



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 14, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 14, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.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. [17-1074](#) Approval of the November 16, 2017 FMPC minutes.

Attachments: [Draft Special FMPC Meeting Minutes 11-16-17](#)
[DRAFT FMPC Minutes November 16-2017](#)

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. [17-1053](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for access, drainage and sidewalks improvements. (CONSENT AGENDA)
3. [17-1054](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements. (CONSENT AGENDA)
4. [17-1055](#) Through the Green PUD Subdivision, site plan, lot 5; extend the performance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
5. [17-1056](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)

6. [17-1057](#) Westhaven PUD Subdivision, site plan, section 25; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

LAND USE PLAN AMENDMENTS

7. [17-1068](#) Consideration Of Resolution 2017-86, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Text And Map Amendment To Envision Franklin For Properties Located At The Southwest and Southeast Quadrants Of The Mack Hatcher Parkway And Franklin Road Intersection." (PUBLIC HEARING)

Attachments: [Location Map](#)
[RES 2017-86 Law Approved](#)
[Graphic Plans](#) [Elevation Studies](#) [Precedent Images and Trails Exhibits 17-11-3](#)
[Justification, Description, Meeting Minutes, Comments](#)
[Heritage Foundation Email](#)
[Damon Rogers Email](#)

8. [17-1065](#) Consideration Of Resolution 2017-82, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To The Envision Franklin Design Concepts Map For Multiple Properties Located At The Intersection Of Horton Lane And Boyd Mill Avenue." (PUBLIC HEARING)

Attachments: [Location Map](#)
[RESOLUTION 2017-82](#)
[Email from resident](#)

REZONINGS AND DEVELOPMENT PLANS

9. [17-0979](#) Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."; (12-14-17 FMPC 6-0; 01/09/18 WS and First BOMA Reading 8-0; 02/13/18 Second Reading 7-1) THIRD AND FINAL READING

Sponsors: Emily Hunter and Kelly Dannenfelser

Attachments: [2017-48 ORD AS AMENDED Txt Amend Transitional Features.Law Approved](#);
[2017-48 ORD Txt Amend Transitional Features.Law Approved](#)
[Presentation 12 14 17](#)
[Traditional Conventional Standards Map](#)
[Zoning and Overlay Zoning Map](#)

10. [17-0971](#) Consideration Of Ordinance 2017-52, To Be Entitled: "An Ordinance To Rezone 188.28 Acres From Estate Residential (ER) District To Civic And Institutional (CI) District For The Property Located East Of I-65 And West Of The Harpeth River, Southeast Municipal Complex." FMPC 6-0, 01/09/18 WS and First BOMA Reading 8-0, 02/13/18 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

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

Attachments: [MAP_SEMunicipalComplex.pdf](#)
[ORD 2017-52 CI Zone SE Municipal Complex_with Map.Law Approved](#)
[SE Municipal Complex REZONING 17_9_29.pdf](#)

Legislative History

11/16/17	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
----------	--	--

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [17-1062](#) 11 South Subdivision, Preliminary Plat, Creating 4 Single-Family Lots And 1 Open-Space Lot On 1.52 Acres, Located At 155 11th Avenue South.

Attachments: [11 South, PP, Map](#)
[11 South PP Conditions of Approval_01](#)
[11 SOUTH Sub_PP_Plat](#)

12. [17-1071](#) Franklin Park Subdivision, Preliminary Plat, Revision 1, Consolidating 2 Lots And Re-Subdividing Into 9 Lots, On 29.1 Acres, Located At The Intersection Of Tower Circle And East McEwen Drive.

Attachments: [Franklin Park, PP, Rev 1 MAP](#)
[Franklin Park PP Rev 1 Conditions of Approval](#)
[Franklin Park Preliminary Plat](#)

13. [17-1066](#) Highlands at Ladd Park, Final Plat, Section 37, Creating 29 Detached Residential Lots And 4 Open Space Lots On 18.01 Acres, Located Southwest Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [Highlands at Ladd Park FP Sec 37 Map](#)
[Highlands at Ladd Park FP Sec 37 Conditions of Approval_01](#)
[Highlands at Ladd Park PUD Subdivision, Final Plat, Section 37 - submittal 002](#)

14. [17-1067](#) McEwen Drive Right-Of-Way, Final Plat, Deeding 1.26 Acres For McEwen Drive, Located North Of Clovercroft And North Of Herbert Drive. (CONSENT AGENDA)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [Mcewen Drive ROW Addition FP Map](#)
[McEwen Drive ROW Addition FP Conditions of Approval 01](#)
[2017.11.30 MCEWEN ROW PLAT](#)

15. [17-1072](#) McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 3 (Lot 301), Resubdividing Lot 301 Into 2 Lots, On 4.875 Acres, Located At The Intersection of Aspen Grove and West McEwen Drive, 1130 West McEwen Drive. (CONSENT AGENDA)

Attachments: [McEwen Place PUD Sub. FP. Sec 3. Rev 3 Map](#)
[McEwen Place FP Conditions of Approval](#)
[McEwen-Place_Lot301_FP](#)

16. [17-0974](#) Rucker Park PUD Subdivision, Site Plan, Phase 2, 6 Attached Residential Units And 1 Open Space Lot, On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

Attachments: [MAP 6496 Rucker Park Phase 2 SP](#)
[6496 Rucker Park SP Ph2 Conditions of Approval 01](#)
[Rucker Park PUD Subdivision, Site Plan, Revision 1 Resubmittal Set 11.30.201](#)

17. [17-1073](#) Wild Duck Realty PUD Subdivision, Final Plat, Revision 7 (And Formally Lot 4 Of The Anand Subdivision), Consolidating Two Lots, On 5.64 Acres, Located At The Intersection Of Hospitality Drive and Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wild Duck Subd, FP, Rev 7 Map](#)
[Wild Duck FP Conditions of Approval](#)
[Wild Duck Subd FP rev 7](#)

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 16, 2017

6:30 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison
- Absent** 1 - Commissioner Allen

Motion to move into Executive Session

Commissioner Harrison moved, seconded by Commissioner McLemore, to enter into Executive Session. The motion carried by the following vote:

- Aye:** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison
- Absent:** 1 - Commissioner Allen

Commissioners return from Executive Session and meeting resumes.

