



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 15, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 15, 2016, 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. [16-1082](#) November 17, 2016 FMPC Minutes

Attachments: [11-17-16 FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [16-1076](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
3. [16-1077](#) Generals Retreat PUD Subdivision, site plan; accept the drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [16-1078](#) Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
5. [16-1079](#) Through the Green PUD Subdivision, site plan, lot 5; extend the performance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
6. [16-1080](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

7. [16-1038](#) Consideration Of Ordinance 2016-48, To Be Entitled, "An Ordinance To Rezone 1.30 Acres From Detached Residential 2 (R-2) District To General Office (GO) District, Located West Of Royal Oaks Boulevard And North Of Murfreesboro Road, 203 North Royal Oaks Boulevard." (12/15/16 FMPC 9-0; 1/10/17 1ST BOMA Reading 8-0; 02/14/17 2ND BOMA Reading 6-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [Dodson and Herbert,Rezoning Map](#)
[Ord 2016-48 Dodson and Herbert Subd. with Map Law Approved](#)
[203 NRB Zoning Map-24x36](#)

8. [16-1041](#) PUBLIC HEARING: Consideration Of Resolution 2016-45 To Be Entitled, "A Resolution Adopting A Plan Of Services For The Annexation Of 459, 463 And 467 Franklin Road, By The City Of Franklin, Tennessee." (12/10/16 FMPC 9-0, 01/10/17 WS)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [459 463 467 Franklin Rd Annexation Map](#)
[2016-45 RES Revised Draft POS. with map. 459 463 467 Franklin Rd.Law Appr](#)

9. [16-1039](#) Consideration Of Resolution 2016-87/Ordinance 2016-49 To Be Entitled, "A Resolution And Ordinance To Annex 459, 463, 467 Franklin Road, Consisting Of 5.4 Acres, Located West Of Franklin Road And North Of Mack Hatcher Parkway And Adjoining The City Limits Within The Western Part Of The Franklin Urban Growth Boundary (UGB)." (12/15/16 FMPC 9-0; 1/10/17 1ST BOMA Reading 8-0; 02/14/17 2ND BOMA Reading 6-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter and Brad Baumgartner

Attachments: [Res 2016-87 Ord 2016-49 459 463 467 Franklin Road. with Map.Law Approved](#)
[459 463 467 Franklin Rd Annexation Map](#)
[Letter of Request - SIGNED](#)
[Annexation Application - SIGNED](#)
[Owner Affidavit - SIGNED](#)
[Phyllis Anexation documents \(Additional Property Owner\)](#)

10. [16-1040](#) Consideration Of Ordinance 2016-50, To Be Entitled, "An Ordinance To Zone 5.4 Acres Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berry's Chapel Character Area Overlay (BCCO- 7) District, And Designate The Development Standards As Being Appropriate For Either Traditional Or Conventional Area Development Standards, For The Property Located West Of Franklin Road And North Of Mack Hatcher Parkway, 459, 463, 467 Franklin Road."(12/15/16 FMPC 9-0; 01/10/17 WS, 1ST BOMA Reading 8-0; 02/14/17 2ND BOMA Reading 6-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [Ord 2016-50 Zone 459 463 467 Franklin Road with Map.Law Approved](#)
[459,463,467 Franklin Road Rezoning Map](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [16-0959](#) Eddy Lane Industrial Office, Site Plan, Revision 1, a 73,022 Square-Foot Data Center On 14.61 Acres, Located At 309 Eddy Lane. (CONSENT AGENDA)

Attachments: [6287 MAP Eddy Lane Industiral Office, SP, Rev 1, Ph 2](#)
[Eddy Lane Industrial Office SP COA](#)
[Eddy Lane Industrial Office, site plan, revision 1 \(Phase 2&3\) - submittal 004](#)

12. [16-1048](#) McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 2 (Northside At McEwen), Six Lots On 44.9 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_6306McEwenPlacePUDSubdivisionFP.pdf](#)
[McEwenPlace_FP.pdf](#)
[PLAT_McEwenPlace.pdf](#)

13. [16-1049](#) McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 207,600 Square Feet Of Commercial Space And 76 Attached Residential Units On 4.99 Acres, With One Design Modification (Building Length), Located Near The Intersection Of Rush Street And East McEwen Drive.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_6307McEwenPlacePUDSubdivisionSP\(BlockB\)](#)
[McEwenPlaceSP_BlockB.pdf](#)
[Site Layout Sheet_McEwenPlaceB&C.pdf](#)
[ELEVATIONS_BlockB.pdf](#)
[BLOCK B_Northside at McEwen - Block B Lot 302 - Site Plan Resubmittal - 201](#)

14. [16-1074](#) McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 & 304 (Block C), 274 Attached Residential Units On 4.41 Acres And One Open Space Lot On 2.82 Acres, With One Design Modification (Building Length), Located Near The Intersection Of Rush Street And East McEwen Drive.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_6308McEwenPlacePUDSubdivisionSP\(BlockC\).pdf](#)
[McEwenPlaceLot302_COA.pdf](#)
[ELEVATIONS_BlockC.pdf](#)
[Site Layout Sheet_McEwenPlaceB&C.pdf](#)
[BlockC_NORTHSIDE AT MCEWEN BLOCK C LOT 303 SITE PLAN RESUBMI'](#)

15. [16-1043](#) Ranco Farms Subdivision, Final Plat, Revision 3, (Resubdivision of Lot 2), Two Commercial Lots On 17.89 Acres, Located At 770 Jordan Road. (CONSENT AGENDA)

Attachments: [6299 MAP Ranco Farms Subd. Rev 3. \(Resub Lot 2\)](#)
[Ranco Farms_FP_Rev3_COA](#)
[RANCO FARMS REV 3 6299- FINAL PLAT](#)

ZONING ORDINANCE TEXT AMENDMENTS

16. [16-0904](#) Consideration Of Ordinance 2016-45, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Add Parking Structures To The List Of Permitted New Uses/Encroachments In The FFO - Floodway Fringe Overlay District And Revise The Requirements For Parking Lots located in the FFO." (12/15/16 FMPC 9-0; 1/10/17 1ST BOMA Reading 8-0, 02/14/17 2ND BOMA Reading 6-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter and James Svoboda

Attachments: [ORD 2016-45 Amend FFO Parking Structures Law Approved \(3\)](#)

Legislative History

10/27/16	Franklin Municipal Planning Commission	referred as a Consent Item to the Franklin Municipal Planning Commission
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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 17, 2016

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

MINUTES

1. October 27, 2016 FMPC Minutes

Attachments: [10-27-16 FMPC Minutes-draft](#)

Commissioner Harrison moved, seconded by Commissioner Petersen, to approve the October 27, 2016, Minutes as presented. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

2. November 7, 2016 Special FMPC Minutes

Attachments: [11-7-16 FMPC Special Meeting-draft](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the November 7, 2016, Special Meeting Minutes as presented. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Chair Hathaway stated that this would be Brenda's last Planning Commission meeting, and the Commission was grateful for her long-time efforts.

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 Allen, to approve items 3 through 11, item 17, and items 19 through 22, and to defer items 23 and 24, on the Initial Consent Agenda to the December 15, 2016, Planning Commission meeting. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to approve items 16 and 18 on the Secondary Consent Agenda. The motion carried by the following vote:

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

Recused: 2 - Commissioner Gregory, and Commissioner Hathaway

Chairing: 0

SITE PLAN SURETIES

3. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for landscaping improvements.
(CONSENT AGENDA)
This Planning Item was approved.
4. Creekstone Commons Subdivision, site plan, lot 8 (High Hopes School); release the maintenance agreement for drainage improvements.
(CONSENT AGENDA)
This Planning Item was approved.

5. Franklin Christian Academy PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. 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.

8. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

9. Resource Centre PUD Subdivision, site plan, revision 1 (Circle at Resource Centre Apartments); release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

11. 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.

REZONINGS AND DEVELOPMENT PLANS

12. *Consideration Of Ordinance 2016-46, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD□X (2.5, 36,480) District To Specific Development Variety SD□X (2.5, 44,000) District For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road (Branch Creek Crossing PUD Subdivision)."; Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0, 12/13/16 WS) FIRST OF THREE READINGS

Attachments: [Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)

[2016-46 ORD Branch Creek Crossing Rezoning Rev 1 with Map Law
Approved
Branch Creek Crossing - Rezoning Request Rev. 1 \(11-3-16\)](#)

Mr. Baumgartner stated that the rezoning was required because the applicant was proposing a development plan revision, which includes the commercial square footage on this site. The Land Use Plan supports the changes being made to the development plan and, accordingly, the rezoning. The accompanying development plan revision is also for consideration. Staff recommends a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Michael Dewey, of Dewey Engineering, stated that he represented the applicant, and requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen stated that there was a problem with the dellrose soil, but that was a concern in that area because it slides.

Commissioner Harrison moved, seconded by Commissioner Orr, to favorably recommend Ordinance 2016-46 to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

13. Consideration Of Resolution 2016-74, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road." Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0)

Attachments: [Branch Creek Crossing PUD Subd. DP, Rev 1 Map](#)
[2016-74 RES Branch Creek PUD DP Rev 4 with Map Law Approved](#)
[Branch Creek Crossing PUD Subd. DP, Rev 1 Conditions of Approval 01](#)
[Branch Creek Crossing - Development Plan Rev. 1 \(11-3-16\)](#)
[Arch Elevations](#)

The applicant is proposing a development plan revision to expand the commercial square footage for this site. The recent approval of the Family Legacy site plan to the south of this property renders the incompatible use buffer not applicable, and the applicant is proposing to remove it. Also, the applicant is proposing an update to the allowable uses within the development. The commercial square footage is increasing by 7,520 square feet as the removal of the incompatible land use buffer has allowed a larger developable area. Only phase 3 is being adjusted with this revision. Staff supports the changes as increasing to 7,520 square feet of nonresidential space would not detrimentally affect the originally approved development plan concept. Staff recommends approval of Resolution 2016-74 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Michael Dewey, of Dewey Engineering, stated that he represented the applicant and requested a favorable recommendation to the Board of Mayor and Aldermen.

Commissioner Lindsey moved, seconded by Commissioner Harrison, to favorably recommend Resolution 2016-74 to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

14. *Consideration Of Ordinance 2016-47, To Be Entitled: "An Ordinance To Rezone 195.5 Acres From Specific Development Variety (SD□R 1.72) District To Specific Development Variety (SD□R 2.02) District For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road (Water's Edge PUD Subdivision)." Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0, 12/13/16 WS) FIRST OF THREE READINGS

Attachments: [Waters Edge Rezoning Map Ord 2016-47](#)

[2016-47 ORD Waters Edge PUD Subd Rezoning Rev 1 with Map.Law](#)
[Approved](#)
[Water's Edge Rezoning Request Rev. 2 11.3.2016](#)

Mr. Baumgartner stated that the rezoning was required because the applicant was proposing to exceed the maximum density number allowed under the current Specific Development - Residential District (SD-R) zoning. The accompanying development plan revision is also for consideration tonight. The proposed zoning is consistent with the neighboring subdivision and with the Land Use Plan. Staff recommends a favorable recommendation to the Board of Mayor and Aldermen for Ordinance 2016-47.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that at the workshop presentation they discussed that due to Tennessee state law changes, the ordinance that was previously in place in the City of Franklin, providing affordable housing, had been removed by the City of Franklin due to the regulations from the state. Goodall Homes is a community partner and a community investor in the City of Franklin. They would like to make a financial contribution to the affordable housing fund that the City of Franklin had set up. They did this when the Shadow Green Townhomes were build, and they would like to contribute consistent with that for the additional homes. They believe that this is an investment in the City of Franklin and should be encouraged and continued.

Commissioner Harrison moved, seconded by Commissioner McLemore, to favorably recommend Ordinance 2016-47 to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

15. Consideration of Resolution 2016-75, To Be Entitled: "A Resolution Approving A Revised Development Plan For Water's Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road. Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0)

Attachments: [Waters Edge DP Rev 4 Map Res 2016-75](#)

[2016-75 RES Waters Edge PUD DP Rev 4 with Map.Law Approved](#)

[Waters Edge PUD Subd. DP, Rev 4 Conditions of Approval 01](#)

[Water's Edge Development Plan Rev. 4 11.3.2016](#)

[Pages from Water's Edge Development Plan Rev. 4 Dev Plan Sheet Only](#)

[Pages from Water's Edge Development Plan Rev. 4 Arch Elevations](#)

Mr. Baumgartner stated that the applicant was proposing a development plan revision to change the layout of properties to the southeastern side of the development and the addition of a new typical lot type. The new lot type is 40' by 125' and provides a single family detached residential unit with an alley-loaded garage. The development also increases the total number of lots by 28 units. The development plan was last revised in December of 2014. Staff supports the changes as the inclusion of a new larger open space in the southeast section of the site provides a more appealing design, and the smaller lot types are appropriate because they are dispersed throughout the neighborhood. A favorable recommendation to the Board Of Mayor and Aldermen is recommended for Resolution 2016-75.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant, and he requested approval to the Board Of Mayor and Aldermen for Resolution 2016-75.

Alderman Petersen asked about the Modification of Street Standards request.

Mr. Baumgartner stated that it was his understanding that this would go to the Engineering Department.

Ms. Hunter stated that it was not a modification of standards from the Zoning Ordinance rather one from the Street Standards, and it did not need Planning Commission approval.

Mr. Gamble stated that they had planned to have a large park, homes would front it, and instead of having the road simply pass by the park, they had the road aligned so that it becomes a visual terminus to the road. The new road will terminate at the park.

Commissioner Harrison moved, seconded by Commissioner Orr, to favorably recommend Resolution 2016-75 to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. Berry Farms Town Center PUD Subdivision, Final Plat, Section 3, Revision 3, Lot 308 And 315, Two Commercial Lots On 1.53 Acres, Located *Southeast Of Rural Plains Circle And West Of Captain Freeman Parkway. (CONSENT AGENDA)

Attachments: [MAP BFTC Lot 308.pdf](#)
[BFTC 308 FP Conditions of Approval 01.pdf](#)
[554716073 2016-11-3 Berry Farms - Section 3 Resub 308 Final Plat.pdf](#)

This Planning Item was approved.

17. Clouston Park Addition Subdivision, Final Plat, Revision 2, Lots 7-8, Revision To Two Residential Lots Located At 507 And 509 South Margin Street. (CONSENT AGENDA)

Attachments: [MAP CloustonParkRev2.pdf](#)
[CloustonParkAddition Conditions of Approval 01.pdf](#)
[Clouston Rev 2.pdf](#)

This Planning Item was approved.

18. Cottages at Eddy Lane PUD Subdivision, Final Plat, Four Residential Lots On 1.11 Acres, Located At 405 Eddy Lane. (CONSENT AGENDA)

Attachments: [6286 MAP Cottages at Eddy Lane PUD Subd, FP](#)
[Cottage sat Eddy Lane PUD Subd, FP Conditions of Approval 02](#)
[CottagesAtEddyLane11-02-16 \(2\)](#)

This Planning Item was approved.

19. Cool Springs Corner Subdivision, Final Plat, Lot 9, Revision 6, Two Commercial Lots on 19.51 Acres, Located Southeast Of The Mallory Lane And Cool Springs Boulevard Intersection At 3060 Mallory Lane. (CONSENT AGENDA)

Attachments: [CSC SitePlan Lot10 MAP.pdf](#)
[CoolSpringsCornerFP_COA.pdf](#)
[T351007 FP 110316-1-signed.pdf](#)

This Planning Item was approved.

20. Downs Boulevard Properties Subdivision, Final Plat, Revision 11, Recording Of Easements And Improvements, Located East Of The Intersection Of Downs Boulevard And West Main Street at 500 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAP DownsBlvdLot5.pdf](#)
[500Downs Conditions of Approval 01.pdf](#)
[Lot 5 Downs Blvd PLat 110316-signed.pdf](#)

This Planning Item was approved.

21. Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green), A 175,000 Square-Foot Office Building, A 119-Room Hotel, and A 122-Room Hotel, On 17.88 Acres, Located At The Northwest Corner Of The Intersection Of Mallory Lane And Spring Creek Drive. (CONSENT AGENDA)

Attachments: [MAP Mallory Green RancoFarms.pdf](#)
[Conditions of Approval COF 6249](#)
[Ranco Farms Subdivision, Lot 2, Revision 2, Site Plan \(Mallory Green\) - submittal 003.pdf](#)
[Hotel1Elevations.pdf](#)
[Hotel2Elevations.pdf](#)
[OfficeElevations.pdf](#)
[SiteLayoutSheet.pdf](#)
[SpringCreekExtension.pdf](#)
[StaffPrepared RancoFarmsSharedParking.pdf](#)
[Submitted SharedParkingAnalysis.pdf](#)
[FullPlanSet.pdf](#)

This Planning Item was approved.

22. Westhaven PUD Subdivision, Final Plat, Section 47, 33 Residential Lots On 5.89 Acres, Located South Of Boyd Mill Avenue Near Addison Avenue And Camberley Street, (CONSENT AGENDA)

Attachments: [MAP Westhaven Section 47.pdf](#)
[WesthavenSec47 Conditions of Approval 02.pdf](#)
[Westhaven 47 final plat.pdf](#)

This Planning Item was approved.

23. Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Lots 2 And 3, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)

Attachments: [MAP WillowPlunge FP.pdf](#)
[WillowPlunge FP Conditions of Approval 01.pdf](#)
[COF6279-WillowPlungeRevision4-18x24-PLAT-Rev'd 110316.pdf](#)
[DeferralRequest-COF 6279 111516](#)

This Planning Item was deferred to the December 15, 2016, Planning Commission meeting, as part of the Initial Consent Vote.

24. Wynfield Village PUD Subdivision, Final Plat, 12 Residential Lots On 8.18 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wynfield Village FP Map](#)
[Wynfield Village FP Conditions of Approval 01](#)
[COF 6285 Wynfield Village Final Plat signed](#)
[Wynfield Village Final Plat Deferral Request](#)

This Planning Item was deferred to the December 15, 2016, Planning Commission meeting, as part of the Initial Consent Vote.

NON-AGENDA ITEMS

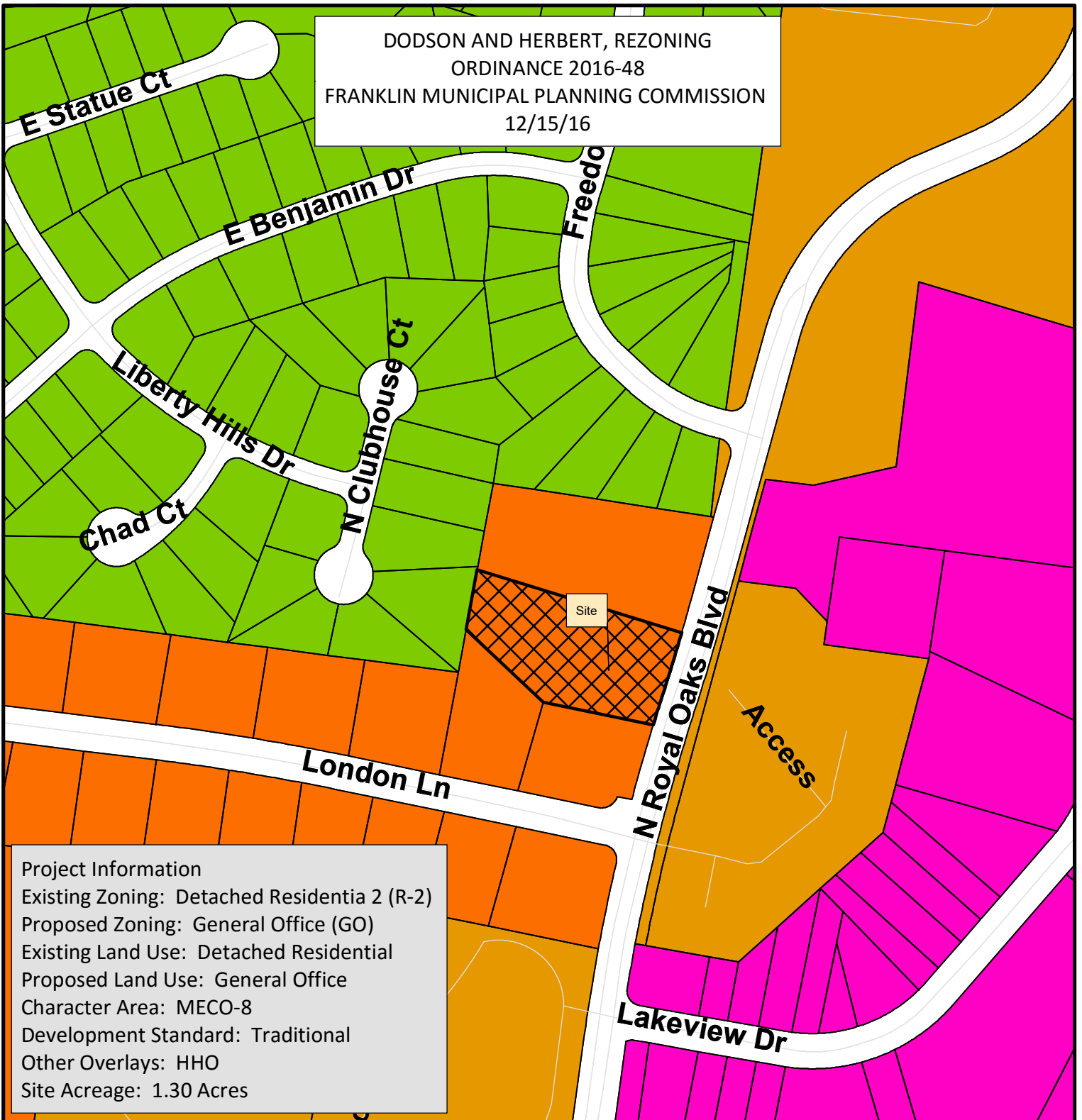
ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:15 p.m.

Chair Mike Hathaway

DODSON AND HERBERT, REZONING
ORDINANCE 2016-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/16



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



0 150 300 600
Feet

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

ORDINANCE 2016-48

TO BE ENTITLED, "AN ORDINANCE TO REZONE 1.30 ACRES FROM DETACHED RESIDENTIAL 2 (R-2) DISTRICT TO GENERAL OFFICE (GO) DISTRICT FOR THE PROPERTY LOCATED WEST OF ROYAL OAKS BOULEVARD AND NORTH OF MURFREESBORO ROAD 203 NORTH ROYAL OAKS BOULEVARD."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the General Office (GO) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 2 (R-2) District to General Office (GO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-A-02801	1.30
Total	1.30

Being Lot 1 on the plan of Dodson and Herbert Subdivision of record in Plat Book P34 page 69 Register's Office for Williamson County, Tennessee and described as follows:

Located in the 9th Civil District of Williamson County, Tennessee. Said lot located on the western R.O.W. of Royal Oaks Boulevard 170' north of its intersection with London Lane and is more particularly described as follows:

Commencing at the intersection of Royal Oaks Boulevard and London Lane, thence running with the centerline of Royal Oaks Boulevard; N 08 deg. 12' 12" W. 1720.20' to the point of beginning at the southeast corner of Lot 1. Thence with the north line of Lot 260 in Royal Oaks Subdivision, S 79 deg. 10' 42" W. 217.66 feet passing through an iron pin set this survey at 16.83; to an iron pin set this survey; thence with the north line of Lot 259 in Royal Oaks Subdivision, N 69 deg. 43' 41" W 167.59 feet to an iron pin found; thence with the east line of Lot 194 in Liberty Hills Subdivision N 16 deg. 34' 38" W 105.16 feet to a concrete monument set this survey; thence with the division line between lots 1 and 2 of the Dodson and Herbert Subdivision, N 81 deg. 18' 04" W 370.72 feet to a point passing through an iron pin set this survey at 365.69 feet; thence with the west R.O.W. of Royal Oaks Boulevard S 11 deg. 13' 24" E, 177.45 feet to the point of beginning containing 1.39 acres more or less based on a survey by Wilson and Associates, P.C. October 25, 2002.

Included in the above description is a permanent R.O.W. across the eastern portion of Lot 1 that is dedicated to the City of Franklin on the plat of Dodson and Herbert Subdivision

of record in Plat Book 34 page 69 Register's Office for Williamson County, Tennessee and is more particularly described as follows:

Commencing at the southeast corner of Lot 1 thence running with the south line of Lot 1 S 70 deg. 10' 42" W 16.83 feet to an iron pin; thence across the eastern side of Lot 1, N 07 deg. 25' 09" W. 177.93 feet to an iron pin; thence with the south line of Lot 2 N 81 deg. 18' 04" E 5.03 feet to a point thence with the east line of Lot 1 S 11 deg. 13' 24" E 177.45 feet to the point of beginning containing 0.04 acres more or less.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

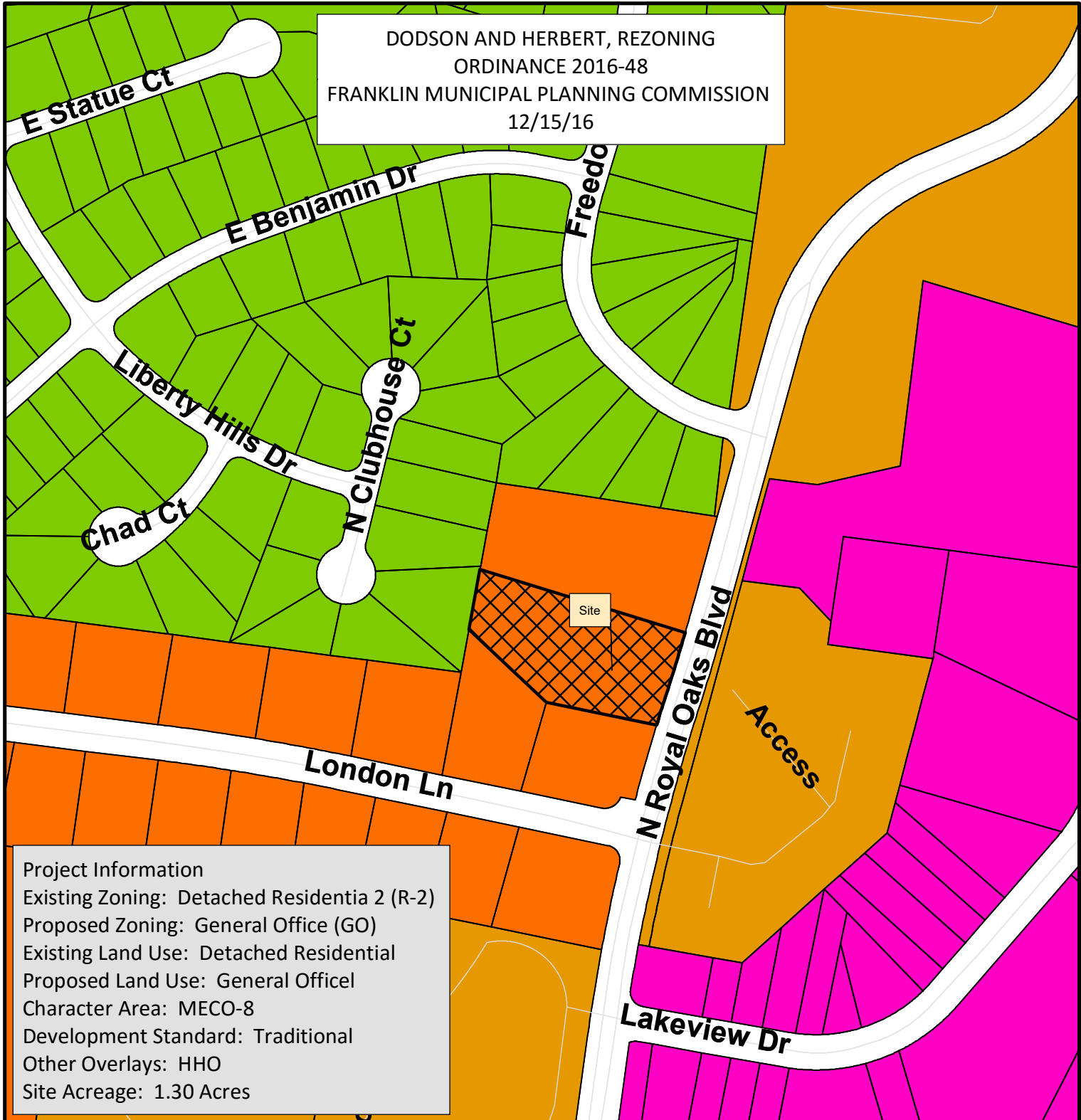
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

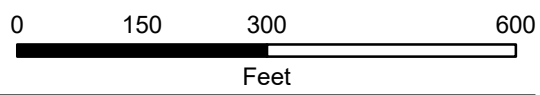
PASSED THIRD READING:

DODSON AND HERBERT, REZONING
ORDINANCE 2016-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/16



Project Information
 Existing Zoning: Detached Residential 2 (R-2)
 Proposed Zoning: General Office (GO)
 Existing Land Use: Detached Residential
 Proposed Land Use: General Office
 Character Area: MECO-8
 Development Standard: Traditional
 Other Overlays: HHO
 Site Acreage: 1.30 Acres

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



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STATEMENT OF IMPACTS

Traffic - The proposed property currently serves as a one single family home. Converting the existing structure to an office would result in one to two additional peak hour trips on North Royal Oaks Blvd, which is a Major Arterial.

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. Converting the existing home into an office would result in a net decrease in water/sewer usage from 350 gpd to 306 gpd. The property was connected to sewer within the last couple of years.

Drainage - Currently, the property drains toward a ditch in N. Royal Oaks. The drainage pattern of the property will not change with this rezoning. Any potential work that would add new impervious areas would have to be evaluated and meet City of Franklin requirements for stormwater detention and water quality.

Reclaimed Water - Reclaimed water is not available at this site.

SITE DATA

ADDRESS: 203 N ROYAL OAKS BLVD, FRANKLIN, TENNESSEE 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 79, 02801
EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: GO (GENERAL OFFICE DISTRICT)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 1.30 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: OCTOBER 24, 2016
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com
OWNER: BRENT SANDERS
203 NORTH ROYAL OAKS BLVD.
FRANKLIN, TN 37067
brent@mcarthursanders.com
(615) 370-4663



	PRCLUD	DEED / PLAT	LAND USE	OWNER	ZONING
1	079G A 02600	DB 1285 DP 365, PB 3 PP 49	RESIDENTIAL	MITCHELL JAMES & STOJ ANNE-MARIE	R-2
2	079G A 02500	DB 5716 DP 125, PB 3 PP 49	RESIDENTIAL	BESS KYLE M & BESS BRENDA A	R-2
3	079G A 02400	DB 1088 DP 242, PB 3 PP 49	RESIDENTIAL	ANDREWS NEIL R & ANDREWS SUSAN E	R-2
4	079G A 02300	DB 6130 DP 835, PB 3 PP 49	RESIDENTIAL	COLEMAN REBECCA	R-2
5	079G A 02200	DB 3866 DP 252, PB 3 PP 49	RESIDENTIAL	GAMBLE SUSAN M	R-2
6	079G A 03200	DB - N/A, PB 3 PP 49	RESIDENTIAL	VON ILG GARY R & VON ILG CAROLYN	R-2
7	079G A 03100	DB 3591 DP 112, PB 3 PP 49	RESIDENTIAL	STOKES ALAN DOUGLAS & STOKES KENDYL L	R-2
8	079G A 03000	DB - N/A, PB 3 PP 49	RESIDENTIAL	HERBERT MARY E	R-2
9	079G A 02900	DB 6292 DP 969, PB 3 PP 49	RESIDENTIAL	LAWRENCE SIMON & LAWRENCE AMANDA	R-2
10	079G A 02800	DB 3898 DP 204, PB 3 PP 49	RESIDENTIAL	MCKELVY RAY ANTHONY SR & ADRIAN ROBYN C	R-2
11	079H I 02700	DB 6815 DP 74, PB 18 PP 106	RESIDENTIAL	VEACH ANTHONY R & VEACH DEBORAH	R-3
12	079H I 02800	DB 6361 DP 483, PB 18 PP 106	RESIDENTIAL	HSU MYRON	R-3
13	079H I 02900	DB 1487 DP 893, PB 18 PP 106	RESIDENTIAL	BELOG PETE E & BELOG JOY B	R-3
14	079H I 03000	DB 6784 DP 205, PB 18 PP 106	RESIDENTIAL	STRASSER NATHAN P & STRASSER SARAH W	R-3
15	079H I 03100	DB 6253 DP 471, PB 18 PP 106	RESIDENTIAL	MORY RICK & MORY RACHEL	R-3
16	079H I 03200	DB 1442 DP 176, PB 18 PP 106	RESIDENTIAL	PENDERGRAST RICHAH & PENDERGRAST NANCY LYNN	R-3
17	079H I 03300	DB 2383 DP 22, PB 18 PP 106	RESIDENTIAL	LOCKE CHARLES A & LOCKE NANCY A	R-3
18	079H I 03400	DB 2284 DP 890, PB 18 PP 106	RESIDENTIAL	BOYETT SUZANNE	R-3
19	079H I 03500	DB 6226 DP 329, PB 24 PP 20	RESIDENTIAL	FROST MILES CODY & FROST KACEY ELLIS	R-3
20	079H I 03600	DB 6559 DP 710, PB 23 PP 8	RESIDENTIAL	POLLARD MICHAEL & POLLARD STACIE	R-3
21	079H I 03700	DB 1434 DP 608, PB 23 PP 8	RESIDENTIAL	PATEL DAHYABHAI V & PATEL KAILAS D	R-3
22	079H I 03800	DB 5399 DP 59, PB 21 PP 42	RESIDENTIAL	CASON JAMES E	R-3
23	079H I 03900	DB 5587 DP 619, PB 21 PP 42	RESIDENTIAL	SARGENT MARK	R-3
24	079H I 04000	DB 3644 DP 199, PB 18 PP 106	RESIDENTIAL	ROTH GERALD H & ROTH LISA M	R-3
25	079H I 04100	DB 3798 DP 389, PB 18 PP 106	RESIDENTIAL	HINTERMAN CHARLES RAYMOND & HINTERMAN SANDRA HILL	R-3
26	079H I 04200	DB 3760 DP 72, PB 21 PP 42	RESIDENTIAL	WOODS CHARLES E & WOODS MONICA E	R-3
27	079H I 01900	DB 3168 DP 893, PB 18 PP 106	RESIDENTIAL	DEQUEZADA MARIA ELENA	R-3
28	079H I 02600	DB 6111 DP 403, PB 18 PP 106	RESIDENTIAL	MORTON SONORA D & MORTON CHRISTOPHER G H	R-3
29	079H I 02500	DB 3609 DP 174, PB 18 PP 106	RESIDENTIAL	EBERLE BENJAMIN R & EBERLE DEIDRE B	R-3
30	079H I 02400	DB 2888 DP 768, PB 18 PP 106	RESIDENTIAL	MERKLEY DAVID & MERKLEY LINDA	R-3
31	079H I 04900	DB 4863 DP 710, PB 18 PP 106	RESIDENTIAL	CURLEY MARTIN J JR & CURLEY JULIE M	R-3
32	079H I 05000	DB 4160 DP 831, PB 23 PP 8	RESIDENTIAL	GOOSTREE MARIA ALICIA	R-3
33	079H I 05200	DB 4123 DP 56, PB 18 PP 106	RESIDENTIAL	DRYER LEE E	R-3
34	079H I 05300	DB 1325 DP 210, PB 18 PP 106	RESIDENTIAL	REDD BEVERLY M D	R-3
35	079H I 05400	DB 6567 DP 302, PB 18 PP 106	RESIDENTIAL	HARLAND ERIN M	R-3
36	079H I 05500	DB 2640 DP 911, PB 24 PP 20	RESIDENTIAL	COMER DAVID D & COMER CONNIE L	R-3
37	079H I 05600	DB 5026 DP 165, PB 18 PP 106	RESIDENTIAL	MCLAIRD DAVIN TR & MCLAIRD SHANNON TR	R-3
38	079H I 05700	DB 4206 DP 614, PB 18 PP 106	RESIDENTIAL	LOCKWOOD PROP LLC	R-3
39	079H I 05800	DB 5136 DP 769, PB 18 PP 106	RESIDENTIAL	MEGCHIANI POONIT	R-3
40	079H I 05900	DB 6585 DP 200, PB 18 PP 106	RESIDENTIAL	ROLSTON MICHELLE M & ROLSTON LANCE D	R-3
41	079H I 06000	DB 5727 DP 921, PB 22 PP 38	RESIDENTIAL	DILLON DAVID R	R-3
42	079H I 06100	DB 5374 DP 602, PB 22 PP 38	RESIDENTIAL	LENTHALL BRENT A & LENTHALL LESLIE N	R-3
43	079H I 06200	DB 1221 DP 993, PB 18 PP 105	RESIDENTIAL	HARHAY WALTER & HARHAY MARY ANN	R-3
44	079H I 06300	DB 3289 DP 133, PB 18 PP 105	RESIDENTIAL	ITTER GRANT M & RITTER CHRISTY W	R-3
45	079G A 02802	DB 2628 DP 325, PB 34 PP 69	RESIDENTIAL	THIGPEN LARRY D	R-2
46	079G A 02801	DB 4404 DP 895, PB 34 PP 69	RESIDENTIAL	SANDERS BRENT & SANDERS MAMIE	R-2
47	079G A 02700	DB 4493 DP 568, PB 3 PP 49	RESIDENTIAL	HENDRIX ANITA K & WELLS VERNON F JR	R-2
48	079 I 02500	N/A	811	ROYAL OAKS APTS OF FKLN	SD-R
49	079F A 03600	N/A	CITY	CITY OF FRANKLIN	GC
50	079 I 03602	DB 4571 DP 211, PB - N/A	COMMERCIAL	TENNESSEE REAL EST INV	GC
51	079F A 00200	DB 6742 DP 871, PB 6 PP 77	COMMERCIAL	BRIGHT FUTURES PSYCHIATRY PLLC	GC
52	079F A 00400	DB 5994 DP 292, PB 6 PP 77	COMMERCIAL	DAVES BARBER SHOP INC	GC
53	079F A 00500	DB 6654 DP 272, PB 6 PP 77	COMMERCIAL	BLEDSE WILLIAM	GC
54	079F A 00600	DB 6610 DP 301, PB 6 PP 77	COMMERCIAL	SETTLES,BASS DENTAL PRACTICE PLC	GC
55	079F A 00700	DB 6432 DP 959, PB 6 PP 77	COMMERCIAL	SAAVEDRA MIGUEL ANGEL & SAAVEDRA PATTY YVONNE	GC
56	079F A 00901	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC
57	079F A 01100	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC
58	079F A 01200	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC
59	079F A 01300	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC
60	079F A 01400	DB 2341 DP 752, PB 6 PP 77	COMMERCIAL	BAGBY-WILLIS PARTNERSHIP	GC
61	079F A 01500	DB 2078 DP 510, PB 6 PP 77	COMMERCIAL	BASS ROBERT & DEBRAY CHARLES	GC
62	079F A 03500	DB 5827 DP 894, PB 8 PP 7	RESIDENTIAL	ROGERS COURTENAY	SD-R
079F A 03500	DB 3677 DP 210, PB 8 PP 7	RESIDENTIAL	RUSSELL SUSAN M	SD-R	
079F A 03500	DB 6170 DP 908, PB 8 PP 7	RESIDENTIAL	JAMES DHAN	SD-R	
079F A 03500	DB 5948 DP 82, PB 8 PP 7	RESIDENTIAL	CHANEY STEPHEN PATRICK	SD-R	
079F A 03500	DB 3240 DP 414, PB 8 PP 7	RESIDENTIAL	NEAL NANCY B & NEAL TERRY	SD-R	
079F A 03500	DB 6070 DP 288, PB 8 PP 7	RESIDENTIAL	LEE TAMARA D	SD-R	
079F A 03500	DB 966 DP 278, PB 8 PP 7	RESIDENTIAL	SIMMS CAROLYN T	SD-R	
079F A 03500	DB 4044 DP 895, PB 8 PP 7	RESIDENTIAL	NESTO STEPHANIE M	SD-R	
079F A 03500	DB 2120 DP 80, PB 8 PP 7	RESIDENTIAL	HIGHERS NELL APPLE TRS	SD-R	
079F A 03500	DB 6811 DP 50, PB 8 PP 7	RESIDENTIAL	JALASAI PARTNERS LLC	SD-R	
079F A 03500	DB 6791 DP 749, PB 8 PP 7	RESIDENTIAL	CURTIS SUSAN J	SD-R	
079F A 03500	DB 6127 DP 90, PB 8 PP 7	RESIDENTIAL	CHATHAM TODD	SD-R	
079F A 03500	DB 6222 DP 476, PB 8 PP 7	RESIDENTIAL	LEAMAN ALEC DAVID & LEAMAN MARIAH MAE	SD-R	
079F A 03500	DB 6359 DP 273, PB 8 PP 7	RESIDENTIAL	DYAL LARRY & DYAL BRENDA	SD-R	
079F A 03500	DB - N/A, PB 8 PP 7	RESIDENTIAL	RINGER NANCY C HANCOCK	SD-R	
079F A 03500	DB 5247 DP 557, PB 8 PP 7	RESIDENTIAL	SLUSH CECILLE C & SLUSH STEPHEN T	SD-R	
079F A 03500	DB 6238 DP 961, PB 8 PP 7	RESIDENTIAL	AWJ PARTNERS LLC	SD-R	
079F A 03500	DB 1459 DP 293, PB 8 PP 7	RESIDENTIAL	LAWRENCE GLENN L TR & LAWRENCE SHIRLEY H TR	SD-R	
079F A 03500	DB 3677 DP 427, PB 8 PP 7	RESIDENTIAL	LOPES ANGELINA R	SD-R	
079F A 03500	DB 5148 DP 315, PB 8 PP 7	RESIDENTIAL	EVANS BARBARA ALICE	SD-R	
079F A 03500	DB 3609 DP 628, PB 8 PP 7	RESIDENTIAL	HASSLER MICHAEL C	SD-R	
079F A 03500	DB 6353 DP 548, PB 8 PP 7	RESIDENTIAL	SONGER SUZIE E	SD-R	
079F A 03500	DB 5498 DP 315, PB 8 PP 7	RESIDENTIAL	MARSHALL MATTHEW H	SD-R	
079F A 03500	DB 3985 DP 499, PB 8 PP 7	RESIDENTIAL	KEITH JENNIFER J	SD-R	
079F A 03500	DB 6200 DP 323, PB 8 PP 7	RESIDENTIAL	REYNOLDS KARYN M	SD-R	
079F A 03500	DB 1865 DP 616, PB 8 PP 7	RESIDENTIAL	BAIRD JAMES LEE & BAIRD SHAUNA ELIZABETH	SD-R	
079F A 03500	DB 5912 DP 314, PB 8 PP 7	RESIDENTIAL	LOMAS ZACHARY F & LOMAS BROOKE M	SD-R	
079F A 03500	DB 2673 DP 533, PB 8 PP 7	RESIDENTIAL	FULLEMAN G ROBERT & FULLEMAN MARY F	SD-R	
079F A 03500	DB 6028 DP 969, PB 8 PP 7	RESIDENTIAL	STEVENS DWIGHT A	SD-R	
079F A 03500	DB 3952 DP 811, PB 8 PP 7	RESIDENTIAL	LITVACK SHARON	SD-R	
079F A 03500	DB 3657 DP 985, PB 8 PP 7	RESIDENTIAL	SHAUB DAVID I & GREEN DANIEL R	SD-R	
079F A 03500	DB 1744 DP 430, PB 8 PP 7	RESIDENTIAL	ULLARD KENNY B	SD-R	
079F A 03500	DB 1513 DP 567, PB 8 PP 7	RESIDENTIAL	MURPHY MARY ELLEN	SD-R	
079F A 03500	DB 1457 DP 427, PB 8 PP 7	RESIDENTIAL	CHADWELL DEBRA	SD-R	
079F A 03500	DB 4542 DP 849, PB 8 PP 7	RESIDENTIAL	JOLLEY DENNIS E & JOLLEY DANIEL S	SD-R	
079F A 03500	DB 6353 DP 732, PB 8 PP 7	RESIDENTIAL	MAHMYE GAYLE LYNN	SD-R	
079F A 03500	DB 4527 DP 807, PB 8 PP 7	RESIDENTIAL	FUMARA JOSEPH B	SD-R	
079F A 03500	DB 2516 DP 458, PB 8 PP 7	RESIDENTIAL	RIGIN LISA KAY	SD-R	
079F A 03500	DB 3023 DP 769, PB 8 PP 7	RESIDENTIAL	GOFF KIMBERLY	SD-R	
079F A 03500	DB 6325 DP 450, PB 8 PP 7	RESIDENTIAL	DAVIS HAROLD H JR & DAVIS NANCY C	SD-R	
079F A 03500	DB 6751 DP 752, PB 8 PP 7	RESIDENTIAL	OWENS RICHARD LEE & OWENS MARIE UTZ	SD-R	
079F A 03500	DB 4713 DP 762, PB 8 PP 7	RESIDENTIAL	COLLINS CHRISTIAN E	SD-R	
079F A 03500	DB 3692 DP 425, PB 8 PP 7	RESIDENTIAL	STEWART DONNA L	SD-R	
079F A 03500	DB 4638 DP 281, PB 8 PP 7	RESIDENTIAL	RUSSELL ASHLEY V	SD-R	
079F A 03500	DB 2213 DP 531, PB 8 PP 7	RESIDENTIAL	DABBS JOHN R & DABBS LEONA C KLEBAN	SD-R	
079F A 03500	DB 6048 DP 461, PB 8 PP 7	RESIDENTIAL	WOLFE JEFFREY	SD-R	
079F A 03500	DB 6190 DP 137, PB 8 PP 7	RESIDENTIAL	LANGSDON ANDREW & LANGSDON EMILY	SD-R	
079F A 03500	DB 2387 DP 799, PB 8 PP 7	RESIDENTIAL	BAILEY LADONNA D PATTON	SD-R	
* 079C A 00100	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	
* 079C A 00200	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



203 N ROYAL OAKS
PROPOSED REZONING
FRANKLIN, TN 37067

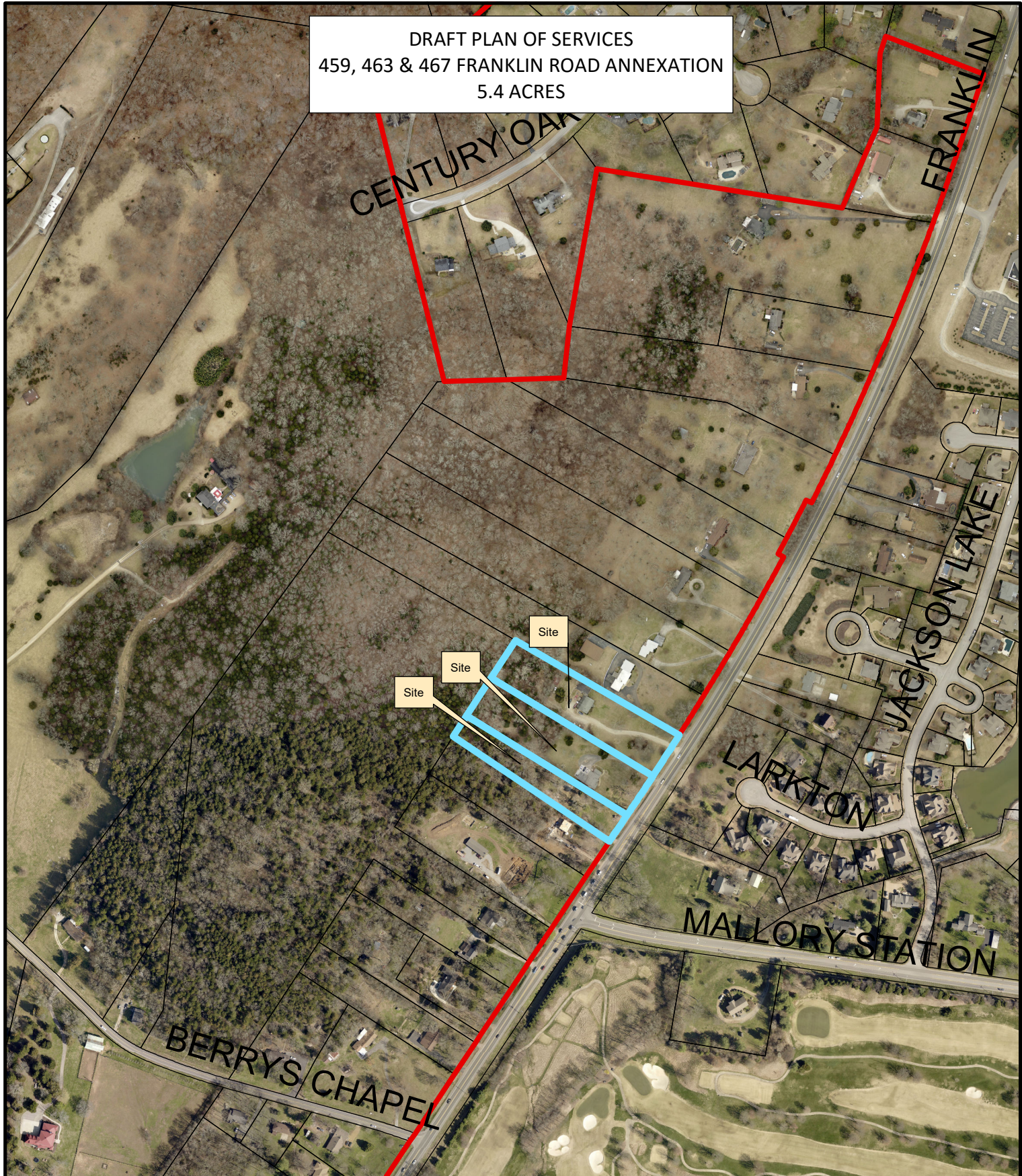
REVISIONS	DATE	
No.		

