lots fronting on open space.

AK - Apparatus cannot make the turn into the pedestrian access. Signage will be required. Fire Sprinklers will be required.

A modified alley section including 20' of pavement has been provided for lots 56-66 which front on the restored stream. Townhomes fronting on open space will be addressed from side-streets.

AK - Signage for addressing will be required.

On-street parking has been increased from 70 on-street spaces to 128 on-street spaces and has been located to provide convenient access to homes and to maintain clear intersections.

AK - Very good.

The applicant is maintaining 2 bridges across the restored stream to improve access and safety for this project and for future development. Applicant further understands that townhomes fronting on open space will be required to have sprinkler systems.

[Ver. 2] [Edited By Greg Gamble]

123. Residential Fire Sprinkler System

andyk@franklintn.gov This is all dependant upon access via public streets.

Parks

General Issues

74. Parkland information

kevinl@franklintn.gov Remember all development parkland agreements drafted must be reviewed by our Law Department and Engineering and must travel together to the FMPC and BOMA with the respective Development Plan.

Planning

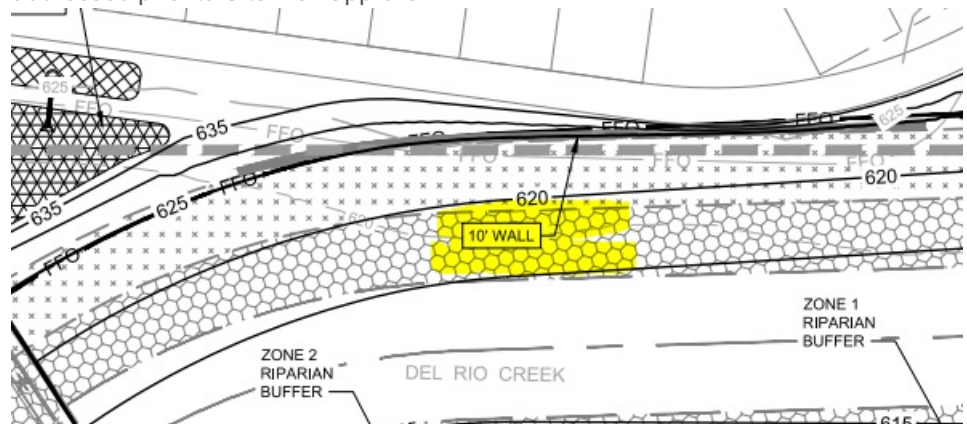
129. Lot size chart

christopher.andrews@franklinton.gov Prior to One Stop, please submit a lot chart with proposed lot sizes and uses.

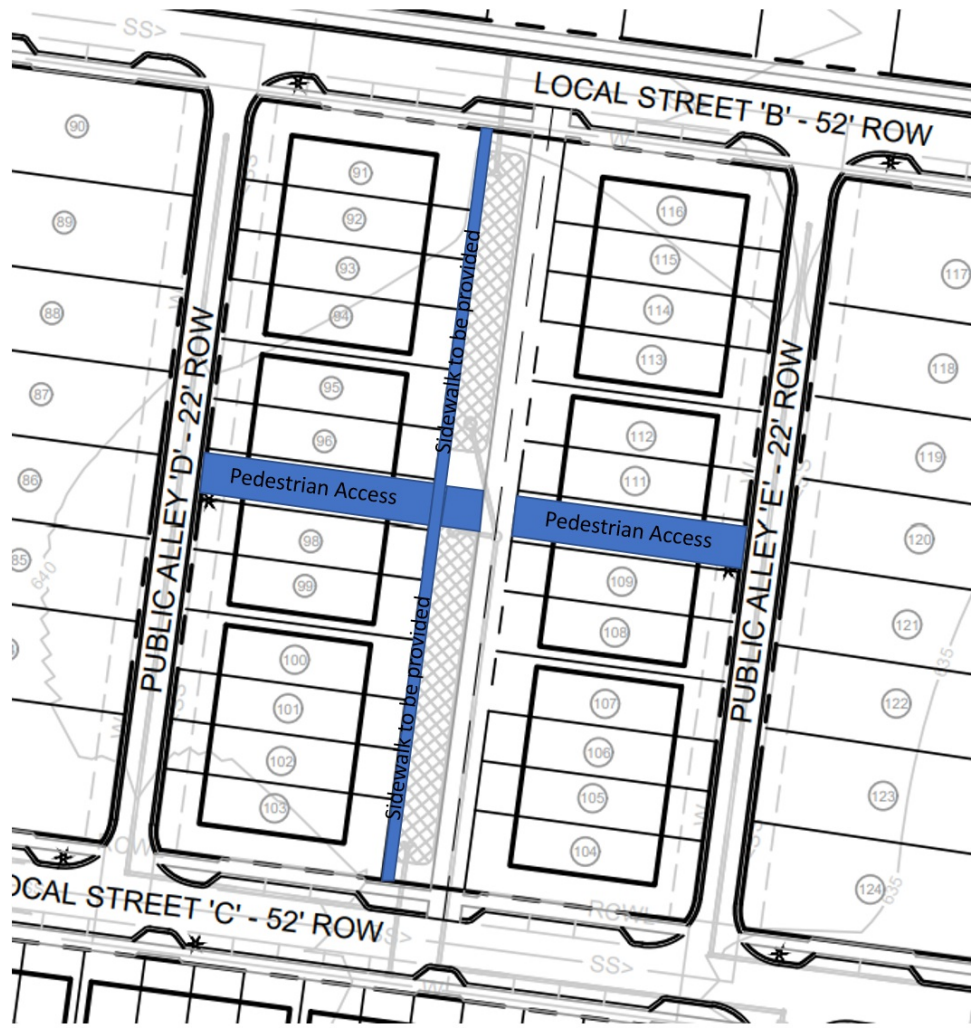
(Residential lot chart, open space lot chart...)

130. Wall Height

christopher.andrews@franklinton.gov The wall shown on Page C3.1 is labelled at 10' in height. A maximum height of 6' is allowed within residential development, unless a Modification of Standards is requested. Please modify the label to reflect a 6' height, as this item may be addressed prior to Site Plan approval.

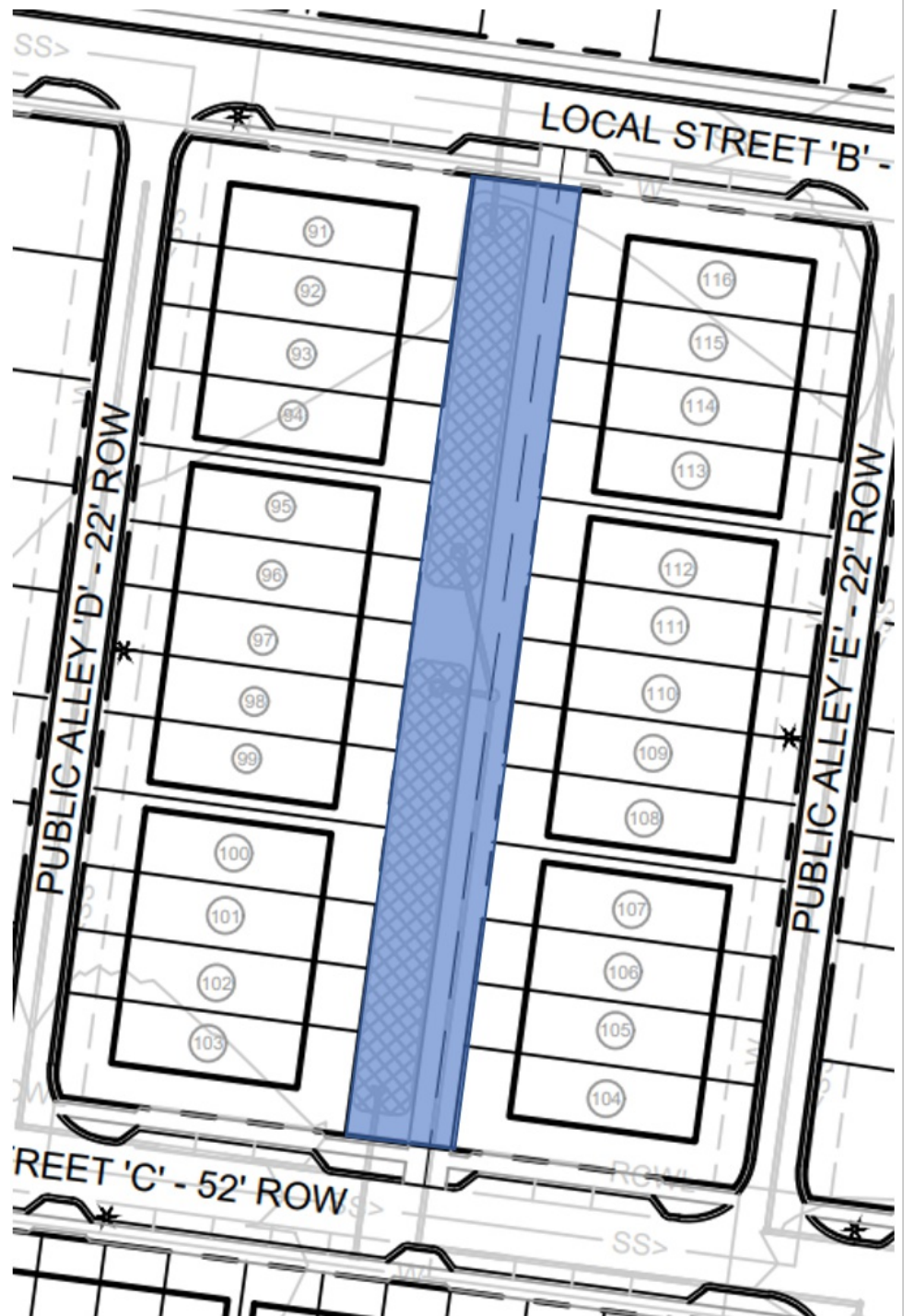
**131. Sidewalk Access in Open Space**

christopher.andrews@franklinton.gov Sidewalks shall be added to both sides of the rectangular open space in the northern portion of the development depicted below, which runs primarily north to south, and where townhouses front from both sides; and that pedestrian access be provided, running generally east to west, in between the proposed row of townhouses. The applicant recognized that as a result of this condition, a reduction in the number of buildable lots may occur.



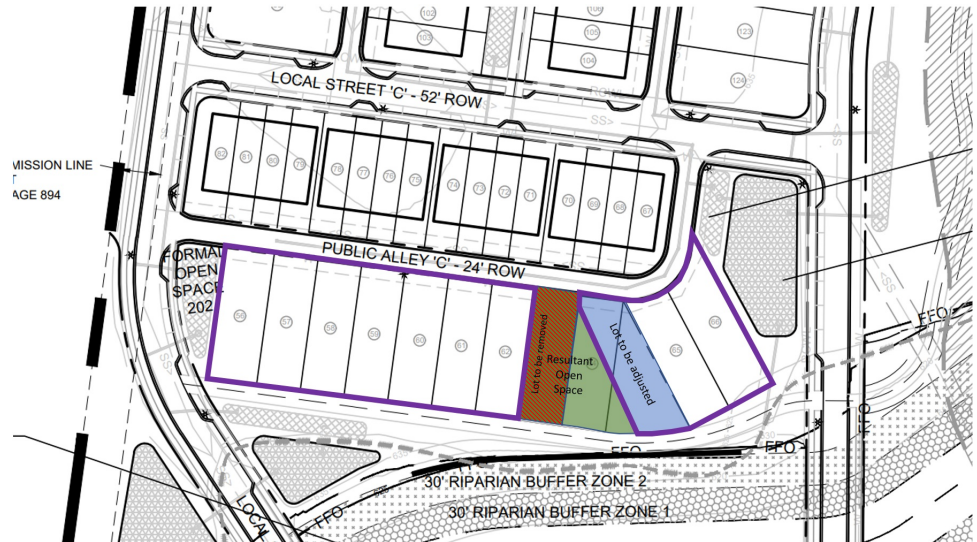
132. Lot Number for Open Space

christopher.andrews@franklinton.gov Please provide a lot number for the linear open space shown below:



133. Lots Fronting Open Space / Stream

christopher.andrews@franklintn.gov Lots with frontage along the open space containing the stream and that take rear access from proposed "Alley C" as labelled on the development plan shall be modified. Removal of Lot 63 as currently labelled on the development plan, along with the shifting of Lot 64 to be adjacent to Lot 65 helps to satisfy staff concerns related to addressing. Changes to the block layout shall be representative of the depiction below. The applicant recognizes that these changes may lead to the loss of buildable lots.



134. Townhouse Typical Architecture - Garage / Parking

christopher.andrews@franklintn.gov Applicant shall revise the typical elevations for proposed townhouses to show both a two car garage and double parking pad, accessed from alleys.

The Fields at Reese Farm - Initial Submittal 11.12.2018.pdf

119. Envision Franklin

christopher.andrews@franklintn.gov While Envision Franklin is supportive of a Conservation Subdivision for this site, the proposed lot widths included in the development plan do not conform to the sizes recommended Envision Franklin. 40-foot wide lots are not supported within Envision Franklin, and therefore, staff is not able to fully support the submitted development plan.
[Edited By Christopher Andrews]

Water/Sewer

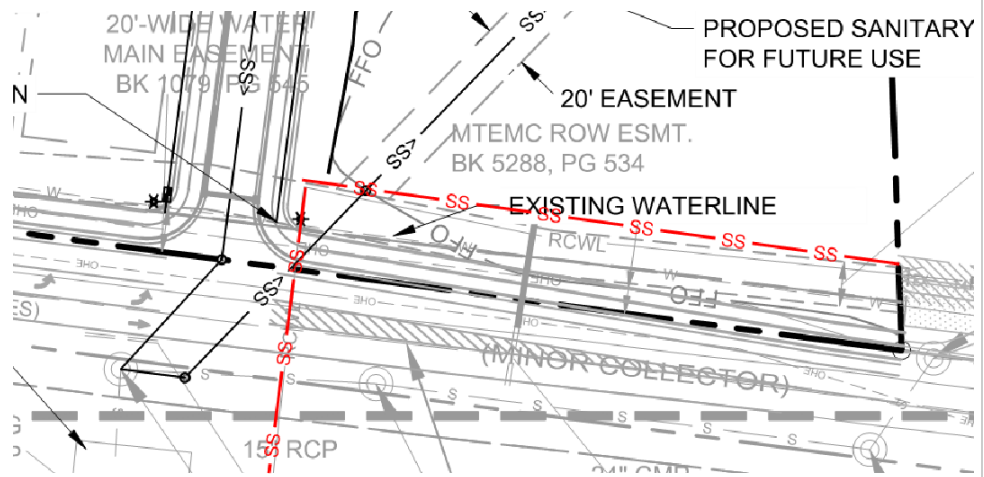
General Issues

68. Domestic water

ben.mcneil@franklintn.gov Water Management has reviewed the proposed utility layout in the ally sections and have concerns with the water and sewer being under the curbs and areas for other utilities. The layout was discussed with the applicant and Water Management has agreed to work through the issue at site plan stage. At site plan stage, the applicant shall meet all Water Management design and code specifications. The final utility layout shall be determined at that time.
[Edited By Ben Mcneil]

116. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has not added the force main location to the utility plan. The applicant did not fully address the issue, the applicant shall show the full extent of the sanitary sewer mains that are adjacent to the property as well as how they impact the subject property. This includes the force main and where it crosses the property.



[Edited By Ben Mcneil]

Zoning

General Issues

46. FFO/FEMA

shanna.mccoy@franklintn.gov comment to remain open as project note.

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

48. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note.

Once the LOMR is approved by FEMA it must be approved by BZA.

49. FFO

shanna.mccoy@franklintn.gov comment to remain open as project note.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

50. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note.

The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.

THE FIELDS AT REESE FARM PUD

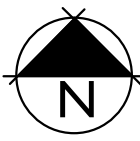
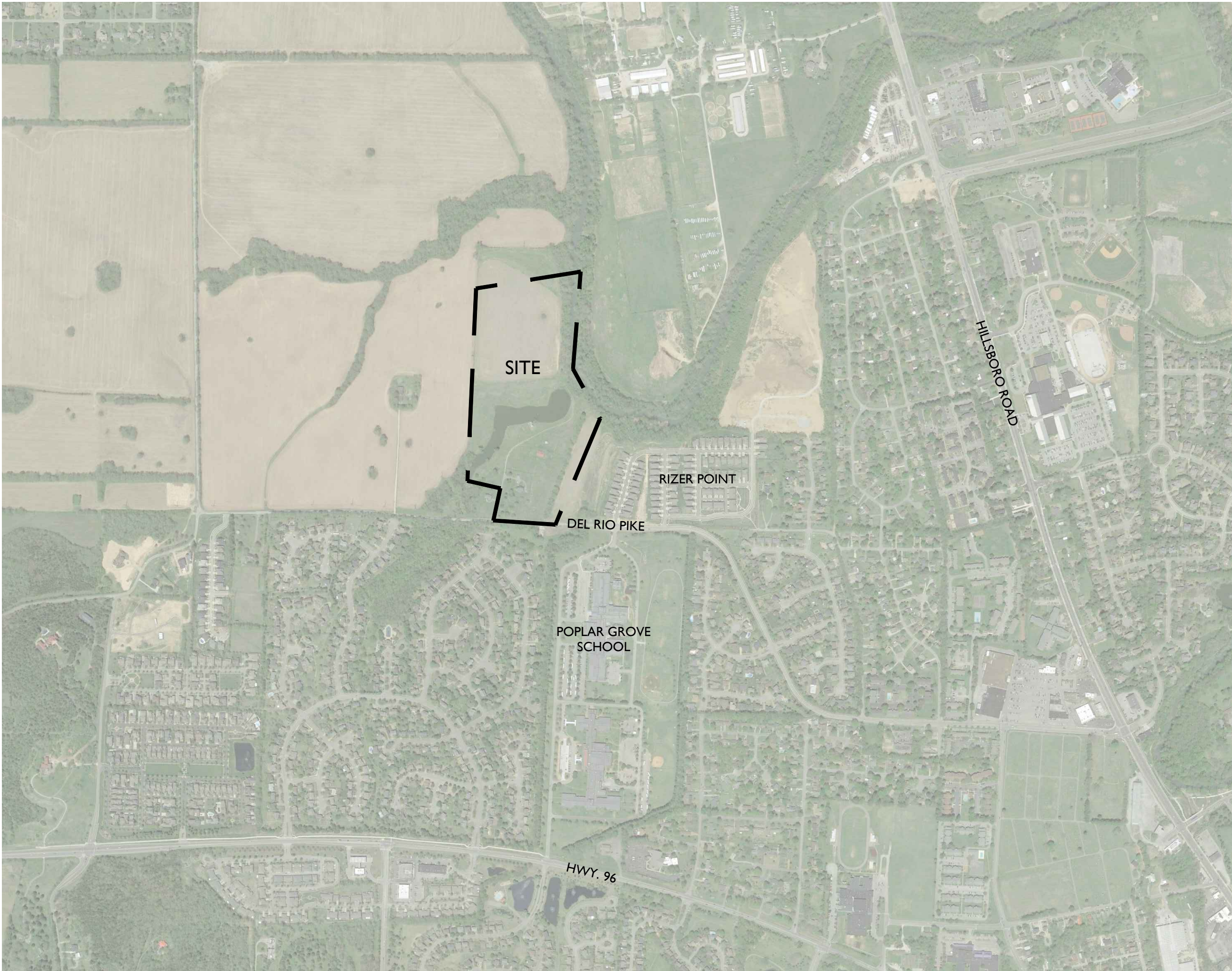
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER TRACTS:
MAP 63, PARCEL 1.03
GORDON OWEN REESE

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
RYAN McMASTER
ryan.mcmaster@kimley-horn.com
615.564.2876



NTS

SHEET INDEX

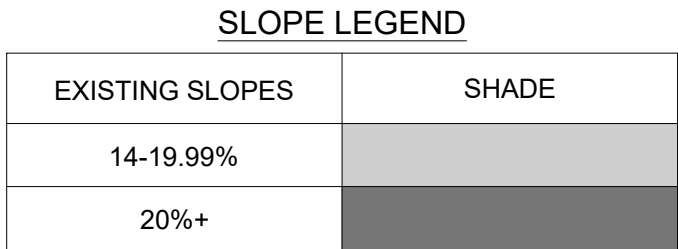
C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ENLARGED ROW & ACCESS PLAN
C4.2	ENLARGED ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C6.0	GREENWAY TRAIL PLAN
A1.0	TYPICAL ARCHITECTURE



Issued: Nov. 12, 2018
COF #6836



Revision Date
1.
2.



STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 CAPTURES RUNOFF FROM THE HARPETH RIVER FROM THE SOUTHERN PORTION. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING IRON ROD
 IRON ROD SET
 FIRE HYDRANT
 WATER VALVE
 WATER METER
 WATER LINE
 SANITARY SINKER MANHOLE
 SANITARY SINKER CLEANOUT
 SANITARY SINKER LINE
 OVERHEAD ELECTRIC LINE
 UTILITY POLE
 BENCHMARK
 STOCK FENCE
 FLOODWAY ZONING OVERLAY
 FLOODWAY FRACTION
 ZONING OVERLAY
 ZONE 1 (10' BUFFER)
 ZONE 2 BUFFER

EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE AREA:	43.97 AC

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANNING COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN A.L.C. DATED APRIL 11, 2016. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED BY THE CONSULTANT. THE CONSULTANT AND HIS ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AIRPORT AERIAL PHOTOGRAPHY DATED 2015.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. "X" MEANS "LOCAL FLOOD ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FLOODPLAIN MANAGEMENT AGENCY MAP NO. 4718702184G AND MAP NO. 4718703192G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2015. "X" MEANS MAKE UP OF FLOODPLAIN ZONE "X" IS IN AN INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED BY FLOODPLAIN REGULATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

THE EXISTING TREE CANOPY AREA IS ±4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:			
COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLSLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

WATER

WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN THE DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOS/10 X 350 GPD = 46,200 GPD

SANITARY SEWER

SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 24" DIAMETER SEWER SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE

RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:

AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE IBC AND
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:

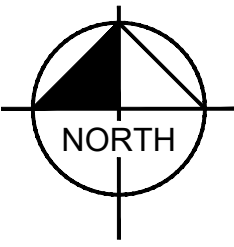
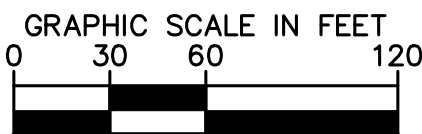
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

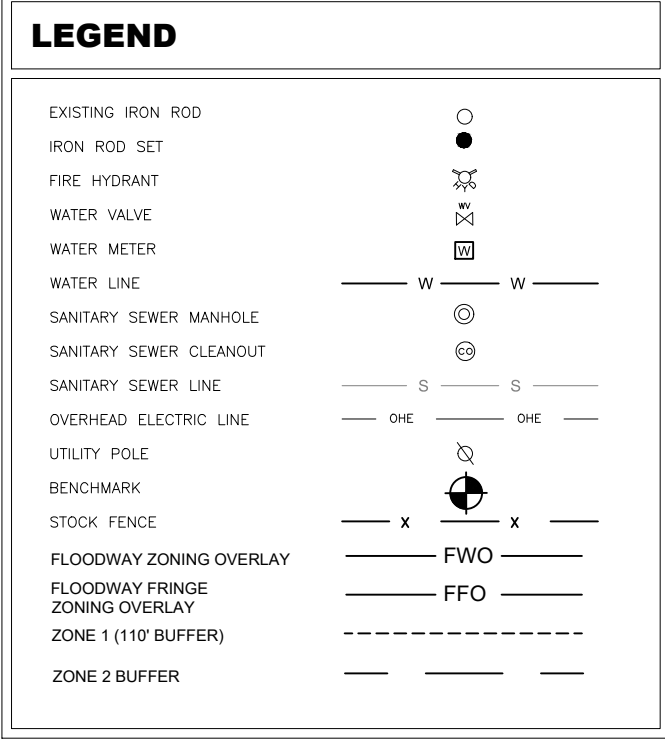
PROJECTED STUDENT POPULATION:

132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:

PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.





SITE DATA TABLE	
EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	EITHER APPLY
TOTAL SITE AREA:	43.97 AC

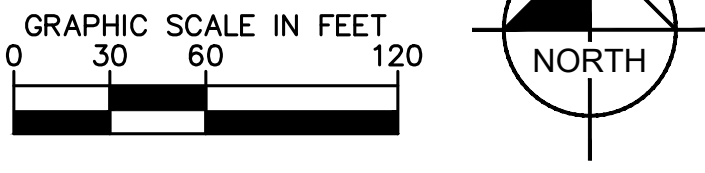
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANNING COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN A.L.C. SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 11, 2016. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. WILSON & ASSOCIATES, P.C. SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN CITY AERIAL PHOTOGRAPHY.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PROPERTY IS LOCATED WITHIN THE "X" AND "Z" AREAS AS DESIGNATED ON CURRENT FLOOD ELEVATION AND MAP. THE MANAGEMENT AGENCY MAP NO. 47187001046 AND MAP NO. 47187001026, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2015, MAY BE MADE UPON THE PROPERTY. THE PROPERTY IS INSIDE PROGRAM ZONE "X" IS 16 AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS DETERMINED BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

THE EXISTING TREE CANOPY AREA IS ± 4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:			
COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLISLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS DOWN THE EXISTING GRADE. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE, THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 IS THE HARPETH RIVER AND CAPTURES RUNOFF FROM THE SOUTHERN PORTION. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.



SITE DATA

PROJECT NAME: REESE FARM PUD
PROJECT NUMBER: 6836
SUBDIVISION: NA
LOT NUMBER:
ADDRESS: 2970 DEL RIO PIKE
FRANKLIN, TN 37069
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
TAX MAP, PARCEL: 063, 1.03
EXISTING ZONING: AG
PROPOSED ZONING: SD-R (3.00)
CHARACTER AREA OVERLAY: WHCO-2, WHCO-3
OTHER APPLICABLE OVERLAYS: FWO FLOODWAY OVERLAY
FFO FLOODWAY FRINGE OVERLAY
CONVENTIONAL
43.97 AC
TOTAL SQUARE FOOTAGE: 1,915,336 SF

MINIMUM REQUIRED SETBACKS:
SEE ARCHITECTURAL SHEET A1.0 FOR
BREAKDOWN OF SINGLE-FAMILY AND
TOWNHOME SETBACKS

OWNER: GORDON OWEN REESE
ADDRESS: 2970 DEL RIO PIKE
FRANKLIN, TN 37069

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: 615.975.5765
EMAIL ADDRESS: greg.gamble@gdc-tn.com

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2-STORY
LANDSCAPE SURFACE RATIO: 0.50
PROVIDED LANDSCAPE SURFACE RATIO: 0.50
MINIMUM PARKING REQUIREMENT: SEE PARKING CHART, THIS SHEET
MAXIMUM PARKING LIMIT: SEE PARKING CHART, THIS SHEET
EXISTING PARKING: SEE PARKING CHART, THIS SHEET
TREE CANOPY: 3.76 AC EXISTING, 9% OF SITE
PARKLAND DEDICATION: \$568,128 IMPACT FEES
132 x \$4,304/HOME = \$568,128
21.83 AC REQUIRED (AFTER ROW DEDICATION)
21.98 AC PROVIDED
19.74 AC INFORMAL OPEN SPACE
2.24 AC FORMAL OPEN SPACE

OPEN SPACE:
132 x \$4,304/HOME = \$568,128
21.83 AC REQUIRED (AFTER ROW DEDICATION)
21.98 AC PROVIDED
19.74 AC INFORMAL OPEN SPACE
2.24 AC FORMAL OPEN SPACE

OVERALL DENSITY: 3.00 UNITS/AC
NET DENSITY (MINUS ROW): 3.62 UNITS/AC
NET DENSITY (MINUS ROW AND OVERLAYS): 5.21 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 28 - 65' SINGLE-FAMILY FRONT LOADED
14 - 45' SINGLE-FAMILY ALLEY LOADED
24 - 40' SINGLE-FAMILY ALLEY LOADED
68 - TOWN HOMES
N/A
14.00 AC RESIDENTIAL
21.98 AC OPEN SPACE

STATEMENT OF IMPACTS:

WATER:
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 116 SINGLE FAMILY UNIT EQUIVALENTS.
132 LOTS X 350 GPD = 46,200 GPD

SEWER:
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE SOUTHERN HALF OF THIS SITE. AFTER MACK MATCHER IS CONSTRUCTED, THE ENTIRE SITE WILL FLOW TO A PROPOSED LIFT STATION AT THE NORTHERN END OF THE REESE FARM SITE. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR 46,200 GPD.

RECLAIMED WATER LINE:
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE: ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

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

DESIGN INTENT:
The Fields at Reese Farm PUD is within the Conservation Subdivision Policy of Envision Franklin. This policy requires a minimum of 50% open space and is intended to conserve special environmental features of the property. The conservation areas, which comprises approximately 50% of the 44-acre property, include natural features such as a 7-acre pond, floodplain of the Harpeth River, trees along the Harpeth bank, and a 40' buffer along Mack Hatcher Parkway. There is also open space set aside along the eastern boundary where it borders Rizer Point subdivision's dedicated greenway for possible trail connections.

The natural features of the Fields at Reese Farm PUD strongly influenced the design layout of the homes such that they preserve these features and follow the Envision Franklin's conservation subdivision guidelines. There is a mix of single-family detached homes and attached townhomes. Special considerations within Envision Franklin are given to 'duplexes and townhouses, in addition to the residential land uses supported in this design concept'. These 'are appropriate in this area as a continuation of the traditional residential development pattern found at Westhaven on the south side of New Highway 96 West.'

The Fields at Reese Farm PUD, therefore, proposes 66% of its net residential area to detached single-family homes and 34% to townhomes. These homes are intentionally planned to create integrated townhomes with single-family homes. Similar to other neighborhoods in this quadrant, such as Rizer Point and West Haven, Reese Farm PUD fits within the guidelines of the Conservation Subdivision Policy of Envision Franklin.

OPEN SPACE REQUIREMENT CHART

SITE AREA: 43.97 AC
SITE AREA (MINUS R.O.W. DEDICATION): 43.93

OPEN SPACE REQUIREMENT
PERCENTAGE REQUIRED: 15%
ACREAGE REQUIRED: 6.59 AC
FORMAL OPEN SPACE REQUIRED: 34%, 2.24 AC
INFORMAL OPEN SPACE REQUIRED: 66%, 4.35 AC

TOTAL OPEN SPACE PROVIDED: 21.98 AC
FORMAL OPEN SPACE PROVIDED: 2.24 AC
INFORMAL OPEN SPACE PROVIDED: 19.74 AC

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
200	INFORMAL	STREAM RESTORATION	169,778 SF
201	INFORMAL	BUFFERS & EASEMENTS	689,990 SF
202	FORMAL	POCKET PARKS	97,562 SF

ENVISION FRANKLIN CONSERVATION SUBDIVISION
PER THE ENVISION FRANKLIN OPEN SPACE REQUIREMENT,
50% OF THE TOTAL SITE ACREAGE MUST BE DEDICATED OPEN SPACE.