Commissioner Harrison moved, seconded by Commissioner Orr, to enter into agreed order with OP CSLSC Property to tender \$15,000 from the released Landscape Maintenance agreement to the court for further disbursement. The motion carried by the following vote:

- Aye:** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison
- Absent:** 1 - Commissioner Allen

ADJOURN

There being no further business, the meeting adjourned at 6:50 p.m.

Chair, Mike Hathaway

Commissioner Harrison moved, seconded by Commissioner McLemore, to adjourn. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,
Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks,
Commissioner Orr, and Commissioner Harrison

Absent: 1 - Commissioner Allen



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, November 16, 2017

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the October 26, 2017 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 10-26-17](#)

Commissioner Harrison moved, seconded by Commissioner Allen, to approve the minutes from October 26, 2017, as presented. The motion carried by the following vote:

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

2018 FMPC CALENDAR

2. Approval of the 2018 FMPC Calendar.

Attachments: [DRAFT FMPC - Meetings and Deadlines Schedule PUBLIC 2018](#)

Commissioner Lindsey moved, seconded by Commissioner Allen, that the 2018 FMPC Calendar be approved. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated that the Online Training Course for the Planning Commissioners should be completed before the end of December. She also stated that she emailed the Commissioners a list of dates for 2018 work session retreat. She asked the Commissioners to let her know what dates they were not available.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve items 3-12, 15, and 16 on the Consent Agenda. The motion carried by the following vote:

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

SITE PLAN SURETIES

3. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
4. Amelia Park PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Benelli Park Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Brazzell Building Subdivision, site plan; release the maintenance agreement for landscaping (includes bioretention) 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. Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
9. Highlands at Ladd Park PUD Subdivision, site plan, section 20; release the maintenance agreement for landscaping (street trees) and landscaping (Carothers street trees) improvements; accept the landscaping (Carothers buffer) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
10. Highlands at Ladd Park PUD Subdivision, site plan, section 21; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
11. Tywater Crossing PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
12. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

13. Consideration Of Ordinance 2017-52, To Be Entitled: "An Ordinance To Rezone 188.28 Acres From Estate Residential (ER) District To Civic And Institutional (CI) District For The Property Located East Of I-65 And West Of The Harpeth River, Southeast Municipal Complex."

Attachments: [MAP_SEMunicipalComplex.pdf](#)
[ORD 2017-52 CI Zone SE Municipal Complex_with Map.Law Approved](#)
[SE Municipal Complex REZONING 17_9_29.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the City acquired this 188-acre parcel to support future Civic and Institutional uses in the southeast quadrant of the City. She stated that the public notification had not gone out in a timely manner and asked that the item could be deferred until after the public notification was mailed.

Staff recommended to defer to December 14, 2017 FMPC Meeting for appropriate public notification.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2017-52 be deferred until the December 14, 2017, FMPC meeting. The motion carried by the following vote:

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

14. PUBLIC HEARING Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision, With 2 Modifications Of Development Standards (Lots Less Than One Acre, Cul-De-Sac Length Greater Than 500 Feet), For The Properties Located South Of Murfreesboro Road And East Of Carothers Parkway, (Including 4350 And 4344 South Carothers Road)". (11/16/17 FMPC 7-2; WS 11/28/17)

Attachments: [MAP_CollettaParkDevPlan.pdf](#)
[RESOLUTION 2017-62 Colletta Park_with Map.Law Approved 3.pdf](#)
[Colletta Conditions of Approval 01.pdf](#)
[Impact Study \(10.18.17\) - 10647.pdf](#)
[Arch_Colletta.pdf](#)
[Colletta Park Dev Plan Resubmittal 11.2.2017.pdf](#)
[CollettaConnectivity.pdf](#)
[CollettaLayout.pdf](#)

Ms. Diaz-Barriga stated that the plan before the Commission was very similar to the previous plan. The major change is that the plan now meets the existing R-1 zoning. She stated the plan is for 199 units. There are two design concepts within this development and the plan meets the intent and details of each of the design concepts. There are two Modification of Standards:

*Modification of Standards Request #1- Lots less than 1 Acre in size.
Section 3.5.10(2)(d)(iii) of the Zoning Ordinance states: New development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres.*

The current recommendation of Envision Franklin, as stated above, is for a single family residential subdivision with compatible lot sizes. The applicant is proposing lot sizes compatible the existing lots within Franklin East Subdivision and Cross Creek Subdivisions to be located in the area of the proposed subdivision that abuts these existing County subdivisions. The lots then transition smaller to the south to lot sizes compatible with other City subdivisions in the immediate vicinity.

Staff Recommended Approval of this Modification of Standards Request.

*Modification of Standards Request #2- Cul-De-Sac length greater than 500 Feet.
Section 5.10.8(1)(d) of the Zoning Ordinance states: Cul-de-sac streets shall not extend for more than 500 feet as measured from the center of the cul-de-sac turn around to the nearest right-of way boundary of the adjoining street right-of-way intersection.*

Ms. Diaz-Barriga stated that there is an existing cul-de-sac at the southeast corner of the property that has a length greater than 500 feet. The existing property boundaries on the south constrain the roadway layout and design. Two connection points with pavement to the edge of the property are provided with this development. A temporary turnaround is being provided with this development until such a time the properties to the east or west are annexed into the City and connected to this parcel.

She also stated there is a condition which states that "building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.

If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved."