12/01/1616070

OVERALL
EXISTING
CONDITIONS
PLAN

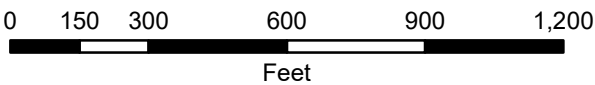
COF #6276

DRAFT PLAN OF SERVICES
459, 463 & 467 FRANKLIN ROAD ANNEXATION
5.4 ACRES



Legend

- Franklin Road Annexation
- Existing City Limits



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RESOLUTION 2016-45

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 459, 463 AND 467 FRANKLIN ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."

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

WHEREAS, Barry Cowan and Phyllis Osborn ("Owners") of the properties located at 459, 463 and 467 Franklin Road ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 5.4 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located west of Franklin Road and north of Mack Hatcher as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
053---02300	1.3
053---02100	2.1
053---02200	2.0
Total	5.4

The Properties adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 5.4 acres in 3 parcels The Properties are used as single family residential for all properties.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *T.C.A.* § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

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

A. Water

The subject Properties are located in Mallory Valley's Water District. Water availability shall be approved and provided through Mallory Valley. The Owners 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 line. In the case of these Properties, a 3500 feet extension would be required to serve the Properties. For this reason, reclaimed water will not be required to be extended to the subject Properties.

C. Wastewater

The Properties lie within the Spencer Creek Sanitary Sewer Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. The proposed Properties is anticipated to construct two (2) single family residential homes. This Property shall be served by an existing Manhole located on the eastern side of Franklin Road, directly across from the 467 Franklin Road Property, and be required to bore ± 140 feet under Franklin Road to extend sanitary sewer to the property. A manhole shall be set at the 467 Franklin Road Property line, outside the future right-of-way of Franklin Road, and an 8-inch sewer main extended to the south outside of the right-of-way to provide service to the 459 Franklin Road Property. The Owners shall ensure that existing septic fields are not impacted by the sanitary sewer construction. If the existing septic fields are impacted or damaged during construction of the sewer, the Owners shall be responsible for all work and fees necessary to tie the impacted properties on to City sewer. In addition, the Owners shall be required to dedicate an exclusive sewer easement outside of the future right-of-way of Franklin Road and extending from the constructed sanitary sewer to the adjacent properties. The Owners shall be responsible for the engineering, design, easement acquisition 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 Owners shall be responsible for the engineering, design and construction of the necessary Stormwater infrastructure for the development of this Properties and shall comply with all requirements as outlined in the Franklin Municipal Code. As the Properties develop, the City of Franklin will charge prevailing stormwater user fees per policies and procedures as outline in the Franklin Municipal Code.

E. Streets

Access to the Properties shall be provided on Franklin Road via the existing drive cuts. No additional access to Franklin Road shall be allowed by the City of Franklin. Franklin Road is classified as a Major Arterial in the City of Franklin Major Thoroughfare Plan. The Owners shall be required to dedicate the necessary future right-of-way for Franklin Road to allow the City to make future improvements as this area of the City continues to develop. The Owners shall be required to dedicate 62 feet of right-of-way from the existing centerline of Franklin Road as part of the final plat.

- F. Traffic Control
Traffic signals, traffic signs, street markings, and other traffic-control devices will be installed 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. Street Lighting
No off-site street lighting is proposed at this time. Street lighting within new developments shall be funded and installed by the Owners per City policy.
- H. Street Name Signs
1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.
- I. Fire Protection
1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
- J. Planning and Zoning
1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The properties are located in the Berry's Chapel Character Area – 7 (BCCO-7). Established land uses include homesteads, farmsteads and large estate single family residential uses. Future development will be limited and may include clustered residential and institutional uses that maintain substantial areas of open space and preserve rural view sheds. Franklin Road in this area is considered to be the last rural gateway into Central Franklin. This area is unique and has tremendous scenic value to the community. As such, it will remain a prominent and important gateway and corridor into Central Franklin.
3. Upon annexation, the Properties will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area.
- K. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.
- L. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

DRAFT PLAN OF SERVICES
459, 463 & 467 FRANKLIN ROAD ANNEXATION
5.4 ACRES



Legend

 459 463 & 467 Franklin Road

Properties Under Consideration

 Properties Under Consideration

 Existing City Limits

0 250 500 1,000 1,500 2,000
Feet



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**RESOLUTION 2016-87
ORDINANCE 2016-49**

TO BE ENTITLED, "A RESOLUTION AND ORDINANCE TO ANNEX 459, 463, 467 FRANKLIN ROAD, CONSISTING OF 5.4 ACRES, PROPERTIES LOCATED WEST OF FRANKLIN ROAD AND NORTH OF MACK HATCHER PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE WESTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, Barry Cowan and Phyllis Osborn, ("Owners") of property located at 459, 463, 467 Franklin Road ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 5.4 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation and Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2016-45 and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Address	Map-Parcel	Acres
459 Franklin Rd	053---02300	1.3
467 Franklin Rd	053---02100	2.1
463 Franklin Rd	053---02200	2.0
	Total	5.4

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 2.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution and 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: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

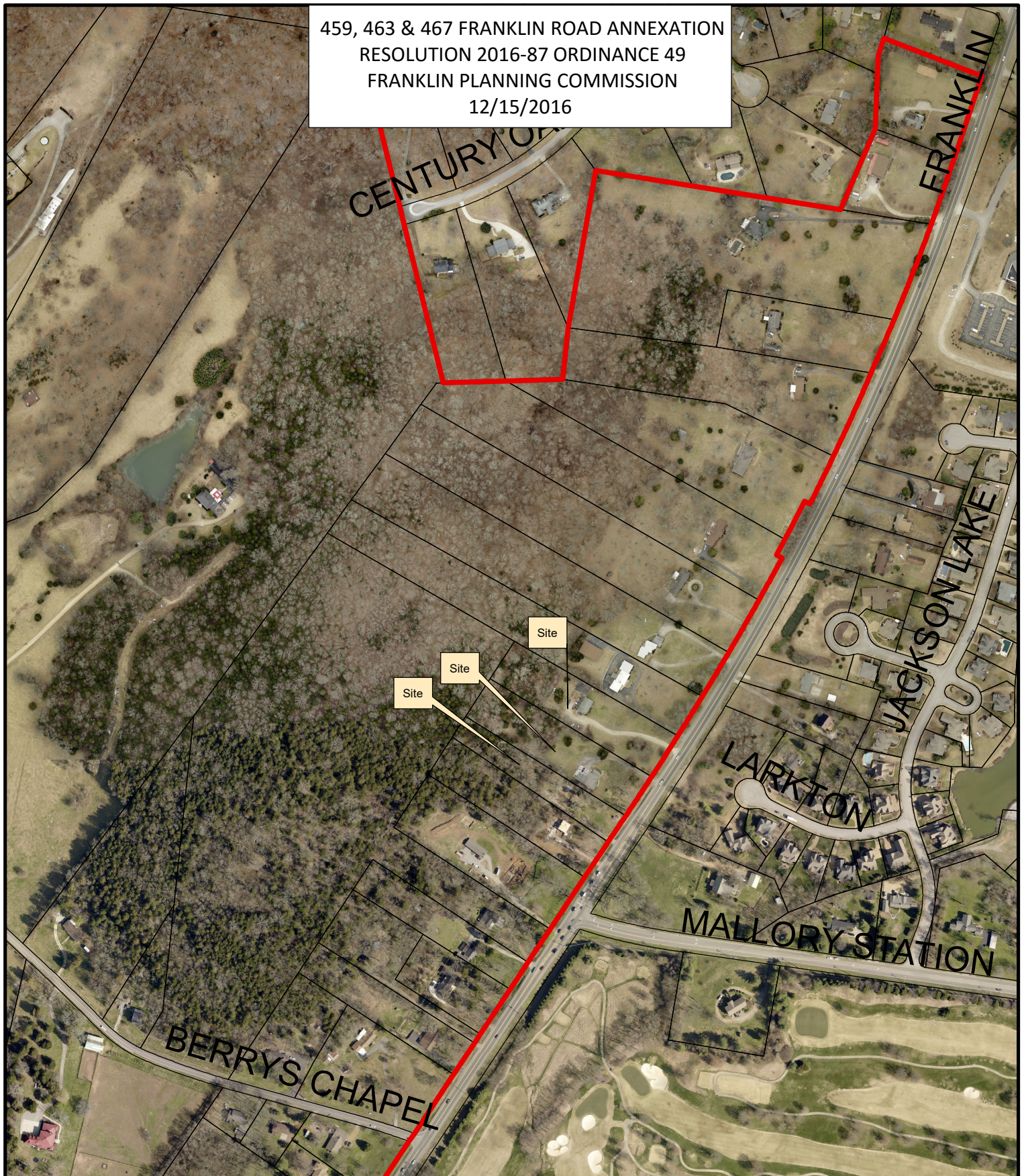
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

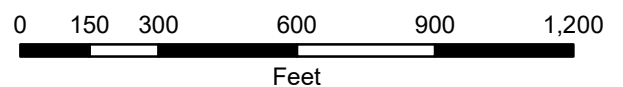
PASSED THIRD READING:

459, 463 & 467 FRANKLIN ROAD ANNEXATION
RESOLUTION 2016-87 ORDINANCE 49
FRANKLIN PLANNING COMMISSION
12/15/2016



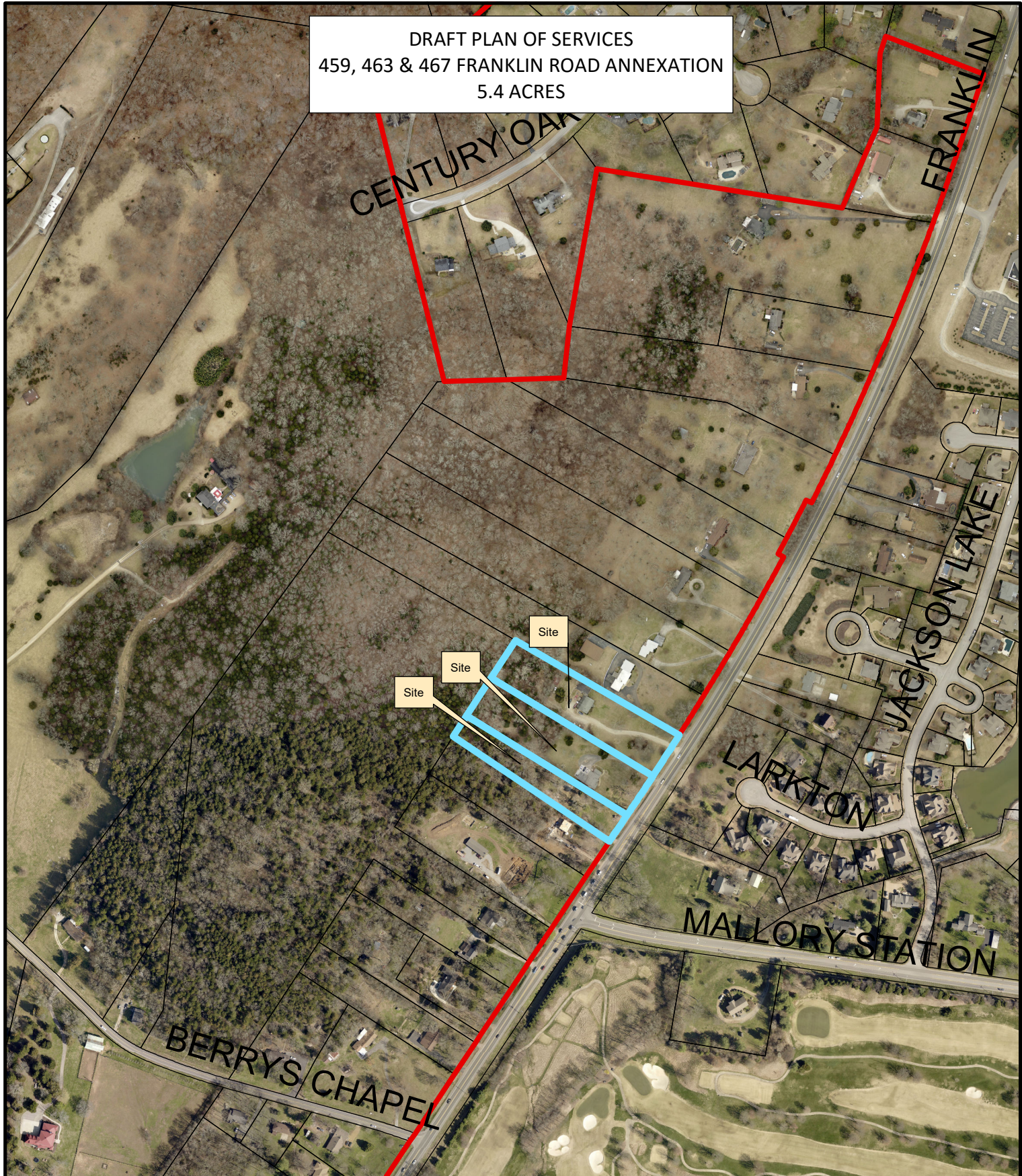
Legend

-  Franklin Road Annexation
-  Existing City Limits



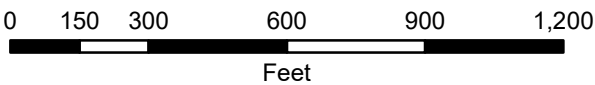
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DRAFT PLAN OF SERVICES
459, 463 & 467 FRANKLIN ROAD ANNEXATION
5.4 ACRES



Legend

- Franklin Road Annexation
- Existing City Limits



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July 14, 2016

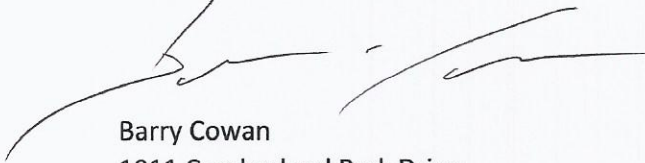
TO: City of Franklin Planning Department
109 3rd Ave. South
PO Box 305
Franklin, TN 37065-0305

RE: Annexation of 459 & 467 Franklin Road

To Whom It May Concern:

As the owner of 459 and 467 Franklin Road, I am formally requesting consideration by the City of Franklin to annex our property. The purpose for the annexation is to build single family residences that are served with sanitary sewer by the City of Franklin. Currently our property soil does not percolate water to the point that a septic system can be installed. Should you need additional information regarding this request we would be happy to provide whatever is necessary.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barry Cowan', with a long horizontal flourish extending to the right.

Barry Cowan
1011 Cumberland Park Drive
Franklin, TN 37069
812-201-3580
bcowan@customblenders.net

ANNEXATION REQUEST APPLICATION

FRANKLIN, TENNESSEE

LOT ADDRESS: 459 and 467 Franklin Road, Franklin, TN 37067

PROPOSED ZONING:
R-1

PROPOSED LAND USE:
Single Family

LOT ACREAGE:
459 - 1.3 acres; 467 - 2.1 acres

CHARACTER AREA:
Berrys Chapel Character Area - 3

PHYSICAL DESCRIPTION OF SITE:
459 - Demolished Single Family Home
467 - Demolished Single Family Home

LAND USE PLAN LANGUAGE FOR CHARACTER AREA:

BCCO3 is predominantly attached and detached residential, which matches the proposed use. The proposed single family homes will be outside the conservation area for hillsides and steep slopes.

REQUEST LETTER:

Check ☒ if included

OWNER AFFIDAVIT:

Check ☒ if included

DRAWINGS/ ILLUSTRATIONS:

Check if ☒ included

OTHER INFORMATION:

The primary purpose of this annexation request is to gain access to sanitary sewer.
The current property soils do not percolate properly for a septic system.

APPLICANT NAME, ADDRESS, PHONE

Barry Cowan, 1011 Cumberland Park Drive, Franklin, TN 37069
812-201-3580

AGENT NAME, ADDRESS, PHONE

Adam Crunk, PE 1894 Gen. Geo. Patton Dr. Suite 600,
Franklin, TN 37067 615-873-1795

Signature:

Date: 7-14-16

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Barry Cowan

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Map 53 Parcels 21 & 23

(Property Parcel/Tax ID Number)

and located at:

459 and 467 Franklin Road, Franklin, TN 37067

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Adam Crunk, PE

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

1011 Cumberland PK. DR. Franklin TN
Property Owner Mailing Address

Franklin TN 37069
City, State & Zip

Subscribed and sworn to before me this

13th day of July, 2016.

Dorothy L. Jarrett
Notary Public



My Commission Expires: 03/23/2019

August 16, 2016

TO: City of Franklin Planning Department
109 3rd Ave. South
PO Box 305
Franklin, TN 37065-0305

RE: Annexation of 463 Franklin Road

To Whom It May Concern:

As the owner of 463 Franklin Road, I am formally requesting consideration by the City of Franklin to annex my property. The purpose for the annexation is to be served with sanitary sewer by the City of Franklin. Currently our property soil does not percolate water to the point that a septic system will be viable long term. Should you need additional information regarding this request we would be happy to provide whatever is necessary.

Sincerely,



Phyllis Osborn
463 Franklin Rd.
Franklin, TN 37069

ANNEXATION REQUEST APPLICATION

FRANKLIN, TENNESSEE

LOT ADDRESS: 463 Franklin Road, Franklin, TN 37067

PROPOSED ZONING:
R-1

PROPOSED LAND USE:
Single Family

LOT ACREAGE:
2.0 acres

CHARACTER AREA:
Berrys Chapel Character Area - 3

PHYSICAL DESCRIPTION OF SITE:
Existing Single Family Home

LAND USE PLAN LANGUAGE FOR CHARACTER AREA:

BCCO3 is predominantly attached and detached residential, which matches the current use.

REQUEST LETTER:

Check ☒ if included

OWNER AFFIDAVIT:

Check ☒ if included

DRAWINGS/ ILLUSTRATIONS:

Check ☒ if included

OTHER INFORMATION:

The primary purpose of this annexation request is to gain access to sanitary sewer.
The current property soils do not percolate properly for a septic system.

APPLICANT NAME, ADDRESS, PHONE	AGENT NAME, ADDRESS, PHONE
Phyllis Osborn, 463 Franklin Rd., Franklin, TN 37069	Adam Crunk, PE 1894 Gen. Geo. Patton Dr. Suite 600, Franklin, TN 37067 615-873-1795
Signature: <i>Phyllis Osborn</i>	Date: <i>Sept 6, 2016</i>

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Phyllis Osborn

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Map 53 Parcel 22

(Property Parcel/Tax ID Number)

and located at:

463 Franklin Rd. Franklin, TN 37069

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Adam Crunk, PE

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Phyllis Osborn
Signature

463 Franklin Road
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this

6 day of Sept., 2016.

Pam A. Pedrick
Notary Public

My Commission Expires: 2/19/18



ORDINANCE 2016-50

TO BE ENTITLED, “AN ORDINANCE TO ZONE 5.4 ACRES DETACHED RESIDENTIAL 1 (R-1) DISTRICT, HILLSIDE/HILLCREST OVERLAY (HHO) DISTRICT, BERRYS CHAPEL CHARACTER AREA OVERLAY (BCCO- 7) DISTRICT, AND DESIGNATE THE DEVELOPMENT STANDARDS AS BEING APPROPRIATE FOR EITHER TRADITIONAL OR CONVENTIONAL AREA DEVELOPMENT STANDARDS, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND NORTH OF MACK HATCHER PARKWAY, 459, 463, 467 FRANKLIN ROAD.”

WHEREAS, Barry Cowan and Phyllis Osborn, (“Owners”) of property located at 459, 463, 467 Franklin Road (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 5.4 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2016-45 and Resolution 2016-87/Ordinance 2016-49 and

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berrys Chapel Character Area Overlay (BCCO-7) District, and Either Traditional or Conventional Development Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

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

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berrys Chapel Character Area (BCCO-7) District, and Designated as appropriate for Either Traditional or Conventional Development Standards.

PREMISES CONSIDERED

Address	Map-Parcel	Acres
459 Franklin Rd	053---02300	1.3
467 Franklin Rd	053---02100	2.1
463 Franklin Rd	053---02200	2.0
	Total	5.4

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

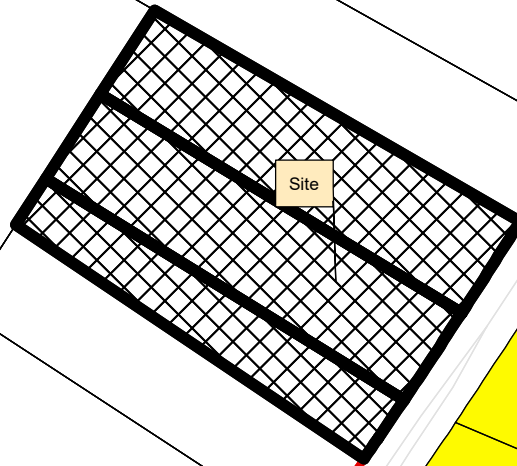
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

459,463,467 FRANKLIN ROAD, REZONING
ORDINANCE 2016-50
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/16



Project Information

Existing Zoning: County
Proposed Zoning: Detached Residential 1 (R-1)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: BCCO-7
Development Standard: Traditional
Other Overlays: HHO
Site Acreage: 5.4 Acres

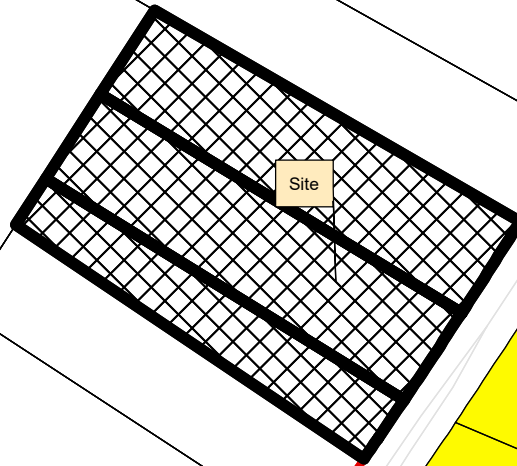
459 463 467 Franklin Road	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional District



0 150 300 600
Feet

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459,463,467 FRANKLIN ROAD, REZONING
ORDINANCE 2016-50
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/16



Project Information

Existing Zoning: County
Proposed Zoning: Detached Residential 1 (R-1)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: BCCO-7
Development Standard: Traditional
Other Overlays: HHO
Site Acreage: 5.4 Acres

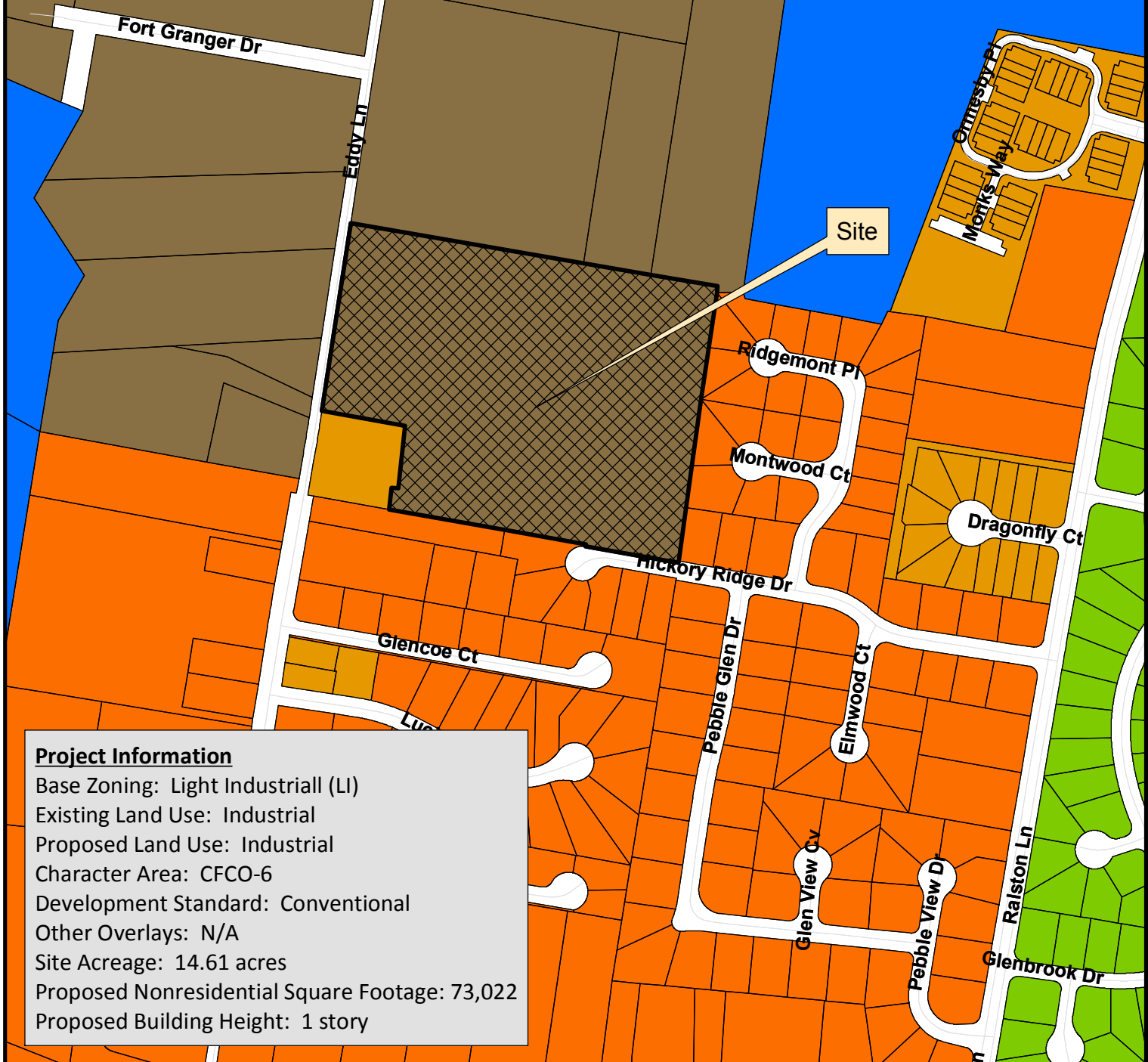
 459 463 467 Franklin Road	 SD-R Specific Development-Residential
 AG Agricultural District	 SD-X Specific Development-Variety
 ER Estate Residential	 OR Office Residential District
 R-1 Residential District	 GO General Office District
 R-2 Residential District	 CC Central Commercial District
 R-3 Residential District	 NC Neighborhood Commercial District
 R-6 Residential District	 GC General Commercial District
 RM-10 Attached 10 Residential District	 LI Light Industrial District
 RM-15 Attached 15 Residential District	 HI Heavy Industrial District
 RM-20 Attached 20 Residential District	 CI Civic and Institutional District



0 150 300 600
Feet

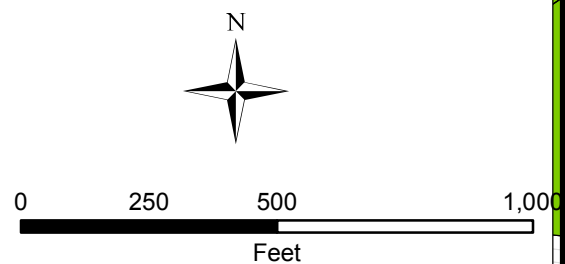
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EDDY LANE INDUSTRIAL OFFICE, SITE PLAN, REVISION 1, (PHASE 2 & 3)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2016



Project Information
 Base Zoning: Light Industrial (LI)
 Existing Land Use: Industrial
 Proposed Land Use: Industrial
 Character Area: CFCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.61 acres
 Proposed Nonresidential Square Footage: 73,022
 Proposed Building Height: 1 story

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



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CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

[Eddy Lane Industrial Office, site plan, revision 1, phase 2 - submittal 003.pdf](#)

1. Addressing

lori.jarosz@franklintn.gov The address for this is 311 Eddy Lane Suite 112

awolthers@leainc.com The address has been updated on the plans.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov	Applicant shall post sureties in the following amounts:
I. City Water:	\$ 31,000
II. City Sewer:	\$ 28,000
III. City Streets:	
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	\$ 30,000
VIII. Green Infrastructure:	\$ 53,000
IX. ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities shall require a Street Access surety to be posted with the City of Franklin.

awolthers@leainc.com Sureties calculator spreadsheet has been updated and included with the resubmittal. The public water and sewer extensions have now been eliminated from the project.

3. Landscape

annette.whitehurst@franklintn.gov Landscape Surety \$58,000

awolthers@leainc.com Noted.

Stormwater

General Issues

4. Bioretention

jeff.willoughby@franklintn.gov Provide pretreatment for WQ swale

Provide detail for pretreatment areas
[Edited By Jeff Willoughby]

awolthers@leainc.com The water quality swales have been removed from the plans and details. Drainage on the north side of the building will drain to grass swales and then to the existing water c infrastructure installed in phase 1. This area is grandfathered into the original design. The area north of the building will still receive some pretreatment since that area is covered with washed #57 stone.

5. Bioretention

jeff.willoughby@franklintn.gov Level II bioretention requires a 12" gravel drainage layer and 12" gravel sump layer as per Level II specs. Please revise.

Soil specifications in WQ swale shall match those in bioretention area. Please revise.

awolthers@leainc.com The bioretention details have been revised as requested. The water quality swales and details have been eliminated from the plans.

6. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov Issue to remain open for record until active NOC is received.

awolthers@leainc.com This information will be forwarded to C.O.F. in the near future

7. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Complete Long Term Maintenance Plan (LTMP) Form for stormwater features located within this site/section. Include BMP Inspection and Maintenance Checklist. These c found at:

<http://www.franklintn.gov/government/engineering/stormwater/construction-development/post-construction-maintenance>

Include a BMP location exhibit clearly labeling and calling out all BMP's associated with this project as well as any applicable landscaping sheets.

awolthers@leainc.com We are preparing the LTMP plan now to send to the owner. Once the original signed and notarized version is returned we will submit it to the C.O.F.

Streets

[Eddy Lane Industrial Office, site plan, revision 1, phase 2 - submittal 003.pdf](#)

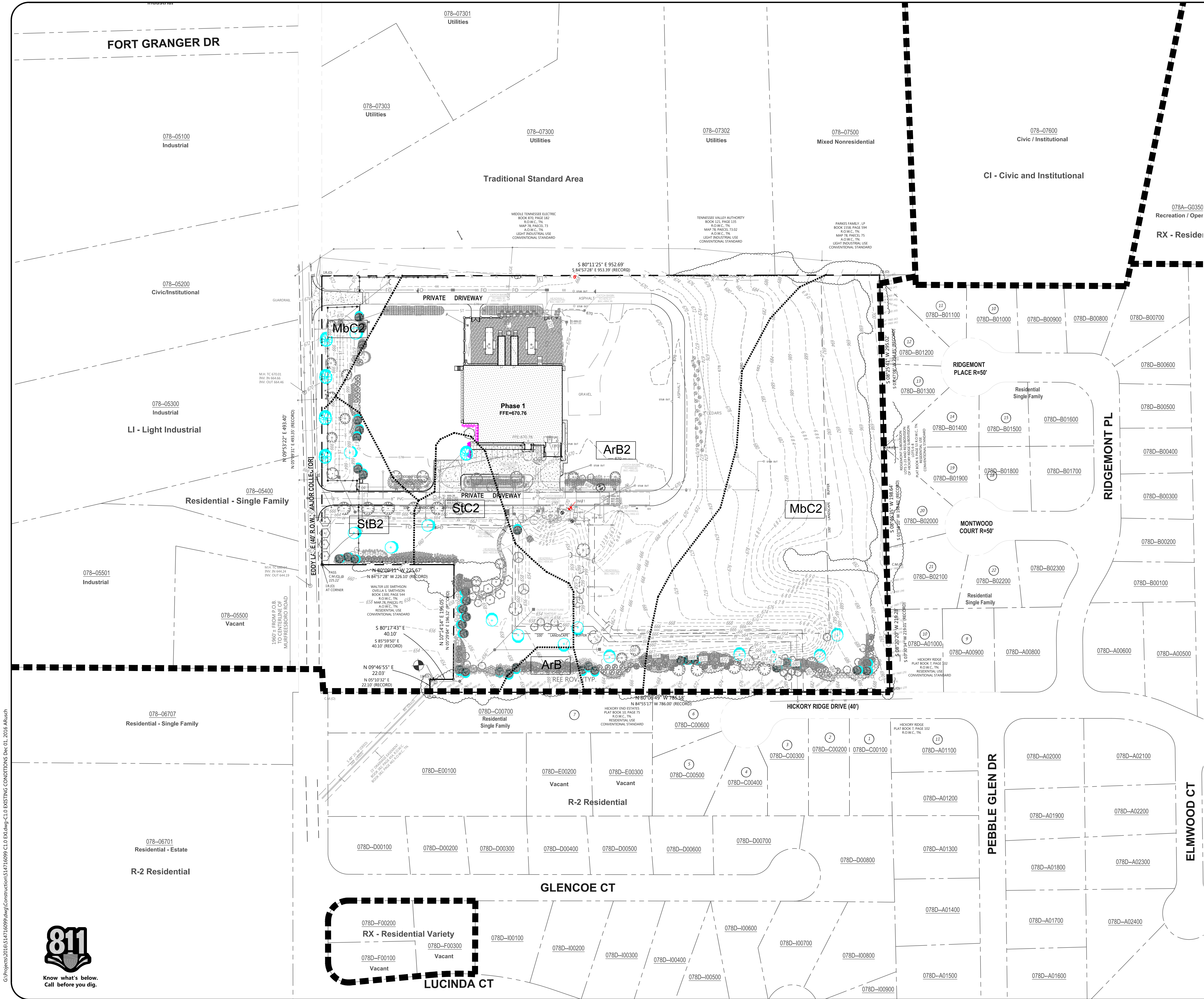
8. Stormwater detail

casey.chrisman@franklintn.gov Add flexible pipe detail.

G:\Projects\2016\514716099\Wg\Construction\514716099 C1.0 EX.Dwg-C1.0 EXISTING CONDITIONS Dec 01, 2016 ARusch

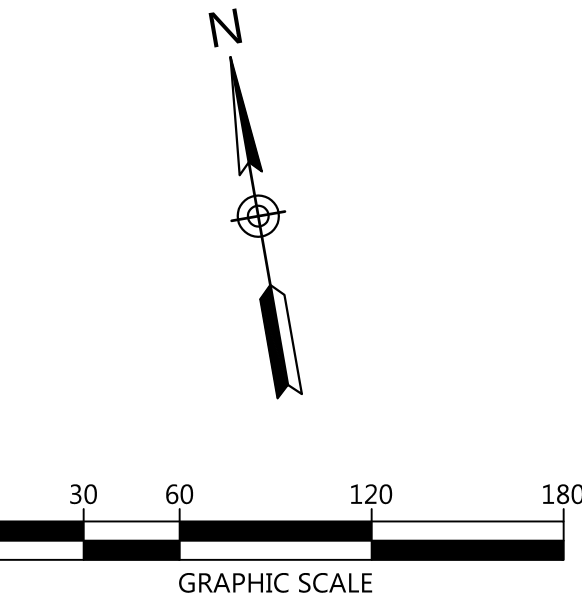


Know what's below.
Call before you dig.

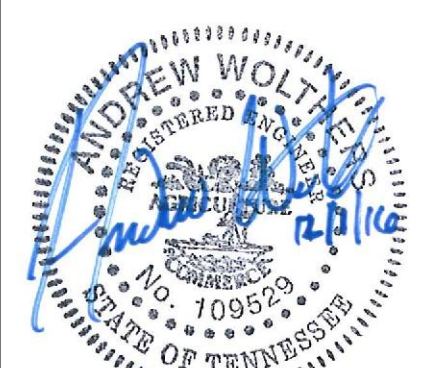


SOIL LEGEND
[CaB3] SOIL TYPE
----- SOIL TYPE BOUNDARY

BENCHMARK DATA:
BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV. 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE
STATE PLANE COORDINATE SYSTEM,
ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)



NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				Cof. Site Plan Resubmittal
2	10.10.2016				Cof. Site Plan Submittal

PROJECT NUMBER
514716099
DRAWING NUMBER
C1.0
DRAWING NAME
EXISTING CONDITIONS

COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 600
DALLAS, TX 75254
214.707.8897

SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No. 6287

Littlejohn
An S&ME Company
1995 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.9144 F 615.385.4020 www.littlejohn.com

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION PREVENTION MEASURES MUST BE REMOVED AT THE BEGINNING OF THE WORK, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. 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 ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR TO EXPOSURE UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE DURING TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND SOIL POLLUTION CONTROL DEVICES ONLY AFTER A SOIL STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

1. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
4. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN & UTILITY INSTALLATION.
5. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
10. EXISTING LIGHT STANDARDS BEING REMOVED SHALL BE FIRST OFFERED TO THE OWNER PRIOR TO DISPOSING OF THEM. COORDINATE LIGHTING DEMOLITION AND LAYOUT WITH THE ELECTRICAL DRAWINGS.
11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
12. EXISTING TRESS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAIL ON THE LANDSCAPE PLAN.
13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
15. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
16. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24" (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
17. WHERE EXISTING IRRIGATION LINES LIE WITHIN THE AREA AFFECTED BY THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL REWORK THE EXISTING IRRIGATION SYSTEMS IN ACCORDANCE WITH DIRECTIVES NOTED ON THE LANDSCAPE PLAN. SERVICE SHALL BE MAINTAINED DURING CONSTRUCTION TO THE LANDSCAPED AREAS CURRENTLY IRRIGATED.

1. THE PROJECT SITE IS SHOWN ON JURISDICTION, TAX MAP 78, AS PARCEL 72.
2. BASE INFORMATION WAS TAKEN FROM A PARTIAL TOPOGRAPHIC ASBLUIT SURVEY PREPARED BY LITTLEJOHN, AN S&ME CO., DATED 09.21.2016 AND LAST REVISED ON 10.28.2016 AND PHASE 1 CONSTRUCTION DOCUMENTS, PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED JULY 25, 2012.
3. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (I.E. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
7. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
8. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
9. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
11. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. GRADES WITHIN ACCESSIBLE SPACES SHALL BE MAXIMUM 2% IN ALL DIRECTIONS.
13. THE PROPOSED BUILDING SHALL BE LAID OUT UTILIZING THE EXISTING STRUCTURE AS A CONTROL POINT AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
14. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
15. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
16. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
17. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
18. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
19. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
20. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ROADS AT LIMITS OF MATTER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITY TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.
4. ALL GRADING WITHIN PROTECTED- ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
7. WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS. ROOTS SHALL BE REMOVED PRIOR TO USE OF BACKFILL OR SILLDOZER. DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL ENCRATCH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT TREE SAVE ZONE THAT WILL NOT ENCRATCH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADES SHALL BE IMMEDIATE AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.
10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY HANDING THE SOIL IN A 2" GRID PATTERN TO WITHIN 3" OF TRUNK AND TO 10" BEYOND THE DRIP LINE. A 2" TO 3" AUGER OPERATED AUGUR SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12". TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.
11. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL.
12. REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND/OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 171,245 S.F. OR 3.93 AC. ACRES.
2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187-02111 F OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(IES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
7. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
9. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
12. ALL CUT AND FILL SLOPES SHALL BE 3:1 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
13. ALL PILES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%. THE MAXIMUM GRADES WITHIN ACCESSIBLE SPACES SHALL BE 2% IN ANY DIRECTION.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OR COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
25. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
26. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III WALL "B". HOPE SHALL BE CORRUGATED, SMOOTH WALL N-12 PIPE WITH SOIL TIGHT JOINTS.
27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
28. THE CONTRACTOR SHALL PROVIDE AN ASBUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE OF ALL PUBLIC STORM SYSTEMS, ONSITE DETENTION PONDS, AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
29. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO INSTALLATION OF THE WATER QUALITY DEVICES.
30. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER TO 98% STANDARD PROCTOR.
31. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
32. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
33. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
34. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
35. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL ALSO OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.
36. SEGMENTAL WALLS SHALL BE PROVIDED BY THE CONTRACTOR AS A DESIGN BUILD. WALL DESIGN PLANS STAMPED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY GEOTECHNICAL INFORMATION NECESSARY TO PROPERLY DESIGN THE WALL.

1. THE PROJECT SITE IS SHOWN ON JURISDICTION, TAX MAP 78, AS PARCEL 72.
2. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLY(VINYLCHLORIDE) (PVC) SHALL BE (SDR35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52.
3. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE LOCAL AGENCY STANDARDS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
8. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
10. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILL (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER LOCAL AGENCY REQUIREMENTS.
11. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
12. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASSUNDER OR OVER OTHER UTILITY LINES. ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
13. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (UMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE WATER DEPARTMENT.
14. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
15. WATER METERS SHALL BE AT LEAST 22" BUT NO MORE THAN 26" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
16. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
17. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
19. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
20. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
21. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO 98% STANDARD PROCTOR OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D698/D1557 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
22. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
23. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
24. WATER SERVICES SHALL BE 2" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY LOCAL DEPARTMENT.
25. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
26. ALL WATER LINE SERVICES SHALL TERMINATE AT A METER BOX LOCATED 10 FEET FROM THE R.O.W. LINE.
27. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
28. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT ARE NEARBY TO THE PROJECT, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
29. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
30. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
31. THE CONCRETE CABS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
32. ALL SANITARY SEWER SERVICES SHALL BE 6" DIAMETER AND EXTEND 10 FEET BEYOND THE PROPERTY LINE.
33. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
34. SIAMESE STAIN PIPE TO BE GALVANIZED STEEL.
35. ALL PROPOSED LOT CORNERS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION OF SANITARY SEWERS. CONTROL POINTS ARE AS SHOWN ON THE SITE LAYOUT PLAN.
36. THE HOME BUILDER SHALL VERIFY THE SANITARY SEWER SERVICE ELEVATION PRIOR TO SETTING THE FINISHED FLOOR ELEVATIONS FOR ALL LOTS. THE SANITARY SEWER MAIN AND SERVICES WERE DESIGNED BASED ON SETTING MINIMUM FINISHED FLOOR ELEVATIONS ON A NUMBER OF CRITICAL LOTS. THE HOME BUILDER SHALL ADHERE TO THE MINIMUM FINISHED FLOOR ELEVATIONS LISTED ON THE SANITARY SEWER SHEETS.
37. SEWER SERVICES TO BE 6" DIAMETER PVC AT A MINIMUM SLOPE OF 1.0% UNLESS SHOWN OTHERWISE ON THE DRAWINGS. LINES SHALL START 5' BEYOND THE BUILDINGS, COORDINATE CONNECTION POINTS WITH THE BUILDING PLUMBING DRAWINGS. PROVIDE A MINIMUM 30" OF COVER OVER ALL SEWER SERVICES IN GRASS AREAS AND 48" OF COVER IN PAVED AREAS.
38. FIRE LINE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.

