City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 18, 2014 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 18, 2014, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.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. 15-0004 11/20/14 FMPC Meeting Minutes

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: MeetingMinutesFMPC-11-20-14

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

Chair Hathaway stated that items 2, 19, 20, 21, and 22 were on the Consent Agenda.

Mr. Orr requested to pull item 22.

SITE PLAN SURETIES

2. 14-740 Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); extend the performance agreement for streets improvements for one year. (CONSENT AGENDA)

Sponsors: Planning and Sustainability Dept and Emily Hunter

MAJOR THOROUGHFARE PLAN AMENDMENTS

3. 14-735 Consideration of Amendments to the Major Thoroughfare Plan to reclassify 1st Avenue North, 3rd Avenue North, Bridge Street and North Margin Street from Major Collectors to Minor Arterials

Attachments: RESOLUTION 2014-75

Amendment Exhibit 121814

ANNEXATIONS

Annexation is the process by which the city extends its municipal services, laws, taxing authority, and voting privileges to a new territory. Annexation encourages orderly growth and provides standardized service to all citizens. It also promotes fairness by requiring that those who use the services provided by a city share in the costs of operating the city. There are three parts to an annexation:

- *ORDINANCE TO ANNEX: The annexation ordinance is a legal document that describes properties proposed for annexation. A map of the area accompanies it.*
- *RESOLUTION TO ADOPT PLAN OF SERVICE (POS): The POS describes how the City will service the properties upon annexation into the city. Services include police protection, fire protection, refuse collection, streets and signage, traffic control, water and wastewater, building and code inspection services and recreation services. The POS takes the form of a resolution.*
- *ORDINANCE TO ZONE: Since the properties are located in the county with county zoning, the zoning ordinance assigns a city zoning district to the properties upon annexation. For the requested Adams property annexation, the property owner/applicant has requested a zoning to Specific Development-Residential with density of 1.6 units per acre. A development plan proposing a specific site layout accompanies this zoning request.*

For Items 4 through 6, each of the items related to a specific area being annexed have been grouped together to facilitate easier discussion at the meeting. The resolution to approve the proposed development plan follows the POS, annexation, and zoning discussions and voting.

4. 15-0001 Consideration of Ordinance 2014-49, To Be Entitled "An Ordinance to Annex the Adams Property, Consisting of 11.88 Acres, Located on the Properties on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ord 2014-49 Annex Adams Property

Adams property annexation Map

Ms. Powers stated that this is the first of a four-part project. This is the annexation part. The property owner is requesting the annexation of 11 acres, located south of Murfreesboro Road and immediately west of Ridgeway Drive. This area is requested for the development of 19 single family units on that property. The BOMA did hold a public hearing and voted to move forward with the annexation. As part of the annexation, there is a Plan of Service that will be considered in item 5. Staff recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

Mr. John Manlay, of 2014 Beacon Hill Drive, stated that he lived in line with the left side of the site. He asked if the annexation was linked to having homes that are on one-half acre lots versus one acre lots.

This ended citizen comments.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the BOMA.

5. 15-0002 PUBLIC HEARING: Consideration of Resolution 2014-47, To Be Entitled "A Resolution Adopting a Plan of Services for the Annexation of Certain Areas by the City of Franklin, Tennessee, Specifically the Adams Property, Located on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: Resolution 1014-47 Adams Property POS

Request for POS-Adams Property

October Park Financial Impact

RESOLUTION 2014 47, TO BE ENTITLED, "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE, SPECIFICALLY THE ADAMS PROPERTY, LOCATED ON THE SOUTH SIDE OF MURFREESBORO ROAD AND IMMEDIATELY WEST OF RIDGEWAY DRIVE."

Ms. Powers stated that the Plan of Service was actually the map of each of the party's responsibilities. It lays out what the developer will be responsible for in terms of services and in terms of the things that he/she will need to build, and it also lays out what the City's responsibilities are once that property is annexed. The City has worked with the developer in laying out accesses to the property and looking at sewer, water, and all of the services that the City provides. The City has spoken with the developer about what needs to be done in terms of his/her responsibility to the City. Staff recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

Ms. Susan Caplan, of 1991 Beacon Hill Drive, bought a home and moved into the area about four weeks ago. She did not know anything about this development so she did not have the whole story. She spoke to one of her neighbors who mentioned something about a levy being built to stop the sea pitch and the water from coming down on the homes around the periphery of the building development.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the BOMA.

Mr. Harrison moved to favorably recommend approval of Resolution 2014-47 to the BOMA, and Mr. Orr seconded the motion.

Alderman Petersen stated that regarding the financial impact, she did not think it was discussed about how much the City would be paying for waste collection and things of this nature. It does say some of the things that both the City and the developer would be responsible for, but it really does not talk about the financial impact. It really talks about the fees that are required.

Ms. Allen asked if this was part of the approval process and whether the Planning Commission would agree to these fees or not. She thought it was part of the formula that was used.

Ms. Powers stated that the financial impact was something that the City had been doing for probably the last two annexations. The City had not been doing annexation over the last several years, so the financial impact was something that staff wanted to look out to show whether the annexation really benefited the City or not. Staff believe Resolution 2014-47 would benefit the City.

6. 14-727 Consideration of Ordinance 2014-45, To Be Entitled "An Ordinance to Zone 11.88 Acres Specific Development - Residential District (SD-R 1.6) for Three Properties Located South of Murfreesboro Road and West of Ridgeway Drive, Located at 1100 Ridgeway Drive (October Park PUD Subdivision)." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: 4685 October Park Zoning Map

Ord 2014-45 ORDINANCE October Park

October Park Rezoning Request

Mr. Andrew Orr stated that the applicant proposes 19 detached single family homes on 11.88 acres. The proposed density is 1.6 units per acre. This is slightly higher than the adjacent neighborhoods. Ridgeway and Cross Creek are mostly one acre lots. However, the original plan had 22 homes, and this one has 19. Staff believes 19 homes at 1.6 units per acre is not ideal but certainly reasonable for this site and consistent with the Land Use Plan. Staff recommends a favorable recommendation to the BOMA for Ordinance 2014-45.

Chair Hathaway asked for comments from the citizens.

Mr. John Manlay, of 2014 Beacon Hill Drive, stated that he would like the Planning Commission to take into consideration to what was just stated, that 1.6 units per acre was not ideal even it was being proposed. Most of the homes in the neighborhood have 1 acre per 1 home. The reason he had his home on this 1 acre was for the wonderful view. He was also interested in putting some kind of privacy around his property.

Alderman Petersen stated that these comments were more for the development plan, which would be for the next item.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the BOMA. He said that they would address the zone density in the development plan. However, with this specific type of zoning, the density threshold was at 1.6 acres. The Land Use Plan says that single family residential homes were appropriate as infill on this particular piece of property. Along with that, the Zoning Ordinance says that there are certain transitional features that if lots are certain sizes, if they are smaller than the adjacent properties, less than 75 percent, then by employing those transitional features into the development plan that that property and the future development could be considered appropriate. That is what has been done with the development plan, which will be discussed further in item 7. The compatibility with what was being proposed through this rezoning and the homes surrounding this site has more to do with the price point that the builder and the developer are planning to deliver here. He used estate homes to describe homes that are side loaded and homes that are on lots that are anywhere from 80 foot wide to 1 acre in size. This project speaks to the compatibility of the architecture. The square footage of these homes will be larger than the homes that are around them. There will be a landscape buffer and berm around the backside and the entire perimeter of this lot making this development appropriate as infill in this particular location.

Mr. Gamble requested a favorable recommendation to the BOMA for Ordinance 2014-45.

REZONINGS AND DEVELOPMENT PLANS

7. 14-732 PUBLIC HEARING: Consideration of Resolution 2014-96, To Be Entitled "A Resolution Approving a Development Plan for October Park PUD Subdivision, Located at 1100 Ridgeway Drive, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: 4686 October Park Development Plan Map
October Park Development Plan 12.4.2014
4686 October Park DP Conditions of Approval
Res 2014-96 October Park Development Plan

8. 14-640 Consideration of Ordinance 2014-46, To Be Entitled "An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: 4680 Branch Creek Crossing Rezoning MAP.pdf
Ordinance 2014-46 Branch Creek Rezoning.pdf
Branch Creek Crossing Rezoning plans 12-4-14.pdf

9. 14-641 PUBLIC HEARING: Consideration of Resolution 2014-97, To Be Entitled "A Resolution Approving a Development Plan for Branch Creek Crossing PUD Subdivision with 2 Modification of Standards (MOS 1 - Location of Loading Areas; MOS 2 - Parking Facing Primary Street in Traditional Area) Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: 4692 Branch Creek Dev Plan Map.pdf
Res 2014-97 RESOLUTION Branch Creek Crossing Dev Plan.pdf
Conditions of Approval_01.pdf
Branch Creek Crossing Development plans 12-4-14.pdf

10. 14-717 Consideration of Ordinance 2014-40, To Be Entitled "An Ordinance to Rezone 4.89 Acres from Specific Development - Variety District (SD-X 0/0) to General Commercial District (GC) for the Property Located at 1214 Liberty Pike, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: 4710 Duke Prop rezoning MAP
Ord 2014-40 ORDINANCE Duke Properties Rezoning
4710 Duke Properties Rezoning Plan 1 page

11. 14-728 PUBLIC HEARING: Consideration of Resolution 2014-95, To Be Entitled "A Resolution Approving a Development Plan for the Franklin Housing Authority - Reddick Street Development Phase 2 PUD Subdivision with One Modification of Standards (MOS 1 - Minimum Parking Requirements), Located at 145 Strahl Street, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: 4711 FHA Dev Plan MAP
Res 2014-95 Franklin Housing Authority DP Resolution
Conditions of Approval_4711
Revised Development Plan

12. 14-718 Consideration of Ordinance 2014-41, To Be Entitled "An Ordinance to Rezone 4.48 Acres from Central Commercial District (CC) to Specific Development - Variety District (SD-X 34.17/33,650/115) for Various Properties Located Along Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee. THIRD AND FINAL READING (12/18/14 FMPC 7-0; 03/10/15 BOMA 8-0)

Sponsors: Ald. Ann Petersen

Attachments: Harpeth Square Rezoning Plan
4712 Harpeth Square rezoning MAP
Ord 2014-41 ORDINANCE Harpeth Square Rezoning

13. 14-719 PUBLIC HEARING: Consideration of Resolution 2014-92, To Be Entitled "A Resolution Approving a Development Plan for the Harpeth Square PUD Subdivision with Seven Modifications of Standards (MOS 1 - Setbacks; MOS 2 - Façade Occupancy within Front Setback; MOS 3 - Façade Occupancy within Side Setback of Corner Lots; MOS 4 - Façade Design Variation; MOS 5 - Parkland Dedication; MOS 6 - Tree Canopy Preservation; MOS 7 - Festival Lights), Located at Various Properties within the Block of Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee." (12/18/14 FMPC 6-0; 1/27/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: Res 2014-92 Harpeth Square DP Resolution
FMPC meeting minutes for file 14-719.pdf
4713 Harpeth Square dev plan MAP
Conditions of Approval_4713
4713 Harpeth Square dev plan

14. 14-720 Consideration of Ordinance 2014-42, To Be Entitled "An Ordinance to Rezone 17.29 Acres from General Commercial District (GC) and General Office District (GO) to Specific Development - Variety (SD-X 3.39/68,961) for Property Located at 1127 Murfreesboro Road [TOWNSHIP], by the City of Franklin, Tennessee." (12/18/14 FMPC 5-2, 02/24/15 BOMA 5-2) THIRD AND FINAL READING.

Sponsors: Ald. Ann Petersen

Attachments: Ord 2014-42 ORDINANCE Township Rezoning
4717 TOWNSHIP rezoning MAP
4717 Township/Serena Plan

15. 14-721 PUBLIC HEARING: Consideration of Resolution 2014-93, To Be Entitled "A Resolution Approving a Development Plan for the Township PUD Subdivision, Located at 1127 Murfreesboro Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 6-1; 01/13/2015 WS)

Sponsors: Ald. Ann Petersen

Attachments: Res 2014-93 Township DP Resolution
4718 Township Dev Plan MAP
Conditions of Approval_4718
Will Sq-Township/Serena Dev Plan set

16. 14-737 Consideration of Ordinance 2014-47, To Be Entitled "An Ordinance to Rezone +/- 195.5 Acres from Specific Development - Residential District (SD-R 1.72) to Specific Development - Residential District (SD-R 1.91) for the Property Located at 4133 South Carothers Road (Waters Edge PUD Subdivision) by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: 4726 Waters Edge Rezoning Map
WATERS EDGE REZONING_12.4.2014
Ord 2014-47 ORDINANCE Waters Edge Rezoning New

17. 14-741 PUBLIC HEARING: Consideration of Resolution 2014-98, To Be Entitled "A Resolution Approving a Development Plan for Waters Edge PUD Subdivision, Located at 4413 South Carothers Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: 4725 Waters Edge DP and Rezoning Map
WATERS EDGE DEV PLAN REV3_12.4.2014
4725 Waters Edge DP Conditions of Approval
Res 2014-94 Waters Edge Development Plan Rev 3 BOMA

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. 14-730 Forrest Crossing Subdivision, Site Plan-YMCA Parking Addition, 98 additional parking spaces on 8.00 acres, located at 501 Royal Oaks Court (APPEAL OF ADMINISTRATIVE DECISION)

Attachments: 4658 Forrest Crossing YMCA parking addition MAP
4658 Franklin YMCA -Site Plans
Conditions of Approval_REVISED 11.20.14
Looking from YMCA drive to intersection
intersection of Mack Hatcher and S Royal Oaks

19. 14-729 Ovation PUD Subdivision, final plat, revision 1, shifting lot lines on 6 of the 9 lots on 145.48 acres, located at the southeast corner of East McEwen Drive and Carothers Parkway. (CONSENT AGENDA)

Attachments: 4714 Ovation PUD Subd FP Rev 1 MAP
Conditions of Approval_4714
4714 Ovation Plat Final Plat

20. 14-738 Rucker Park PUD Subdivision, final plat, section 1, 30 residential lots and 2 open space lots on 3.66 acres, located near the intersection of Rucker Avenue and West Main Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: RuckerParkPUD.pdf
Conditions of Approval_02.pdf
4730 Rucker Park PUD Final Plat.pdf

21. 14-733 Synergy Bank Addition, Final Plat, Revision 2, modifying easements within the existing lot, located at 722 Columbia Avenue. (CONSENT AGENDA)

Attachments: 4690 Synergy Bank Addition FP Rev 2 MAP
Conditions of Approval 4690
4690 Synergy-Bank-Franklin-Plat-Revision-Two-

22. 14-739 Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: TTGFinalplatmap.pdf
Conditions of Approval_01.pdf
20131140_2014-12-4_Final Plat.pdf

ORDINANCE AND TEXT AMENDMENTS

23. 14-712 Consideration of Ordinance 2014-37, Amending the Zoning Ordinance by Removing Section 2.4.2 (11) Entitled Amendments or Revisions Approving Development Plan or (PUD) Concept Plan or PUD Regulating Plan and Section 2.4.2 (12) Entitled PUD's Approved between July 1, 2008 and January 10, 2012, and to Replace with a New Section 2.4.2 (11) to be Entitled Amendment or Revisions to an Approved PUD Development Plan, Concept Plan or Regulating Plan and to Renumber Successive Sections Accordingly. (12/18/14 FMPC 7-0) THIRD AND FINAL READING (03/10/15 BOMA 8-0)

Sponsors: Ald. Ann Petersen

Attachments: Ordinance 2014-37 FINAL.docx

24. 14-704 Vesting Rights

Consideration of Ordinance 2014-48, Amending the Zoning Ordinance to Add a New Section 1.7.4, to be Entitled “Amendment to Development Plans”; to Remove 2.4.2 (12), Entitled "Time Limit" and Replace with a New Section 2.4.2 (12), Entitled "Vesting Rights for Development Plans, Preliminary Subdivision Plats, Site Plans, Final Subdivision Plats, Infrastructure Construction Plan, and other Land Use Approvals After January 1, 2015”; to Remove 2.4.3 (7), Entitled “Time Limit” and Replace with Reference to 2.4.2 (12); and to Add Definitions to Section 8.3, Entitled “Definitions and Use Classifications Related to the Language Contained in the State of Tennessee Property Vesting Rights Acts of 2014."

Sponsors: Franklin Municipal Planning Commission and Brenda Woods

Attachments: ORDINANCE 2014 - Vesting Rights - 12-10-14

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 20, 2014 | **7:00 PM** | **Board Room**

CALL TO ORDER

Present 8 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent 1 - Commissioner McLemore

MINUTES

1. 10/23/14 FMPC Meeting Minutes

Attachments: 10-23-14 FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Petersen, that this Planning Item was approved as presented. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Powers stated that there would be a Joint Historic Zoning Commission with the Board of Mayor and Aldermen (BOMA) and the Franklin Municipal Planning Commission (FMPC) meeting on December 1, 2014, at 4:00 p.m., to review the design and compatibility of the Harpeth Square project. She also stated that 18 conditions, which were inadvertently left out of the FMPC packets, were at the Planning Commissioners' desks.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

SITE PLAN SURETIES

2. Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); extend the performance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; extend the performance agreement for landscaping section 2, landscaping section 3, landscaping section 3 (street trees) and landscaping section 4 improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Westhaven PUD Subdivision, site plan, section 13; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); extend the performance agreement for landscaping perimeter screen improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Westhaven PUD Subdivision, site plan, section 28; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

10. Gateway Village PUD Subdivision, Development Plan, Revision 4, (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.

Attachments: 4693 Touchstone Map.pdf

Conditions of Approval_01.pdf

Gateway Village Pud Subdivision Plans.pdf

Mr. Baumgartner, City of Franklin Planner, stated that staff had concerns about the architecture of the building. The proposed building does not match the architecture of the existing buildings already constructed in Gateway Village. The architecture looks to be more fitting of a conventional design more appropriate in Cool Springs than a traditional design area. Staff does not feel that the architecture of the building conforms to the traditional design guidelines of the Zoning Ordinance, the Land Use Plan, or the Gateway Village Pattern Book. Staff recommends disapproval of item 10.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Michael Hindman, of H. Michael Hindman Architects, stated that he was representing Touchstone Medical Imaging. He stated that he was a little taken aback by the comment from staff. It was his understanding that they were submitting concept plans, and they had already submitted a different package of plans with a different set of architectural drawings for the actual site plan approval. Their understanding was how this differed from the original concept as far as the size of the building and the parking layout. The architectural is a concept, it is not the final design and is not intended to be. Coming into this, they thought one of the conditions of approval was to modify the architecture. For this to be a disapproval was a surprise and was the first that they had heard of it. Again, they had already submitted a separate package of architectural plans for a different design that would be part of the site plan approval. Tonight they were just dealing with the concept approval. They were in agreement with all of the conditions of approval that had been given to them regarding the site, which Mr. Jared Gray, of Civil Consultants, would address.

Mr. Jared Gray, of Civil Consultants, stated that they had worked with staff on this project. They would soon have a site plan to come before the Planning Commission, contingent on this concept plan approval, which would take care of any comments relative to the architecture as a conceptual design. They had one comment, which was listed in Section 8. F Development Plan. "Applicant shall comply with the Access Management Design Guidelines, Section 3.3. 25 of the Street Standards. " The proposed driveway at Moher Boulevard has substandard separation from O'Keefe Way and limiting separation from Lynwood Way. They were proposing an access to line up on Moher Boulevard and where it was existing on O'Keefe Way. Mr. Gray asked that the Planning Commission allow the application to work with staff in order to make sure that they had the best design. If having an access on O'Keefe Way was the best design that they had available to them, then they would agree with that; however, they felt that they could work with City staff and move forward with the understanding given to them by the Planning Commission to come up with the best design. They requested approval of item 10.

Mr. Hindman stated that they would like time to work out the design

Mr. Franks moved to approve item 10, and Mr. Harrison seconded the motion.

Mr. Harrison requested clarification because he could not agree with the way the plans were drawn as far as the concept fitting in with the architecture of the surrounding area. He asked if this would be the plan if the Planning Commission voted to pass item 10.

Mr. Hindman stated that they would like time to work out the design. They thought the basic concept that they were discussing at this meeting had to do with the size of the building, the parking, the green space, and the massing of the building. The actual architectural design was to be addressed in the site plan. They did not want to be turned down because of the architecture, which they had already stated would be modified. They would have preferred deferral to being turned down.

Ms. Powers stated that staff had met with the architect many times and had talked about their concerns over several meetings. This is a very detailed plan that is being brought for a conceptual plan. In terms of architecture, staff had talked about the things that they wanted to see changed. Staff was told that the applicant did not intend to change the architecture, and they thought the architecture was appropriate for the site. That is why staff has requested a denial at this point. If there was a misunderstanding, staff would be happy to work with the applicant, but that was staff's understanding as they left the last meeting.

Chair Hathaway asked if this would this be an acceptable process if the Planning Commission changed the motion to include approval of the development plan, as submitted, with the understanding that they would revise the architecture to fit the context of Gateway.

Ms. Powers stated that this would be an administrative site plan.

Mr. Franks asked what was wrong with the architecture.

Ms. Powers stated that the architecture was a beautiful building. Staff agrees that this is a well- designed building. This building would go well in Cool Springs but is not compatible with the architecture in the Pattern Book that was approved for Gateway. With the pattern of Gateway and the type of architecture that is in Gateway this is a very suburban looking architecture as opposed to the more traditional architecture that is found in Gateway.

Mr. Harrison stated that this building does not blend in at all.

Alderman Petersen stated that she did not feel as strongly about appearance as some other people, but the building really does not fit in at all. There are also some other things to consider, such as the access.

Mr. Orr asked if the Development Plan could be approved, minus the architectural sheet, and let staff work that out with the applicant at a later time.

Mr. Hindman stated that if they had not been submitting for the revised site, the building design would not have come before the Planning Commission.

Mr. Franks asked Mr. Hindman if he had looked at the Pattern Book for Gateway.

Mr. Hindman stated that he had. They had also met with staff, one staff member had like the design as it was, and another staff member had not. The elevations that were submitted a couple of weeks ago were different from these elevations, and they believe have addressed the comments from staff.

Ms. Powers stated that the site plan could be brought back to the Planning Commission if the Planning Commission so chose. Additionally, the Street Standards could not be changed by the Planning Commission so the comment made by Mr. Baughman could not be overruled by the Planning Commission.

Mr. Franks stated that the roof was sophisticated-looking.

Mr. Franks asked if the applicant would be better served to defer the item.

Mr. Hindman stated that they would be better served to come back to the Planning Commission if need be.

Ms. Powers stated that she was comfortable with that suggestion.

Mr. Orr moved to amend the motion to require that the site plan for item 10 come back before the Planning Commission, Mr. Harrison seconded the motion, and it passed unanimously (7-0).

Alderman Petersen stated that the area of disturbance was not delineated on this. There have been great problems with the disturbance of the soil. She was assuming that this could be worked out, but it was very sensitive.

Mr. Gray stated that it could be worked out. They would delineate very clearly and keep the limits of disturbance to their site and not only that but within their site to an absolute minimal.

Alderman Petersen asked about the access point.

Mr. Gray stated that the access point would comply.

Chair Hathaway stated that if the Planning Commission voted for approval, they were not necessarily endorsing the architecture as it was.

Ms. Powers stated that the site plan would still need to come back before the Planning Commission. She thought the minutes of this meeting would show that staff would still be looking at the architecture again.

A motion was made by Commissioner Franks, seconded by Commissioner Harrison, that this Planning Item was approved as amended. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

11. Stream Valley PUD Subdivision, development plan, revision 1, 382 dwelling units and 1,600 square feet of office/commercial space on 61.80 acres, located south of Goose Creek Bypass, east of Lewisburg Pike, and west of Interstate 65.

Attachments: 4699 Stream Valley PUD Rev1 Development Plans

4699 Stream Valley PUD Rev 1MAP

4699 Stream Valley Development Plan, Rev 1, Sec 16-19, Conditions of Approval_03

Mr. Josh King, City of Franklin Planner, stated that the Stream Valley PUD was a previously approved Subdivision with entitlements for 824 residential units. Sections 1-14 have approved site plans, while Sec 15 (Amenity Center) is currently in the site plan review process. This is a revision to the approved concept plan which effects sections 16-19 formerly the "Town Center" portion of the development.

The applicant proposes a mix of 66 single family detached residential units, 76 attached residential units (Townhome), 240 units of multi-family/condo style development, and 1,600 square feet of commercial property on 61.8 acres.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. John Hass, of EDGE Planning, Landscape, Architecture and Graphic Design, stated that they were in agreement with all staff conditions and requested approval of item 11.

Mr. Harrison moved to approve item 11, and Mr. Orr seconded the motion.

Alderman Petersen stated that the minutes of the original approval had been attached with the Planning Commissioners' packets. In 2012, the Planning Commission went back and looked at this and made some changes. She thought that the approval in 2014 also needed to be included in this information. There are some conditions that needed to be part of this information.

Mr. Hass stated that his understanding as to why those conditions were not part of the information was because those are the Board of Mayor and Aldermen minutes and actions. There is a separate agreement, which is part of it. It was originally reached in 2012 and amended in 2014. He did not have a problem with putting the conditions in, staff just did not request them. Those conditions will be added post Planning Commission.

Alderman Petersen stated that the conditions actually deal with a second access and the actual building of it. This is extremely important because, at this time, there is just the one access.

Mr. Anthony asked if the language, "the applicant shall furnish documentation on the BOMA action" should be made part of the motion.

Ms. Billingsley stated that if Mr. Harrison was fine saying, "motion to approve," she

thought it would be fine and to also add, the amendments in 2014 was acceptable.

Alderman Petersen stated that they were adding the units at Stream Valley, which certainly did not come up to the total that was approved, but the Planning Commission needed to be cognizant that there were other units that would not be able to be built.

Mr. Hass stated that they were not requesting any additional residential units to the concept plan. The applicant was still at the same total.

Alderman Petersen stated that the entire development plan needed to be changed because the entire development plan also had the units that were being moved were also somewhere else.

Mr. Hass stated that they were not asking for any more than they were entitled to. He thought the only reason this had not happened was because it had already received site plan approval.

Alderman Petersen asked what the total units were for the site plan approval that Mr. Hass had received.

Mr. Hass stated that the site plan approval, and in some cases the plats, were different than the site plan approval. The applicant talked with staff and agreed that they did not want to increase the units overall. At the end of the day that would be the cap.

Mr. Anthony stated that the applicant had site plan approvals for some sections that they were opting to forgo platting and getting building permits for so that they could move into this other area. The agreement, which was earlier referenced, for 2014 made everything contingent upon building permits. The applicant was opting not to pursue building permits for some other sections at this time.

Alderman Petersen asked if the site plan approval was good for one year.

Mr. Anthony stated that it was good for one year.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was approved with conditions.. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Aerial Adventure Subdivision, final plat, consolidating two parcels, dedicating ROW, and creating easements, located at 3794 Carothers Parkway south of the Tennessee Drivers Testing Center, on 7.72 acres. (CONSENT AGENDA)

Attachments: 4681 Conditions of Approval

4681 Aerial Adventure Map

Aerial Adventure Final Plat

This Planning Item was approved.

13. Allen and Shelton Subdivision, final plat, creating shared access and parking easement and a shared water quality easement, on 0.428 acres, located at 216 and 220 Bridge Street. (CONSENT AGENDA)

Attachments: 4687 Allen Shelton FP MAP

4687 Conditions of Approval

4687 Final Plat

This Planning Item was approved.

14. Echelon PUD Subdivision, final plat, section 1, creating 56 single family lots and 5 open space lots on 17.12 acres, located at South Carothers Road.

Attachments: 4688 Echelon Subd FP Sec 1 MAP

4688 Conditions of Approval

4688 Echelon Subd Final Plat

Mr. Anthony stated that item 14 had been removed from the Consent Agenda. The applicant had agreed with staff, and this had been provided in an email to the Planning Commission on this date. The applicant wishes to defer item 14.

Alderman Petersen stated that a timeframe was needed on the approval or disapproval of plats.

Ms. Powers stated that it was a deferral with forbearance of the approval constraints.

Ms. Billingsley stated that the email, to which Mr. Anthony referred, should be included as part of this record to show that the applicant requested deferral.

Alderman Petersen stated that it was not only that the applicant asked for deferral, but that they agreed that they would waive the timeframe for resubmitting.

Ms. Billingsley stated that by the applicant requesting deferral, they were waiving their rights because they were the only ones that could ask.

Mr. Anthony apologized but stated that he had only learned about the deferral this afternoon. Ms. Diaz-Barriga had advised the applicant that they had to get the plat back within a certain amount of time or they would waive their right. She asked them if they agreed with that, and they stated that they did in the email exchange.

Mr. Harrison asked about a 60-day deferral.

Alderman Petersen stated that the state law was that if the Planning Commission did not vote on a plat, it would become approved. That was the reason that she was being so specific about waiving the item.

Mr. Harrison read the applicant's email response to where Ms. Diaz-Barriga stated that deferrals were good for 60 days and if the applicant did not resubmit within 60 days, he would have to go back through the full review cycle. The applicant stated that he understood and wished to continue with the deferral.

Alderman Petersen stated that this did not say that the applicant waived the 60-day state requirement. She asked if the applicant was present.

Mr. Michael Ray, with Energy Land and Infrastructure, stated that they were deferring the plat. The request was based on the City saying that if they did not get back on the Planning Commission agenda within 60 days, they would have to resubmit the package. It was their understanding that they could come back next month if they got a couple of items resolved.

Alderman Petersen thanked Mr. Ray and stated that it was not that it should be

resubmitted within 60 days, it was that if the Planning Commission did not take action on it either way (and a deferral would not let them off the hook), it would become approved by state law.

Mr. Hass stated that their intent was to be back with the Planning Commission within 30 days. If they did not have it within 60 days, it sounded as though they would withdraw the item. That would be the action that they would take.

Alderman Petersen stated that by the Planning Commission date on January 22, 2015, the 60 days would be gone.

Mr. Hass stated that if they could be given the 30 extra days, hopefully they could resolve it.

A motion was made by Commissioner Petersen, seconded by Commissioner Orr, that this Planning Item was deferred.. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

15. Highlands at Ladd Park PUD Subdivision, final plat, section 17, revision 1, 32 residential lots and 1 open space lot on 13.14 acres, located along Circuit Road. (CONSENT AGENDA)

Attachments: 4695 Ladd Park FP17map

4695 Ladd Park Sec17 PLAT

4695 Highlands at Ladd Park Sec17 Conditions of Approval_02

This Planning Item was approved.

16. Ralston Row PUD Subdivision, final plat, creating 13 single family lots and 2 open space lots on 3.63 acres, located at 121 Ralston Lane. (CONSENT AGENDA)

Attachments: 4689 Ralston Row Subd FP MAP

4689 Conditions of Approval

Ralston Row_plat

This Planning Item was approved.

17. Stream Valley PUD Subdivision, final plat, section 8, 29 residential lots and 1 open space lot on 13.21 acres located near the intersection of Brookpark and Rockport Ave. (CONSENT AGENDA)

Attachments: 4698 Stream Valley PUD FP 8MAP

4698 Stream Valley PUD Section 8 - Final Plat - Full Set (Signed)

4698 Stream Valley Final Plat Section 8 Conditions of Approval_01

This Planning Item was approved.

18. Westhaven PUD Subdivision, final plat (surety revision), section 42, creating 9 residential lots and 5 open space lots on 0.70 acres, located along Keats Street. (CONSENT AGENDA)

Attachments: 4624 Conditions of Approval

This Planning Item was approved.

FMPC/ADMINISTRATIVE 2015 MEETING AND DEADLINE SCHEDULE

19. FMPC / Administrative 2015 Meetings and Deadlines Schedule

Attachments: FMPC - Administrative Meetings and Deadlines Schedule 2015

Mr. Anthony stated that there was one mistake on the 2015 Meeting and Deadline Schedule. Staff copied over the 2014-15 deadline, so that would be for the January 22, 2015 Planning Commission. It had been copied over from last year's approved schedule. It had been brought to staff's attention that this timeframe from December 30 (when applicants get their comments back) to January 2 (when applicants have to resubmit) is not very good. Therefore, staff would like to change the January 2 date to Monday, January 5, 2015, 5:00 p.m., and other than that, staff is fine with the schedule.

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, that this Report was approved.. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:34 p.m.

_____

Chair, Mike Hathaway

RESOLUTION 2014-75

A RESOLUTION TO ACCEPT AND RECOMMEND TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION MODIFICATIONS TO THE 2010 MAJOR THOROUGHFARE PLAN UPDATE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee adopted the 2010 Major Thoroughfare Plan on September 23, 2010; and

WHEREAS, the 2010 Major Thoroughfare Plan establishes recommendations for roadway improvements, recommends a priority ranking for their implementation, and established roadway classifications; and

WHEREAS, the BOMA desires to modify the functional classification of 1st Avenue North, Bridge Street, North Margin Street and 3rd Ave North from Major Collectors to Minor Arterials; and

WHEREAS, the BOMA, in recognizing the responsibility of the Franklin Municipal Planning Commission (FMPC) to approve modifications and updates to the Major Thoroughfare Plan, desires to present modifications to the 2010 Major Thoroughfare Plan to the FMPC for approval.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the recommendation to amend the 2010 Major Thoroughfare Plan by changing the functional classifications of 1st Avenue North, Bridge Street, North Margin Street and 3rd Ave North from Major Collectors to Minor Arterials be forwarded to the Franklin Municipal Planning Commission for approval. Specifically that pages 21, 54, 55, A14, A32, A40 and A85 of the 2010 Major Thoroughfare Plan be replaced with pages 21, 54, 55, A14, A32, A40 and A85 as found in Attachment A.

IT IS SO RESOLVED AND DONE on this 25th day of November 2014.

ATTEST:

By: Eric S. Stuckey

ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE

By: _____

DR. KEN MOORE
Mayor

Approved as to Form

By: Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

Exhibit 2.5 Existing Functionally Classified Roads

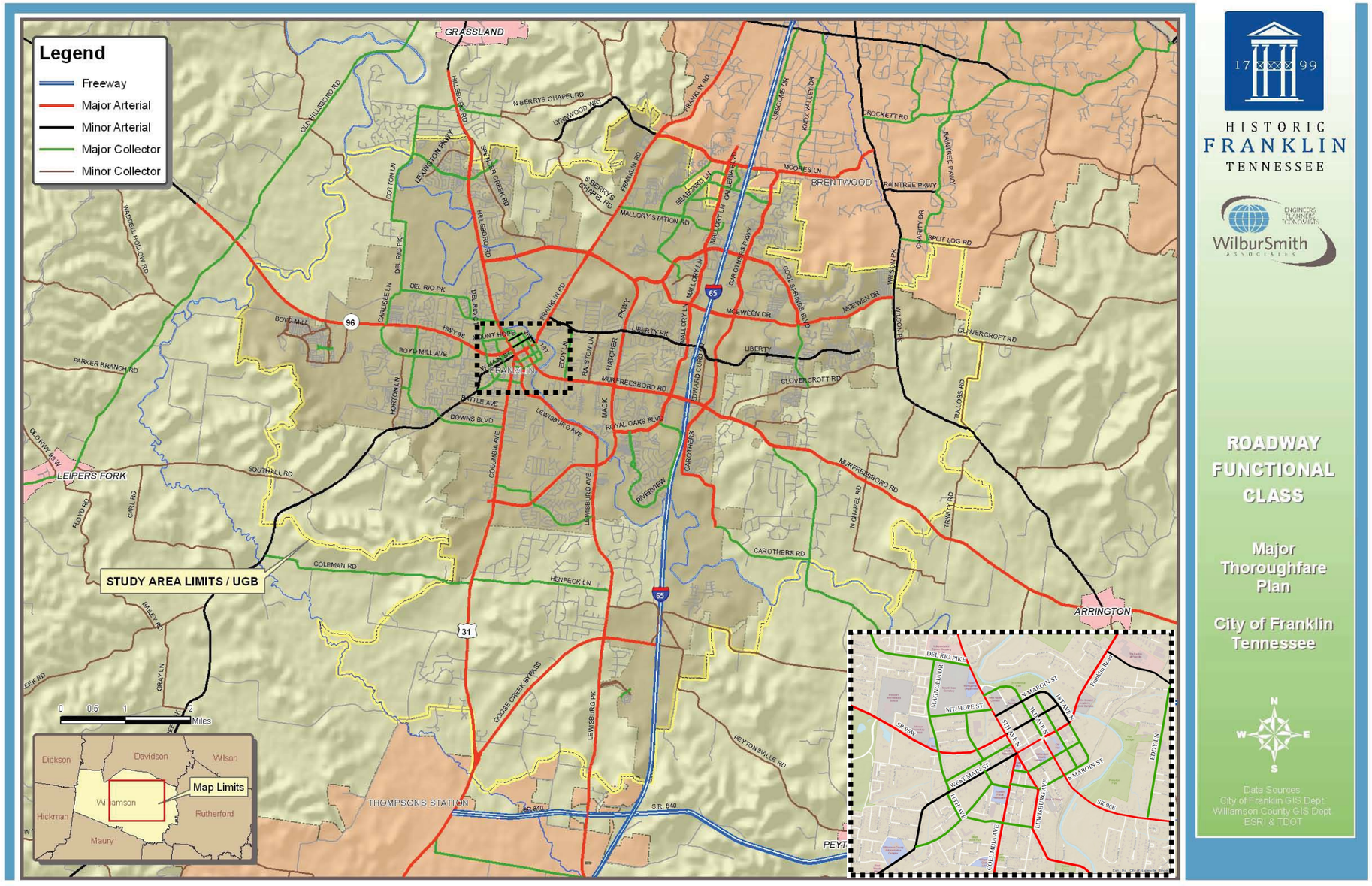


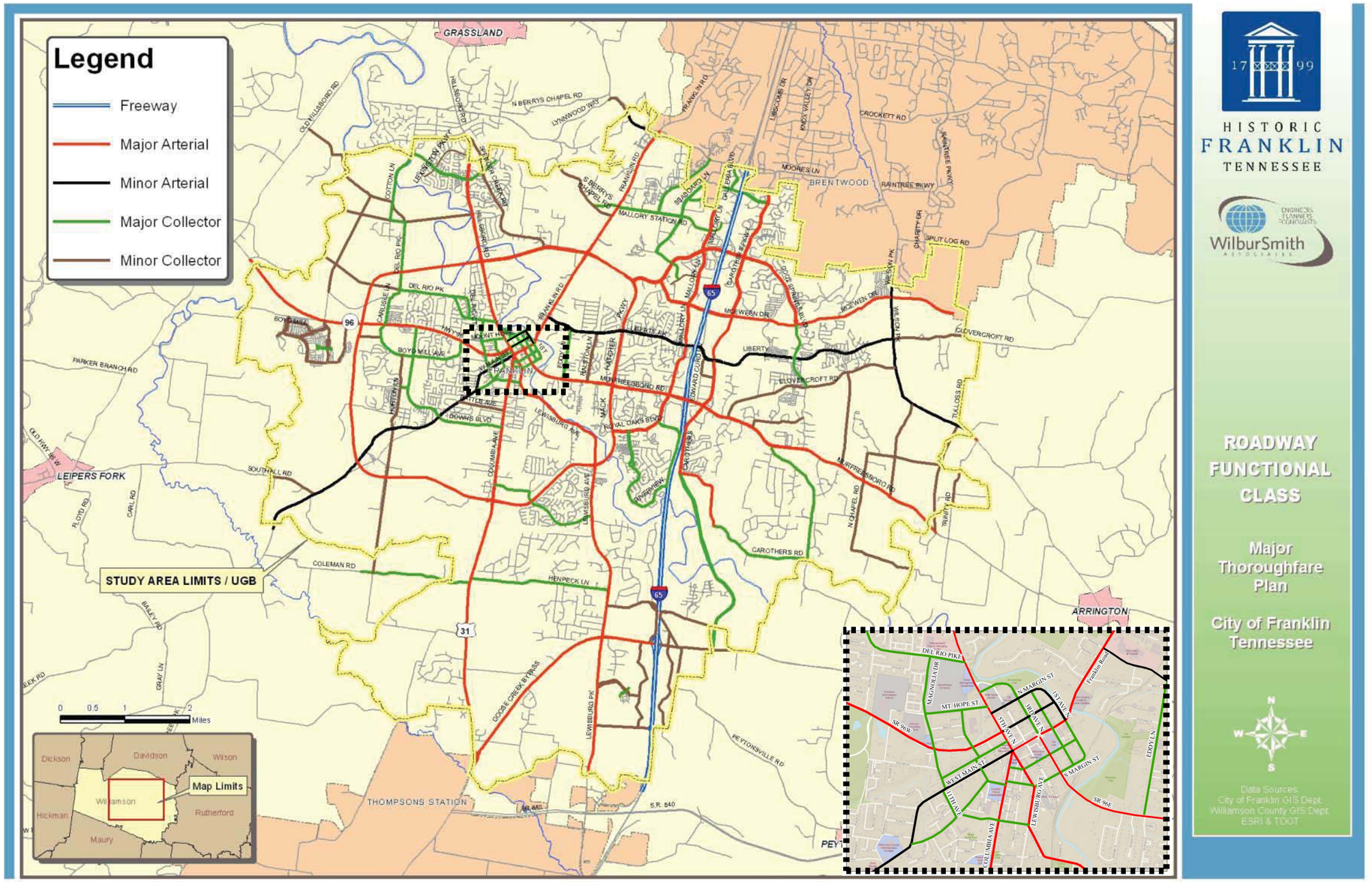
Table 4.1 Proposed Projects – Mid Range Projects

Project No.	State Route #	Functional Class	Roadway	From	To	Length (miles)	Project Description	City Limits	Cost Estimate
25	SR 96	Major Arterial	SR 96 West	Mack Hatcher Parkway	7th Avenue North	2.6	Widen From 2 to 4 Lanes	Y	$21,630,000
26	SR 96	Major Arterial	SR 96 West	SR 46	Mack Hatcher Parkway	1.8	Widen From 2 to 4 Lanes	Both	$13,749,000
27		Minor Arterial	Liberty Pike	Franklin Road	Mack Hatcher Parkway	1.2	Widen From 3 to 4 Lanes	Y	$5,951,956
28		Minor Arterial	Liberty Pike	Mack Hatcher Parkway	Mallory Lane	1.0	Widen From 3 to 4 Lanes	Y	$4,959,972
29		Major Arterial	Carothers Parkway	Cool Springs Boulevard	Mayfield Drive	0.7	Widen From 4 to 6 Lanes	Y	$8,110,000
30		Major Collector	Mallory Station Road	Franklin Road	Seaboard Lane	1.0	Widen From 3 to 4 Lanes	Y	$4,763,000
31		Major Collector	S. Berry's Chapel & Mallory Station	S. Berry's Chapel & Mallory Station	Franklin Road	0.4	Realign intersection at Franklin Road	Y	$2,857,275
32	SR 6	Major Arterial	Columbia Avenue (US 31)	Downs Boulevard	Fowlkes Street	0.7	Widen From 2 to 3 Lanes	Y	$3,334,000
33		Major Arterial	North Royal Oaks Blvd.	Liberty Pike	Lakeview Drive	0.5	Widen From 2 to 4 Lanes	Y	$6,200,000
34	SR 252	Major Arterial	Wilson Pike	Split Log Road	Maple Lane	4.0	Widen From 2 to 3 Lanes	Both	$30,553,000
35	SR 246	Minor Arterial	Carters Creek Pike	North of Coleman Road	Downs Boulevard	3.3	Widen From 2 to 3 Lanes	Both	$14,734,000
36	SR 246	Minor Arterial	West Main Street	Downs Boulevard	Natchez Street	0.7	Widen From 2 to 3 Lanes	Y	$4,287,150
37		Major Arterial	Mallory Lane	Liberty Pike	Moores Lane	2.4	Widen From 4 to 6 Lanes	Y	$27,805,000
38		Major Collector	Arno Road	South Carothers Road	SR 96	2.1	Widen From 2 to 3 Lanes	N	$10,001,000
39	SR 6	Major Arterial	Franklin Road	Harpeth Industrial Court	Mack Hatcher Parkway	0.9	Widen From 2 to 3 Lanes	Y	$12,900,000
40		Freeway	I-65	SR 96	Moores Lane	3.7	Widen From 8 to 10 Lanes	Y	$64,345,000
41		Major Collector	Del Rio Pike	Carlisle Lane	Poplar Grove School	0.7	Improve Existing Lanes	Y	$2,857,000
42		Minor Collector	Del Rio Pike	Old Hillsboro Road	Cotton Lane	1.9	Improve Existing Lanes	N	$7,755,000
43		Major Collector	Cotton Lane	Del Rio Pike	Fieldstone Parkway	0.8	Improve Existing Lanes	Both	$3,810,000
44		Minor Arterial	Liberty Pike	Terminus of Existing Liberty Pike	Wilson Pike	0.8	New 2 Lane Road	N	$4,185,000
45		Minor Collector	Peytonsville Road	Southeastern Urban Growth Boundary	Long Lane	0.8	Improve Existing Lanes	Y	$3,265,200
46		Major Collector	General George Patton Drive	Moores Lane	Mallory Station Road	1.2	Improve Existing Lanes	Both	$6,857,000
47		Major Arterial	South Carothers Road	Franklin Commons	Exist. 90-Degree Curve	0.9	Widen From 2 and 3 Lanes to 4 Lanes	Y	$7,345,000
48		Major Arterial	Cool Springs Boulevard	Mack Hatcher Parkway	Carothers Parkway	2.0	Widen From 4 to 6 Lanes	Y	$22,776,000
49	SR 96	Major Arterial	SR 96	Eddy Lane	Mack Hatcher Parkway	0.8	Widen From 2 and 3 Lanes to 4 Lanes	Y	$6,655,000
50		Minor Collector	Peytonsville Road	Terminus of Existing Peytonsville Road	Long Lane	0.9	New 2 Lane Road	N	$4,875,000
51		Minor Arterial	1st Avenue North	North Margin Street	Bridge Street	0.2	New 2 Lane Road	Y	$1,225,000
52		Minor Collector	Market Street	Clovercroft Road	Murfreesboro Rd	1.5	New 2 Lane Road	Both	$7,550,000
								Total	**$307,785,553**

APPENDIX C – ROADWAY INVENTORY

Road	From	To	Functional Classification	No. of Lanes	Pavement Width (ft)	Left Shoulder Width (ft)	Right Shoulder Width (ft)	Left Ditch/C&G/Curb	Right Ditch/C&G/Curb	Left Sidewalk (Y/N)	Right Sidewalk (Y/N)
1st Ave. S.	S. Margin Street	Church Street	Major Collector	2	22	0	0	Curb	Ditch	Y	N
1st Ave. S.	Church Street	E. Main Street	Major Collector	2	22	0	0	C&G	C&G	Y	Y
1st Ave. N.	East Main Street	Bridge Street	Minor Arterial	2	22	4	8	Curb	Ditch	Y	N
2nd Ave.	S. Margin Street	N. Margin Street	Major Collector	2	24	5	0	C&G	C&G	Y	Y
3rd Ave. N.	E. Main Street	N. Margin Street	Major Collector	2	24	9	9	Curb	Curb	Y	Y
3rd Ave. S.	S. Margin Street	E. Main Street	Major Arterial	2	24	9	9	C&G	C&G	Y	Y
4th Ave.	Hillsboro Road	S. Margin Street	Major Collector	2	27	0	0	Ditch	Ditch	N	N
5th Ave. S.	S. Margin Street	Main Street	Major Arterial	2	24	3	3	C&G	C&G	Y	Y
5th Ave. N.	Main Street	Bridge Street	Major Arterial	2	24	7	7	C&G	C&G	Y	Y
5th Ave. N.	Bridge Street	4th Ave. N.	Major Arterial	4	48	1	1	Ditch	Ditch	N	N
9th Ave. S.	Columbia Ave.	W. Main Street	Major Collector	2	22	0	0	C&G	C&G	Y	Y
9th Ave. N.	W. Main Street	Fair Street	Major Collector	2	22	0	0	C&G	C&G	N	Y
9th Ave. N.	Fair Street	Green Street	Major Collector	2	22	0	0	Ditch	Ditch	N	N
9th Ave. N.	Green Street	Mount Hope Road	Major Collector	2	22	0	0	Curb	Curb	Y	Y
11th Ave. N.	W. Main Street	Boyd Mill Ave.	Major Collector	2	21	0	0	Curb	Curb	Y	Y
11th Ave. N.	Boyd Mill Ave.	Mount Hope Road	Major Collector	2	24	0	0	C&G	C&G	Y	N
11th Ave. S.	Natchez Street	W. Main Street	Major Collector	2	18	0	0	Ditch	Curb	N	Y
Acadia Ave.	Championship Blvd.	Jewel Ave.	Minor Collector	2	24	0	0	Ditch	Ditch	N	N
Addison Ave.	Stonewater	Prospect Ave.	Minor Collector	2	24	0	0	C&G	C&G	Y	Y
Arno Road	Hwy. 96 (Murfreesboro Rd.)	S. Carothers Road	Major Collector	2	18	3	3	Ditch	Ditch	N	N
Aspen Grove Drive	Seaboard Lane	Jordan Road	Major Collector	3	36	0	0	C&G	C&G	Y	Y
Bakers Bridge Ave.	Seaboard Lane	Mallory Lane	Major Collector	3	36	0	0	Curb	Curb	N	N
Bakers Bridge Ave.	Mallory Lane	Galleria Blvd.	Major Collector	5	60	0	0	C&G	C&G	Y	Y
Bakers Bridge Ave.	Galleria Blvd.	Carothers Pkwy.	Major Collector	4	48	0	0	C&G	C&G	Y	Y
Bakers Bridge Ave.	Carothers Pkwy.	Eastern Terminus	Major Collector	3	36	3	3	C&G	C&G	Y	Y
Battle Ave.	W. Main Street	Columbia Ave.	Minor Collector	2	23	0	0	Ditch	Ditch	N	Y
Boyd Mill Ave.	Hwy. 96 (Murfreesboro Rd.)	Downs Blvd.	Major Collector	2	22	0	0	Ditch	Ditch	N	N
Boyd Mill Ave.	Downs Blvd.	Hwy. 96 (Murfreesboro Rd.)	Major Collector	2	24	3	3	C&G	C&G	Y	Y
Bridge Street	Hillsboro Road	3rd Ave. N.	Minor Arterial	2	28	0	0	Curb	Curb	Y	Y
Bridge Street	3rd Ave. N.	1st Ave. N.	Minor Arterial	2	28	0	0	Curb	Ditch	Y	N
Carlisle Lane	Hwy. 96 (Murfreesboro Rd.)	Del Rio Pike	Major Collector	2	19	0	0	Ditch	Ditch	N	N
Carothers Pkwy.	Murfreesboro Road	Moores Lane	Major Arterial	4	48	0	0	C&G	C&G	Y	Y
Carothers Pkwy	Hwy. 96 (Murfreesboro Rd.)	Franklin Commons	Major Arterial	4	48	0	0	C&G	C&G	Y	Y
Carothers Pkwy	Franklin Commons	90 deg. curve	Major Arterial	3	36	0	0	C&G	C&G	Y	N
Carothers Pkwy	90 deg. curve	Arno Rd.	Major Collector	2	20	0	0	Ditch	Ditch	N	N
Carters Creek Pike	Southern UGB	stream	Minor Arterial	2	22	5	5	Ditch	Ditch	N	N

APPENDIX F – EXISTING AND PROPOSED FUNCTIONALLY CLASSIFIED ROADS



PROJECT NUMBER: 51

PROJECT DESCRIPTION

Road: 1st Avenue North

Termini: North Margin Street to Bridge Street

Length: 0.2 miles

Improvement: New 2 lane road

Functional Class: Minor Arterial

2008 LOS: N/A

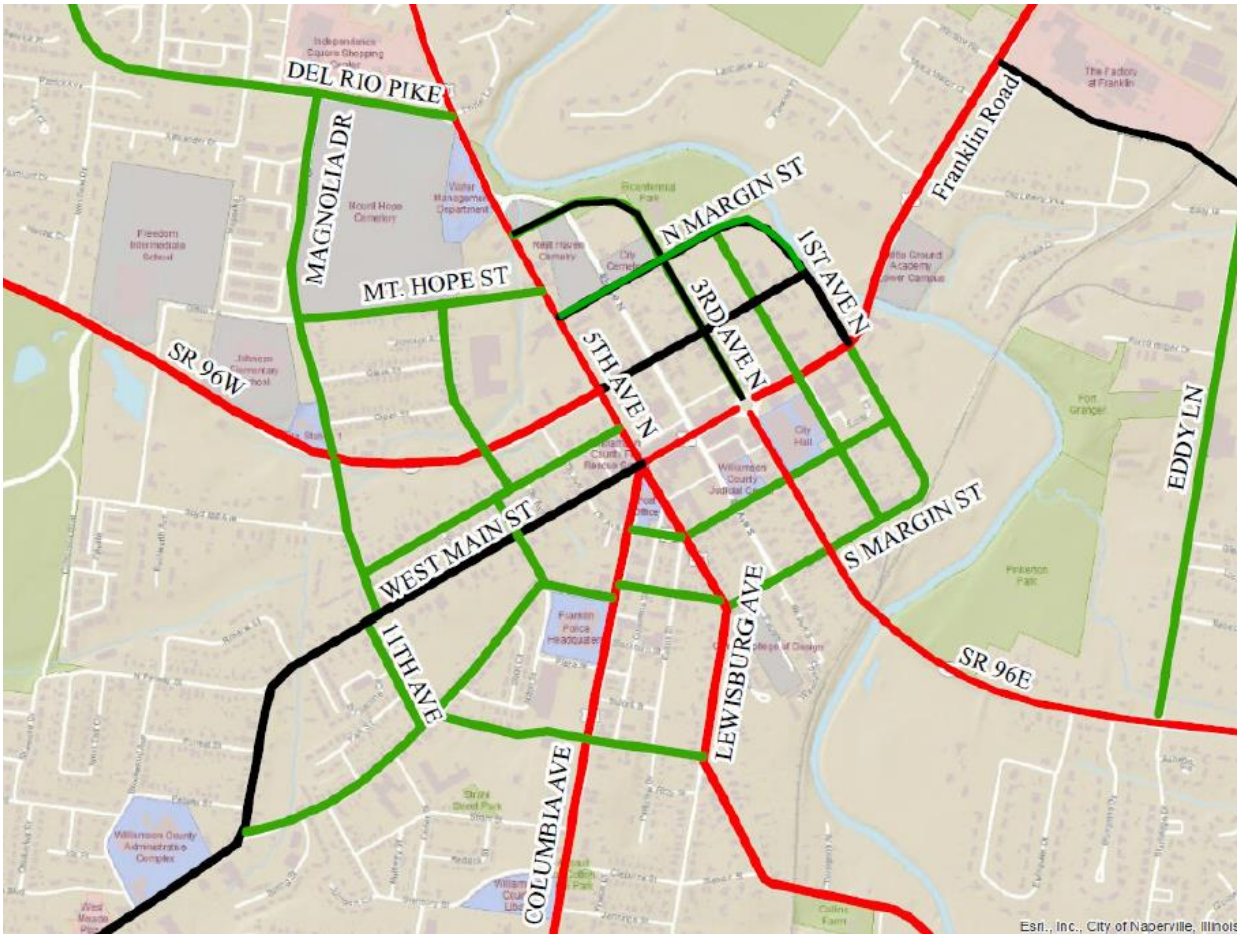
2035 LOS (E+C): N/A

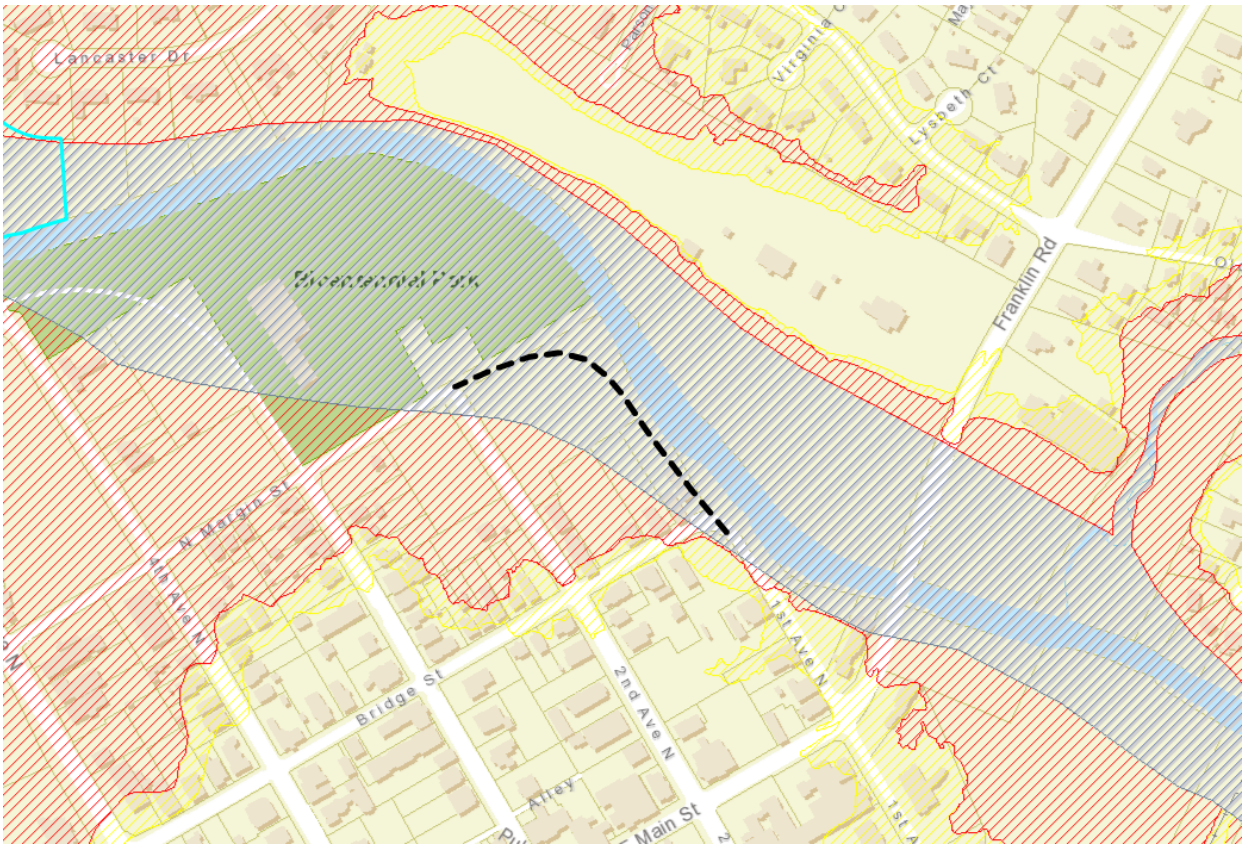
2035 LOS (E+C+I): C

Priority: Mid Term

ESTIMATED COST: $1,200,000




DEL RIO PIKE
MAGNOLIA DR
MT. HOPE ST
SR 96W
N MARGIN ST
1ST AVE N
3RD AVE N
5TH AVE N
Franklin Road
EDDY LN
WEST MAIN ST
S MARGIN ST
11TH AVE
LEWISBURG AVE
SR 96E
COLUMBIA AVE
Esri, Inc., City of Naperville, Illinois


Lancaster Dr
Virginia
Lysbeth Ct
Franklin Rd
Riverfront Park
N Margin St
1st Ave N
Bridge St
2nd Ave N
Alley
Main St

ORDINANCE 2014-49

TO BE ENTITLED, "AN ORDINANCE TO ANNEX THE ADAMS PROPERTY, CONSISTING OF 11.88 ACRES, LOCATED ON THE PROPERTIES ON THE SOUTH SIDE OF MURFREESBORO ROAD, IMMEDIATELY WEST OF RIDGEWAY DRIVE."

WHEREAS, the City of Franklin, Tennessee, has determined that it would be in the best interests of the City to annex 11.88 acres located south of Murfreesboro Road, on the three properties south of Murfreesboro Road, immediately west of Ridgeway Drive, and;

WHEREAS, this annexation will result in a residential development the site, and;

WHEREAS, there is a Plan of Services, an agreement regarding services and responsible parties to be considered with this annexation request, therefore:

PREMISES CONSIDERED

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

Thence the following lands shall be annexed:

Map-Parcel	Acres
079---06007	5.789
079---06001	5.112
079M-B-01000	0.978
Total	11.88

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the annexed property shall become part of Aldermanic Ward One.

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

ATTEST:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

CITY OF FRANKLIN, TENNESSEE

BY: _____
DR. KEN MOORE
MAYOR

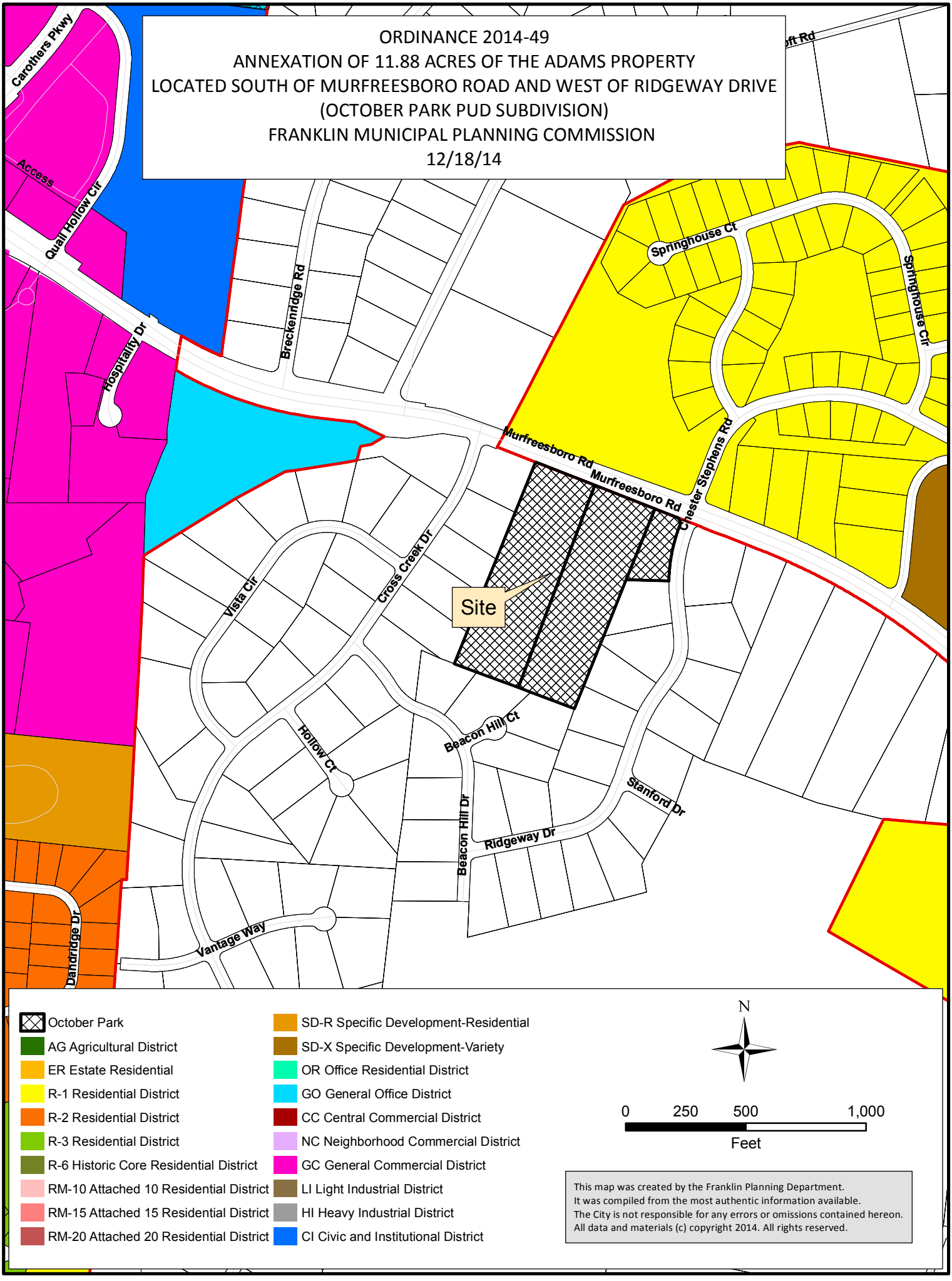
PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD AND FINAL READING:


ORDINANCE 2014-49
ANNEXATION OF 11.88 ACRES OF THE ADAMS PROPERTY
LOCATED SOUTH OF MURFREESBORO ROAD AND WEST OF RIDGEWAY DRIVE
(OCTOBER PARK PUD SUBDIVISION)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Carothers Pkwy
Access
Quail Hollow Cir
Hospitality Dr
Breckenridge Rd
Springhouse Ct
Springhouse Cir
Murfreesboro Rd
Murfreesboro Rd
Chester Stephens Rd
Site
Vista Cir
Cross Creek Dr
Hollow Ct
Beacon Hill Ct
Beacon Hill Dr
Ridgeway Dr
Stanford Dr
Vantage Way
Dandridge Dr
October Park
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2014-47

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE, SPECIFICALLY THE ADAMS PROPERTY.

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and;

WHEREAS, annexation has been requested by the property owner of the Adams Property ("Property"), which is defined as the area located immediately south of Murfreesboro Road and west of Ridgeway Drive. The site is a portion of map 079 Parcel 66.07, 60.01 and 4.00. A map is attached as Exhibit A. The area comprises a total of approximately 11 acres in one parcel with one owner. The Owner has requested annexation by the City of Franklin. The area is currently vacant; and

WHEREAS, it is now believed in the best interest of the City of Franklin to adopt a plan of services for the requested annexation of such area to provide for future development in accordance with City standards. This resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

The Property is located in Milcrofton Utility District's water district. Water availability shall be approved and provided through Milcrofton. The Owner shall be required to provide adequate fire flow and pressure to the proposed development.

B. Reclaimed Water

According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed water main. In the case of this Property, several miles of extension to the City's Reclaimed Water System would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

The Property lies within the Watson Branch Sanitary Sewer Drainage Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. A development of twenty-two (22) single family residential homes is proposed for this Property. The Property shall be served by an extension of the City's gravity sanitary sewer system from the existing manhole located on the Property. In addition, the Owner shall be required to extend the gravity sanitary sewer system to the adjacent properties that

will naturally drain through the Property. The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary sanitary sewer infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code.

D. Stormwater

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary Stormwater infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. As the Property develops, the City of Franklin will charge prevailing stormwater user fees per policies and procedures as outline in the Franklin Municipal Code.

E. Streets

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary roadway (Streets) infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. The Owner shall be required to connect to Ridgeway Drive. No additional access to Murfreesboro Road (State Route 96) shall be allowed by the City of Franklin. The Owner shall prepare a traffic impact study to evaluate the intersection of Ridgeway Drive and Murfreesboro Road to determine if additional turn lanes are necessary for both Ridgeway Drive and Murfreesboro Road. Should additional turn lanes become necessary due to the proposed development of this Property, the Owner shall be responsible for all the costs for such turn lanes, including any necessary additional rights-of-way. The costs for such required turn lane improvements, including the cost of any necessary additional rights-of-way, shall not be eligible for Offsets of the City Road Impact Fees. Finally the Owner shall be required to construct five foot (5') wide sidewalks along the frontage of the Property to include both Ridgeway Drive and Murfreesboro Road, as well as providing five foot (5') sidewalks on along both sides of the Streets through any development on the Property.

F. Traffic Control

Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed by the Owner as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

G. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area.

H. Street Lighting

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

I. Street Name Signs

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

J. Fire Protection

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

K. Police Protection

Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation. Police services will be provided with existing personal and equipment.

L. Building and Code Inspection Services

Any Building and Code inspection services now provided by the City will begin in the annexed area on the effective date of annexation. New development after the effective date of annexation shall comply with City building codes. New development shall pay all applicable fees and permits for inspection services.

ADOPTED THIS _____.

_____ _____

ERIC S. STUCKEY **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

March 27, 2014
Catherine Powers, Director
Planning and Neighborhood Services

Request for Plan of Services

Dear Catherine,

I am working with Mr. Glenn Adams, the owner of Map 079 Parcels 60.07 and 60.01, and Lipscomb University Trust, owner of Map 079M B Parcel 1 in Williamson County, Tennessee. They are requesting annexation of their property into the City of Franklin. I have attached an Exhibit A showing the location of the approximate 11 acres located just south of Murfreesboro Road. We are requesting a plan of services for the property to be annexed. A legal description of the property will be provided with a boundary survey when the annexation request is filed.

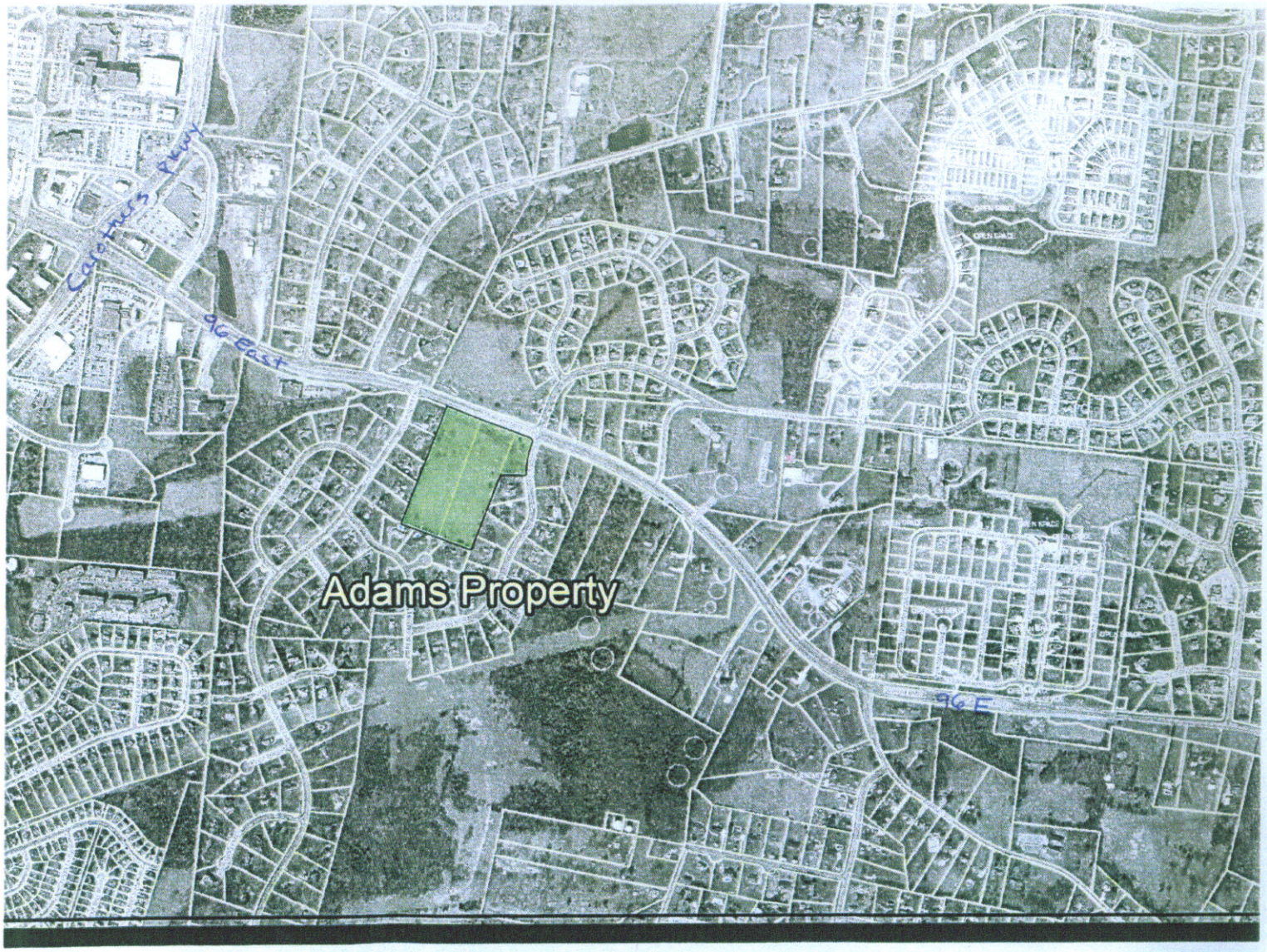
This property is planned for the development of 22 single family detached homes. A Development Plan and a Rezoning Request will be filed concurrently with the Annexation Request. Exhibit B included herein shows the proposed plan. The property lays within the McEwen Character Area #4. The guiding principles for this area state that the development of this area is appropriate for Single Family Detached Homes.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is City of Franklin. A sewer availability request has been filed with the City of Franklin, and a sewer man hole exists on the property.

Please do not hesitate to contact me if you have any questions or need any additional information.
Sincerely,

Steve Bethel

1212 Hoss Road Powell, TN 37849



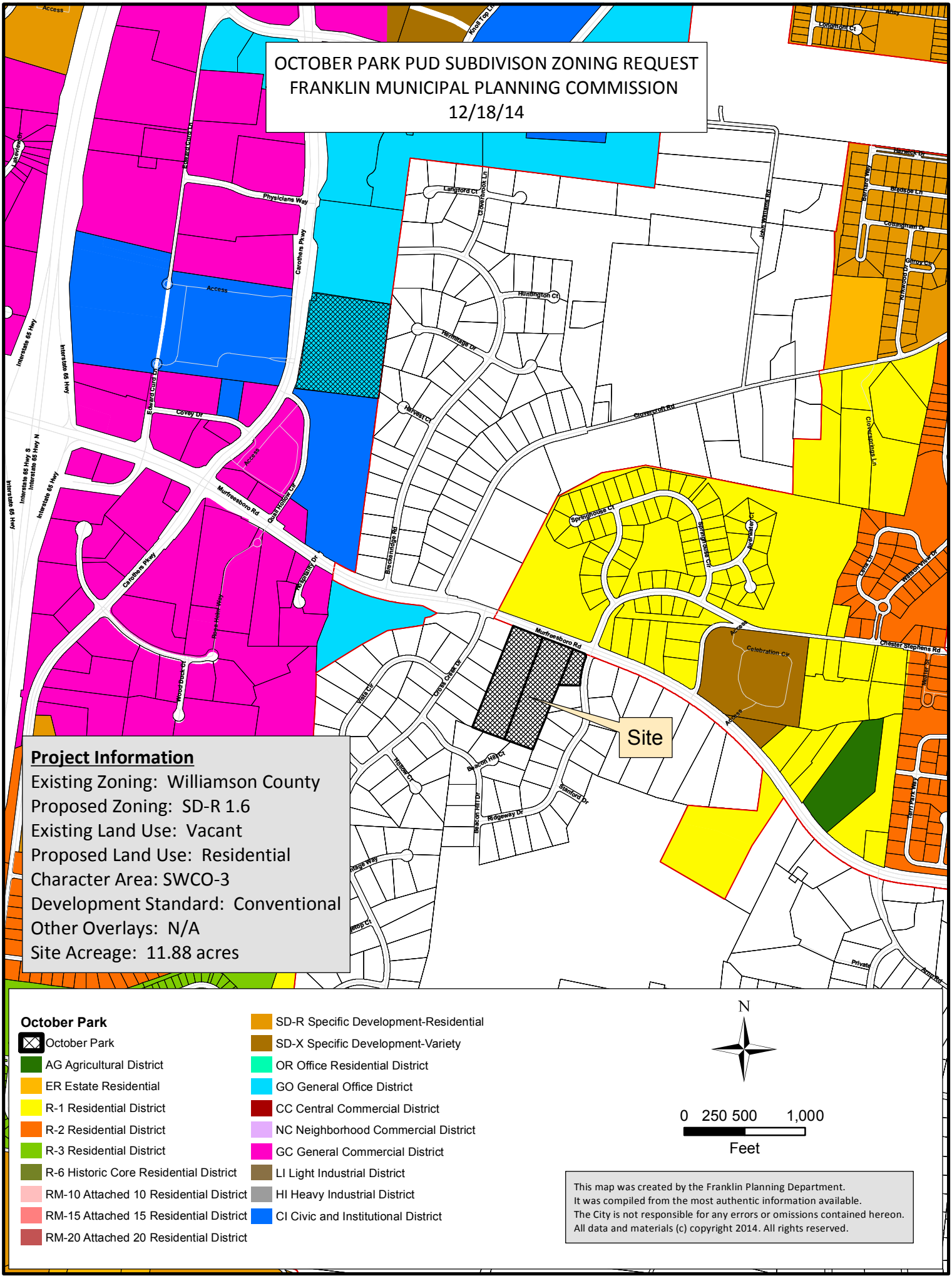
ADAMS PROPERTY

FRANKLIN, TN

gamble design collaborative

Exhibit A

City of Franklin, TN - DEVELOPMENT FEE ESTIMATOR					
PROJECT - 22 Single Family Detached Residences					
Prepared by: Lynn Osland		Date: 8.15.2014			
City of Franklin Fee	Overall Planning/ Development Fees	Fees Per Dwelling	COF Department		
Project Description				22 Single Family Detached Residences - approximately 3500 sq ft each	
Rezoning	$400		Zoning	$400 Fixed Review Fee	
PUD - Conceptual Workshop	$50		Planning	$50 Fixed Review Fee	
PUD Development Fee	$820		Planning	$600 +.02 per sf of nonres bldg & $10 per dwelling unit	
Final Plat	$750		Planning	$200 + $25 per Lot	
FMPC Site Plan Review	$520		Planning	$300 +.02 per sf of nonres bldg & $10 per dwelling unit	
Water and Sewer Plans Review	$300		Utility Billing	$300 + $300 Fixed Review Fee	
Water Line Inspection	TBD		Engineering	$1.25/ LF	
Sewer Inspections	TBD		Engineering	Gravity Main - $2/ LF, Force Main - $1.50/ LF	
Stormwater Permit Fee	$100		Engineering	$100 Fixed Review Fee	
Drainage Inspection	$1,000		Engineering	TBD - $1000 min	
Reclaim Water Plan Review	$300		Engineering	$300 Fixed Review Fee	
Reclaim Water Line Inspection	TBD		Engineering	$1.25/ LF	
Grading Plan Review	$300		Engineering	$300 Fixed Review Fee	
Grading Permit Fee	$100		Engineering	$100 Fixed Review Fee	
Roadway Plans Review	$300		Engineering	$300 Fixed Review Fee	
Roadway Inspection	$1,000		Engineering	TBD - $1000 min, $2/ LF	
Utility Permit Fee	$100		Utility Billing	$100 Fixed Review Fee	
Water Tap Fee	**Milcrofton Water District**		**Water**	**Determined by Milcrofton Water District**	
System Development Fee (SDF)				Varies by meter size	
Access Fee				Varies by meter size	
Installation of meter and box				Varies by meter size	
Irrigation Meter (plus install)				Varies by meter size - Lawn Sprinklers	
Application Fee				$25 Fixed Application Fee	
Water Tap Fee Subtotal		$0	Water		
Fire Line Tap Fee	TBD	TBD	Water	$500 per inch of diameter - 6" is typical, w/ 8" if tied to a hydrant	Non-res sprinkler requirement; Required for residential in remote locations
Sewer Tap Fee	COF	3/4" meter	Water	Determined by engineering - based on flow 3/4" to 8"	
System Development Fee (SDF)		*$1,444*		Varies by meter size	
Access Fee		*$2,100*		Varies by meter size	
Installation of meter and box		*$1,240*		Fee is fixed, but varies, for tap already made or tap not made	
Effluent Disposal Fee (EDF)		*$450*		Varies by meter size	
Application Fee		*$25*		$25 Fixed Application Fee - waived if also applying for water tap fees	Addl $25 appl fee not required if submitted with Water Tap Fee
Sewer Tap Fee Subtotal		$5,259	Water		
Building Permit Fee		$1,295	Building	Res $0.37/ sq ft	
Road Impact Fee		$4,911	Building	2014 RIF Schedule	
Facilities Tax		$3,115	Building	Res = $0.89 per gross sf	
Electrical Permit Fee		$213	Building	$0.0609/ sq ft	
Mechanical Permit Fee		$44	Building	$0.0127/ sq ft	
Plumbing Permit Fee		$127	Building	$0.0364/ sq ft	
Additional Fees - Trash Container Fee		$75	Building	$75/ ea - Residential	
TOTAL EST FEES for Permitting		$15,040			
Williamson County Privilege Tax		*$7,000*	*Williamson County*	*Residential Only - $2 x heated SF plus any future expansion sf*	*Paid directly to Williamson County - all res - inc apts*
Payment in Lieu of Dedication of Parkland		*TBD*	*COF Parks*	*Residential Only - Based on number of units and fair market value of land - Zoning Ordinance - Subsection 5.5.4.*	
Total est Planning & Development Fees	$6,040				
Total est Fees per dwelling		$22,040			
	Planning & Development Fees	**Permit Fees for 22 Dwelllings**	**Total Estimated Fees**		
	$6,040	**$484,880**	**$490,920**		


OCTOBER PARK PUD SUBDIVISON ZONING REQUEST
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
Project Information
Existing Zoning: Williamson County
Proposed Zoning: SD-R 1.6
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: SWCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.88 acres
October Park
October Park
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2014-45

TO BE ENTITLED "AN ORDINANCE TO ZONE 11.88 ACRES TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 1.6) FOR THE PROPERTY LOCATED AT SOUTH OF MURFREESBORO ROAD AND WEST OF RIDGEWAY DRIVE ENCOMPASSING 1100 RIDGEWAY DRIVE."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-R zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present Williamson County zoning classification to Specific Development-Residential District (SD-R 1.6):

R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing “T” Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

Zoning Reference Number: 14-10:

Map-Group-Parcel	Acres
079M-B00100	5.79
079-06001	5.11
079-06007	0.98
TOTAL	±11.88

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

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY:_____
ERIC S. STUCKEY DR. KEN MOORE
CITY ADMINISTRATOR/RECORDER MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 12-18-2014

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Rezoning Request
for
October Park

A Planned Residential Development
Map 079 Parcels 60.07, 60.01, and Parcel 1.00 Group B on Map 79M
FRANKLIN, TN

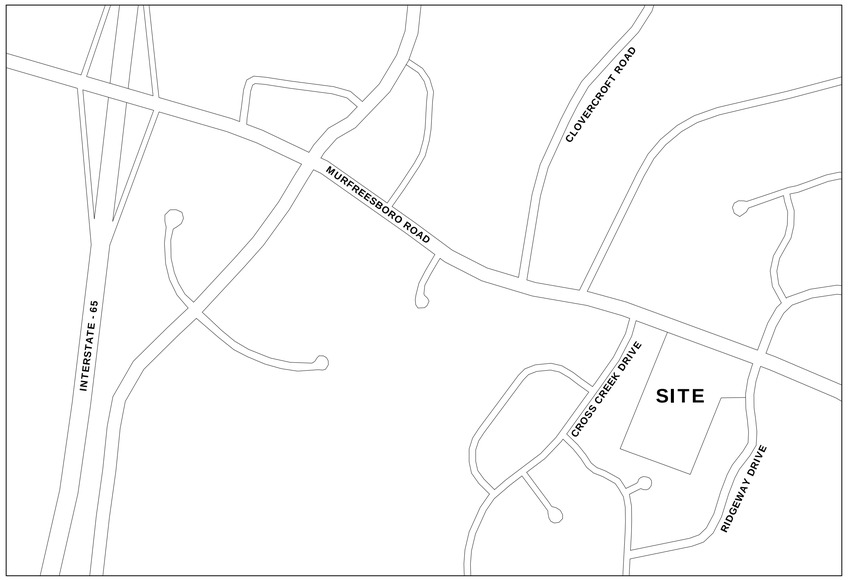
OWNER:
R. GLENN ADAMS
1100 RIDGEWAY DRIVE
FRANKLIN, TN 37067

APPLICANT:
VERTEX COMPANY
STEVE BETHEL
1212 HOSS ROAD
POWELL, TN 37849
865.384.8124
sbethel.bethel@gmail.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER:
CANNON & CANNON
ERIC GARDENER, PE
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

SURVEY DATA PROVIDED BY:
CANNON & CANNON
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com



GRAPHIC SCALE: 1"=500 FT
0 500

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

INDEX OF SHEETS

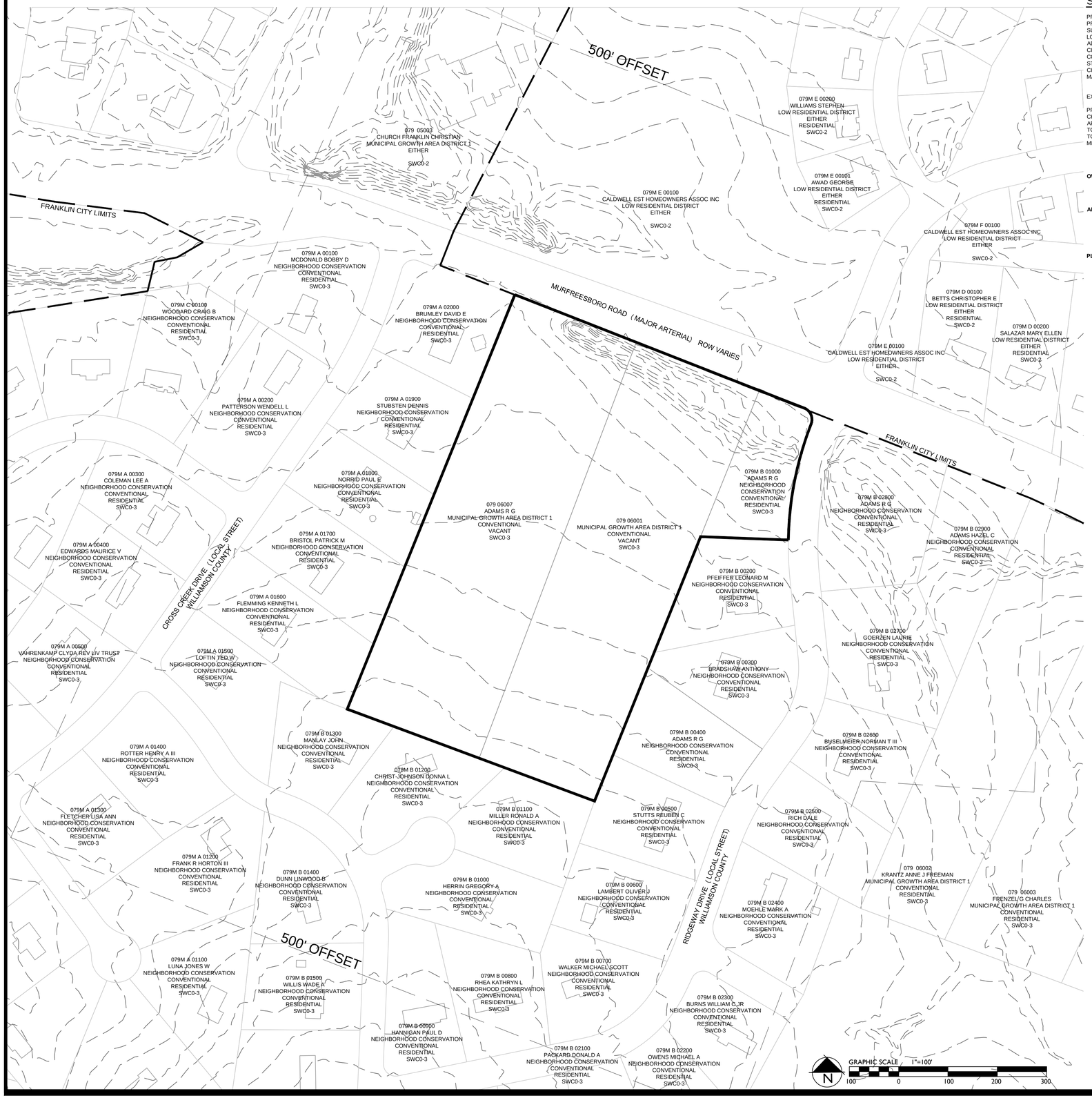
SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14____
greggamble209@gmail.com
615-975-5765

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

NOVEMBER 10, 2014
RESUBMITTAL DECEMBER 4, 2014

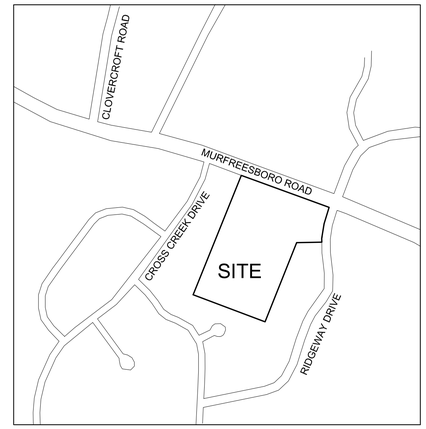
COF # 4685



SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4685
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 DUA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: VARIES WITH BUFFER TREATMENT	
SIDE YARD: 5'	

OWNER:	R. GLENN ADAMS
ADDRESS	1100 RIDGEWAY DRIVE
	FRANKLIN, TN 37067
CONTACT	GLENN ADAMS
APPLICANT:	VERTEX DEVELOPMENTN, LLC
ADDRESS	1212 HOSS ROAD
	POWELL, TN 37849
OFFICE PHONE	865-384-8124
EMAIL ADDRESS	sbethel.bethel@gmail.com
CONTACT	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE



LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 493, Page 148), said rod being located 392.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northeastern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 20" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 07" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.98 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northwestern line of Lot 11, N 68° 42' 41" W, 159.51 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 493, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**.

Containing 222,668.70 square feet or 5.112 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), and lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.55 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 66° 28' 56" E, 44.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 11° 06' 55" W, 239.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 493, Page 936);

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road;

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

ADJACENT PROPERTY OWNERS

PARCEL ID	OWNER	OWNER ADDRESS	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND USE
079M A 00100	MCDONALD BOBBY D	1100 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M C 00100	WOODARD CRAIG B	1002 VISTA CIRCLE	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00200	PATTERSON WENDELL L	1104 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 02000	BRUMLEY DAVID E	1101 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01900	STUBSTEN DENNIS	1105 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01800	NORRID PAUL E	1109 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01700	BRISTOL PATRICK M	1113 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01600	FLEMMING KENNETH L	1117 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01500	LOFTIN TED W	1121 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00300	COLEMAN LEE A	1112 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00400	EDWARDS MAURICE V	1116 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00500	VAHRENKAMP CLYDA REV LIV TRUST	1120 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01400	ROTTER HENRY A III	1123 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01300	FLETCHER LISA ANN	1125 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01200	FRANK R HORTON III	104 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01100	LUNA JONES W	115 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01400	DUNN LINWOOD B	2005 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01500	WILLIS WADE A	2001 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01300	MANLAY JOHN	2014 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01200	CHRIST-JOHNSON DONNA L	2010 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01100	MILLER RONALD A	2008 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01000	HERRIN GREGORY A	2006 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00900	HANNIGAN PAUL D	1210 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00800	RHEA KATHRYN L	1206 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00700	WALKER MICHAEL SCOTT	1200 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00600	LAMBERT OLIVER J	1114 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00500	STUTTS REUBEN C	1112 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00400	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 00300	BRADSHAW ANTHONY	1108 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00200	PFEIFFER LEONARD M	1104 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02100	PACKARD DONALD A	1205 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02200	OWENS MICHAEL A	1203 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02300	BURNS WILLIAM C JR	1101 STANFORD DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02400	MOEHLE MARK A	1115 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02500	RICH DALE	1111 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079 06002	KRANTZ ANNE J FREEMAN	4090 IRONWOOD DR	GREENBRIER	TN	37073	MGA-1	SWCO-3	VACANT
079 06003	FRENZEL G CHARLES	4091 MURFREESBORO RD	FRANKLIN	TN	37067	MGA-1	SWCO-3	VACANT
079M B 02600	BUSELMEIER NORMAN T III	1109 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02700	GOERZEN LAURIE	1105 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02800	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 02900	ADAMS HAZEL C	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	VACANT
079M D 00300	BOZEMAN H ANDREW	4076 MURFREESBORO RD	FRANKLIN	TN	37067	NC	SWCO-2	RESIDENTIAL
079M D 00200	SALAZAR MARY ELLEN	4072 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M D 00100	BETTS CHRISTOPHER E	4068 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M F 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24520	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24521	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24522	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00101	AWAD GEORGE	209 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M E 00200	WILLIAMS STEPHEN	213 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079 05003	CHURCH FRANKLIN CHRISTIAN	PO BOX 680815	FRANKLIN	TN	37068	MGA-1	SWCO-2	INSTITUTIONAL
079 06007	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079 06001	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079M B 00100	ADAMS R G	PO BOX 680099	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL

COF 4685

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: NOV 10, 2014

OCTOBER PARK SUBDIVISION
REZONING PLAN

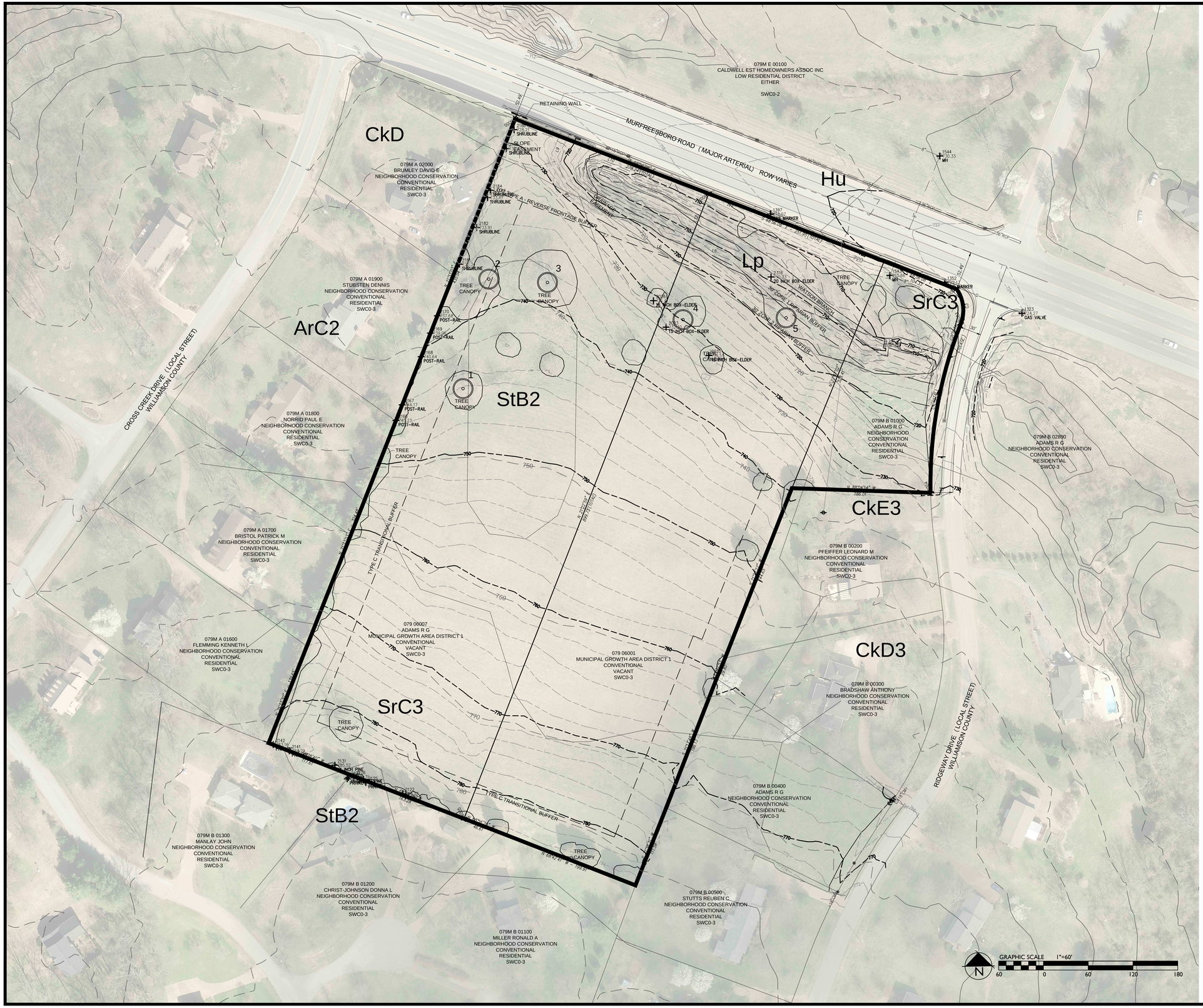
Parcels 60.07, 60.01 on Map 79M
Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

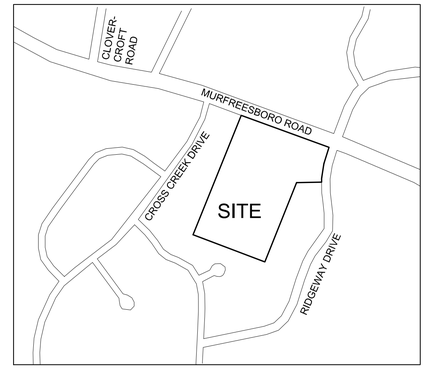
GREGORY C. GAMBLE — REGISTERED — AGRICULTURAL — LANDSCAPE ARCHITECT — TENNESSEE — 101

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 330
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble329@gmail.com
615.975.5765

BOUNDARY MAP

C 1.0





SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 D/UA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: VARIES WITH BUFFER TREATMENT	
SIDE YARD: 5'	
OWNER:	R. GLENN ADAMS
ADDRESS	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
CONTACT	GLENN ADAMS
APPLICANT:	VERTEX DEVELOPMENTN, LLC
ADDRESS	1212 HOSS ROAD POWELL, TN 37849
OFFICE PHONE	865-384-8124
EMAIL ADDRESS	sbethel.bethel@gmail.com
CONTACT	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	28	GOOD	RETAINED
2	CHERRY	32	GOOD	REMOVED
3	SUGAR MAPLE	32	GOOD	RETAINED
4	ELM	24	GOOD	RETAINED
5	HACKBERRY	24	GOOD	RETAINED

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY: 72,559 SF
72,559 SF/517,412 SF = .14 (14%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
72,559 SF * 54% = 39,182 SF

TRIP GENERATION

SINGLE FAMILY DETACHED HOUSING
ITE CODE 210

AM PEAK	ENTER 6	EXIT 18	TOTAL 24	
MIDDAY PEAK	N/A		N/A	
PM PEAK	ENTER 16	EXIT 9	TOTAL 25	

SOIL TYPES

ArC2	Armour Silt Loam, 5-12%, Eroded
CkD	Culleoka Silt Loam, 12-20%
CkD3	Culleoka Silt Loam, 15-20%, Severely Eroded
CkE3	Culleoka Silt Loam, 20-35%, Severely Eroded
Hu	Huntington Silt Loam, Phosphatic
SrC3	Stiversville Clay Loam, 5-12% Severely Eroded
StB2	Stiversville Silt Loam, 2-5% Severely Eroded

COF 4686

Revisions:
1. 11.10.2014

Drawing Notes:

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: NOV 10, 2014

OCTOBER PARK PUD SUBDIVISION DEVELOPMENT PLAN

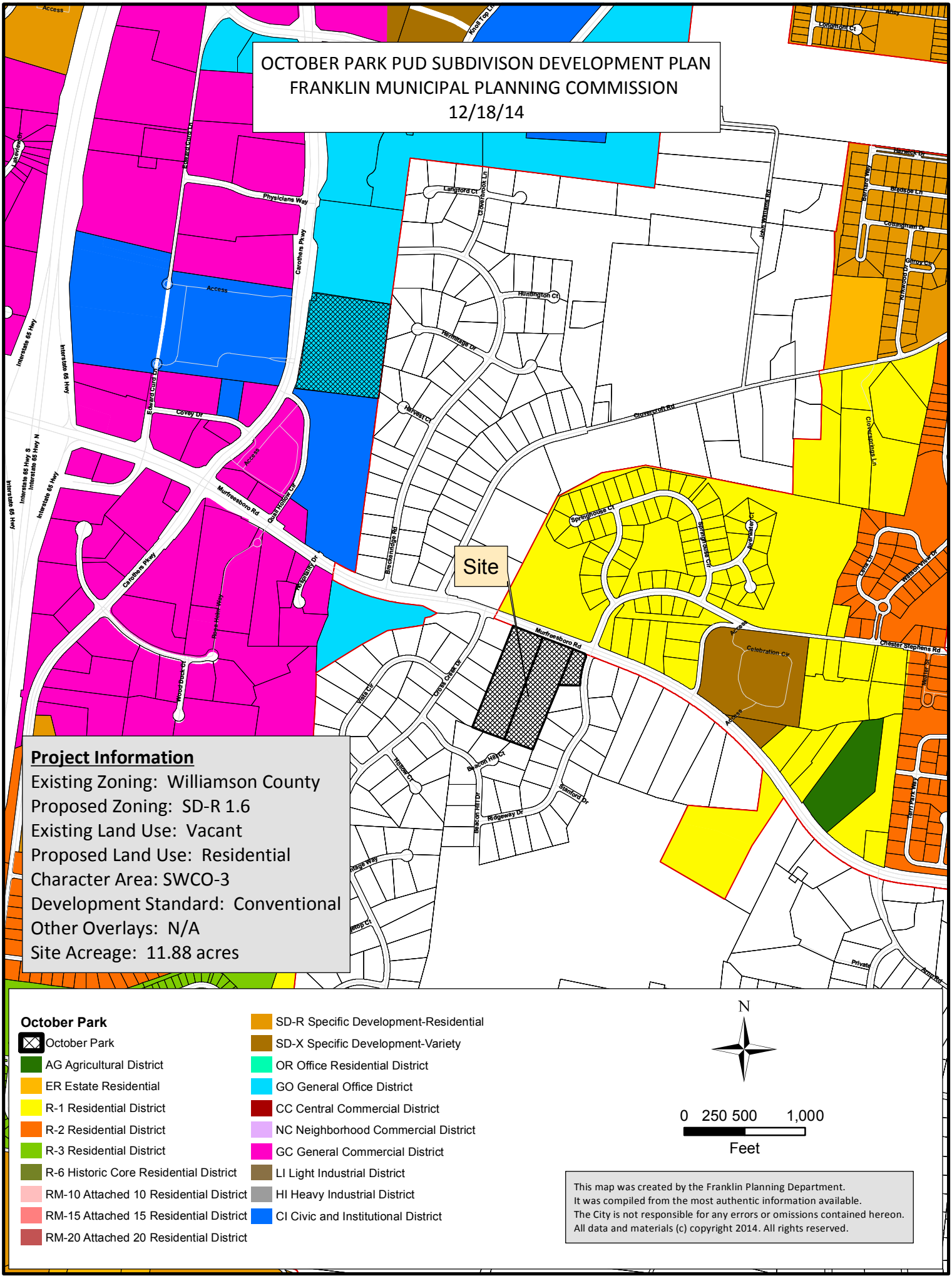
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

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

EXISTING CONDITIONS PLAN

C 2.0


OCTOBER PARK PUD SUBDIVISON DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
Project Information
Existing Zoning: Williamson County
Proposed Zoning: SD-R 1.6
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: SWCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.88 acres
October Park
October Park
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 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.
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Development Plan
for
October Park

A Planned Residential Development
Map 079 Parcels 60.07, 60.01, and Parcel 1.00 Group B on Map 79M
FRANKLIN, TN

OWNER:
R. GLENN ADAMS
1100 RIDGEWAY DRIVE
FRANKLIN, TN 37067

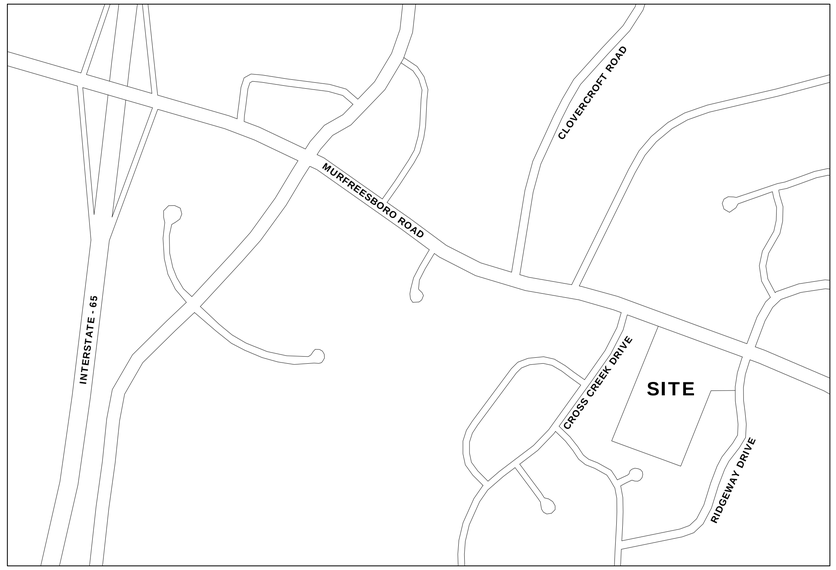
APPLICANT:
VERTEX COMPANY
STEVE BETHEL
1212 HOSS ROAD
POWELL, TN 37849
865.384.8124
sbethel.bethel@gmail.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER:
CANNON & CANNON
ERIC GARDENER, PE
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

SURVEY DATA PROVIDED BY:
CANNON & CANNON
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

STATE COORDINATES NOTE



14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

SCALE: 1"=500 FT
0 500

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14____
greggamble209@gmail.com
615-975-5765

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL
C 3.0	DEVELOPMENT PLAN
C 4.0	TREE PRESERVATION PLAN
C 5.0	UTILITY PLAN
C 6.0	GRADING PLAN
A 1.0	ARCHITECTURAL ELEVATION



OCTOBER 13, 2014
REVISED NOVEMBER 10, 2014
REVISED DECEMBER 4, 2014

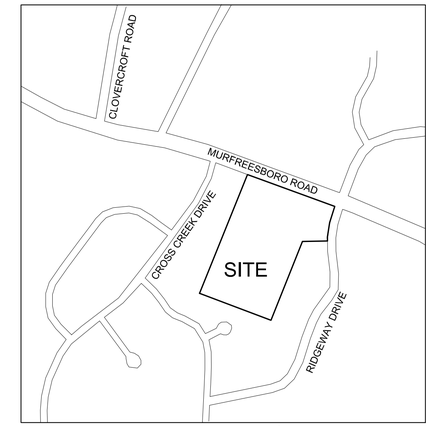
COF # 4686



SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 D/UA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	FRONT YARD: 15' REAR YARD: VARIES WITH BUFFER TREATMENT SIDE YARD: 5'

OWNER:	ADDRESS	R. GLENN ADAMS 1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
	CONTACT	GLENN ADAMS
APPLICANT:	ADDRESS	VERTEX DEVELOPMENTN, LLC 1212 HOSS ROAD POWELL, TN 37849
	OFFICE PHONE	865-384-8124
	EMAIL ADDRESS	sbethel.bethel@gmail.com
	CONTACT	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	ADDRESS	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
	OFFICE PHONE	615.575.5765
	EMAIL ADDRESS	greggamble209@gmail.com
	CONTACT	GREG GAMBLE



LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 188), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Adams, Tract II, S 21° 25' 50" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northeastern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 49" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 39' 30" E, 159.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 455.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Lot 1, S 22° 07' 42" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 1 and with the northeastern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 5/8 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 2 and with the northeastern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 3 and with the northeastern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 4 and with the northeastern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.94 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 188);

Thence leaving the northeastern line of Lot 12 and with the southeastern right-of-way line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 253.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 86° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.11 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, S 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 499, Page 930);

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 42" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road;

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.35 feet to the Point of **BEGINNING**;

Containing 42,583 ±3 square feet or 0.978 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

ADJACENT PROPERTY OWNERS

PARCEL ID	OWNER	OWNER ADDRESS	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND USE
079M A 00100	MCDONALD BOBBY D	1100 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M C 00100	WOODARD CRAIG B	1002 VISTA CIRCLE	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00200	PATTERSON WENDELL L	1104 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 02000	BRUMLEY DAVID E	1101 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01900	STUBSTEN DENNIS	1105 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01800	NORRID PAUL E	1109 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01700	BRISTOL PATRICK M	1113 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01600	FLEMMING KENNETH L	1117 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01500	LOFTIN TED W	1121 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00300	COLEMAN LEE A	1112 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00400	EDWARDS MAURICE V	1116 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00500	VAHRENKAMP CLYDA REV LIV TRUST	1120 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01400	ROTTER HENRY A III	1123 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01300	FLETCHER LISA ANN	1125 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01200	FRANK R HORTON III	104 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01100	LUNA JONES W	115 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01400	DUNN LINWOOD B	2005 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01500	WILLIS WADE A	2001 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01300	MANLAY JOHN	2014 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01200	CHRIST-JOHNSON DONNA L	2010 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01100	MILLER RONALD A	2008 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01000	HERRIN GREGORY A	2006 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00900	HANNIGAN PAUL D	1210 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00800	RHEA KATHRYN L	1206 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00700	WALKER MICHAEL SCOTT	1200 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00600	LAMBERT OLIVER J	1114 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00500	STUTTS REUBEN C	1112 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00400	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 00300	BRADSHAW ANTHONY	1108 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00200	PFEIFFER LEONARD M	1104 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02100	PACKARD DONALD A	1205 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02200	OWENS MICHAEL A	1203 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02300	BURNS WILLIAM C JR	1101 STANFORD DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02400	MOEHLE MARK A	1115 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02500	RICH DALE	1111 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079 06002	KRANTZ ANNE J FREEMAN	4090 IRONWOOD DR	GREENBRIER	TN	37073	MGA-1	SWCO-3	VACANT
079 06003	FRENZEL G CHARLES	4091 MURFREESBORO RD	FRANKLIN	TN	37067	MGA-1	SWCO-3	VACANT
079M B 02600	BUSELMEIER NORMAN T III	1109 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02700	GOERZEN LAURIE	1105 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02800	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 02900	ADAMS HAZEL C	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	VACANT
079M D 00300	BOZEMAN H ANDREW	4076 MURFREESBORO RD	FRANKLIN	TN	37067	NC	SWCO-2	RESIDENTIAL
079M D 00200	SALAZAR MARY ELLEN	4072 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M D 00100	BETTS CHRISTOPHER E	4068 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M F 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24520	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24521	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24522	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00101	AWAD GEORGE	209 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M E 00200	WILLIAMS STEPHEN	213 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079 05003	CHURCH FRANKLIN CHRISTIAN	PO BOX 680815	FRANKLIN	TN	37068	MGA-1	SWCO-2	INSTITUTIONAL
079 06007	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079 06001	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079M B 00100	ADAMS R G	PO BOX 680099	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL

COF 4686

Revisions:
1. 11.10.2014

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: OCT 13, 2014

OCTOBER PARK SUBDIVISION
DEVELOPMENT PLAN

Parcels 60.07, 60.01 on Map 79M
Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

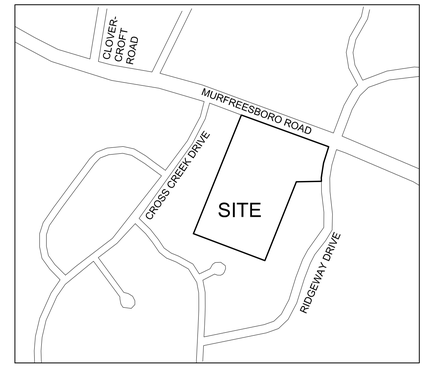
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

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

BOUNDARY MAP

C 1.0





SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 DUA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: VARIES WITH BUFFER TREATMENT	
SIDE YARD: 5'	
OWNER:	R. GLENN ADAMS
ADDRESS	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
CONTACT	GLENN ADAMS
APPLICANT:	VERTEX DEVELOPMENTN, LLC
ADDRESS	1212 HOSS ROAD POWELL, TN 37849
OFFICE PHONE	865-384-8124
EMAIL ADDRESS	sbethel.bethel@gmail.com
CONTACT	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	28	GOOD	RETAINED
2	CHERRY	32	GOOD	RETAINED
3	SUGAR MAPLE	32	GOOD	RETAINED
4	ELM	24	GOOD	RETAINED
5	HACKBERRY	24	GOOD	RETAINED

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY: 72,559 SF
72,559 SF/517,412 SF = .14 (14%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
72,559 SF * 54% = 39,182 SF

SOIL TYPES

ArC2	Armour Silt Loam, 5-12%, Eroded
CkD	Culleoka Silt Loam, 12-20%
CkD3	Culleoka Silt Loam, 15-20%, Severely Eroded
CkE3	Culleoka Silt Loam, 20-35%, Severely Eroded
Hu	Huntington Silt Loam, Phosphatic
SrC3	Stiversville Clay Loam, 5-12% Severely Eroded
StB2	Stiversville Silt Loam, 2-5% Severely Eroded

COF 4686

Revisions:

Drawing Notes:

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: October 13, 2014

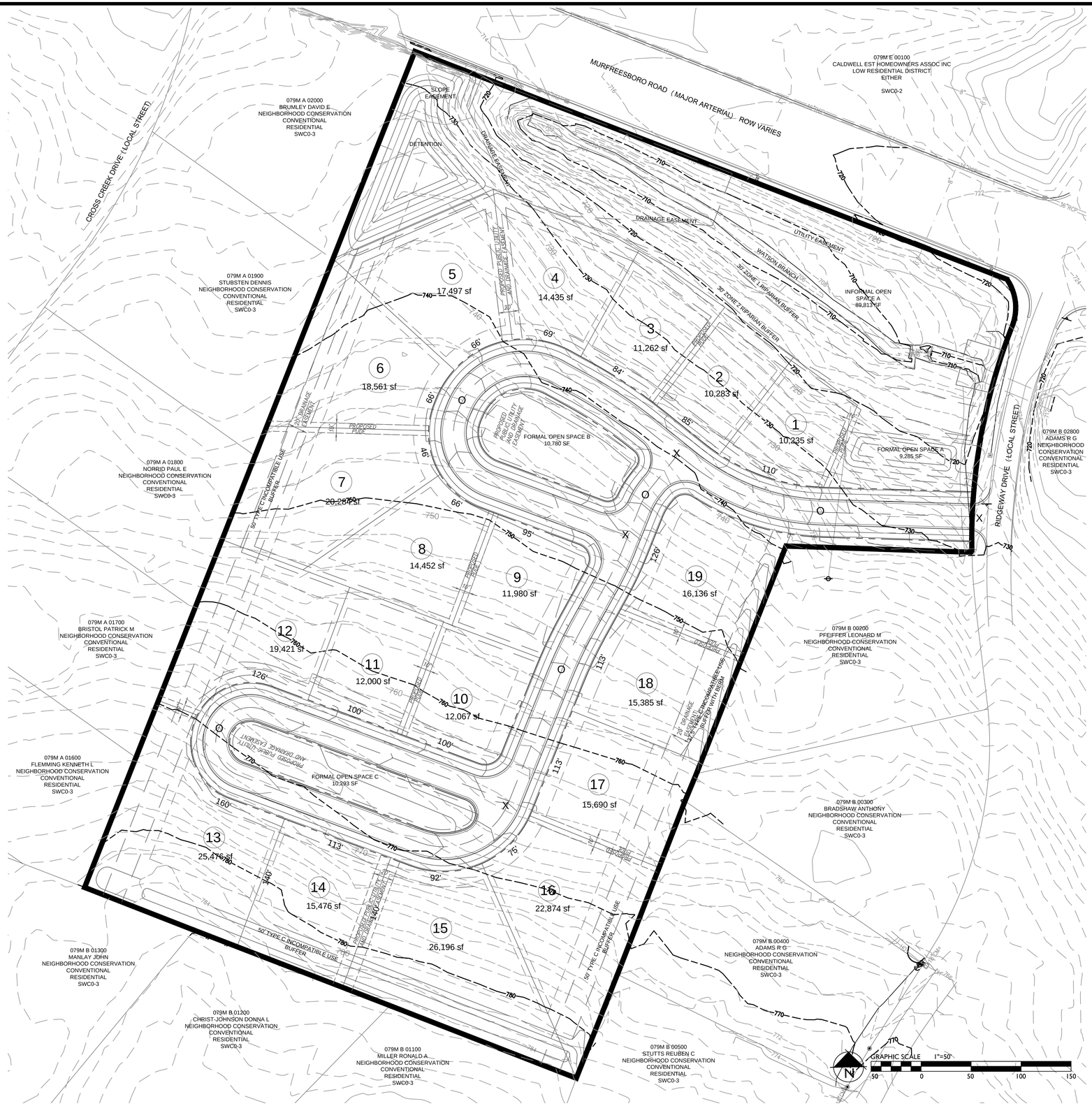
OCTOBER PARK PUD SUBDIVISION DEVELOPMENT PLAN

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

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

EXISTING CONDITIONS PLAN

C 2.0



LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: SWCO-3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES WITHIN SEWARD HALL CHARACTER AREA 3 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.