With this condition, Staff Recommended Approval of this Modification of Standards Request.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 14:

- 1. Brian Caplen, 1191 Beacon Hill, spoke against Item 14, especially against the approval of MOS 1 which would allow smaller lot sizes.*
- 2. Monique Kueker, 4245 Warren Road, spoke against Item 14. She stated that she did not believe the plan met the R-1 Zoning requirements.*
- 3. Thomas Brittain, 1209 Ridgeway Drive, spoke against Item 14 and MOS 1 which would allow smaller lot sizes.*
- 4. Michael Kueker, 4245 Warren Road, spoke against Item 14 and MOS 1 which would allow smaller lot sizes.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated there was a typo in the Development Plan. He stated this would be corrected. He stated that the roadways are not connecting to Ridgeway and Stanford. Instead, gates would be installed at Stanford and Beacon Hill for emergency use only. Mr. Gamble stated the Statement of Impact would be changed with the next submittal. Mr. Gamble stated he was available to answer questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2017-62, with staff comments, be recommended favorably to the Board of Aldermen .

Chair Hathaway asked if there was a motion to amend the main motion to include MOS 1.

Commissioner Harrison moved, seconded by Commissioner Orr, that the amendment to the main motion to include MOS 1 be approved.

Chair Hathaway asked for a vote on the amendment. The motion to amend the main motion to include MOS 1 was carried by the following vote (7-2). Commissioner Gregory and Alderman Petersen voted against motion.

Chair Hathaway asked if there was a motion to amend the main motion to include MOS 2.

Commissioner Harrison moved, seconded by Commissioner McLemore, that the amendment to the main motion to include MOS 2 be approved.

Chair Hathaway asked for a vote on MOS 2. The motion to amend the main motion to include MOS 2 was carried unanimously by the following vote (9-0).

Chair Hathaway asked if there was any discussion for the main motion, as amended.

Alderman Petersen asked about the slope of the roads. She stated some of the roads in the area have a grade over 20%. She asked what the grade would be for the roads. Mr. Gamble stated that they will be working closely with the Engineering Department staff on a grading plan. He stated that areas on a residential lot with a slope of 20% or greater could not be within the building envelope of the lot. Mr. Gamble referred specifically to the 1-2 acre lots. He stated that the roads would be designed to meet the Street Standards for the City of Franklin.

Alderman Petersen asked what the Street Standards for slopes were.

Mr. Jimmy Wiseman, Assistant Director for the Engineering Department, stated that the Street Standards require that the street slopes were not greater than 10%.

Alderman Petersen asked about the limits of disturbance.

Mr. Gamble stated the requirement to have a certain percentage of tree canopy that is preserved in the site. Any trees removed within the tree canopy area would be dead or a hazard. Lots greater than one acre would require a tree removal permit from the City of Franklin.

Chair Hathaway asked Staff if the typo should be addressed in the motion.

Ms. Hunter stated that it could be added as a recommended condition of approval to the Board. She stated the Applicant had already agreed to make the correction.

Chair Hathaway asked for a vote on the main motion, as amended, to include MOS 1 and MOS 2.

The motion carried by the following vote (7-2). Commissioner Gregory and Alderman Petersen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2017-62, with two Modification of Standards (MOS-1: 7-2, MOS-2: 9-0) be recommended favorably to the Board of Aldermen . The main motion, with staff comments, carried by the following vote:

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

No: 2 - Commissioner Petersen, and Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. Highlands at Ladd Park PUD Subdivision, Final Plat, Section 28, Lots 664 & 665, Creating 2 Detached Residential Lots, On 0.34 Acres, Located East Of Carothers Parkway And South Of Truman Road. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 28 Lots 664 665 Map](#)
[6515 Highlands at Ladd Park FP Sec 28 Lots 664 665 Conditions of Approval_01](#)
[SEC 28 PLAT LOTS 665 665 COF#6515 -](#)

This Planning Item was approved.

16. Highlands at Ladd Park PUD Subdivision, Final Plat, Section 35, Creating 23 Detached Residential Lots And 2 Open Space Lots, On 10.96 Acres, Located East Of The Intersection Of Carothers Parkway And Long Lane. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 35 Map](#)
[6560 Highlands at Ladd Park FP Sec 35 Conditions of Approval_01](#)
[COF # 6560 LADD SEC 35 PLAT-11-2-17](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

17. Consideration Of Ordinance 2016-36, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee To Amend Subsections 5.5.4 Pertaining To The Requirements For The Dedication Of Land For Parks And Greenways/Blueways." (11/16/17 FMPC 9-0)

Attachments: [Ordinance 2016-36 - Amend Parkland Dedication Requirements in Zoning Ordinance.Law Approved](#)

Mr. James Svoboda, Assistant Director of the Planning and Sustainability Department, stated the proposed ordinance amends the Zoning Ordinance to remove existing Parkland Dedication Requirements and replace it with language that references the Parkland Impact Fee and Parkland Dedication Ordinance that is currently being considered by the Board Of Mayor and Aldermen. The existing requirements have been in the Zoning Ordinance since 2008 and are very complicated and do not provide flexibility. This has resulted in several Modification of Standards. After the adoption of the Parks Master Plan in 2016, Staff determined that since there were development approval process similarities in administering the City's Parkland Dedication Ordinance, Road Impact Fee Ordinance, and Sanitary Sewer and Water Off-Set Ordinance, that all the City's development impact fee ordinances should exist in the Municipal Code. This Ordinance would move the Parkland Dedication requirements from the City's Zoning Ordinance to a new Title in the City's Municipal Code for Parks to establish requirements for Parkland Impact Fees and Parkland Dedication.