SITE ACREAGE: 43.93
REQUIRED OPEN SPACE: 21.97 AC (50%)
PROVIDED OPEN SPACE: 21.98 AC (50%)

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	115,370 SF	1,386 SF	113,983 SF
TREE B	30,903 SF	30,903 SF	0 SF
TREE C	17,409 SF	17,409 SF	0 SF
TOTAL	163,681 SF	49,708 SF	113,983 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 163,681 SF (3.76 AC)
3.76 AC / 43.97 SITE AC = 9% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY

54% x 3.76 AC = 2.03 AC

PROVIDED CANOPY PRESERVED =
2.82 AC (70%) OF TOTAL EXISTING CANOPY



TREE CANOPY AREA

CONNECTIVITY INDEX:

△ NODES - 5

● LINKS - 9

9 LINKS / 5 NODES = 1.80 CONNECTIVITY INDEX
(1.65 MINIMUM)

PARKING CHART

REQUIRED PARKING BREAKDOWN:

ATTACHED TOWN HOME
TOTAL UNITS: 68
REQUIRED SPACES PER UNIT: 3
(3 BEDROOM UNITS REQUIRE 3 SPACES PER UNIT)
TOTAL REQUIRED SPACES: 204

DETACHED SINGLE-FAMILY
TOTAL UNITS: 64
REQUIRED SPACES PER UNIT: 2 SPACES
TOTAL REQUIRED SPACES: 128

PROVIDED PARKING BREAKDOWN:

TOWN HOME GARAGE: 68 SPACES
TOWN HOME TANDEM SPACES: 136 SPACES
SINGLE-FAMILY GARAGE: 128 SPACES
OFF-STREET PARKING: 0 SPACES
ON-STREET PARKING: 116 SPACES

TOTAL PROVIDED PARKING: 448 SPACES
TOTAL REQUIRED PARKING: 332 SPACES
TOTAL MAXIMUM PARKING LIMIT: 399SPACES (120% OF REQUIRED)

*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH

KEY

30' RIPARIAN BUFFER ZONE 1
30' OFFSET FROM TOP OF BANK

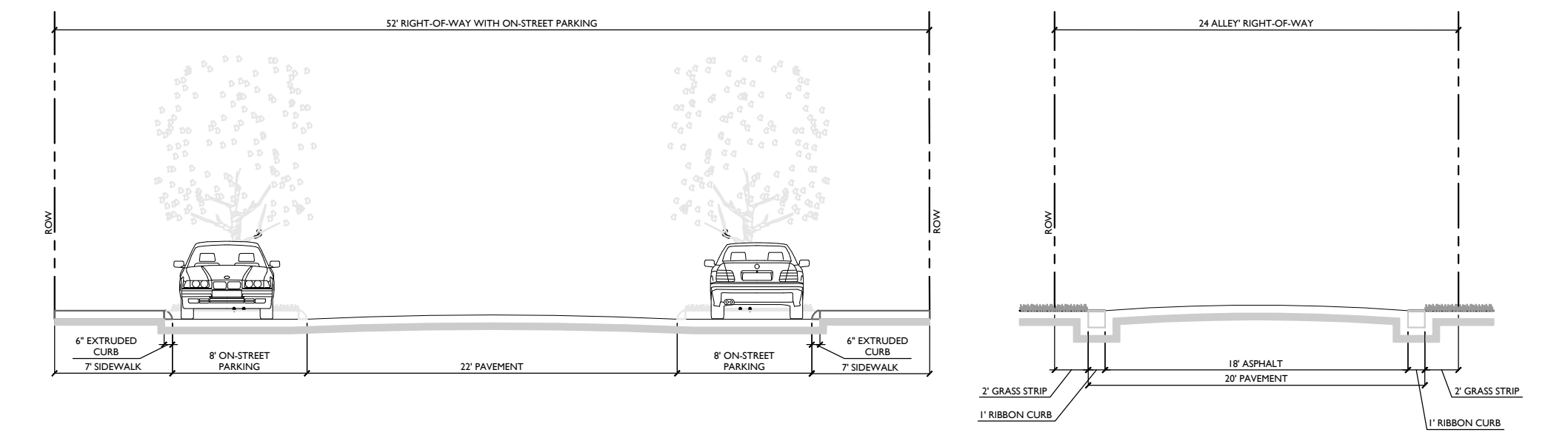
30' RIPARIAN BUFFER ZONE 2
30' OFFSET OF ZONE 1 BUFFER

110' RIPARIAN BUFFER ZONE 1
60' OFFSET FROM TOP OF BANK PLUS 50' OFFSET BUFFER
DUE TO STEEP SLOPES

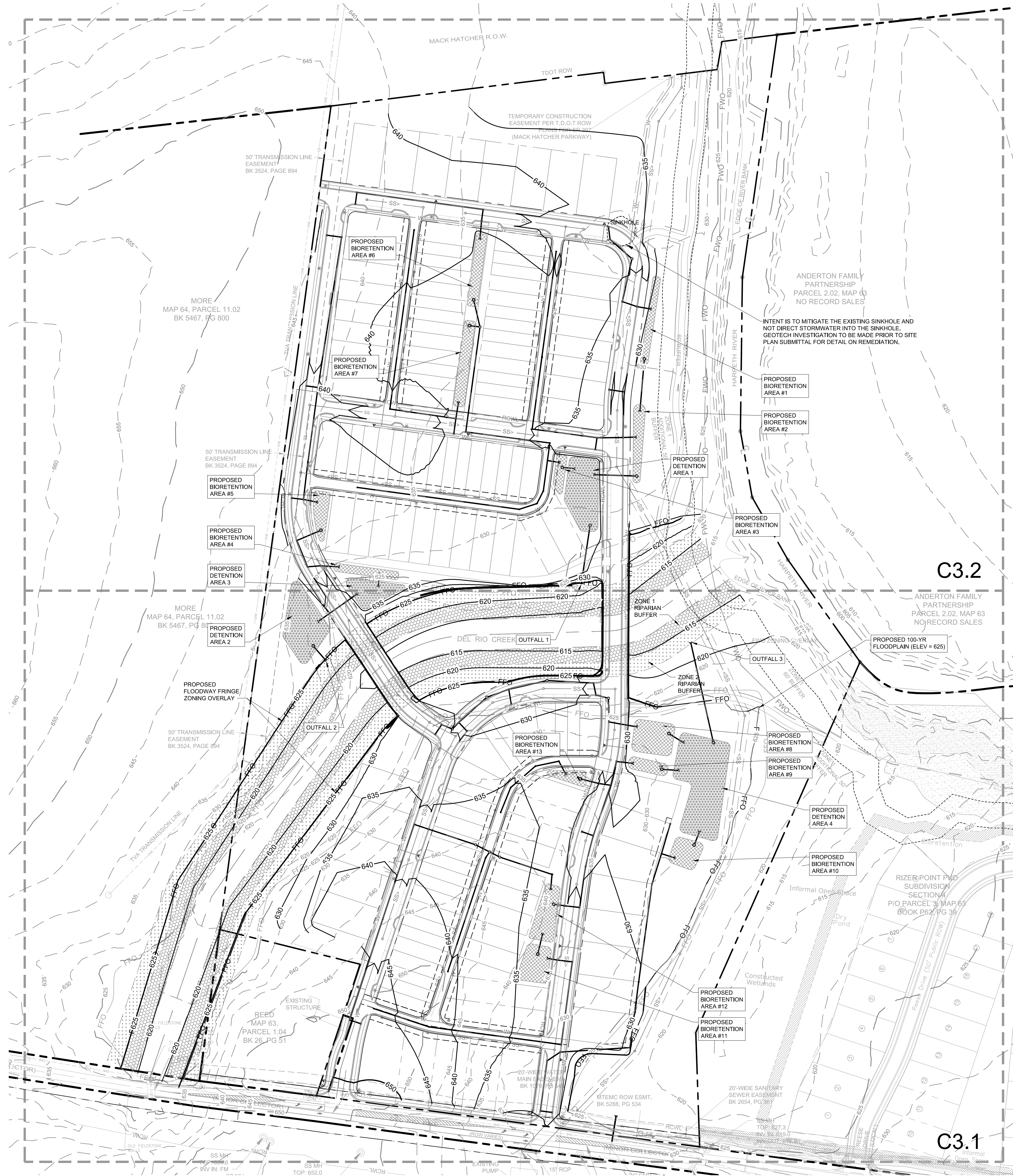
EXISTING TREE CANOPY

STREET SECTIONS

THE FIELDS AT REESE FARM PUD WILL UTILIZE CITY OF FRANKLIN STANDARD 52' ROW (COF TS-12) AND STANDARD 22' ALLEY (COF TS-13). IN ADDITION TO THESE STANDARD STREET SECTIONS, THIS PUD PROPOSES A MODIFIED VERSION OF COF TS-12 WITH ON STREET PARKING AND A WIDER ALLEY FOR IMPROVED EMERGENCY ACCESS AT PUBLIC ALLEY C (SEE BELOW).



Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING & DRAINAGE PLAN Dec 06, 2018 2:03pm by: talia.leonard



BIORETENTION AREA TABLE		
BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
1	2,575	3,732
2	2,846	8,626
3	1,437	3,768
4	2,060	2,273
5	2,349	6,396
6	2,920	3,630
7	3,697	8,755
8	4,937	5,583
9	1,835	4,901
10	3,014	5,808
11	3,910	8,168
12	4,295	7,943
13	1,589	2,627

FFO NOTE

THE PROPOSED FFO LINE ON THESE PLANS REFLECTS THE PROPOSED 625 CONTOUR AND WILL BE CONFIRMED THROUGH THE LOMR PROCESS

- COF GRADING & DRAINAGE GENERAL NOTES**
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
 2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET

POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

STORMWATER MANAGEMENT PLAN:

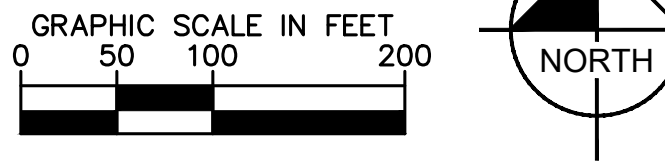
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ON-SITE ASSUMES THAT EACH BIORETENTION AREA ON-SITE WILL FILL UP SIMULTANEOUSLY, THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ON-SITE.

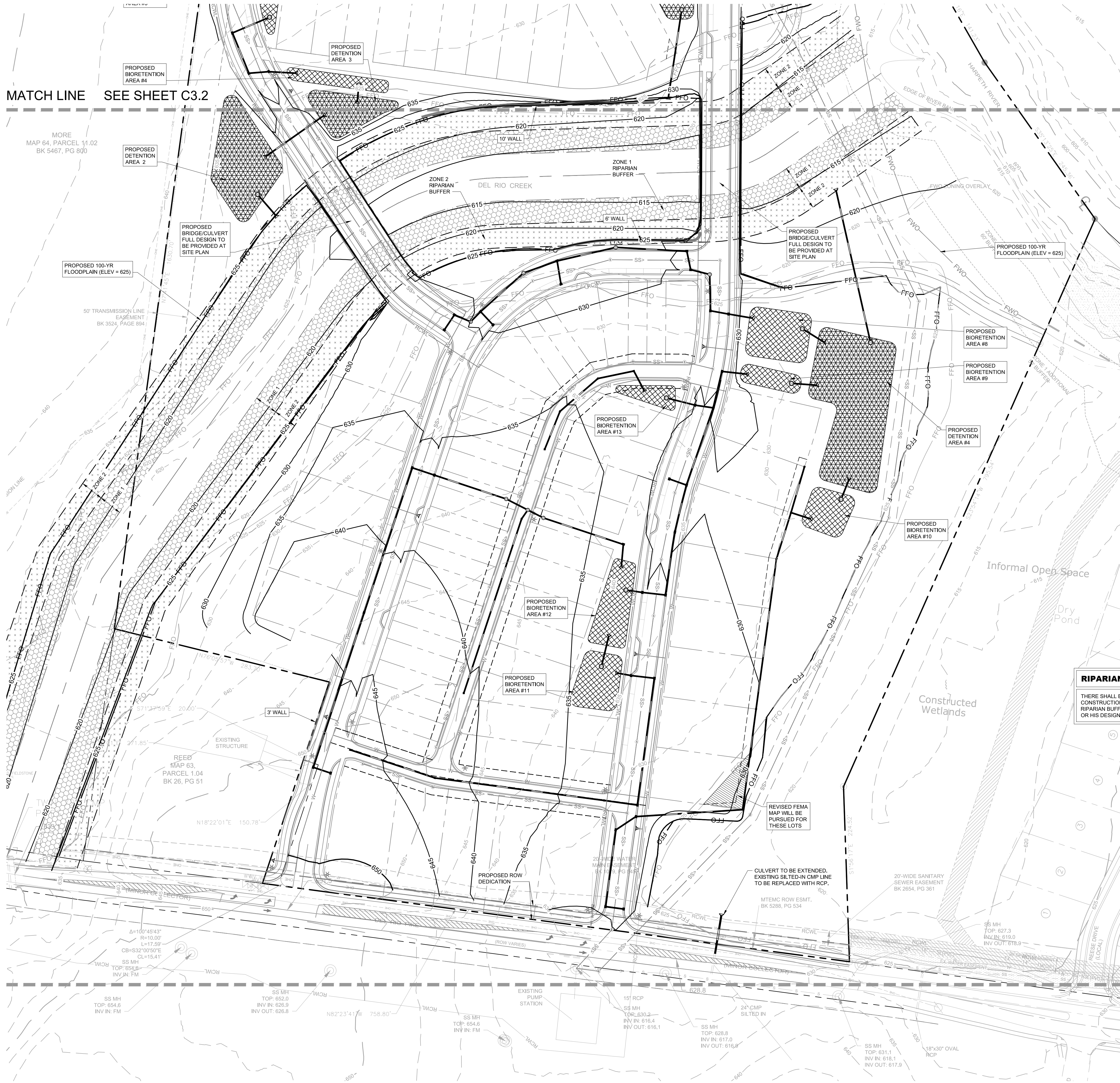
SITE AREA TABLE	
TOTAL SITE AREA =	43.97 ACRES
SITE IMPERVIOUS AREA =	±15.37 ACRES
SITE DISTURBED AREA =	±32.06 ACRES

SITE LEGEND	
	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT
	SANITARY SWER MANHOLE
	LIGHT POLE(4000K LED LIGHT SOURCE)
	FLOODWAY ZONING OVERLAY
	PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
	EXISTING FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
	DETENTION
	BIORETENTION
	ZONE 1 BUFFER
	ZONE 2 BUFFER



Revision	Date
△	
△	
△	
△	

Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING & DRAINAGE PLAN by: talia.leonard Dec 06, 2018 3:03pm



- COF GRADING & DRAINAGE GENERAL NOTES**
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
 2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE: ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

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

STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ON-SITE. ASSUMES THAT EACH BIORETENTION AREA ON-SITE WILL FILL UP SIMULTANEOUSLY. THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ON-SITE.

RIPARIAN BUFFER NOTE

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

SITE AREA TABLE

TOTAL SITE AREA =	43.97 ACRES
SITE IMPERVIOUS AREA =	±15.37 ACRES
SITE DISTURBED AREA =	±32.06 ACRES

BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
1	2,575	3,732
2	2,846	8,626
3	1,437	3,768
4	2,060	2,273
5	2,349	6,396
6	2,920	3,630
7	3,697	8,755
8	4,937	5,583
9	1,835	4,901
10	3,014	5,808
11	3,910	8,168
12	4,295	7,943
13	1,589	2,627

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
CHC	EXISTING WATER MAIN
SS	EXISTING OVERHEAD ELECTRIC
SS	EXISTING STORM PIPE
LDD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
SS	SANITARY SWER MANHOLE
SS	LIGHT POLE(4000K LED LIGHT SOURCE)
FWO	FLOODWAY ZONING OVERLAY
FFO	PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
FFO	EXISTING FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
XXXXXX	DETENTION
XXXXXX	BIORETENTION
XXXXXX	ZONE 1 BUFFER
XXXXXX	ZONE 2 BUFFER



Drawing name: K:\NSH\DEV\1182\13001 - reese farm\4-CADD\plansheets\C3.1 GRADING AND DRAINAGE PLAN.dwg
Dec 06, 2018 3:03pm
by: talia.leonard
C3.2 ENLARGED GRADING & DRAINAGE PLAN



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
*NOTE: ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

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

STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ON-SITE ASSUMES THAT EACH BIORETENTION AREA ON-SITE WILL FILL UP SIMULTANEOUSLY. THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ON-SITE.

RIPARIAN BUFFER NOTE

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

SITE AREA TABLE

TOTAL SITE AREA =	43.97 ACRES
SITE IMPERVIOUS AREA =	±15.37 ACRES
SITE DISTURBED AREA =	±32.06 ACRES

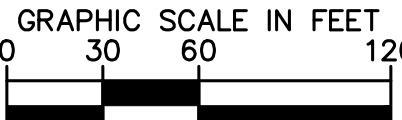
BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
1	2,575	3,732
2	2,846	8,626
3	1,437	3,768
4	2,060	2,273
5	2,349	6,396
6	2,920	3,630
7	3,697	8,755
8	4,937	5,583
9	1,835	4,901
10	3,014	5,808
11	3,910	8,168
12	4,295	7,943
13	1,589	2,627

SITE LEGEND

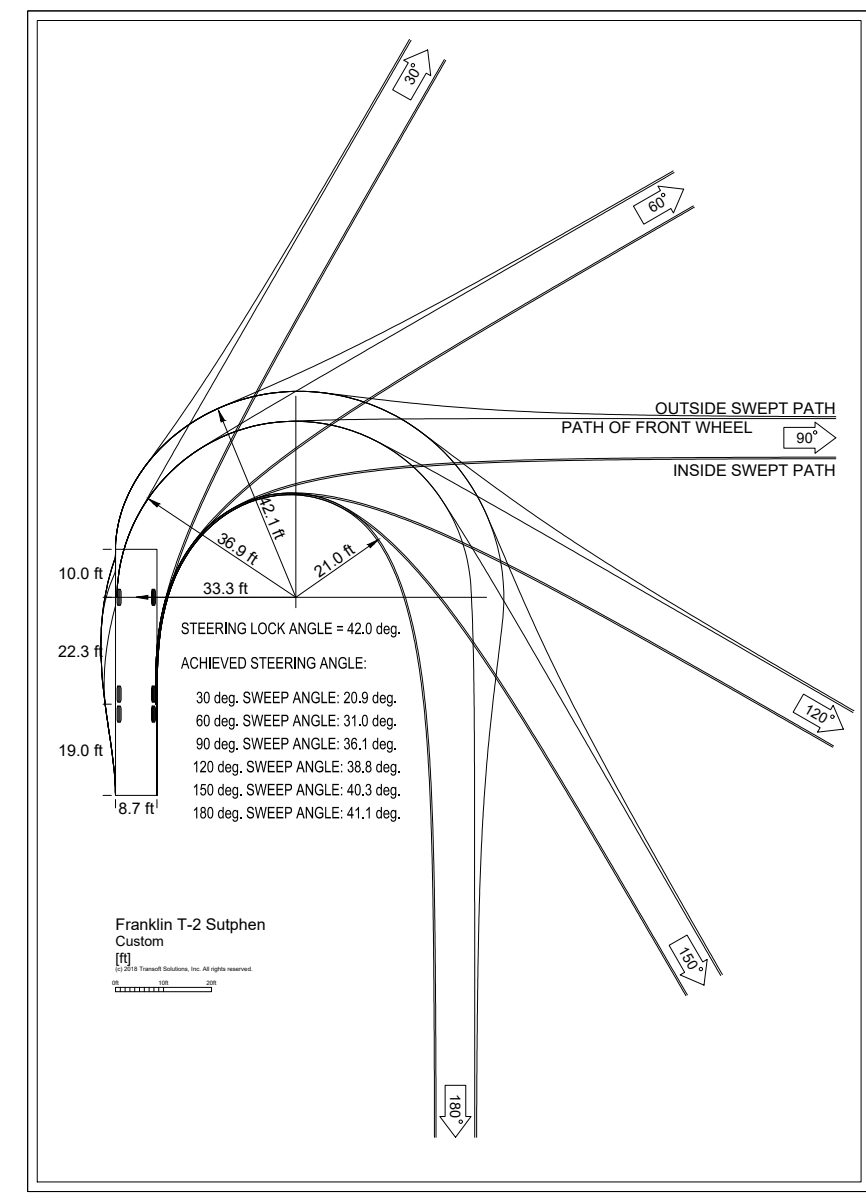
- SS - PROPOSED SANITARY SEWER PIPE
- W - PROPOSED WATER MAIN
- SS - PROPOSED STORM PIPE
- SS - EXISTING SANITARY SEWER PIPE
- RCWL - PROPOSED RECLAIMED WATER MAIN
- W - EXISTING WATER MAIN
- CHE - EXISTING OVERHEAD ELECTRIC
- SS - EXISTING STORM PIPE
- LOD - LIMITS OF DISTURBANCE
- PH - FIRE HYDRANT
- SM - SANITARY SWER MANHOLE
- LP - LIGHT POLE(4000K LED LIGHT SOURCE)
- FWO - FLOODWAY ZONING OVERLAY
- FFO - PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
- FFO - EXISTING FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
- XXXX - DETENTION
- XXXX - BIORETENTION
- XXXX - ZONE 1 BUFFER
- XXXX - ZONE 2 BUFFER

MATCH LINE SEE SHEET C3.1

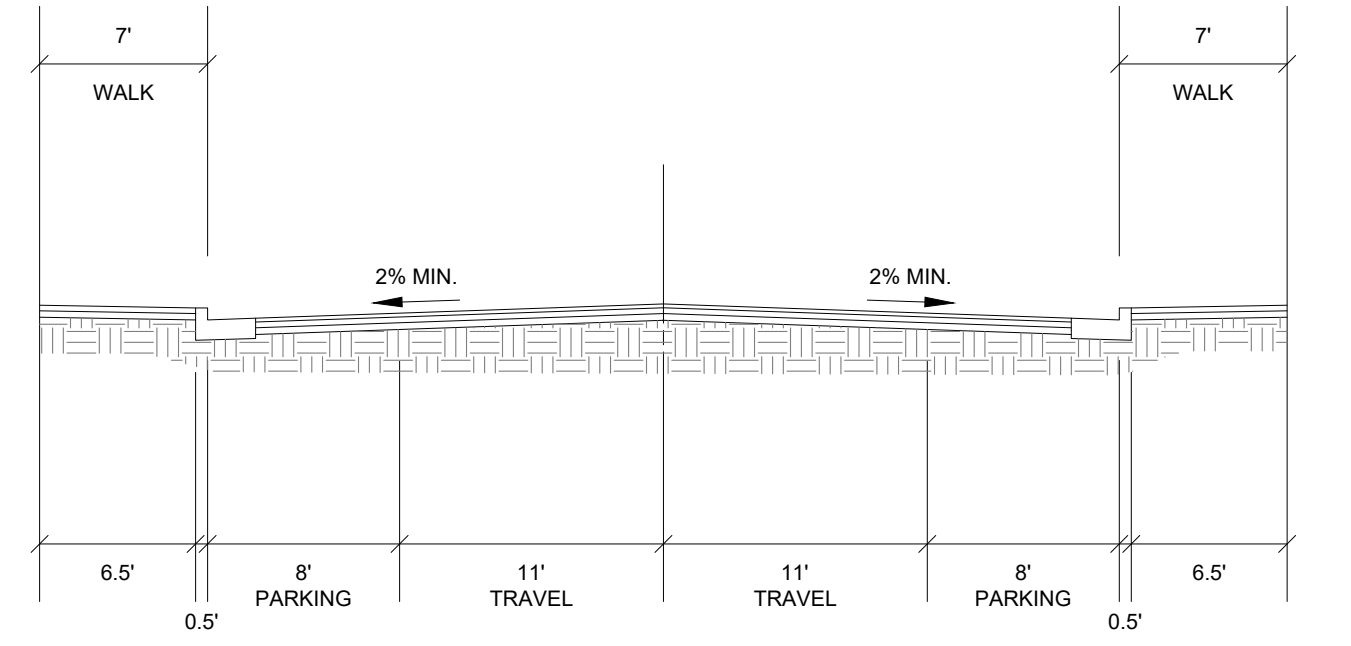


Revision	Date
△	
△	
△	
△	

Drawing name: K:\NSH\LLDEV\1182\13001 - reese farm\4-CADD\plansheets\C4.0 OVERALL ROW & ACCESS PLAN.dwg C4.0 OVERALL ROW & ACCESS PLAN Dec 06, 2018 3:09pm by: tolulae@arnd



- ### ROW & ACCESS GENERAL NOTES
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED 'TDDT STANDARD SPECIFICATIONS' SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE 'STANDARD SPECIFICATIONS' SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 6. ALL TEMPORARY STRIPING SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', PUBLISHED BY TDDT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 'THERMOPLASTIC PAVEMENT MARKINGS', OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDDT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



ON-STREET PARKING
STREET SECTION
52' ROW

N.T.S.

2-LANE
MINOR COLLECTOR
W/ BIKE LANES

COF TS-09
DWG. NO.

EFFECTIVE DATE: 7/1/2017

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

CITY ENGINEER: *[Signature]*
DATE: 7/1/2017

ASSISTANT DIRECTOR OF ENGINEERING: *[Signature]*
DATE: 7/1/2017

DEL RIO PIKE
STREET SECTION
67' ROW

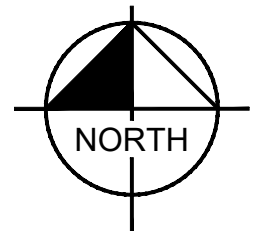
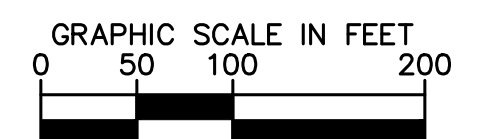
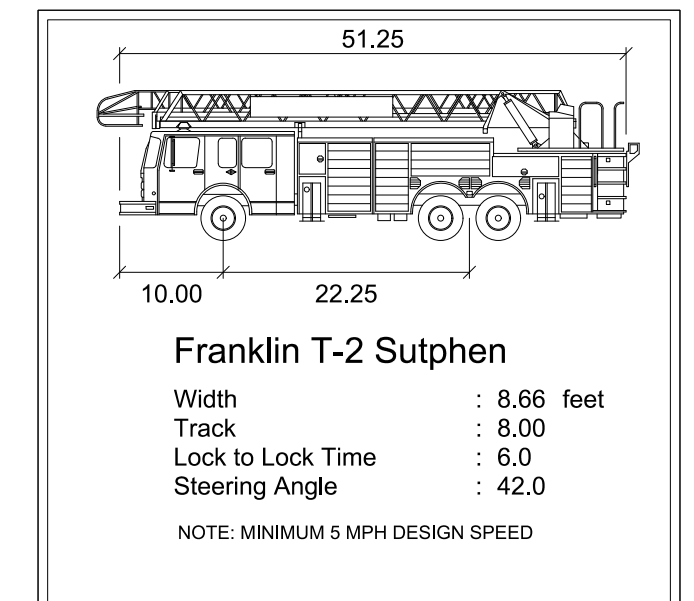
Kimley»Horn

Reese Farm (Revision #1)
Traffic Impact Analysis

The trip generation for the proposed development is summarized in Table 5.

Table 5 - Trip Generation							
ITE Land Use	Density	Daily	AM Peak Hour			PM Peak Hour	
			Total	Enter	Exit	Total	Enter
Single-Family Detached Housing (LUC 210)	74 d.u.	788	57	14	43	76	48
Multifamily Housing (Low-Rise) (LUC 220)	67 d.u.	466	32	7	25	41	26
New Trips		1,254	89	21	68	117	74

d.u. = dwelling units



THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



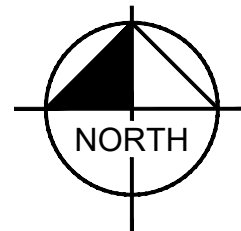
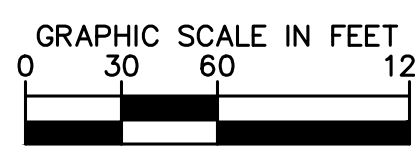
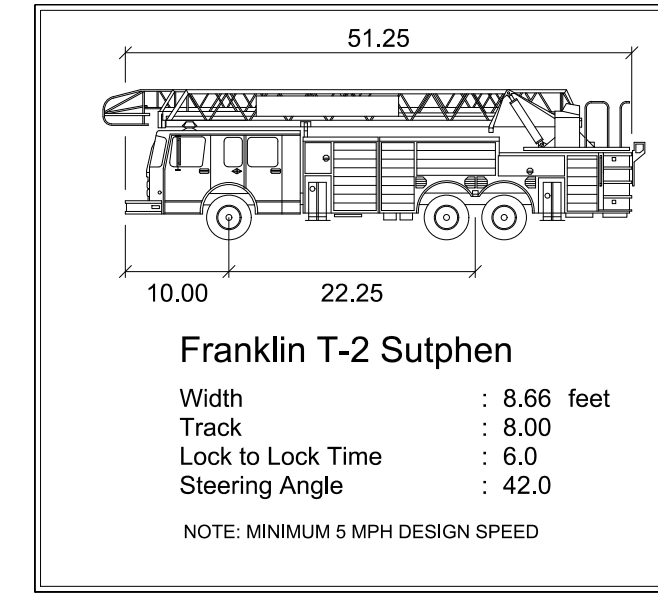
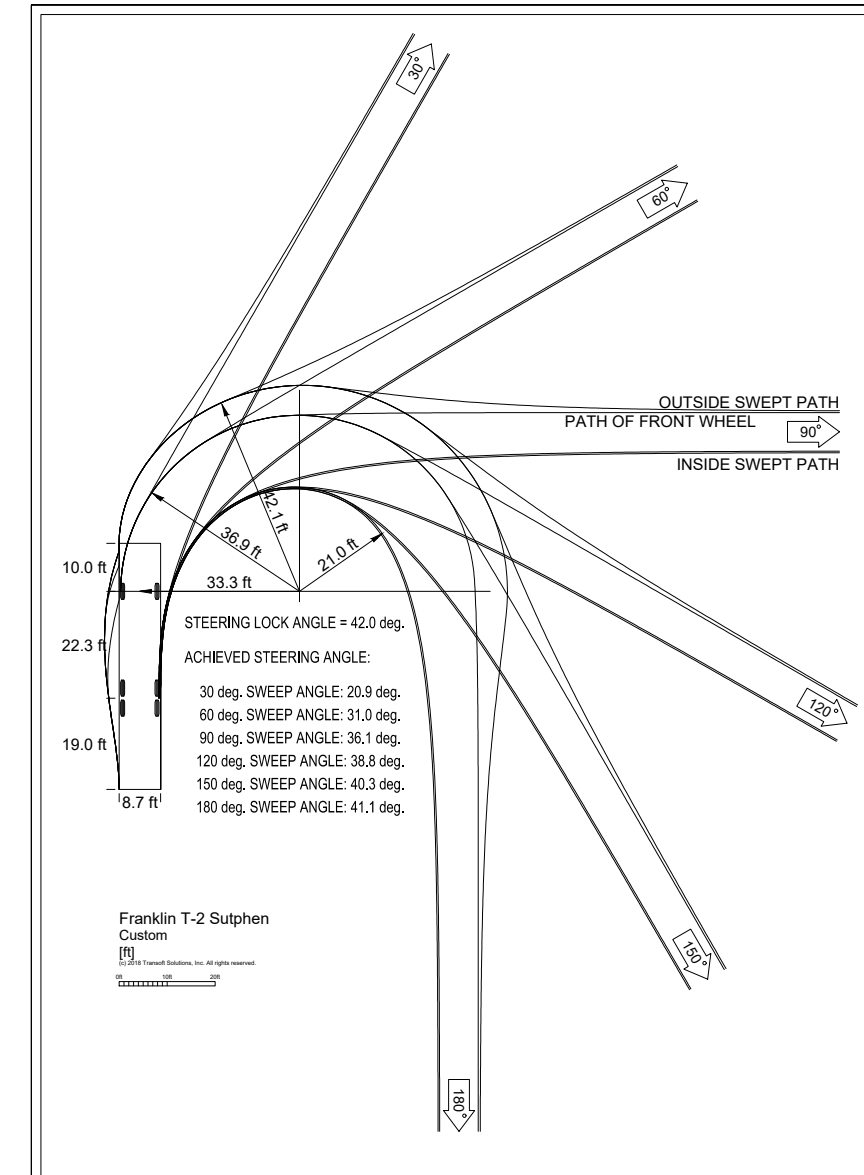
Revision	Date
△	
△	
△	
△	
△	

OVERALL ROW & ACCESS PLAN

Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.1 ENLARGED ROW & ACCESS PLAN (1 OF 2) Dec 06, 2018 3:09pm by: talia.leonard