2. THE PROPOSED DEVELOPMENT PLAN PRESERVES THE FRONT PORTION OF THE PROPERTY ALONG MURFREESBORO ROAD AS OPEN SPACE. THIS OPEN SPACE "FRONT YARD" IS CONSISTENT WITH THE CHARACTER OF THE CORRIDOR.

3. THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM RIDGEWAY DRIVE.

LOCAL COMPATIBILITY

THE PROPOSED SUBDIVISION IS PLANNED WITH TWO STORY SINGLE FAMILY HOMES RANGING IN SIZE BETWEEN 3500 SQUARE FEET AND 4600 SQUARE FEET. THESE HOMES ARE COMPATIBLE WITH THE HOMES WITHIN THE ADJACENT NEIGHBORHOODS, RIDGEWAY AND CROSS CREEK SUBDIVISIONS EVEN THOUGH THEY ARE PROPOSED ON LOTS LESS THAN ONE ACRE, .

THE HOMES WITHIN THE RIDGEWAY AND CROSS CREEK SUBDIVISIONS ARE BETWEEN 1900 TO 5700 SQUARE FEET IN SIZE. THE AVERAGE HOME IS 3500 SQUARE FEET IN SIZE. THESE HOMES WERE BUILT ON ONE ACRE LOTS WITH SEPTIC TANKS ACCORDING TO WILLIAMSON COUNTY DEVELOPMENT REGULATIONS. SINCE THE DEVELOPMENT OF THESE HOMES, SEWER HAS BEEN MADE ACCESSIBLE BY THE CITY OF FRANKLIN WITH A SEWER MAIN ALONG MURFREESBORO ROAD.

THE PROPOSED PUD PLAN FOLLOWS THE ZONING ORDINANCE'S REQUIREMENTS FOR PROVIDING A TYPE 'C' INCOMPATIBLE USE BUFFERS WHERE ADJACENT LOTS ARE LESS THAN 75% OF THE ADJACENT LOTS. A TYPE 'C' BUFFER IS PLANNED ON 3 BOUNDARIES OF THE SITE ADJOINING ADJACENT LOTS ZONED NEIGHBORHOOD CONSERVATION (WILLIAMSON COUNTY). IN ADDITION TO SPACIAL REQUIREMENTS, THIS BUFFER WILL INCLUDE 16 TREES AND 40 SHRUBS EVERY ONE HUNDRED LINEAR FEET. THE NEIGHBORING HOMES AVERAGE A REAR SETBACK OF 88 FEET FROM OCTOBER PARK'S BOUNDARY. HOMES ARE AS CLOSE AS 25 FEET TO THE PROPERTY AND AS FAR AWAY AS 165 FEET. THE AVERAGE DISTANCE BETWEEN THE NEW HOMES AND THE EXISTING HOMES WILL BE 138 FEET.

COMPATIBILITY OF LOT SIZE SHOULD NOT BE THE ONLY FACTOR TO DETERMINE APPROPRIATENESS OF THE DEVELOPMENT PLAN. THE PROPOSED PLAN IS COMPATIBLE IN THE SIZE OF HOME AND COST OF HOME, AND ARE FULLY SCREENED FOR THE PRIVACY OF THE EXISTING NEIGHBORS AND THE NEW RESIDENTS.

THE DEVELOPMENT OF ONE ACRE LOTS WITHIN THE CITY OF FRANKLIN IS OFTEN BOTH COST PROHIBITIVE FOR DEVELOPMENT AND COST PROHIBITIVE FOR LONG TERM MAINTENANCE OF INFRASTRUCTURE. THE DENSITY AND LOT SIZES PROPOSED IN THE PUD ARE NECESSARY DUE TO THE COST OF INFRASTRUCTURE AND COST OF LAND. BOTH RIDGEWAY AND CROSS CREEK SUBDIVISIONS WERE DEVELOPED WITHOUT STORMWATER DETENTION BASINS, SEWER, CURB AND GUTTER, SIDEWALKS, FORMAL OPEN SPACE, NOR INFORMAL OPEN SPACE PRESERVATION AREAS. THE PER LOT COST OF DEVELOPMENT, INSTALLATION, AND MAINTENANCE IS DISPROPORTIONATELY HIGHER FOR NEW DEVELOPMENT THAN THE ADJACENT EXISTING SUBDIVISIONS DUE TO THE CITY'S DESIGN STANDARDS.

CONNECTIVITY INDEX

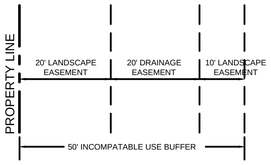
0 LINKS 1
X NODES 4

INDEX = 1.0

DUE TO EXISTING CONDITIONS OF THIS PROPERTY, AND ADJACENT EXISTING SUBDIVISION, OFF-SITE CONNECTIONS ARE NOT POSSIBLE AND ARE NOT PROVIDED WITH THIS PUD. A SPECIAL EXCEPTION IS REQUESTED FROM THE ENGINEERING DEPARTMENT FOR OFF SITE CONNECTIONS.

INCOMPATIBLE USE BUFFER

THE SOUTHERN, EASTERN, AND WESTERN BOUNDARIES SHALL HAVE A TYPE 'C' INCOMPATIBLE USE BUFFER AS SHOWN ON THE SITE PLAN. INCOMPATIBLE USE BUFFERS ARE TO BE PLACED IN A LANDSCAPE EASEMENT. (SEE DIAGRAM BELOW)



PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LIEU OF FOR THIS DEVELOPMENT PLAN.

19 X 1200SF = 22,800 SF (0.52 ACRES)

HYDRANT FIRE FLOW

(HYDRANT LOCATED 500' EAST OF THE INTERSECTION OF RIDGEWAY DR AND HWY 96)

WATER MAIN 16" DUCTILE IRON
FLOW: 1455 GPM
STATIC PRESSURE: 99 PSI
RESIDUAL PRESSURE: 75 PSI

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

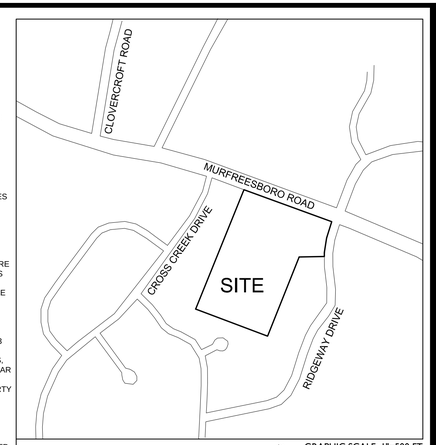
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

PHASING

THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

CRITCAL TREE LOTS

LOTS 3, 4, 5, 6, 14, 16 & 20 ARE CRITICAL TREE LOTS.



SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 DUA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: VARIES WITH BUFFER TREATMENT	
SIDE YARD: 5'	

OWNER:	
ADDRESS	R. GLENN ADAMS 1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
CONTACT	GLENN ADAMS
APPLICANT:	
ADDRESS	VERTEX DEVELOPMENTN, LLC 1212 HOSS ROAD POWELL, TN 37849
OFFICE PHONE	865-384-8124
EMAIL ADDRESS	sbethel.bethel@gmail.com
CONTACT	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

PROJECT CHARACTERISTICS	
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.84
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES TYPE A BUFFER TO NORTH TYPE C BUFFER, SOUTH, EAST, AND WEST
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.60 DU/A (19 UNITS)
EXISTING TREE CANOPY:	1.66 AC
PRESERVED TREE CANOPY:	1.48 AC
PARKLAND	FEE IN LIEU
OPEN SPACE:	2.76 AC PROVIDED (23.22%)
TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE)	
TOTAL PROVIDED: 2.76 AC (23.22%)	
FORMAL: .70 AC (39.1% OF REQUIRED)	
REQUIRED: .59 AC (33%)	
PROVIDED: .70 AC (39.1%)	
INFORMAL PROVIDED: 2.06 AC	

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE SERVED FROM A MAIN IN RIDGEWAY DRIVE. 19 x 350 GDP = 6,650 GDP

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED AT THE INTERSECTION OF RIDGEWAY DRIVE AND HIGHWAY 96.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE NORTH TO DETENTION FACILITY. THE DETENTION POND WILL DRAIN TO WATSONS BRANCH BETWEEN THE SITE AND HWY 96.

POLICE AND FIREP
FRANKLIN FIRE DEPT STATION #2 - 2.2 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 3.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 19 x .64 = 12.2 STUDENTS

TRINITY ELEMENTARY SCHOOL	2.7 MILES
PAGE MIDDLE SCHOOL	6.0 MILES
PAGE HIGH SCHOOL	6.0 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

COF 4686

Revisions:
1. 11.10.2014
2. 12.03.2014

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: OCT 13, 2014

OCTOBER PARK PUD SUBDIVISION DEVELOPMENT PLAN

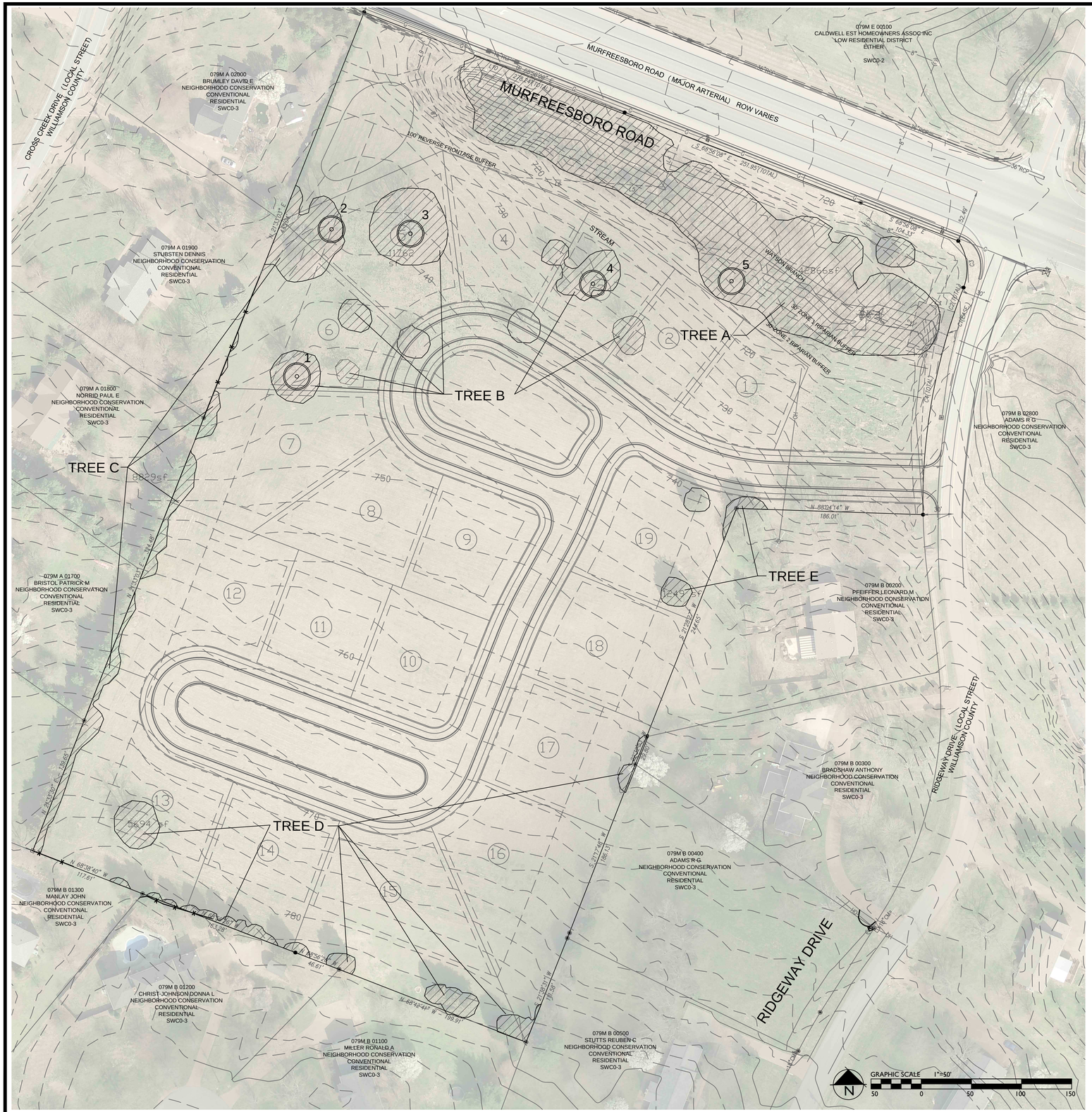
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

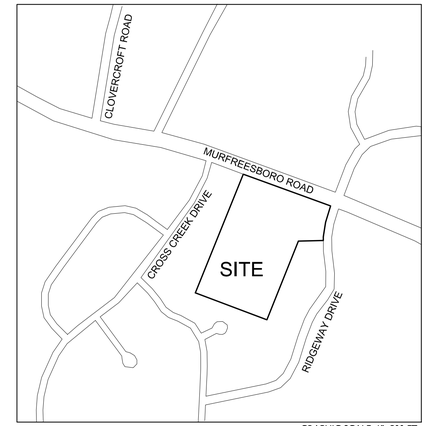
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
1741

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

DEVELOPMENT PLAN

C 3.0





SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	28	GOOD	RETAINED
2	CHERRY	32	GOOD	RETAINED
3	SUGAR MAPLE	32	GOOD	RETAINED
4	ELM	24	GOOD	RETAINED
5	HACKBERRY	24	GOOD	RETAINED

TOTAL SPECIMEN INCHES REMOVED: 0
TOTAL HEALTHY INCHES REMOVED: 0

TREE CANOPY RETENTION

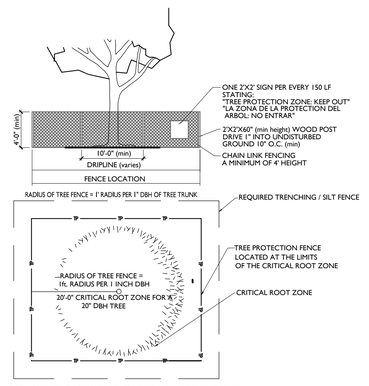
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	42,866 SF	0 SF	42,866 SF
TREE B	13,432 SF	1,670 SF	11,762 SF
TREE C	8,829 SF	0 SF	8,829 SF
TREE D	5,694 SF	0 SF	5,694 SF
TREE E	1,738 SF	489 SF	1,249 SF
TOTAL SF	72,559 SF	2,159 SF	70,400 SF
TOTAL ACRES	1.66 AC	0.05 AC	1.61 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 72,559 SF
72,559 SF/517,412 SF = .14 (14%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
72,559 SF * 54% = 39,182 SF
PROVIDED CANOPY PRESERVED =
70,400 SF (97%) OF TOTAL EXISTING CANOPY

KEY:

SPECIMEN TREE



TREE PROTECTION FENCING DETAIL

SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 D/UA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: VARIES WITH BUFFER TREATMENT	
SIDE YARD: 5'	
OWNER:	R. GLENN ADAMS
ADDRESS	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
CONTACT	GLENN ADAMS
APPLICANT:	VERTEX DEVELOPMENTN, LLC
ADDRESS	1212 HOSS ROAD POWELL, TN 37849
OFFICE PHONE	865-384-8124
EMAIL ADDRESS	sbethel.bethel@gmail.com
CONTACT	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accomadate underground services, footins, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

COF 4686

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: OCT 13, 2014

OCTOBER PARK PUD SUBDIVISION DEVELOPMENT PLAN

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1
LANDSCAPE ARCHITECT

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

TREE PRESERVATION PLAN

C 4.0

TN STATE PLANE
(NAD 83)

0 40 80

SCALE: 1" = 40'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.00006

GENERAL UTILITIES NOTES:

1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
2. UTILITY DESIGN WILL BE FINALIZED AT SITE PLAN STAGE.
3. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE.
   STATIC PRESSURE = 99± PSI
   RESIDUAL PRESSURE = 75± PSI
4. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
5. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
6. CONTRACTOR TO INSTALL ALL WATER LINES AND APPURTENANCES PER MANUFACTURER'S SPECIFICATIONS.
7. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
8. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
8. WATER LINE PIPE SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN BUILDING CODE SPECIFICATIONS; FROM THE METER TO THE MAIN SYSTEM SHALL MEET KNOXVILLE UTILITIES BOARD SPECIFICATIONS..
9. CONTRACTOR TO INSTALL WATER LINES AT A POSITIVE GRADE BETWEEN DESIGNATED HIGH AND LOW POINTS TO PREVENT TRAPPING OF AIR.
10. CONTRACTOR TO USE FITTINGS WITH REACTION BLOCKING AS REQUIRED FOR PROPER HORIZONTAL AND VERTICAL ALIGNMENT.
11. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.

UTILITY SERVICE PROVIDERS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 794-5947

CABLE TELEVISION
COMCAST
2501 MCGAVOCK PIKE
SUITE 1200
NASHVILLE, TN 37214
(615) 244-7462

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
(615) 214-4871

GAS
ATMOS ENERGY
810 CRESCENT CENTER DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 771-8311

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
555 NEW SALEM ROAD
MURFREESBORO, TN 37129
(615) 890-9762

SEWER
CITY OF FRANKLIN
84 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: AUG 29, 2014

OCTOBER PARK

Parcels 60.07, 60.01 on Map 79 and
1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

FOR AGENCY REVIEW ONLY

ERIC C. GARDNER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 100061
STATE OF TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble2094@gmail.com
615.975.5765

UTILITY PLAN

C 5.0

CCI PROJECT #01119-0000

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555
WWW.CANNON-CANNON.COM
8550 Kingston Pike
Knoxville, TN 37919

CROSS CREEK SUBDIVISION
PLAT BOOK 5 / PAGE 11

PAUL E. & REBECCA S. NORRID
DEED BOOK 3466 / PAGE 990

DAVID E. BRUMLEY & REBECCA W. HAWKS
DEED BOOK 1659 / PAGE 276

KENNETH L. & NANCY V. FLEMING
DEED BOOK 3220 / PAGE 165

PATRICK M. & DAWN C. BRISTOL
DEED BOOK 3824 / PAGE 461

OWNER
REFERENCE

JOHN & APRIL D. MANLAY
DEED BOOK 4927 / PAGE 983

DONNA L. & DEREK JOHNSON
DEED BOOK 6059 / PAGE 279

FRANKLIN EAST SUBDIVISION
PLAT BOOK 6 / PAGE 91

RONALD A. MILLER EILEEN M. MILLER
DEED BOOK 3608 / PAGE 994

LEONARD M. PFEIFFER CONSTANCE T. PFEIFFER
DEED BOOK 1112 X PAGE 594

R. GLENN ADAMS
D BOOK 4155 / PAGE 204

FRANKLIN EAST SUBDIVISION
PLAT BOOK 6 / PAGE 91

ANTHONY & ELIZABETH BRADSHAW
DEED BOOK 4888 / PAGE 28

MURFREESBORO ROAD (S.R. 96)

RIDGEWAY DRIVE

MANSON BRANCH

TRACT I
252,165.34 S.F.
5.789 AC.

TRACT II
222,668.70 S.F.
5.112 AC.

TRACT III
42,5[illegible] S.F.
0.9[illegible] AC.

PROPOSED DETENTION POND

FILTER AREA = APPROX. 4,625 SF

FORMAL OPEN SPACE/WATER QUALITY BIORETENTION AREA = 10,293 SF

PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT

FILTER AREA = APPROX. 5,695 SF

FORMAL OPEN SPACE/WATER QUALITY BIORETENTION AREA = 10,779 SF

PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT

PROPOSED LIMITS OF DISTURBANCE (SEE NOTE 2)

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER WITH FENCE

PROPOSED 3' BERM

PROPOSED PUDE

END OF PROPOSED SIDEWALK (DUE TO EX. RETAINING WALL)

TIE INTO EXISTING CURB AND GUTTER

POINT OF BEGINNING

TN STATE PLANE (NAD 83)

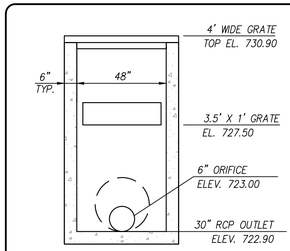
0 40 80

SCALE: 1" = 40'

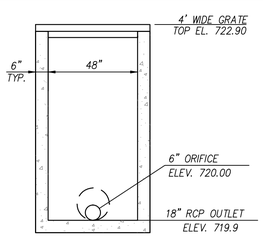
COORDINATES HAVE BEEN DATUM ADJUSTED BY A FACTOR OF 1.00006

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.
2. THE TOTAL PROPERTY AREA IS 11.88± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 4.71± ACRES. THE TOTAL IMPERVIOUS AREA IS APPROXIMATELY 1.34± ACRES.
3. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
4. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
5. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
6. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
8. PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE SITE SPECIFIC REPORT OF GEOTECHNICAL EXPLORATION.
9. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
10. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
12. LOTS TO BE GRADED ON AN INDIVIDUAL LOT BASIS. FINAL DRAINAGE DETAIL OF LOTS TO BE PROVIDED AT SITE PLAN STAGE.



1 / C6.0 **OUTLET STRUCTURE DETAIL**
N.T.S.



2 / C6.0 **OUTLET STRUCTURE DETAIL**
N.T.S.

TRIP GENERATION SUMMARY TABLE

LAND USE	ITE CODE	SIZE	AM PEAK (TRIPS/HR)		MIDDAY PEAK (TRIPS/HR)		PM PEAK (TRIPS/HR)	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
SINGLE-FAMILY DETACHED HOUSING	210	20 UNITS*	6	18	N/A	N/A	16	9
TOTAL TRIPS			24		N/A		25	

*AT THE TIME OF THE TRAFFIC IMPACT STUDY, THE PROJECT CONSISTED OF 20 LOTS

STORM DRAINAGE STRUCTURES

NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (IN)	INVERT EL (OUT)
1 / OS	OUTLET STRUCTURE DETAIL 1, SHT C6.0	N – E –	730.90	722.90	722.00
2 / OS	OUTLET STRUCTURE DETAIL 2, SHT C6.0	N – E –	722.85	719.90	719.00

Revisions:

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: AUG 29, 2014

OCTOBER PARK

Parcels 60.07, 60.01 on Map 79 and
1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

FOR AGENCY REVIEW ONLY

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble2098@gmail.com
615.975.5765

GRADING PLAN

C 6.0

CCI PROJECT #01119-0000

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

SAMPLE FRONT ELEVATIONS









SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, & MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 D/UA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF

ARCHITECTURAL ELEVATION NOTES

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.

2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.

3. Single family detached homes are to be designed for lots with side access garages.

4. One to two stories in height.

5. Materials include brick, simulated stone, cementatious siding and architectural shingles.

7. Garage doors shall be a maximum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 2 feet.

8. Homes for October Park shall be between 3,600 SF and 4,600 SF.

9. Homes located on Lots 9, 10 and 19 shall contain facade features on both streets that they front on.

The home elevations shown here are representative of the homes planned for October Park. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

COF 4686

Revisions:
1. 12.03.14 Note 9

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: OCT 13, 2014

OCTOBER PARK PUD SUBDIVISION
DEVELOPMENT PLAN

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE

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

ARCHITECTURE

A 1.0

COF# 4686

CONDITIONS OF APPROVAL:

BNS

October Park Preapplication Submittal.pdf

1. Address

- Applicant shall have street names approved and on plans before site plan submittal.

Engineering

General Comments

2. Adverse grading

- The previous comment "The site must be graded in a manner that does not adversely affect the adjacent properties. The stormwater runoff from the adjacent properties must be allowed to continue to flow across the property" was not completely addressed. Provide adequate design information that indicates the landscape and incompatible use buffers can be approved for use as drainage swales and berms. Indicate the trees that will be removed on the tree preservation plan.

Engineering - PUD Plan Checklist

General Comments

3. F. Development Plan

- The previous comment "Applicant shall indicate public road approach and drive locations, with drive-through lanes and queuing identified" was not completely addressed. Provide a sidewalk along Highway 96. Provide funds in lieu of a sidewalk where the sidewalk cannot be constructed because of the retaining wall.

4. H. Stormwater Management Plan

- The previous comment "Applicant shall indicate total property area, disturbed area, and impervious area for total project listed on plan" was not completely addressed. The impervious area must include streets, houses, driveways, patios, sidewalks, etc.

5. H. Stormwater Management Plan

- The previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Management Manual. Stormwater from all proposed impervious surfaces must be directed to areas of infiltration, water quality management and detention" was not completely addressed. No stormwater runoff from an impervious area is permitted to flow directly into the stream buffer prior to stormwater detention, water quality and infiltration.

6. H. Stormwater Management Plan

- The previous comment "Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots. All water resource buffers shall also be placed in open space lots or conservation easements" was not completely addressed. A drainage easement must be provided for all drainage pipes including the pipe shown crossing lot 5.

7. I. Utility Plan

- The previous comment "Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):
  - 0-12' depth: 20' exclusive easement on center
  - 12'-20' depth: 30' exclusive easement on center
  - Depths greater than 20' require prior approval from Engineering/Water Management Departments
  - Minimum 10' temporary construction easement on each side of permanent easement shall be provided.
  - All sewer easements must be located outside of the stream buffer

was not completely addressed.
The sewer line must be located at least 10 feet away from the end walls of the existing box culvert under Ridgeway Drive.

Fire-Planning

General Comments

8. Residential Fire Sprinkler System

- A previous comment indicating residential fire sprinklers may be necessary was acknowledged by the applicant.

Upon additional review and consideration in context with the development plan, COF Street Standards, and lack of connectivity - the applicant shall provide residential fire sprinklers (NFPA 13D) in all homes to offset the issues related to access.

Parks

General Comments

9. Parkland information

- Please show on all future sets of plans:

Fees in Lieu are requested for Parkland Dedication requirements.
19 units x 1200sf = 22,800sf or .52acres
Fees shall be paid at Final Plat stage.

Please include counts. Information is not shown on sheet C2.0. Fees tag is shown on C3, but not the details.

Planning

General Comments

10. Post PC Development Plans

- **PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

11. Post PC Development Plans

- The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

12. Architecture

- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

Planning (Landscape)

General Comments

13. Critical Tree Lots

- The critical tree lots shall have an * on the lots with proper note.

14. Grading and Tree Protection

- Sheets C3.0 and C6.0 grading do not match.

This shall be corrected. The grading shall be removed from the area beside the property line where tree protection is required for the trees along the property.

Grading can occur in the incompatible use buffer but not in the drip line of the trees along the property lines.

Water/Sewer

October Park Dev Plan_10.13.2014.pdf

15. Sanitary sewer

- Water Management agrees on sewer line location. A manhole shall be added in front of lot 5 for sewer to maintain center of street and out of open space. This comment has been added due to the sewer line being moved to center of street.

RESOLUTION 2014-96

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR OCTOBER PARK PUD SUBDIVISION, LOCATED AT 1100 RIDGEWAY DRIVE BY THE CITY OF FRANKLIN, TENNESSEE."

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. That the legal description of the property is as follows:

Map—Parcel	Acres
079M-B00100	5.79
079-06001	5.11
079-06007	0.98
TOTAL	±11.88

R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing “T” Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing “T” Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing “T” Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing “T” Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

2. That the overall entitlements for October Park PUD Subdivision are as follows:

Entitlements	October Park PUD Subdivision)
Base Zone	Specific Development Residential (SD-R 1.6)
Character Area Overlay	SWCO-3
Other Zoning Overlays	None
Number of Dwelling Units	19
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.0
Development Standard	Conventional
Open Space Requirements	Formal: 0.70 acres Informal: 2.06 acres Total: 2.76 acres

3. 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 Department.

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ **BY: _____**

ERIC STUCKEY
CITY ADMINISTRATOR

DR. KEN MOORE
MAYOR

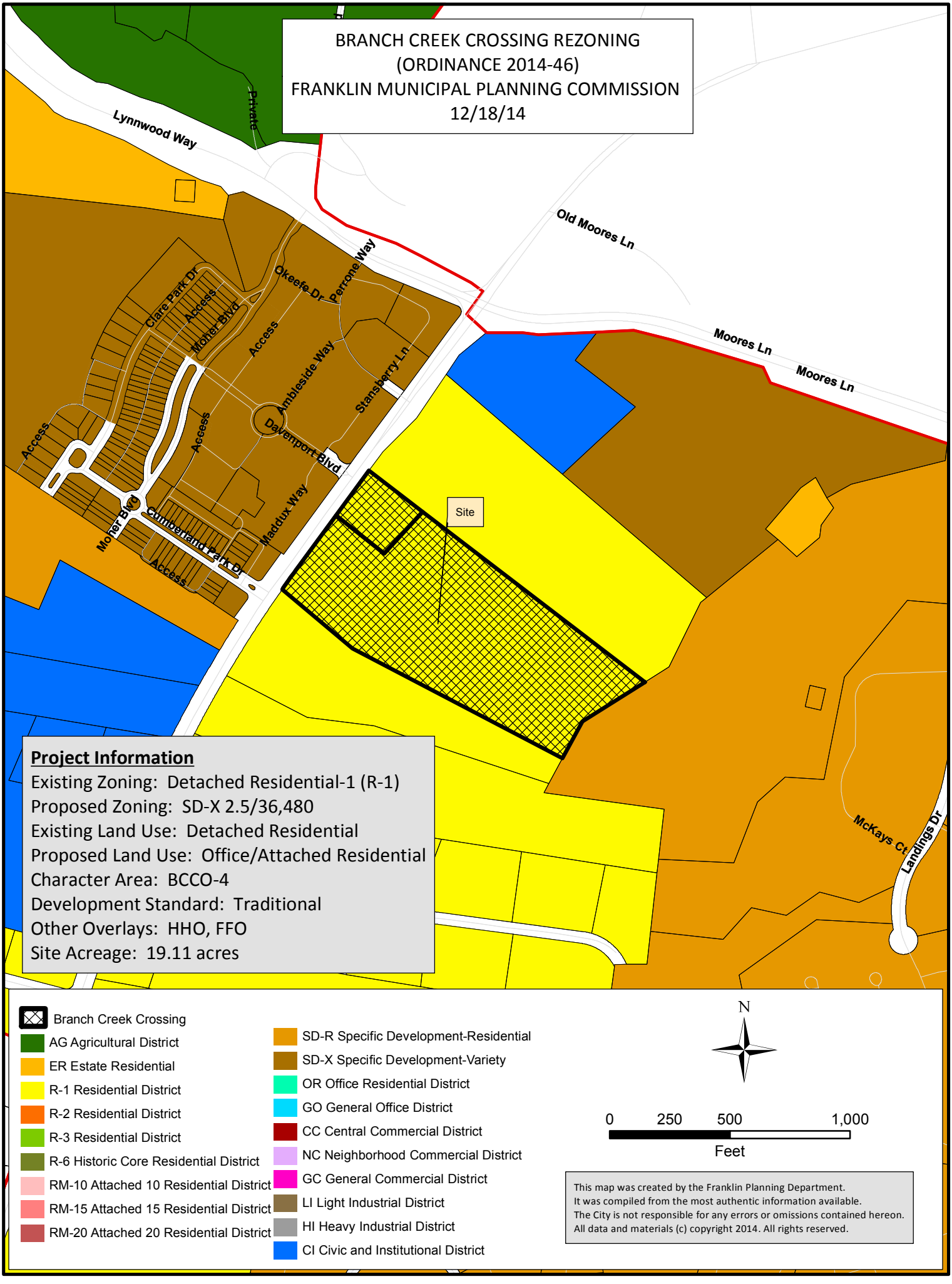
PREAPPLICATION CONFERENCE: 9/9/14

CONCEPTUAL PROJECT WORKSHOP: 9/25/14

REQUIRED NEIGHBORHOOD MEETING: 9/16/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA PASSED/PUBLIC HEARING HELD:


BRANCH CREEK CROSSING REZONING
(ORDINANCE 2014-46)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Lynnwood Way
Private
Old Moores Ln
Moores Ln
Moores Ln
Perrone Way
Okeefe Dr
Clare Park Dr
Access
Moher Blvd
Access
Ambleside Way
Stansberry Ln
Davenport Blvd
Access
Access
Moher Blvd
Cumberland Park Dr
Maddux Way
Access
Site
McKays Ct
Landings Dr
Project Information
Existing Zoning: Detached Residential-1 (R-1)
Proposed Zoning: SD-X 2.5/36,480
Existing Land Use: Detached Residential
Proposed Land Use: Office/Attached Residential
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: HHO, FFO
Site Acreage: 19.11 acres
Branch Creek Crossing
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2014-46

TO BE ENTITLED "AN ORDINANCE TO REZONE 19.11 ACRES FROM DETACHED RESIDENTIAL 1 (R-1) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 2.5/36,480) FOR THE PROPERTY LOCATED AT 574 & 580 FRANKLIN ROAD."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-X zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Detached Residential 1 (R-1) to Specific Development-Variety District (SD-X 2.5/36,480):

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.

Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;
Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;
Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;
Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;

Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;
Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;
Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

Zoning Reference Number: 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

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

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY:_____
ERIC S. STUCKEY DR. KEN MOORE
CITY ADMINISTRATOR/RECORDER MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Branch Creek Crossing

Rezoning Request

Franklin, Williamson County, Tennessee

Tax Map 53 & Parcels 75.00 & 75.01

Owner: Kevin Belew
Great Tennessee Land Company, LLC
642 Hampstead Lane
Ann Arbor, MI 48103
kbelew@batterseapartners.com

Architect Paul Bass
B-3 Studios
1587 Mallory Ln. Suite 175
Brentwood, TN 37027
615-469-7856
paulb@b3studio.com

Engineer/ Applicant: Tim Turner
Blake Turner
7010 Sharondale Ct.
Brentwood, TN 37027
615-678-8212
blake@t2-eng.com

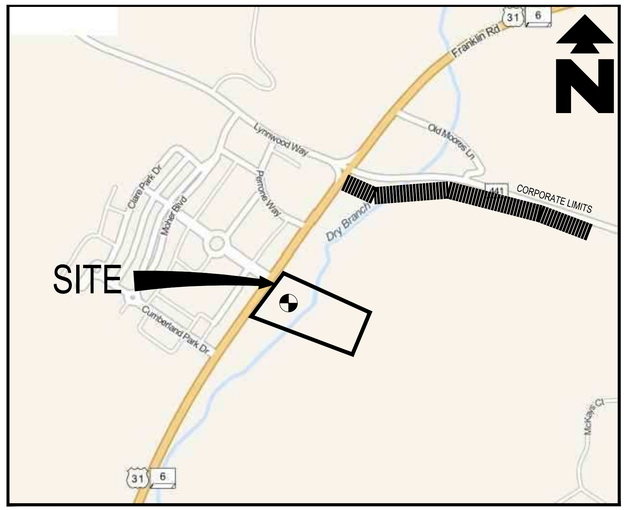
TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS. TSQUARE ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.

DETENTION AGREEMENT # _____

TDEC NOTICE OF COVERAGE - TNR#

EROSION CONTROL SPECIALIST -

MOBILE (24HR) PHONE # (---) - -------



VICINITY MAP
N.T.S.

MODIFICATION OF STANDARDS REQUESTED:

1) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
2) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
3) FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

SHEET SCHEDULE

C-0.0 COVER SHEET
A-400 EXTERIOR ELEVATIONS
A-400 EXTERIOR ELEVATIONS
C-1.0 SITE DEVELOPMENT PLAN
C-1.1 SITE PHASING PLAN
C-2.0 EXISTING CONDITIONS PLAN
C-3.0 SITE LAYOUT PLAN
C-4.0 EMERGENCY VEHICLE TURNING PLAN
C-5.0 GRADING AND DRAINAGE PLAN
C-6.0 STORMWATER MANAGEMENT PLAN
C-6.1 OFFSITE DRAINAGE AREA PLAN
C-7.0 UTILITY PLAN
C-8.0 TREE PROTECTION PLAN

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF DRY BRANCH CREET.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE 30' RIPARIAN ZONE 1 OR 30' RIPARIAN ZONE 2 STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

NOTE:
FEES IN LIEU ARE REQUESTED FOR PARKLAND DEDICATION REQUIREMENTS:

35 UNITS X 1,200 SF = 42,000 SF
13 UNITS X 600 SF = 7,800 SF
42,000 SF + 7,800 SF = 49,800 SF OR 1.14 ACRES
FEES SHALL BE PAID AT FINAL PLAT STAGE

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

TIMOTHY E. TURNER — REGISTERED ENGINEER — STATE OF TENNESSEE — 12-04-14

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 40'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
COVER SHEET
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER 145061

SHEET NUMBER C-0.0



1 front elevation
1/8" = 1'-0"



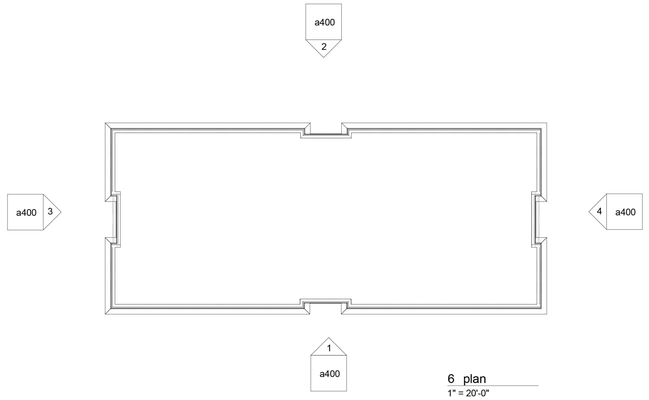
2 rear elevation
1/8" = 1'-0"



3 left elevation
1/8" = 1'-0"



4 right elevation
1/8" = 1'-0"



6 plan
1" = 20'-0"

zone 4 - building requirements

ROOFS	
- INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE	
- METAL FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS	NR
- UNHEATED SLABS	NR (No Requirement)
OPAQUE DOORS	
- SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL	
- U-FACTOR	U - 0.40

material legend

- BRICK - TEXAS (ACME)
- BRICK - OLDE WORLD (ACME)
- BRICK - PALOMA GRAY (ACME)
- CUSTOM CAST STONE - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)
- FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: **4692**

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.



5 3D View front of building

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b3studio inc.
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing
mixed-use development || 36.00 sf office & 48 unit condo tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:

date: 10 november 2014
project no.: a14025.00

exterior elevations

a400



1 front elevation
1/16" = 1'-0"



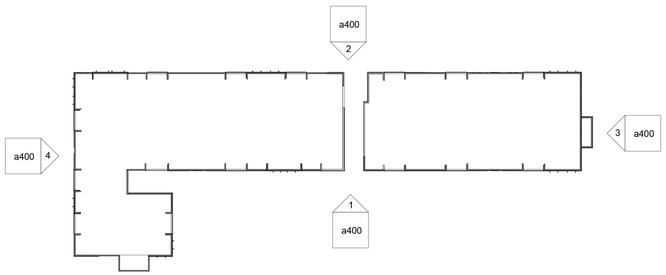
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



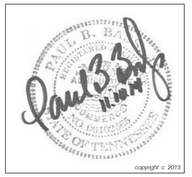
4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"



6 3D View front of building



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zone 4 - building requirements

ROOFS	
- INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE	
- WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS	NR
- UNHEATED SLABS	NR (No Requirement)
OPAQUE DOORS	
- SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL	
- U-FACTOR	U - 0.40

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: **4692**

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

- BRICK - TEXAS (ACME BRICK)
- BRICK - OLDE WORLD (ACME BRICK)
- BRICK - PALOMA GRAY (ACME BRICK)
- CUSTOM CAST STONE LIGHT BUFF SMOOTH
- FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

b3studio inc.
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

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project:

branch creek crossing
mixed-use development || 36,000 sf office & 48 unit condo
tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:

date: 10 november 2014
project no.: a14025.00

exterior elevations

a400

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

PARKING RATIO (BASED ON SQFT OF OFFICE				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

RESIDENTIAL UNITS	
RESIDENCE	UNITS OF BUILDING
ONE BEDROOM UNITS	9
TWO BEDROOM UNITS	18
THREE BEDROOM UNITS	21
TOTAL	48

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

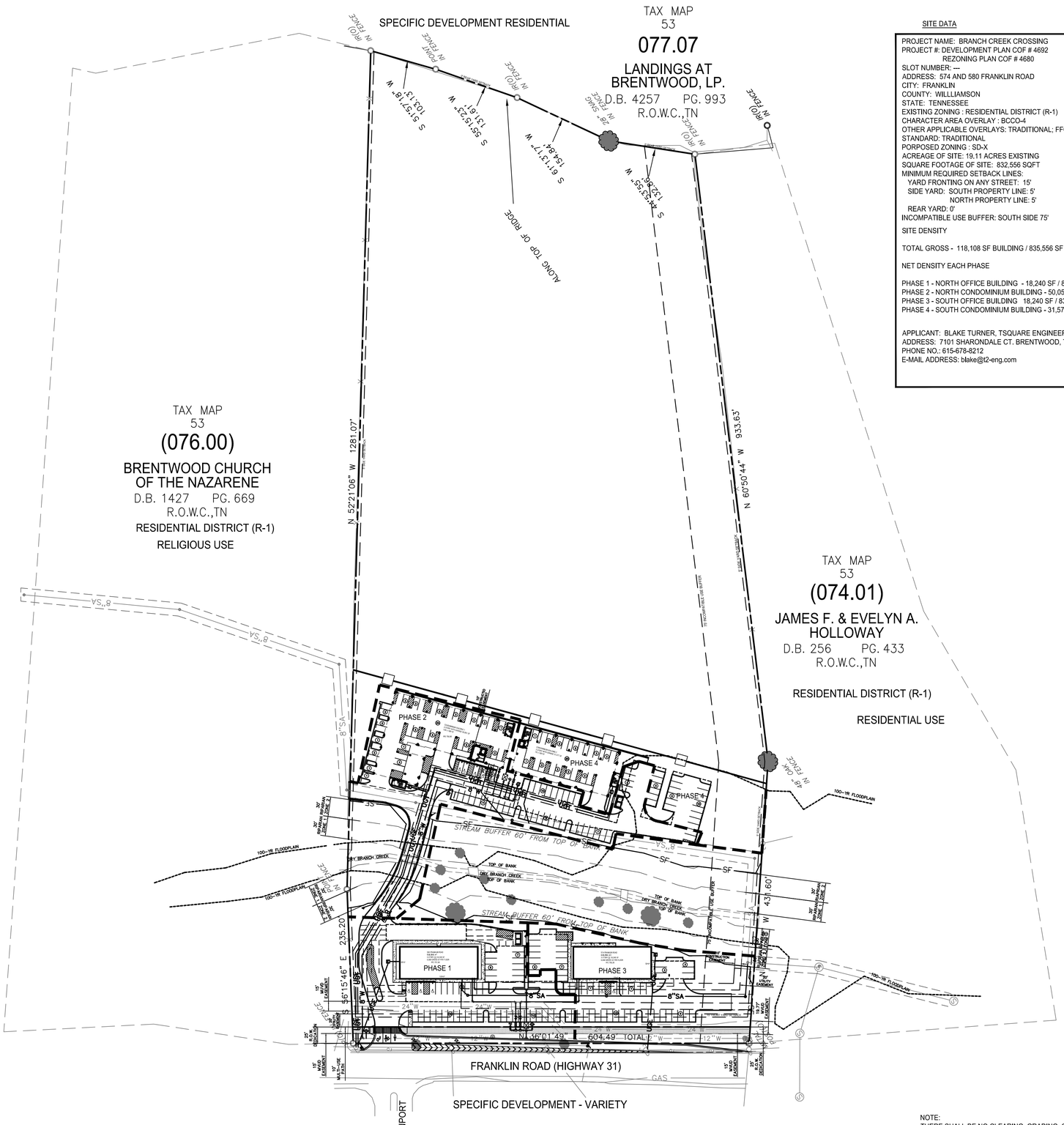
SPECIFIC DEVELOPMENT RESIDENTIAL

TAX MAP 53
077.07
LANDINGS AT BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C., TN

TAX MAP 53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
VS
RELIGIOUS USE

TAX MAP 53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RESIDENTIAL USE

S 51°37'18" W 103.13'
S 51°53'23" W 131.61'
S 61°13'17" W 154.64'
S 14°35'52" W 132.36'
N 52°21'06" W 1281.07'
N 60°50'44" W 933.63'
N 43°31'60" E 604.49' TOTAL
N 36°01'49" W
S 56°15'46" E 235.20'
ALONG TOP OF RIDGE
(REC) N FENCE
(REC) POINT IN FENCE
(REC) IN FENCE
(REC) IN FENCE
(REC)



DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

SITE DATA

PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680
SLOT NUMBER: ---
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
EXISTING ZONING : RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY : BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL; FFO/HHO
STANDARD: TRADITIONAL
PORPOSED ZONING : SD-X
ACREAGE OF SITE: 19.11 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'

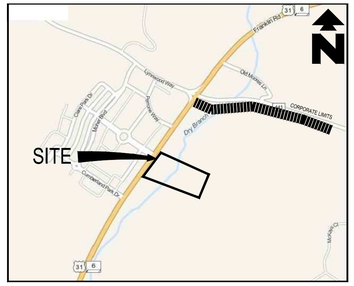
SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

APPLICANT: BLAKE TURNER, TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-678-8212
E-MAIL ADDRESS: blake@t2-eng.com



VICINITY MAP
N.T.S.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING

SITE PHASING PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-1.1

SPECIFIC DEVELOPMENT RESIDENTIAL

TAX MAP 53
077.07
LANDINGS AT BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C.,TN

SuE - Sulphura cherty silt loam
20 to 50 percent slopes

BoD - Dodine cherty silt loam
12 to 20 percent slopes

BoC - Bodine cherty silt loam
5 to 12 percent slopes

SuE - Sulphura cherty silt loam
20 to 50 percent slopes

HHO - HILLSIDE/HILLCREST OVERLAY DISTRICT

DeD - Delrose gravelly silt loam
12 to 20 percent slopes, eroded

TAX MAP 53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

RESIDENTIAL DISTRICT (R-1)

EXISTING CHURCH

TREE PROTECTION ZONE

EXISTING SLOPES 20% PLUS

TAX MAP 53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

BERRYS CHAPEL CHARACTER OVERLAY DISTRICT
HILLSIDE/HILLCREST OVERLAY DISTRICT
FLOODWAY FRINGE OVERLAY (FFO) ZONING OVERLAY
TRADITIONAL DEVELOPMENT STANDARDS

RESIDENTIAL DISTRICT (R-1)

DeE - Delrose gravelly silt loam
20 to 30 percent slopes, eroded

LIMITS OF DISTURBANCE

EXISTING SLOPES 14-19%

Rc - Rockland

Ld - Lindside cherty silt loam
phosphatic

LIMITS OF DISTURBANCE

TREE PROTECTION ZONE

32" TREE (FAIR)
24" TREE (FAIR)
30" TREE (FAIR)
36" TREE DOUBLE TRUNK (POOR)
38" TREE (FAIR)
EXISTING BARN
26" TREE, DOUBLE TRUNK (FAIR)
32" TREE (FAIR)
15" TREE (POOR)
16" TREE (POOR)
18" TREE (FAIR)
22" TREE (FAIR)
36" TREE (FAIR)
48" TREE DOUBLE TRUNK (FAIR)
28" TREE (FAIR)
15" TREE (FAIR)
12" TREES (FAIR)
20" TREE (POOR)
12" TREE (FAIR)
22" TREE (FAIR)
14" TREE (FAIR)
36" TREE (FAIR)
48" TREE (POOR)
24" TREE (POOR)
13"& 14" TREE DOUBLE TRUNK (POOR)
22" TREE (FAIR)
38" TREE (POOR)
15" TREE (POOR)

PROPERTY BOUNDARY
DRY BRANCH CREEK
STREAM BUFFER 60' FROM TOP OF BANK
100-YR FLOODPLAIN
FFO - FLOODWAY FRINGE OVERLAY DISTRICT WITHIN 100-YR FLOODPLAIN
EXISTING BUILDING
EXISTING GARAGE
EXISTING SLOPES 20% PLUS
LIMITS OF DISTURBANCE
TREE PROTECTION ZONE
EXISTING SANITARY SEWER
OVERHEAD ELECTRIC
VARIOUS TREES FROM 6" TO 18" (FAIR)

DRY BRANCH WETLAND

Ara - Armour silt loam
0 to 2 percent slopes

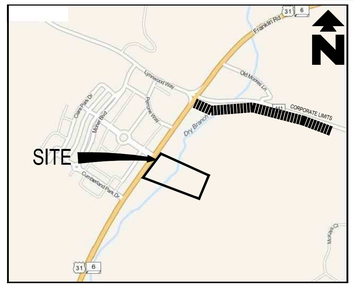
N 52°21'06" W 1271.07'
N 60°50'44" W 933.63'
S 56°15'46" E 135.20'
N 36°01'49" E 604.49' TOTAL
N 33°58'14" E 431.60'

FRANKLIN ROAD (HIGHWAY 31)

DAVENPORT BLVD.

SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



VICINITY MAP
N.T.S.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

TABLE 5-2: TREE CANOPY RETENTION STANDARDS
EXISTING TREE CANOPY - 60% - 79%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%
EXISTING TREE CANOPY COVER - 63.32%
PROPOSED TREE CANOPY COVER - 63.32%
TREE REPALCEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED

MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER

EXISTING SITE SUMMARY
TOTAL SITE AREA - 19.17 ACRES
SITE USE - RESIDENTIAL
TOTAL RESIDENTIAL USE - 19.17 ACRES

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.
A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
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TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101615
STATE OF TENNESSEE
12-04-14

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7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
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DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
EXISTING CONDITIONS PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-2.0

SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

Land Use	Size	Daily	AM Peak Enter	AM Peak Exit	Midday Peak* Enter	Midday Peak* Exit	PM Peak Enter	PM Peak Exit
Branch Creek Crossing Development								
Residential Condominium/Townhouse (230)	48 units	340	5	24	22	11	22	11
General Office (710)	36,000 ft²	604	74	10	20	99	20	99
TOTAL		**944**	**79**	**34**	**42**	**110**	**42**	**110**
Gateway Development (Proposed Additions)								
General Office (710)	21,000 ft²	401	48	7	17	85	17	85
Fast Food Restaurant with Drive Through Window (934)	3,900 ft²	1,219	57	55	41	38	41	38
Shopping Center (820)	42,000 ft²	2,956	43	26	123	133	123	133
Apartment (220)	27 units	287	3	14	10	5	10	5
Gasoline/Service Station with Convenience Market (945)	14 pumps	1,436	45	45	59	59	59	59
TOTAL		**6,299**	**196**	**147**	**250**	**320**	**250**	**320**

* Generated traffic volumes from the PM peak hour were used for the Midday peak hour as a conservative estimate. This is due to the ITE Trip Generation Manual only providing calculations for the AM and PM peak hour generators.

STATEMENT OF IMPACTS

1. WATER FACILITIES: TOTAL ESTIMATED USAGE OF 27,525 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FRO AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
2. SEWER FACILITIES: A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN.
3. RE-PURIFIED WATER FACILITIES - NONE WITHIN THE DEVELOPMENT.
4. DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY SUPPLIED.
5. DRAINAGE FACILITIES - STORMWATER IS DESIGNED TO MEET THE 80%TSS REMOVAL AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN.
6. POLICE: 900 COLUMBIA AVENUE
   4.2 MILES (11 MINUTES)
   FIRE: 370 MALLORY STATION ROAD (MALLORY STATION 3)
   2.4 MILES (5 MINUTES)
   RECREATIONAL FACILITY: DRY BRANCH WETLANDS 0.25 MILES (1 MINUTE)
7. REFUSE STORAGE: DEVELOPMENT WILL PROVIDE TRASH CORRALS FOR THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, COLLECTION SCHEDULE WILL BE AS SCHEDULED BY GARBAGE COLLECTION COMPANY.
8. RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS, PROPOSED EASEMENTS FOR UTILITIES.
   THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT THE ADJACENT GATEWAY VILLAGE DEVELOPMENT, THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. TRANSITIONAL FEATURES INCLUDE THE 75' INCOMPATIBLE USE BUFFER ALONG THE SOUTHERN BOUNDARY LINE.
   THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENTS FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.
9. WILLIAMSON COUNTY SCHOOL SYSTEM
   WALNUT GROVE ELEMENTARY SCHOOL
   BRENTWOOD MIDDLE SCHOOL
   BRENTWOOD HIGH SCHOOL
10. PHASING
    PHASE 1 - 18,240 NORTH OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
    PHASE 2 - 30 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, TRASH CORRAL, BRIDGE ACROSS DRY BRANCH CREEK AND LANDSCAPING.
    PHASE 3 - 18,240 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
    PHASE 4 - 18 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING.
    ELECTRIC UTILITIES AND LANDSCAPES.
11. FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.

PHASE 1: BRANCH CREEK CROSSING DEVELOPMENT

- RESTRIPE THE EXISTING SOUTHBOUND FRANKLIN ROAD LEFT TURN LANE AND CHANNELIZED AREA TO PROVIDE A LEFT TURN INTO THE PROPOSED DEVELOPMENT. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 190 FEET OF STORAGE.
- ALIGN THE BRANCH CREEK CROSSING ACCESS WITH DAVENPORT BOULEVARD CREATING THE FOURTH LEG AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACCESS SHOULD INCLUDE ONE (1) SHARED THROUGH/LEFT TURN LANE AND ONE (1) RIGHT TURN LANE.
- CONSTRUCT A TWELVE (12) FOOT WIDE RIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBOUND FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 100 FEET OF STORAGE AND 180 FEET OF TAPER. THE PROPOSED RIGHT TURN LANE SHALL BE DESIGNED TO ALLOW FOR THE ADDITIONAL NORTHBOUND THROUGH LANE PROPOSED IN THE FRANKLIN ROAD WIDENING PROJECT.
- RESTRIPE DAVENPORT BOULEVARD TO INCLUDE ONE (1) RIGHT TURN LANE AND ONE (1) SHARED THROUGH/LEFT TURN LANE.
- INSTALL A TEN (10) FOOT WIDE MULTI-USE PATH WITH A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.
- INSTALL ADA COMPLIANT HANDICAP RAMPS AND A CROSSWALK WHERE THE MULTI-USE PATH CROSSED THE PROPOSED BRANCH CREEK CROSSING ACCESS.

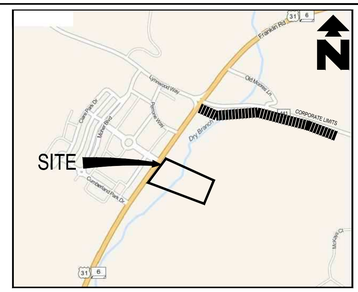
PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS

- INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS UPON COMPLETION OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL PROVIDE PROTECTED/PERMITTED LEFT TURN SIGNAL PHASING FOR THE NORTHBOUND AND SOUTHBOUND APPROACHES OF FRANKLIN ROAD. THE SIGNAL SHOULD BE SYNCHRONIZED WITH THE EXISTING SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND MOORES LANE/LYNNWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.

PHASE 3: FUTURE TDOT FRANKLIN ROAD WIDENING AND DEVELOPMENTS

- FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TWO-WAY LEFT TURN LANE, AS A RESULT OF THE WIDENING PROJECT THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.

12. MODIFICATION OF STANDARDS REQUESTED
    CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.3.4 AND TABLE 3-II REQUIRES A FRONT YARD SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE TO BE 0-15 FEET FOR A MIXED-USE DEVELOPMENT IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 75 FOOT SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
    CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.(4) REQUIRES NO MORE THAN 1 STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
13. CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A(3) REQUIRES OFF-STREET PARKING AREAS TO NOT OCCUPY MORE THAN 30 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS THE OFF-STREET PARKING AREA TO OCCUPY 72 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA AS WELL AS THE STREAM BUFFER.
14. REQUEST FOR PAYMENT IN LIEU OF FOR DEDICATION OF PARKS.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOTE:
SITE LIGHTING TO BE PER SHEET E02 PHOTOMETRICS PLAN

RESIDENTIAL UNITS	
RESIDENCE	UNITS OF BUILDING
ONE BEDROOM UNITS	9
TWO BEDROOM UNITS	18
THREE BEDROOM UNITS	21
TOTAL	48

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

PARKING RATIO (BASED ON SQFT OF OFFICE				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

SITE DATA

PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680
SLOT NUMBER: ---
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLLIAMSON
STATE: TENNESSEE
EXISTING ZONING : RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY : BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL
STANDARD: TRADITIONAL
PORPOSED ZONING: SD-X (PC 556 480)
ACREAGE OF SITE: 19.17 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'
SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

APPLICANT: TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-953-2998
FAX NO.: 931-489-2089
E-MAIL ADDRESS: tim@tsquareengineering.com
CONTACT NAME: TIM TURNER

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006
NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TAX MAP 53 (076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

TAX MAP 53 (074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

LOADING/SERVICE AREA
CONDOMINIUM BUILDING 1
3 STORY WITH GARAGE 59,051 SF
FFE 758.00
CONDOMINIUM BUILDING 2
3 STORY WITH GARAGE 31,577 SF
FFE 749.00
FUTURE CROSS ACCESS
30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
100-YR FLOODPLAIN
260 LF RETAINING WALL (DESIGN BY OTHERS)
165 LF RETAINING WALL (DESIGN BY OTHERS)
CONCRETE BRIDGE
DRY BRANCH CREEK
TOP OF BANK
STREAM BUFFER 60' FROM TOP OF BANK
265 LF RETAINING WALL (DESIGN BY OTHERS)
69 LF RETAINING WALL (DESIGN BY OTHERS)
75' INCOMPATIBLE USE BUFFER
5' SIDE YARD SETBACK
580 FRANKLIN ROAD BUILDING #1 3 STORY || 18,240 SF 6,080 GROSS SF PER FLOOR FFE 757.00
574 FRANKLIN ROAD BUILDING #2 3 STORY || 18,240 SF 6,080 GROSS SF PER FLOOR FFE 756.35
BICYCLE PARKING
15' MVUD EASEMENT
25' R.O.W. DEDICATION
10' MULTI-USE PATH
HANDICAP RAMP
10' MULTI USE PATH
19.77' MVUD EASEMENT
15' FRONT YARD SETBACK
FENCE
GAS
OHP
N 56°15'46" E 235.20
N 36°01'49" E 604.49' TOTAL
S 56°15'46" W 431.60'
PERMEABLE PAVERS
ASPHALT PAVING OVER SANITARY SEWER
SPECIFIC DEVELOPMENT - VARIETY
DAVENPORT BLVD.
DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101715
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

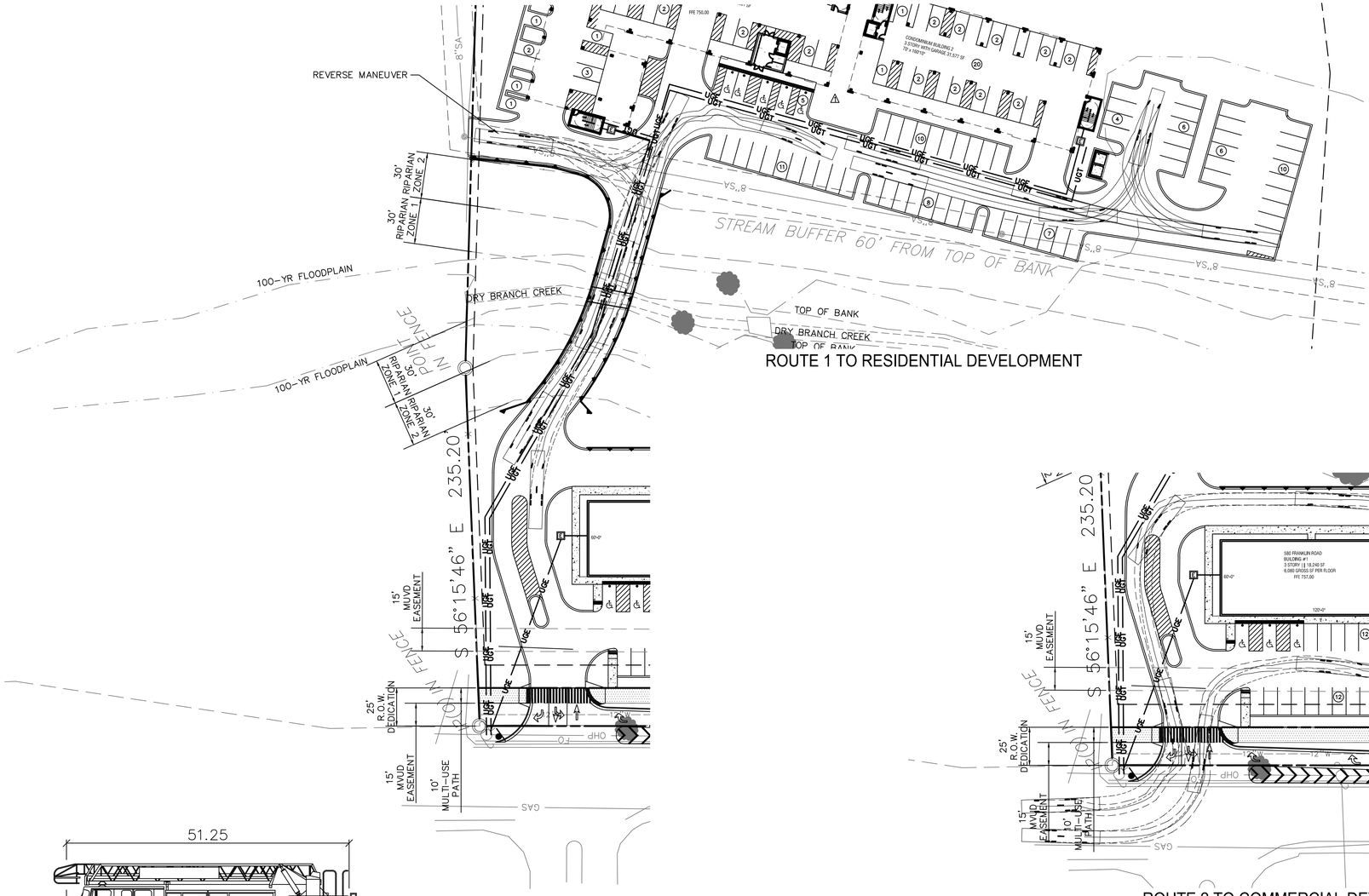
NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 40'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
SITE PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER 145061

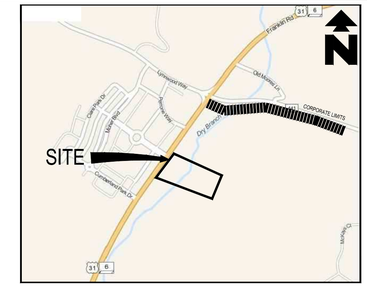
SHEET NUMBER C-3.0



ROUTE 1 TO RESIDENTIAL DEVELOPMENT

ROUTE 2 TO COMMERCIAL DEVELOPMENT

ROUTE 3 TO COMMERCIAL DEVELOPMENT

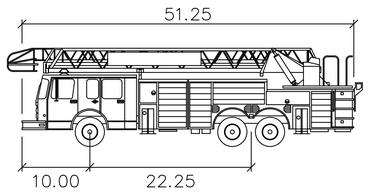


VICINITY MAP
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



franklin t-2 feet

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

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
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CHECKED BY: TET

BRANCH CREEK CROSSING

EMERGENCY VEHICLE PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-4.0

TAX MAP
53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

TAX MAP
53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

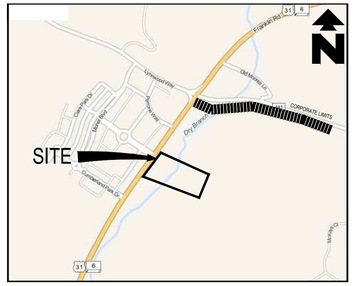
DRY BRANCH CREEK:

SILTATION IMPAIRMENT – YES
SILTATION IMPAIRED DRAINAGES – YES
STREAM ASSESSMENT – NOT SUPPORTING
MS-4 CITY – FRANKLIN

LEGEND

SF SILT FENCE (TCP-13)
CF ORANGE CONSTRUCTION FENCING
TP TREE PROTECTION FENCING
ST SEDIMENT TUBE

LIMITS OF DISTURBANCE
3:1 SIDE SLOPES
DOWNSPOUTS FROM BUILDNGS TO BE ROUTED TO UNDERGROUND DETENTION (STORM TANK)
6" UNDERDRAIN (TYP.)
LIMITS OF UNDERGROUND DETENTION (3' STORM TANK) WITH EXFILTRATION
SEDIMENT TUBES TO BE PLACED WITHIN STREAM BUFFER TO PREVENT EROSION FROM CONSTRUCTION ACTIVITIES TO ENTER DRY BRANCH CREEK
100-YR FLOODPLAIN
DRY BRANCH CREEK
TOP OF BANK
STREAM BUFFER 60' FROM TOP OF BANK
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 2
75' INCOMPATIBLE USE BUFFER
5' SIDE YARD SETBACK
15' FRONT YARD SETBACK
TREE PROTECTION FENCING
DOWNSPOUTS FROM BUILDNGS TO BE ROUTED TO UNDERGROUND DETENTION (STORM TANK)
15' MVUD EASEMENT
19.77' MVUD EASEMENT
25' R.O.W. DEDICATION
10' MULTI-USE PATH
HANDICAP RAMPS
48" OAK IN FENCE
RUNOFF DIRECTION
CONDOMINIUM BUILDING 1
3 STORY WITH GARAGE 56,551 SF
110' x 160'10"
FFE 750.00
CONDOMINIUM BUILDING 2
3 STORY WITH GARAGE 31,577 SF
70' x 160'10"
FFE 750.00
585 FRANKLIN ROAD
BUILDING #1
3 STORY || 18,240 SF
6,080 GROSS SF PER FLOOR
FFE 757.00
574 FRANKLIN ROAD
BUILDING #2
3 STORY || 18,240 SF
6,080 GROSS SF PER FLOOR
FFE 750.35
S 56°55'46" E 235.20'
N 36°01'49" E 604.49' TOTAL
W 431.60'
DAVENPORT BLVD.
SPECIFIC DEVELOPMENT - VARIETY
DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.

2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.

3. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THESE AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS.

4. REPRESENTATIVE SAMPLE OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. FILL PLACEMENT AND COMPACTION SHALL BE OBSERVED AND DOCUMENTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.

6. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.

7. IF DURING EARTH OPERATIONS, THE CONTRACTOR ENCOUNTERS UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IN WRITING WITHIN 24 HOURS. NEGOTIATION SHALL THEN BE INITIATED BETWEEN OWNER AND CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK. IF ADDITIONAL WORK IS NOT COVERED BY A CONTRACT UNIT PRICE, THE WORK SHALL BE PAID AT TIME AND MATERIAL BASIS.

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

PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tnonecall.com

NOTE:
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A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 40'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
GRADING PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

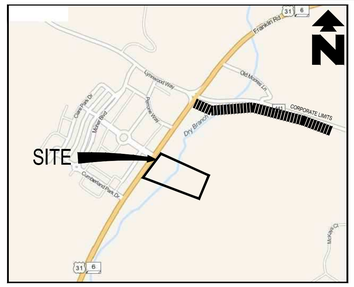
SHEET NUMBER
C-5.0

TAX MAP
53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

DRY BRANCH CREEK:

SILTATION IMPAIRMENT – YES
SILTATION IMPAIRED DRAINAGES – YES
STREAM ASSESSMENT – NOT SUPPORTING
MS-4 CITY – FRANKLIN

PROPERTY AREA – 19.17 ACRES
DISTURBED AREA – 4.89 ACRES 25.50% OF PROPERTY
IMPERVIOUS AREA – 2.92 ACRES 15.23% OF PROPERTY
PERVIOUS AREA – 16.25 ACRES 84.77% OF PROPERTY



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.

2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.

3. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THESE AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS.

4. REPRESENTATIVE SAMPLE OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. FILL PLACEMENT AND COMPACTION SHALL BE OBSERVED AND DOCUMENTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.

6. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.

7. IF DURING EARTH OPERATIONS, THE CONTRACTOR ENCOUNTERS UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IN WRITING WITHIN 24 HOURS. NEGOTIATION SHALL THEN BE INITIATED BETWEEN OWNER AND CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK. IF ADDITIONAL WORK IS NOT COVERED BY A CONTRACT UNIT PRICE, THE WORK SHALL BE PAID AT TIME AND MATERIAL BASIS.

TAX MAP
53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

Tennessee811
Know what's below.
Call before you dig.

PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tnonecall.com

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NOTE:
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SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGENT
No. 101715
STATE OF TENNESSEE
12-04-14

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Consulting Civil Engineering
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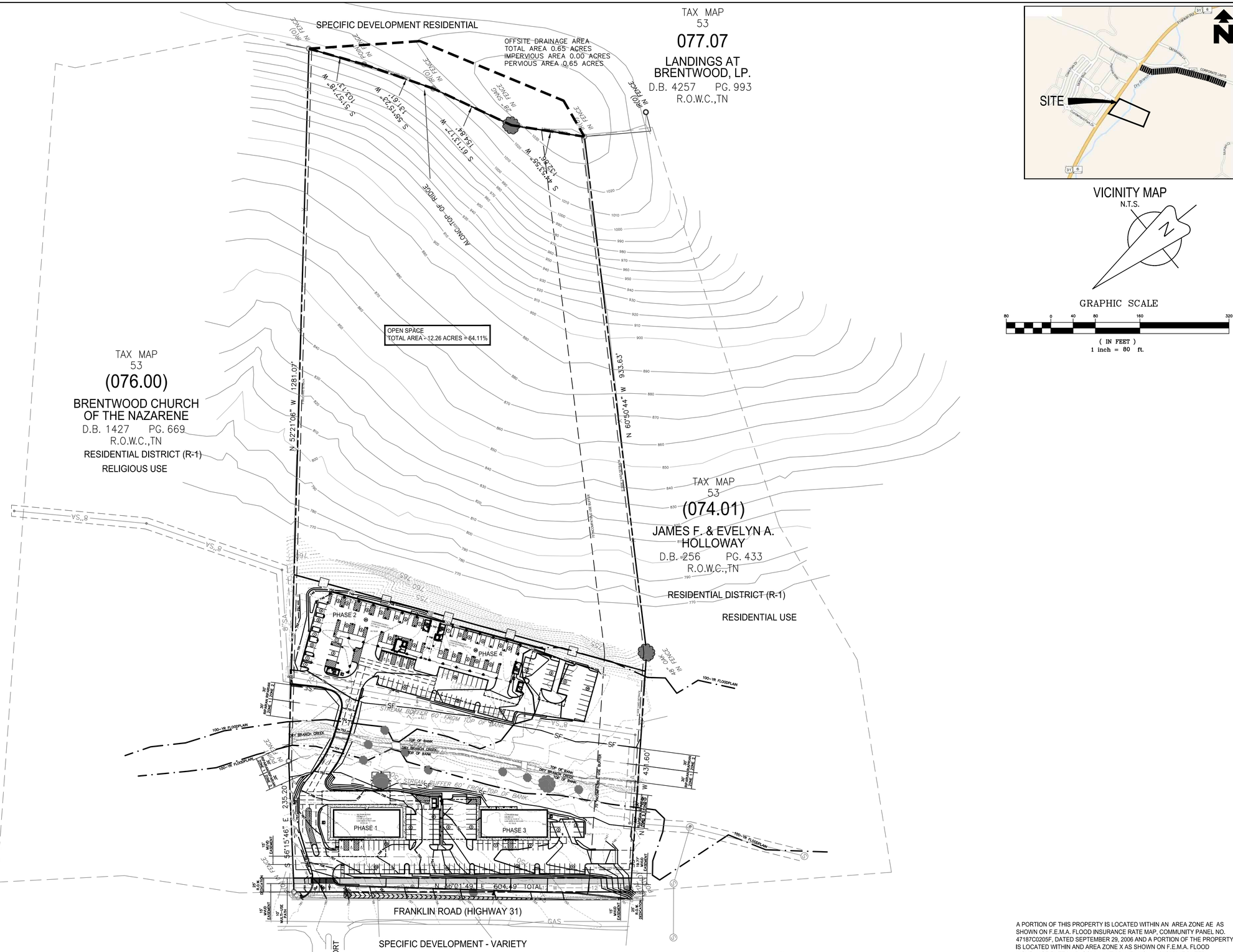
CHECKED BY: TET

BRANCH CREEK CROSSING

STORMWATER MANAGEMENT PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-6.0



VICINITY MAP
N.T.S.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

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TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101615
STATE OF TENNESSEE
12-04-14

TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
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BRANCH CREEK CROSSING

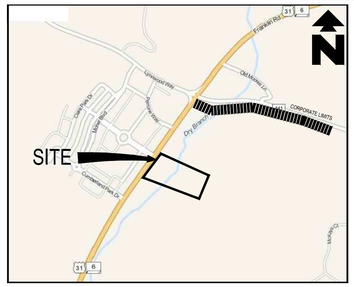
OFFSITE DRAINAGE AREA PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-6.1

TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.,TN

NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS,), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

UTILITY NOTES

1. ALL UTILITY WORKS SHALL BE IN CONFORMANCE WITH THE LOCAL UTILITY STANDARD SPECIFICATIONS AND DETAILS.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE OF NEW PIPE LINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPE LINES COMMENCES.
3. CONTRACTOR SHALL NOTIFY UTILITY OWNERS NO LESS THAN THREE DAYS OR MORE THAN TEN WORKING DAYS PRIOR TO START OF EXCAVATION WORK TO AVOID POSSIBLE HAZARD OR DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AT NO EXTRA COST TO THE OWNER.
5. IN CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
7. PROPOSED LOCATIONS OF UTILITY STRUCTURES AND BORING LOCATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE USED AS A GUIDE. FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE PLACEMENT OF STRUCTURES AT LOCATIONS DIFFERENT THAN THAT WHICH IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH UTILITY OWNERS REGARDING FINAL LOCATION OF STRUCTURES (TRANSFORMER PAD, WATER METERS, ETC.) ON SITE.
8. SEE BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTION TO THE BUILDING AND VERIFY ALL SERVICE LOAD REQUIREMENTS.
9. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

LEGEND

- WATER METER
- FIRE HYDRANT
- VALVE
- 8"W — WATER MAIN
- 8"SA — SANITARY SEWER MAIN
- 6" SANITARY SEWER SERVICE
- SANITARY SEWER MANHOLE
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- ELECTRIC TRANSFORMER
- PROPOSED POWER POLE

NOTE:
24" WATER MAIN AND ASSOCIATED 15' MALLORY VALLEY UTILITY DISTRICT EASEMENT SHOWN PER EASEMENT DESCRIPTIONS FROM MALLORY VALLEY UTILITY DISTRICT. CONTRACTOR TO LOCATE EXACT LOCATION OF 24" WATER MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY MALLORY VALLEY UTILITY DISTRICT PRIOR CONSTRUCTION OF PROPOSED WATER SERVICES FOR PROPOSED COMMERCIAL BUILDINGS AND PROPOSED CONDO DEVELOPMENT.

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TAX MAP
53
(074.01)
JAMES F. & EVELYN A.
HOLLOWAY
D.B. 256 PG. 433
R.O.W.,TN

SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101675
STATE OF TENNESSEE
12-04-14

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BRANCH CREEK CROSSING
UTILITY PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
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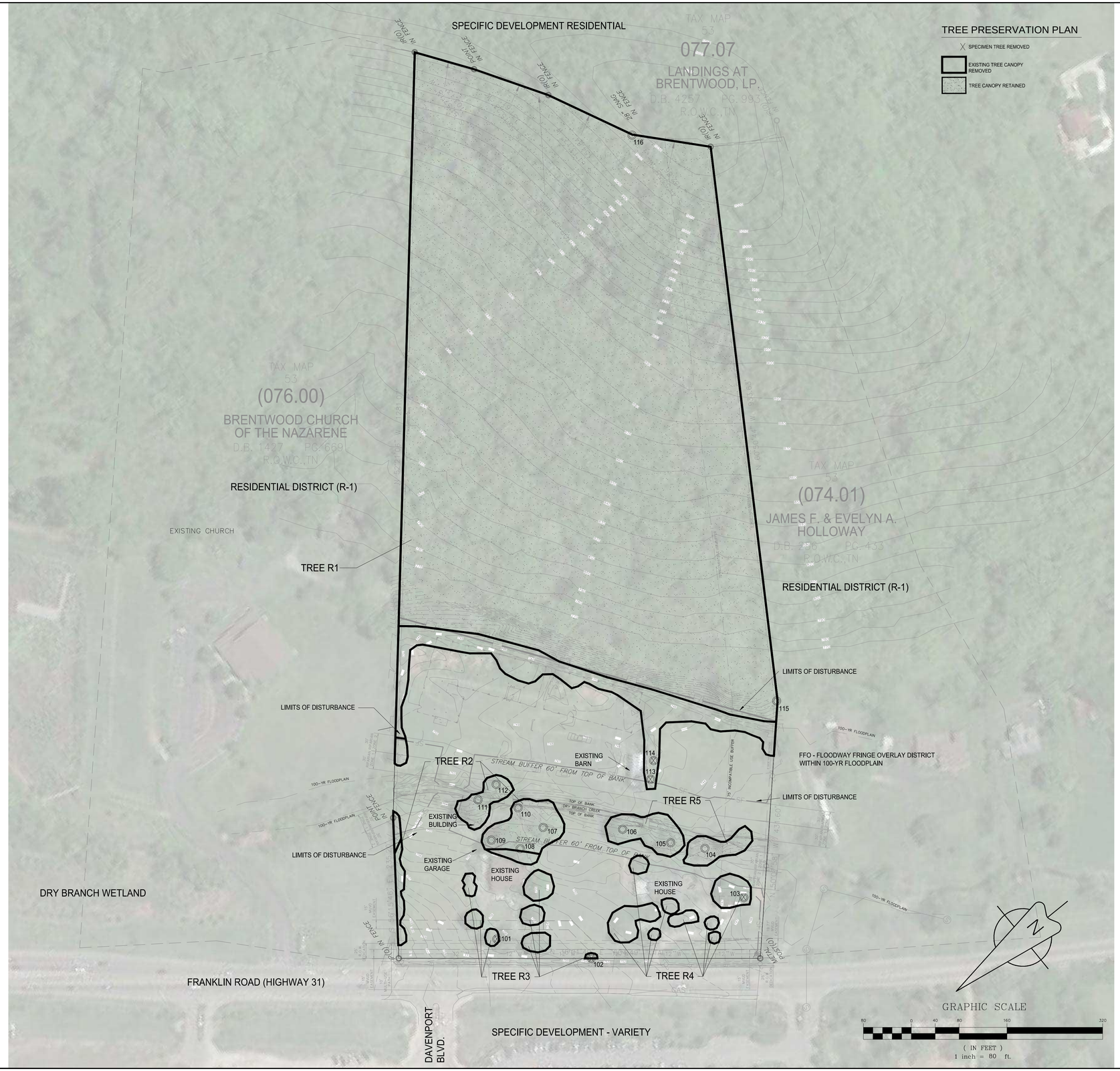
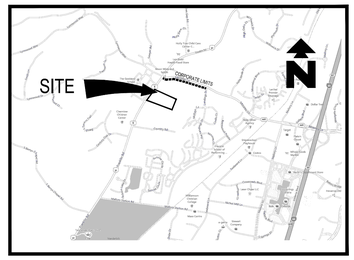
C-7.0





VICINITY MAP
N.T.S.

TABLE 5-2: TREE CANOPY RETENTION STANDARDS
EXISTING TREE CANOPY - 60% - 79%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%
EXISTING TREE CANOPY COVER - 63.32%
PROPOSED TREE CANOPY COVER - 63.32%
TREE REPALCEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED

MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER

EXISTING SITE SUMMARY
TOTAL SITE AREA - 19.17 ACRES
SITE USE - RESIDENTIAL
TOTAL RESIDENTIAL USE - 19.17 ACRES

SPECIMEN TREE SURVEY

Number	Type	Size	Health	Status
101	TREE	38"	POOR	REMOVED
102	TREE	24"	POOR	REMOVED
103	TREE	36"	FAIR	REMOVED
104	TREE	48"	FAIR	
105	TREE	36"	FAIR	
106	TREE	28"	FAIR	
107	TREE	38"	FAIR	
108	TREE	32"	FAIR	
109	TREE	48"	POOR	
110	TREE	36"	POOR	
111	TREE	30"	FAIR	
112	TREE	24"	FAIR	
113	TREE	32"	FAIR	REMOVED
114	TREE	26"	FAIR	REMOVED
115	TREE	48"	GOOD	
116	TREE	28"	GOOD	

SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY INCHES REMOVED: 94 INCHES

REPLACEMENT RATIO: 2:1
REPLACEMENT REQUIRED: 188 INCHES

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE R1	559,731 SF	27,866 SF	531,865 SF
TREE R2	16,429 SF	3,144 SF	13,285 SF
TREE R3	6,439 SF	6,439 SF	0 SF
TREE R4	9,752 SF	9,752 SF	0 SF
TREE R5	10,400 SF	0 SF	10,400 SF
TOTAL SF	602,751 SF	47,201 SF	555,550 SF
TOTAL ACRES	13.83 AC	1.08 AC	12.75 AC

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CITY OF FRANKLIN ID #4692

GREGORY C. GAMBLE
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 707
LANDSCAPE ARCHITECT

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

REVISIONS | NO. | DATE

DATE: 05-20-2014
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DRAWN BY: TSQUARE ENGINEERING
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BRANCH CREEK CROSSING

TREE PROTECTION PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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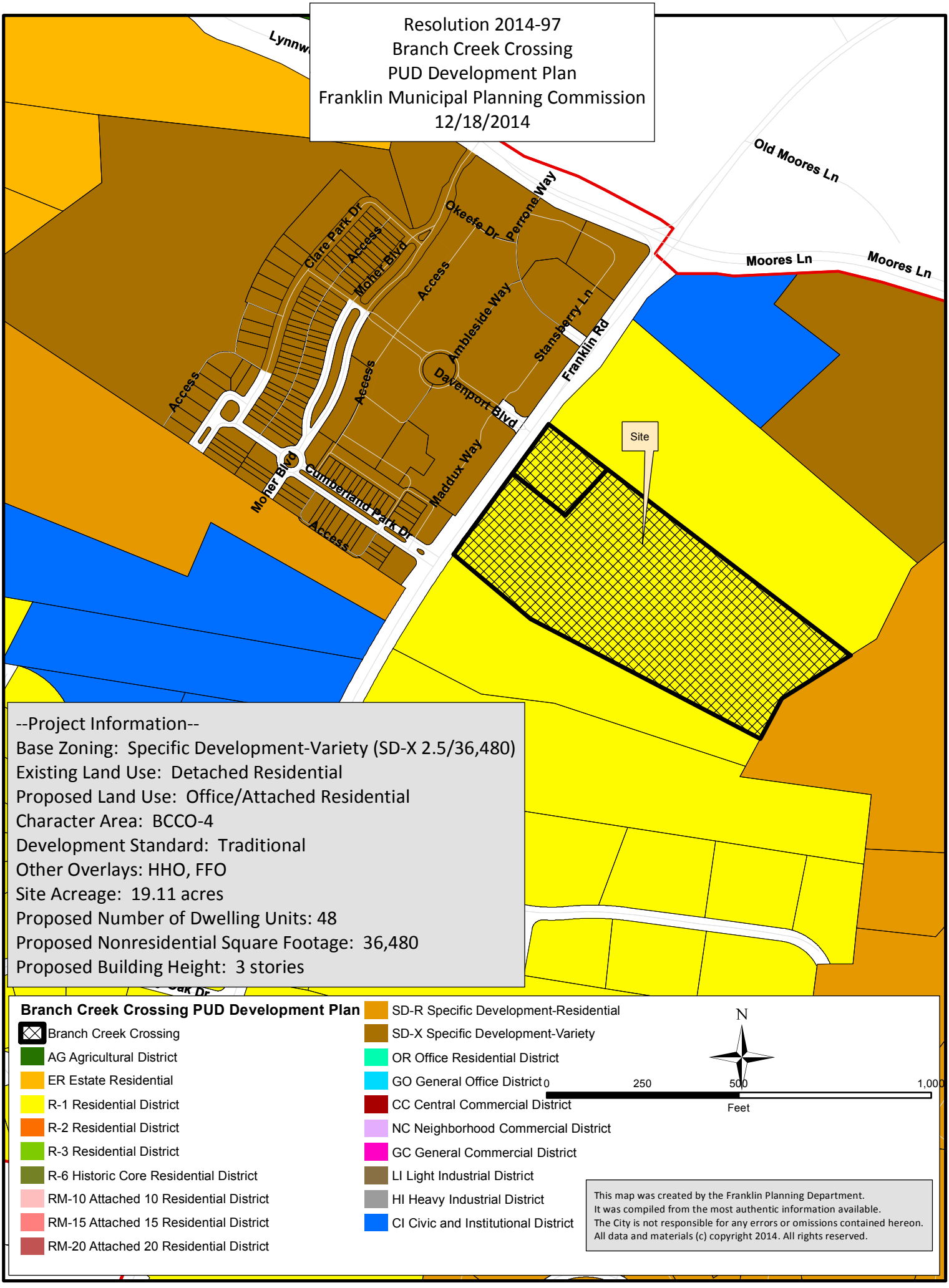
Resolution 2014-97
Branch Creek Crossing
PUD Development Plan
Franklin Municipal Planning Commission
12/18/2014
Old Moores Ln
Moores Ln
Moores Ln
Okeefe Dr
Perrone Way
Clare Park Dr
Access
Moher Blvd
Access
Ambleside Way
Stansberry Ln
Franklin Rd
Access
Access
Davenport Blvd
Site
Moher Blvd
Cumberland Park Dr
Maddux Way
Access
--Project Information--
Base Zoning: Specific Development-Variety (SD-X 2.5/36,480)
Existing Land Use: Detached Residential
Proposed Land Use: Office/Attached Residential
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: HHO, FFO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 48
Proposed Nonresidential Square Footage: 36,480
Proposed Building Height: 3 stories
Branch Creek Crossing PUD Development Plan
Branch Creek Crossing
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2014-97

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION, LOCATED AT 574 & 580 FRANKLIN ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Zoning Reference Number 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.
Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;
Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;
Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;
Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;
Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;
Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

2. That the overall entitlements for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	**Nichol Mill Lofts PUD Subdivision**
Base Zone	Specific Development-Residential (SD-X 2.5/36,480)
Character Area Overlay	Berrys Chapel Character Area Overlay #4
Other Zoning Overlays	HHO, FFO
Number of Dwelling Units	48
Number of Nonresidential Square Footage	36,480
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.70 acres Informal: 12.26 acres Total: 12.96 acres

3. 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 Department.

4. That the following Modifications of Design Standards (MOS) were requested and acted upon by FMPC:

MOS 1: Loading Area Location Approved: _____ Denied: _____	Request to allow the loading areas to the side of the structure as opposed to behind the structure. *Staff recommended approval.*

MOS 2: Parking Lot Location Approved: _____ Denied: _____	Request to allow parking between the primary elevation and the primary street in a Traditional area. *Staff recommended approval.*

5. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ **BY:** _____
ERIC STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR **MAYOR**

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA APPROVAL: _____

COF# 4692

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

- The previous comment "Applicant shall delineate any applicable offsite drainage areas and include in design" was not addressed. The proposed development of this property must not adversely affect any adjacent property. The offsite drainage design is incomplete.

2. D. Statement of Impacts

- This portion of the previous comment "Applicant shall add to the statement of impacts the recommended improvements as described in the traffic study" has raised an additional problem. The description of what is to be constructed with phase 1 includes the right turn lane on northbound Franklin Road. The existing utility poles must be removed and relocated prior to the construction of the right turn lane. The utility plan must indicate the removal of these utility poles.

Parks

General Comments

3. Parkland information

- Parks- Please address Parkland requirements. They are not shown on plans. List unit breakdown also.

Example:
Fees in Lieu are requested for Parkland Dedication requirements.
48 dwelling units total
35 units x 1200sf = 42,000sf
13 units x 600sf = 7,800sf
42,000sf + 7,800sf = 49,800sf or 1.14 acres

Planning

General Comments

4. Consolidation of Lots

- Applicant shall submit a final plat prior to approval of site plan.

5. Modification of Standards Location

- Applicant shall remove Modification of Standards on Sheet 1.0 under Phase 3: Future TDOT Franklin Road Widening and Developments Section.

6. Connectivity Index

- Applicant shall include a Connectivity Index.

7. Draft elevations (development plan)

- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

Planning (Landscape)

General Comments

8. LSR Open Space

- Applicant shall provide a chart showing the total acreage, acreage to be preserved, total LSR and acreage of formal open space.

All of these areas shall be delinated on the landscape plans.

Water/Sewer

General Comments

9. Sewer line

- Applicant shall have agreements signed and in place to ensure the sewer trunk line crossing the property prior to site plan approval. This comment is to remain open.

Zoning

development plans 10-13-14.pdf

10. Loading Dock

- With the site plan submittal the plans shall be revised to show the loading areas next to the office buildings.

11. Codes

- Revise all applicable sheets; the Codes Department is called the Building and Neighborhood Services (BNS) Department.

Branch Creek Crossing

Development Plan

Franklin, Williamson County, Tennessee

Tax Map 53 & Parcels 75.00 & 75.01

Owner: Kevin Belew
Great Tennessee Land Company, LLC
642 Hampstead Lane
Ann Arbor, MI 48103
kbelew@batterseapartners.com

Architect Paul Bass
B-3 Studios
1587 Mallory Ln. Suite 175
Brentwood, TN 37027
615-469-7856
paulb@b3studio.com

Engineer/ Applicant: Tim Turner
Blake Turner
7010 Sharondale Ct.
Brentwood, TN 37027
615-678-8212
blake@t2-eng.com

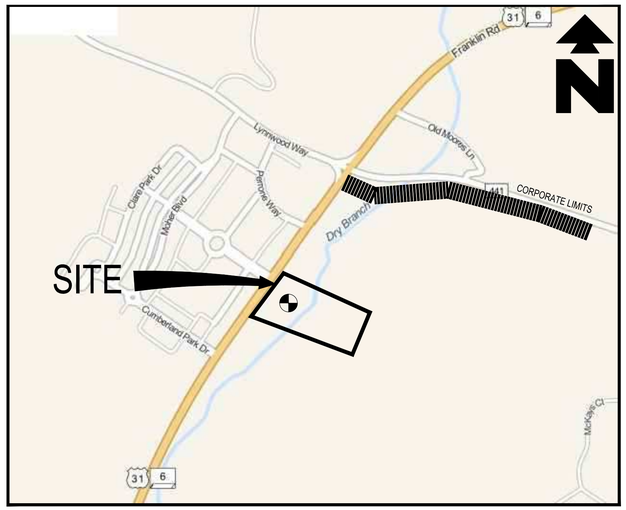
TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS. TSQUARE ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.

DETENTION AGREEMENT # _____

TDEC NOTICE OF COVERAGE - TNR#

EROSION CONTROL SPECIALIST -

MOBILE (24HR) PHONE # (---) - -------



VICINITY MAP
N.T.S.

MODIFICATION OF STANDARDS REQUESTED:

1) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
2) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
3) FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

SHEET SCHEDULE

C-0.0 COVER SHEET
A-400 EXTERIOR ELEVATIONS
A-400 EXTERIOR ELEVATIONS
C-1.0 SITE DEVELOPMENT PLAN
C-1.1 SITE PHASING PLAN
C-2.0 EXISTING CONDITIONS PLAN
C-3.0 SITE LAYOUT PLAN
C-4.0 EMERGENCY VEHICLE TURNING PLAN
C-5.0 GRADING AND DRAINAGE PLAN
C-6.0 STORMWATER MANAGEMENT PLAN
C-6.1 OFFSITE DRAINAGE AREA PLAN
C-7.0 UTILITY PLAN
C-8.0 TREE PROTECTION PLAN
E02 PHOTOMERTRICS PLAN

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF DRY BRANCH CREET.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE 30' RIPARIAN ZONE 1 OR 30' RIPARIAN ZONE 2 STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

NOTE:
FEES IN LIEU ARE REQUESTED FOR PARKLAND DEDICATION REQUIREMENTS:

35 UNITS X 1,200 SF = 42,000 SF
13 UNITS X 600 SF = 7,800 SF
42,000 SF + 7,800 SF = 49,800 SF OR 1.14 ACRES
FEES SHALL BE PAID AT FINAL PLAT STAGE

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 40'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
COVER SHEET
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-0.0



1 front elevation
1/8" = 1'-0"



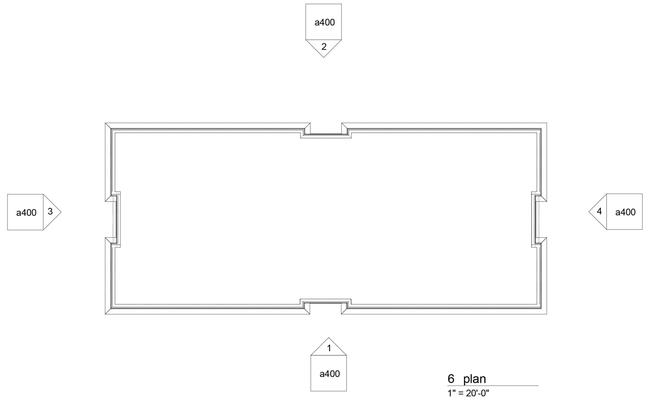
2 rear elevation
1/8" = 1'-0"



3 left elevation
1/8" = 1'-0"



4 right elevation
1/8" = 1'-0"



6 plan
1" = 20'-0"

zone 4 - building requirements

ROOFS	
- INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE	
- METAL FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS	NR
- UNHEATED SLABS	NR (No Requirement)
OPAQUE DOORS	
- SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL	
- U-FACTOR	U - 0.40

material legend

- BRICK - TEXAS (ACME)
- BRICK - OLDE WORLD (ACME)
- BRICK - PALOMA GRAY (ACME)
- CUSTOM CAST STONE - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)
- FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: **4692**

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.



5 3D View front of building

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b3studio inc.
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing
mixed-use development || 36.00 sf office & 48 unit condo tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:

date: 10 november 2014
project no.: a14025.00

exterior elevations

a400



1 front elevation
1/16" = 1'-0"



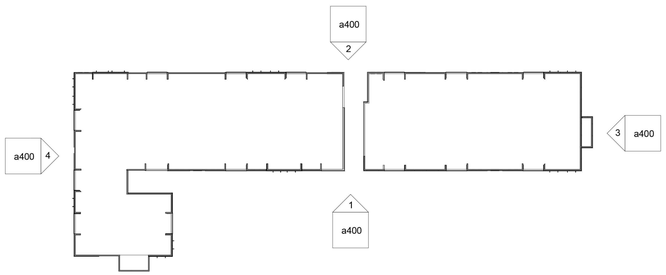
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



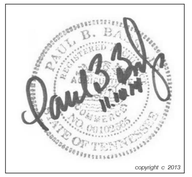
4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"



6 3D View front of building



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zone 4 - building requirements

ROOFS	
- INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE	
- WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS	NR
- UNHEATED SLABS	NR (No Requirement)
OPAQUE DOORS	
- SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL	
- U-FACTOR	U - 0.40

planning commission note

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hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

- BRICK - TEXAS (ACME BRICK)
- BRICK - OLDE WORLD (ACME BRICK)
- BRICK - PALOMA GRAY (ACME BRICK)
- CUSTOM CAST STONE LIGHT BUFF SMOOTH
- FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

b3studio inc.
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing
mixed-use development || 36,000 sf office & 48 unit condo
tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:

date: 10 november 2014
project no.: a14025.00

exterior elevations

a400

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

PARKING RATIO (BASED ON SQFT OF OFFICE				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

RESIDENTIAL UNITS	
RESIDENCE	UNITS OF BUILDING
ONE BEDROOM UNITS	9
TWO BEDROOM UNITS	18
THREE BEDROOM UNITS	21
TOTAL	48

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

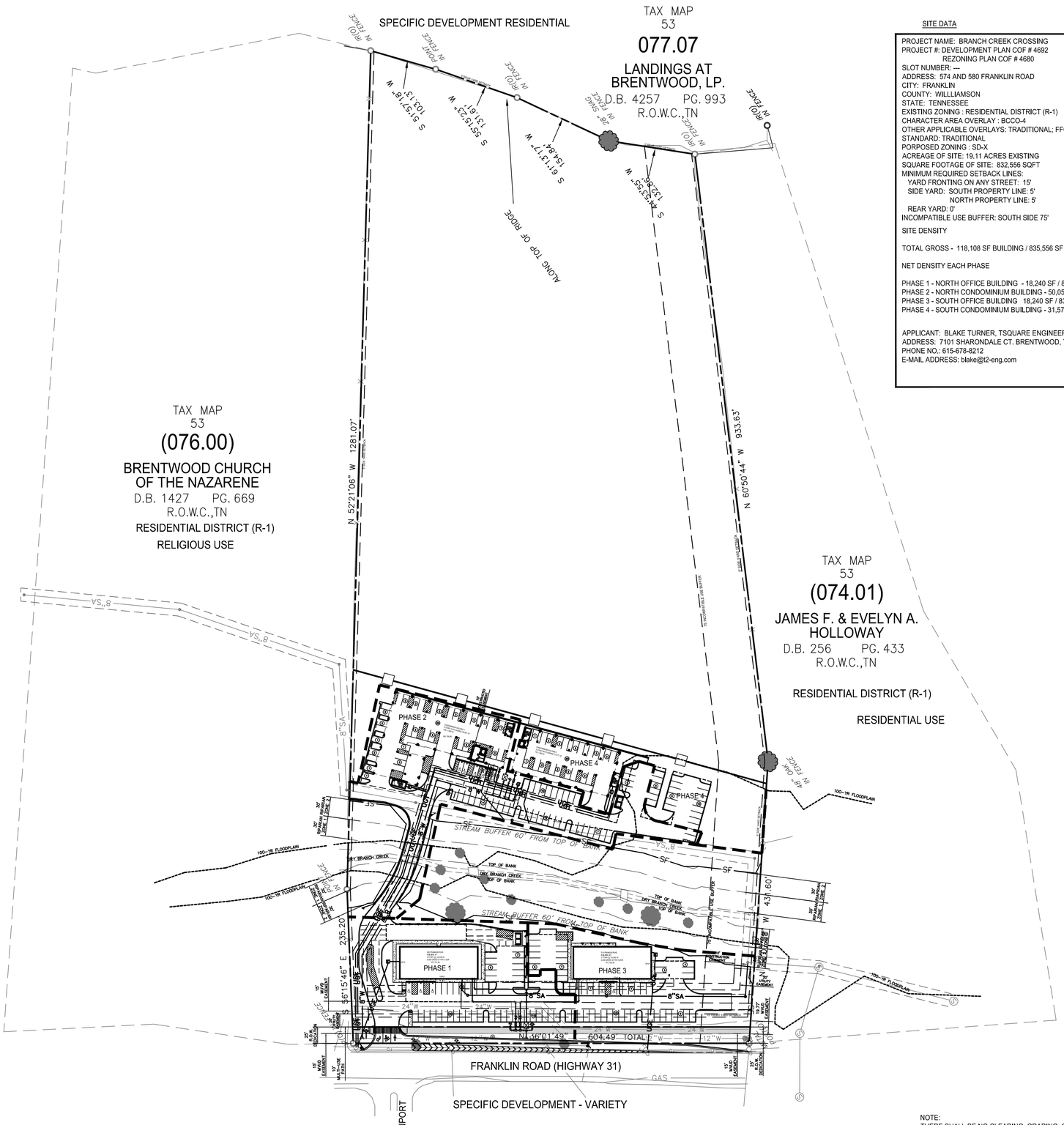
SPECIFIC DEVELOPMENT RESIDENTIAL

TAX MAP 53
077.07
LANDINGS AT BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C., TN

TAX MAP 53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
VS
RELIGIOUS USE

TAX MAP 53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RESIDENTIAL USE

S 51°37'18" W 103.13'
S 51°53'23" W 131.61'
S 61°13'17" W 154.64'
S 14°35'52" W 132.36'
N 52°21'06" W 1281.07'
N 60°50'44" W 933.63'
N 43°31'60" E 604.49' TOTAL
N 36°01'49" W
S 56°15'46" E 235.20'
ALONG TOP OF RIDGE
(REC) N FENCE
(REC) POINT IN FENCE
(REC) IN FENCE
(REC) IN FENCE
(REC)



DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

SITE DATA

PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680
SLOT NUMBER: ---
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
EXISTING ZONING : RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY : BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL; FFO/HHO
STANDARD: TRADITIONAL
PORPOSED ZONING : SD-X
ACREAGE OF SITE: 19.11 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'

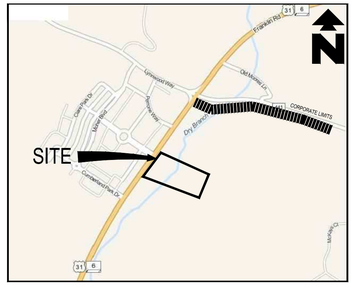
SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

APPLICANT: BLAKE TURNER, TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-678-8212
E-MAIL ADDRESS: blake@t2-eng.com



VICINITY MAP
N.T.S.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING

SITE PHASING PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-1.1

SPECIFIC DEVELOPMENT RESIDENTIAL

TAX MAP 53
077.07
LANDINGS AT BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C.,TN

SuE - Sulphura cherty silt loam
20 to 50 percent slopes

BoD - Dodine cherty silt loam
12 to 20 percent slopes

BoC - Bodine cherty silt loam
5 to 12 percent slopes

SuE - Sulphura cherty silt loam
20 to 50 percent slopes

HHO - HILLSIDE/HILLCREST OVERLAY DISTRICT

DeD - Delrose gravelly silt loam
12 to 20 percent slopes, eroded

TAX MAP 53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

RESIDENTIAL DISTRICT (R-1)

EXISTING CHURCH

TREE PROTECTION ZONE

EXISTING SLOPES 20% PLUS

TAX MAP 53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

BERRYS CHAPEL CHARACTER OVERLAY DISTRICT
HILLSIDE/HILLCREST OVERLAY DISTRICT
FLOODWAY FRINGE OVERLAY (FFO) ZONING OVERLAY
TRADITIONAL DEVELOPMENT STANDARDS

RESIDENTIAL DISTRICT (R-1)

DeE - Delrose gravelly silt loam
20 to 30 percent slopes, eroded

LIMITS OF DISTURBANCE

EXISTING SLOPES 14-19%

Rc - Rockland

Ld - Lindside cherty silt loam
phosphatic

LIMITS OF DISTURBANCE

TREE PROTECTION ZONE

32" TREE (FAIR)
24" TREE (FAIR)
30" TREE (FAIR)
36" TREE DOUBLE TRUNK (POOR)
38" TREE (FAIR)
EXISTING BARN
26" TREE, DOUBLE TRUNK (FAIR)
32" TREE (FAIR)
15" TREE (POOR)
16" TREE (POOR)
18" TREE (FAIR)
22" TREE (FAIR)
36" TREE (FAIR)
48" TREE DOUBLE TRUNK (FAIR)
28" TREE (FAIR)
15" TREE (FAIR)
12" TREES (FAIR)
20" TREE (POOR)
12" TREE (FAIR)
22" TREE (FAIR)
14" TREE (FAIR)
36" TREE (FAIR)
48" TREE (POOR)
24" TREE (POOR)
13"& 14" TREE DOUBLE TRUNK (POOR)
22" TREE (FAIR)
38" TREE (POOR)
15" TREE (POOR)

PROPERTY BOUNDARY
DRY BRANCH CREEK
STREAM BUFFER 60' FROM TOP OF BANK
100-YR FLOODPLAIN
FFO - FLOODWAY FRINGE OVERLAY DISTRICT WITHIN 100-YR FLOODPLAIN
EXISTING BUILDING
EXISTING GARAGE
EXISTING SLOPES 20% PLUS
LIMITS OF DISTURBANCE
TREE PROTECTION ZONE
EXISTING SANITARY SEWER
OVERHEAD ELECTRIC
VARIOUS TREES FROM 6" TO 18" (FAIR)

DRY BRANCH WETLAND

Ara - Armour silt loam
0 to 2 percent slopes

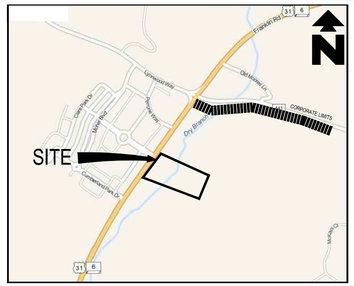
N 52°21'06" W 1271.07'
N 60°50'44" W 933.63'
S 56°15'46" E 135.20'
N 36°01'49" E 604.49' TOTAL
N 33°58'14" E 431.60'

FRANKLIN ROAD (HIGHWAY 31)

DAVENPORT BLVD.

SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



VICINITY MAP
N.T.S.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

TABLE 5-2: TREE CANOPY RETENTION STANDARDS
EXISTING TREE CANOPY - 60% - 79%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%
EXISTING TREE CANOPY COVER - 63.32%
PROPOSED TREE CANOPY COVER - 63.32%
TREE REPALCEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED

MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER

EXISTING SITE SUMMARY
TOTAL SITE AREA - 19.17 ACRES
SITE USE - RESIDENTIAL
TOTAL RESIDENTIAL USE - 19.17 ACRES

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.
A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101615
STATE OF TENNESSEE
12-04-14

TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
EXISTING CONDITIONS PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-2.0

SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

Land Use	Size	Daily	AM Peak Enter	AM Peak Exit	Midday Peak* Enter	Midday Peak* Exit	PM Peak Enter	PM Peak Exit
Branch Creek Crossing Development								
Residential Condominium/Townhouse (230)	48 units	340	5	24	22	11	22	11
General Office (710)	36,000 ft²	604	74	10	20	99	20	99
TOTAL		**944**	**79**	**34**	**42**	**110**	**42**	**110**
Gateway Development (Proposed Additions)								
General Office (710)	21,000 ft²	401	48	7	17	85	17	85
Fast Food Restaurant with Drive Through Window (934)	3,900 ft²	1,219	57	55	41	38	41	38
Shopping Center (820)	42,000 ft²	2,956	43	26	123	133	123	133
Apartment (220)	27 units	287	3	14	10	5	10	5
Gasoline/Service Station with Convenience Market (945)	14 pumps	1,436	45	45	59	59	59	59
TOTAL		**6,299**	**196**	**147**	**250**	**320**	**250**	**320**

* Generated traffic volumes from the PM peak hour were used for the Midday peak hour as a conservative estimate. This is due to the ITE Trip Generation Manual only providing calculations for the AM and PM peak hour generators.

STATEMENT OF IMPACTS

1. WATER FACILITIES: TOTAL ESTIMATED USAGE OF 27,525 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FRO AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
2. SEWER FACILITIES: A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN.
3. RE-PURIFIED WATER FACILITIES - NONE WITHIN THE DEVELOPMENT.
4. DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY SUPPLIED.
5. DRAINAGE FACILITIES - STORMWATER IS DESIGNED TO MEET THE 80%TSS REMOVAL AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN.
6. POLICE: 900 COLUMBIA AVENUE
   4.2 MILES (11 MINUTES)
   FIRE: 370 MALLORY STATION ROAD (MALLORY STATION 3)
   2.4 MILES (5 MINUTES)
   RECREATIONAL FACILITY: DRY BRANCH WETLANDS 0.25 MILES (1 MINUTE)
7. REFUSE STORAGE: DEVELOPMENT WILL PROVIDE TRASH CORRALS FOR THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, COLLECTION SCHEDULE WILL BE AS SCHEDULED BY GARBAGE COLLECTION COMPANY.
8. RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS, PROPOSED EASEMENTS FOR UTILITIES.
   THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT THE ADJACENT GATEWAY VILLAGE DEVELOPMENT, THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. TRANSITIONAL FEATURES INCLUDE THE 75' INCOMPATIBLE USE BUFFER ALONG THE SOUTHERN BOUNDARY LINE.
   THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENTS FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.
9. WILLIAMSON COUNTY SCHOOL SYSTEM
   WALNUT GROVE ELEMENTARY SCHOOL
   BRENTWOOD MIDDLE SCHOOL
   BRENTWOOD HIGH SCHOOL
10. PHASING
    PHASE 1 - 18,240 NORTH OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
    PHASE 2 - 30 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, TRASH CORRAL, BRIDGE ACROSS DRY BRANCH CREEK AND LANDSCAPING.
    PHASE 3 - 18,240 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
    PHASE 4 - 18 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING.
    ELECTRIC UTILITIES AND LANDSCAPES.
11. FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.

PHASE 1: BRANCH CREEK CROSSING DEVELOPMENT

- RESTRIPE THE EXISTING SOUTHBOUND FRANKLIN ROAD LEFT TURN LANE AND CHANNELIZED AREA TO PROVIDE A LEFT TURN INTO THE PROPOSED DEVELOPMENT. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 190 FEET OF STORAGE.
- ALIGN THE BRANCH CREEK CROSSING ACCESS WITH DAVENPORT BOULEVARD CREATING THE FOURTH LEG AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACCESS SHOULD INCLUDE ONE (1) SHARED THROUGH/LEFT TURN LANE AND ONE (1) RIGHT TURN LANE.
- CONSTRUCT A TWELVE (12) FOOT WIDE RIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBOUND FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 100 FEET OF STORAGE AND 180 FEET OF TAPER. THE PROPOSED RIGHT TURN LANE SHALL BE DESIGNED TO ALLOW FOR THE ADDITIONAL NORTHBOUND THROUGH LANE PROPOSED IN THE FRANKLIN ROAD WIDENING PROJECT.
- RESTRIPE DAVENPORT BOULEVARD TO INCLUDE ONE (1) RIGHT TURN LANE AND ONE (1) SHARED THROUGH/LEFT TURN LANE.
- INSTALL A TEN (10) FOOT WIDE MULTI-USE PATH WITH A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.
- INSTALL ADA COMPLIANT HANDICAP RAMPS AND A CROSSWALK WHERE THE MULTI-USE PATH CROSSED THE PROPOSED BRANCH CREEK CROSSING ACCESS.

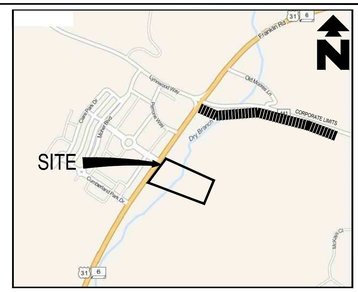
PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS

- INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS UPON COMPLETION OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL PROVIDE PROTECTED/PERMITTED LEFT TURN SIGNAL PHASING FOR THE NORTHBOUND AND SOUTHBOUND APPROACHES OF FRANKLIN ROAD. THE SIGNAL SHOULD BE SYNCHRONIZED WITH THE EXISTING SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND MOORES LANE/LYNNWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.

PHASE 3: FUTURE TDOT FRANKLIN ROAD WIDENING AND DEVELOPMENTS

- FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TWO-WAY LEFT TURN LANE, AS A RESULT OF THE WIDENING PROJECT THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.

12. MODIFICATION OF STANDARDS REQUESTED
    CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.3.4 AND TABLE 3-II REQUIRES A FRONT YARD SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE TO BE 0-15 FEET FOR A MIXED-USE DEVELOPMENT IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 75 FOOT SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
    CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.(4) REQUIRES NO MORE THAN 1 STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
13. CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A(3) REQUIRES OFF-STREET PARKING AREAS TO NOT OCCUPY MORE THAN 30 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS THE OFF-STREET PARKING AREA TO OCCUPY 72 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA AS WELL AS THE STREAM BUFFER.
14. REQUEST FOR PAYMENT IN LIEU OF FOR DEDICATION OF PARKS.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOTE:
SITE LIGHTING TO BE PER SHEET E02 PHOTOMETRICS PLAN

RESIDENTIAL UNITS	
RESIDENCE	UNITS OF BUILDING
ONE BEDROOM UNITS	9
TWO BEDROOM UNITS	18
THREE BEDROOM UNITS	21
TOTAL	48

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

PARKING RATIO (BASED ON SQFT OF OFFICE				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

SITE DATA

PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680
SLOT NUMBER: ---
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLLIAMSON
STATE: TENNESSEE
EXISTING ZONING : RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY : BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL
STANDARD: TRADITIONAL
PORPOSED ZONING: SD-X (PC 556 480)
ACREAGE OF SITE: 19.17 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'
SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

APPLICANT: TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-953-2998
FAX NO.: 931-489-2089
E-MAIL ADDRESS: tim@tsquareengineering.com
CONTACT NAME: TIM TURNER

NOTE:
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TAX MAP 53 (076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

TAX MAP 53 (074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

LOADING/SERVICE AREA
CONDOMINIUM BUILDING 1
3 STORY WITH GARAGE 59,051 SF
FFE 758.00
CONDOMINIUM BUILDING 2
3 STORY WITH GARAGE 31,577 SF
FFE 749.00
FUTURE CROSS ACCESS
30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
100-YR FLOODPLAIN
260 LF RETAINING WALL (DESIGN BY OTHERS)
165 LF RETAINING WALL (DESIGN BY OTHERS)
CONCRETE BRIDGE
DRY BRANCH CREEK
TOP OF BANK
STREAM BUFFER 60' FROM TOP OF BANK
265 LF RETAINING WALL (DESIGN BY OTHERS)
69 LF RETAINING WALL (DESIGN BY OTHERS)
75' INCOMPATIBLE USE BUFFER
5' SIDE YARD SETBACK
580 FRANKLIN ROAD BUILDING #1 3 STORY || 18,240 SF 6,080 GROSS SF PER FLOOR FFE 757.00
574 FRANKLIN ROAD BUILDING #2 3 STORY || 18,240 SF 6,080 GROSS SF PER FLOOR FFE 756.35
BICYCLE PARKING
15' MVUD EASEMENT
25' R.O.W. DEDICATION
10' MULTI-USE PATH
HANDICAP RAMP
10' MULTI USE PATH
19.77' MVUD EASEMENT
15' FRONT YARD SETBACK
FENCE
GAS
OHP
N 56°15'46" E 235.20
N 36°01'49" E 604.49' TOTAL
S 56°15'46" W 431.60'
PERMEABLE PAVERS
ASPHALT PAVING OVER SANITARY SEWER
SPECIFIC DEVELOPMENT - VARIETY
DAVENPORT BLVD.
DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101715
STATE OF TENNESSEE
12-04-14

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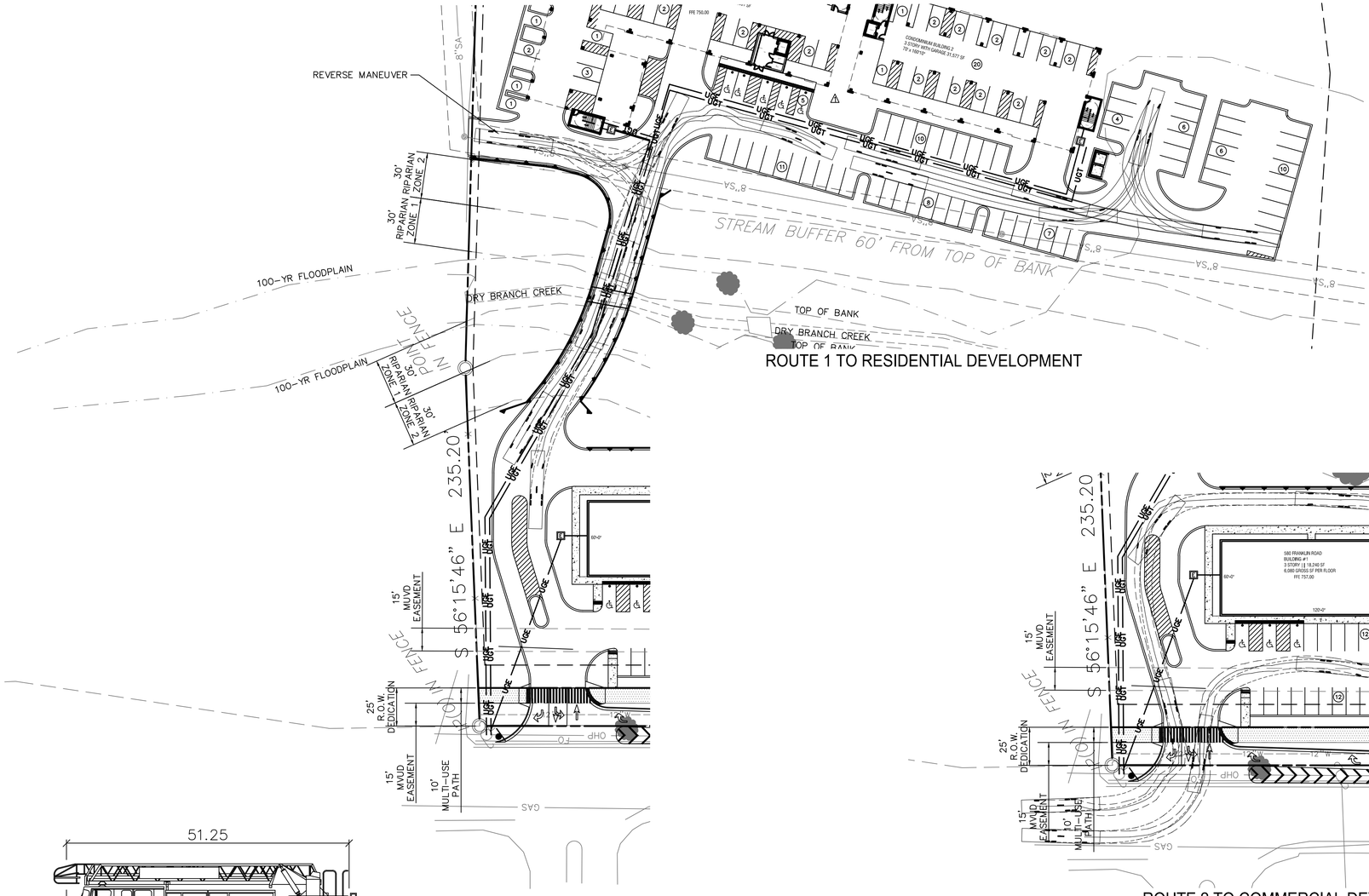
SCALE: 1" = 40'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
SITE PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER 145061

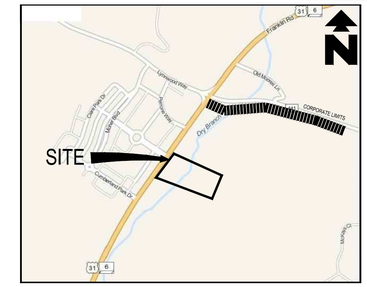
SHEET NUMBER C-3.0



ROUTE 1 TO RESIDENTIAL DEVELOPMENT

ROUTE 2 TO COMMERCIAL DEVELOPMENT

ROUTE 3 TO COMMERCIAL DEVELOPMENT

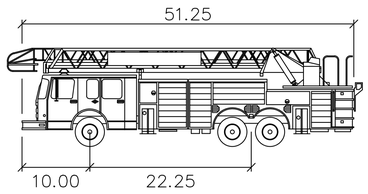


VICINITY MAP
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



franklin t-2 feet

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

NOTE:
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NOTE:
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DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
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CHECKED BY: TET

BRANCH CREEK CROSSING

EMERGENCY VEHICLE PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-4.0

TAX MAP
53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

TAX MAP
53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

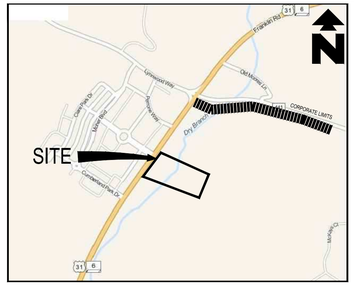
DRY BRANCH CREEK:

SILTATION IMPAIRMENT – YES
SILTATION IMPAIRED DRAINAGES – YES
STREAM ASSESSMENT – NOT SUPPORTING
MS-4 CITY – FRANKLIN

LEGEND

SF SILT FENCE (TCP-13)
CF ORANGE CONSTRUCTION FENCING
TP TREE PROTECTION FENCING
ST SEDIMENT TUBE

LIMITS OF DISTURBANCE
3:1 SIDE SLOPES
DOWNSPOUTS FROM BUILDNGS TO BE ROUTED TO UNDERGROUND DETENTION (STORM TANK)
6" UNDERDRAIN (TYP.)
LIMITS OF UNDERGROUND DETENTION (3' STORM TANK) WITH EXFILTRATION
SEDIMENT TUBES TO BE PLACED WITHIN STREAM BUFFER TO PREVENT EROSION FROM CONSTRUCTION ACTIVITIES TO ENTER DRY BRANCH CREEK
100-YR FLOODPLAIN
DRY BRANCH CREEK
TOP OF BANK
STREAM BUFFER 60' FROM TOP OF BANK
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 2
75' INCOMPATIBLE USE BUFFER
5' SIDE YARD SETBACK
15' FRONT YARD SETBACK
TREE PROTECTION FENCING
DOWNSPOUTS FROM BUILDNGS TO BE ROUTED TO UNDERGROUND DETENTION (STORM TANK)
15' MVUD EASEMENT
19.77' MVUD EASEMENT
25' R.O.W. DEDICATION
10' MULTI-USE PATH
HANDICAP RAMPS
48" OAK IN FENCE
RUNOFF DIRECTION
CONDOMINIUM BUILDING 1
3 STORY WITH GARAGE 56,551 SF
110' x 160'10"
FFE 750.00
CONDOMINIUM BUILDING 2
3 STORY WITH GARAGE 31,577 SF
70' x 160'10"
FFE 750.00
585 FRANKLIN ROAD
BUILDING #1
3 STORY || 18,240 SF
6,080 GROSS SF PER FLOOR
FFE 757.00
574 FRANKLIN ROAD
BUILDING #2
3 STORY || 18,240 SF
6,080 GROSS SF PER FLOOR
FFE 750.35
S 56°55'46" E 235.20'
N 36°01'49" E 604.49' TOTAL
W 431.60'
DAVENPORT BLVD.
SPECIFIC DEVELOPMENT - VARIETY
DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.

2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.

3. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THESE AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS.

4. REPRESENTATIVE SAMPLE OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. FILL PLACEMENT AND COMPACTION SHALL BE OBSERVED AND DOCUMENTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.

6. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.

7. IF DURING EARTH OPERATIONS, THE CONTRACTOR ENCOUNTERS UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IN WRITING WITHIN 24 HOURS. NEGOTIATION SHALL THEN BE INITIATED BETWEEN OWNER AND CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK. IF ADDITIONAL WORK IS NOT COVERED BY A CONTRACT UNIT PRICE, THE WORK SHALL BE PAID AT TIME AND MATERIAL BASIS.

Tennessee 811
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Call before you dig.

PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tnonecall.com

NOTE:
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A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TIMOTHY E. TURNER
REGISTERED ENGINEER
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
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SCALE: 1" = 40'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
GRADING PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

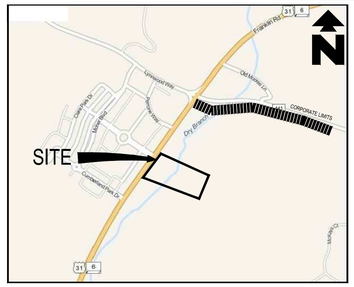
SHEET NUMBER
C-5.0

TAX MAP
53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

DRY BRANCH CREEK:

SILTATION IMPAIRMENT – YES
SILTATION IMPAIRED DRAINAGES – YES
STREAM ASSESSMENT – NOT SUPPORTING
MS-4 CITY – FRANKLIN

PROPERTY AREA – 19.17 ACRES
DISTURBED AREA – 4.89 ACRES 25.50% OF PROPERTY
IMPERVIOUS AREA – 2.92 ACRES 15.23% OF PROPERTY
PERVIOUS AREA – 16.25 ACRES 84.77% OF PROPERTY



VICINITY MAP
N.T.S.

GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

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TAX MAP
53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

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NOTE:
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SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGENT
No. 101715
STATE OF TENNESSEE
12-04-14

T2 TSQUARE ENGINEERING
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7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

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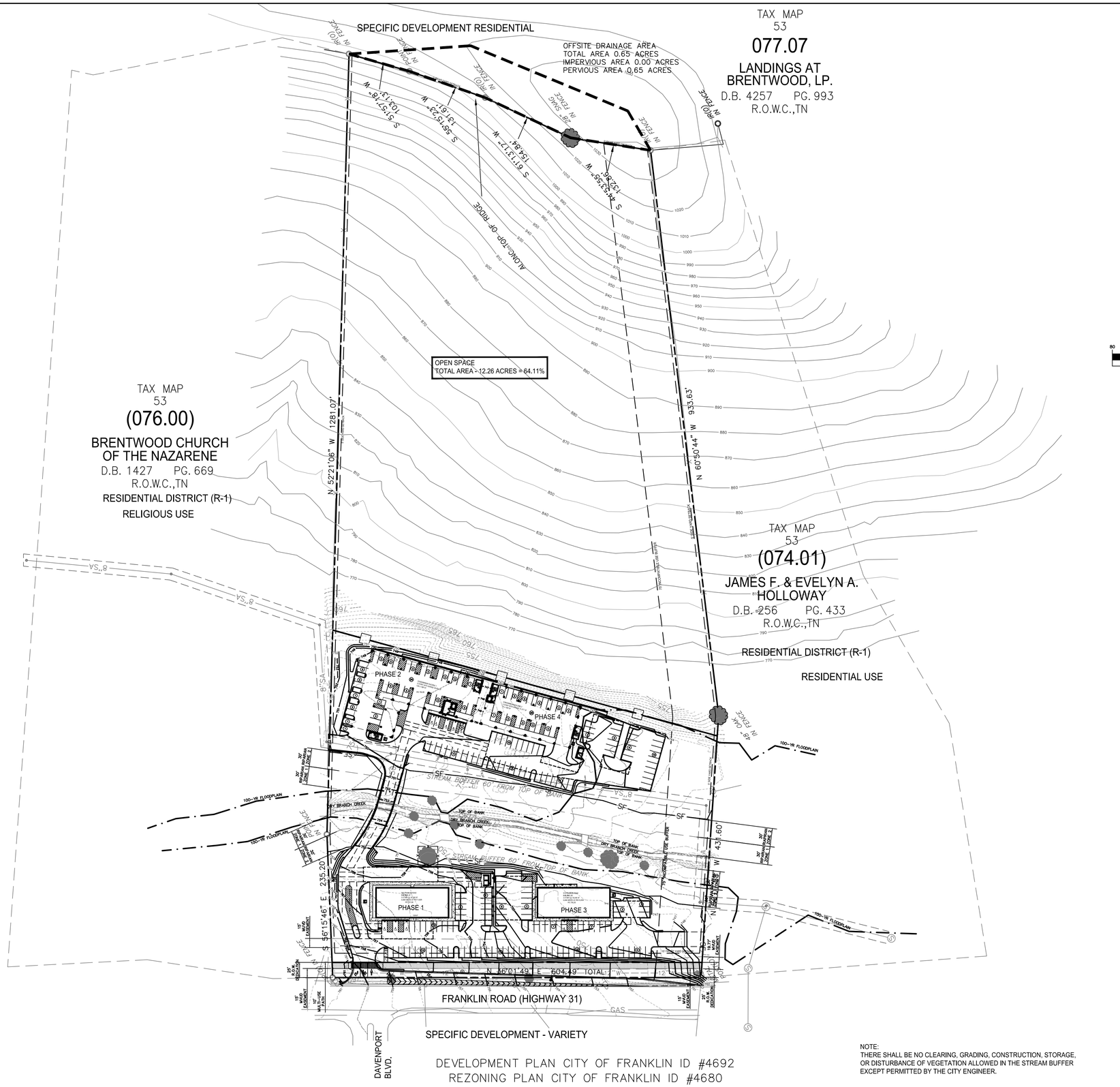
CHECKED BY: TET

BRANCH CREEK CROSSING

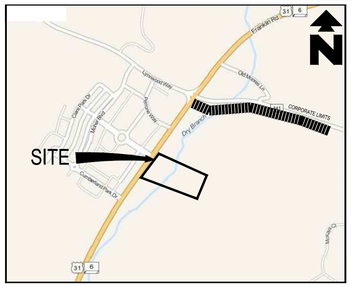
STORMWATER MANAGEMENT PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-6.0



DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



VICINITY MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

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NOTE:
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TIMOTHY E. TURNER
REGISTERED ENGINEER
ARCHITECT
COMMERCE
NO. 101743
STATE OF TENNESSEE
12-04-14

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BRANCH CREEK CROSSING

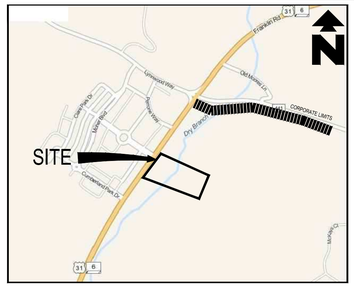
OFFSITE DRAINAGE AREA PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-6.1

TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.,TN

NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS,), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

UTILITY NOTES

1. ALL UTILITY WORKS SHALL BE IN CONFORMANCE WITH THE LOCAL UTILITY STANDARD SPECIFICATIONS AND DETAILS.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE OF NEW PIPE LINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPE LINES COMMENCES.
3. CONTRACTOR SHALL NOTIFY UTILITY OWNERS NO LESS THAN THREE DAYS OR MORE THAN TEN WORKING DAYS PRIOR TO START OF EXCAVATION WORK TO AVOID POSSIBLE HAZARD OR DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AT NO EXTRA COST TO THE OWNER.
5. IN CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
7. PROPOSED LOCATIONS OF UTILITY STRUCTURES AND BORING LOCATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE USED AS A GUIDE. FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE PLACEMENT OF STRUCTURES AT LOCATIONS DIFFERENT THAN THAT WHICH IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH UTILITY OWNERS REGARDING FINAL LOCATION OF STRUCTURES (TRANSFORMER PAD, WATER METERS, ETC.) ON SITE.
8. SEE BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTION TO THE BUILDING AND VERIFY ALL SERVICE LOAD REQUIREMENTS.
9. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

LEGEND

- WATER METER
- FIRE HYDRANT
- VALVE
- 8"W — WATER MAIN
- 8"SA — SANITARY SEWER MAIN
- 6" SANITARY SEWER SERVICE
- SANITARY SEWER MANHOLE
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- ELECTRIC TRANSFORMER
- PROPOSED POWER POLE

NOTE:
24" WATER MAIN AND ASSOCIATED 15' MALLORY VALLEY UTILITY DISTRICT EASEMENT SHOWN PER EASEMENT DESCRIPTIONS FROM MALLORY VALLEY UTILITY DISTRICT. CONTRACTOR TO LOCATE EXACT LOCATION OF 24" WATER MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY MALLORY VALLEY UTILITY DISTRICT PRIOR CONSTRUCTION OF PROPOSED WATER SERVICES FOR PROPOSED COMMERCIAL BUILDINGS AND PROPOSED CONDO DEVELOPMENT.

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TAX MAP
53
(074.01)
JAMES F. & EVELYN A.
HOLLOWAY
D.B. 256 PG. 433
R.O.W.,TN

SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

TIMOTHY E. TURNER
REGISTERED ENGINEER
No. 101675
STATE OF TENNESSEE
12-04-14

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BRANCH CREEK CROSSING
UTILITY PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
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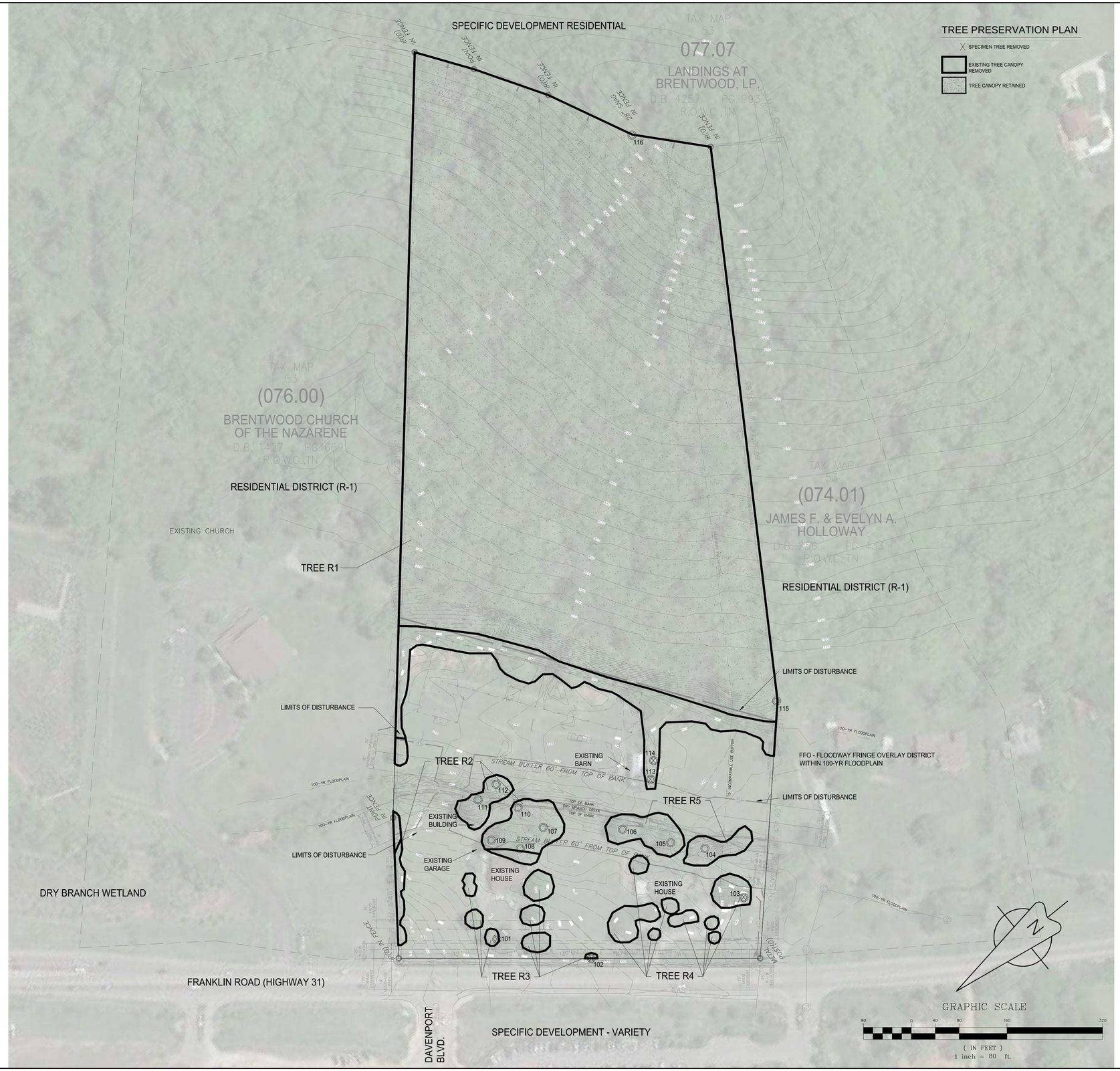
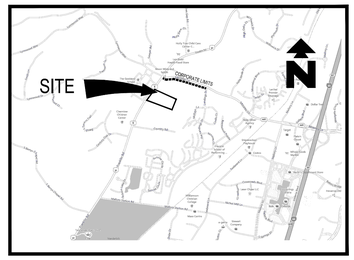
C-7.0





VICINITY MAP
N.T.S.

TABLE 5-2: TREE CANOPY RETENTION STANDARDS
EXISTING TREE CANOPY - 60% - 79%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%
EXISTING TREE CANOPY COVER - 63.32%
PROPOSED TREE CANOPY COVER - 63.32%
TREE REPALCEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED

MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER

EXISTING SITE SUMMARY
TOTAL SITE AREA - 19.17 ACRES
SITE USE - RESIDENTIAL
TOTAL RESIDENTIAL USE - 19.17 ACRES

SPECIMEN TREE SURVEY

Number	Type	Size	Health	Status
101	TREE	38"	POOR	REMOVED
102	TREE	24"	POOR	REMOVED
103	TREE	36"	FAIR	REMOVED
104	TREE	48"	FAIR	
105	TREE	36"	FAIR	
106	TREE	28"	FAIR	
107	TREE	38"	FAIR	
108	TREE	32"	FAIR	
109	TREE	48"	POOR	
110	TREE	36"	POOR	
111	TREE	30"	FAIR	
112	TREE	24"	FAIR	
113	TREE	32"	FAIR	REMOVED
114	TREE	26"	FAIR	REMOVED
115	TREE	48"	GOOD	
116	TREE	28"	GOOD	

SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY INCHES REMOVED: 94 INCHES

REPLACEMENT RATIO: 2:1
REPLACEMENT REQUIRED: 188 INCHES

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE R1	559,731 SF	27,866 SF	531,865 SF
TREE R2	16,429 SF	3,144 SF	13,285 SF
TREE R3	6,439 SF	6,439 SF	0 SF
TREE R4	9,752 SF	9,752 SF	0 SF
TREE R5	10,400 SF	0 SF	10,400 SF
TOTAL SF	602,751 SF	47,201 SF	555,550 SF
TOTAL ACRES	13.83 AC	1.08 AC	12.75 AC

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CITY OF FRANKLIN ID #4692

GREGORY C. GAMBLE
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 707
LANDSCAPE ARCHITECT

T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

REVISIONS | NO. | DATE

DATE: 05-20-2014
SCALE: 1" = 80'
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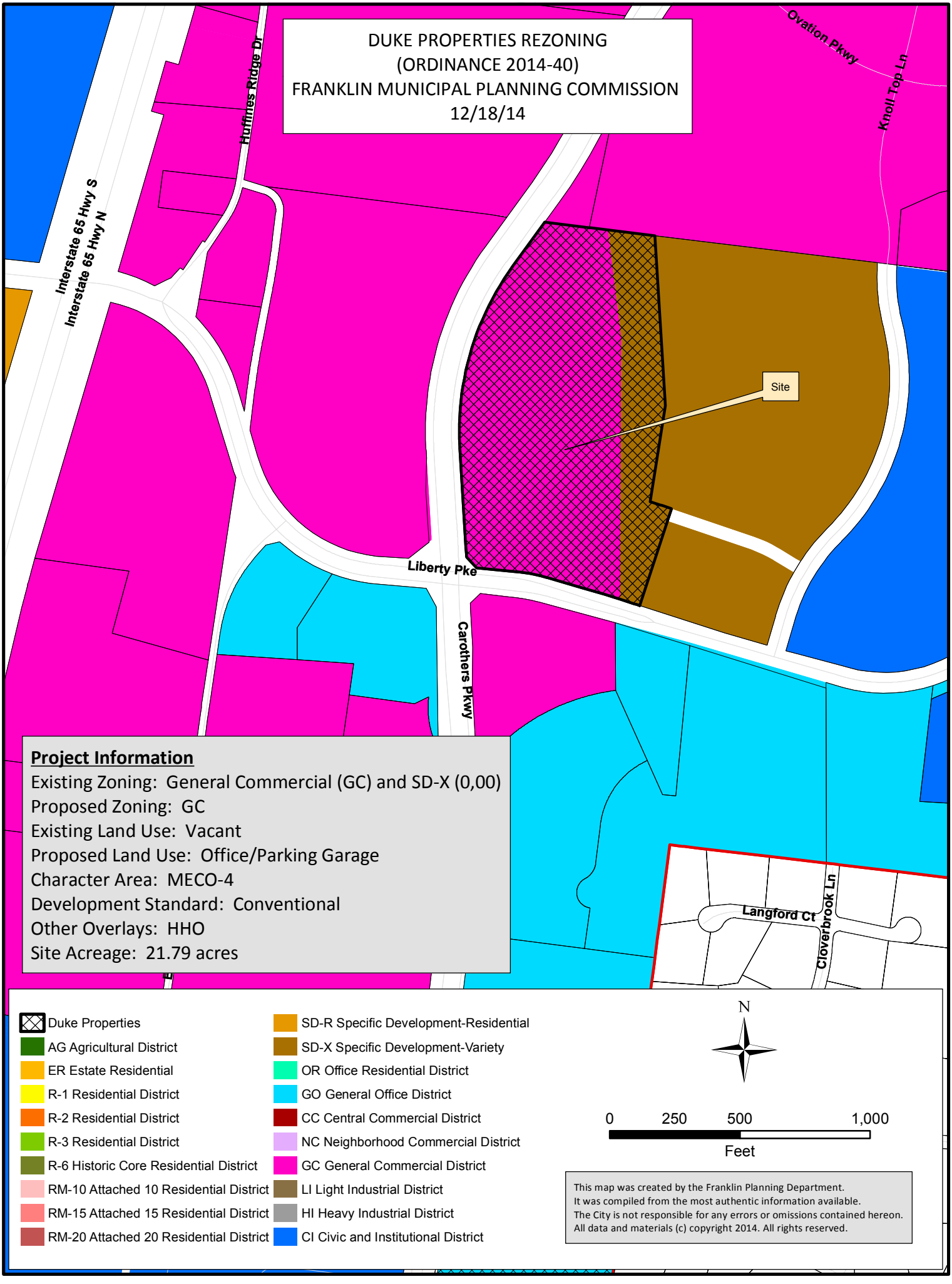
BRANCH CREEK CROSSING

TREE PROTECTION PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-8.0


LAREDO SERIES
LMC 30LEDs
SPAULDING LIGHTING
PRODUCT IMAGE(S)
LMC-30LED
LMC-30LED W/DC/BBU
DIMENSIONS
ORDERING INFORMATION
ORDERING EXAMPLE: LMC-30LED-SK-3-4-PQ4L
LMC - - - - - - -
SERIES
LMC Lumen Cut-off
NUMBER OF LEDS/CONFIGURATION
30LED 30 LEDs, Pre-lead, Universal voltage
30HLF 30 LEDs, Pre-lead, 347V
DCC
SK 5000K
NW 4000K
WW 3000K
DISTRIBUTION
3 Type III
4 Type IV
5 Type V (forward throw)
DRIVE CURRENT
BLANK 530 mA
HBL 700mA
FINISH
BLANK Bronze
DB Black
DP Platinum
WH White
RA Platinum
OPTIONS
PCR2 Button photocontrol, 120-277V, twist-lock receptacle
PCR4 Button photocontrol, 347-480V, twist-lock receptacle
FSIR2 Fusing (photocontrol), 120-277V, 2 amp
FSIR4 Fusing (photocontrol), 347-480V, 1 amp
WG 4' Wire whip, 16/2 SJTW
WGM 4' Wire whip, 16/2 SJTW, mounting bracket
BBU Battery backup, 2100 lumens, 90 minutes operating, terminal factory
Pre-lead LED driver, 120-277V rated
Pre-lead LED driver, 347V rated
Integral button type photocontrol, 120-277V rated
Integral button type photocontrol, 347V rated
Fusing (specify voltage when ordering)
Wire whip, 16/2 SJTW
Wire whip, 16/2 SJTW, mounting bracket
Battery backup, 2100 lumens, 90 minutes operating, terminal factory
Bronze
Black
White
Platinum
Specify voltage when ordering


DUKE PROPERTIES REZONING
(ORDINANCE 2014-40)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Ovation Pkwy
Knoll Top Ln
Huffines Ridge Dr
Interstate 65 Hwy S
Interstate 65 Hwy N
Site
Liberty Pke
Carothers Pkwy
Langford Ct
Cloverbrook Ln
Project Information
Existing Zoning: General Commercial (GC) and SD-X (0,00)
Proposed Zoning: GC
Existing Land Use: Vacant
Proposed Land Use: Office/Parking Garage
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 21.79 acres
Duke Properties
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 1,000
Feet
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ORDINANCE 2014-40

TO BE ENTITLED "AN ORDINANCE TO REZONE ±4.89 ACRES FROM SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 0/0) TO GENERAL COMMERCIAL DISTRICT (GC) FOR THE PROPERTY LOCATED AT 1214 LIBERTY PIKE."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed GC zone would remove the current split zoning condition on the property in question.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development-Variety District (SD-X) to General Commercial District (GC):

BEING THE EASTERNLY PORTION OF A TRACT OR PARCEL OF LAND known as Lot 3 OF the Final plat of Duke Properties, recorded at Plat Book 56 page 2 in the register's office of Williamson County Tennessee. R.O.W.C. and as situated in the Eighth Civil District of Williamson County, Tennessee. This parcel also being more particularly bounded and described as follows:

BEGINNING AT the northeast corner of Lot 3 of the Final Plat of Duke Properties (PB 56 page 2), of which this is a part, and the northwest corner of Lot 1 of the original Waterford Subdivision Final Plat (PB 55 page 28) R.O.W.C. Thence leaving said lot 1 and with the north line of the aforesaid Lot 3, North 83°00'45" West, a distance of 180.30 feet to a point; Thence Leaving the north line of the Duke properties Lot 3 and running through the parcel the following two (2) courses; (1) South 06°59'19" East, a distance of 415.06 feet; Thence (2) South 00°16'25" West, a distance of 999.72 feet to a point on the north right of way of Liberty Pike/Carothers Roadway Intersection and the south line of the aforesaid Duke Properties Parcel of which this is a part; Thence with said north right of way line and Duke Properties Parcel South 72°04'57" East, a distance of 78.85 feet to the southeast corner of said Lot 3 and the southwest corner of the aforesaid Lot 1; Thence leaving the north right of way line of Liberty Pike and with 5 lines of the common boundary of said lots 1 and 3; Thence (1) North 18°10'10" East, a distance of 390.62 feet to a point; Thence (2) North 71°05'56" West, a distance of 37.21 to a point marking the beginning of a curve concave to the south having a radius of 1400.00 feet and a central angle of 2°01'57" and being subtended by a chord which bears North 72°06'55" West 49.66 feet; thence (3) easterly along said curve, a distance of 49.66 feet to a point; thence (4) North 09°03'41" East, a distance of 371.89 feet to a point; thence (5)

North 03°30'15" West, a distance of 649.53 feet to the beginning.

And containing 4.886 acres of land more or less.

Also being the same land designated as Lot 3 on the Final Plat of Waterford as recorded in Plat Book 55 page 28 in the Register's Office of Williamson County.

Zoning Reference Number: 14-06:

Map-Group-Parcel	Acres
079G-A00400	±4.89
TOTAL	±4.89

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

ATTEST:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

CITY OF FRANKLIN, TENNESSEE

BY:_____
DR. KEN MOORE
MAYOR

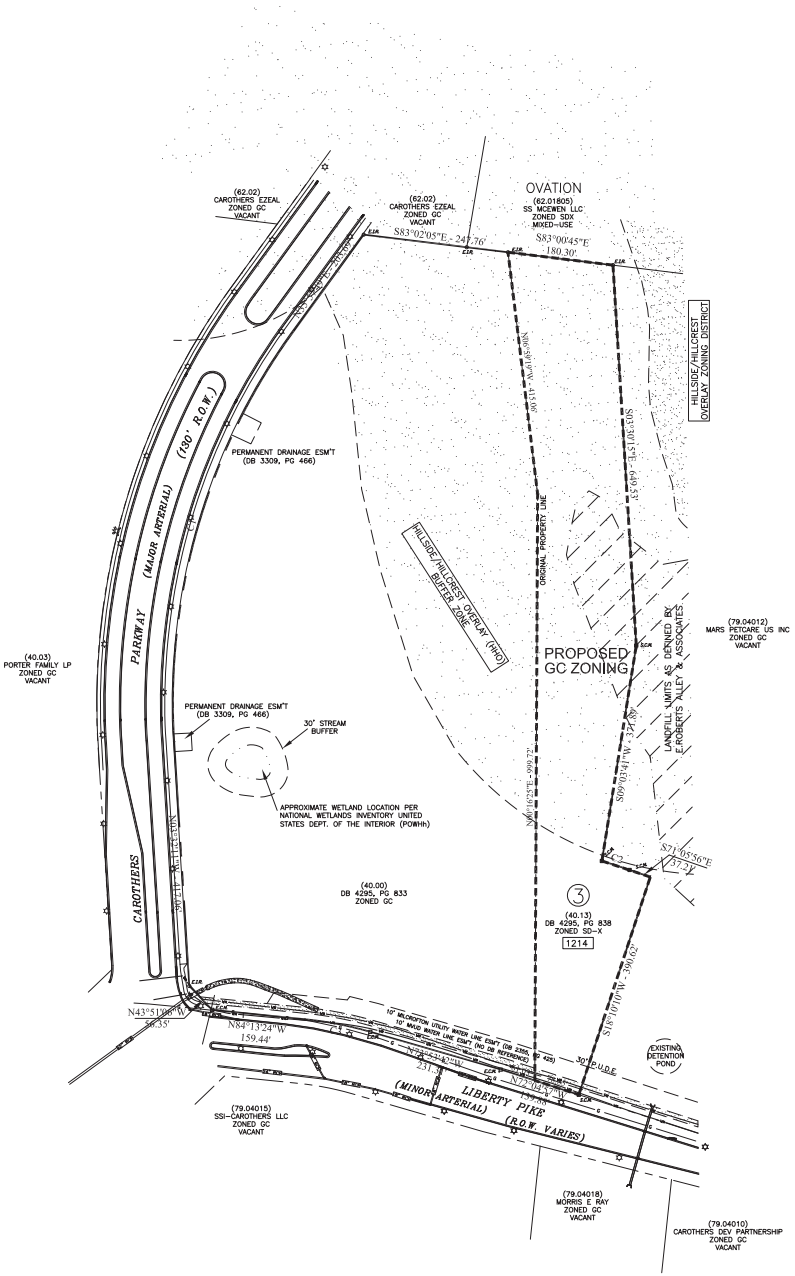
PLANNING COMMISSION RECOMMENDED APPROVAL:

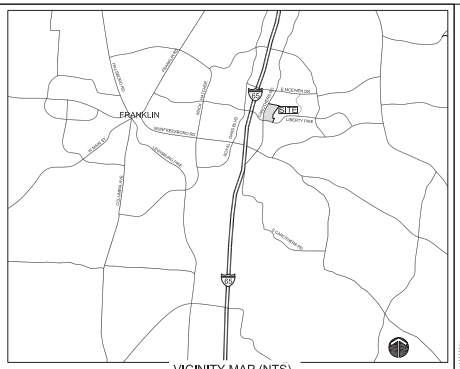
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:





VICINITY MAP (NTS)

SITE DATA:

1. PROJECT NAME: DUKE PROPERTIES
   PROJECT #: 4710
   SUBDIVISION:
   LOT NUMBER: 3
   ADDRESS: 1214 LIBERTY PIKE
   CITY: FRANKLIN
   COUNTY: WILLIAMSON
   STATE: TENNESSEE
   CIVIL DISTRICT: 9TH

   EXISTING ZONING AND CHARACTER AREA OVERLAY: SD-X, MECO-4
   PROPOSED ZONING: GC - GENERAL COMMERCIAL
   OTHER APPLICABLE OVERLAYS: HILLSIDE/HILLCREST (H.H.O.)
   ACREAGE OF OVERALL SITE: +/- 21.788
   SQUARE FOOTAGE OF OVERALL SITE: +/- 949,085.28 SF
   ACREAGE OF REZONED SITE: +/- 4.885
   SQUARE FOOTAGE OF REZONED SITE: +/- 212,795.99 SF
   APPLICABLE DEVELOPMENT STANDARD DESIGNATION: CONVENTIONAL
   MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING ON ANY STREET: 30'
   SIDE YARD: 15'
   REAR YARD: 25'

   OWNER:
   DUKE REALTY LIMITED PARTNERSHIP
   520 MARYVILLE CENTRE DRIVE
   SUITE 200
   ST. LOUIS, MO 63141
   RYAN D. HODGES, P.E.
   RYAN.HODGES@DUKEREALTY.COM

   APPLICANT:
   KISER + VOGRIN DESIGN
   5005 MERIDIAN BLVD., SUITE 100
   615.620.7171
   GARY@KISERVOGRIN.COM
   GARY M. VOGRIN

2. Survey provided by S & A Surveying, Inc. 306 Bluegrass Circle, Lebanon TN, Contact Jerry Swords, 615.394.7564
3. There are no historical structures on this site as identified by The National Registers of Historic Places.
4. Mineral rights are held by the owner of the property.
5. All public improvements to be located in an easement.
6. This site will require the use of on-site water quality practices to treat stormwater from the site.
7. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
8. Refuse collection shall be provided by onsite recycling and dumpster/service locations.
9. Nearest Facilities:
   FIRE = Franklin Fire Department Station 2, 2.9 miles
   POLICE = Franklin Police Department, 4.6 miles
   RECREATIONAL = Liberty Park, 100 feet
10. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials.
11. Mallory Valley Utility District is the potable water supplier.
12. This proposed zoning to GC is in keeping with the adjacent parcel along Carothers Parkway.
13. This site has direct access to Liberty Pike, which is a minor arterial and Carothers Pkwy, which is a major arterial, to collect and disperse vehicular traffic.
14. City of Franklin is the sanitary sewer provider.
15. Stormwater Quality and Quantity practices will be implemented on site.

PROPOSED GC ZONING LINE BOUNDARY

0 100 200 300

SCALE: 1"= 100'

KISERVOGRINDESIGN
5005 Meridian Blvd. Ste. 100, Franklin, TN 37067
615.620.7171

GARY M. VOGRIN
TENNESSEE NO. 622
LANDSCAPE ARCHITECT
12.04.14

DUKE REALTY: SUBDIVISION (GC)

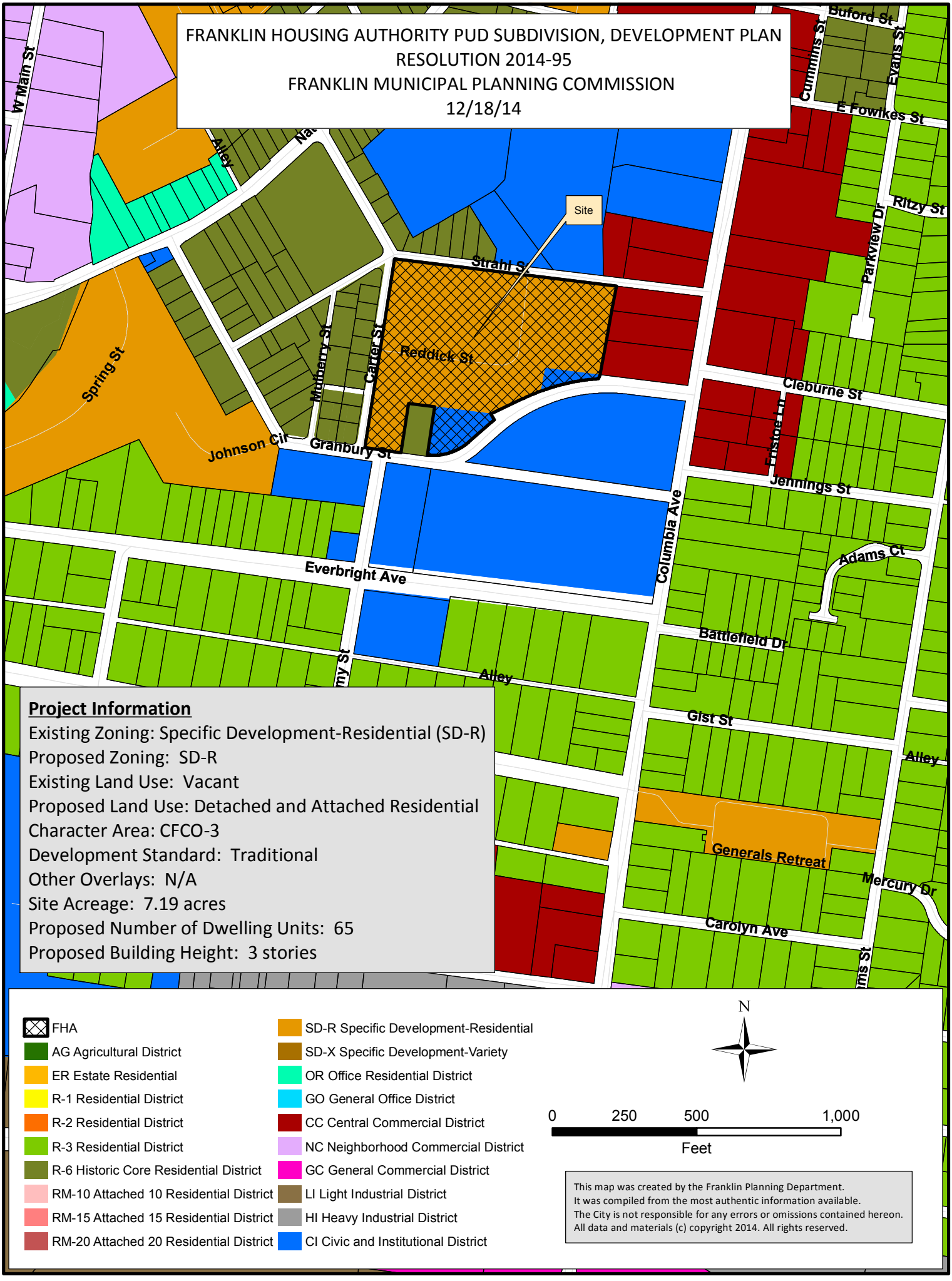
DUKE REALTY LIMITED PARTNERHIP
REZONING PLAN

CITY OF FRANKLIN PROJECT # 4710

REVISIONS:
1) 6.14 - Resubmittal per Staff Comments

DATE: 11.10.14
DESIGNED BY: GMV
DRAWN BY: GMV
CHECKED BY: GMV
SCALE: 1"=100'
PROJECT #: 14.007

SHEET NUMBER:
L-1


FRANKLIN HOUSING AUTHORITY PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2014-95
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
W Main St
Alley
Strahl St
Reddick St
Spring St
Johnson Cir
Granbury St
Mulberry St
Carter St
Buford St
Cummins St
Evans St
E Fowlkes St
Parkview Dr
Ritzy St
Cleburne St
Jennings St
Columbia Ave
Everbright Ave
Adams Ct
Battlefield Dr
Alley
Gist St
Generals Retreat
Mercury Dr
Carolyn Ave
Project Information
Existing Zoning: Specific Development-Residential (SD-R)
Proposed Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Detached and Attached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 7.19 acres
Proposed Number of Dwelling Units: 65
Proposed Building Height: 3 stories
FHA
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
250
500
1,000
Feet
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RESOLUTION 2014-95

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN HOUSING AUTHORITY-REDDICK STREET DEVELOPMENT PHASE 2 PUD SUBDIVISION WITH 1 MODIFICATIONS OF STANDARDS (MOS1-MINIMUM PARKING REQUIREMENTS), LOCATED AT 145 STRAHL STREET, BY THE CITY OF FRANKLIN,TENNESSEE.

WHEREAS, The 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

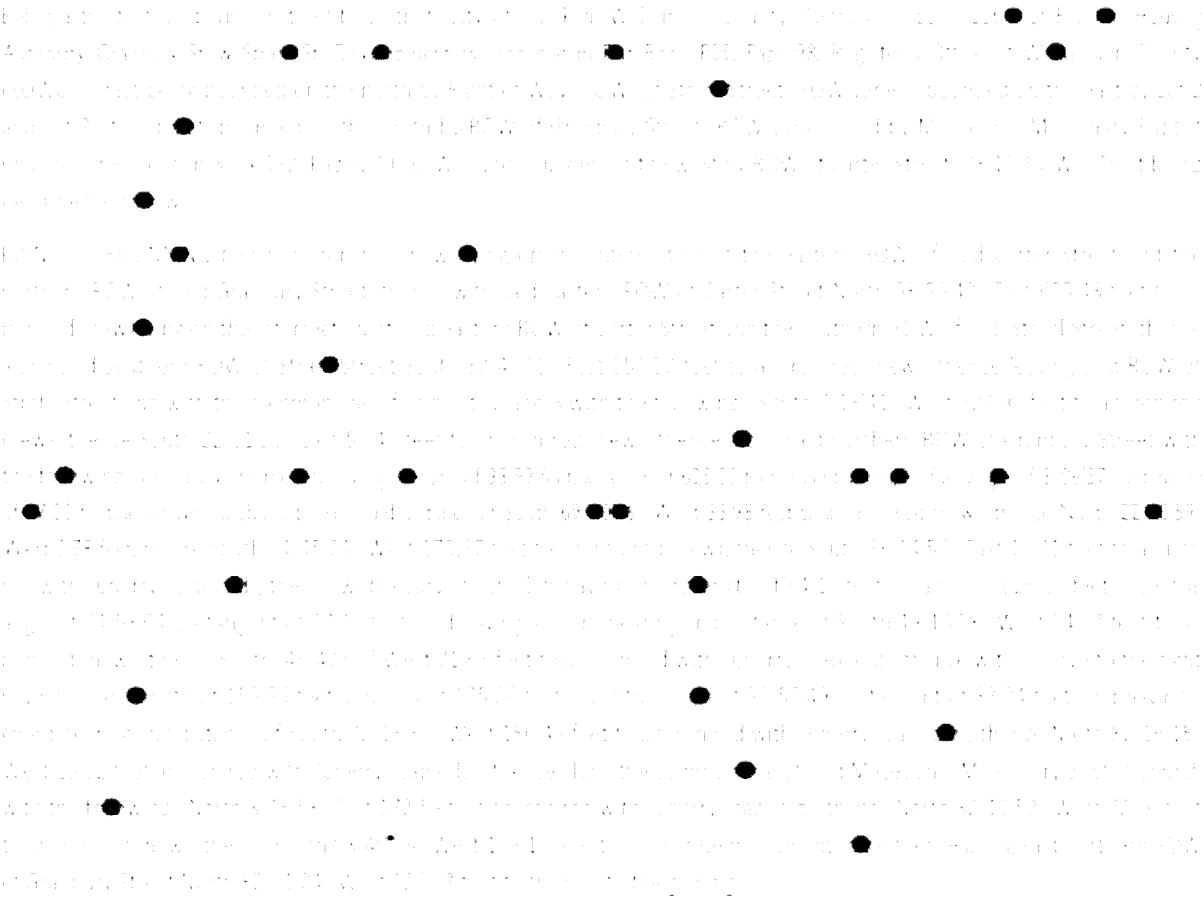
(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
Portion of 078J-D00100	±7.19
TOTAL	**±7.19**



Tract contains 312,983 square feet or 7.19 acres.

Bearings based on Tennessee State Plane Coordinate System.

2. That the overall entitlements for the Franklin Housing Authority-Reddick Street Development Phase 2 PUD Subdivision are as follows:

Entitlements	FHA Reddick Street Phase 2 PUD Subdivision
Base Zone	Specific Development-Residential (SD-R)
Character Area Overlay	Central Franklin Character Area Overlay #3
Other Zoning Overlays	N/A
Number of Dwelling Units	65
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.22 acres Informal: N/A Total: 0.22 acres

3. 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 Department.

4. That the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Minimum Parking Requirements Approved: _____ Denied: _____	Request to reduce the required parking provided to 2.2 spaces per unit. *Staff recommended approval.*

5. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 08/05/14

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: N/A

NEIGHBORHOOD MEETING: N/A

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL:

COF# 4711

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. D. Statement of Impacts

- The previous comment has not been fully addressed: "Applicant shall provide a statement describing the anticipated impact on water, sewer, re-claimed water, and drainage facilities, including expected needs in total gallons per day (where appropriate). It is noted that a Sanitary Sewer Summary has been provided as a separate document showing these calculations. Please show the max. demands/flows for each of the above on the utility sheet as well."

Applicant shall show the expected max. demands for water and sewer on the Site Utility Plan.

2. F. Development Plan

- The previous comment has not been fully addressed: "Applicant shall provide a sidewalk ramp for each crosswalk at each street corner and at approved midblock crossings (see Standard Drawings). Sidewalk intersections shall be made in a perpendicular fashion."

Applicant shall revise sidewalk intersections so that the sidewalk along Strahl Street meets the sidewalks along Battlement and Reddick Streets in a perpendicular fashion. Similarly revise the orientation of the sidewalks at Battlement and Granbury so that they intersect in a perpendicular fashion.

Applicant shall show all sidewalk ramp locations on the plans.

3. I. Utility Plan

- The previous comment: "

Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):

- 0-12' depth: 20' exclusive easement on center
- 12'-20' depth: 30' exclusive easement on center
- Depths greater than 20' require prior approval from Engineering/Water Managmenet Departments
- Minimum 10' temporary construction easement on each side of permanent easement shall be provided"

has not been addressed. Applicant has noted that discussion is ongoing with COF Water Department on the requirement for an easement beneath Battlement Street centered on the 8" sanitary sewer. This comment to remain open pending resolution of this discussion.

Fire-Planning

20100011_2014-11-10_Development Plan.pdf

4. Access

- Several points along the apparatus path indicate collision with curbing.

The applicant shall provide mountable/rolled curbs in areas identified as impact spots along the autoturn path.

5. Fire Sprinkler System

- Per original concept and development plan approval, please include reference to the requirement for residential fire sprinkler systems in all dwelling units and buildings.

The Franklin Municipal Code was not referenced in the concept and development plans as the requirement. Furthermore, the ordinance applies to one- and two-family dwellings on individual lots. These dwellings are on a single lot and are not individual-owners.

Fire sprinklers have been and continue to be a requirement per original acceptance. Additionally, the removal of one point of connection during the revision process was predicated on the presence of residential fire sprinklers (connection to Granbury St).

The applicant shall indicate/acknowledge the requirement for residential fire sprinklers on the revised development plans.

Planning (Landscape)

General Comments

6. Bio-Detention Areas

- These areas are just concept on this plan. At site plan stage they shall be properly delineated.

7. Parking

- Applicant shall strongly consider parallel parking along Carter and Strahl Streets.

Water/Sewer

General Comments

8. Sewer design

- Municipal code title 18 does not allow for multiple buildings to share sewer services. Applicant shall revise sewer plan to meet required code. The added flow to the sewer line does require the affected sewer lines to be upgraded. This comment was not addressed.

9. Water design

- Municipal code Title 18 Reads No customer shall supply water service to more than one dwelling or premise from a single service line. Applicant shall revise the development plan to meet code. Each unit must be metered separate. This comment was not addressed.

REVISED DEVELOPMENT PLAN

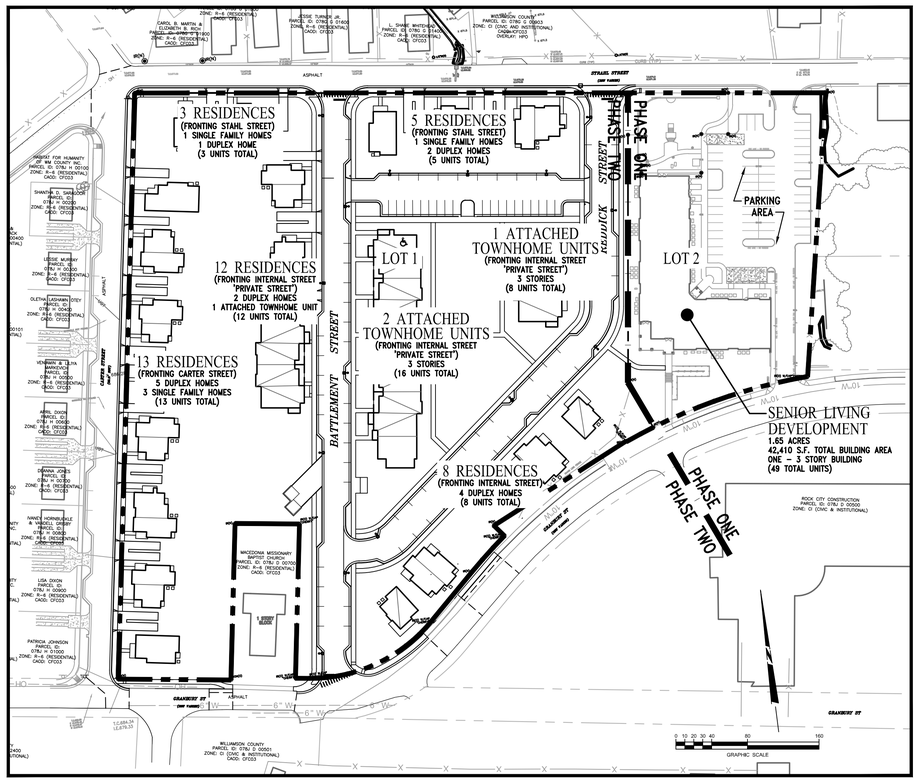
FRANKLIN HOUSING AUTHORITY

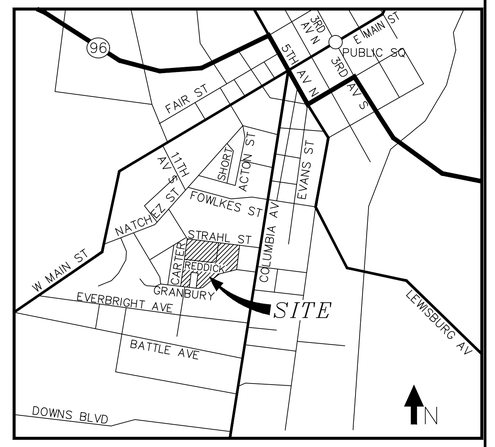
REDDICK STREET DEVELOPMENT PHASE 2

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 4711

NOVEMBER 10, 2014
DECEMBER 4, 2014 (RESUBMITTAL)





VICINITY MAP
SCALE: 1" = 1,000'

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE SLOPE ANALYSIS
C2.0	EXISTING CONDITIONS
C3.0	SITE CONCEPT PLAN
C4.0	SITE CONCEPT GRADING PLAN
C5.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C6.0	SITE CONCEPT UTILITY PLAN
L1.0	TREE CANOPY RETENTION & SPECIMEN TREE PRESERVATION PLAN

SITE DATA

PROJECT NAME	FRANKLIN HOUSING AUTHORITY – REDDICK STREET DEVELOPMENT PHASE 2, DEVELOPMENT PLAN	
PROJECT NUMBER:	CITY OF FRANKLIN # 4711	
LOTS:	1	
ADDRESS:	145 STRAHL ST.	
CITY:	FRANKLIN	
COUNTY:	WILLIAMSON	
STATE:	TENNESSEE	
CIVIL DISTRICT:	9TH	
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1 PLAT RECORDED 2011-02-22. DEED BOOK 5268, PAGE 838	
EXISTING ZONING:	SD-R (FORMERLY RX) SPECIAL DISTRICT-RESIDENTIAL	
CHARACTER AREA OVERLAY:	CFCO-3	
OTHER APPLICABLE OVERLAYS:	-	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL	
ACREAGE OF SITE:	7.19 Ac.	
SQUARE FOOTAGE OF SITE:	312,983 S.F.	
MINIMUM REQUIRED SETBACK LINES:	RESIDENTIAL ATTACHED	OFFICE USE
YARD FRONTING ON ANY STREET	0' OR 5' TO 25'	0'-20'
SIDE YARD	MIN. 0' EA. SIDE; 10' BETWEEN BLDGS.	0'
REAR YARD	5'	0'
OWNERSHIP ENTITY:	REDDICK STREET ASSOCIATES 1, LP	
OWNER:	FRANKLIN HOUSING AUTHORITY	
DEVELOPER:	THE MICHAELS ORGANIZATION	
ADDRESS:	100 SPRING STREET, FRANKLIN, TN 37065	
PHONE NO.:	615.794.1247	
FAX NO.:	615.794.9254	
E-MAIL ADDRESS:	djackson@franklinhousingauthority.com	
CONTACT NAME:	MR. DERWIN JACKSON, EXEC. DIRECTOR	
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES	
ADDRESS:	1935 21st AVENUE SOUTH NASHVILLE, TN 37212	
PHONE NO.:	615.385.4144	
FAX NO.:	615.385.4020	
E-MAIL ADDRESS:	JBROUILLETTE@LEAINC.COM	
CONTACT NAME:	MR. JASON BROUILLETTE, ASLA	
BUILDING SQUARE FOOTAGE:		
SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE)	65 UNITS, 66,273 S.F.	
TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE)	65 UNITS, 77,449 S.F.	
BUILDING HEIGHT		
ALLOWABLE	3 STORIES MAXIMUM	
PROPOSED MULTI-FAMILY	3 STORIES	
FLOOR AREA RATIO OF SITE:		
SINGLE AND MULTI-FAMILY UNITS	0.175	
PROPOSED LANDSCAPE SURFACE RATIO:	0.48	
MINIMUM LANDSCAPE SURFACE RATIO:	0.20	
RESIDENTIAL DENSITY:		
EXISTING GROSS DENSITY	5.5 DU/Ac. EXISTING (44 DU ON 8.03 Ac.)	
PROPOSED GROSS DENSITY	Phase 2 : 9.04 DU/Ac. PROPOSED (65 DU ON 7.19 Ac.) Phases 1-2 : 12.90 DU/Ac. PROPOSED (114 DU ON 8.84 Ac.)	
TREE CANOPY:	NOT APPLICABLE	
PARKLAND DEDICATION:	NOT APPLICABLE	
OPEN SPACE:		
PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.)	0.36 AC.	
PHASE TWO OPEN SPACE PROPOSED	0.55 AC.	

NOTES:

PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C021F, DATED SEPTEMBER 29, 2006.

PHASING

SINGLE PHASE DEVELOPMENT OF LOT 1 – SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 – COMPLETION ESTIMATE 2016

PARKING

PARKING REQUIRED:	
ATTACHED DWELLING	
0-1BR: 1.50	9 SPACES
2BR: 2.50	98 SPACES
3+BR:3.00	54 SPACES
DETACHED DWELLING:	
2/UNIT	10 SPACES
TOTAL PARKING REQUIRED:	171 SPACES
PARKING PROVIDED:	143 SPACES*

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)

MODIFICATION OF STANDARDS (PARKING)

PER MODIFICATION REQUEST AND DOCUMENTATION PROVIDED ALONG WITH DEVELOPMENT PLAN SUBMITTAL PARKING REQUIREMENT MODIFICATIONS AT AVERAGE OF 2.2 SPACES PER DWELLING UNIT IS REQUESTED FOR A TOTAL OF 143 SPACES.

LEGAL DESCRIPTION

Being a tract of land lying in the 9th District, City of Franklin, Williamson County, Tennessee, being Lot 1 of Franklin Housing Authority Granbury St. & Strahl St. Development as recorded in Plat Book P55, Page 98, Register's Office of Williamson County (ROWC). Tract being bounded on the north by Right of Way (ROW) of Strahl Street (ROW varies); bounded on the east by Lot 2 and Lot 3 of said plat; bounded on the south by ROW of Granbury Street (ROW varies), and by Macedonia Missionary Baptist Church as recorded in Book 132, Page 270, ROWC; and bounded on the west by ROW of Carter Street (38.11' ROW). Tract being described as follows:

POINT OF BEGINNING being an iron rod (new) lying on the intersection of the eastern ROW of said Carter Street and the northern ROW of said Granbury Street; thence with said eastern ROW of Carter Street North 08°56'42" East 655.48 feet to an iron rod (new) lying on the intersection of said eastern ROW of Carter Street and the southern ROW of said Strahl Street; thence along said southern ROW of Strahl Street South 82°41'19" East 551.52 feet to an iron rod (new); thence leaving said ROW of Strahl Street and with the common line of said Lots 2 and 3 with the following: South 7°18'41" West 323.99 feet to an iron rod (new); thence South 22°01'20" East 57.40 feet to an iron rod (new); thence along said northern ROW of Granbury Street with the following: on a curve to the left having a length of 33.99 feet, a radius of 625.00 feet, a central angle of an angle of 3°06'57", a tangent of 17.00 feet, and having a chord bearing and distance of South 49°18'16" West 33.98 feet to an iron rod (new); thence North 22°10'59" West 0.78 feet; thence South 64°45'24" West 175.37 feet to an iron rod (new); thence South 38°14'50" East 16.41 feet to an iron rod with "Cherry" cap (old); thence with a curve to the left having an arc length of 54.19 feet, a radius of 625.00 feet, a central angle of 04°58'04", a tangent of 27.11 feet, and having a chord bearing and distance of South 49°16'58" West 54.17 feet to an iron rod (new); thence South 46°47'56" West 71.65 feet to an iron rod with "Cherry" cap (old); thence with a curve to the right having an arc length of 155.56 feet, a radius of 175.00 feet, a central angle of 50°55'49", a tangent of 83.34 feet, and having a chord bearing and distance of South 72°15'51" West 150.49 feet to an iron rod with "Cherry" cap (old); thence North 82°16'15" West 15.52 feet an iron rod with "Cherry" cap (old); thence along the common line of said Macedonia Missionary Baptist Church with the following: North 8°48'58" East 172.59 feet an iron rod with "Cherry" cap (old); thence North 82°11'52" West 72.00 feet to an iron rod (new); thence South 08°49'56" West 175.10 feet to a concrete monument (old); thence along said northern ROW of Granbury Street North 82°11'24" West 126.13 feet to the point of beginning.

Tract contains 312,983 square feet or 7.19 acres.

Bearings based on Tennessee State Plane Coordinate System.

PREPARED FOR:

FRANKLIN
HOUSING AUTHORITY
100 Spring Street
Franklin, Tennessee
615-794-1247

ANDREW WOLTHERS — REGISTERED — LANDSCAPE ARCHITECT — No. 109523 — STATE OF TENNESSEE — 12/4/14

JASON M. BROUILLETTE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE NO. 328 — COMMISSION EXPIRES 6/30/2015 — 12/4/14

PREPARED BY:

Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

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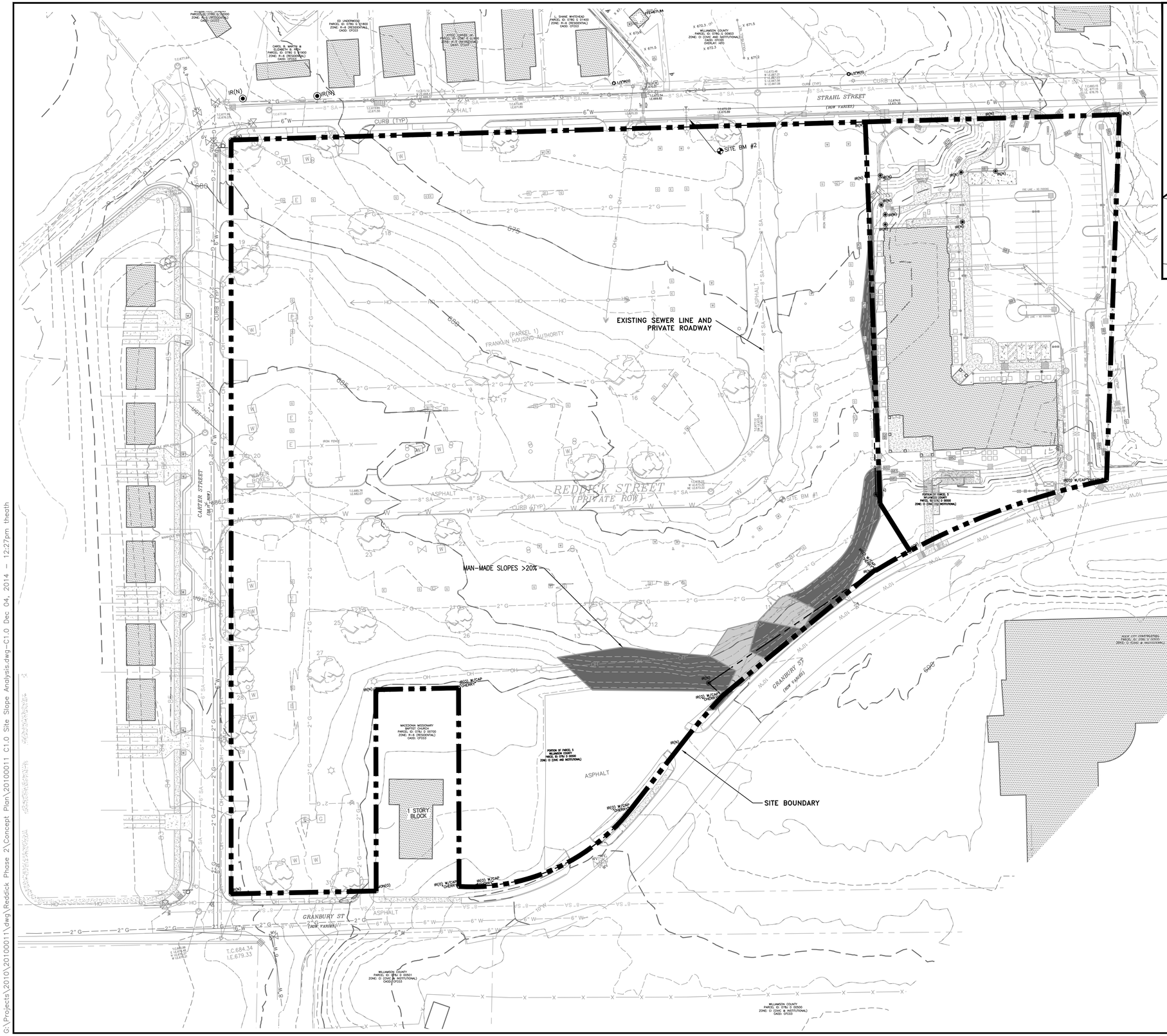

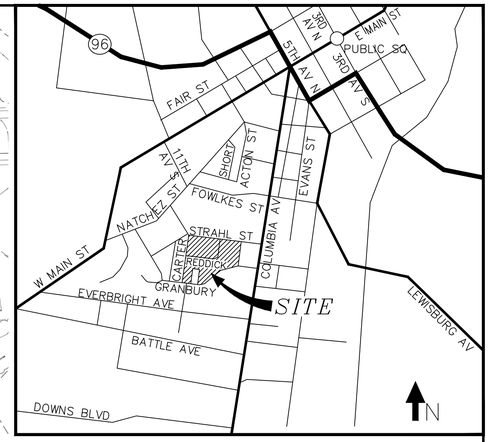

VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

1. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
2. THIS SITE IS LOCTED IN THE DRAINAGE BASIN.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	1000.00%	

LEGEND

EXISTING TREE

EXISTING TREE COVER

EXISTING CONTOUR

0 10 20 30 40 80 120
GRAPHIC SCALE

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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247

ANDREW WOLTHERS
REGISTERED ARCHITECT
No. 10952
STATE OF TENNESSEE
12/3/14

12/4/14	PER CITY COMMENTS
DATE	REVISIONS
2014-11-10	20100011

C1.0
SITE
SLOPE ANALYSIS/
PHYSICAL FEATURES

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500' DISTANCE FROM PROPERTY BOUNDARY (TYPICAL)

HISTORIC CORE RESIDENTIAL DISTRICT

CARTER HOUSE

CIVIC AND INSTITUTIONAL DISTRICT

ARTERIAL

PHASE ONE
PHASE TWO

LOCAL ROAD

CENTRAL COMMERCIAL DISTRICT

PHASE 1
(COMPLETED 2013)

REDDICK STREET (PRIVATE ROW)

PHASE ONE
PHASE TWO

WILLIAMSON COUNTY LIBRARY

LOCAL ROAD

SITE BOUNDARY

LOCAL ROAD

PHASE 2

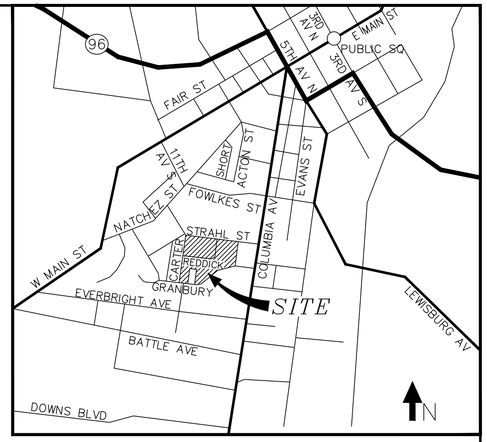
CIVIC AND INSTITUTIONAL DISTRICT

COLUMBIA AVENUE

ACADEMY STREET

500'

500' DISTANCE FROM PROPERTY BOUNDARY (TYPICAL)



VICINITY MAP
SCALE: 1" = 1,000'

SITE DATA

PROJECT NAME	FRANKLIN HOUSING AUTHORITY – REDDICK STREET DEVELOPMENT PHASE 2, DEVELOPMENT PLAN
PROJECT NUMBER:	CITY OF FRANKLIN # 4711
LOTS:	1
ADDRESS:	145 STRAHL ST.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1 PLAT RECORDED 2011-02-22. DEED BOOK 5268, PAGE 838
EXISTING ZONING:	SD-R (FORMERLY RX) SPECIAL DISTRICT-RESIDENTIAL
CHARACTER AREA OVERLAY:	CFCO-3
OTHER APPLICABLE OVERLAYS:	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	7.19 Ac.
SQUARE FOOTAGE OF SITE:	312,983 S.F.

MINIMUM REQUIRED SETBACK LINES:	RESIDENTIAL ATTACHED	OFFICE USE
YARD FRONTING ON ANY STREET	0' OR 5' TO 25'	0'-20'
SIDE YARD	MIN. 0' EA. SIDE; 10' BETWEEN BLDGS.	0'
REAR YARD	5'	0'

OWNERSHIP ENTITY:	REDDICK STREET ASSOCIATES 1, LP
OWNER:	FRANKLIN HOUSING AUTHORITY
DEVELOPER:	THE MICHAELS ORGANIZATION
ADDRESS:	100 SPRING STREET, FRANKLIN, TN 37065
PHONE NO.:	615.794.1247
FAX NO.:	615.794.9254
E-MAIL ADDRESS:	djackson@franklinhousingauthority.com
CONTACT NAME:	MR. DERWIN JACKSON, EXEC. DIRECTOR
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21st AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615.385.4144
FAX NO.:	615.385.4020
E-MAIL ADDRESS:	JBROUILLETTE@LEAINC.COM
CONTACT NAME:	MR. JASON BROUILLETTE, ASLA
BUILDING SQUARE FOOTAGE:	
SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE)	65 UNITS, 66,273 S.F.
TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE)	65 UNITS, 77,449 S.F.
BUILDING HEIGHT	
ALLOWABLE	3 STORIES MAXIMUM
PROPOSED MULTI-FAMILY	3 STORIES
FLOOR AREA RATIO OF SITE:	
SINGLE AND MULTI-FAMILY UNITS	0.175
PROPOSED LANDSCAPE SURFACE RATIO:	0.48
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
RESIDENTIAL DENSITY:	
EXISTING GROSS DENSITY	5.5 DU/Ac. EXISTING (44 DU ON 8.03 Ac.)
PROPOSED GROSS DENSITY	Phase 2 : 9.04 DU/Ac. PROPOSED (65 DU ON 7.19 Ac.) Phases 1-2 : 12.90 DU/Ac. PROPOSED (114 DU ON 8.84 Ac.)
TREE CANOPY:	NOT APPLICABLE
PARKLAND DEDICATION:	NOT APPLICABLE
OPEN SPACE:	
PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.)	0.36 AC.
PHASE TWO OPEN SPACE PROPOSED	0.55 AC.

NOTES:
PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C0211F, DATED SEPTEMBER 29, 2006.

PHASING
SINGLE PHASE DEVELOPMENT OF LOT 1 – SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 – COMPLETION ESTIMATE 2016

PARKING
PARKING REQUIRED:
ATTACHED DWELLING
0-1BR: 1.50
2BR: 2.50
3+BR:3.00
DETACHED DWELLING:
2/UNIT

	9 SPACES
	98 SPACES
	54 SPACES
	10 SPACES
TOTAL PARKING REQUIRED:	171 SPACES
PARKING PROVIDED:	143 SPACES*

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)

LINE DATA

LINE	LENGTH	BEARING
L1	7.01'	S10°55'32"W
L2	0.78'	N22°10'59"W
L3	16.41'	S38°14'50"E
L4	15.52'	N82°16'15"W
L5	3.94'	N08°48'58"E

AREA SUMMARY

TRACT	SQ. FT.	ACRES
1	349,645	8.03
2	27,808	0.64
3	7,417	0.17
TOTAL	384,870	8.84

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	19°50'18"	625.00	109.30	216.40	215.32	S77°31'57"W
C2	04°58'04"	625.00	27.11	54.19	54.17	S49°16'58"W
C3	50°55'49"	175.00	83.34	155.56	150.49	S72°15'51"W

GENERAL NOTES

1. BOUNDARY WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 4-30-2010. ADJACENT PROPERTY INFORMATION WAS TAKEN FROM CITY OF FRANKLIN TOPOGRAPHICAL MAPS.
2. PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78J, GROUP D, PARCEL 1 AND TAX MAP 78J, GROUP D, A PORTION OF PARCEL 5, CONTAINING 8.84 ACRES.
3. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTRY OF HISTORIC PLACES.
4. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
5. FROM THIS SITE:
   +/-1.2 MILES TO
   CITY POLICE DEPARTMENT
   109 2nd AVENUE SOUTH

   +/-0.7 MILES TO
   CITY OF FRANKLIN FIRE STATION NO. 1
   CORNER HWY. 96 WEST AND 11th AVE. NORTH
6. THE PROPERTY IS LOCATED WITHIN THE CF30-3 CHARACTER OVERLAY DISTRICT.
7. NO KNOWN MINERAL RIGHTS ARE IN PLACE REGARDING THE PROPERTY.

EXISTING TREES ON SITE

PT. NO.	SIZE/TYPE	HEALTH
1	36" SYCAMORE	GOOD
2	12" MAPLE	GOOD
3	12" MAPLE	GOOD
4	10" LOCUST	GOOD
5	12" LOCUST	GOOD
6	10" LOCUST	GOOD
7	30" SYCAMORE	GOOD
8	10" SYCAMORE	GOOD
9	26" SUGAR MAPLE	GOOD
10	16" OAK	GOOD
11	14" MAPLE	GOOD
12	16" OAK	GOOD
13	18" OAK	GOOD
14	16" OAK	GOOD
15	18" OAK	GOOD
16	8" QUAD SYCAMORE	GOOD

PT. NO.	SIZE/TYPE	HEALTH
17	36" SYCAMORE	GOOD
18	24" SYCAMORE	GOOD
19	32" ELM	GOOD
20	30" MAPLE	GOOD
21	16" OAK	GOOD
22	14" MAPLE	GOOD
23	18" SYCAMORE	GOOD
24	24" MAPLE	GOOD
25	24" SYCAMORE	GOOD
26	12" MAPLE	GOOD
27	24" SYCAMORE	GOOD
28	12" MAPLE	GOOD
29	18" MAPLE	GOOD
30	18" SYCAMORE	GOOD
31	16" MAPLE	GOOD
32	18" SYCAMORE	GOOD

GRAPHIC SCALE 0 10 20 30 40 80 160

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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247

ANDREW WOLFE REGISTERED LANDSCAPE ARCHITECT No. 1095233 STATE OF TENNESSEE 12/4/14

DATE	REVISIONS
12/4/14	PER CITY COMMENTS
2014-11-10	20100011

C2.0
EXISTING CONDITIONS

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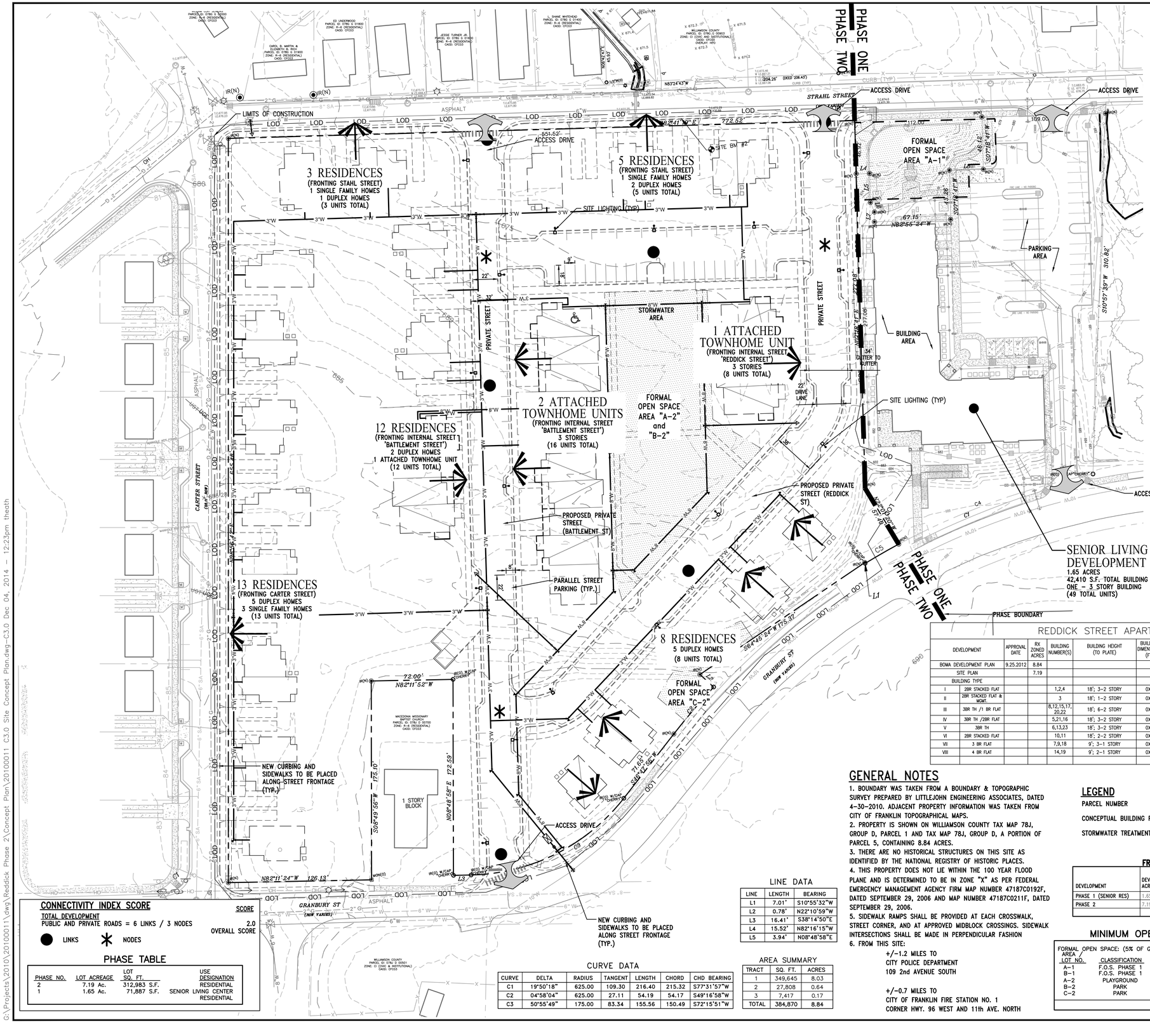

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 6 LINKS / 3 NODES

SCORE
2.0
OVERALL SCORE

● LINKS ✱ NODES

PHASE TABLE

PHASE NO.	LOT ACREAGE	LOT SQ. FT.	USE DESIGNATION
2	7.19 Ac.	312,983 S.F.	RESIDENTIAL
1	1.65 Ac.	71,887 S.F.	SENIOR LIVING CENTER RESIDENTIAL

LINE DATA

LINE	LENGTH	BEARING
L1	7.01'	S10°55'32"W
L2	0.78'	N22°10'59"W
L3	16.41'	S38°14'50"E
L4	15.52'	N82°16'15"W
L5	3.94'	N08°48'58"E

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	19°50'18"	625.00	109.30	216.40	215.32	S77°31'57"W
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C3	50°55'49"	175.00	83.34	155.56	150.49	S72°15'51"W

AREA SUMMARY

TRACT	SQ. FT.	ACRES
1	349,645	8.03
2	27,808	0.64
3	7,417	0.17
TOTAL	384,870	8.84

SITE DATA

PROJECT NAME: FRANKLIN HOUSING AUTHORITY – REDDICK STREET DEVELOPMENT PHASE 2, DEVELOPMENT PLAN
PROJECT NUMBER: CITY OF FRANKLIN # 4711
LOTS: 1
ADDRESS: 145 STRAHL ST.
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1
PLAT RECORDED 2011-02-22. DEED BOOK 5268, PAGE 838
EXISTING ZONING: SD-R (FORMERLY RX)
SPECIAL DISTRICT-RESIDENTIAL CFCO-3
CHARACTER AREA OVERLAY: TRADITIONAL
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
ACREAGE OF SITE: 7.19 Ac.
SQUARE FOOTAGE OF SITE: 312,983 S.F.

MINIMUM REQUIRED SETBACK LINES:	RESIDENTIAL ATTACHED	OFFICE USE
YARD FRONTING ON ANY STREET	0' OR 5' TO 25'	0'-20'
SIDE YARD	MIN. 0' EA. SIDE; 10' BETWEEN BLDGS.:	0' 5'
REAR YARD	5'	0'

OWNERSHIP ENTITY: REDDICK STREET ASSOCIATES I, LP
OWNER: FRANKLIN HOUSING AUTHORITY
DEVELOPER: THE MICHAELS ORGANIZATION
ADDRESS: 100 SPRING STREET, FRANKLIN, TN 37065
PHONE NO.: 615.794.1247
FAX NO.: 615.794.9254
E-MAIL ADDRESS: djackson@franklinhousingauthority.com
CONTACT NAME: MR. DERWIN JACKSON, EXEC. DIRECTOR

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS: 1935 21st AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.: 615.385.4144
FAX NO.: 615.385.4020
E-MAIL ADDRESS: JBROUILLETE@LEAINC.COM
CONTACT NAME: MR. JASON BROUILLETTE, ASLA

BUILDING SQUARE FOOTAGE:
SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE): 65 UNITS, 66,273 S.F.
TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE): 65 UNITS, 77,449 S.F.

BUILDING HEIGHT
ALLOWABLE: 3 STORIES MAXIMUM
PROPOSED MULTI-FAMILY: 3 STORIES

FLOOR AREA RATIO OF SITE:
SINGLE AND MULTI-FAMILY UNITS: 0.175

PROPOSED LANDSCAPE SURFACE RATIO: 0.48
MINIMUM LANDSCAPE SURFACE RATIO: 0.20

RESIDENTIAL DENSITY:
EXISTING GROSS DENSITY: 5.5 DU/Ac. EXISTING (44 DU ON 8.03 Ac.)
PROPOSED GROSS DENSITY: Phase 2 : 9.04 DU/Ac. PROPOSED (65 DU ON 7.19 Ac.)
Phases 1-2 : 12.90 DU/Ac. PROPOSED (114 DU ON 8.84 Ac.)
TREE CANOPY: NOT APPLICABLE
PARKLAND DEDICATION: NOT APPLICABLE

OPEN SPACE:
PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.): 0.36 AC.
PHASE TWO OPEN SPACE PROPOSED: 0.55 AC.

NOTES:

PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C0211F, DATED SEPTEMBER 29, 2006.

PHASING

SINGLE PHASE DEVELOPMENT OF LOT 1 – SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 – COMPLETION ESTIMATE 2016

PARKING

PARKING REQUIRED:
ATTACHED DWELLING
0-1BR: 1.50
2BR: 2.50
3+BR:3.00
DETACHED DWELLING:
2/UNIT

TOTAL PARKING REQUIRED: 149 SPACES
PARKING PROVIDED: 147 SPACES*

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)

REDDICK STREET APARTMENTS RESIDENTIAL LAND USE DATA

DEVELOPMENT	APPROVAL DATE	RX ZONED ACRES	BUILDING NUMBER(S)	BUILDING HEIGHT (TO PLATE)	BUILDING DIMENSIONS (FT)	*GROSS BUILDING AREA (SF)	SINGLE-FAM DWELLING UNITS	MULTI-FAM. DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBER OF OPEN SPACE LOTS	UNITS 1BR	2BR	3BR	4BR	BEDROOMS	REMAINING ACRES	REMAINING DWELLING UNITS
BOMA DEVELOPMENT PLAN	9.25.2012	8.84					0	1	1							0	0
SITE PLAN		7.19					5	60	65	0	6	39	18	2	146	0	1
BUILDING TYPE																	
I 2BR STACKED FLAT			1,2,4	18'; 3-2 STORY	0X0	27,729		24	8 /BLDG		0	48	0	0	48		
II 2BR STACKED FLAT & MGMT.			3	18'; 1-2 STORY	0X0	10,823		8	1 /BLDG		0	8	0	0	16		
III 3BR TH /1 BR FLAT			8,12,15,17, 20,22	18'; 6-2 STORY	0X0	14,178		12	2 /BLDG		6	0	6	0	24		
IV 3BR TH /2BR FLAT			5,21,16	18'; 3-2 STORY	0X0	7,854		6	2 /BLDG		0	3	3	0	15		
V 3BR TH			6,13,23	18'; 3-2 STORY	0X0	9,192		6	2 /BLDG		0	0	6	0	18		
VI 2BR STACKED FLAT			10,11	18'; 2-2 STORY	0X0	4,312		4	2 /BLDG		0	4	0	0	8		
VII 3 BR FLAT			7,9,18	9'; 3-1 STORY	0X0	4,269	3	0	1 /BLDG		0	0	3	0	9		
VIII 4 BR FLAT			14,19	9'; 2-1 STORY	0X0	3,354	2	0	1 /BLDG		0	0	2	2	8		

GENERAL NOTES

1. BOUNDARY WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 4-30-2010. ADJACENT PROPERTY INFORMATION WAS TAKEN FROM CITY OF FRANKLIN TOPOGRAPHICAL MAPS.
2. PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78J, GROUP D, PARCEL 1 AND TAX MAP 78J, GROUP D, A PORTION OF PARCEL 5, CONTAINING 8.84 ACRES.
3. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTRY OF HISTORIC PLACES.
4. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
5. SIDEWALK RAMPS SHALL BE PROVIDED AT EACH CROSSWALK, STREET CORNER, AND AT APPROVED MIDBLOCK CROSSINGS. SIDEWALK INTERSECTIONS SHALL BE MADE IN PERPENDICULAR FASHION
6. FROM THIS SITE:
   +/-1.2 MILES TO
   CITY POLICE DEPARTMENT
   109 2nd AVENUE SOUTH

   +/-0.7 MILES TO
   CITY OF FRANKLIN FIRE STATION NO. 1
   CORNER HWY. 96 WEST AND 11th AVE. NORTH

LEGEND

PARCEL NUMBER
CONCEPTUAL BUILDING PLACEMENT
STORMWATER TREATMENT AREAS S.W.T.
FORMAL OPEN SPACE
SPECIMEN TREES TO BE PRESERVED
PROPOSED PARCEL ACCESS POINTS
F.O.S.

OPEN SPACE TAKE DOWN CHART (ALL PHASES)
FRANKLIN HOUSING AUTHORITY – REDDICK STREET DEVELOPMENT

DEVELOPMENT	DEVELOPABLE ACREAGE	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
PHASE 1 (SENIOR RES)	1.65 AC.	N/A	N/A	.08 AC. (5%)	.38 AC.	.08 AC.	.38 AC.	0 AC.
PHASE 2	7.19 AC	N/A	N/A	.36 AC (5%)	.54 AC.	.36 AC.	.55 AC.	0 AC.

MINIMUM OPEN SPACE REQUIREMENTS

FORMAL OPEN SPACE: (5% OF GROSS DEVELOPMENT AREA): 19,244 S.F. (0.44 Ac.)

AREA / LOT NO.	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	ACRES OF OPEN SPACE
A-1	F.O.S. PHASE 1	FORMAL	7715 S.F.	0.18 Ac.
B-1	F.O.S. PHASE 1	FORMAL	8900 S.F.	0.20 Ac.
A-2	PLAYGROUND	FORMAL	5500 S.F.	0.13 Ac.
B-2	PARK	FORMAL	17250 S.F.	0.39 Ac.
C-2	PARK	FORMAL	2500 S.F.	0.06 Ac.
		TOTAL PROVIDED	40,070 S.F.	0.96 Ac.

GRAPHIC SCALE 20 30 40 80

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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247

ANDREW WOLTHERS
REGISTERED ENGINEER
AGREEMENT
No. 109525
STATE OF TENNESSEE
12/19/14

DATE	REVISIONS
12/4/14	PER CITY COMMENTS
2014-11-10	20100011

C3.0
SITE
CONCEPT PLAN

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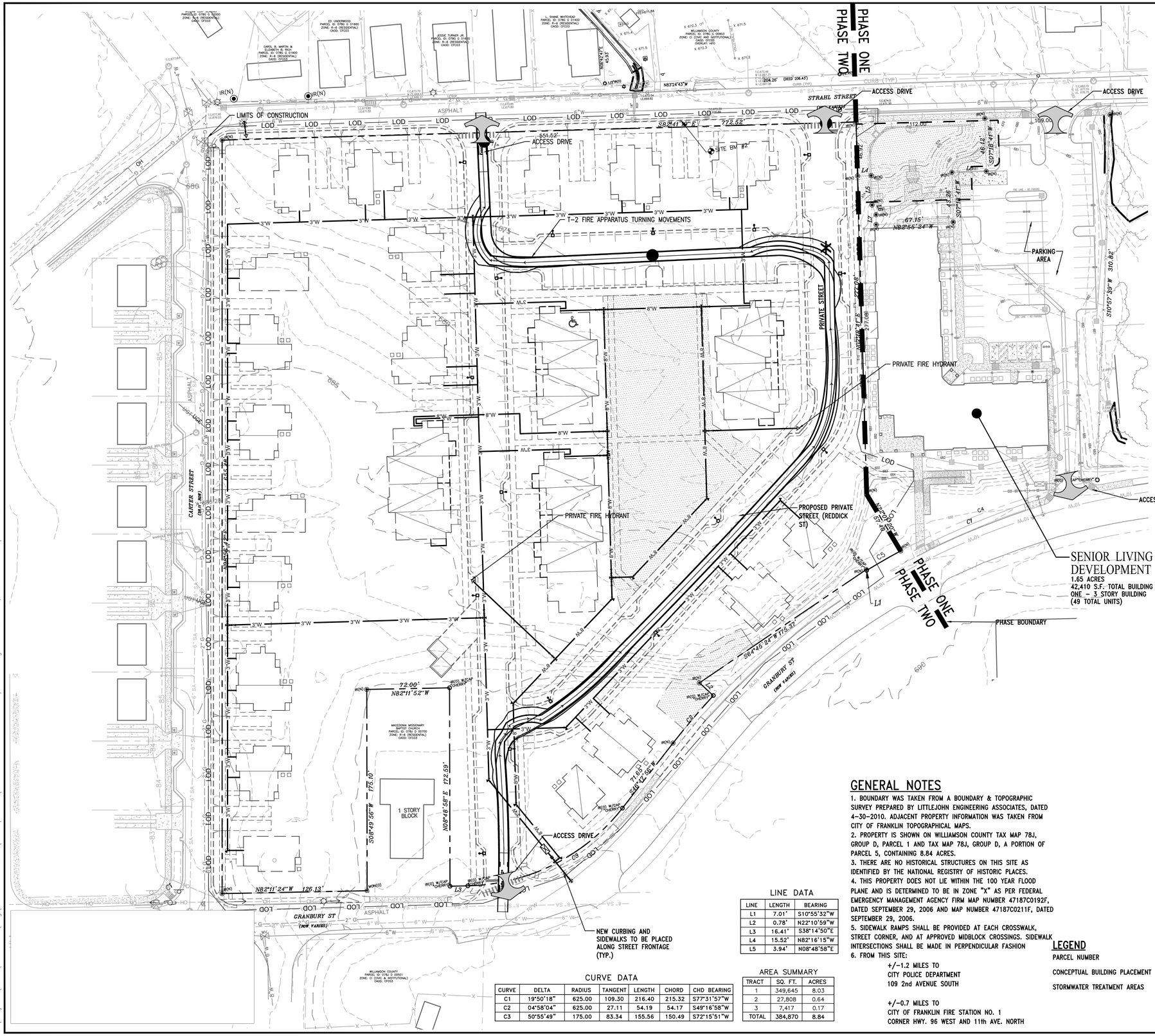


SITE DATA

PROJECT NAME	FRANKLIN HOUSING AUTHORITY – REDDICK STREET DEVELOPMENT PHASE 2, DEVELOPMENT PLAN
PROJECT NUMBER:	CITY OF FRANKLIN # 4711
LOTS:	1
ADDRESS:	145 STRAHL ST.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1
	PLAT RECORDED 2011-02-22. DEED BOOK 5268, PAGE 838
EXISTING ZONING:	SD-R (FORMERLY RX)
	SPECIAL DISTRICT-RESIDENTIAL
CHARACTER AREA OVERLAY:	CFCO-3
OTHER APPLICABLE OVERLAYS:	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	7.19 Ac.
SQUARE FOOTAGE OF SITE:	312,983 S.F.

MINIMUM REQUIRED SETBACK LINES:	RESIDENTIAL ATTACHED	OFFICE USE
YARD FRONTING ON ANY STREET	0' OR 5' TO 25'	0'-20'
SIDE YARD	MIN. 0' EA. SIDE; 10' BETWEEN BLDGS.:	0' 5'
REAR YARD		0'

OWNERSHIP ENTITY:	REDDICK STREET ASSOCIATES I, LP
OWNER:	FRANKLIN HOUSING AUTHORITY
DEVELOPER:	THE MICHAELS ORGANIZATION
ADDRESS:	100 SPRING STREET, FRANKLIN, TN 37065
PHONE NO.:	615.794.1247
FAX NO.:	615.794.9254
E-MAIL ADDRESS:	djackson@franklinhousingauthority.com
CONTACT NAME:	MR. DERWIN JACKSON, EXEC. DIRECTOR
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21st AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615.385.4144
FAX NO.:	615.385.4020
E-MAIL ADDRESS:	JBROUILLETE@LEAINC.COM
CONTACT NAME:	MR. JASON BROUILLETTE, ASLA

BUILDING SQUARE FOOTAGE:	
SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE)	65 UNITS, 66,273 S.F.
TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE)	65 UNITS, 77,449 S.F.
BUILDING HEIGHT	
ALLOWABLE	3 STORIES MAXIMUM
PROPOSED MULTI-FAMILY	3 STORIES
FLOOR AREA RATIO OF SITE:	
SINGLE AND MULTI-FAMILY UNITS	0.175
PROPOSED LANDSCAPE SURFACE RATIO:	0.48
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
RESIDENTIAL DENSITY:	
EXISTING GROSS DENSITY	5.5 DU/Ac. EXISTING (44 DU ON 8.03 Ac.)
PROPOSED GROSS DENSITY	Phase 2 : 9.04 DU/Ac. PROPOSED (65 DU ON 7.19 Ac.)
	Phases 1-2 : 12.90 DU/Ac. PROPOSED (114 DU ON 8.84 Ac.)
TREE CANOPY:	NOT APPLICABLE
PARKLAND DEDICATION:	NOT APPLICABLE
OPEN SPACE:	
PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.)	0.36 AC.
PHASE TWO OPEN SPACE PROPOSED	0.55 AC.

NOTES:

PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C0211F, DATED SEPTEMBER 29, 2006.

PHASING

SINGLE PHASE DEVELOPMENT OF LOT 1 – SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 – COMPLETION ESTIMATE 2016

PARKING

PARKING REQUIRED:	
ATTACHED DWELLING	
0-1BR: 1.50	9 SPACES
2BR: 2.50	38 SPACES
3+BR:3.00	54 SPACES
DETACHED DWELLING: 2/UNIT	10 SPACES
TOTAL PARKING REQUIRED:	~~171~~ SPACES
PARKING PROVIDED:	~~147 SPACES*~~

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)

LINE DATA

LINE	LENGTH	BEARING
L1	7.01'	S10°55'32"W
L2	0.78'	N22°10'59"W
L3	16.41'	S38°14'50"E
L4	15.52'	N82°16'15"W
L5	3.94'	N08°48'58"E

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	19°50'18"	625.00	109.30	216.40	215.32	S77°31'57"W
C2	04°58'04"	625.00	27.11	54.19	54.17	S49°16'58"W
C3	50°55'49"	175.00	83.34	155.56	150.49	S72°15'51"W

AREA SUMMARY

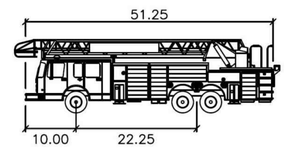
TRACT	SQ. FT.	ACRES
1	349,645	8.03
2	27,808	0.64
3	7,417	0.17
TOTAL	384,870	8.84

GENERAL NOTES

1. BOUNDARY WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 4-30-2010. ADJACENT PROPERTY INFORMATION WAS TAKEN FROM CITY OF FRANKLIN TOPOGRAPHICAL MAPS.
2. PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78J, GROUP D, PARCEL 1 AND TAX MAP 78J, GROUP D, A PORTION OF PARCEL 5, CONTAINING 8.84 ACRES.
3. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTRY OF HISTORIC PLACES.
4. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
5. SIDEWALK RAMPS SHALL BE PROVIDED AT EACH CROSSWALK, STREET CORNER, AND AT APPROVED MIDBLOCK CROSSINGS. SIDEWALK INTERSECTIONS SHALL BE MADE IN PERPENDICULAR FASHION
6. FROM THIS SITE:
   +/-1.2 MILES TO CITY POLICE DEPARTMENT 109 2nd AVENUE SOUTH
   +/-0.7 MILES TO CITY OF FRANKLIN FIRE STATION NO. 1 CORNER HWY. 96 WEST AND 11th AVE. NORTH

LEGEND

PARCEL NUMBER
CONCEPTUAL BUILDING PLACEMENT
STORMWATER TREATMENT AREAS
FORMAL OPEN SPACE
SPECIMEN TREES TO BE PRESERVED
S.W.T.
PROPOSED PARCEL ACCESS POINTS
F.O.S.