Staff recommended approval of Ordinance 2017-36 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-36 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen confirmed that this would remove the language from the Zoning Ordinance.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-36 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

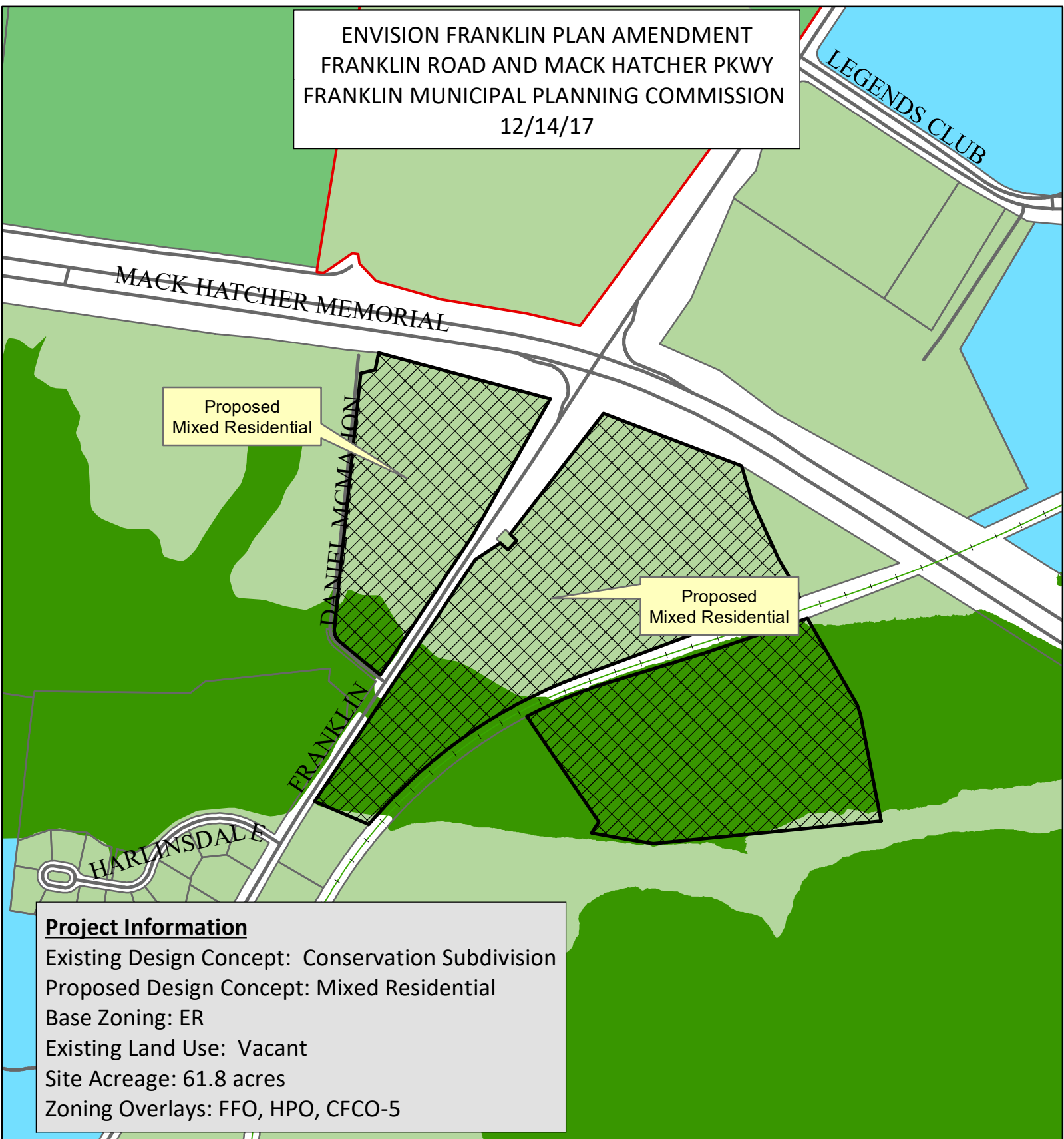
ADJOURN

Commissioner Harrison moved, seconded by Commissioner Orr, to adjourn. The motion carried by a vote of 9-0.

There being no further business, the meeting adjourned at 7:20 p.m.

Chair, Mike Hathaway

ENVISION FRANKLIN PLAN AMENDMENT
FRANKLIN ROAD AND MACK HATCHER PKWY
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/17

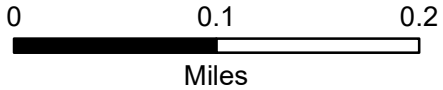


Project Information

Existing Design Concept: Conservation Subdivision
Proposed Design Concept: Mixed Residential
Base Zoning: ER
Existing Land Use: Vacant
Site Acreage: 61.8 acres
Zoning Overlays: FFO, HPO, CFCO-5

Parcel Selection Design Concepts

- Subject Parcels
- City Limits
- Parcels
- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Railroad**
- Representation:**
franklingis.DBO.o...
- Rule_1



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.

RESOLUTION 2017-86

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A TEXT AND MAP AMENDMENT TO ENVISION FRANKLIN FOR PROPERTIES LOCATED AT THE SOUTHWEST AND SOUTHEAST QUADRANTS OF THE MACK HATCHER PARKWAY AND FRANKLIN ROAD INTERSECTION.

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

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

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

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for properties located on the southwest and southeast quadrant of Mack Hatcher Parkway and Franklin Road from Conservation Subdivision to Mixed Residential; and

WHEREAS, the amendment request includes adding a Special Consideration to the Mixed Residential Design Concept; and

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

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

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

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. The following Special Consideration labeled “Southeast and Southwest Quadrant of Franklin Road and Mack Hatcher” is added to the Mixed Residential Design Concept:

Proposed developments within this location should set aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

Franklin Road is the last rural gateway into Downtown Franklin. Building setbacks should be at least 150 feet along Franklin Road and Mack Hatcher Parkway to preserve the scenic viewshed. Context sensitive parallel drives are allowed within the outer one-half (75' - 150' range) of the 150' setback. The orientation of structures should address Mack Hatcher Parkway and Franklin Road.

Development should use the existing, natural topography and minimize grading to the maximum extent practicable.

Commercial uses are not appropriate within this rural corridor.

The form, architecture, and style of new buildings should draw from the surrounding area and from historically significant buildings. Some of the historic dwellings in the area were built in the early nineteenth century and have Federal and/or Greek Revival architecture. New buildings located immediately adjacent to the side/front of historic buildings should appear to be within one-half story of the historic building height.