[illegible]

PROJECT NUMBER
514716099

DRAWING NUMBER

C1.1

DRAWING NAME



**COMPASS
DATACENTERS**
14180 N. DALLAS PARKWAY,

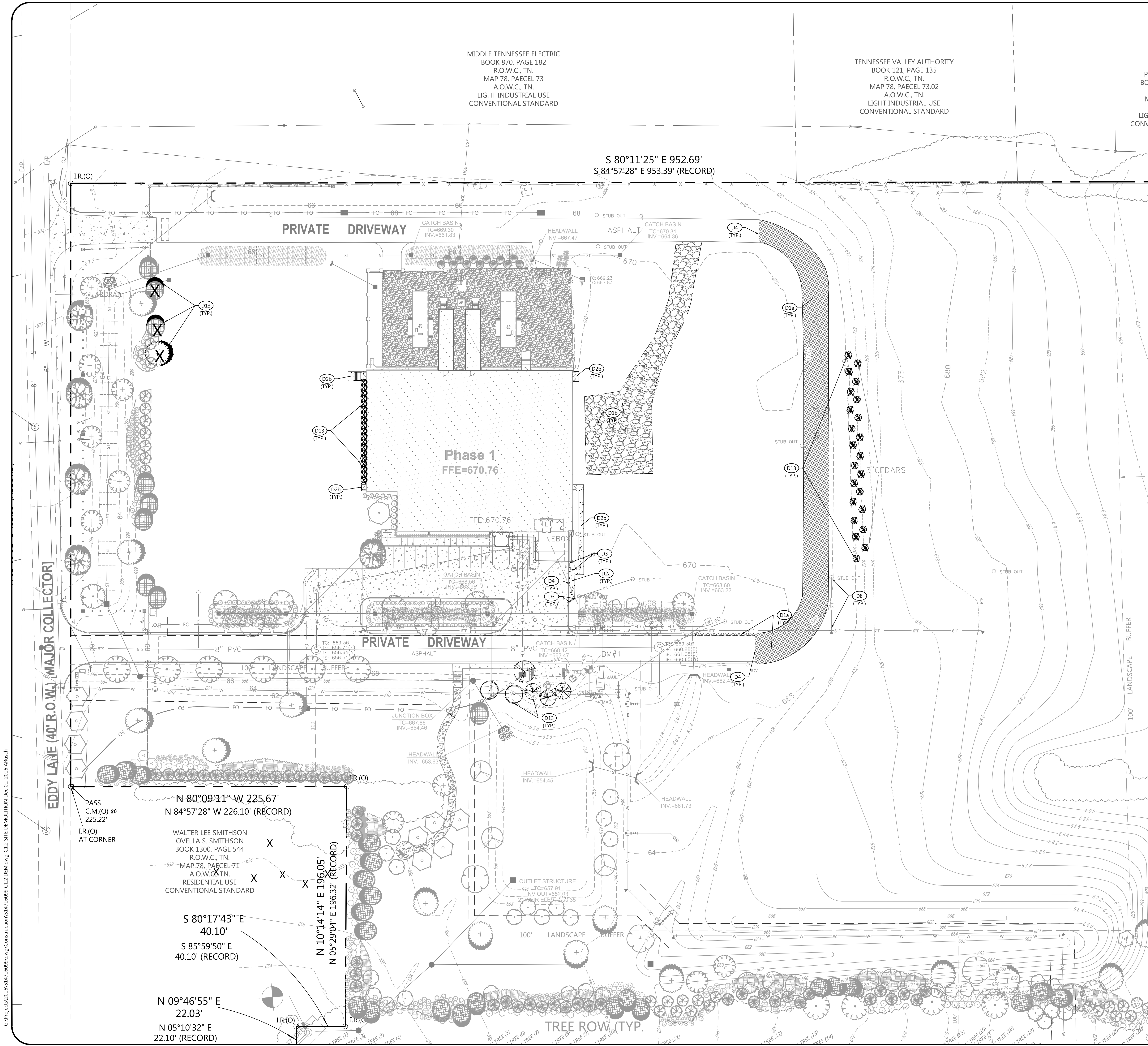
KLIN, WILLIAMSON COUNTY, TENNESSEE

EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)



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G:\Projects\2016\514716099\Wing\Construction\514716099 CL 2 DEM.dwg - CL 2 SITE DEMOLITION Dec 01, 2016 ARusch



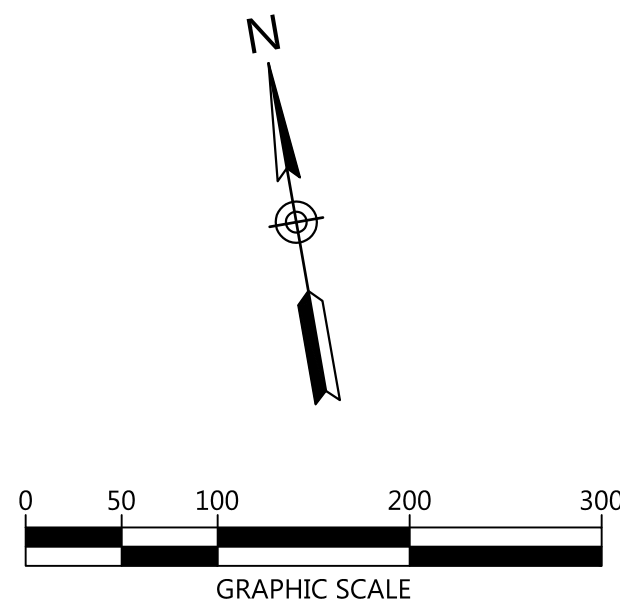
DEMOLITION KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
D1a	REMOVE EXISTING ASPHALT PAVEMENT	
D1b	REMOVE EXISTING GRAVEL	
D2a	REMOVE EXISTING CONCRETE PAVEMENT	
D2b	REMOVE EXISTING CONCRETE SIDEWALK	
D3	REMOVE EXISTING CONCRETE CURB	
D4	EVENLY SAWCUT	
D5	REMOVE EXISTING BUILDING/STRUCTURE	
D6	REMOVE EXISTING DRAINAGE STRUCTURE	
D7	REMOVE EXISTING STORM LINE	
D8	REMOVE EXISTING WATERLINE & APPURTENANCES	
D9	REMOVE EXISTING SANITARY SEWER LINE	
D10	REMOVE EXISTING UTILITY LINE & APPURTENANCES	
D11	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE	
D12	EXISTING HYDRANT TO BE RELOCATED	
D13	REMOVE EXISTING TREE/SHRUB	

PROPOSED FEATURES LEGEND

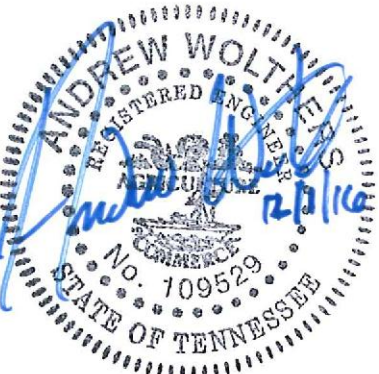
GRAVEL TO REMOVE	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
TREES TO BE REMOVED	

BENCHMARK DATA:

- BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELVY 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE
STATE PLANE COORDINATE SYSTEM,
ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)



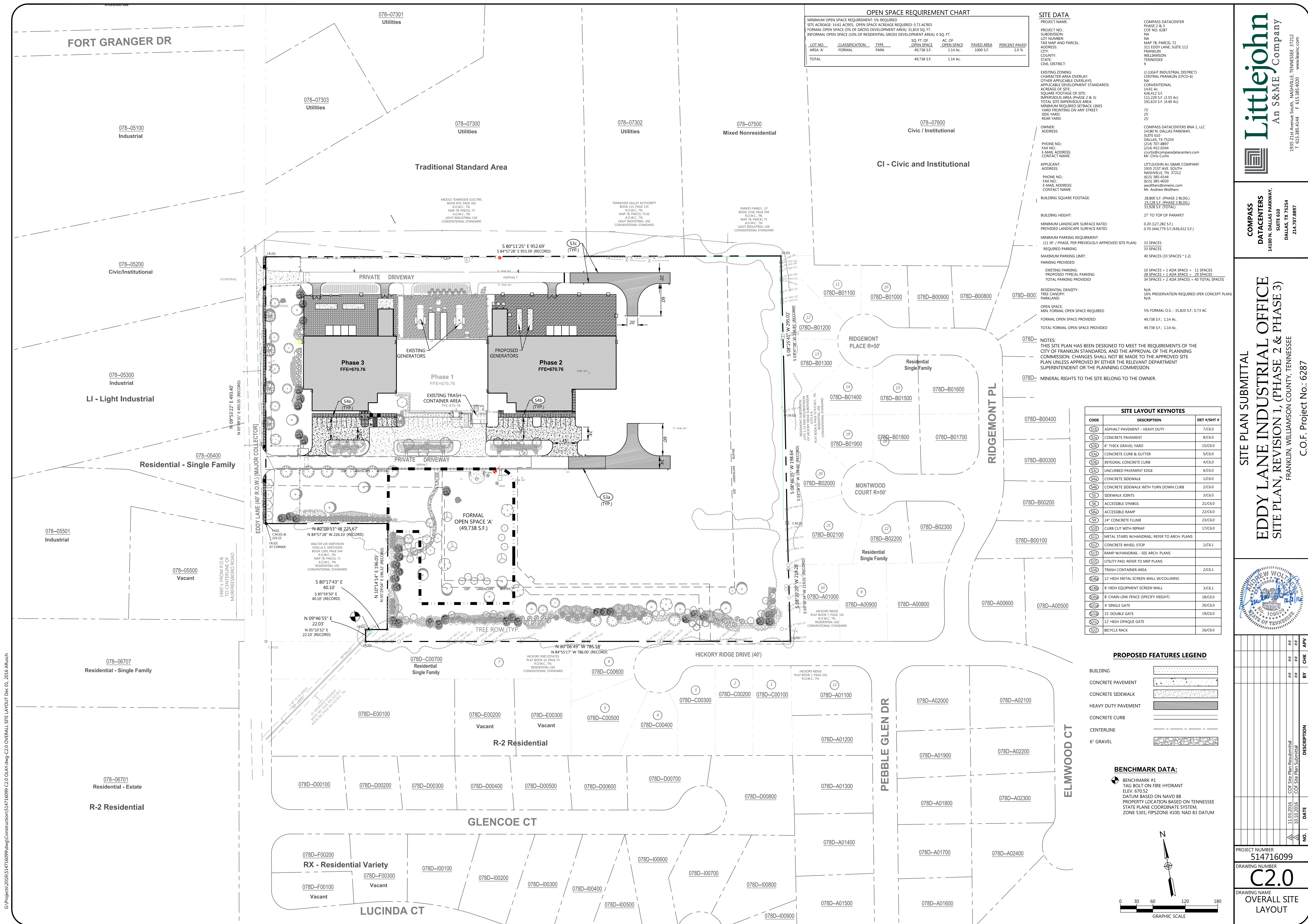
NO.	DATE	DESCRIPTION	BY	CHK	APV
1	11.03.2016	COF Site Plan Resubmittal			
2	10.10.2016	COF Site Plan Submittal			

PROJECT NUMBER
514716099
DRAWING NUMBER
C1.2
DRAWING NAME
SITE DEMOLITION

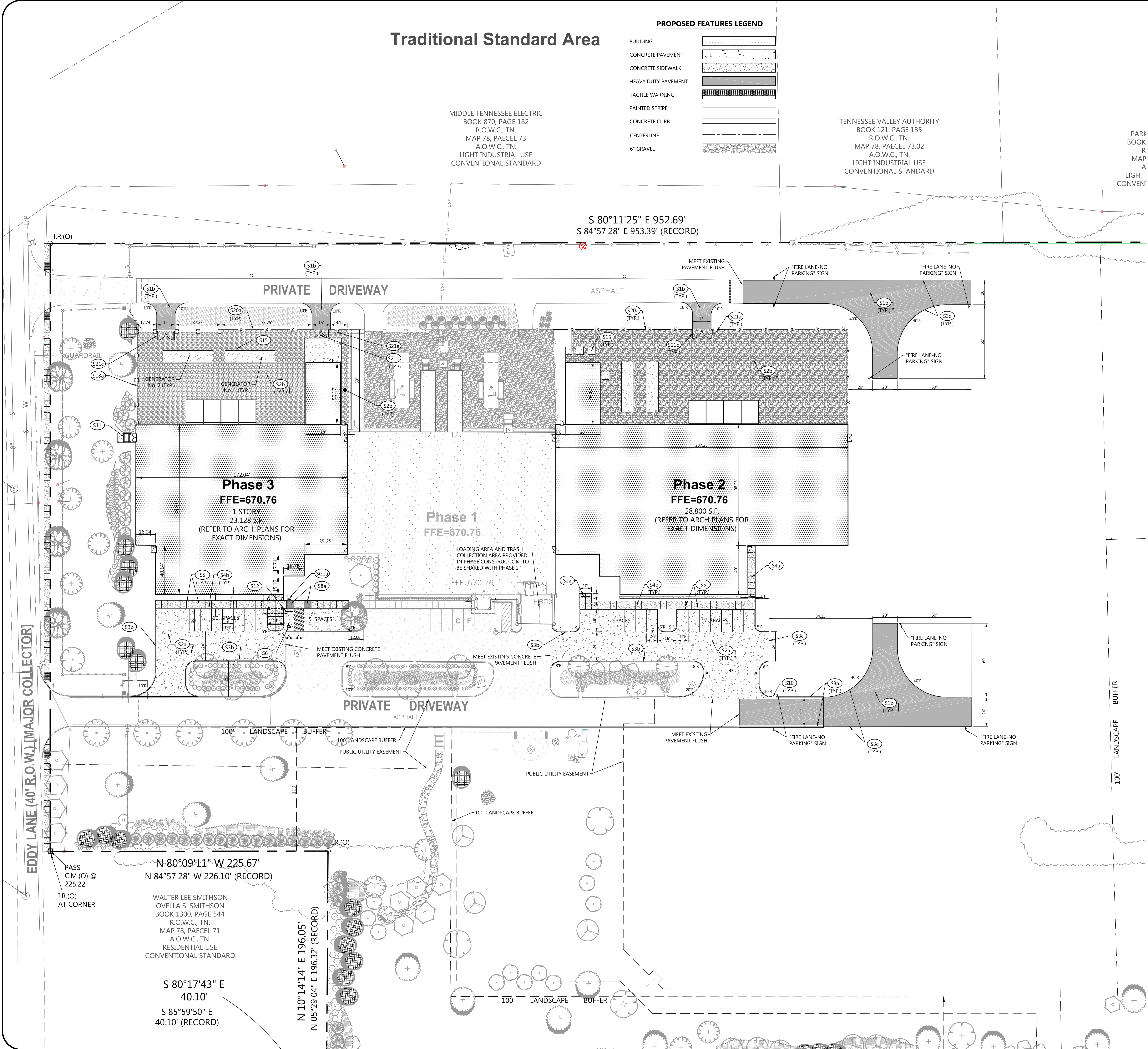
COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 600
DALLAS, TX 75254
214.707.8897

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C.O.F. Project No.: 6287



G:\Projects\2016\514716099\Map\Construction\514716099 C2.1 LAY.dwg-C2.1 SITE LAYOUT Dec 01, 2016 Arusch



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1b	ASPHALT PAVEMENT - HEAVY DUTY	7/C6.0
S2a	CONCRETE PAVEMENT	8/C6.0
S2b	6" THICK GRAVEL YARD	15/C6.0
S3a	CONCRETE CURB & GUTTER	5/C6.0
S3b	INTEGRAL CONCRETE CURB	4/C6.0
S3c	UNCURBED PAVEMENT EDGE	6/C6.0
S4a	CONCRETE SIDEWALK	1/C6.0
S4b	CONCRETE SIDEWALK WITH TURN DOWN CURB	2/C6.0
S5	SIDEWALK JOINTS	3/C6.0
S6	ACCESSIBLE SYMBOL	21/C6.0
S8a	ACCESSIBLE RAMP	22/C6.0
S24	24" CONCRETE FLUME	23/C6.0
S10	CURB CUT WITH R/RAP	17/C6.0
S11	METAL STAIRS W/HANDRAIL; REFER TO ARCH. PLANS	
S12	CONCRETE WHEEL STOP	1/C6.1
S13	RAMP W/HANDRAIL - SEE ARCH. PLANS	
S14	UTILITY PAD; REFER TO MEP PLANS	
S15	TRASH CONTAINER AREA	2/C6.1
S16	12" HIGH METAL SCREEN WALL W/COLUMNS	
S18	8" HIGH EQUIPMENT SCREEN WALL	3/C6.1
S20	8" CHAIN LINK FENCE (SPECIFY HEIGHT)	18/C6.0
S21	4" SINGLE GATE	20/C6.0
S23	15" DOUBLE GATE	19/C6.0
S27	12" HIGH OPAQUE GATE	
S29	BICYCLE RACK	16/C6.0

SIGNAGE KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
S6a	ACCESSIBLE PARKING SIGN	4/C6.1

SITE DATA

PROJECT NAME:
PHASE 2 & 3
SUBDIVISION:
LOT NUMBER:
TAX MAP AND PARCEL:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

COMPASS DATACENTERS
PHASE 2 & 3
COP NO. 6287
NA
MAP 78, PARCEL 72
111 EDDY LANE, SUITE 112
FRANKLIN
Tennessee
9

EXISTING ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARDS:
ACREAGE OF SITE:
SQUARE FOOTAGE OF SITE:
IMPERVIOUS AREA (PHASE 2 & 3):
TOTAL SITE IMPERVIOUS AREA:
MINIMUM REQUIRED SETBACK LINES
YARD FRONTING ON ANY STREET:
SIDE YARD:
REAR YARD:

LI (LIGHT INDUSTRIAL DISTRICT)
CENTRAL FRANKLIN (CFCO-6)
N/A
CONVENTIONAL
145.0 AC
636,412 S.F.
111,229 S.F. (2.55 AC)
191,633 S.F. (4.40 AC)
75'
25'
25'

OWNER:

ADDRESS:

COMPASS DATACENTERS BNA 1, LLC
14180 N. DALLAS PARKWAY,
SUITE 610
DALLAS, TX 75254
(214) 707-8897
(214) 452-0344
courts@compassdatacenters.com
Mr. Chris Curtis

APPLICANT:

ADDRESS:

LITTLEJOHN An S&ME COMPANY
1935 21ST AVE. SOUTH
NASHVILLE, TN 37212
(615) 385-4144
(615) 385-4020
awolthers@ljohninc.com
Mr. Andrew Wolthers

PHONE NO.:

FAX NO.:

E-MAIL ADDRESS:

CONTACT NAME:

PHONE NO.:

FAX NO.:

E-MAIL ADDRESS:

CONTACT NAME:

BUILDING SQUARE FOOTAGE:

28,800 S.F. (PHASE 2 BLDG.)
23,128 S.F. (PHASE 3 BLDG.)
51,928 S.F. (TOTAL)

BUILDING HEIGHT:

MINIMUM LANDSCAPE SURFACE RATIO:

PROVIDED LANDSCAPE SURFACE RATIO:

27' TO TOP OF PARAPET
0.20 (27,282 S.F.)
0.70 (444,779 S.F./636,412 S.F.)

MINIMUM PARKING REQUIREMENT:

(11 SP. / PHASE, PER PREVIOUSLY APPROVED SITE PLAN)

REQUIRED PARKING:

MAXIMUM PARKING LIMIT:

PARKING PROVIDED:

33 SPACES
33 SPACES
40 SPACES (33 SPACES * 1.2)
10 SPACES + 1 ADA SPACE = 11 SPACES
28 SPACES + 1 ADA SPACE = 29 SPACES
34 SPACES + 2 ADA SPACES = 40 TOTAL SPACES

EXISTING PARKING:

PROPOSED TYPICAL PARKING

TOTAL PARKING PROVIDED

RESIDENTIAL DENSITY:

TREE CANOPY:

PARKLAND:

N/A
16% PRESERVATION REQUIRED (PER CONCEPT PLAN)
N/A
5% FORMAL O.S. - 31,820 S.F.; 0.73 AC
49,738 S.F.; 1.14 AC
49,738 S.F.; 1.14 AC

OPEN SPACE:

MIN. FORMAL OPEN SPACE REQUIRED

FORMAL OPEN SPACE PROVIDED

TOTAL FORMAL OPEN SPACE PROVIDED

MINERAL RIGHTS TO THE SITE BELONG TO THE OWNER.

NOTES:

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE

CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING

COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE

PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT

SUPERINTENDENT OR THE PLANNING COMMISSION.

MINERAL RIGHTS TO THE SITE BELONG TO THE OWNER.

BENCHMARK DATA:

BENCHMARK #1

TAG BOLT ON FIRE HYDRANT

ELEV. 670.52

DATUM BASED ON NAVD 88

PROPERTY LOCATION BASED ON TENNESSEE

STATE PLANE COORDINATE SYSTEM.

ZONE 5301; FIPSZONE 4100; NAD 83 DATUM

NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				Cof Site Plan Resubmittal
2	10.10.2016				Cof Site Plan Submittal

PROJECT NUMBER

514716099

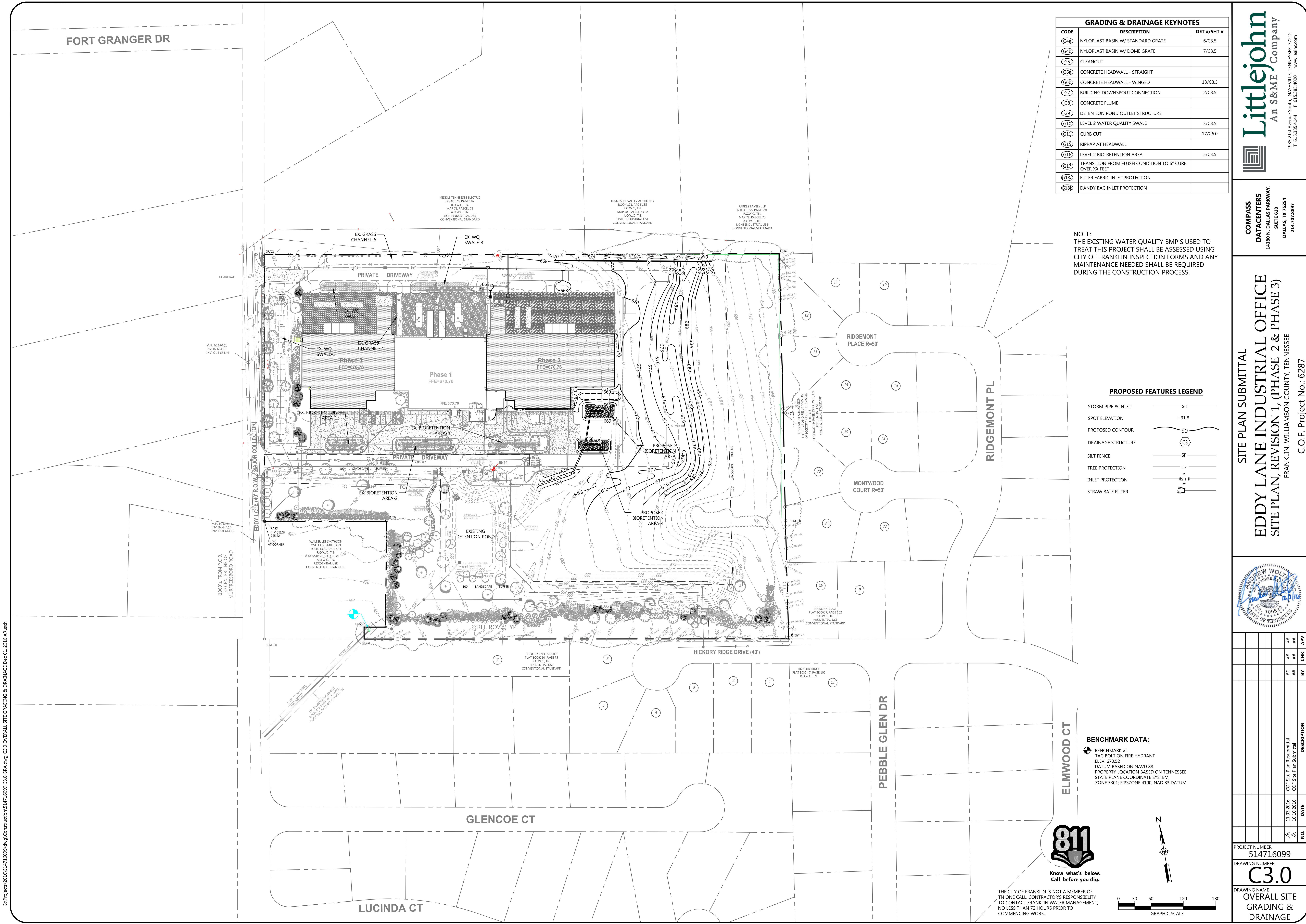
DRAWING NUMBER

C2.1

DRAWING NAME

SITE LAYOUT

G:\Projects\2016\514716099\Wg\Construction\514716099 CS-0 GRA.dwg-C3.0 OVERALL SITE GRADING & DRAINAGE Dec 01, 2016 Arlusch



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G4b	NYLOPLAST BASIN W/ STANDARD GRATE	6/C3.5
G4b	NYLOPLAST BASIN W/ DOME GRATE	7/C3.5
G5	CLEANOUT	
G6a	CONCRETE HEADWALL - STRAIGHT	
G6b	CONCRETE HEADWALL - WINGED	13/C3.5
G7	BUILDING DOWNSPOUT CONNECTION	2/C3.5
G8	CONCRETE FLUME	
G9	DETENTION POND OUTLET STRUCTURE	
G10	LEVEL 2 WATER QUALITY SWALE	3/C3.5
G11	CURB CUT	17/C6.0
G15	RIPRAP AT HEADWALL	
G16	LEVEL 2 BIO-RETENTION AREA	5/C3.5
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
G18a	FILTER FABRIC INLET PROTECTION	
G18b	DANDY BAG INLET PROTECTION	

NOTE:
THE EXISTING WATER QUALITY BMP'S USED TO TREAT THIS PROJECT SHALL BE ASSESSED USING CITY OF FRANKLIN INSPECTION FORMS AND ANY MAINTENANCE NEEDED SHALL BE REQUIRED DURING THE CONSTRUCTION PROCESS.

PROPOSED FEATURES LEGEND

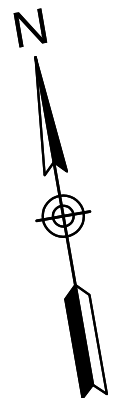
- STORM PIPE & INLET
- SPOT ELEVATION
- PROPOSED CONTOUR
- DRAINAGE STRUCTURE
- SILT FENCE
- TREE PROTECTION
- INLET PROTECTION
- STRAW BALE FILTER

BENCHMARK DATA:

BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV. 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE
STATE PLANE COORDINATE SYSTEM,
ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



Know what's below.
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COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 600
DALLAS, TX 75254
214.707.8977

SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No.: 6287



NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				COF Site Plan Resubmittal
2	10.10.2016				COF Site Plan Submittal

PROJECT NUMBER
514716099

DRAWING NUMBER
C3.0

DRAWING NAME
OVERALL SITE
GRADING &
DRAINAGE

Traditional Standard Area

MIDDLE TENNESSEE ELECTRIC
BOOK 870, PAGE 182
R.O.W.C., TN.
MAP 78, PAECEL 73
A.O.W.C., TN.
LIGHT INDUSTRIAL USE
CONVENTIONAL STANDARD

TENNESSEE VALLEY AUTHORITY
BOOK 121, PAGE 135
R.O.W.C., TN.
MAP 78, PAECEL 73.02
A.O.W.C., TN.
LIGHT INDUSTRIAL USE
CONVENTIONAL STANDARD

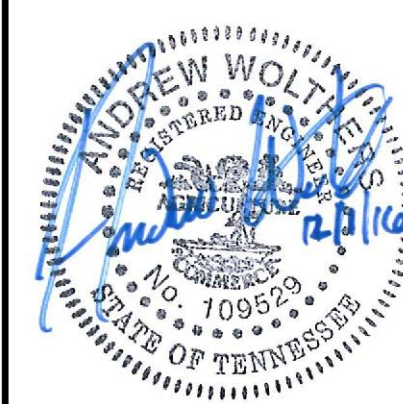
PARKES FAMILY, LP
BOOK 1558, PAGE 594
R.O.W.C., TN.
MAP 78, PAECEL 75
A.O.W.C., TN.
LIGHT INDUSTRIAL USE
CONVENTIONAL STANDARD

GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G4a	NYLOPLAST BASIN W/ STANDARD GRATE	6/C3.5
G4b	NYLOPLAST BASIN W/ DOME GRATE	7/C3.5
G5	CLEANOUT	
G6a	CONCRETE HEADWALL - STRAIGHT	
G6b	CONCRETE HEADWALL - WINGED	13/C3.5
G7	BUILDING DOWNSPOUT CONNECTION	2/C3.5
G8	CONCRETE FLUME	
G9	DETENTION POND OUTLET STRUCTURE	
G10	LEVEL 2 WATER QUALITY SWALE	3/C3.5
G11	CURB CUT	17/C6.0
G15	RIPRAP AT HEADWALL	
G16	LEVEL 2 BIO-RETENTION AREA	5/C3.5
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
G18a	FILTER FABRIC INLET PROTECTION	
G18b	DANDY BAG INLET PROTECTION	



COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 600
DALLAS, TX 75254
214.707.8897

SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No. 6287



NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				Cof Site Plan Resubmittal
2	10.10.2016				Cof Site Plan Submittal

PROJECT NUMBER
514716099
DRAWING NUMBER
C3.1
DRAWING NAME
SITE GRADING & DRAINAGE

STRUCTURE TABLE			
NAME	DESCRIPTION	TOP GRATE	STRUCTURE HEIGHT
B8	EX MH	672.02	4.19
B9	4' HEADWALL	669.56	N/A
C21	ENERGY DISSIPATING HEADWALL	665.15	N/A
C22	NYLOPLAST 30 INCH BASIN - 30 DIA FRAME	668.10	5.26
C23	24" NYLOPLAST BASIN W/ DOME GRATE	668.10	5.00
C24	NYLOPLAST 30 INCH BASIN - 30 DIA FRAME	668.70	5.22
C25	NYLOPLAST 30 INCH BASIN - 30 DIA FRAME	668.70	5.00

PROPOSED FEATURES LEGEND	
STORM PIPE & INLET	ST
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	90
DRAINAGE STRUCTURE	G3
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	IS 1
STRAW BALE FILTER	S

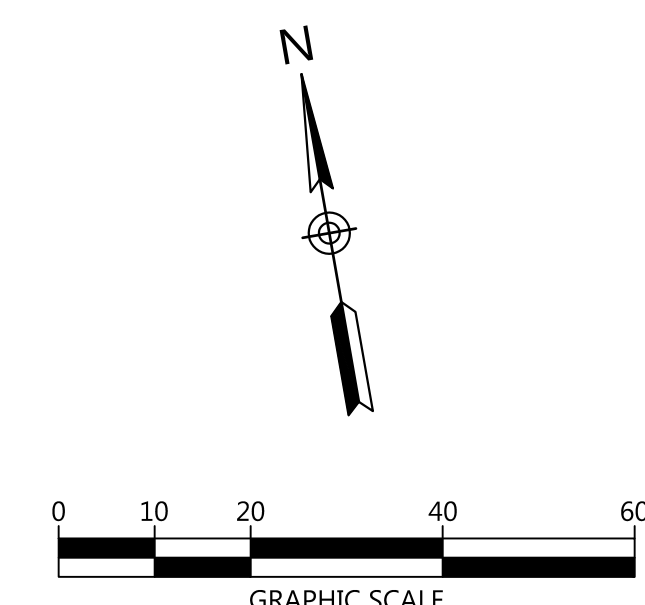
NOTE:
THE EXISTING WATER QUALITY BMP'S USED TO TREAT THIS PROJECT SHALL BE ASSESSED USING CITY OF FRANKLIN INSPECTION FORMS AND ANY MAINTENANCE NEEDED SHALL BE REQUIRED DURING THE CONSTRUCTION PROCESS.

BENCHMARK DATA:

BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV: 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



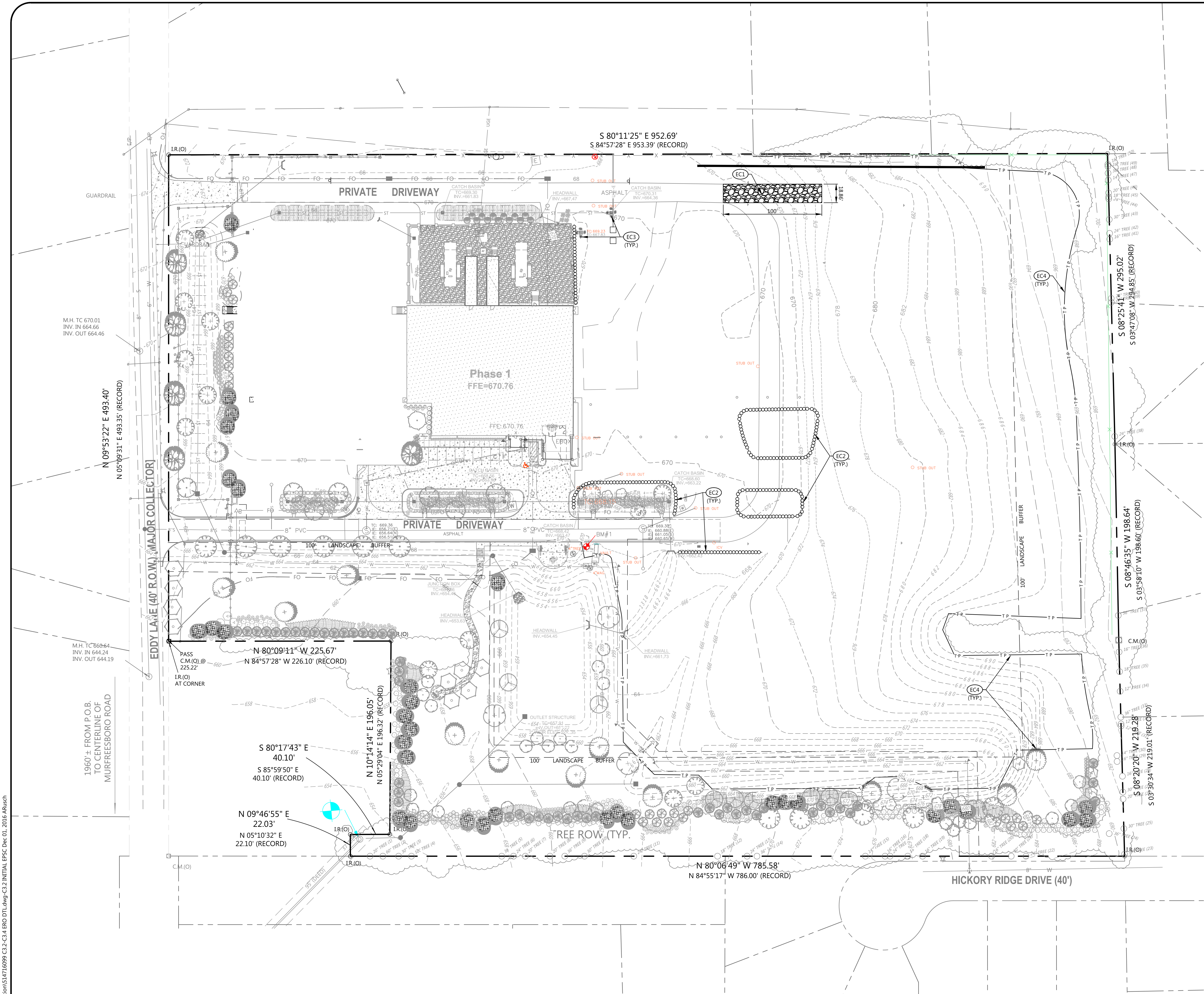
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PIPE TABLE							
NAME	START STRUCTURE	START INVERT	END STRUCTURE	END INVERT	APPROX. LENGTH	SLOPE	DIA.
P-B9	B9	667.96	B8	667.83	11'	1.13%	12"
P-C22	C22	662.84	C21	662.50	54'	0.63%	24"
P-C23	C23	663.10	C22	662.84	27'	0.95%	24"
P-C24	C24	663.48	C22	662.84	64'	1.00%	18"
P-C25	C25	663.70	C24	663.48	22'	1.00%	18"

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G:\Projects\2016\514716099\dwg\Construction\514716099 C3.2 C3.4 ERO DTL.dwg-C3.2 INITIAL EPSC Dec 01, 2016 ARusch



EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1/C3.4
EC2	SEDIMENT LOGS	7/C3.4
EC3	INLET PROTECTION	6/C3.4
EC4	TREE PROTECTION	2/C3.4
EC5	DIVERSION DITCH	
EC6	ROCK CHECK DAM	5/C3.4
EC7	RIPRAP AT HEADWALL	3/C3.4

SITE DESCRIPTION AND NOTES:

- THE SITE IS LOCATED ON TAX MAP 78, PARCEL 72 IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. THE TOTAL SITE CONSISTS OF 14.61 ACRES OF WHICH APPROXIMATELY 3.7 ACRES WILL BE DISTURBED FOR THIS CONSTRUCTION.
1. APPROXIMATE CONSTRUCTION TIME TABLE:
- | | |
|-----------------------|---------------|
| BEGIN CONSTRUCTION | JANUARY 2017 |
| COMPLETE CONSTRUCTION | DECEMBER 2017 |
2. CONSTRUCTION SEQUENCE:
- ATTEND WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
 - INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
 - CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
 - CLEAR AND GRUB THE REMAINING SITE.
 - CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
 - UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
 - REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 636,412 +/- SF (14.61 +/- AC)
DISTURBED AREA = 161,172 S.F. (3.7 +/- AC)

EROSION CONTROL NOTES:

- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
- 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 ON A PORTION OF THE SITE, THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
- THE 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.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
- APPLICANT SHALL PROTECT BIORETENTION AND WATER QUALITY SWALE AREAS FROM SOIL COMPACTION/SEDIMENTATION BY WRAPPING THE AREAS IN SILT FENCE OR OTHER APPROPRIATE TYPE OF FENCING. PROTECTION SHALL BE SHOWN ON EPSC SHEETS.

METRO NOTES:

"AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I HEREBY CERTIFY THAT THIS PROJECT, WHICH SHALL DISTURB ONE (1) OR MORE ACRES, HAS BEEN GRANTED COVERAGE UNDER THE TENNESSEE GENERAL STORM WATER PERMIT ADDRESSING CONSTRUCTION SITE RUNOFF ACTIVITIES BY THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL." (TNR# 149966)

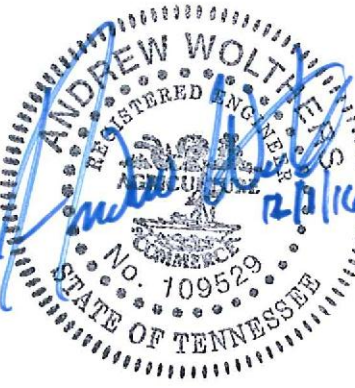
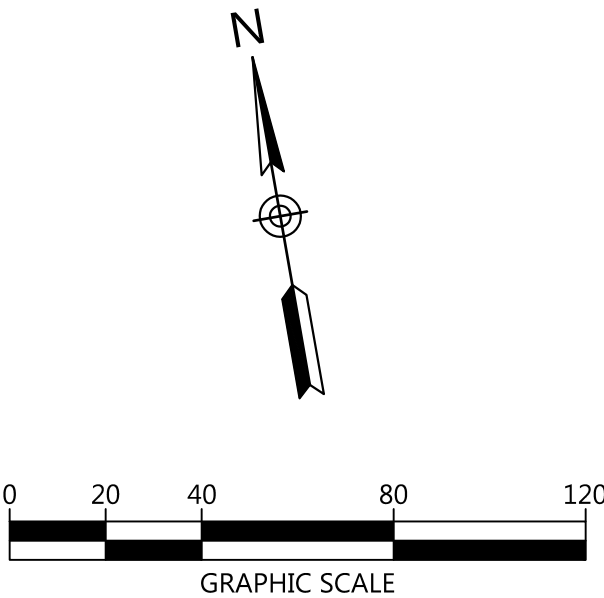
Michael Towles
TN REGISTERED ENGINEER
NOVEMBER 03, 2016
DATE

I, MICHAEL TOWLES, A REGISTERED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ON-SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

Michael Towles
EROSION CONTROL SPECIALIST
NOVEMBER 03, 2016
DATE

BENCHMARK DATA:

- BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV. 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE
STATE PLANE COORDINATE SYSTEM,
ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



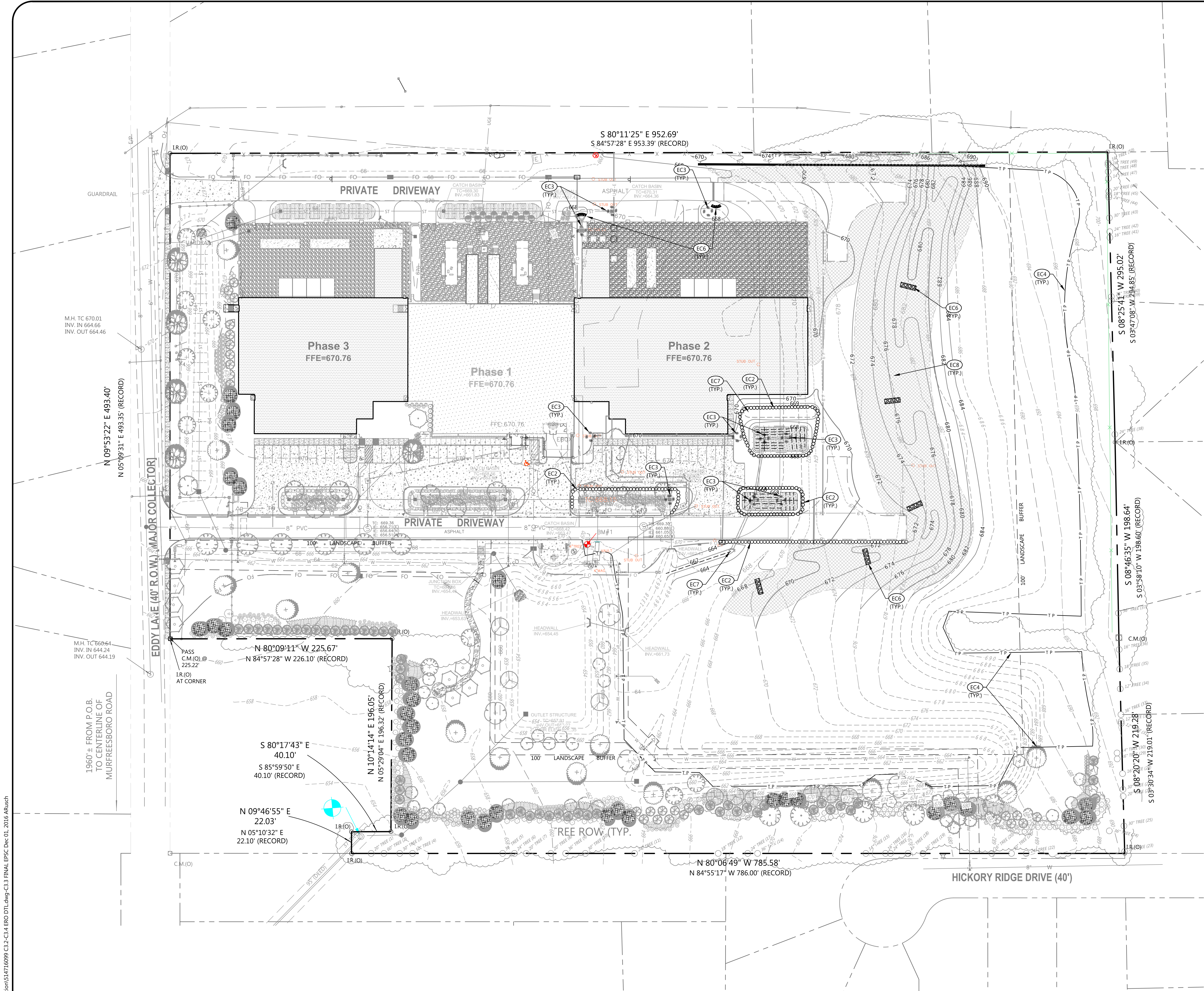
NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				COF Site Plan Resubmittal
2	10.10.2016				COF Site Plan Submittal

PROJECT NUMBER
514716099

DRAWING NUMBER
C3.2

DRAWING NAME
INITIAL EPSC

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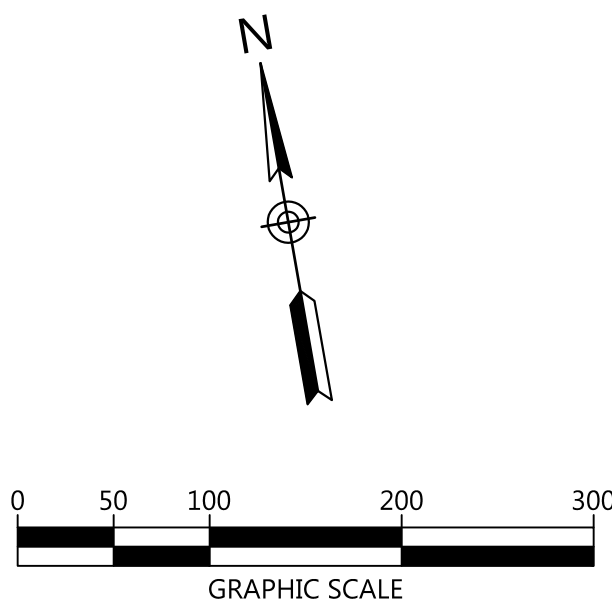


PROPOSED FEATURES LEGEND

SEDIMENT LOGS	-----
TREE PROTECTION	-----
INLET PROTECTION	-----
EROSION CONTROL BLANKETS WITH HYDROSEEDING	-----
INSTALL TENSAR NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL	-----

NOTE:
REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR ADDITIONAL GROUND COVER AND PERMANENT VEGETATION REQUIREMENTS.

BENCHMARK DATA:
BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV. 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.
ZONE 5301; HPSZONE 4100; MAD 83 DATUM



EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1/C3.4
EC2	SEDIMENT LOGS	7/C3.4
EC3	INLET PROTECTION	6/C3.4
EC4	TREE PROTECTION	2/C3.4
EC5	DIVERSION DITCH	
EC6	ROCK CHECK DAM	5/C3.4
EC7	RIPRAP AT HEADWALL	3/C3.4
EC8	EROSION CONTROL BLANKETS; TENSAR NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL	8/C3.4

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP 78, PARCEL 72 IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. THE TOTAL SITE CONSISTS OF 14.61 ACRES OF WHICH APPROXIMATELY 3.7 ACRES WILL BE DISTURBED FOR THIS CONSTRUCTION.
1. APPROXIMATE CONSTRUCTION TIME TABLE:
BEGIN CONSTRUCTION - JANUARY 2017
COMPLETE CONSTRUCTION - DECEMBER 2017

2. CONSTRUCTION SEQUENCE:
A. ATTEND WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
C. CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
D. CLEAR AND GRUB THE REMAINING SITE.
E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 636,412 +/- SF (14.61 +/- AC.)
DISTURBED AREA = 161,172 S.F. (13.7± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. 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 ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE 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.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED; REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
9. WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
10. APPLICANT SHALL PROTECT BIORETENTION AND WATER QUALITY SWALE AREAS FROM SOIL COMPACTION/SEDIMENTATION BY WRAPPING THE AREAS IN SILT FENCE OR OTHER APPROPRIATE TYPE OF FENCING. PROTECTION SHALL BE SHOWN ON EPSC SHEETS.

METRO NOTES:

"AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I HEREBY CERTIFY THAT THIS PROJECT, WHICH SHALL DISTURB ONE (1) OR MORE ACRES, HAS BEEN GRANTED COVERAGE UNDER THE TENNESSEE GENERAL STORM WATER PERMIT ADDRESSING CONSTRUCTION SITE RUNOFF ACTIVITIES BY THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL." (TNR# 149966)

Michael Towles
TN REGISTERED ENGINEER
NOVEMBER 03, 2016
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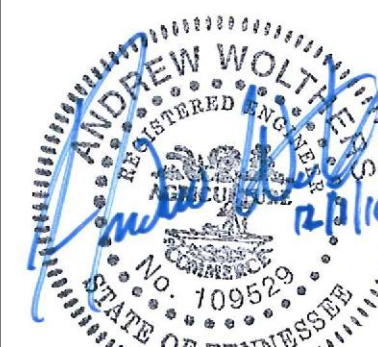
I, MICHAEL TOWLES, A REGISTERED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

Michael Towles
EROSION CONTROL SPECIALIST
NOVEMBER 03, 2016
DATE

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1935 2nd Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.8144 F 615.385.4020 www.littlejohn.com

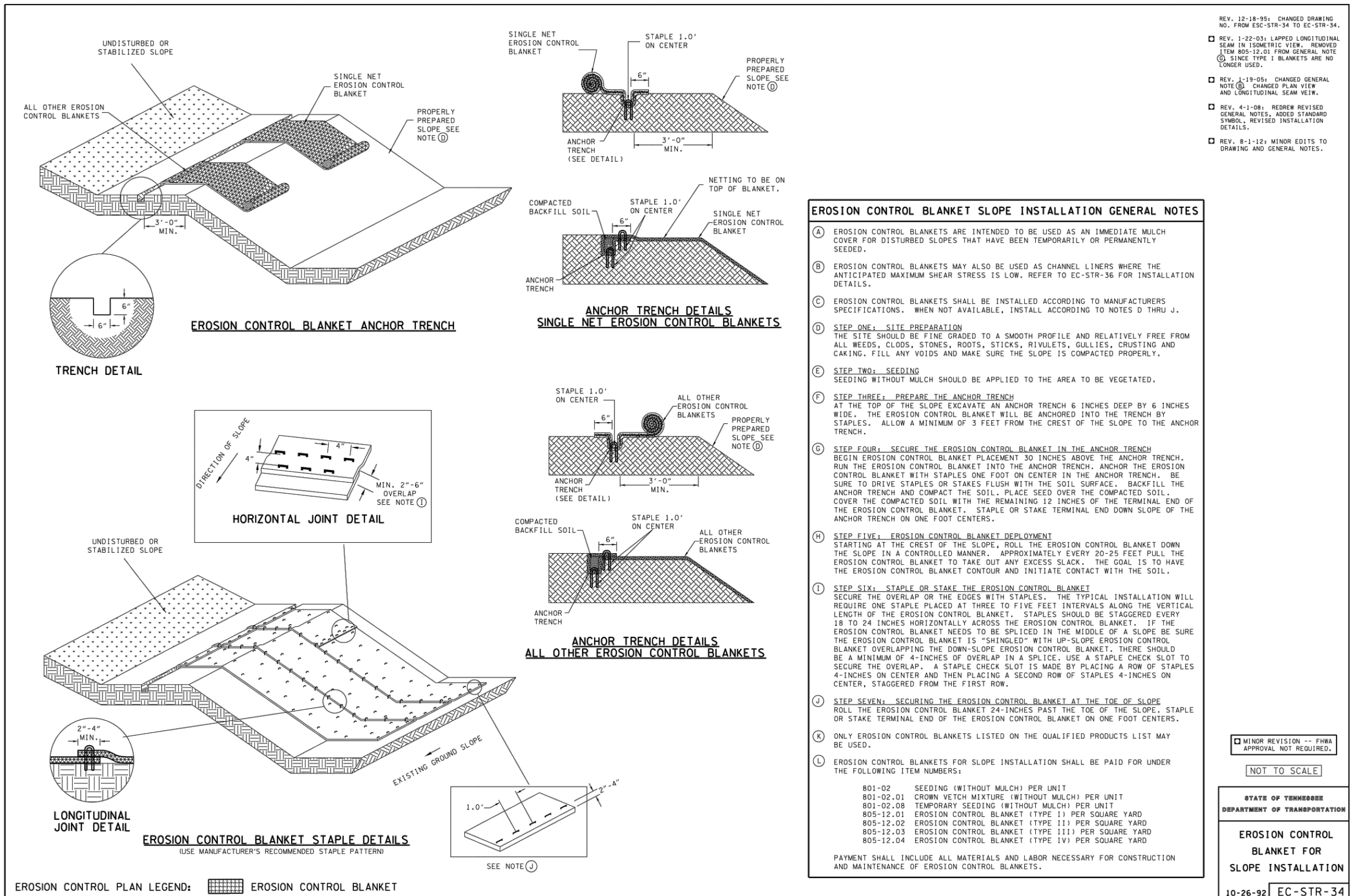
COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 610
DALLAS, TX 75254
214.707.8897

SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No. 6287



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	11.03.2016	C.O.F. Site Plan Resubmittal			
2	10.10.2016	C.O.F. Site Plan Submittal			

PROJECT NUMBER
514716099
DRAWING NUMBER
C3.3
DRAWING NAME
FINAL EPSC



8 EROSION CONTROL BLANKET

NO SCALE

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

- INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEERABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. 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 THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA). SHOULD TDEC DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. TDEC MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
- QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
- OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL 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 OFF-SITE SEDIMENT TRACING.
- BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISPAIR 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 IS IDENTIFIED.
- BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.
- ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO TDEC UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF TDEC REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.
- TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.
- SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUYER).