- ROW & ACCESS GENERAL NOTES**
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

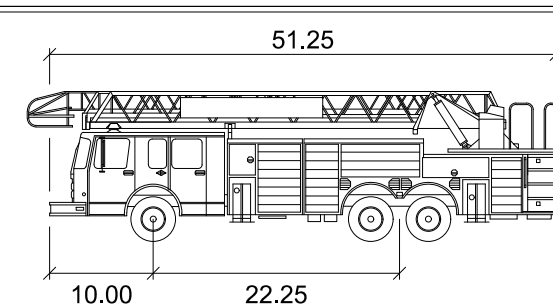


**THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

Franklin, Williamson County, Tennessee

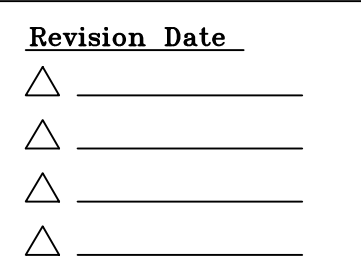


Franklin T-2 Sutphen

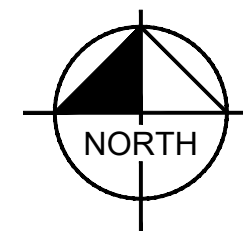
Width	: 8.66	feet
Track	: 8.00	
Lock to Lock Time	: 6.0	
Steering Angle	: 42.0	

NOTE: MINIMUM 5 MPH DESIGN SPEED

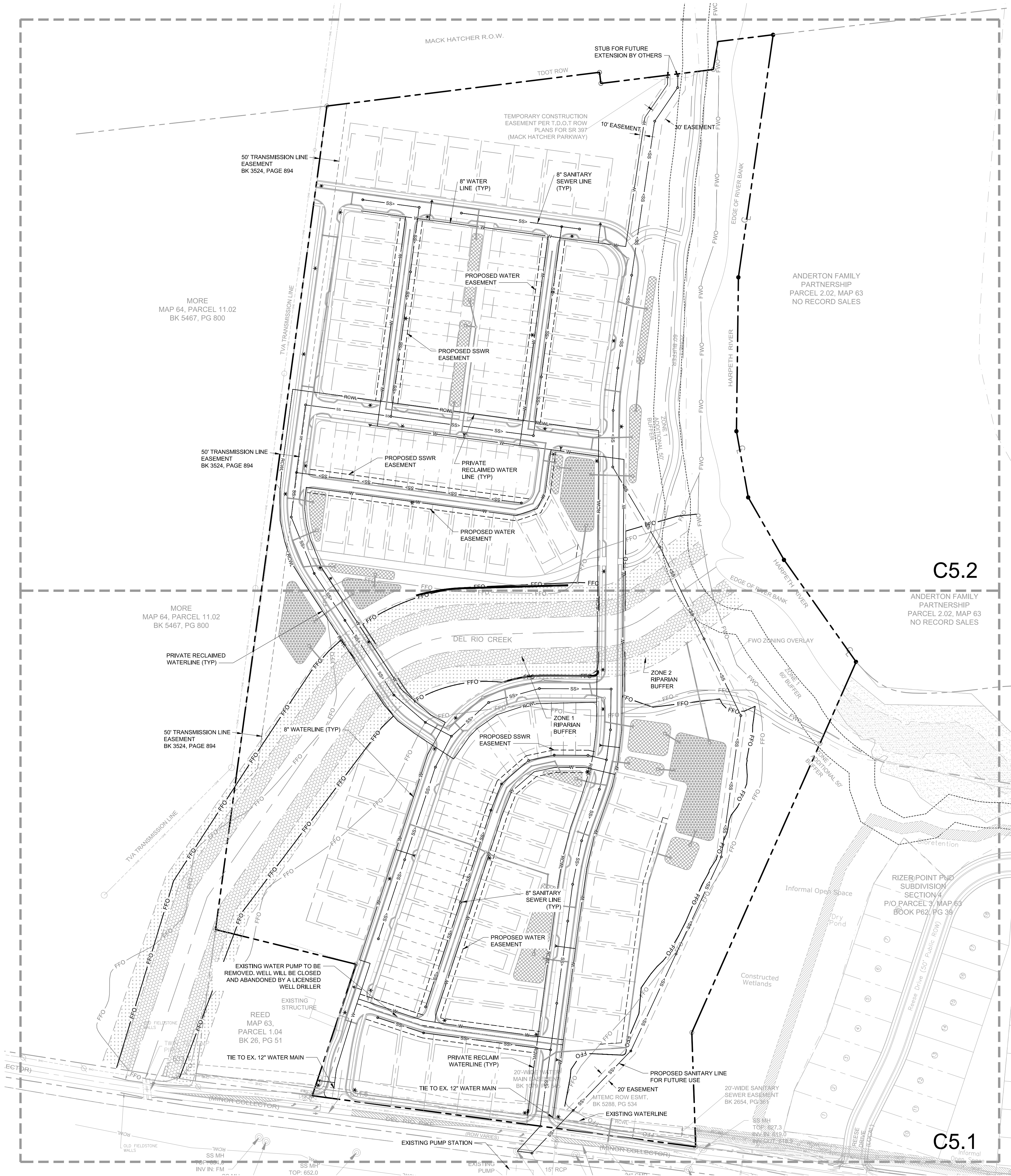
NOTE: MINIMUM 5 MPH DESIGN SPEED



C4.2
COF #6836



Drawing name: K:\NSH\DEV\1182\13001 - reese farm\4-CADD\plansheets\C5.0 OVERALL UTILITY PLAN.dwg C5.0 OVERALL UTILITY PLAN Dec 06, 2018 3:03pm by: tatta.leonard



UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 584-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2159 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAUCHOCK PK. SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

ALL UTILITY LAYOUTS ARE CONCEPT DESIGN ONLY. DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811TN ONE CALL. CONTACT COF WATERSSEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

RECLAIMED WATER NOTE

PROPOSED RECLAIMED WATERLINE TO BE PRIVATE AND INSTALLED OUTSIDE OF PROPOSED ROW.

PROPOSED UTILITIES NOTE

ALL PROPOSED UTILITIES TO MAINTAIN 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
WM	PROPOSED WATER MAIN
SP	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
RCWL	EXISTING RECLAIMED WATER MAIN
WM	EXISTING WATER MAIN
OE	EXISTING OVERHEAD ELECTRIC
SP	EXISTING STORM PIPE
100'	LIMITS OF DISTURBANCE
⚡	FIRE HYDRANT
⊙	SANITARY SWER MANHOLE
☀	LIGHT POLE(4000K LED LIGHT SOURCE)
FWO	FLOODWAY
FFO	PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
FFO	EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
[Pattern]	DETENTION
[Pattern]	BIORETENTION
[Pattern]	30' ZONE 1 BUFFER
[Pattern]	30' ZONE 2 BUFFER

UTILITY 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
"NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

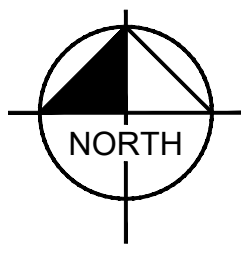
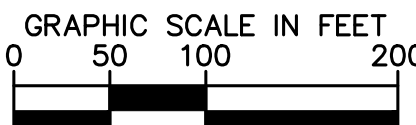
RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

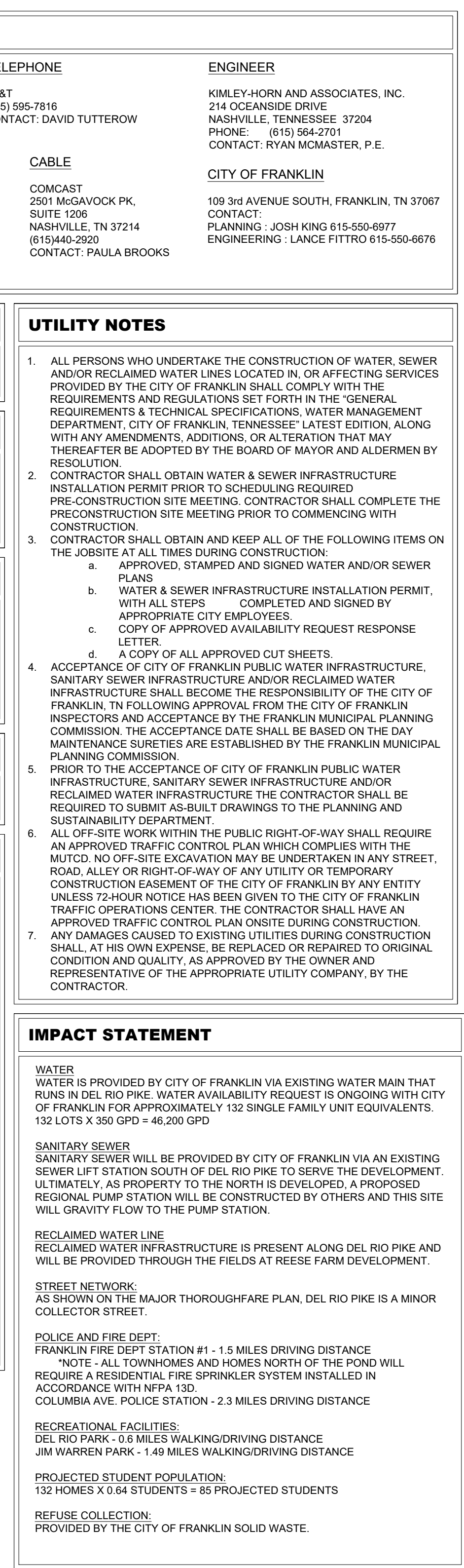
PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

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



Revision	Date
△	
△	
△	
△	





Drawing name: K:\NSH\DEV\1182\13001 - reese farm\4-CADD\plansheets\C5.1 ENLARGED UTILITY PLAN.dwg
C5.2 ENLARGED UTILITY PLAN (2 OF 2)
Dec 06, 2018 3:04pm
by: tolloleopard



MORE
MAP 64, PARCEL 11.02
BK 5467, PG 800

MORE
MAP 64, PARCEL 11.02
BK 5467, PG 800

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 584-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURRD LN FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

ALL UTILITY LAYOUTS ARE CONCEPT DESIGN ONLY. DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811TN ONE CALL. CONTACT COF W/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

P.U.D.E. NOTE

NO HVAC EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN P.U.D.E.'S

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
RCWL	EXISTING RECLAIMED WATER MAIN
W	EXISTING WATER MAIN
OH	EXISTING OVERHEAD ELECTRIC
LOD	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FD	FIRE HYDRANT
SM	SANITARY SWER MANHOLE
LP	LIGHT POLE(4000K LED LIGHT SOURCE)
FWO	FLOODWAY
FFO	PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
FFO	EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
DET	DETENTION
BI	BIORETENTION
30'	30' ZONE 1 BUFFER
60'	30' ZONE 2 BUFFER

UTILITY 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

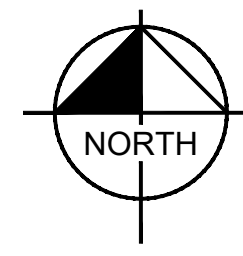
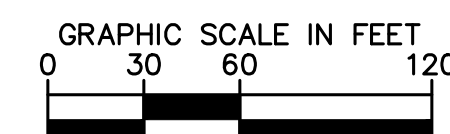
STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
"NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

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



12' (W)

SEE APPROVED PLANS

1.5% CROSS SLOPE

COMPACTED SUBGRADE

PAVEMENT SCHEDULE

① 1.5" - BITUMINOUS SURFACE COURSE (ROADWAY)
411-01.05 ACS W/SPRIM-225 GRADING & BUMP

② TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) 80.07 GAL/SY
(80.10 GAL/SY MILLED SURFACES)

③ 2" - BITUMINOUS AGGREGATE BASE
307-01.05 ASPHALT CONCRETE MIX (PSGA-225)(BPMH-HM) GRADING B-H2

④ PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) 80.35-82.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) 88-10.80/SY

⑤ 4" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, CRUSHED"

GENERAL NOTES

1. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY
DIFFERENCE SECTION.

2. REFERENCE 2017 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE
CONSTRUCTION.

3. USABLE TRAIL CROSS SLOPE IS 1.0%, ABSOLUTE MAXIMUM IS 2.0%.

N.T.S.

CITY OF FRANKLIN	
MULTI-USE TRAIL (PUBLIC AND PRIVATE)	CITY ENGINEER
DWG. NO. RD-4	EFFECTIVE DATE: 8/1/2018

GREENWAY TRAIL DATA:

+/- 2,142 TOTAL LF

12' TRAIL - 1,550 LF

16' TRAIL - 592 LF

STREAM BUFFER KEY

30' RIPARIAN BUFFER ZONE 1
30' FROM TOP OF BANK

30' RIPARIAN BUFFER ZONE 2
30' OFFSET OF ZONE 1 BUFFER

110' RIPARIAN BUFFER ZONE 1
60' OFFSET FROM TOP OF BANK
WITH 50' ADDITIONAL BUFFER DUE TO
STEEP SLOPES GREATER THAN 25%

THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

.stamp 12.06.2018.jpg

Issued: Nov. 12, 2018

Revision Date

△

△

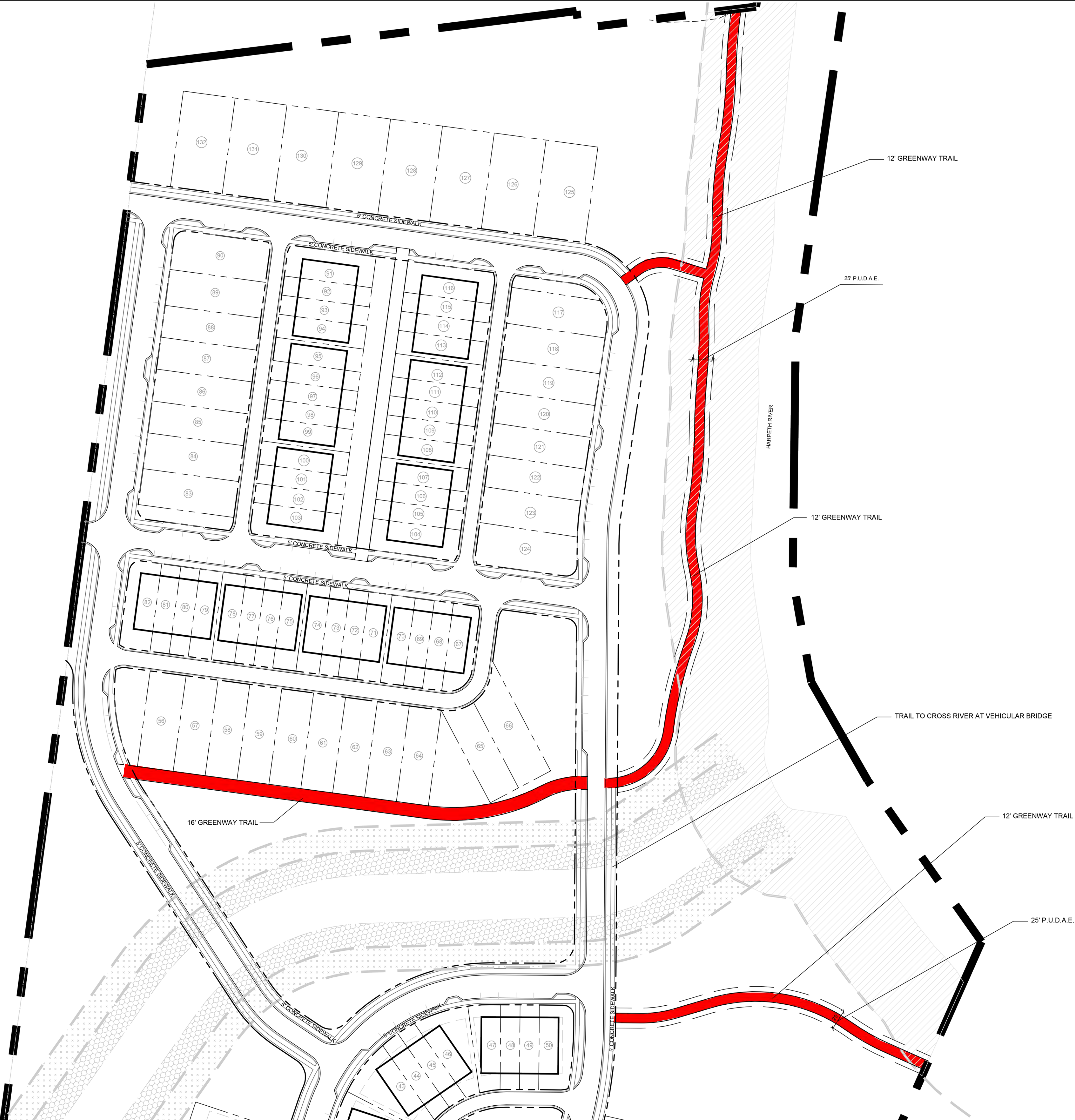
△

△

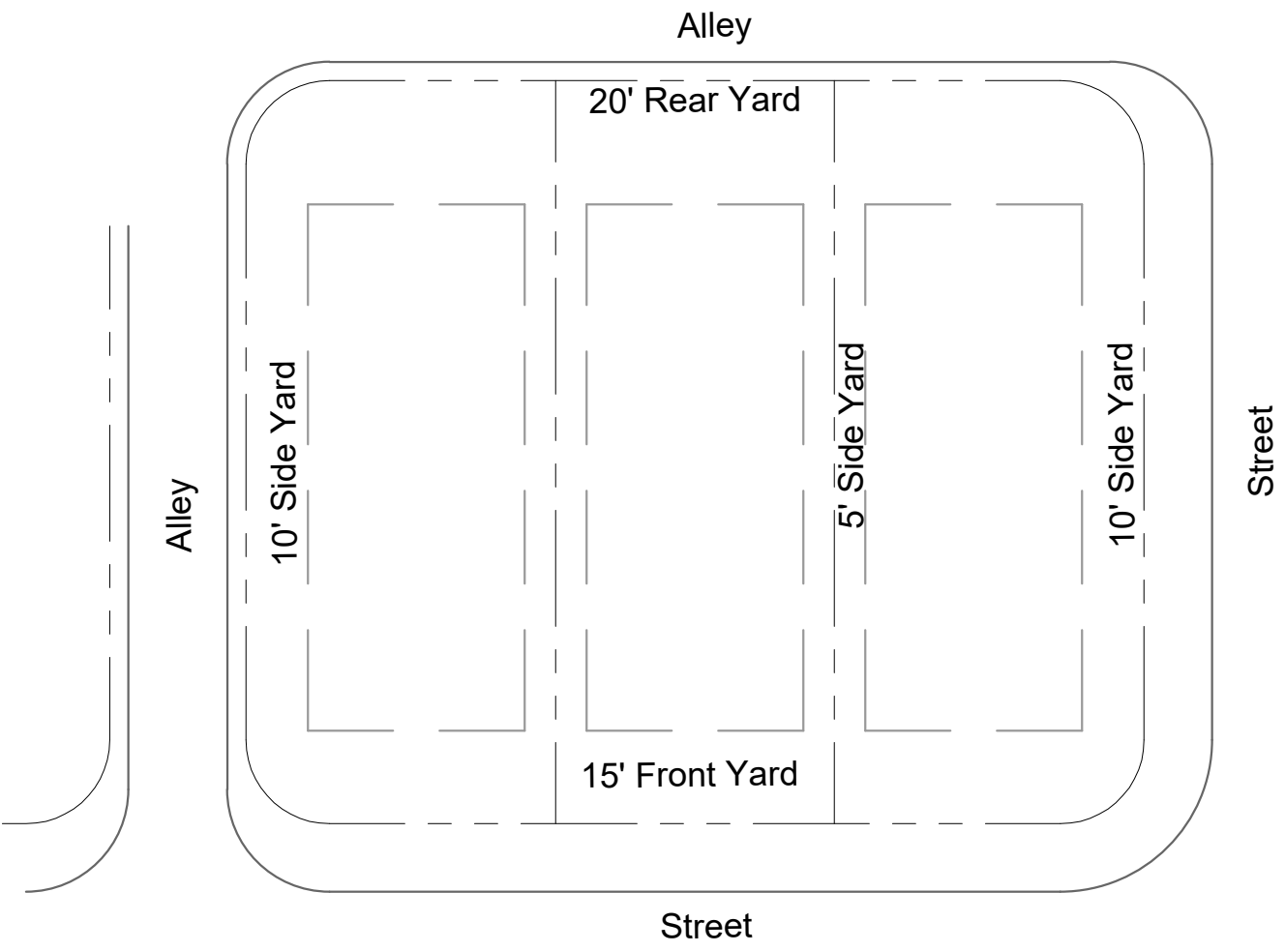
GREENWAY
TRAIL
PLAN

C6.0

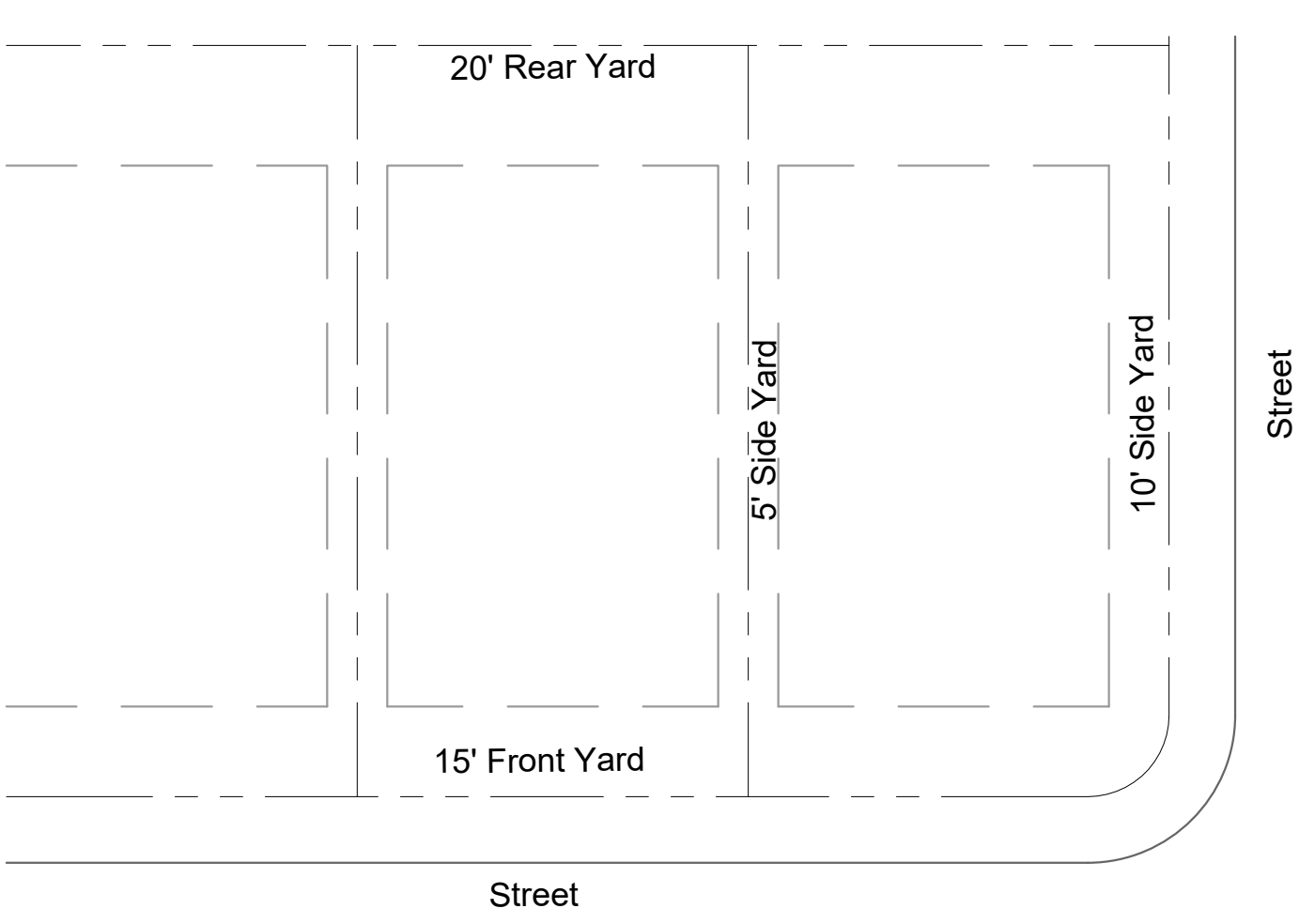
COF #6836



65' SINGLE-FAMILY
FRONT LOADED
HOMES

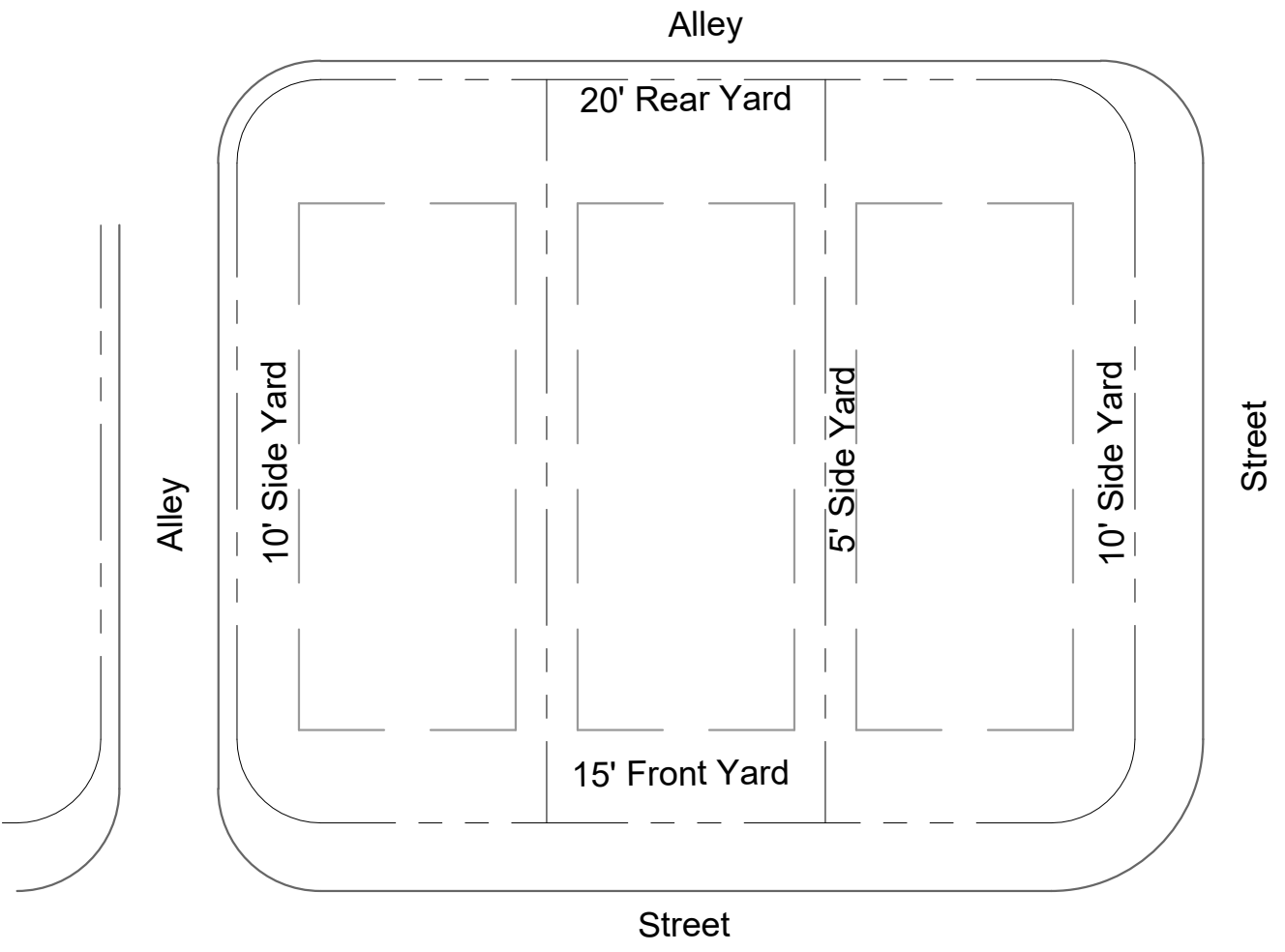


40' Single Family



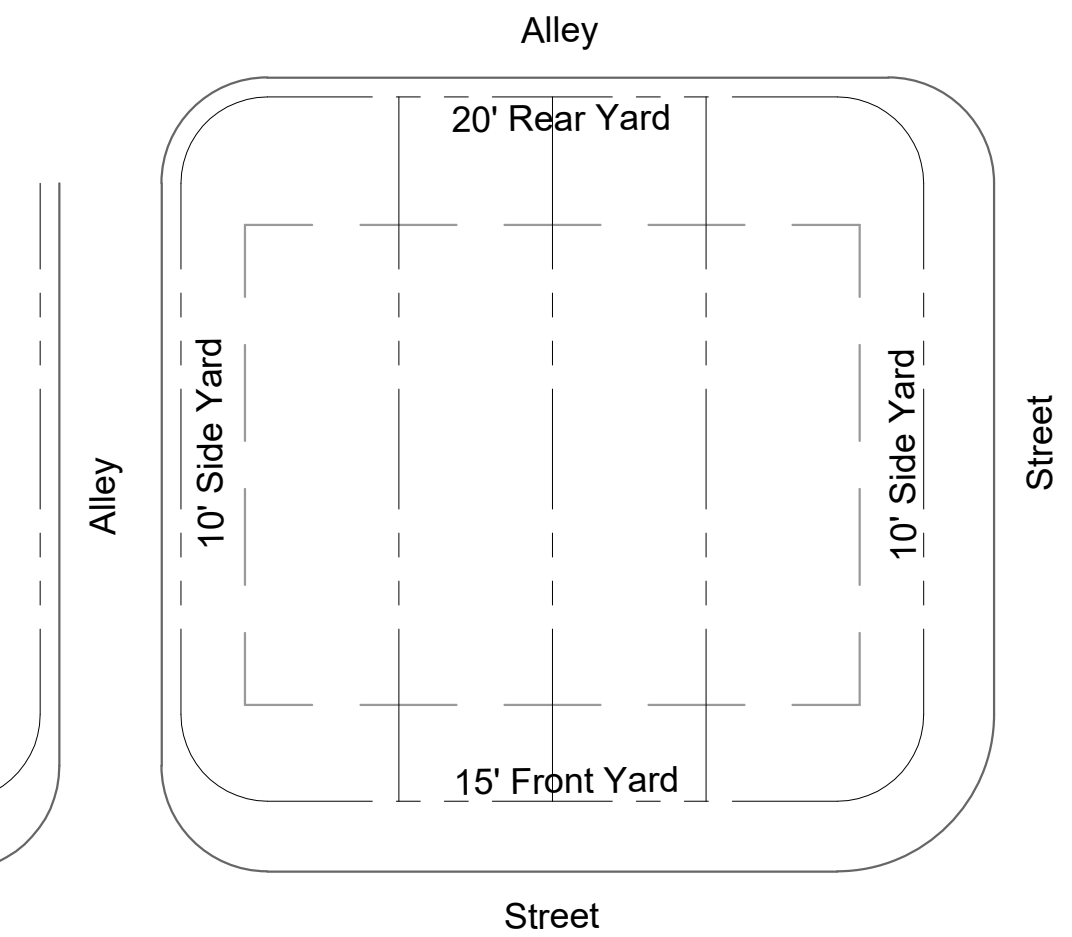
65' Single Family

45' SINGLE-FAMILY
ALLEY LOADED
HOMES



45' Single Family

SINGLE-FAMILY LOT STANDARDS
PROVIDED PARKING
2 GARAGE PARKING SPACES PER UNIT
2 DRIVEWAY PARKING SPACES PER UNIT



Townhomes

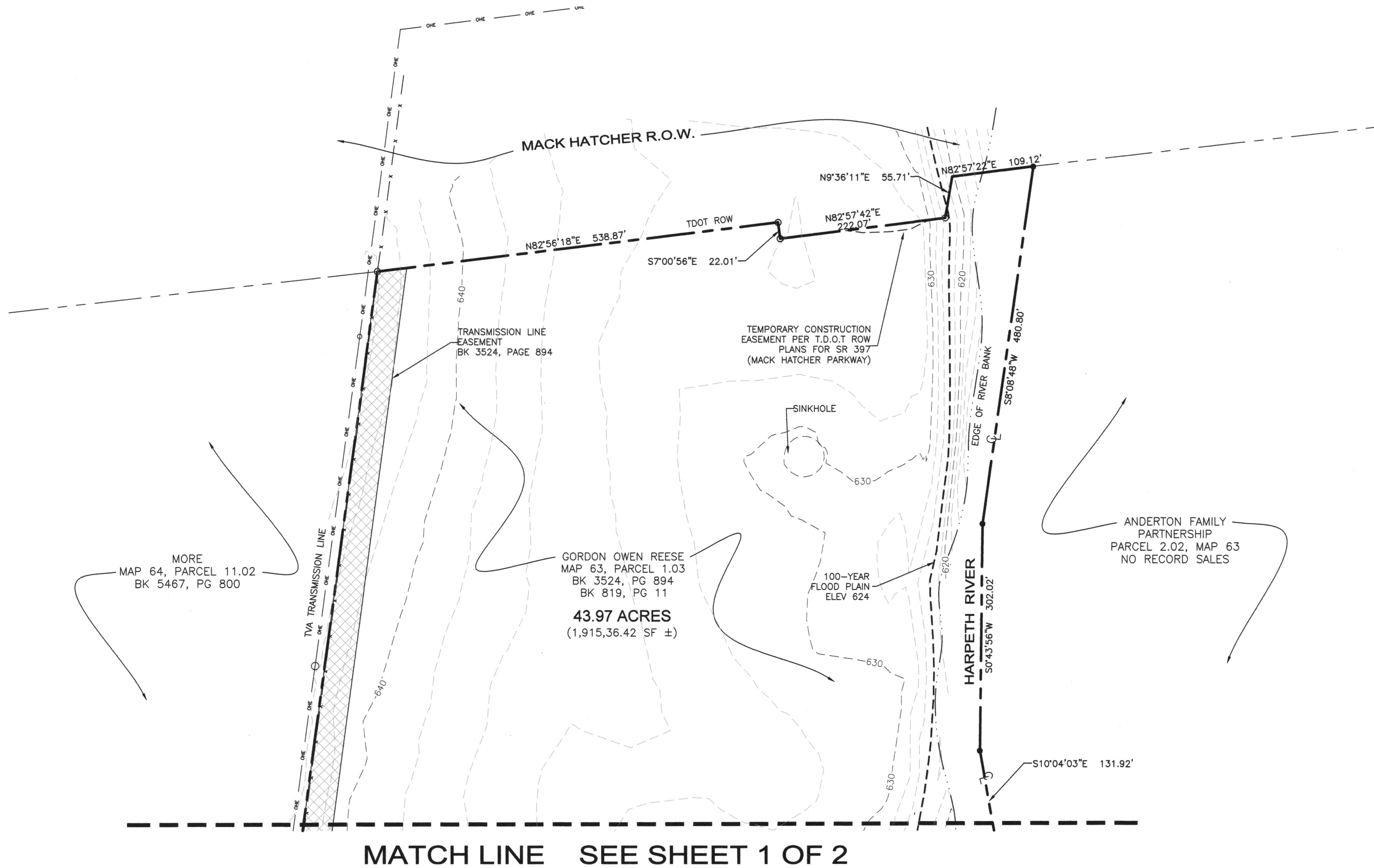
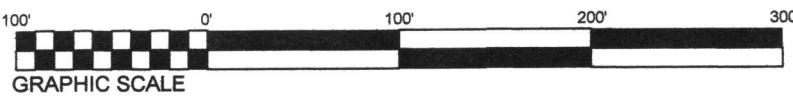
TOWNHOME LOT STANDARDS
PROVIDED PARKING
1 GARAGE PARKING SPACE PER UNIT
2 SIDE-BY-SIDE DRIVEWAY PARKING SPACES PER UNIT