Residential buildings directly fronting Franklin Road should be a maximum of two-and one-half stories. Residential units located behind the first row of residential units along Franklin road shall be a maximum of three stories.

Street infrastructure improvements to Franklin Road should be context sensitive in coordination with TDOT and City Streetscape Plans. Alternative options should be taken to avoid widening Franklin Road. Streetscape improvements to Franklin Road should be rural in nature, including informal, natural landscaping and traditional rural elements.

New local streets, adjacent to Franklin Road only, should be rural in character, with swales instead of curbs, informal street-tree plantings, and traditional rural elements, such as stone walls and wood-plank fencing.

The Daniel McMahon Lane and Franklin Road intersection should be studied for possible relocation to provide safe access to the SW and SE quadrants.

Trail interconnectivity should be promoted by using current and future planned trails, together with trails along Spencer Creek and the Harpeth River.

Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.

Parking should be to the side and rear of buildings or on-street.

Creekside Manor and ancillary historic structures should be preserved in their locations and context with careful site design around them to preserve the character of Franklin.

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

SECTION V. That this Resolution shall take effect upon approval by the FMPC on December 14, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Mike Hathaway
Chair

By: _____

Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

ENVISION FRANKLIN PLAN AMENDMENT
FRANKLIN ROAD AND MACK HATCHER PKWY
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/17

MACK HATCHER MEMORIAL

LEGENDS CLUB

Proposed
Mixed Residential

Proposed
Mixed Residential

Project Information

Existing Design Concept: Conservation Subdivision

Proposed Design Concept: Mixed Residential

Base Zoning: ER

Existing Land Use: Vacant

Site Acreage: 61.8 acres

Zoning Overlays: FFO

Parcel Selection Design Concepts

-  Subject Parcels
-  City Limits
-  Parcels
-  Recreation
-  Conservation
-  Conservation Subdivision
-  Large-Lot Residential
- Railroad**
- Representation:**
-  Rule_1

Railroad

Representation:
franklingis.DBO.o...

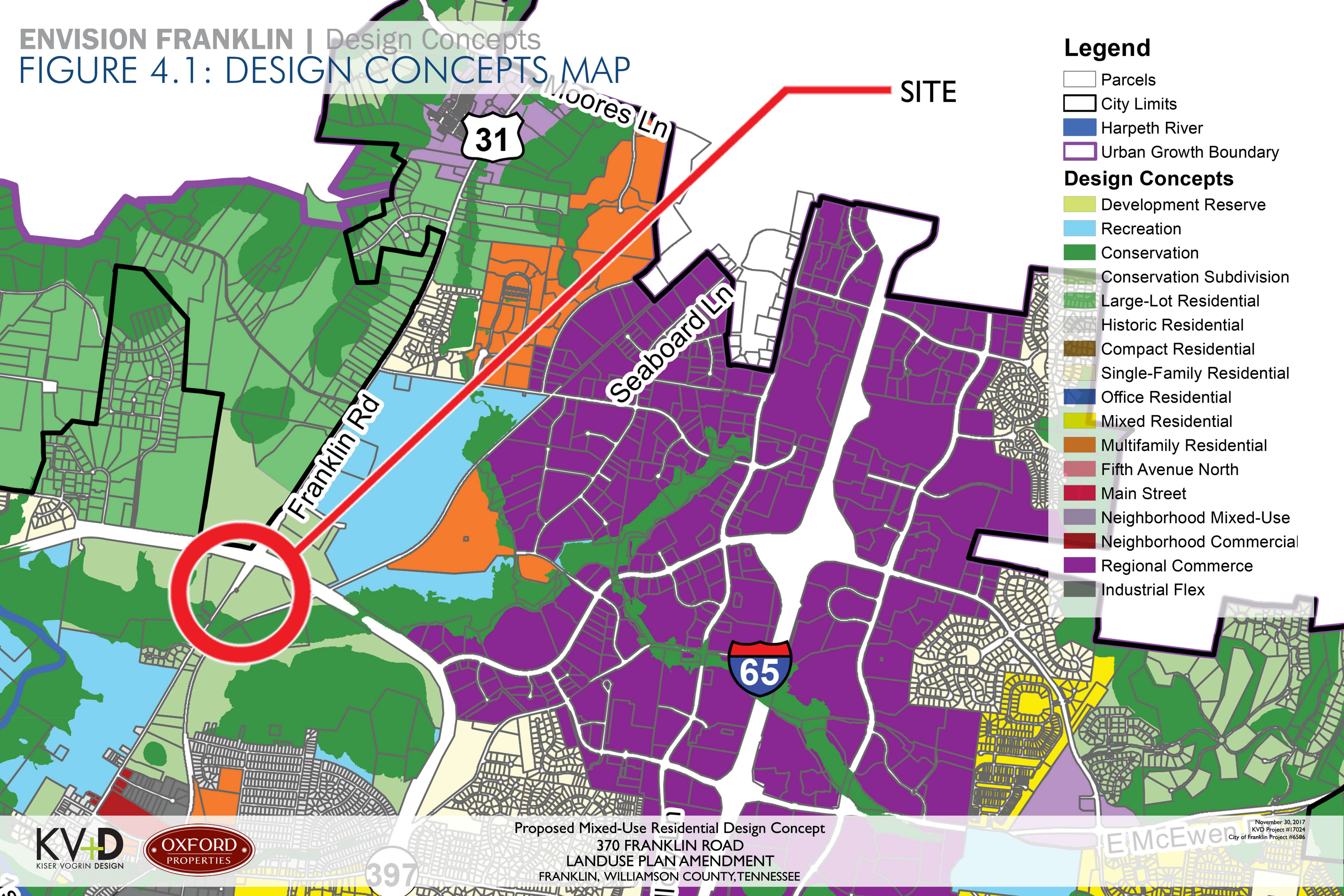
Rule_1

0 0.1 0.2
Miles



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.