T-2 SUTPHEN (Franklin)

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

GRAPHIC SCALE: 20 30 40 80

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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247

ANDREW WOLTHERS — REGISTERED ENGINEER — AGENCY USE — 109529 — STATE OF TENNESSEE

DATE	REVISIONS
12/4/14	PER CITY COMMENTS
2014-11-10	20100011

C3.1
FIRE PROTECTION SITE PLAN

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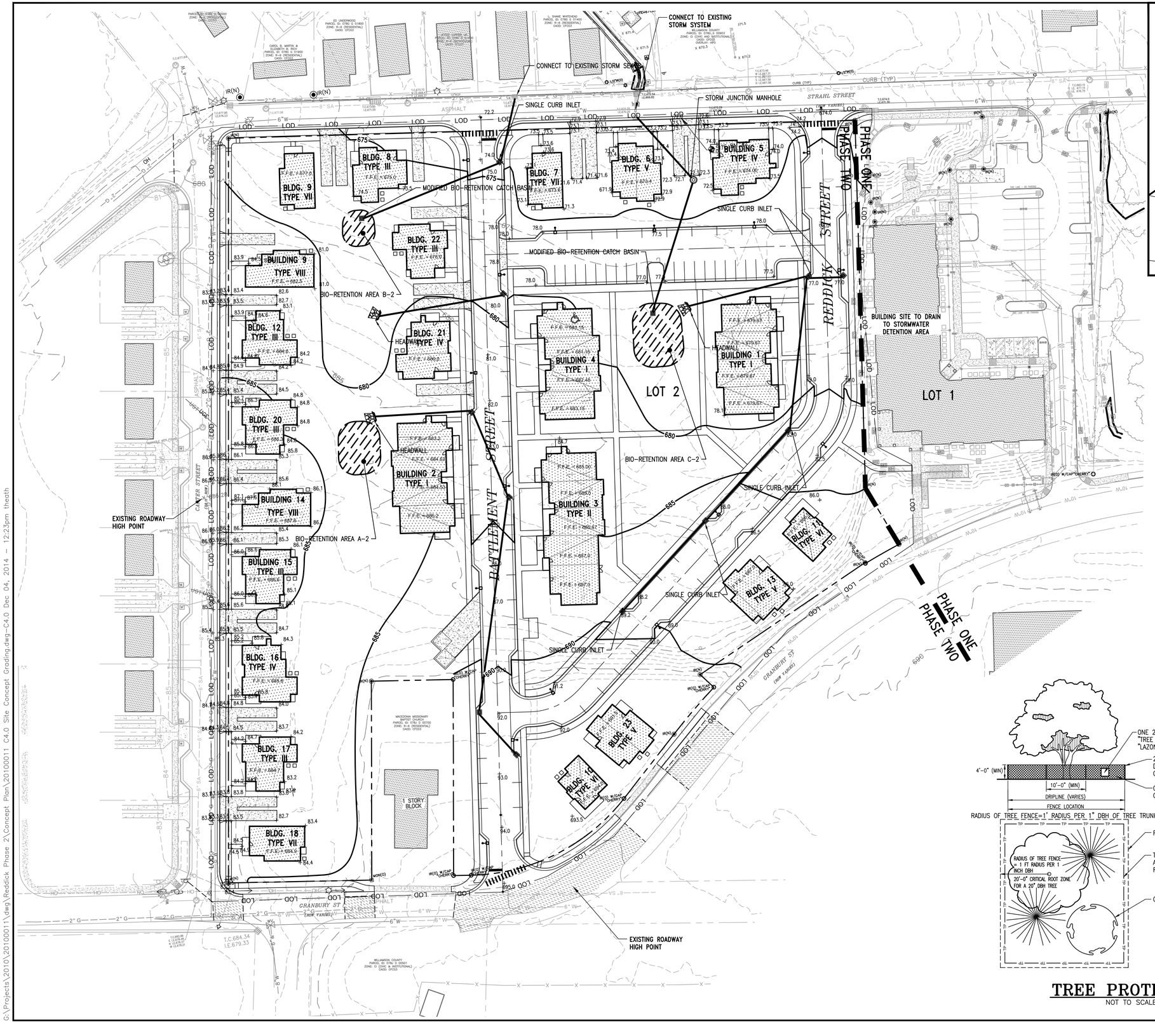

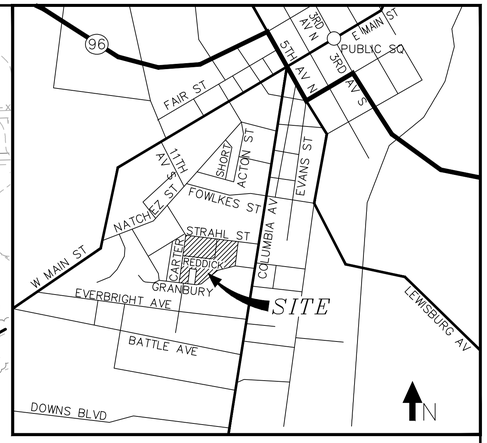

VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

- EXISTING CONTOUR
- 80 — PROPOSED CONTOUR
- 76.5 — SPOT ELEVATION
- PROPOSED STORM DRAINAGE
- SORMWATER DETENTION AREA
- WATER QUALITY AREA
- TP — TREE PROTECTION FENCE
- EXISTING TREE

TREE PROTECTION
NOT TO SCALE

0 10 20 30 40 80 120
GRAPHIC SCALE

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615-794-1247

ANDREW WOLTHER
REGISTERED ENGINEER
AGENCY
No. 109525
STATE OF TENNESSEE
12/9/14

12/4/14	PER CITY COMMENTS
DATE	REVISIONS
2014-11-10	20100011

C4.0
SITE CONCEPT GRADING PLAN

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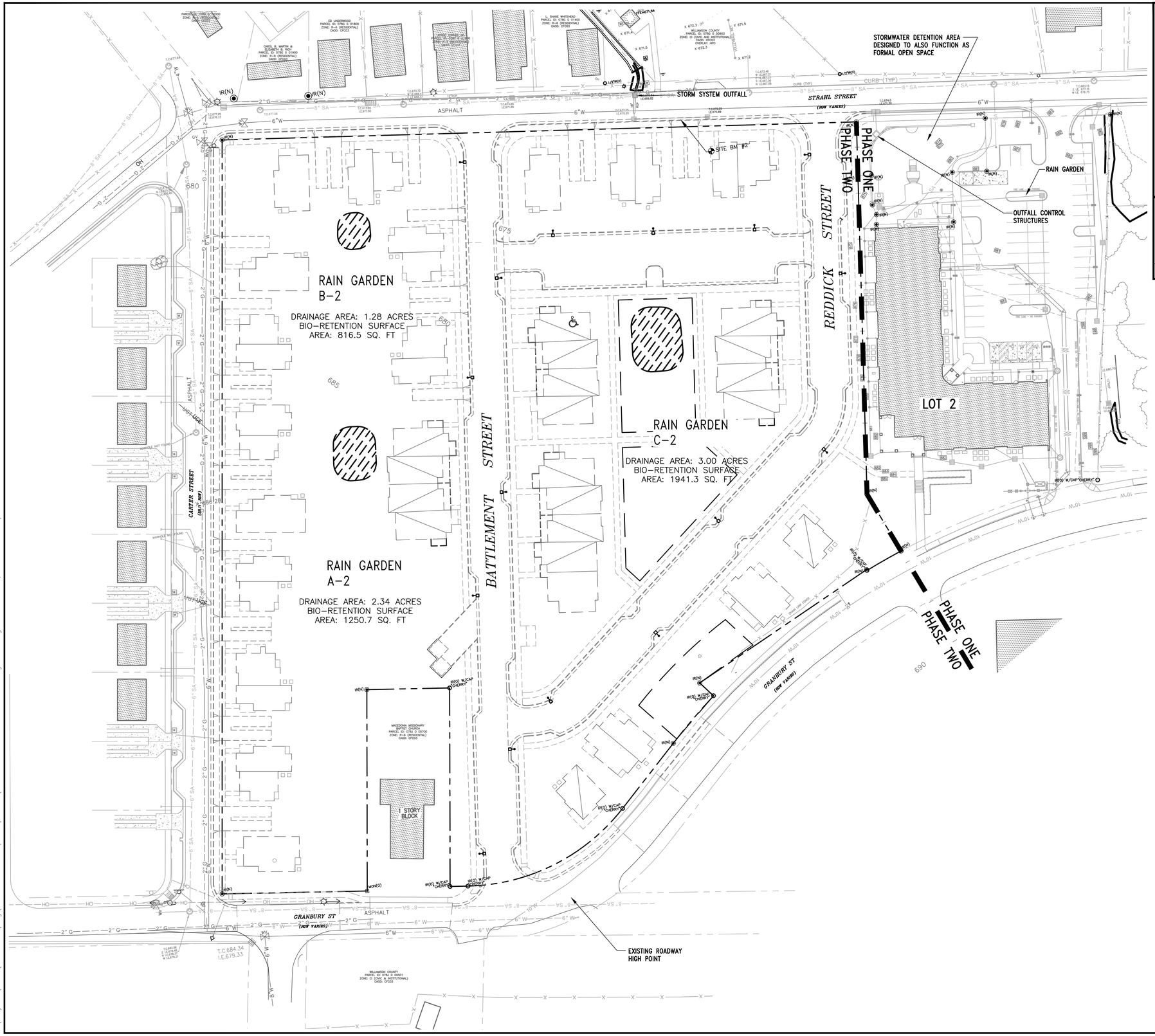

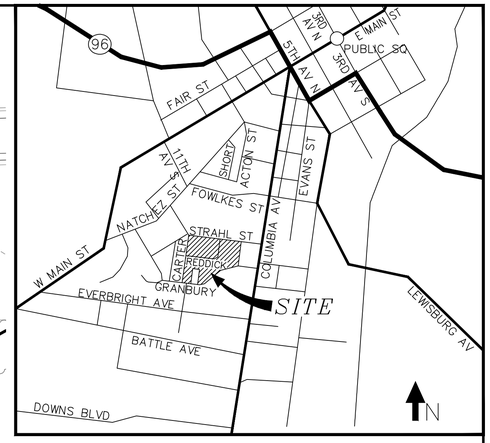

VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

- EXISTING CONTOUR
- 80 PROPOSED CONTOUR
- 76.5 SPOT ELEVATION
- PROPOSED STORM DRAINAGE
- STORMWATER DETENTION AREA
- WATER QUALITY AREA
- TP TREE PROTECTION FENCE
- EXISTING TREE

NOTE:

STORMWATER TREATMENT TO BE DESIGNED TO ACHIEVE A MINIMUM RUNOFF REDUCTION OF 0.80 ORIGINAL VALUE.

DOWNSPOUT DISCONNECTION, REDUCTION OF IMPERVIOUS AREAS, AND BIO-RETENTION PONDS HAVE BEEN UTILIZED TO PROVIDE WATER QUALITY TREATMENT

PROPERTY AREA: 8.84 ACRES

DISTURBED AREA: 7.19 ACRES

IMPERVIOUS AREA: 2.81 ± ACRES

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ANDREW WOLTHERS
REGISTERED ENGINEER
AGRICULTURE
No. 109529
STATE OF TENNESSEE
12/4/14

DATE	REVISIONS
12/4/14	PER CITY COMMENTS

2014-11-10 20100011

C5.0

CONCEPTUAL STORMWATER MANAGEMENT PLAN

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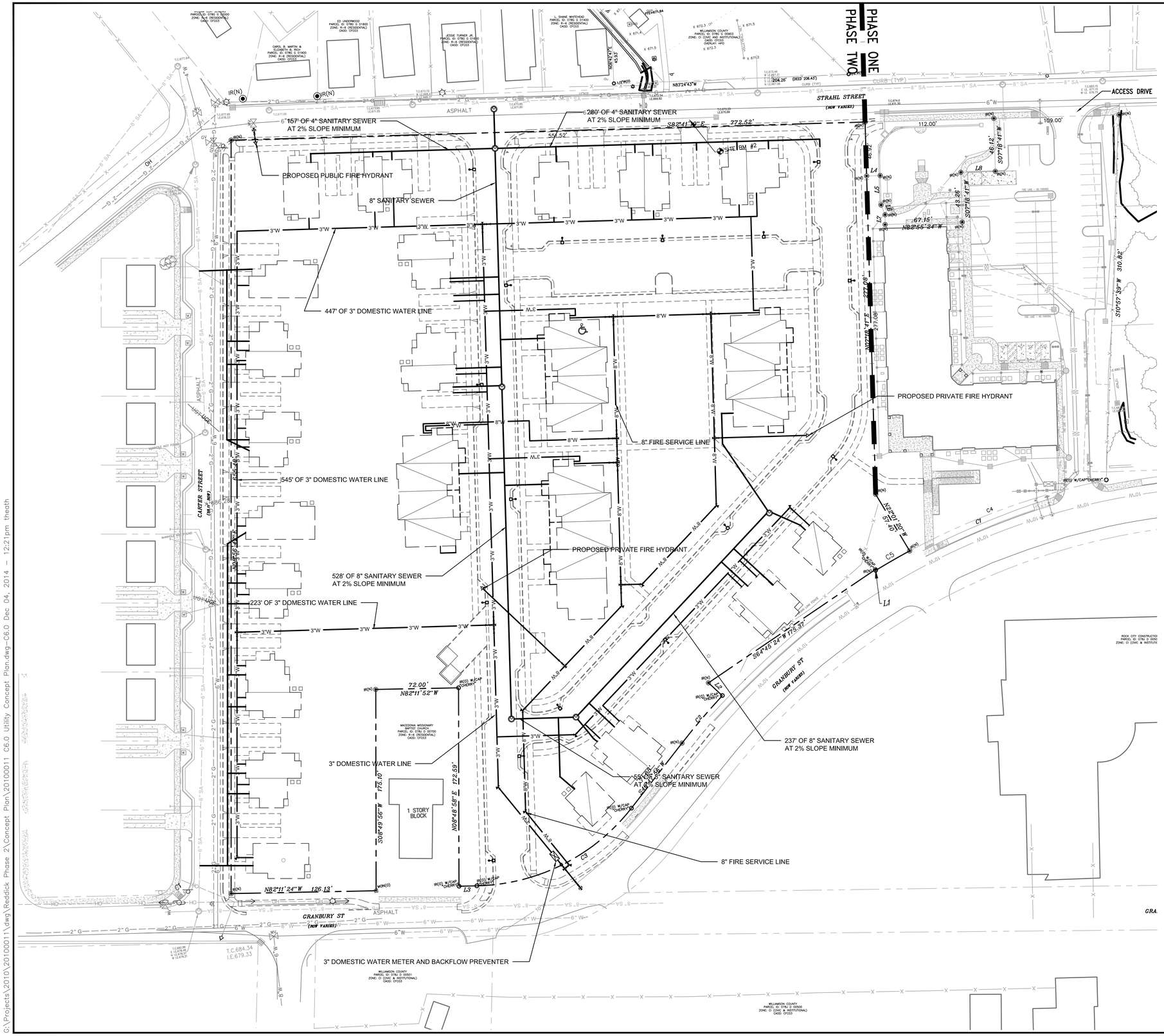

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5. FROM THIS SITE:

+/-1.2 MILES TO
CITY POLICE DEPARTMENT
109 2nd AVENUE SOUTH

+/-0.7 MILES TO
CITY OF FRANKLIN FIRE STATION NO. 1
CORNER HWY. 96 WEST AND 11th AVE. NORTH

FIRE FLOW TEST RESULTS

MAIN SIZE: 10"
STATIC PRESSURE: 77.5 PSI
RESIDUAL PRESSURE: 65 PSI
PITOT PRESSURE: 35.1 PSI
FLOW: 992.7 GPM

PROPOSED UTILITIES LEGEND:

	SANITARY SEWER
6"W	WATER LINE
GAS	GAS LINE
O2	OXYGEN LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELECOMMUNICATIONS LINE

0 10 20 30 40 80 120
GRAPHIC SCALE

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REDDICK STREET DEVELOPMENT
PHASE 2
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ANDREW WOLTHERS
REGISTERED ENGINEER
No. 109529
STATE OF TENNESSEE
12/4/14

DATE	REVISIONS
12/4/14	PER CITY COMMENTS

2014-11-10 20100011

C6.0

SITE UTILITY PLAN

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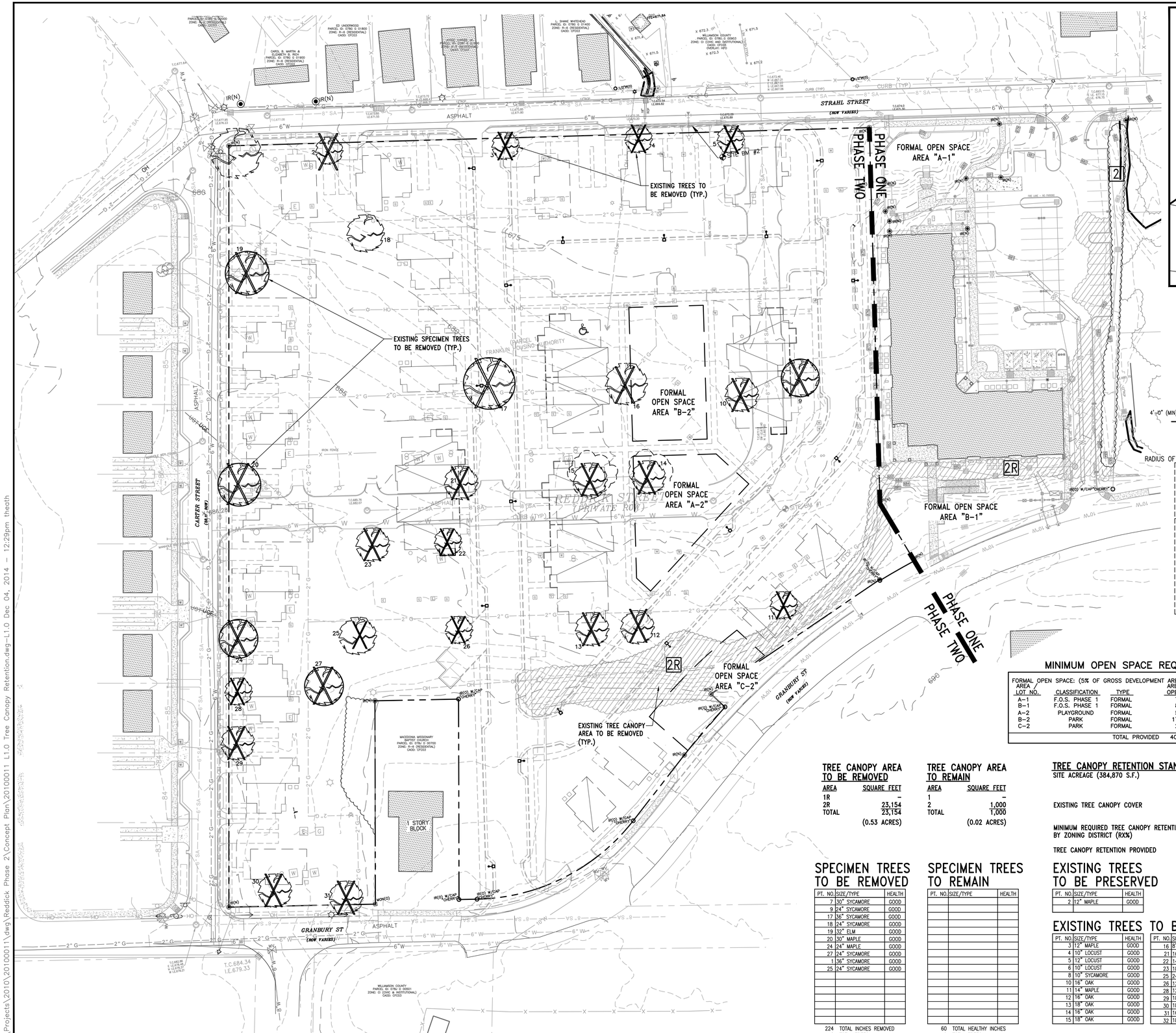
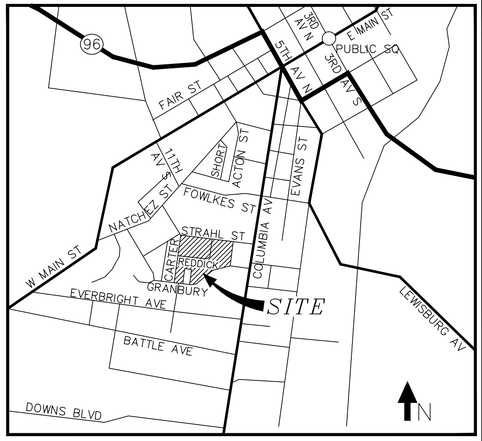
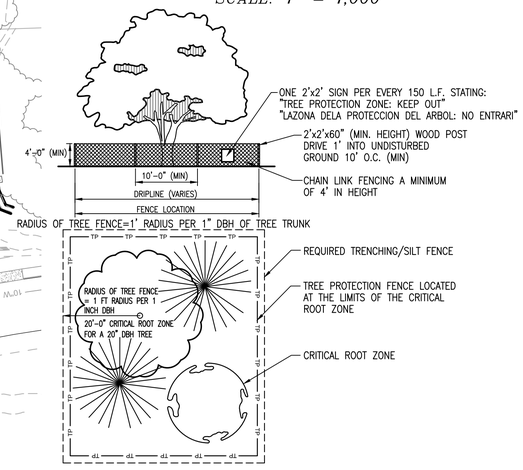




VICINITY MAP
SCALE: 1" = 1,000'



TREE PROTECTION
NOT TO SCALE

MINIMUM OPEN SPACE REQUIREMENTS

FORMAL OPEN SPACE: (5% OF GROSS DEVELOPMENT AREA): 19,244 S.F. (0.44 Ac.)

AREA LOT NO.	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	ACRES OF OPEN SPACE
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C–2	PARK	FORMAL	2500 S.F.	0.06 Ac.
		TOTAL PROVIDED	40,070 S.F.	0.96 Ac.

LEGEND

- PROPOSED TREE CANOPY LIMIT TO REMAIN
- EXISTING TREE CANOPY
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- TREE CANOPY TO BE REMOVED
- TP — TREE PROTECTION FENCE

TREE CANOPY AREA TO BE REMOVED

AREA	SQUARE FEET
1R	–
2R	23,154
TOTAL	23,154
	(0.53 ACRES)

TREE CANOPY AREA TO REMAIN

AREA	SQUARE FEET
1	–
2	1,000
TOTAL	1,000
	(0.02 ACRES)

TREE CANOPY RETENTION STANDARDS

SITE ACREAGE (384,870 S.F.) 8.84 Ac.

	AREA Ac.	PERCENTAGE TOTAL
EXISTING TREE CANOPY COVER	0.59	6.67%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (RX%)	EXEMPT	0.0%
TREE CANOPY RETENTION PROVIDED	0.02	±3.4%

SPECIMEN TREES TO BE REMOVED

PT. NO.	SIZE/TYPE	HEALTH
7	30" SYCAMORE	GOOD
9	24" SYCAMORE	GOOD
17	36" SYCAMORE	GOOD
18	24" SYCAMORE	GOOD
19	32" ELM	GOOD
20	30" MAPLE	GOOD
24	24" MAPLE	GOOD
27	24" SYCAMORE	GOOD
1	36" SYCAMORE	GOOD
25	24" SYCAMORE	GOOD

224 TOTAL INCHES REMOVED
8 TOTAL TREES

SPECIMEN TREES TO REMAIN

PT. NO.	SIZE/TYPE	HEALTH

60 TOTAL HEALTHY INCHES
2 TOTAL TREES

EXISTING TREES TO BE PRESERVED

PT. NO.	SIZE/TYPE	HEALTH
2	12" MAPLE	GOOD

EXISTING TREES TO BE REMOVED

PT. NO.	SIZE/TYPE	HEALTH
3	12" MAPLE	GOOD
4	10" LOCUST	GOOD
5	12" LOCUST	GOOD
6	10" LOCUST	GOOD
8	10" SYCAMORE	GOOD
10	16" OAK	GOOD
11	14" MAPLE	GOOD
12	16" OAK	GOOD
13	18" OAK	GOOD
14	16" OAK	GOOD
15	18" OAK	GOOD

PT. NO.	SIZE/TYPE	HEALTH
16	8" QUAD SYCAMORE	GOOD
21	16" OAK	GOOD
22	14" MAPLE	GOOD
23	18" SYCAMORE	GOOD
25	24" SYCAMORE	GOOD
26	12" MAPLE	GOOD
28	12" MAPLE	GOOD
29	18" MAPLE	GOOD
30	18" SYCAMORE	GOOD
31	16" MAPLE	GOOD
32	18" SYCAMORE	GOOD

0 10 20 30 40 80 120
GRAPHIC SCALE

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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247

JASON M. BROUILLETTE
REGISTERED
COMMISSION NO.
TENNESSEE U.S.A.
LANDSCAPE ARCHITECT

DATE	REVISIONS
12/4/14	PER CITY COMMENTS
2014–11–10	20100011

L1.0
TREE CANOPY RETENTION PLAN

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HARPETH SQUARE PUD SUBDIVISION
REZONING REQUEST

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
SD-X 34.17, 33650, 115

OWNER:

JAYMAR DEVELOPMENT
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: JAY FRANKS
EMAIL: jfranks130@msn.com
PHONE: 615.300.0001

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

DANMARK COMPANY
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
CONTACT: WILLIAM DEPRIEST
EMAIL: DEPRIESTCOMPANY@ATT.NET
PHONE: 615.794.2808

RON SHUFF FAMILY PARTNERSHIP
127 2ND AVENUE NORTH
FRANKLIN, TN 37064
CONTACT: RONALD L SHUFF
EMAIL:
PHONE:

TOMLIN FAMILY PROPERTIES G P
JOEL TOMLIN
5866 E ASHLAND DRIVE
FRANKLIN, TN 37215
PHONE: 615.791.6400

OWNER:

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

APPLICANT:

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER:

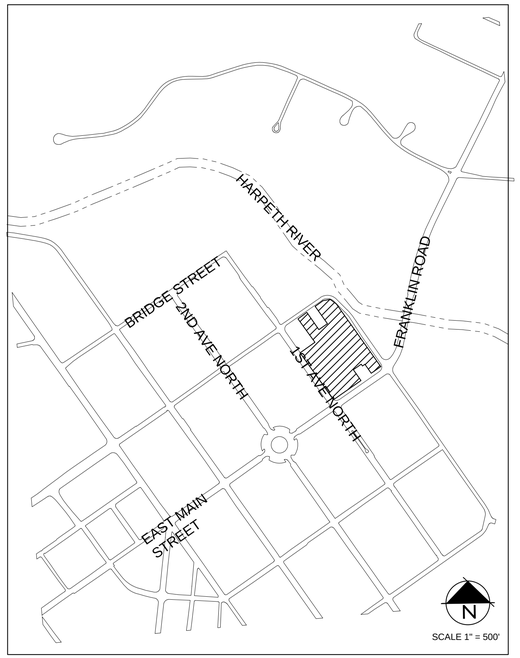
CANNON & CANNON, INC.
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
CONTACT: ERIC GARDNER
EMAIL: egardner@cannon-cannon.com
PHONE: (615) 770-0010

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

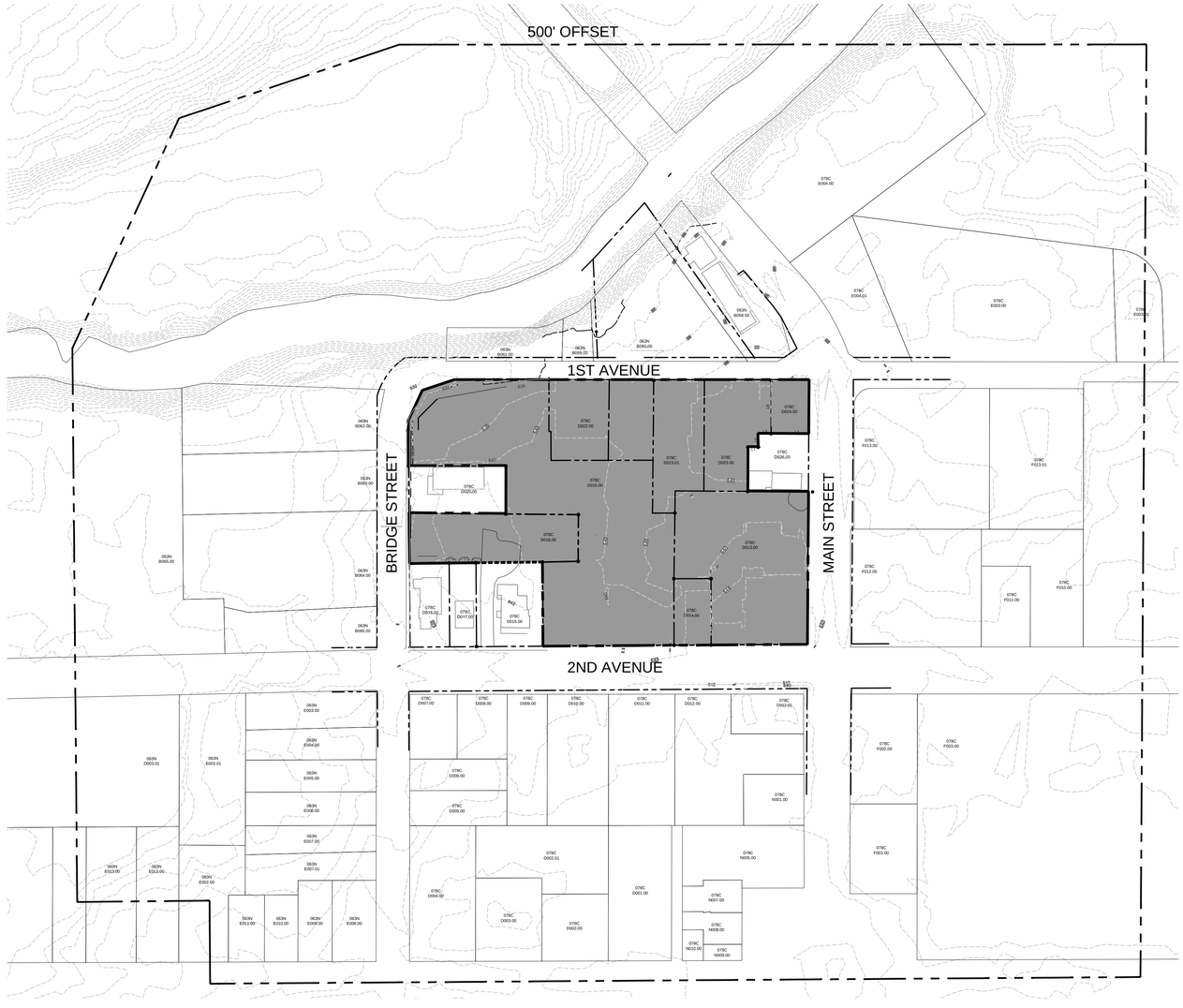
C 0.0	COVER SHEET
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS
C 3.0	EXISTING TREE CANOPY

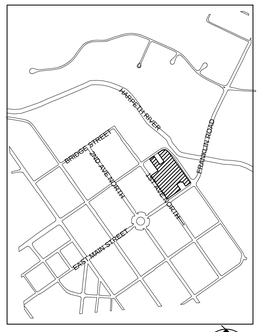
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
COMMISSION NO. 1017

NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014

COF # 4712





VICINITY MAP

SCALE 1" = 1000'

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FORTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 112 X 600SF = 67,200 SF
TOTAL PARKLAND DEDICATION AREA: 109,200 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

WATER MAIN 16" DUCTILE IRON
FLOW: 1455 GPM
STATIC PRESSURE: 99 PSI
RESIDUAL PRESSURE: 75 PSI

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

CONNECTIVITY INDEX

NOT APPLICABLE

STATEMENT OF IMPACTS:

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN AND ALONG 1ST AVENUE.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 150 x .23 = 35 STUDENTS

JOHNSON ELEMENTARY SCHOOL	0.92 MILES
FREEDOM MIDDLE SCHOOL	1.62 MILES
FRANKLIN HIGH SCHOOL	1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

MAJOR THOROUGHFARE PLAN
LOCAL STREET IMPACTS ARE ADDRESSED IN THE TRAFFIC REPORT PROVIDED BY GILLIAN FISCHBACH TRANSPORTATION ENGINEERING. ACCESS TO THE SITE WILL BE PROVIDED WITH CURB CUTS TO MAIN STREET, 1ST AVENUE, AND 2ND AVENUE. SIDEWALKS WILL BE PROVIDED AROUND THE BLOCK WITHIN THE STREET RIGHT-OF-WAY AND WILL CONNECT TO THE EXISTING RIGHT-OF-WAY. SECTIONS OF RIGHT-OF-WAY ARE PLANNED TO BE ADDED TO THE RIGHT-OF-WAY ALONG 1ST AVENUE, AND A PORTION OF RIGHT-OF-WAY ON 2ND AVENUE IS PLANNED TO BE REDUCED. THE INTENT AND THE DESIGN STANDARDS OF COF PROJECT 51, 1ST AVENUE STREETSCAPE, IS INTENDED TO BE CONSTRUCTED WITH THE DEVELOPMENT OF HARPETH SQUARE.

HARPETH SQUARE HAS SEVERAL CONDITIONS FOR IMPROVING OFFSITE ROADWAYS CONCURENTLY WITH THE DEVELOPMENT OF THE PROPERTY. 1) MAIN STREET WILL BE RE-STRIPED FROM LANCASTER DRIVE TO 1ST AVENUE TO PROVIDE A DEDICATED RIGHT TURN LANE, A THROUGH LANE, AND A LEFT TURN LANE FOR TRAFFIC ENTERING DOWNTOWN. 2) A TRAFFIC LIGHT IS WARRANTED AND WILL BE INSTALLED AT THE INTERSECTION OF 2ND AVENUE AND BRIDGE STREET. 3) 1ST AVENUE WILL BE REALIGNED PER THE CITY OF FRANKLIN ENGINEERING RECOMMENDATIONS AT THE INTERSECTION OF BRIDGE STREET.

THE PHASING AND BONDING REQUIREMENTS FOR THESE OFF-STIE ROADWAY IMPROVEMENTS WILL BE ESTABLISHED WITH THE SITE PLAN APPROVAL PROCESS. ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE 1ST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.

LEGAL DESCRIPTION

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

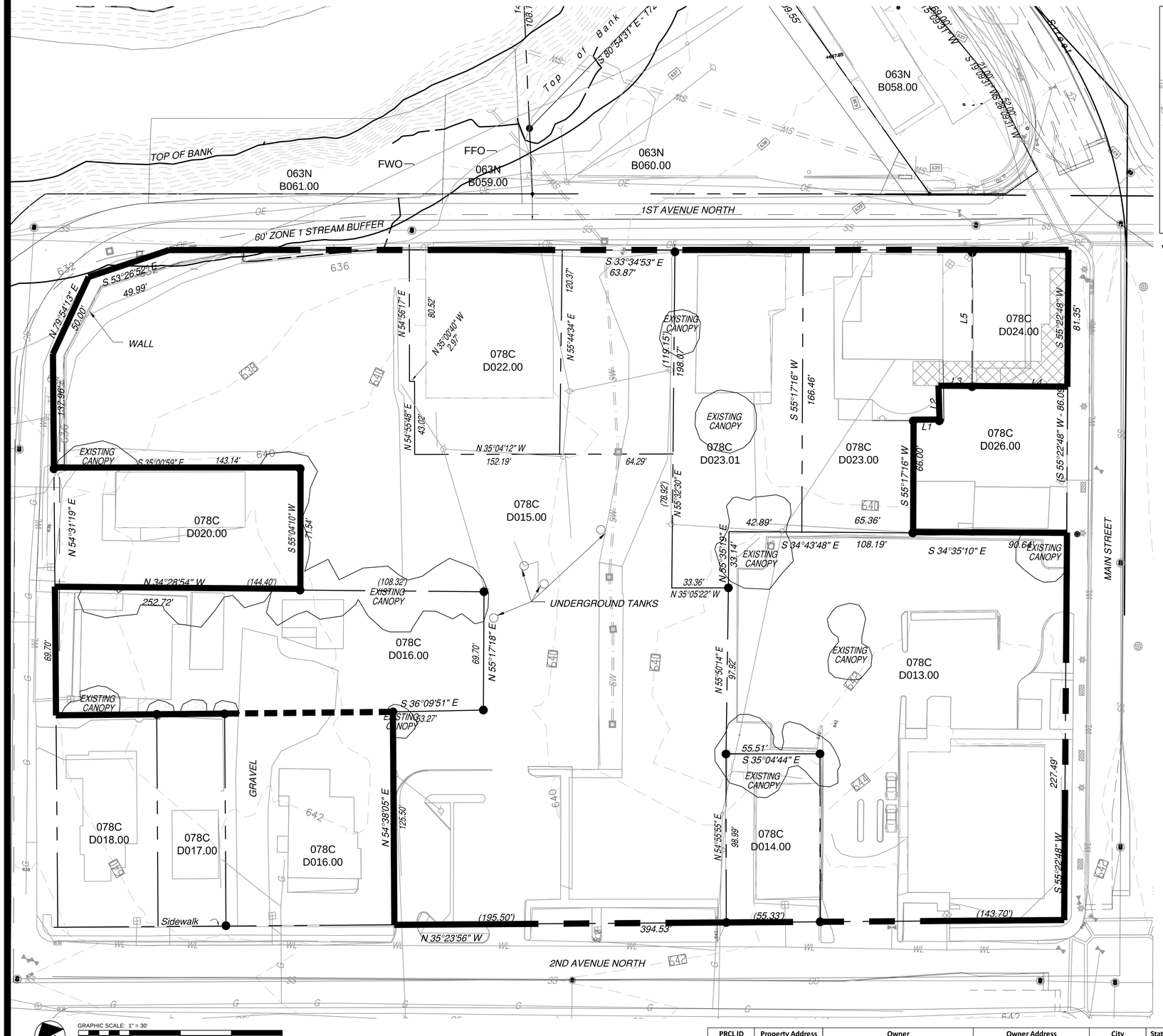
A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54°31'19"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°28'54"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55°17'18"W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

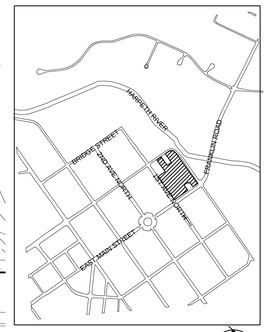
SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 333650, 115
PROJECT NUMBER:	4712
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
	RONSHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	EITHER	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	OLDE TOWNE FRANKLIN PROP LLC	PO BOX 563	FRANKLIN	TN	37065	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240 -242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	EITHER	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00100	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	COLEMAN MERVIN R	103 EVERBRIGHT AVE	FRANKLIN	TN	37064	OR	HPO,FFO,HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	GANNETT GEORGIA LP	7950 JONES BRANCH DR	MCLEAN	VA	22107	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDAN E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCO-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	CHRISTUS GARDENS INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	DOTSON'S RESTAURANT INC	99 E MAIN ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108 -109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F00500	108 CHURCH ST	OZBURN F PERRY	1070 OZBURN HOLLOW RD	ARRINGTON	TN	37014	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F00700	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	T



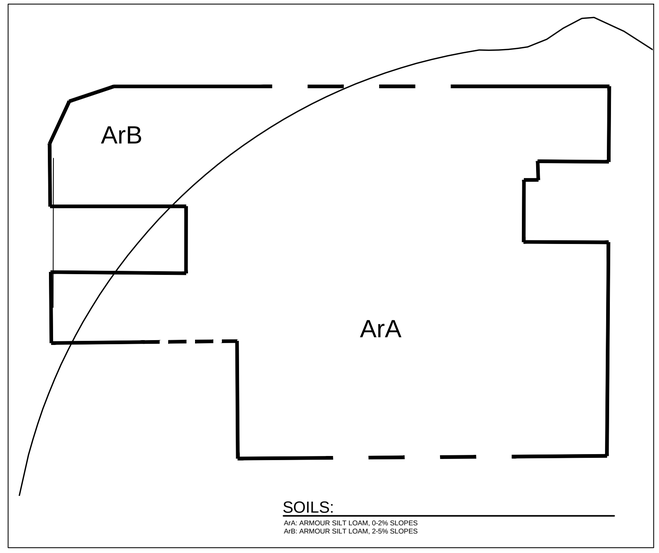


VICINITY MAP

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4712
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 rodericksheller10@gmail.com DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC



SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES

GRAPHIC SCALE: 1" = 30'

100 0 30 60 90

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse	AC	SF	BLDG. SF.
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.96	41,759.15	14,068
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE	0.13	5,487.71	3,734
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT	1.97	83,205.35	/
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.42	18,226	/
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL	0.25	10,940.93	4,212
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.34	14,905.85	3,698
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL	0.31	13,876.95	3,656
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.1	4,344.91	2,206
												4.48	192,746.85	

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

REZONING REQUEST
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

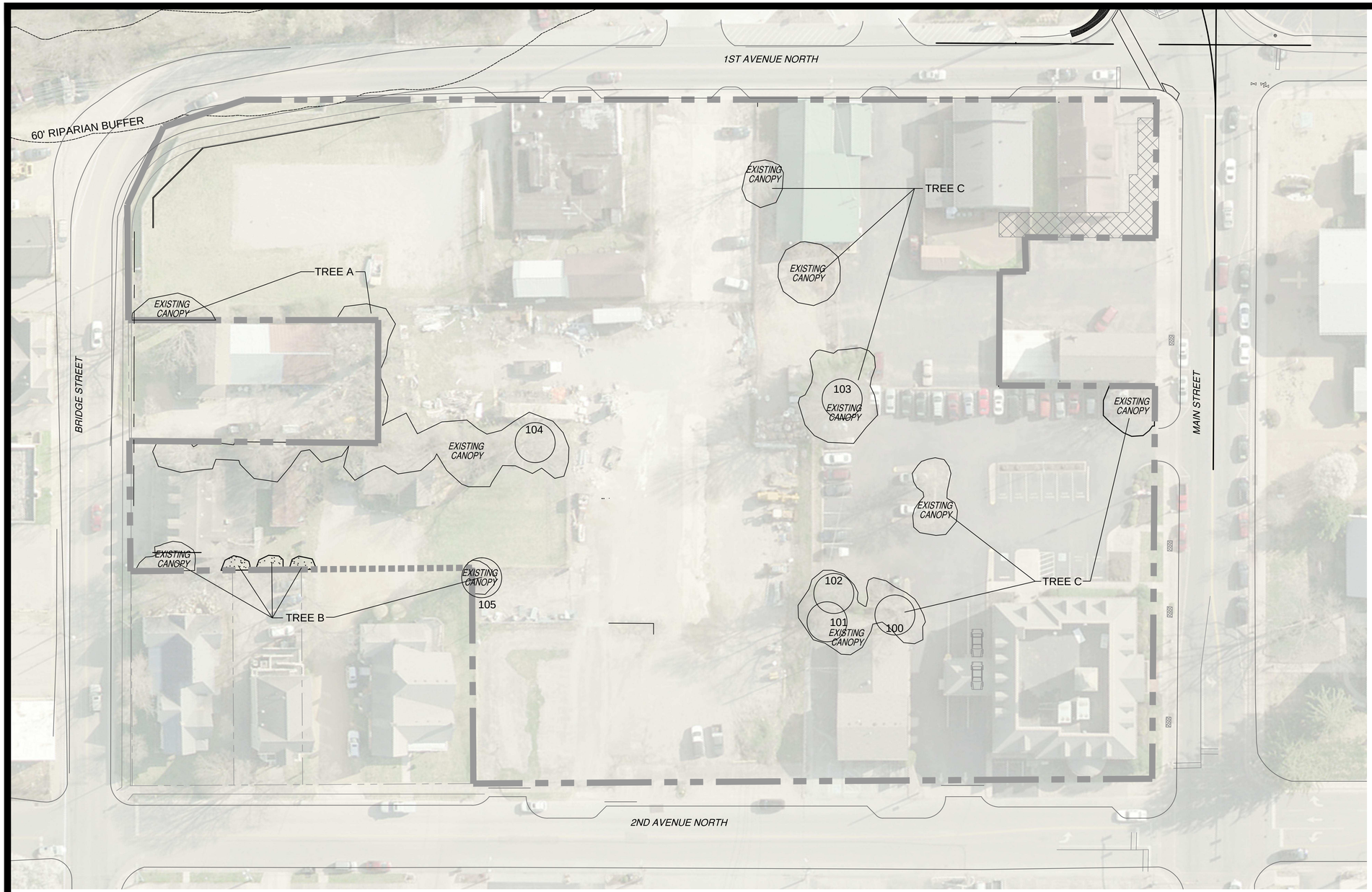
GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 1747

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

EXISTING CONDITIONS

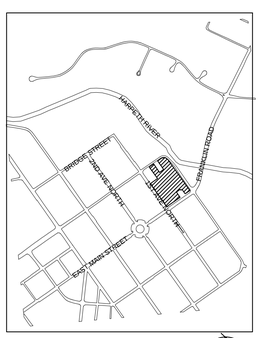
COF# 4712

C2.0



GRAPHIC SCALE: 1" = 30'

30 0 30 60 90



VICINITY MAP

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4712
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

TREE CANOPY RETENTION

TREE AREA	EXISTING
A	6108 SF
B	1009 SF
C	3529 SF
D	3928 SF
TOTAL:	14,574 SF
TOTAL ACRES:	0.31 AC

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY:	14,574 SF	0.31 AC
REQUIRED PRESERVATION:		
14,574 SF X 54% =	7,870 SF	54%

SPECIMEN TREES

#	SPECIES	DBH	CONDITION
100	MAPLE	32"	GOOD
101	MAPLE	32"	FAIR
102	OAK	42"	GOOD
103	ASH	36"	GOOD
104	ELM	30"	POOR

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

REZONING REQUEST
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

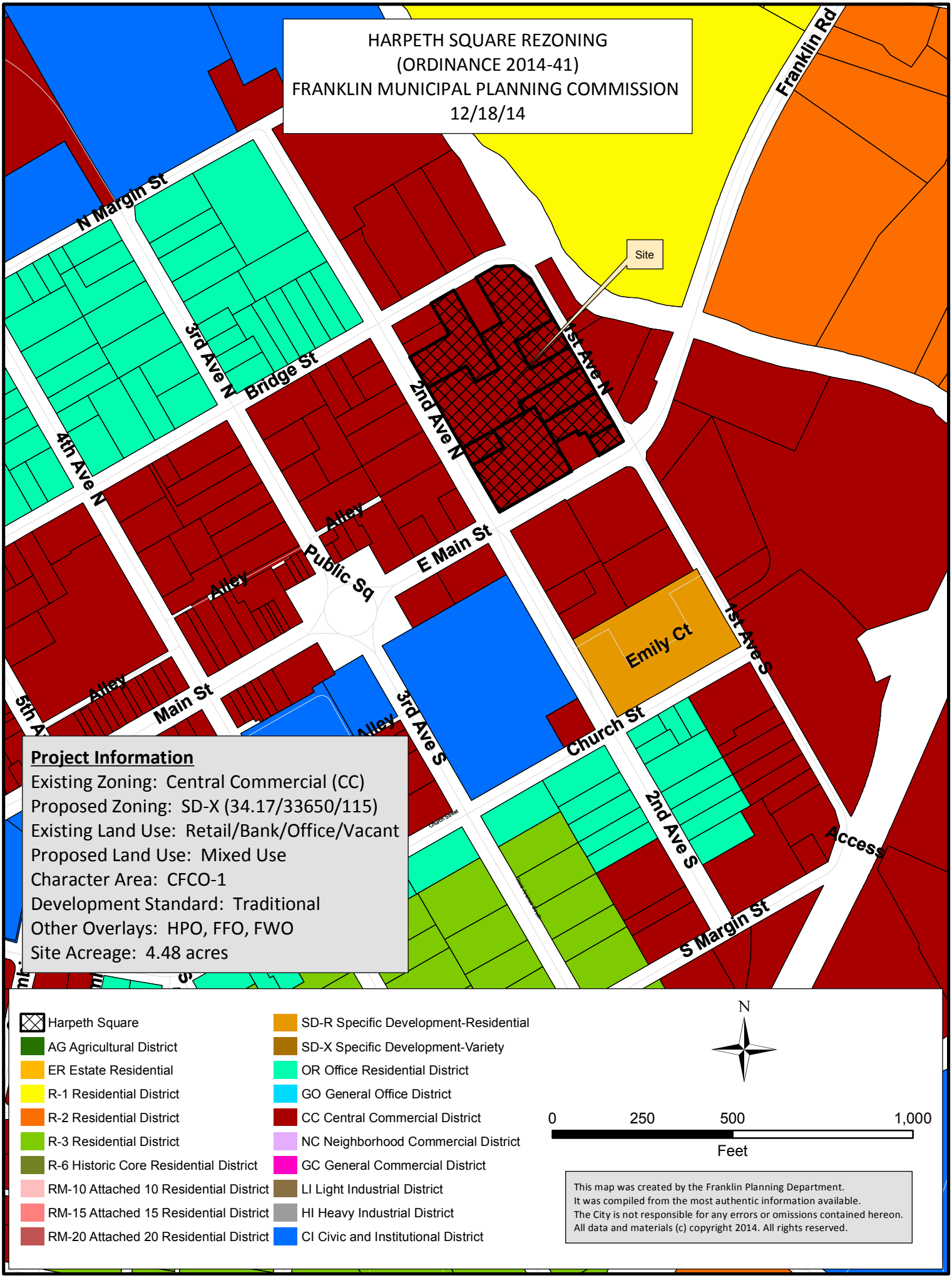
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
1357
LICENSED
LANDSCAPE ARCHITECT

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

CANOPY PRESERVATION

COF# 4712

C3.0


HARPETH SQUARE REZONING
(ORDINANCE 2014-41)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
N Margin St
3rd Ave N
Bridge St
4th Ave N
2nd Ave N
1st Ave N
Franklin Rd
Alley
Public Sq
E Main St
Emily Ct
1st Ave S
Main St
3rd Ave S
Church St
2nd Ave S
Access
S Margin St
Project Information
Existing Zoning: Central Commercial (CC)
Proposed Zoning: SD-X (34.17/33650/115)
Existing Land Use: Retail/Bank/Office/Vacant
Proposed Land Use: Mixed Use
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: HPO, FFO, FWO
Site Acreage: 4.48 acres
Harpeth Square
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
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.
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ORDINANCE 2014-41

TO BE ENTITLED "AN ORDINANCE TO REZONE 4.48 ACRES FROM CENTRAL COMMERCIAL DISTRICT (CC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 34.17/33,650/115) FOR VARIOUS PROPERTIES LOCATED ALONG MAIN STREET EAST, 1ST AVENUE NORTH, BRIDGE STREET, AND 2ND AVENUE NORTH."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-X zone would allow for residential and retail/commercial development with the maximum residential density and retail/commercial square footage specified.

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

SECTION I: The following described properties shall be, and are hereby, rezoned from their present zoning classification of Central Commercial District (CC) to Specific Development-Variety District (SD-X 34.17/36,650,115):

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54^{0}31'19”E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34^{0}28'54”E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55^{0}17'18”W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36^{0}09'51”W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36^{0}09'51”W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36^{0}09'51”W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36^{0}09'51”W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

Zoning Reference Number: 14-07:

Map-Group-Parcel	Acres
078C-D01300	±0.96
078C-D01400	±0.13
078C-D01500	±1.97
078C-D01600	±0.42
078C-D02200	±0.25
078C-D02300	±0.34
078C-D02301	±0.31
078C-D02400	±0.10
TOTAL	±4.48

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

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY:_____
ERIC S. STUCKEY DR. KEN MOORE
CITY ADMINISTRATOR/RECORDER MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 12/18/2014

PASSED FIRST READING: 02/10/2015

PUBLIC HEARING HELD: 03/10/2015

PASSED SECOND READING: 03/10/2015

PASSED THIRD READING: _____

RESOLUTION 2014-92

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE HARPETH SQUARE PUD SUBDIVISION WITH 7 MODIFICATIONS OF STANDARDS (MOS1-SETBACKS; MOS2-FACADE OCCUPANCY WITHIN FRONT SETBACK; MOS3-FACADE OCCUPANCY WITHIN SIDE SETBACK OFCORNER LOTS; MOS4-FACADE DESIGN VARIATION; MOS5-PARKLAND DEDICATION; MOS6-TREE CANOPY PRESERVATION; MOS7-FESTIVAL LIGHTS), LOCATED AT VARIOUS PROPERTIES WITHIN THE BLOCK OF MAIN STREET EAST, 1ST AVENUE NORTH, BRIDGE STREET, AND 2ND AVENUE NORTH, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
078C-D01300	±0.96
078C-D01400	±0.13
078C-D01500	±1.97
078C-D01600	±0.42

078C-D02200	±0.25
078C-D02300	±0.34
078C-D02301	±0.31
078C-D02400	±0.10
TOTAL	**±4.48**

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54^{o}31'19”E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34^{o}28'54”E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55^{o}17'18”W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP

78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

2. That the overall entitlements for the Harpeth Square PUD Subdivision are as follows:

Entitlements	Harpeth Square PUD Subdivision
Base Zone	Central Commercial (CC)
Character Area Overlay	Central Franklin Character Area Overlay #1
Other Zoning Overlays	Historic Preservation Overlay (HPO), Floodway Overlay (FWO), Floodway Fringe Overlay (FFO)
Number of Dwelling Units	151
Number of Nonresidential Square Footage	12,000 existing to remain, 21,650 proposed; 33,650 total
Number of Hotel Rooms	115
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 0.13 acres Informal: N/A Total: 0.13 acres

3. 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 Department.

4. That the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Setbacks Approved: _____ Denied: _____	Request to provide setbacks that are respectful of the existing neighboring buildings, and to align with them to form the building setback line. *Staff recommended approval.*
MOS 2: Façade occupancy within front setback Approved: _____ Denied: _____	Request for final plans to conform to the development plan PUD as approved by BOMA, for the percentage of primary building wall occupying the front property line. *Staff recommended approval.*
MOS 3: façade occupancy within side setback of corner lots Approved: _____ Denied: _____	Request for final plans to conform to the development plan PUD as approved by BOMA, for the percentage of primary building wall occupying the side street property line. *Staff recommended approval.*
MOS 4: Façade design variation Approved: _____ Denied: _____	Request a minimum façade variation every 50 feet. *Staff recommended approval.*
MOS 5: Parkland Dedication Approved: _____ Denied: _____	Request to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Pike (16,900 SF) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. *Staff recommended denial.*
MOS 6: Tree Canopy Preservation Approved: _____ Denied: _____	Request to save only the trees identified on the development plans. *Staff recommended approval.*
MOS 7: Festival Lights Approved: _____ Denied: _____	Request to use festival lights as accents to courtyards. *Staff recommended d.*

5. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ **BY:** _____
ERIC STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR **MAYOR**

PREAPPLICATION CONFERENCE: 09/25/14

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 09/25/14

NEIGHBORHOOD MEETING: 10/06/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL:

13. **14-719** PUBLIC HEARING: Consideration of Resolution 2014-92, To Be Entitled "A Resolution Approving a Development Plan for the Harpeth Square PUD Subdivision with Seven Modifications of Standards (MOS 1 - Setbacks; MOS 2 - Façade Occupancy within Front Setback; MOS 3 - Façade Occupancy within Side Setback of Corner Lots; MOS 4 - Façade Design Variation; MOS 5 - Parkland Dedication; MOS 6 - Tree Canopy Preservation; MOS 7 - Festival Lights), Located at Various Properties within the Block of Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee." (12/18/14 FMPC 6-0; 2/10/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: 4713 Harpeth Square dev plan MAP

Res 2014-92 Harpeth Square DP Resolution

Conditions of Approval_4713

4713 Harpeth Square dev plan

Chair Hathaway recused himself from item 13 and turned it over to Vice Chair Lindsey.

Ms. Diaz-Barriga stated that Planning applauds the developer for bringing this unique project to the downtown, one that will support our local businesses and will provide diversity in our downtown housing stock. The scale of this project is something that has rarely been considered within downtown Franklin, so it is imperative that intense scrutiny be placed on the massing and architecture of the project, to ensure its compatibility with downtown Franklin, and to ensure that it does not adversely affect the existing character of downtown. The applicants have been generally responsive to comments and critiques of the plan, and staff feels that the plan has evolved into a better product than what was first presented to the city. There are a couple outstanding architectural conditions that staff would like to see resolved, and have created conditions of approval to require these revisions. One condition is that the corner of 1st and Main have deeper setbacks to further comply with required transitional features. The second condition is that a porte a cachere be added to the side elevation of the hotel facing the Heritage Foundation building, again to help further comply with transitional features.

Planning Commission should be aware that the zoning ordinance specifically states that 4 stories can be permitted in this character area so long as it is applied through a PUD development plan which utilizes transitional features. While staff feels that the intent of transitional features is being met on the majority of the building's massing, it does not meet the strict interpretation of the zoning ordinance in several places.

The Planning Commission should also be aware that this plan does not meet the Historic District's Design Guidelines, which are more stringent than the zoning ordinance. While the applicants have met several times with the historic zoning commission, this commission does not provide their Certificate of Appropriateness until after a development plan is approved and a full set of elevations can be created. Therefore, unless this plan complies with the Historic District's Design Guidelines, which is does not, this development plan may require revisions by the Historic Zoning Commission, which will have to come back to this group for re-review.

This plan has the following 7 modifications of standards:

Request #1 requests to provide setbacks that are respectful of the existing neighboring buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS.

Request #2 requests for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Staff recommends approval of this MOS.

Request #3 requests for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Staff recommends approval of this MOS.

Request #4 requests a minimum façade variation every 50 feet. Staff recommends approval of this MOS.

Request #5 requests to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Pike (16,900) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. Parks has confirmed that they do not wish to accept this property for future park space, and they further feel that is too far from this development to meet the intent of the parkland dedication requirement. Parks has requested that a trail system along the development and the river be instead used to meet the parkland dedication requirement. Therefore, staff recommends denial of this MOS.

Request #6 requests to save only the trees identified on the development plan. Staff recommends approval of this MOS.

Request #7 requests to put up festival lights as accents for courtyards, specifically on Main Street. Several businesses within downtown Franklin have made similar requests for festival lights, and the city stance is that these are not allowed, and that there is no exception to this rule. Staff recommends denial.

This plan has 4 Design Modifications (DM). DMs are approved by Planning Commission only, and do not require the approval of the BOMA.

DM #1 requests for a building length of 573 feet, at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Staff recommends approval.

DM #2 requests the use of flat roofs versus the required pitched roofs for multifamily structures. Staff recommends approval.

DM #3 requests a minimum façade variation every 50 feet. Staff recommends approval.

DM #4 requests a maximum of five colors for use on the building facades.

Staff recommends a favorable recommendation of Resolution 2014-92 to the BOMA.

Vice Chair Lindsey asked for comments from the citizens.

Mr. Stokey Bourque, representing St. Philip Catholic Church, stated that his main

concern was the entry and exit of the proposed garage onto Main Street since it is a major arterial. Presently the bank traffic is actually not a problem, but to have a major entry/exit to the garage onto Main Street would appear to have problems for pedestrians walking on the sidewalks as well as traffic congestion on Main Street with the possibility of traffic accidents with that much in and out on Main Street.

Mr. Joel Tomlin, represented Land Mark Booksellers on 114 East Main Street. He had spoken with Mr. Heller and Mr. Franks about how the City needs hotel rooms in downtown Franklin. He believed three hotels were needed. The majority of his business are tourists, and for the past 10 years he has been listening to people come through his door and ask where they can stay in downtown Franklin. He thought Franklin desperately needed hotel space, and he was excited to about the prospect of this development being done around his business. At the most recent meeting in December 2014, when the developers had a fabulous graphics on the wall, it hit him for the first time the mass of the building. This building will have a footprint at somewhere around three and one-half to four acres. He would be very concerned if the building goes up to four stories. The height of the buildings in the historic district is two stories and on occasion three. The two building that are in exception to that rule are the grain bins and First Tennessee Bank. He googled the town square, Franklin, Tennessee, and not one picture showed First Tennessee Bank. He would suggest that was because that was not the attractive corner of Franklin's town square. He asked the Planning Commission to think. It is believed that Land Mark Booksellers was built between 1806 and 1808. If that is correct it is easily the most important historic building in Franklin, and he knows the developers have been sensitive to that in wanting to plan around that. They are very concerned about the height but are very excited about the project. In the downtown district, he would like it stay as close as possible to the scale of the other downtown buildings.

Vice Chair Lindsey asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant and requested a favorable recommendation for approval of Ordinance 2014-41 to the BOMA. He stated that during the past couple of years as they had worked on this project, they had strived to listen and to be flexible. The intensity of the plan had been reduced, and the plan proposed at this meeting was for 151 residential units, 115 boutique hotel rooms and retail uses that were really designed and would cater to that residential and hotel, such as a day spa, a fitness center, etc. They had taken careful consideration with input from the residents and the business owners within the neighborhood area. They had three neighborhood meetings. They had two presentations to the Historic Zoning Commission, again, looking for the input. They had worked with staff on transition around the block, street by street, and view by view. Today this property could be developed differently in the Central Commercial (CC) District. Today it could be developed with three story residential, three story commercial office, and three story retail buildings within the heights that are being discussed. The developers are asking for four stories because floor to floor for residential is only ten feet. The Tennessee Bank Building, which is taller than the proposed buildings, is only three stories in height, but the height of the building is taller because in the commercial structure the floor to floor is much taller. 906 Studio has had careful consideration because of the understanding for the historic architecture in Franklin and the community's respect for that. Because of the uniqueness of this project, there are multiple modification of standards. Mr. Gamble requested to address each modification as it was brought up, and he requested a favorable recommendation of Resolution 2014-92 to the BOMA.

Vice Chair Lindsey stated that he would like to start with a motion for the item, and then deal with the modification of standards and the design standards individually.

Alderman Petersen stated that she noticed that it stated zero parking places for the bank building.

Mr. Gamble stated that was the zoning for any existing structure in downtown Franklin. The existing parking requirement was zero.

Alderman Petersen stated that the bank building does have parking at the present time.

Mr. Gamble stated that was correct, but it was not a zoned required parking space.

Alderman Petersen asked if that meant that the parking spaces that were part of that site would be gone.

Mr. Gamble stated that they had parking in addition to the required parking, and they were trying to account for the practical needs of the bank. He stated that an office building and/or bank in downtown Franklin would have about 36 spaces.

Alderman Petersen stated that there would not be any parking for the bank, based on what she was reviewing.

Mr. Gamble stated that the parking for the bank would be allocated within the parking garage with direct pedestrian connections out to the bank.

Alderman Petersen asked about the service trucks supplying the hotel and retail.

Mr. Gamble showed and discussed how this would occur.

Alderman Petersen also noticed that the new FIRM maps showed that there was a part of this project that was in the floodplain.

Mr. Gamble stated that they expected that, and they were currently in discussions with Tom Allen, with Neel-Schaffer. He is an expert in the industry and an expert in middle Tennessee for flood studies. Mr. Gamble had asked Mr. Allen to take the documentation regarding the 2010 flood to FEMA to review their analysis that established this higher floodplain. The results of the study are not known at this time.

Alderman Petersen asked about the drop-off at First Avenue North going into Bridge Street.

Mr. Gamble stated that they had been working very closely with Engineering regarding this.

Alderman Petersen stated that she had heard some comments about the glass on the corner, and she also had some reservations about this.

Mr. Gamble stated that the elevations did not have final approval from the Historic Zoning Commission, and they were still working through the final designs.

MOS request #1- This is a request to provide setbacks that are respectful of the existing neighboring buildings, and to align with them to form the building setback line. Staff

recommends approval of this MOS.

Ms. Allen moved to favorably recommend approval for MOS #1, Mr. Harrison seconded the motion, and it passed unanimously (6-0).

MOS request #2 – This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Staff recommends approval of this MOS.

Mr. Harrison moved to favorably recommend approval for MOS #2, Mr. Orr seconded the motion, and it passed unanimously (6-0).

MOS request #3 – This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Staff recommends approval of this MOS.

Ms. Allen moved to favorably recommend approval for MOS #3, Mr. Harrison seconded the motion, and it passed unanimously (6-0).

MOS request #4 – This is a request for a minimum façade variation every 50 feet. Staff recommends approval of this MOS.

Mr. Harrison moved to favorably recommend approval for MOS #4, Ms. Allen seconded the motion, and it passed unanimously (6-0).

MOS request #5 requests to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Pike, (16,900 square feet) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. Parks has confirmed that they do not wish to accept this property for future park space, and they further feel that is too far from this development to meet the intent of the parkland dedication requirement. Parks has requested that a trail system along the development and the river be instead used to meet the parkland dedication requirement. Therefore, staff recommends denial of this MOS.

Alderman Petersen moved to deny MOS #5, and Ms. Allen seconded the motion.

Mr. Gamble stated that they were proposing something unique. Mr. Ron Heller would like to speak about the proposal they are planning to bring to the BOMA.

Mr. Ron Heller, of 1344 Carnton Lane, stated that staff had recommended disapproval of the proposed dedication of the property on Columbia Avenue. That is the so called car wash property, which his office acquired to preserve it about six months ago when it was proposed to be developed. He understood the opposition to that proposal arises because the current park land arrangements envision largely residential use, and they are awaiting a proposal for an expanded use of park land. He hoped the City would expand park land. Ninety percent of the cost of the car wash was from non-profit foundations. That property will not be developed. They will either donate or sell it to a historic preservation group; however, the purpose of presenting this to the City was to give the City a two for one break. If the carwash were to be accepted by the City, Harpeth would reimburse Waggoner Lyon Partnership, which owns the existing entity. The $290,000 would be available again to the foundation. They are agreeable to use the $290,000 for further non-profit purposes in Franklin either for the Bi-centennial Park, the Riverwalk, or the lighting. By accepting this donation, Franklin would get $580,000 of the donation

rather than the $290,000 proposal. It was the two to one aspect of utilization on non-profit funding that he wanted to bring to the attention of the Planning Commission. If the staff recommendation is carried forth, they will present this to the BOMA.

Ms. Allen stated that she had a problem with the sidewalk ordinance. When she was a member of the BOMA, they had many meetings regarding sidewalks and parklands to make sure these were added when developers built new projects. The thought behind this was that the area where the project was located could have more parks and sidewalks. While she applauded the developers for the concept of two for one, but she thought the intent of actually adding the sidewalks and parkland in the proper area would be circumvented. She would have to vote to deny this MOS.

Alderman Petersen stated that she agreed with Ms. Allen and that the Parks Department, as well as the staff, had recommended to deny MOS request #5.

Mr. Franks stated that he thought Mr. Hiller's remarks needed to be highly considered, and he was supportive of MOS request #5.

Mr. Orr stated that he was also supportive of MOS request #5.

With the motion to deny MOS request #5 having been made and seconded, it failed four to three (4-3) with Mses. Petersen, Gregory, and Allen voting yes.

Ms. Billingsley stated that since the motion to deny was defeated, the Planning Commission would now need a motion to approve.

Mr. Orr moved to approve MOS request #5, Mr. Harrison seconded the motion, and it passed four to three (4-3) with Mses. Petersen, Gregory, and Allen voting no.

MOS request #6 requests to save only the trees identified on the development plan. Staff recommends approval of this MOS.

Mr. Harrison moved to favorably recommend approval for MOS #6, Ms. Allen seconded the motion, and it passed unanimously (6-0).

MOS request #7 requests to put up festival lights as accents for courtyards, specifically on Main Street. Several businesses within downtown Franklin have made similar requests for festival lights, and the city stance is that these are not allowed, and that there is no exception to this rule. Staff recommends denial.

Alderman Petersen moved to deny MOS #7, Ms. Allen seconded the motion, and it passed to deny the motion unanimously (6-0).

This plan also had four Design Modifications (DM). The following Design Modifications were voted on:

DM #1 requests for a building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Staff recommends approval.

Mr. Harrison moved to approve DM request #1, Mr. Orr seconded the motion, and it passed unanimously (6-0).

DM #2 requests the use of flat roofs versus the required pitched roofs for multifamily structures. Staff recommends approval.

Mr. Harrison moved to approve DM request #2, Mr. Orr seconded the motion, and it passed unanimously (6-0).

DM #3 requests a minimum façade variation every 50 feet. Staff recommends approval.

Mr. Harrison moved to approve DM request #3, Mr. Orr seconded the motion, and it passed unanimously (6-0).

DM #4 requests a maximum of five colors for use on the building facades.

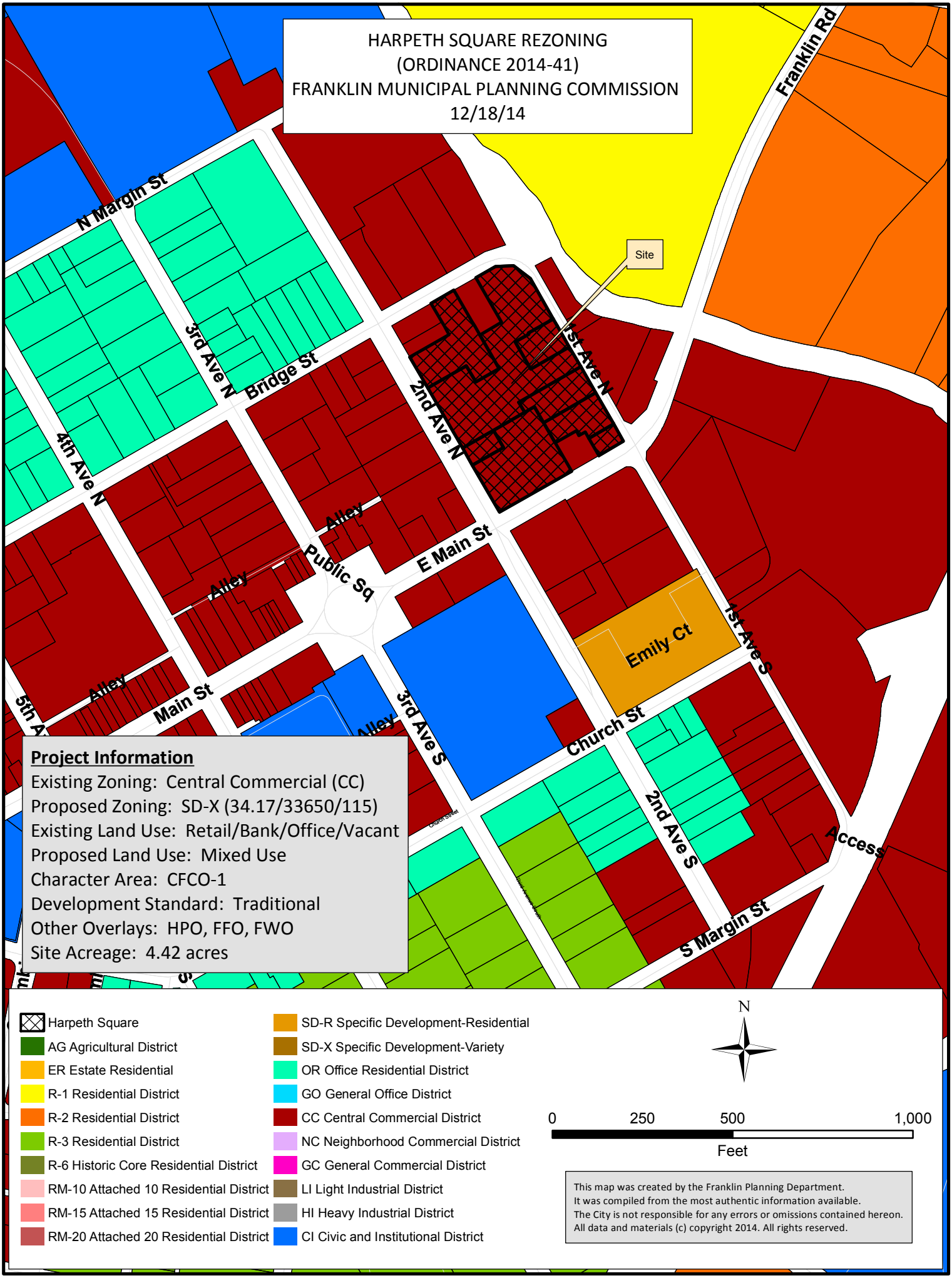
Mr. Harrison moved to approve DM request #4, Mr. Orr seconded the motion, and it passed unanimously (6-0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Resolution was recommended favorably to the BOMA Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, and Commissioner Orr

Absent: 1 - Commissioner McLemore

Recused: 1 - Commissioner Hathaway


HARPETH SQUARE REZONING
(ORDINANCE 2014-41)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
N Margin St
3rd Ave N
Bridge St
4th Ave N
2nd Ave N
1st Ave N
Franklin Rd
Alley
Public Sq
E Main St
Emily Ct
1st Ave S
Main St
3rd Ave S
Church St
2nd Ave S
Access
S Margin St
Project Information
Existing Zoning: Central Commercial (CC)
Proposed Zoning: SD-X (34.17/33650/115)
Existing Land Use: Retail/Bank/Office/Vacant
Proposed Land Use: Mixed Use
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: HPO, FFO, FWO
Site Acreage: 4.42 acres
Harpeth Square
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
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.
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COF# 4713

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. D. Statement of Impacts

- Append impact 2) with "and will be fiber optic interconnected in conduit with the traffic signals at 3rd & Bridge, and at 2nd & Main.

2. F. Development Plan

- The applicant has provided a Circulation Plan for all new development(s) and redevelopment(s) (Section 3.1.3 of Street Specs). The applicant shall, prior to development plan post-PC approval, further investigate signal revisions at 1st & Main to mitigate LOS F northbound.

For application at the site plan stage, the applicant shall meet the following off-site improvement milestones:
2nd & Bridge signalization with interconnections, Franklin Road striping revisions, 1st & Main signal revisions per development plan investigations - plans and coordinated timings approval prior to issuance of initial grading permit, installation completed and accepted prior to issuance of the first Certificate of Occupancy.

Planning

General Comments

3. Review Proces

- If significant changes to the development plan are warranted through the Historic Zoning Commission (HZC) review process and these changes trigger an amendment to the approved PUD Development Plan per zoning regulations and, in the opinion, of the Planning Director, said changes are significant, a development plan revision shall be required to go back to the Planning Commission and/or the BOMA for approval.

4. Offset agreements

- Staff will require the itemized costs associated with each offset/reimbursement request to be submitted for review and approval prior to the development plan being placed on a BOMA agenda.

Harpeth Square Development Plan.pdf

5. Modification of Standards

- LSR is not something that can be requested to be changed by a modification of standards or a design modification. The applicant shall revise plans to comply with the LSR for SD-X zoning districts.

Also, a request for festival lights would be considered a modification of standards, not a design modification, and will be presented to FMPC and BOMA accordingly. The applicant shall revise plans to make note of this correction.

6. Transitional features

- The applicant shall revise elevations and site plans to make the section of the building at 1st Avenue North and Main Street further comply with transitional features. Specifically the fourth level shall be recessed from the Main Street facade the depth of the Landmark Books building.

7. Transitional features

- The applicant shall revise the elevations and plans for the 1st Avenue facade to further comply with transitional features. Specifically, near the corner of 1st Avenue and Main Street, the fourth story shall be recessed for the length of the adjacent restaurant and parking lot property, or until the building has a change in materials from glass to masonry-type material.

8. Transitional features

- The applicant shall add a port a cachere on the side of the hotel facing the Heritage Foundation building, to help create a transitional height element between the two buildings.

Zoning

General Comments

9. Map Revisions

- The City has received revised FEMA flood maps. These maps now show the northern corner of this property is located in the FFO/FWO which coincide at this location. Although these maps have just been received and have not been finalized by FEMA and

adopted by the City, the applicant may be required by FEMA to document any proposed disturbance in the FFO and FWO. This documentation could include a LOMR and a no rise certification.

HARPETH SQUARE PUD SUBDIVISION
DEVELOPMENT PLAN

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26

OWNERS

JAYMAR DEVELOPMENT
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PHONE: 615.300.0001

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CONTACT: J. RODERICK HELLER III
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EMAIL:
PHONE:

TOMLIN FAMILY PROPERTIES G P
JOEL TOMLIN
5866 E ASHLAND DRIVE
FRANKLIN, TN 37215
PHONE: 615.791.6400

DEVELOPER

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER:

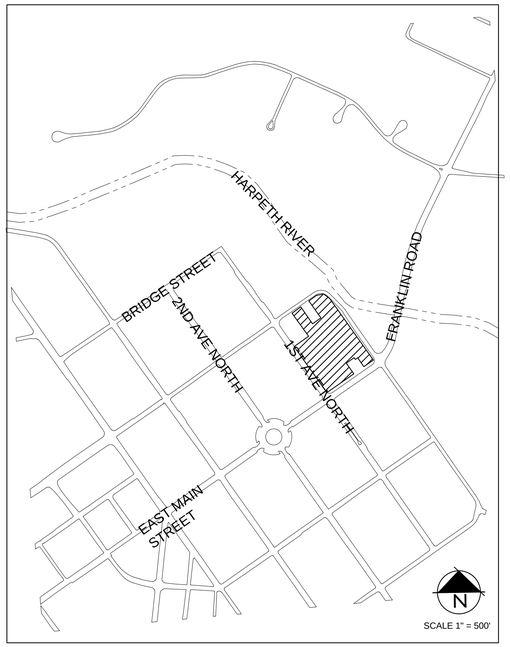
CANNON & CANNON, INC.
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
CONTACT: ERIC GARDNER
EMAIL: egardner@cannon-cannon.com
PHONE: (615) 770-0010

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

GREGORY C. GAMBLE — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT

SHEET INDEX

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C 1.0	BOUNDARY MAP
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C 2.3	MODIFICATION OF STANDARDS
C 2.4	TREE CANOPY PRESERVATION
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C 4.0	GRADING AND DRAINAGE
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MODIFICATION OF STANDARDS

SECTION 3.5.6 CFCO1 - CHARACTER AREA REQUIREMENTS

2(b)III - MINIMUM FRONT YARD STANDARDS.

1] **A.) THERE IS A FRONT BUILD-TO LINE INSTEAD OF A BUILDING SETBACK. SIDEWALKS OF AT LEAST EIGHT FEET OF UNOBSTRUCTED WIDTH SHALL ABOUT THE STREET, AND BUILDINGS SHALL BE BUILT TO THE BACK EDGE OF THE SIDEWALK. THE FRONT FACADE PLANE SHALL BE SET BACK A MAXIMUM OF ZERO FEET FROM THE BACK OF THE SIDEWALK, OR RIGHT-OF-WAY, WHICHEVER YIELDS A WIDER SIDEWALK.** HARPETH SQUARE IS REQUESTING SETBACK THAT ARE RESPECTFUL OF THE EXISTING NEIGHBORING BUILDINGS, AND TO ALIGN WITH THEM TO FORM THE BUILDING SETBACK LINE.

2] **B.) THE ENTIRE FRONT PROPERTY LINE OF THE LOT SHALL BE OCCUPIED BY THE PRIMARY BUILDING WALL.** HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING COMPLYING WITH THIS ITEM. HARPETH SQUARE IS REQUESTING THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN PUD AS APPROVED BY BOMA.

3] **C.) ON CORNER LOTS, THE PRIMARY BUILDING WALL SHALL OCCUPY A MINIMUM OF 80 PERCENT OF THE SIDE STREET FACING THE PROPERTY LINE.** HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING WITH THIS ITEM. HARPETH SQUARE REQUESTS THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN AS APPROVED BY BOMA.

4] **D) SECTION C b. (x) BUILDING FACADE DESIGN.**
THE DESIGN OF BUILDING FACADES FACING MAIN STREET SHALL REINFORCE THE HISTORIC PATTERN OF BUILDING FRONT WIDTHS OR SPACING OF FACADE BAYS TYPICALLY FOUND ALONG THE STREET. AT A MINIMUM, COMMERCIAL RETAIL, AND OFFICE BUILDINGS SHALL DIFFERENTIATE THEIR MAIN STREET FACADES EVERY 25 FEET OF LINEAR FRONTAGE TO PRESERVE THE HISTORIC "RHYTHM" OF BUILDING FRONTAGE ALONG THE STREET. HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS, AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.

5] **PARKLAND DEDICATION**
HARPETH SQUARE HAS A PARKLAND DEDICATION REQUIREMENT OF 111,600 SQUARE FEET BASED UPON 151 DWELLING UNITS. HARPETH SQUARE REQUEST THAT THE PARKLAND DEDICATION REQUIREMENT BE SATISFIED WITH THE DONATION OF PROPERTY LOCATED 1416 COLUMBIA PIKE. 16,900 SQUARE FEET BASED UPON A VALUE OF CURRENT APPRAISAL UP TO THE AMOUNT EQUIVALENT TO THE PARKLAND DEDICATION FEE. ANY SHORT FALL IN THE TOTAL PARKLAND DEDICATION FEE AMOUNT WILL BE PAID AS FEE IN LIEU. THE TOTAL AMOUNT OF THE FEE IN LIEU IS CALCULATED USING THE AVERAGE ASSESSED VALUE FOR QUADRANT 4 WHERE HARPETH SQUARE IS LOCATED. 111,600 SF OR 2.562 ACRES X $200,000 = $512,400. SEE SHEET C2.3 FOR LOCATION MAP OF 1415 COLUMBIA PIKE.

6] **TREE CANOPY PRESERVATION**
HARPETH SQUARE HAS A TREE CANOPY PRESERVATION REQUIREMENT OF 7,870 SF. MANY OF THE TREES ON THE PROPERTY ARE OR WERE PARKING LOT TREES AND HAVE CONSTRAINED ROOT SYSTEMS. MANY OF THESE TREES WILL BE DAMAGED WITH THE REMOVAL OF RETAINING WALLS, ASPHALT, BUILDINGS, AND CONCRETE. HARPETH SQUARE REQUESTS BOMA APPROVAL TO SAVE ONLY THE TREES IDENTIFIED ON THE DEVELOPMENT PLAN. TREES WILL BE PLANTED TO SATISFY THE OPEN SPACE AND STREET TREE REQUIREMENTS.

DESIGN MODIFICATION REQUEST

SECTION 5

7] **LANDSCAPE SURFACE RATIO**
THE LSR FOR CENTRAL COMMERCIAL (CC) IS 0.10. THE LSR FOR SD-X, THE PROPOSED ZONING, IS 0.20. HARPETH SQUARE REQUESTS THAT THE LSR FOR THE HARPETH SQUARE PUD BE REDUCED TO 0.10. THE CHARACTER OF DOWNTOWN FRANKLIN IS URBAN AND OPEN SPACE AREAS WILL CONTAIN PAVERS AND HARDSCAPE TYPICAL OF AN URBAN AREA. A LSR AT A LOWER PERCENTAGE IS APPROPRIATE FOR HARPETH SQUARE.

8] **BUILDING LENGTH.**
SECTION 5.3.5.3bii. MAXIMUM FOR RESIDENTIAL IS 200 . HARPETH SQUARE IS REQUESTING A MOS FOR A BUILDING LENGHTH OF 573 FOOT AT THE LONGEST PORTION.

9] **ROOF PITCH. SECTION 5.3.5.3ei. ROOF PITCH REQUIRED FOR RESIDENTIAL MULTIFAMILY TO BE BETWEEN 3:12 AND 12:12.**
HARPETH SQUARE IS REQUESTING FLAT ROOTS FOR THE MAJORITY OF THE STRUCTURE.

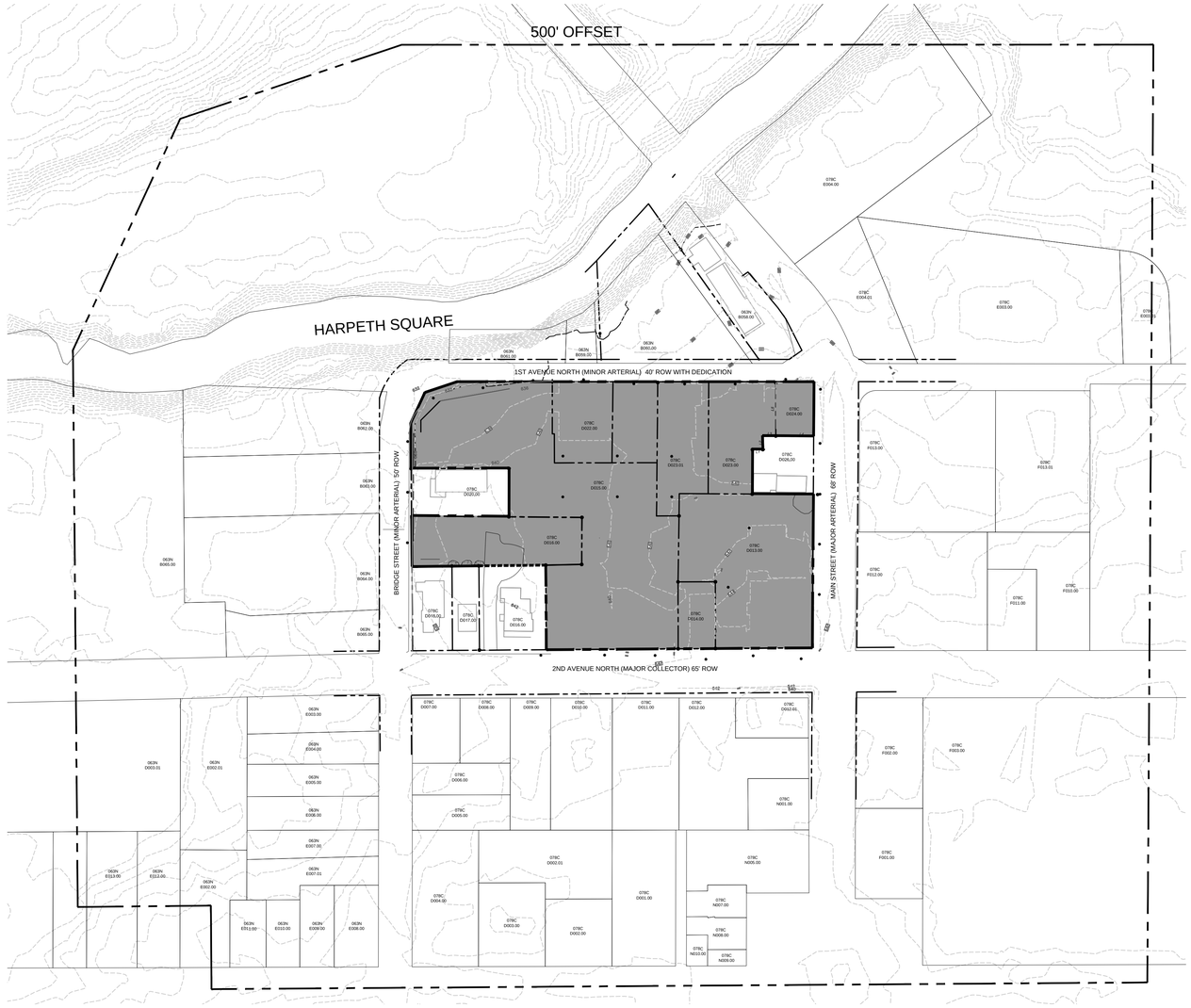
10] **FACADE VARIATION. 5.3.6.6a. MINIMUM 25 FEET BETWEEN FACADE VARIATIONS.** HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.

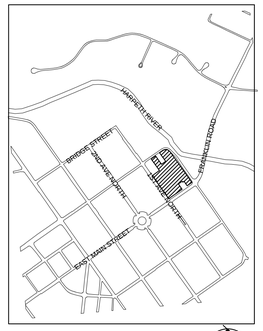
11] **COLORS. 5.3.6.8. MAXIMUM OF 3 MAIN COLORS.** HARPETH SQUARE IS REQUESTING FIVE MAIN COLORS MAXIMUM.

12] **FESTIVAL LIGHTS. SECTION 5.12.9 (13).** HARPETH SQUARE IS REQUESTING APPROVAL TO PUT UP FESTIVAL LIGHTS AS ACCENTS FOR COURTYARDS, SPECIFICALLY ON MAIN STREET.

NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014

COF # 4713





VICINITY MAP

N

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 rodenickheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	EITHER	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	OLDE TOWNE FRANKLIN PROP LLC	PO BOX 563	FRANKLIN	TN	37065	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240 -242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	EITHER	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	COLEMAN MERVIN R	103 EVERBRIGHT AVE	FRANKLIN	TN	37064	OR	HPO,FFO,HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT M II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	GANNETT GEORGIA LP	7950 JONES BRANCH DR	MCLEAN	VA	22107	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDAN E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCO-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	CHRISTUS GARDENS INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSTIE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	DOTSON'S RESTAURANT INC	99 E MAIN ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108 -109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F00500	108 CHURCH ST	OZBURN F PERRY	1070 OZBURN HOLLOW RD	ARRINGTON	TN	37014	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078CBA00100	212 -14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078CBA00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078CBA00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL

LEGAL DESCRIPTION

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54°31'19"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°28'54"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55°17'18"W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

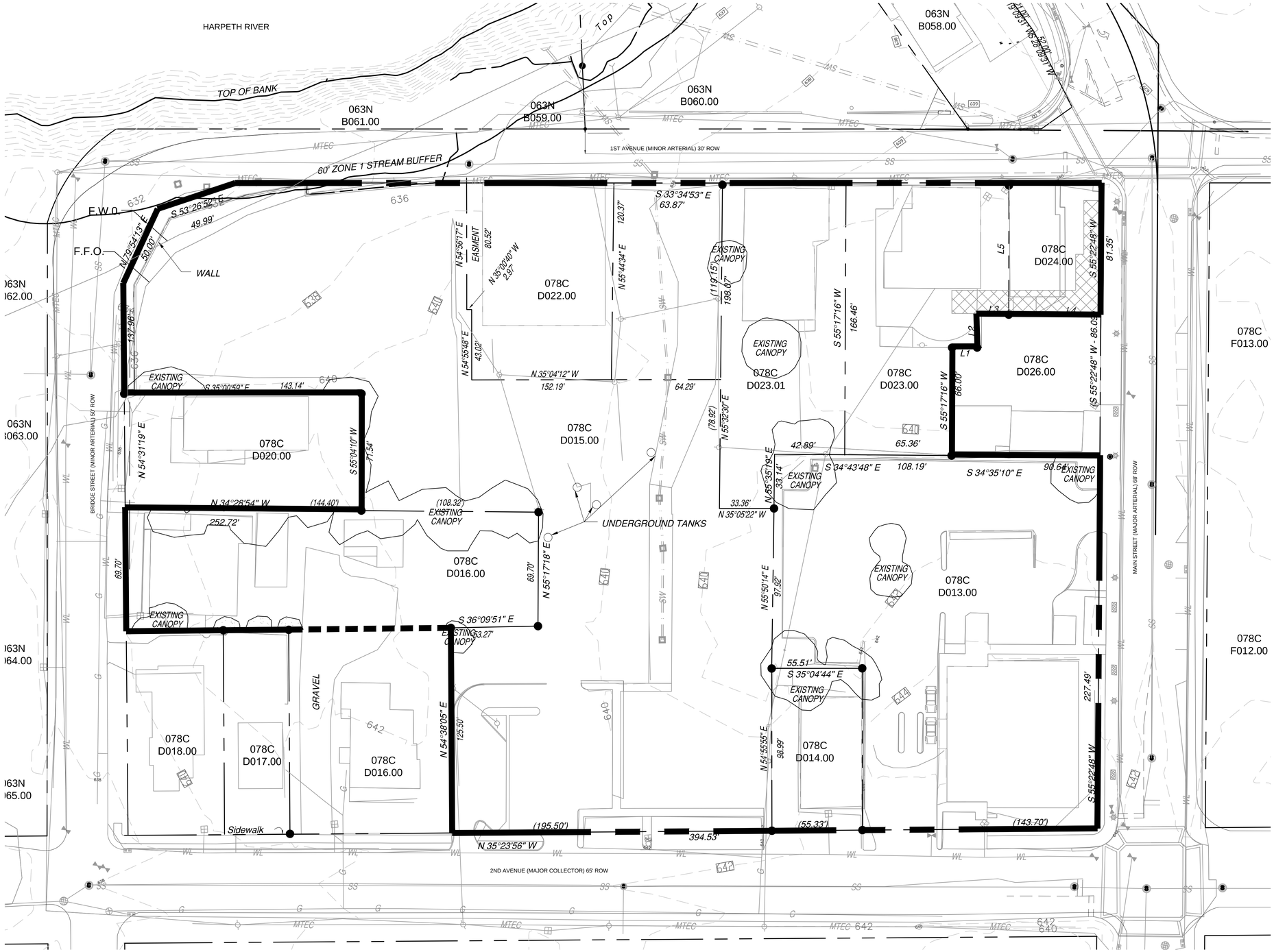
GREGORY C. GAMBLE
REGISTERED
LICENSED
AGRICULTURAL
LANDSCAPE
CERTIFICATE NO. 1589
TENNESSEE
LANDSCAPE ARCHITECT

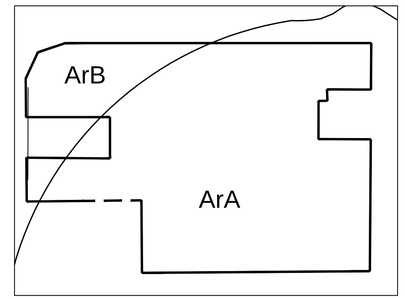
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

BOUNDARY MAP

COF# 4713

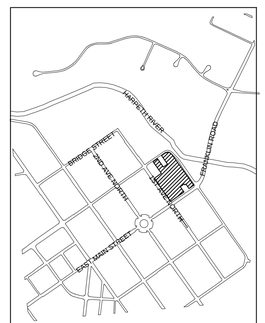
C1.0





SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES



VICINITY MAP

GRAPHIC SCALE: 1" = 30'
100 0 30 60 90

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickhheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. L2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse	AC	SF	BLDG. SF.
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.96	41,759.15	14,068
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE	0.13	5,487.71	3,734
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT	1.97	83,205.35	/
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.42	18,226	/
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL	0.25	10,940.93	4,212
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.34	14,905.85	3,698
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL	0.31	13,876.95	3,656
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.1	4,344.91	2,206
												4.48	192,746.85	

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

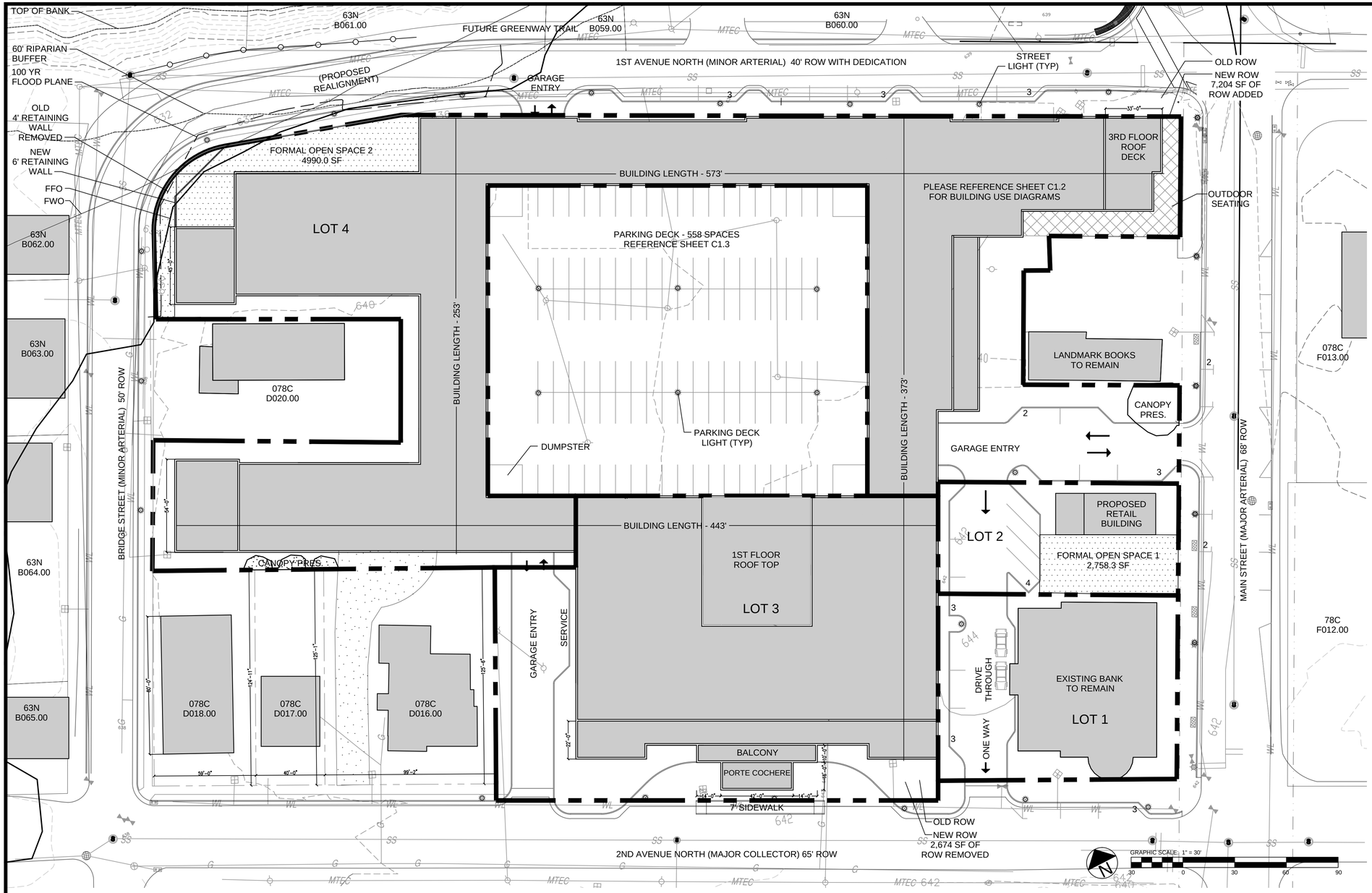
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
No. 329
AGRICULTURE
COLUMBIA
TENNESSEE
STATE OF TENNESSEE
LANDSCAPE ARCHITECT

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

EXISTING CONDITIONS

COF# 4713

C1.1



SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
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ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
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BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

STATEMENT OF IMPACTS
MAJOR THOROUGHFARE PLAN
(SEE SHEET C2.3)

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT: 147 x .23 = 34 STUDENTS

JOHNSON ELEMENTARY SCHOOL	0.92 MILES
FREEDOM MIDDLE SCHOOL	1.62 MILES
FRANKLIN HIGH SCHOOL	1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

CONNECTIVITY INDEX
NOT APPLICABLE

INCOMPATIBLE USE BUFFER
NOT APPLICABLE

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 112 X 600SF = 67,200 SF
TOTAL PARKLAND DEDICATION AREA: 109,200 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW
84 PSI FROM 2.5" OUTLET

FLOW:	1537 GPM	10,509 GPM
STATIC PRESSURE:	90 PSI	20 PSI
RESIDUAL PRESSURE:	88 PSI	

STREAMSIDE BUFFER VARIANCE
A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITIY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	0	12,000 SF	0
HOTEL	115 ROOMS	107,847 HOTEL 10,000 SF ASSEMBLY	1 PER ROOM 0.75 PER EMPLOYEE 0.17 PER MAX OCCUPANCY FOR ASSEMBLY	115 ROOMS 25 EMP/LARGEST SHIFT 667 MAX OCCUPANCY	115 19 114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF 0.75 PER EMPLOYEE 0.67 PER OUTDOOR SEAT	5000 SF 30 EMP/LARGEST SHIFT 20 SEATS	38 23 14
RETAIL	16,650 SF	16,650	2.5 PER 1000 SF	16,650 SF	42
APARTMENTS	151 UNITS	189,600	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	75 ONE-BEDROOM 54 TWO-BEDROOM 22 THREE-BEDROOM	75 81 44
				TOTAL REQUIRED PARKING :	565

PARKING PROVIDED: GARAGE	558
ON-STREET	16
SURFACE PARKING	15
TOTAL PARKING SPACES	589
TOTAL BICYCLE PARKING SPACES (1:10)	60

OPEN SPACE

OPEN SPACE REQUIRED:	3% OF TOTAL AREA	5,776.3 SF
FORMAL %:	100%	5,776.3 SF
INFORMAL %:	0%	
OPEN SPACE PROVIDED:		
FORMAL OPEN SPACE AREA 1		2,758.3 SF
FORMAL OPEN SPACE AREA 2		4,990.0 SF
TOTAL	4%	7,748.3 SF

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/OFFICE	14,903 SF
LOT 2	RETAIL	9,039 SF
LOT 3	HOTEL	40,695 SF
LOT 4	GARAGE	120,700 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF
2ND AVE RIGHT OF WAY REDUCTION		2,674 SF

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

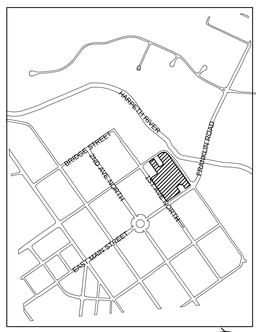
DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FORTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B05800	94 -98 E MAIN ST	26'
063N-B06200	104 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'



VICINITY MAP
SCALE 1" = 1000'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

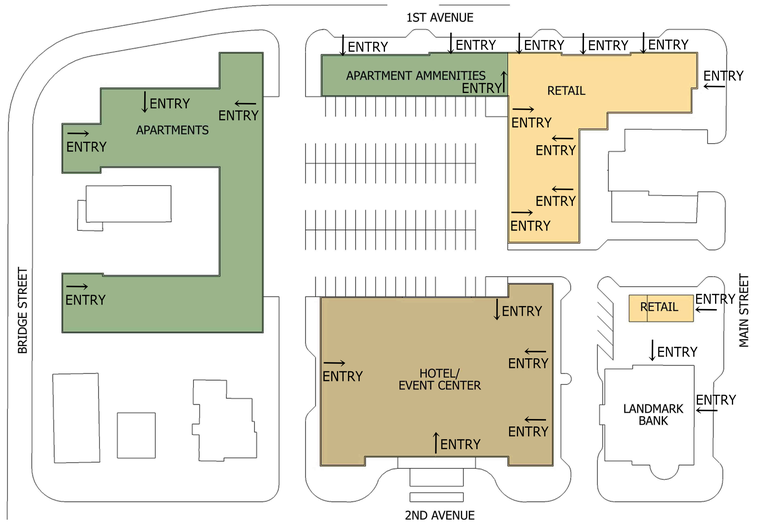
DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT
REGISTERED
No. 328
STATE OF TENNESSEE

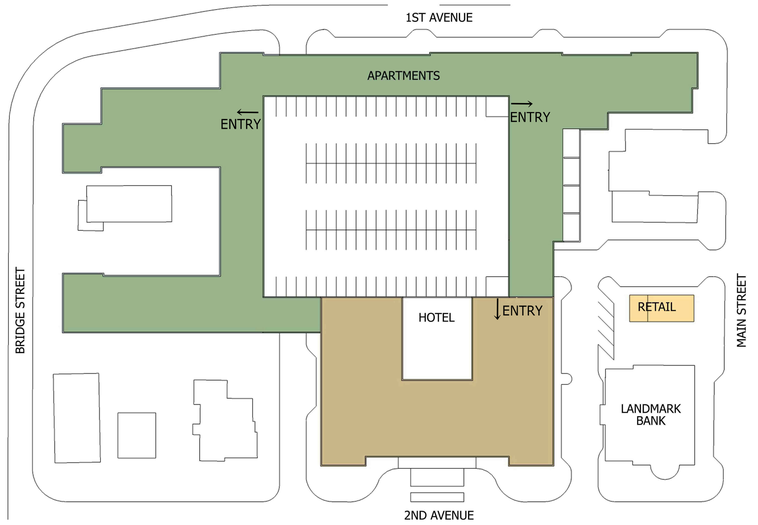
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

DEVELOPMENT PLAN
COF# 4713

C2.0

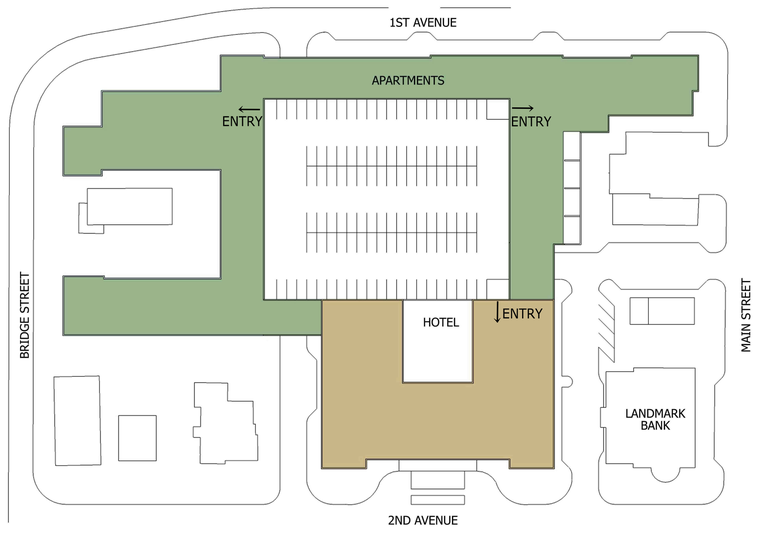


1st Level

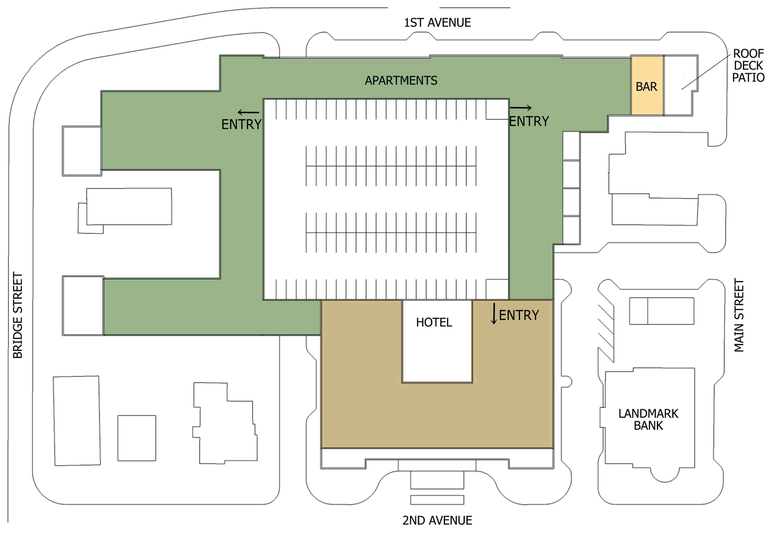


2nd Level

RETAIL/ RESTAURANT		21,618
APARTMENTS		151 UNITS
HOTEL		115 KEYS



3rd Level



4th Level

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906
STUDIO
ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE



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greggamble209@gmail.com
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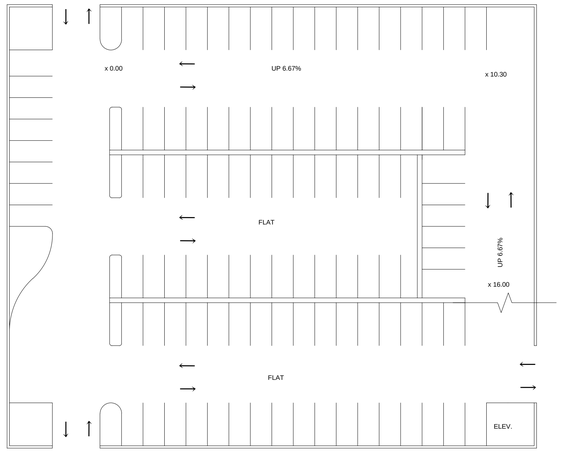
FLOOR DIAGRAM

COF# 4713

C2.1



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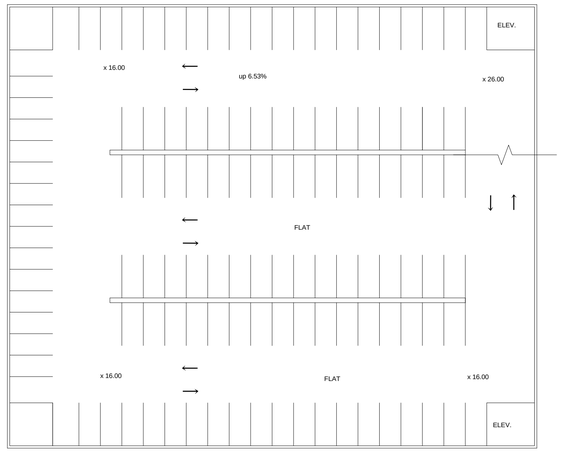

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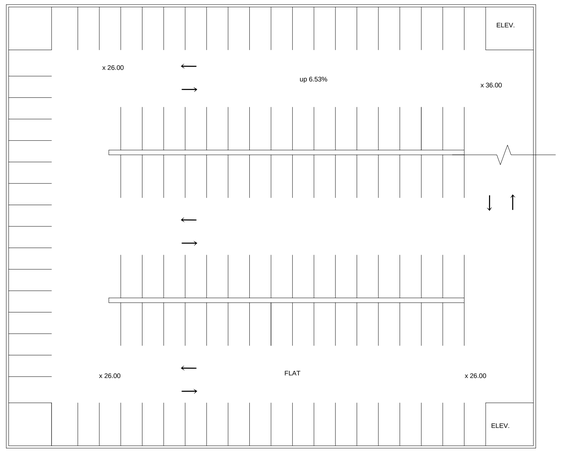

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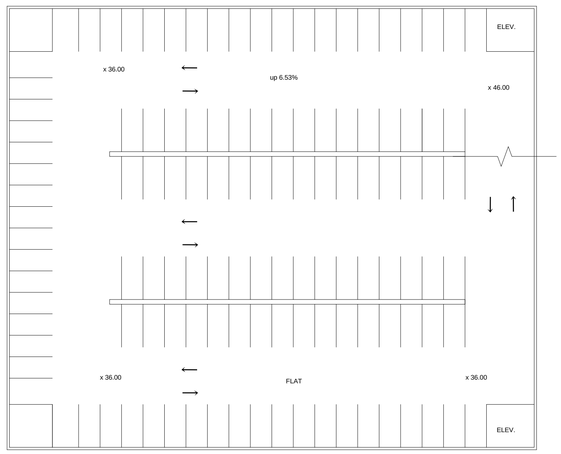

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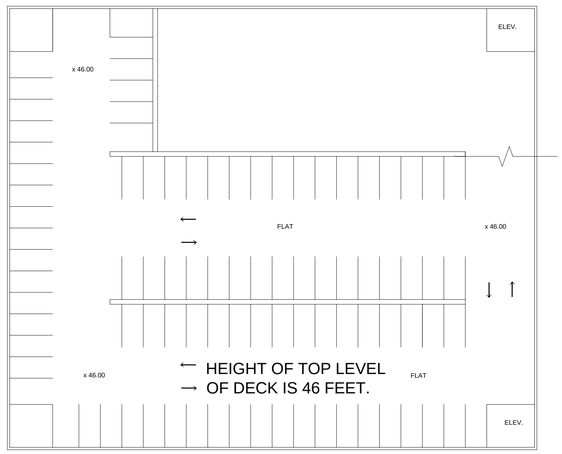

5 - 89 spaces



Total: 558 spaces

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITIY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	0	12,000 SF	0
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
			0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
		10,000 SF ASSEMBLY	0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	16,650 SF	16,650	2.5 PER 1000 SF	16,650 SF	42
APARTMENTS	151 UNITS	189,600	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	75 ONE-BEDROOM	75
				54 TWO-BEDROOM	81
				22 THREE-BEDROOM	44
					TOTAL REQUIRED PARKING : 565

PARKING PROVIDED: GARAGE	558
ON-STREET	16
SURFACE PARKING	15
TOTAL PARKING SPACES	589
TOTAL BICYCLE PARKING SPACES (1:10)	60

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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906
STUDIO
ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

GARAGE DIAGRAM

COF# 4713

C2.2

MODIFICATION OF STANDARDS

SECTION 3.5.6 CFCO1 - CHARACTER AREA REQUIREMENTS

2(b)III - MINIMUM FRONT YARD STANDARDS.