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.). PLOTTED
This is easement is to MTEM (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	⊙
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W — W —
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S — S —
OVERHEAD ELECTRIC LINE	— ONE — ONE — ONE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X — X —



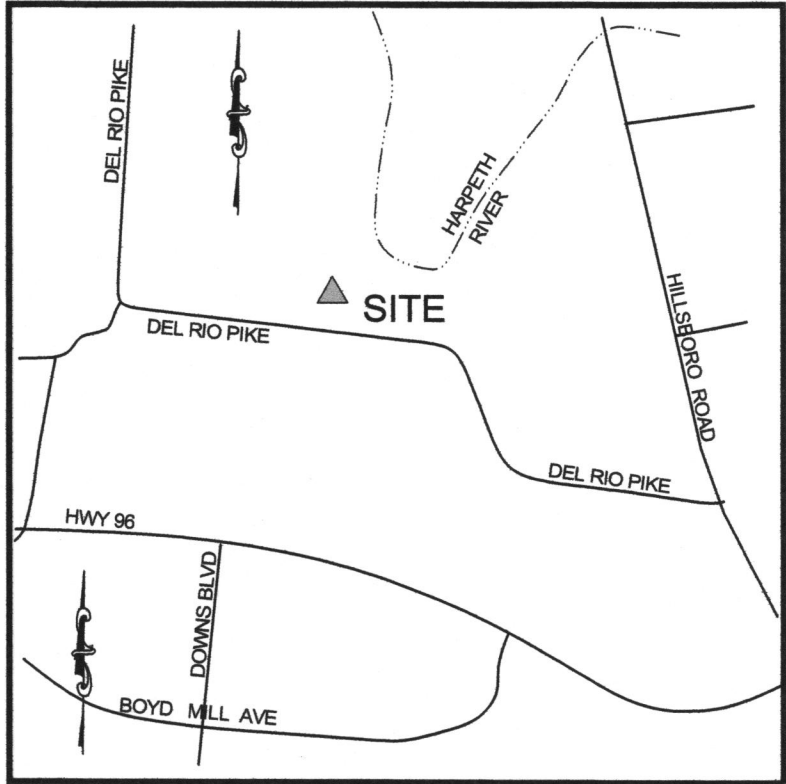
NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
7. No evidence of earth moving was observed at the time of survey.
8. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
9. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
10. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
11. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.

12. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.

13. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
- a. Positional accuracy: 0.08'
- b. Date of survey: 04/11/2018
- c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
- d. Geoid 3 Zone 7 Revised
- e. No combined grid factors were used.

14. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
15. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.



VICINITY MAP

PROPERTY DESCRIPTION

Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 76°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°41'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 62°57'22" East, for a distance of 109.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record):

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.23' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls:

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 18°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.55', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 16, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com

DATE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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

ALTA / NSPS Land Title Survey

2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For

Kimley-Horn and Associates, Inc.

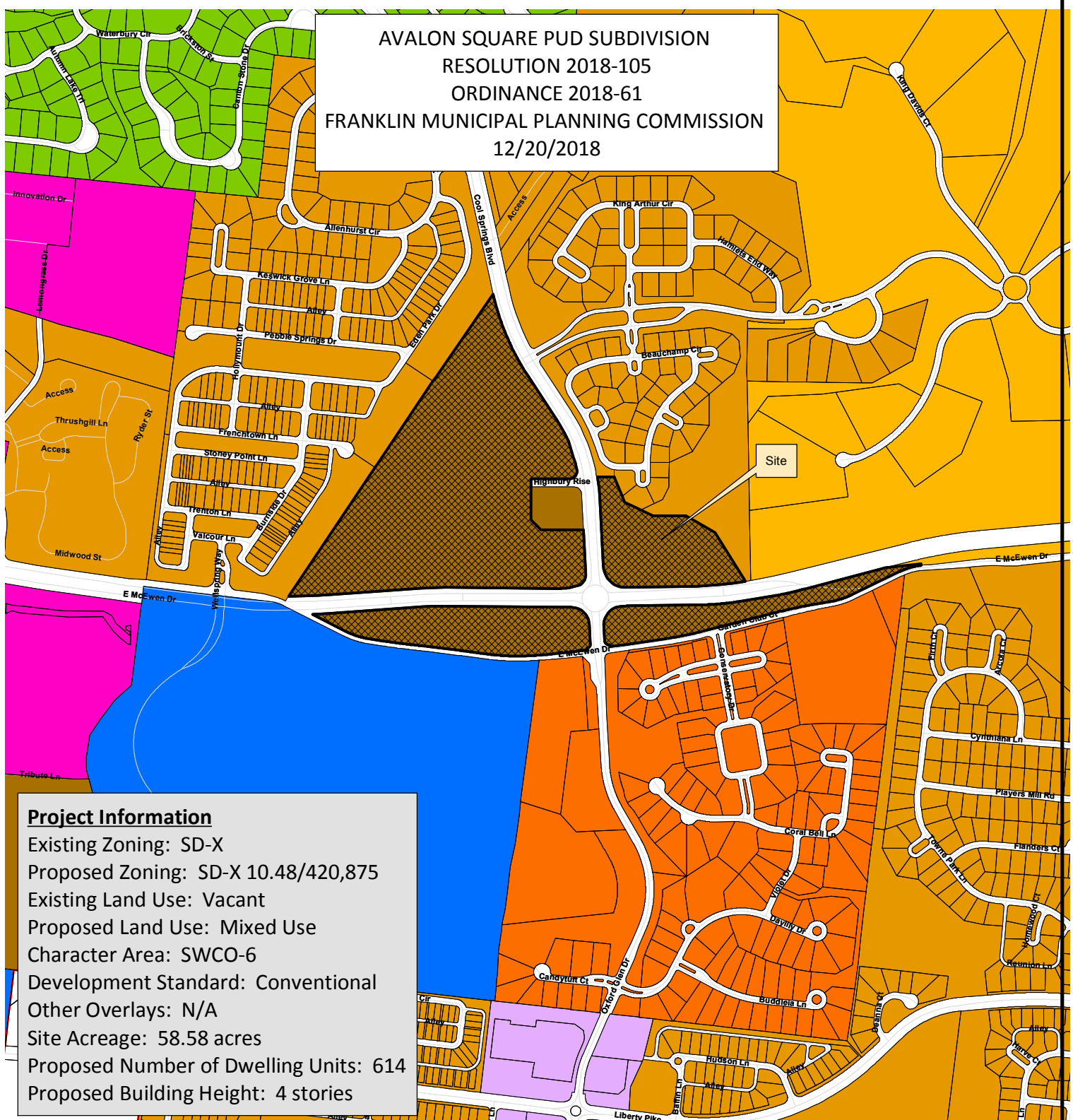
ALTA
Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No. 11318
SCALE: 1"= 100'

SHEET No.

2 OF 2

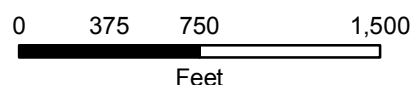
AVALON SQUARE PUD SUBDIVISION
RESOLUTION 2018-105
ORDINANCE 2018-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018



Project Information

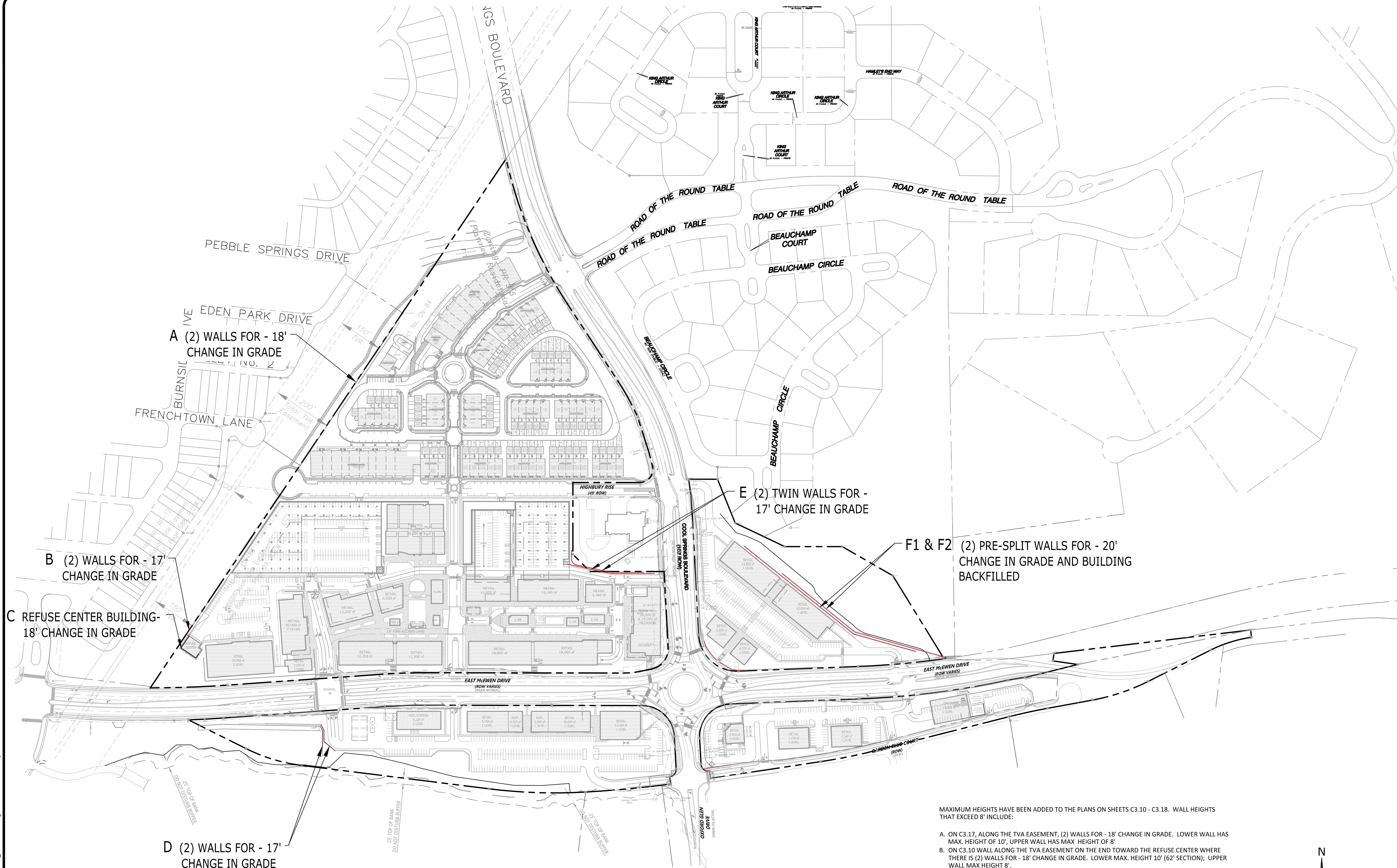
Existing Zoning: SD-X
 Proposed Zoning: SD-X 10.48/420,875
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: SWCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 58.58 acres
 Proposed Number of Dwelling Units: 614
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Avalon Square PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



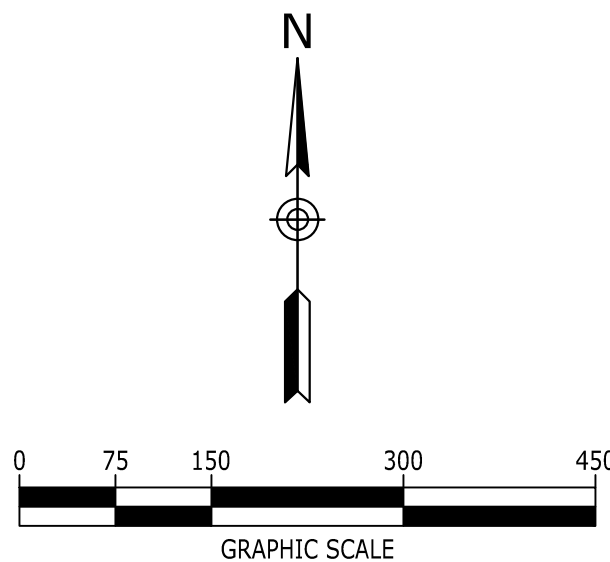
This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

P:\2017\20171000\dwg\Exhibits\20171000_WALL EXH2.dwg-WALL EXHIBIT Dec 12, 2018 ehll



MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:

- A. ON C3.17, ALONG THE TVA EASEMENT, (2) WALLS FOR - 18' CHANGE IN GRADE. LOWER WALL HAS MAX. HEIGHT OF 10', UPPER WALL HAS MAX. HEIGHT OF 8'
 - B. ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 18' CHANGE IN GRADE. LOWER MAX. HEIGHT 10' (62' SECTION); UPPER WALL MAX. HEIGHT 8'
 - C. ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE. (SINGLE FOUNDATION WALL)
 - D. ON C3.13 A SMALL SECTION OF THE WALL BETWEEN THE BIO-RETENTION AREA AND THE DRIVE INTO THE FUEL STATION THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE. LOWER WALL MAX. HEIGHT 9'; UPPER WALL MAX. HEIGHT 9'
 - E. ON C3.11 WALLS ALONG THE SOUTH SIDE OF THE FIRE STATION, WHERE THERE IS (2) TWIN WALLS FOR - 17' CHANGE IN GRADE. LOWER WALL MAX. HEIGHT 10'; UPPER WALL MAX. HEIGHT 8'
 - F1. ON C3.15 AND C3.16 WHERE THE WALLS BEHIND THE PROPOSED DEVELOPMENT HAVE (2) WALLS FOR - 20' CHANGE IN GRADE. BOTH WALL WILL HAVE A MAX. HEIGHT OF 12'. THE SITE WILL HAVE TWO WALLS BEHIND THE BUILDINGS AND THE REAR BUILDING WALLS WILL RETAIN.
 - F2. MATERIAL CHANGE REQUEST FOR WALLS TO BE PRE-SPLIT ROCK.
- PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM



NO.	DATE	DESCRIPTION
12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	
11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	
08.13.2018	DEVELOPMENT PLAN SUBMITTAL	
03.08.2018	PRE-APPLICATION SUBMITTAL	

CONDITIONS OF APPROVAL:

Open Issues: 36 These issues are currently being filtered

Addressing

General Issues

182. Subdivision and Street Name Approval

lori.jarosz@franklin.tn.gov Applicant shall have all street names approved before site plan submittal. Submit to lori.jarosz@franklin.tn.gov

Engineering - PUD Plan Checklist

General Issues

40. F. Development Plan

jimmy.wiseman@franklin.tn.gov Improvements to the southern leg of the round-a-bout have been added to the scope of the City project. The development plan shall reflect the needed ROW of for these improvements.

85. F. Development Plan

jimmy.wiseman@franklin.tn.gov The applicant has requested the following improvements. Beside each improvement, a note has been added in this comment recognizing whether the request qualifies or is does not qualify for an offset agreement. All offset agreements must be approved by the Board of Mayor and Alderman in conjunction with the development plan. Estimates and itemized bid tabs shall be submitted to Engineering with the next submittal to proceed with the request.

1. Developer plans to appeal staff's decision that the traffic signal at Cool Springs Boulevard and Road of the Roundtable is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. **Does Not Qualify (Not on the Signal Master Plan)**
2. Developer plans to appeal staff's decision that the traffic signal on East McEwen Drive and the main entrance to Avalon Franklin is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. **Does Not Qualify (Not on the Signal Master Plan)**
3. Developer plans to appeal staff's decision that the 4 deceleration lanes to be constructed on Cool Springs Boulevard are not available for an offset agreement. 3 deceleration lanes are to be constructed. The 4th is already constructed at Cool Springs Boulevard and Highbury Rise (Provide 125 of storage per Traffic Impact Analysis). Please see the attached Decel Lane and Median Exhibit and the Decel Lanes Cool Springs Boulevard (Lanes #5, #6, and #9) itemized estimates. **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**
4. Developer plans to appeal staff's decision that the 6 deceleration lanes to be constructed on East McEwen Drive are not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and

the Decel Lanes East McEwen (Lanes #1, #2, #3, #4, #7, & #8) itemized estimates. **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**

5. Developer requests offsets for required turn lane and median modification on Cool Springs Boulevard. See attached Decel Lane and Median Exhibit and the Median Cool Springs Boulevard estimate (Median #10). **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**
6. Median Closure on East McEwen Drive. Please see attached Exhibit and the Medians East McEwen Drive (Median #12) itemized estimate. **Qualifies**
7. Developer requests offsets for median modification on East McEwen Drive. See attached Decel Lane and Median Exhibit and the Medians East McEwen estimate (Median #13). **Qualifies**
8. Developer requests offsets for required turn lane. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**
9. Developer requests offsets for median modification on Oxford Glen Drive. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). **Qualifies**

City Staff will prepare a memo to the Board of Mayor and Alderman reflecting the applicant's request and Staff's position.

86. F. Development Plan

jimmy.wiseman@franklin.tn.gov **This is an advisory comment.** All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will be allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards.
[Edited By Jimmy Wiseman]

89. ROW Dedication

joe.marlo@franklin.tn.gov After further discussion with City of Franklin Engineering Staff, Applicant to revise drawings as follows:

1. Replace "ROW Dedication" labels on the drawings with "Future ROW"
2. Add the following note to the drawings:

"Future ROW shown on drawings shall be dedicated or reserved as follows:

1. *Future ROW required for the development of Avalon Square, along Garden Club Court, and improvements required by the Traffic Impact Study shall be dedicated to the City of Franklin at the time of construction of the improvements by final plat.*
2. *Future ROW required for City Capital Improvement Projects (East McEwen Drive Phase 4 Improvements and East McEwen Drive Roundabout) shall be reserved."*

96. Work within TVA Easement

joe.marlo@franklin.tn.gov The following comment is a Reminder to COF Staff, **but does not hinder approval of the Development Plan.**

Advisory Comment: With the Site Plan submittal, Applicant will be required to provide documentation from Ashton Park HOA and TVA showing they have no exceptions to the work proposed within their open space / easement.

112. F. Development Plan

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

All streets, both public and private, shall be evaluated at the site plan stage against the City of Franklin Street Standards and the typical sections approved in this development plan. Dimensions shown on the horizontal plan view are considered conceptual in nature and are not to be considered approved. At the site plan stage, all streets not meeting City of Franklin dimensional standards shall require an exception to the Street Standards to be approved by the Engineering Department.

[Edited By Kevin Long]

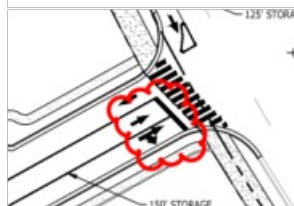
132. Traffic Impact Analysis

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to modify the intersection of Cool Springs Boulevard and Road of the Round Table (C2.18) to incorporate the results of the TIA, including the following:

1. Correct lane markings, including left turn lane arrow. Stop bar to be perpendicular to curb/gutter.

1. The project access should be constructed to include one entering lane and two exiting lanes, striped as a separate left turn lane and a shared through/right turn lane. Each of these turn lanes should include at least 150 feet of storage.



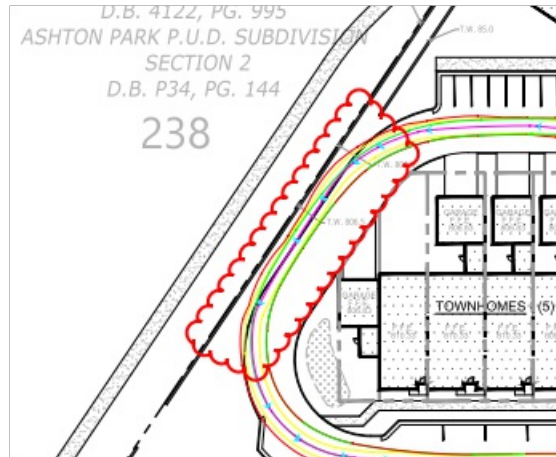
carlb@franklin.tn.gov

The applicant is hereby notified that according to the TIA, that build-out of the development as proposed is projected to create **failure of traffic flow** at the McEwen Drive roundabout during both the AM and PM peak hours, even with the COF proposed improvements to the roundabout. COF Engineering staff expects to bring this issue to the attention of the FMPC for their consideration.

136. Autoturn

joe.marlo@franklin.tn.gov

Applicant to correct the Autoturn on C4.17 such that the apparatus wheels are always on pavement.

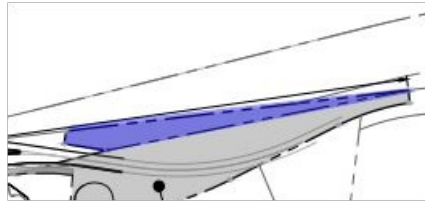


139. ROW Dedication

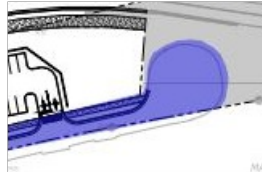
joe.marlo@franklin.tn.gov

Applicant to revise the areas of Future ROW in the southeast quadrant as indicated below.

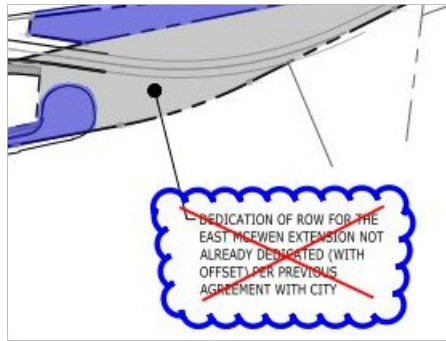
1. Show 'Future ROW' for the McEwen Extension. (C4.0, 4.15)



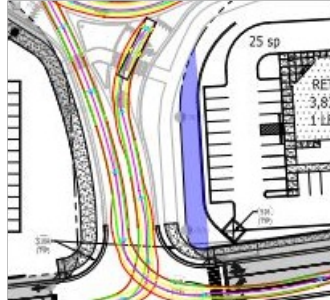
2. Show 'Future ROW' extending 2 feet beyond back of curb at the existing cul-de-sac in Garden Club Court. (C4.0, 4.15)



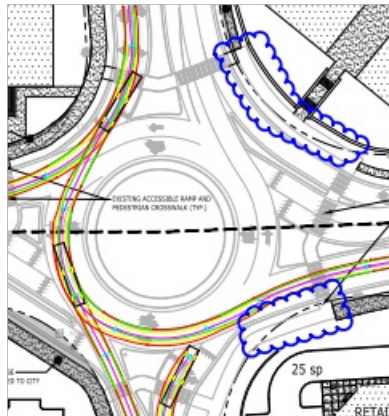
3. Remove note clouded below, and remove dedicated ROW between the cul-de-sac and that needed for the McEwen Extension. (C4.0, 4.14)



4. Show 'Future ROW' for the 12 feet needed for the additional lane at the south leg of the roundabout, per the TIA review. (C4.0, 4.14)



5. Show "Future ROW" for the sidewalks clouded below at the E. McEwen Drive / Cool Springs Blvd Intersection. (C4.14)



140. Gas Line Easement

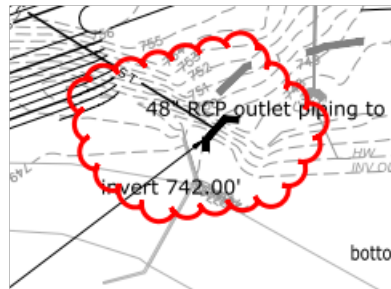
joe.marlo@franklin.tn.gov The gas line has been shown to be relocated to be within Garden Club Court. The following is an Advisory Comment, **but does not hinder approval of the Development Plan.**

Advisory Comment: At Site Plan, the Applicant will be required to show the full width of Garden Club Court milled and overlaid along the length of the relocated gas line.

147. Stream Buffer

joe.marlo@franklin.tn.gov The top of bank and stream buffer have been revised (thank you).

Applicant to remove 48" RCP outlet from stream buffer. (C3.12)



149. Storm Infrastructure

joe.marlo@franklin.tn.gov Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.**

At the Site Plan stage, Applicant to shift the proposed junction box clouded below to be out of the turn lane. (C3.13). Additionally, the 54" RCP should be directed to discharge more parallel to the retaining walls adjacent to the bioretention areas instead of perpendicular, as schematically shown in the sketch above.

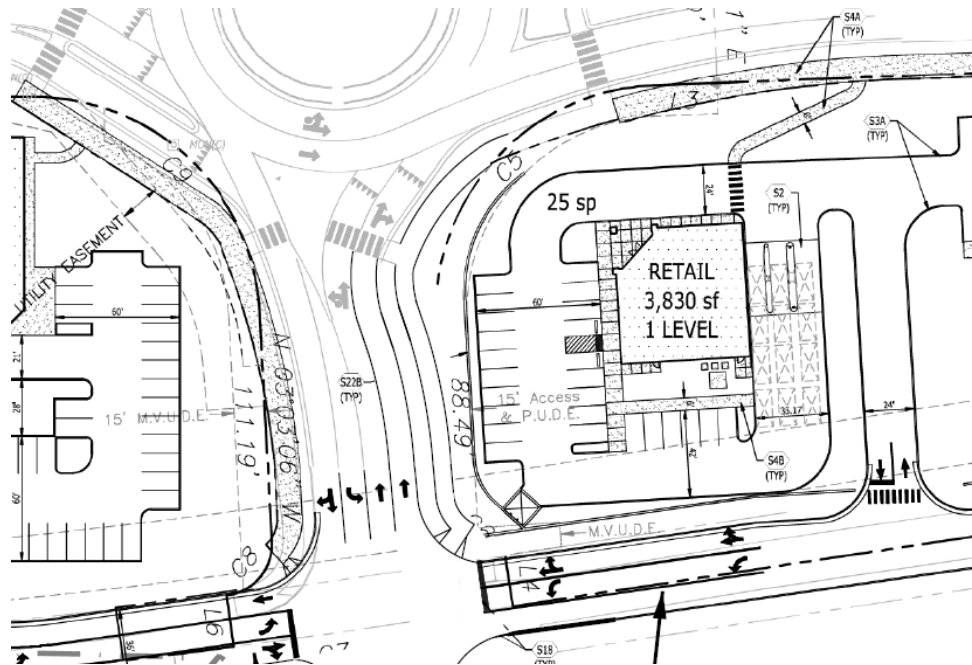
150. Sight Distance

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

Advisory Comment: Several walls adjacent to intersections are shown on the Development Plan. At Site Plan, the Applicant will be required to show sight triangles showing that the walls do not interfere with intersection sight distance.

154. F. Development Plan

Per the third-party review of 12-11-18 as uploaded into IDT, the development impacts on the south leg of the roundabout (northbound Oxford Glen Drive) extend to approximately 500 feet south of Garden Club Court. This result indicates a recommended second northbound through lane from that point into the slip lane just south of the roundabout. Due to the constraints of making this improvement in the off-site portion of Oxford Glen Drive to the south of Garden Club Court, the applicant shall provide future ROW for adding the second lane widening of Oxford Glen Drive only between Garden Club Court and the slip lane just south of the roundabout. The applicant shall redesign the development layout on this frontage of Oxford Glen Drive accordingly to accommodate this widening, similar to that shown below.



[Edited By Carl Baughman]

155. F. Development Plan

This is an advisory comment and does not hinder the approval of this development plan.

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

159. Street Sections

joe.marlo@franklin.tn.gov Comment not adequately addressed. TND-1 section added does not appear applicable. No sections have been provided for private streets and alleys. Plan layouts do not appear to match the street sections provided.

Applicant to supplement the street section on Sheet C2.12 to include all street sections proposed in the development, including alley sections and street sections with and without on-street parking. Provide street names associated with each section. Revise streets / alleys shown on plan such that they match the street sections provided.