ENVISION FRANKLIN | Design Concepts
FIGURE 4.1: DESIGN CONCEPTS MAP



Legend

- Parcels
- City Limits
- Harpeth River
- Urban Growth Boundary
- Design Concepts**
 - Development Reserve
 - Recreation
 - Conservation
 - Conservation Subdivision
 - Large-Lot Residential
 - Historic Residential
 - Compact Residential
 - Single-Family Residential
 - Office Residential
 - Mixed Residential
 - Multifamily Residential
 - Fifth Avenue North
 - Main Street
 - Neighborhood Mixed-Use
 - Neighborhood Commercial
 - Regional Commerce
 - Industrial Flex





SITE DATA

TOTAL SITE ACREAGE: +/- 61.12 AC
EXISTING DESIGN CONCEPT: CONSERVATION SUBDIVISION
PROPOSED DESIGN CONCEPT: MIXED RESIDENTIAL
BASE ZONING DISTRICT: ESTATE RESIDENTIAL
OVERLAY ZONING DISTRICT: FFO, FWO, HPO
EXISTING USE: SINGLE FAMILY HOME, AGRICULTURE
HISTORIC PROPERTIES: CREEKSIDE MANOR
MAX BUILDING HEIGHT: 3 STORIES
MAP 63, PARCELS 24.01 & 24



VICINITY MAP (N.T.S.)

LOT TYPOLOGY



RESIDENTIAL - SINGLE FAMILY
DETACHED HOME



BIG HOUSE



TOWNHOME



SITE DATA

TOTAL SITE ACREAGE: +/- 61.12 AC
EXISTING DESIGN CONCEPT: CONSERVATION SUBDIVISION
PROPOSED DESIGN CONCEPT: MIXED RESIDENTIAL
BASE ZONING DISTRICT: ESTATE RESIDENTIAL
OVERLAY ZONING DISTRICT: FFO, FWO, HPO
EXISTING USE: SINGLE FAMILY HOME, AGRICULTURE
HISTORIC PROPERTIES: CREEKSIDE MANOR
MAX BUILDING HEIGHT: 3 STORIES
MAP 63, PARCELS 24.01 & 24



VICINITY MAP (N.T.S.)