SITE ASSESSMENT NOTES

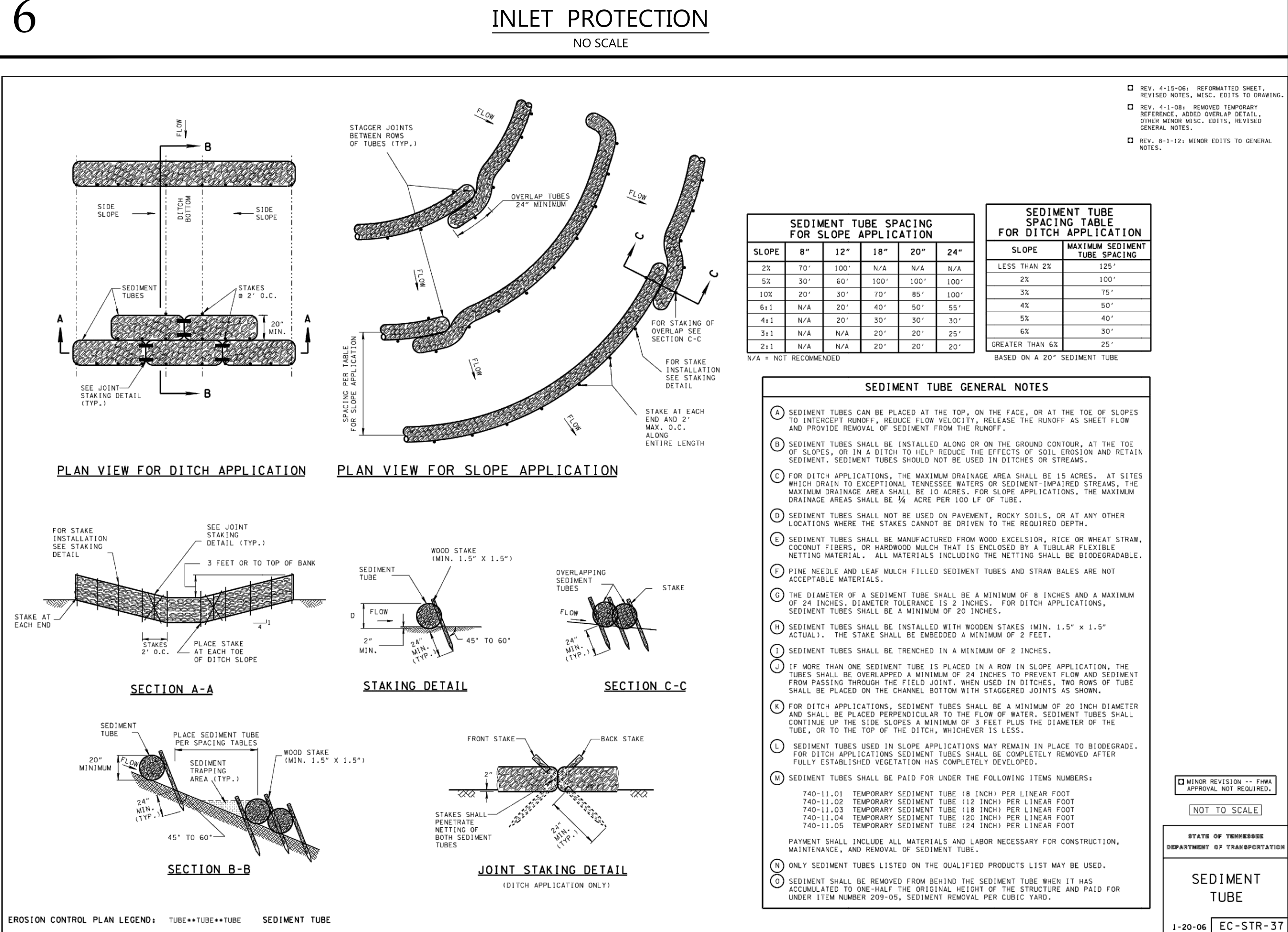
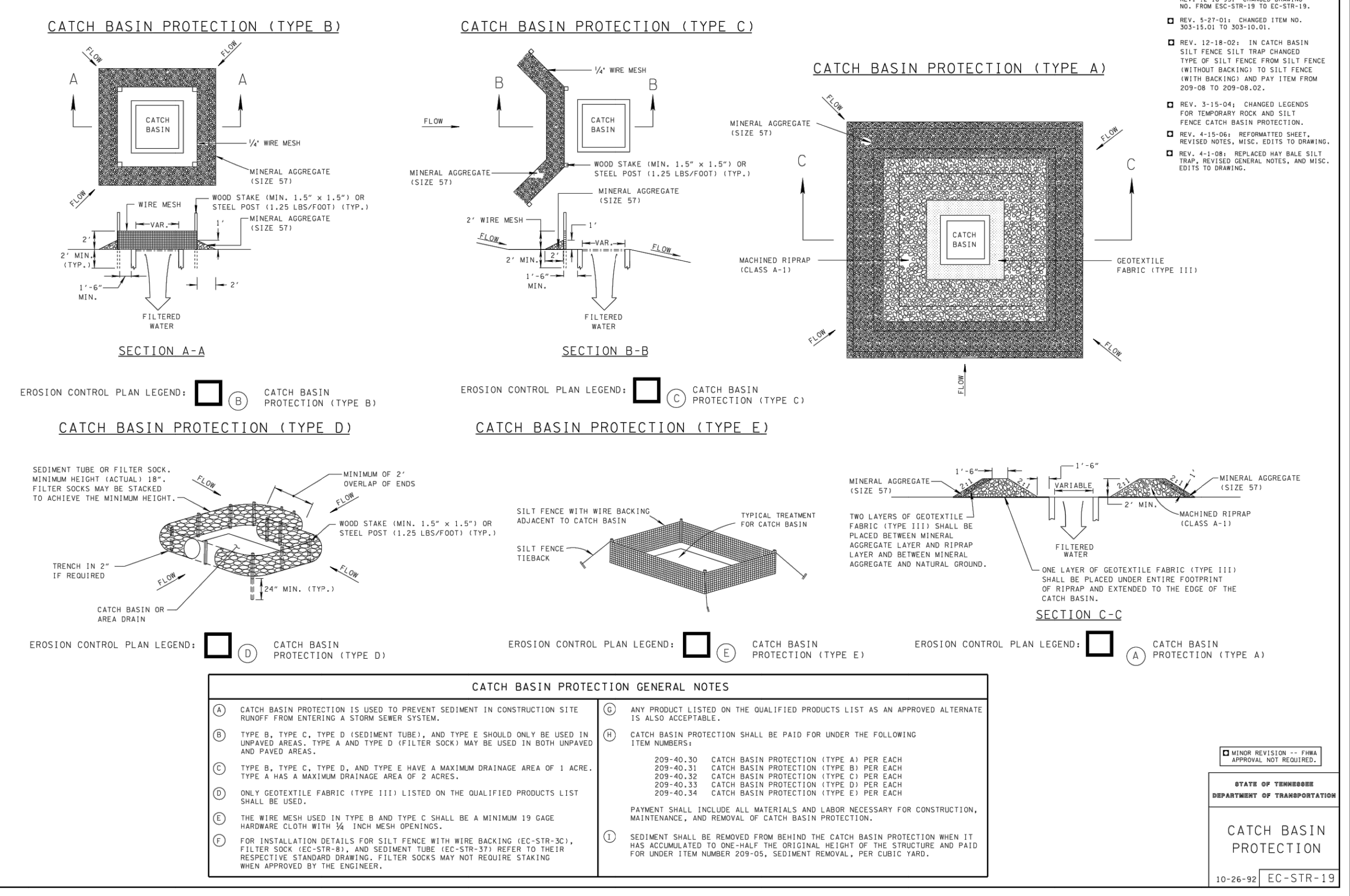
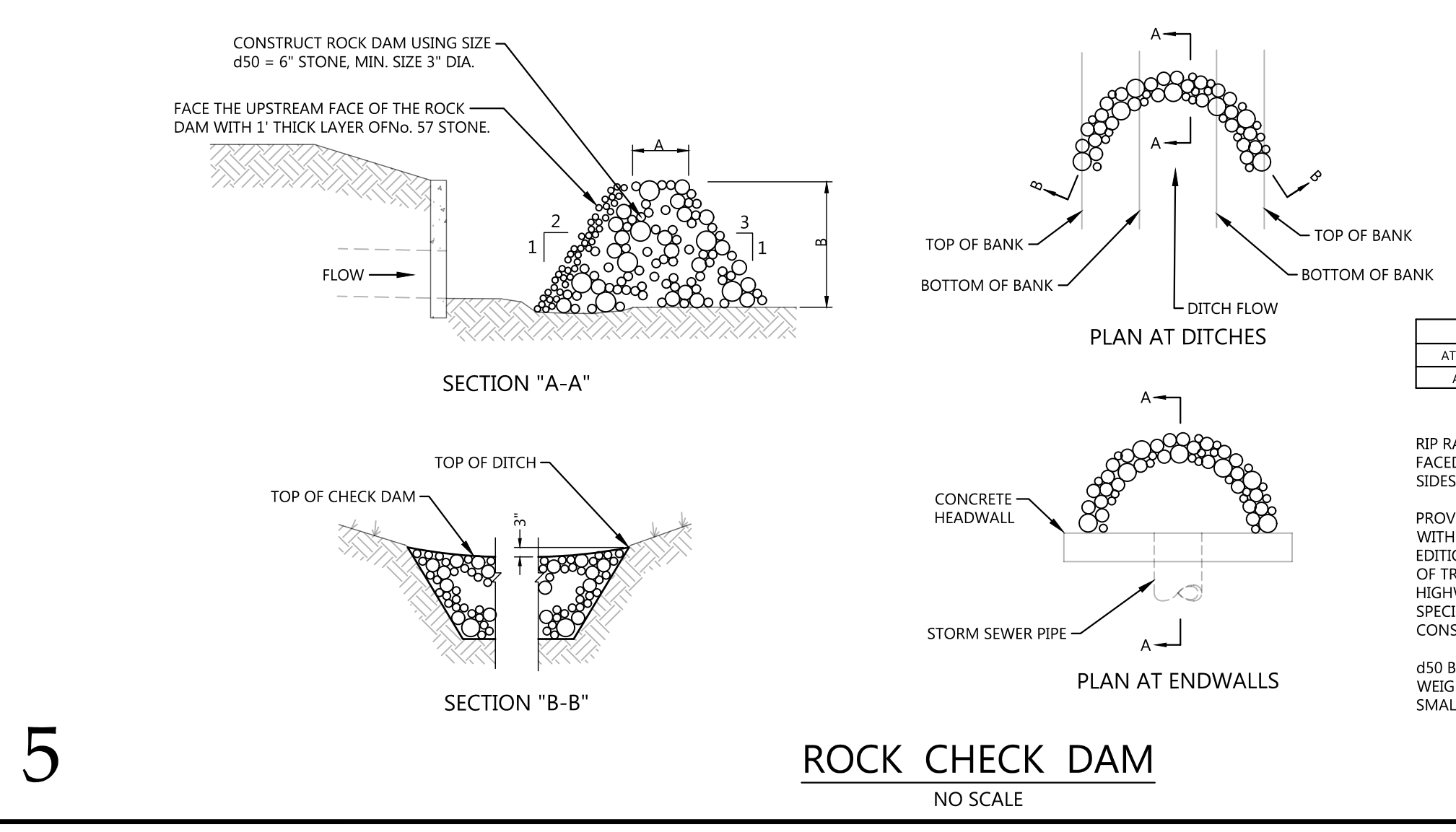
- THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
 - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
 - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
- QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH FALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS. WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.
- AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT AND STAMPED AND CERTIFIED IN ACCORDANCE WITH THE TENNESSEE CODE ANNOTATED, TITLE 62, CHAPTER 2 AND THE RULES OF THE TENNESSEE BOARD OF ARCHITECTURAL AND ENGINEERING EXAMINERS.
- THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."
- THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.
- TDEC MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF TDEC'S PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.

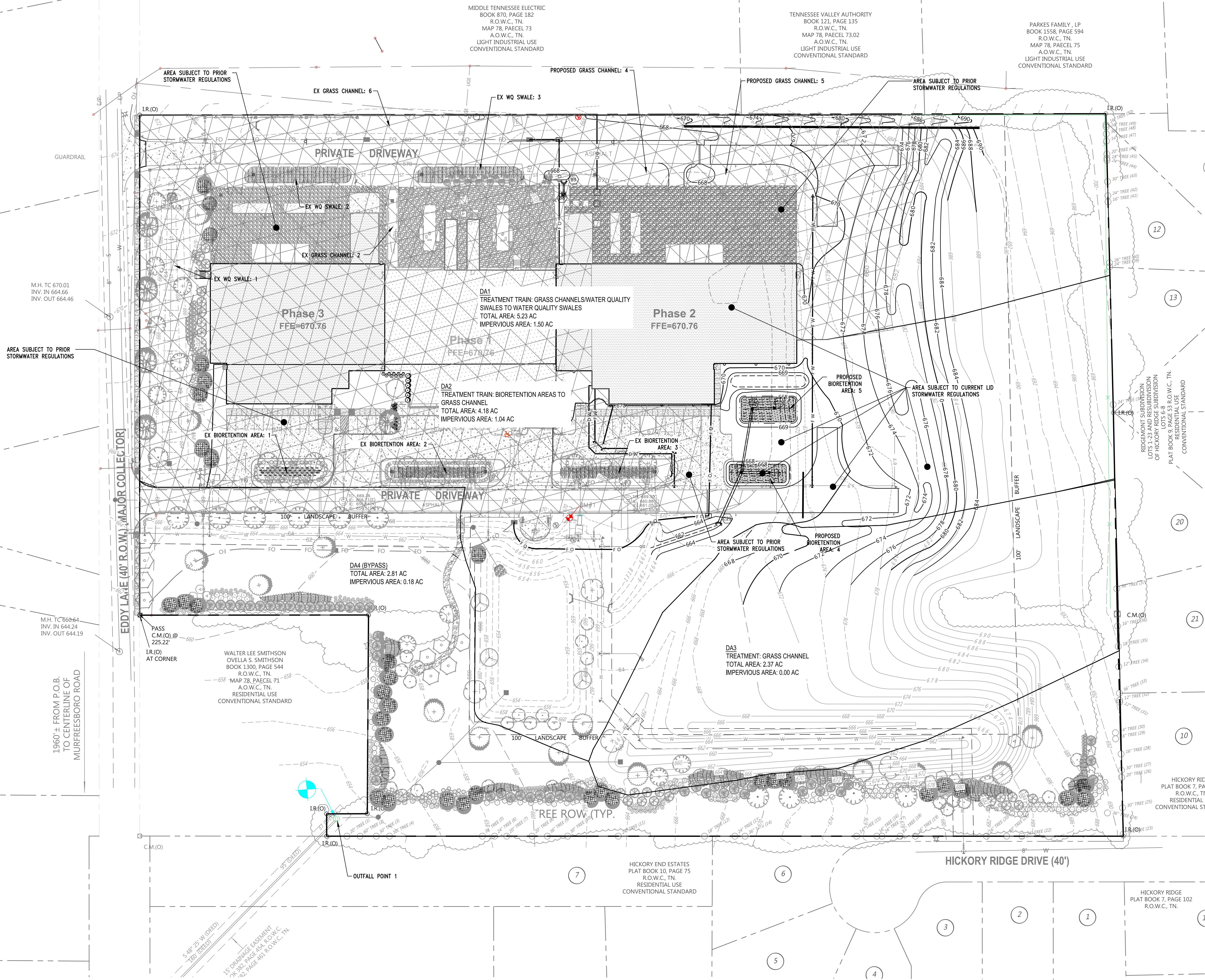
NOTE:

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

- A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
- THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
- DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).



G:\Projects\2016\514716099\dwg\Construction\514716099 C3.11 STRM MGMT.dwg-C3.11 STORMWATER MANAGEMENT Dec 01, 2016 ABaruch



IMPERVIOUS AREA:
THE APPROXIMATE IMPERVIOUS AREA FOR PHASE 2 & 3 WILL BE 2.52 AC FOR A TOTAL PROPOSED IMPERVIOUS AREA OF 4.40 AC FOR PHASE 1-3.

SENSITIVE AREAS WITHIN 200' OF SITE:
THERE ARE NO SENSITIVE AREAS WITHIN 200' OF THE SITE.

TREATMENT:
THE INTENT IS FOR STORMWATER RUNOFF TO BE DISCHARGED FROM ROOF DOWNSPOUTS AND BE DIRECTED TO LAND-BASED BMPs VIA OVERLAND FLOW. THE TREATMENT TRAINS FOR THE FOUR POST-DEVELOPMENT DRAINAGE AREAS ARE AS FOLLOWS:

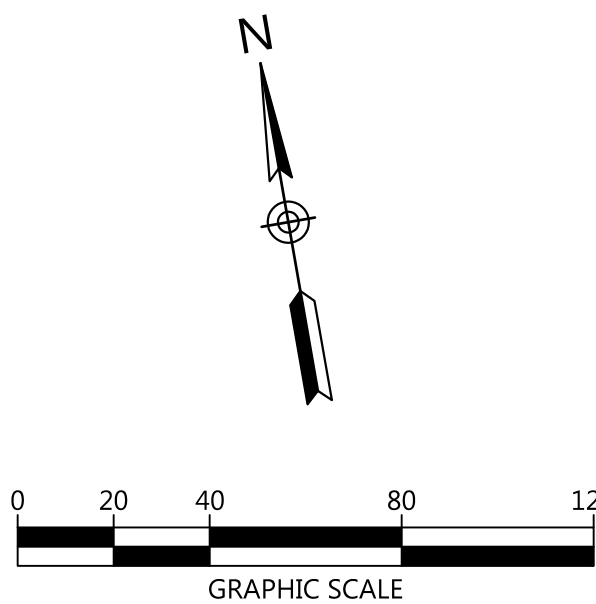
- DA1:** ROOF AND SURFACE RUNOFF WILL BE DIRECTED TO GRASS CHANNELS/WATER QUALITY SWALES AND THEN TO WATER QUALITY SWALES.
- DA2:** ROOF AND SURFACE RUNOFF WILL BE DIRECTED TO BIORETENTION AREAS AND THEN A GRASS CHANNEL
- DA3:** ROOF AND SURFACE RUNOFF WILL BE DIRECTED TO A GRASS CHANNEL AND THEN A WATER QUALITY SWALE
- DA4:** BYPASS SURFACE RUNOFF WILL BE DIRECTED TO A GRASS CHANNEL AND THEN A WATER QUALITY SWALE.

1.31 AC WILL BE SUBJECT TO THE CURRENT LID STORMWATER REGULATIONS, 0.74 AC OF WHICH IS IMPERVIOUS. THE REMAINDER OF THE SITE PROPOSED TO DATE IS GRANDFATHERED WITHIN THE PRIOR STORMWATER REGULATIONS WHICH UTILIZED TREATMENT TRAINS.

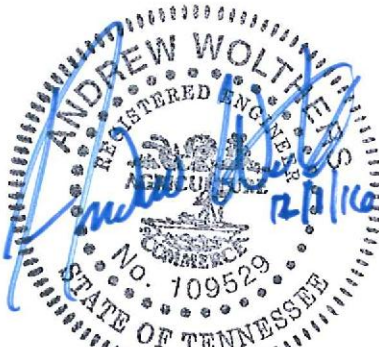
NOTE:
WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY CITY STAFF.



Know what's below.
Call before you dig.



SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)



NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				Cof Site Plan Resubmittal
2	10.10.2016				Cof Site Plan Submittal

PROJECT NUMBER
514716099

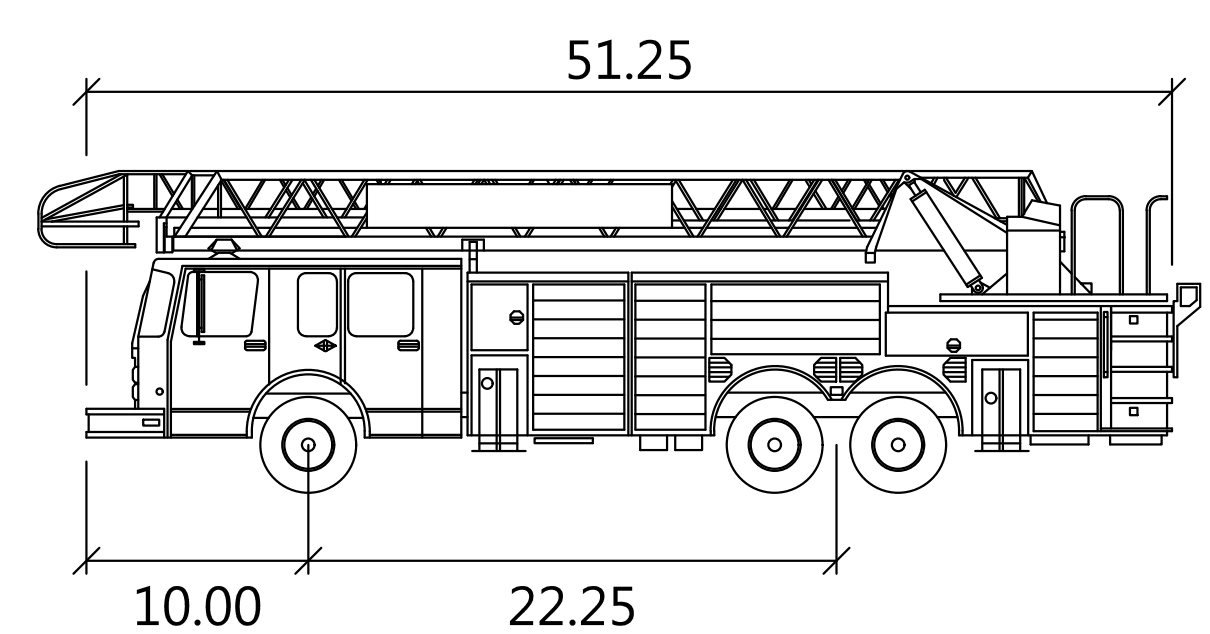
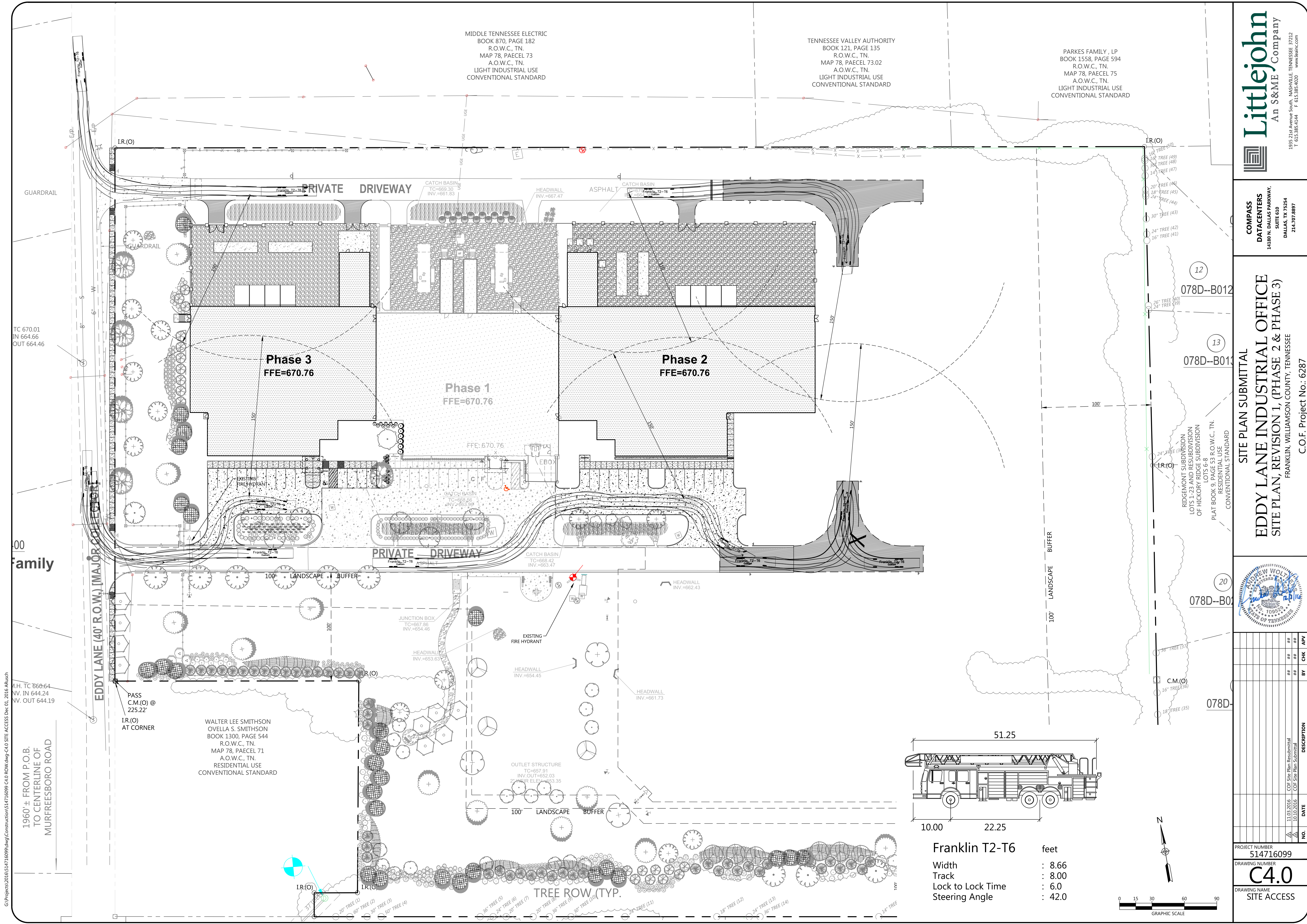
DRAWING NUMBER
C3.11

DRAWING NAME
STORMWATER
MANAGEMENT

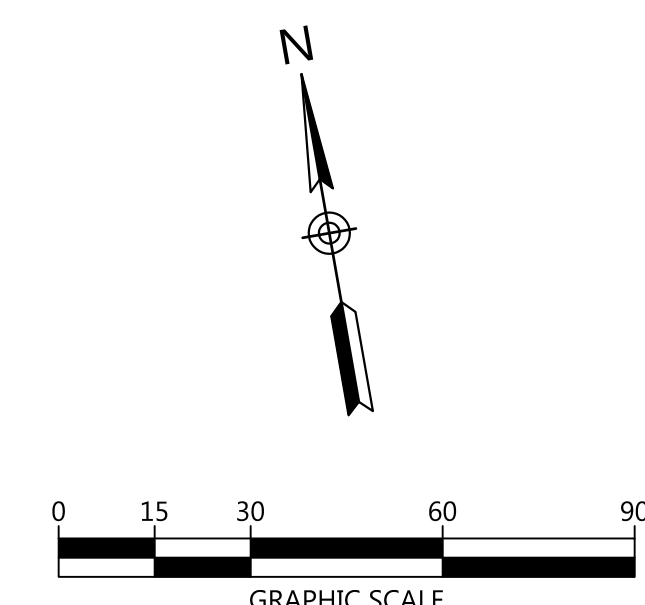
COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 610
DALLAS, TX 75254
214.707.8897

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.9144 F 615.385.4020 www.littlejohn.com

C.O.F. Project No. 6287



Franklin T2-T6		feet
Width	:	8.66
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	42.0



1995 21st Avenue South, Nashville, Tennessee 37212
T 615.385.9144 F 615.385.4020 www.littlejohn.com

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SITE PLAN SUBMITTAL

EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

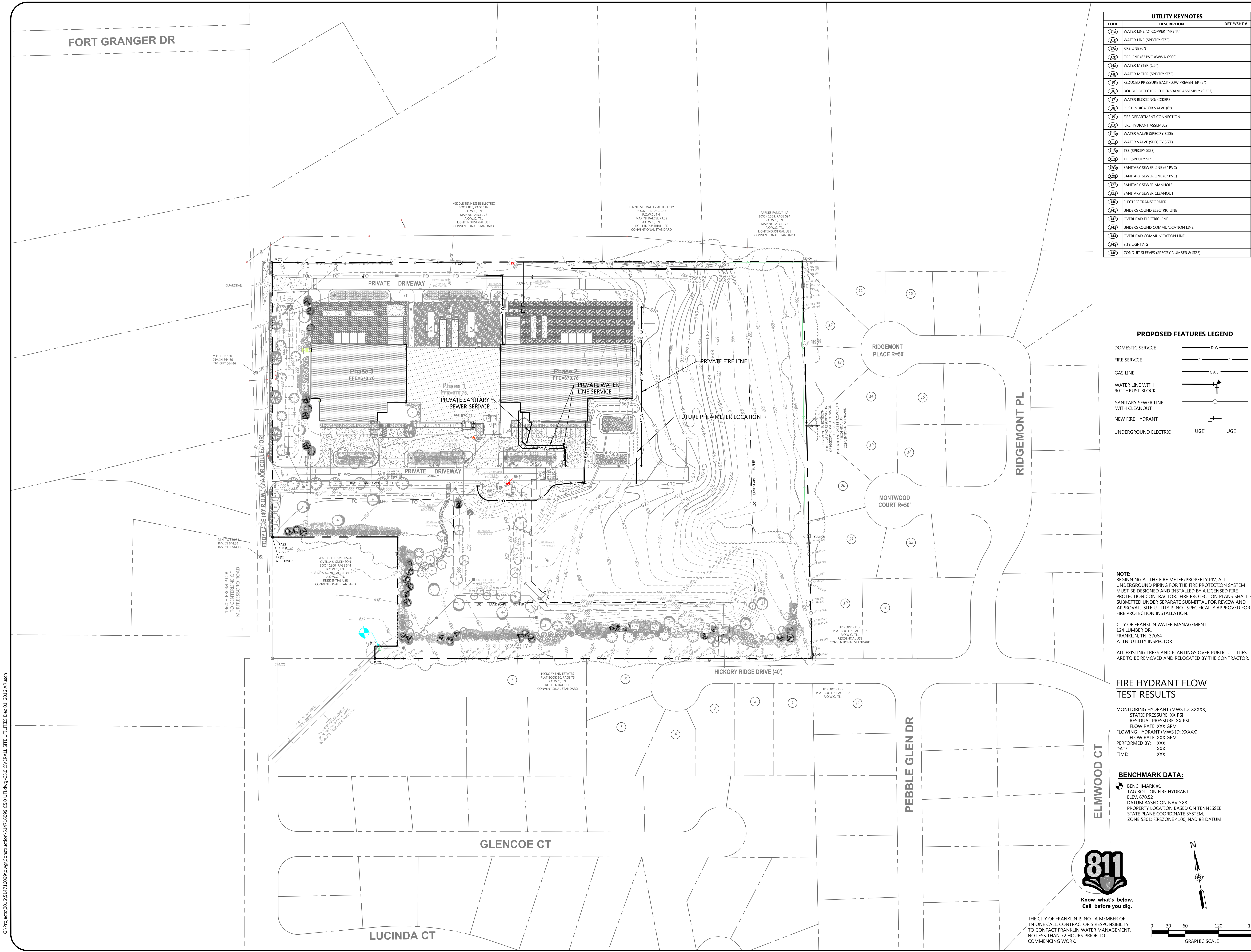
C.O.F. Project No. 6287

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PROJECT NUMBER
514716099

DRAWING NUMBER
C4.0

DRAWING NAME
SITE ACCESS



UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(U1A)	WATER LINE (2" COPPER TYPE 'K')	
(U1B)	WATER LINE (SPECIFY SIZE)	
(U2A)	FIRE LINE (6")	
(U2B)	FIRE LINE (6" PVC AWWA C900)	
(U4A)	WATER METER (1.5')	
(U4B)	WATER METER (SPECIFY SIZE)	
(U5)	REDUCED PRESSURE BACKFLOW PREVENTER (2")	
(U6)	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (SIZE#)	
(U7)	WATER BLOCKING/KICKERS	
(U8)	POST INDICATOR VALVE (6")	
(U9)	FIRE DEPARTMENT CONNECTION	
(U10)	FIRE HYDRANT ASSEMBLY	
(U11A)	WATER VALVE (SPECIFY SIZE)	
(U11B)	WATER VALVE (SPECIFY SIZE)	
(U12A)	TEE (SPECIFY SIZE)	
(U12B)	TEE (SPECIFY SIZE)	
(U20A)	SANITARY SEWER LINE (6" PVC)	
(U20B)	SANITARY SEWER LINE (8" PVC)	
(U22)	SANITARY SEWER MANHOLE	
(U23)	SANITARY SEWER CLEANOUT	
(U40)	ELECTRIC TRANSFORMER	
(U41)	UNDERGROUND ELECTRIC LINE	
(U42)	OVERHEAD ELECTRIC LINE	
(U43)	UNDERGROUND COMMUNICATION LINE	
(U44)	OVERHEAD COMMUNICATION LINE	
(U45)	SITE LIGHTING	
(U46)	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

PROPOSED FEATURES LEGEND	
DOMESTIC SERVICE	D W
FIRE SERVICE	F F
GAS LINE	G A S
WATER LINE WITH 90° THRUST BLOCK	
SANITARY SEWER LINE WITH CLEANOUT	
NEW FIRE HYDRANT	F
UNDERGROUND ELECTRIC	UGE UGE

NOTE:
BEGINNING AT THE FIRE METER/PROPERTY PIV, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL. SITE UTILITY IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR

ALL EXISTING TREES AND PLANTINGS OVER PUBLIC UTILITIES ARE TO BE REMOVED AND RELOCATED BY THE CONTRACTOR.

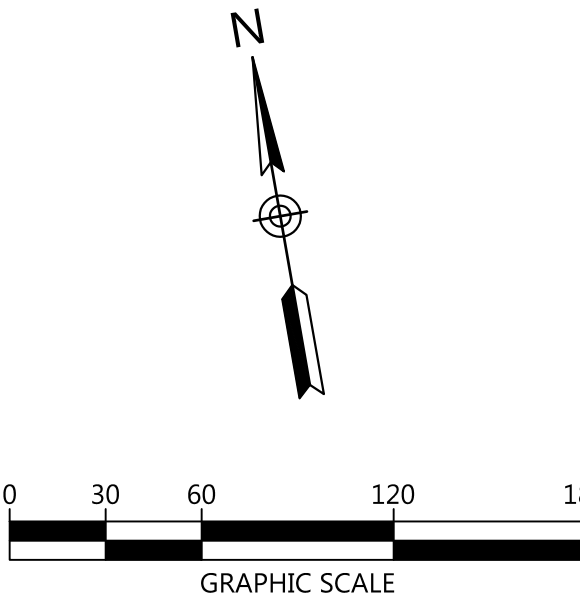
FIRE HYDRANT FLOW TEST RESULTS

MONITORING HYDRANT (MWS ID: XXXXX):
STATIC PRESSURE: XX PSI
RESIDUAL PRESSURE: XX PSI
FLOW RATE: XXX GPM

FLOWING HYDRANT (MWS ID: XXXXX):
FLOW RATE: XXX GPM
PERFORMED BY: XXX
DATE: XXX
TIME: XXX

BENCHMARK DATA:

BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV: 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



COMPASS DATACENTERS

14180 N. DALLAS PARKWAY, SUITE 600 DALLAS, TX 75254

214.707.8897

SITE PLAN SUBMITTAL

EDDY LANE INDUSTRIAL OFFICE

SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C.O.F. Project No.: 6287

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	11.03.2016	COF: Site Plan Resubmittal			
2	10.10.2016	COF: Site Plan Submittal			

PROJECT NUMBER

514716099

DRAWING NUMBER

C5.0

DRAWING NAME

OVERALL SITE UTILITIES

PARKI
BOOK :
R.C
MAP :
A.C
LIGHT II
CONVENT

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(116)	WATER LINE (2" COPPER TYPE K) (PRIVATE)	
(119)	WATER LINE (8" D.I.P.) (PUBLIC)	
(126)	FIRE LINE (6" PVC ANWU C900) (PRIVATE)	
(146)	WATER METER (1.5")	
(15)	REDUCED RESURFACE BACKFLOW PREVENTER (2")	
(17)	WATER BLOCKING/ROCKERS	
(108)	POST INDICATOR VALVE (6")	
(109)	FIRE DEPARTMENT CONNECTION	
(110)	FIRE HYDRANT ASSEMBLY	
(111)	GATE VALVE (8")	
(111)	TAPPING SLEEVE AND VALVE (8"x2")	
(111)	GATE VALVE (6")	
(112)	TEE (6"x6" D.I.P.)	
(112)	TEE (8"x8" D.I.P.)	
(126)	SANITARY SEWER LINE (6" PVC)	
(126)	SANITARY SEWER LINE (8" PVC)	
(122)	SANITARY SEWER MANHOLE	
(123)	SANITARY SEWER CLEANOUT	
(140)	ELECTRIC TRANSFORMER (REFER TO MEP PLANS)	
(141)	UNDERGROUND ELECTRIC LINE (REFER TO MEP PLANS)	
(142)	OVERHEAD ELECTRIC LINE (REFER TO MEP PLANS)	
(143)	UNDERGROUND COMMUNICATION LINE (REFER TO MEP PLANS)	
(145)	SITE LIGHTING (REFER TO MEP PLANS)	



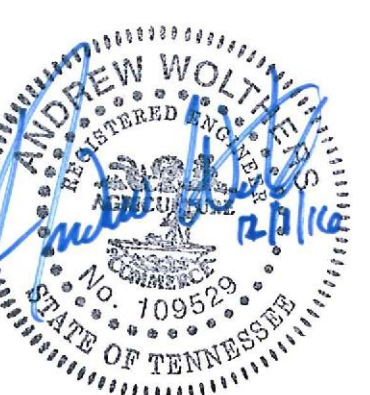
Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leancor.com

**COMPASS
DATACENTERS**
14180 N. DALLAS PARKWAY,
SUITE 610
DALLAS, TX 75254
214.707.8897

EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No.: 6287

C.O.F. Project No.: 6287



NO.	DATE	DESCRIPTION	BY	CHK	AMT
△	11.02.2016	COF Site Plan Resubmittal	###	###	###
△	10.10.2016	COF Site Plan Submittal	###	###	###

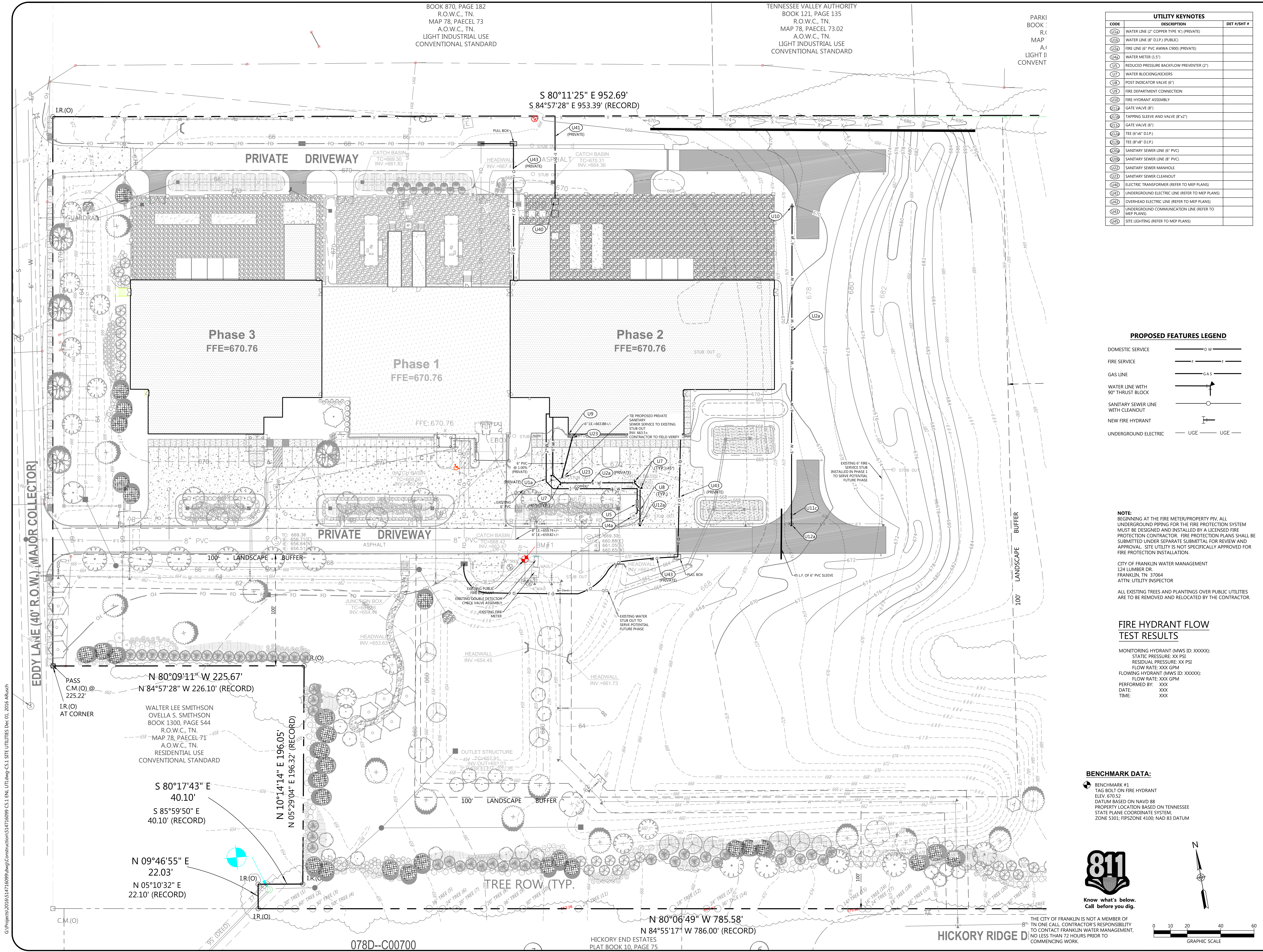
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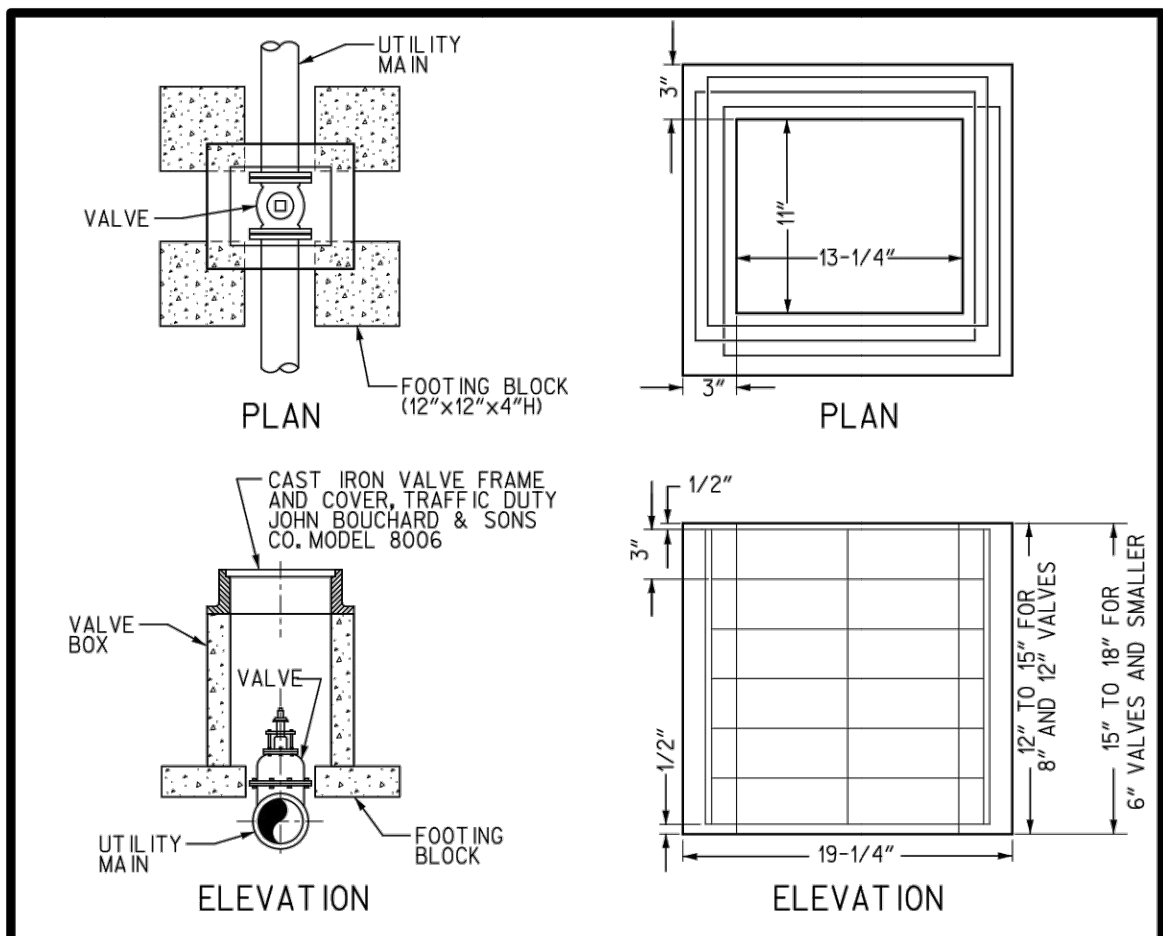
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DRAWING NUMBER
C5.1

DRAWING NAME

SITE UTILITIES

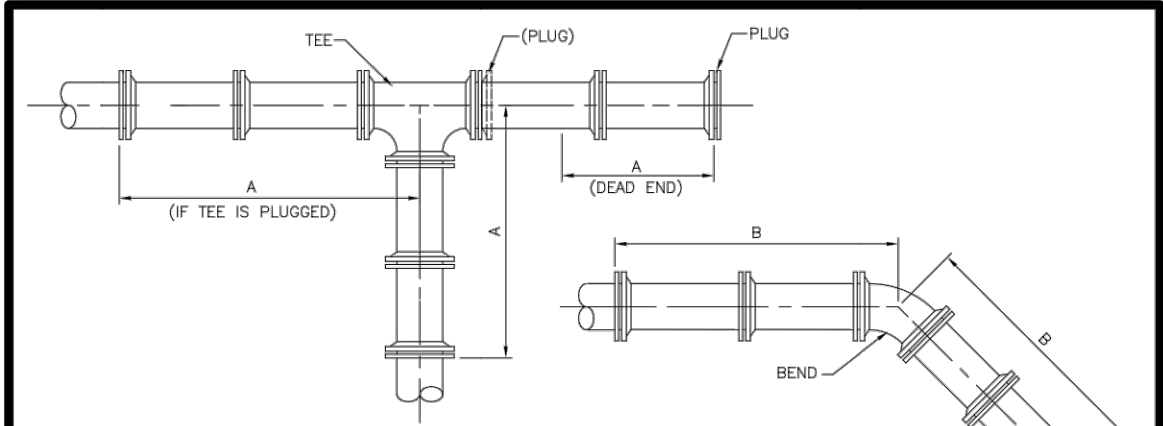




NOTES:
1. STEEL REINFORCING RODS TO BE PLACED HORIZONTALLY IN SQUARES 16"x14" AND TO BE VERTICAL IN THE VALVE BOX. SEE TYPICAL VALVE BOX DETAIL FOR HEIGHT OF VALVE BOX. REINFORCING RODS ARE TO BE PLACED AT THE HALF WAY POINT OF EACH SIDE OF THE BOX USING 8 RISERS TO THE BOX.
2. FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN. NO REINFORCING IS REQUIRED IN THE FOOTING. THE CONCRETE MIX TO BE 1 PART CEMENT, 2 PARTS SAND AND 4 PARTS NO. 2 CRUSHED STONE OR GRAVEL.
3. CONCRETE SHALL CONFORM TO ASTM C478.