170. H. Stormwater Management Plan

lance.fittro@franklin.tn.gov The previous comment has largely been addressed (thank you), but the box shown below which persists on sheet C3.18 shall be removed:

BIOFILTRATION AREA
3' BOTTOM WIDTH
3:1 SIDESLOPES
1.5% SLOPE
(80% TSS REMOVAL)
FLOW CAPACITY:
Q actual = 13.3 cfs
Q capacity = 27.1 cfs

and another reference to TSS removal requirements remains in the narrative on sheet C3.01:

NORTHWEST RESIDENTIAL BLOCK
THE NORTHWEST RESIDENTIAL BLOCK OF THE DEVELOPMENT INCLUDES THOSE PORTIONS NORTH OF MCEWEN AND WEST OF COOL SPRINGS AND NORTH OF THE PRIVATE DRIVE. THE NORTHWEST RESIDENTIAL BLOCK CONSISTS OF A LARGE PORTION OF THE OVERALL DEVELOPMENT AND WILL UTILIZE SEVERAL GREEN INFRASTRUCTURE PRACTICES (GIP)S, INCLUDING BUT NOT LIMITED TO THOSE LISTED, TO ACHIEVE THE REQUIRED ~~82% TSS REMOVAL~~ BY COF. GENERALLY, SEVERAL DISTINCT BIORETENTION AREAS WILL BE STRATEGICALLY LOCATED TO BREAK THE SITE INTO SMALLER WATER QUALITY BASINS, AS WELL AS AREAS OF

Applicant shall revise the narrative for the Northwest Residential Block to read "0.18 Effective RV" rather than "82% TSS Removal".

[Edited By Lance Fittro]

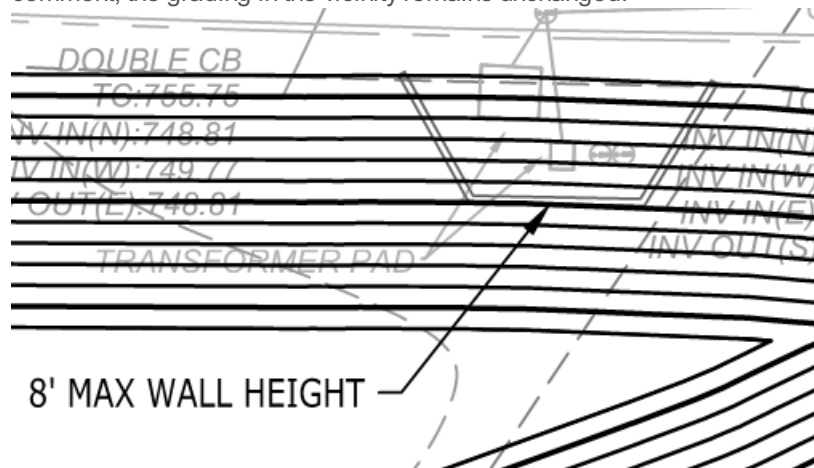
172. I. Utility Plan

lance.fittro@franklin.tn.gov Applicant shall coordinate all necessary utility relocations and easement encroachments with the utility providers and reflect the necessary details on the construction plans submitted at Site Plan. All utilities, including those of non-City entities (including TVA, Mallory Valley Utility District, Atmos Gas, Middle Tennessee Electric Membership Corporation) shall be shown on the submitted Site Plan, and any necessary revisions or relocations required reflected on the plans. It should be understood that substantial revisions to the layout of the development to accommodate utility impacts at the Site Plan stage may necessitate a revision to the Development Plan.

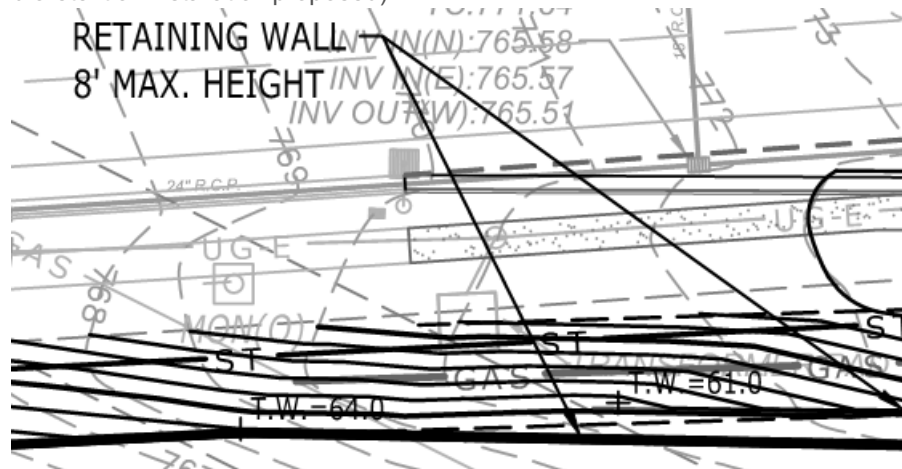
173. G. Grading Plan

lance.fittro@franklin.tn.gov

While a wall has been added around the transformer pad to address the previous comment, the grading in the vicinity remains unchanged:



A similar issue persists with the next transformer pad to the east (adjacent to the large bioretention installation proposed):



These issues can be addressed in detail at Site Plan stage, but applicant shall be aware that any existing City infrastructure shall be protected from impacts by the proposed grading and development. Any proposed relocation or modification of public infrastructure shall require approval of the City Engineer.

175. Easements

joe.marlo@franklin.tn.gov

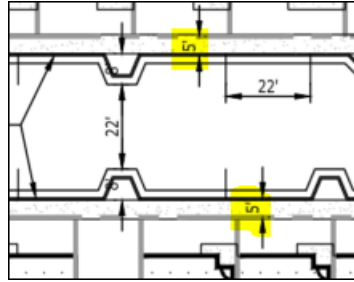
The following is a new comment due to new information shown.

Applicant to show the easements immediately to the west of the development, including the TVA easement, on Sheets C2.0 and C2.17, similar to that shown on the previous submittal.

176. Sidewalk Width

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

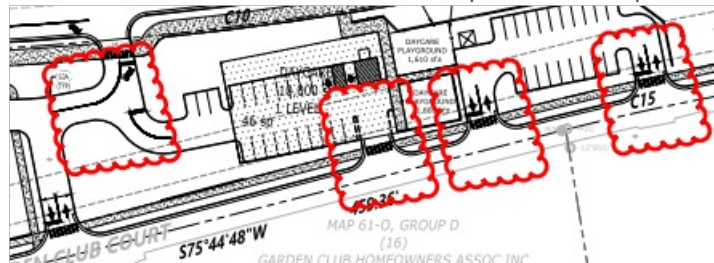
Advisory Comment: At Site Plan, the Applicant will be required to revise sidewalks immediately adjacent to on-street parking spaces to have a minimum width of 7 feet. (C2.17, C2.18)



179. Site Plan

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

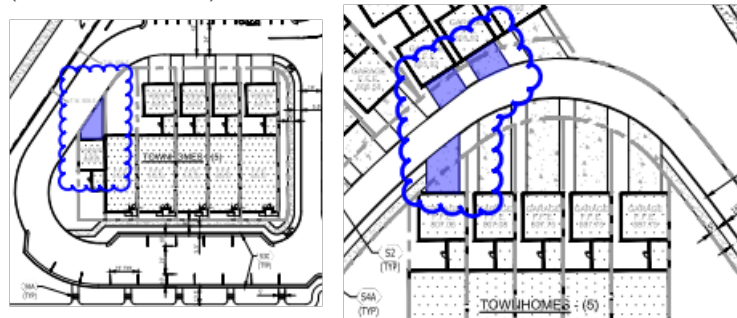
Advisory Comment: At Site Plan, the Applicant will be required to revise the drives and accesses clouded below to meet Street Specification requirements. (C2.15)



180. Driveway Length

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

Advisory Comment: At Site Plan, the Applicant will be required to revise driveways such that all portions of driveway lengths are either 5 feet or less, or 20 feet or more, from the edge of pavement to the face of garage, including those highlighted below. (C2.17 and C2.18)



Fire-Planning

General Issues

101. Connectivity

josh.king@franklintn.gov The applicant is providing a connection to the edge of the property for an extension of Highbury Rise as a pedestrian, emergency gate, or full vehicular connection should the residents of Ashton Park or the BOMA desire to make this connection.

107. Fire Protection

andyk@franklintn.gov Thank you. This is much clearer. I met with MVUD and our concept for this site differs greatly from what you have shown. Please expect more public mains, connectivity to Frenchtown Lane, public hydrants, and fire meters to serve such a large project. Additionally, any private fire line will need to meet the requirements of NFPA 24 and have indicating valves (PIVs) where appropriate.

165. On-Street Parking

andyk@franklintn.gov Thank you. We will confirm the 6.5' parking lane(s) is acceptable with engineering.

General Issue

[20171000_2018-03-08_AVALON FRANKLIN SUBMITTAL.pdf](#)

74. MVUD Application

bnutt@mvud.org MVUD understands the desire to wait until the approval for the development plan. MVUD cautions that the current plan does not reflect the water layout that will be required by MVUD. The current plan shown does not reflect the correct pipe sizing and easement locations onsite and offsite that will be required to serve this property. Developer will be required to follow MVUD design specifications including the requirement of Exclusive easements.

Parks

General Issues

20. Parkland information

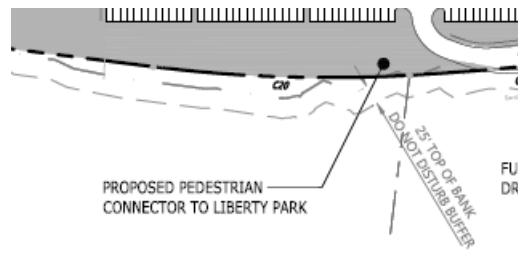
kevinl@franklintn.gov The attachment was presented by email to Josh King from Craig Baucom referring to the 172 units previously approved.

Proposed Zoning		Avalon Square		Site Statistics		
Gross Density						
	Total Acres	Residential		Commercial		
		Total Units	Units/Acre	Total SF Bldg	Actual FAR	Allow FAR
Lot 1 - Townhome Section (PC)	16.55	106				
Lot 2 - NW Corner (PC) (169,500 sf Retail / 85,350 sf Office)	19.86	66		254,850	0.348	
Lot 3 - NE Corner (PC)	7.58			37,000	0.116	
Lot 5 - SW Corner (PC)	8.54			50,000	0.139	
Lot 4 - Dedicated Fire Hall	1.76					
Lot 7 - Dedicated Police Station - Dedicated Roads	0.74 10.97					
Totals	66	172	2.61	341,850	0.119	0.6
Lot 6 - SE Corner (NC)	3.54			23,300	0.15	0.3
Lot 8 - SE (NC)	1.83			0	0.000	0.3
Residential Net Density						
Proposed Net Density for the residential portion of the project is calculated by subtracting proposed Open space and ROW from the total development.						

131. Parkland information

kevinl@franklintn.gov

There is still a reference to the connection on page C2.0. Please remove the comment.



Parks-The connection point at which you are wanting to enter the Liberty Park property will not work for Parks. The design of hole 3 of the disk golf course will be impacted with this access. To make a connection to this park would take a large bridge and would be intrusive to the park currently. At this time, Parks will not support the MOS for the connection as you have sidewalk connection to the park currently. Fees shall be required for the total amount. When the next phase of Liberty is being considered, a connection point can be discussed and incorporated with this phase of construction.

[Edited By Kevin Lindsey]

Planning

General Issues

178. Architecture

amy.diaz-
barriga@franklintn.gov

It is our understanding that the refuse center at the southwest corner of the development is to be a fully enclosed building, and not merely a screen wall as depicted in the plans. As such, the applicant shall change this label to reflect their design intent.

The applicant shall also be aware that this building will require elevations at site plan, meeting the standards of section 5.3.6 of the Zoning Ordinance.

183. Townhome Section

josh.king@franklintn.gov

To be addressed at site plan

This section of townhomes is not approvable as designed. Applicant shall provide an alley type cross section for the area behind the townhomes and the future pool complex or redesign this area to meet COF standards for multifamily.

Stormwater

General Issues

158. Installation

ellen.moore@franklintn.gov *This comment is an advisory comment and does not hide PUD approval.*

Stormwater Management features that serve multiple phases shall be installed within the infrastructure site plan or with the first site plan within the contributing drainage area of the stormwater management features. Sureties pertaining to the stormwater features shall not be released until all contributing drainage area is built out and stabilized.

[Edited By Ellen Moore]

160. Riparian Buffer

jeff.willoughby@franklintn.gov As explained both in a meeting with City staff, and an email sent to the applicant on November 19, 2018, a stream buffer variance submittal will be required due to the turn lanes encroaching into the 25' stream buffer. This shall be submitted and approved prior to development plan approval.

181. Permits

Doug.Noonan@franklintn.gov Advisory comment: All TDEC permits appear to be expired/inactive. All construction activity shall be covered under an active CGP NOC and any stream alterations shall covered under an active ARAP NOC

Water/Sewer

General Issues

83. Sanitary sewer Availability

ben.mcneil@franklintn.gov *****This comment is to remain open until the issue with the offsite sanitary sewer solution has been agreed upon and a plan in place.*****

The City of Franklin Water Management department is currently finalizing the extent of offsite requirements for approvals of the development plan. There will be sanitary sewer upgrades required and identifying the proportionate share for the applicant is a priority. The applicant will be required to meet with Franklin Water Management to review the findings as soon as they have been completed. The development plan cannot move forward to one stop until all offsite agreements have gone to BOMA and approved. The applicant shall contact Ben McNeil or Scott Andrews for questions. (615) 794-4554



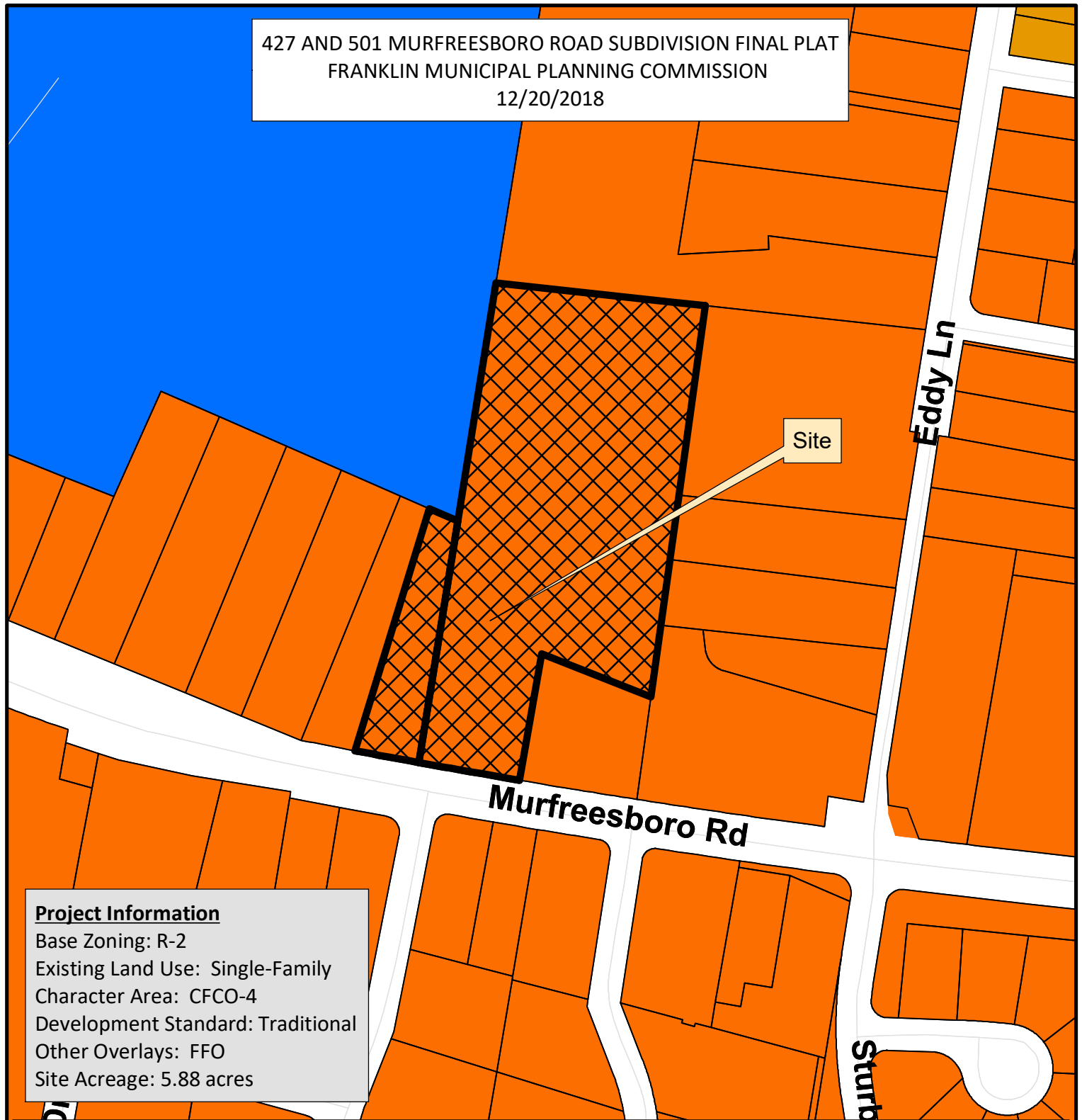








427 AND 501 MURFREESBORO ROAD SUBDIVISION FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018



Project Information

Base Zoning: R-2
Existing Land Use: Single-Family
Character Area: CFCO-4
Development Standard: Traditional
Other Overlays: FFO
Site Acreage: 5.88 acres

427 and 501 Murfreesboro Rd.	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional District



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

16. Engineering Sureties

kevin.long@franklinton.gov No sureties are associated with this Final Plat.

(This comment serves only as a reminder to staff. No action is necessary from the applicant, and this comment does not hinder approval.)

CAROTHERS DEVELOPMENT SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018

Carothers Pkwy

Knoll Top Ln

Liberty Pike

Site

Physicians Way

Langford Ct

Cloverbrook Ln

Project Information

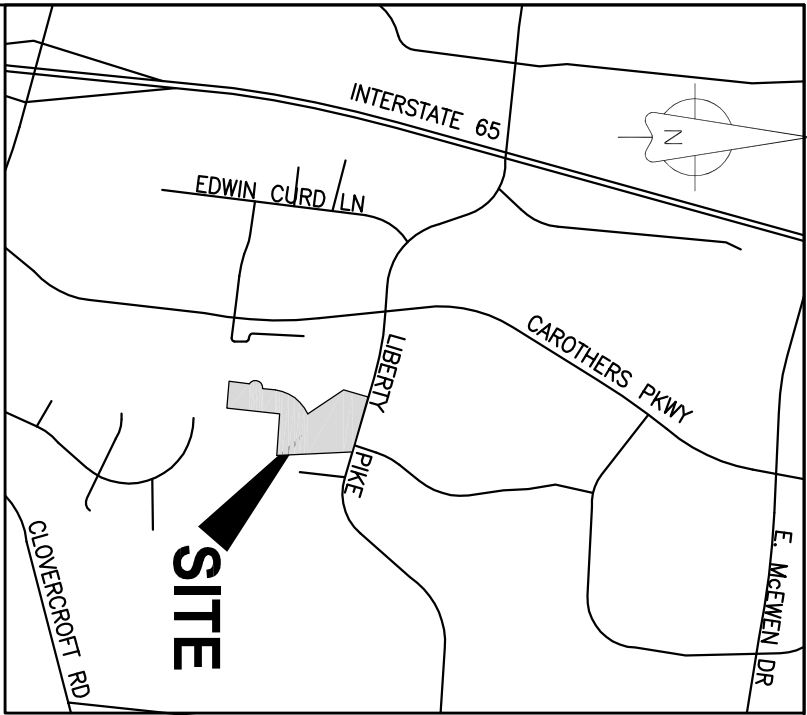
Base Zoning: GO
Existing Land Use: Vacant
Proposed Land Use: Vacant
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 16.60 acres

- | | |
|---|---|
|  Parcels |  SD-R Specific Development-Residential |
|  Parcels |  SD-X Specific Development-Variety |
|  AG Agricultural District |  OR Office Residential District |
|  ER Estate Residential |  GO General Office District |
|  R-1 Residential District |  CC Central Commercial District |
|  R-2 Residential District |  NC Neighborhood Commercial District |
|  R-3 Residential District |  GC General Commercial District |
|  R-6 Residential District |  LI Light Industrial District |
|  RM-10 Attached 10 Residential District |  HI Heavy Industrial District |
|  RM-15 Attached 15 Residential District |  CI Civic and Institutional District |
|  RM-20 Attached 20 Residential District | |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.



Location Map

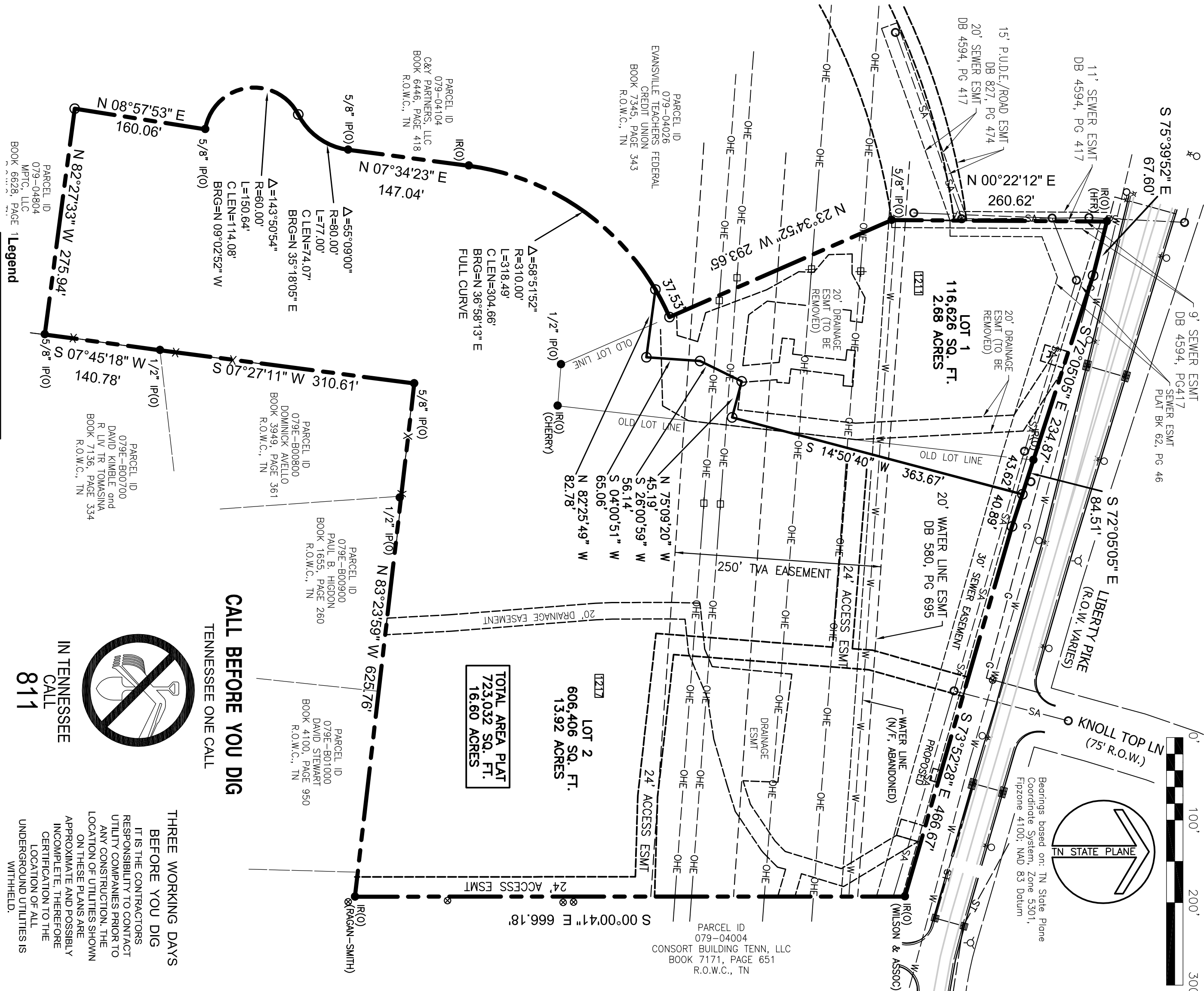
Net To Scale

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISED PROPERTY LINES BETWEEN LOTS 1 AND 2.
2. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET 50'
SIDE YARD 25'
REAR YARD 40'
3. OWNER/SUBOWNER: E. RAY MORRIS
5660 PEACHTREE INDUSTRIAL BLVD.
NORCROSS, GA 30071
PHONE: _____
CONTRACT: _____
4. SURETOR: WEATHERORD AND ASSOCIATES, LLC
5011 MARKET PLACE UNIT F
MT. JULIET, TN 37212
PHONE: 615-754-5925
EMAIL: pweathord@aids.net
5. Subsurface and/or Environmental conditions were not examined or considered as part of this survey.
6. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
7. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
8. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground.
9. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
10. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a title report when providing the services shown hereon.
11. Maintenance of all Stormwater Management features shall be the responsibility of the property owner(s) or HOA.
12. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without any further permission from the property owner or HOA. The property owner or HOA shall be responsible for the repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for the structures removed or disturbed by the City of Franklin within the easement on the homeowner's lot at the homeowner's expense.

PLAT NOTE

The recording of this plat voids, vacates and supercedes the recording of Revision Two of the Carothers Development Property as of record in Plat Book 62, Page 46, at the Register's Office for Williamson County, TN.



Legend

- 8" W- Water Line
- 8" SA- Sanitary Sewer Line
- 7" Street Address
- 7" Lot Number
- Iron Rod Old
- Sanitary Sewer
- Fire Hydrant
- Catch Basin
- Water Meter

UTILITY NOTE

Within new developments and for off-site utility lines constructed as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6207, Page 645 and Book 6167, Page 74 R.O.W.C. Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicated all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 2192, Page 303, R.O.W.C. Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:

Book _____ Page _____ R.O.W.C.

Owner _____ Date: _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage easements shown on this plat are as shown on the plat of the Carothers Development Property, Resubdivision of Lots 1 and 2 have been included in accordance with City specification, or (2) a performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt. Streets _____ Date: _____

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

I hereby certify that: (1) the streets and drainage easements shown on this plat are as shown on the plat of the Carothers Development Property, Resubdivision of Lots 1 and 2 have been included in accordance with City specification, or (2) a performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt. Streets _____ Date: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that: (1) the water system designated in Revision 3 of the Carothers Development Property, Resubdivision of Lots 1 and 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt. Water and Sewer _____ Date: _____

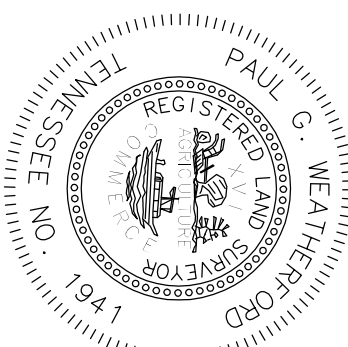
CERTIFICATE OF SURVEY

I (we) hereby certify that the consolidation plot as shown hereon is correct, and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the 22th day of October, 2018.

AUTHORIZED SIGNATURE _____ Date: _____

Revisions: Initial Comments: 12/06/18

Surveyor _____ Date _____
Term: License No. 1941



THE CAROTHERS DEVELOPMENT PROPERTIES

REVISION 3

(TBD)

CITY OF FRANKLIN'S PROJECT # 6657

SHEET 1 OF 1

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES	16.60	TOTAL LOTS:	2
ACRES NEW STREETS:	0.00 FT.	NEW STREETS:	0.00
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	1:12,000
SCALE: 1" =	100'	DATE:	11/12/18

CONDITIONS OF APPROVAL:

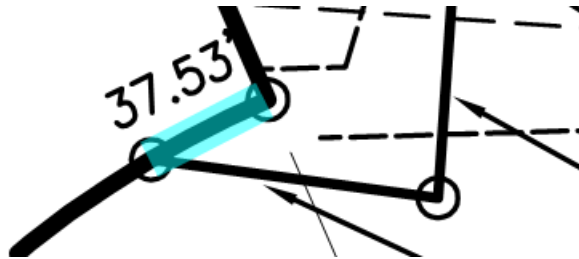
Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

16. C. Final Plat

lance.fittro@franklintn.gov Applicant shall provide bearing call on the plat for the property line highlighted below:



Performance Agreement and Surety

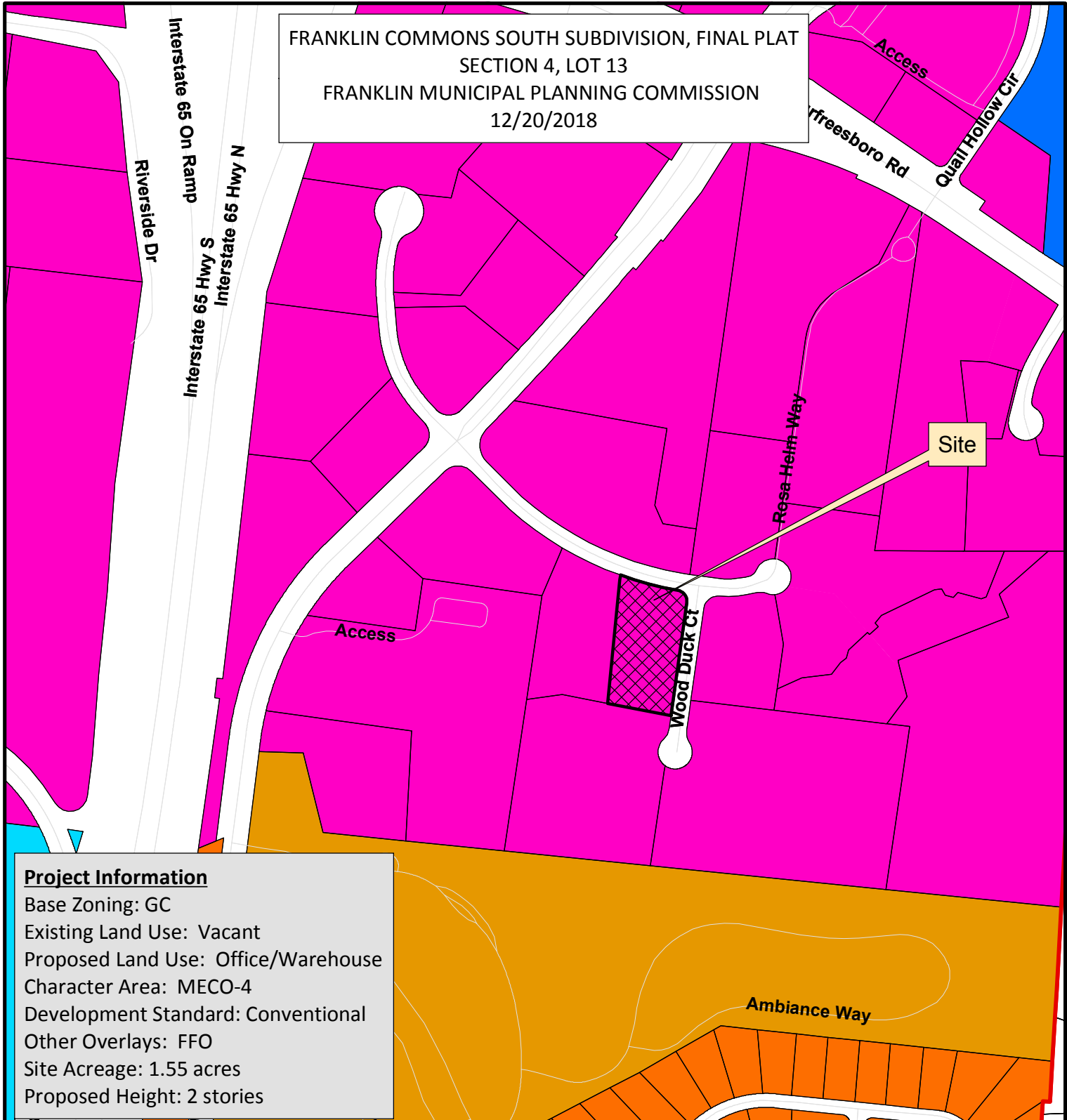
General Issues

15. Engineering Sureties

kevin.long@franklintn.gov *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan.