LOT TYPOLOGY

-  RESIDENTIAL - SINGLE FAMILY DETACHED HOME
-  BIG HOUSE
-  TOWNHOME



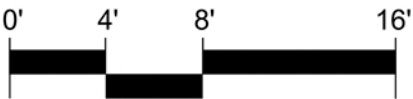




BIG HOUSES - 6 UNIT BUILDING
370 FRANKLIN ROAD MIXED
RESIDENTIAL DEVELOPMENT

OXFORD PROPERTIES

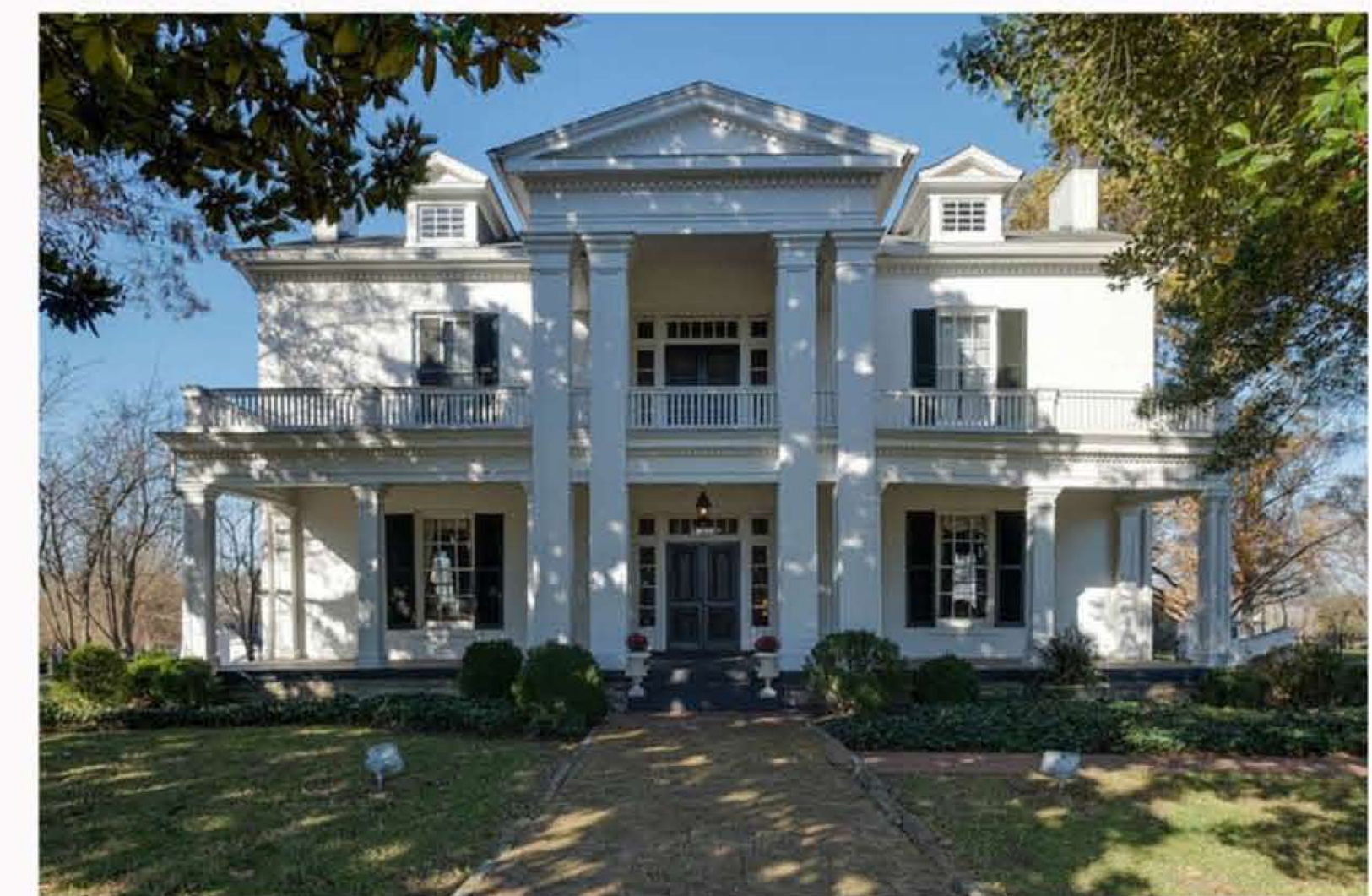
FRANKLIN, TN



NOVEMBER 2, 2017



STUDIO
ARCHITECTS
906studio.com



BIG HOUSES

370 FRANKLIN ROAD
LAND USE PLAN AMENDMENT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



TOWN HOMES

PREPARED FOR:
MATT C. LIGON
MANAGING BROKER
ZEITLIN & COMPANY, REALTORS
2550 MERIDIAN BLVD., SUITE 100
FRANKLIN, TN 37067
PHONE: 615-794-0833

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA
HAVING A ZONE DESIGNATION "SPECIAL FLOOD HAZARD AREAS (SFHAS)"
SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD CHANCE", ALSO,
A PORTION LIES WITHIN THE "FLOODWAY AREAS IN ZONE AE", BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD
INSURANCE RATE MAP NO. 47187C0203F, WITH AN EFFECTIVE DATE
OF SEPTEMBER 29, 2006.

SURVEYOR'S NOTES:

- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT
AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THIS SURVEY WAS PREPARED USING RADIAL TRIGONOMETRIC SURVEY AND
ELECTRONIC DATA COLLECTION METHODS.
- REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT
ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL
APPEARS ON THIS SURVEY. COPYRIGHT 2016.
- SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE
NOTED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES
WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE
APPEARS ON THIS SURVEY.
- HORIZONTAL DATUM TIED TO TENNESSEE STATE PLANE COORDINATE SYSTEM
(S.P.C.S.) NAD 83 (1995) BY GLOBAL POSITIONING SYSTEM (G.P.S.).
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME
OF SURVEY. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE
NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND
UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR
TO ANY CONSTRUCTION.

PROPERTY NOTES:

- DEED AND PLAT REFERENCES SHOWN HEREON ARE OF RECORD IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- RECORD OWNER OF SUBJECT PROPERTY IS:
ADKERSON CREEKSIDE FARM L.P.
DEED BOOK 4071, PAGE 194
- THIS SURVEY PREPARED FROM INFORMATION CONTAINED IN TITLE REPORT
PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
FILE NO.: 163182
DATED: JULY 15, 2016 AT 8:00 A.M.
THE DOCUMENT, BOOK 307, PAGE 813, IN THE ABOVE REPORT, REFERS TO
PROPERTY THAT WAS CONDEMNED AND VESTED IN THE CITY OF FRANKLIN.
THE DOCUMENT INDICATES THAT THE PROPERTY BEING CONDEMNED IS
"DESCRIBED IN EXHIBITS A AND B ATTACHED" TO SAID DOCUMENT, BUT THE
DOCUMENT DOES NOT CONTAIN EXHIBITS A AND B. THEREFORE, THE LOCATION
OF SAID PROPERTY IS UNKNOWN.

M.V.U.D. NOTES:

- THE M.V.U.D. PROPERTY BY DEED IS DESCRIBED AS BEING 60' LONG
ON ITS NORTHERLY LINE AND 50' ON ITS WESTERLY AND EASTERLY SIDE.
ITS SOUTHERLY LINE IS NOT GIVEN A DIMENSION. THE DESCRIPTION
DOESN'T CALL FOR MONUMENTATION, AND DUE TO ITS VAGUENESS, ITS POINT
OF BEGINNING IS INDETERMINATE. THE BOUNDARY LINE AS SHOWN HEREON WAS
ESTABLISHED BY SPLITTING THE DISTANCE ON THE WESTERLY AND EASTERLY
SIDES OF THE FENCE AND CREATING A LINE BETWEEN THOSE POINTS. THEN
THE LINE WAS INTERSECTED WITH THE RIGHT-OF-WAY LINE AND COPIED 25'
TO THE NORTH AND SOUTH ALONG THE RIGHT-OF-WAY LINE RESULTING IN 50'
ALONG THE RIGHT-OF-WAY. THE LINES THEN WERE CONSTRUCTED 60' ALONG
THE NORTH AND SOUTH BOUNDARIES RESULTING IN A 50' EAST LINE.
THE DIMENSIONS ON THE FENCING FROM THE CENTER OF EACH OF ITS CORNERS
ARE AS FOLLOWS:
WESTERLY SIDE: 52.1'
NORTHERLY SIDE: 51.9'
EASTERLY SIDE: 51.5'
SOUTHERLY SIDE: 62.0'
- THE 15' EASEMENT SHOWN TO THE SOUTH OF THE M.V.U.D. PROPERTY IS ALSO
A DRIVEWAY EASEMENT TO BE USED FOR INGRESS TO AND EGRESS FROM FRANKLIN
PIKE" ACCORDING TO D.B.675, PG.975, THERE IS A PROVISION IN THE DEED
AS FOLLOWS: "PROVIDED, HOWEVER, THAT AT SUCH TIME AS THE STATE OF
TENNESSEE GRANTS TO THE GRANTEE THE PERMANENT RIGHT OF INGRESS AND EGRESS
FROM FRANKLIN PIKE TO THE FEE SIMPLE TRACT, THE GRANTEE WILL USE SAID
STATE PROVIDED ACCESS EXCLUSIVELY AND ABANDON SO MUCH OF THE INGRESS AND
EGRESS EASEMENT DESCRIBED ABOVE AS IS UNNECESSARY FOR ACCESS TO THE FEE
SIMPLE TRACT DESCRIBED HEREIN".