1] **A.) THERE IS A FRONT BUILD-TO LINE INSTEAD OF A BUILDING SETBACK. SIDEWALKS OF AT LEAST EIGHT FEET OF UNOBSTRUCTED WIDTH SHALL ABOUT THE STREET, AND BUILDINGS SHALL BE BUILT TO THE BACK EDGE OF THE SIDEWALK. THE FRONT FACADE PLANE SHALL BE SET BACK A MAXIMUM OF ZERO FEET FROM THE BACK OF THE SIDEWALK, OR RIGHT-OF-WAY, WHICHEVER YIELDS A WIDER SIDEWALK.** HARPETH SQUARE IS REQUESTING SETBACK THAT ARE RESPECTFUL OF THE EXISTING NEIGHBORING BUILDINGS, AND TO ALIGN WITH THEM TO FORM THE BUILDING SETBACK LINE.

2] **B.) THE ENTIRE FRONT PROPERTY LINE OF THE LOT SHALL BE OCCUPIED BY THE PRIMARY BUILDING WALL.** HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING COMPLYING WITH THIS ITEM. HARPETH SQUARE IS REQUESTING THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN PUD AS APPROVED BY BOMA.

3] **C.) ON CORNER LOTS, THE PRIMARY BUILDING WALL SHALL OCCUPY A MINIMUM OF 80 PERCENT OF THE SIDE STREET FACING THE PROPERTY LINE.** HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING WITH THIS ITEM. HARPETH SQUARE REQUESTS THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN AS APPROVED BY BOMA.

4] **D) SECTION C b. (x) BUILDING FACADE DESIGN.**
THE DESIGN OF BUILDING FACADES FACING MAIN STREET SHALL REINFORCE THE HISTORIC PATTERN OF BUILDING FRONT WIDTHS OR SPACING OF FACADE BAYS TYPICALLY FOUND ALONG THE STREET. AT A MINIMUM, COMMERCIAL RETAIL, AND OFFICE BUILDINGS SHALL DIFFERENTIATE THEIR MAIN STREET FACADES EVERY 25 FEET OF LINEAR FRONTAGE TO PRESERVE THE HISTORIC "RHYTHM" OF BUILDING FRONTAGE ALONG THE STREET. HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS, AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.

5] **PARKLAND DEDICATION**
HARPETH SQUARE HAS A PARKLAND DEDICATION REQUIREMENT OF 111,600 SQUARE FEET BASED UPON 151 DWELLING UNITS. HARPETH SQUARE REQUEST THAT THE PARKLAND DEDICATION REQUIREMENT BE SATISFIED WITH THE DONATION OF PROPERTY LOCATED 1415 COLUMBIA PIKE, 16,900 SQUARE FEET BASED UPON A VALUE OF CURRENT APPRAISAL UP TO THE AMOUNT EQUIVALENT TO THE PARKLAND DEDICATION FEE. ANY SHORT FALL IN THE TOTAL PARKLAND DEDICATION FEE AMOUNT WILL BE PAID AS FEE IN LIEU. THE TOTAL AMOUNT OF THE FEE IN LIEU IS CALCULATED USING THE AVERAGE ASSESSED VALUE FOR QUADRANT 4 WHERE HARPETH SQUARE IS LOCATED. 111,600 SF OR 2.562 ACRES X $200,000 = $512,400. SEE SHEET C2.3 FOR LOCATION MAP OF 1415 COLUMBIA PIKE.

6] **TREE CANOPY PRESERVATION**
HARPETH SQUARE HAS A TREE CANOPY PRESERVATION REQUIREMENT OF 7,870 SF. MANY OF THE TREES ON THE PROPERTY ARE OR WERE PARKING LOT TREES AND HAVE CONSTRAINED ROOT SYSTEMS. MANY OF THESE TREES WILL BE DAMAGED WITH THE REMOVAL OF RETAINING WALLS, ASPHALT, BUILDINGS, AND CONCRETE. HARPETH SQUARE REQUESTS BOMA APPROVAL TO SAVE ONLY THE TREES IDENTIFIED ON THE DEVELOPMENT PLAN. TREES WILL BE PLANTED TO SATISFY THE OPEN SPACE AND STREET TREE REQUIREMENTS.

DESIGN MODIFICATION REQUEST

SECTION 5

7] **LANDSCAPE SURFACE RATIO**
THE LSR FOR CENTRAL COMMERCIAL (CC) IS 0.10. THE LSR FOR SD-X, THE PROPOSED ZONING, IS 0.20. HARPETH SQUARE REQUESTS THAT THE LSR FOR THE HARPETH SQUARE PUD BE REDUCED TO 0.10. THE CHARACTER OF DOWNTOWN FRANKLIN IS URBAN AND OPEN SPACE AREAS WILL CONTAIN PAVERS AND HARDSCAPE TYPICAL OF AN URBAN AREA. A LSR AT A LOWER PERCENTAGE IS APPROPRIATE FOR HARPETH SQUARE.

8] **BUILDING LENGTH.**
SECTION 5.3.5.3bii. MAXIMUM FOR RESIDENTIAL IS 200 . HARPETH SQUARE IS REQUESTING A MOS FOR A BUILDING LENGHTH OF 573 FOOT AT THE LONGEST PORTION.

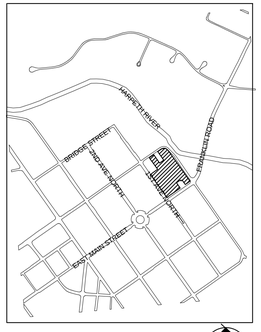
9] **ROOF PITCH. SECTION 5.3.5.3ei. ROOF PITCH REQUIRED FOR RESIDENTIAL MULTIFAMILY TO BE BETWEEN 3:12 AND 12:12.** HARPETH SQUARE IS REQUESTING FLAT ROOTS FOR THE MAJORITY OF THE STRUCTURE.

10] **FACADE VARIATION. 5.3.6.6a. MINIMUM 25 FEET BETWEEN FACADE VARIATIONS.** HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.

11] **COLORS. 5.3.6.8. MAXIMUM OF 3 MAIN COLORS.** HARPETH SQUARE IS REQUESTING FIVE MAIN COLORS MAXIMUM.

12] **FESTIVAL LIGHTS. SECTION 5.12.9 (13).** HARPETH SQUARE IS REQUESTING APPROVAL TO PUT UP FESTIVAL LIGHTS AS ACCENTS FOR COURTYARDS, SPECIFICALLY ON MAIN STREET.

1416 COLUMBIA PIKE



VICINITY MAP

N

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

IMPACT STATEMENT

MAJOR THOROUGHFARE PLAN
LOCAL STREET IMPACTS ARE ADDRESSED IN THE TRAFFIC REPORT PROVIDED BY GILLIAN FISCHBACH TRANSPORTATION ENGINEERING. ACCESS TO THE SITE WILL BE PROVIDED WITH CURB CUTS TO MAIN STREET, 1ST AVENUE, AND 2ND AVENUE. SIDEWALKS WILL BE PROVIDED AROUND THE BLOCK WITHIN THE STREET RIGHT-OF-WAY AND WILL CONNECT TO THE EXISTING RIGHT-OF-WAY. SECTIONS OF RIGHT-OF-WAY ARE PLANNED TO BE ADDED TO THE RIGHT-OF-WAY ALONG 1ST AVENUE, AND A PORTION OF RIGHT-OF-WAY ON 2ND AVENUE IS PLANNED TO BE REDUCED. THE INTENT AND THE DESIGN STANDARDS OF COF PROJECT 51, 1ST AVENUE STREETSCAPE, IS INTENDED TO BE CONSTRUCTED WITH THE DEVELOPMENT OF HARPETH SQUARE.

HARPETH SQUARE HAS SEVERAL CONDITIONS FOR IMPROVING OFFSITE ROADWAYS CONCURENTLY WITH THE DEVELOPMENT OF THE PROPERTY. 1) MAIN STREET WILL BE RE-STRIPED FROM LANCASTER DRIVE TO 1ST AVENUE TO PROVIDE A DEDICATED RIGHT TURNLANE, A THROUGH LANE, AND A LEFT TURN LANE FOR TRAFFIC ENTERING DOWNTOWN. 2) A TRAFFIC LIGHT IS WARRANTED AND WILL BE INSTALLED AT THE INTERSECTION OF 2ND AVENUE AND BRIDGE STREET. 3) 1ST AVENUE WILL BE REALIGNED PER THE CITY OF FRANKLIN ENGINEERING RECOMMENDATIONS AT THE INTERSECTION OF BRIDGE STREET.

THE PHASING AND BONDING REQUIREMENTS FOR THESE OFF-STIE ROADWAY IMPROVEMENTS WILL BE ESTABLISHED WITH THE SITE PLAN APPROVAL PROCESS. ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE 1ST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.

TRIP GENERATION TABLE

LUC 932

	LUC 310	High-Turnover	LUC 826	LUC 220	
Land Use:	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	TOTAL
Size:	112	5,000	15,000	147	
Average Daily Traffic	999	636	665	1,014	3,314
Daily Enter	500	318	332	507	1,657
Daily Exit	500	318	332	507	1,657
AM Peak Hour Total	75	54	103	76	307
AM Peak Hour Enter	44	30	49	15	138
AM Peak Hour Exit	32	24	53	61	170
MID Peak Hour Total (7%)	70	45	47	71	232
MID Peak Hour Enter (50%)	35	22	23	36	116
MID Peak Hour Exit (50%)	35	22	23	36	116
PM Peak Hour Total	78	49	41	99	267
PM Peak Hour Enter	38	30	18	64	150
PM Peak Hour Exit	40	20	23	34	117

Trip Generation 9th Edition

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Exiting Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	663	663	**1,326**
Main Street (between 1st and 2nd Avenues, N.)	Major Arterial	331	331	**663**
Main Street (west of 2nd Avenue, N.)	Major Arterial	414	414	**828**
2nd Avenue, N. (north of Main Street)	Major Collector	497	828	**1,326**
Bridge Street (west of 2nd Avenue, N.)	Major Collector	249	249	**497**
Bridge Street / 1st Avenue, N. (between Main Street and 2nd Avenue, N.)	Major Collector	166	166	**331**
1st Avenue, N. (north of Main Street)	Major Collector	331	331	**663**

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

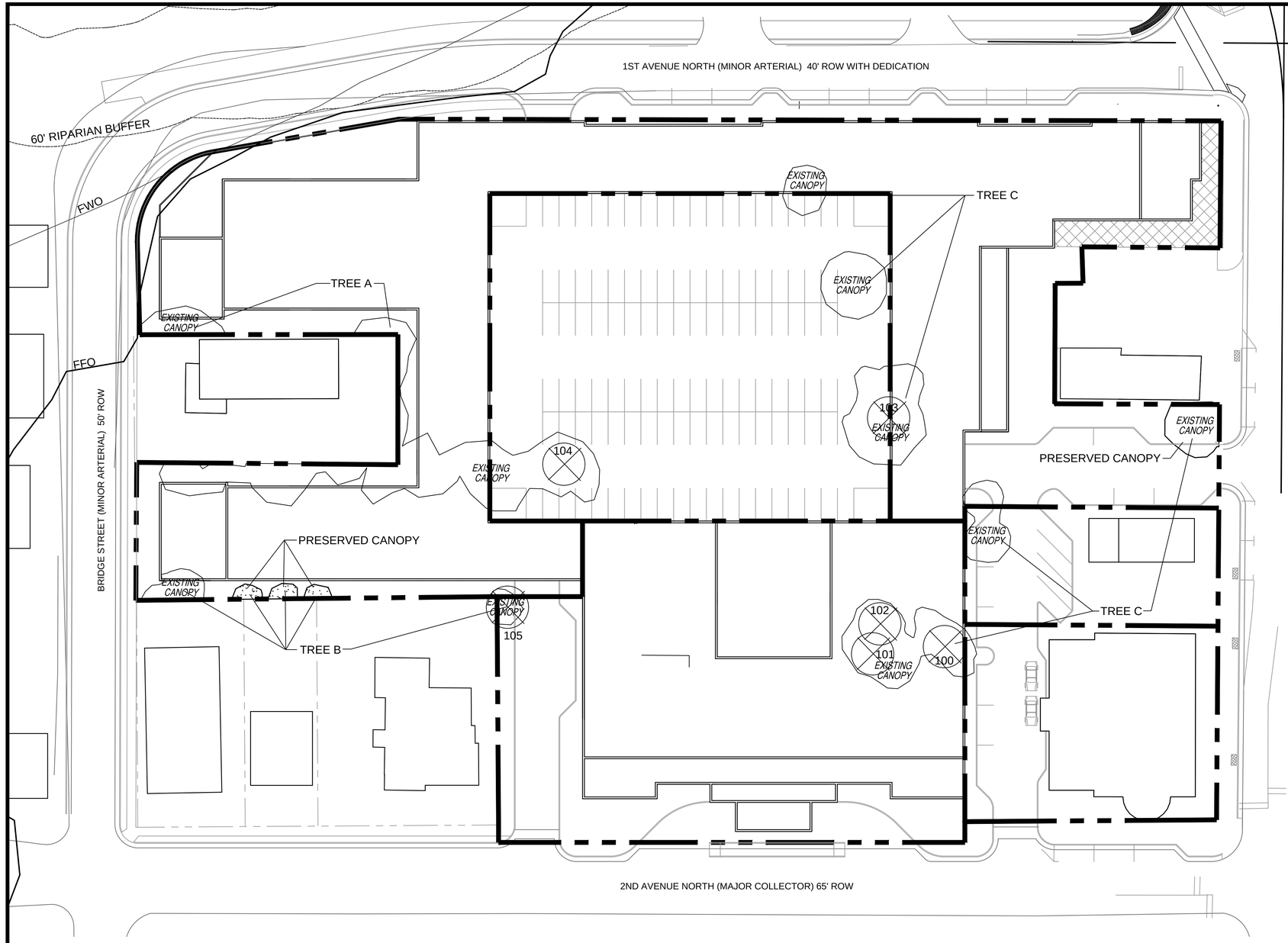
GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1162

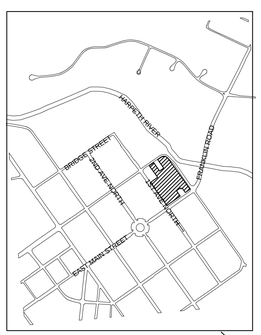
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

MODIFICATION OF STANDARDS

COF# 4713

C2.3





VICINITY MAP

SCALE 1" = 1000'

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCAIL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
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BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
A	6108 SF	6108 SF	0 SF
B	1009 SF	696 SF	313 SF
C	3529 SF	3529 SF	0 SF
D	3928 SF	3157 SF	771 SF
TOTAL:	14,574 SF	13,225 SF	1,084 SF
TOTAL ACRES:	0.31 AC	0.30 AC	0.01 AC

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY:	14,574 SF	0.31 AC
REQUIRED PRESERVATION:		
14,574 SF X 54% =	7,870 SF	54%
PROVIDED CANOPY PRESERVATION: (SEE MODIFICATION OF STANDARDS REQUEST)	1,084 SF	7.4%

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 142"
TOTAL REQUIRED SPECIMEN REPLACEMENT: 284"

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

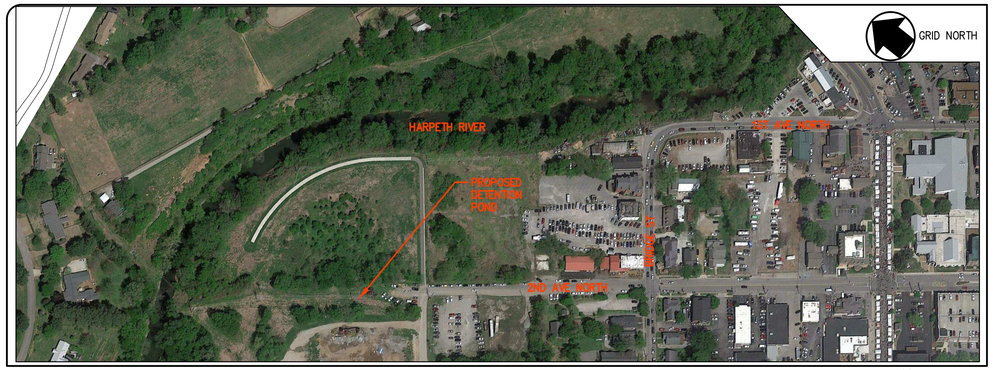
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
1747
TENNESSEE
LANDSCAPE ARCHITECT

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

CANOPY PRESERVATION

COF# 4713

C2.4



SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCAIL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)

OTER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfranks130@msn.com

HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
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roderickheller10@gmail.com

DANMARK COMPANY
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615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L SHUFF
127 2ND AVENUE NORTH
FRANLIN, TN 37064

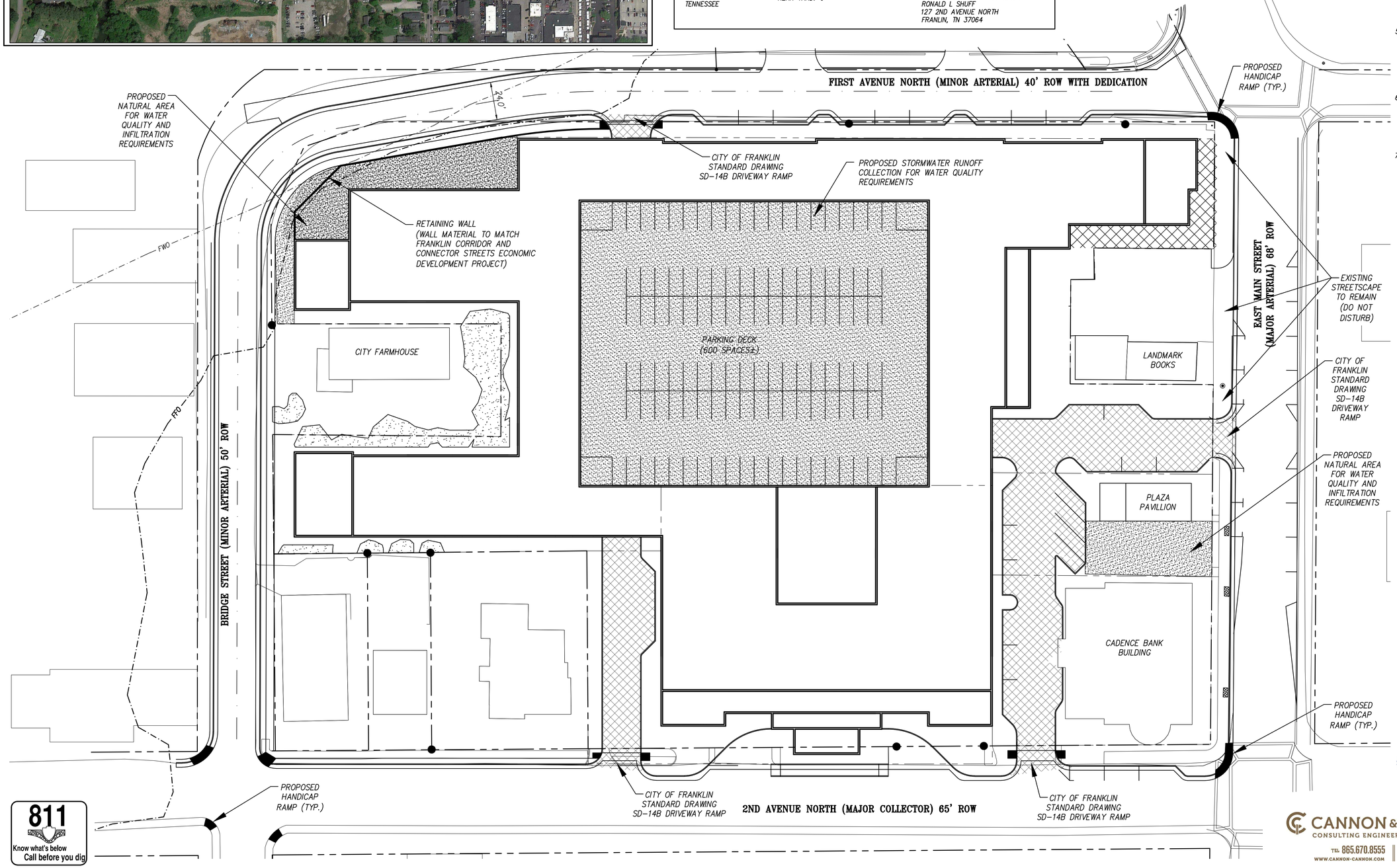
GRID NORTH

0 30 60

SCALE: 1" = 30'

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY ----------, INC. DATED -------, 20--.
2. TOTAL AREA IS 7.8± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 6.5± ACRES. EXISTING IMPERVIOUS AREA APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA APPROXIMATELY 3.2 ACRES.
3. CHARACTER OF ALL STREET IMPROVEMENTS SHALL BE SET FORTH BY THE "FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT." SEE EXHIBIT A FOR DETAILS.
4. POTENTIAL SIGNALIZATION OF BRIDGE STREET AND 2ND AVENUE SHALL BE COORDINATED WITH THE CITY OF FRANKLIN TRAFFIC ENGINEER.
5. PROPOSED OFF-SITE DETENTION IS SHOWN AND PROPOSED SITE WILL MEET CITY OF FRANKLIN WATER QUALITY STANDARDS. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
6. OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
7. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.



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CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919
WWW.CANNON-CANNON.COM

Revisions:

Drawing Notes:

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

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144 SOUTHEAST PARKWAY
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

STORMWATER MANAGEMENT PLAN

COF# 4713

C3.0

SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD–X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
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CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCAIL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)

OTER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
JAYMAR DEVELOPMENT
JAY FRANKS
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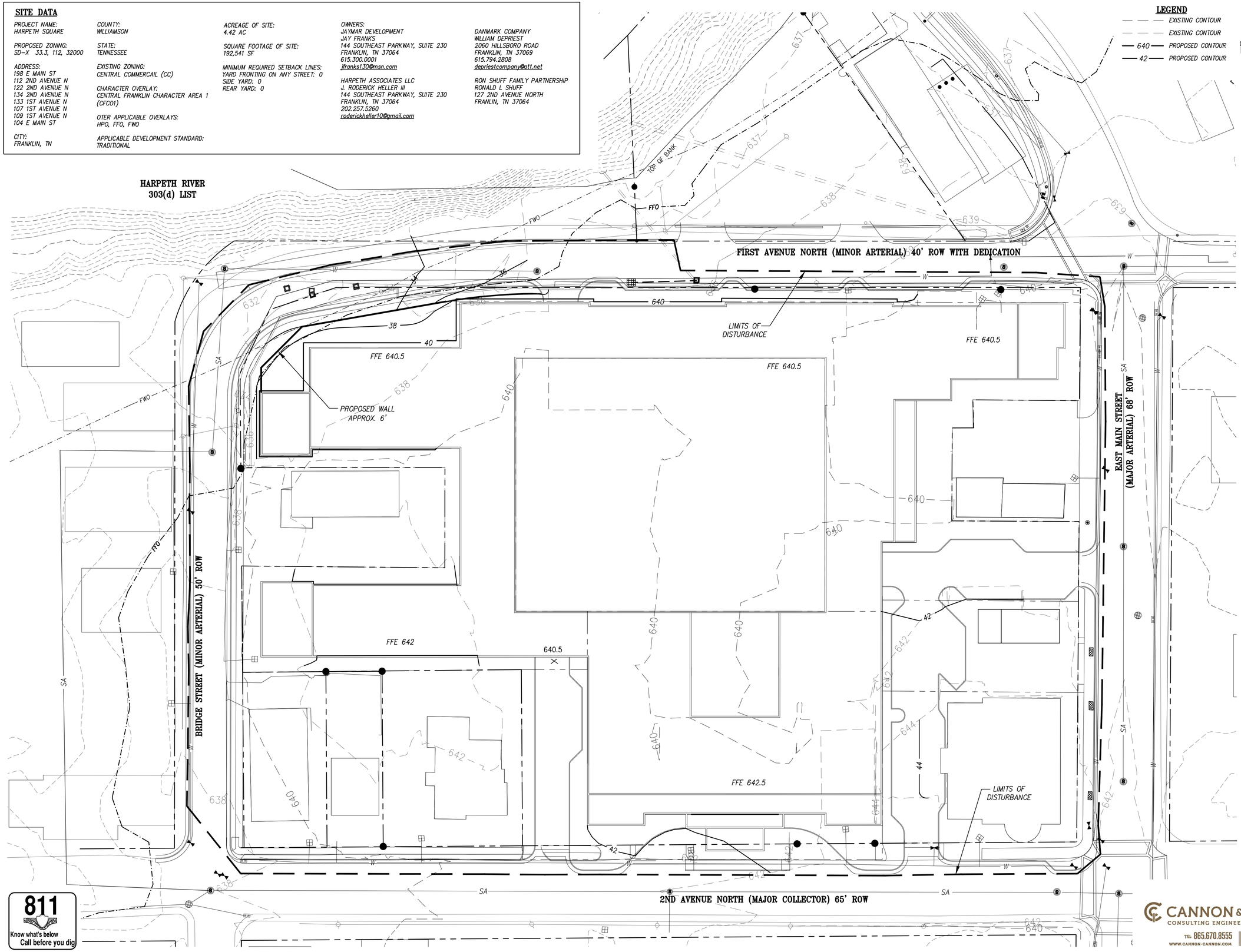

LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR
- 640 PROPOSED CONTOUR
- 42 PROPOSED CONTOUR

GRID NORTH

0 30 60

SCALE: 1" = 30'

NOTES:

1. SEE SHEET C3.0 LAYOUT AND NOTES FOR DETENTION AND WATER QUALITY.
2. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
3. TOTAL AREA IS 7.8± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 6.5± ACRES. EXISTING IMPERVIOUS AREA APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA APPROXIMATELY 3.2 ACRES.
4. DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

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COMMERCE
No. 108061
STATE OF TENNESSEE

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DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

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greggamble209@gmail.com
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GRADING & DRAINAGE PLAN

COF# 4713

C4.0

SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD–X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
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107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCAIL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)

OTER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
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RONALD L SHUFF
127 2ND AVENUE NORTH
FRANLIN, TN 37064

LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR
- 640 PROPOSED CONTOUR
- 42 PROPOSED CONTOUR

GRID NORTH

0 30 60
SCALE: 1" = 30'

UTILITY NOTES:

1. UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
2. MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
3. UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
4. GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
5. WASTEWATER MAHOLES SHALL BE SPACED NO MORE THAN 400'.

FIRST AVENUE NORTH (MINOR ARTERIAL) 40' ROW WITH DEDICATION

EAST MAIN STREET (MAJOR ARTERIAL) 66' ROW

BRIDGE STREET (MINOR ARTERIAL) 50' ROW

2ND AVENUE NORTH (MAJOR COLLECTOR) 65' ROW

TOP OF BANK

PROPOSED WATER TAP

PROPOSED SEWER TAP

PROPOSED WATER TAP

PROPOSED SEWER TAP

PROPOSED SEWER TAP

WATER LINE AROUND ENTIRE PERIMETER OF PROPOSED SITE (1ST AVE, BRIDGE ST, 2ND AVE, & MAIN ST) SHALL BE UPGRADED TO A 10" LINE WHERE NEEDED

SEWER LINE IN FIRST AVENUE AND ALLEY BETWEEN 112 AND 108 TO BE DESIGNED AT SITE PLAN STAGE

A SECONDARY WATER CONNECTION SHALL BE MADE TO CONNECT THE 10" WATERLINE FROM 5TH AVENUE TO 2ND AVENUE.

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NO. 108061
STATE OF TENNESSEE

Revisions:

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HARPETH SQUARE PUD SUBDIVISION
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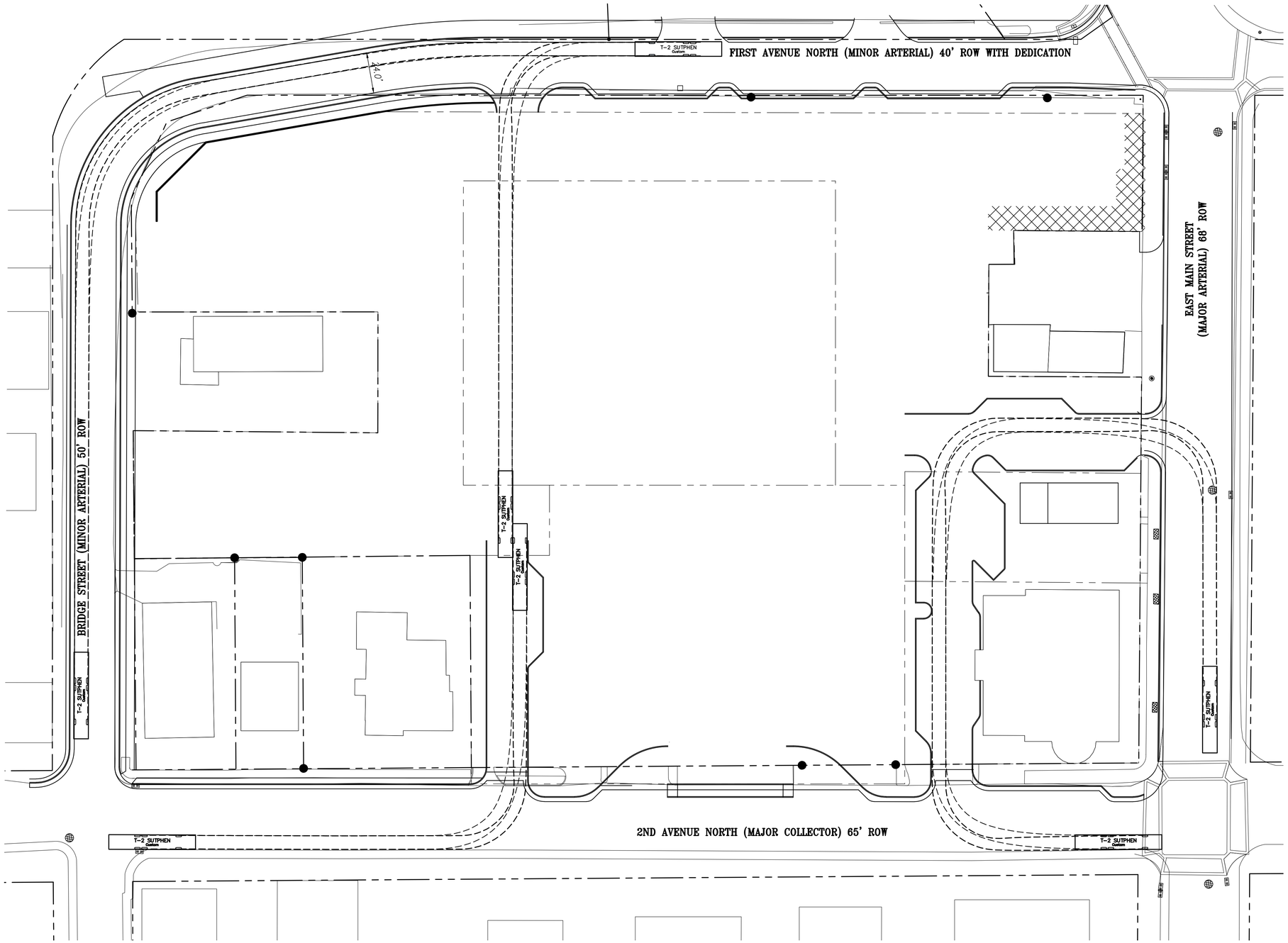
greggamble209@gmail.com
615.975.5765

UTILITY PLAN

COF# 4713

C5.0



GRID NORTH

0 30 60

SCALE: 1" = 30'

NOTES:

1. THE DESIGN VEHICLE USED FOR AUTOTURN ANALYSIS WAS THE T-2 SUTPHEN (FRANKLIN).
2. FRONT VEHICLE WHEEL INDICATIONS ARE BOLD DASH, WHILE BACK WHEEL INDICATIONS ARE A LIGHTER DASH.

SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCAIL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)

OTER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfranks130@msn.com

HARPETH ASSOCIATES LLC
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FRANLIN, TN 37064

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Drawing Notes:

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

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ERIC J. GARDNER
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COMMERCE
NO. 108051
STATE OF TENNESSEE

AUTO TURN PLAN

COF# 4713

C6.0

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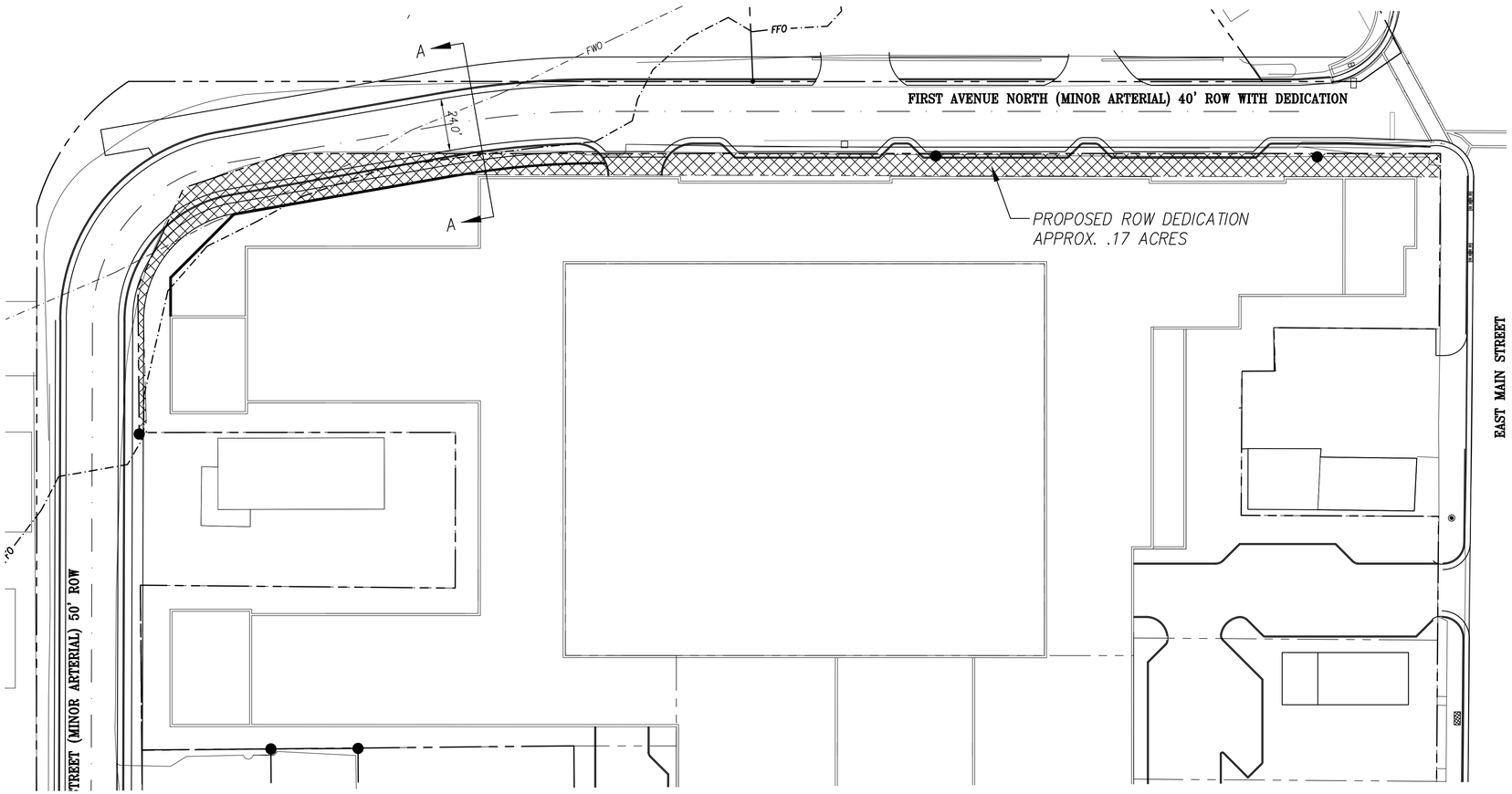
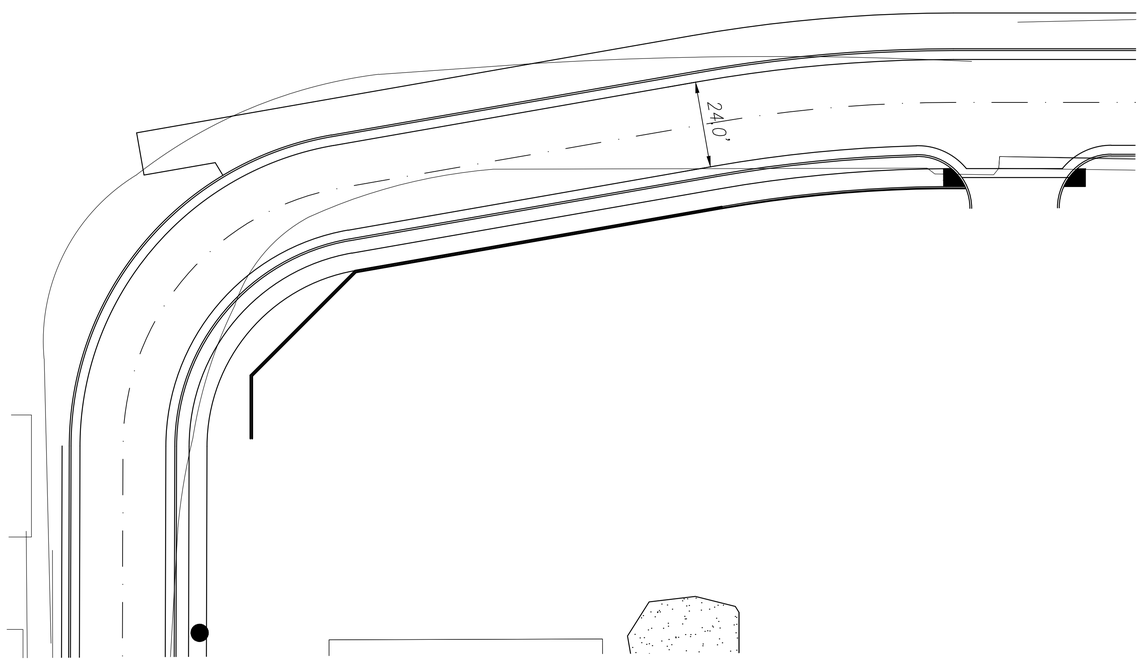
8550 Kingston Pike
Knoxville, TN 37919





0 30 60

SCALE: 1" = 30'

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HARPETH SQUARE

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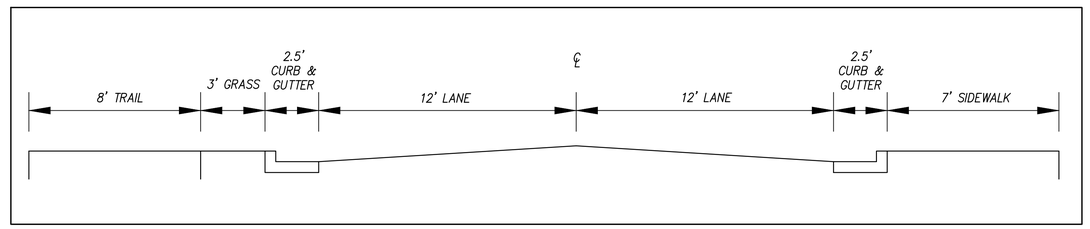
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L SHUFF
127 2ND AVENUE NORTH
FRANLIN, TN 37064

NOTES:

1. *ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKING, AND SIGNAGE SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."*
2. *ALL OFF-SITE IMPROVEMENTS AND PHASING OF IMPROVEMENTS SHALL BE DETERMINED FOLLOWING THE EVALUATION OF THE TIS AND BE COMPLETED AS PART OF THE SITE PLAN SUBMITTAL. ALL OFF-SITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.*



A-A SECTION

0 40

SCALE: 1" = 20'

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Revisions:

Drawing Notes:

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: DEC 4, 2014

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION

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FRANKLIN, TENNESSEE

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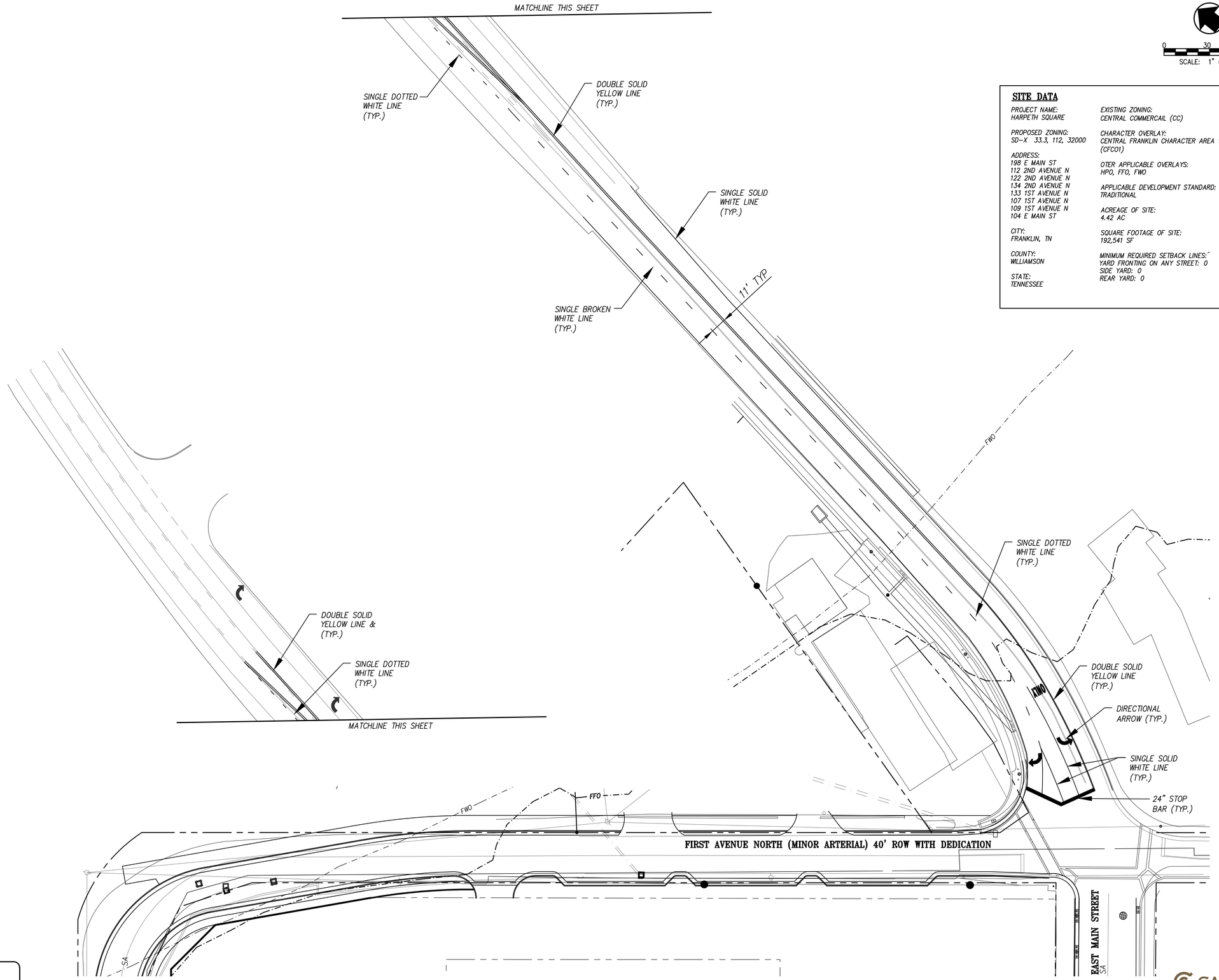
OFF-SITE ROAD IMPROVEMENT PLAN

COF# 4713

C7.0



GRID NORTH

0 30 60

SCALE: 1" = 30'

SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
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COUNTY:
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STATE:
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EXISTING ZONING:
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CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)

OTER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
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ARCHITECT
NO. 106061
STATE OF TENNESSEE

OFF-SITE PAVEMENT MARKING PLAN
COF# 4713

C7.1

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555
WWW.CANNON-CANNON.COM
8550 Kingston Pike
Knoxville, TN 37919



GLASS CORNER



STEEL & GLASS INTEGRATED WITH BRICK



MATERIAL VARIETY IN A MIXED-USE PROJECT



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE



FOUR STORY BRICK



RESIDENTIAL DETAIL & SCALE



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE





CORNER OF FIRST AND MAIN VIEW : HARPETH SQUARE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: DEC. 4, 2014

909
STUDIO
ARCHITECTS



DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

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

ARCHITECTURAL CHARACTER

COF# 4713

A1.0



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



HOTEL ENTRANCE



STREETSCAPE DETAILS & MATERIALS



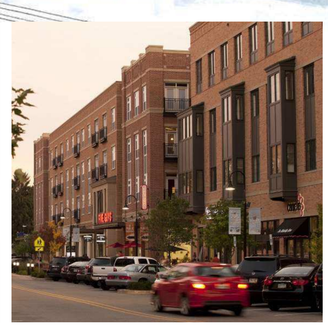
OUTSIDE DINING



SECOND AVENUE VIEW : HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



FESTIVAL LIGHTING / STREET FURNITURE



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



CORNER OF SECOND AND MAIN : HARPETH SQUARE



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: DEC. 4, 2014

909 STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
STATE OF TENNESSEE
12.4.14

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

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144 SOUTHEAST PARKWAY
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GREG GAMBLE
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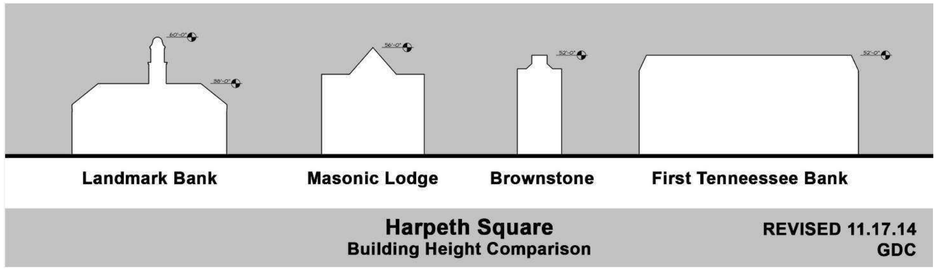
615.975.5765

ARCHITECTURAL CHARACTER

COF# 4713

A2.0





MAIN STREET ELEVATION

NOT TO SCALE



FIRST AVENUE ELEVATION

NOT TO SCALE

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X ___ ___ ___
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 0 SIDE YARD: 0 REAR YARD: 0
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
APPLICANT:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES

ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 151 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



VICINITY MAP

SCALE 1" = 1000'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: DEC. 4, 2014

909
STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
STATE OF TENNESSEE
12.4.14

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

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

CONCEPT ELEVATIONS

COF# 4713

A3.0



BRIDGE STREET ELEVATION

NOT TO SCALE



SECOND AVENUE ELEVATION

NOT TO SCALE

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



VICINITY MAP

SCALE 1" = 1000'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: DEC. 4, 2014

909
STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 102,355
STATE OF TENNESSEE
12.4.14

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION

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FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gregsamble209@gmail.com
615.975.5765

CONCEPT ELEVATIONS

COF# 4713

A4.0

ORDINANCE 2014-42

TO BE ENTITLED "AN ORDINANCE TO REZONE 17.29 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) AND GENERAL OFFICE DISTRICT (GO) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 3.39/68,961) FOR PROPERTY LOCATED AT 1127 MURFREESBORO ROAD"

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-X zone would allow for residential and assisted living development with the maximum residential density and assisted living square footage specified.

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

SECTION I: The following described properties shall be, and are hereby, rezoned from their present zoning classification of General Commercial District (GC) and General Office District (GO) to Specific Development-Variety District (SD-X 3.39/68,961):

LOT 8

Beginning at a southeasterly corner of Lot 9 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in the Register's Office for Williamson County, Tennessee, said point also being the southeasterly corner of the herein described Lot 8 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

thence North 82 degrees 05 minutes 33 seconds West, a distance of 341.75 feet

to a point; thence North 52 degrees 20 minutes 18 seconds West, a distance of

166.70 feet to a point;

thence with a curve turning to the right with an arc length of 95.59 feet, having a radius of 299.83 feet, a chord bearing of North 49 degrees 55 minutes 02 seconds East, and a chord length of 95.19 feet;

thence North 59 degrees 02 minutes 35 seconds East, a distance of 81.00 feet to a point;

thence with a curve turning to the right with an arc length of 30.45 feet, having a radius of 25.00 feet, a chord bearing of South 84 degrees 23 minutes 08 seconds East, and a chord length of 28.60 feet;

thence South 49 degrees 29 minutes 34 seconds East, a distance of 130.69 feet to

a point; thence South 51 degrees 16 minutes 49 seconds East, a distance of

202.21 feet to a point;

thence South 48 degrees 30 minutes 32 seconds East, a distance of 56.84 feet to a point to the point of beginning, having an area of 52,941.69 square feet or 1.215 acres of land.

LOT 9

Beginning at the southwesterly corner of Lot 7 of the Williamson Square Subdivision, Resubdivision of Lot 6, Revision 1, of record in Plat Book 26, Page 43, in the Register's Office for Williamson County, Tennessee, said point also being a southwesterly corner of the herein described Lot 9 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

thence North 82 degrees 45 minutes 24 seconds West, a distance of 236.34 feet

to a point; thence North 07 degrees 49 minutes 08 seconds East, a distance of

327.12 feet to a point; thence North 07 degrees 37 minutes 14 seconds East, a

distance of 307.47 feet to a point; thence South 82 degrees 07 minutes 24

seconds East, a distance of 1254.21 feet to a point thence South 07 degrees 37

minutes 50 seconds West, a distance of 300.42 feet to a point; thence South 07

degrees 43 minutes 12 seconds West, a distance of 461.67 feet to a point;

thence North 82 degrees 05 minutes 33 seconds West, a distance of 103.25 feet to a point; thence North 48 degrees 30 minutes 32 seconds West, a distance of 56.84 feet to a point; thence North 51 degrees 16 minutes 49 seconds West, a distance of 202.21 feet to a point; thence North 49 degrees 29 minutes 34 seconds West, a distance of 130.69 feet to a point;

thence with a curve turning to the left having an arc length of 30.45 feet, with a radius of 25.00 feet, a chord bearing of North 84 degrees 23 minutes 08 seconds West, and a chord length of 28.60 feet;

thence South 59 degrees 02 minutes 35 seconds West, a distance of 81.00 feet to a point;

thence with a curve turning to the left having an arc length of 95.59 feet, with a radius of 299.83 feet, a chord bearing of South 49 degrees 55 minutes 02 seconds West, and a chord length of 95.19 feet;

thence North 52 degrees 20 minutes 18 seconds West, a distance of 34.80 feet to a point; thence North 27 degrees 57 minutes 23 seconds East, a distance of 31.64 feet to a point;

thence with a curve turning to the right having an arc length of 4.67 feet , with a radius of 8.17 feet , a chord bearing of North 44 degrees 20 minutes 21 seconds East, and a chord length of 4.61 feet;

thence North 60 degrees 43 minutes 18 seconds East, a distance of 132.00 feet to a point;

thence with a curve turning to the left having an arc length of 64.05 feet, with a radius of 50.00 feet, a chord bearing of North 24 degrees 01 minutes 20 seconds East, and a chord length of 59.76 feet;

thence with a reverse curve turning to the right having an arc length of 91.24 feet, with a radius of 195.02 feet , a chord bearing of North 00 degrees 43 minutes 41 seconds East, a chord length of 90.41 feet;

thence North 14 degrees 07 minutes 59 seconds East, a distance of 187.66

feet to a point; thence North 82 degrees 09 minutes 38 seconds West, a

distance of 543.47 feet to a point;

thence South 07 degrees 52 minutes 37 seconds West, a distance of 416.67 feet to a point the point of beginning having an area of 596,027.47 square feet or 13.683 acres of land.

LOT 10

Beginning at the southeasterly corner of Lot 7 of the Williamson Square Subdivision, Resubdivision of Lot 6, Revision 1, of record in Plat Book 26, Page 43, in the Register's Office for Williamson County, Tennessee, said point also being the northeasterly corner of the herein described Lot 10 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

Thence South 27 degrees 57 minutes 23 seconds West, a distance of 31.64

feet to a point; thence South 70 degrees 17 minutes 36 seconds West, a

distance of 405.79 feet to a point;

thence North 82 degrees 05 minutes 33 seconds West, a distance of 275.00 feet to a point; thence North 07 degrees 44 minutes 26 seconds East, a distance of 214.91 feet to

a point; thence South 82 degrees 45 minutes 24 seconds East, a distance of

236.34 feet to a point;

thence South 82 degrees 06 minutes 55 seconds East, a distance of 409.72 feet to the point of beginning, having an area of 104,235.36 square feet or 2.393 acres of land.

Zoning Reference Number: 14-08:

Map-Group-Parcel	Acres
079G-B00601	±1.22
079G-B00603	±13.68
079G-B00604	±2.39
TOTAL	±17.29

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

ATTEST:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

CITY OF FRANKLIN, TENNESSEE

BY:_____
DR. KEN MOORE
MAYOR

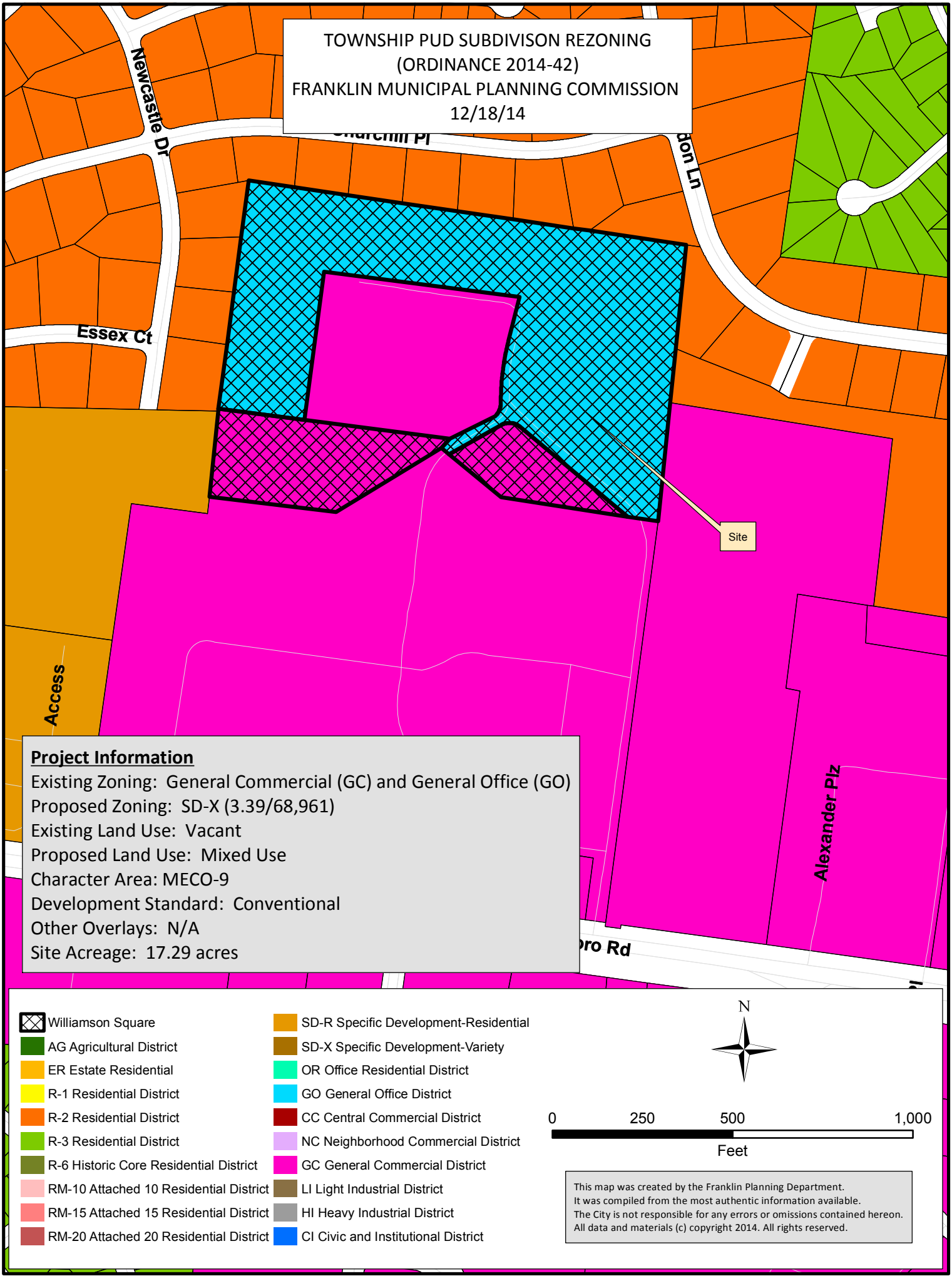
PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:


TOWNSHIP PUD SUBDIVISON REZONING
(ORDINANCE 2014-42)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Newcastle Dr
Essex Ct
Site
Access
Alexander Plz
Project Information
Existing Zoning: General Commercial (GC) and General Office (GO)
Proposed Zoning: SD-X (3.39/68,961)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.29 acres
Williamson Square
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
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.
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SERENA
REZONING PLAN

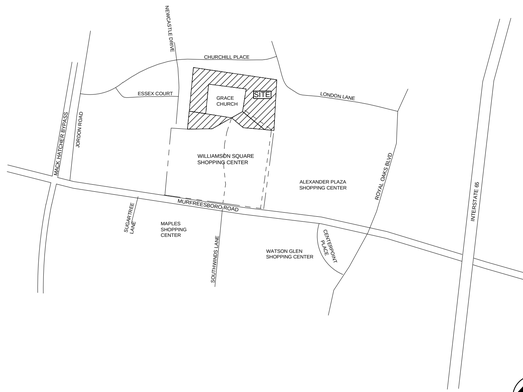
1127 MURFREESBORO ROAD
WILLIAMSON SQUARE COMMERCIAL CENTER
MAP 79G GRP "B" PARCELS 6.01-6.03-6.04

OWNER / DEVELOPER
J.D. EATHERLY
1720 W. END AVENUE
NASHVILLE, TN 37203
EMAIL: serena@vastland.com
PHONE: (615) 329-1720

LANDSCAPE ARCHITECT / PLANNER JOB NO. 14007
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER / SURVEYOR:
DALE AND ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL GARRIGAN
EMAIL: michael@daleandassoicates.com
PHONE: (615) 297-5166

ARCHITECT
LON RABY, ARCHITECT
201A WOODMONT CIRCLE
NASHVILLE, TN 37205
EMAIL: LFR2501@comcast.net
PHONE: (615) 479-7040



VICINITY MAP

SCALE 1" = 1000'

SHEET INDEX

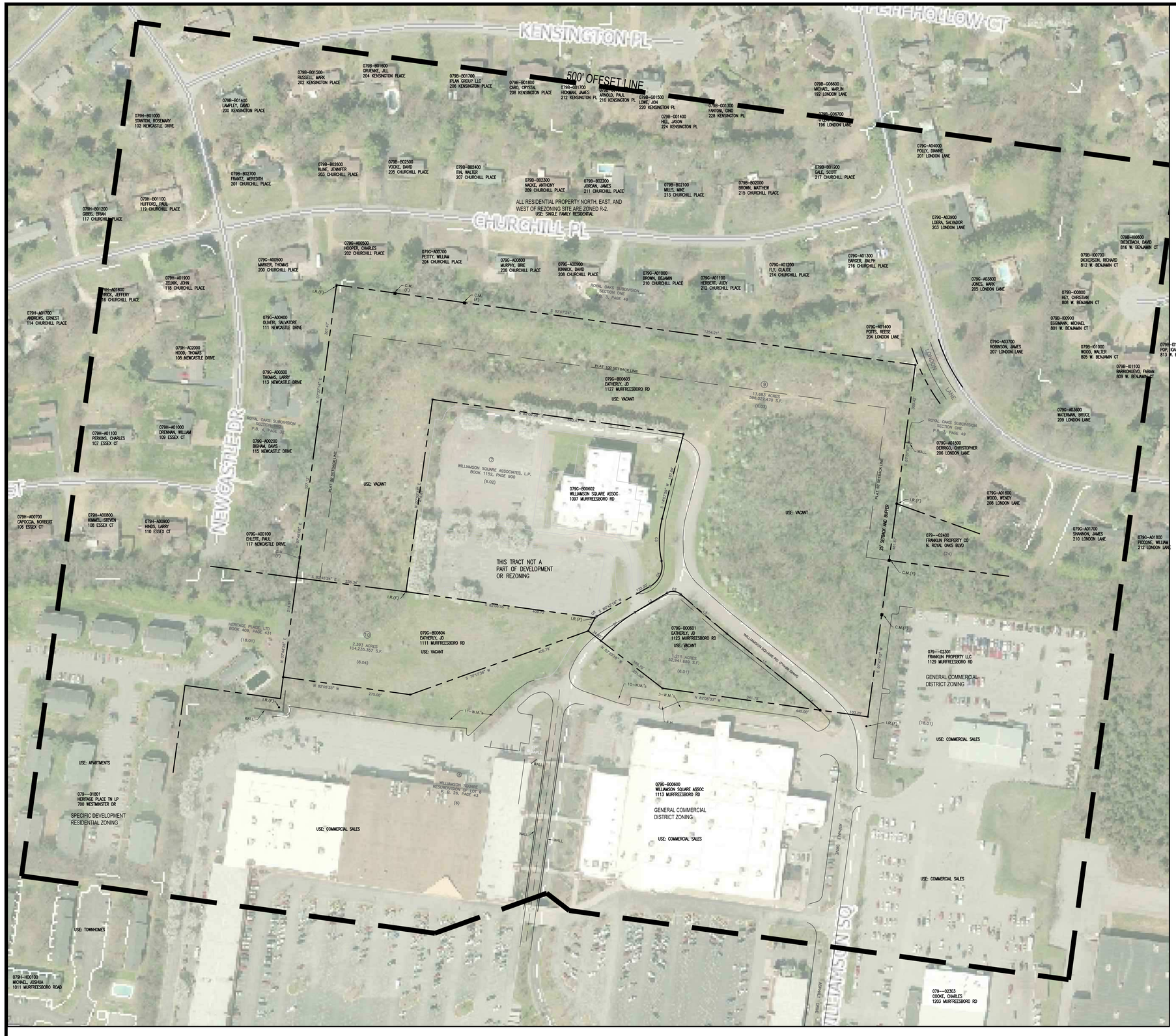
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS

9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

DECEMBER 4, 2014
NOVEMBER 10, 2014
COF # 4717


KENSINGTON PL
HOLLOW CT
500' OFFSET LINE
CHURCHILL PL
LONDON LANE
NEWCASTLE DR
ESSEX CT
0798-B01500 RUSSELL, MARK 202 KENSINGTON PLACE
0798-B01600 GRUENKE, JILL 204 KENSINGTON PLACE
0798-B01700 IPLAN GROUP LLC 206 KENSINGTON PLACE
0798-B01800 CARD, CRYSTAL 208 KENSINGTON PLACE
0798-B01900 ARNOLD, PAUL 216 KENSINGTON PL
0798-G01500 LOMC, JON 220 KENSINGTON PL
0798-G01300 FANTONI, GINO 228 KENSINGTON PL
0798-G01400 HILL, JASON 224 KENSINGTON PL
0798-C06600 MICHAEL, MARLIN 192 LONDON LANE
0798-C06700 196 LONDON LANE
0798-B01400 LAMPLEY, DAVID 200 KENSINGTON PLACE
079H-B01000 STANTON, ROSEMARY 102 NEWCASTLE DRIVE
0798-B02600 KLINE, JENNIFER 203 CHURCHILL PLACE
0798-B02500 VOOKS, DAVID 205 CHURCHILL PLACE
0798-B02400 ITIN, WALTER 207 CHURCHILL PLACE
0798-B02300 NACKE, ANTHONY 209 CHURCHILL PLACE
0798-B02200 JORDAN, JAMES 211 CHURCHILL PLACE
0798-B02100 MILLS, MIKE 213 CHURCHILL PLACE
0798-B02000 BROWN, MATHEW 215 CHURCHILL PLACE
0798-B01900 DALE, SCOTT 217 CHURCHILL PLACE
0798-B02700 FRANTZ, MEREDITH 201 CHURCHILL PLACE
079H-B01100 HUFFORD, PAUL 119 CHURCHILL PLACE
079H-B01200 GIBBS, BRIAN 117 CHURCHILL PLACE
079C-A04000 POLLY, DANNIE 201 LONDON LANE
079C-A03900 LOEN, SALVADOR 203 LONDON LANE
079C-A00500 HOOPER, CHARLES 202 CHURCHILL PLACE
079C-A00700 PETTITY, WILLIAM 204 CHURCHILL PLACE
079C-A00800 MURPHY, BRIE 206 CHURCHILL PLACE
079C-A00900 KINNICK, DAVID 208 CHURCHILL PLACE
079C-A01000 BROWN, BEJAMIN 210 CHURCHILL PLACE
079C-A01100 HERBERT, JUDY 212 CHURCHILL PLACE
079C-A01200 FLY, CLAUDE 214 CHURCHILL PLACE
079C-A01300 BARGER, RALPH 216 CHURCHILL PLACE
079C-A00500 MARKER, THOMAS 200 CHURCHILL PLACE
079H-A01900 ZELNIK, JOHN 118 CHURCHILL PLACE
079H-A01800 PRICE, JEFFERY 116 CHURCHILL PLACE
079H-A01700 ANDREWS, ERNEST 114 CHURCHILL PLACE
079C-A00400 OLMOS, SALVATORE 111 NEWCASTLE DRIVE
079H-A02000 HOOD, THOMAS 108 NEWCASTLE DRIVE
079C-A00300 THOMAS, LARRY 113 NEWCASTLE DRIVE
079C-A00603 EATHERLY, JD 1127 MURFREESBORO RD
USE: VACANT
ROYAL OAKS SUBDIVISION SECTION ONE P.B. 3, PAGE 49
079H-A01100 PERKINS, CHARLES 107 ESSEX CT
079H-A01000 BROWN, WILLIAM 109 ESSEX CT
079C-A00200 BIGHAM, DAWS 115 NEWCASTLE DRIVE
079H-A00700 CAPOCCIA, NORBERT 106 ESSEX CT
079H-A00800 KIMMEL, STEVEN 108 ESSEX CT
079H-A00900 HINDS, LARRY 110 ESSEX CT
079C-A00100 EHLERT, PAUL 117 NEWCASTLE DRIVE
THIS TRACT NOT A PART OF DEVELOPMENT OR REZONING
WILLIAMSON SQUARE ASSOCIATES, L.P. BOOK 1152, PAGE 900 (6.02)
079C-B00602 WILLIAMSON SQUARE ASSOC 1097 MURFREESBORO RD
079C-B00604 EATHERLY, JD 1111 MURFREESBORO RD
USE: VACANT
079C-B00601 EATHERLY, JD 1123 MURFREESBORO RD
USE: VACANT
1.215 ACRES 52,941.888 S.F. (6.01)
2.393 ACRES 104,235.357 S.F. (6.04)
13.687 ACRES 596,023.470 S.F. (6.03)
HERITAGE PLACE, LTD BOOK 409, PAGE 431 (18.01)
079---01801 HERITAGE PLACE TN LP 700 WESTMINSTER DR
SPECIFIC DEVELOPMENT RESIDENTIAL ZONING
USE: APARTMENTS
USE: TOWNHOMES
079H-H00100 MICHAEL, JOSHUA 1011 MURFREESBORO ROAD
079C-B00600 WILLIAMSON SQUARE ASSOC 1113 MURFREESBORO RD
GENERAL COMMERCIAL DISTRICT ZONING
USE: COMMERCIAL SALES
079---02301 FRANKLIN PROPERTY LLC 1129 MURFREESBORO RD
GENERAL COMMERCIAL DISTRICT ZONING
USE: COMMERCIAL SALES
079---02400 FRANKLIN PROPERTY CO/ N. ROYAL OAKS BLVD (24)
079---02303 COOKE, CHARLES 1203 MURFREESBORO RD
USE: COMMERCIAL SALES
079C-A01500 DERROO, CHRISTOPHER 206 LONDON LANE
079C-A03600 WATTMAN, BRUCE 209 LONDON LANE
079C-A01800 WOOD, WENDY 208 LONDON LANE
079C-A01700 SHANNON, JAMES 210 LONDON LANE
079C-A01800 PICCONE, WILLIAM 212 LONDON LANE
0798-A00600 BIEDEBACH, DAVID 816 W. BENJAMIN CT
0798-A00700 DICKERSON, RICHARD 812 W. BENJAMIN CT
0798-A00800 HEY, CHRISTIAN 808 W. BENJAMIN CT
0798-A00900 EGGMANN, MICHEL 801 W. BENJAMIN CT
0798-A01000 WOOD, WALTER 805 W. BENJAMIN CT
0798-A01100 BARRIONUEVO, FABIAN 809 W. BENJAMIN CT
0798-A01200 POP, IOANA 813 W. BENJAMIN CT
079C-A03700 ROBINSON, JAMES 207 LONDON LANE
079C-A03800 JONES, MARK 205 LONDON LANE
079C-A01400 PUITS, REESE 204 LONDON LANE
ALL RESIDENTIAL PROPERTY NORTH, EAST, AND WEST OF REZONING SITE ARE ZONED R-2. USE: SINGLE FAMILY RESIDENTIAL
S 82°07'24" E 1254.21'
N 82°07'24" W 301.41'
S 82°07'24" E 336.30'
S 10°13'08" W 275.00'
N 82°05'33" W 275.00'
S 82°05'33" E 445.00'
N 82°05'33" W 341.75'
S 07°54'27" W 103.00'
N 07°54'27" E 103.00'
S 07°54'27" W 300.00'
N 07°54'27" E 300.00'
S 82°05'33" E 400.76'
N 82°05'33" W 400.76'
S 82°07'24" E 1254.21'
S 07°54'27" W 300.00'
N 07°54'27" E 300.00'
S 82°05'33" E 445.00'
N 82°05'33" W 341.75'
S 07°54'27" W 103.00'
N 07°54'27" E 103



Site Data:

Project Name:	Williamson Square
Address:	1127 Murfreesboro Road Franklin, TN 37203
Civil District:	9th
Map, Parcels:	M 79G, Grp B, P 6.01-6.03-6.04
Owner:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Developers:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850 Richard Chevaz 3595 Carothers Pkway Franklin, TN 37067 (615) 330-1618
Site Area:	17.291 acres 6.01- 1.215 Ac 6.03- 13.683 Ac 6.04- 2.393 Ac Townhomes 12.69 Ac / 552,808.40 SF Assisted Living 4.60 Ac / 200,387.56 SF
Disturbed Area:	±11.69 ac onsite ± -0- ac offsite ±11.69 ac total
Existing Zoning:	(GC) and (GO)
Proposed Zoning:	SD-X 3.39, 68,961
Character Area Overlay:	McEwen (MECO-9)
Other Overlays:	None
Development Standard:	Conventional

EXISTING TREE CANOPY

SPECIMEN TREE SURVEY

Number	Type	Size	Health	
4	LOCUST	28"	GOOD	
37	OAK	26"	GOOD	
40	OAK	24"	GOOD	
49	HACKBERRY	30"	GOOD	
54	OAK	30"	GOOD	
73	OAK	36"	GOOD	
88	HACKBERRY	26"	GOOD	
137	HACKBERRY	32"	GOOD	
158	OAK	30"	GOOD	
209	HICKORY	30"	GOOD	
213	OAK	32"	GOOD	
262	HACKBERRY	28"	GOOD	
266	HACKBERRY	30"	GOOD	
328	HACKBERRY	24"	GOOD	
344	HACKBERRY	28"	GOOD	
351	HACKBERRY	30"	GOOD	
407	HACKBERRY	32"	GOOD	
415	HACKBERRY	24"	GOOD	
420	HACKBERRY	34"	GOOD	
672	HACKBERRY	28"	GOOD	
704	HACKBERRY	32"	GOOD	
733	HACKBERRY	24"	GOOD	
953	OAK	24"	GOOD	
1431	LOCUST	24"	GOOD	
1597	HACKBERRY	36"	GOOD	
1598	CHERRY	28"	GOOD	
1599	CHERRY	32"	GOOD	
1601	CHERRY	28"	GOOD	
1606	CHERRY	24"	GOOD	
1608	CHERRY	30"	GOOD	
1609	CHERRY	28"	GOOD	
1610	CHERRY	36"	GOOD	
1631	HACKBERRY	24"	GOOD	
1633	HACKBERRY	24"	GOOD	
1640	HACKBERRY	24"	GOOD	

TOTAL SPECIMEN TREES REMOVED: 22
TOTAL HEALTHY INCHES REMOVED: 634 INCHES
REPLACEMENT REQUIRED: 1268 INCHES

REQUIRED TREE CANOPY PRESERVATION CHART

(WHOLE SITE REZONED TO SD-R)

TOTAL SITE AREA:	753,219 SF (17.29 AC)	
EXISTING CANOPY AREA:	350,617 SF (8.05 AC)	47% OF SITE
SD-R REQUIRED PRESERVATION:		45%, 157,777 SF (3.62 AC)
PROVIDED PRESERVATION:		45%, 158,855 SF (3.65 AC)

GRAPHIC SCALE 1"=60'
60 0 60 120

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

SERENA
REZONING PLAN
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
1217

rev. date
1 12-4-2014

GCG Job No. 14006
NOVEMBER 11, 2014

SHEET
C2.0

COF # 4717

RESOLUTION 2014-93

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE TOWNSHIP PUD SUBDIVISION, LOCATED AT 1127 MURFREESBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
079G-B00601	±1.22
079G-B00603	±13.68
079G-B00604	±2.39
TOTAL	**±17.29**

LOT 8

Beginning at a southeasterly corner of Lot 9 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in the Register's Office for Williamson County, Tennessee, said point also being the southeasterly corner of the herein described Lot 8 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

thence North 82 degrees 05 minutes 33 seconds West, a distance of 341.75 feet to a

point; thence North 52 degrees 20 minutes 18 seconds West, a distance of 166.70 feet

to a point;

thence with a curve turning to the right with an arc length of 95.59 feet, having a radius of 299.83 feet, a chord bearing of North 49 degrees 55 minutes 02 seconds East, and a chord length of 95.19 feet;

thence North 59 degrees 02 minutes 35 seconds East, a distance of 81.00 feet to a point;

thence with a curve turning to the right with an arc length of 30.45 feet, having a radius of 25.00 feet, a chord bearing of South 84 degrees 23 minutes 08 seconds East, and a chord length of 28.60 feet;

thence South 49 degrees 29 minutes 34 seconds East, a distance of 130.69 feet to a

point; thence South 51 degrees 16 minutes 49 seconds East, a distance of 202.21 feet to

a point;

thence South 48 degrees 30 minutes 32 seconds East, a distance of 56.84 feet to a point to the point of beginning, having an area of 52,941.69 square feet or 1.215 acres of land.

LOT 9

Beginning at the southwesterly corner of Lot 7 of the Williamson Square Subdivision, Resubdivision of Lot 6, Revision 1, of record in Plat Book 26, Page 43, in the Register's Office for Williamson County, Tennessee, said point also being a southwesterly corner of the herein described Lot 9 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

thence North 82 degrees 45 minutes 24 seconds West, a distance of 236.34 feet to a

point; thence North 07 degrees 49 minutes 08 seconds East, a distance of 327.12 feet to

a point; thence North 07 degrees 37 minutes 14 seconds East, a distance of 307.47 feet to a point; thence South 82 degrees 07 minutes 24 seconds East, a distance of 1254.21 feet to a point thence South 07 degrees 37 minutes 50 seconds West, a distance of 300.42 feet to a point; thence South 07 degrees 43 minutes 12 seconds West, a distance of 461.67 feet to a point;

thence North 82 degrees 05 minutes 33 seconds West, a distance of 103.25 feet to a point; thence North 48 degrees 30 minutes 32 seconds West, a distance of 56.84 feet to a point; thence North 51 degrees 16 minutes 49 seconds West, a distance of 202.21 feet to a point; thence North 49 degrees 29 minutes 34 seconds West, a distance of 130.69 feet to a point;

thence with a curve turning to the left having an arc length of 30.45 feet, with a radius of 25.00 feet, a chord bearing of North 84 degrees 23 minutes 08 seconds West, and a chord length of 28.60 feet;

thence South 59 degrees 02 minutes 35 seconds West, a distance of 81.00 feet to a point;

thence with a curve turning to the left having an arc length of 95.59 feet, with a radius of 299.83 feet, a chord bearing of South 49 degrees 55 minutes 02 seconds West, and a chord length of 95.19 feet;

thence North 52 degrees 20 minutes 18 seconds West, a distance of 34.80 feet to a point; thence North 27 degrees 57 minutes 23 seconds East, a distance of 31.64 feet to a point;

thence with a curve turning to the right having an arc length of 4.67 feet , with a radius of 8.17 feet , a chord bearing of North 44 degrees 20 minutes 21 seconds East, and a chord length of 4.61 feet;

thence North 60 degrees 43 minutes 18 seconds East, a distance of 132.00 feet to a point;

thence with a curve turning to the left having an arc length of 64.05 feet, with a radius of 50.00 feet, a chord bearing of North 24 degrees 01 minutes 20 seconds East, and a chord length of 59.76 feet;

thence with a reverse curve turning to the right having an arc length of 91.24 feet, with a radius of 195.02 feet , a chord bearing of North 00 degrees 43 minutes 41 seconds East, a chord length of 90.41 feet;

thence North 14 degrees 07 minutes 59 seconds East, a distance of 187.66 feet to a

point; thence North 82 degrees 09 minutes 38 seconds West, a distance of 543.47

feet to a point;

thence South 07 degrees 52 minutes 37 seconds West, a distance of 416.67 feet to a point the point of beginning having an area of 596,027.47 square feet or 13.683 acres of land.

LOT 10

Beginning at the southeasterly corner of Lot 7 of the Williamson Square Subdivision, Resubdivision of Lot 6, Revision 1, of record in Plat Book 26, Page 43, in the Register's Office for Williamson County, Tennessee, said point also being the northeasterly corner of the herein described Lot 10 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

Thence South 27 degrees 57 minutes 23 seconds West, a distance of 31.64 feet to a

point; thence South 70 degrees 17 minutes 36 seconds West, a distance of 405.79

feet to a point;

thence North 82 degrees 05 minutes 33 seconds West, a distance of 275.00 feet to a point;
thence North 07 degrees 44 minutes 26 seconds East, a distance of 214.91 feet to a

point; thence South 82 degrees 45 minutes 24 seconds East, a distance of 236.34 feet to

a point;

thence South 82 degrees 06 minutes 55 seconds East, a distance of 409.72 feet to the point of beginning, having an area of 104,235.36 square feet or 2.393 acres of land.

2. That the overall entitlements for the Township PUD Subdivision are as follows:

Entitlements	Township PUD Subdivision
Base Zone	General Commercial (GC) and General Office (GO)
Character Area Overlay	McEwen Character Area Overlay #9
Other Zoning Overlays	N/A
Number of Dwelling Units	43
Number of Nonresidential Square Footage	68,961
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 0.86 acres Informal: N/A Total: 0.86 acres

3. 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 Department.

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ **BY: _____**
ERIC STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR **MAYOR**

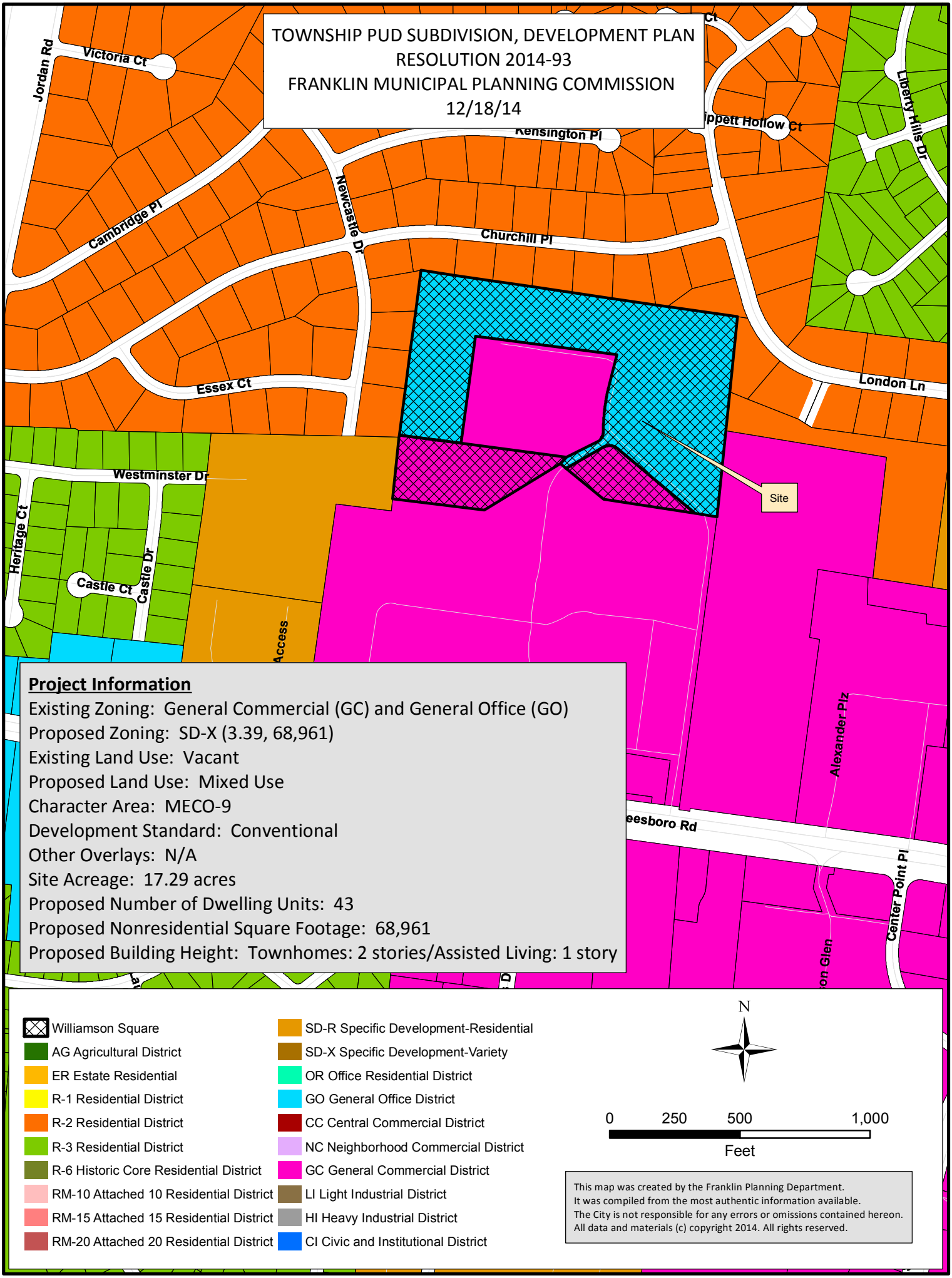
PREAPPLICATION CONFERENCE: 08/21/14

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 08/28/14

NEIGHBORHOOD MEETING: 08/21/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL:


TOWNSHIP PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2014-93
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Jordan Rd
Victoria Ct
Kensington Pl
Liberty Hills Dr
Cambridge Pl
Newcastle Dr
Churchill Pl
Essex Ct
London Ln
Westminster Dr
Heritage Ct
Castle Ct
Castle Dr
Site
Access
Alexander Plz
Center Point Pl
Project Information
Existing Zoning: General Commercial (GC) and General Office (GO)
Proposed Zoning: SD-X (3.39, 68,961)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.29 acres
Proposed Number of Dwelling Units: 43
Proposed Nonresidential Square Footage: 68,961
Proposed Building Height: Townhomes: 2 stories/Assisted Living: 1 story
Williamson Square
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 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.
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COF# 4718

CONDITIONS OF APPROVAL:

BNS

Williamson Square Pre-App Submittal _8.7.2014.pdf

1. Address

- This comment needs to remain open until street names have been approved.

Engineering - PUD Plan Checklist

General Comments

2. F. Development Plan

-

Applicant shall comply with Cul-de-sac requirements (Section 3.3.7 of Street Standards):

- Cul-de-sacs shall not extend for mor than 500' as measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoing street right-of-way intersection. If adjoining properties install fire sprkinker systems, this length may be extended to 1,000' in accorance with the adopted fire code. In no case shall a cul-de-sac or temporary dead end street serve more than 20 single-family residential lots.
- Cul-de-sac streets shall have a minimum paved radius of 50' at its outside edge.

The previous comment was addressed in a meeting. The developer is to obtain an access easement across the adjoining property that will eliminate the need for a cul-de-sac. If this easement is not obtained the cul-de-sac will be required and the development plan must be resubmitted for approval by the planning commission.

Fire-Planning

Williamson Square Development Plan R.pdf

3. Access

- No later than Site Plan submittal, The applicant shall provide documentation confirming an access easement across the adjoining property or provide the code-required vehicle turnaround at the end of the drive lane (at Lot 43). Until such time, the applicant shall show the turnaround on the plan. The plan will not be granted Post-PC approval until the appropriate turnaround is shown and approved. on the post-pc plan

Williamson Square Pre-App Submittal _8.7.2014.pdf

4. Fire Protection

- The applicant has not provided the requested fire flow results with a recent/valid flow test date.

The applicant shall provide the results from a fire demand flow test.

Parks

General Comments

5. Parkland information

- Parks-The fees-in-lieu of dedication shall be paid prior to recording the first Final Plat for the subdivision . See section 5.5.4 for the process.

This comment will stay conditionally approved until payment has been received.

Planning

General Comments

6. Subdivision name

- Subdivision name must be approved prior to first reading at BOMA.

Will Sq-Serena Set Resub 12.4.14.pdf

7. Cover sheet

- The applicant shall re-label the "Modification of Standards" as "Design Modifications". As these items are referencing section 5.3 of the zoning ordinance, they can be voted on by FMPC only and do not require approval by BOMA.

Williamson Square Development Plan R.pdf

8. non-residential square footage

- The applicant shall list the actual proposed zoning on the development plan sheet, and remove the placeholder listed.

9. Loading zone

- The applicant shall provide two loading zone locations, as required by the Zoning Ordinance for this size structure.

10. Existing Conditions

- The applicant shall label the lots associated with this development plan as their platted lot number (Lot 8, BK XX, PGXX), on the existing conditions sheet C1.0.

11. Draft elevations (development plan)

- The applicant shall list a single FFE for each townhome 8-35, and remove the erroneously listed FFE, on both the Utilities Plan and the Grading Plan.

12. Draft elevations (development plan)

- Porches are required to be a minimum of 6' in depth. Applicant shall revise renderings to reflect this distance, or make a note on the elevations that state the minimum required porch depth. Site layout may need to be revised at site plan to accommodate the depth of the porches between buildings, and may cause the plan to reduce the number of units shown in the area of units 8-35.

13. Modification of Standards

- Should MOS #3 be disapproved, the applicant shall revise elevations and site plan to show a side or rear loaded garage for all townhome units.

Williamson Square Pre-App Submittal _8.7.2014.pdf

14. Sidewalks

- The applicant shall extend the sidewalk along the assisted living parking lot to Williamson Square Road.

15. Existing Conditions

- The applicant shall label each parcel within this development with its existing zoning on the existing conditions sheet.

SERENA PUD
DEVELOPMENT PLAN

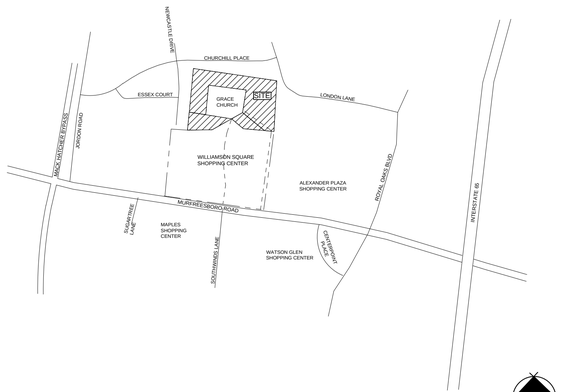
1127 MURFREESBORO ROAD
WILLIAMSON SQUARE PUD COMMERCIAL CENTER
MAP 79G GRP "B" PARCELS 6.01-6.03-6.04

OWNER / DEVELOPER
J.D. EATHERLY
1720 W. END AVENUE
NASHVILLE, TN 37203

LANDSCAPE ARCHITECT / PLANNER JOB NO. 14007
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER / SURVEYOR:
DALE AND ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL GARRIGAN
EMAIL: michael@daleandassoicates.com
PHONE: (615) 297-5166

ARCHITECT
LON RABY, ARCHITECT
201A WOODMONT CIRCLE
NASHVILLE, TN 37205
EMAIL: LFR2501@comcast.net
PHONE: (615) 479-7040



VICINITY MAP

SCALE 1" = 1000'

9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

SHEET INDEX

C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 1.1	EXISTING CONDITIONS
C 1.2	DEVELOPMENT PLAN
C 1.3	TREE PRESERVATION PLAN
C 2.0	UTILITY PLAN
C 3.0	GRADING PLAN
C 3.1	SUPPLEMENTAL GRADING PLAN
C 4.0	STORMWATER MANAGEMENT PLAN
A 1.0	ARCHITECTURAL ELEVATIONS

MODIFICATION OF STANDARDS

1. MOS1: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF THE ASSISTED LIVING BUILDING FROM 200 FEET TO A LENGTH OF 381 FEET. THIS DISTANCE IS THE LENGTH OF THE BUILDING VISIBLE FROM BUILDING FRONTAGE FACING THE ACCESS ROAD. BUILDING ARCHITECTURE IS ENHANCED WITH VERTICAL AND HORIZONTAL CHANGES IN THE FACADE PLANE AND SEVERAL DIFFERENT MATERIALS ACROSS THE FRONT OF THE BUILDING.

2. MOS 2: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT FRONT FACING GARAGE DOORS. GARAGE DOORS WOULD FACE THE PRIVATE DRIVE.

3. MOS 3: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT ONE 16 FOOT WIDE GARAGE DOOR.

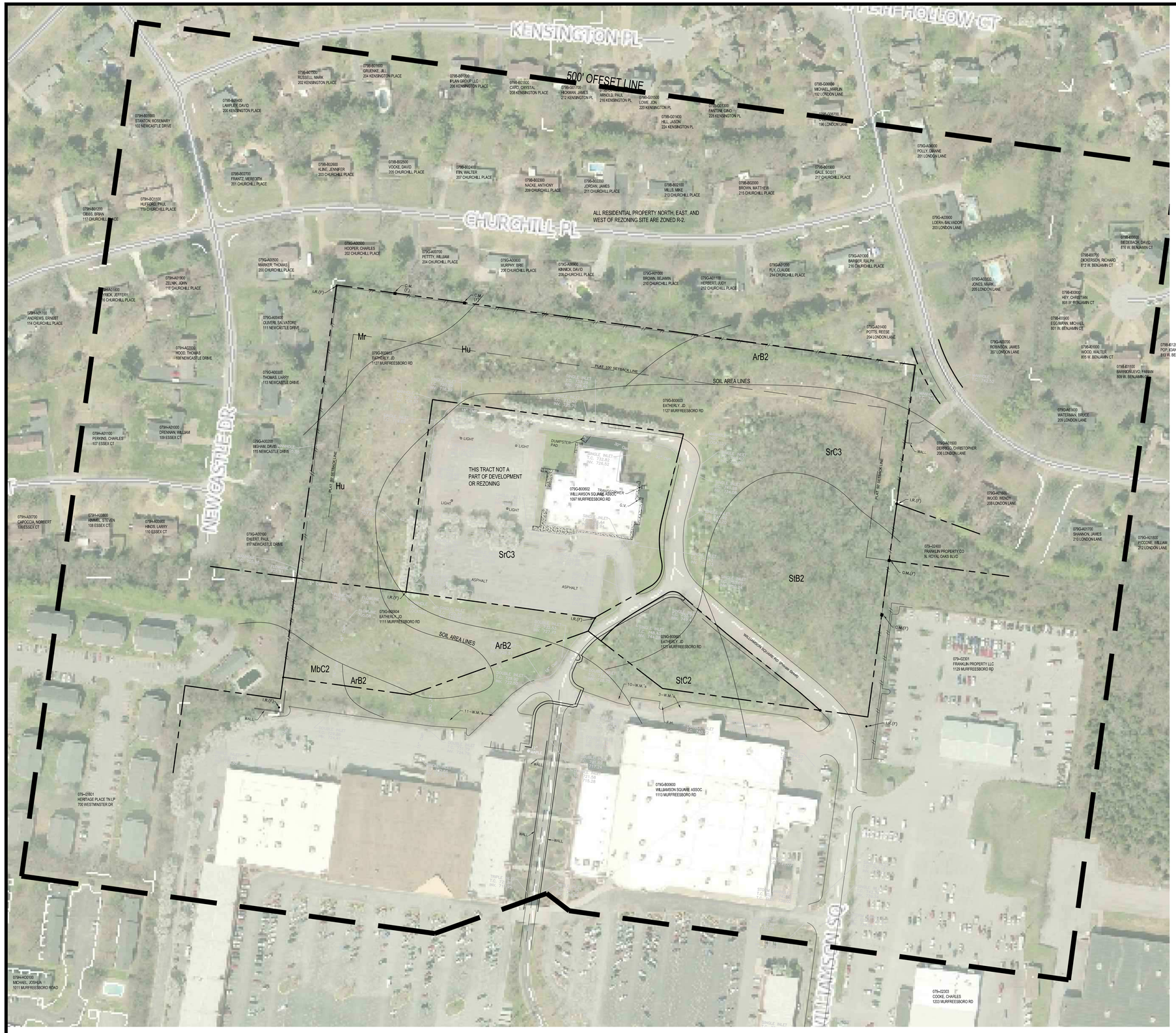
4. MOS 4: MINIMUM BUILDING FOUNDATION. REQUEST TO PERMIT THE MINIMUM HEIGHT OF THE FOUNDATION FOR THE TOWN HOMES AT 4 INCHES FROM FINISHED GRADE.

MODIFICATIONS OF STANDARDS REQUEST NUMBERS 2, 3 AND 4 ARE TO ADDRESS THE NEED FOR HANDICAP ACCESSIBILITY TO THE TOWN HOMES PROPOSED FOR THIS PUD. ACCESS TO THE GARAGE AND WITHIN THE GARAGE FOR SPECIAL NEEDS IS CRITICAL TO THE INTENT OF THESE INDEPENDENT LIVING TOWN HOMES. DUE TO SPACE CONSTRAINTS AND A NEED TO BUFFER THE RESIDENTIAL HOMES TO THE NORTH OF THIS PROPERTY WITH LANDSCAPING, THE ACCESS TO THE TOWN HOME GARAGES ARE FROM THE PRIVATE DRIVE BEHIND THE EXISTING CHURCH.



DECEMBER 4, 2014
NOVEMBER 10, 2014

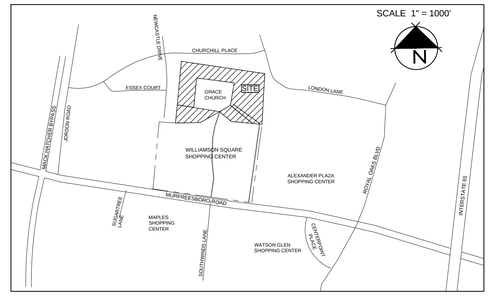
COF #4718



BOUNDARY PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200



VICINITY MAP

Site Data:

Project Name:	Williamson Square
Address:	1127 Murfreesboro Road Franklin, TN 37203
Civil District:	9th
Map, Parcels:	M 79G, Grp B, P 6.01-6.03-6.04
Owner:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Developers:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850 Richard Chevaz 3595 Carothers Pkway Franklin, TN 37067 (615) 330-1618
Site Area:	17.291 acres 6.01- 1.215 Ac 6.03- 13.683 Ac 6.04- 2.393 Ac Townhomes 12.69 Ac / 552,808.40 SF Assisted Living 4.60 Ac / 200,387.56 SF
Existing Zoning:	(GC) and (GO)
Proposed Zoning:	SD-X 3.39, 68,961
Character Area Overlay:	McEwen (MECO-9)
Other Overlays:	None
Development Standard:	Conventional

NOTE:
THE DEVELOPMENT AND ALL LOTS WITHIN 500 FEET ARE IN THE McEWEN - 9 CHARACTER DISTRICT

SOIL IDENTIFICATION

ArB2 ARMOUR SILT LOAM, 2-5 % ERODED
Hu HUNTINGTON SILT LOAM, PHOSPHATIC
MbC2 MAURY SILT LOAM, 5-12% ERODED
Mr MINE LAND, RECLAIMED
SrC3 STIVERSVILLE CLAY LOAM, 5-12% SEVERLEY ERODED
StB2 STIVERSVILLE SILT LOAM, 2-5% ERODED
StC2 STIVERSVILLE SILT LOAM, 5-12% ERODED

NOTE:
THE DEVELOPMENT AND ALL LOTS WITHIN 500 FEET ARE IN THE McEWEN - 9 CHARACTER DISTRICT

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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SERANA DEVELOPMENT PLAN

1127 MURFREESBORO ROAD
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
No. 367

rev.	date
1	12-4-14

GCG Job No. 14006
NOVEMBER 11, 2014

SHEET
C1.0

COF #4718



TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

EXISTING CONDITIONS

GRAPHIC SCALE 1"=50'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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SUITE 230
FRANKLIN, TENNESSEE 3706
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615.975.5765

SERENA PUD SUBDIVISION DEVELOPMENT PLAN

1127 MURFREESBORO ROAD
FRANKLIN, TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

MICHAEL CHRISTOPHER GARRIGAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00110726
STATE OF TENNESSEE
12/4/14

rev. date
COF: 12/4/14

GCG Job No. 14006
JULY 8, 2014

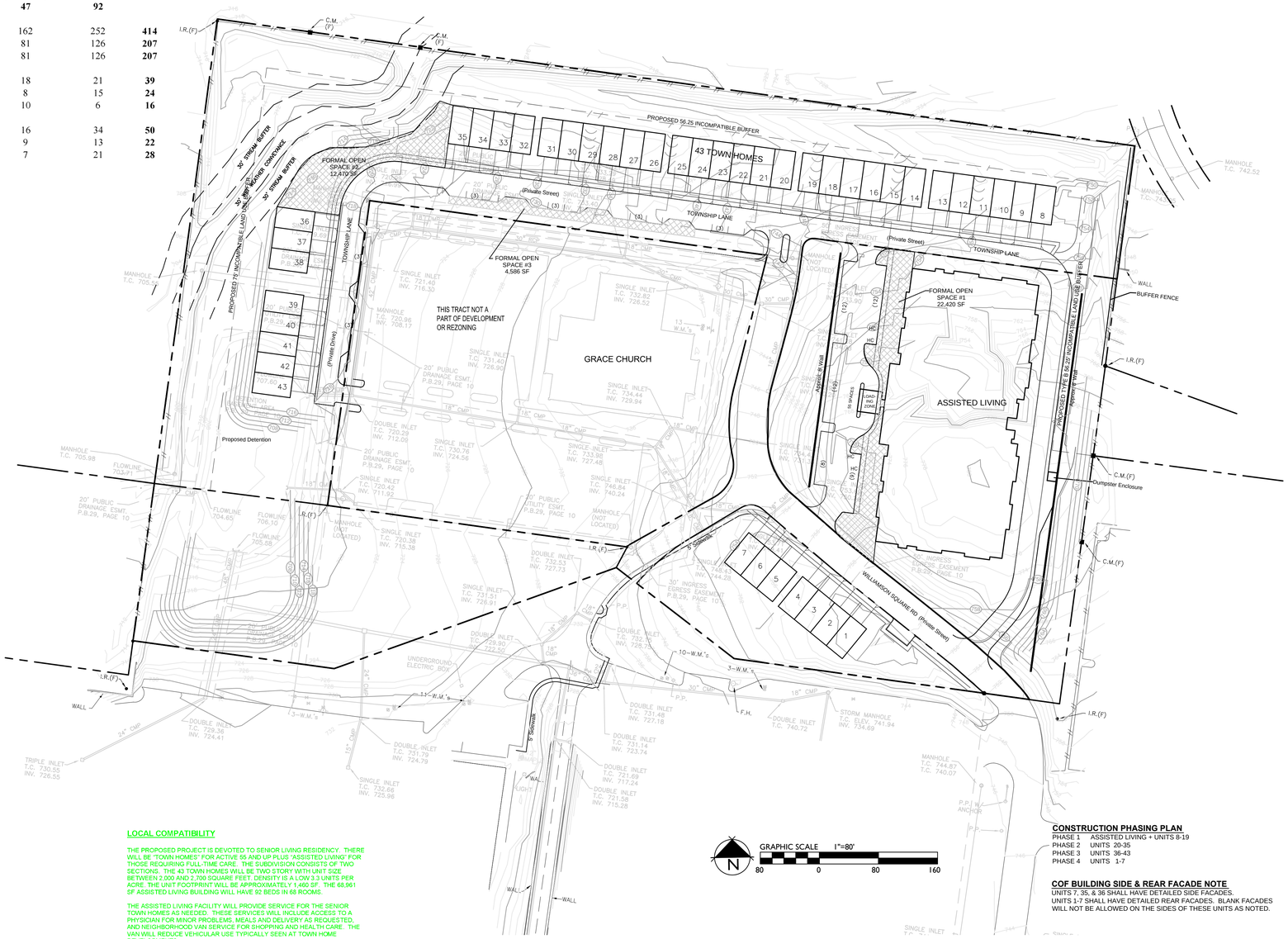
SHEET
C1.1

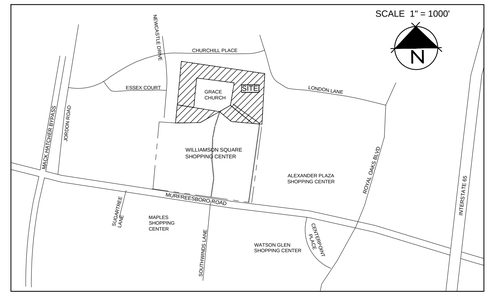
COF # 4718

TRIP GENERATION PEAK HOUR CHART

Williamson Square			
Land Use:	**LUC 252**	**LUC 254**	
	Sr. Adult Housing (Attached)	**Assisted Living**	**TOTAL**
Size:	**47**	**92**	
Average Daily Traffic	162	252	**414**
Daily Enter	81	126	**207**
Daily Exit	81	126	**207**
AM Peak Hour Total (gen)	18	21	**39**
AM Peak Hour Enter	8	15	**24**
AM Peak Hour Exit	10	6	**16**
PM Peak Hour Total (gen)	16	34	**50**
PM Peak Hour Enter	9	13	**22**
PM Peak Hour Exit	7	21	**28**

Trip Generation 9th Edition





VICINITY MAP

Site Data:

Project Name:	Williamson Square
Address:	1127 Murfreesboro Road Franklin, TN 37203
Civil District:	9th
Map, Parcels:	M 79G, Grp B, P 6.01-6.03-6.04
Owner:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Developer:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Site Area:	17.30 acres 6.01- 1.22 ac 6.03- 13.69 ac 6.04- 2.39ac
Disturbed Area:	±11.69 ac onsite ± -0- ac offsite ±11.69 ac total
Existing Zoning:	(GC) and (GO)
Proposed Zoning:	SD-X; DENSITY, SF OF COM
Character Area Overlay:	McEwen (MECO-9)
Other Overlays:	None
Development Standard:	Conventional
Drainage Basin:	---
Existing Structures:	None
Incompatible Use Buffer	Type 'B' Buffer adjacent to SF Residential BUFFER SHOWN IS 56.25' WITH THE ADDITION OF A BERM
Building setbacks:	N/A Front 15' Side 30' Rear
Permitted Commercial Uses:	Assisted Living Attached Residential
Ex. Building Area:	No structures present
Prop. Building Area:	Assisted Living 59,736 sf Townhouses 62,608 sf
Total Building Area:	122,344 sf
Proposed Building Height:	Assisted Living 1-story Townhouses 2-story
Min. Landscape Surface Ratio: Proposed LSR:	0.20 0.49
Minimum Parking Required:	Assisted Living 34 0.5/room (x68) Townhouses 129 3/unit for 3 bedroom(x43) Total: 163 total spaces required
Provided Parking:	Assisted Living 53 Spaces Townhouses 86 Driveway 86 Garage 27 Parking Lots Street Total Provided 252
Bike Parking	12 spaces (1/20 Parking Spaces)
Open Space:	OPEN SPACE REQUIRED SEE CHART THIS PAGE

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE 8" WATER MAIN WILL BE SERVED BY A LOOP CREATED BY CONNECTING TO A LINE ON LONDON LANE TO AN EXISTING LINE ON-SITE RUNNING TO MURFREESBORO ROAD. THE FACILITY WILL CONNECT TO EXISTING SERVICE; NO NEW LINES ARE BEING RUN TO THE SITE. WE ARE WAITING FOR A REPORT FROM THE CITY WATER SERVICE FOR SYSTEM CAPACITY.
WATER / SEWER FLOWS: 38,850 GPD or 105 SFUE

REUSE WATER FACILITIES
THERE IS NOT A GRAY WATER LINE NEAR THE SITE.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION IS EXISTING MANHOLE ON-SITE. NO NEW SERVICE IS BEING RUN TO THE SITE. WE ARE WAITING FOR A REPORT FROM THE CITY SEWER SERVICE FOR SYSTEM CAPACITY.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO 3 RAIN GARDENS AND A DRY POND. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER LEAVING THE DRY POND WILL BE DIRECTED TO AN ON-SITE WET WEATHER CONVEYANCE.
THE PROJECT SITE CURRENTLY HANDLES UPSTREAM AND ON-SITE RUNOFF FROM DATED DRAINAGE STRUCTURES AND REGULATIONS. THE APPROVED PLANS WILL IMPROVE DRAINAGE CONTROLS FOR "QUANTITY AND QUALITY."

POLICE AND FIRE
FRANKLIN FIRE STATION 2, 907 MURFREESBORO RD - .3 MILES DRIVING DISTANCE
FRANKLIN POLICE STATION 900 COLUMBIA AVE.- 2.6 MILES DRIVING DISTANCE

RECREATION FACILITIES
PINKERTON PARK - 1.6 MILES DRIVING DISTANCE
ASSISTED LIVING WILL NOT USE PARK FACILITIES. PINKERTON PARK IS VERY SUITABLE TO THE NEEDS OF SENIOR CITIZENS WHO MAY CARE FOR GRANDCHILDREN AND UTILIZE PASSIVE FEATURES SUCH AS WALKING TRAILS AND PICNIC SHELTERS.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED TO BE ZERO TO VERY LITTLE BECAUSE THIS IS A SENIOR LIVING DEVELOPMENT. TOWNHOUSES ARE RESTRICTED TO 55 AND OLDER RESIDENTS, BUT MAY PROVIDE CHILD CARE. ASSISTED LIVING IS FOR SENIORS WHO ARE PAST CARING FOR CHILDREN.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE FOR THE ASSISTED LIVING FACILITY WILL BE PROVIDED BY PRIVATE COLLECTION; REFUSE COLLECTION FOR THE TOWN HOMES WILL BE PROVIDED BY CITY OF FRANKLIN. DUMPSTER FOR ASSISTGED LIVING WILL BE SCREENED PER COF STANDARDS; IT IS LOCATED BEHIND THE BUILDING.

RESTRICTIVE COVENANTS
A HOMEOWERS ASSOCIATION INCLUDING THE ASSISTED LIVING FACILITY WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED THROUGH THE ASSOCIATION.