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE VALVE BOX
G - 1

15 CONCRETE VALVE BOX



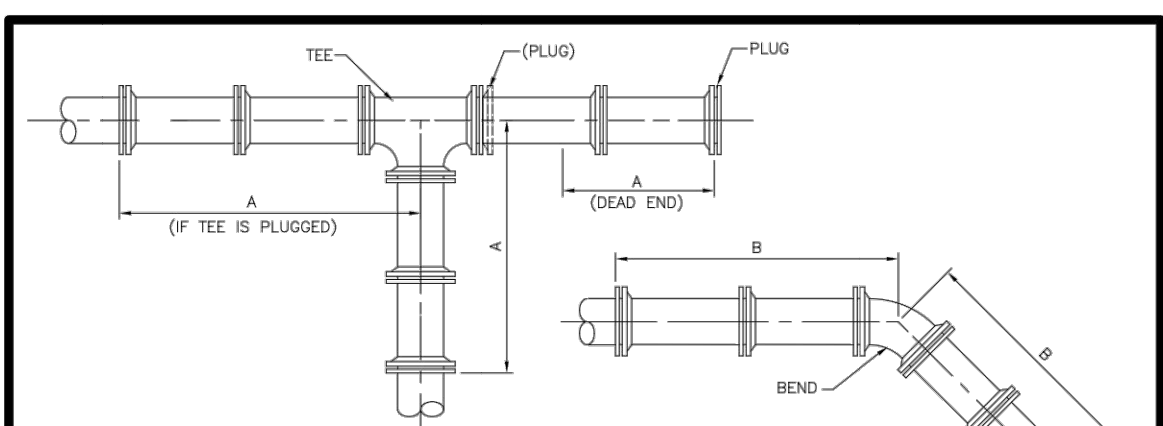
NOTES:
1. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL BENDS, TEES AND DEAD ENDS AS INDICATED IN THESE TABLES, OR AS SHOWN ON THE DRAWINGS FOR OTHER SPECIFIC CONDITIONS. THE USE OF CONCRETE THRUST BLOCKING IS PROHIBITED, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. MAXIMUM LENGTH OF PIPE SHALL BE USED WITHIN RESTRAINED SECTIONS.
3. LENGTH OF PIPE WITH RESTRAINED JOINTS IS BASED ON INSTALLATION IN OR SOLS. IF OTHER SOL CONDITIONS ARE ENCOUNTERED, LENGTH OF RESTRAINED PIPE SHALL BE ADJUSTED ACCORDINGLY. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.

SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	32	31	15	6	3	2
6"	45	44	20	9	4	2
8"	59	57	26	11	6	3
10"	71	68	31	13	7	3
12"	83	80	36	15	8	4
14"	95	91	41	17	9	4
16"	107	102	46	19	9	5
20"	130	124	54	23	11	6
24"	151	144	63	26	13	7

22 1/2° SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.
TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 3
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - PVC
G - 4

16 RESTRAINED JOINT TABLE - PVC



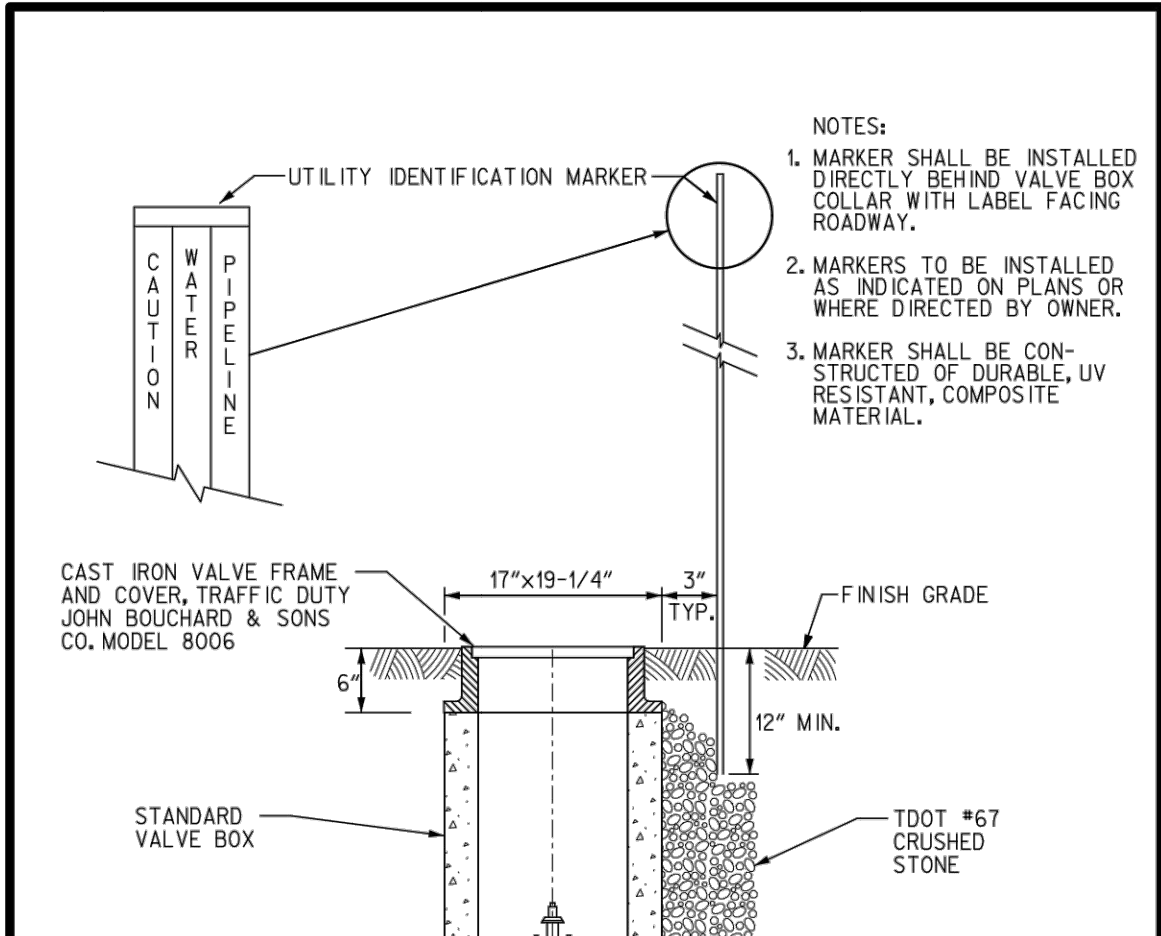
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SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	27	27	15	6	3	2
6"	38	36	21	9	5	3
8"	49	48	27	12	6	3
10"	59	58	33	14	7	4
12"	69	68	38	16	8	4
14"	79	78	43	18	9	5
16"	89	88	48	20	10	5
20"	107	107	58	24	12	6
24"	125	125	67	28	14	7

22 1/2° SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.
TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 2
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - DIP
G - 5

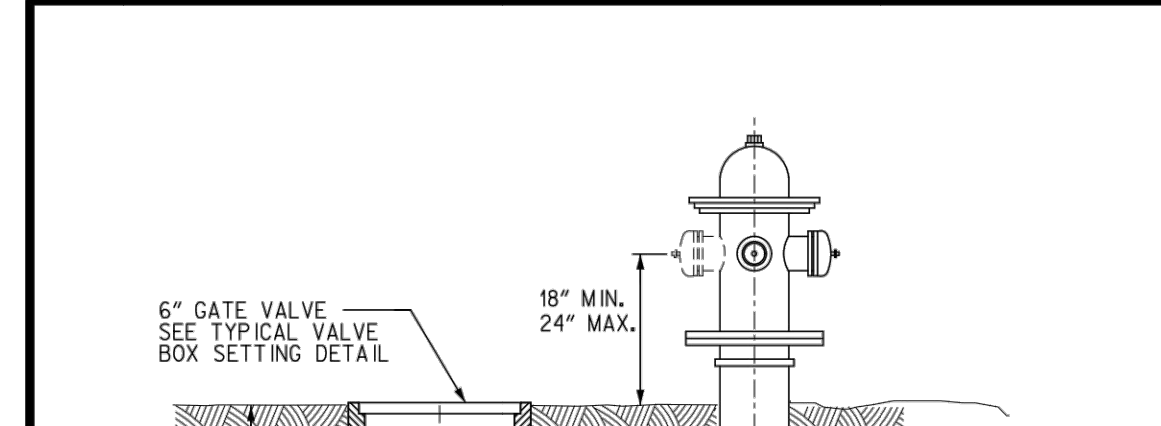
17 RESTRAINED JOINT TABLE - DIP



NOTES:
1. MARKER SHALL BE INSTALLED DIRECTLY BEHIND VALVE BOX COLLAR WITH LABEL FACING ROADWAY.
2. MARKERS TO BE INSTALLED AS INDICATED ON PLANS OR WHERE DIRECTED BY OWNER.
3. MARKER SHALL BE CONSTRUCTED OF DURABLE UV RESISTANT, COMPOSITE MATERIAL.

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
VALVE BOX SETTING
W - 1

12 VALVE BOX SETTING



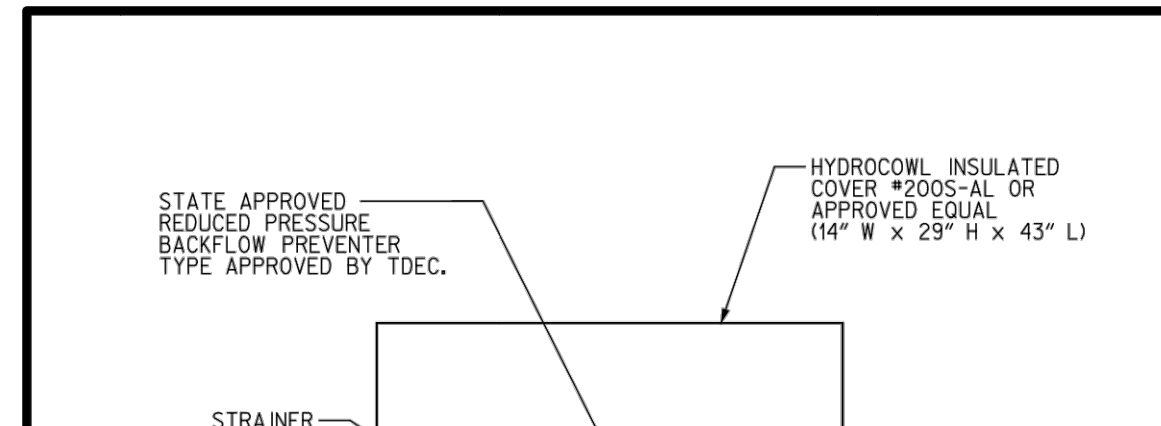
NOTES:
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SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	32	31	15	6	3	2
6"	45	44	20	9	4	2
8"	59	57	26	11	6	3
10"	71	68	31	13	7	3
12"	83	80	36	15	8	4
14"	95	91	41	17	9	4
16"	107	102	46	19	9	5
20"	130	124	54	23	11	6
24"	151	144	63	26	13	7

22 1/2° SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.
TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 3
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
FIRE HYDRANT SETTING
W - 2

13 FIRE HYDRANT SETTING



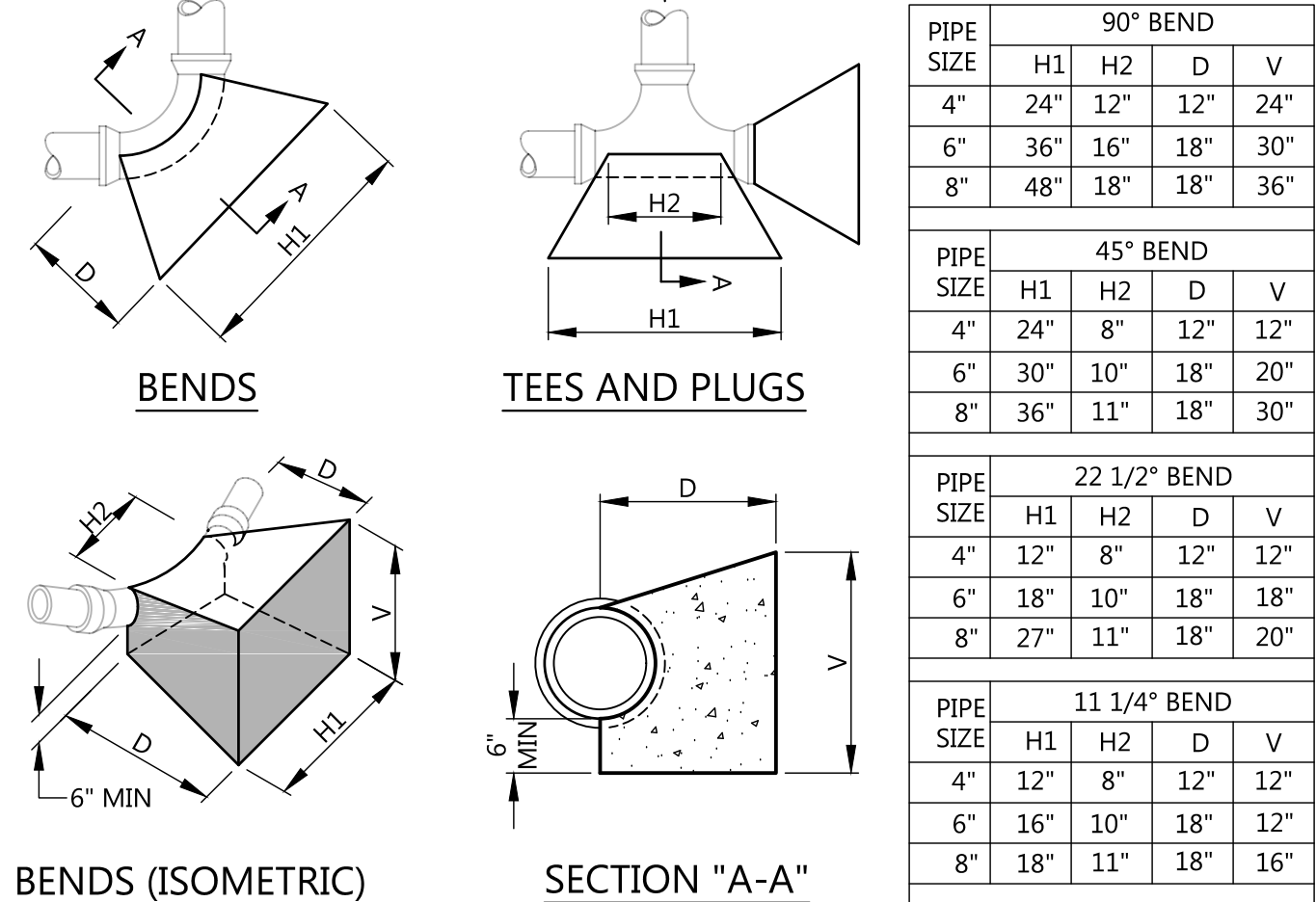
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SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	27	27	15	6	3	2
6"	38	36	21	9	5	3
8"	49	48	27	12	6	3
10"	59	58	33	14	7	4
12"	69	68	38	16	8	4
14"	79	78	43	18	9	5
16"	89	88	48	20	10	5
20"	107	107	58	24	12	6
24"	125	125	67	28	14	7

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TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 2
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 1.5" AND 2" LINES
W - 3

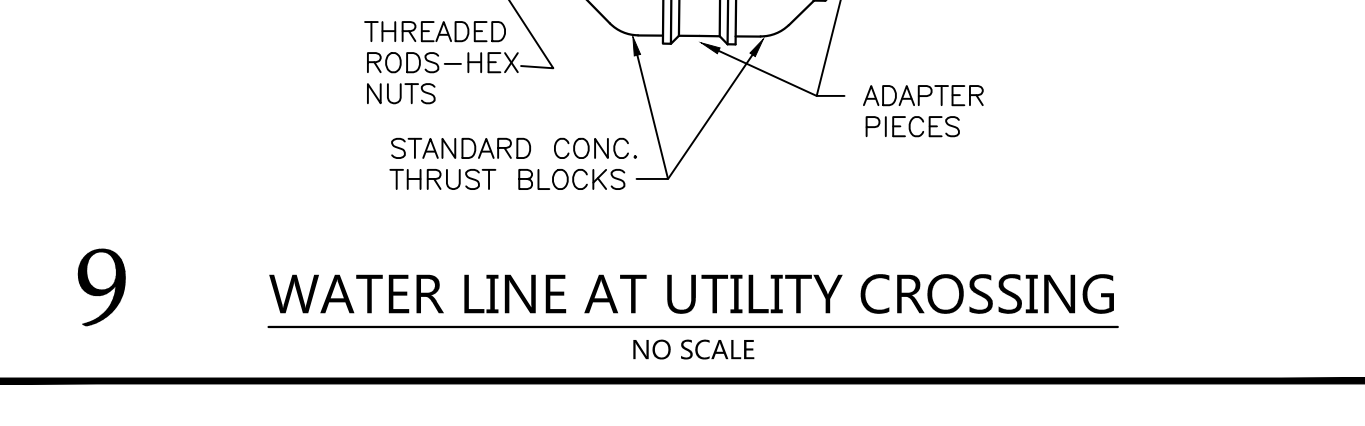
14 RBP FOR 1.5" AND 2" LINES



NOTES:
DIMENSIONS ARE BASED ON A SOIL BEARING CAPACITY OF 1000 PSF AND WATER PRESSURE OF 150 PSI (100 PSI + 50% FOR WATER HAMMER).

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
THRUST BLOCKING
NO SCALE

9 WATER LINE AT UTILITY CROSSING



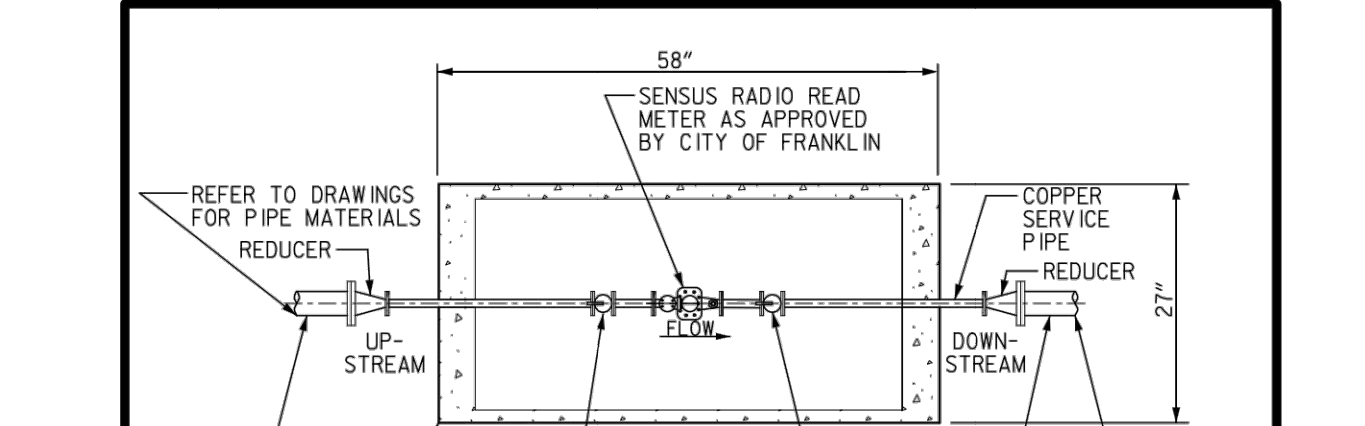
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SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	32	31	15	6	3	2
6"	45	44	20	9	4	2
8"	59	57	26	11	6	3
10"	71	68	31	13	7	3
12"	83	80	36	15	8	4
14"	95	91	41	17	9	4
16"	107	102	46	19	9	5
20"	130	124	54	23	11	6
24"	151	144	63	26	13	7

22 1/2° SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.
TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 3
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
FIRE HYDRANT SETTING
W - 2

10 POST INDICATOR VALVE



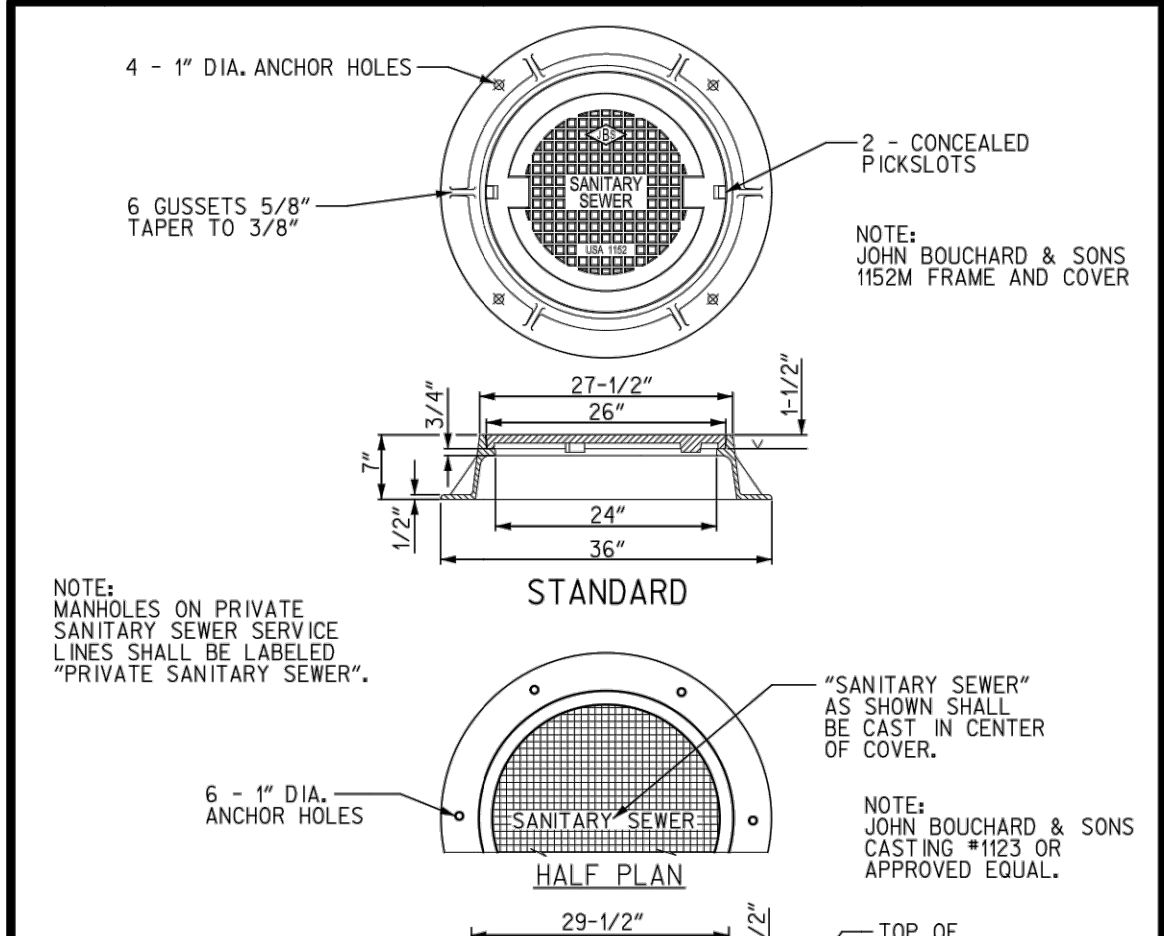
NOTES:
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TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 2
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
2" METER ASSEMBLY
W - 8

11 2" METER ASSEMBLY



NOTES:
MANHOLES ON PRIVATE SANITARY SEWER SERVICE LINES SHALL BE LABELED "PRIVATE SANITARY SEWER".

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

5 MANHOLE FRAME AND COVER



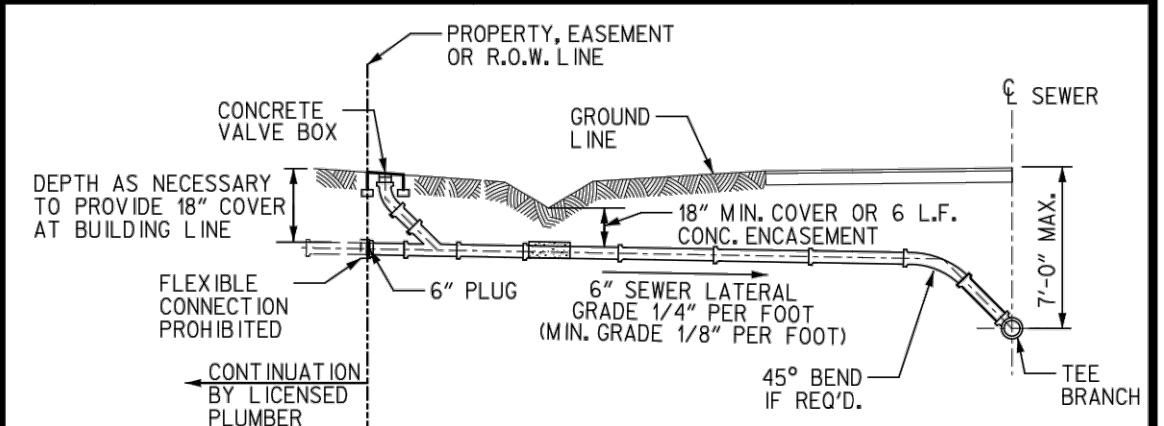
NOTES:
MANHOLES ON PRIVATE SANITARY SEWER SERVICE LINES SHALL BE LABELED "PRIVATE SANITARY SEWER".

SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
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4. DEPTH OF COVER 3'
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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT MANHOLE CONNECTION
WW - 4

6 RESILIENT BOOT MANHOLE CONNECTION



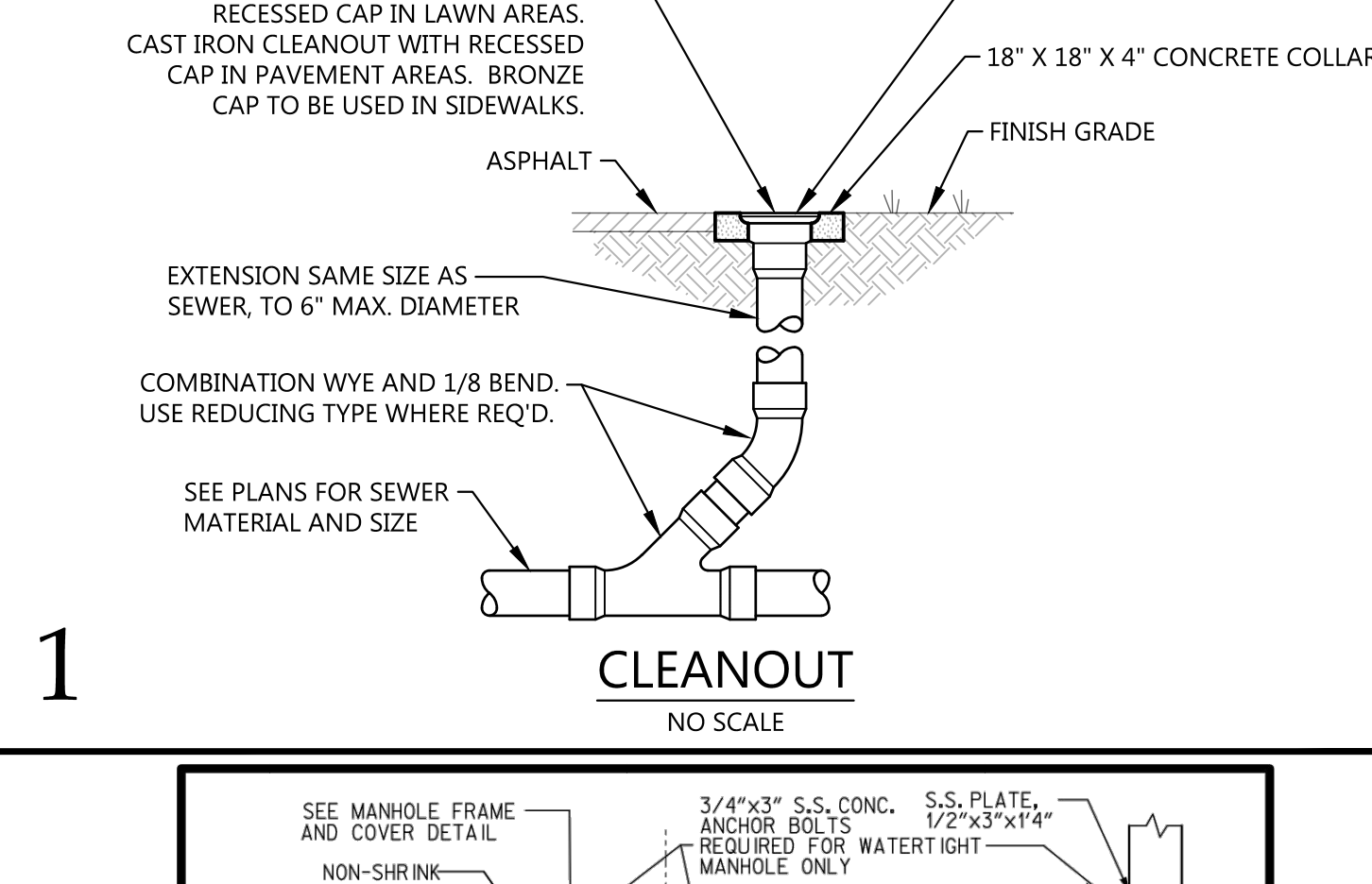
NOTES:
MANHOLES ON PRIVATE SANITARY SEWER SERVICE LINES SHALL BE LABELED "PRIVATE SANITARY SEWER".

SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	32	31	15	6	3	2
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TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 2
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS
WW - 3

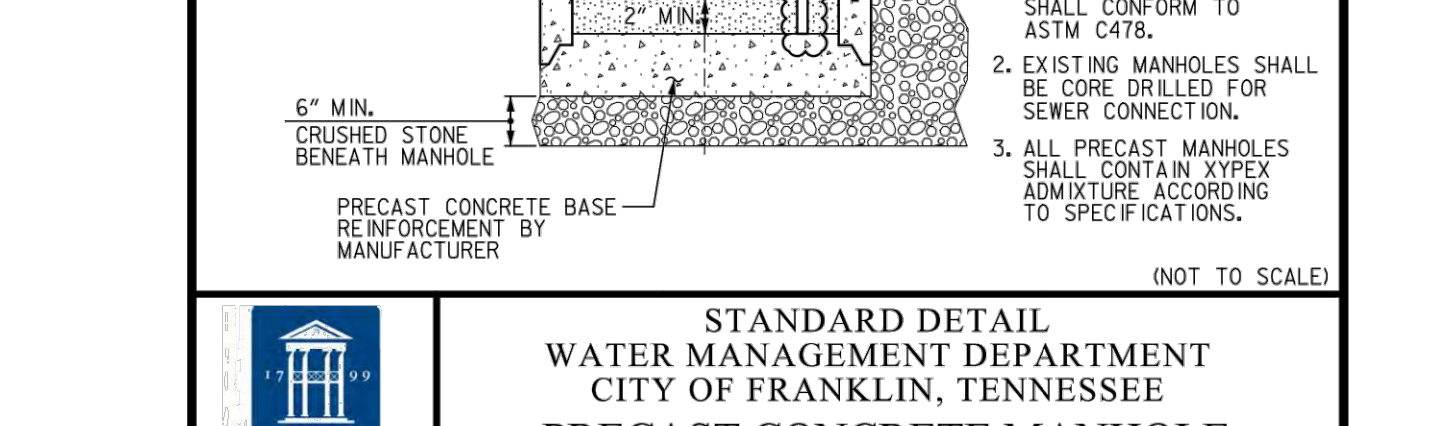
7 SANITARY SEWER LATERALS



NOTES:
MANHOLES ON PRIVATE SANITARY SEWER SERVICE LINES SHALL BE LABELED "PRIVATE SANITARY SEWER".

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

1 MANHOLE FRAME AND COVER



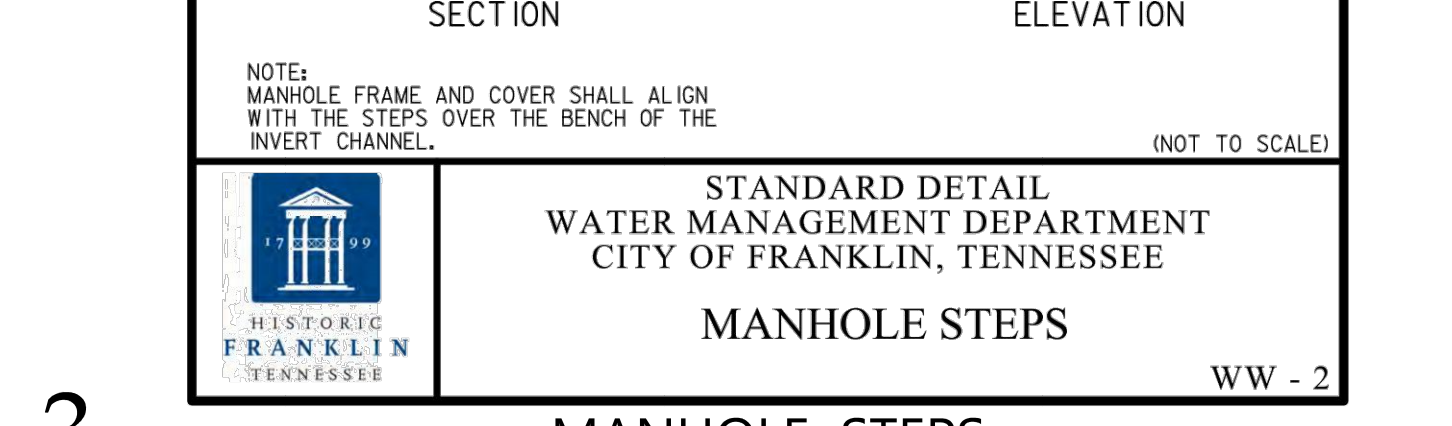
NOTES:
MANHOLES ON PRIVATE SANITARY SEWER SERVICE LINES SHALL BE LABELED "PRIVATE SANITARY SEWER".

SIZE	DEAD END	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	32	31	15	6	3	2
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10"	71	68	31	13	7	3
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3. LAYING CONDITION TYPE 3
4. DEPTH OF COVER 3'
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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

5 MANHOLE FRAME AND COVER



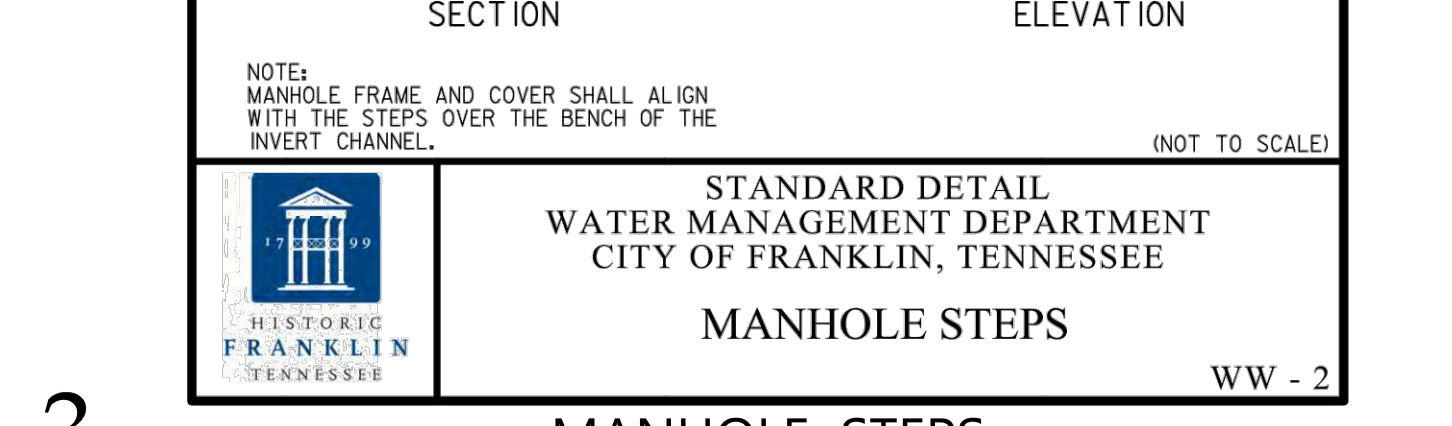
NOTES:
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22 1/2° SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.
TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE 200 PSI
2. SOL, TYPE 1
3. LAYING CONDITION TYPE 2
4. DEPTH OF COVER 3'
5. SAFETY FACTOR 1.5

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

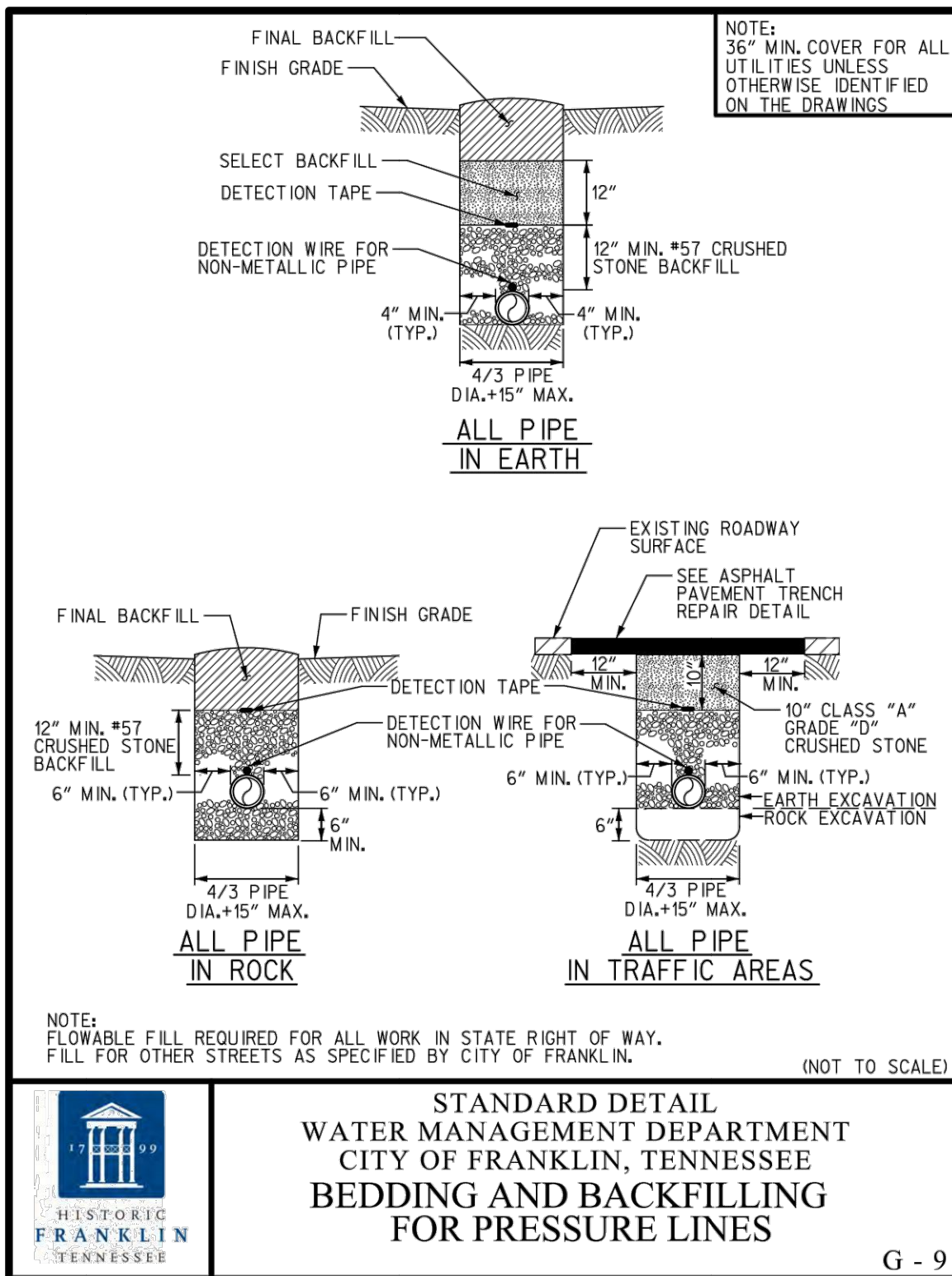
4 SANITARY SEWER LATERAL



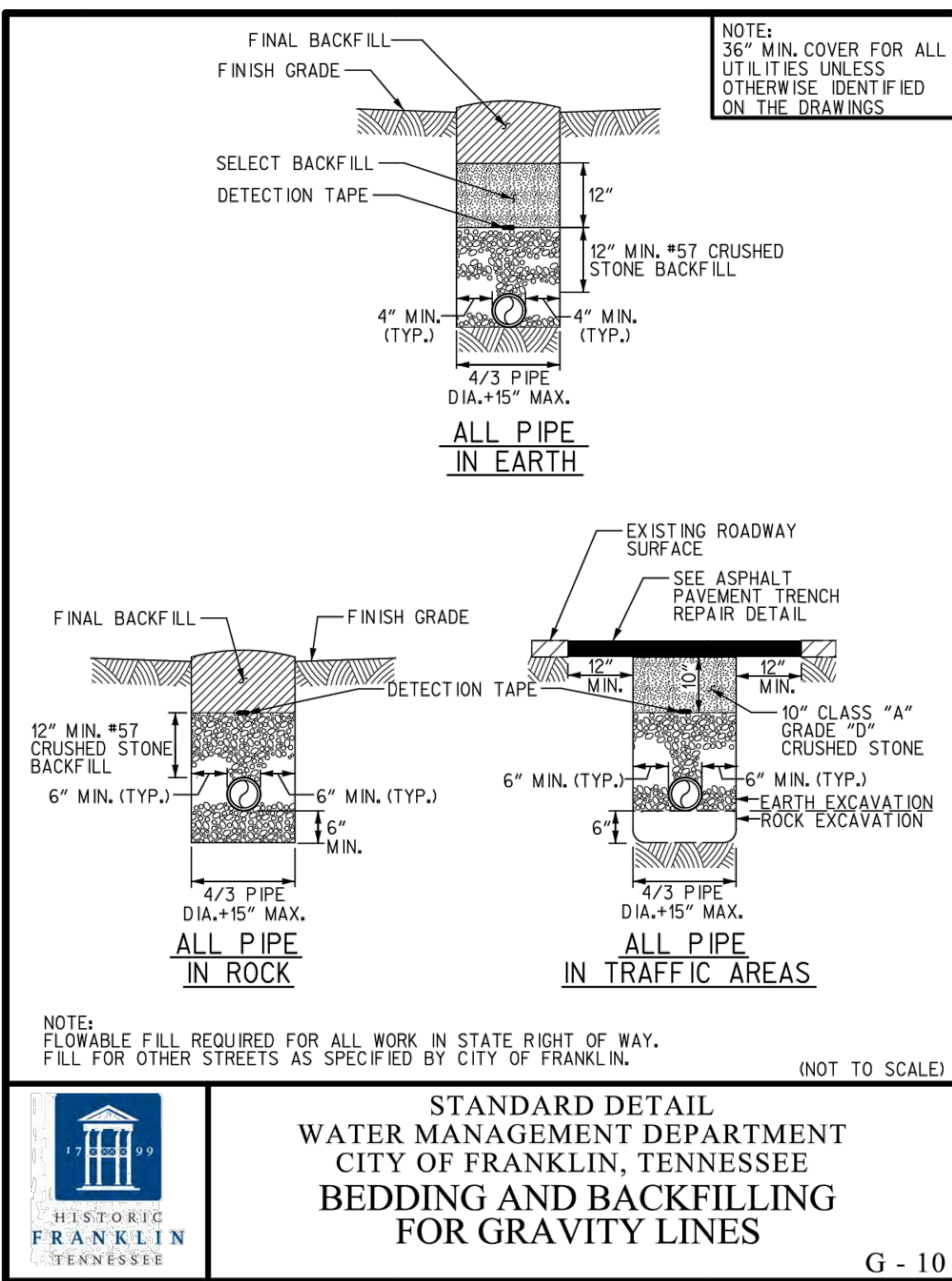
NOTES:
MANHOLES ON PRIVATE SANITARY SEWER SERVICE LINES SHALL BE LABELED "PRIVATE SANITARY SEWER".