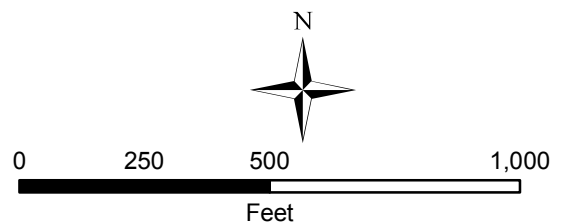
FRANKLIN COMMONS SOUTH SUBDIVISION, FINAL PLAT
SECTION 4, LOT 13
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018



Project Information

Base Zoning: GC
Existing Land Use: Vacant
Proposed Land Use: Office/Warehouse
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 1.55 acres
Proposed Height: 2 stories

Parcel	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional 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 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

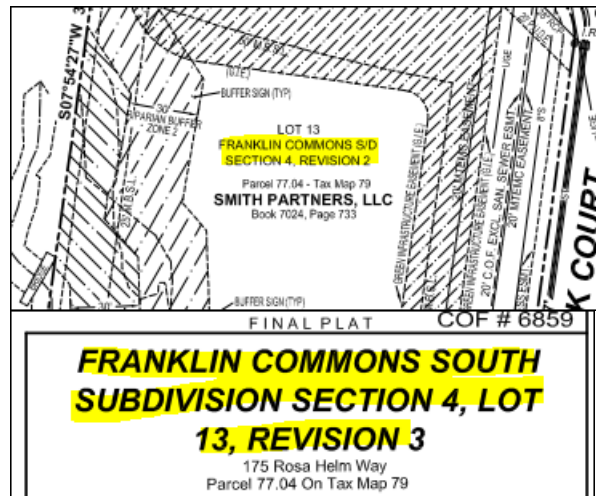
11. C. Final Plat

lance.fittro@franklintn.gov Applicant shall revise Note 16. to reference "Lot 13" rather than "Lots":
 16. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF **LOT 13** SHOWN ON THE FINAL ENTITLED "FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO" AS RECORDED IN PLAT BOOK 30, PAGE 42, R.O.W.C., TN.

18. Subdivision Name

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown.

Applicant to revise the subdivision name and revision shown on the lot itself with that shown on the title block.



Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

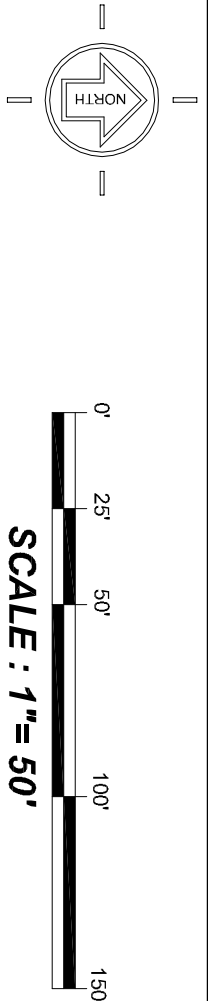
Any unposted sureties associated with this development from site plan [COF# 6831 \(Franklin Commons Subdivision, Site Plan, Lot 13\)](#) shall be transferred to this final plat as a condition of approval.

Stormwater

General Issues

6. Plats

jeff.willoughby@franklintn.gov Please label the riparian buffers along Watson Branch on the south portion of the site as well



TENNESSEE STATE PLANE
 COORDINATE SYSTEM,
 ZONE 5301, FIPS ZONE 4100,
 NAD 83 DATUM

GENERAL NOTES:

1. THE PURPOSE OF THIS RECORDING IS TO SHOW THE REVISED FFO BOUNDARY AND CREATE EASEMENTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE DATED JUNE 4, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
3. PARCEL NUMBER SHOWN HEREON (SUBJECT SITE=77.04) PERTAINS TO PROPERTY TAX MAP 79.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
5. THE PROPERTY SHOWN HEREON CONTAINS 71.874 SQUARE FEET OR 1.65 ACRES OF LAND MORE OR LESS.

6. A PORTION OF THIS PROPERTY FALLS WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON F.E.M.A. MAP NUMBER 47187C 0212 F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006. PROPERTY IS ZONED X AND AE WITH A BASE FLOOD ELEVATION OF 885.0.
7. PROPERTY CORNERS SHOWN THUS $\bullet$ ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS ZONED AS FOLLOWS:
BASE ZONING DISTRICT: GENERAL COMMERCIAL DISTRICT
9. PROPERTY OWNERS
SMITH PARTNERS LLC
244 COOL SPRINGS BLVD
FRANKLIN, TN 37064
10. NUMBERS SHOWN THUS [XXX] ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE GRID, NAD 83.
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC
13. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE, ELECTRICAL (INCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. EASEMENT SHOWN SHALL BE A MINIMUM OF 20 FOOT SEWER EASEMENT AS SHOWN. THE DEPTH OF THE SEWER DETERMINES THE WIDTH OF THE SEWER EASEMENT. SAID DEPTH COULD INCREASE THE WIDTH OF SEWER EASEMENT.
15. ALL SIDEWALKS IN THE PUBLIC ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

16. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS SHOWN ON THE FINAL ENTITLED "FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO" AS RECORDED IN PLAT BOOK 30, PAGE 42, R.O.W.C., TN.
17. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS(S).
19. THERE SHALL BE NO MOVING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
20. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY PERMITS FROM THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER REPAIR AND MAINTENANCE OF ANY SUCH ENCROACHMENTS AND SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SUCH ENCROACHMENTS. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE. LOTS AND AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS LOT AT THE HOMEOWNERS EXPENSE.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME,
 STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the
Williamson County Emergency Management Agency:

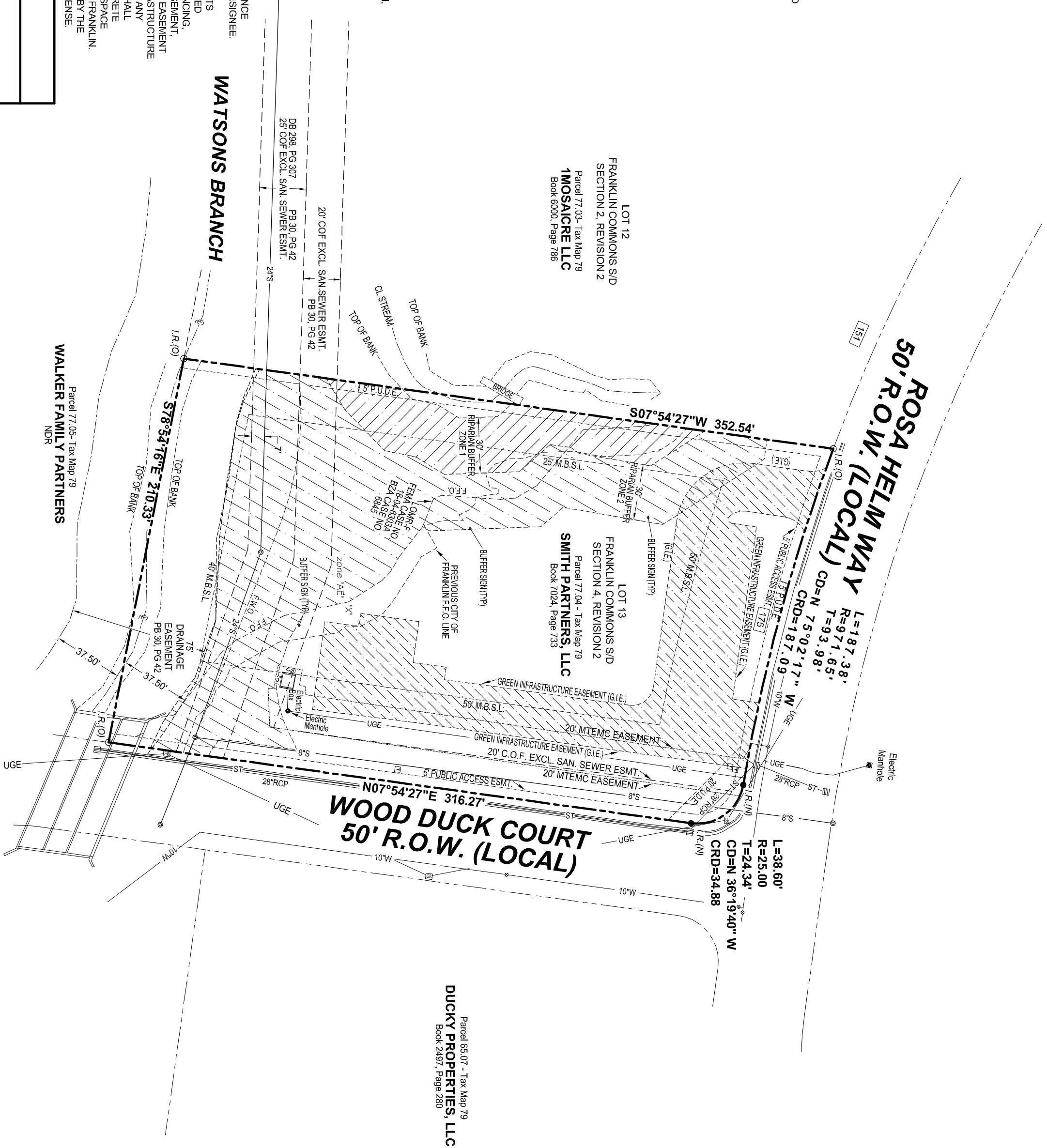
Williamson County Management Agency _____ Date _____

City of Franklin _____ Date _____

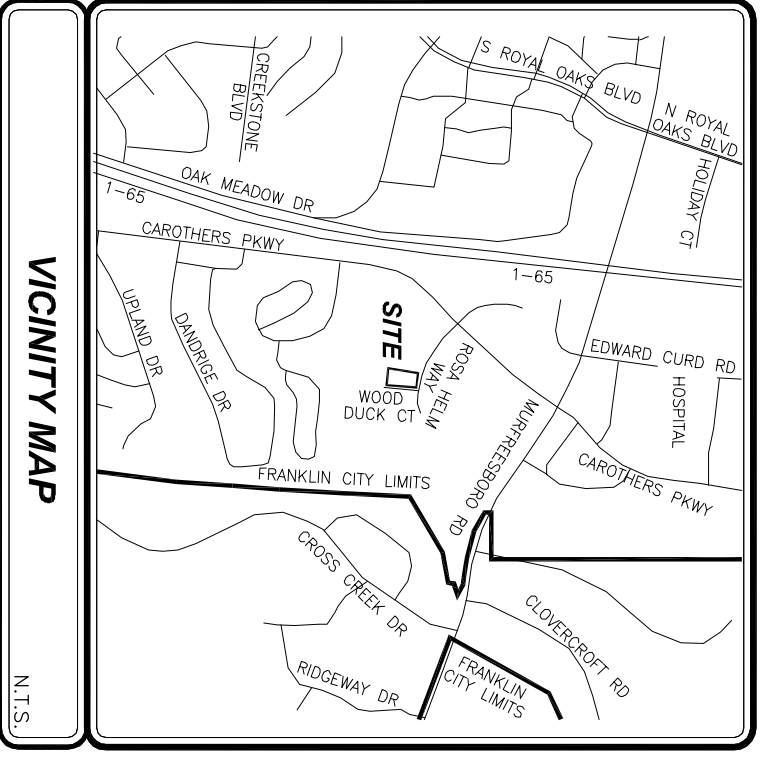
CERTIFICATE OF OWNERSHIP

(I/We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7024, Page 733, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. (I/We) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C.

By: _____ Owner(s): _____ Date _____



Parcel 65.07 - Tax Map 79
 DUCKY PROPERTIES, LLC
 Book 2597, Page 280



LEGEND

- Existing Iron Rod (I.R.(O))
- Iron Rod (Set) (I.R.(N))
- Sanitary Manhole
- Water Valve
- Fire Hydrant
- Catch Basin
- Sanitary Sewer
- Water Line
- Storm Sewer

LOT TABLE

LOT	SQUARE FEET	ACRES
1	71,874	1.65

HATCH LEGEND

- Riparian Buffer Zone 1
- Riparian Buffer Zone 2
- Green Infrastructure Easement

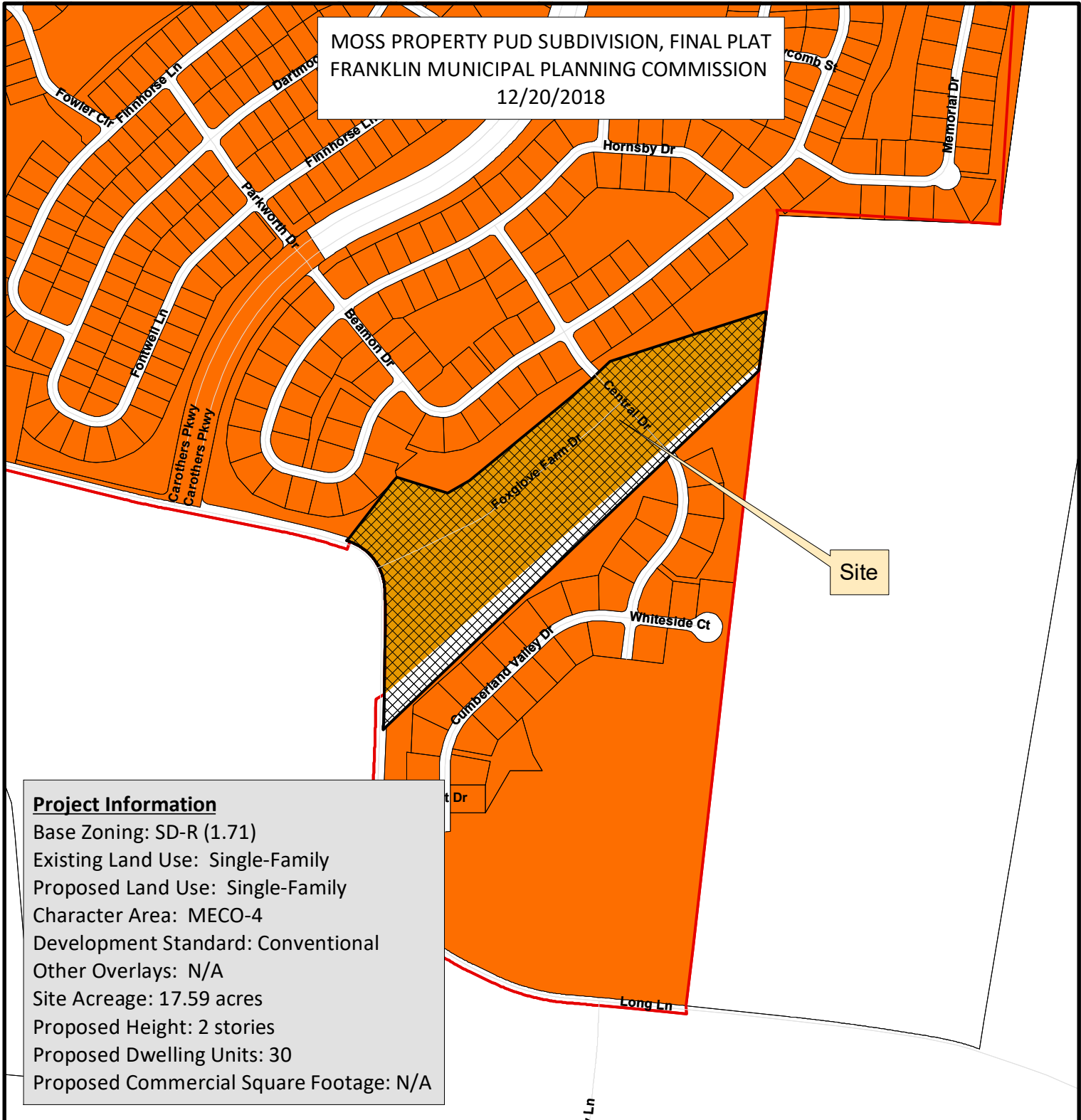


FINAL PLAT COF # 6859
 FRANKLIN COMMONS SOUTH
 SUBDIVISION SECTION 4, LOT
 13, REVISION 3
 175 Rosa Helm Way
 Parcel 77.04 On Tax Map 79
 Franklin, Williamson County, TN.

CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING
SURVEYOR: JAMES TERRY & ASSOCIATES CONTACT : GREG TERRY 2603 ELM HILL PIKE STE K NASHVILLE, TN, 37214 PHONE: (615) 490-6920 EMAIL : gregjta@comcast.net	OWNER: SMITH PARTNERS, LLC 244 COOL SPRINGS BLVD FRANKLIN, TN 37067 CONTACT : RANDY SMITH PHONE: (615) 390-2464 EMAIL : randysmith@grahamfranklin.com	I hereby certify that: (1) the water and sewer systems designated in Franklin Commons South Subdivision Section 4, Lot 13, Revision 3 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.	Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.
Surveyor 2287 Term, License No.	Director of Water Management Dept. _____ Date _____ City of Franklin, Tennessee.	Director, Streets Department _____ Date _____ City of Franklin, Tennessee.	Secretary _____ Date _____ Franklin Municipal Planning Comm.

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 1.65	TOTAL LOTS: 1
ACRES NEW STREETS: 0.00	FEET NEW STREETS: 0.00
CIVIL DISTRICT: 9th	CLOSURE ERROR: 1:10000
SCALE: 1" = 50'	REV. DATE: DECEMBER 3RD 2018 DATE: NOVEMBER 12TH 2018

MOSS PROPERTY PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018



Project Information

Base Zoning: SD-R (1.71)
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 30
Proposed Commercial Square Footage: N/A

- | | |
|--|---------------------------------------|
| Moss Property PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 125 250 500 750 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

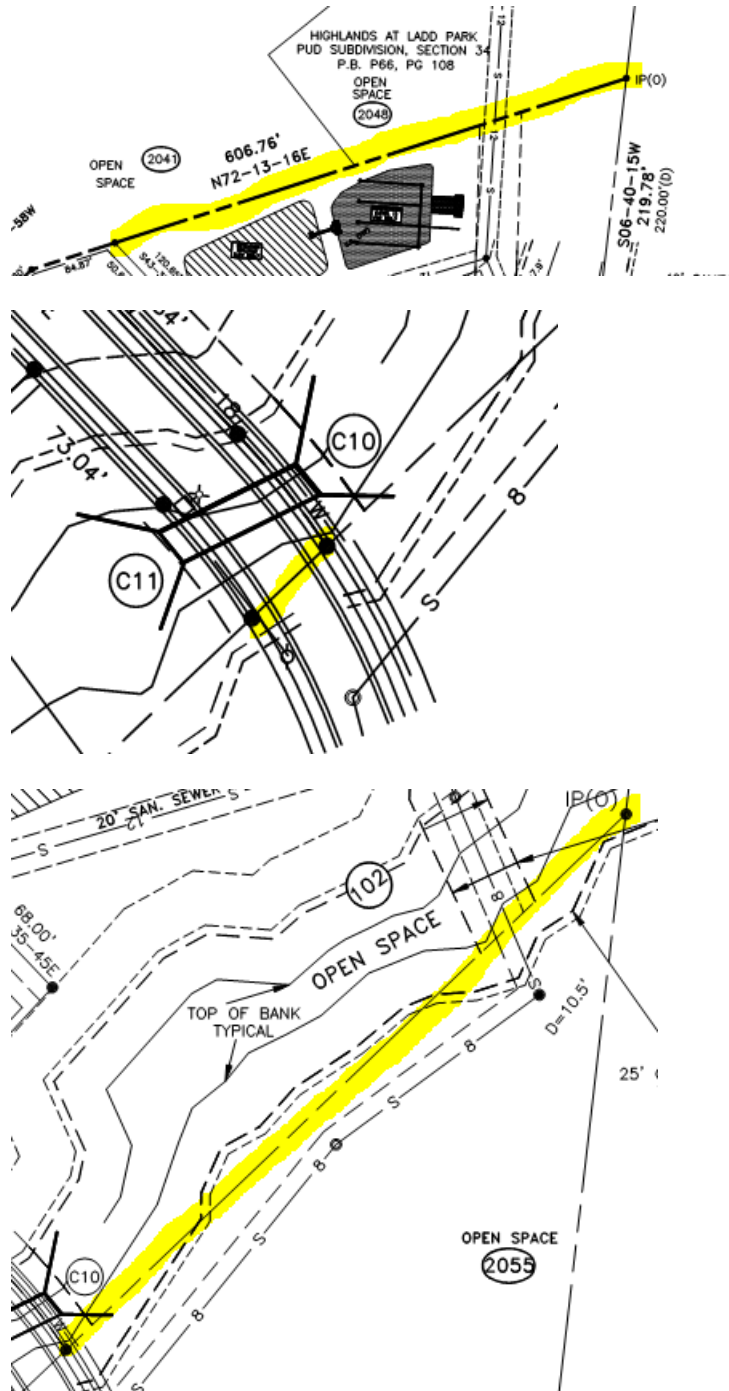
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

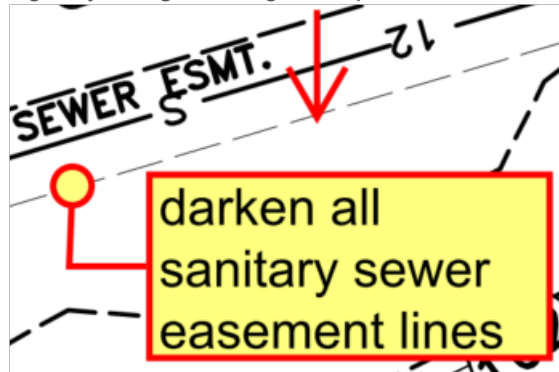
23. C. Final Plat

lance.fittro@franklinn.gov The previous comment has been partially addressed. Applicant shall show lengths for the property lines highlighted below:



28. Line Weight

jimmy.wiseman@franklintn.gov Comment not adequately addressed.
Some line weights for sanitary sewer easement lines appear darker than others. Applicant to darken all lighter sanitary sewer easement lines to help ensure legibility during scanning and reproduction.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan [COF# 6631 \(Moss Property PUD Subdivision, site plan \(Foxglove Farm\)\)](#) shall be transferred to this final plat as a condition of approval.

15. Sidewalk Fees In Lieu

joe.marlo@franklintn.gov **\$31,920** cash contribution to the sidewalk bank. A sidewalk is required by the ZO to be installed on Long Lane. However, due to aquatic resources and buffers, a sidewalk cannot be constructed along the full length of the property on Long Lane. Therefore, the applicant shall contribute to the Sidewalk Bank in the amount of **\$31,920** in the form of a cashier's check payable to *City of Franklin*, in lieu of installing the aforementioned sidewalk. Funds shall be utilized by the City for public sidewalk installation elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Stormwater

General Issues

9. Plats

jeff.willoughby@franklintn.gov Note 8 has note been revised as requested.

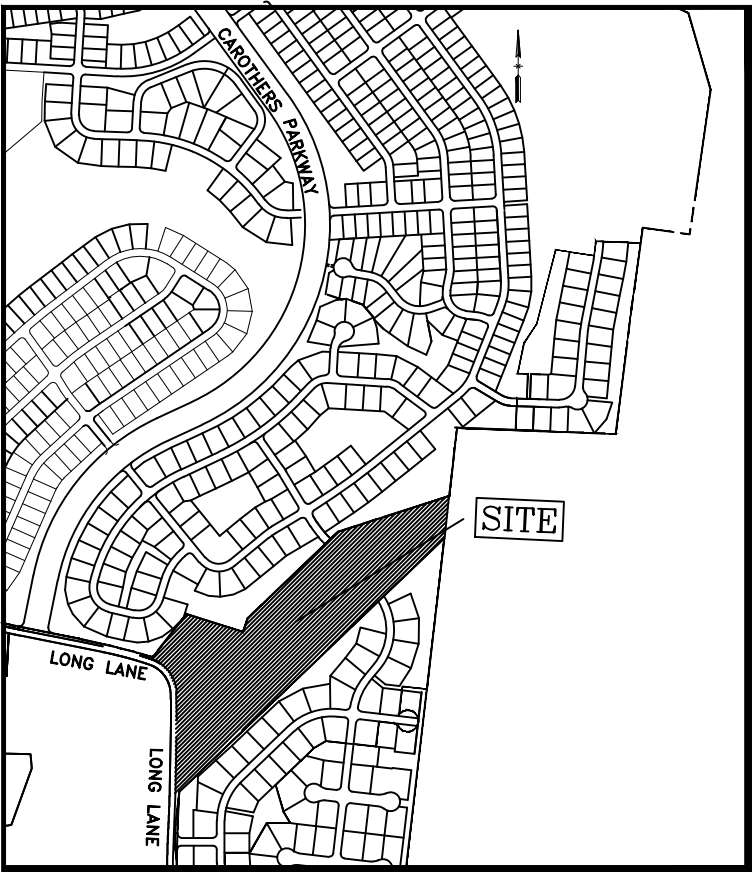
Please revise riparian buffer note 8 to state:

"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

10. Plats

jeff.willoughby@franklin.tn.gov Comment not fully addressed.

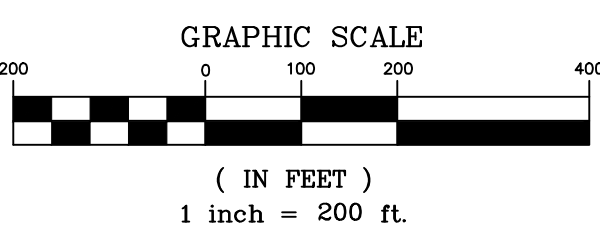
1. Label all water resource by their corresponding name as shown on the most current USGS maps. This stream is listed as Bishop Branch
2. Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1". Zones are not labeled in the above format



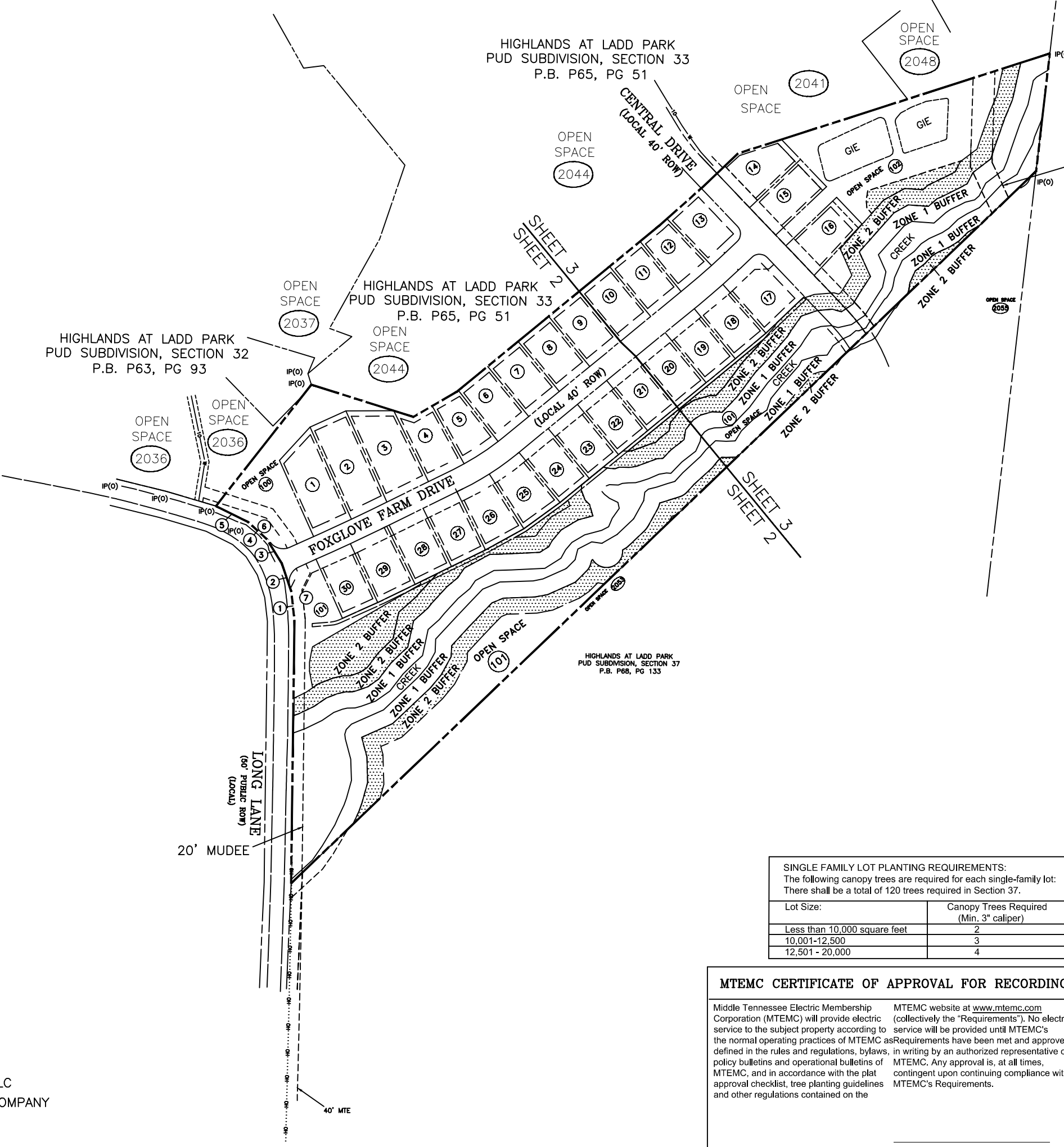
LEGEND	
PROPOSED FIRE-HYDRANT.....	▽
PROPOSED LIGHT-POLE.....	□
CURB INLET.....	■
PROPOSED MANHOLE.....	○
5/8" IRON PIN SET THIS PLAT.....	●
UTILITY STUB OUT.....	○ ST
PROPERTY/R.O.W. LINE.....	-----
PUBLIC UTILITY & DRAINAGE EASEMENT.....	-----
PROPOSED 8" WATER LINE.....	-----
PROPOSED 8" SEWER LINE.....	-----
PROPOSED 18" STORM LINE.....	-----
SANITARY SEWER EASEMENT.....	20' SSE
MILCROFTON EASEMENT.....	20' MUDEE
SEE NOTES 12 & 17.....	10' PUDAE
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT.....	AE
ACCESS EASEMENT.....	GIE
GREEN INFRASTRUCTURE EASEMENT.....	15' MTE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT.....	SEE NOTES 12 & 17
MANHOLE DEPTH TAKEN FROM PLANS.....	D=11.2'

VICINITY MAP
NOT TO SCALE

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 30 NEW RESIDENTIAL LOTS, 3 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR FOXGLOVE FARMS SUBDIVISION.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
 - SEE TYPICAL LOT DETAIL FOR EASEMENT AND SETBACK INFORMATION.
 - 5/8" IRON RODS WITH CAPS () SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - 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.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED SD-R AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS, NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
 - 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.
 - PARKS FEES IN LIEU FOR PARKLAND REQUIREMENTS.
 - \$31,920 CASH CONTRIBUTION TO THE SIDEWALK BANK REQUIRED BY THE ZO FOR LONG LANE.



ADZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83



SINGLE FAMILY LOT PLANTING REQUIREMENTS:	
The following canopy trees are required for each single-family lot: There shall be a total of 120 trees required in Section 37.	
Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, in writing by an authorized representative of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved by MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric
Date
Membership Corporation

HIGHLANDS AT LADD PARK
PUD SUBDIVISION, SECTION 34
P.B. P66, PG 108

HIGHLANDS AT LADD PARK
PUD SUBDIVISION, SECTION 33
P.B. P65, PG 51

HIGHLANDS AT LADD PARK
PUD SUBDIVISION, SECTION 32
P.B. P63, PG 93

HIGHLANDS AT LADD PARK
PUD SUBDIVISION, SECTION 33
P.B. P65, PG 51

HIGHLANDS AT LADD PARK
PUD SUBDIVISION, SECTION 37
P.B. P68, PG 133

MAP 117, PARCEL 36.00
BRAXTON R. RICHARDSON, III
BOOK 1295, PG. 879

40' SANITARY SEWER
EASEMENT
R.B. 6599-PG.417
TO BE ABANDONED

CERTIFICATE OF OWNERSHIP

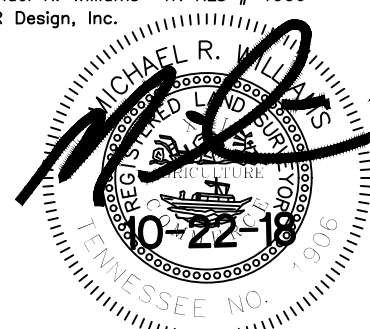
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C., Tennessee.

By: _____ Date: _____
JULIE M. ELLIS, CFO THE JONES COMPANY

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____
City of Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in Moss Property PUD Subdivision, FINAL PLAT (FOXGLOVE FARM) have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management _____ Date _____
Department _____
City of Franklin, Tennessee
(Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton _____ Date _____
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or

amount of \$_____ for streets,
\$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

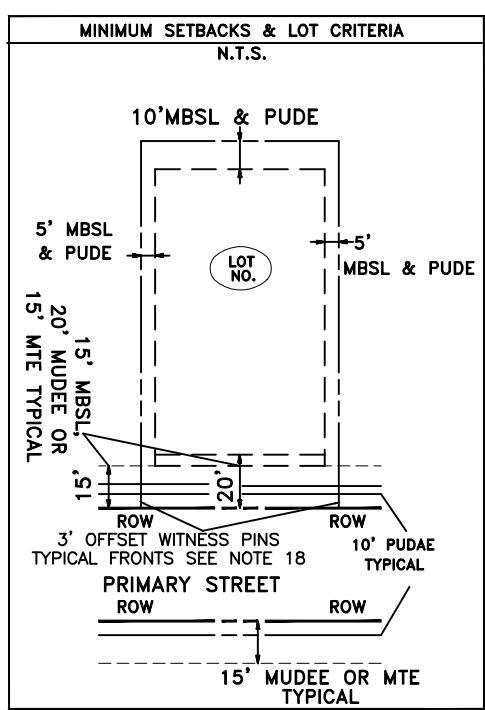
Director Streets Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission _____ Date _____

TYPICAL LOT DETAIL



PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

Owner/Subdivider:

THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE M. ELLIS, CFO THE JONES COMPANY
ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

COF PROJECT # 6860

**MOSS PROPERTY, PUD
SUBDIVISION, FINAL PLAT
(FOXGLOVE FARM)**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

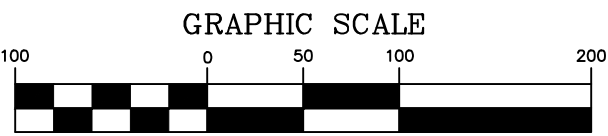
TOTAL ACRES: 17.592 TOTAL LOTS: 33

ACRES NEW STREETS: 1.362 FEET NEW STREETS: 1,490'±

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=200' SHEET 1 OF 3 DATE: 10-22-18

LEGEND table with symbols for proposed fire hydrant, light pole, curb inlet, manhole, iron pin set, utility stub out, street address, property line, access easement, public utility, drainage easement, water line, sewer line, storm line, sewer easement, milcrofton easement, see notes, public utility drainage, membership corporation easement, manhole depth.



(IN FEET)
1 inch = 100 ft.

ADZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83

CURVE DATA

Table with 7 columns: NO., DELTA, RADIUS, TANGENT, LENGTH, CHORD, BEARING. Contains 19 curve data entries.

LINE TABLE

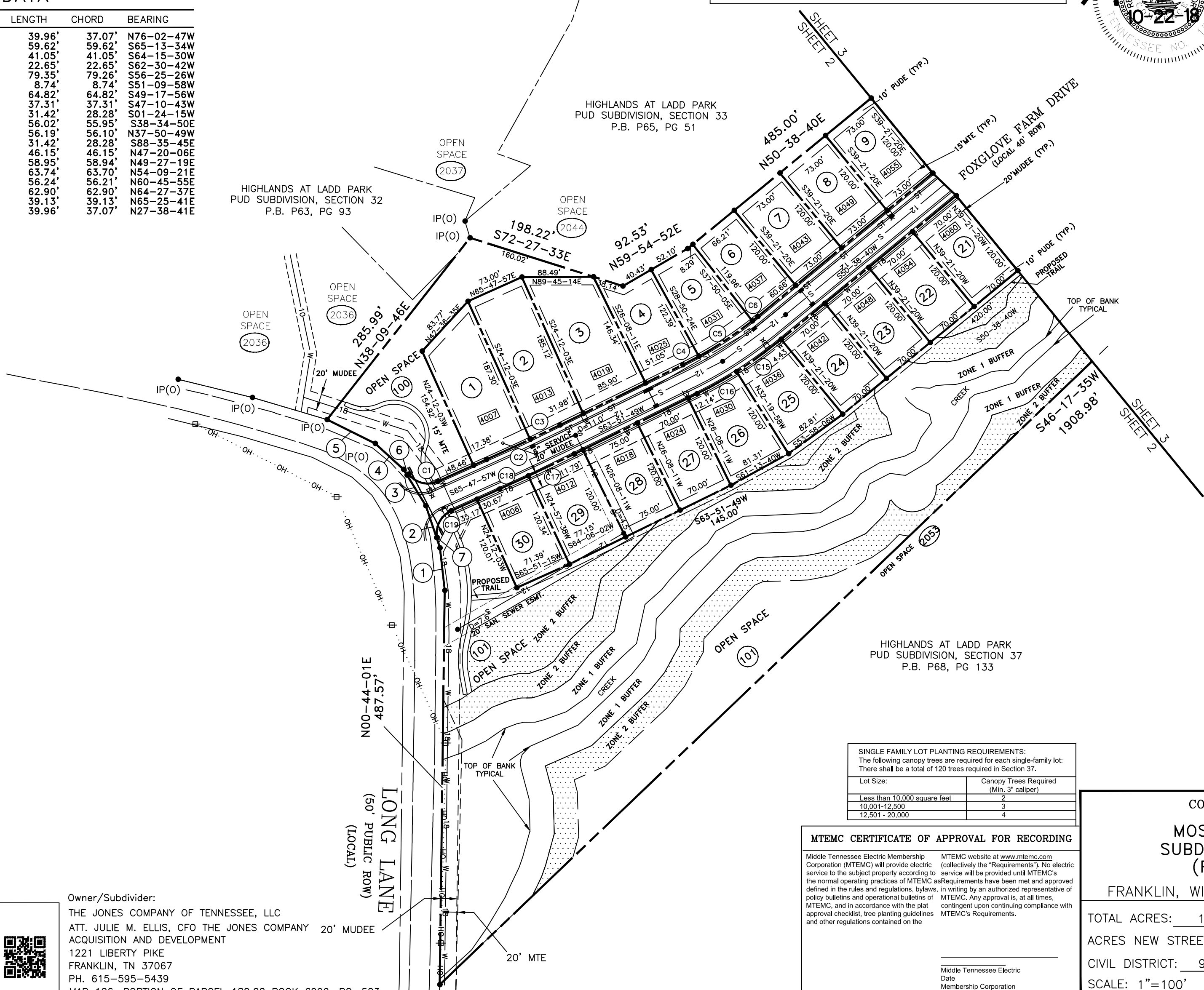
Table with 3 columns: NO., BEARING, DIST. Contains 7 line data entries.

Table with 12 columns: LOT AREA TABLE, REQUIRED 3" CALIPER TREES PER LOT, LOT AREA TABLE, REQUIRED 3" CALIPER TREES PER LOT, LOT AREA TABLE, REQUIRED 3" CALIPER TREES PER LOT, LOT AREA TABLE, REQUIRED 3" CALIPER TREES PER LOT. Contains lot area and tree requirements data.

CERTIFICATE OF OWNERSHIP. I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted.

CERTIFICATE OF SURVEY. I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. Includes surveyor seal for Michael R. Williams.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING. Subdivision name and street names approved by the Williamson County Emergency Management Agency. Includes approval sections for water and sewer systems, streets, drainage and sidewalks, and recording.



TYPICAL LOT DETAIL

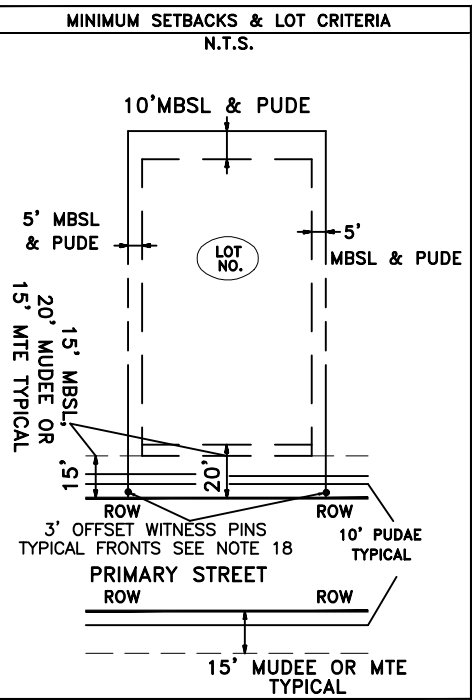


Table with 2 columns: Lot Size, Canopy Trees Required (Min. 3" caliper). Lists requirements for different lot sizes.

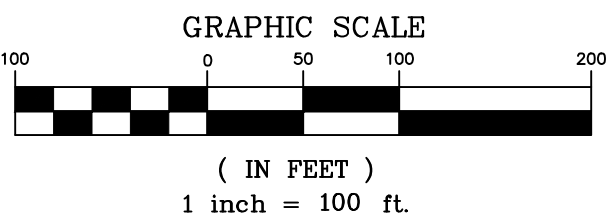
MTEMC CERTIFICATE OF APPROVAL FOR RECORDING. Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC.

COF PROJECT # 6860. MOSS PROPERTY, PUD SUBDIVISION, FINAL PLAT (FOXGLOVE FARM). FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. TOTAL ACRES: 17.592 TOTAL LOTS: 33. ACRES NEW STREETS: 1.362 FEET NEW STREETS: 1,490±. CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+ SCALE: 1"=100' SHEET 2 OF 3 DATE: 11-12-18

PREPARED BY: HFR DESIGN. 214 Centerview Drive Suite 300, Brentwood, TN 37027. 615.370.8530. hfrdesign.com. SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider: THE JONES COMPANY OF TENNESSEE, LLC. ATT. JULIE M. ELLIS, CFO THE JONES COMPANY. 1221 LIBERTY PIKE, FRANKLIN, TN 37067. PH. 615-595-5439. MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

LEGEND table with 2 columns: Feature and Symbol. Features include PROPOSED FIRE HYDRANT, PROPOSED LIGHT POLE, CURB INLET, PROPOSED MANHOLE, 5/8" IRON PIN SET THIS PLAT, UTILITY STUB OUT, STREET ADDRESS, PROPERTY/R.O.W. LINE, ACCESS EASEMENT, PUBLIC UTILITY & DRAINAGE EASEMENT, PROPOSED 8" WATER LINE, PROPOSED 8" SEWER LINE, PROPOSED 18" STORM LINE, SANITARY SEWER EASEMENT, MILLCROFTON EASEMENT, SEE NOTES 12 & 17, PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT, GREEN INFRASTRUCTURE EASEMENT, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT, SEE NOTES 12 & 17, MANHOLE DEPTH TAKEN FROM PLANS.



ADSZONE 5301, FIPSZONE 4100 S.P.C.S. NAD 83

CURVE DATA

Table with 7 columns: NO., DELTA, RADIUS, TANGENT, LENGTH, CHORD, BEARING. Contains 19 curve entries (C1 to C19) with detailed geometric data.

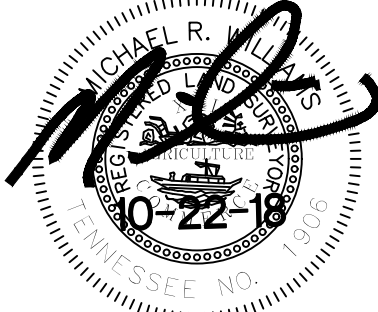
LINE TABLE

Table with 3 columns: NO., BEARING, DIST. Contains 7 line entries (1 to 7) with bearing and distance data.

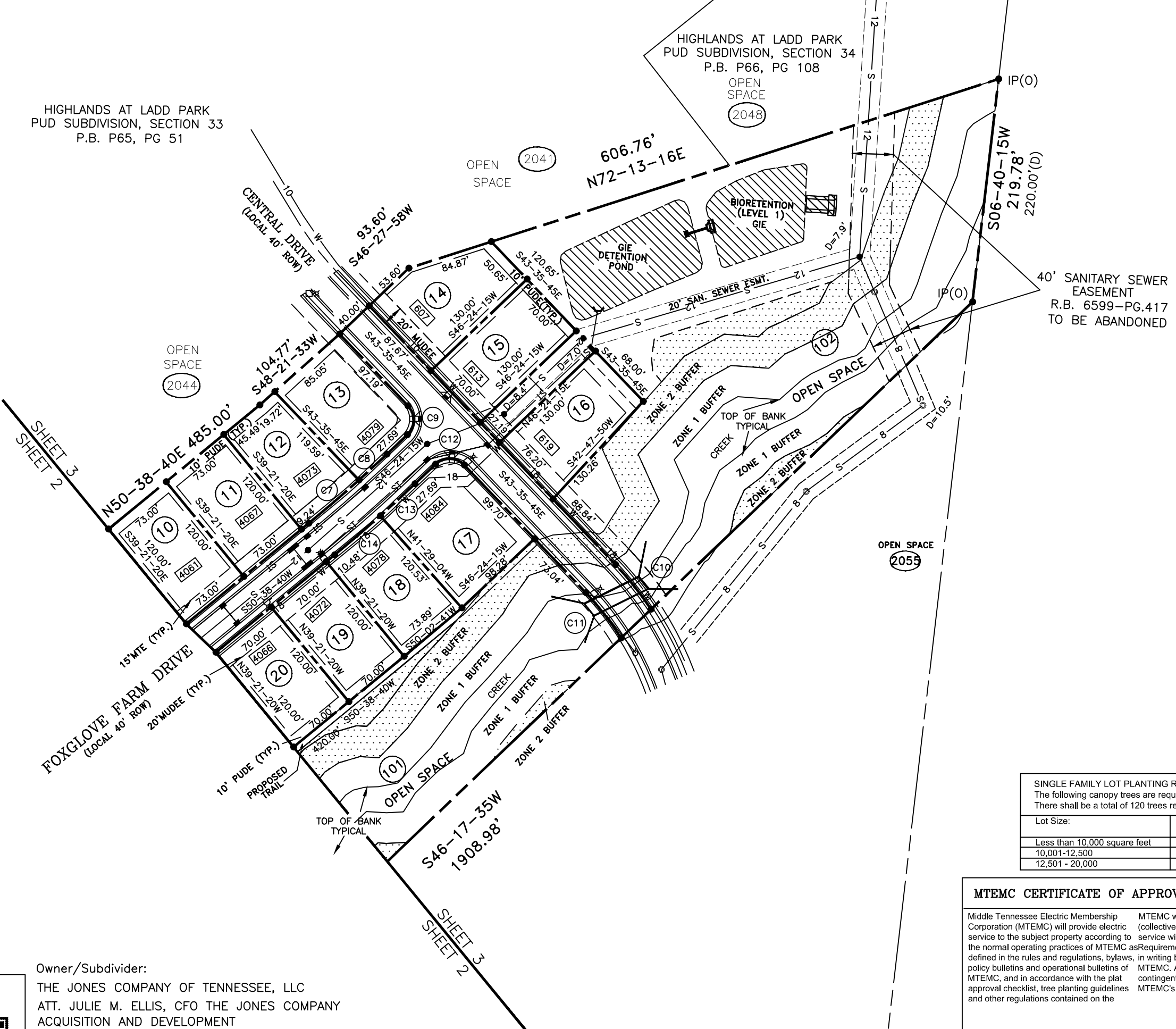
Table with 12 columns: LOT AREA TABLE, REQUIRED 3" CALIPER TREES PER LOT. Contains 10 lot entries (1 to 10) with area and tree requirements.

CERTIFICATE OF OWNERSHIP. I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.

CERTIFICATE OF SURVEY. I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.



MAP 117, PARCEL 36.00 BRAXTON R. RICHARDSON, III BOOK 1295, PG. 879



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING. Subdivision name and street names approved by the Williamson County Emergency Management Agency. City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS. I hereby certify that: (1) the sewer systems designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

General Manager Milcrofton Utility District. (3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS. I hereby certify that: (1) the streets, drainage and sidewalks designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or

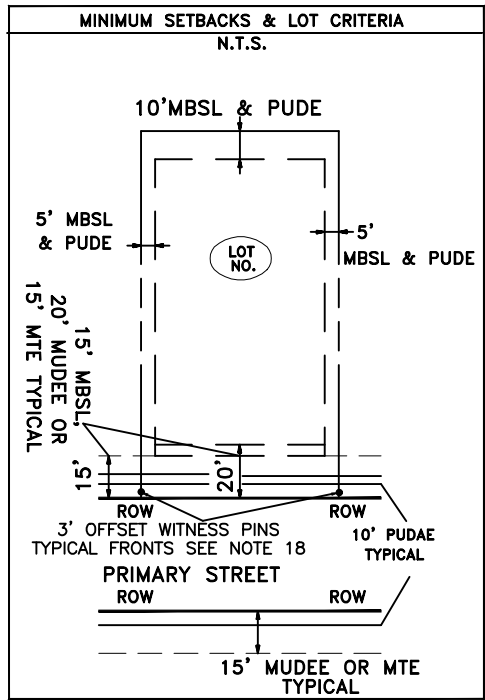
amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee. CERTIFICATE OF APPROVAL FOR RECORDING.

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____ and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission

TYPICAL LOT DETAIL



SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following canopy trees are required for each single-family lot: There shall be a total of 120 trees required in Section 37.

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC asRequirements have been met and approved defined in the rules and regulations, bylaws, in writing by an authorized representative of policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Date Membership Corporation

PREPARED BY: HFR DESIGN. 214 Centerview Drive Suite 300 Brentwood, TN 37027. 615.370.8530. hfrdesign.com

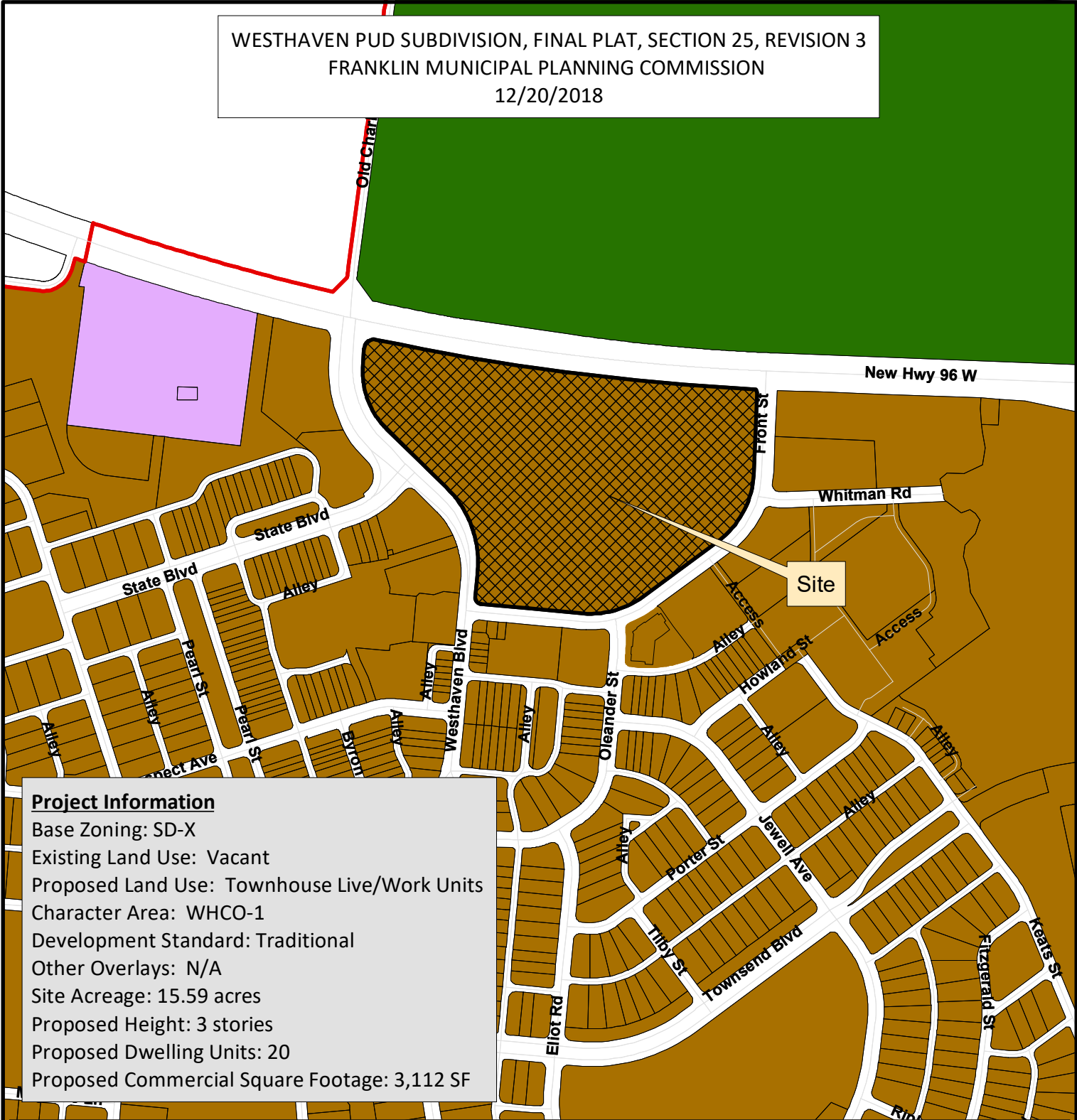
Owner/Subdivider: THE JONES COMPANY OF TENNESSEE, LLC ATT. JULIE M. ELLIS, CFO THE JONES COMPANY ACQUISITION AND DEVELOPMENT 1221 LIBERTY PIKE FRANKLIN, TN 37067 PH. 615-595-5439 MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

COF PROJECT # 6860 MOSS PROPERTY, PUD SUBDIVISION, FINAL PLAT (FOXGLOVE FARM) FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. TOTAL ACRES: 17.592 TOTAL LOTS: 33 ACRES NEW STREETS: 1.362 FEET NEW STREETS: 1,490± CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+ SCALE: 1"=100' SHEET 3 OF 3 DATE: 11-12-18 HFR PROJECT NO. 2018037

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 25, REVISION 3

FRANKLIN MUNICIPAL PLANNING COMMISSION

12/20/2018



Project Information

Base Zoning: SD-X

Existing Land Use: Vacant

Proposed Land Use: Townhouse Live/Work Units

Character Area: WHCO-1

Development Standard: Traditional

Other Overlays: N/A

Site Acreage: 15.59 acres

Proposed Height: 3 stories

Proposed Dwelling Units: 20

Proposed Commercial Square Footage: 3,112 SF

Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District

N

0

125

250

500

750

1,000

Feet

This map was created by the Franklin Planning Department.

It was compiled from the most authentic information available.

The City is not responsible for any errors or omissions contained hereon.

All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. B. Vicinity Map

lance.fittro@franklin.tn.gov The previous comment, "The vicinity map shall be a black and white schematic drawing, not a color photo or google map image as these do not replicate well. Applicant to revise accordingly." has not been corrected:



8. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Color, **grayscale**, "screened," or "shaded back" line work becomes muddy and **does not duplicate well** when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

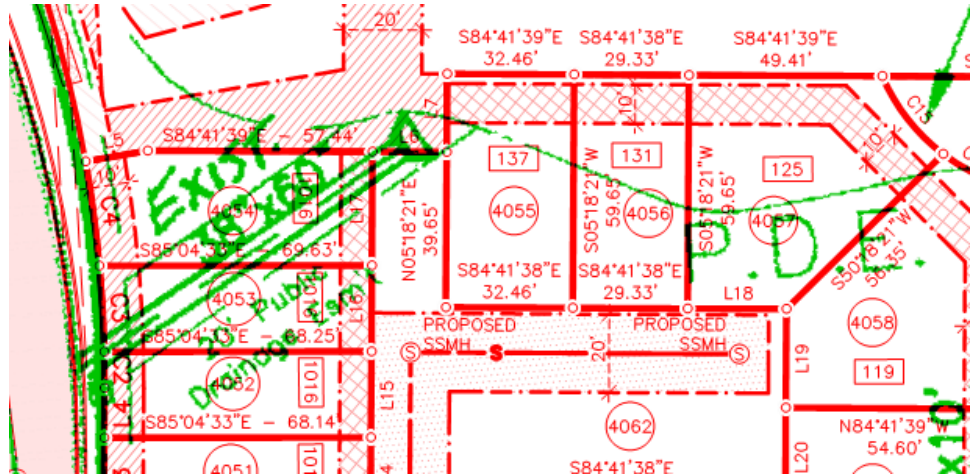
Consider using line thickness (bold / thin) to differentiate areas **instead of grayscale**. Where additional clarity is needed in crowded areas of line work, blow-ups or breaking the plat into multiple sheets with match lines is preferable to screened or color line work." has not been fully-addressed. Multiple instances of grayscale continue to be shown on the plat.

13. C. Final Plat

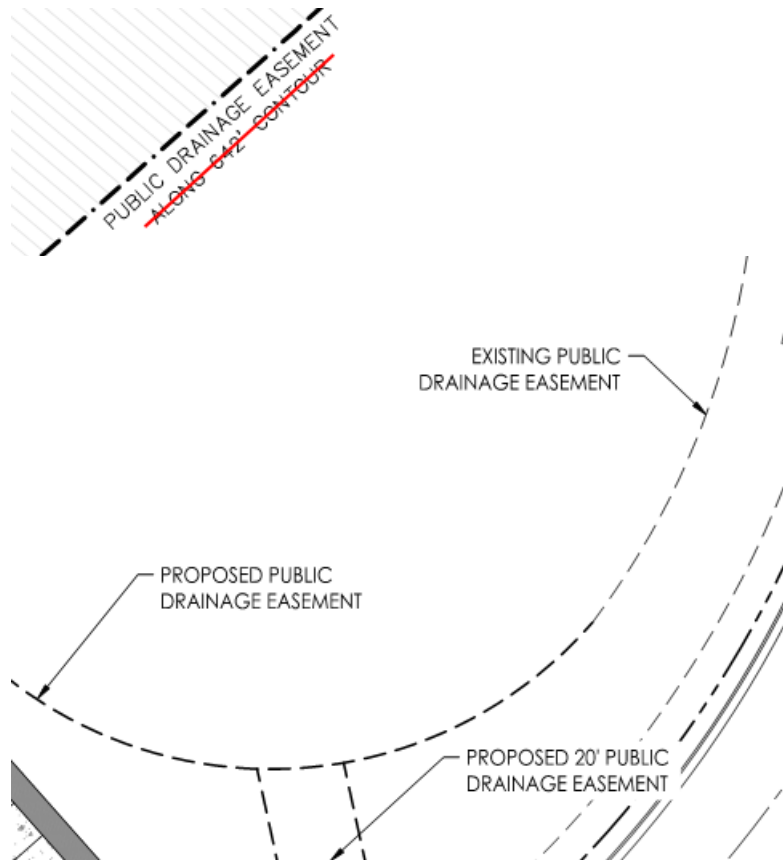
lance.fittro@franklin.tn.gov The previous comment, "Applicant shall indicate all existing and proposed easements associated with utilities and drainage. Any existing easements which are to be abandoned with the recording of this plat shall be noted as such, including the

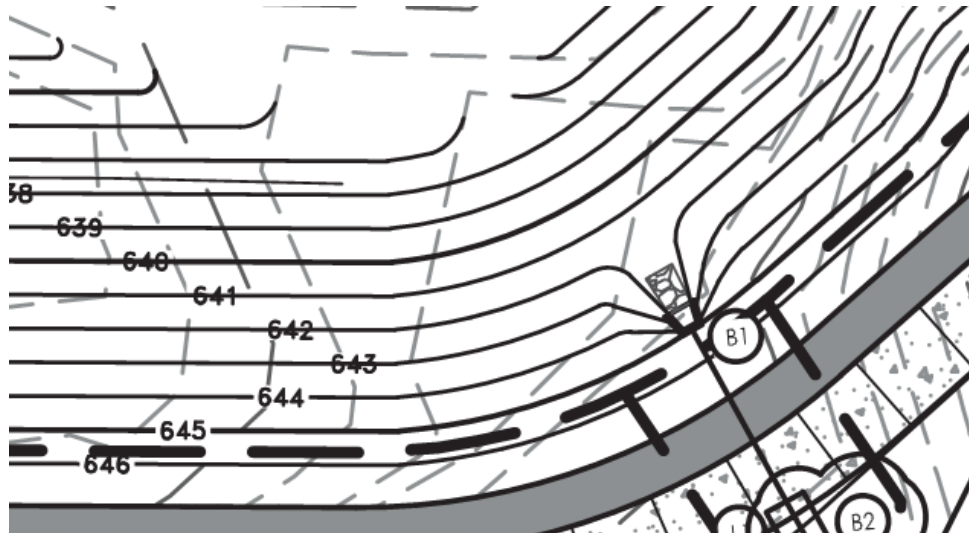
previous recorded easement encompassing the pond." has not been addressed.

Multiple easements shown on the previous plat encroach into the buildable lot areas proposed for the revised plat and must be abandoned. Two examples appear in the overlay pasted below (current plat in red, previous plat in green):



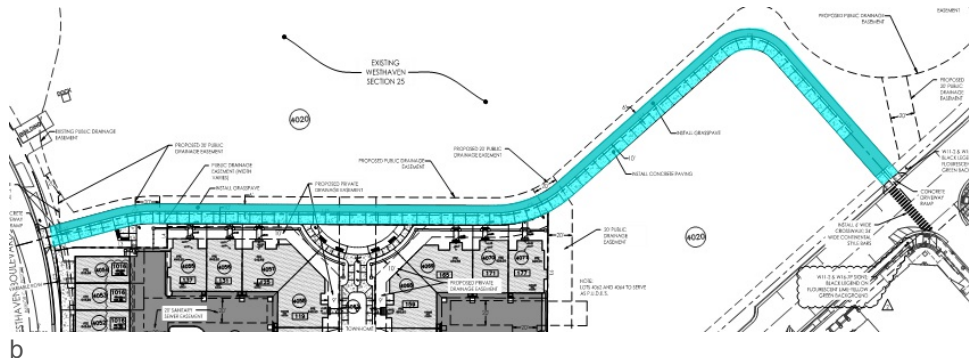
The call-out for the proposed drainage easement around the portion of Lake Westhaven adjacent to the condos shall be revised to remove the "along 642' contour" portion of the text. The original easement around the lake was based on the 642' contour, but that is to be revised for the portion adjacent to the condos and commercial site where revised grading has changed the easement line. The line appears to be drawn correctly from the site plan, but does not follow the 642' contour in this area.





15. C. Final Plat

lance.fittro@franklinton.gov Applicant shall provide Emergency Access Easement for the 10' sidewalk and 6' grasspave section (16' total easement width) that loops around the lake side of the condos and future retail portion of the development (highlighted in blue in the below snippet from the site plan).



Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklin.tn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

Any unposted sureties associated with this development from site plan [COF# 6637](#) ([Westhaven PUD Subdivision, site plan, section 25, lot 4020, \(Lakeside Condos\)](#)) shall be transferred to this final plat as a condition of approval.