STREET NETWORK
THE PROJECT UTILIZES EXISTING STREETS ON-SITE AND CONNECTING TO MAJOR THOROUGHFARE HWY 96/MURFREESBORO ROAD. THE ASSISTED LIVING RESIDENTS WILL NOT HAVE CARS. THE IMPACT ON ADJACENT ROADS WILL BE SMALL DUE TO THE LIMITED STAFF MEMBERS AND SENIOR CITIZENS LIVING ON-SITE. THE ASSISTED LIVING FACILITY WILL OFFER MEALS TO RESIDENTS IN SENIOR TOWNHOMES REDUCING DRIVING.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LOCAL COMPATIBILITY

THE PROPOSED PROJECT IS DEVOTED TO SENIOR LIVING RESIDENCY. THERE WILL BE 'TOWN HOMES' FOR ACTIVE 55 AND UP PLUS 'ASSISTED LIVING' FOR THOSE REQUIRING FULL-TIME CARE. THE SUBDIVISION CONSISTS OF TWO SECTIONS. THE 43 TOWN HOMES WILL BE TWO STORY WITH UNIT SIZE BETWEEN 2,000 AND 2,700 SQUARE FEET. DENSITY IS A LOW 3.3 UNITS PER ACRE. THE UNIT FOOTPRINT WILL BE APPROXIMATELY 1,460 SF. THE 68,961 SF ASSISTED LIVING BUILDING WILL HAVE 92 BEDS IN 68 ROOMS.

THE ASSISTED LIVING FACILITY WILL PROVIDE SERVICE FOR THE SENIOR TOWN HOMES AS NEEDED. THESE SERVICES WILL INCLUDE ACCESS TO A PHYSICIAN FOR MINOR PROBLEMS, MEALS AND DELIVERY AS REQUESTED, AND NEIGHBORHOOD VAN SERVICE FOR SHOPPING AND HEALTH CARE. THE VAN WILL REDUCE VEHICULAR USE TYPICALLY SEEN AT TOWN HOME DEVELOPMENTS.

THE FUTURE CONSTRUCTION SURROUNDS A 1990 MOVIE THEATER THAT HAS BECOME A CHURCH. ONE ENTERS THE PROJECT THROUGH THE COMMERICAL WILLIAMSON SQUARE SHOPPING CENTER. TO THE REAR OF THE PROJECT IS THE ROYAL OAKS SUBDIVISION WITH HOMES IN THE 2,500+ SF RANGE ON .5 ACRE+ LOTS.

CURRENT ZONING FOR THE ASSISITED LIVING SITE ALLOWS THIS BUILDING USE. HOWEVER, CURRENT ZONING (GO) FOR THE TOWN HOMES DOES NOT ALLOW ATTACHED RESIDENTIAL. THE PROPOSED PLAN REQUIRES REZONING OF THE PROPERTY TO SDX TO ACCOMODATE THE TOWN HOMES. REZONING IS BEING REQUESTED FOR THE ENTIRE PROJECT SITE.

THE ASSISTED LIVING FACILITY WILL BE A NON-INSTRUSIVE NEIGHBOR WITH MINIMAL TRAFFIC CREATION. RESIDENTS WILL NOT HAVE VEHICLES; ANY THAT WISH TO GO AWAY HOME FROM THE FACILITY WILL BE DRIVEN BY OTHERS OR THE RESIDENT VAN. MANY OF THEIR RESIDENTS AT THESE FACILITIES ARE NOT MOBILE; WALKING TO THE FRONT PORCH IS OFTEN THE EXTENT THAT THEY MOVE ON THEIR OWN. PETS ARE FEW IF ANY.

THE TOWN HOMES WILL BE SEPARATED FROM THE ROYAL OAKS SUBDIVISION BY AN EXISTING WOODED BERM. THE EXISTING LANDSCAPE WILL BE SUPPLIMENTED AS NEEDED WITH ADDITIONAL EVERGREENS. THE NEIGHBORS BORDERING THE PROJECT WILL BE INVOLVED IN THE PROCESS TO IMPROVE THE NATRUAL SCREEN. THE PROJECT WILL HAVE A 56.25 LANDSCAPE BUFFER FACING THE SINGLE FAMILY ROYAL OAK HOMES. THERE IS A 50' REAR SETBACK FOR THIS SITE.

OPEN SPACE AREAS

#	FORMAL TYPE	SQ/FT	ACREAGE
1	POCKET PARK	22,420 SF	0.51
2	POCKET PARK	12,470	0.29
3	POCKET PARK	4,586	0.11
	TOTAL:	39,476 SF	0.91 AC

OPEN SPACE PROVISION

TOTAL SITE AREA:	753,204 SF	17.29 AC	
TOTAL REQUIRED OPEN SPACE:	37,660 SF	0.86 AC	5%
FORMAL REQUIRED:	37,660 SF	0.86 AC	5%
FORMAL PROVIDED:	39,476 SF	0.91 AC	

FORMAL SPACE DESCRIPTION

THE FORMAL OPEN SPACE ON THIS PROJECT CONSISTS OF TWO POCKET PARKS. ONE WILL BE IN FRONT OF THE ASSISTED LIVING CLOSE TO PATIENT ROOMS. THE OTHER IS IN-BETWEEN UNITS 35 AND 36. IN BOTH OF THESE PARKS, THERE WILL BE SOLID PATIO SURFACES AND OUTDOOR FURNITURE. THERE WILL ALSO BE OUTDOOR LIGHTS. BOTH WILL BE HANDICAP ACCESSIBLE WITH SPACIOUS LEVEL AREAS AND RAMPS AS NEEDED.

CONNECTIVITY INDEX
NOT APPLICABLE

INCOMPATIBLE USE BUFFER
REQUIRED BUFFER 75'
REDUCED BY EXISTING BERM TO 56.25'
50' OTHER SIDES AGAINST RESIDENTIAL

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LIEU FOR THIS DEVELOPMENT PLAN. NONE REQUIRED FOR ASSISTED LIVING.

35 X 1200SF = 42,000 SF 8 X 600SF = 4,800 SF
TOTAL PARKLAND DEDICATION AREA: 46,800 SF

HYDRANT FIRE FLOW
WATER MAIN 16" DUCTILE IRON
FLOW: 1,100 GPM
STATIC PRESSURE: 64 PSI
RESIDUAL PRESSURE: 22 PSI
FLOW at 20 PSI: 2,239 GPM

NOTE: FIRE FLOW
NEW FIRE FLOW REQUESTED

CONSTRUCTION PHASING PLAN
PHASE 1 ASSISTED LIVING + UNITS 8-19
PHASE 2 UNITS 20-35
PHASE 3 UNITS 36-43
PHASE 4 UNITS 1-7

COF BUILDING SIDE & REAR FACADE NOTE
UNITS 7, 35, & 36 SHALL HAVE DETAILED SIDE FACADES.
UNITS 1-7 SHALL HAVE DETAILED REAR FACADES. BLANK FACADES WILL NOT BE ALLOWED ON THE SIDES OF THESE UNITS AS NOTED.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/ GRASSES/ SEDGES/ RUSHES SUITABLE FOR THE BANKS OF THE ON-SITE STREAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY:	MEC0-9
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL

1. THIS BLOCK IS LOCATED IN THE CENTER OF THE McEWEN CHARACTER AREA 9.

2. THE PROPOSED DEVELOPMENT PLAN IS AN ADAPTATION OF AN INFILL SITE TO A NEW LAND USE SIMILAR TO THE SURROUNDING SINGLE FAMILY HOUSING. THE PLAN FOR THE DONUT SHAPED PROPERTY IS TO CONSTRUCT AN ASSISTED LIVING FACILITY AND TOWN HOMES FOR 55 AND UP. EXISTING VEGETATION ALONG THE PROPERTY LINES AND IN THE DETENTION AREA WILL BE PRESERVED. FORMAL OPEN SPACE HAS BEEN CREATED FOR BOTH THE ASSISTED LIVING AND THE TOWNHOMES THE NEW PLAN FOR THE UNDEVELOPED PROPERTY OFFERS MEDIUM DENSITY RESIDENTIAL HOUSING AS TRANSITIONAL ZONING FROM COMMERCIAL TO SINGLE FAMILY.

3. THE PROPOSED DEVELOPMENT IS ACCESSED FROM 1 ROADWAY FROM MURFREESBORO ROAD AND 2 DRIVEWAYS THROUGH THE WILLIAMSON SQUARE SHOPPING CENTER.

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SERENA
DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
1747

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1	12-4-14

GCG Job No. 14006
NOVEMBER 11, 2014

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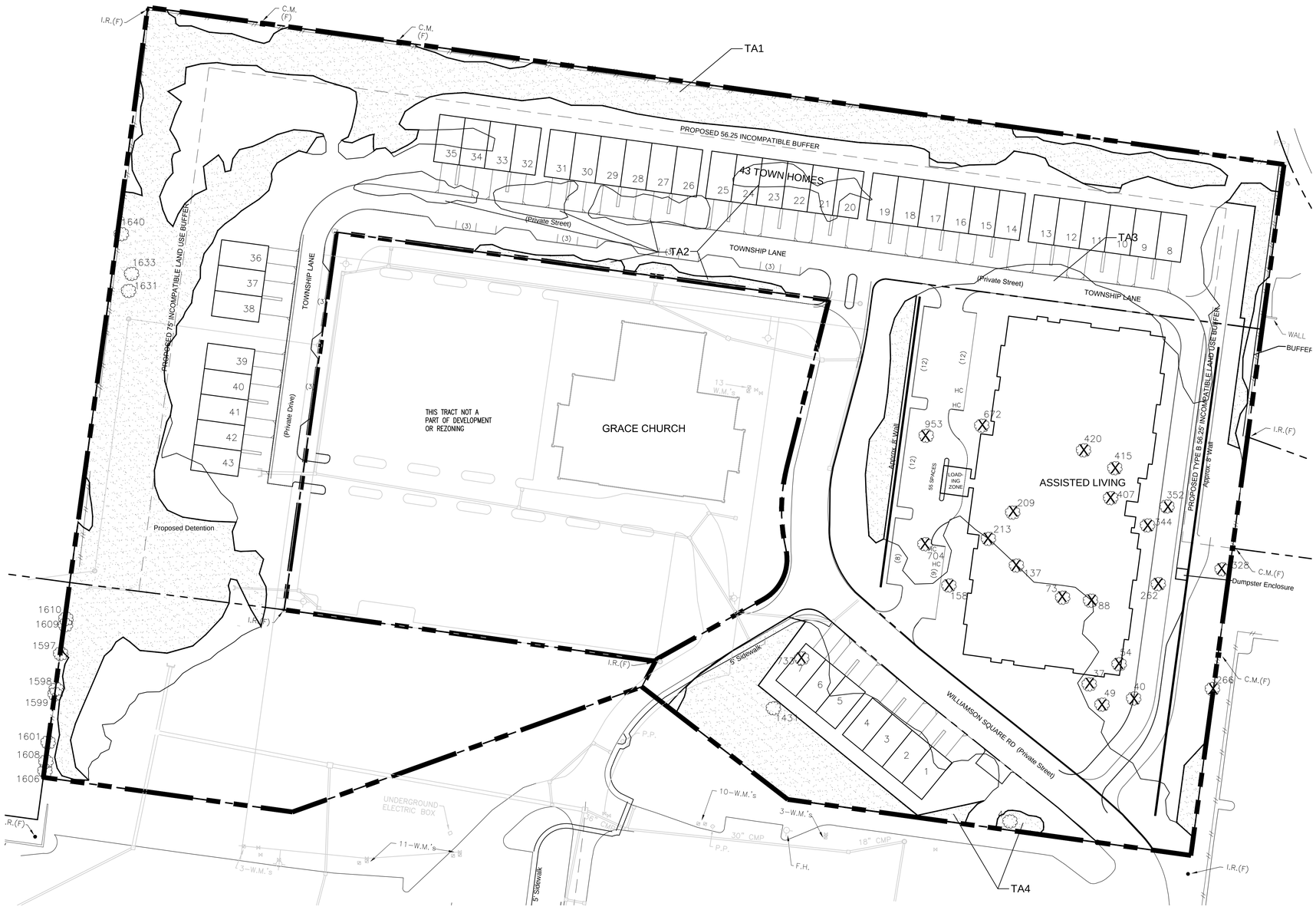
COF #4718

DEVELOPMENT PLAN



Site Data:

Project Name:	Williamson Square
Address:	1127 Murfreesboro Road Franklin, TN 37203
Civil District:	9th
Map, Parcels:	M 79G, Grp B, P 6.01-6.03-6.04
Owner:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Developers:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850 Richard Chevaz 3595 Carothers Pkway Franklin, TN 37067 (615) 330-1618
Site Area:	17.291 acres 6.01- 1.215 Ac 6.03- 13.683 Ac 6.04- 2.393 Ac Townhomes 12.69 Ac / 552,808.40 SF Assisted Living 4.60 Ac / 200,387.56 SF

SPECIMEN TREE SURVEY

Number	Type	Size	Health	Status
4	LOCUST	28"	GOOD	
37	OAK	26"	GOOD	REMOVED
40	OAK	24"	GOOD	REMOVED
49	HACKBERRY	30"	GOOD	REMOVED
54	OAK	30"	GOOD	REMOVED
73	OAK	36"	GOOD	REMOVED
88	HACKBERRY	26"	GOOD	REMOVED
137	HACKBERRY	32"	GOOD	REMOVED
158	OAK	30"	GOOD	REMOVED
209	HICKORY	30"	GOOD	REMOVED
213	OAK	32"	GOOD	REMOVED
262	HACKBERRY	28"	GOOD	REMOVED
266	HACKBERRY	30"	GOOD	REMOVED
328	HACKBERRY	24"	GOOD	
344	HACKBERRY	28"	GOOD	REMOVED
351	HACKBERRY	30"	GOOD	REMOVED
407	HACKBERRY	32"	GOOD	REMOVED
415	HACKBERRY	24"	GOOD	REMOVED
420	HACKBERRY	34"	GOOD	REMOVED
672	HACKBERRY	28"	GOOD	REMOVED
704	HACKBERRY	32"	GOOD	REMOVED
733	HACKBERRY	24"	GOOD	
953	OAK	24"	GOOD	REMOVED
1431	LOCUST	24"	GOOD	REMOVED
1597	HACKBERRY	36"	GOOD	
1598	CHERRY	28"	GOOD	
1599	CHERRY	32"	GOOD	
1601	CHERRY	28"	GOOD	
1606	CHERRY	24"	GOOD	
1608	CHERRY	30"	GOOD	
1609	CHERRY	28"	GOOD	
1610	CHERRY	36"	GOOD	
1631	HACKBERRY	24"	GOOD	
1633	HACKBERRY	24"	GOOD	
1640	HACKBERRY	24"	GOOD	REMOVED

TOTAL SPECIMEN TREES REMOVED: 22
TOTAL HEALTHY INCHES REMOVED: 634 INCHES
REPLACEMENT REQUIRED: 1268 INCHES

TREE PRESERVATION PLAN

X SPECIMEN TREE REMOVED

EXISTING TREE CANOPY REMOVED

EXISTING TREE CANOPY

REQUIRED TREE CANOPY PRESERVATION CHART

(WHOLE SITE REZONED TO SD-R)

TOTAL SITE AREA:	753,219 SF (17.29 AC)	
EXISTING CANOPY AREA:	350,617 SF (8.05 AC)	47% OF SITE
SD-R REQUIRED PRESERVATION:	45%, 157,777 SF (3.62 AC)	
PROVIDED PRESERVATION:	45%, 158,855 SF (3.65 AC)	

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,085 SF	18,137 SF	121,948 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,272 SF	142,885 SF	12,387 SF
TA 4	39,990 SF	18,360 SF	21,630 SF
TOTAL SF	350,715 SF	191,860 SF	158,855 SF
TOTAL ACRES	8.05 AC	4.40 AC	3.65 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 350,715 SF
350,715 SF/753,219 SF = .47 (47%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
350,715 SF * 45% = 157,822 SF
PROVIDED CANOPY PRESERVED =
158,855 SF (45%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION PLAN

GRAPHIC SCALE 1"=60'
60 0 60 120

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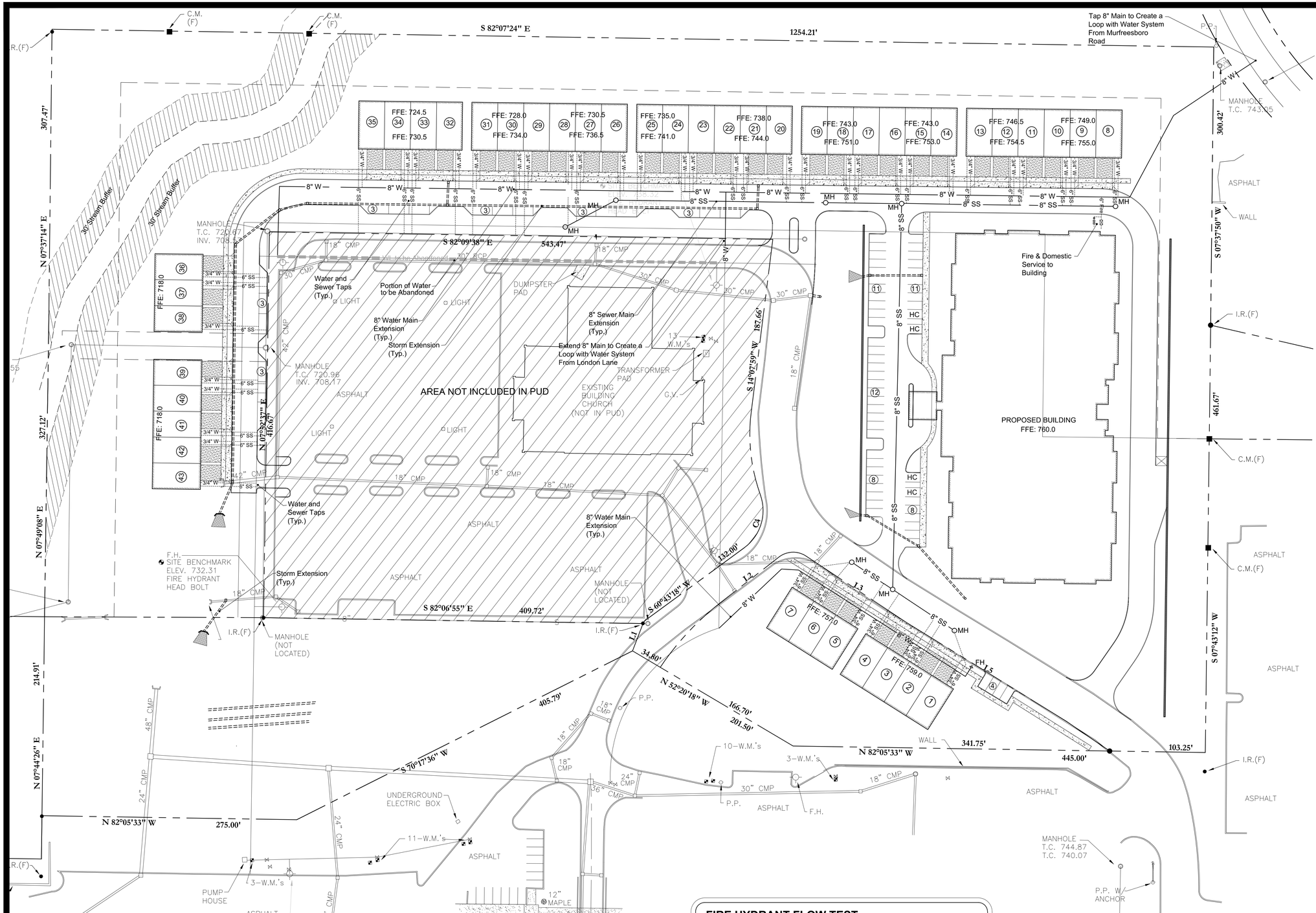

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA = 5.961 ACRES
= 259,653 S.F.

DISTURBED AREA = 11,689 ACRES
= 509,166.23 S.F.

WATER & SEWER IMPACT

A Water and Sewer Availability Letter and Request Form was submitted to City of Franklin on August 25, 2014. The Letter and Request Form predicts that 36,850 GPD or 105 SFU's will be the Impact of this development.

FIRE HYDRANT FLOW TEST

Results from the Two-Hydrant Flow Test Performed on 9/16/08 using the Hydrants located along the north side of Murfreesboro Rd infront of Williamson Square. New connection insures the systems will be within the same loop.

Flow test results:
Static=64 psi
Residual=22 psi
Flow=1,110 gpm
Extrapolated Flow at 20 psi=2,239 gpm

NOTE: UPDATED HYDRANT TEST REQUESTED AND TO BE PROVIDED ONCE RESULTS ARE BACK.

UTILITIES PLAN

GRAPHIC SCALE 1"=50'

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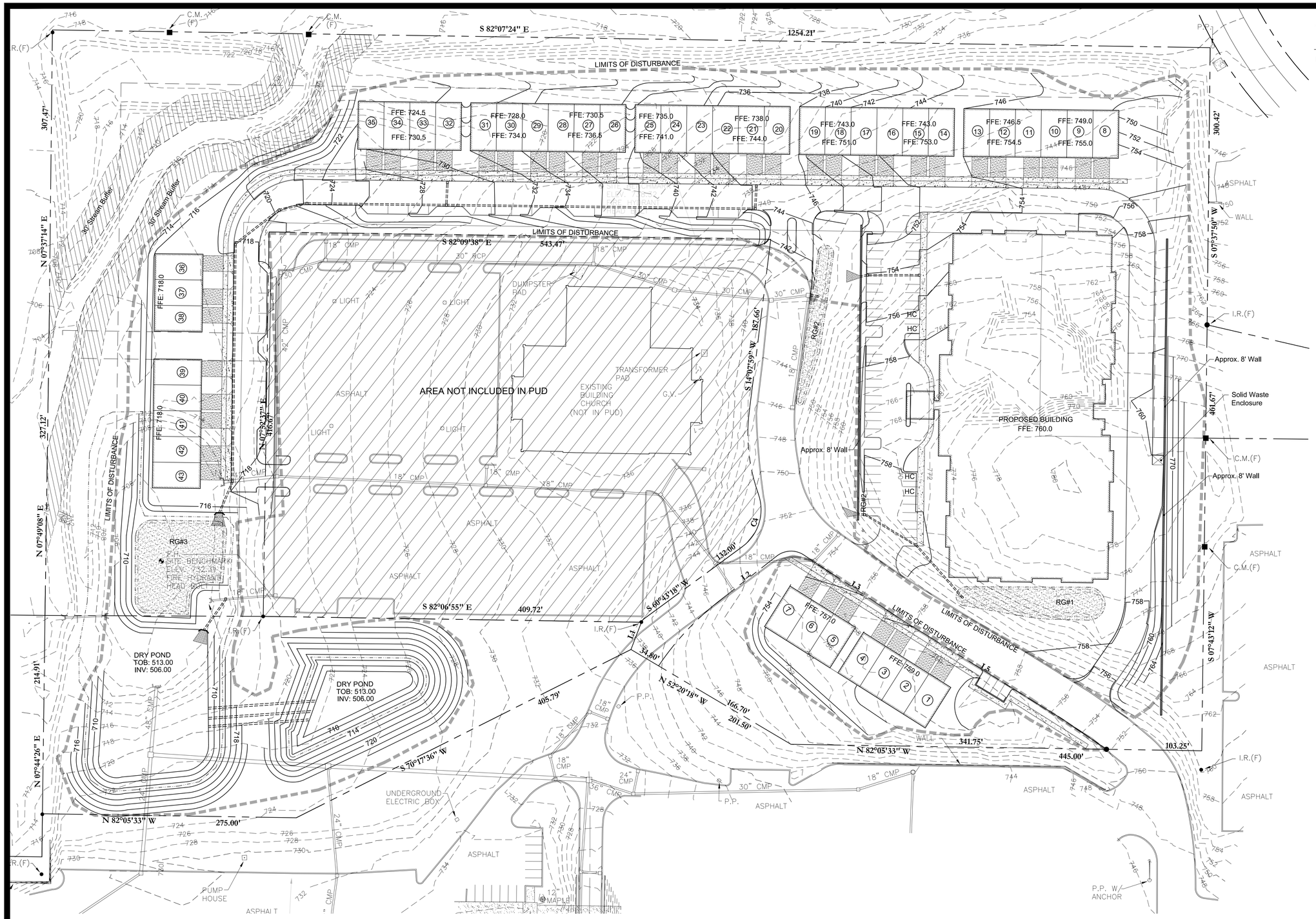

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Flood Note

This Property Does NOT lie within a Flood Hazard Area, as depicted on Flood Insurance Rate Map (FIRM) Number 47187C0212F, Date September 29, 2006.

GRADING PLAN

GRAPHIC SCALE 1"=50'

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STATE OF TENNESSEE
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SUPPLEMENTAL GRADING PLAN

GRAPHIC SCALE 1"=50'

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= 509,166.23 S.F.

DRAINAGE AREA SUMMARY:

RAIN GARDEN # 1 (Basin 1)
DRAINAGE AREA: 1.05 AC TOTAL
-IMPERVIOUS: 0.77 AC
-GREEN: 0.28 AC
Tv REQUIRED: 3,548 CF
Tv PROPOSED: 11,096 CF

RAIN GARDEN # 2 (Basin 1)
DRAINAGE AREA: 1.68 AC TOTAL
-IMPERVIOUS: 1.31 AC
-GREEN: 0.37 AC
Tv REQUIRED: 5,949 CF
Tv PROPOSED: 14,119 CF

BYPASS (Basin 2)
DRAINAGE AREA: 0.43 AC TOTAL
-GREEN: 0.43 AC

RAIN GARDEN # 3 (Basin 3)
DRAINAGE AREA: 7.84 AC TOTAL
-IMPERVIOUS: 6.05 AC
-GREEN: 1.79 AC
Tv REQUIRED: 27,541 CF
Tv PROPOSED: 28,225 CF

11 Acres @ 78.7(CN) To Detention Pond

6.73 Acres @ 85(CN) To Detention Pond

11.27 Acres @ 92(CN) Offsite To Detention Pond

1.03 Acres @ 72(CN) Bypass

TOTAL BASIN 30.03 Acres

Flood Note

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PRELIMINARY STORMWATER MANAGEMENT SUMMARY:

WATER QUALITY BASIN SUMMARY:
DRAINAGE AREA: 11.00 AC TOTAL *(SEE NOTE BELOW)
-IMPERVIOUS: 8.13 AC
-GREEN: 2.87 AC
Tv REQUIRED: 37,038 CF
Tv PROPOSED: 53,440 CF (RAIN GARDENS 1, 2 & 3 COMBINED)

* NOTE: THIS SITE HAS BEEN DESIGNED ACCOUNTING FOR ALL PROPOSED DEVELOPED FLOW. THERE IS A 1.86 ACRE PORTION OF DEVELOPED FLOW THAT WILL BYPASS, BUT APPROXIMATELY 2.67 ACRES OF EXISTING FACILITY WILL BE TREATED TO OFFSET THE BYPASS

PRELIMINARY WATER QUANTITY SUMMARY:

TO HANDLE WATER QUANTITY, A DRY POND DESIGNED PER THE VOLUME/TIME METHOD IS BEING PROPOSED. THE RUNOFF FROM THIS SITE WILL BE ROUTED TO THE POND IN ITS CURRENT PIPES. NEWLY DEVELOPED PORTIONS OF THE SITE WILL BE TREATED BY 3 RAIN GARDENS DESIGNED TO THE LID MANUAL, THEN DETENTION WILL BE PROVIDED IN THE DRY POND AS SHOWN.

STORM EVENT	PRE-DEVELOPED FLOWS	POST-DEVELOPED FLOWS	DECREASE IN RUNOFF
2-YR	24.10 CFS	20.38 CFS	3.72 CFS
5-YR	46.38 CFS	26.44 CFS	19.94 CFS
10-YR	62.53 CFS	36.75 CFS	25.78 CFS
25-YR	84.79 CFS	54.74 CFS	30.05 CFS
50-YR	101.98 CFS	85.57 CFS	16.41 CFS
100-YR	119.32 CFS	117.39 CFS	1.93 CFS

STORMWATER MANAGEMENT PLAN

GRAPHIC SCALE 1"=50'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

Dale & Associates
Consulting Civil Engineering Land Development Landscape Architecture

SERENA PUD SUBDIVISION
DEVELOPMENT PLAN

1127 MURFREESBORO ROAD
FRANKLIN, TENNESSEE

rev. date
COF: 12/4/14

GCG Job No. 14006
JULY 8, 2014

SHEET
C4.0

COF # 4718



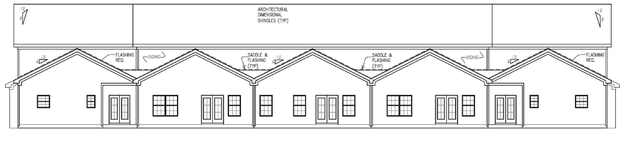
ASSISTED LIVING FACILITY FRONT ELEVATION



TOWNHOUSE FRONT ELEVATIONS



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

TOWNHOUSE REAR ELEVATIONS

ASSISTED LIVING FACILITY

ARCHITECTURAL DATA
BUILDING HEIGHT: 1 STORY, 59,736 SF
BUILDING MATERIALS: FIBER CEMENT SIDING & BRICK

ARCHITECTURAL DESCRIPTION:
The facility is a 1 story structure. The 68 unit facility faces the entry drive to the site. Parking is located in front of the building. There will be outdoor leisure area in front of the building. Residents at this facility are limited in mobility.

GENERAL ARCHITECTURAL ELEVATION NOTES:

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either Codes Director or Planning Commission.

2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.

3. Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

4. The architecture is designed with detailing and facade variations to meet the requirements for the Franklin MOS. Side and rear elevations will be completed in a similar design at the same level of articulation.

NOTE: TOWNHOME FRONT DOORS
The rendered elevation shows side doors on end units; the actual units will have front doors facing the roadway in front of the house as seen in the middle unit of the rendering.

The elevations shown here are representative of the buildings planned for the townhomes at this project.. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

ARCHITECTURAL ELEVATIONS

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

SERENA
DEVELOPMENT PLAN
1127 MURFREESBORO ROAD
FRANKLIN, TENNESSEE

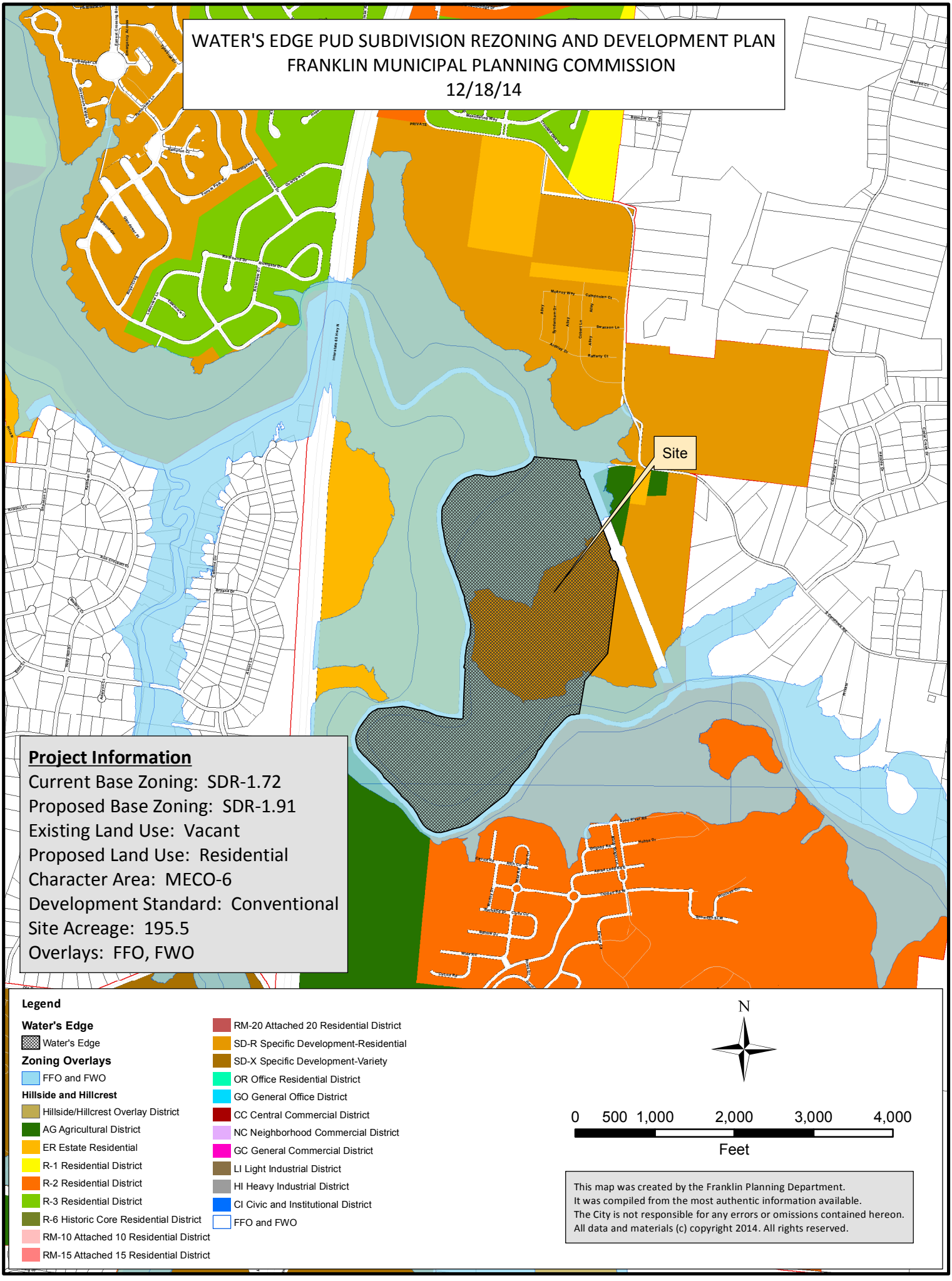
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
12/4/14

rev.	date
1	12-4-14

GCG Job No. 14006
NOVEMBER 11, 2014

SHEET
A1.0

COF #4718


WATER'S EDGE PUD SUBDIVISION REZONING AND DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
Project Information
Current Base Zoning: SDR-1.72
Proposed Base Zoning: SDR-1.91
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Site Acreage: 195.5
Overlays: FFO, FWO
Legend
Water's Edge
Water's Edge
Zoning Overlays
FFO and FWO
Hillside and Hillcrest
Hillside/Hillcrest Overlay District
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
FFO and FWO
N
0 500 1,000 2,000 3,000 4,000
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.
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REZONING REQUEST FOR

WATER'S EDGE PUD SUBDIVISION

Revision 1

A PLANNED RESIDENTIAL DEVELOPMENT
MAP 89 PARCELS 49.00
FRANKLIN, TENNESSEE

OWNER / APPLICANT:
REAL ESTATE SOLUTIONS GROUP, LLC
100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

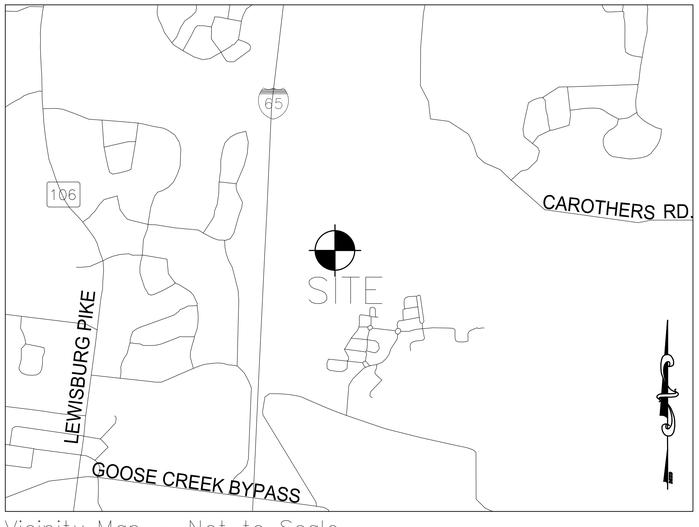
BUILDER:
GOODALL HOMES COMMUNITIES
JACK LUDINGTON
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JLUDINGTON@GOODALLHOMES.COM
615.451.5029

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREGG GAMBLE, RLA
GREGGAMBLE209@GMAIL.COM
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064

CIVIL ENGINEER:
DEWEY - ESTES ENGINEERING, LLC
KEVIN ESTES, P.E.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37024
615.300.8496
KESTES@DEWEY-ESTES.COM

SURVEY DATA PROVIDED BY:
DALE & ASSOCIATES
STEVE MATTHEWS, RLS
516 HEATHER PLACE
NASHVILLE, TN 37204
615.297.5166

TRAFFIC ENGINEER
FTG, LLC
MS. GILLIAN L. FISCHBACH, PE, PTOE
P.O. BOX 682736
FRANKLIN, TN 37068
615.771.8022
GFISCHBACK@FTGTRAFFIC.COM



Vicinity Map – Not to Scale

THIS REZONING REQUEST IS TO ACCOMPANY DEVELOPMENT PLAN REVISION 3, WHICH IS ASKING FOR AN INCREASE IN DENSITY AND REZONING FROM SD-R (1.72) TO SD-R(1.91)

INDEX OF SHEETS

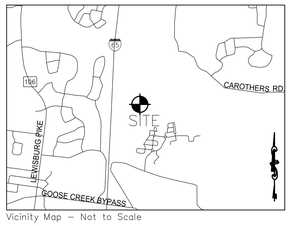
SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS PLAN
C 2.1	EXISTING CONDITIONS PLAN

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

COF #4726



NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014



Vicinity Map – Not to Scale

DEED REFERENCE:
BEING PROPERTY CONVEYED TO TIM C. HILL BY DEED OF RECORD
IN BOOK 4156, PAGE 539 & BOOK 4156, PAGE 542, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCELS NO. 31.00 & 31.01 AS SHOWN ON WILLIAMSON COUNTY
PROPERTY MAP NO. 80.

NUMBER	DIRECTION	DISTANCE
L1	S 21°05'44" E	28.94'
L2	S 23°17'39" W	40.24'
L3	S 23°46'32 E	66.77'
L4	S 66°10'33" E	35.35'
L5	S 21°05'44" E	934.66'
L6	S 23°54'16" W	35.36'
L7	S 21°05'44" E	120.00'
L8	S 66°05'44" E	35.36'
L9	S 21°05'44" E	99.92'
L10	S 07°54'52" W	352.89'
L11	S 06°58'02" W	716.88'
L12	S 37°24'01" W	226.56'
L13	S 37°45'27" W	181.40'
L14	S 16°37'42" W	267.88'
L15	S 19°19'11" W	69.33'
L16	S 15°25'57" W	144.37'
L17	S 7°7'10'59" W	69.51'
L18	S 56°45'56" W	141.68'
L19	S 43°32'18" W	106.78'
L20	S 37°57'39" W	153.54'
L21	S 31°17'57" W	248.53'
L22	S 33°19'26" W	263.21'
L23	S 37°47'22" W	270.72'
L24	S 49°32'39" W	362.46'
L25	S 49°58'17" W	330.75'
L26	S 73°32'23" W	295.76'
L27	S 63°23'31" W	135.61'
L28	N 86°18'24 W	55.22'
L29	N 70°56'26" W	68.99'
L30	N 56°42'45" W	60.12'
L31	N 49°40'15" W	56.52'
L32	N 35°59'03" W	84.76'
L33	N 36°27'38" W	416.05'
L34	N 43°39'01" W	666.82'
L35	N 27°13'05" W	224.23'
L36	N 00°43'11" W	95.40'
L37	N 25°52'04" E	258.64'
L38	N 40°17'13" E	125.94'
L39	N 58°35'03" E	95.33'
L40	N 81°48'03" E	183.00'
L41	S 87°03'59" E	299.23'
L42	S 70°51'36" E	395.49'
L43	N 88°14'15" E	145.35'
L44	N 54°07'33" E	98.80'
L45	N 02°19'56" W	164.37'
L46	N 00°16'11" E	374.56'
L47	N 06°30'23" E	364.95'
L48	N 22°23'50" E	92.19'
L49	N 06°01'34" W	200.24'
L50	N 15°21'48" W	507.85'
L51	N 22°19'39" W	386.00'
L52	N 10°54'14" W	417.24'
L53	N 20°03'52" E	238.53'
L54	N 36°52'05" E	324.79'
L55	N 59°01'42" E	176.66'
L56	S 79°52'03" E	242.01'
L57	N 72°49'49" E	403.22'
L58	N 46°47'32" E	164.11'
L59	S 84°14'52" E	589.21'

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	02°22'43"	2799.79	58.13	116.24	S 22°17'05" E	116.23

PROPERTY DESCRIPTION
TRACT 1
MAP 89 OF PARCEL 49
Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly
described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;
Thence, S 21°05'44" E, a distance of 28.94 feet to a point;
Thence, S 23°17'57" W, a distance of 40.24 feet to a point;
Thence, S 23°46'32" E, a distance of 66.77 feet to a point;
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLDA 2039;
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24'01" W, a distance of 226.56 feet to a post;
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;
Thence, S 16°37'42" W, a distance of 267.88 feet to a post;
Thence, S 19°19'11" W, a distance of 69.33 feet to a post;
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 7°7'10'59" W, a distance of 69.51 feet to a point;
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;
Thence, S 43°32'18" W, a distance of 106.78 feet to a point;
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;
Thence, S 31°17'57" W, a distance of 248.53 feet to a point;
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;
Thence, S 49°32'39" W, a distance of 362.46 feet to a point;
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;
Thence, S 76° 32'23" W, a distance of 295.76 feet to a point;
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
Thence, N 56°42'45" W, a distance of 60.12 feet to a point;
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
Thence, N 43°39'01" W, a distance of 666.82 feet to a point;
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;
Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
Thence, N 00°16'11" E, a distance of 374.56 feet to a point;
Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
Thence, N 15°21'48" W, a distance of 507.82 feet to a point;
Thence, N 22°19'39" W, a distance of 386.00 feet to a point;
Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
Thence, N 20°03'52" E, a distance 238.53 feet to a point;
Thence, N 36°52'05" E, a distance of 324.79 feet to a point;
Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
Thence, N 79°52'03" E, a distance of 242.01 feet to a point;
Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
Thence, N 46°47'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLSH2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,810.330 square feet or 195.497 acres of land.

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 445, in the Register's Office for Williamson County, Tennessee.

NOTES:

1. 100 YEAR FLOOD PLANE EXISTIS ON THE PROPERYT; FEMA PANEL 47187C0214F.

2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

3. SURVEY INFORMATION PROVIDED BY:
DALE AND ASSOCIATES
STEVE MATHEWS, RLS
615.297.5166

Legend

• EIP	Existing Iron Pin
• IPS	Iron Pin Set (#5 Rebar)
• CM	Concrete Monument
• PT	Calculated Point
	Utility Pole
	Light Pole
—ou—	Overhead Utility
—x—	Fence Line
—G—	Gas Line
—UT—	Underground Telephone
	Sign
(S)	Sanitary Manhole
(E)	Electric Manhole
CI	Curb Inlet
DI	Drain Inlet
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
BOC	Back of Curb
EOP	Edge of Pavement
R/W	Right-of-Way
N/F	Now or Formerly
CGF	Combined Grid Factor

BOUNDARY MAP

GRAPHIC SCALE 1"=300'
300 0 300 600 900



ADJACENT OWNERS WITHIN 500 FEET

PARCEL	OWNER	ZONE	MUNICIPALITY	CARACT. AREA
089.04801	CRESCENT LOCKWOOD LLC	AG	FRANKLIN	SWCO-4
089.04900	REAL ESTATE SOLUTIONS GROUP LLC	AG	FRANKLIN	SWCO-4
089.4901	CAROTHERS LAND CO	AG	FRANKLIN	SWCO-4
089.05000	HELM JON THOMAS III	AG	FRANKLIN	SWCO-4
089.05001	CRESCENT HELM LLC	AG	FRANKLIN	SWCO-4
106.18121	CRESCENT HELM LLC	AG	FRANKLIN	SWCO-4
106.18400	TRILLIUM FARMS	R-2	FRANKLIN	SWCO-4
106.18411	PARTHENON INV PARTNERS	R-2	FRANKLIN	SWCO-4
106.18500	BASKIN SADIE T	R-2	FRANKLIN	SWCO-2
106.18600	CITY OF FRANKLIN	R-2	FRANKLIN	SWCO-2
106K.A01500	NELSON CHRISTOPHER A	R-2	FRANKLIN	SWCO-2
106K.A01600	CICHOSTEPSKI ADAM	R-2	FRANKLIN	SWCO-2
106K.A01700	FOX MICHAEL RAY	R-2	FRANKLIN	SWCO-2
106K.A02000	BOGEN BRUCE MARSHALL	R-2	FRANKLIN	SWCO-2
106K.A02100	PRANTZ CRYSTAL	R-2	FRANKLIN	SWCO-2
106K.A02200	GLASS TERRY	R-2	FRANKLIN	SWCO-2
106K.A02300	LANG RYAN	R-2	FRANKLIN	SWCO-2
106K.A02400	DUTT JACK D JR	R-2	FRANKLIN	SWCO-2
106K.A02500	MUELLER ERIC S	R-2	FRANKLIN	SWCO-2
106K.A02600	SANDERS ROBERT	R-2	FRANKLIN	SWCO-2
106K.A02700	HENRY AMY L	R-2	FRANKLIN	SWCO-2
106K.A02800	BLACKWELL BENNY E	R-2	FRANKLIN	SWCO-2
106K.A02900	BROWN BARRY T	R-2	FRANKLIN	SWCO-2
106K.A03000	FRANKLIN LAND BANC LLC	R-2	FRANKLIN	SWCO-2
106K.A03200	TRILLIUM FARMS LP	R-2	FRANKLIN	SWCO-2
106K.E01000	TRILLIUM FARMS LP	R-2	FRANKLIN	SWCO-2

SITE DATA

PROJECT NAME:	WATERS EDGE SUBDIVISION REZONING REQUEST REV. 1
PROJECT NUMBER:	4726
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6
	FFO, FLOODWAY FRINGE OVERLAY
	FWO, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD
	THOMPSONS STATION, TN 37179
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY
	SUITE 230
	FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	.10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	
FORMAL REQUIRED:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	105.02 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	116.06 AC

TOTAL DENSITY

SECTION	SINGLE FAMILY HOMES	COTTAGE HOMES	
1	32	16	
2	34	22	
3	28	37	
4	34	28	
5	35	29	
6	40	" "	
7	38	" "	
TOTALS:	241	132	DENSITY **1.91 DU/AC** **373 UNITS**

SETBACKS: (PER LOT STANDARDS ON PAGE A1.0)

LANDSCAPE SURFACE RATIO:	.10
LANDSCAPE SURFACE RATIO:	.71 (NOT INCLUDING RESIDENTIAL LOTS OR RIGHT-OF-WAY)
INCOMPATIBLE USE BUFFER:	NONE

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON S. CAROTHERS PARKWAY.
373*350 GPD = 130,550 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. ONCE CONSTRUCTED, THIS ROAD WILL BE THE MAIN ACCESS TO THE DEVELOPMENT. THE EXISTING ACCESS TO THE SITE IS FROM SOUTH CAROTHERS ROAD. CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLIES WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES
DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.6 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE NORTH.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
373 X .64 = 239 STUDENTS

TRINITY ELEMENTARY	3.5 MILES
PAGE MIDDLE SCHOOL	4.6 MILES
PAGE HIGH SCHOOL	4.8 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

NOTES

1. THE APPLICANT SHALL PROVIDE AN EASEMENT FOR THE CITY TO ACCESS THE PROPOSED SOUTH TREATMENT PLANT, WHICH WILL BE LOCATED BEHIND THIS PROPERTY. THE APPLICANT SHALL ALSO BE REQUIRED TO GIVE NOTIFICATION TO THE PROSPECTIVE BUYERS THAT THIS DEVELOPMENT WILL BE ADJACENT TO A WASTEWATER TREATMENT PLANT.
2. THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM / 20 PSI IS AVAILABLE.

TRIP GENERATION DATA

*TRAFFIC GENERATION DATA PROVIDED BY FISCHBACH TRANSPORTATION GROUP, INC.

Water's Edge Land Use: Size:	LUC 210 Single-Family 241	LUC 230 Condo/Town 132	TOTAL 373
Average Daily Traffic	2,294	819	**3,113**
Daily Enter	1,147	409	**1,557**
Daily Exit	1,147	409	**1,557**
AM Peak Hour Total	181	64	**245**
AM Peak Hour Enter	45	11	**56**
AM Peak Hour Exit	136	54	**189**
MID Peak Hour Total	161	57	**218**
MID Peak Hour Enter	80	29	**109**
MID Peak Hour Exit	80	29	**109**
PM Peak Hour Total	241	75	**316**
PM Peak Hour Enter	152	51	**202**
PM Peak Hour Exit	89	25	**114**

Trip Generation 9th Edition

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
REZONING REQUEST - REVISION 1
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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

rev.	date
1	Dec. 4, 2014

GCG Job No. 2012-04
November 10, 2014

SHEET
C1.0

COF # 4726



SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REZONING REQUEST REV. 1
PROJECT NUMBER:	4726
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(REFER LOT STANDARDS ON DEVELOPMENT PLAN SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

TREE CANOPY RETENTION:

EXISTING TREE CANOPY -	TREE A:	1,634,856 SF
	TREE B:	9,853 SF
	TREE C:	6,120 SF
	TREE D:	362 SF
	TREE E:	26,825 SF
	TREE F:	527 SF
	TREE G:	572 SF
	TREE H:	50,824 SF
	TREE I:	1,027 SF
	TREE J:	1,208 SF
	TREE K:	71,717 SF
	TREE L:	171 SF
	TREE M:	2,033 SF
	TREE N:	12,763 SF
	TREE O:	2,626 SF
	TOTAL:	1,824,120 SF (41.87 AC)

TOTAL TREE CANOPY REQUIRED: 41.87 AC/195.5 AC = 48% REQUIRED PRESERVATION; 21.4% OF TOTAL AREA

SPECIMEN TREES

#	TREE	SIZE	CONDITION
1	OAK	24	DEAD
2	LOCUST	30	
3	OSAGE	36	
4	ASH	20	
5	HACKBERRY	28	
6	SYCAMORE	24	
7	WALNUT	28	
8	OSAGE	36	DEAD
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OSAGE	24	
14	OSAGE	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	29	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSAFRAS	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
41	HACKBERRY	38	
42	HACKBERRY	34	
43	HACKBERRY	24	
44	ELM	40	
45	OAK	20	
46	ELM	40	
47	ASH	48	
48	ASH	30	
49	HACKBERRY	40	
50	OAK	24	
51	MAPLE	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	20	
59	OAK	40	DEAD
60	ASH	24	

#	TREE	SIZE	CONDITION
111	OSAGE	24	
112	HACKBERRY	18	
113	OAK	36	
114	HACKBERRY	24	
115	HACKBERRY	2	
116	OAK	34	
117	OAK	24	
118	CEDAR	20	
119	HACKBERRY	24	
120	CEDAR	20	POOR
121	OAK	20	
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135	OAK	24	
136	OAK	24	
137	OAK	20	
138	OAK	20	
139	OAK	36	
140	HACKBERRY	36	
141	MAPLE	24	
142	MAPLE	28	
143	MAPLE	24	
144	HACKBERRY	24	
145	HICKORY	24	DEAD
146	WALNUT	24	
147	HICKORY	24	
148	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
152	WALNUT	28	
153	HICKORY	32	
154	OAK	24	
155	OAK	48	
156	MAPLE	36	DEAD
157	OAK	30	DEAD
158	HACKBERRY	36	
159	OAK	24	
160	HICKORY	24	
161	OAK	24	
162	OAK	26	
163	OAK	24	
164	OAK	24	
165	OAK	24	
166	OAK	26	
167	ELM	26	
168	SYCAMORE	30	
169	OAK	24	
170	ELM	20	

EXISTING CONDITIONS PLAN

GRAPHIC SCALE 1"=100'
100 0 100 200 300

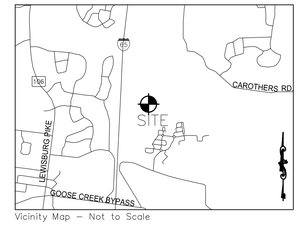
SLOPES

SLOPES 14% TO 19%

SLOPES 20% TO 100%

SOIL TYPES

ArA	Armour silt loam, 0 to 2 percent slope
ArB	Armour silt loam, 2 to 5 percent slope
ArB2	Armour silt loam, 2 to 5 percent slope, eroded
CaA	Captina silt loam, phosphatic, 0 to 2 percent slope
CaB	Captina silt loam, phosphatic, 2 to 5 percent slope
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slope, eroded
Hu	Huntington silt loam, phosphatic
MbB2	Maury silt loam, 2 to 5 percent, eroded
MbC2	Maury silt loam, 5 to 12 percent, eroded
MbC3	Maury silty clay loam, 5 to 12 percent, eroded
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes
Lp	Lindside silt loam, phosphatic
Se	Sequatchie loam, phosphatic
Tb	Taft silt loam, phosphatic



Vicinity Map – Not to Scale

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION

REZONING REQUEST - REVISION 1

PARCEL 49.00 ON TAX MAP 89

FRANKLIN, TENNESSEE

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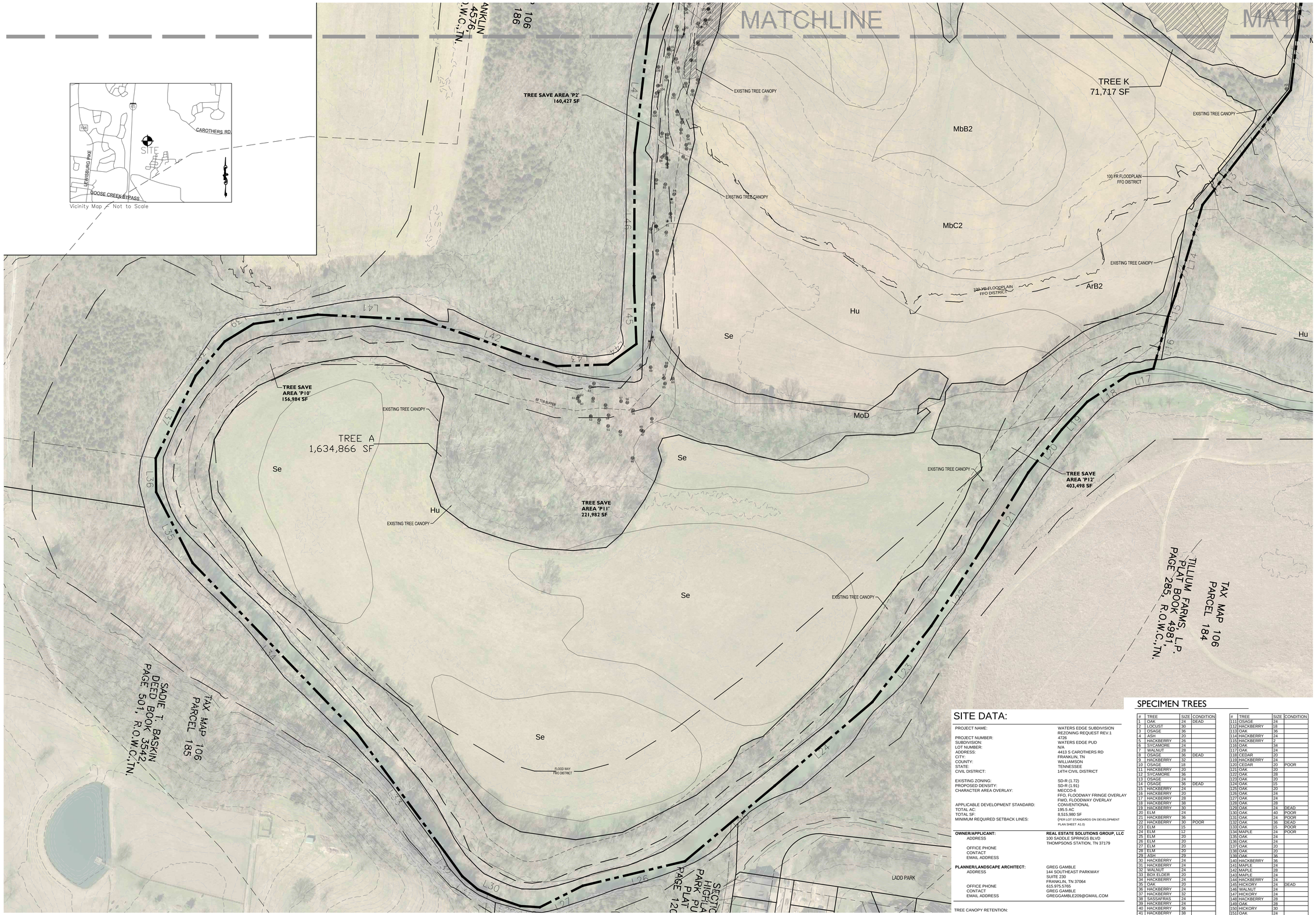

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47	ASH	48	
48	ASH	30	
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138	OAK	20	
139	OAK	36	
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148	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
152	WALNUT	28	
153	HICKORY	32	
154	OAK	24	
155	OAK	48	
156	MAPLE	36	DEAD
157	OAK	30	DEAD
158	HACKBERRY	36	
159	OAK	24	
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161	OAK	24	
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION

REZONING REQUEST - REVISION 1

PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

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COF #4726

ORDINANCE 2014-47

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 195.5 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 1.72) TO SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 1.91) FOR WATER'S EDGE PUD SUBDIVISION LOCATED AT 4413 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."

WHEREAS, Water's Edge PUD Subdivision Rezoning was originally approved upon third reading on 9/24/2013; and

WHEREAS, the originally approved density was 1.72 units/acre.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development (SD-R 1.72) to Specific Development-Residential District (SD-R 1.91):

MAP 89 OF PARCEL 49

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;
Thence, S 21°05'44" E, a distance of 28.94 feet to a point;
Thence, S 23°17'37" W, a distance of 40.24 feet to a point;

Thence, S 23°46'32" E, a distance of 66.77 feet to a point;
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;
Thence, S 42°32'18" W, a distance of 106.78 feet to a point;
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;
Thence, S 37°47'22' W, a distance of 270.72 feet to a point;
Thence, S 49°22'29" W, a distance of 362.46 feet to a point;
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
Thence, S 87°03'59 E, a distance of 299.23 feet to a point;

Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
Thence, N 00°16'11" E, a distance of 374.56 feet to a point;
Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
Thence, N 15°21'48" W, a distance of 507.82 feet to a point;
Thence, N 22°19'29" W, a distance of 386.00 feet to a point;
Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
Thence, N 20°03'52" E, a distance 238.53 feet to a point;
Thence, N 36°52'05" E, a distance of 324.79 feet to a point;
Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
Thence, N 79°52'03" E, a distance of 242.01 feet to a point;
Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

Zoning Reference Number: 14-11:

Map-Group-Parcel	Acres
089-04900	± 195.5
TOTAL	± 195.5

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

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY:_____
ERIC S. STUCKEY DR. KEN MOORE
CITY ADMINISTRATOR/RECORDER MAYOR

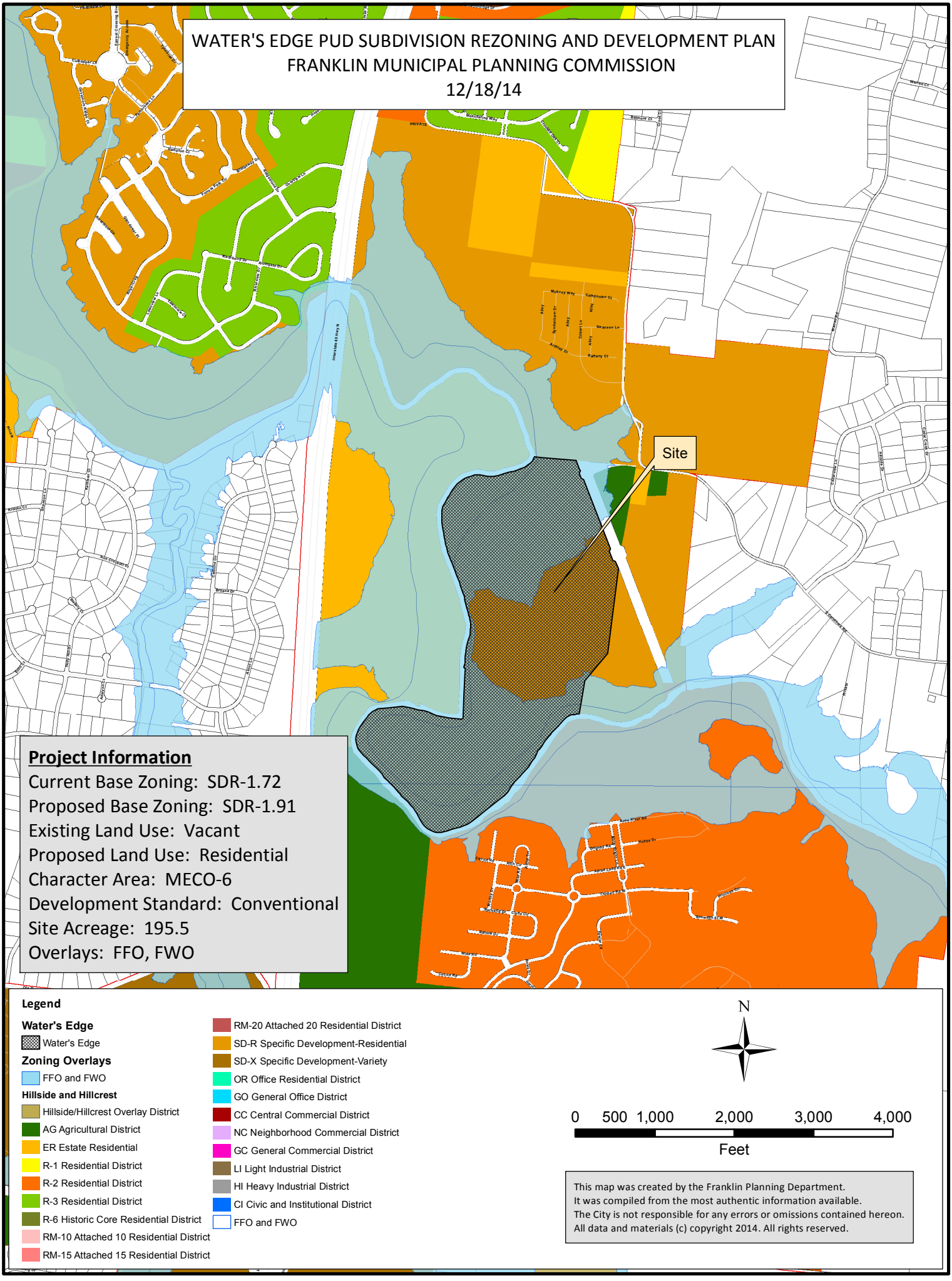
PLANNING COMMISSION RECOMMENDED APPROVAL: 12/18/14

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:


WATER'S EDGE PUD SUBDIVISION REZONING AND DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Site
Project Information
Current Base Zoning: SDR-1.72
Proposed Base Zoning: SDR-1.91
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Site Acreage: 195.5
Overlays: FFO, FWO
Legend
Water's Edge
Water's Edge
Zoning Overlays
FFO and FWO
Hillside and Hillcrest
Hillside/Hillcrest Overlay District
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
FFO and FWO
N
0 500 1,000 2,000 3,000 4,000
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.
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DEVELOPMENT PLAN
FOR
WATER'S EDGE PUD SUBDIVISION
REVISION 3

A PLANNED RESIDENTIAL DEVELOPMENT
MAP 89 PARCELS 49.00
FRANKLIN, TENNESSEE

OWNER / APPLICANT:
REAL ESTATE SOLUTIONS GROUP, LLC
100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

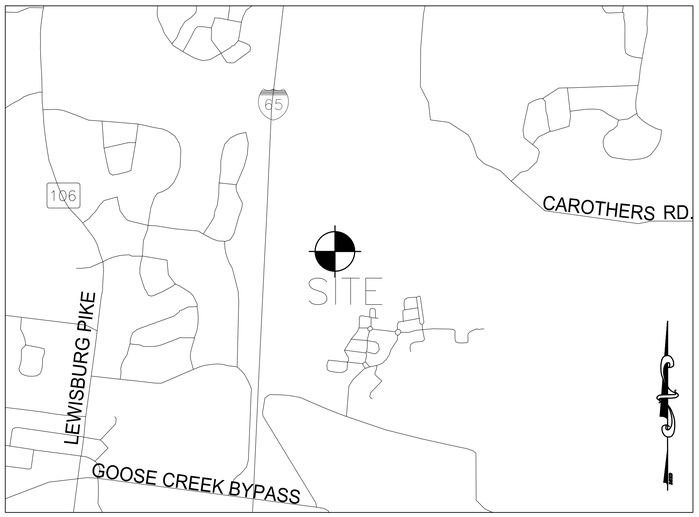
BUILDER:
GOODALL HOMES COMMUNITIES
JACK LUDINGTON
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JLUDINGTON@GOODALLHOMES.COM
615.451.5029

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREGG GAMBLE, RLA
GREGGAMBLE209@GMAIL.COM
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064

CIVIL ENGINEER:
DEWEY - ESTES ENGINEERING, LLC
KEVIN ESTES, P.E.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37024
615.300.8496
KESTES@DEWEY-ESTES.COM

SURVEY DATA PROVIDED BY:
DALE & ASSOCIATES
STEVE MATTHEWS, RLS
516 HEATHER PLACE
NASHVILLE, TN 37204
615.297.5166

TRAFFIC ENGINEER
FTG, LLC
MS. GILLIAN L. FISCHBACH, PE, PTOE
P.O. BOX 682736
FRANKLIN, TN 37068
615.771.8022
GFISCHBACK@FTGTRAFFIC.COM



Vicinity Map – Not to Scale

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

REVISION 3
THIS REVISION INCREASES THE NUMBER OF LOTS FROM 336 LOTS TO 373 LOTS, AN INCREASE OF 37 LOTS.

MODIFICATIONS OF STANDARDS REQUEST:
The applicant requests a modification of standards to Ordinance 5.3.5; 2-d-i, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loaded garages accessed from the alley.

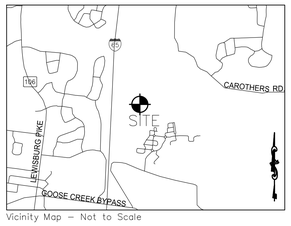
INDEX OF SHEETS

SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS PLAN
C 2.1	EXISTING CONDITIONS PLAN
C 3.0	DEVELOPMENT PLAN
C 3.1	DEVELOPMENT PLAN
C 4.0	TREE PRESERVATION PLAN
C 4.1	TREE PRESERVATION PLAN
C 5.0	GRADING PLAN
C 5.1	GRADING PLAN
C 6.0	UTILITY PLAN
C 6.1	UTILITY PLAN
C 7.0	STORMWATER REGULATING PLAN
C 7.1	STORMWATER REGULATING PLAN
C 8.0	ARCHITECTURAL ELEVATIONS
C 9.0	APPARATUS AUTOTURN PLAN
C9.1	APPARATUS AUTOTURN PLAN

COF #4725

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014



Vicinity Map – Not to Scale

DEED REFERENCE:
BEING PROPERTY CONVEYED TO TIM C. HILL BY DEED OF RECORD
IN BOOK 4156, PAGE 539 & BOOK 4156, PAGE 542, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCELS NO. 31.00 & 31.01 AS SHOWN ON WILLIAMSON COUNTY
PROPERTY MAP NO. 80.

NUMBER	DIRECTION	DISTANCE
L1	S 21°05'44" E	28.94'
L2	S 23°17'39" W	40.24'
L3	S 23°46'32 E	66.77'
L4	S 66°10'33" E	35.35'
L5	S 21°05'44" E	934.66'
L6	S 23°54'16" W	35.36'
L7	S 21°05'44" E	120.00'
L8	S 66°05'44" E	35.36'
L9	S 21°05'44" E	99.92'
L10	S 07°54'52" W	352.89'
L11	S 06°58'02" W	716.88'
L12	S 37°24'01" W	226.56'
L13	S 37°45'27" W	181.40'
L14	S 16°37'42" W	267.88'
L15	S 19°19'11" W	69.33'
L16	S 15°25'57" W	144.37'
L17	S 79°11'059" W	69.51'
L18	S 56°45'56" W	141.68'
L19	S 43°32'18" W	106.78'
L20	S 37°57'39" W	153.54'
L21	S 31°12'57" W	248.53'
L22	S 33°19'26" W	263.21'
L23	S 37°47'22" W	270.72'
L24	S 49°32'39" W	362.46'
L25	S 49°58'17" W	330.75'
L26	S 73°32'23" W	295.76'
L27	S 63°23'31" W	135.61'
L28	N 86°18'24 W	55.22'
L29	N 70°56'26" W	68.99'
L30	N 56°42'45" W	60.12'
L31	N 49°40'15" W	56.52'
L32	N 35°59'03" W	84.76'
L33	N 36°27'38" W	416.05'
L34	N 43°59'01" W	666.82'
L35	N 27°13'05" W	224.23'
L36	N 00°47'11" W	95.40'
L37	N 25°52'04" E	258.64'
L38	N 40°17'13" E	125.94'
L39	N 58°35'03" E	95.33'
L40	N 81°48'03" E	183.00'
L41	S 87°03'59" E	299.23'
L42	S 70°51'36" E	395.49'
L43	N 88°14'15" E	145.35'
L44	N 54°07'33" E	98.80'
L45	N 02°19'56" W	164.37'
L46	N 00°16'11" E	374.56'
L47	N 06°30'23" E	364.95'
L48	N 22°23'50" E	92.19'
L49	N 06°01'34" W	200.24'
L50	N 15°21'48" W	507.85'
L51	N 22° 19'29" W	386.00'
L52	N 10°54'14" W	417.24'
L53	N 20°03'52" E	238.53'
L54	N 36°53'05" E	324.79'
L55	N 59°01'42" E	176.66'
L56	S 79°52'03" E	242.01'
L57	N 72°49'49" E	403.22'
L58	N 46°47'32" E	164.11'
L59	S 84°14'52" E	589.21'

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	02°22'43"	2799.79	58.13	116.24	S 22°17'05" E	116.23

PROPERTY DESCRIPTION
TRACT 1
MAP 89 OF PARCEL 49
Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly
described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property, Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;
Thence, S 21°05'44" E, a distance of 28.94 feet to a point;
Thence, S 23°17'39" W, a distance of 40.24 feet to a point;
Thence, S 23°46'32 E, a distance of 66.77 feet to a point;
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 79°11'059" W, a distance of 69.51 feet to a point;
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;
Thence, S 43°32'18" W, a distance of 106.78 feet to a point;
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;
Thence, S 49°32'39" W, a distance of 362.46 feet to a point;
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
Thence, N 00°47'11" W, a distance of 95.40 feet to a point;
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;
Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
Thence, N 00°16'11" E, a distance of 374.56 feet to a point;
Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
Thence, N 15°21'48" W, a distance of 507.85 feet to a point;
Thence, N 22°19'29" W, a distance of 386.00 feet to a point;
Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
Thence, N 20°03'52" E, a distance of 238.53 feet to a point;
Thence, N 36°53'05" E, a distance of 324.79 feet to a point;
Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
Thence, N 79°52'03" E, a distance of 242.01 feet to a point;
Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
Thence, N 46°47'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.320 square feet or 195.497 acres of land.

Being a portion of the same property conveyed to Carothers Land Company, LLC. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

NOTES:

1. 100 YEAR FLOOD PLANE EXISTS ON THE PROPERYT; FEMA PANEL 47187C0214F.

2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

3. SURVEY INFORMATION PROVIDED BY:
DALE AND ASSOCIATES
STEVE MATHEWS, RLS
615.297.5166

Legend

● EIP	Existing Iron Pin
■ IPS	Iron Pin Set (#5 Rebar)
■ CM	Concrete Monument
● PT	Calculated Point
PU	Utility Pole
O	Light Pole
—ou—	Overhead Utility
—x—	Fence Line
—G—	Gas Line
—UT—	Underground Telephone
—s—	Sign
(S)	Sanitary Manhole
(E)	Electric Manhole
CI	Curb Inlet
DI	Drain Inlet
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
BOC	Back of Curb
EOP	Edge of Pavement
R/W	Right-of-Way
N/F	Now or Formerly
CGF	Combined Grid Factor

BOUNDARY MAP

GRAPHIC SCALE 1"=300'
300 0 300 600 900



SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

ADJACENT OWNERS WITHIN 500 FEET

PARCEL	OWNER	ZONE	MUNICIPALITY	CARACT. AREA
089-04801	CRESCENT LOCKWOOD LLC	AG	FRANKLIN	SWCO-4
089-04900	REAL ESTATE SOLUTIONS GROUP LLC	AG	FRANKLIN	SWCO-4
089-4901	CAROTHERS LAND CO	AG	FRANKLIN	SWCO-4
089-05000	HELM JON THOMAS III	AG	FRANKLIN	SWCO-4
089-05001	CRESCENT HELM LLC	AG	FRANKLIN	SWCO-4
106-18121	CRESCENT HELM LLC	AG	FRANKLIN	SWCO-4
106-18400	TRILLIUM FARMS	R-2	FRANKLIN	SWCO-4
106-18411	PARTHENON INV PARTNERS	R-2	FRANKLIN	SWCO-4
106-18500	BASKIN SADIE T	R-2	FRANKLIN	SWCO-2
106-18600	CITY OF FRANKLIN	R-2	FRANKLIN	SWCO-2
106K-A01500	NELSON CHRISTOPHER A	R-2	FRANKLIN	SWCO-2
106K-A01600	CICHOSTEPSKI ADAM	R-2	FRANKLIN	SWCO-2
106K-A01700	FOX MICHAEL RAY	R-2	FRANKLIN	SWCO-2
106K-A02000	BOGEN BRUCE MARSHALL	R-2	FRANKLIN	SWCO-2
106K-A02100	FRANTZ CRYSTAL	R-2	FRANKLIN	SWCO-2
106K-A02200	GLASS TERRY	R-2	FRANKLIN	SWCO-2
106K-A02300	LANG RYAN	R-2	FRANKLIN	SWCO-2
106K-A02400	DUTY JACK D JR	R-2	FRANKLIN	SWCO-2
106K-A02500	MUELLER ERIC S	R-2	FRANKLIN	SWCO-2
106K-A02600	SANDERS ROBERT	R-2	FRANKLIN	SWCO-2
106K-A02700	HENRY AMY L	R-2	FRANKLIN	SWCO-2
106K-A02800	BLACKWELL BENNY E	R-2	FRANKLIN	SWCO-2
106K-A02900	BROWN BARRY T	R-2	FRANKLIN	SWCO-2
106K-A03000	FRANKLIN LAND BANC LLC	R-2	FRANKLIN	SWCO-2
106K-A03200	TRILLIUM FARMS LP	R-2	FRANKLIN	SWCO-2
106K-E01000	TRILLIUM FARMS LP	R-2	FRANKLIN	SWCO-2

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



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

rev. date
1. Dec. 4, 2014
2.
3.
4.

GCG Job No. 2012-04
November 10, 2014

SHEET
C1.0

COF # 4725



EXISTING CONDITIONS PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SLOPES

SLOPES 14% TO 19%

SLOPES 20% TO 100%

SOIL TYPES

ArA	Armour silt loam, 0 to 2 percent slope
ArB	Armour silt loam, 2 to 5 percent slope
ArB2	Armour silt loam, 2 to 5 percent slope, eroded
CaA	Captina silt loam, phosphatic, 0 to 2 percent slope
CaB	Captina silt loam, phosphatic, 2 to 5 percent slope
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slope, eroded
Hu	Huntington silt loam, phosphatic
MbB2	Maury silt loam, 2 to 5 percent, eroded
MbC2	Maury silt loam, 5 to 12 percent, eroded
MbC3	Maury silty clay loam, 5 to 12 percent, eroded
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes
Lp	Lindside silt loam, phosphatic
Se	Sequatchie loam, phosphatic
Tb	Taft silt loam, phosphatic

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6
	FFO, FLOODWAY FRINGE OVERLAY
	FWO, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD
	THOMPSONS STATION, TN 37179
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY
	SUITE 230
	FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

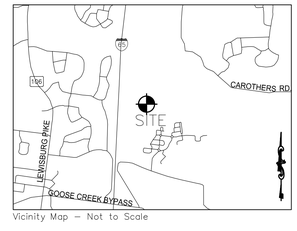
TREE CANOPY RETENTION:

EXISTING TREE CANOPY -	TREE A:	1,634,856 SF
	TREE B:	9,853 SF
	TREE C:	6,120 SF
	TREE D:	362 SF
	TREE E:	26,825 SF
	TREE F:	527 SF
	TREE G:	572 SF
	TREE H:	50,824 SF
	TREE I:	1,027 SF
	TREE J:	1,208 SF
	TREE L:	171 SF
	TREE M:	2,033 SF
	TREE N:	12,763 SF
	TREE O:	2,626 SF
	TOTAL:	1,824,120 SF (41.87 AC)
TOTAL TREE CANOPY REQUIRED: 41.87 AC/195.5 AC =		48% REQUIRED PRESERVATION 21.4% OF TOTAL AREA

SPECIMEN TREES

#	TREE	SIZE	CONDITION
1	OAK	24	DEAD
2	LOCUST	30	
3	OSAGE	36	
4	ASH	20	
5	HACKBERRY	26	
6	SYCAMORE	24	
7	WALNUT	28	
8	OSAGE	36	DEAD
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OSAGE	24	
14	OSAGE	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	29	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSAFRAS	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
41	HACKBERRY	38	
42	HACKBERRY	34	
43	HACKBERRY	24	
44	ELM	40	
45	OAK	20	
46	ELM	40	
47	ASH	48	
48	ASH	30	
49	HACKBERRY	40	
50	OAK	24	
51	MAPLE	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	20	
59	OAK	40	DEAD
60	ASH	24	

#	TREE	SIZE	CONDITION
111	OSAGE	24	
112	HACKBERRY	18	
113	OAK	36	
114	HACKBERRY	24	
115	HACKBERRY	2	
116	OAK	34	
117	OAK	24	
118	CEDAR	20	
119	HACKBERRY	24	
120	CEDAR	20	POOR
121	OAK	20	
122	OAK	28	
123	OAK	20	
124	OAK	15	
125	OAK	20	
126	OAK	24	
127	OAK	24	
128	OAK	28	
129	OAK	24	DEAD
130	OAK	40	POOR
131	OAK	24	POOR
132	OAK	36	DEAD
133	OAK	15	POOR
134	MAPLE	24	POOR
135	OAK	24	
136	OAK	24	
137	OAK	20	
138	OAK	20	
139	OAK	36	
140	HACKBERRY	36	
141	MAPLE	24	
142	MAPLE	28	
143	MAPLE	24	
144	HACKBERRY	24	
145	HICKORY	24	DEAD
146	WALNUT	24	
147	HICKORY	24	
148	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
152	WALNUT	28	
153	HICKORY	32	
154	OAK	24	
155	OAK	48	
156	MAPLE	36	DEAD
157	OAK	30	DEAD
158	HACKBERRY	36	
159	OAK	24	
160	HICKORY	24	
161	OAK	24	
162	OAK	26	
163	OAK	24	
164	OAK	24	
165	OAK	24	
166	OAK	26	
167	ELM	26	
168	SYCAMORE	30	
169	OAK	24	
170	ELM	20	



Vicinity Map – Not to Scale

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

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

rev.	date
1.	Dec. 4, 2014

GCG Job No. 2012-04
November 10, 2014

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COF # 4725



Vicinity Map – Not to Scale

EXISTING CONDITIONS PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SLOPES

SLOPES 14% TO 19%

SLOPES 20% TO 100%

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

TREE CANOPY RETENTION:

EXISTING TREE CANOPY -	TREE A:	1,634,856 SF
	TREE B:	9,853 SF
	TREE C:	6,120 SF
	TREE D:	362 SF
	TREE E:	26,825 SF
	TREE F:	527 SF
	TREE G:	572 SF
	TREE H:	50,824 SF
	TREE I:	1,027 SF
	TREE J:	1,208 SF
	TREE K:	71,717 SF
	TREE L:	171 SF
	TREE M:	2,033 SF
	TREE N:	12,763 SF
	TREE O:	2,626 SF
	TOTAL:	1,824,120 SF (41.87 AC)
TOTAL TREE CANOPY REQUIRED: 41.87 AC/195.5 AC =		48% REQUIRED PRESERVATION 21.4% OF TOTAL AREA

SPECIMEN TREES

#	TREE	SIZE	CONDITION
1	OAK	24	DEAD
2	LOCUST	30	
3	OSAGE	36	
4	ASH	20	
5	HACKBERRY	26	
6	SYCAMORE	24	
7	WALNUT	28	
8	OSAGE	36	DEAD
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OSAGE	24	
14	OSAGE	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	29	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSAFRAS	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
41	HACKBERRY	38	
42	HACKBERRY	34	
43	HACKBERRY	24	
44	ELM	40	
45	OAK	20	
46	ELM	40	
47	ASH	48	
48	ASH	30	
49	HACKBERRY	40	
50	OAK	24	
51	MAPLE	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	20	
59	OAK	40	DEAD
60	ASH	24	

#	TREE	SIZE	CONDITION
111	OSAGE	24	
112	HACKBERRY	18	
113	OAK	36	
114	HACKBERRY	24	
115	HACKBERRY	7	
116	OAK	34	
117	OAK	24	
118	CEDAR	20	
119	HACKBERRY	24	
120	CEDAR	20	POOR
121	OAK	20	
122	OAK	28	
123	OAK	20	
124	OAK	15	
125	OAK	20	
126	OAK	24	
127	OAK	24	
128	OAK	28	
129	OAK	24	DEAD
130	OAK	40	POOR
131	OAK	24	POOR
132	OAK	36	DEAD
133	OAK	15	POOR
134	MAPLE	24	POOR
135	OAK	24	
136	OAK	24	
137	OAK	20	
138	OAK	20	
139	OAK	36	
140	HACKBERRY	36	
141	MAPLE	24	
142	MAPLE	28	
143	MAPLE	24	
144	HACKBERRY	24	
145	HICKORY	24	DEAD
146	WALNUT	24	
147	HICKORY	24	
148	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
152	WALNUT	28	
153	HICKORY	32	
154	OAK	24	
155	OAK	48	
156	MAPLE	36	DEAD
157	OAK	30	DEAD
158	HACKBERRY	36	
159	OAK	24	
160	HICKORY	24	
161	OAK	24	
162	OAK	28	
163	OAK	24	
164	OAK	24	
165	OAK	24	
166	OAK	26	
167	ELM	26	
168	SYCAMORE	30	
169	OAK	24	
170	ELM	20	

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION

DEVELOPMENT PLAN - REVISION 3

PARCEL 49.00 ON TAX MAP 89

FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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

rev.	date
1.	Dec. 4, 2014
△	
△	
△	

GCG Job No. 2012-04
November 10, 2014

SHEET

C2.1

COF # xxxx

OPEN SPACE AREAS

#	INFORMAL TYPE	SQ/FT	ACREAGE
501	GREENBELT	1,650,610 SF	37.89
510	GREENBELT	24,992 SF	.57
509	GREENBELT	13,949 SF	.32
507	REMOVED	7,447 SF	.17
512	GREENBELT	2,878,027 SF	66.07
TOTAL		4,575,025 SF	105.02 AC

#	FORMAL TYPE	SQ/FT	ACREAGE
500	PARK / AMENITY CTR	176,758 SF	4.06
502	PARK	42,643 SF	.98
503	PARK	8,979 SF	.21
504	PARK	26,247 SF	.60
505	PARK	18,745 SF	.43
506	PARK	96,669 SF	2.22
508	PARK	48,695 SF	1.12
511	PARK	62,077 SF	1.42
TOTAL		480,813 SF	11.04 AC

OPEN SPACE PROVISION

TOTAL PUD AREA:	8,515,980 SF	195.50 AC	
TOTAL REQUIRED OPEN SPACE:	1,277,397 SF	29.32 AC	15%
PROVIDED OPEN SPACE:	5,049,960 SF	115.93AC	59%
INFORMAL REQUIRED:	843,082 SF	19.56 AC	66%
FORMAL REQUIRED:	421,541 SF	9.77 AC	33%
INFORMAL PROVIDED:	4,575,025 SF	105.02 AC	
FORMAL PROVIDED:	480,813 SF	11.04 AC	

NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMODATE TREE PRESERVATION AND SLOPES.

MATCHLINE C3.0

MATCHLINE C3.1

DEVELOPMENT PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SLOPES

SLOPES 14% TO 19%

SLOPES 20% TO 100%

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD* CONVENTIONAL

1. THE EXISTING USES WITHIN MECO-5 ARE PREDOMINANTLY ATTACHED OR DETACHED RESIDENTIAL. THE PROPOSED PLAN PROVIDES BOTH ATTACHED AND DETACHED RESIDENTIAL HOMES CONSISTENT WITH THE PREDOMINATE USES.

2. COMMERCIAL, OFFICE OR RETAIL USES ARE NOT SUPPORTED BY THE LAND USE PLAN, AND ARE NOT PROPOSED.

3. NEW GROWTH SHOULD BE ENCOURAGED IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE CURRENTLY AVAILABLE OR ARE PLANNED.

-CITY OF FRANKLIN SEWER MAIN IS CURRENTLY ALONG THE CAROTHERS CREEK BASIN AND STOPS AT A MAN HOLE ON OLD SOUTH CAROTHERS ROAD.
-MILCROFTON WATER MAIN IS PLANNED ALONG SOUTH CAROTHERS PARKWAY.

5. THE MAJOR THOROUGHFARE PLAN IDENTIFIES THE LOCATION OF SOUTH CAROTHERS PARKWAY. THIS ROAD WILL BE THE ACCESS TO THE PROPERTY.

LOCAL COMPATIBILITY

THE PROPOSED WATER'S EDGE NEIGHBORHOOD IS PLANNED WITH SIMILAR DESIGN STANDARDS TO THOSE IN NICHOLS BEND, LADD PARK, AND SIMMONS RIDGE. LOT SIZES, STREET RIGHT-OF-WAYS, AND NEIGHBORHOOD PARKS ARE CONSISTENT ELEMENTS OF ALL FOUR SUBDIVISIONS. THE PLAN ADDRESSES THE HOMESTEADS OF THE ADJACENT NEIGHBORS TO THE EAST AND WEST WITH SIGNIFICANT OPEN SPACE SET ASIDE AREAS BORDERING THESE PROPERTIES. THE LONG RANGE PLAN FOR THIS AREA IS FOR SOUTH CAROTHERS PARKWAY TO BE EXTENDED ALONG WITH UTILITIES.

SITE DATA

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(REFER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	.10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	
FORMAL REQUIRED:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	105.02 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	116.06 AC

TOTAL DENSITY

SECTION	SINGLE FAMILY HOMES	COTTAGE HOMES	
1	32	16	
2	34	22	
3	28	37	
4	34	28	
5	35	29	
6	40	" "	
7	38	" "	
TOTALS:	241	132	DENSITY **1.91 DU/AC** **373 UNITS**

SETBACKS: (PER LOT STANDARDS ON PAGE A1.0)
LANDSCAPE SURFACE RATIO: .10
LANDSCAPE SURFACE RATIO: .71 (NOT INCLUDING RESIDENTIAL LOTS OR RIGHT-OF-WAY)
INCOMPATIBILE USE BUFFER: NONE

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON S. CAROTHERS PARKWAY.
373*350 GPD = 130,550 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. ONCE CONSTRUCTED, THIS ROAD WILL BE THE MAIN ACCESS TO THE DEVELOPMENT. THE EXISTING ACCESS TO THE SITE IS FROM SOUTH CAROTHERS ROAD. CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLIES WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES
DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.6 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE NORTH.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
373 X .64 = 239 STUDENTS

TRINITY ELEMENTARY	3.5 MILES
PAGE MIDDLE SCHOOL	4.6 MILES
PAGE HIGH SCHOOL	4.8 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

NOTES

1. THE APPLICANT SHALL PROVIDE AN EASEMENT FOR THE CITY TO ACCESS THE PROPOSED SOUTH TREATMENT PLANT, WHICH WILL BE LOCATED BEHIND THIS PROPERTY. THE APPLICANT SHALL ALSO BE REQUIRED TO GIVE NOTIFICATION TO THE PROSPECTIVE BUYERS THAT THIS DEVELOPMENT WILL BE ADJACENT TO A WASTEWATER TREATMENT PLANT.
2. THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM / 20 PSI IS AVAILABLE.

TRIP GENERATION DATA

*TRAFFIC GENERATION DATA PROVIDED BY FISCHBACH TRANSPORTATION GROUP, INC.

Water's Edge Land Use:	LUC 210 Single-Family	LUC 230 Condo/Town	TOTAL
Size:	241	132	373
Average Daily Traffic	2,294	819	3,113
Daily Enter	1,147	409	1,557
Daily Exit	1,147	409	1,557
AM Peak Hour Total	181	64	245
AM Peak Hour Enter	45	11	56
AM Peak Hour Exit	136	54	189
MID Peak Hour Total	161	57	218
MID Peak Hour Enter	80	29	109
MID Peak Hour Exit	80	29	109
PM Peak Hour Total	241	75	316
PM Peak Hour Enter	152	51	202
PM Peak Hour Exit	89	25	114

Trip Generation 9th Edition

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE PROVIDED THROUGH THE DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL AND CANOE ACCESS. TRAIL DESIGNED PER CITY OF FRANKLIN STANDARDS, ALONG THE PERIMETER OF THE PROPERTY ADJACENT TO THE HARPETH RIVER.

373 UNITS = 244,800 SF (5.62 ACRES) OF REQUIRED DEDICATED PARKLAND.

PROPOSED TRAIL:	9600 LINEAR FEET
ASSOCIATED 25' EASEMENT:	240,000 SF (5.5 ACRES)
CANOE ACCESS:	5,227 SF (.12 ACRES)

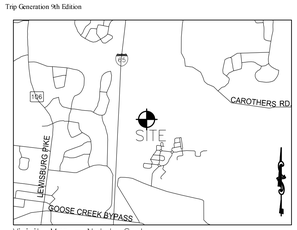
GREENWAY TRAIL EASEMENT TO BE AAPE - ALL PUBLIC ACCESS EASEMENT.

CONNECTIVITY INDEX

O	LINKS	41
X	NODES	26

42 / 26 = 1.58 INDEX

REDUCED INDEX IS DUE TO ENVIRONMENTAL CONSTRAINTS OF THE PROPERTY TO THE NORTH, SOUTH, AND WEST. THREE ACCESS POINTS ARE PLANNED TO CAROTHERS PARKWAY.



Vicinity Map – Not to Scale

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

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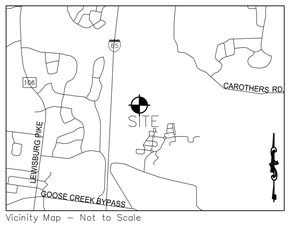
SHEET

C3.0

COF # 4725



Vicinity Map – Not to Scale

MATCHLINE C3.0

MATCHLINE C3.2

SECTION ④

SECTION ③

SECTION ②

SECTION ⑥

SECTION ⑦

LEATHERWOOD DRIVE 450' ROW/ LOCAL

DOGWOOD SPRINGS DRIVE 150' ROW/ LOCAL

SUGAR CREEK DRIVE 150' ROW/ LOCAL

CALM WATERS STREET-150' ROW/ LOCAL

HEADWATERS DRIVE (50' ROW) LOCAL

FORMAL OPEN SPACE 48,695 SF

FORMAL OPEN SPACE 62,097 SF

FORMAL OPEN SPACE 2,870,027 SF

100 YEAR FLOOD PLAN (TO BE DETERMINED)

NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMODATE TREE PRESERVATION AND SLOPES.

CANOE LAUNCH

GREENWAY TRAIL

60' TOP OF BANK BUFFER

NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMODATE TREE PRESERVATION AND SLOPES.

GREENWAY TRAIL

25' GREENWAY TRAIL EASEMENT AAPE ALE PUBLIC ACCESS EASEMENT

FLOODWAY AND DISTRICT

FWO DISTRICT

LADD PARK

JEFFERSON SPRINGS SUBDIVISION PLAT BOOK 4727 P.R.O.W.C.,TN

KIMMONS FARMS, L.P. PLAT BOOK 4981, PAGE 285 R.O.W.C.,TN

TAX MAP 106 PARCEL 184

DEVELOPMENT PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SLOPES

SLOPES 14% TO 19%

SLOPES 20% TO 100%

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION

DEVELOPMENT PLAN - REVISION 3

PARCEL 49.00 ON TAX MAP 89

FRANKLIN, TENNESSEE

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT

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

rev.	date
1	Dec. 4, 2014

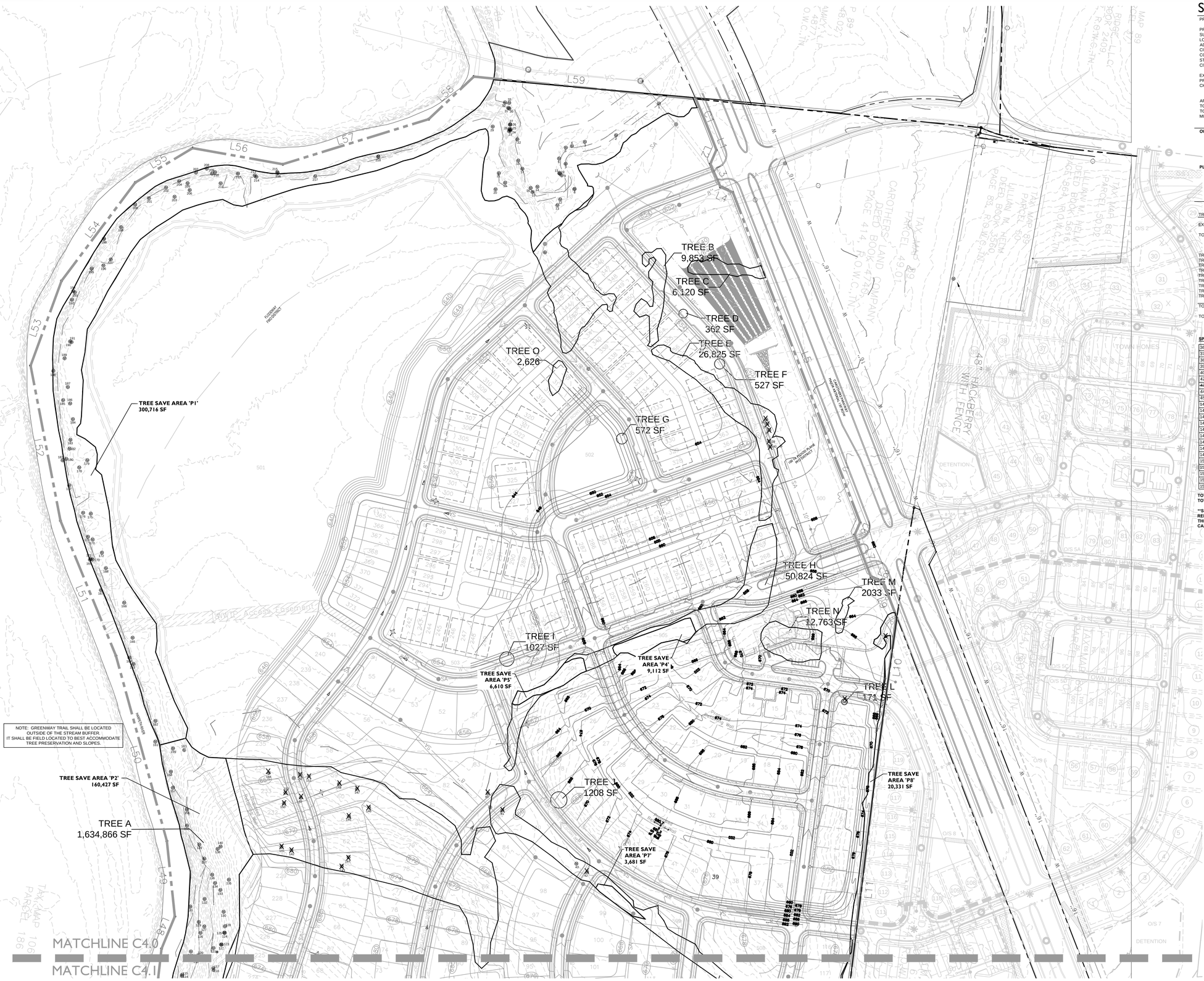
GCG Job No. 2012-04

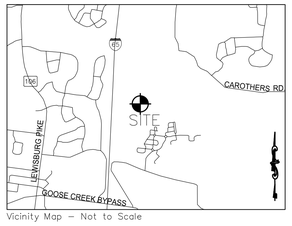
November 10, 2014

SHEET

C3.1

COF # xxxx


TREE SAVE AREA 'P1'
300,716 SF
TREE B
9,853 SF
TREE C
6,120 SF
TREE D
362 SF
TREE E
26,825 SF
TREE F
527 SF
TREE O
2,626
TREE G
572 SF
TREE H
50,824 SF
TREE M
2033 SF
TREE N
12,763 SF
TREE I
1027 SF
TREE L
171 SF
TREE J
1208 SF
TREE A
1,634,866 SF
TREE SAVE AREA 'P2'
160,427 SF
TREE SAVE AREA 'P4'
9,112 SF
TREE SAVE AREA 'P5'
6,610 SF
TREE SAVE AREA 'P7'
3,681 SF
TREE SAVE AREA 'P8'
20,331 SF
NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMMODATE TREE PRESERVATION AND SLOPES.
MATCHLINE C4.0
MATCHLINE C4.1
48" HACKBERRY WITH FENCE
TOWN HOMES
DETENTION
FLOODWAY ENCROACHMENT
100 YR FLOOD ELEVATION 650.0
PROPOSED ROAD
EXISTING ROAD
PROPOSED SEWER
PROPOSED WATER
TAX MAP 89 PARCEL 49.01
TAX MAP 89 PARCEL 49.00
TAX MAP 89 PARCEL 49.02
TAX MAP 89 PARCEL 49.03
TAX MAP 89 PARCEL 49.04
TAX MAP 89 PARCEL 49.05
TAX MAP 89 PARCEL 49.06
TAX MAP 89 PARCEL 49.07
TAX MAP 89 PARCEL 49.08
TAX MAP 89 PARCEL 49.09
TAX MAP 89 PARCEL



Vicinity Map – Not to Scale

MATCHLINE C4.0

MATCHLINE C4.1

TREE SAVE AREA 'P2'
160,427 SF

TREE K
71,717 SF

TREE SAVE AREA 'P8'
20,331 SF

NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMMODATE TREE PRESERVATION AND SLOPES.

TREE SAVE AREA 'P10'
156,984 SF

TREE A
1,634,866 SF

TREE SAVE AREA 'P11'
221,982 SF

TREE SAVE AREA 'P12'
403,498 SF

LADD PARK

TREE PROTECTION ZONE

EXISTING TREE CANOPY - 1,824,120 SF (41.87 AC)

TOTAL TREE CANOPY REQUIRED: 41.87 AC / 195.5 AC = 48% REQUIRED PRESERVATION 21.4% OF TOTAL AREA

TREE SAVE 'P1'	300,716 SF
TREE SAVE 'P2'	160,427 SF
TREE SAVE 'P4'	9,112 SF
TREE SAVE 'P5'	6,610 SF
TREE SAVE 'P7'	3,681 SF
TREE SAVE 'P8'	20,331 SF
TREE SAVE 'P10'	156,984 SF
TREE SAVE 'P11'	221,982 SF
TREE SAVE 'P12'	403,498 SF
TOTAL	1,286,462 SF

TOTAL TREE CANOPY RETAINED: 29.45 AC (70.3% OF TREE CANOPY AREA)

36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSFRAS	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
42	HACKBERRY	34	
~~43~~	~~HACKBERRY~~	~~24~~	SAVED
44	ELM	40	
45	OAK	20	
141	MAPLE	24	
142	MAPLE	28	
143	MAPLE	24	
144	HACKBERRY	24	
145	HICKORY	24	DEAD
146	WALNUT	24	
147	HICKORY	24	
148	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
152	WALNUT	28	
153	HICKORY	32	
154	OAK	24	

TREE PRESERVATION PLAN

GRAPHIC SCALE 1"=100'
100 0 100 200 300

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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rev.	date
1.	DEC. 4, 2014
△	
△	
△	

GCG Job No. 2012-04
November 10, 2014

SHEET
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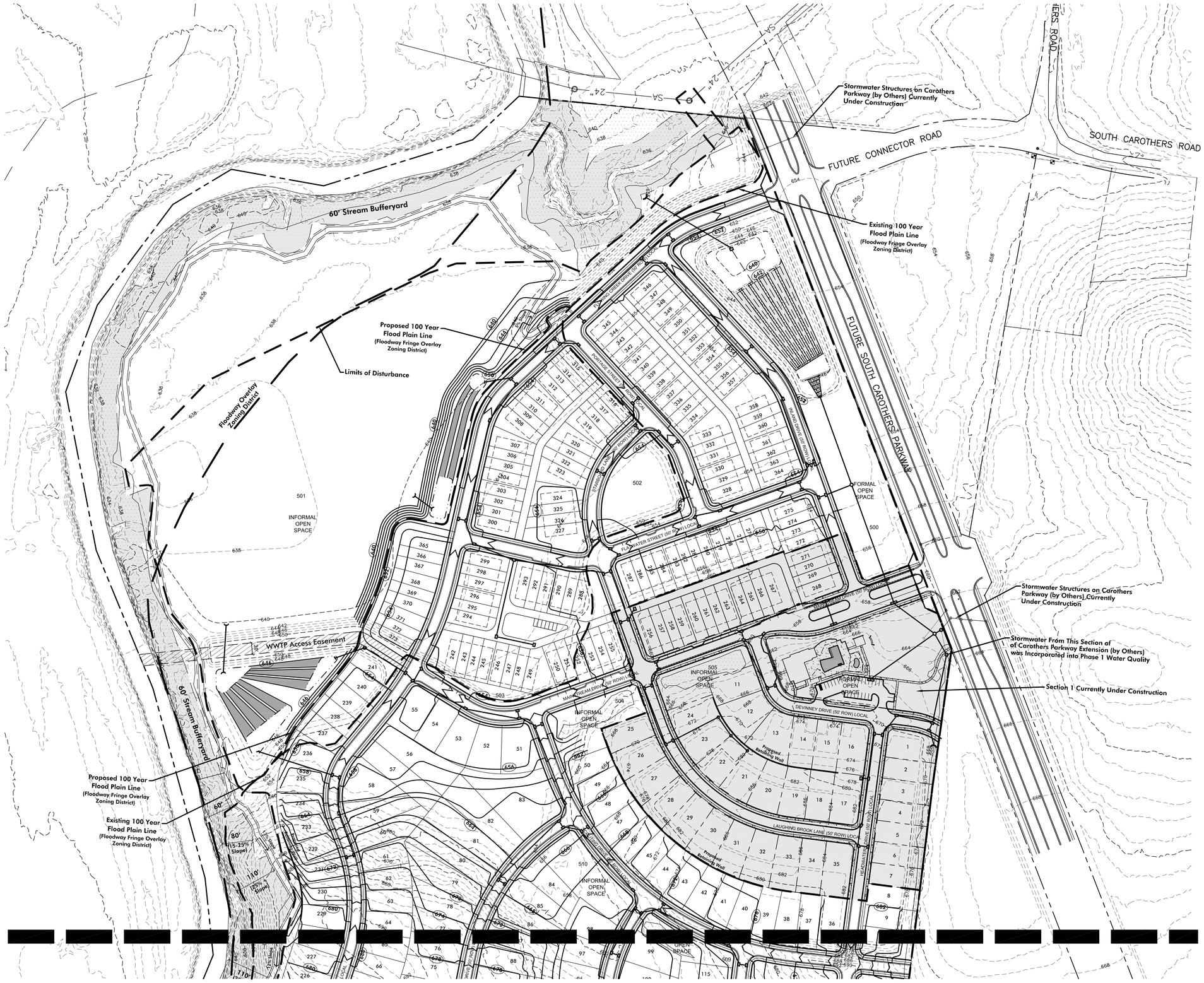
COF #4725



GRADING PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6
	FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	973.641.1953
CONTACT	ANDRE JAECKLE
EMAIL ADDRESS	AJAECKLE@EPERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	.10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.97 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	
FORMAL REQUIRED:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	104.89 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	115.93 AC

Notes:

1) All lots as shown will be located 100% out of the floodplain. The floodplain shall be balanced at a minimum of a 1:1 ratio.

2) Floodplain alteration will not decrease storage capacity. This section of the Harpeth River is not located in a damage reach.

3) Any grading that will disturb proposed ponds along Carothers Parkway will be coordinated with the City of Franklin and will not result in a loss of storage area.

4) No storage of stormwater shall be accounted for in the floodplain alteration calculations.

5) Alterations of the floodplain are to occur in a method that will provide improved water quality, recreational value, and a natural habitat. This alteration will be an improvement upon existing agricultural use and fallow conditions.

6) The applicant shall obtain a floodplain development permit and complete floodplain alteration prior to the submittal of a site plan. Once a final letter of map revision has been issued from FEMA, the applicant shall go to the BZA to have the FFO Zoning boundary revised. After BZA has revised the FFO, the applicant may submit a site plan for any lots not within the newly delineated FFO.

7) All proposed retaining walls are shown.

8) The Greenway Trail will consist of Asphalt.

9) Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.

10) Cross Slope on Trail shall not exceed 2%.

11) Development will have no impact on existing City of Franklin drainage facilities. All drainage to be treated on-site.

FLOODPLAIN MANIPULATION TABLE

Floodplain Fill	**= 181,000 c.y.**
Floodplain Cut	**= 190,000 c.y.**

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION

DEVELOPMENT PLAN - REVISION 3

PARCEL 49.00 ON TAX MAP 89

FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

KEVIN D. ESTES — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — 102 — STATE OF TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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GREG GAMBLE
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615.975.5765

rev.	date
1	December 4th, 2014

GCG Job No. 2012-04
November 10th, 2014

SHEET

C5.0

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	973.641.1953
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PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
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OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

FLOODPLAIN MANIPULATION TABLE

Floodplain Fill = 181,000 c.y.

Floodplain Cut = 190,000 c.y.

Proposed 100 Year Flood Plain Line (Floodway Fringe Overlay Zoning District)

Existing 100 Year Flood Plain Line (Floodway Fringe Overlay Zoning District)

Bio Retention Swale

Pedestrian Crossing

60' Stream Bufferyard

50' Sewer Line Easement

Sewer Easement

Parkland Easement

Parkland Dedication

35' Open Space Area for Walking Trail

30' Sewer Line Easement

Earthen Overflow Weir

Limits of Disturbance

Floodway Overlay Zoning District

INFORMAL OPEN SPACE

FORMAL OPEN SPACE

GRADING PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

WATER'S EDGE SUBDIVISION

DEVELOPMENT PLAN - REVISION 3

PARCEL 49.00 ON TAX MAP 89

FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DEWEY-ESTES ENGINEERING

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SHEET

C5.1



UTILITY PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	973.641.1963
CONTACT	ANDRE JAECKLE
EMAIL ADDRESS	AJAECKLE@EPERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	.10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	
FORMAL REQUIRED:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	104.89 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	115.93 AC

Notes:

1) Applicant will coordinate with city on location of Sewer Easements to accommodate new sewer collection lines to treatment plant.

2) With 373 total units in the development (241 single-family detached units and 132 single-family attached units) at 350 gallons per day usage, there will be 130,550 gallons per day usage for water and 130,550 gallons per day usage for sewer.

3) The applicant shall provide an easement for the City to access the proposed south treatment plant, which will be located behind this property. The applicant shall also be required to give notification to prospective buyers that this development will be adjacent to a wastewater treatment plant.

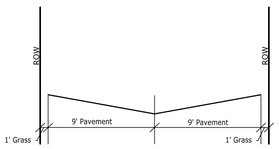
4) Applicant shall provide homes with residential sprinkler systems if 1,500 gallons per minute at 20 psi is not available at time of construction.

5) Site to be serviced by Gravity Sewer, no on-site Sewer Pump Station will be needed.

6) 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.

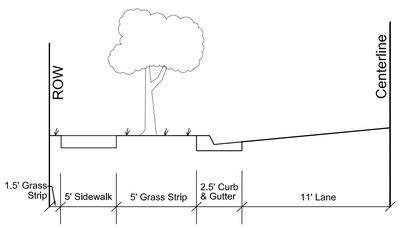
7) Location of Water Line and Fire Hydrants is approximate. True location of water line, fire hydrants, water valves, etc. to be designed by Milcrofton Utility District during sectional Site Plan phase of development.

8) Minimum 10' temporary construction easement shall be provided as needed on each side of permanent easement while utilities are being installed.



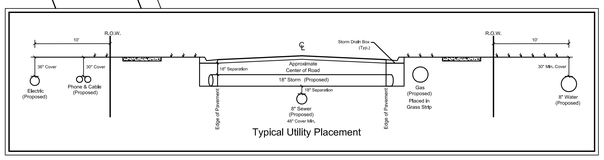
Alley Section
(20' R.O.W.)

N.T.S.



Roadway Section
(50' R.O.W.)

N.T.S.