Diagram illustrating a sewer line installation with various components and specifications:

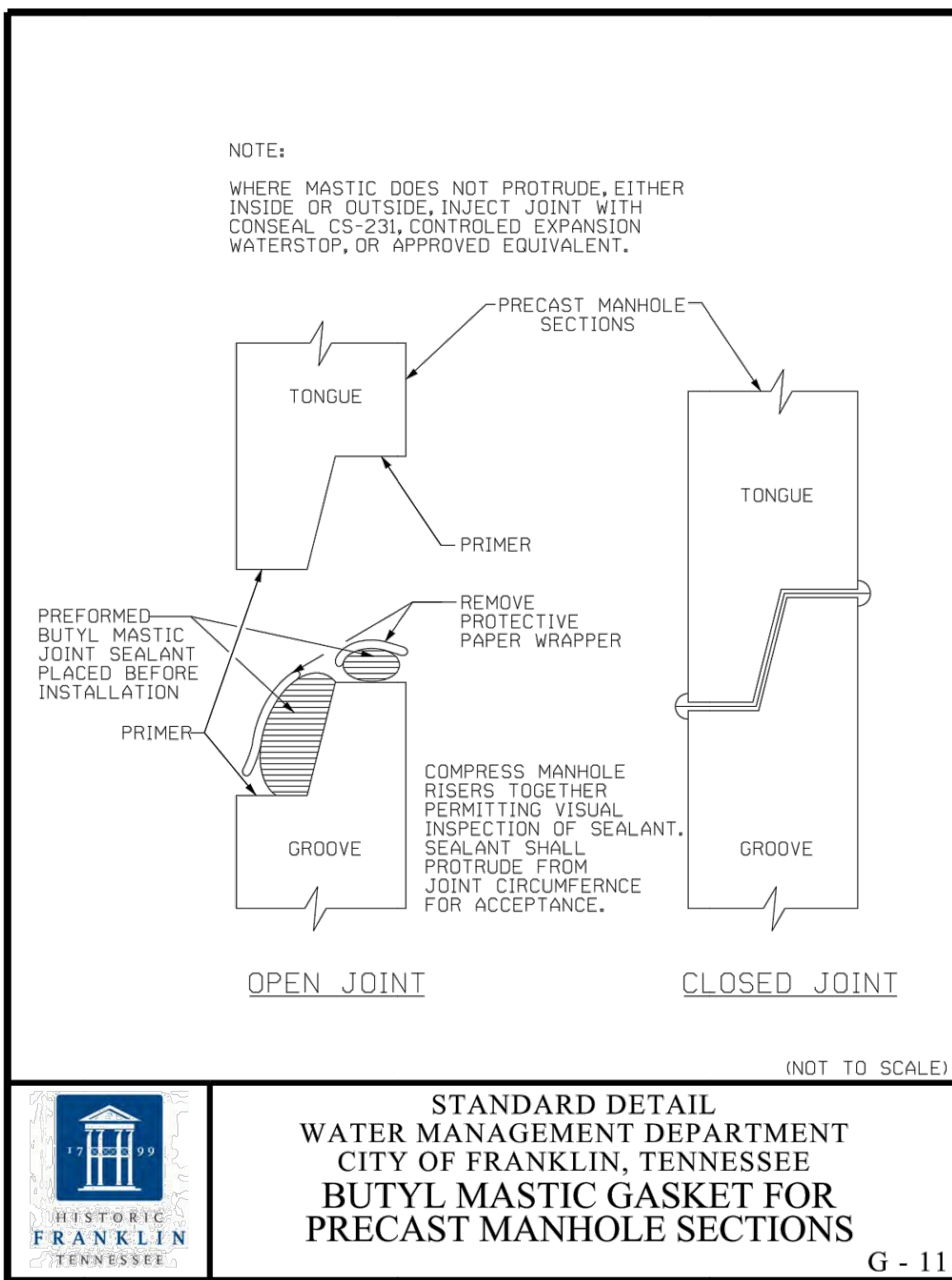
- CONCRETE VALVE BOX AND TOP AS APPROVED BY MND**: Located at the top left of the main line.
- PROPERTY, EASEMENT OR FLOW-LINE**: Indicated by a line extending from the top right towards the main line.
- SWEEPING TEE**: A T-shaped fitting used to connect the main line to the property/easement/flow-line.
- GROUND LINE**: The surface level of the ground, indicated by a dashed line.
- SEWER**: The main sewer line, indicated by a solid line.
- DEPTH AS NECESSARY TO PROVIDE 18" COVER AT BUILDING LINE**: A note indicating the required depth at the building line.
- 18" MIN. COVER OR 6 L.F. CONC. ENCASEMENT**: A note indicating the required cover or encasement for the main line.
- 6" PLUG**: A plug used to seal the end of the main line.
- 6" SEWER LATERAL (GRADE 1/4" PER FOOT) (MIN. GRADE 1/8" PER FOOT)**: A lateral sewer line branching off the main line.
- TEE**: A T-shaped fitting used to connect the lateral sewer line to the main line.
- CONTINUATION**: A note indicating that the diagram continues.
- FLEXIBLE CONNECTION PROHIBITED**: A note indicating that flexible connections are not allowed.



1 BEDDING & BACKFILLING FOR PRESSURE LINES NO SCALE



2 BEDDING & BACKFILLING FOR GRAVITY LINES



3 BUTYL MASTIC GASKET FOR PRECAST MANHOLE SECTIONS

 **Littlejohn**
An S&ME Company

1995 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.littlejohn.com

**COMPASS
DATACENTERS**
14180 N. DALLAS PARKWAY,
SUITE 610
DALLAS, TX 75254
214.707.8897

SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)

C.O.F. Project No.: 6287

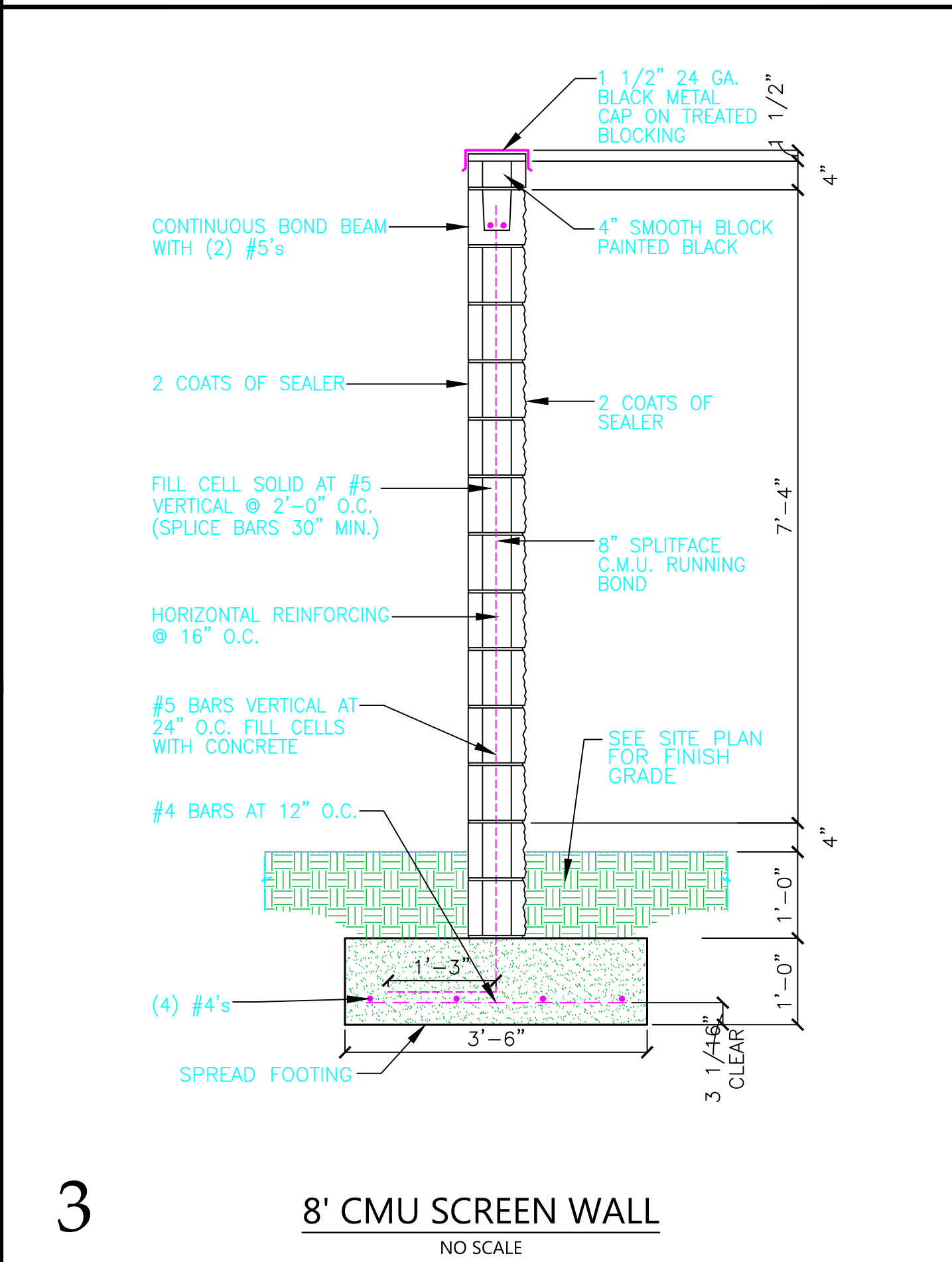
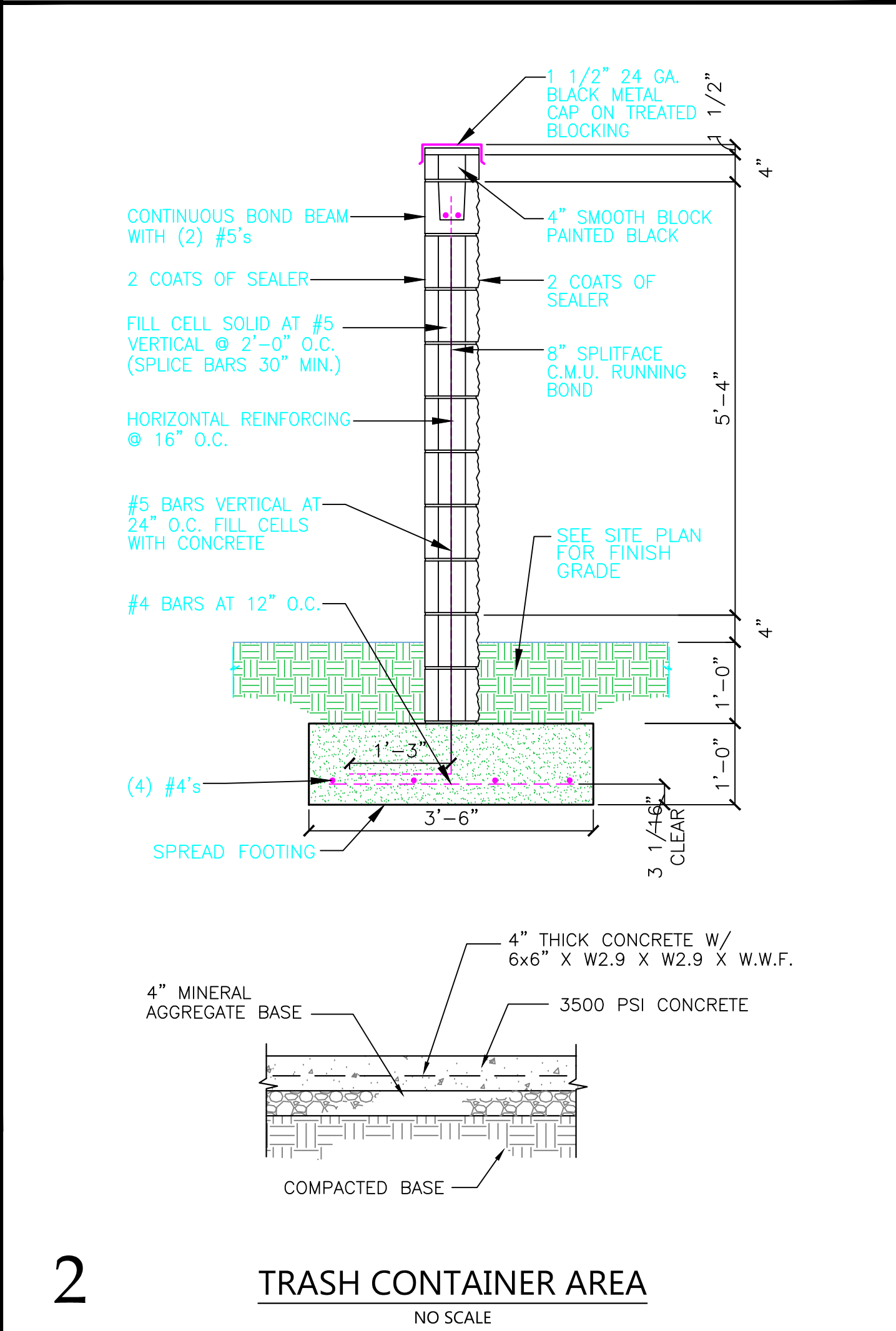
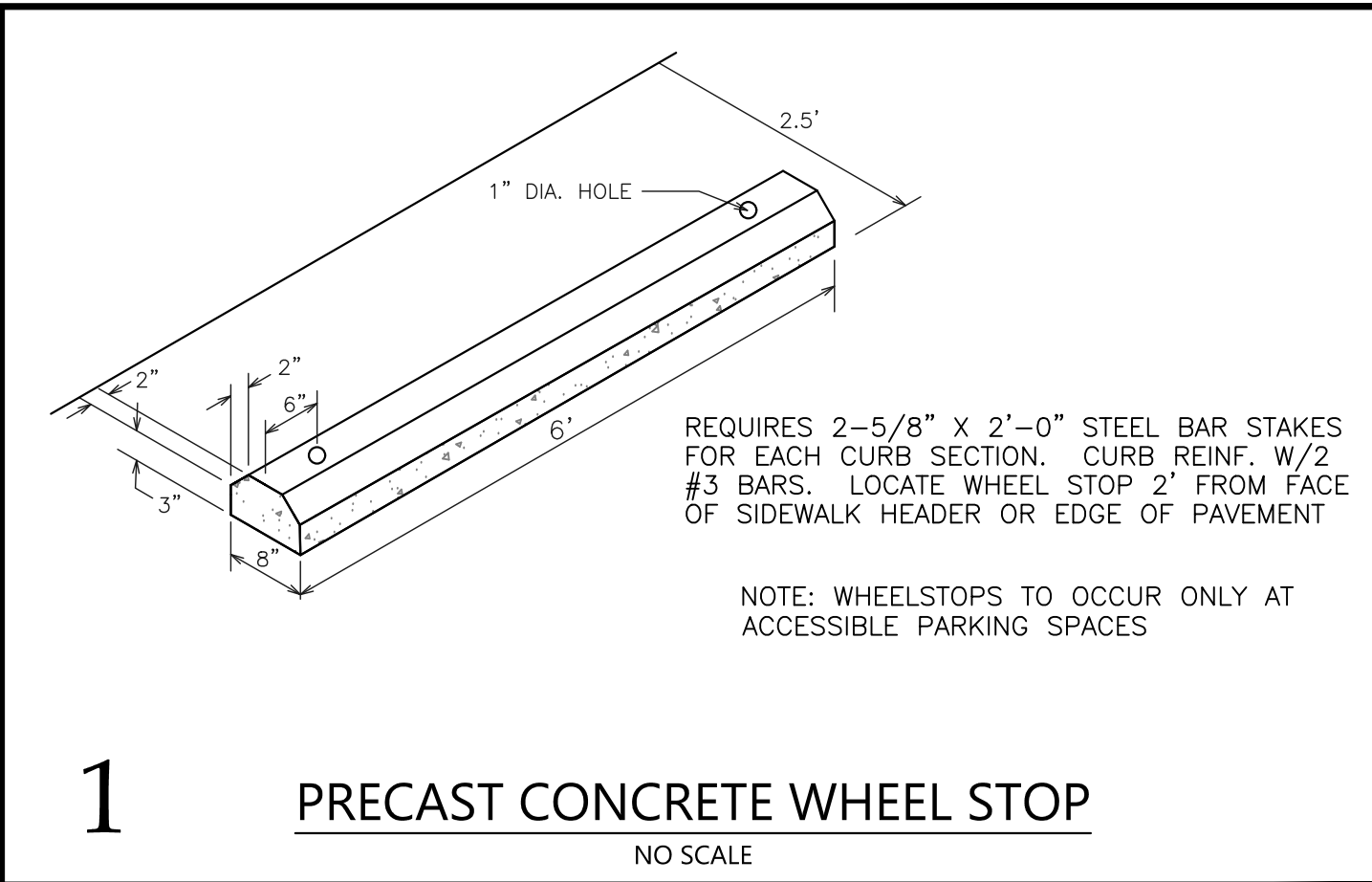
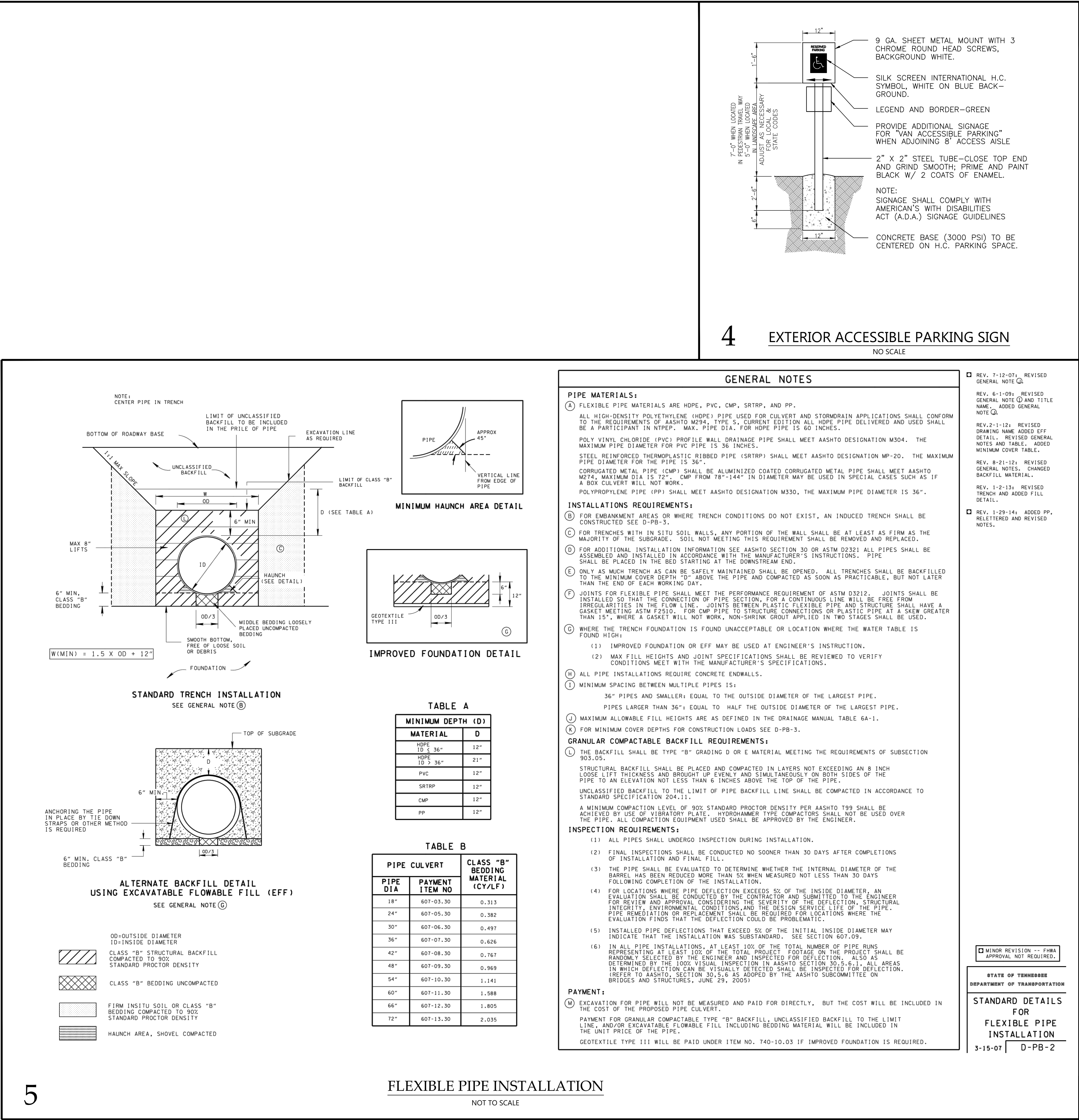


NO.	DATE	DESCRIPTION	BY	CHK	APV
△	11.03.2016	COF Site Plan Resubmittal			
△	10.10.2016	COF Site Plan Submittal			

PROJECT NUMBER
514716099

DRAWING NUMBER
C5.3

DRAWING NAME
UTILITY DETAILS



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DALLAS, TX 75254
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SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No.: 6287

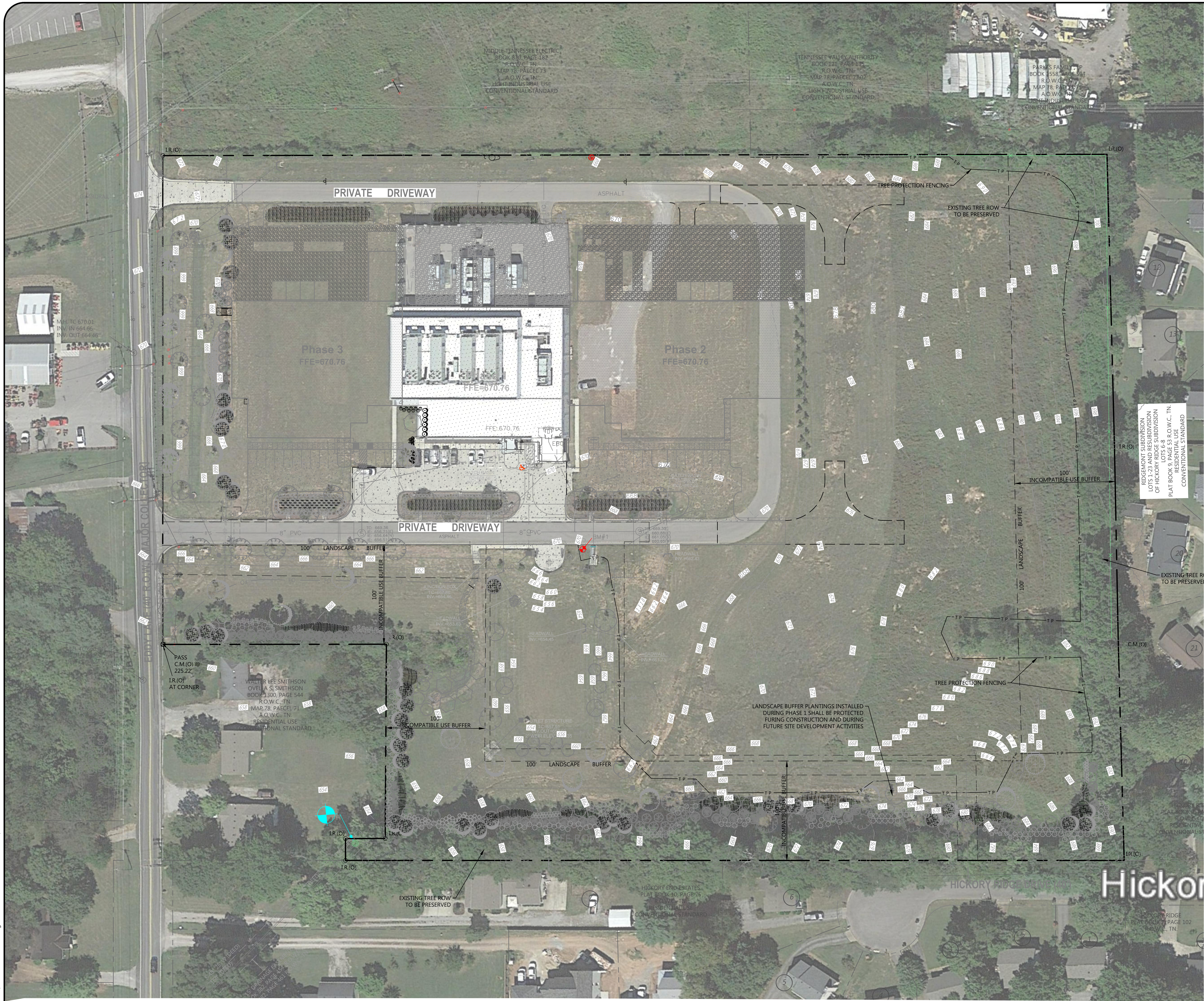
ANDREW WOLFE
REGISTERED PROFESSIONAL ENGINEER
No. 10953
STATE OF TENNESSEE

NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				Cof Site Plan Resubmittal
2	10.10.2016				Cof Site Plan Submittal

PROJECT NUMBER
514716099

DRAWING NUMBER
C6.1

DRAWING NAME
SITE DETAILS



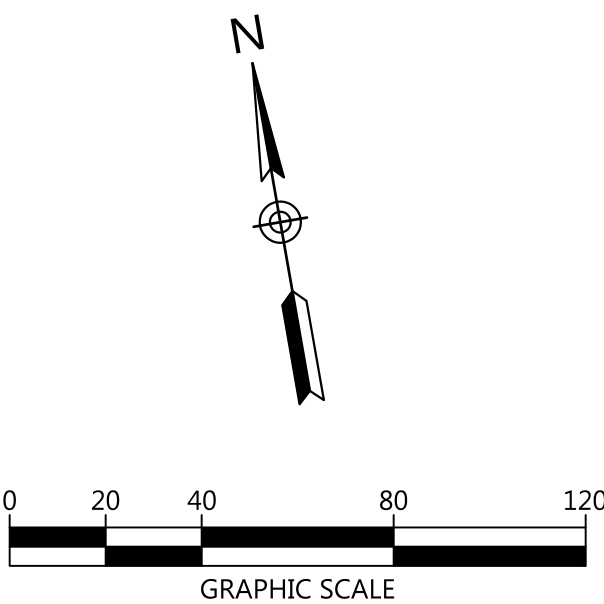
LANDSCAPE DATA

SITE ACREAGE:
SITE ZONING CLASSIFICATION & APPLICABLE OVERLAYS:
DEVELOPMENT STANDARDS:
MINIMUM REQUIRED LANDSCAPE SURFACE AREA:
(RATIO & ACREAGE)
PROVIDED LANDSCAPE SURFACE AREA:
(RATIO & ACREAGE)
PERCENT & ACREAGE OF ORIGINAL CANOPY COVER:
PERCENT & ACREAGE TREE CANOPY REQUIRED:
PERCENT & ACREAGE OF PRESERVED CANOPY COVER PROVIDED:
NUMBER & DBH OF SPECIMEN TREES REMOVED:

14.61 Ac.
LI (LIGHT INDUSTRIAL)
CONVENTIONAL
ELEV. 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE
STATE PLANE COORDINATE SYSTEM.
ZONE 5301; FIPSZONE 4100; NAD 83 DATUM

BENCHMARK DATA:

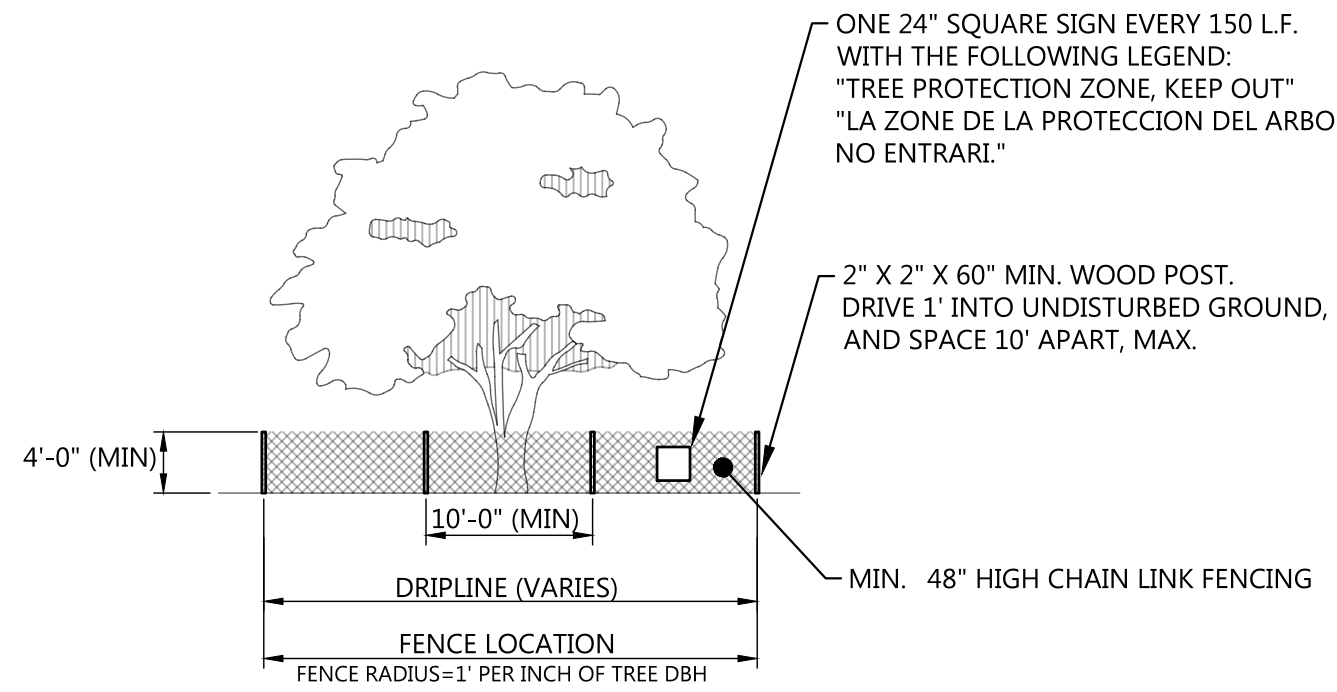
BENCHMARK #1
TAG BOLT ON FIRE HYDRANT
ELEV. 670.52
DATUM BASED ON NAVD 88
PROPERTY LOCATION BASED ON TENNESSEE
STATE PLANE COORDINATE SYSTEM.
ZONE 5301; FIPSZONE 4100; NAD 83 DATUM



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, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS. THIS 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. IF ANY PLANT SUBSTITUTIONS, LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS. OWNER: COMPASS DATACENTERS, CHRIS CURTIS 214-452-0354 LANDSCAPE ARCHITECT: JASON BROUILLETTE, LITTLEJOHN ENG. 615-385-4144 FRANKLIN PLANNING DEPARTMENT: 615-793-3212 (PHONE)

MINIMUM BUFFERING/SCREENING REQUIREMENTS
HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPMENT ARE MOUNTED ON THE:
☐ ROOFTOP
☐ GROUND
☐ NOT APPLICABLE
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING:
LANDSCAPE IMPROVEMENTS:
BUFFER/SCREEN TYPE: PURPOSE:
☐ NOT APPLICABLE BUFFERING/SCREENING NOT REQUIRED
☐ FOUNDATION PLANTING ALONG PRIMARY FACADE
☐ PERIMETER PLANTING STRIP SCREEN VUL'S AND TO CREATE "MODULES"
☐ INTERIOR VUL PLANTING CREATE VUL'S AND TO CREATE "MODULES"
☐ UTILITY BOX SCREEN SCREEN FROM VIEW
☐ HVAC SCREEN SCREEN HVAC FROM VIEW
☐ DUMPSTER SCREEN SCREEN DUMPSTER FROM VIEW
☐ LOADING/SERVICE AREA BUFFER THE STREET OR RESIDENTIAL PROPERTY
☐ INCOMPATIBLE USE BUFFER BUFFER THE ADJACENT LESS INTENSIVE USE
☐ 60-FOOT FRONT YARD BUFFER BUFFER THE ADJACENT HATCHER BYPASS
☐ 60-FOOT FRONT YARD BUFFER BUFFER THE ADJACENT INTERESTED TO
☐ STREET TREES SPATIAL DEFINITION/ENVIRONMENTAL MITIGATION
☐ OTHER:

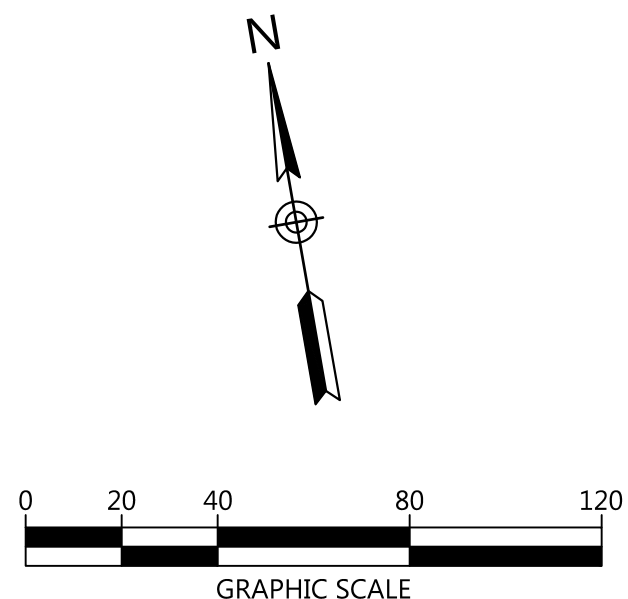
TREES TO BE PRESERVED									
EXISTING TREE CHART									
KEY	SPECIES	HEALTH	DEMO/SAVE	KEY	SPECIES	HEALTH	DEMO/SAVE		
1	20' ELM	HEALTHY	SAVE	26	20' CEDAR	HEALTHY	SAVE		
2	60' MAPLE	HEALTHY	SAVE	27	30' HACKBERRY	HEALTHY	SAVE		
3	30' HACKBERRY	HEALTHY	SAVE	28	16' MAPLE	HEALTHY	SAVE		
4	50' ELM	HEALTHY	SAVE	29	16' MAPLE	HEALTHY	SAVE		
5	36' BEECH	HEALTHY	SAVE	30	14' ELM	HEALTHY	SAVE		
6	24' ELM	HEALTHY	SAVE	31	12' CEDAR	HEALTHY	SAVE		
7	20' CEDAR	HEALTHY	SAVE	32	12' CEDAR	HEALTHY	SAVE		
8	20' CEDAR	HEALTHY	SAVE	33	36' ELM	HEALTHY	SAVE		
9	36' BEECH	HEALTHY	SAVE	34	12' ELM	HEALTHY	SAVE		
10	30' MAPLE	HEALTHY	SAVE	35	18' HACKBERRY	HEALTHY	SAVE		
11	24' HACKBERRY	HEALTHY	SAVE	36	16' ELM	HEALTHY	SAVE		
12	18' HACKBERRY	HEALTHY	SAVE	37	36' MAPLE	HEALTHY	SAVE		
13	24' MAPLE	HEALTHY	SAVE	38	24' ELM	HEALTHY	SAVE		
14	36' HACKBERRY	HEALTHY	SAVE	39	24' HACKBERRY	HEALTHY	SAVE		
15	14' CEDAR	HEALTHY	SAVE	40	26' ELM	HEALTHY	SAVE		
16	16' MAPLE	HEALTHY	SAVE	41	16' ELM	HEALTHY	SAVE		
17	24' HACKBERRY	HEALTHY	SAVE	42	24' MAPLE	HEALTHY	SAVE		
18	16' ELM	HEALTHY	SAVE	43	30' HACKBERRY	HEALTHY	SAVE		
19	16' ELM	HEALTHY	SAVE	44	24' MAPLE	HEALTHY	SAVE		
20	16' MAPLE	HEALTHY	SAVE	45	18' HACKBERRY	HEALTHY	SAVE		
21	30' HACKBERRY	HEALTHY	SAVE	46	20' CEDAR	HEALTHY	SAVE		
22	24' HACKBERRY	HEALTHY	SAVE	47	14' CEDAR	HEALTHY	SAVE		
23	24' HACKBERRY	HEALTHY	SAVE	48	36' HACKBERRY	HEALTHY	SAVE		
24	36' HACKBERRY	HEALTHY	SAVE	49	16' ELM	HEALTHY	SAVE		
25	30' MAPLE	HEALTHY	SAVE	50	16' ELM	HEALTHY	SAVE		



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 CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	11.03.2016	COS Site Plan Resubmittal			
2	10.10.2016	COF Site Plan Submittal			



CEFS	QTY	BOTANICAL NAME	COMMON NAME	CAL	SIZE	SPEED	REMARKS
TC1	6	Reticular nematode	Forest Fairy Redbud	8.8 B	7	6-7	balanced canopy, well branched
TC2	1	<i>Morus occidentalis</i>	Sycamore	8.8 B	7	12-14	well branched w/ strong central leader
SHRUBS							
SH1	1	<i>Aspidistra</i>	Aspidistra	CALP	HEIGHT	SPACING	REMARKS
CA1	22	<i>Clusia alba</i>	Ruby Spice	#3	12-21	15-18	
CA2	18	<i>Clusia americana</i>	American Beautyberry	#3	12-21	15-18	
CAM	23	<i>Commersonia</i>	Sly Dogwood	#3	12-21	24-30	spaced 3 o.c.
CA4	36	<i>Hamamelis</i>	Hamamelis	#3	18-21	36-42	
GROUND COVERS							
AI	37	<i>Asplenium</i>	Swamp Milkweed	#1	CALP	HEIGHT	SPACING
AI1	4	<i>Asplenium</i>	Swamp Milkweed	#1	CALP	HEIGHT	SPACING
AI2	4	<i>Asplenium</i>	Swamp Milkweed	#1	CALP	HEIGHT	SPACING

SHRUBS	QTY	BOTANICAL NAME
CA	12	Clethra alnifolia 'Ruby'
CA2	18	Callicarpa americana
CAM	23	Cornus amomum
IG	36	Ilex glabra

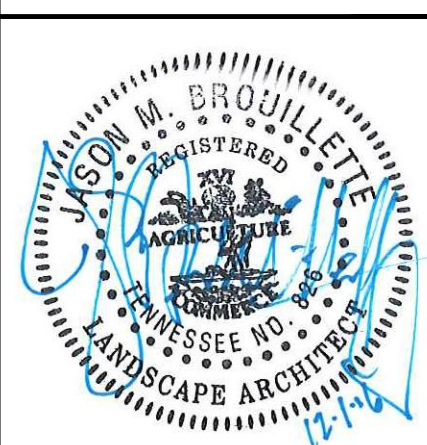
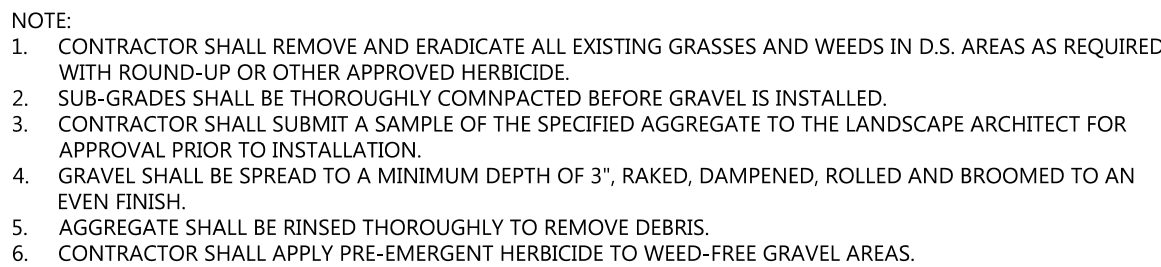
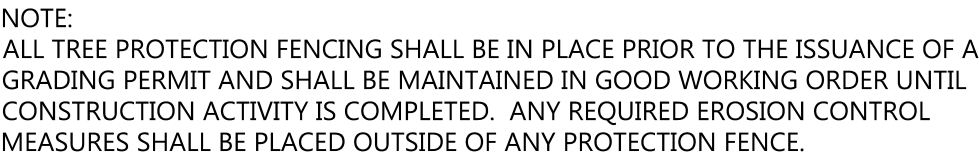
GROUND COVERS	QTY	BOTANICAL NAME
AI	37	Asclepias incarnata
ILB	14	Iris virginica

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY SURVEY COMPANY DATED SURVEY DATE. LITTLELHN ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES AT THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAUNAGED AND SHAP SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READ FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCH OR SMALLER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR DESIGNER WILL TEST EACH PIT, VERIFY THE DEPTH AND EFFICIENCY OF THE PERCOLATION. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P-V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING REJECTED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THEY MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO PLANTING PLANTS. OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25%) 10-10-10 FERTILIZER PER 1000 SQ. FT. IN AREAS, rhododendrons or PIERIS ARE USED, ADD 1 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON THE DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINGIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINGIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER OR EQUIV.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

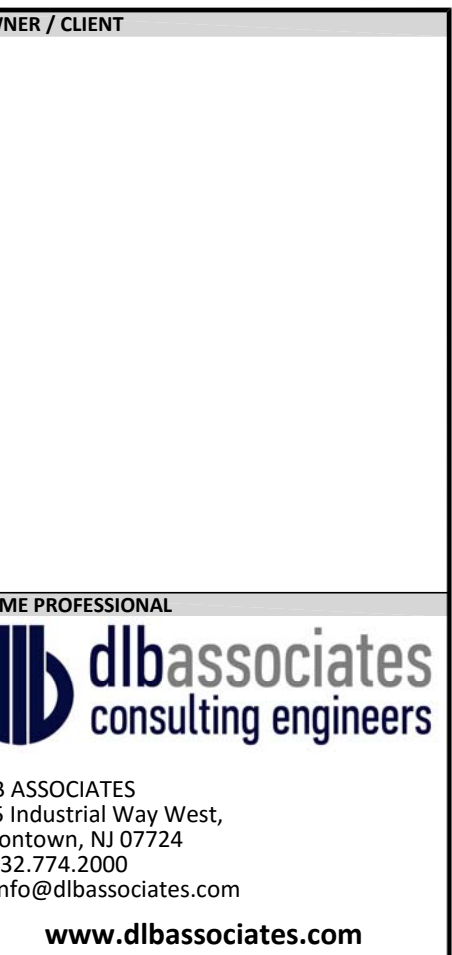
1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STATE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.
4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
7. WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WHISK" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY (PRIOR TO USE OF BACKHOE OR BULLDOZER). DO NOT ALLOW HEAVY EQUIPMENT TO CROSS THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL ENCRANCH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT TREE SAVE ZONE THAT WILL NOT ENCRANCH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADES SHALL BE ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. PATTERN WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.
10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY AUGURING THE SOIL IN A 2' GRID PATTERN TO WITHIN 3" OF TRUNK AND TO 10" DEEP AND DRILL HOLES TO A MINIMUM DEPTH OF 12". TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTS AND CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT'S NOT OF HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUFFER 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 REFORM WORK WITHIN THE DEDICATED EASEMENT, AT THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

[illegible]



The keyplan shows the layout of the existing and new buildings and their associated equipment yards. The existing building is shown in grey, and the new building is shown in yellow. The existing exterior equipment yard is shown in white, and the new exterior equipment yard is shown in white. The keyplan includes a north arrow and the text "BUILDING KEYPLAN (NOT TO SCALE)".



IGN TEAM

NOTES:

1. HVAC UNIT, COOLING AND / OR MECHANICAL UNITS ARE LOCATED ON THE ROOFTOP AND ON THE GROUND.
2. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

PRELIMINARY
NOT FOR
CONSTRUCTION

JE FOR

USE DATE

[illegible]

PRIMARY PROJECT CONTACT

AN DYER
dyer@dlbassociates.com
32.927.5098

PROJECT NAME

NA I-2
FRANKLIN, TN

PROJECT NO.

9515.01

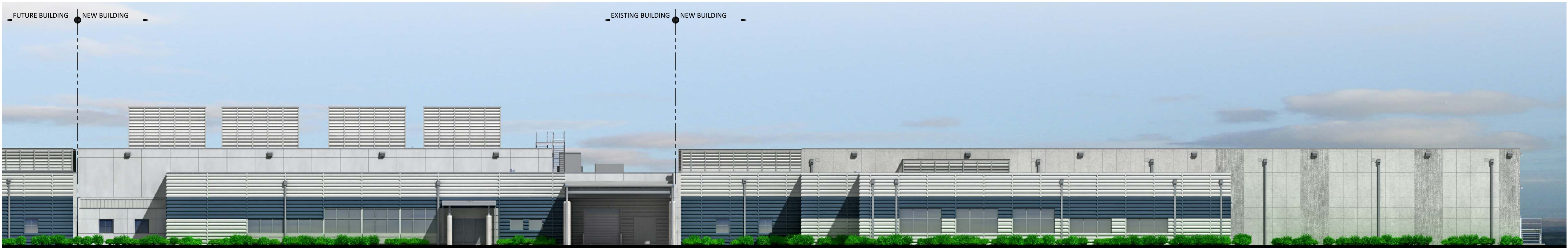
KEY TITLE

ELEVATIONS

New Building Elevations

ET NO.

A-1



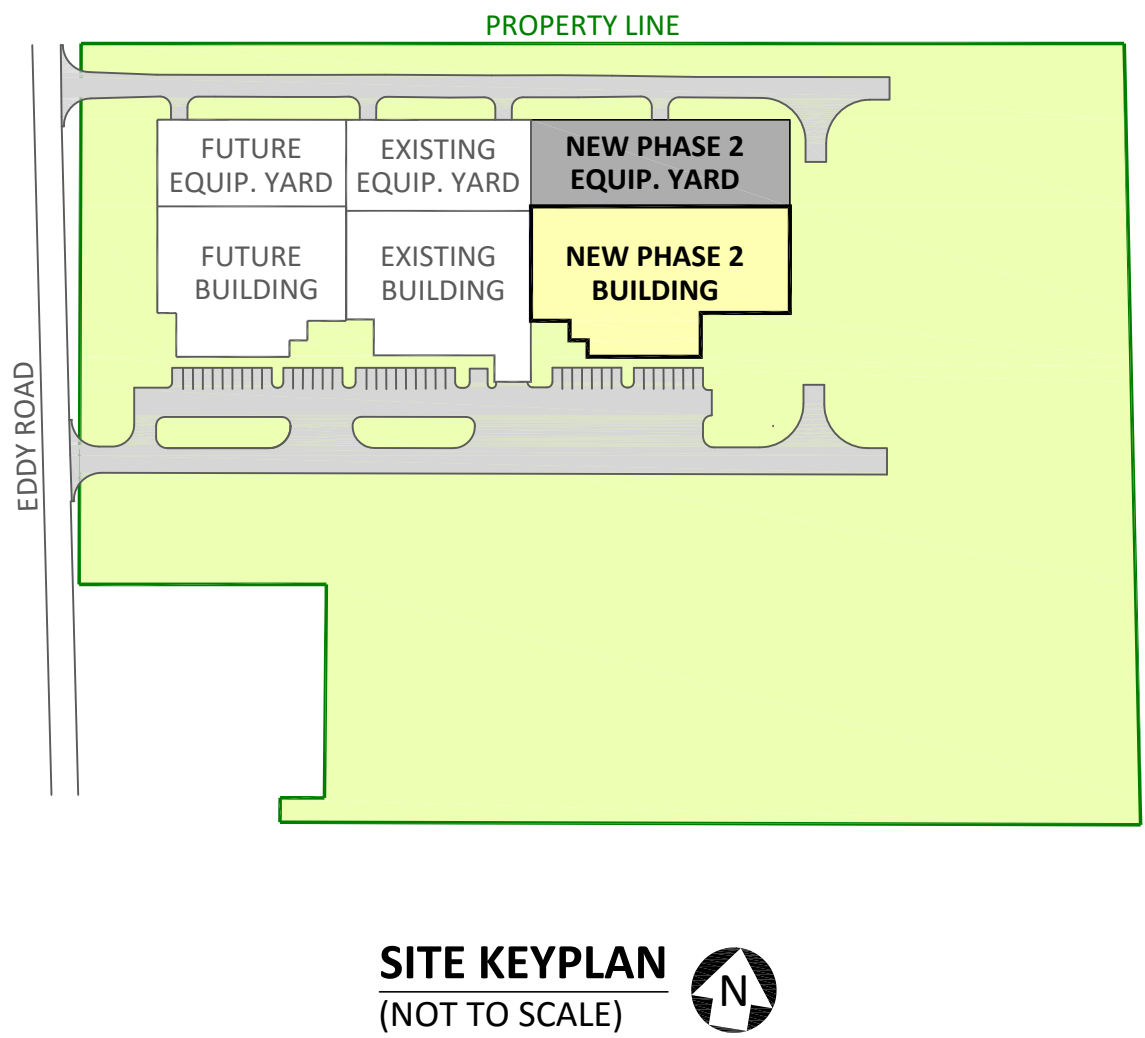
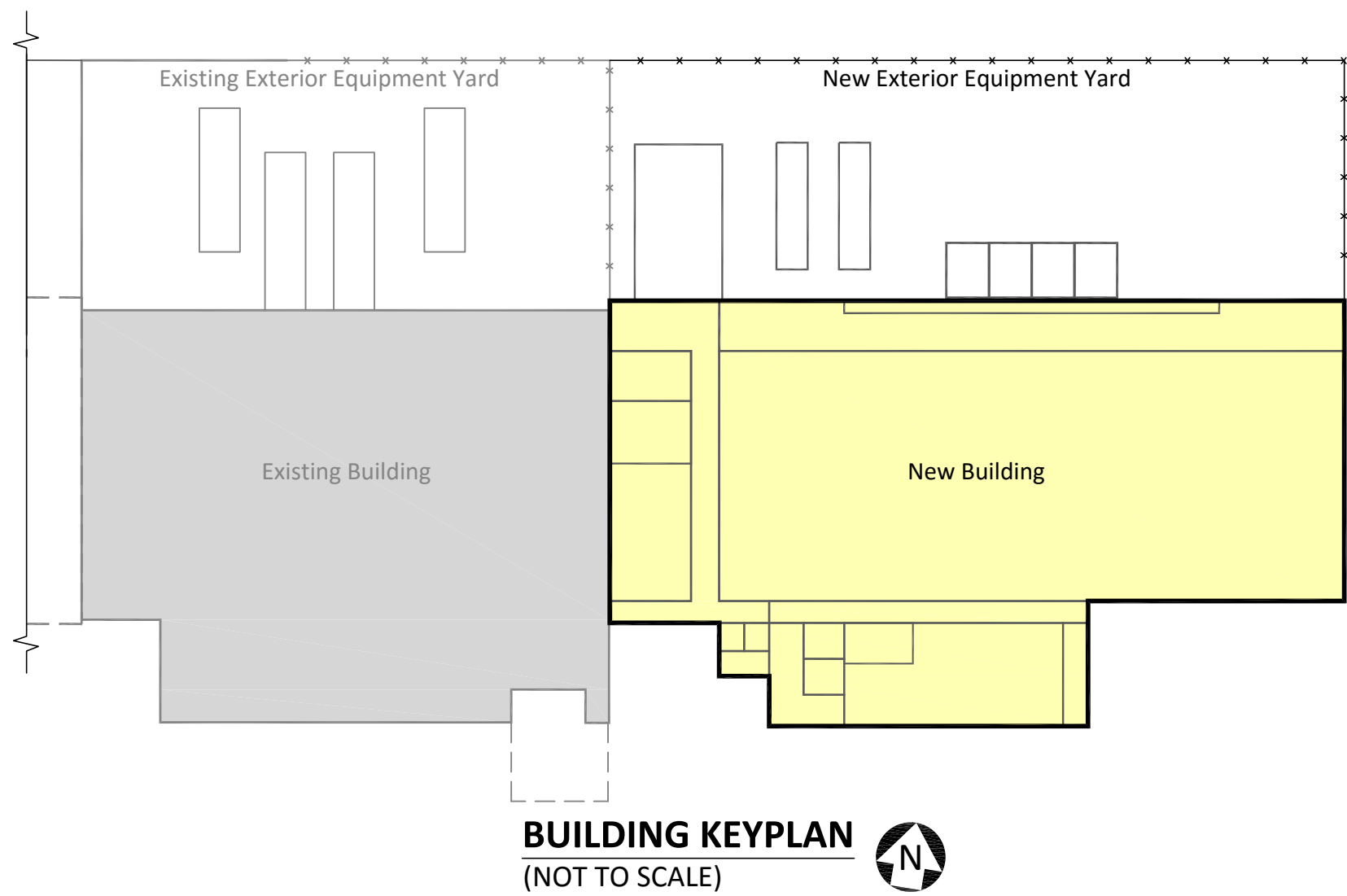
SOUTH (FRONT) ELEVATION
(1/16" = 1'-0")



NORTH (REAR) ELEVATION
(1/16" = 1'-0")



3D AERIAL VIEW OF EXISTING & NEW BUILDINGS
(NOT TO SCALE)



- NOTES:
1. HVAC UNIT, COOLING AND / OR MECHANICAL UNITS ARE LOCATED ON THE ROOFTOP AND ON THE GROUND.
 2. 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 BAS DIRECTOR OR THE PLANNING COMMISSION.