Planning

Southern Land Company - Westhaven - Lakefront Subdivision Plat - PRELIMINARY 12.06.2018.pdf

17. Lot Table Area

christopher.andrews@franklin.tn.gov Please provide a total acreage for the overall plat within the Lot Area Table prior to One Stop submittal.

LOT AREA TABLE		
LOT #	AREA (SF.)	AREA (AC.)
4020	610009	14.00
4049	2675	0.06
4050	1499	0.03
4051	1499	0.03
4052	1499	0.03
4053	1514	0.03
4054	2072	0.05
4055	1936	0.04
4056	1750	0.04
4057	2906	0.07
4058	2696	0.06
4059	2688	0.06
4060	3305	0.08
4061	2242	0.05
4062	9324	0.21
4063	7995	0.18
4064	5786	0.13
4065	2210	0.05
4066	3305	0.08
4067	2688	0.06
4068	2694	0.06
4069	2902	0.07
4070	1753	0.04
4071	2091	0.05

2 1 2

18. Plat Note

christopher.andrews@franklin.tn.gov Minor revisions for spelling errors to be corrected before One Stop approval:

Surveyor note 14:

"WITH" presumably changed to "WILL"

47187C0195F AND HAS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

14. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WITH BE REQUIRED.

15. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF

Ownership note:

"TIME" presumably changed to "TIM"

WESTHAVEN PARTNERS, LLC

C/O TIME DOWNEY - TIM.DOWNEY@SOUTHERNLAND.COM

1550 W. MCEWEN DRIVE, SUITE 200

FRANKLIN, TN 37067

(615) 778-3150

H. RHODES HART

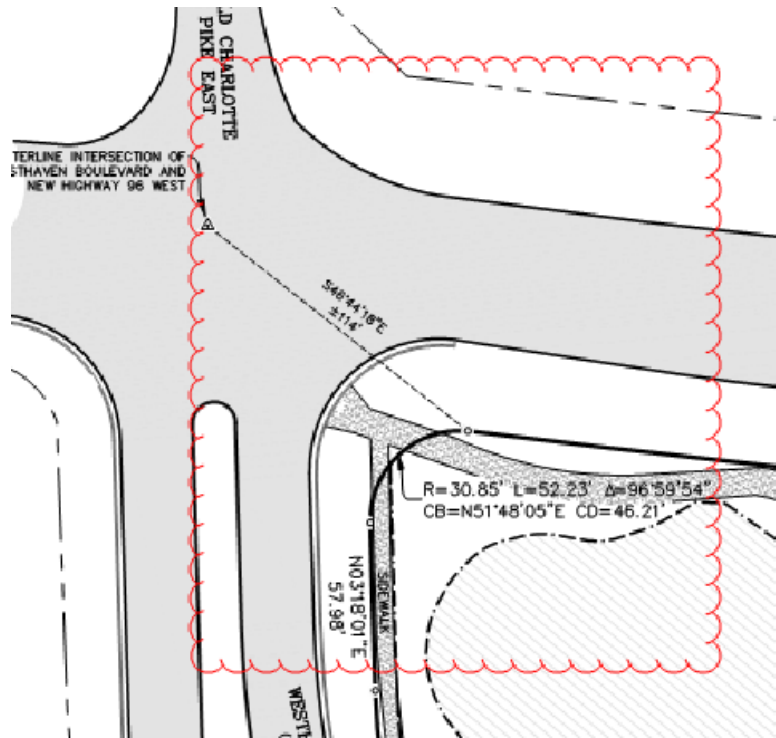
FRANKLIN, TN 37067

Water/Sewer

General Issues

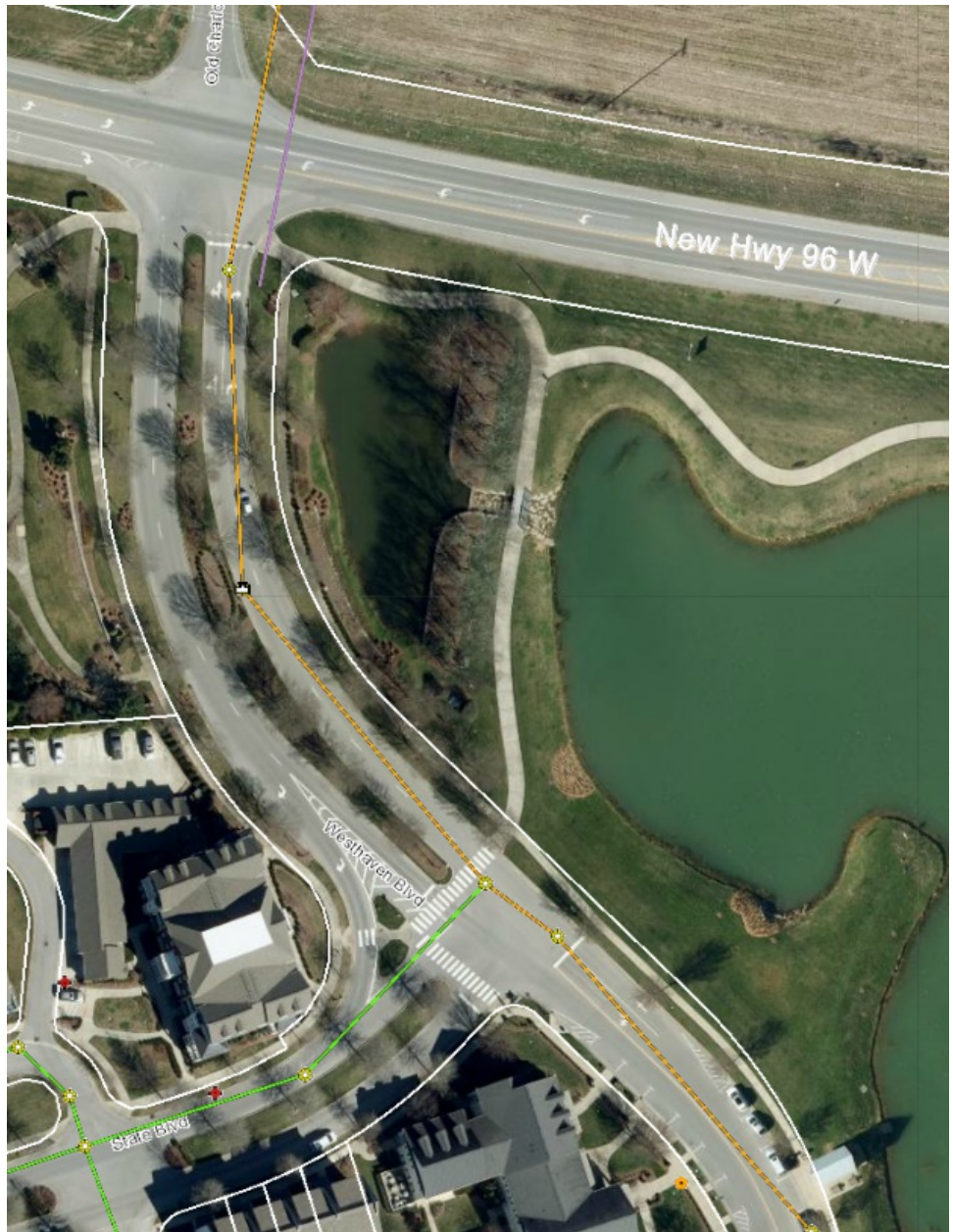
3. Reclaim Water

ben.mcneil@franklin.tn.gov The applicant failed to address the issue, the applicant shall show the existing reclaim water line and appropriate easement around the reclaim water line and meter.



4. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant failed to address the issue, the applicant shall provide the location of all existing sanitary sewer on the proposed plat. The areas along Westhaven Blvd do not show the existing sanitary sewer. The GIS information is provided below, but is not intended for the applicant to use this information. The applicant shall physically locate the utilities for platting.



5. Utility easement

ben.mcneil@franklin.tn.gov The applicant did not address the issue, the comments stated that the notes have been added, but I failed to find the notes that relate to sanitary sewer easements. The applicant shall provide the sewer line information centered in the easement as well as the depths of the sewer to ensure the proper easement widths are provided. The sanitary sewer easements are to be labeled as exclusive.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

OWNER/SUBDIVIDER: WESTHAVEN PARTNERS, LLC

OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN PARTNERS, LLC

C/O TIME DOWNEY – TIM.DOWNEY@SOUTHERNLAND.COM

1550 W. MCEWEN DRIVE, SUITE 200

FRANKLIN, TN 37067

(615) 778–3150

H. RHODES HART

612 10TH AVE, NORTH

NASHVILLE, TN 37203

(615) 259–4222

FRANK MASTRAPASQUA

814 CHURCH STREET, #300

NASHVILLE, TN 37203

(615) 244–8400

PPMC LIMITED PARTNERSHIP

C/O PETE SERODINO

P.O. BOX 4539

CHATTANOOGA, TN 37405

(423) 266–1855

SPRINGLAKE G.P.

C/O RON PACE

95 WHITE BRIDGE ROAD, #504

NASHVILLE, TN 37205

(615) 352–9600

MONICA SMILEY

1417 HERITAGE LANDING DRIVE

CHATTANOOGA, TN 37405

(423) 266–1070

FRANK J.B. VARALLO

RONE–REGENCY JEWELERS

BRAINERD VILLAGE

CHATTANOOGA, TN 37411

(423) 894–1188

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER

DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

HB&TS UTILITY DISTRICT

DATE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY

FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 20_____.

JOSEPH M. COLVIN
TENNESSEE LAND SURVEYOR
CERTIFICATE NO. 2665
JMC PROFESSIONAL SURVEYING AND MAPPING, LLC
9080 BARBEE LANE, SUITE 103
KNOXVILLE, TENNESSEE 37923
(865) 200–4366
WWW.JMCSURVEYING.COM

DATE

LOCATION MAP
NOT-TO-SCALE

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 4020 INTO 24 LOTS.

2. SUBJECT PROPERTY IS SHOWN AS SECTION 25 LOCATED IN WESTHAVEN P.U.D SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 23.07 ON PROPERTY MAP 64.

4. THE CLOSURE ERROR FOR THE SURVEY IS 1/10,000 AS SHOWN HEREON.

5. ZONING: MIXED–USE LOCAL DISTRICT (ML 1.8/TRADITIONAL/WHCO–1)

6. MINIMUM SETBACK REQUIREMENTS (SECTION 25 LOTS):
FRONT YARD – 5'
SIDEYARD – 5' (MIN. 10' BETWEEN BUILDINGS)
(MINIMUM 0' BETWEEN TOWNHOMES UNITS)
NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE ONE–HOUR FIRE–RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.
REAR YARD/ALLEY SETBACK – 5' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.
REAR YARD/NON–ALLEY SETBACK – 5' (MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)).

7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT 2007, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999261374.

9. THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATES: FEBRUARY 12, 2018 THROUGH APRIL 20, 2018. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2018.

10. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.

11. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT–OF–WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.

12. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT–OF–WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.

13. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47187C0195F AND HAS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

14. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WITH BE REQUIRED.

15. 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.

16. STREETS, DRAINAGE EASEMENTS, STRUCTURES AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OWNER.

17. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.

18. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT–OF–WAY, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

19. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'–0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'–0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.

20. WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.

21. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

22. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.

23. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED, AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.

24. STREET ADDRESS NUMBERS ARE ASSIGNED TO THE FOLLOWING STREET NAMES:
LOTS 4020, 4055–4071 FRONT STREET.
LOTS 4049–4054 WESTHAVEN BOULEVARD.

25. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

26. NO OBSTRUCTION OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

27. LOTS 4062, 4063, AND 4064 SHOWN HEREON ARE TO SERVE AS ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.

28. LOTS 4020, 4062, 4063, AND 4064 SHOWN HEREON ARE NON–BUILDABLE LOTS.

29. IN ORDER TO MEET THE ORIGINAL INTENT OF THE 300 FOOT ZONE ALONG NEW HIGHWAY 96 WEST, THIS AREA SHALL BE MAINTAINED AS A GREEN SPACE AND CONTAIN NO BUILDINGS AND PARKING LOTS EXCEPT FOR THE PUBLIC SAFETY FACILITIES AND ACCESSORY STRUCTURES FOR ACTIVE AND PASSIVE RECREATIONAL FACILITIES. NO SPORTS LIGHTING SHALL BE PERMITTED WITHIN THE 300 FOOT ZONE.

30. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 4020 SHOWN ON THE FINAL PLAT ENTITLED "WESTHAVEN SECTION 25 AND SECTION 15 (LOT 4001)"AS RECORDED IN PLAT BOOK 51, PAGE 131, R.O.W.C.

31. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENTS 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 HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

SOUTHERN LAND COMPANY

1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37064
Office: (615) 778-3150 • Fax: (615) 778-3875 Email: southernlandcompanyinc.com

PROFESSIONAL SURVEYING AND MAPPING

JMC

9080 Barbee Lane, Suite 103
Knoxville, Tennessee 37923
(865) 200-4366
Autonomous Certificate No. CA-398-L-5
Membership Permit No. 882

WESTHAVEN

Section 25 (Resubdivision of Lot 4020)

Fifth Civil District

City of Franklin, Williamson County, Tennessee

REVISIONS:

1

2

3

4

5

6

7

8

DATE: 12/2018

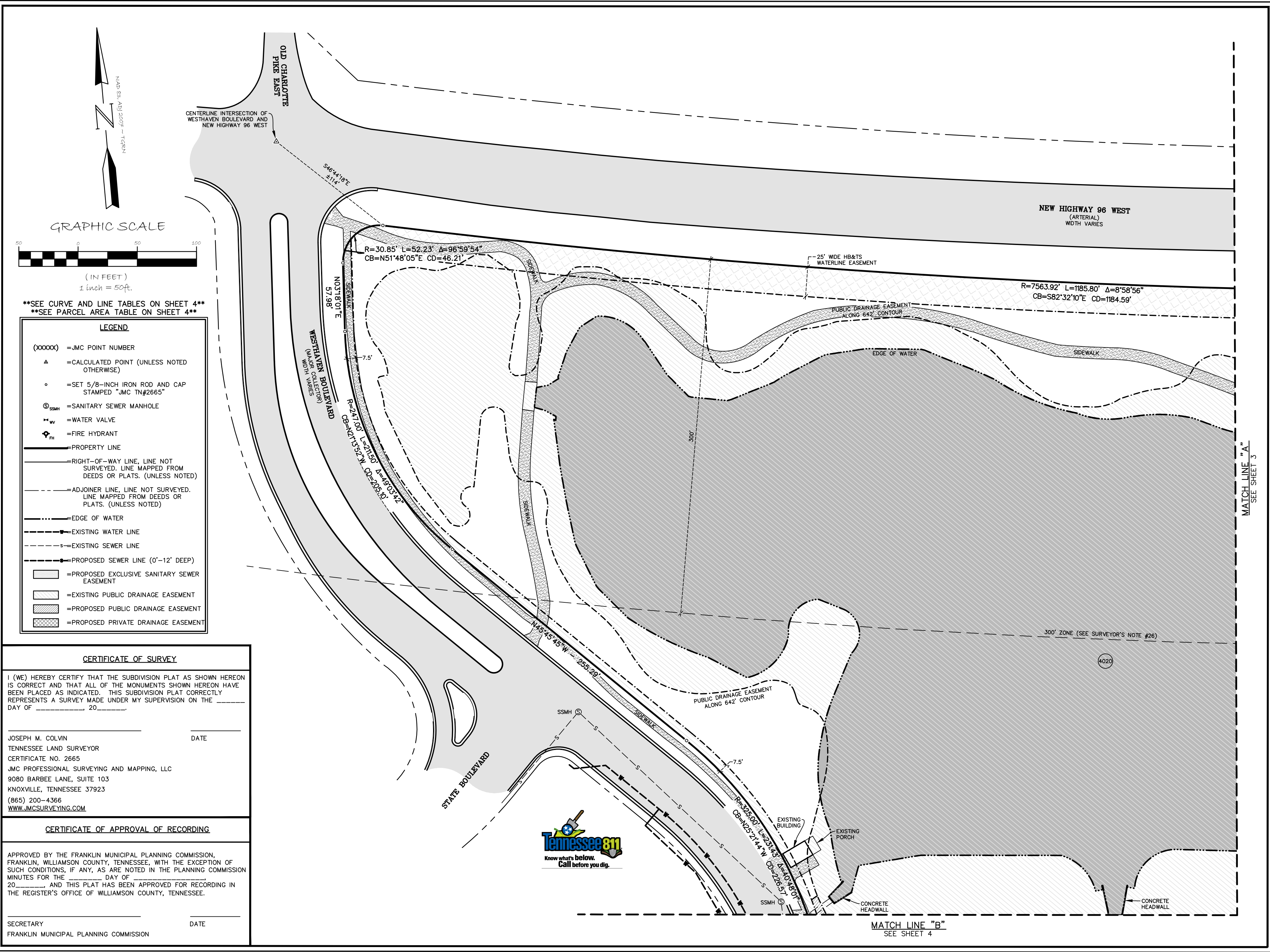
JOB NO: 18–2036–07

FINAL SUBDMISION PLAT

SHEET NO.

1 of 4

Drawing Name: Southern Land Company - Westhaven - Lakefront Subdivision Plat



SOUTHERN LAND
COMPANY

1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37064
Office: (615) 778-3785 Fax: (615) 778-3785 Email: southernlandcompanyinc.com

PROFESSIONAL
JMC
SURVEYING AND MAPPING

9080 Barbee Lane, Suite 103
Knoxville, Tennessee 37923
(865) 200-4366
Autosomal Certificate No. CA-983-LS
Measuring Permit No. 882

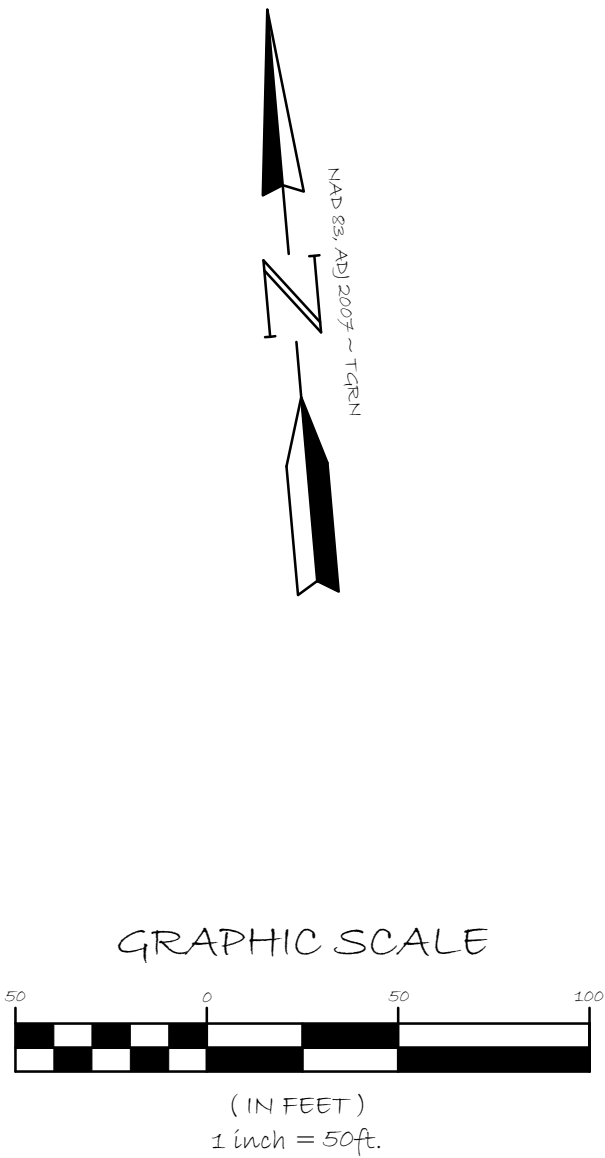
WESTHAVEN

Section 25 (Resubdivision of Lot 4020)

Fifth Civil District
City of Franklin, Williamson County, Tennessee

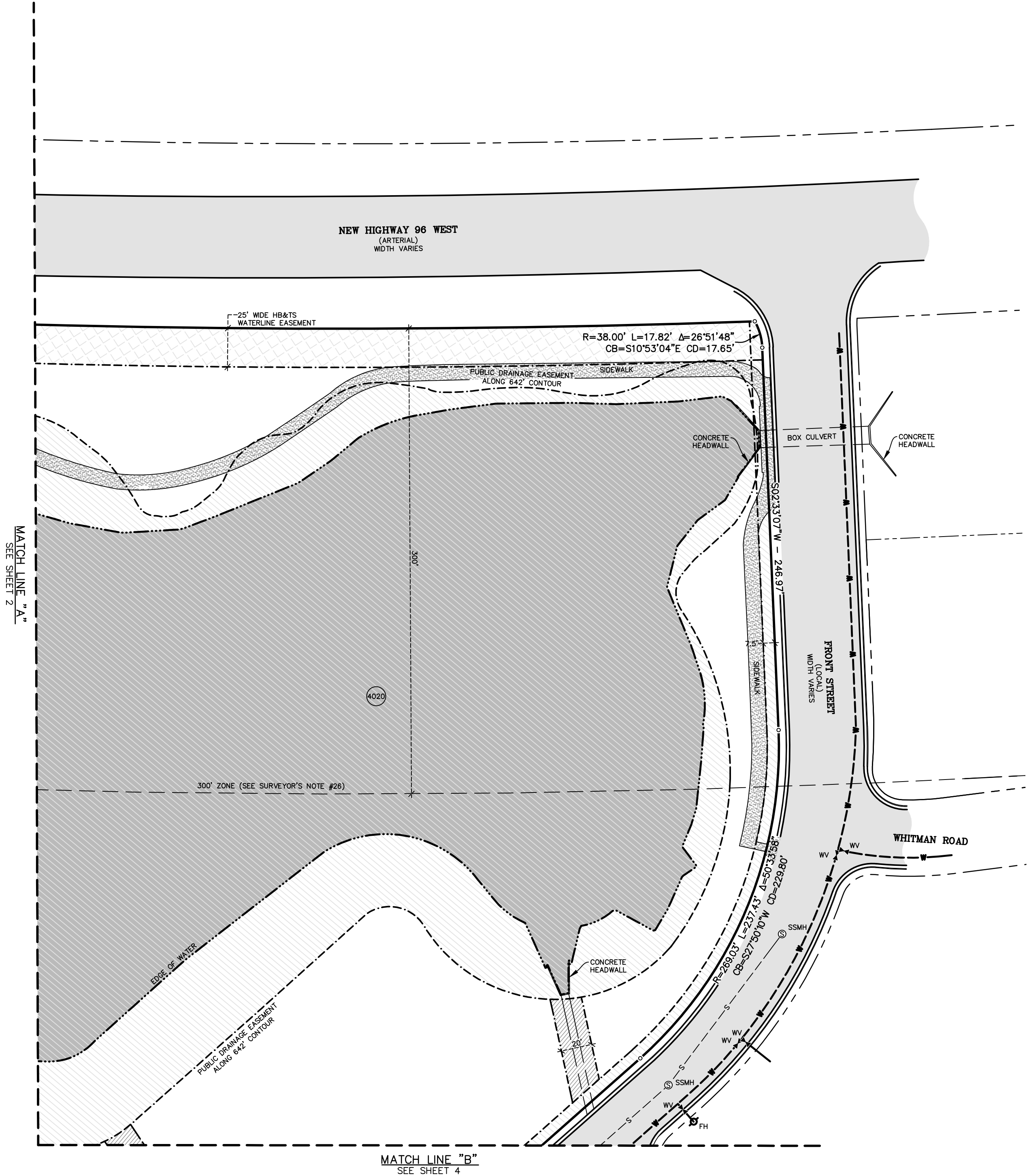
REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
DATE: 12/2018	
JOB NO: 18-2036-07	

Drawing Name: Southern Land Company - Westhaven - Lakefront Subdivision Plat



SEE CURVE AND LINE TABLES ON SHEET 4
SEE PARCEL AREA TABLE ON SHEET 4

LEGEND	
(XXXXX)	=JMC POINT NUMBER
△	=CALCULATED POINT (UNLESS NOTED OTHERWISE)
○	=SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TN#2665"
⊙ _{SSMH}	=SANITARY SEWER MANHOLE
WV	=WATER VALVE
FH	=FIRE HYDRANT
—	=PROPERTY LINE
—	=RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
---	=ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
---	=EDGE OF WATER
---	=EXISTING WATER LINE
---	=EXISTING SEWER LINE
---	=PROPOSED SEWER LINE (0'-12' DEEP)
▨	=PROPOSED EXCLUSIVE SANITARY SEWER EASEMENT
▨	=EXISTING PUBLIC DRAINAGE EASEMENT
▨	=PROPOSED PUBLIC DRAINAGE EASEMENT
▨	=PROPOSED PRIVATE DRAINAGE EASEMENT



**SOUTHERN LAND
COMPANY**

1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37064
Office: (615) 778-3159 • Fax: (615) 778-3875 Email: southernlandcompanyinc.com

**PROFESSIONAL
JMC
SURVEYING AND MAPPING**

2028 Barrett Lane, Suite 1225
Nashville, Tennessee 37228
(615) 259-8888
Alabama Certificate No. CA-958-L-LS
Kentucky Permit No. 882

WESTHAVEN

Section 25 (Resubdivision of Lot 4020)
Fifth Civil District
City of Franklin, Williamson County, Tennessee

REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	

DATE: 12/2018
JOB NO: 18-2036-07

**FINAL
SUBDIVISION
PLAT**

SHEET NO.
3 of 4



LEGEND

(XXXXX) =JMC POINT NUMBER

▲ =CALCULATED POINT (UNLESS NOTED OTHERWISE)

○ =SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TN#2665"

⊙_{SSMH} =SANITARY SEWER MANHOLE

WV =WATER VALVE

FH =FIRE HYDRANT

— =PROPERTY LINE

— =RIGHT-OF-WAY LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)

--- =ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)

--- =EDGE OF WATER

— =EXISTING WATER LINE

--- =EXISTING SEWER LINE

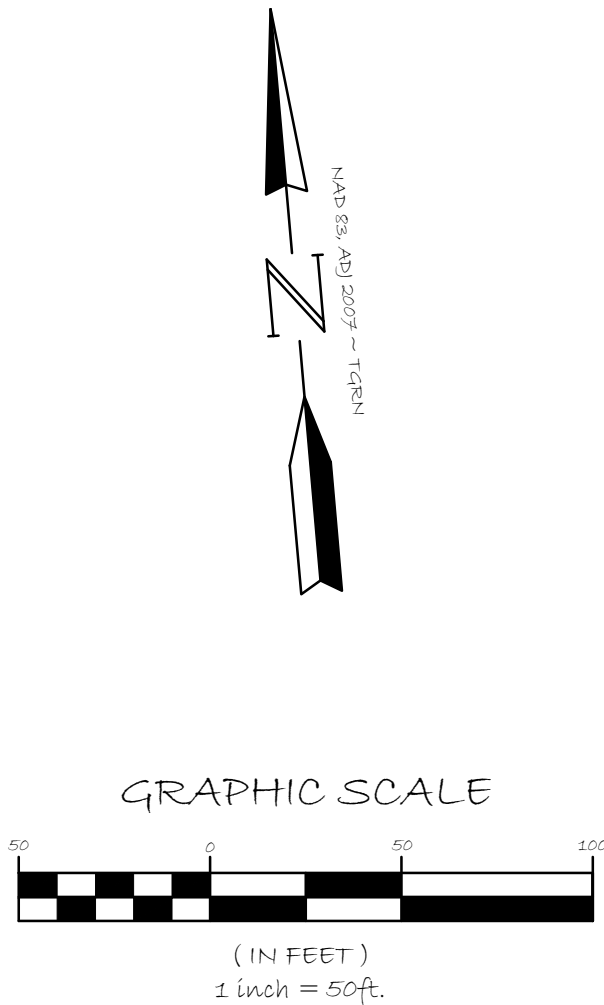
--- =PROPOSED SEWER LINE (0'-12' DEEP)

▨ =PROPOSED EXCLUSIVE SANITARY SEWER EASEMENT

▨ =EXISTING PUBLIC DRAINAGE EASEMENT

▨ =PROPOSED PUBLIC DRAINAGE EASEMENT

▨ =PROPOSED PRIVATE DRAINAGE EASEMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	S39°41'39"E	28.28'
C2	9.29'	325.00'	1°38'18"	N04°29'12"E	9.29'
C3	22.04'	325.00'	3°53'07"	N01°43'30"E	22.03'
C4	26.91'	325.00'	4°44'39"	N02°35'23"W	26.90'
C5	12.05'	96.00'	7°11'22"	S88°17'20"E	12.04'
C6	34.19'	96.00'	20°24'21"	N77°54'49"E	34.01'
C7	21.14'	53.00'	22°50'59"	N06°07'08"W	21.00'
C8	7.12'	38.00'	10°44'27"	S00°03'52"E	7.11'
C9	26.14'	275.00'	5°26'46"	S84°44'12"W	26.13'
C10	33.24'	275.00'	6°55'33"	N89°04'38"W	33.22'
C11	4.42'	275.00'	0°55'13"	N85°09'15"W	4.42'
C12	22.26'	49.70'	25°39'54"	S45°15'10"W	22.08'
C13	17.05'	49.70'	19°39'15"	S67°54'44"W	16.97'
C14	16.69'	49.70'	19°14'08"	S57°22'46"E	16.61'
C15	25.54'	49.70'	29°26'31"	S33°02'27"E	25.26'
C16	25.69'	49.70'	29°37'11"	N43°44'30"E	25.41'
C17	16.76'	49.70'	19°19'07"	N68°12'39"E	16.68'
C18	17.05'	49.70'	19°39'15"	S57°18'01"E	16.97'
C19	22.26'	49.70'	25°39'54"	S34°38'27"E	22.08'

LOT AREA TABLE		
LOT #	AREA (SF.)	AREA (AC.)
4020	610009	14.00
4049	2675	0.06
4050	1499	0.03
4051	1499	0.03
4052	1499	0.03
4053	1514	0.03
4054	2072	0.05
4055	1936	0.04
4056	1750	0.04
4057	2906	0.07
4058	2696	0.06
4059	2688	0.06
4060	3305	0.08
4061	2242	0.05
4062	9324	0.21
4063	7995	0.18
4064	5786	0.13
4065	2210	0.05
4066	3305	0.08
4067	2688	0.06
4068	2694	0.06
4069	2902	0.07
4070	1753	0.04
4071	2091	0.05

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N5°14'56"E	20.30
L2	N5°18'22"E	22.00
L3	N5°18'21"E	22.00
L4	N5°23'47"E	12.71
L5	N85°02'17"E	16.14
L6	S84°41'39"E	18.95
L7	N5°18'21"E	20.00
L8	N84°41'39"W	17.32
L9	N5°18'22"E	28.04
L10	N72°27'22"E	10.04
L11	S17°32'38"E	1.42
L12	S5°26'06"E	4.80
L13	N5°18'21"E	22.00
L14	N5°18'21"E	22.00
L15	N5°18'21"E	22.00
L16	N5°18'21"E	22.00
L17	N5°18'21"E	29.06
L18	S84°41'38"E	25.24
L19	N5°18'22"E	25.24
L20	N5°18'22"E	25.24
L21	S84°41'38"E	25.24
L22	S5°18'21"W	11.22
L23	S5°18'22"W	11.22
L24	N84°41'38"W	25.24
L25	N84°41'38"W	25.24
L26	N84°41'38"W	29.33

REVISIONS:

1

2

3

4

5

6

7

8

DATE: 12/2018

JOB NO: 18-2036-07

FINAL
SUBDIVISION
PLAT

SHEET NO.
4 of 4

WESTHAVEN

Section 25 (Resubdivision of Lot 4020)

Fifth Civil District

City of Franklin, Williamson County, Tennessee

PROFESSIONAL
JMC
SURVEYING AND MAPPING

1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37064
Office: (615) 778-3139 - Fax: (615) 778-3875 Email: southernlandcompanyinc.com

MEMBERSHIP PERMIT NO. 882