Typical Utility Placement

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

KEVIN D. ESTES — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCIAL — 101555 — STATE OF TENNESSEE

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SHEET
C6.0

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SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
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CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
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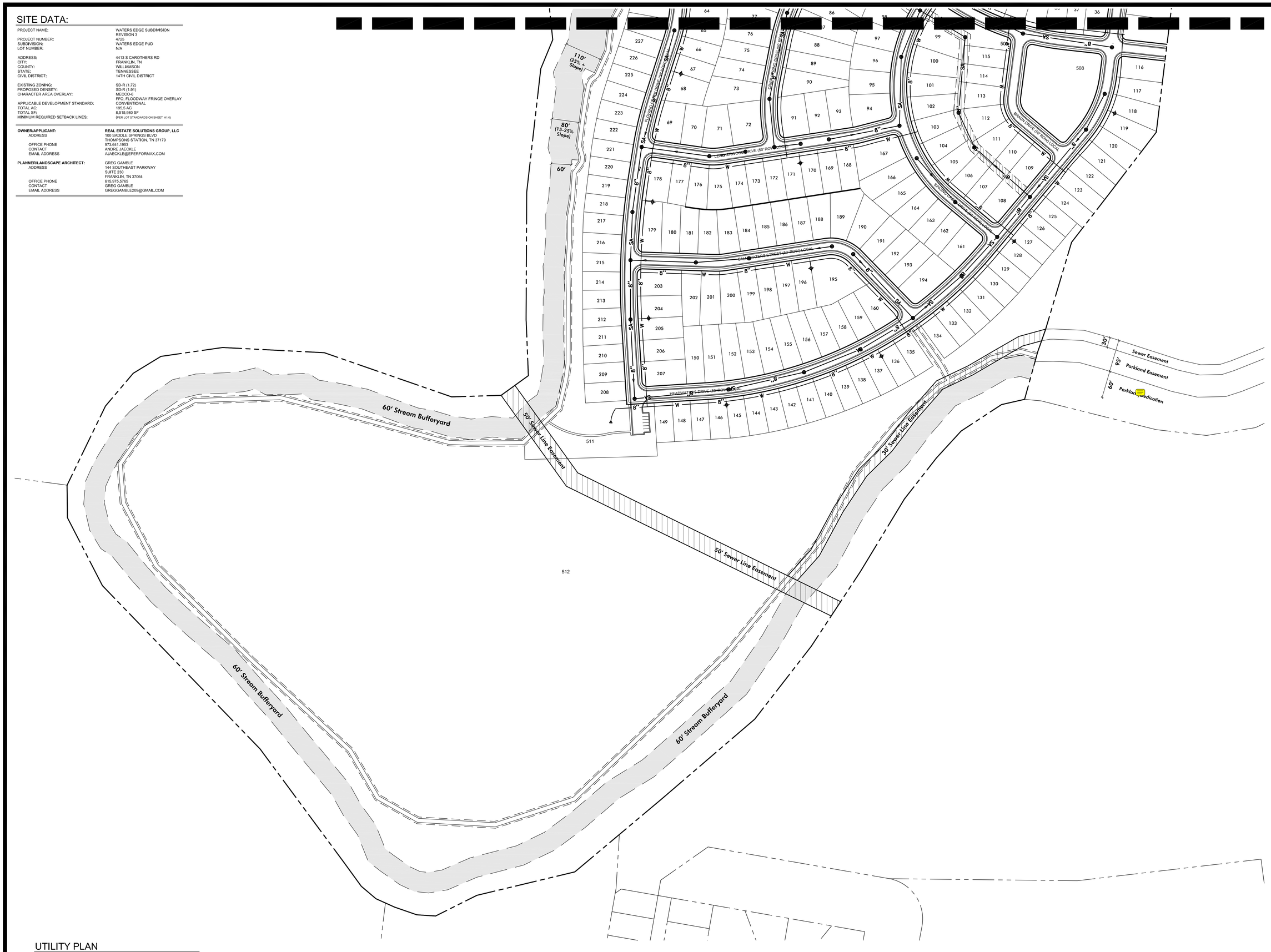

UTILITY PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

WATER'S EDGE SUBDIVISION

DEVELOPMENT PLAN - REVISION 3

PARCEL 49.00 ON TAX MAP 89

FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DEWEY-ESTES ENGINEERING

KEVIN D. ESTES — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCIAL — 101 — STATE OF TENNESSEE

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GREG GAMBLE
greggamble209@gmail.com
615.975.5765

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1	December 4th, 2014

GCG Job No. 2012-04

November 10th, 2014

SHEET

C6.1



STORMWATER REGULATING PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6
	FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	973.641.1963
CONTACT	ANDRE JAECKLE
EMAIL ADDRESS	AJAECKLE@EPERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	.10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	
FORMAL REQUIRED:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	104.89 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	115.93 AC

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Treatment Train for Basin #1
Drainage Area = 25.9 Acres
Train will Consist of:
1) Filter Strip
2) Gravel Diaphragm
3) Bio Retention Cells
4) Dry Pond
Proposed TSS Goal = 85%

Treatment Train for Basin #2
Drainage Area = 8.7 Acres
Train will Consist of:
1) Filter Strip
2) Gravel Diaphragm
3) Bio Retention Cells
4) Dry Pond
Proposed TSS Goal = 85%

Treatment Train for Basin #3
Drainage Area = 25.9 Acres
Train will Consist of:
1) Filter Strip
2) Gravel Diaphragm
3) Bio Retention Cells
4) Dry Pond
Proposed TSS Goal = 85%

WATER QUALITY BASIN #1 SUMMARY:
DRAINAGE AREA: 25.9 AC TOTAL
-IMPERVIOUS: 13.3 AC
-GREEN: 12.2 AC
WQv REQUIRED: 29,710 CF
WQv PROPOSED: 44,250 CF

WATER QUALITY BASIN #2 SUMMARY:
DRAINAGE AREA: 8.7 AC TOTAL
-IMPERVIOUS: 4.9 AC
-GREEN: 3.8 AC
WQv REQUIRED: 9,900 CF
WQv PROPOSED: 11,000 CF

WATER QUALITY BASIN #3 SUMMARY:
DRAINAGE AREA: 25.9 AC TOTAL
-IMPERVIOUS: 14.2 AC
-GREEN: 11.7 AC
WQv REQUIRED: 31,820 CF
WQv PROPOSED: 44,500 CF

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

KEVIN D. ESTES — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — 101-E — STATE OF TENNESSEE

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

rev.	date
1	December 4th, 2014

GCG Job No. 2012-04
November 10th, 2014

SHEET

C7.0

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	973.641.1953
CONTACT	ANDRE JAECKLE
EMAIL ADDRESS	AJAECKLE@EPERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
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OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Treatment Train for Basin #4
Drainage Area = 35.1 Acres
Train will Consist of:
1) Bio-Retention Swales
2) Filter Strip
3) Gravel Diaphragm
4) Bio Retention Cells
5) Overland Flow

Proposed TSS Goal = 85%

WATER QUALITY BASIN #4 SUMMARY:
DRAINAGE AREA: 35.1 AC TOTAL
-IMPERVIOUS: 14.4 AC
-GREEN: 20.7 AC
WQv REQUIRED: 42,500 CF
WQv PROPOSED: 50,100 CF



STORMWATER REGULATING PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

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Typical Single Family Home Elevations

ARCHITECTURAL ELEVATION NOTES

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.

2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.

3. Single family detached homes are to be designed for lots of garage access for the front-facing street with attached garage.

4. One to two stories in height.

5. Materials include brick, simulated stone, cementatious siding and architectural shingles.

6. Garage is setback a minimum of 10 feet from the front facade.

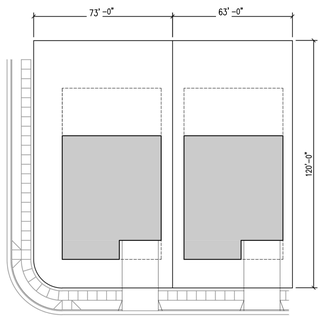
7. Garage doors shall be a minimum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 2 feet.

8. Homes shall have a foundation of 18" or more on the Front Elevation.

9. Garage Elevation is required to be no more than 50% of the dwelling unit facade.

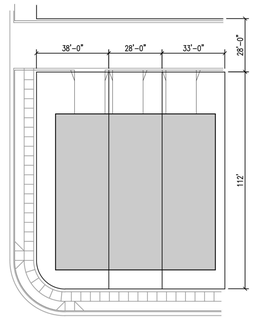
10. A minimum of 10 feet separation is required between buildings.

Typical Lot Standards



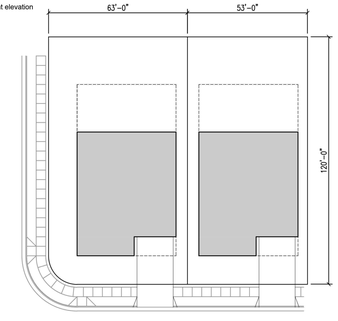
Single Family Detached A
Typical Lot: 63' x 130'
Setbacks: Front 15'
Side 5'
Side Street 15'
Rear 20'

Garage Recess: 10' from front elevation



Cottage Home
Typical Lot: 28' x 112'
Setbacks: Front 10'
Side (exterior walls) 5' / 10' between buildings
Side (shared walls) 0'
Side Street 10'
Rear 20'

Driveway length: 22' from alley travel way.



Single Family Detached B
Typical Lot: 53' x 130'
Setbacks: Front 15'
Side 5'
Side Street 15'
Rear 20'

Garage Recess: 10' from front elevation

Typical Cottage Home Elevations

ARCHITECTURAL ELEVATION NOTES

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.

2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.

3. Attached homes are to be designed for lots with garage access from the alley with attached garage.

4. One to two stories in height.

5. Materials include brick, simulated stone, cementatious siding and architectural shingles.

6. Homes shall have a foundation of 18" or more on the Front Elevation.

7. Garage Elevation is required to be no more than 50% of the dwelling unit facade.

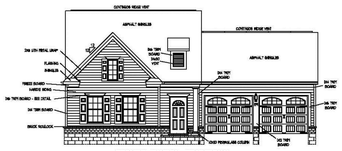
8. A minimum of 10 feet separation between buildings.

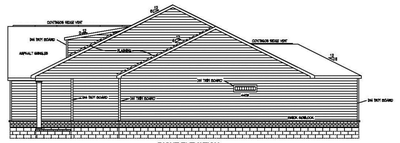
MODIFICATIONS OF STANDARDS REQUEST:

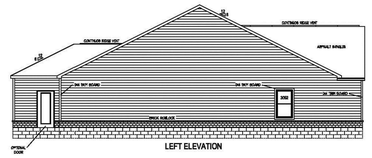
The applicant requests a modification of standards to Ordinance 5.3.5; 2-d-i, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loaded garages accessed from the alley.

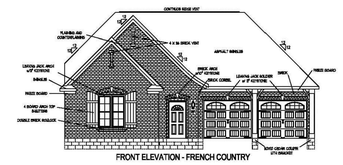
The home elevations shown here are representative of the homes planned for Water's Edge. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

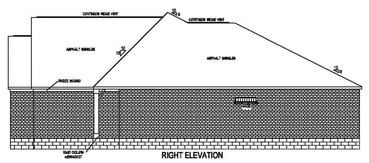
Greg Gamble, Registered Landscape Architect.

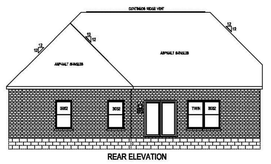

FRONT ELEVATION - TRADITIONAL


RIGHT ELEVATION


LEFT ELEVATION


FRONT ELEVATION - FRENCH COUNTRY


RIGHT ELEVATION


REAR ELEVATION

SAMPLE MID-BLOCK LOT PLAN













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WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3

PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



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rev.	date
1.	DEC. 4, 2014
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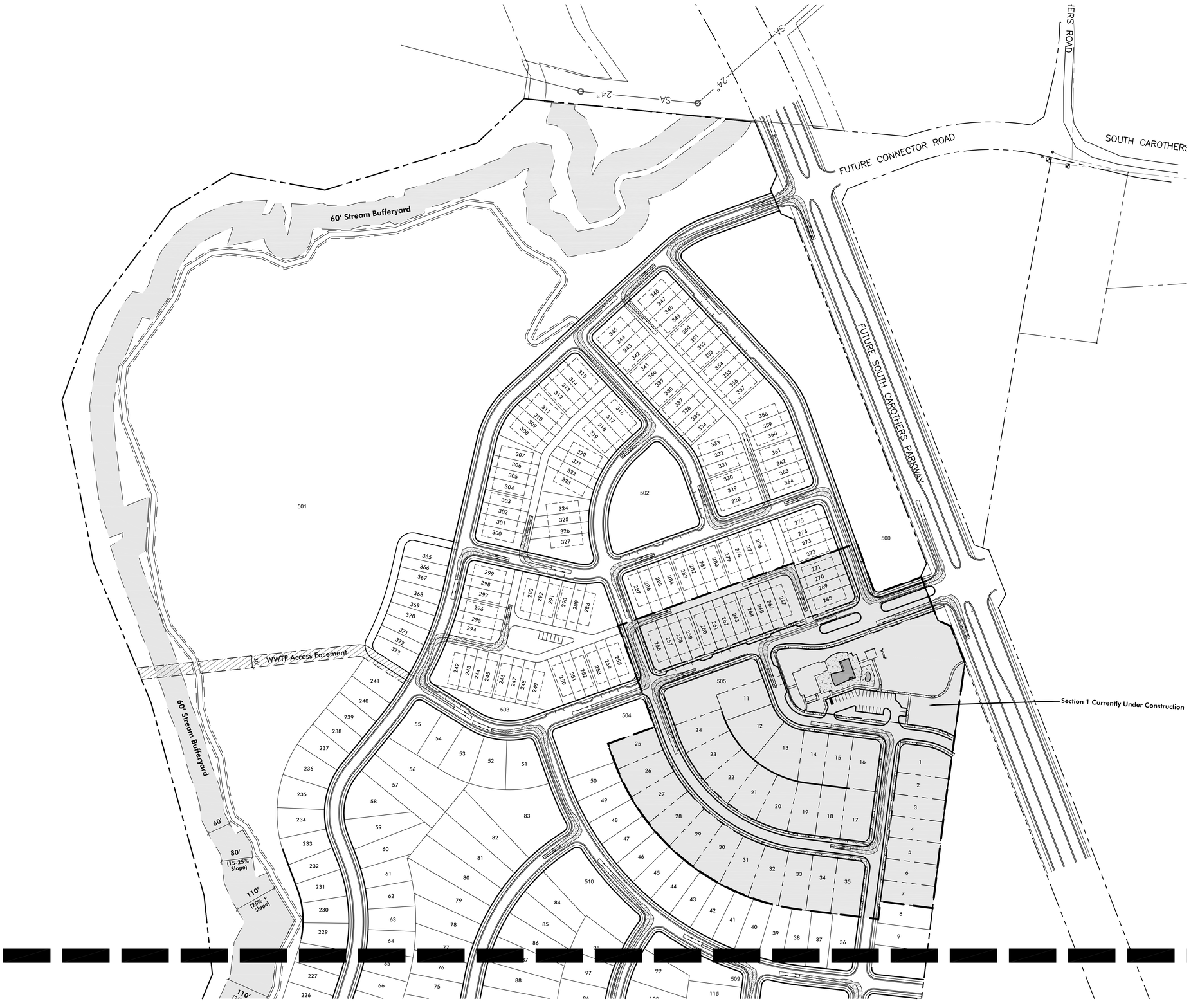
GCG Job No. 2012-04
November 10, 2014

SHEET
C8.0

COF # 4725



APPARATUS AUTOTURN PLAN

GRAPHIC SCALE 1"=100'

100 0 100 200 300

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REVISION 3
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6 FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	**REAL ESTATE SOLUTIONS GROUP, LLC**
ADDRESS	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE	973.641.1953
CONTACT	ANDRE JAECKLE
EMAIL ADDRESS	AJAECKLE@EPERFORMAX.COM
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BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	.10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	
FORMAL REQUIRED:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	104.89 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	115.93 AC

Notes:

1) Based on the Franklin Fire Department's "Tower 2" Sutphen SP100 autoturn template.

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WATER'S EDGE SUBIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 108528
STATE OF TENNESSEE

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rev. date
1 December 4th, 2014

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SHEET
C9.0

SITE DATA:

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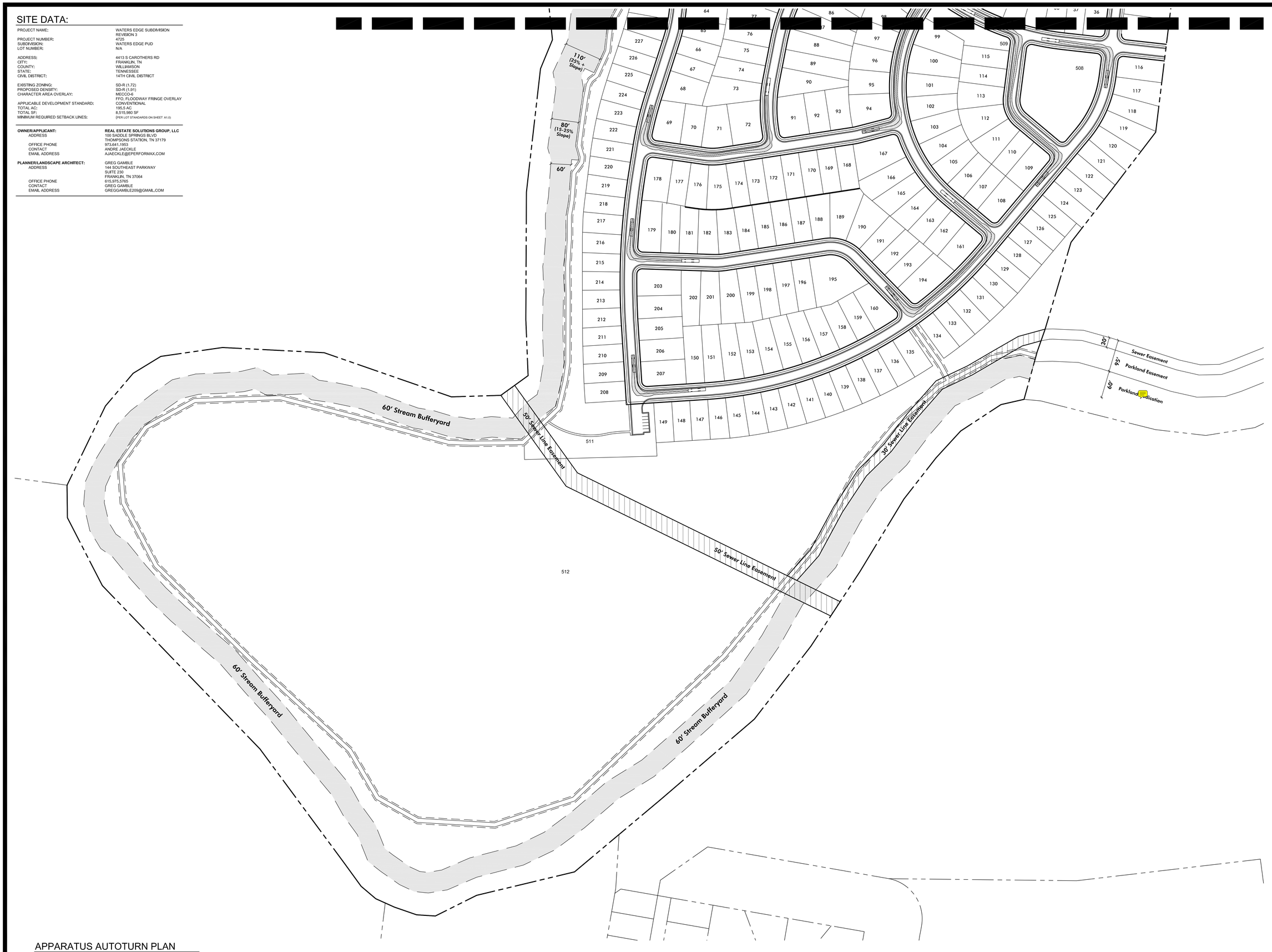

APPARATUS AUTOTURN PLAN

GRAPHIC SCALE 1"=100'
100 0 100 200 300

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
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FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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COF# 4725

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. B. General Information

- The previous comment has not been addressed: "Applicant shall include Phasing schedule, including expected commencement date by phase, anticipated rate of development, and estimated date of completion by phase. Development milestones such as dwelling units, nonresidential building square footage, or significant off-site improvements are appropriate substitutions for dates."

The presentation of phase lines and breakdown of dwelling units per section are appreciated, but do not speak to the anticipated Phasing Schedule requested.

Parks

General Comments

2. parkland dedication

- Parks Dept. has received further information that if the HOA would take over control and maintenance of the trail and a warranty deed will not be needed. The easement shows public access. Parks Dept. will do a *landscape/parkland maintenance agreement* to satisfy all requirements.

Planning

General Comments

3. Post PC Development Plans

- **PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

4. Architecture

- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

5. Post PC Development Plans

- The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

6. Site Plan/Site Layout page

- Sheets C3.0 and C3.1 are different. Please include the same updated plan for both sheets.

Zoning

Waters Edge Dev Plan REV 3_PreApp 9.26.2014.pdf

7. FWO

- A no rise certificate is required to be provided by a licensed engineer for the proposed encroachment in the floodway.

RESOLUTION 2014-98

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WATER'S EDGE PUD SUBDIVISION, LOCATED AT 4413 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. That the legal description of the property is as follows:

Map—Parcel	Acres
089—04900	195.5
TOTAL	**195.5**

PROPERTY DESCRIPTION
TRACT 1
MAP 89 OF PARCEL 49
Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5 +/- feet to a point situated in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee; and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.79 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;
Thence, S 21°05'44" E, a distance of 28.94 feet to a point;
Thence, S 23°17'37" W, a distance of 40.24 feet to a point;
Thence, S 23°46'32" E, a distance of 66.77 feet to a point;
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;
Thence, S 66°05'44" E, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner for Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office for Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;
Thence, S 15°25'57" W, passing a iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;
Thence, S 42°32'18" W, a distance of 106.78 feet to a point;
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;
Thence, S 49°22'29" W, a distance of 362.46 feet to a point;
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;

Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
Thence, N 40°17'13" E, a distance of 125.94 feet to a point;
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;
Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
Thence, N 00°16'11" E, a distance of 374.56 feet to a point;
Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
Thence, N 15°21'48" W, a distance of 507.82 feet to a point;
Thence, N 22°19'29" W, a distance of 386.00 feet to a point;
Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
Thence, N 20°03'52" E, a distance of 238.53 feet to a point;
Thence, N 36°52'05" E, a distance of 324.79 feet to a point;
Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
Thence, S 79°52'03" E, a distance of 242.01 feet to a point;
Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing a iron rod found by TN RLS# 2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

2. That the overall entitlements for Water's Edge PUD Subdivision are as follows:

Entitlements	Water's Edge PUD Subdivision (Overall)
Base Zone	Specific Development Residential (SD-R 1.91)
Character Area Overlay	McEwen Character Area Overlay (MECO) 6
Other Zoning Overlays	FWO; FFO
Number of Dwelling Units	373 (241 detached and 132 attached)
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.58
Development Standard	Conventional
Open Space Requirements	Formal: 11.04 acres Informal: 105.02 acres Total: 116.06 acres

3. 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 Department.

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

CITY OF FRANKLIN, TENNESSEE

BY: _____
DR. KEN MOORE
MAYOR

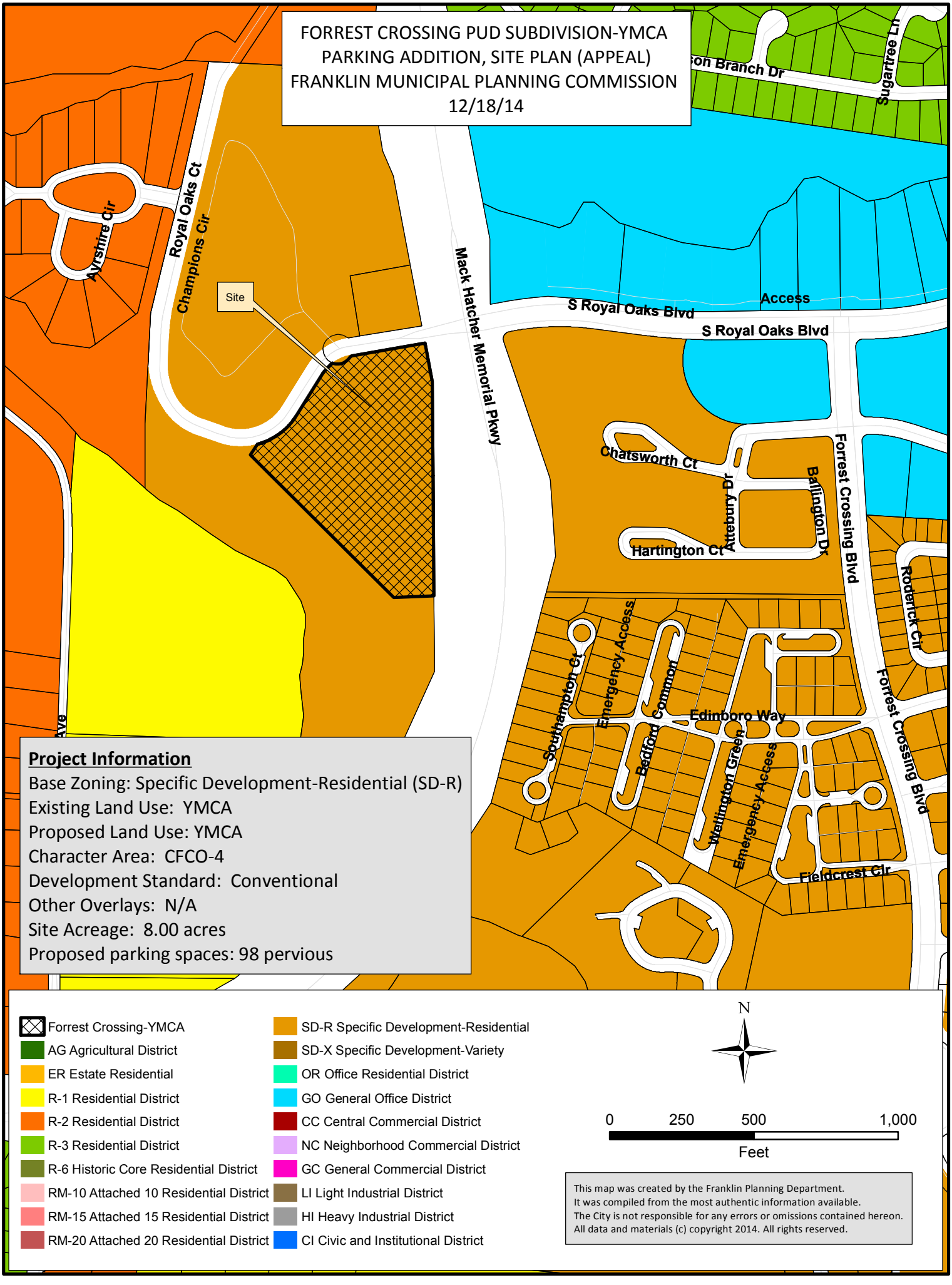
PREAPPLICATION CONFERENCE: 10/9/14

CONCEPTUAL PROJECT WORKSHOP: 10/23/14

REQUIRED NEIGHBORHOOD MEETING: 10/29/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA PASSED/PUBLIC HEARING HELD:


FORREST CROSSING PUD SUBDIVISION-YMCA
PARKING ADDITION, SITE PLAN (APPEAL)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Project Information
Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: YMCA
Proposed Land Use: YMCA
Character Area: CFCO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 8.00 acres
Proposed parking spaces: 98 pervious
Site
Access
Mack Hatcher Memorial Pkwy
S Royal Oaks Blvd
Royal Oaks Ct
Champions Cir
Ayrshire Cir
Sugartree Ln
Chatsworth Ct
Attebury Dr
Ballington Dr
Forrest Crossing Blvd
Hartington Ct
Roderick Cir
Southampton Ct
Emergency Access
Bedford Common
Edinboro Way
Wellington Green
Fieldcrest Cir
Forrest Crossing-YMCA
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 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.
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SITE PLANS
FOR
FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
YMCA OF MIDDLE TENNESSEE

CONTACTS

OWNER/DEVELOPER
YMCA OF MIDDLE TENNESSEE
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LANDSCAPE ARCHITECTURE
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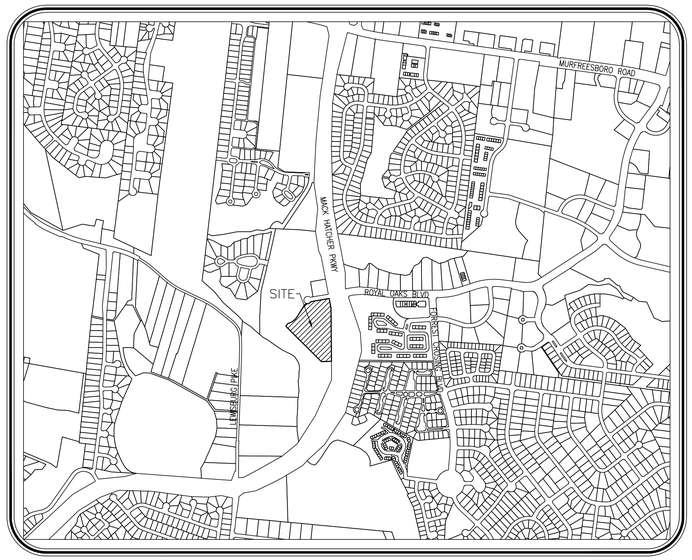

LOCATION MAP
1"=1000'

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9th CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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STATE OF TENNESSEE

FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
FOR
YMCA OF MIDDLE TENNESSEE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS
10-02-14 T. GARDNER PER CITY COMMENTS

JOB NO.	14019
WK. ORDER	9879
DESIGNED:	B. SLAYDEN
DRAWN:	T. GARDNER
SCALE:	AS SHOWN
DATE:	SEPTEMBER 8, 2014

COVER SHEET

CVR

G:\9879.MKTN\CIVIL ENGINEERING\PLAN SHEETS\CVR.DWG
PLOTTED BY TROY P. GARDNER ON 10/8/2014 9:47 AM LAST UPDATED BY TROY.GARDNER ON 9/30/2014 8:32 AM

RSA STANDARD NOTES

SITE GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT THIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

DEMOLITION NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

EROSION PREVENTION AND SEDIMENT CONTROLS

DESIGN, INSPECTION, AND MAINTENANCE OF BMPS DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKADAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON-SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE. IF THE SWPPP IS LOCATED OFF-SITE, REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IDENTIFIED.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

TREE PROTECTION NOTES

1. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC., SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED BY A CERTIFIED ARBORIST VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT OF THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIER SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

SITE GRADING & STORM DRAINAGE NOTES

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTIONS ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABILITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

SITE UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING AS DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES ¼" – 3" SHALL BE TYPE-K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE – CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER METER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RPBP/DDCVA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE-FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE-GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH THE BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

GEOTECHNICAL NOTE

1. NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

BEST MANAGEMENT PRACTICES (BMP)

LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUSH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.

ANY NATURAL WATERCOURSE ON SITE SHALL NOT BE DISTURBED UNLESS ABSOLUTELY NECESSARY.

DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD.

SUITABLE BARRICADES AND GAURDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA.

PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

SLOPE AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE SEED AND MULCH, ALL DITCHES SHALL RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED AND ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THIS PROJECT.

STEEP AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.

EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG THE NEWLY ESTABLISHED CONTOURS UNTIL THE DEVELOPMENT IS STABILIZED (SEE EROSION/SILTATION CONTROL NOTES)

STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM. GRATE INLET SKIMMER BOXES WILL BE PLACED AT ALL INLETS. ALL CATCH BASINS AND CONNECTIONS HAVE BEEN DESIGNED TO CONVEY AT LEAST THE 10-YEAR DESIGN-STORM EVENT. STORM WATER DRAINAGE SHALL BE CONVEYED TO THE DETENTION POND AS SHOWN.

COF PROJECT #4658

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AGRICULTURE
STATE OF TENNESSEE

FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
FOR
YMCA OF MIDDLE TENNESSEE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	DATE
10-02-14 T. GARDNER PER CITY COMMENTS	

JOB NO.	14019
WK. ORDER	9879
DESIGNED:	B. SLAYDEN
DRAWN:	T. GARDNER
SCALE:	N.T.S.
DATE:	SEPTEMBER 8, 2014

CIVIL NOTES

C0.1

G:\14019\WP\CIVIL ENGINEERING\PLAN SHEETS\C0.1 CIVIL NOTES.DWG
PLOTTED BY TROY P. GARDNER ON 10/6/2014 8:47 AM LAST UPDATED BY TPG ON 9/30/2014 8:46 AM

SITE DATA:

PROPERTY INFORMATION:

SUBDIVISION:	FORREST CROSSING, SECTION 10, REVISION 1
LOT:	1001
STREET ADDRESS:	501 ROYAL OAKS COURT
CIVIL DISTRICT:	NINTH
TAX MAP:	79
PARCEL:	96.05
LOT SIZE:	8.00 AC. (348,482 S.F.)

ZONING INFORMATION:

ZONING CLASSIFICATION:	SD–R
ZONING OVERLAY:	NONE
CHARACTER AREA:	CFCO–4
DEVELOPMENT STANDARDS (500' FROM SITE):	CONVENTIONAL
PROPOSED DEVELOPMENT STANDARDS:	CONVENTIONAL
EXISTING LAND USE:	CIVIC/INSTITUTIONAL
INCOMPATIBLE USE BUFFER:	MACK HATCHER PARKWAY STREET BUFFER
BUILDING SETBACKS:	
FRONT:	30'
SIDE:	50'
REAR:	30'

OWNER/DEVELOPER:

YMCA OF NASHVILLE AND MIDDLE TN
1000 CHURCH STREET
NASHVILLE, TN 37203
(615) 254–0631

PROJECT ENGINEER:

BRAD SLAYDEN, P.E.
RAGAN–SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244–8591
bslayden@ragansmith.com

SURVEY INFORMATION:

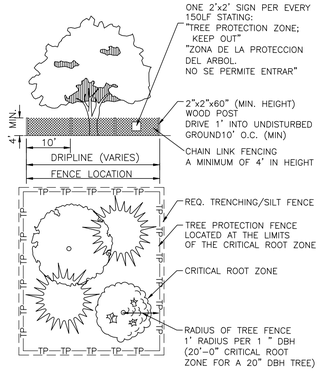
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES, INC. OFFSITE TOPO TAKEN FROM AERIAL SOURCES. PHOSPHATE AND/OR PHOSPHATIC MATERIAL RIGHTS HAVE BEEN TRANSFERRED TO MONSANTO CHEMICAL COMPANY.

FLOOD INFORMATION:

FEMA MAP #s: 47187C0211F AND 47187C0213F
EFFECTIVE DATE: SEPTEMBER 29, 2006
THE SURVEY SHOWS "BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY", THIS PROPERTY LIES WITHIN "ZONE X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0211F AND 47187C0213F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470206 PANEL NO. 0211, SUFFIX F, AND COMMUNITY NO. 470206 PANEL NO. 0213, SUFFIX F, AND COMMUNITY NO. 470204 PANEL NO. 0213 SUFFIX F WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAPS DEFINES "ZONE X" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LANDSCAPING DATA

SITE ACREAGE:	8.000 AC.
DISTURBED AREA:	1.748 AC.
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS:	RX
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.10 (0.800 AC.)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.44 (3.509 AC.)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	15.00% (1.200 AC.)
PERCENT AND ACREAGE TREE COVER REQUIRED:	8.10% (0.648 AC.) [54%x15.00%]
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	14.00% (1.120 AC.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
BUILDING HEIGHT:	EXISTING



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

20% > SLOPES

14-19.9% SLOPES

Williamson County, Tennessee (TN187)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	0.2	1.3%
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded	3.0	17.3%
Hu	Huntington silt loam, phosphatic	0.3	1.9%
InE3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded	0.0	0.0%
Rc	Rockland	1.4	7.9%
StB2	Silversville silt loam, 2 to 5 percent slopes, eroded	3.5	20.2%
StC2	Silversville silt loam, 5 to 12 percent slopes, eroded	8.8	51.2%
StD2	Silversville silt loam, 12 to 20 percent slopes, eroded	0.1	0.4%
Totals for Area of Interest		**17.3**	**100.0%**



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

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AGRICULTURE
No. 1097
STATE OF TENNESSEE

FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
FOR
YMCA OF MIDDLE TENNESSEE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	DATE
10-02-14 T. GARDNER PER CITY COMMENTS	

JOB NO.	14019
WK. ORDER	9879
DESIGNED:	B. SLAYDEN
DRAWN:	T. GARDNER
SCALE:	1"=80'
DATE:	SEPTEMBER 8, 2014

EXISTING CONDITIONS & TREE PRESERVATION PLAN

C1.1

COF PROJECT #4658

G:\14019.WIP\CIVIL ENGINEERING\PLAN SHEETS\C1.1 EXISTING CONDITIONS.DWG
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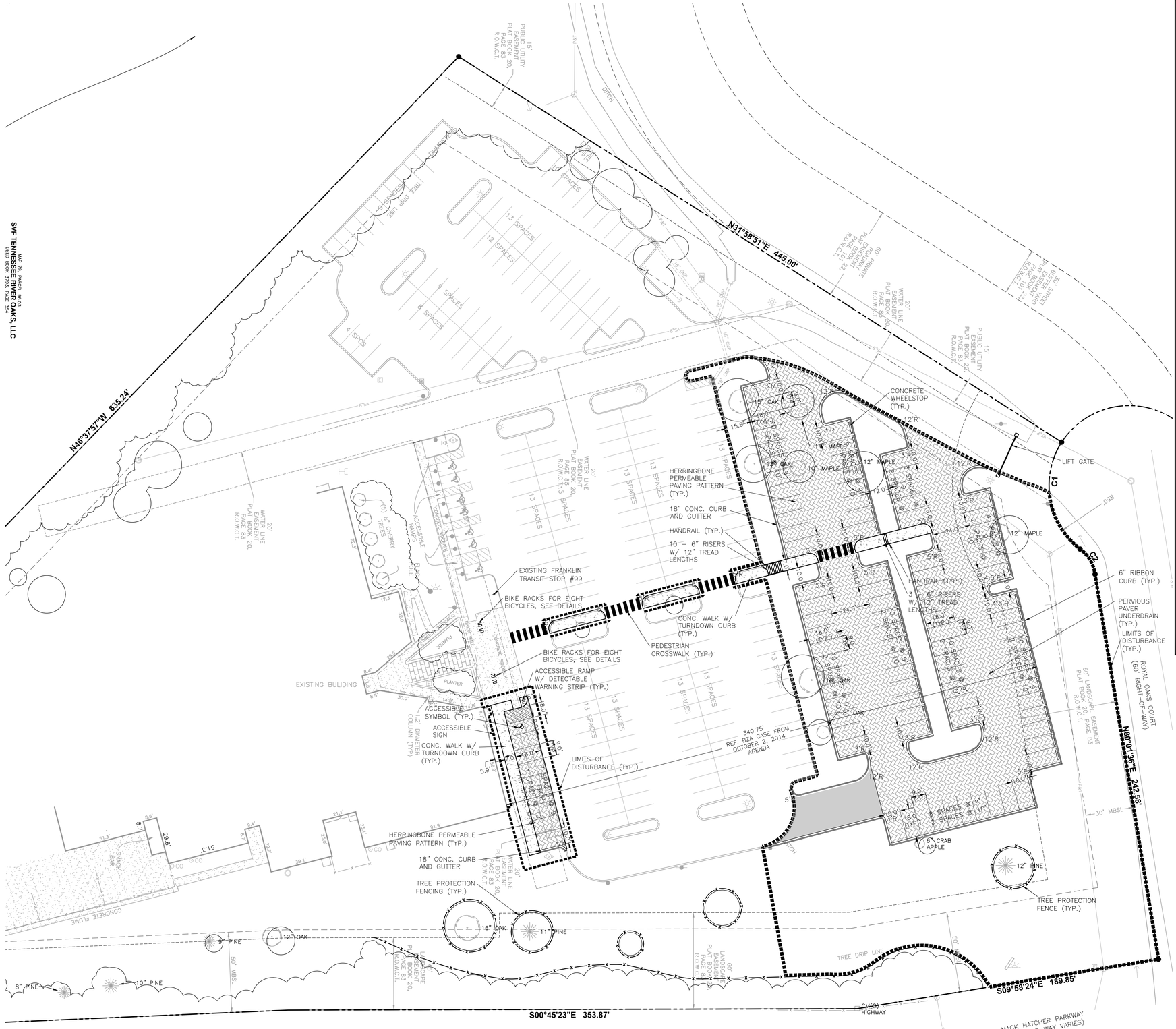

SITE DATA:

PROPERTY INFORMATION:

SUBDIVISION:	FORREST CROSSING, SECTION 10, REVISION 1
LOT:	1001
STREET ADDRESS:	501 ROYAL OAKS COURT
CIVIL DISTRICT:	NINTH
TAX MAP:	79
PARCEL:	96.05
LOT SIZE:	8.00 AC. (348,480 S.F.)

ZONING INFORMATION:

ZONING CLASSIFICATION:	SD–R
ZONING OVERLAY:	NONE
CHARACTER AREA:	CFCO–4
DEVELOPMENT STANDARDS (500' FROM SITE):	CONVENTIONAL
PROPOSED DEVELOPMENT STANDARDS:	CONVENTIONAL
EXISTING LAND USE:	CIVIC/INSTITUTIONAL
INCOMPATIBLE USE BUFFER:	MACK HATCHER PARKWAY STREET BUFFER
BUILDING SETBACKS:	
FRONT:	30'
SIDE:	50'
REAR:	30'

OWNER/DEVELOPER:

YMCA OF NASHVILLE AND MIDDLE TN
1000 CHURCH STREET
NASHVILLE, TN 37203
(615) 254–0631

PROJECT ENGINEER:

BRAD SLAYDEN, P.E.
RAGAN–SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244–8591
bslayden@ragansmith.com

PROJECT INFORMATION:

CITY OF FRANKLIN PROJ. #	4658
BUILDING HEIGHT PROVIDED:	EXISTING
BUILDING AREA	36,000 +/– S.F.

PARKING SUMMARY:

REQUIRED:
- SIZE: 9'x18' (TYP.), 9'x16' W/2' GREEN STRIP OR 7' WALK, & 10'x16' NEXT TO ISLANDS
- CODE: 142 SPACES (INCLUDING 5 ACC.) (3.33/1,000 S.F.)
- MAX. PARKING LIMIT: 170 SPACES (120% OF REQUIREMENT)

PROVIDED:

EXISTING (IMPERVIOUS):	202 (195 STANDARD, 7 ACC.)
PROPOSED (PERVIOUS):	+ 98 (97 STANDARD, 1 ACC.
TOTAL PROVIDED:	300

BICYCLE PARKING REQUIRED:	15 (@ 1/20 PARKING SPACES)
BICYCLE PARKING PROVIDED:	16 SPACES

LANDSCAPE SUMMARY:

MIN. REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.10 (0.800 AC.)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.44 (3.509 AC.)
FORMAL OPEN SPACE REQUIRED (5% OF DEV. AREA):	17,424 S.F.
FORMAL OPEN SPACE PROVIDED:	17,490 S.F.
ALLOWABLE PERCENT OF FORMAL OPEN SPACE TO BE PAVED:	80% (13,939 S.F.)
PERCENT OF FORMAL OPEN SPACE PAVED:	T.B.D.
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	15.00% (1.200 AC.)
PERCENT AND ACREAGE TREE COVER REQUIRED:	8.10% (0.648 AC.)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	14.00% (1.120 AC.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
PARKLAND:	N/A
MACK HATCHER PARKWAY STREET BUFFER	30' WIDTH (24 ACI/100 L.F.)

SURVEY INFORMATION:

BOUNDARY AND TOPOGRAPHICINFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES, INC. PHOSPHATE AND/OR PHOSPHATIC MATERIAL RIGHTS HAVE BEEN TRANSFERRED TO MONSANTO CHEMICAL COMPANY.

FLOOD INFORMATION:

FEMA MAP #: 47187C0204F
EFFECTIVE DATE: SEPT. 29, 2006
THE SURVEY SHOWS "BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY", THIS PROPERTY LIES WITHIN FOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO.47187C0204F, WITH AN EFFECTIVE DATE OF SEPT. 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINSTRATION REPORT; COMMUNITY NO. 470206 PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TRIP GENERATION SUMMARY

Trip Generation Manual, 9th Edition, Institute of Transportation Engineers

Project: Forrest Crossing - YMCA Parking Addtion — Trip Generation

LUC	Land Use	# of Units	Daily	A.M. Peak Hour			P.M. Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
495	Recreational Community Center	0 GSF	0	0	0	0	0	0	0
		TOTAL:	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PAVEMENT LEGEND

- PERMEABLE PAVERS
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

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

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COF PROJECT #4658

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BRADFORD SAMUEL SLAYDEN — REGISTERED ENGINEER — AGRICULTURE — 109741 — STATE OF TENNESSEE

FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION

FOR

YMCA OF MIDDLE TENNESSEE

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
10-02-14	T. GARDNER
PER CITY COMMENTS	

JOB NO.	14019
WK. ORDER	9879
DESIGNED:	B. SLAYDEN
DRAWN:	T. GARDNER
SCALE:	1"=30'
DATE:	SEPTEMBER 8, 2014

SITE LAYOUT PLAN

C2.1

G:\14019\ENGR\CIVIL ENGINEERING\PLAN SHEETS\C2.1 - SITE LAYOUT.DWG
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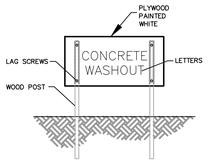
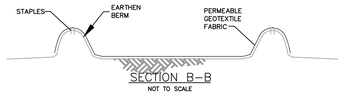
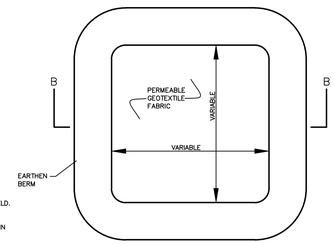


CONCRETE WASHOUT SIGN (OR EQUIVALENT)



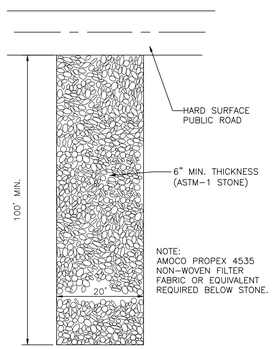
SECTION B–B
NOT TO SCALE



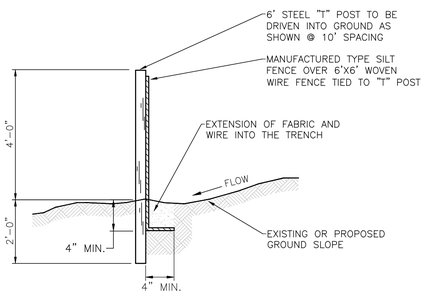
PLAN VIEW
NOT TO SCALE

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

CONCRETE WASH OUT
NOT TO SCALE

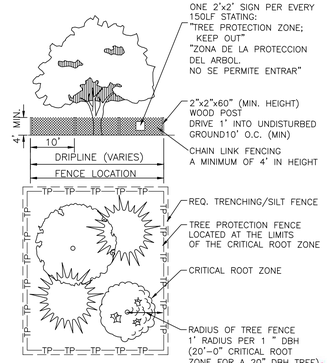


GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



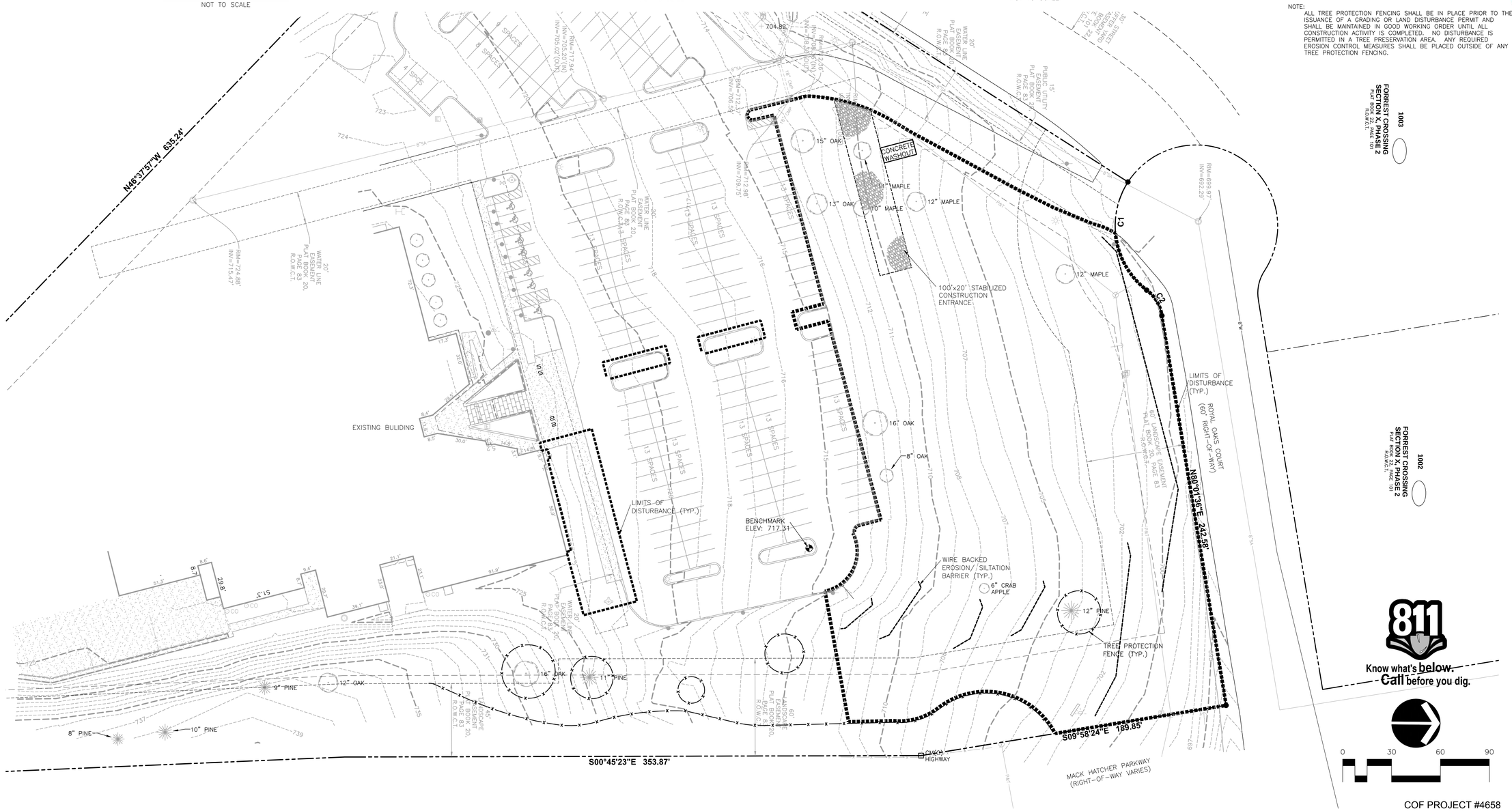
TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

EROSION/SILTATION FENCE
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



COF PROJECT #4658
TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
FOR
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DRAWN:	T. GARDNER
SCALE:	1"=30'
DATE:	SEPTEMBER 8, 2014

REVISIONS
1 10–02–14 T. GARDNER PER CITY COMMENTS

Know what's below. Call before you dig.

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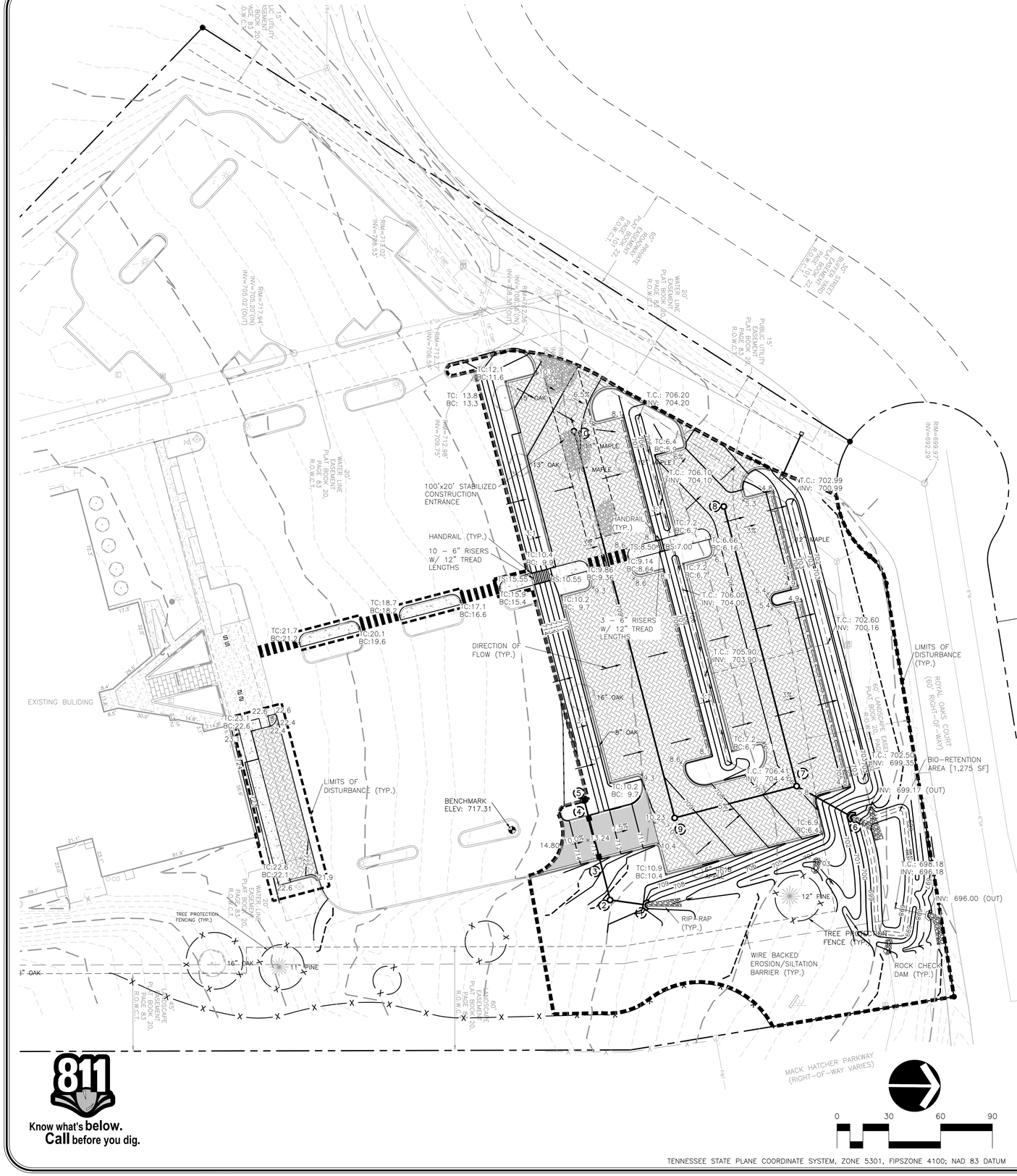
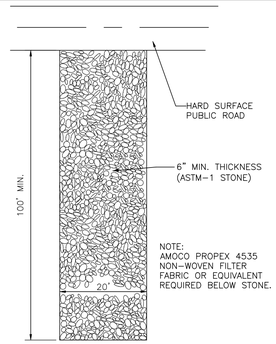
INITIAL EROSION CONTROL PLAN

C3.1

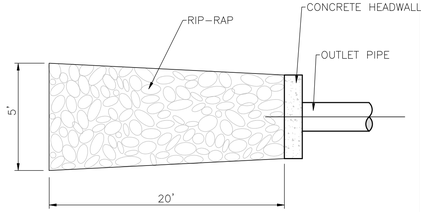
G:\14019\RP\CIVIL ENGINEERING\PLAN SHEETS\C3.1 - EC.P.DWG
PLOTTED BY: TROY P. GARDNER ON 10/8/2014 8:48 AM LAST UPDATED BY TPG ON 9/30/2014 8:48 AM



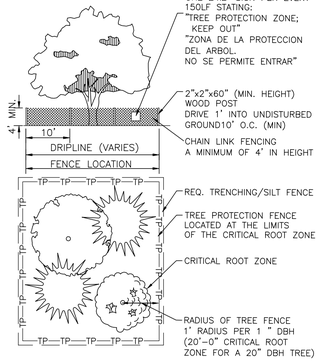
TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM



GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



RIP-RAP DETAIL
NOT TO SCALE

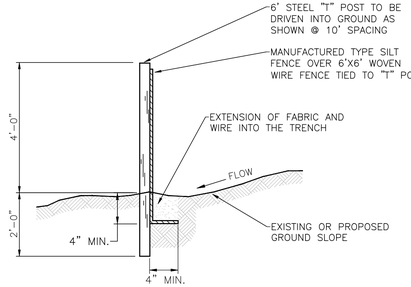


TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
2–1	15" RCP	20'	1.00%
3–2	15" RCP	26'	4.76%
4–3	15" RCP	23'	5.28%
5–4	15" RCP	11'	4.55%
6–7	8" HDPE	35'	0.50%
7–8	8" HDPE	167'	1.95%
7–9	8" HDPE	73'	6.46%
9–10	8" HDPE	231'	1.00%

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
1	HEADWALL	---	---	706.60 (2)
2	JUNCTION BOX	1110	710.50	706.80 (1) 707.00 (3)
3	SINGLE CURB INLET	3300	712.28	708.23 (2) 708.23 (4)
4	SINGLE CURB INLET	3300	713.09	--- 709.44 (3) 709.44 (5)
5	SINGLE CURB INLET	3300	713.45	709.95 (4)
6	HEADWALL	---	701.21	700.00 (7)
7	CLEAN OUT	---	705.98	700.18 (8) 700.18 (6) 700.18 (9)
8	CLEAN OUT	---	704.47	703.44 (7)
9	CLEAN OUT	---	709.79	704.89 (10) 704.89 (7)
10	CLEAN OUT	---	709.35	707.21 (9)



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

EROSION/SILTATION FENCE
NOT TO SCALE

SITE AREAS:	
LOT SIZE:	8.00 AC. (348,482 S.F.)
DISTURBED AREA:	1.75 AC. (76,164 S.F.)
EXISTING IMPERVIOUS AREA:	3.72 AC. (162,057 S.F.)
PROPOSED IMPERVIOUS AREA:	0.77 AC. (33,540 S.F.)
TOTAL IMPERVIOUS AREA:	4.49 AC. (195,597 S.F.)

TREE CUT NOTE:
A TREE CUT PERMIT SHALL BE OBTAINED PROIR TO REMOVAL OF SITE TREES.

TREE PROTECTION NOTE:
ALL TREE–PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURERS SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LOCATION AND PROTECTION OF EXISTING UTILITIES:
CONTRACTOR SHALL LOCATE, PROTECT AND BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.

COF PROJECT #4658

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

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FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
FOR
YMCA OF MIDDLE TENNESSEE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

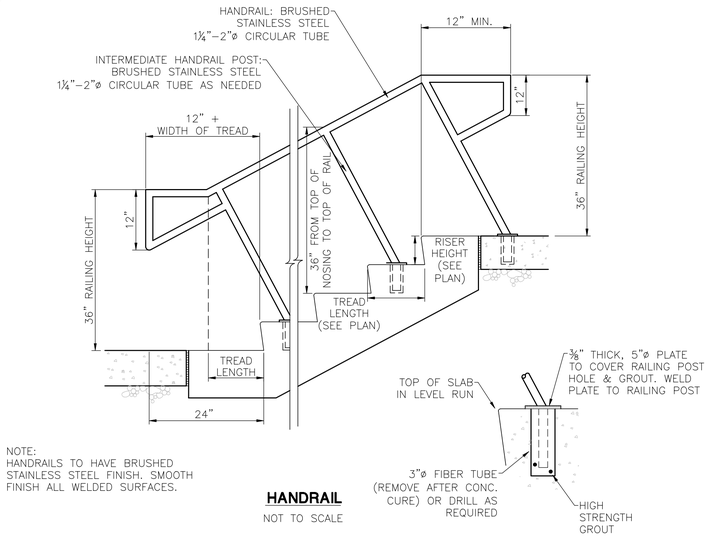
REVISIONS	DATE
10-02-14 T. GARDNER PER CITY COMMENTS	

JOB NO. 14019	WK. ORDER 9879
DESIGNED:	B. SLAYDEN
DRAWN:	T. GARDNER
SCALE:	1"=30'
DATE:	SEPTEMBER 8, 2014

GRADING, DRAINAGE & EROSION CONTROL PLAN

C4.1

G:\14019.WITH CIVIL ENGINEERING\PLAN SHEETS\C4.1 - GRADING.DWG
PLOTTED BY TROY F. GARDNER ON: 10/02/2014 8:48 AM LAST UPDATED BY TFG ON: 10/02/2014 2:54 PM

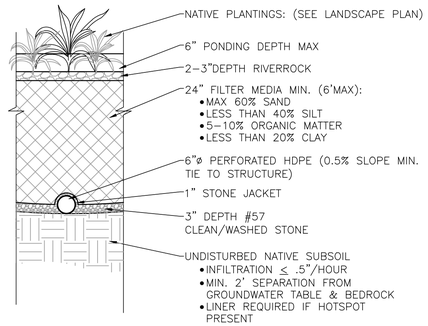


NOTE:
HANDRAILS TO HAVE BRUSHED STAINLESS STEEL FINISH. SMOOTH FINISH ALL WELDED SURFACES.

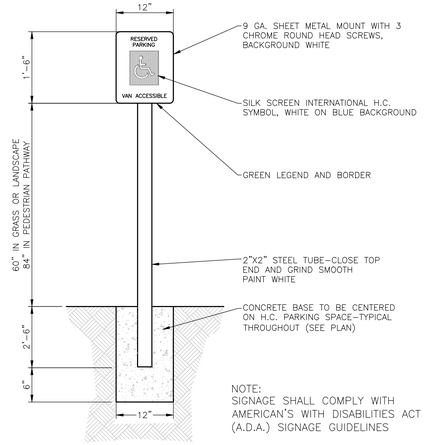
HANDRAIL
NOT TO SCALE

BIORETENTION AREA NOTES:

1. THE PLANTING SOIL BED MUST BE AT LEAST 3 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2–3 INCHES OF COMMERCIALLY AVAILABLE FINE SHREDDED HARDWOOD MULCH OR SHREDDED HARDWOOD CHIPS.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6–INCH PERFORATED PIPE IN AN 12–INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8–INCH PERFORATIONS, SPACED ON 6–INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

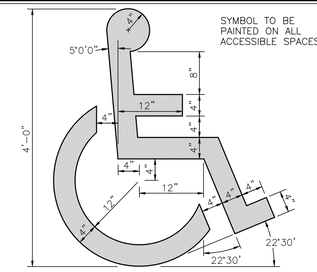


LEVEL 1 (RR:60) BIORETENTION W/ UNDERDRAIN
NOT TO SCALE

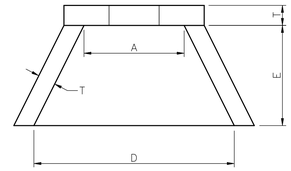


NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

EXTERIOR ACCESSIBLE SIGN
NOT TO SCALE



PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE

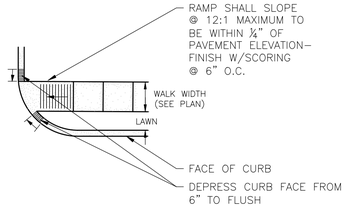


TOP VIEW

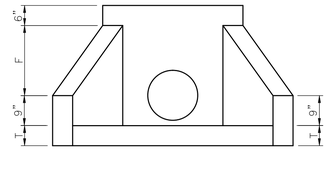
CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10"C.C. EACH WAY WITH WINGS AND TOE SLAB DOGWELLED TO HEADWALL WITH NO.5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'–6"	5'–0"	2'–6"	1'–9"	6"
18"	2'–6"	5'–0"	2'–6"	1'–9"	6"
21"	2'–6"	5'–0"	2'–6"	1'–9"	6"
24"	4'–0"	6'–6"	3'–0"	3'–3"	6"
30"	4'–0"	6'–6"	3'–0"	3'–3"	6"
36"	5'–6"	8'–0"	3'–6"	4'–5"	6"
42"	5'–6"	8'–0"	3'–6"	4'–5"	6"
48"	5'–6"	8'–0"	3'–6"	4'–5"	6"
54"	7'–0"	9'–5"	4'–6"	5'–9"	6"
60"	7'–0"	9'–5"	4'–6"	5'–9"	6"
66"	8'–6"	11'–0"	5'–6"	6'–11"	6"
72"	8'–6"	11'–0"	5'–6"	6'–11"	6"



ACCESSIBLE RAMP
NOT TO SCALE



FRONT VIEW **SIDE VIEW**

CONCRETE HEADWALL
NOT TO SCALE

Flo
Bike Rack, Surface Mount

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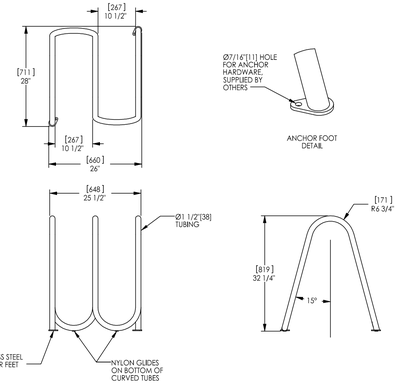

Drawing: FL662-02
Date: 5/24/2010
Dimensions are in Inches[mm]
U.S. Patent No.: D529,433

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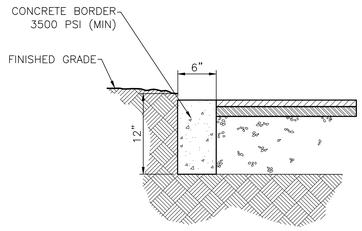
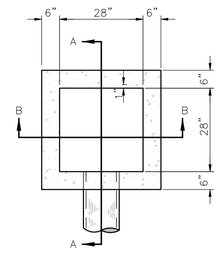
BICYCLE RACK
NOT TO SCALE
OR APPROVED EQUIVALENT



CONCRETE RIBBON CURB
NOT TO SCALE

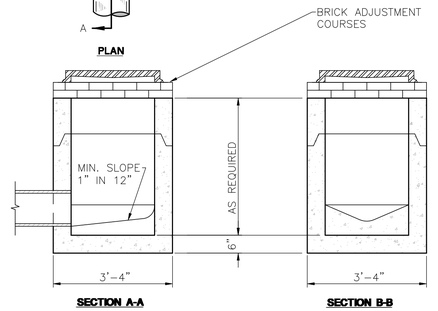
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



NOTE:
STANDARD TYPE "K" GRATES TO BE INSTALLED. BOUCHARD NO.4310

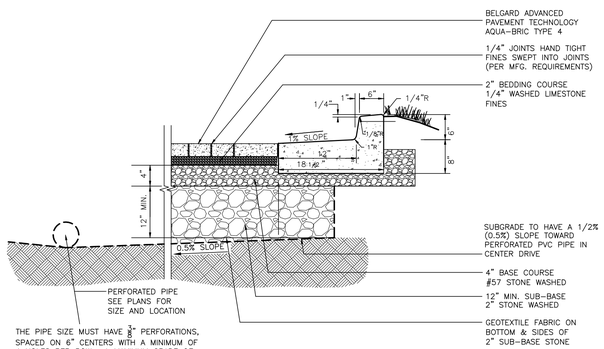
CONCRETE=4000 PSI AT 28 DAYS REINFORCED WITH #4, GRADE 60 BARS

PLAN



SECTION A-A **SECTION B-B**

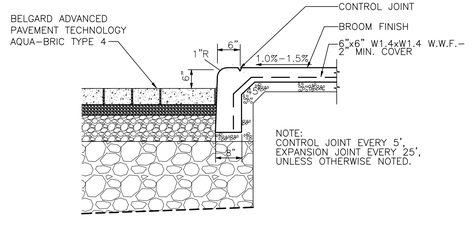
SINGLE INLET (PRECAST)
NOT TO SCALE



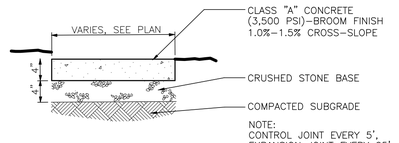
THE PIPE SIZE MUST HAVE ⅜" PERFORATIONS, SPACED ON 6" CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. A MAXIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED WITHIN THE PIPE.

NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.

CURB AND GUTTER WITH PERMEABLE PAVERS (12" SECTION)
NOT TO SCALE



CONCRETE WALK & TURNDOWN CURB WITH PERMEABLE PAVERS
NOT TO SCALE



CONCRETE WALK
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FOR
YMCA OF MIDDLE TENNESSEE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	DATE
10–02–14 T. GARDNER PER CITY COMMENTS	

JOB NO.	14019
WK. ORDER	9879
DESIGNED:	B. SLAYDEN
DRAWN:	T. GARDNER
SCALE:	AS SHOWN
DATE:	SEPTEMBER 8, 2014

CONSTRUCTION DETAILS

C5.1

COF PROJECT #4658

G:\14019\SHEETS\CIVIL ENGINEERING\PLAN SHEETS\C5.1 - CONSTRUCTION DETAILS.DWG
PLOTTED BY TROY P. GARDNER ON 10/2/2014 9:49 AM - LAST UPDATED BY TROY P. GARDNER ON 9/30/2014 8:42 AM

PLANT SCHEDULE MACK HATCHER STREET BUFFER

CANOPY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CJ	4	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	2" CAL	6`-8`HT.	EVERGREEN	AS SHOWN	B&B, FULL TO BASE
LS	3	LIQUIDAMBAR ROTUNDILOBA / SWEET GUM	3" CAL	14-16`	DECIDUOUS	AS SHOWN	B&B, 6` CLEAR TRUNK
PW	5	PINUS ALBA / WHITE PINE	2" CAL	6`-8`HT.	EVERGREEN	AS SHOWN	B&B, 6` CLEAR TRUNK

PLANT SCHEDULE SITE PLANTINGS

CANOPY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CJ	3	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	2" CAL	6`-8`HT.	EVERGREEN	AS SHOWN	B&B, FULL TO BASE
QP	5	QUERCUS PHELLOS / WILLOW OAK	3" CAL	14-16`	DECIDUOUS	AS SHOWN	B&B, 6` CLEAR TRUNK
UE	5	ULMUS PARVIFOLIA `EMER II` / `EMER II` ALLEE ELM	3" CAL	14-16`	DECIDUOUS	AS SHOWN	B&B, 6` CLEAR TRUNK
ZS	10	ZELKOVA SERRATA / SAWLEAF ZELKOVA	3" CAL	14-16`	DECIDUOUS	AS SHOWN	B&B, 6` CLEAR TRUNK
UNDERSTORY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CC	2	CERCIS CANADENSIS / EASTERN REDBUD	1.5" CAL	7-8`	DECIDUOUS	AS SHOWN	B&B
CP	5	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	2" CAL	8-10`	DECIDUOUS	AS SHOWN	B&B, SPECIMEN
MS	6	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	2" CAL	8-10`	DECIDUOUS	AS SHOWN	B&B OR CONTAINER, FULL, WELL-MATCHED
TE	2	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	1.5" CAL	6-8`	EVERGREEN	AS SHOWN	B&B OR CONTAINER, FULL, WELL-MATCHED
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
BG	60	BUXUS X `GREEN VELVET` / BOXWOOD	EVERGREEN	18" HT	16"	24"O.C.	B&B OR CONTAINER, FULL
IB	47	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	EVERGREEN	24"	18"	36"O.C.	B&B OR CONTAINER, FULL
JO	17	JUNIPERUS VIRGINIANA `GREY OWL` / EASTERN REDCEDAR	EVERGREEN	30"	24"	4` O.C.	B&B OR CONTAINER, FULL
PO	82	PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	EVERGREEN	24"	24"	36"O.C.	B&B OR CONTAINER, FULL
TD	61	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW	EVERGREEN	24"	24"	48"O.C.	B&B OR CONTAINER, FULL

PLANT SCHEDULE BIO-RETENTION AREA 1

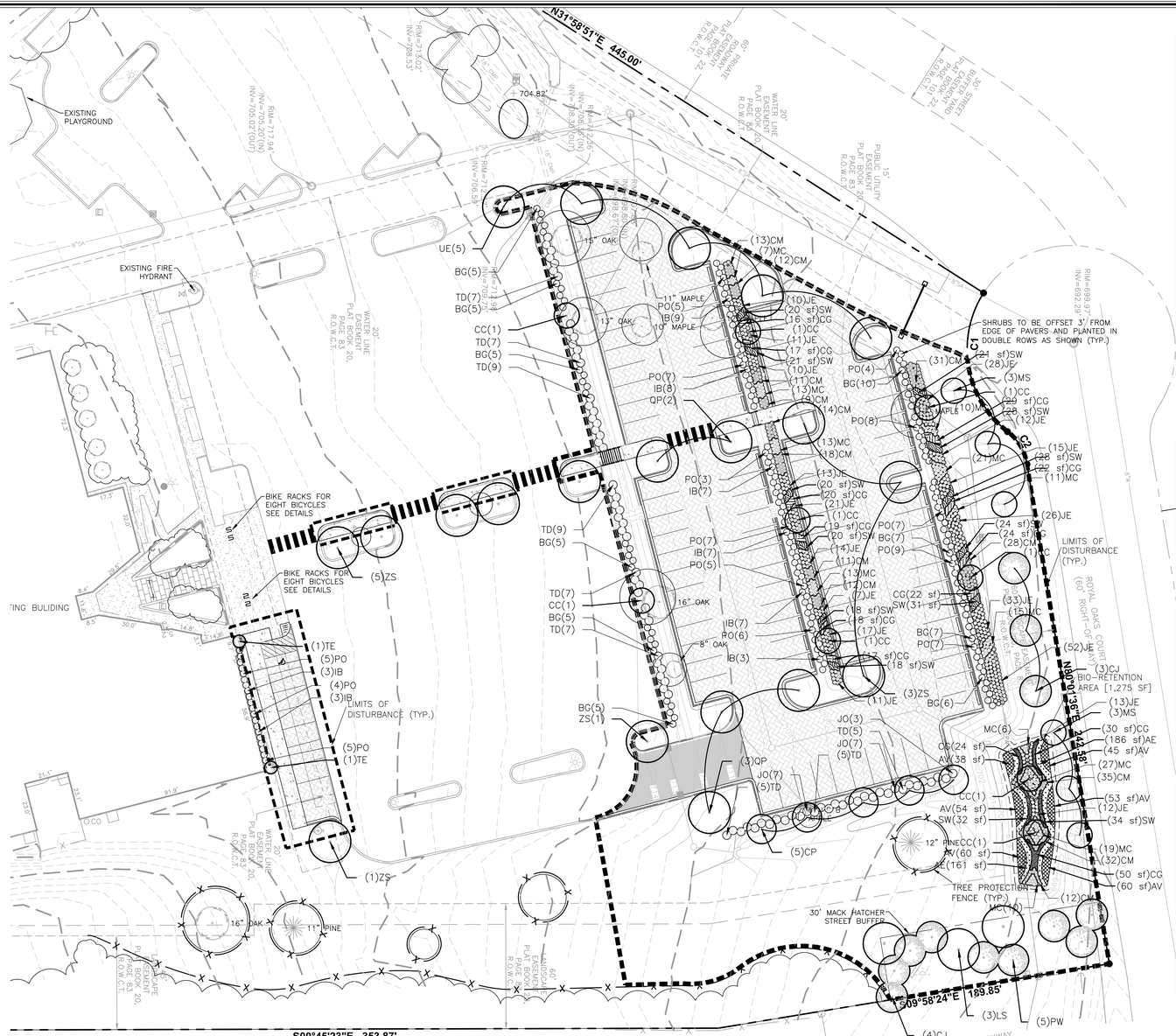
UNDERSTORY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CC	3	CERCIS CANADENSIS / EASTERN REDBUD	1.5" CAL	7-8`	DECIDUOUS	AS SHOWN	B&B
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
CM	100	CAREX MUSKINGUMENSIS / PALM SEDGE	PERENNIAL	1 GAL		24"O.C.	
JE	114	JUNCUS EFFUSUS / SOFT RUSH	PERENNIAL	1 GAL		24"O.C.	
MC	46	MUHLENBERGIA CAPILLARIS / PINK MUHLY	PERENNIAL	1 GAL		24"O.C.	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	SPREAD	SPACING	REMARKS
CG	106 SF	CONOCLINIUM GREGGII `BOOTHILL` TM / GREGG`S MISTFLOWER	1 GAL	PERENNIAL		18"O.C.	
SW	117 SF	SOLIDAGO RUGOSA / WRINKLELEAF GOLDENROD	1 GAL	PERENNIAL		18"O.C.	

PLANT SCHEDULE BIO-RETENTION AREA 2

UNDERSTORY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CC	2	CERCIS CANADENSIS / EASTERN REDBUD	1.5" CAL	7-8`	DECIDUOUS	AS SHOWN	B&B
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
CM	59	CAREX MUSKINGUMENSIS / PALM SEDGE	PERENNIAL	1 GAL		24"O.C.	
JE	166	JUNCUS EFFUSUS / SOFT RUSH	PERENNIAL	1 GAL		24"O.C.	
MC	57	MUHLENBERGIA CAPILLARIS / PINK MUHLY	PERENNIAL	1 GAL		24"O.C.	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	SPREAD	SPACING	REMARKS
CG	96 SF	CONOCLINIUM GREGGII `BOOTHILL` TM / GREGG`S MISTFLOWER	1 GAL	PERENNIAL		18"O.C.	
SW	131 SF	SOLIDAGO RUGOSA / WRINKLELEAF GOLDENROD	1 GAL	PERENNIAL		18"O.C.	

PLANT SCHEDULE BIO-RETENTION AREA 3

UNDERSTORY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CC	2	CERCIS CANADENSIS / EASTERN REDBUD	1.5" CAL	7-8`	DECIDUOUS	AS SHOWN	B&B
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
CM	79	CAREX MUSKINGUMENSIS / PALM SEDGE	PERENNIAL	1 GAL		24"O.C.	
JE	25	JUNCUS EFFUSUS / SOFT RUSH	PERENNIAL	1 GAL		24"O.C.	
MC	62	MUHLENBERGIA CAPILLARIS / PINK MUHLY	PERENNIAL	1 GAL		24"O.C.	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	SPREAD	SPACING	REMARKS
AV	309 SF	ASCLEPIAS VERTICILLATA / WHORLED MILKWEED	1 GAL	PERENNIAL		18"O.C.	
AE	347 SF	ASTER NOVAE-ANGLIAE / NEW ENGLAND ASTER	1 GAL	PERENNIAL		24"O.C.	
CG	104 SF	CONOCLINIUM GREGGII `BOOTHILL` TM / GREGG`S MISTFLOWER	1 GAL	PERENNIAL		18"O.C.	
SW	65 SF	SOLIDAGO RUGOSA / WRINKLELEAF GOLDENROD	1 GAL	PERENNIAL		18"O.C.	



ATTENTION OWNER/INSTALLER:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL.

DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIRMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER:	MR. MARCO PETERS	(615) 591-0322
	CONTACT NAME	PHONE NUMBER
LANDSCAPE ARCHITECT:	BRETT SMITH	(615) 244-8591
	CONTACT NAME	PHONE NUMBER
FRANKLIN PLANNING DEPARTMENT:	(615) 791-3212 PHONE (615) 791-3257 FAX	

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO ENSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

FOR MATERIAL PLANTED IN A REQUIRED BUFFER, ALL MATERIALS SHALL BE FROM THE FRANKLIN PLANT LIST. ADDITIONALLY, ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION.

AFTER INSTALLATION, THE LANDSCAPING WILL BE MAINTAINED BY:
YMCA OF MIDDLE TENNESSEE
OWNER

LANDSCAPING DATA

SITE ACREAGE:	8.000 AC.
DISTURBED AREA:	1.748 AC.
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS:	RX
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.10 (0.800 AC.)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.44 (3.509 AC.)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	15.00% (1.200 AC.)
PERCENT AND ACREAGE TREE COVER REQUIRED:	8.10% (0.648 AC.) [54%x15.00%]
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	14.00% (1.120 AC.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
BUILDING HEIGHT:	EXISTING

MACK HATCHER STREET BUFFER LINEAR FEET: 106 L.F.

LANDSCAPE REQUIREMENTS:(ACI)	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees=14"+:	0	0	0	0
Existing Trees(See Tree Inventory):	0	0	0	0
3" caliper canopy trees:	0	3	3	9
2" caliper canopy trees:	0	9	9	18
Aggregate Canopy Caliper Inches Provided:				27
Aggregate Canopy Caliper Inches Required:				26
% Evergreen Provided:				67%
% Evergreen Required:				≥ 50%

RESIDENTIAL VARIETY - CONVENTIONAL DISTURBED AREA: 1.748 ACRES

LANDSCAPE REQUIREMENTS:(ACI)	Quantity Provided			Inches Provided
LSR 0.10 LSA=3.509 acres	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees=14"+:	2	0	2 @ 1.25	40
Existing Trees(See Tree Inventory):	14	0	14	110
3" caliper canopy trees:	0	20	20	60
Aggregate Canopy Caliper Inches Provided:				210
Aggregate Canopy Caliper Inches Required:				144
2" caliper understory trees:	0	11	11	22
1.5" caliper understory trees:	0	10	10	15
Aggregate Understory Caliper Inches Provided:				37
Aggregate Understory Caliper Inches Required:				37
Min. 18" Height Shrubs:				59
Min. 24" + Height Shrubs:				198
Total Shrubs Provided:				257
Total Shrubs Required:				168

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

EX. TREE INVENTORY

DEMO / CREDIT	TREE ID	DBH	/NAME	CREDIT
	1475	8"	CHERRY	8"
	1476	8"	CHERRY	8"
	1477	8"	CHERRY	8"
	1478	8"	CHERRY	8"
	1479	8"	CHERRY	8"
	1701	8"	PINE	8"
	1703	10"	PINE	10"
	1704	9"	PINE	9"
	1698	12"	OAK	12"
C	1521	16"	OAK	20"
	1523	11"	PINE	11"
X	~~1518~~	~~6"~~	~~CRAB APPLE~~	~~6"~~
	1914	12"	PINE	12"
	1935	8"	OAK	8"
C	1938	16"	OAK	20"
X	~~1907~~	~~12"~~	~~MAPLE~~	~~12"~~
X	~~1925~~	~~12"~~	~~MAPLE~~	~~12"~~
X	~~1951~~	~~11"~~	~~MAPLE~~	~~11"~~
X	~~1948~~	~~10"~~	~~MAPLE~~	~~10"~~
X	~~1947~~	~~12"~~	~~OAK~~	~~12"~~
X	~~1953~~	~~15"~~	~~OAK~~	~~15"~~
EX DBH TO REMAIN				150"
EX DBH TO BE REMOVED				79"

C = TREE CREDIT (x1.25 > 14")
X = TREE REMOVED

0 30 60 90

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

COF PROJECT #4658

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LANDSCAPE ARCHITECTS • SURVEYORS
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(615) 244-8591
CHATTANOOGA
1410 COMMERCE STREET, SUITE 200
CHATTANOOGA, TN. 37405
(423) 490-9400
www.ragansmith.com

BRETT ALAN SMITH — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT

FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION

FOR

YMCA OF MIDDLE TENNESSEE

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	DATE:	SCALE:	DRAWN:	DESIGNED:	JOB NO.	WK. ORDER
10-02-14 T. GARDNER PER CITY COMMENTS	SEPTEMBER 8, 2014	1"=30'	T. GARDNER	B. SMITH	14019	9879

LANDSCAPE PLAN

L1.1

G:\14019-BATH\CIVIL ENGINEERING\PLAN SHEETS\L1.1 LANDSCAPE PLAN.DWG
PLOTTED BY TROY P. GARDNER ON 10/20/2014 4:43 AM LAST UPDATED BY TROY.ON 9/30/2014 4:43 AM

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOUROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUB S SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPING CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXSISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLAED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING ARA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

SODDING NOTES

1. AREAS INDICATED FOR SOD SHALL BE KENTUCKY 31. MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. SOD SHALL BE STORED AT A LOCATION THAT IS PROTECTED FROM DAMAGING WINDS.
4. 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES, SHALL BE APPLIED AT RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. AREA TO RECEIVE SOD SHALL BE LIGHTLY MOISTENED IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT A MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12"x12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. DETERIORATED MATERIAL SHALL BE REPLACED WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH LESS THAN 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL, AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
5. HERBICIDE (TREFLAN OR EQUIVALENT) SHALL BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. TEST RESULTS, WITH RECOMMENDATIONS FOR SUITABILITY, SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP HARDWOOD MULCH
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY & SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCI- ATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
     2. ONE FORK IS LESS THAT TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERITCAL TO THE TRUNK; AND
   - F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

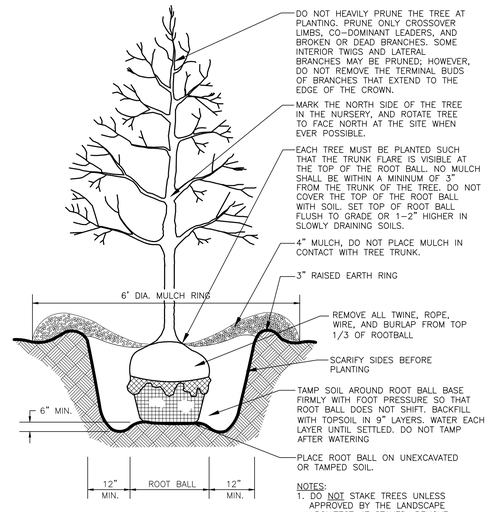
MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:

☐ Rooftop
☐ Ground
☒ Not applicable

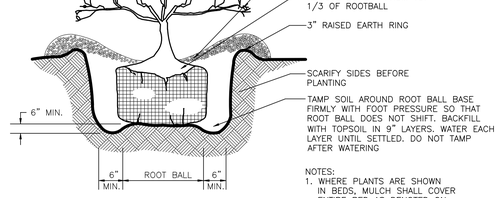
THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

Buffer/Screen Type:	Purpose:
☒ Mack Hatcher Street Buffer	Screen addition from Mack Hatcher Parkway



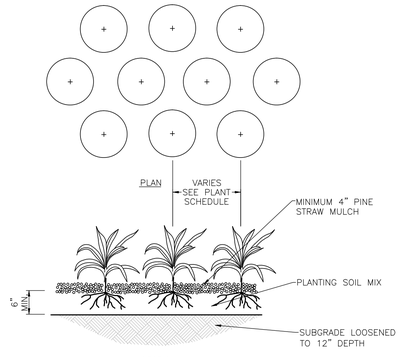
TREE PLANTING
NOT TO SCALE

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.



NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL.

SHRUB PLANTING
NOT TO SCALE



SECTION

GROUNDCOVER PLANTING
NOT TO SCALE

COF PROJECT #4658

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BRETT ALAN SMITH
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

FORREST CROSSING, SITE PLAN - YMCA PARKING ADDITION
FOR
YMCA OF MIDDLE TENNESSEE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

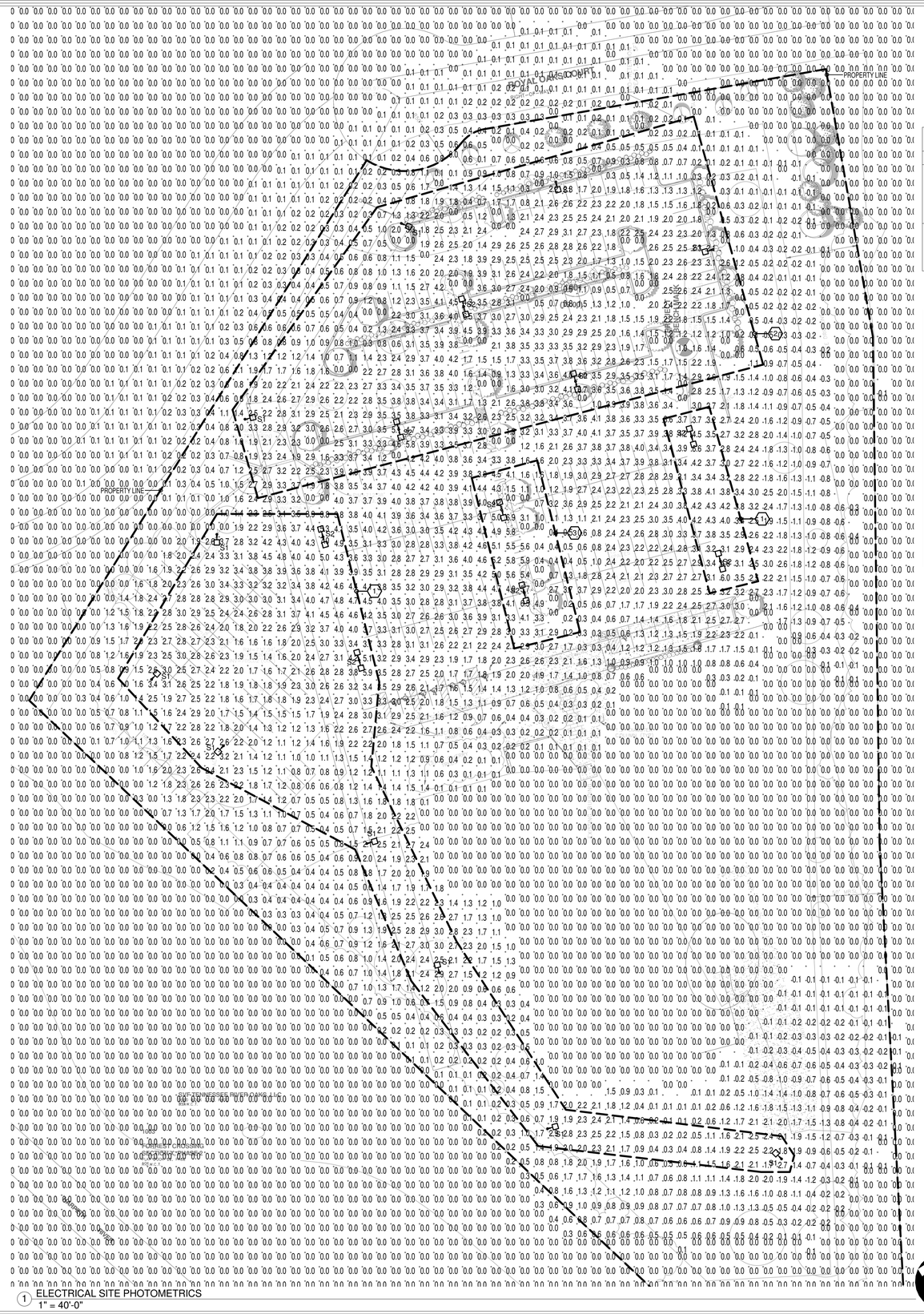
REVISIONS	DATE
10-02-14 T. GARDNER PER CITY COMMENTS	

JOB NO. 14019	WK. ORDER 9879
DESIGNED:	B. SMITH
DRAWN:	T. GARDNER
SCALE:	AS SHOWN
DATE:	SEPTEMBER 8, 2014

LANDSCAPE DETAILS

L2.1

G:\2014\RSFK\CIVIL ENGINEERING\PLAN SHEETS\L2.1 LANDSCAPE DETAILS.DWG
PLOTTED BY TROY F. GARDNER ON 10/9/2014 9:49 AM LAST UPDATED BY TROY ON 9/30/2014 9:44 AM


PROPERTY LINE
PROPERTY LINE
ALL CAR COURT
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COF# 4658
CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. B. General Information

- COMMENT REVISED 11/20; SIDEWALK SURETY WILL BE SET ONCE SIDEWALK DESIGN IS APPROVED BY CITY STAFF:

Sureties to be posted in the amount of:

III. Streets (including private streets): $48,000
V. Sidewalks: **TBD**
VI. Drainage: $17,000
VII. Green Infrastructure: $605,000

2. D. Site Plan

- Applicant shall provide a drainage easement for the permeable paver and bioretention areas. All permanent stormwater and green infrastructure BMP's are required to be in a drainage easement.

3. H. Erosion Protection and Sediment Control Plan

- Thank you for this information. Applicant shall indicate the EPSC design criteria either on the EPSC plan sheets or under the EPSC notes on the Civil Notes sheet.

Performance Agreement and Surety

General Comments

4. Landscape

- Landscape surety $54,000.00

Planning

2014.09.08 - 14019-9879 Franklin YMCA.pdf

5. New zoning labels

- The applicant shall remove the reference to "residential variety" zoning on sheet L1.1, and shall replace "residential variety" with "Specific Development-Residential".l

6. Sidewalks

- The required sidewalk from Royal Oaks Court to Mack Hatcher Parkway shall be shown on the site plan for construction with this project. The fees-in-lieu request is not granted.

Stormwater

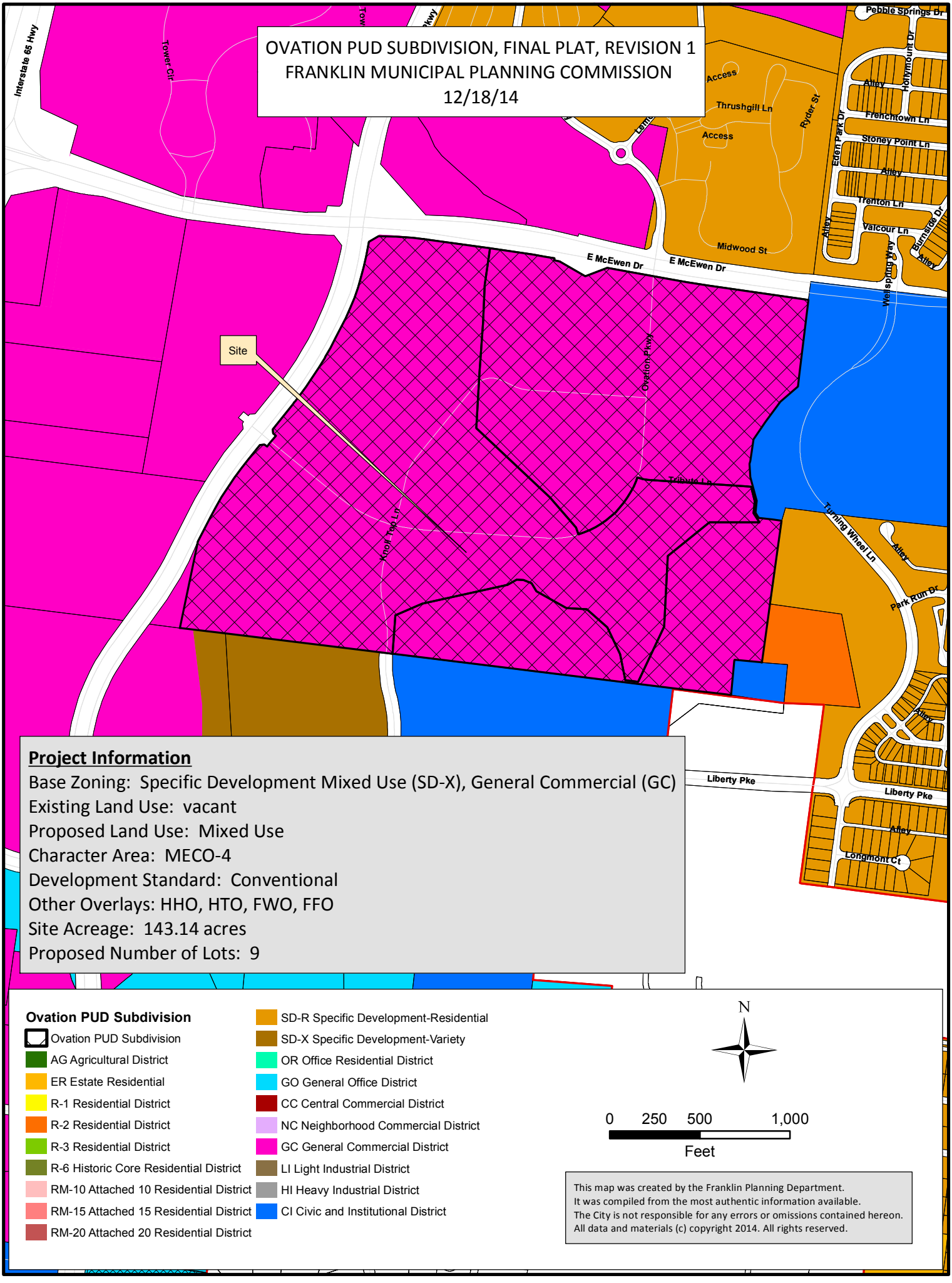
General Comments

7. Bioretention

- Revise bioretention detail notes to match actual detail. Ex. call out filter fabric, match media depths, etc.


ONLY
ONLY
ONLY
MACK HATCHER


MACK HATCHER PKWY
LEFT TURN YIELD ON GREEN
KEEP RIGHT
METRO NASHVILLE URBAN SEARCH AND RE
TENNESSEE TASK FORCE 2
NASHVILLE, TENNESSEE
KARL DEAN, MAYOR


OVATION PUD SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Interstate 65 Hwy
Tower Cir
Access
Thrushgill Ln
Ryder St
Access
Pebble Springs Dr
Hollymount Dr
Alley
Frenchtown Ln
Eden Park Dr
Stoney Point Ln
Alley
Trenton Ln
Alley
Valcour Ln
Burnside Dr
Alley
Midwood St
E McEwen Dr
E McEwen Dr
Wellspring Way
Site
Ovation Pkwy
Tribute Ln
Knoll Top Ln
Turning Wheel Ln
Alley
Park Run Dr
Alley
Liberty Pke
Liberty Pke
Alley
Longmont Ct
Project Information
Base Zoning: Specific Development Mixed Use (SD-X), General Commercial (GC)
Existing Land Use: vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HHO, HTO, FWO, FFO
Site Acreage: 143.14 acres
Proposed Number of Lots: 9
Ovation PUD Subdivision
Ovation PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 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 2014. All rights reserved.

COF# 4714

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment has not been fully addressed. The applicant shall show revise the proposed ROW boundary and call out the ROW dedication area in the area of lines C-11 through C-14 to meet the required 12' minimum width from existing ROW.

Engineering - Site Plan Checklist

General Comments

2. B. General Information

- Applicants shall post sureties in the following amounts:

I. CITY WATER:	$ -
II. CITY SEWER:	$ 1,075,000
III. STREETS: (Includes private streets)	$ 3,439,000
IV. STREET ACCESS SURETY: (Separate Surety)	$ 3,500
V. SIDEWALKS:	$ 716,000
VI. DRAINAGE:	$ 1,046,000
VII. GREEN INFRASTRUCTURE:	$ 1,081,000
VIII. ITS ELEMENTS:	$ 143,000

Planning

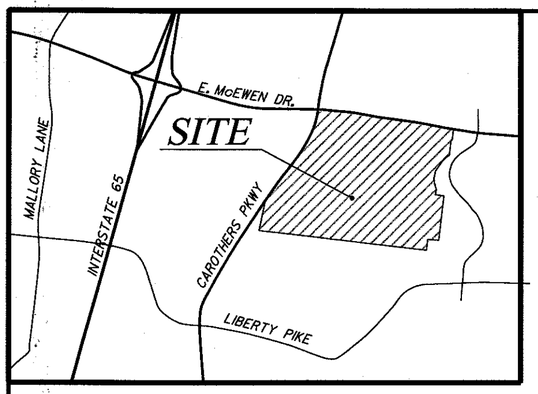
3546106- Ovation Plat - 2014-1110.pdf

3. Streets

- The applicant shall clarify the acreage, square footage, and linear feet of new streets with this plat, and that these numbers are not changing from the previous plat.

4. Mineral rights

- The applicant shall identify on the plan notes who holds the mineral rights on this property.



EAST McEWEN DRIVE
(R.O.W. VARIES)

BOX CULVERT

7 OPEN SPACE ZONING: SDX

8 OPEN SPACE ZONING: GC

ZONE "AE" ZONE "X"

APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN

SOUTH PRONG OF SPENCER CREEK

APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN

SANITARY SEWER EASEMENT BOOK 5438, PAGE 342, R.O.W.C.

APPROXIMATE CENTERLINE OF SOUTH PRONG OF SPENCER CREEK

LOG BLDG.

WELL HOUSE

HOUSE

BUILDINGS TO BE REMOVED

SHED

BARN

SHEET 2

2 ZONING: GC

SHEET 3

3 ZONING: GC

ENCORE LANE
(R.O.W. VARIES)

CAROTHERS PARKWAY
(R.O.W. VARIES)

1 ZONING: SDX

LAKE

5 ZONING: GC

(2.04)
CITY OF FRANKLIN
DEED BOOK 1629, PAGE 71, R.O.W.C.

TRIBUTE LANE
(PRIVATE - R/W VARIES)

EDGE OF WETLANDS AS MARKED BY OTHERS

KNOLL TOP LANE
(PUBLIC - R/W VARIES)

SHEET 4

SHEET 5

6 ZONING: SDX

OPEN SPACE & P.U.D.E.
McKAY'S MILL
P.U.D. SUBDIVISION
SECTION 34
PLAT BOOK 46, PAGE 49A,
R.O.W.C.

(1.01)
McKAY'S MILL MASTER
ASSOCIATION INC.
DEED BOOK 4540, PAGE 492,
R.O.W.C.

OVATION PARKWAY
(PRIVATE - R/W VARIES)

OVATION PARKWAY
(PRIVATE - R/W VARIES)

TOWER

4 ZONING: SDX

9 ZONING: GC

(1)
ERNEST C. & PATRICIA O. KUHLO
DEED BOOK 996, PAGE 89, R.O.W.C.

TN STATE GRID

SHEET 6

SHEET 7

(53.02)
CITY OF FRANKLIN
DEED BOOK 993,
PAGE 493, R.O.W.C.

(20)
EZEAL CAROTHERS
DEED BOOK 65, PAGE 3, R.O.W.C.

(40)
DUKE REALTY, LP
DEED BOOK 4295, PAGE 833, R.O.W.C.

3 WATERFORD SUBDIVISION PLAT BOOK 55, PAGE 28 R.O.W.C.

(40.12)
DUKE REALTY, LP
DEED BOOK 4295,
PAGE 838, R.O.W.C.

1 WATERFORD SUBDIVISION PLAT BOOK 55, PAGE 28 R.O.W.C.

(40.12)
DOANE PET CARE COMPANY, LLC
DEED BOOK 4319, PAGE 710, R.O.W.C.

KNOLL TOP LANE
75' PUBLIC RIGHT OF WAY
PLAT BOOK 54/7 PAGE 109, R.O.W.C.

2 WATERFORD SUBDIVISION PLAT BOOK 55, PAGE 28 R.O.W.C.

(40.09)
STATE OF TENNESSEE
DEED BOOK 5475, PAGE 294, R.O.W.C.

(53.01)
CITY OF FRANKLIN
DEED BOOK 580, PAGE 648, R.O.W.C.

200 100 0 100 200

SCALE: 1" = 200'

SHEET 1 OF 8 - KEY MAP

TOTAL AREA= 6,235,020 SQ. FT., OR 143.14 ACRE +/-

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2431
12-04-2014

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 5770, PAGE 151, R.O.W.C., AND IN BOOK 5770, PAGE 198, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK , PAGE , R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.
I(WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK , PAGE , R.O.W.C.

OWNER(S) DATE

OWNER(S) DATE

CERTIFICATE OF SURVEY

I(WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF NOVEMBER, 2014.

Brad T. Thomas Dec. 4, 2014

SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
① THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

① THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH WUD SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
① THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT 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 DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

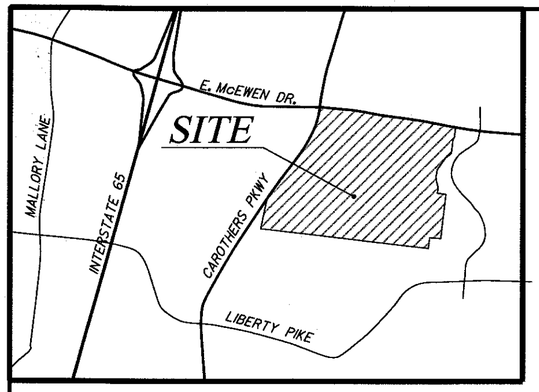
FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

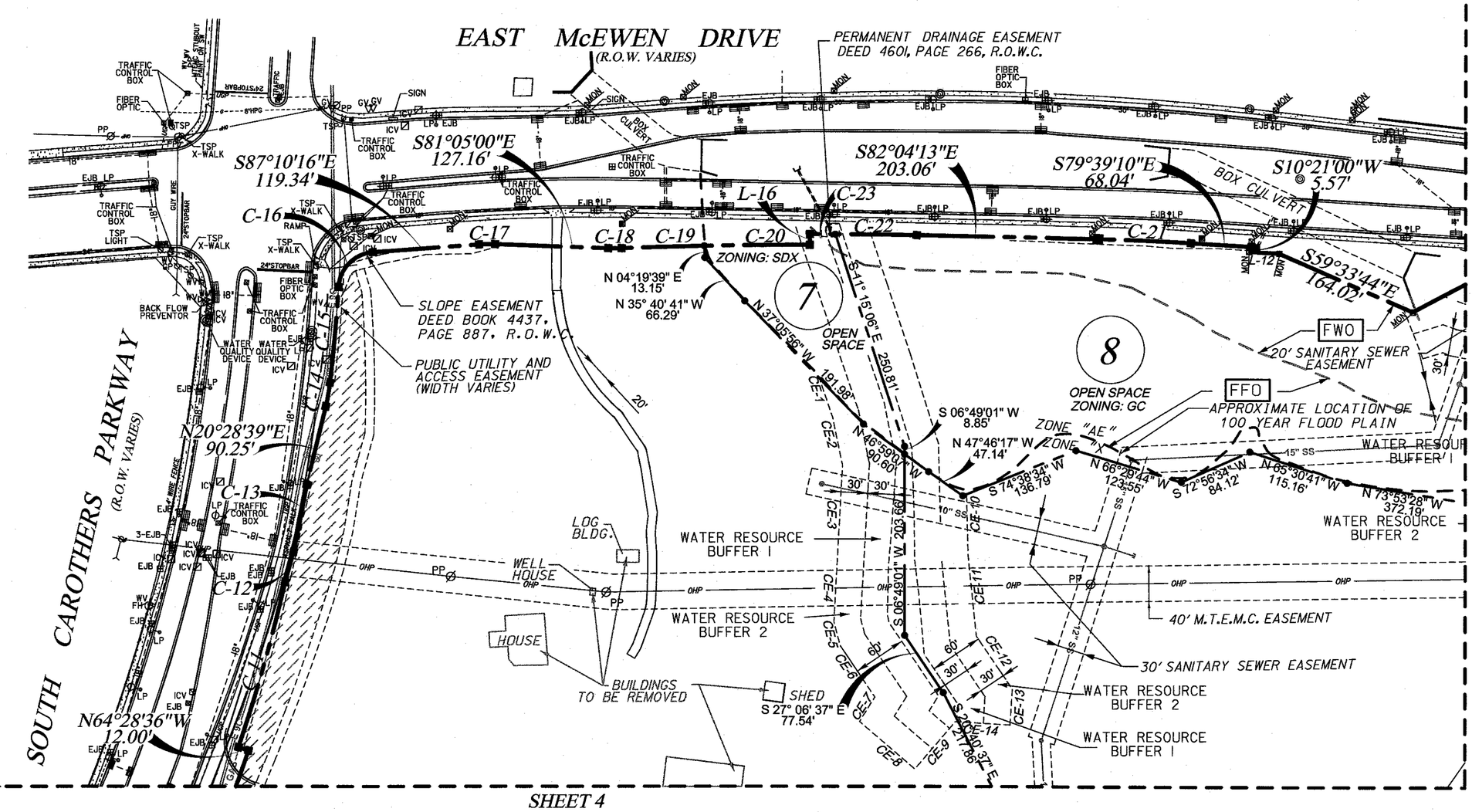
BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



TN STATE GRID

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

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
12-04-2014



SHEET 2 OF 8

FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

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OWNER(S) DATE

OWNER(S) DATE

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Brad T. Thom Dec. 4, 2014

SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH WSSD SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

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

DIRECTOR, STREETS DEPARTMENT 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 ....., 202_, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

BWSC
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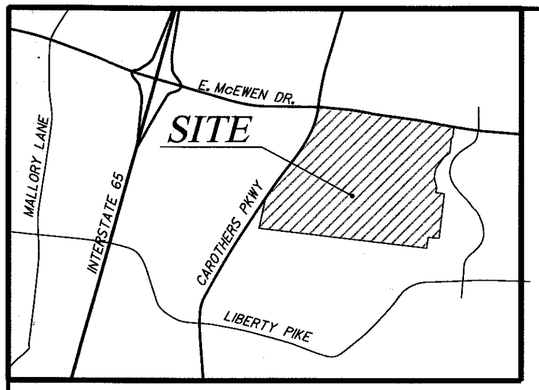
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



EAST McEWEN DRIVE
(R.O.W. VARIES)

TN STATE GRID

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

N68°59'39"E 118.99'
S79°39'10"E 342.16'
N10°10'01"E 6.40'
S81°55'33"E 564.13'

12" CONC. WALL
FIBER OPTIC BOX
EJB LP
6' CONC. WALL
FIBER OPTIC BOX
195.51'
FFO
146.65'
WATER RESOURCE BUFFER
SOUTH PRONG OF SPENCER CREEK
N87°33'22"W 225.54'
S 73°00'45" E 229.20'
S 06°18'11" W 29.77'
APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN
S 11°50'14" W 48.66'
WATER RESOURCE BUFFER 1
N 73°53'28" W 372.19'
S 86°47'34" E 99.08'
N 86°47'34" W 437.03'
WATER RESOURCE BUFFER 2
30' SANITARY SEWER EASEMENT
110'
383.31'
S03°47'52"W
695.33'
N03°47'52"E
S03°47'52"W 312.02'
S07°02'44"W 483.47'
SLOPE EASEMENT DEED 4601, PAGE 266, R.O.W.C.
10' CONSTRUCTION EASEMENT DEED 4601, PAGE 266, R.O.W.C.
SOUTH PRONG OF SPENCER CREEK
SANITARY SEWER EASEMENT BOOK 5438, PAGE 342, R.O.W.C.
APPROXIMATE CENTERLINE OF SOUTH PRONG OF SPENCER CREEK
30'
20'
T POST
S48°20'04"W 128.84'
S36°56'42"W 138.39'
S34°31'53"W 117.96'
IRO
P'30"W 26'

SHEET 2

SHEET 4

SHEET 5

2
ZONING: GC

3
ZONING: GC

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES)

10' EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB _____, PG _____, R.O.W.C.