OWNER / CLIENT

PRIME PROFESSIONAL

dlbassociates
consulting engineers

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265 Industrial Way West,
Eastonown, NJ 07724
t. 732.774.2000
e. info@dlbassociates.com
www.dlbassociates.com

DESIGN TEAM

SEAL

PRELIMINARY
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CONSTRUCTION

ISSUE FOR

ISSUE DATE

SUBMISSIONS / REVISIONS		
NO.	PURPOSE / DESCRIPTION	DATE
1		
2		
3		
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14		
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16		
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19		
20		

PRIMARY PROJECT CONTACT

DAN DYER
ddyer@dlbassociates.com
732.927.5098

PROJECT NAME

**BNA I-2
FRANKLIN, TN**

PROJECT NO.

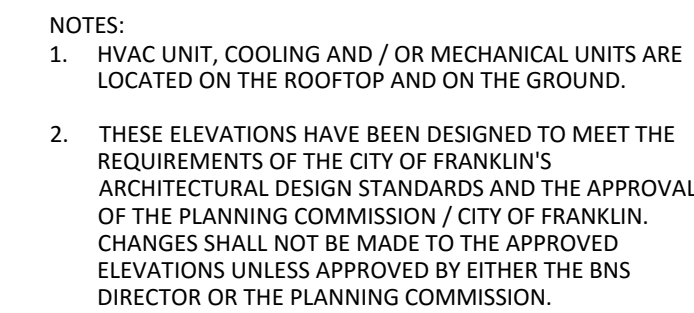
89515.01

SHEET TITLE

**ELEVATIONS
Existing & New Building
Elevations**

SHEET NO.

A-2



Architectural rendering of the exterior of the new building. The structure is a long, single-story building with a flat roof and large windows. It features a modern design with a mix of light-colored panels and darker window frames. The building is surrounded by landscaping, including trees and shrubs. The sky is blue with some clouds.

An aerial photograph of a large industrial facility. The complex consists of several interconnected buildings with flat roofs and large windows. A prominent feature is a central section with three large, white, rectangular ventilation units on its roof. The buildings are surrounded by a large, paved parking lot containing numerous cars. The facility is situated in a green field with trees in the background and foreground.

The site plan illustrates the proposed layout for three buildings and their associated exterior equipment yards. The **Future Building** is shown as a large, light gray rectangular area on the left. To its right is the **Existing Building**, a darker gray rectangular area. Further right is the **New Building**, a yellow rectangular area. Above the Future Building is the **Future Exterior Equipment Yard**, indicated by a dashed-line boundary. Above the Existing Building is the **Existing Exterior Equipment Yard**, shown as an open area with several vertical rectangular shapes representing equipment. Above the New Building is the **New Exterior Equipment Yard**, also an open area with vertical rectangular shapes. The plan uses solid lines for building footprints and dashed lines for yard boundaries. The labels 'Future Building', 'Existing Building', and 'New Building' are centered within their respective colored areas. The yard labels are positioned above their corresponding equipment areas.

Diagram illustrating the layout of a property, showing existing and proposed buildings and yards. The layout is bounded by a **PROPERTY LINE** at the top and **EDDY ROAD** on the left.

The existing layout includes:

- FUTURE EQUIP. YARD
- EXISTING EQUIP. YARD
- EXISTING BUILDING
- NEW PHASE 2 BUILDING (highlighted in yellow)

The proposed layout includes:

- FUTURE EQUIP. YARD
- EXISTING EQUIP. YARD
- NEW PHASE 2 EQUIP. YARD (highlighted in grey)
- NEW PHASE 2 BUILDING (highlighted in yellow)

Red arrows labeled **A** and **B** indicate specific points of interest on the Eddy Road boundary.

OWNER / CLIENT

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DESIGN TEAM

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CONSTRUCTION

ISSUE FOR

ISSUE DATE

SUBMISSIONS / REVISIONS

[illegible]

PRIMARY PROJECT CONTACT

DAN DYER

ddyer@dlbassociates.com
732.927.5098

PROJECT NAME

**BNA I-2
FRANKLIN, TN**

PROJECT NO.

89515.01

SHEET TITLE

ELEVATIONS
Existing, Future & New
Building Elevations

SHEET NO.

A-3

This Drawing is the Property of DIB Associates Consulting Engineers, Inc. It Was Prepared Exclusively For This Particular Project And is Limited To This Project Only. Unauthorized Reproduction Or Other Use Of These Drawings Or Ideas is Prohibited.

Exterior Lighting Fixture Schedule						
ID	Quantity			Description	Lumens / Lamp	Catalog Number
	Existing	New	Future			
C	5	6	5	Equip. Yard Wall Pack	5554	DSXW1 LED 20C 700 40K TFTM MVOLT
D	4	0	0	Entrance Canopy Lights	3794	PGX LED P1 40K T5M MVOLT
E	2	7	7	Side Wall Packs	3469	WST LED P2 50K VF MVOLT
F	5	5	5	Bollard Lights	1674	DSXB LED 16C 350 40K SYM
G	2	0	0	Pole Mounted Lights	7275	DSXO LED 40C 530 40K T2M MVOLT HS
Notes: 1. All fixtures based on Lithonia Lighting 2. All fixtures based on 1 LED lamp per fixture. 3. All new fixtures are die-cast aluminum with with a corrosion and weather resistant zinc infused black powder coat finish.						

SITE LIGHTING DATA	
Development Standard	Conventional
Land Use:	Nonresidential Zoning
District:	General Commercial (GC)
Height of Proposed Building:	27 Feet
Pole Height:	N/A
Pole Fixture / Color:	N/A
Color of Light:	4000k (Warm White) Bollards & 5000K (Daylight) Wall Packs
THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	

SITE PLAN
SCALE 1"=30'



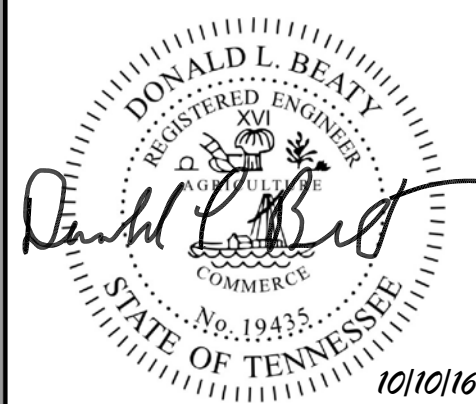
Bollard Lights (Type F)
(Mounted at Grade)



Wall Mounted Lights (Type C & E)
(Mounted ~25 Feet Above Grade)



OWNER / CLIENT



PRIME PROFESSIONAL



DIB ASSOCIATES
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e. info@dibassociates.com

www.dibassociates.com

DESIGN TEAM

SEAL

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NOT FOR
CONSTRUCTION

ISSUE FOR

ISSUE DATE

SUBMISSIONS / REVISIONS

NO. PURPOSE / DESCRIPTION DATE

PRIMARY PROJECT CONTACT

DAN DYER

ddyer@dibassociates.com

732.927.5098

PROJECT NAME

BNA I-2

FRANKLIN, TN

PROJECT NO.

89515.01

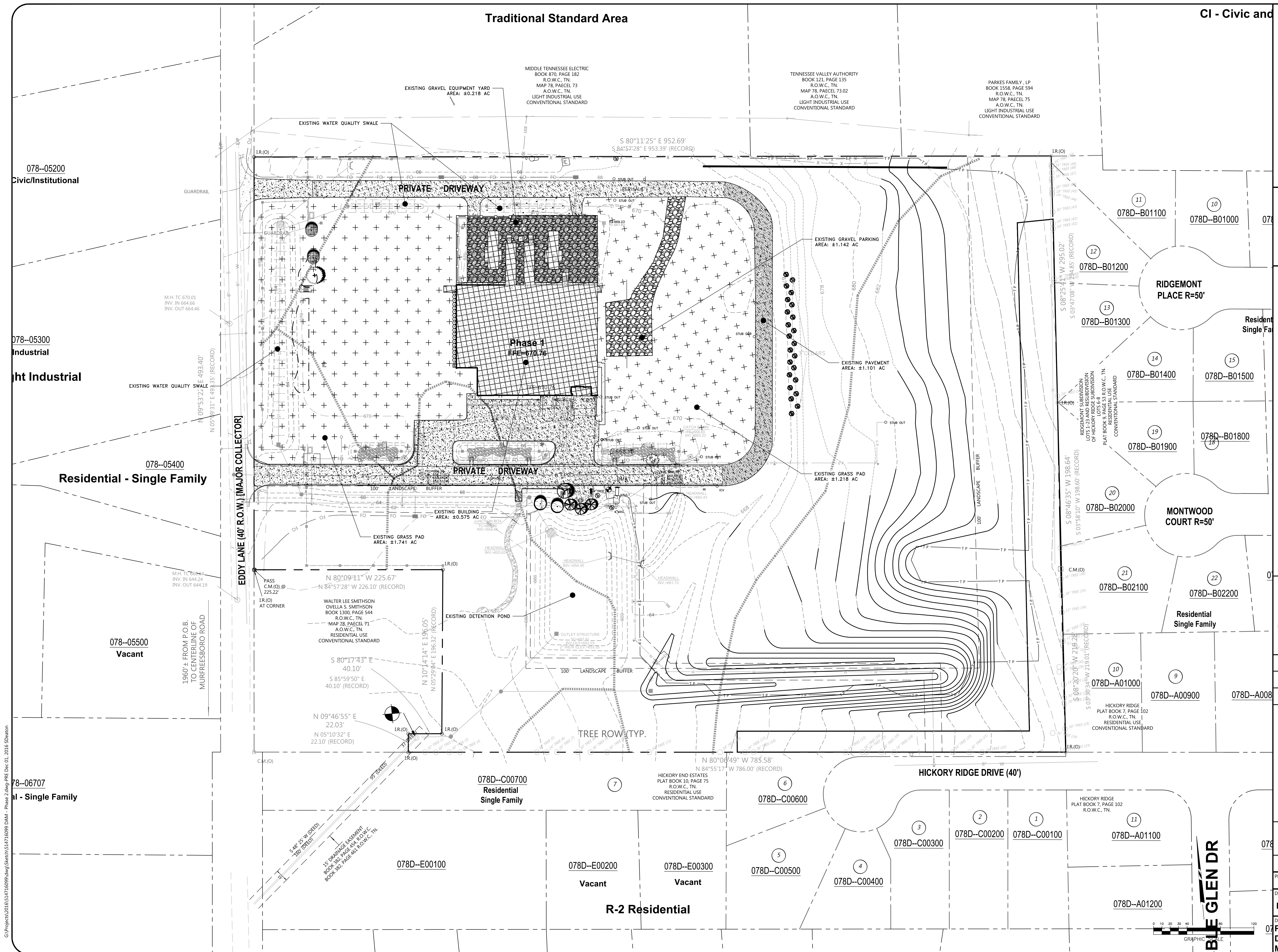
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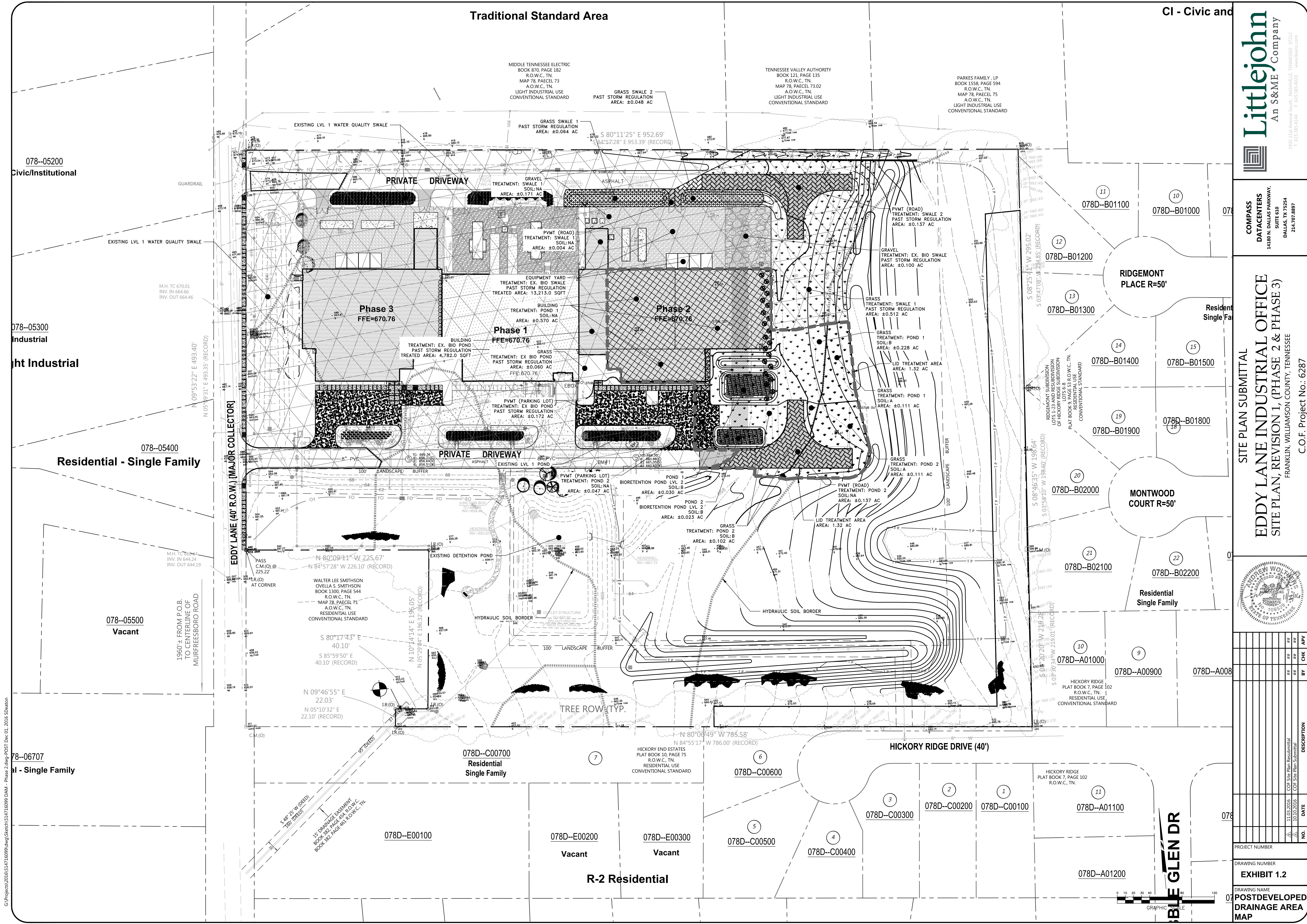
SITE

Photometric Plan

SHEET NO.

E-1

[illegible]



G:\Projects\2016\514716099.dwg (Sketch)\514716099.DAM - Phase 2.dwg - POST Dec 01, 2016 Decton

Littlejohn
An S&ME Company

1005 Dixie Avenue South, Nashville, Tennessee 37212
T: 615.385.0144 F: 615.385.4020 www.littlejohn.com

COMPASS
DATACENTERS
14180 N. DALLAS PARKWAY,
SUITE 600
DALLAS, TX 75254
214.707.8897

SITE PLAN SUBMITTAL
EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
C.O.F. Project No.: 6287

NO.	DATE	BY	CHK	APV	DESCRIPTION
1	11.03.2016				COF Site Plan Resubmittal
2	10.10.2016				COF Site Plan Submittal

PROJECT NUMBER

DRAWING NUMBER
EXHIBIT 1.2

DRAWING NAME
POSTDEVELOPED DRAINAGE AREA MAP

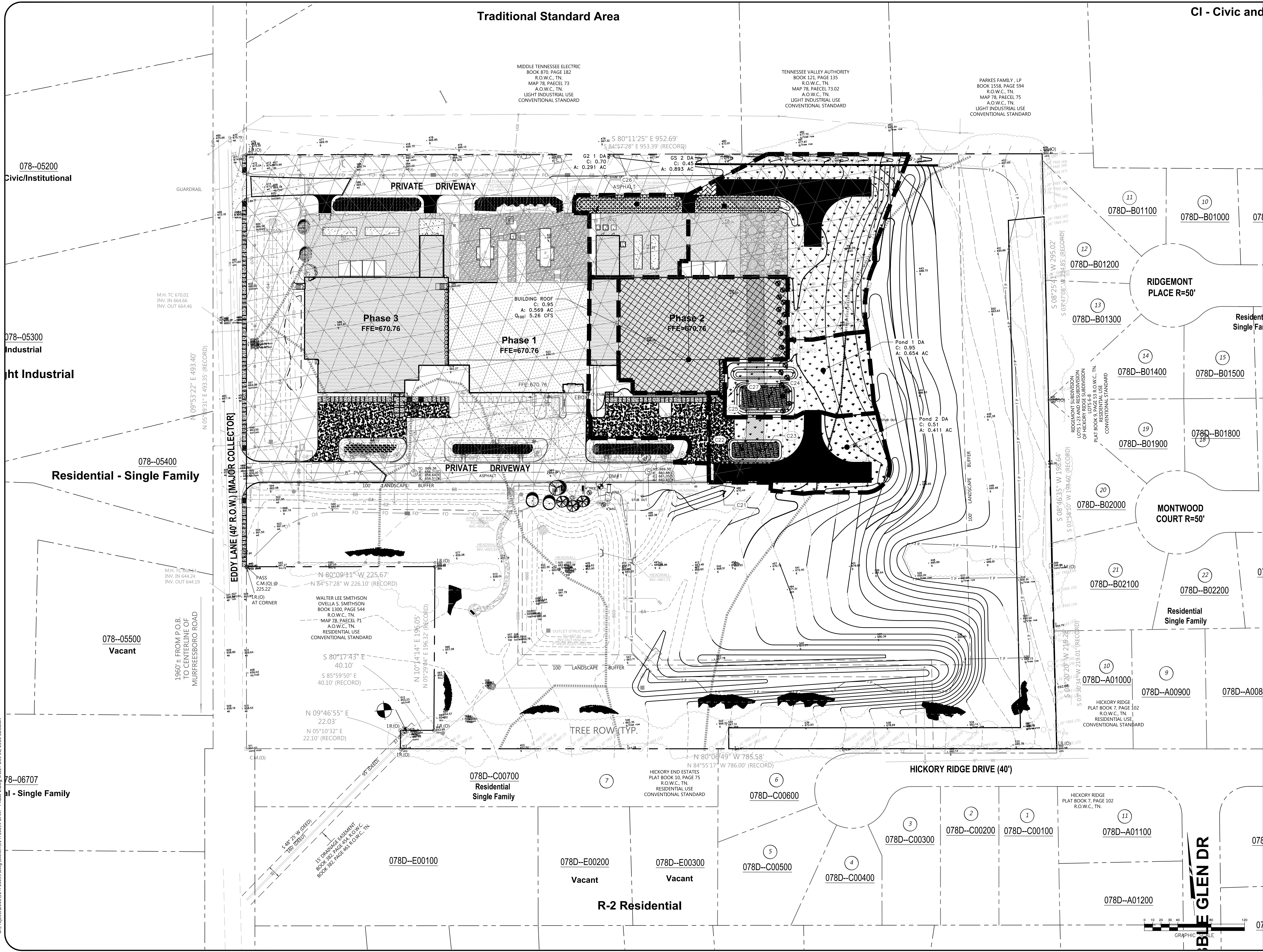
CI - Civic and

EDDY LANE INDUSTRIAL OFFICE
SITE PLAN, REVISION 1, (PHASE 2 & PHASE 3)

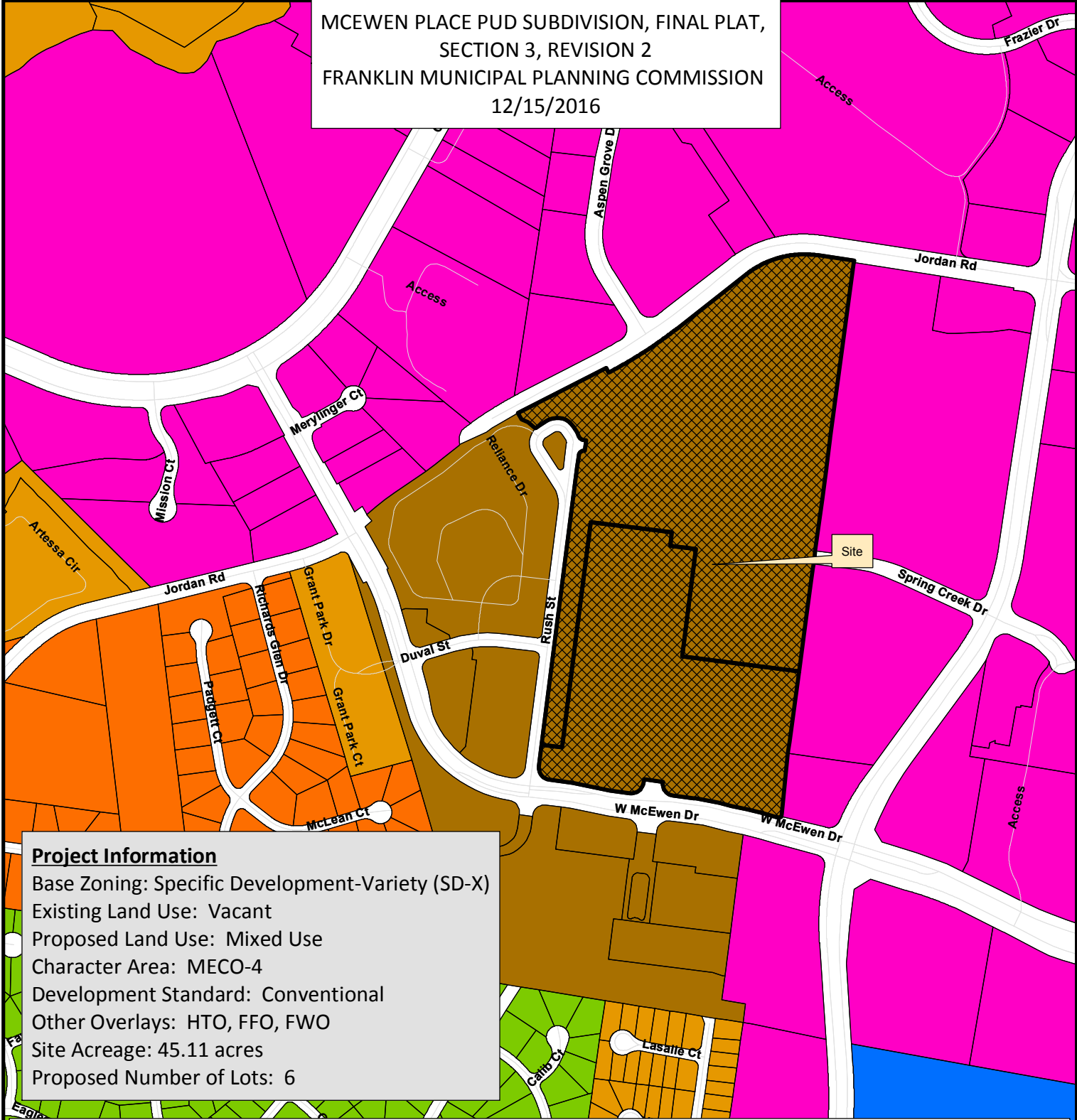
ANDREW WOLFE
REGISTERED ENGINEER
AGRICULTURE
No. 109529
STATE OF TENNESSEE

[illegible]

COF Project No. 6287



MCEWEN PLACE PUD SUBDIVISION, FINAL PLAT,
SECTION 3, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2016



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO, FFO, FWO
Site Acreage: 45.11 acres
Proposed Number of Lots: 6

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



0 250 500 1,000
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Addressing

[Northside at McEwen - submittal 001.pdf](#)

1. Addressing

lori.jarosz@franklintn.gov Please move the address box 4041 to be more visible.

Engineering - Final Plat Checklist

General Issues

2. C. Final Plat

tomi@franklintn.gov

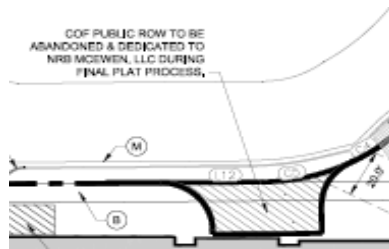
The previous comment "Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):

- Provide the location of all existing sewer lines and the existing easements.
- Provide the location of all existing water lines and the water line easements. Include the location of the water line in or adjacent to the Jordan Road right-of-way.
- Provide the location of the overhead and underground electric easements within and adjacent to the development property. "... was not completely addressed.

Provide easements for the existing sewer line that is currently in service. The sewer line must remain in service until the line that will eventually replace it is completed, inspected and accepted. Provide the correct location of the existing storm drainage features and provide the correct easement location.

3. 0. General Information

lance.fittro@franklintn.gov



The previous comment, "A specific situation is the one shown above on the Rush Street turnaround." remains an issue.

The portion of ROW to be abandoned to the development must go through the ROW abandonment process to do so. It cannot be reclaimed through the platting process. This portion of ROW must continue to be shown as ROW until the ROW abandonment process is approved by the BOMA and the quitclaim deed recorded.

[Edited By Lance Fittro]

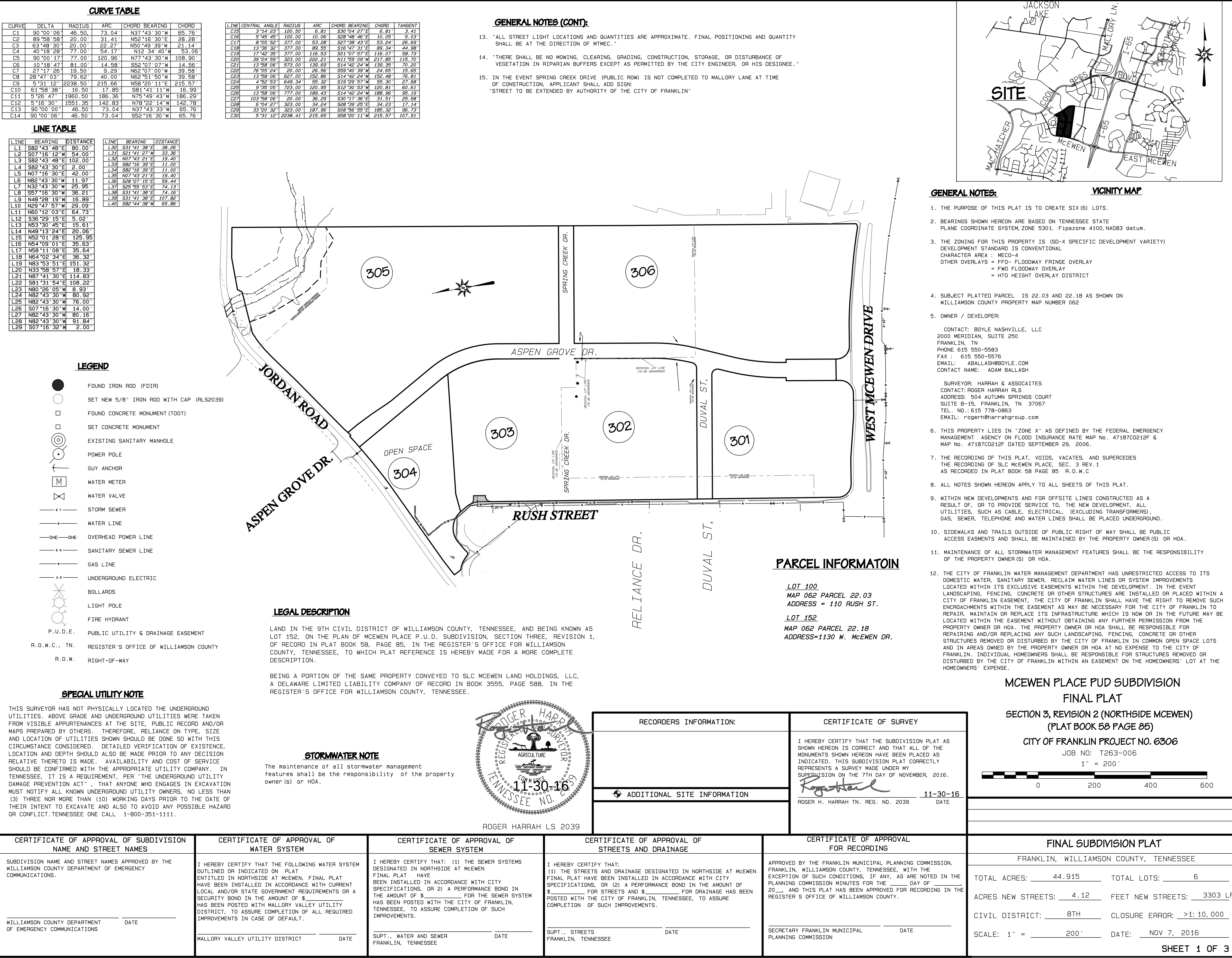
Performance Agreement and Surety

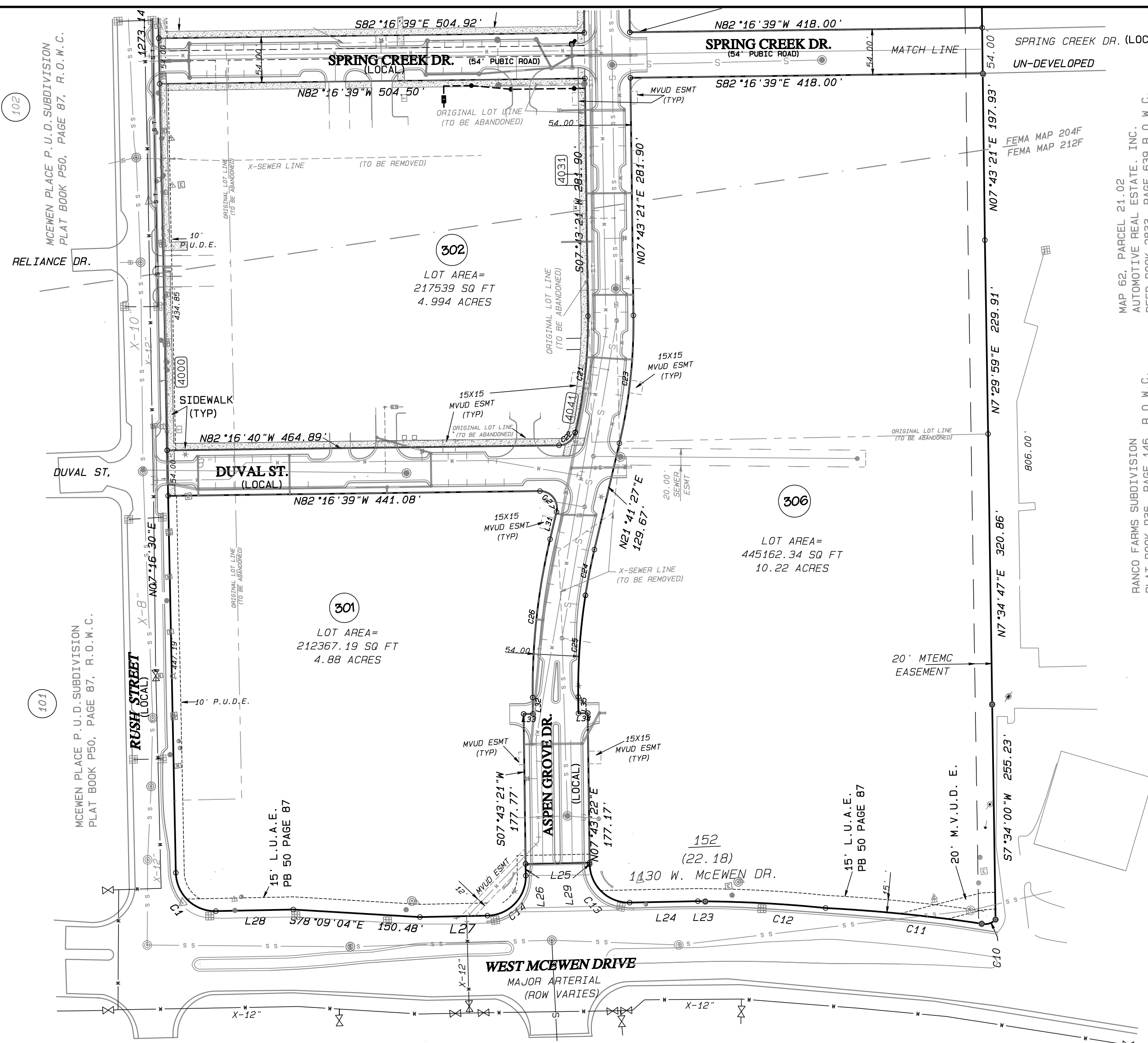
General Issues

4. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan(s) [6307](#), [6308](#), and [6247](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)





LINE	BEARING	DISTANCE
L30	S31°41'38"E	38.26'
L31	S21°41'27"W	33.36'
L32	N07°43'21"E	19.40'
L33	S82°16'39"E	11.00'
L34	S82°16'39"E	11.00'
L35	N07°43'21"E	19.40'
L36	S28°27'15"E	59.44'
L37	S25°55'53"E	74.13'
L38	S31°41'38"E	74.16'
L39	S31°41'38"E	107.82'
L40	S82°44'38"W	65.86'

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C15	3°14'23"	120.50'	6.81'	S30°04'27"E	6.81'	3.41'
C16	5°45'45"	100.00'	10.06'	S28°48'46"E	10.05'	5.03'
C17	8°05'52"	377.00'	53.28'	S27°38'43"E	53.24'	26.69'
C18	13°36'32"	377.00'	89.55'	S16°47'31"E	89.34'	44.98'
C19	17°42'35"	377.00'	116.53'	S01°07'57"E	116.07'	58.73'
C20	39°24'59"	323.00'	222.21'	N11°59'09"W	217.85'	115.70'
C21	13°58'06"	573.00'	139.69'	S14°42'24"W	139.35'	70.20'
C22	76°05'24"	20.00'	26.56'	S59°40'39"W	24.65'	15.65'
C23	13°58'06"	627.00'	152.86'	S14°42'24"W	152.48'	76.81'
C24	4°52'53"	649.34'	55.32'	S19°29'57"W	55.30'	27.68'
C25	9°35'05"	723.00'	120.95'	S12°30'53"W	120.81'	60.61'
C26	13°58'06"	777.00'	189.43'	S14°42'24"W	188.96'	95.19'
C27	103°58'06"	20.00'	36.29'	S30°17'36"E	31.51'	25.58'
C28	6°04'27"	323.00'	34.24'	S28°39'25"E	34.23'	17.14'
C29	33°20'32"	323.00'	187.96'	S08°56'55"E	185.32'	96.73'
C30	5°31'12"	2238.41'	215.65'	S58°20'11"W	215.57'	107.91'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'06"	46.50'	73.04'	N37°43'30"W	65.76'
C2	89°58'58"	20.00'	31.41'	N52°16'30"E	28.28'
C3	63°48'30"	20.00'	22.27'	N50°49'39"W	21.14'
C4	40°18'28"	77.00'	54.17'	N12°34'40"W	53.06'
C5	90°00'17"	77.00'	120.96'	N77°43'30"W	108.90'
C6	10°18'47"	81.00'	14.58'	S52°07'07"W	14.56'
C7	27°17'26"	19.50'	9.29'	N62°07'00"W	39.58'
C8	28°47'03"	79.62'	40.00'	N62°51'50"W	39.58'
C9	5°31'12"	2238.50'	215.66'	N58°20'11"E	215.57'
C10	61°58'38"	16.50'	17.85'	S81°41'11"W	16.99'
C11	5°26'47"	1960.50'	186.36'	N75°49'43"W	186.29'
C12	5°16'30"	1551.35'	142.83'	N78°22'14"W	142.78'
C13	90°00'00"	46.50'	73.04'	N37°43'33"W	65.76'
C14	90°00'06"	46.50'	73.04'	S52°16'30"W	65.76'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°43'48"E	80.00'
L2	S07°16'12"W	54.00'
L3	S82°43'48"E	102.00'
L4	S82°43'30"E	2.00'
L5	N07°16'30"E	42.00'
L6	N82°43'30"W	11.97'
L7	N32°43'30"W	25.95'
L8	S57°16'30"W	36.21'
L9	N48°28'19"W	16.89'
L10	N29°47'57"W	29.09'
L11	N60°12'03"E	64.73'
L12	S36°29'15"E	5.02'
L13	N53°30'45"E	15.61'
L14	N49°13'24"E	20.06'
L15	N52°01'28"E	125.95'
L16	N54°09'01"E	35.63'
L17	N58°11'08"E	35.64'
L18	N64°02'34"E	36.32'
L19	N83°53'51"E	151.32'
L20	N33°58'57"E	18.33'
L21	N87°41'30"E	114.83'
L22	S81°31'54"E	108.22'
L23	N80°26'05"W	8.93'
L24	N82°43'30"W	80.92'
L25	N82°43'30"W	76.00'
L26	S07°16'30"W	14.00'
L27	N82°43'30"W	80.16'
L28	N82°43'30"W	91.84'
L29	S07°16'32"W	2.00'

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

NOTE

BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.



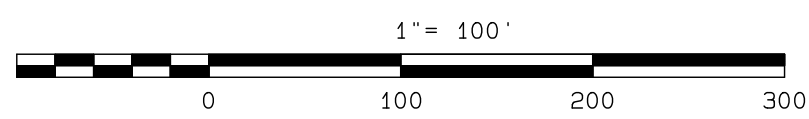
ROGER HARRAH LS 2039

RECORDERS INFORMATION:	CERTIFICATE OF SURVEY
	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 7TH DAY OF NOVEMBER, 2016.
ADDITIONAL SITE INFORMATION	<i>Roger Harrah</i> 11-30-16 ROGER H. HARRAH TN. REG. NO. 2039 DATE

MCEWEN PLACE PUD SUBDIVISION
FINAL PLAT

SECTION 3, REVISION 2 (NORTHSIDE MCEWEN)
(PLAT BOOK 58 PAGE 85)

CITY OF FRANKLIN PROJECT NO. 6306
JOB NO: T263-006



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEM	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.	I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED IN NORTHSIDE AT MCEWEN, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN NORTHSIDE AT MCEWEN FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN NORTHSIDE AT MCEWEN FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	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.
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS _____ DATE	MALLORY VALLEY UTILITY DISTRICT _____ DATE	SUPT., WATER AND SEWER FRANKLIN, TENNESSEE _____ DATE	SUPT., STREETS FRANKLIN, TENNESSEE _____ DATE	SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE

FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 44.915	TOTAL LOTS: 6
ACRES NEW STREETS: N/A	FEET NEW STREETS: 3303 LF
CIVIL DISTRICT: 8TH	CLOSURE ERROR: >1: 10,000
SCALE: 1" = 100'	DATE: NOV 7, 2016
SHEET2 OF 3	

LEGAL DESCRIPTION

LAND IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND BEING KNOWN AS LOT 152, ON THE PLAN OF MCEWEN PLACE P.U.D. SUBDIVISION, SECTION THREE, REVISION 1, OF RECORD IN PLAT BOOK 58, PAGE 85, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

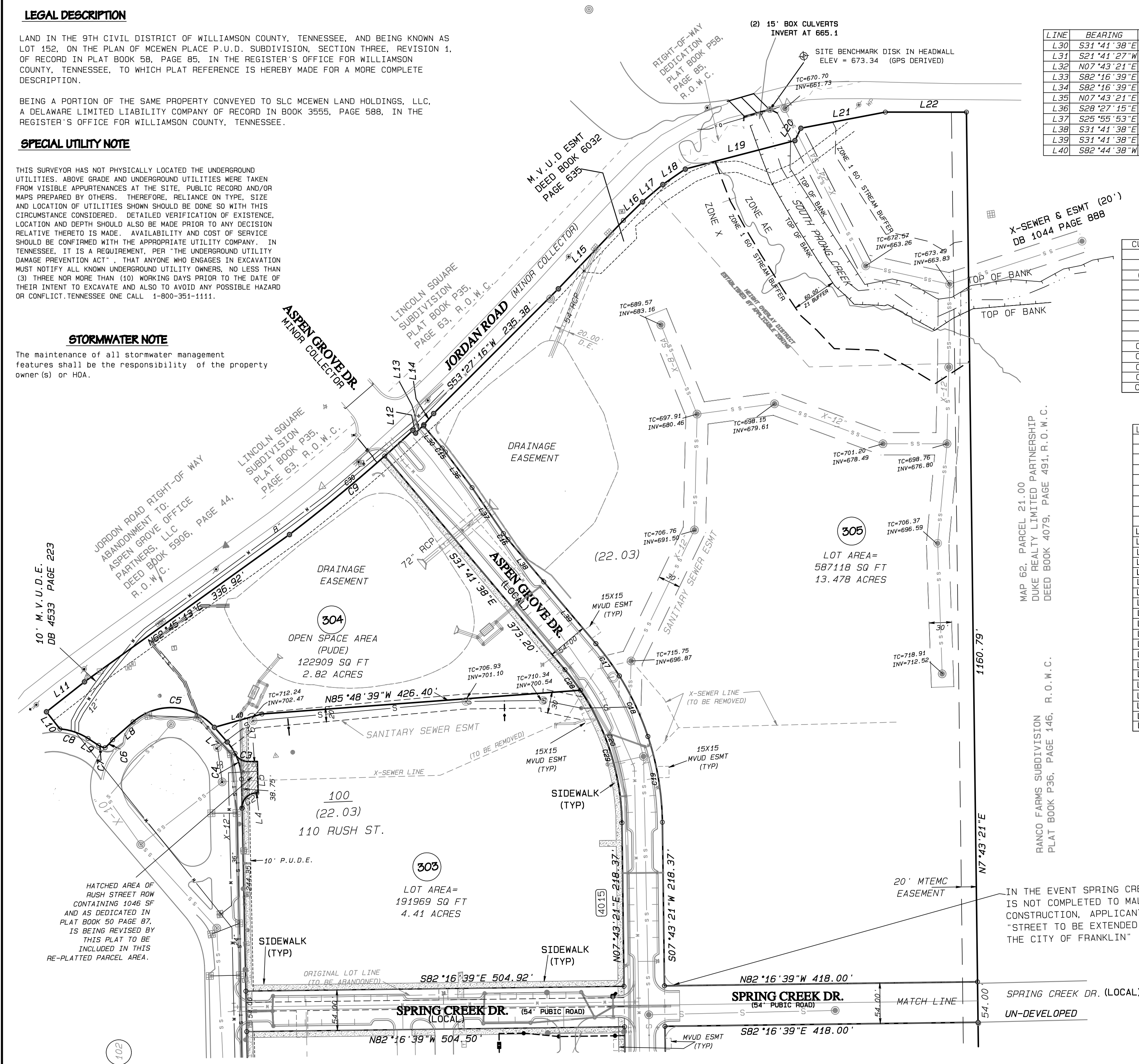
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SLC MCEWEN LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN BOOK 3555, PAGE 588, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.