ENCORE LANE
(R.O.W. VARIES)

Δ=07° 26' 02"
R=100.00'
L=12.97'
T=6.50'
CH=S89°55'09"E
12.97'

N 86° 12' 08" W - 747.05'

Δ=30° 02' 37"
R=192.80'
L=101.10'
T=51.74'
CH=S71°20'31"W
99.94'

10' EXCLUSIVE WATER LINE EASEMENT

10' EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB _____, PG _____, R.O.W.C.

(2.04)
CITY OF FRANKLIN
DEED BOOK 1629, PAGE 71, R.O.W.C.

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
12-04-2014

SHEET 3 0F 8

FINAL PLAT

OVATION RESUBDIVISION
FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

CERTIFICATE OF OWNERSHIP

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_____ _____
OWNER(S) DATE

_____ _____
OWNER(S) DATE

CERTIFICATE OF SURVEY

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Brad T. Thomas Dec. 4, 2014
SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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① THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

① THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH APPLD SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:
_____
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
① THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
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_____ _____
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 _____, 202_, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

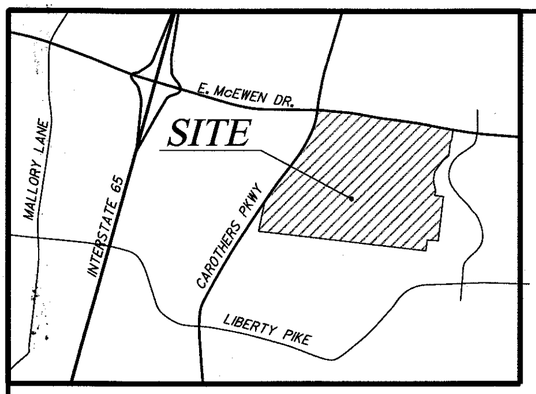
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

_____ _____
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

_____ _____
CITY OF FRANKLIN DATE

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



SHEET 2

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
12-04-2014

FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

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 5770, PAGE 191, R.O.W.C. AND IN BOOK 5770, PAGE 198, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK , PAGE , R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK , PAGE , R.O.W.C.

_____ _____
OWNER(S) DATE

_____ _____
OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF NOVEMBER, 2014.

Brad T. Thomas Dec. 4, 2014
SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH WWUD SPECIFICATIONS, OR
2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:
_____
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

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

_____ _____
DIRECTOR, STREETS DEPARTMENT 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 DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

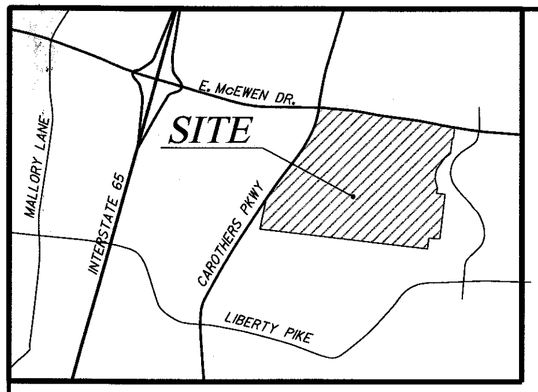
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

_____ _____
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

_____ _____
CITY OF FRANKLIN DATE

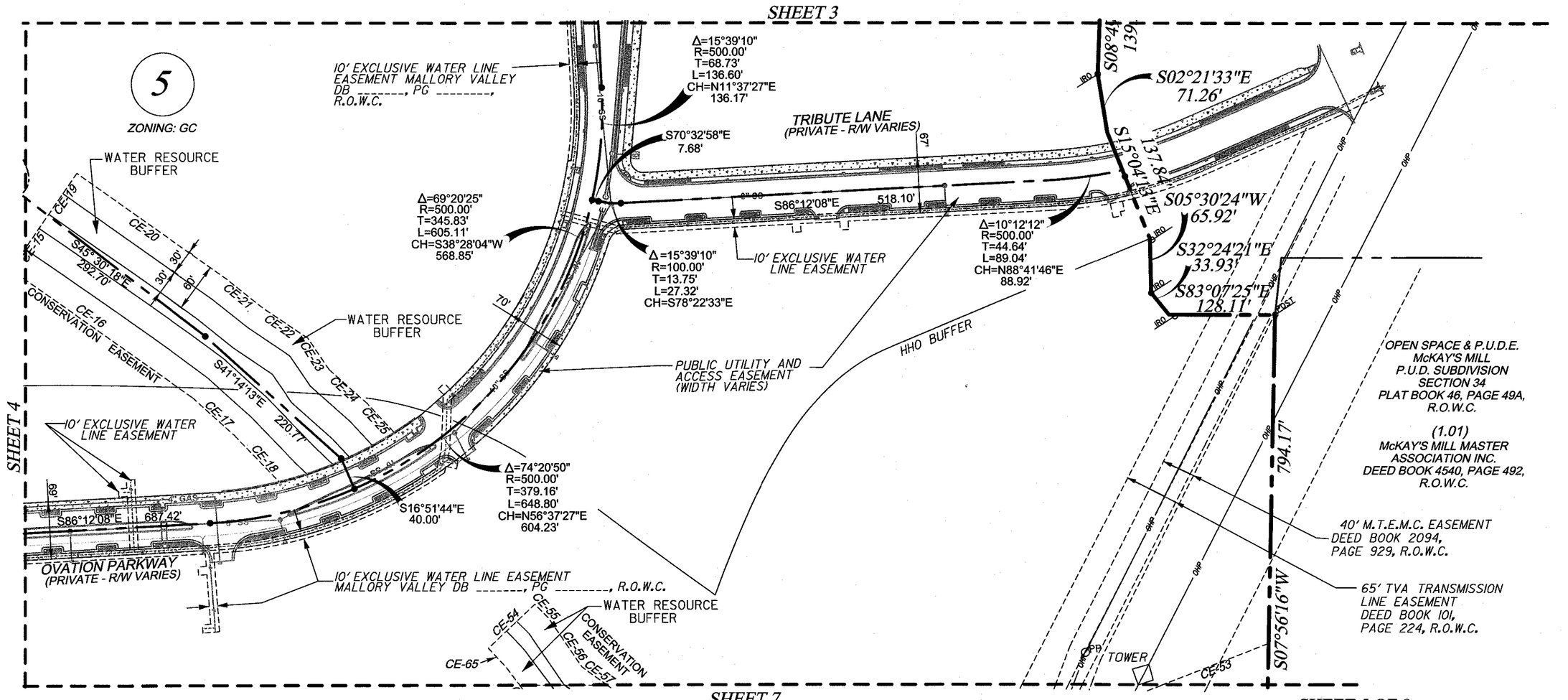
BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2431
12-04-2014

TN STATE GRID

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



SHEET 5 OF 8

FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

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_____ _____
OWNER(S) DATE

_____ _____
OWNER(S) DATE

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Brad T. Thomas Jr. 4, 2014
SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
① THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

① THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:

_____ _____
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
① THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
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_____ _____
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 _____, 2014, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

BWSC
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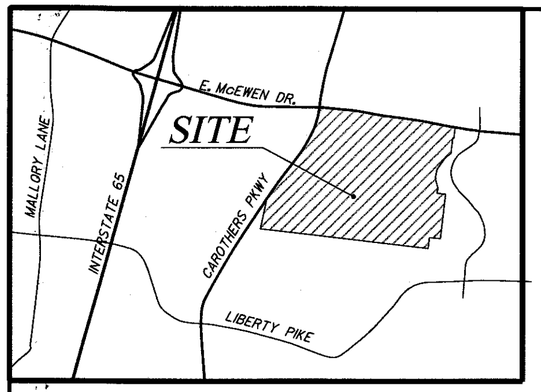
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



SHEET 4

10' CONSTRUCTION E. ASEMENT
DEED 4601, PAGE 266, R.O.W.C.

PUBLIC UTILITY AND
ACCESS EASEMENT
(WIDTH VARIES)

9

ZONING: GC

HHO

HHO EXTENTS SHOWN AS
CONSERVATION EASEMENT

CE-27

CE-26

CONSERVATION EASEMENT

N11°48'04"E 488.48'

439.66'

WV

FH

WV

EJB

LP

EJB

LP

EJB

LP

ASPHALT

FIBER OPTIC MARKER

LP

CONC

FIBER OPTIC MARKER

CONC

FIBER OPTIC BOX

DCB

WV

EJB

LP

IPO

IPO

N 83° 03' 22" W 1,114.83'

ROCK WALL

(20)

EZEAL CAROTHERS
DEED BOOK 65, PAGE 3, R.O.W.C.

(40)

DUKE REALTY, LP
DEED BOOK 4295, PAGE 833, R.O.W.C.

3

WATERFORD
SUBDIVISION
PLAT BOOK 55,
PAGE 28 R.O.W.C.

(40.12)

DUKE REALTY, LP
DEED BOOK 4295,
PAGE 838, R.O.W.C.

1

WATERFORD SUBDIVISION
PLAT BOOK 55, PAGE 28 R.O.W.C.

(40.12)

DOANE PET CARE COMPANY, LLC
DEED BOOK 4319, PAGE 710, R.O.W.C.

CONSERVATION EASEMENT

Δ=07°36'59"
R=125.50'
T=8.35'
L=16.68'
CH=S11°19'34"W
16.67'

L-15

CE-34

Δ=18°29'13"
R=487.50'
T=79.34'
L=157.29'
CH=S01°43'32"E
156.61'

PUBLIC UTILITY AND
ACCESS EASEMENT
(WIDTH VARIES)

Δ=10°06'55"
R=123.00'
T=10.89'
L=21.72'
CH=N10°04'35"E
21.69'

Δ=15°59'16"
R=412.50'
T=57.93'
L=115.10'
CH=N02°58'30"W
114.73'

TEMPORARY
TURNAROUND
EASEMENT

KNOLL TOP LANE
(PUBLIC - R/W VARIES)

CE-35

S10°58'08"E 109.63'

N10°58'08"W 109.63'

CE-36

CE-31

Δ=19° 12' 18"
R=293.67'
L=98.43'
T=49.68'
CH=S01°22'00"E
97.97'

Δ=19° 12' 18"
R=368.67'
L=123.57'
T=62.37'
CH=N01°22'00"W
123.00'

Δ=4° 59' 32"
R=705.00'
L=61.43'
T=30.73'
CH=N05°44'23"E
61.41'

Δ=4° 38' 09"
R=780.00'
L=63.11'
T=31.57'
CH=S05°55'04"W
63.09'

CE-38

75'

N 83° 03' 22" W
75.14'

IPO

N83°03'22"W

POB

3,079.63'

75' PUBLIC RIGHT OF WAY
PLAT BOOK P47, PAGE 109, R.O.W.C.
KNOLL TOP LANE

CE-42

CE-41

CE-40

CE-39

HHO

HHO EXTENTS SHOWN AS
CONSERVATION EASEMENT

SHEET 7

TN STATE GRID

100 50 0 50 100

SCALE: 1" = 100'

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
12-04-2014

SHEET 6 OF 8

FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

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I(WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK , PAGE , R.O.W.C.

OWNER(S) DATE

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Brad T. Thom Dec. 4, 2014

SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
① THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

① THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH NVUD SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
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DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

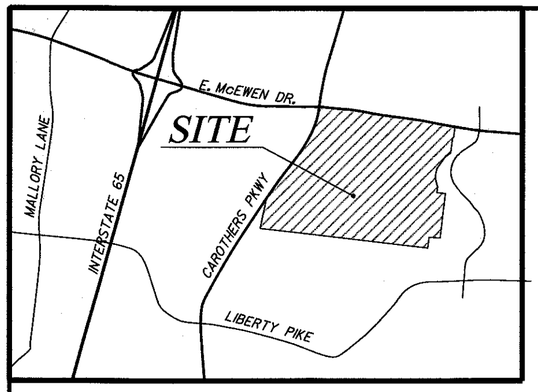
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



SHEET 5

SHEET 6

4

ZONING: SDX

CONSERVATION EASEMENT
CE-43
CE-44
CE-45
CE-46
CE-47
CE-48

CE-64
CE-63
CE-62
CE-61
CE-60
CE-59
CE-58

HHO

HHO EXTENTS SHOWN AS CONSERVATION EASEMENT

150' TVA TRANSMISSION LINE EASEMENT
DEED BOOK 76, PAGE 37, R.O.W.C.

OHP

CE-52
CE-51
CE-50
CE-49

CONSERVATION EASEMENT

HHO

HHO EXTENTS SHOWN AS CONSERVATION EASEMENT

(1)
ERNEST C. & PATRICIA O. KUHLO
DEED BOOK 996, PAGE 89, R.O.W.C.

IBO

N84°30'12"W
152.36'

S05°30'48"W
196.54'

(53.02)
CITY OF FRANKLIN
DEED BOOK 993,
PAGE 493, R.O.W.C.

N 83° 03' 22" W 1,889.69'
ROCK WALL N83°03'22"W 3,079.63'

PP

(53.01)
CITY OF FRANKLIN
DEED BOOK 580, PAGE 648, R.O.W.C.

(2)
WATERFORD SUBDIVISION
PLAT BOOK 55, PAGE 28 R.O.W.C.

(40.09)
STATE OF TENNESSEE
DEED BOOK 5475, PAGE 294, R.O.W.C.

TN STATE GRID

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

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
12-04-2014

SHEET 7 OF 8

FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

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OWNER(S) DATE

OWNER(S) DATE

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Brad T. Thomas Dec. 4, 2014

SURVEYOR TN. LICENSE NO. 2431 DATE

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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

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WATER SYSTEM

MALLORY VALLEY UTILITY DISTRICT DATE

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I HEREBY CERTIFY THAT:
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DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

BWSC
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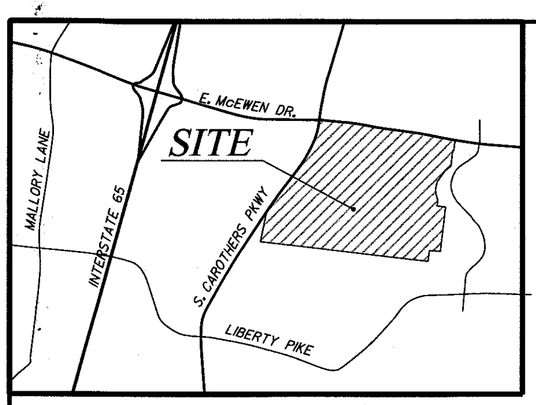


DEED REFERENCE

BEING PROPERTY CONVEYED TO HIGHWOODS REALTY, LP BY DEED OF RECORD IN BOOK 5770, PAGE 191, R.O.W.C. (PARCEL 18.04) AND TO SS McEWEN, LLC BY DEED OF RECORD IN BOOK 5770, PAGE 198, R.O.W.C. (PARCEL 18.05).

PROPERTY MAP REFERENCE

BEING PARCEL 18.04 AND 18.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 62.

UNIFIED DEVELOPMENT NOTES

1. LOTS 1-9 ARE PART OF A UNIFIED DEVELOPMENT, WHICH PERMITS A SITE PLAN TO BE SUBMITTED AS AN AGGREGATE OF TWO OR MORE LOTS; HOWEVER, BULK REQUIREMENTS, SUCH AS, BUT NOT LIMITED TO, BUILDING SETBACKS, LANDSCAPE SURFACE RATIOS, AND PARKING SHALL BE DETERMINED BASED ON PERIMETER LOT LINES REGARDLESS OF THE LOCATION, OWNERSHIP, SIZE, OR QUANTITY OF THE INTERIOR LOTS, EFFECTIVELY TREATING THE AGGREGATION OF LOTS AS ONE LOT FOR MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE."

2. THESE LOTS ARE CONSIDERED A UNIFIED DEVELOPMENT, AS SUCH, EACH LOT SHALL BE REQUIRED TO MEET THE MAXIMUM AMOUNT OF CALIPER INCHES OF REPLACEMENT TREES AS CALCULATED FOR THAT LOT REGARDLESS OF THE AMOUNT OF TREES REMOVED FROM THAT LOT. A PORTION OF THE CALIPER INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED FOR THE UNIFIED DEVELOPMENT SHALL ALSO BE REQUIRED FOR EACH LOT AS SHOWN IN THE SPECIMEN TREE TAKE DOWN CHART."

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).

3. PROPERTY IS ZONED "SD-X", SPECIFIC DEVELOPMENT - MIXED USED DISTRICT.
   MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING ON ANY STREET = 30'
   SIDE YARD = 15'
   REAR YARD = 25'
   INTERIOR = 5'

4. BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 220 F, REVISED SEPTEMBER 29, 2006, ZONE "AE". NO ELEVATIONS OR CONTOURS WERE OBTAINED AS A PART OF THIS SURVEY.

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

6. LOTS 7 AND 8 ARE DESIGNATED AS OPEN SPACE.

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

8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

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

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

11. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE 6 OF THE 9 LOTS OF THE OVATION SUBDIVISION PLAT OF RECORD IN PLAT BOOK P60, PAGE 95, R.O.W.C..

12. OLD PARCEL LINES TO BE ABANDONED WITH THIS FINAL PLAT.

13. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS NO. 1, 2, 4, 5, 6, & 9 IN THE FINAL PLAT OF OVATION SUBDIVISION OF RECORD IN PLAT BOOK P60, PAGE 95, R.O.W.C.

14. PROPERTY IS WITHIN THE MCEWEN MECO-4 CHARACTER OVERLAY, AND WITHIN THE CONVENTIONAL DEVELOPMENT STANDARD.

15. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

16. KNOLL TOP LANE IS A 2-LANE MINOR COLLECTOR.

SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: 615-252-4397 / FAX: 615-252-9661
EMAIL: Brad.Thomas@bwsc.net
CONTACT: BRAD THOMAS

LEGEND

MAPPING SYMBOLS AND CODES			
AC AIR CONDITIONER (AC)	◎ MANHOLE (MH)	CENTERLINE	—·—·—℄—·—·—
▤ CATCH BASIN (CB)	⊠ CONCRETE MONUMENT OLD (MON)	CONCRETE AREA	
⊠ CABLE TELEVISION (CATV)	■ CONCRETE MONUMENT NEW (MON)	ASPHALT AREA	
▤ DOUBLE CATCH BASIN (DCB)	○ P.K. NAIL OLD (PK(O))	GRAVEL AREA	
▤ TRIPLE CATCH BASIN (TCB)	○ P.K. NAIL NEW (PK(N))	EDGE OF WOODS LINE	
⊠ ELECTRIC JUNCTION BOX (EJB)	⊕ POWER LIGHT POLE (PLP)	EASEMENT LINE	– – – – – –
◪ ELECTRIC METER (EM)	◎ POWER MANHOLE (PMH)	FENCE LINE	—x—x—x—
⊠ ELECTRIC TRANSFORMER (ETF)	∅ POWER POLE (PP)	GAS LINE	---- G ----
+ FINISHED FLOOR ELEVATION (F.F.E.)	⊕ POWER TELEPHONE LIGHT POLE (PTLP)	OVERHEAD POWER LINE	——OHP——
FIRE HYDRANT (FH)	∅ POWER TELEPHONE POLE (PTP)	OVERHEAD TELEPHONE LINE	——OHT——
○ FLAG POLE (FP)	⊠ RIGHT-OF-WAY MONUMENT (RWM)	OVERHEAD POWER AND TELEPHONE LINE	——OHP&T——
◪ GAS METER (GM)	○ SPRINKLER HEAD/VALVE (SPH,SPV)		
∅ GUY POLE (GP)	◎ SANITARY SEWER MANHOLE (SAMH)	PROPERTY LINE	——— •
▽ GAS VALVE (GV)	⊸ SIGN (SN)	SANITARY SEWER LINE	——SA——
⟩— GUY WIRE (GW)	⊙ STEAM MANHOLE (STMH)	STORMWATER LINE	----ST----
○ IRON ROD NEW (IR(N))	◎ STORMWATER MANHOLE (SWMH)	UNDERGROUND POWER LINE	——UGP——
○ IRON ROD OLD (IR(O))	⊠ TELEPHONE JUNCTION BOX (TJB)	UNDERGROUND TELEPHONE LINE	——UGT——
○ IRON PIPE OLD (IP(O))	⊕ TELEPHONE LIGHT POLE (TLP)	WATER LINE	---- W ----
○ IRON SPIKE OLD (IS(O))	∅ TELEPHONE POLE (TP)	GUARDRAIL	—⊥—⊥—
☼ LIGHT STANDARD METAL/WOOD (LS/LP)	TREE / EVERGREEN	EDGE OF WATER	——...
⊠ MAIL BOX (MB)	◪ WATER METER (WM)	LOT NUMBER	(1)
○ POST	▷ WATER VALVE (WV)	PARCEL NUMBER	( )
⋈ POST INDICATOR VALVE (PIV)		STREET ADDRESS	▭

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-7	02° 16' 33"	5,778.58'	114.78'	229.53'	S 80° 47' 16" E 229.51'
C-8	06° 39' 06"	1,742.50'	101.26'	202.29'	N 30° 19' 33" E 202.18'
C-9	07° 23' 08"	219.50'	14.17'	28.29'	N 36° 45' 09" E 28.27'
C-10	07° 32' 11"	1,897.50'	124.98'	249.59'	N 29° 17' 29" E 249.41'
C-11	05° 51' 24"	1,885.50'	96.45'	192.73'	N 22° 35' 42" E 192.65'
C-12	01° 00' 57"	1,983.86'	17.58'	35.17'	N 22° 19' 30" E 35.17'
C-13	02° 13' 49"	1,989.86'	38.73'	77.46'	N 17° 57' 15" E 77.45'
C-14	07° 06' 42"	219.50'	13.64'	27.24'	N 16° 55' 18" E 27.23'
C-15	02° 56' 07"	2,104.50'	53.92'	107.81'	N 11° 53' 54" E 107.80'
C-16	81° 50' 47"	42.00'	36.41'	60.00'	N 51° 21' 14" E 55.02'
C-17	05° 32' 09"	185.50'	8.97'	17.92'	S 83° 51' 04" E 17.92'
C-18	04° 03' 23"	214.50'	7.60'	15.19'	S 83° 06' 41" E 15.18'
C-19	00° 51' 43"	6,182.50'	46.51'	93.02'	S 84° 42' 31" E 93.02'
C-20	01° 03' 34"	6,182.50'	57.16'	114.31'	S 83° 42' 35" E 114.31'
C-21	02° 25' 03"	2,473.50'	52.19'	104.36'	S 80° 51' 41" E 104.35'
C-22	01° 06' 35"	6,194.50'	60.00'	119.99'	S 82° 37' 30" E 119.99'
C-23	00° 15' 53"	6,194.50'	14.32'	28.63'	S 83° 02' 51" E 28.63'

LINE TABLE

LINE	BEARING & DISTANCE
L-2	S 51° 00' 00" E 11.23'
L-4	N 51° 00' 00" W 20.00'
L-5	N 06° 00' 00" W 7.39'
L-9	S 15° 08' 03" W 14.68'
L-10	S 12° 55' 53" W 120.79'
L-11	S 12° 43' 16" W 99.73'
L-12	S 79°39'00" E 31.55'
L-13	S 56°21'39" W 36.63'
L-14	S 03°40'22" W 34.65'
L-15	S 07°31'04" W 58.04'
L-16	N 06°51'47" E 12.00'
L-17	N 89°15'46" E 84.01'
L-18	N 85°53'57" E 49.48'
L-19	N 78°53'44" E 69.01'
L-20	S 87°12'51" E 139.08'
L-21	S 78°48'06" E 56.31'

LOT AREA TABLE

LOT	SQ. FT. +/-	ACRES +/-
1	1,023,768	23.50
2	414,493	9.52
3	768,416	17.64
4	1,854,737	42.58
5	498,281	11.44
6	457,849	10.51
7	21,428	0.49
8	307,967	7.07
9	888,081	20.39
TOTAL	6,235,020	143.14

CONSERVATION EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE	LOT NO.
CE-1	S12°03'39"E	49.48'	1
CE-2	S04°47'50"E	55.71'	1
CE-3	S11°08'15"W	109.26'	1
CE-4	S08°04'21"W	66.88'	1
CE-5	S07°52'39"E	27.46'	1
CE-6	S27°06'37"E	69.89'	1
CE-7	S38°45'10"W	81.86'	1
CE-8	S42°38'20"E	72.96'	1
CE-9	N47°19'58"E	69.83'	1
CE-10	S05°21'36"E	103.08'	2
CE-11	S00°57'27"W	90.71	2
CE-12	S27°14'32"E	71.97'	2
CE-13	S10°17'16"W	32.47'	2
CE-14	S79°42'44"E	61.53'	1
CE-15	S41°19'19"W	73.84'	6
CE-16	S47°54'21"E	268.00'	6
CE-17	S41°11'06"E	68.35'	6
CE-18	S37°08'12"E	77.22'	6
CE-19	N41°19'19"E	66.93'	5
CE-20	S47°53'20"E	221.08'	5
CE-21	S44°25'15"E	54.78'	5
CE-22	S49°21'55"E	65.96'	5
CE-23	S27°29'05"E	45.86'	5
CE-24	S41°26'53"E	61.91'	5
CE-25	S36°00'44"E	46.65'	5
CE-26	N14°53'10"W	255.64'	9
CE-27	N03°24'51"W	263.30'	9
CE-28	N28°44'13"E	236.83'	9
CE-29	N67°30'05"E	328.77'	9
CE-30	S55°25'07"E	156.68'	9
CE-31	S18°29'24"E	58.22'	9
CE-32	S50°14'09"E	176.61'	9
CE-33	S33°40'25"E	147.24'	9
CE-34	S24°00'14"E	273.81'	9
CE-35	S08°32'25"E	98.01'	9
CE-36	S07°35'47"W	40.44'	9
CE-37	S46°24'55"E	35.07'	9
CE-38	S09°56'39"E	117.15'	9
CE-39	S01°00'30"W	98.76'	4
CE-40	S28°06'51"W	103.80'	4
CE-41	S53°26'21"W	165.23'	4
CE-42	S70°04'18"W	203.45'	4
CE-43	N81°13'19"W	369.94	4
CE-44	N53°25'18"W	71.67'	4
CE-45	N47°32'19"W	211.58'	4
CE-46	S65°38'24"E	312.16'	4
CE-47	N49°49'42"W	307.77'	4
CE-48	N26°43'39"W	186.63'	4
CE-49	S27°58'24"W	53.02'	4
CE-50	S15°43'31"W	170.22'	4
CE-51	S05°30'45"W	107.90'	4
CE-52	S27°12'06"W	228.09'	4
CE-53	S75°22'36"W	157.21'	4
CE-54	S53°40'09"W	76.81'	4
CE-55	S38°01'51"E	22.79'	4
CE-56	S27°36'42"E	72.18'	4
CE-57	S47°26'30"E	79.48'	4
CE-58	S18°05'42"E	93.64'	4
CE-59	S08°56'11"E	21.49'	4
CE-60	S86°17'52"W	75.61'	4
CE-61	N03°42'37"W	8.56'	4
CE-62	N22°00'04"W	61.25'	4
CE-63	N41°14'32"W	74.44'	4
CE-64	N30°03'10"W	69.59'	4
CE-65	N30°19'51"W	29.48'	4

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2431
12-04-2014

OWNERS

SS McEWEN, LLC
501 CORPORATE CENTER DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
gmcgehee@southstar.com
CONTACT: GLENN MCGEHEE
(PRINCIPAL/PRESIDENT)
BOOK 5770 PAGE 198, R.O.W.C.

HIGHWOODS REALTY, LP
3322 WEST END AVE, #600
NASHVILLE, TN 37203
615-320-5566
brian.reames@highwoods.com
CONTACT: BRIAN REAMES
(SENIOR VICE PRESIDENT)
BOOK 5770, PAGE 191, R.O.W.C.

TOTAL AREA= 6,235,020, SQ. FT., OR 143.14 ACRE +/-

FINAL PLAT

OVATION RESUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 4714

TOTAL ACRES = 143.14+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 9	SCALE: 1"=100'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: DECEMBER 4, 2014
DRAWN BY: CADD	FILE NO. 3546106

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 5770, PAGE 191, R.O.W.C, AND IN BOOK 5770, PAGE 198, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK , PAGE , R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.
I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK , PAGE , R.O.W.C.

OWNER(S) DATE

OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF NOVEMBER, 2014.

Brad T. Thomas Dec. 4, 2014

SURVEYOR TN. LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
① THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

① THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH WVUD SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
① THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
② A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT 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 DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

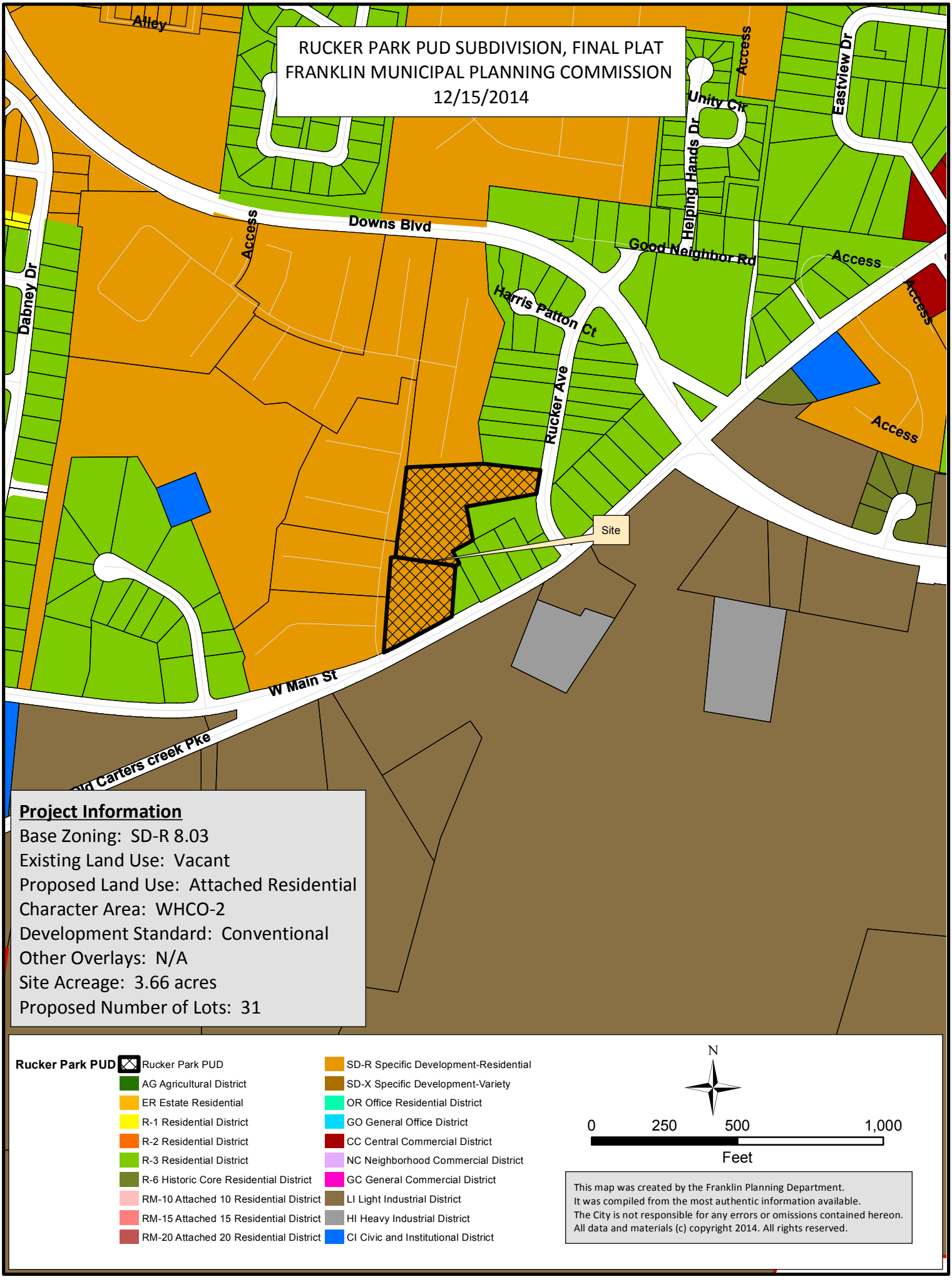
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572


RUCKER PARK PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2014
Alley
Access
Unity Cir
Eastview Dr
Helping Hands Dr
Downs Blvd
Access
Dabney Dr
Good Neighbor Rd
Access
Harris Patton Ct
Access
Rucker Ave
Access
Site
W Main St
Old Carters Creek Pke
Project Information
Base Zoning: SD-R 8.03
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.66 acres
Proposed Number of Lots: 31
Rucker Park PUD
Rucker Park PUD
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 4730

CONDITIONS OF APPROVAL:

Parks

General Comments

1. Parkland information

- A note will be placed on the plat: "Fee in lieu of parkland will be paid before final plat is recorded" and note the "30 units x 1,200ft2 = 36,000 ft2". Applicant shall pay these fees at the final plate stage.

This comment will stay in conditional approval mode until payment has been received at Parks.

Planning

General Comments

2. Project number

- Staff made an error with the previous comment. Applicant shall remove previous project number from final plat (2639). Previous project number refers to previously approved site plan.

NOTES:

1) Existing Zoning: SD-R, 8.03
WHCO-2 Character Area Overlay
Site is subject to Conventional design standards.

2) Minimum Required Setback Lines:
MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0 FEET.
MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5 FEET.

3) SURVEYOR:
The Reasons Company
2205 Grace Point Court
Franklin, TN 37067
Office Ph: 615-790-2071
Contact : Tony Reasons II
reasonscompanyth@bellsouth.net

OWNERS AND SUBDIVIDER'S,
RBF Investments, LLC
144 Southeast Parkway, Suite 230
Franklin, TN 37064
(615)-530-1422

John Franks	Alvin Basel
1406 Coleman Rd	2433 Lakeshore Drive
Franklin, TN 37064	Spring Hill, TN 37174
(615)-207-1820	(931)-451-5160
mail@johnfranks.org	alvinbasel@gmail.com

4) THIS IS A CLASS "A" SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3 OF PRACTICE WITH THE ERROR OF CLOSURE BEING 1:10,000+.

5) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

6) Referenced to Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 Datum.

7) FLOOD NOTE: This parcel is not located within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available to me as of this date. Per Community Panel 47187C0192F dated 09/29/06.

8) The Street Improvements are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.

9) Drainage Facilities are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.

10) Property consists of Map 78, Parcel 20 and Map 78P, Group A, Parcel 18.

11) 30 Units to be sold fee simple. Each unit will be designated by a metes and bounds description prior to conveyance.

12) Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.

13) Fee in lieu of parkland will be paid before the final plat is recorded. 30 units x 1200ft2 = 36,000

14) All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.

15) Iron pins to be located at property corners.

16) Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowner's Association.

17) Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

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

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY

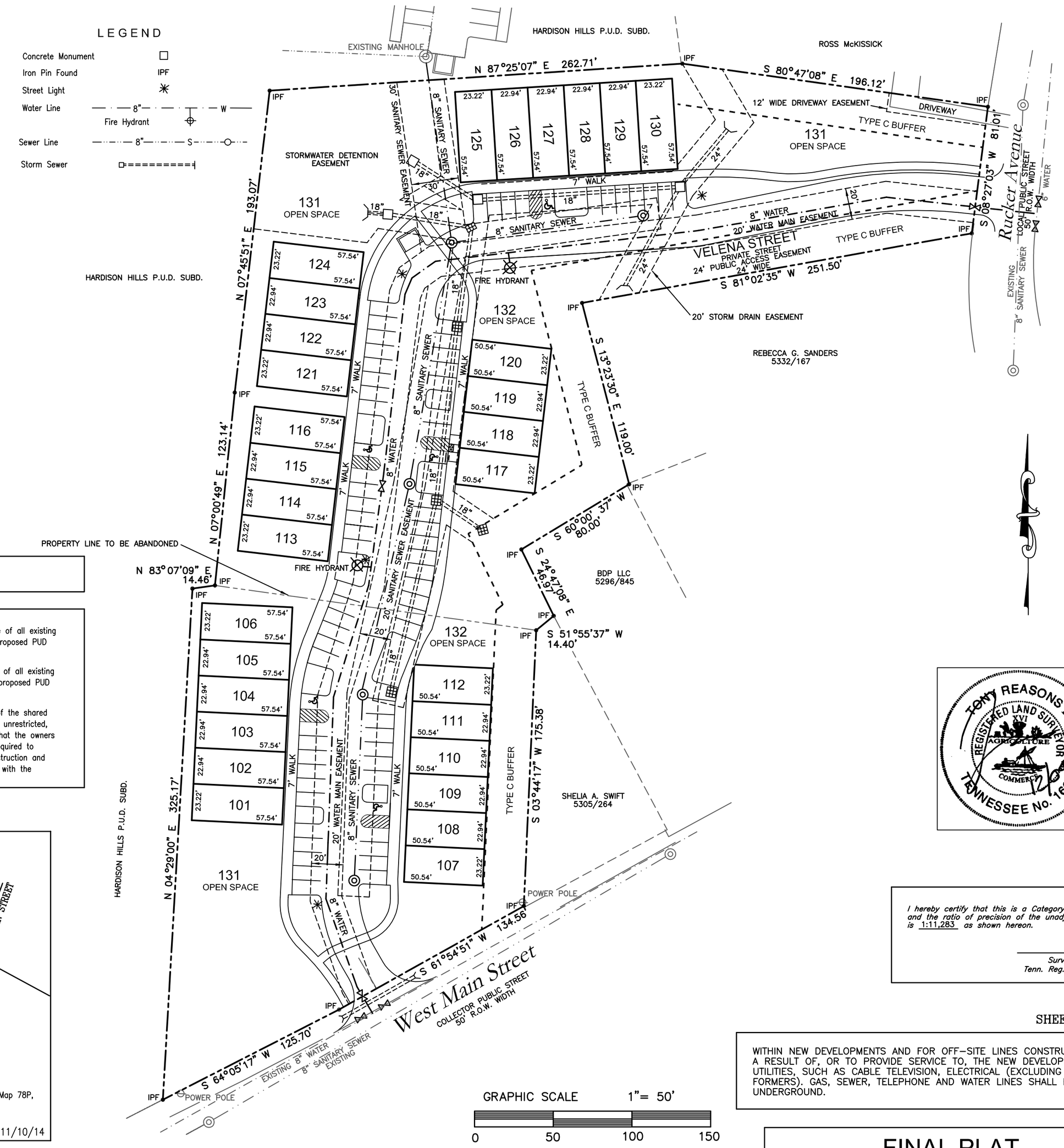
Received for record the _____ day of _____ 20____ at _____ o'clock ___M Noted in Note Book _____ page _____ and recorded in _____ Book No. _____ page _____ Fee $ _____

Witness My Hand Sadie G. Wade
Register

LOT	ADDRESS	SF	ACRE
101	105 VELENA STREET	1336	0.031
102	107 VELENA STREET	1320	0.030
103	109 VELENA STREET	1320	0.030
104	111 VELENA STREET	1320	0.030
105	113 VELENA STREET	1320	0.030
106	115 VELENA STREET	1336	0.031
107	104 VELENA STREET	1173	0.027
108	106 VELENA STREET	1159	0.027
109	108 VELENA STREET	1159	0.027
110	110 VELENA STREET	1159	0.027
111	112 VELENA STREET	1159	0.027
112	114 VELENA STREET	1173	0.027
113	119 VELENA STREET	1336	0.031
114	121 VELENA STREET	1320	0.030
115	123 VELENA STREET	1320	0.030
116	125 VELENA STREET	1336	0.031
117	124 VELENA STREET	1173	0.027
118	126 VELENA STREET	1159	0.027
119	130 VELENA STREET	1159	0.027
120	132 VELENA STREET	1173	0.027
121	129 VELENA STREET	1336	0.031
122	131 VELENA STREET	1320	0.030
123	133 VELENA STREET	1320	0.030
124	135 VELENA STREET	1336	0.031
125	143 VELENA STREET	1336	0.031
126	145 VELENA STREET	1320	0.030
127	147 VELENA STREET	1320	0.030
128	149 VELENA STREET	1320	0.030
129	151 VELENA STREET	1320	0.030
130	153 VELENA STREET	1336	0.031
131	OPEN SPACE LOT	85,527	1.92
132	OPEN SPACE LOT		

LEGEND

Concrete Monument □
Iron Pin Found IPF
Street Light ✳
Water Line —— 8" —— W ——
Fire Hydrant
Sewer Line —— 8" —— S ——
Storm Sewer

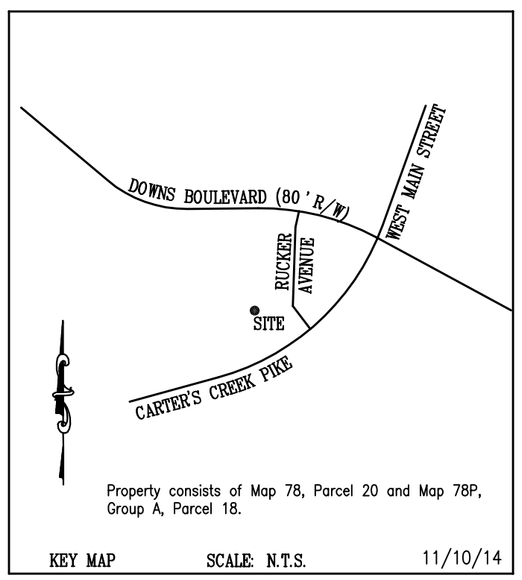


PURPOSE
The purpose of this plat is to create 30 dwelling units.

EASEMENT NOTES
1) A 20' Wide Sewer Easement Extending 10' to each side of all existing and proposed Sewer Lines within the boundary of this proposed PUD is herby dedicated to the City of Franklin.

2) A 20' Wide Water Easement Extending 10' to each side of all existing and proposed Water Lines within the boundary of this proposed PUD is herby dedicated to the City of Franklin.

3) The transfer of lots shall be subject to the provisions of the shared access easement, which shall provide for a guaranteed, unrestricted, right of access to all owners providing easement and that the owners of lots subject to shared access easements shall be required to execute an agreeement specifying responsibility for construction and perpetual maintenance of the easements in accordance with the approved access plans.



Property consists of Map 78, Parcel 20 and Map 78P, Group A, Parcel 18.

KEY MAP SCALE: N.T.S. 11/10/14

TONY REASONS II
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE No. 1665
12/04/14

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1:11,283 as shown hereon.

Surveyor
Tenn. Reg. No. 1665

SHEET 1 OF 1

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.

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 2218, Page 297, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book ____, Page ____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:
Book ____, Page ____, R.O.W.C.

Owner(s) — Date

CERTIFICATE OF 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 ___.

Surveyor — Date

Tony Reasons II #1665
Name/Tennessee License Number

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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

Director Water Management Department — Date
City of Franklin, TN

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that: (1) the streets, drainage and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of $ _____ for streets , $ _____ for drainage, and $ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — 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 ____ or _____ day of _____, 20_____, and this plat has been approved for recording in the Register's Office of Williamson County.

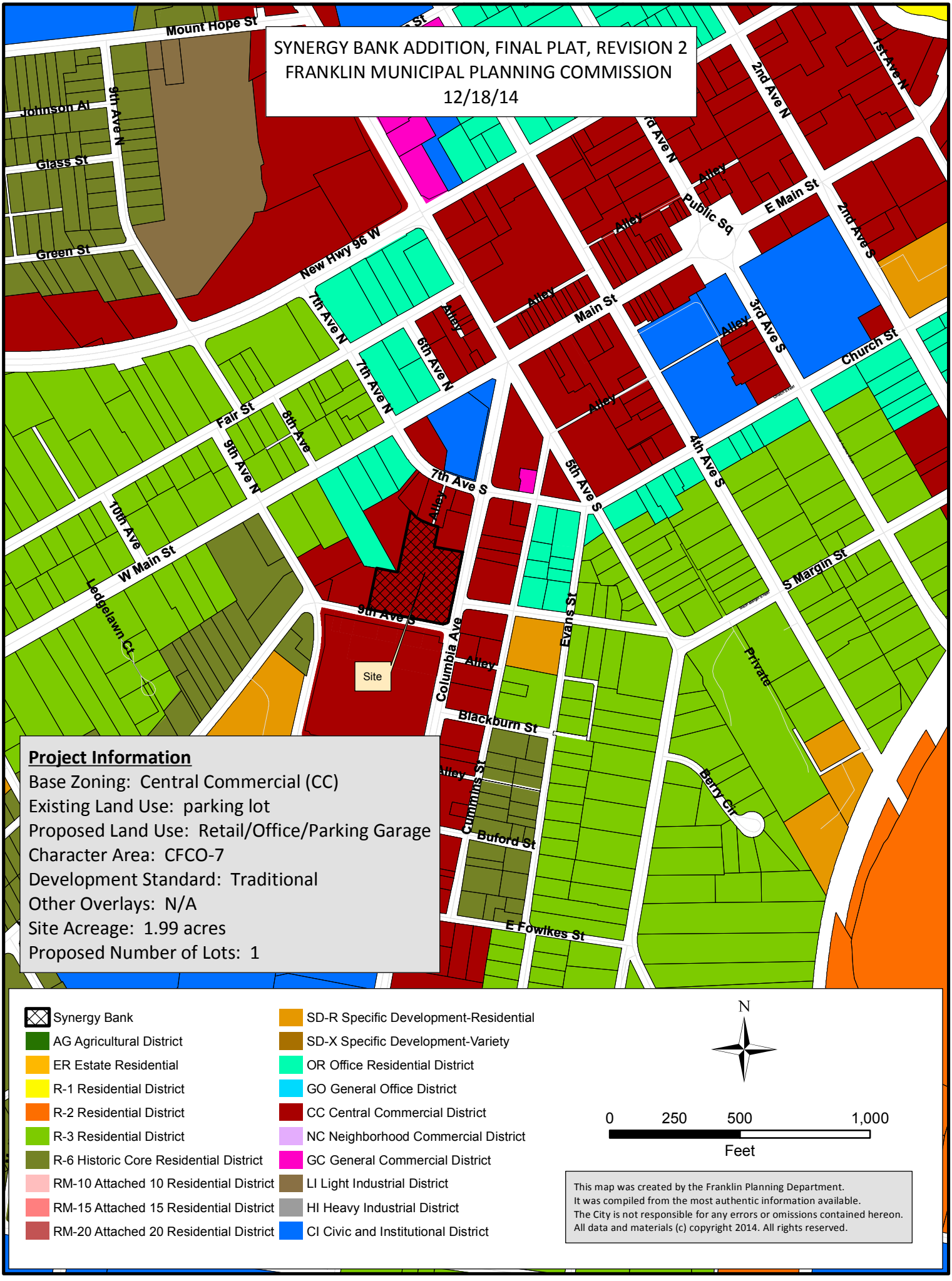
Secretary: Franklin Municipal Planning Commission — Date

FINAL PLAT
RUCKER PARK P.U.D. SUBD.
REPLATTING OF LOT 12 OF RUCKER SUBDIVISION

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 3.66 ac.	Total Lots = 30
Acres New Streets = 0.00 ac.	Feet New Streets = 0.0'
Civil District : 9th	Closure Error : 1/10,000+
Scale : 1" = 40' / Date : 12/04/14	City Project No. : 4730 (2639)


SYNERGY BANK ADDITION, FINAL PLAT, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14
Mount Hope St
Johnson Al
9th Ave N
Glass St
Green St
New Hwy 96 W
7th Ave N
6th Ave N
Alley
Main St
Public Sq
E Main St
1st Ave N
2nd Ave N
2nd Ave S
3rd Ave S
Church St
4th Ave S
5th Ave S
Fair St
8th Ave
9th Ave N
10th Ave
W Main St
Ledgelawn Ct
7th Ave S
9th Ave S
Site
Columbia Ave
Evans St
S Margin St
Private
Blackburn St
Cummins St
Buford St
E Fowlkes St
Berry Cir
Project Information
Base Zoning: Central Commercial (CC)
Existing Land Use: parking lot
Proposed Land Use: Retail/Office/Parking Garage
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 1.99 acres
Proposed Number of Lots: 1
Synergy Bank
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 4690

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

Synergy-Bank-Franklin-Plat-Revision-2-10-12-14.pdf

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 4691 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Synergy-Bank-Franklin-Plat-Revision-Two-12-4-14-Signed.pdf

2. Drainage Easement

- Applicant shall update plat to match adjusted site plan. Green infrastructure shall be placed in drainage easement.

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE JOINT USER ACCESS EASEMENTS, ABANDON A PORTION OF THE EXISTING JOINT USER AND UTILITY EASEMENT AND ADD A DRAINAGE EASEMENT ONTO THE PLAT.

2) EXISTING ZONING
BASE: CC – OVERLAY: CAO
CFCO– (CENTRAL FRANKLIN)/TRADITIONAL
CFCO–7 (CENTRAL FRANKLIN CHARACTER AREA OVERLAY)

3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 0–20 FEET (LOCAL STREET)
SIDE YARD: 0 FEET ON EACH SIDE
REAR YARD: 0 FEET

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 10.00, 11.00, 12.00, 14.00, 15.00 AND 16.00 ON WILLIAMSON COUNTY TAX MAP NO. 78–C, GROUP "J".

5. STREET ADDRESS ARE SHOWN THUS 744

6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: COLUMBIA AVENUE PARTNERS
ADDRESS: 320 MAIN STREET, SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: HENRY BROCKMAN
TELEPHONE: (615) 794–7990
EMAIL: HANKBROCKMAN@GMAIL.COM

8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 198 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076
CONTACT: GREG TERRY
TELEPHONE: (615) 883–2918
EMAIL: GREGT.JTA@COMCAST.NET

9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1–800–351–1111.

13. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0211 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

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

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

16. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF SYNERGY BANK ADDITION, REVISION 1 SUBDIVISION AS OF RECORD IN PLAT BOOK 60, PAGE 5, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

17. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
OWNER: COLUMBIA AVENUE PARTNERS
ADDRESS: 320 MAIN STREET, SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: HENRY BROCKMAN
TELEPHONE: (615) 794–7990
EMAIL: HANKBROCKMAN@GMAIL.COM

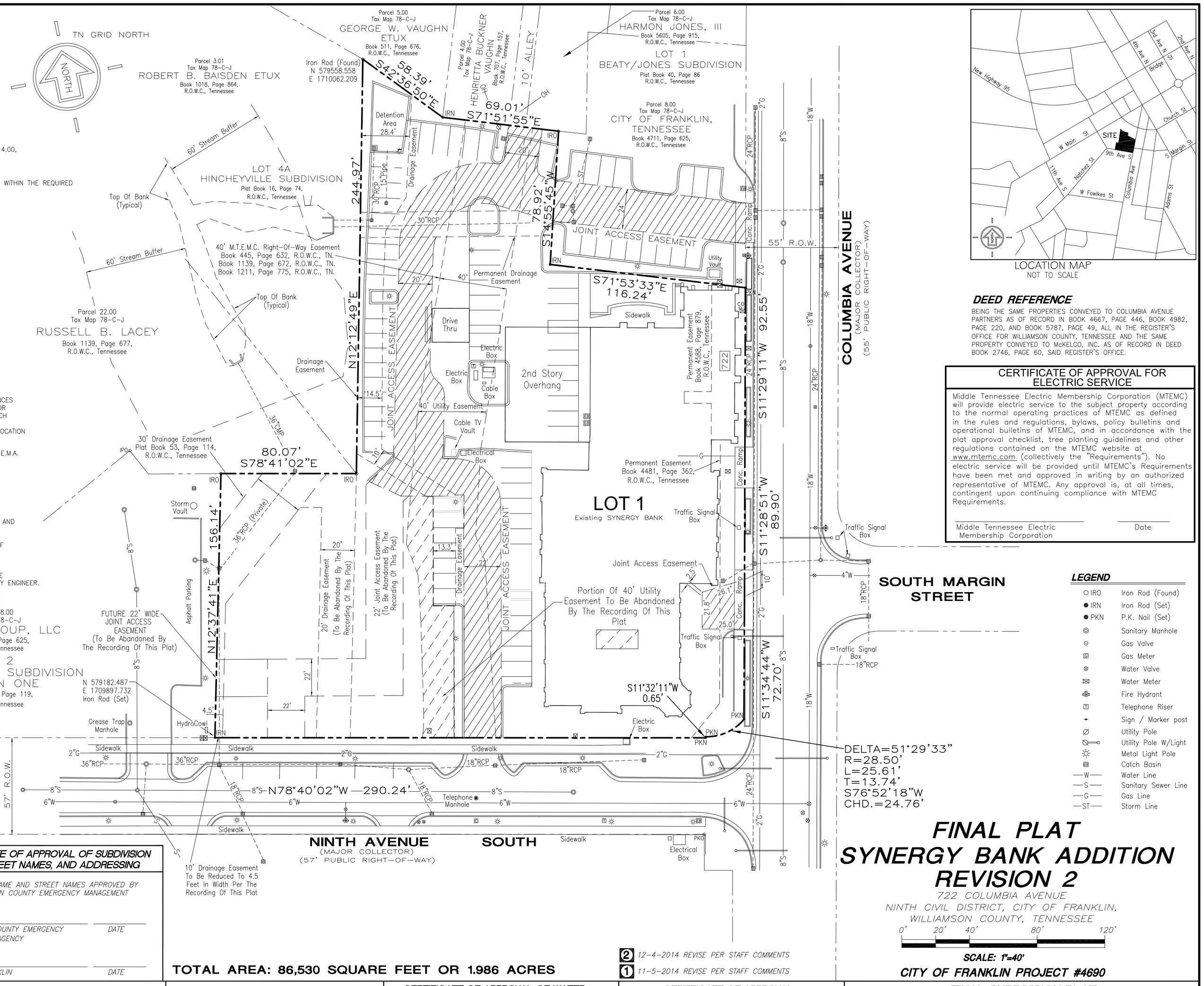
19. THAT AN ALTERNATE PARKING PLAN HAS BEEN APPROVED FOR THIS DEVELOPMENT. ANY FUTURE USES OF THE PROPERTY WILL BE GOVERNED BY THE LIMITED AMOUNT OF ON–SITE PARKING.

20. THE ENTIRE STRUCTURE OR BUILDING OF SYNERGY BANK WILL BE ADDRESSED AS 722 COLUMBIA AVENUE.

21. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

22. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

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



LOCATION MAP
NOT TO SCALE

DEED REFERENCE

BEING THE SAME PROPERTIES CONVEYED TO COLUMBIA AVENUE PARTNERS AS OF RECORD IN BOOK 4667, PAGE 446, BOOK 4982, PAGE 220, AND BOOK 5787, PAGE 49, ALL IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND THE SAME PROPERTY CONVEYED TO McKELCO, INC. AS OF RECORD IN DEED BOOK 2746, PAGE 60, SAID REGISTER'S OFFICE.

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

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

Middle Tennessee Electric Membership Corporation _____ Date _____

LEGEND

○ IRO	Iron Rod (Found)
● IRN	Iron Rod (Set)
● PKN	P.K. Nail (Set)
	Sanitary Manhole
	Gas Valve
	Gas Meter
	Water Valve
	Water Meter
	Fire Hydrant
	Telephone Riser
	Sign / Marker post
	Utility Pole
	Utility Pole W/Light
	Metal Light Pole
	Catch Basin
—W—	Water Line
—S—	Sanitary Sewer Line
—G—	Gas Line
—ST—	Storm Line

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "FINAL PLAT–SYNERGY BANK ADDITION, REVISION 2" SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE

CERTIFICATE OF APPROVAL 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 _____

TOTAL AREA: 86,530 SQUARE FEET OR 1.986 ACRES

2 12–4–2014 REVISE PER STAFF COMMENTS
1 11–5–2014 REVISE PER STAFF COMMENTS

FINAL PLAT
SYNERGY BANK ADDITION
REVISION 2

722 COLUMBIA AVENUE
NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

0' 20' 40' 80' 120'

SCALE: 1"=40'

CITY OF FRANKLIN PROJECT #4690

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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(S) – COLUMBIA AVENUE PARTNERS, LLC
HENRY BROCKMAN (MANAGING PARTNER) _____ DATE

✱ BOOK 4667, PAGE 446/BOOK 4982, PAGE 220 AND BOOK 5787, PAGE 49, R.O.W.C., TN.

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT; THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION AND SURVEY AS SHOWN CORRECTLY REPRESENTS AS SURVEY MADE UNDER MY SUPERVISION ON THE 12TH DAY OF SEPTEMBER, 2014.

LAND SURVEYOR _____ DATE

TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "FINAL PLAT – SYNERGY BANK ADDITION, REVISION 2" SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE

CERTIFICATE OF APPROVAL FOR RECORDING

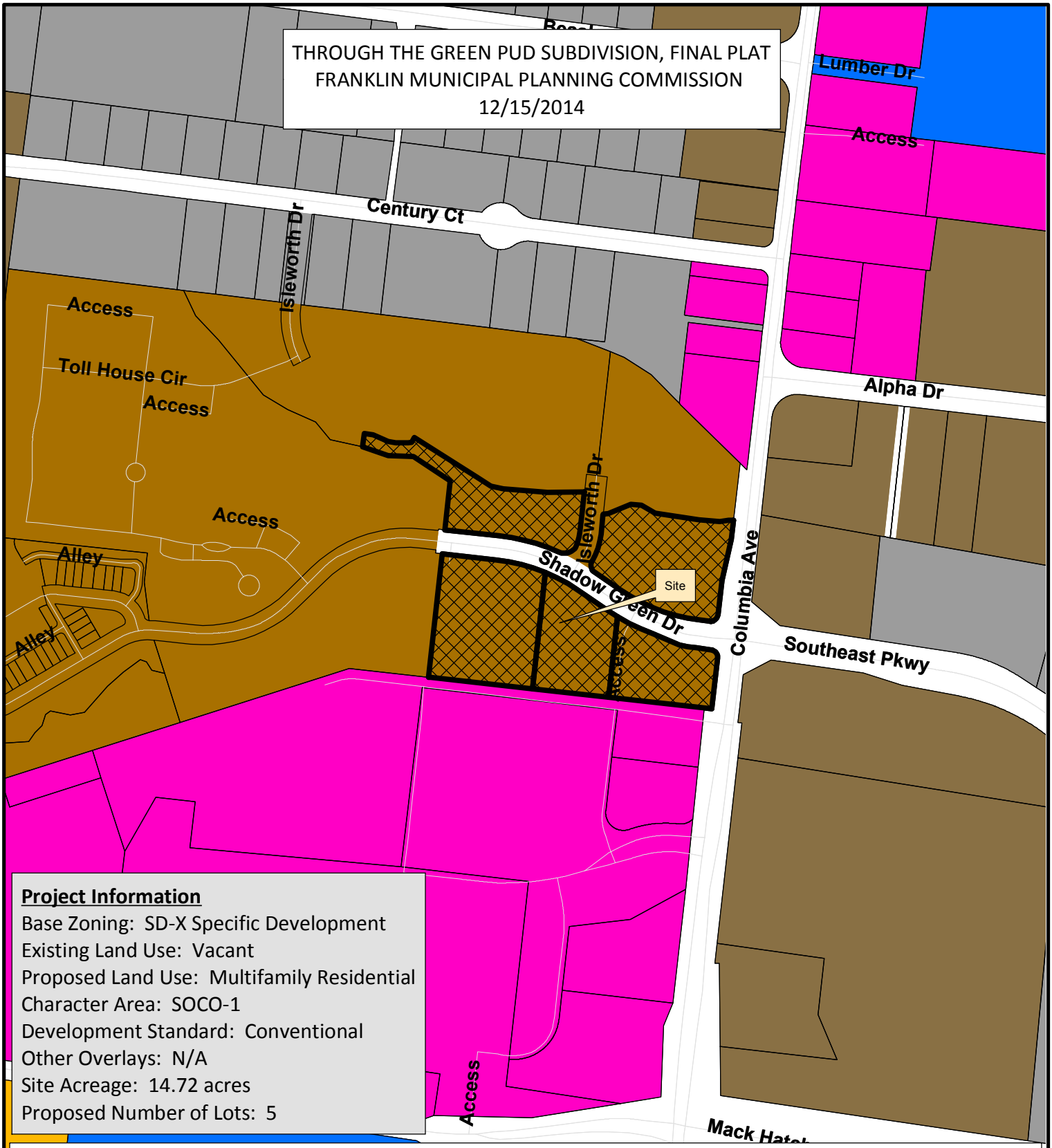
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF _____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.986 ± TOTAL LOTS: 1
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0 DATE: SEPTEMBER 19, 2014

PREPARED BY: JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883–2918


THROUGH THE GREEN PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2014
Lumber Dr
Access
Century Ct
Isleworth Dr
Access
Toll House Cir
Access
Alpha Dr
Isleworth Dr
Access
Alley
Shadow Green Dr
Site
Columbia Ave
Alley
Southeast Pkwy
Access
Access
Mack Hate
Project Information
Base Zoning: SD-X Specific Development
Existing Land Use: Vacant
Proposed Land Use: Multifamily Residential
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 14.72 acres
Proposed Number of Lots: 5
Through the Green
Through the Green
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core 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
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 4723

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan 4722 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

2. 0. General Information

- The previous comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan" has not been fully addressed.

There are large areas of existing concrete pavement in the northeastern portion of the site that are to be removed with this project in order to install the wet pond and bioretention. This pavement that is to be removed should not be shown on the final plat. Any other changes to the site resulting from modifications to the site plan shall also be reflected on the final plat.

3. C. Final Plat

- Applicant shall clearly depict and label all proposed pedestrian walkways, paths, entrances, ramps, crossings, and handicapped parking areas. Applicant shall add a sidewalk connection/ramp landing from the east side of Swanson Branch Way to the south side of Isleworth Drive. This is a new issue based on the current plan submittal.

4. C. Final Plat

- Applicant shall show the location of the "Ingress/Egress Easement" at the southwest corner of the site aligned with the vehicular connection location depicted on the Site Plan. The access drive and adjacent sidewalk shall be depicted on the Final Plat to match the Site Plan layout. This vehicular connection is required to be constructed per the Development Plan.

Parks

General Comments

5. Parkland information

- Parks Department has scheduled a meeting with the Law Department on the timing of the warranty deed.

Planning

General Comments

6. Development plan

- Applicant shall complete COF Post PC Process for the development plan.

7. Mineral rights

- Mineral rights statement (note #10) does not adequately define ownership of mineral rights on this property. Applicant shall revise this note to clarify who owns mineral rights.

20131140_2014-11-10_Final Plat.pdf

8. Setbacks

- Applicant shall review all listed setbacks on plat and corresponding site plan to ensure consistency between these documents.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS, 4 BUILDABLE LOTS AND 1 OPEN SPACE LOT, DEDICATE RIGHT OF WAY AND CREATE ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.

2. EXISTING BASE ZONING: SD-X (LOCAL MIXED-USE)
   CHARACTER AREA OVERLAY: SOCO-1 (SOUTHALL)
   DEVELOPMENT AREA STANDARD: CONVENTIONAL

3. MINIMUM SETBACK REQUIREMENTS
   FRONT YARD SETBACK ON ANY STREET: 20' (PER BASE ZONE DISTANCE AROUND PERIMETER OF SITE)
   FRONT YARD ON INTERNAL STREET: 5' (FRONTING ON INTERNAL STREETS WITHIN THE P.U.D.)
   SIDE YARD SETBACK: 10'
   REAR YARD SETBACK: 30'

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006.

5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 90 AND IS KNOWN AS PARCELS 26.11, 26.12, 26.15, 26.16, AND 26.17 AND ON TAX MAP 90G, GROUP A, AND IS KNOWN AS PARCELS 13.15.

6. OWNER/ SUBDIVIDER: WOLFE FIELDS DEVELOPMENT, LLC
   ADDRESS: 808 ANNMARIE CIRCLE
   BOWLING GREEN, KY 42103
   PHONE NO.: 270-782-7394
   EMAIL: gwfields@insightbb.com

7. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
   ADDRESS: 1935 21ST AVE. SOUTH
   NASHVILLE, TENNESSEE 37212
   PHONE NO.: OFFICE 615-385-4144 FAX. 615-385-4020
   P.O.C.: ROBERT M. SEARSON
   EMAIL: rsearson@leainc.com

8. 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.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

10. NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.

11. STREAM BUFFER IS TO BE AN UNDISTURBED AREA. NO GRADING, CLEARING, CUTTING, BUILDING OR ANY OTHER DISTURBANCES ARE ALLOWED IN STREAM BUFFER.

12. A PLANTING PLAN FOR ISLEWORTH DRIVE SHALL BE PROVIDED AND INSTALLED WHEN THE COMMERICAL SECTION IS DEVELOPED. THIS WILL INCLUDE SIDEWALKS AND TREES.

13. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 1, 3, 6, 7 & 9 OF THROUGH THE GREEN SUBDIVISION, REVISION 3, AS RECORDED IN PLAT BOOK P52, PAGE 63, ROWC, PORTIONS OF EASEMENTS SHOWN ON PBK. 55, PG. 78, AND LOT 50B OF CENTURY INDUSTRIAL PARK, SECTION 3, REVISION 1, RESUBDIVISION OF LOT 50, AS RECORDED IN PLAT BOOK 14, PAGE 61, ROWC.

14. PROJECT GEODETIC REFERENCE NETWORK BASED ON: TENNESSEE STATE PLANE COORDINATE SYSTEM 1983, ZONE 5301, FIPSZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM DAVD 88

15. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

17. DRAINAGE THROUGH PRIVATE PROPERTY TO BE PRIVATELY MAINTAINED.

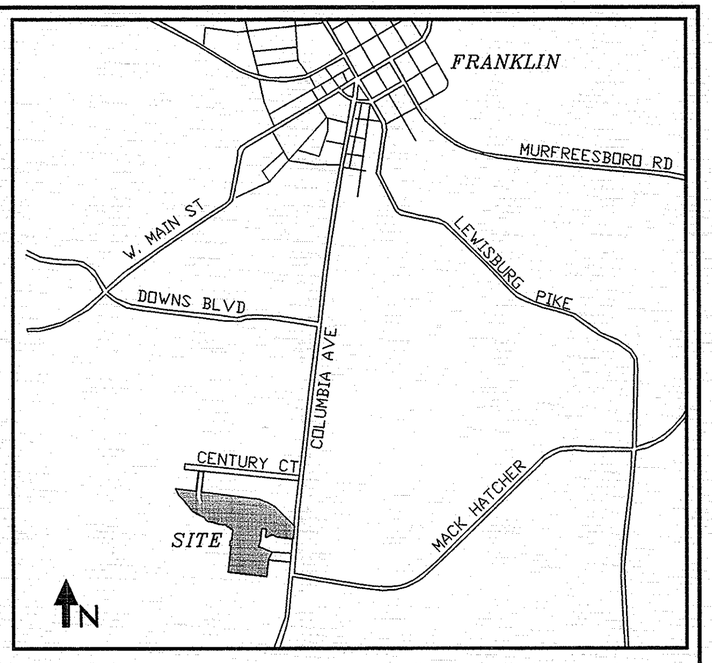
LINE TABLE		
LINE	LENGTH	BEARING
L1	63.69'	N67°18'22"E
L2	28.31'	S86°33'55"E
L3	41.40'	S58°16'31"E
L4	12.81'	N89°19'24"E
L5	23.46'	N82°54'58"E
L6	12.40'	N89°33'18"E
L7	31.84'	N88°29'09"E
L8	9.76'	N86°11'50"E
L9	14.70'	N30°03'47"E
L10	43.65'	S65°09'22"E
L11	19.77'	S80°03'52"E
L12	23.26'	S84°06'00"E
L13	34.40'	N07°38'13"E
L14	7.89'	S82°51'33"E
L15	7.11'	S82°51'33"E
L16	16.43'	N83°37'28"W
L17	16.43'	S83°37'28"E
L18	63.00'	N06°22'32"E
L19	33.14'	S76°18'46"E
L20	9.34'	S30°10'05"W
L21	6.50'	S68°38'06"E
L22	79.87'	N65°40'15"W
L23	70.72'	N71°11'20"W
L24	55.00'	N83°42'05"W
L25	50.00'	S61°48'34"W

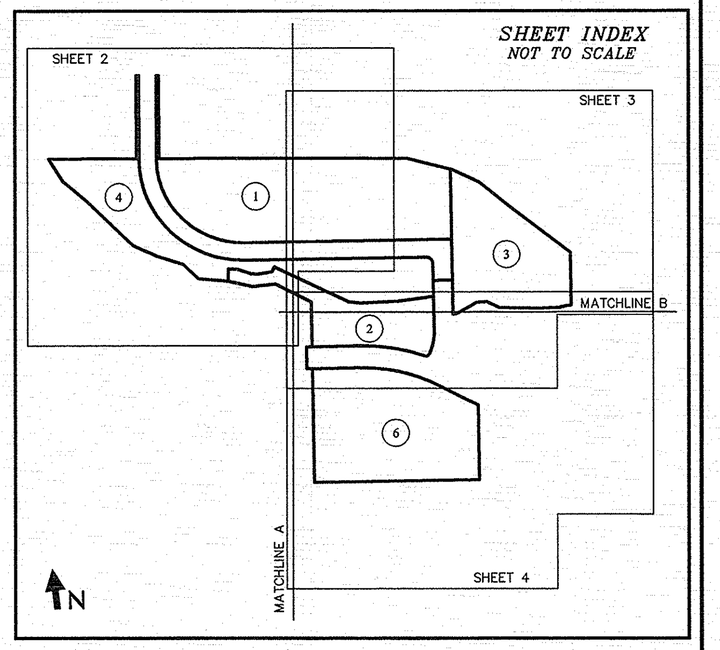
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	17.24'	11.50'	85°53'29"	10.70'	15.67'	N73°06'45"E
C2	51.43'	122.50'	24°03'20"	26.10'	51.05'	N18°19'37"E
C3	182.54'	531.50'	19°40'39"	92.18'	181.64'	N73°47'08"W
C4	230.19'	468.50'	28°09'03"	117.47'	227.88'	N69°32'50"W
C5	34.34'	531.50'	3°42'05"	17.17'	34.33'	S57°19'21"E
C6	30.63'	19.50'	90°00'00"	19.50'	27.58'	N38°42'05"W
C7	293.18'	302.61'	55°30'39"	159.25'	281.85'	S55°56'46"E
C8	244.74'	252.61'	55°30'39"	132.93'	235.28'	S55°56'46"E
C9	169.43'	275.00'	35°18'05"	87.50'	166.77'	S10°32'24"E
C10	138.63'	225.00'	35°18'05"	71.59'	136.45'	S10°32'24"E

AREA SUMMARY		
LOT	SQFT	ACRES
1	186,422	4.27
2 (O.S.)	59,667	1.36
3	96,121	2.20
4	111,112	2.55
6	140,805	3.23
ISLEWORTH DR ROW	46,865	1.08
TOTAL LOT AREA	594,127	13.64
TOTAL ROW DEDICATION	46,865	1.08
TOTAL AREA	640,992	14.72

LEGEND

PARCEL NO.	( )	LIGHT POLE	☼
LOT NUMBER	(00)	SANITARY SEWER MANHOLE	Ⓢ
STREET ADDRESS	000	STORM DRAINAGE MANHOLE	Ⓓ
IRON ROD (OLD)	IR(O)	CURB INLET	
IRON ROD (SET)	IR(N)	CLEANOUT	CO
P K NAIL (OLD)	PK(O)	FIRE HYDRANT	
CONC MON (OLD)	MON(O)	WATER METER	W
PROPERTY LINE		WATER VALVE	WV
FENCE	X X	GAS VALVE	GV
SANITARY SEWER LINE	8"SA	SIGN	
STORM SEWER LINE	15"RCP	BOLLARD	
WATER LINE	8"W	CONCRETE	
GAS LINE	2"G	BACK FLOW BOX	BFP
UNDERGROUND ELECTRIC	UGE	STUBOUT	SO
ELECTRIC MANHOLE	Ⓔ	PROPOSED STREET LIGHT	
TELEPHONE RISER	TR	PROPOSED FIRE HYDRANT	
TELEPHONE PEDESTAL	TP	PROPOSED WATER VALVE	
UTILITY POLE		PROPOSED STORM STRUCTURE	
		PROPOSED MANHOLE	





ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that: (1) the water systems designated in "Through the Green PUD Subdivision, Revision 4" have been installed in accordance with City specifications, or (2) a performance bond in the amount of $ _____ for the water system has been posted with City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water & Sewer Franklin, TN _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that: (1) the sewer systems designated in "Through the Green PUD Subdivision, Revision 4" 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 systems.

Supt., Water & Sewer Franklin, TN _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
I hereby certify that:
The streets and drainage designated in "Through the Green PUD Subdivision, Revision 4" have been installed in accordance with City specifications.

Supt., Streets Franklin, TN _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20___, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary Franklin Municipal Planning Commission _____ Date _____

REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the _____ day of _____ 20___ at _____ o'clock ___
Noted in Note Book _____, Page _____ and recorded in Book _____, Page _____ Fee $ _____

WITNESS MY HAND
Sadie G. Wade
Register of Deeds

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 or will be as indicated. This subdivision plat correctly represents a survey made under my supervision on 10-30-14.

Robert M. Searson, Tenn. License No. 1666 Date 12/4/14

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the properties shown hereon as of record in Book 3860, Page 822 & 824, 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. I (we) further certify that there are no liens on this property, except as to a Deed of Trust to McCall-McCullough, G.P. recorded at Book 3860, Page 826, R.O.W.C. as assigned in Book 5881, Page 978, R.O.W.C.

Wolfe Fields Development, G.P. (owner) Title Date

(owner) Title Date

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THROUGH THE GREEN PUD SUBDIVISION
REVISION 4
FINAL PLAT
C.O.F. NO. 4723

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 14.72 TOTAL LOTS: 5
ACRES NEW STREETS: 0.71 LFT NEW STREETS: 1,068
DISTRICT: 9th CLOSURE ERROR: 1:10000
DATE: 11-10-14 REV: 12-4-14

CENTURY CT
(LOCAL) (PUBLIC 60' ROW)

MATCHLINE A

SCALE : 1" = 50'

MAP 90G
GROUP A (13.13)
HTH PARTNERS
BK. 3793, PG. 211
LOT 52
CENTURY INDUSTRIAL PARK
SECTION 3
PB. 7, PG. 11

MAP 90G
GROUP A (13.14)
GEORGE WAYNE BARNES &
VICKI BARNES
BK. 1536, PG. 612
LOT 51
CENTURY INDUSTRIAL PARK
SECTION 3
PB. 7, PG. 11

MAP 90G
GROUP A (13.18)
GEORGE WAYNE BARNES &
VICKI BARNES
BK. 1197, PG. 395
LOT 50A
CENTURY INDUSTRIAL PARK
SECTION 3, REVISION 1
RESUBDIVISION OF LOT 50
PB. 14, PG. 61

MAP 90G
GROUP A (13.16)
MICHAEL GREEN
BK. 2513, PG. 485
LOT 48
CENTURY INDUSTRIAL PARK
SECTION 3
PB. 7, PG. 11

MAP 90G
GROUP A (13.17)
MICHAEL GREEN
BK. 2513, PG. 485
LOT 49
CENTURY INDUSTRIAL PARK
SECTION 3
PB. 7, PG. 11

MAP 90G
(12)
CENTURY COURT PROP. LLC.
BK. 5434, PG. 875
LOT 42
FINAL PLAT
CENTURY INDUSTRIAL PARK
SECTION 2
PB. 5, PG. 85

MAP 90G
(11)
RAY E MILLER
BK. 1600, PG. 641
LOT 43
FINAL PLAT
CENTURY INDUSTRIAL PARK
SECTION 2
PB. 5, PG. 85

MAP 90G
(10)
RAY E MILLER
BK. 1600, PG. 641
LOT 44
FINAL PLAT
CENTURY INDUSTRIAL PARK
SECTION 2
PB. 5, PG. 85

MAP 90
(26.18)
SWHR SHADOW GREEN LLC
BK. 5601, PG. 126
LOT 8
FINAL PLAT
THROUGH THE GREEN SUBDIVISION
SECTION 1
PB. 55, PG. 78

ISLESWORTH DR. (LOCAL) (PUBLIC 50' ROW)

TOLL HOUSE BRANCH

LOT LINE TO BE ABANDONED THIS RECORDING

10' DRAINAGE EASEMENT PBK. 55, PG. 78 TO BE ABANDONED THIS RECORDING

20' DRAINAGE EASEMENT PBK. 23, PG. 18

20' DRAINAGE EASEMENT PBK. 23, PG. 138

40' PUBLIC ACCESS ESMT & PUDE PBK 55, PG 78

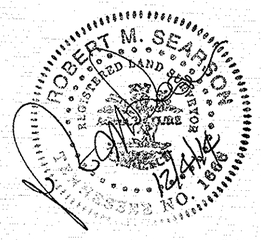
SEWER EASEMENT

DETENTION POND

25' STREAM BUFFER & NON DISTURBANCE AREA PBK. 52, PG. 63

60' AVERAGE STREAM BUFFER & NON DISTURBANCE AREA

PROPOSED FIRE HYDRANT



TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
SEE SHEET 1 FOR NOTES, LEGEND, AREA CHART & CERTIFICATES

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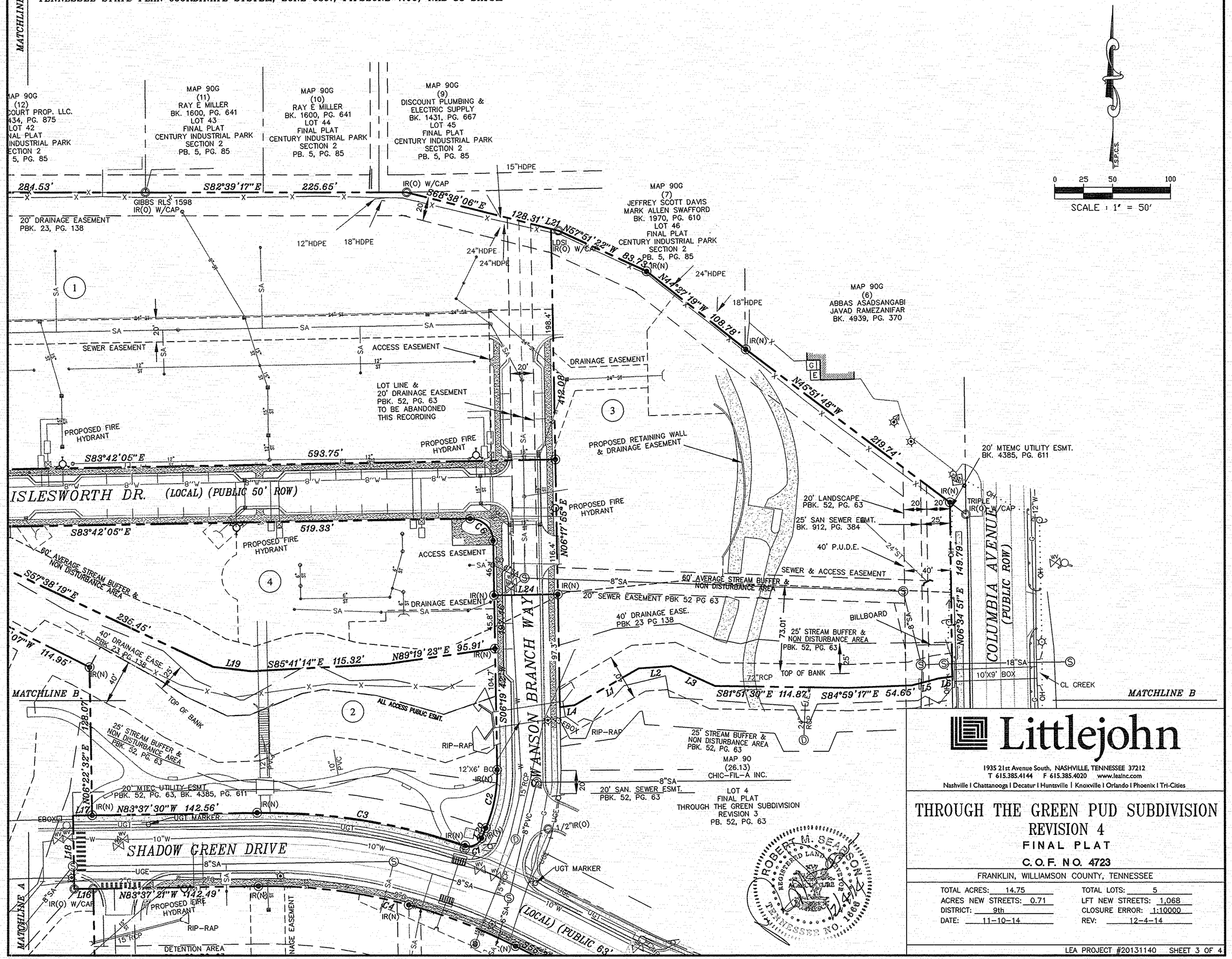
THROUGH THE GREEN PUD SUBDIVISION
REVISION 4
FINAL PLAT
C.O.F. NO. 4723

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	14.75	TOTAL LOTS:	5
ACRES NEW STREETS:	0.71	LFT NEW STREETS:	1,068
DISTRICT:	9th	CLOSURE ERROR:	1:10000
DATE:	11-10-14	REV:	12-4-14

SEE SHEET 1 FOR NOTES, LEGEND, AREA CHART & CERTIFICATES
TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM



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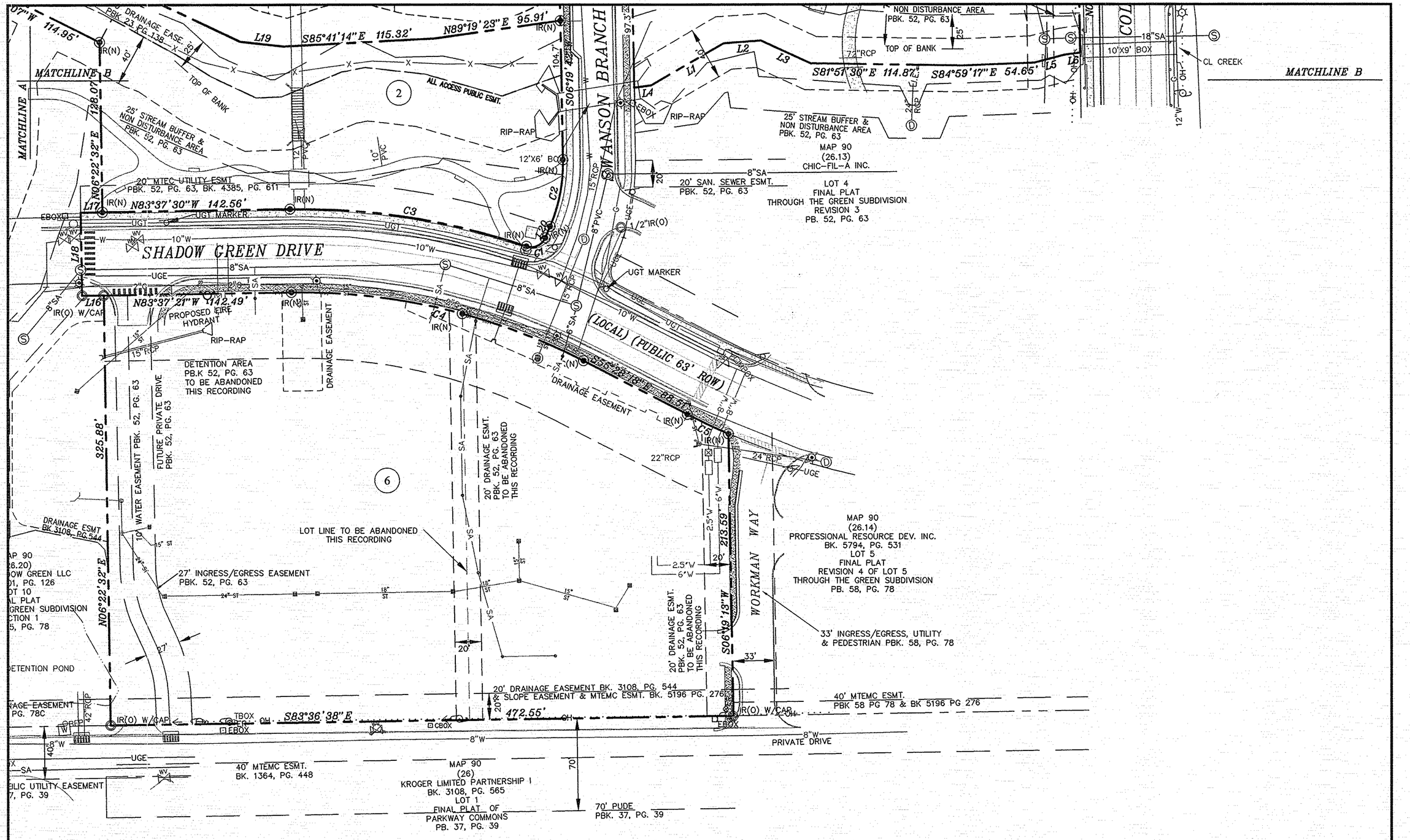
THROUGH THE GREEN PUD SUBDIVISION
REVISION 4
FINAL PLAT
C.O.F. NO. 4723

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 14.75	TOTAL LOTS: 5
ACRES NEW STREETS: 0.71	LFT NEW STREETS: 1,068
DISTRICT: 9th	CLOSURE ERROR: 1:10000
DATE: 11-10-14	REV: 12-4-14

ROBERT M. SEARSON REGISTERED LAND SURVEYOR TENNESSEE NO. 1866 12/4/14

LEA PROJECT #20131140 SHEET 3 OF 4



MATCHLINE A

TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

SEE SHEET 1 FOR NOTES, LEGEND, AREA CHART & CERTIFICATES

ROBERT M. SEARSON REGISTERED LAND SURVEYOR TENNESSEE NO. 1668 12/4/14

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THROUGH THE GREEN PUD SUBDIVISION
REVISION 4
FINAL PLAT
C.O.F. NO. 4723

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 14.72	TOTAL LOTS: 5
ACRES NEW STREETS: 0.71	LFT NEW STREETS: 1,068
DISTRICT: 9th	CLOSURE ERROR: 1:10000
DATE: 11-10-14	REV: 12-4-14

ORDINANCE 2014-37

AN AMENDMENT TO THE ZONING ORDINANCE TO REMOVE SECTION 2.4.2 (11) ENTITLED "AMENDMENTS OR REVISIONS TO AN APPROVED PLANNED UNIT DEVELOPMENT (PUD), CONCEPT PLAN OR PUD REGULATING PLAN" AND SECTION 2.4.2 (12) ENTITLED "PUDs APPROVED BETWEEN JULY 1, 2008 AND JANUARY 10, 2012" AND TO REPLACE WITH A NEW SECTION 2.4.2 (11) TO BE ENTITLED, "AMENDMENTS OR REVISIONS TO AN APPROVED PUD DEVELOPMENT PLAN, CONCEPT PLAN OR REGULATING PLAN," AND TO RENUMBER SUCCESSIVE SECTIONS ACCORDINGLY

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable development through the PUD process; and

WHEREAS, the City of Franklin, Tennessee approves development plans associated with PUD to assure quality development; and

WHEREAS, the City of Franklin, Tennessee has a specific process prescribed by the Zoning Ordinance for approval of development plans; and

WHEREAS, circumstances can require certain sections, provisions, or conditions of approved development plans be revised after approval; and

WHEREAS, Zoning Ordinance Section 2.4.2 (11) and Section 2.4.2 (12) has provided the regulations for such amendments but needs more detail; and

WHEREAS, greater clarification will make the process more predicable for the FMPC, BOMA, the applicant and staff; and

WHEREAS, staff sought input from the development community at a Design Professional meeting and FMPC/BOMA at a Joint Conceptual meeting; and

WHEREAS, the proposed Zoning Ordinance Amendment for approving revisions to development plans provides the BOMA, FMPC, staff and the applicant more specific guidance related to the process and entity responsible for review and approval.

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

SECTION I. That Chapter 2, Section 2.4.2 (11) and (12), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; and to add the following text noted in **bold,** with all successive sections being renumbered accordingly**.**

(11) Amendments or Revisions to an Approved PUD Development Plan, Concept Plan or PUD Regulating Plan

~~The following subsections provide the framework for revisions or amendments to Concept Plans, Regulating Plans, or Development Plans. For those Concept Plans approved prior to July 1, 2008, Subsection 2.4.2(11) (a) shall be the governing review process, as they were originally approved by BOMA, with review from the FMPC. For Concept Plans or Regulating Plans approved between July 1, 2008 and January 10, 2012, either subsection 2.4.2(11)(a) or 2.4.2(11)(b) shall apply, depending on the elements of the development proposed for revision (for example, Subsection 2.4.2(11)(a) would be the governing review process for an increase to the overall entitlements, while Subsection 2.4.2(11)(b) would be the governing review process for a change in the overall block structure of a development).~~

~~(a) Franklin Municipal Planning Commission and BOMA Review~~

~~The items below, in each case, are considered deviations from a Development Plan or Concept Plan of record and require approval of a revised Development Plan by the FMPC and the BOMA, according the procedure described in Subsection 2.4.2(6), above. These items relate to the overall entitlements for a development. These items are:~~

- ~~(i) The total gross amount of open space is decreased by more than 10%. However, all plans shall provide, at a minimum, the amount of open space required by the Franklin Zoning Ordinance.~~
- ~~(ii) The number of external access points, the street network, or streets identified in the Major Thoroughfare Plan are substantially changed and impacts the project, as approved.~~
- ~~(iii) The revised plan must be submitted if there is a change to a BOMA condition that impacts the physical character of the development. For example, a change to a specific condition regarding placement/materials of an aspect of the construction. If the condition does not address a construction related condition for example a condition for monetary set-aside, only the request need be considered.~~
- ~~(iv) Any revision that requires a Modification of Standards or that requires a change to a Modification of Standards previously approved for the development. However, Design Modifications, as described in Section 5.3.11 of the Franklin Zoning Ordinance, may be granted by the FMPC as part of the Development Plan or Site Plan review process.~~

~~(b) Franklin Municipal Planning Commission Review~~

~~The items below, in each case, are considered deviations from a Development Plan, Concept Plan, or Regulating Plan of record and require approval of a revised Development Plan by the FMPC. These items relate to the conceptual layout of a development. A Development Plan shall not be submitted in conjunction with a site plan. These items are:~~

(i) ~~Any increase in density or intensity of more than 10%, or the number of stories is changed within a particular phase of the development and such revision impacts a particular aspect of the project established by the Development Plan.~~

(ii) ~~Any removal of specimen trees shown as preserved on the Concept Plan/Regulating Plan; the removal of trees that establish a desired buffer for particular resources, such as historic resources, water bodies or adjacent properties. Removal of trees shall in any event require replacement trees according to Section 5.2.5(7) of the Franklin Zoning Ordinance.~~

(iii) ~~A reduction of more than 10% in open space within a section of development that alters the character of the development in that section. For example, a reduction in the overall number of pocket parks in one of the residential sections of a development.~~

(iv) ~~Any impact to existing historic structures or sites.~~

(v) ~~Any revisions to drainage, streets, or other engineering design changes that alter items approved in the Concept Plan, including significant changes in traffic circulation.~~

(vi) ~~Any change that could potentially create adverse impacts on stormwater quality or quantity management.~~

(vii) ~~Changes to the internal street network or block layout, such as the elimination of streets or connection points.~~

~~Any revision or amendment that meets any of the items in Subsection 2.4.2(11) (b) (I-viii), above, shall follow the following review and approval procedure:~~

~~Step 1 – Department of Planning and Sustainability Review and Recommendation on the Development Plan~~

~~(1) The applicant shall meet with the Department of Planning and Sustainability and other departments, as appropriate, for a preapplication conference unless waived in accordance with Subsection 2.3.6, Waiver of Required Meetings.~~

~~(2) The Department of Planning and Sustainability shall organize and conduct a meeting of the DRT to review the Development Plan pursuant to the deadlines described in the Administrative Manual.~~

~~(3) The applicant shall submit an application in accordance with Section 2.3, Common Development Review Requirements.~~

~~(4) If the applicant fails to submit an application within 120 days of the preapplication conference, the applicant shall be required to begin the review procedure again from the Step 1 (1), above.~~

(5) The Department of Planning and Sustainability shall make available, in writing via checklist, checkprint or memo, all comments and recommendations from the DRT to the applicant.

(6) From the date of receipt of the DRT comments, the applicant shall have until the deadline established in the Administrative Manual to address the comments and submit a revised Development Plan.

(7) Upon submittal of a revised Development Plan, the Department of Planning and Sustainability shall prepare a final review of the Development Plan by the deadline established in the Administrative Manual, and recommend to the FMPC the approval, approval with modifications, or disapproval of the Development Plan application. The Department of Planning and Sustainability may also recommend the continuance of the matter to allow for further review.

Step 2 – FMPC Review and Decision on the Development Plan

(1) The FMPC shall hold a public meeting by the date established in the FMPC Bylaws and the Administrative Manual.

(2) The FMPC shall review, hear, and make the final decision on all applications for a Development Plan application in accordance with this ordinance, state law, and the FMPC Bylaws.

(3) The FMPC shall make a decision on the Development Plan in accordance with this ordinance and state law.

(4) Upon approval of the Development Plan by the FMPC, site plan review shall be required, in accordance with Subsection 2.4.3, Site Plan Review.

(c) Staff Review

The items below, in each case, are considered deviations from a Development Plan, Concept Plan, or Regulating Plan of record and may be approved by the Director of Planning and Sustainability. The Director of Planning and Sustainability or his/her designee may at his/her discretion choose to forward any change to the DRT and/or FMPC for review.

(i) There are changes in open space, which do not reduce the amount by more than 10% and do not alter the character of the development.

(ii) There are changes in density or intensity that are less than 10%, which do not alter the character of the development.

(iii) There are parking changes or other minor engineering revisions that do not impact the character of the project.

(iv) There are minor changes to the street network, which do not impact the character of the development.

~~A revision or amendment that meets any of the items in Subsection 2.4.2(11) (c) (I-iv), above, shall submit the revision or amendment to staff and the approval of the revision or amendment shall be listed on the Administrative Agenda.~~

(12) ~~PUDs Approved Between July 1, 2008 and January 10, 2012~~

~~For any PUD Concept Plan or Regulating Plan approved between July 1, 2008 and January 10, 2012, the following review procedure shall apply:~~

~~(a) Concept Plans that are to be amended or revised shall follow the process and procedure, as described in Subsection 2.4.2(11) (a), above.~~

~~(b) Concept Plans which do not have approved Regulating Plans for all Sections or Phases within the PUD which have Sectioned or Phased Regulating Plans shall follow the process and procedure as described in Subsection 2.4.2(11)(b), above for approval of those unapproved sections or phases.~~

~~(c) Concept Plans that have not submitted any Regulating Plans for a PUD shall follow the process and procedure as described in Subsection 2.4.2(11)(b), above.~~

2.4.2 (11) Amendments for Revisions to an Approved PUD, Concept Plan or Regulating Plan – January 1, 2000 to December 31, 2014

The following subsections provide the framework for revisions or amendments to Concept Plans, Regulating Plans, or Development Plan. The review process, which applies to the proposed revision, depends upon the elements of the plan proposed for revision. The below sections define the process and the reviewing entity for different types of revisions.

(A) Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) Review

The items below are considered deviations from the Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC and the BOMA, according to the procedure described in 2.4.2(6). The Development Plan shall be approved before the Site Plan is accepted for review.

I. Any Increase in entitlements, including the number of dwelling units for residential projects and square footage for non-residential or either for mixed use projects.

II. Changes or increase from detached to attached dwelling unit(s).

III. Changes in non-residential square footage related to the institutional and/or industrial use.

IV. A change in the number and/or location of external access points, or streets classified as collector or arterial roadways.

V. Revisions to the widths or lengths of provided buffers (historic, incompatible use, incompatible lot size, stormwater, etc.).

VI. Any revision to a condition required by the BOMA.

VII. Any revision that requires a Modification of Standards (MOS) or that requires a change to an MOS previously approved.

(B) FMPC Review

The items below are considered deviations from the Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC. The Development Plan shall be approved before the Site Plan is accepted for review.

I. Changes to setbacks approved as part of the Development Plan, which change the character of the project.

II. Major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development.

III. Reduction in approved open space within a section of the plan, which impacts the plan.

IV. Changes in building heights, or number of stories, which impact the visual character or transitional features of the section or plan.

V. Significant changes to the internal street network, block layout, and/or intersection configuration, such as the elimination of streets or connection points, or any reduction to the connectivity index.

VI. Any impact to existing historic sites or structures, other than impacts previously approved.

VII. Major changes to parking layout, which adversely alters parking convenience or changes the character of the plan.

VIII. Substantial revision to drainage, streets, stormwater quality or quantity or other engineering design changes that alter those items as approved in the Development Plan, including significant changes in traffic circulation.

(C) Staff Review

Items not meeting the criteria of Subsections 2.4.2 (11) (a) and (b) may be addressed according to the provisions of this subsection related to staff review. These items are

considered minor in nature and have minimal impact upon the project. For staff review, the revised Development Plan shall be submitted simultaneously with a revised Site Plan for staff approval.

The Planning Director or his/her designee may at his/her discretion choose to forward any revised Development Plan to the BOMA, the FMPC or the Department Review Team (DRT) for review, comment and approval.

Should the Planning Director or his/her designee require the revised Development Plan be considered by FMPC and/or the BOMA, the submittal requirements for those entities shall apply.

2.4.2 (12) Amendments for Revisions to Development Plans, Site Plans, Preliminary Plats approved after January 1, 2015,

Amendments to Development Plans, Site Plans and Preliminary Plats approved after January 1, 2015, will meet the criteria set forth in the State of Tennessee Vesting Property Rights Act of 2014, Section 1, (h) (l), addressing amendments.

An amendment to an approved development plan by the developer must be approved by the Board of Mayor and Aldermen to retain the protections of the vested property right.

An amendment may be denied based upon a written finding by the local government that the amendment:

(A) Alters the proposed use;

(B) Increases the overall area of the development;

(C) Alters the size of any nonresidential structures included in the development plan;

(D) Increases the density of the development so as to affect traffic, noise or other environmental impacts, or

(E) Increases any local government expenditure necessary to implement or sustain the proposed use.

(2) If an amendment is denied by the Board of Mayor and Aldermen based upon such a written finding, then the applicant may either proceed under the prior approved plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application under this section. Notwithstanding this subsection (h), a vested property right shall not terminate if the Board of Mayor and Aldermen determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property rights.

(3) Staff will review all amendments requested by developer(s) and approve those with minor changes not impacting the development and meeting the criteria of the Vesting Property Rights Act of 2014. Staff will forward to the Board

of Mayor and Aldermen all requests for amendments to project approved after January 1, 2015, that contain changes related to 2.4.2 (12) (1) (A) through E.

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

ATTEST: **CITY OF FRANKLIN, TENNESSEE:**

By: _____ By: _____

Eric Stuckey **Dr. Ken Moore**

City Administrator/Recorder Mayor

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

DEFERRED SECOND READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

ORDINANCE 2014-48

Ordinance 2014-48, Amending the Zoning Ordinance to Add a New Section 1.7.4, to be Entitled “Amendment to Development Plans”; to Remove 2.4.2 (12), Entitled "Time Limit" and Replace with a New Section 2.4.2 (12), Entitled "Vesting Rights for Development Plans, Preliminary Subdivision Plats, Site Plans, Final Subdivision Plats, Infrastructure Construction Plan, and other Land Use Approvals After January 1, 2015”; to Remove 2.4.3 (7), Entitled “Time Limit” and Replace with Reference to 2.4.2 (12); and to Add Definitions to Section 8.3, Entitled “Definitions and Use Classifications Related to the Language Contained in the State of Tennessee Property Vesting Rights Acts of 2014."

Whereas, the City of Franklin, Tennessee adopted a Zoning Ordinance on July 1, 2008, and;

Whereas, the Zoning Ordinance contained requirements and time limits for Planned Unit Developments and Site Plans to remain in effect after approval and;

Whereas, the City of Franklin has adopted Subdivision Regulations and other Development Standards that contain Time Limits for milestones prior to expiration;

Whereas, the State of Tennessee has enacted the vested Property Rights Act of 2014 codified at TCA 13-4-310 and 13-3-413 providing state wide standards under which vesting periods are to commence upon the approval of new development plans after January 1, 2015;

Whereas, the vesting periods prescribed by the Act and the current City of Franklin vesting time limits differ;

Whereas, the nomenclature between the current City of Franklin Development definitions and the language in the Act differ;

Whereas, the City of Franklin wishes to codify the provisions of the State regulations in the Zoning Ordinance;

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

Section 1. That Chapter 1, Section 1.7.4 of the Franklin Zoning Ordinance is hereby added to read as follows:

Revisions to Projects Approved After January 1, 2015

(1) Revisions or Amendments to Development Plans, Site Plans, Preliminary Plats, Final Plats, and other Land Development Plans covered by the Tennessee Vesting Legislation of 2014 approved after the effective date of the Act on January 1, 2015, will be vested per the State Act. Amendments will be reviewed per the regulations. The Project will be vested in the Zoning Ordinance and Development Standards in Place at the time of approval.

(2) A Preliminary Development Plan does not include outlines, sketches, ideas, concepts, pre-application plans, Development Plans, or other Plans submitted as part of an application but not approved, or any Development Plan, Site Plan, Preliminary Plat or Final Plat only conditionally approved until approval is finalized.

(3) Exceptions

(a) Consent is obtained from the applicant or owner;
(b) It is determined, in writing, that a compelling, countervailing interest exists relating specifically to the development plan or property which is the subject of the building permit that seriously threatens the public health, safety or welfare of the community and the treat cannot be mitigated within a reasonable period of time, as specified in writing by the City, by the applicant using vested property rights;
(c) The existence of a natural or man-made hazard on or in the immediate vicinity of the subject property, not identified in the development plan or building permit, and which hazard, if uncorrected, would pose a serious threat to the public health, safety, or welfare and the threat cannot be mitigated within a reasonable period of time, as specified in writing by the City, by the applicant using vested property rights;
(d) A development standard is required by federal or state law, rule regulation, policy, corrective action, order of other type of governance that is required to be enforced by the City, regardless of nomenclature; or
(e) The City is undertaking or initiated or measure instituted in order to comply with a newly enacted federal or state law, rule, regulation, policy, corrective action, permit, order or other type of governance, regardless of nomenclature.

Section 2. That Chapter 2, Section 2.4.2 (12) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in bold, and is approved to read as follows:

~~(12) PUDs Approved Between July 1, 2008 and January 10, 2012~~

~~For any PUD Concept Plan or Regulating Plan approved between July 1, 2008 and January 10, 2012, the following review procedure shall apply:~~
~~(a) Concept Plans that are to be amended or revised shall follow the process and procedure, as described in Subsection 2.4.2(11) (a), above.~~
~~(b) Concept Plans which do not have approved Regulating Plans for all Sections or Phases within the PUD which have Sectioned or Phased Regulating Plans shall follow the process and procedure as described in Subsection 2.4.2(11)(b), above for approval of those unapproved sections or phases.~~
~~(c) Concept Plans that have not submitted any Regulating Plans for a PUD shall follow the process and procedure as described in Subsection 2.4.2(11)(b), above.~~

(12) Time Limit (Vesting Period) for PUD's approved After January 1, 2015

The following section provides the frameworks for the vesting of property rights per the State mandate. The time limit for approval and vesting rights for a Development Plan is three years, provided the applicant obtains Site Plan approval, secures permits and commences Site Preparations.

(a) The vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the City's approval of the development plan, provided the applicant obtains the City's approval of a site plan, secures any necessary permits and commences site preparation within the vesting period. If the applicant obtains approval of a site plan, plat if required, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested.
(b) If construction commences during the vesting period, the development standards applicable during the vesting period shall remain in effect until the City has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the approval of the Development Plan unless the City grants an extension pursuant to an ordinance or resolution; provided

further, that the applicant maintains any necessary permits during the ten-year period.

(c) In the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of approval of the preliminary development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, the total vesting period for all phases shall not exceed fifteen (15) years from the date of the approval of the preliminary development plan for the first section or phase unless the City grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period.

Exceptions

During the vesting period described in sections above, the adopted development standards which are in effect on the date of approval of a development plan, preliminary plat or the issuance of a building permit, whichever applies, shall remain the development standards applicable to the property described in such development plan, preliminary plat, or permit, except such rights shall terminate upon a written determination by the City under the following:

(a) When the applicant violates the terms and conditions specified in the approved development plan or building permit; provided, the applicant is given ninety (90) days from the date of notification to cure the violation; provided further, upon a determination that such is in the best interest of the community, grant, in writing, an additional time period to cure the violation;
(b) When the applicant violates any of the terms and conditions specified in the local ordinance or resolution; provided, the applicant is given ninety (90) days from the date of notification to cure the violation; provided further, that the City, upon a determination that such is in the best interest of the community, grant, in writing, an additional time period to cure the violation;
(c) Upon finding by the City that the applicant intentionally supplied inaccurate information or knowingly made misrepresentation material to the issuance of a building permit or the approval of a development plan or intentionally and knowingly did not construct the development in accordance with the issued

building permit or the approved development plan or an approved amendment for the building permit or the development plan; or

(d) Upon the enactment or promulgation of a state or federal law, regulation rule, policy, correction action or other governance, regardless of nomenclature, that is required to be enforced by the City and that precludes development as contemplated in the approved development plan or building permit, unless modification to the development plan or building permit can be made by the applicant, within ninety (90) days of notification of the new requirement, which will allow the applicant to comply with the new requirement.

(3) A written determination by the City of the occurrence of any of the circumstances provided in the Section 2.4.2 (12) exceptions shall cause the vested property rights to terminate; provided, however, the City may allow a property right to remain vested despite such a determined occurrence when a written determination is made that such continuation is in the best interest of the community.

Section 3. That Chapter 2, Section 2.4.3 (7) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in bold, and is approved to read as follows:

~~(7) Time Limit~~

~~(a) Unless otherwise specified in the Site Plan approval, an application for a Building Permit shall be applied for and approved within one year of the date of the Site Plan approval, otherwise the Site Plan shall become invalid. Permitted timeframes do not change with successive owners.~~

~~(b) Upon written request, two site plan extensions may be granted. The first site plan extension may be granted by the original approving body, if the applicant can show good cause. A second site plan extension may only be granted by the Planning Commission, if the applicant can show good cause. Each site plan extension request is for six months. The two requests shall not be submitted or granted simultaneously. A site plan extension shall be requested prior to the original expiration date or the expiration of the first extension. All dates are calculated from the original approval date. All site plan extensions shall adhere to the provisions of Section 2.4.3(7).~~

~~(c) For Residential Site Plans that do not have an approved Building Permit within one year of the date of the Residential Site Plan approval, a Grading and Stormwater permit shall be approved and construction of streets, water, sewer, sidewalk, utilities, and/or other infrastructure shall have commenced within one year of the date of the Residential Site Plan approval, otherwise the approval shall become invalid. Land preparation itself, such as clearing,~~

~~grading, and filling, is not a sufficient level of construction activity to keep the site plan approval from expiring.~~

(7) Site Plan Time Limits for Projects Approved After January 1, 2015

Refer to Time Limit Established in Chapter 2, Section 2.4.2 (12)

Section 4. That Chapter 8, Section 8.3 entitled Definitions and Use Classifications of the Zoning Ordinance is hereby amended to add definitions from T.C.A Sections 13-4-310 and Sections T.C.A. 13-3-413, Vesting Rights Act of 2014.

STATE OF TENNESSEE VESTING RIGHTS DEFINITIONS

(1) "Applicant" means a landowner or developer who is responsible for filing with the local government an application for a building permit, a development plan or application for a permit requisite to a development plan, or the representatives, assigns, successors, transferees, heirs or agents of such landowner or developer.

(2) "Construction" means the erection of construction materials in a permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun prior to rebuilding, such excavation, demolition or removal shall be deemed to be construction; provided, that work shall be carried on diligently and complies with all applicable requirements.

(3) "Development Plan" means both a preliminary development plan and a final development plan.

(4) "Preliminary Development Plan" means a plan which has been submitted by an applicant and that depicts a single-phased or multi-phased planned development typically used to facilitate initial public feedback and secure preliminary approvals from local governments. Examples of information found on development plans include proposed land uses, density and intensity of development, public utilities, road networks, general location of off-street parking, building location number of buildable lots, emergency access, open space, and other environmentally sensitive areas such as lakes, streams, hillsides, and view sheds. An approved preliminary development plan serves as a guide for all future improvements within defined boundaries.

Preliminary Development Plans are considered PUD Development Plans and Preliminary Plats for the purposes of City of Franklin approvals.

(5) "Final Development Plan" means a plan which has been submitted by an applicant and approved by a local government describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. Such plan may be in the form of, but not be limited to, any of the following plans or approvals:

(i) A planned unit development;

(ii) A subdivision plat;

(iii) General development plan;

(iv) Subdivision infrastructure construction plan;

Final Development Plans are considered Site Plans and Final Plats for the purposes of City of Franklin approvals.

(6) "Site Preparation" means excavating, grading, demolition, removing excess debris to allow for proper grading, or providing a surface for a proper foundation, drainage, and settling for a development project, and physical improvements including, but not limited to water and sanitary sewer lines, footings, or foundations installed on the site for which construction permits are required.

(7) "Development Standards" means all locally adopted or enforced standards, regulations or guidelines applicable to the development of property, including, but not limited to, planning; local storm water requirements, layout, design; local construction standards for buildings, streets, alleys, curbs, sidewalks; zoning as provided for in subsection (g) lot size; lot configuration; yard dimensions; and off-site improvements, including public or private infrastructure, in which an applicant may acquire vested rights or vested property rights according to this section; and

Does not include standards required by federal or state law; or building construction safety standards which are adopted pursuant to authority granted under 68-120-101;

Section 5. That this Ordinance shall take effect on January 1, 2015, from and after its passage on Third and Final Reading; the health, safety and welfare of the citizens of the City of Franklin requiring it.

ATTESTED: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY:_____

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

PASSED FIRST READING _____
PUBLIC HEARING _____
PASSED SECOND HEARING _____
PASSED THIRD HEARING _____

_____

Shauna R. Billingsley
City Attorney