LINE	BEARING	DISTANCE
L30	S31°41'38"E	38.26'
L31	S21°41'27"W	33.36'
L32	N07°43'21"E	19.40'
L33	S82°16'39"E	11.00'
L34	S82°16'39"E	11.00'
L35	N07°43'21"E	19.40'
L36	S28°27'15"E	59.44'
L37	S25°55'53"E	74.13'
L38	S31°41'38"E	74.16'
L39	S31°41'38"E	107.82'
L40	S82°44'38"W	65.86'

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C15	3°14'23"	120.50'	6.81'	S30°04'27"E	6.81'	3.41'
C16	5°45'45"	100.00'	10.06'	S28°48'46"E	10.05'	5.03'
C17	8°05'52"	377.00'	53.28'	S27°38'43"E	53.24'	26.69'
C18	13°36'32"	377.00'	89.55'	S16°47'31"E	89.34'	44.98'
C19	17°42'35"	377.00'	116.53'	S01°07'57"E	116.07'	58.73'
C20	39°24'59"	323.00'	222.21'	N11°59'09"W	217.85'	115.70'
C21	13°58'06"	573.00'	139.69'	S14°42'24"W	139.35'	70.20'
C22	76°05'24"	20.00'	26.56'	S59°40'39"W	24.65'	15.65'
C23	13°58'06"	627.00'	152.86'	S14°42'24"W	152.48'	76.81'
C24	4°52'53"	649.34'	55.32'	S19°29'57"W	55.30'	27.68'
C25	9°35'05"	723.00'	120.95'	S12°30'53"W	120.81'	60.61'
C26	13°58'06"	777.00'	189.43'	S14°42'24"W	188.96'	95.19'
C27	103°58'06"	20.00'	36.29'	S30°17'36"E	31.51'	25.58'
C28	6°04'27"	323.00'	34.24'	S28°39'25"E	34.23'	17.14'
C29	33°20'32"	323.00'	187.96'	S08°56'55"E	185.32'	96.73'
C30	5°31'12"	2238.41'	215.65'	S58°20'11"W	215.57'	107.91'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING
C1	90°00'06"	46.50'	73.04'	N37°43'30"W 65.76'
C2	89°58'58"	20.00'	31.41'	N52°16'30"E 28.28'
C3	63°48'30"	20.00'	22.27'	N50°49'39"W 21.14'
C4	40°18'28"	77.00'	54.17'	N12°34'40"W 53.06'
C5	90°00'17"	77.00'	120.96'	N77°43'30"W 108.90'
C6	10°18'47"	81.00'	14.58'	S52°07'07"W 14.56'
C7	27°17'26"	19.50'	9.29'	N62°07'00"W 39.58'
C8	28°47'03"	79.62'	40.00'	N62°51'50"W 39.58'
C9	5°31'12"	2238.50'	215.66'	N58°20'11"E 215.57'
C10	61°58'38"	16.50'	17.85'	S81°41'11"W 16.99'
C11	5°26'47"	1960.50'	186.36'	N75°49'43"W 186.29'
C12	5°16'30"	1551.35'	142.83'	N78°22'14"W 142.78'
C13	90°00'00"	46.50'	73.04'	N37°43'33"W 65.76'
C14	90°00'06"	46.50'	73.04'	S52°16'30"W 65.76'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°43'48"E	80.00'
L2	S07°16'12"W	54.00'
L3	S82°43'48"E	102.00'
L4	S82°43'30"E	2.00'
L5	N07°16'30"E	42.00'
L6	N82°43'30"W	11.97'
L7	N32°43'30"W	25.95'
L8	S57°16'30"W	36.21'
L9	N48°28'19"W	16.89'
L10	N29°47'57"W	29.09'
L11	N60°12'03"E	64.73'
L12	S36°29'15"E	5.02'
L13	N53°30'45"E	15.61'
L14	N49°13'24"E	20.06'
L15	N52°01'28"E	125.95'
L16	N54°09'01"E	35.63'
L17	N58°11'08"E	35.64'
L18	N64°02'34"E	36.32'
L19	N83°53'51"E	151.32'
L20	N33°58'57"E	18.33'
L21	N87°41'30"E	114.83'
L22	S81°31'54"E	108.22'
L23	N80°26'05"W	8.93'
L24	N82°43'30"W	80.92'
L25	N82°43'30"W	76.00'
L26	S07°16'30"W	14.00'
L27	N82°43'30"W	80.16'
L28	N82°43'30"W	91.84'
L29	S07°16'32"W	2.00'

NOTE

BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, Fipszone 4100, NAD83 datum.



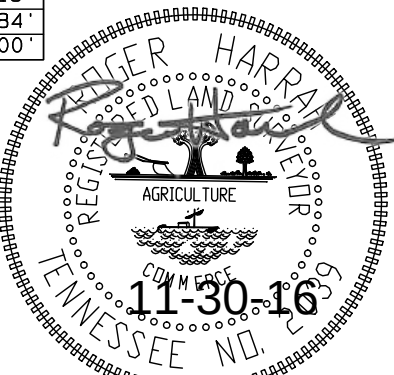
RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 7TH DAY OF NOVEMBER, 2016.

ROGER H. HARRAH TN. REG. NO. 2039 11-30-16 DATE



ROGER HARRAH LS 2039

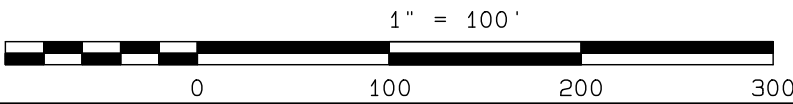
MCEWEN PLACE PUD SUBDIVISION

FINAL PLAT

SECTION 3, REVISION 2 (NORTHSIDE MCEWEN)
(PLAT BOOK 58 PAGE 85)

CITY OF FRANKLIN PROJECT NO. 6306

JOB NO: T263-006



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED IN NORTHSIDE AT MCEWEN, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN NORTHSIDE AT MCEWEN FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN NORTHSIDE AT MCEWEN FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR STREETS AND \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS 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

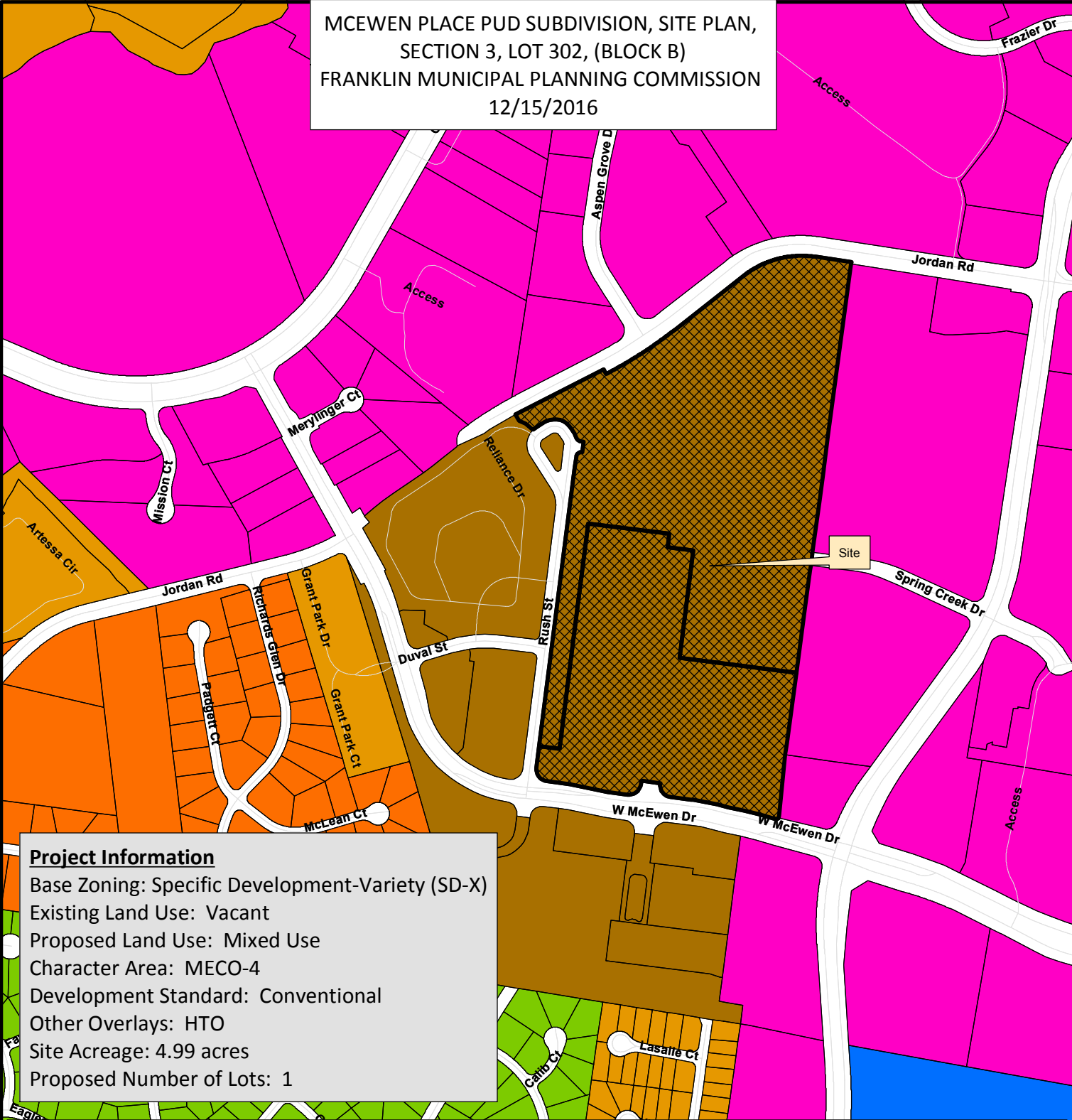
TOTAL ACRES: 44.915 TOTAL LOTS: 6

ACRES NEW STREETS: 4.12 ACS FEET NEW STREETS: 3303 LF

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 100' DATE: NOV 7, 2016

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN,
SECTION 3, LOT 302, (BLOCK B)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2016



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO
Site Acreage: 4.99 acres
Proposed Number of Lots: 1

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



0 250 500 1,000
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. V. Site Permits

amanda.ray@franklin.tn.gov The Stormwater/Grading permit application has been uploaded to the document manager. Please have the 1st page of the application completed and signed, and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering.

*The LTMP will be recorded by Engineering once fees have been paid. and permits will be issued when the plans are stamped as approved.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklin.tn.gov	Applicant shall post sureties in the following amounts:	
	I. City Water:	
	II. City Sewer:	
	III. City Streets:	\$ 222,000
	IV. Private Streets:	
	V. Traffic Signals:	
	VI. Public Sidewalks:	\$ 156,000
	VII. Stormwater Drainage:	\$ 12,000
	VIII. Green Infrastructure:	
	IX. ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

3. Landscape

larry.mizell@franklin.tn.gov Landscape surety \$18,000.00

Planning

General Issues

4. Architecture

amy.diaz-barriga@franklin.tn.gov

In terms of architecture, the applicant shall make the following revisions:

The one story retail building shall include a traditional cap that is similar to the larger office building.

A base should be added to the one story retail building, such that the brick reads as a base and not merely columns holding up a top slab.

The brick "grid" on the office building shall be extended to the "left" (when looking at the building from Aspen Grove Drive) so that it mirrors the "right" side. The base cap and top cap shall continue to be further refined to read as a traditional stone/masonry type cap.

Planning (Landscape)

General Issues

5. Replacement Trees

larry.mizell@franklin.tn.gov They shall be labeled on the landscape plans before one stop submittal

Stormwater

General Issues

6. SWPPP & NOC (NPDES)

amanda.ray@franklin.tn.gov Comment to remain open until NOC is received.

MCEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 SF	659,682 SF	-	150 KEYS
BLOCK C	-	262 DU	242 DU	-	659,682 SF	-	150 KEYS

BDIVISION
7, R.O.W.C.

MCEWEN PLACE P.U.D.SUBDIVISION
PLAT BOOK P50, PAGE 87, R.O.W.C.

JORDON ROAD RIGHT-OF WAY
ABANDONMENT TO:
ASPEN GROVE OFFICE
PARTNERS, LLC
DEED BOOK 5906, PAGE 44,
R.O.W.C.

LINCOLN SQUARE
SUBDIVISION
PLAT BOOK P35,
PAGE 63, R.O.W.C.



McEwen Town Center Section 3
PUD DEVELOPMENT PLAN ONE STOP
ENLARGED DEVELOPMENT PLAN - BLOCKS B & C
COF# 6248
Franklin, Williamson Co, TN

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS
10.28.2016 ONE STOP SUBMITTAL: REVISIONS PER
COF ADMIN COMMENTS

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KAR
CHECKED BY: GAV
C.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 16056
SHEET NUMBER:
C2.1

APPROVED DEVELOPMENT PLAN - NOT FOR CONSTRUCTION

SITE DATA - BLOCK B

PROJECT NAME: MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & DUVAL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC
DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 4.59 AC
SITE SQUARE FOOTAGE: +/- 217,453 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON
SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART
ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 1-7 STORIES
RESIDENTIAL DENSITY: 15.23 DU/A
MINIMUM PERIMETER REQUIRED SETBACK LINES (PER
PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (76 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL
UNITS = 133 SPACES
RETAIL (27,600 SF):
MIN. PARKING REQUIREMENT: 7.5 SPACES PER 1000/SF OF
RETAIL/COMMERCIAL = 207 SPACES
OFFICE (160,000 SF):
MIN. PARKING REQUIREMENT: 3.3 SPACES PER 1000/SF OF
OFFICE = 599 SPACES

PARKING DECK = 749 SPACES
SURFACE PARKING:
PARALLEL SPACES = 68 SPACES
HEAD-IN PARKING = 27 SPACES

TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 798 SPACES
TOTAL PARKING PROVIDED: 844 SPACES

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

APPLICANT:
KISER & VOGGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGGRIN
615.813.0862
GARY@KISERVOGGRIN.COM

*PROPOSED RETAIL JEWEL BOXES ARE
SUBJECT TO CHANGE PENDING MARKET
DEMAND. FINAL INCLUSION & LOCATION
SHALL BE DENOTED AT FUTURE SITE
PLAN SUBMITTAL WITH UPDATED
TAKEDOWN CHART.

SITE DATA - BLOCK C

PROJECT NAME: MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & JORDAN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC
DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 1.23 AC
SITE SQUARE FOOTAGE: +/- 314,786 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON
SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART
ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 4-5 STORIES
RESIDENTIAL DENSITY: 36.24 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER
PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (262 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER
RESIDENTIAL UNITS = 459 SPACES

PARKING DECK = 375 SPACES
SURFACE PARKING:
PARALLEL SPACES = 35 SPACES
TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 390 SPACES
TOTAL PARKING PROVIDED: 410 SPACES

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

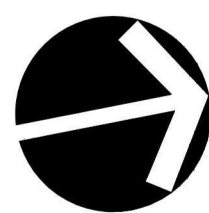
APPLICANT:
KISER & VOGGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGGRIN
615.813.0862
GARY@KISERVOGGRIN.COM

NOTES:

- The McEwen Town Center Section 3 Development Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
- Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
- Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 50 100 150

SCALE: 1"= 50'



VARIED ROOF PARAPET HEIGHT EMPHASIZING
NUMEROUS AND DISTINCT MASSING ELEMENTS

MECHANICAL SCREEN WALL (TO MATCH BUILDING METAL
MATERIAL) WITH COPING / CORNICE SET BACK FROM FACADE
PERIMETER. COOLING TOWER BEHIND.

PARAPET LINE WITH 3-DIMENSIONAL STEPPED
TREATMENT ACTING AS THE BUILDING CAP

UPPER CORNICE LINE

BREAKS IN FACADE,
CHANGES IN MATERIAL,
AND VARIOUS WINDOW
TYPES EMPHASIZE A
DIVIDED MASS TO CREATE
A VISUAL IMPRESSION OF
A SERIES OF SMALL
BUILDINGS AND SECTIONS

SECONDARY WING AT
GLASS CORNER, EA SIDE

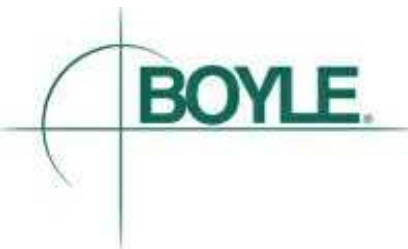
TRANSITION LINE
AT PODIUM BASE

SERIES OF HORIZONTAL
BANDS DEFINE THE
PODIUM BASE OF THE
BUILDING AND PRIMARY
FLOOR

HUMAN SCALE PROVIDED THROUGH USE OF
COVERED ENTRIES AND CANOPIES

MAIN BUILDING ENTRY EMPHASIZED WITH
DEEPER PROJECTED CANOPY STRUCTURE

HUMAN SCALE PROVIDED THROUGH USE OF
COVERED ENTRIES AND CANOPIES



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KV+D
KISER VOGRIN DESIGN

5005 Meridian Blvd, #100
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**UZUN
+CASE**

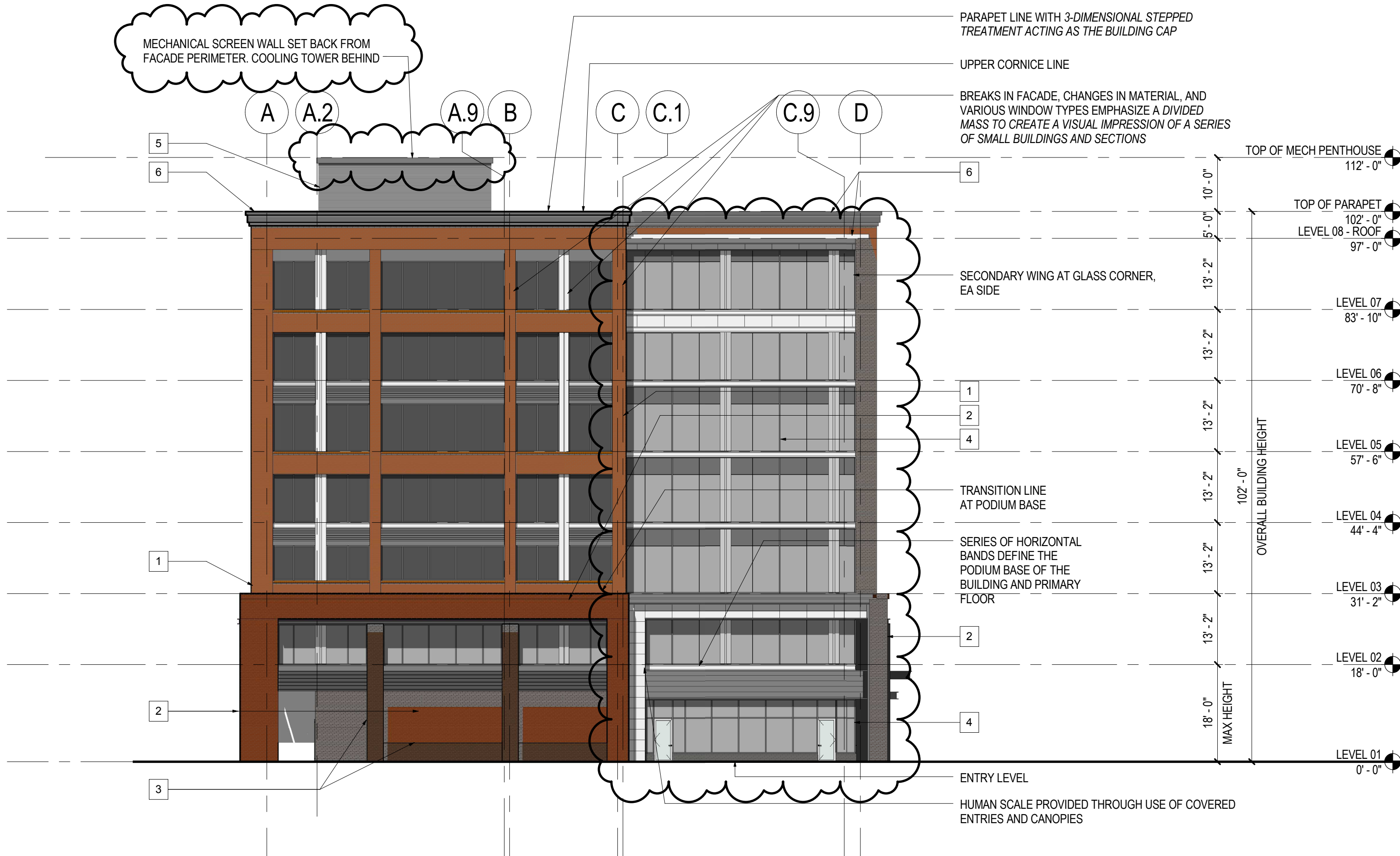
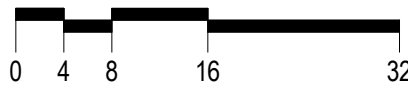
421 Fayetteville Street
Suite 1306
Raleigh, NC 27601
Tel 919.813.0670

**BW
&A**

4325 Lake Boone Trail
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Raleigh, NC 27607
Tel 919.747.9884

1 ELEVATION - EAST

SCALE: 1/16" = 1'-0"



EAST ELEVATION

	SURFACE AREA	% OF NET
GROSS OF WALL	31,473 SF	N/A
NET OF WALL	13,184 SF	100%
NET OF BRICK 01*	4,554 SF	34%
NET OF BRICK 02*	1,565 SF	11%
NET OF BRICK 03*	1,278 SF	9%
NET OF METAL SPANDREL	5,787 SF	43%

NOTE: TOTAL BRICK AREA = 7,397 SF (57%)

SOUTH ELEVATION

	SURFACE AREA	% OF NET
GROSS OF WALL	11,961 SF	N/A
NET OF WALL	5,759 SF	100%
NET OF BRICK 01*	1,947 SF	34%
NET OF BRICK 02*	1,225 SF	21%
NET OF BRICK 03*	288 SF	5%
NET OF METAL SPANDREL	2,299 SF	40%

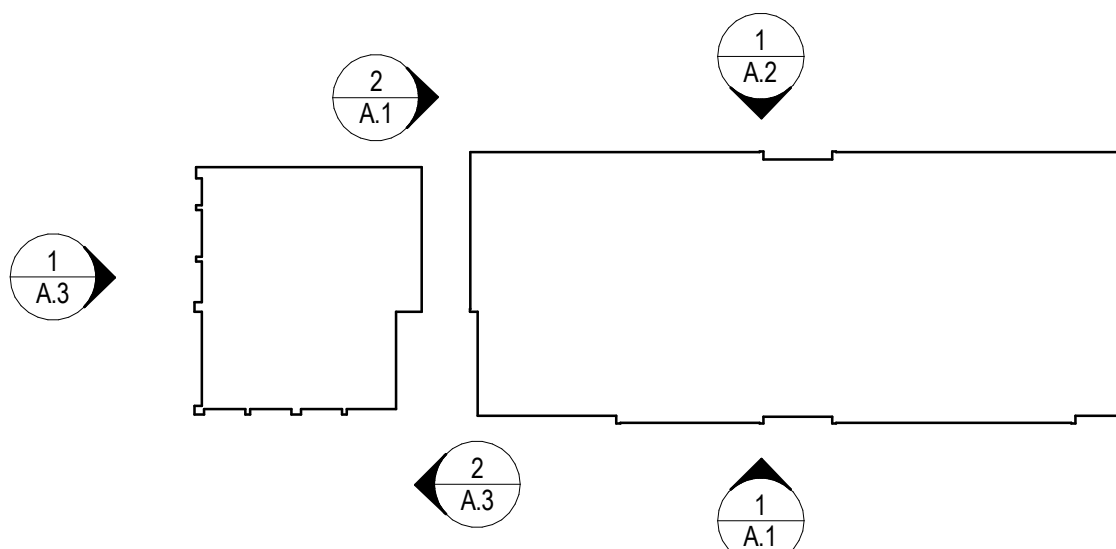
NOTE: TOTAL BRICK AREA = 3460 SF (60%)

MATERIALS LEGEND

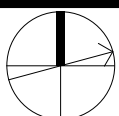
- BRICK TYPE 1
- BRICK TYPE 2
- BRICK TYPE 3
- METAL CLAD GLAZING
- METAL MECHANICAL SCREEN WALL
- METAL CORNICE / PARAPET

*NOTE:

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

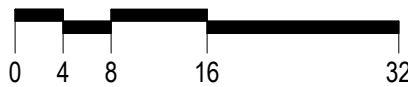


KEY PLAN (N.T.S.)



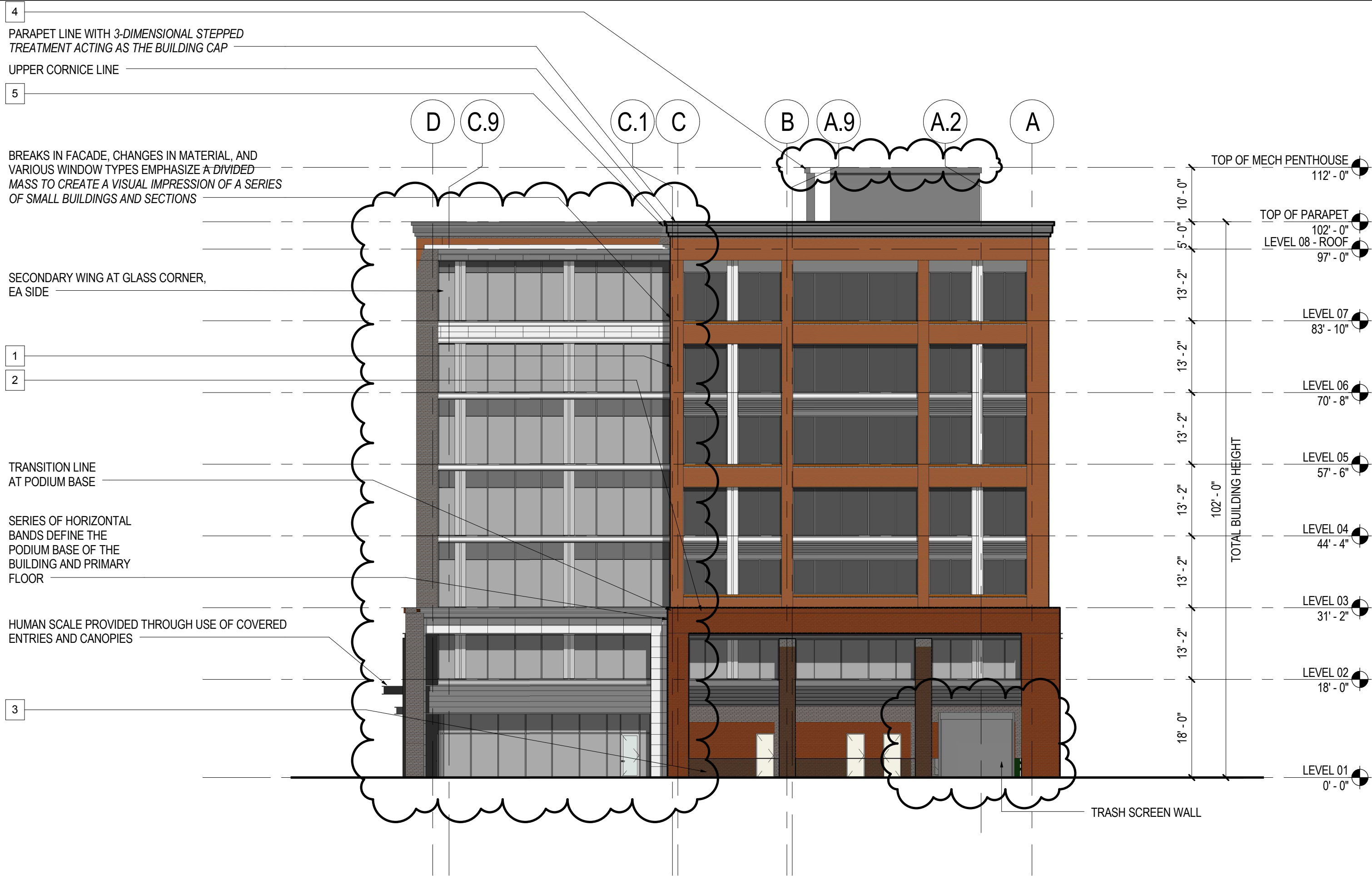
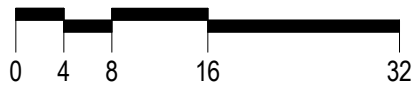
2 ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"





1 ELEVATION - WEST
SCALE: 1/16" = 1'-0"



WEST ELEVATION

	SURFACE AREA	% OF NET
GROSS OF WALL	31,495 SF	N/A
NET OF WALL	19,357 SF	100%
NET OF BRICK 01*	5,705 SF	29%
NET OF BRICK 02*	6,553 SF	34%
NET OF BRICK 03*	2,884 SF	15%
NET OF METAL SPANDREL	4,213 SF	22%

NOTE: TOTAL BRICK AREA = 15,144 SF (78%)

NORTH ELEVATION

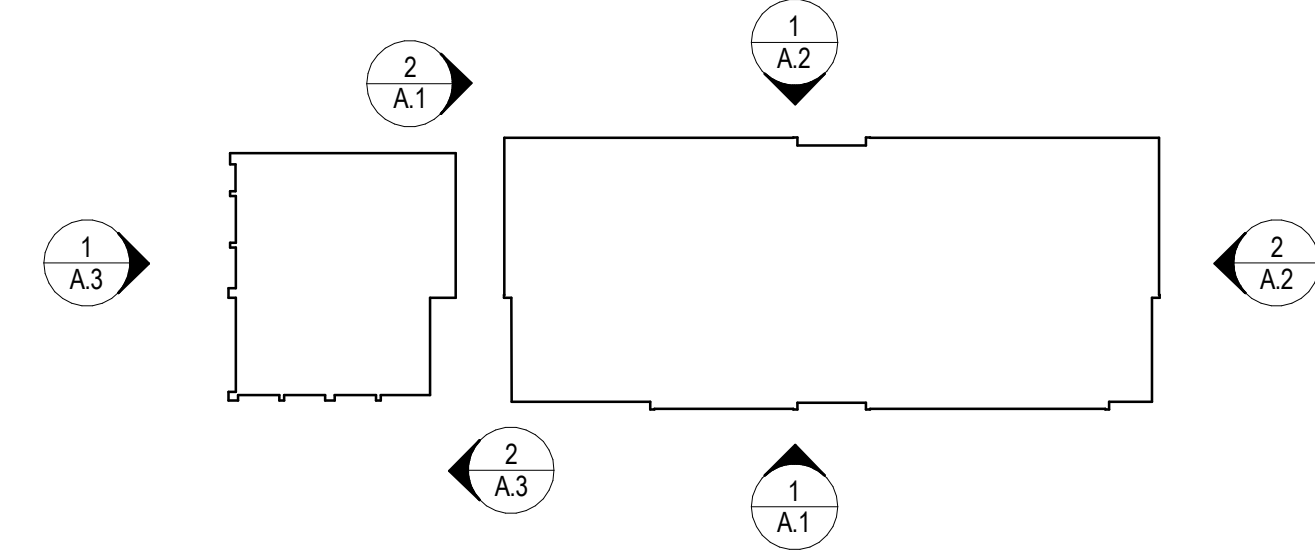
	SURFACE AREA	% OF NET
GROSS OF WALL	11,961 SF	N/A
NET OF WALL	5,827 SF	100%
NET OF BRICK 01*	1,947 SF	33%
NET OF BRICK 02*	1,293 SF	22%
NET OF BRICK 03*	288 SF	5%
NET OF METAL SPANDREL	2,299 SF	40%

NOTE: TOTAL BRICK AREA = 3,528 SF (60%)

MATERIALS LEGEND

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 METAL CLAD GLAZING
- 5 METAL MECHANICAL SCREEN WALL
- 6 METAL CORNICE / PARAPET

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KEY PLAN (N.T.S.)

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BW & A
4325 Lake Boone Trail
Suite 102
Raleigh, NC 27607
Tel 919.747.9884

Date	Description
2016.12.06	ZONING SUBMISSION #2

Seal / Signature

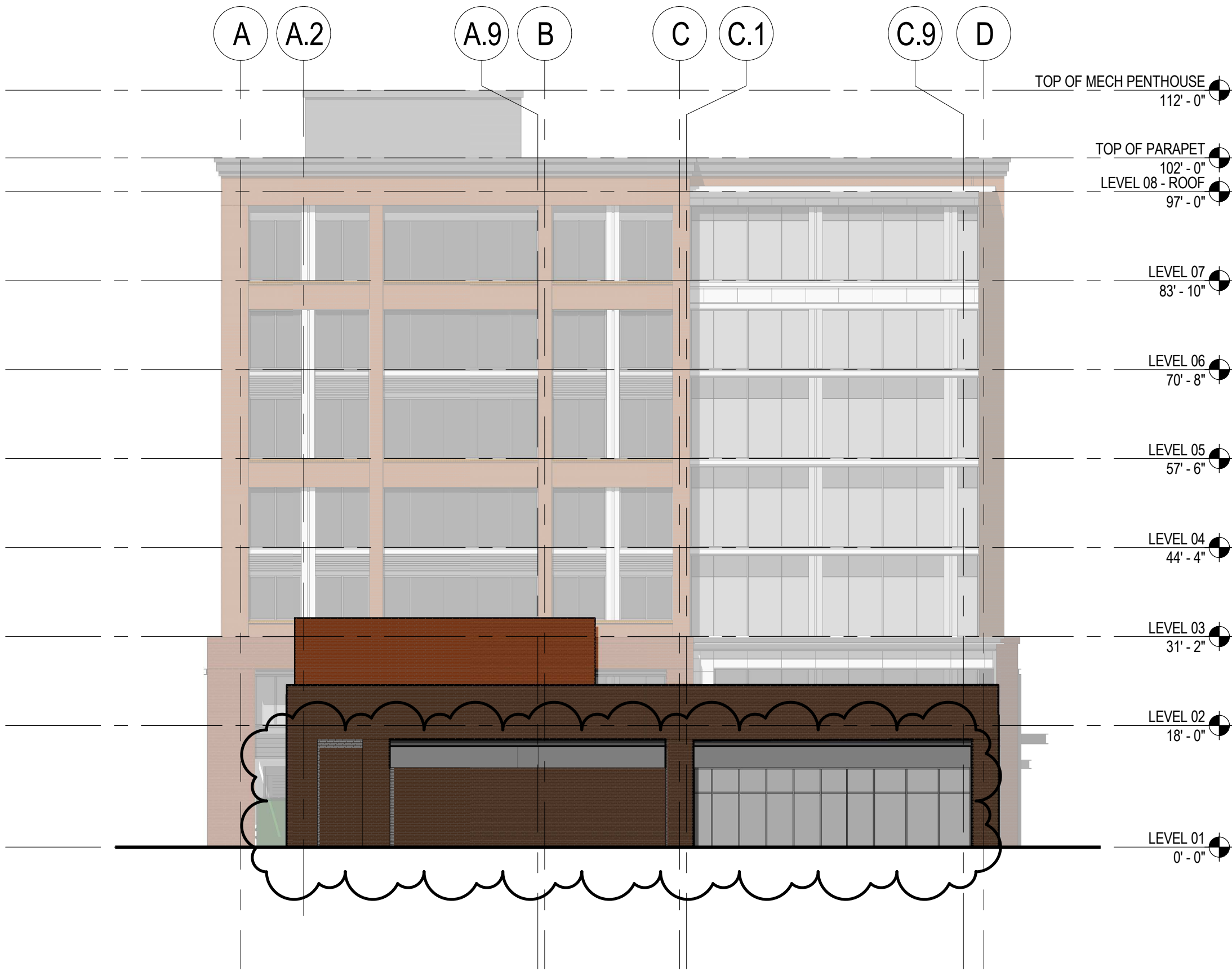
NOT FOR CONSTRUCTION

Project Name	McEWEN NORTHSIDE BLOCK B COBD
Project Number	90.0203.000
Description	BUILDING ELEVATIONS
Scale	As indicated

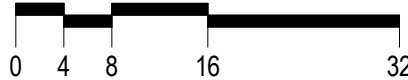
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1 ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION - RETAIL

	SURFACE AREA	% OF NET
GROSS OF WALL	2,973 SF	N/A
NET OF WALL	2,410 SF	100%
NET OF BRICK 01*	0 SF	0%
NET OF BRICK 02*	443 SF	18%
NET OF BRICK 03*	1702 SF	70%
NET OF METAL SPANDREL	265 SF	12%

NOTE: TOTAL BRICK AREA = 2,145 SF (88%)

NORTH ELEVATION - RETAIL

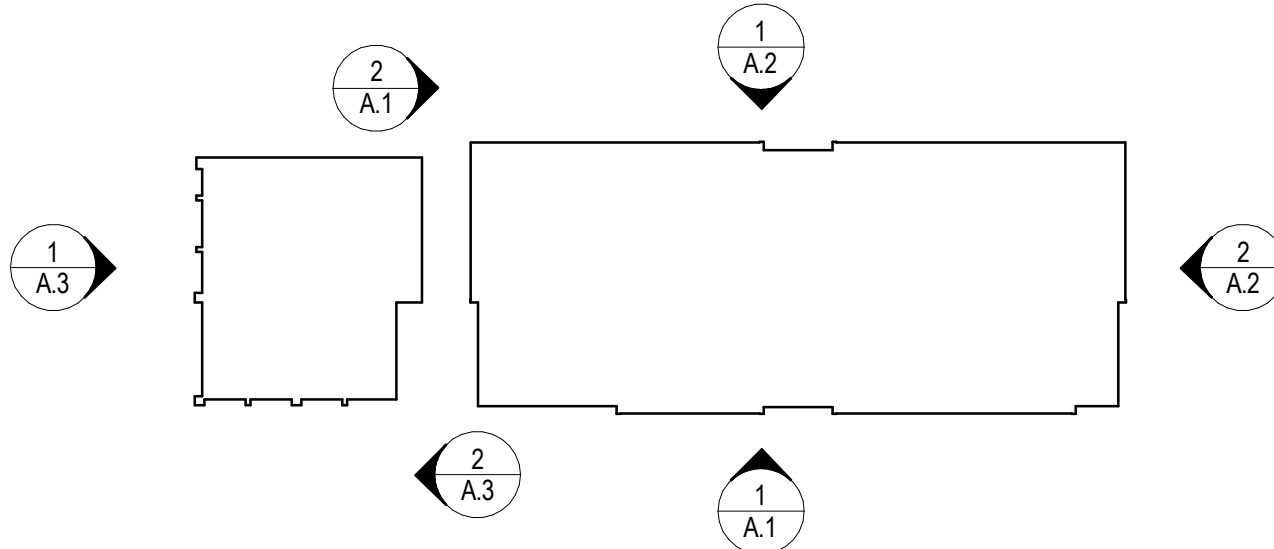
	SURFACE AREA	% OF NET
GROSS OF WALL	2,973 SF	N/A
NET OF WALL	2,432 SF	100%
NET OF BRICK 01*	0 SF	0%
NET OF BRICK 02*	535 SF	22%
NET OF BRICK 03*	1,637 SF	68%
NET OF METAL SPANDREL	260 SF	10%

NOTE: TOTAL BRICK AREA = 2,172 SF (90%)

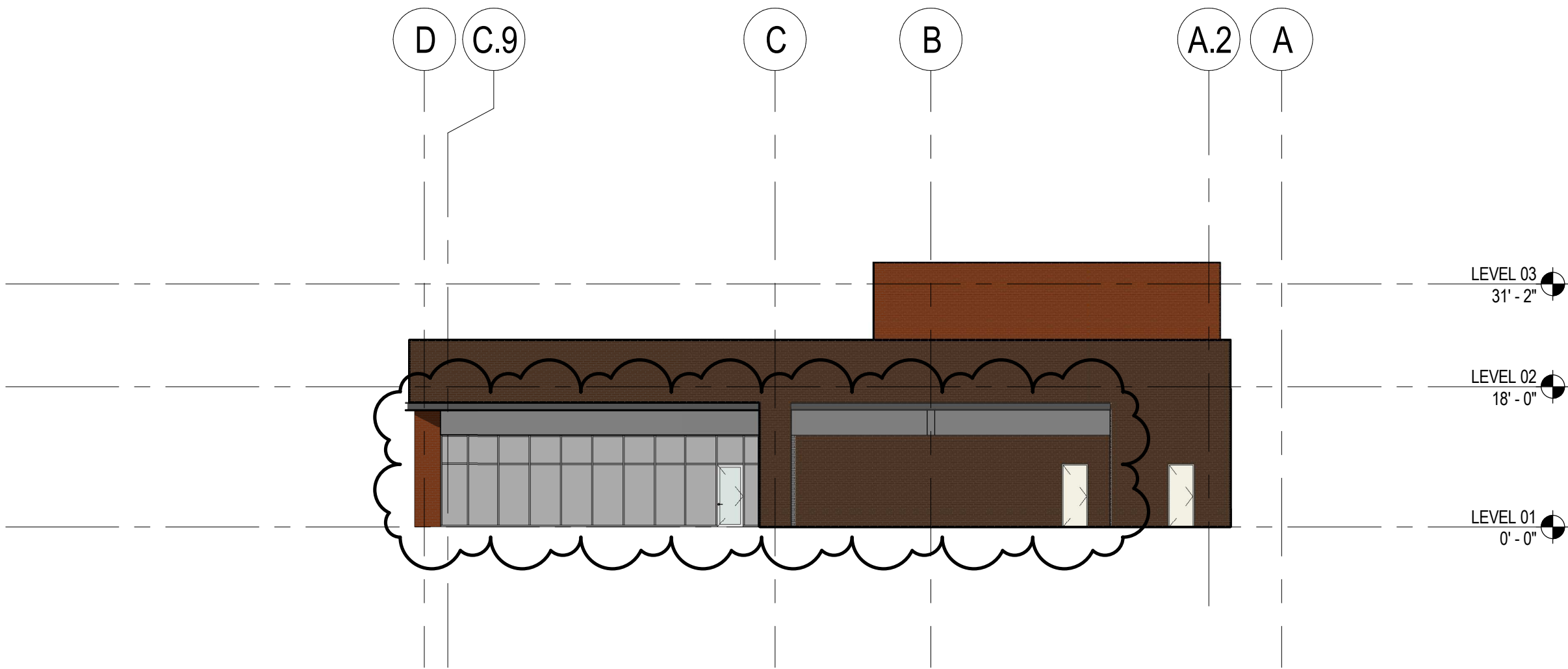
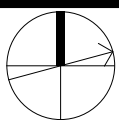
MATERIALS LEGEND

1. BRICK TYPE 1
2. BRICK TYPE 2
3. BRICK TYPE 3
4. METAL CLAD GLAZING
5. METAL MECHANICAL SCREEN WALL
6. METAL CORNICE / PARAPET

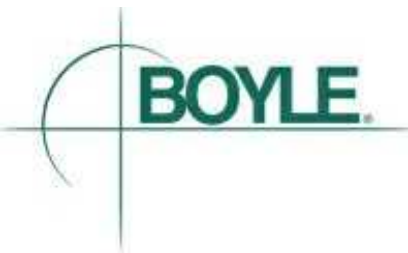
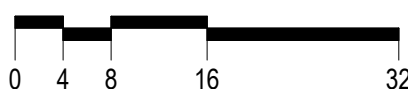
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KEY PLAN (N.T.S.)



2 ILLUSTRATIVE ELEVATION - RETAIL NORTH
SCALE: 1/16" = 1'-0"



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4325 Lake Boone Trail
Suite 102
Raleigh, NC 27607
Tel 919.747.9884

Date	Description
2016.12.06	ZONING SUBMISSION #2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

McEWEN NORTHSIDE BLOCK
B COBD

Project Number

90.0203.000

Description

BUILDING ELEVATIONS

Scale

As indicated

22.03

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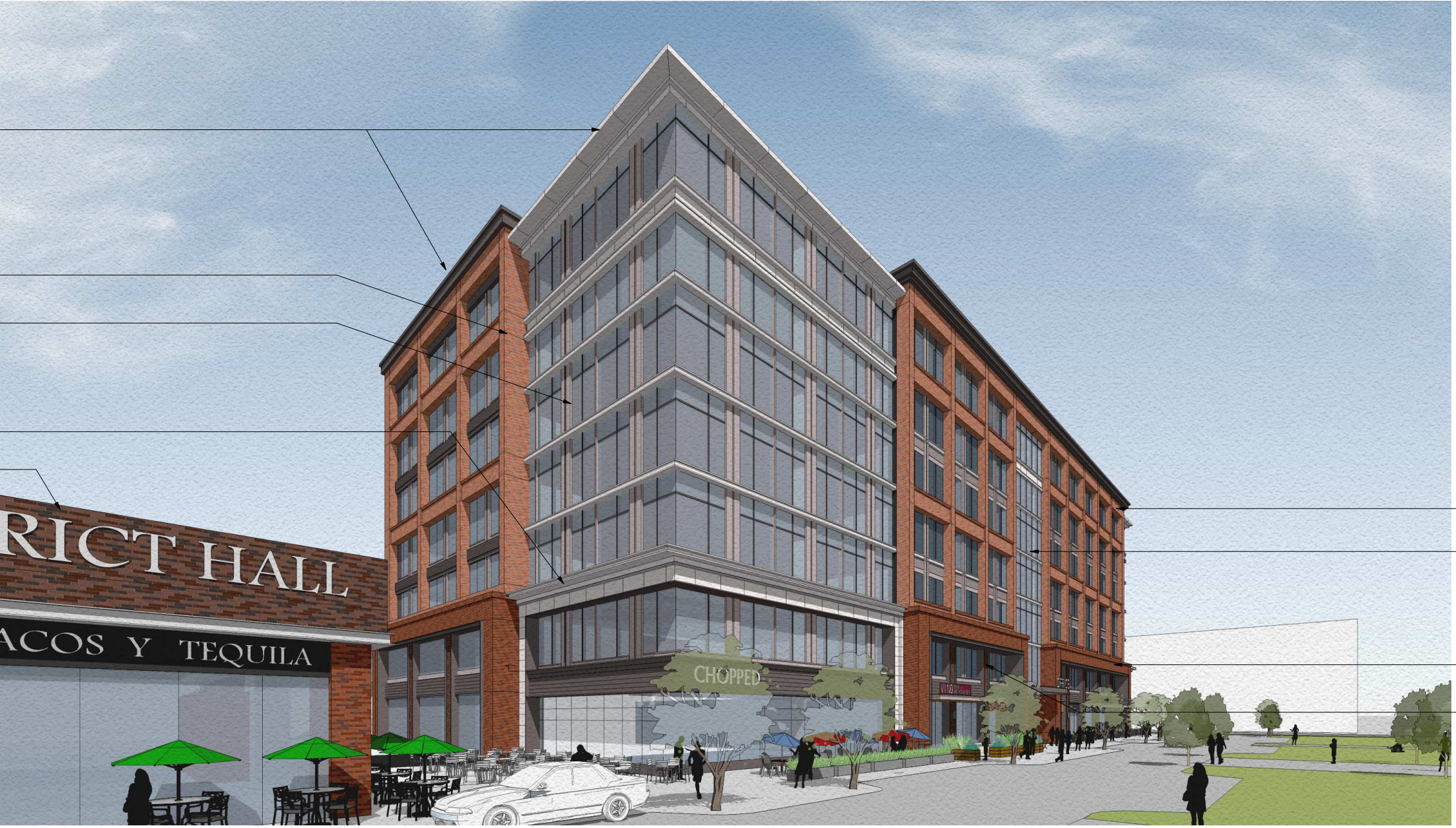
EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE

MATERIALS LEGEND

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 METAL CLAD GLAZING
- 5 METAL MECHANICAL SCREEN WALL
- 6 METAL CORNICE / PARAPET



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△	Date	Description
2	2016.12.06	ZONING SUBMISSION #2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

McEWEN NORTHSIDE BLOCK
B COBD

Project Number

90.0203.000

Description

BUILDING PERSPECTIVES

Scale

1/16" = 1'-0"

22.10

*NOTE: PERSPECTIVE VIEWS ARE NOT
OFFICIALLY REQUIRED FOR SUBMISSION.
PERSPECTIVES ARE FOR DESIGN INTENT
ONLY AND MAY NOT PRECISELY MATCH THE
ELEVATION DRAWINGS

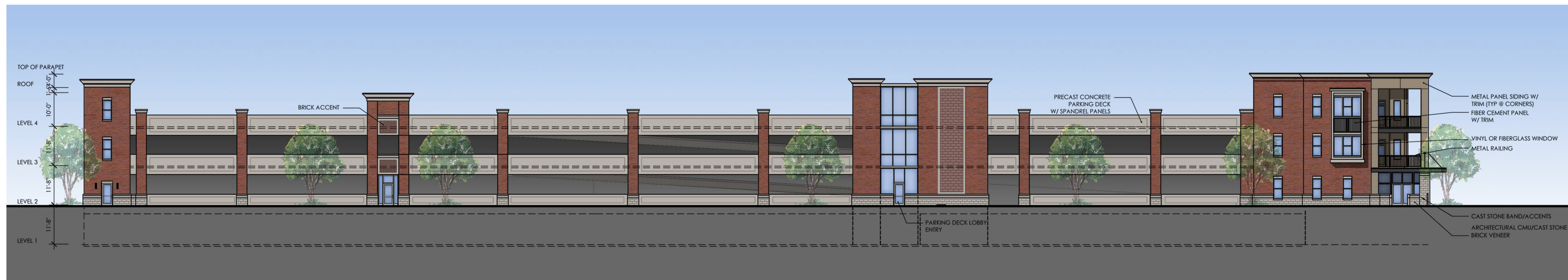


Block - B Spring Creek Drive Elevation



Block - B Rush Street Elevation





Block - B Alley Elevation



Block - B Duval Street Elevation