EASEMENT NOTES

- THE 10' EASEMENT SHOWN IS ACCORDING TO A DOCUMENT OF RECORD IN
DEED BOOK 547, PAGE 689. THE DOCUMENT STATES THE EASEMENT TO BE
"A PERMANENT 10 FOOT WIDE EASEMENT ACCESS RIGHT-OF-WAY EAST OF
AND ADJACENT TO STATE ROUTE 6 PUBLIC RIGHT-OR-WAY". THE "MAP
SHOWING DEDICATION OF EASEMENT" THAT IS PART OF THIS DOCUMENT
CALLS FOR IT TO BE A 10' TEMP ACCESS EASEMENT". THE EXHIBIT
ALSO DOES NOT SHOW A BREAK IN THE RIGHT-OF-WAY OF SR-6.
- THE EASEMENT SHOWN IS A "30 FOOT PERMANENT EASEMENT" FOR "SAN-
ITARY SEWER MAIN" AS EVIDENCED BY DEED OF RECORD IN BOOK 547,
PAGE 689. THE DOCUMENT STATES THAT THE EASEMENT LIES "10 FEET
RIGHT OF AND 20 FEET LEFT OF" THE DESCRIBED LINE WHICH IS
DESCRIBED GOING WEST TO EAST. THE "MAP SHOWING DEDICATION OF
EASEMENT" THAT IS PART OF THIS DOCUMENT SHOWS IT BEING 10' LEFT
OF AND 20' RIGHT OF SAID LINE.
- THE EASEMENT SHOWN IS A "30 FOOT PERMANENT EASEMENT" FOR "SAN-
ITARY SEWER MAIN", AS EVIDENCED BY DEED OF RECORD IN BOOK 547,
PAGE 689. THIS DOCUMENT DOES NOT MAKE CLEAR WHICH SEWER LINE,
THE 24" OR THE 36", THE EASEMENT IS CENTERED OVER (10' ON ONE
SIDE AND 20' ON THE OTHER). THE EASEMENT AS SHOWN HEREON IS
CENTERED OVER THE 24" LINE. THIS ALLOWS BOTH LINES TO FIT WITHIN
THE EASEMENT BUT MAY NOT BE ITS CORRECT LOCATION.

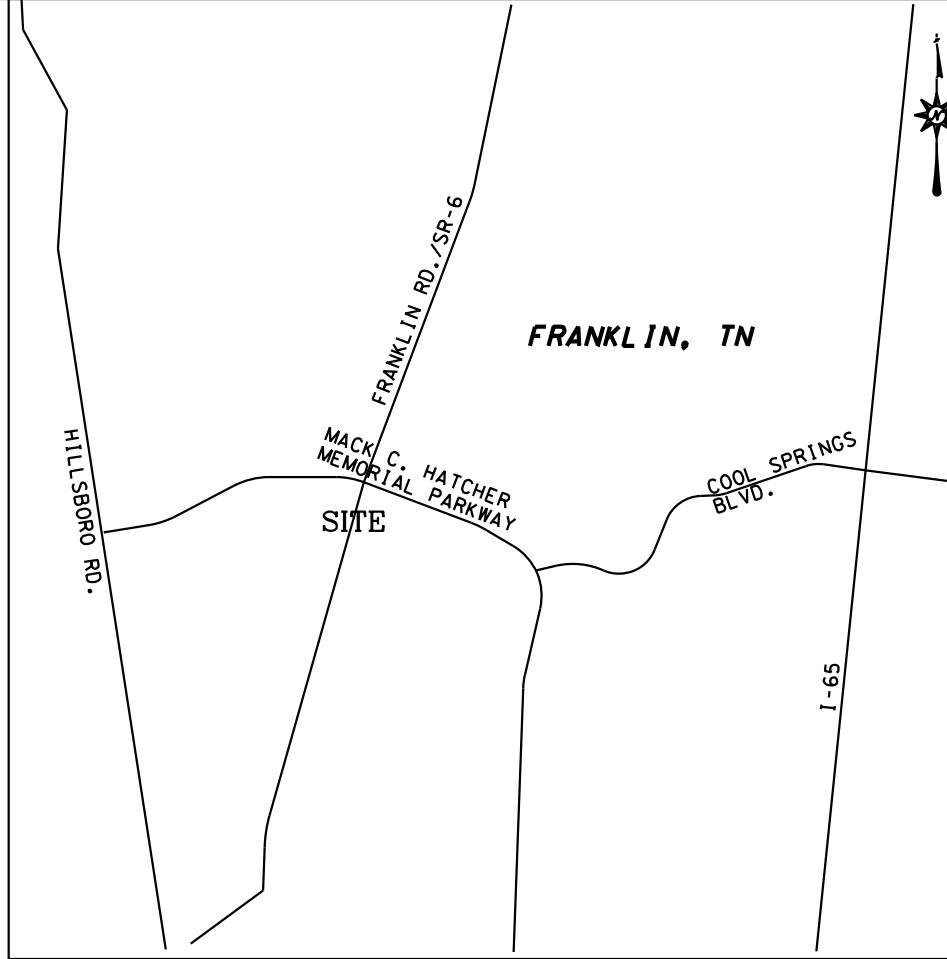
CHARTER R.O.W. NOTE:

THE CHARTER RIGHT-OF-WAY SHOWN IS ACCORDING TO A PLAN PROVIDED BY
CSX REAL PROPERTY, INC. ENTITLED "RIGHT OF WAY AND TRACK MAP
NASHVILLE AND DECATUR R.R. CO. OPERATED BY LOUISVILLE AND NASHVILLE
R.R. CO. STATION 3332+92 TO STATION 3438+52", DATED JUNE 30, 1917.
THE PLAN'S R.O.W. IS IRREGULAR IN NATURE AND VARIES FROM 60' TO 100'
AS IT RUNS THROUGH THE PROPERTY. THE PLAN SHOWS LITTLE GEOMETRY FOR
THE R.O.W. MAKING IT UNABLE TO ACCURATELY CALCULATE IT. DUE TO THIS,
THE R.O.W. AS SHOWN HEREON IS SCALED, EXTRAPOLATED, AND APPROXIMATED
FROM SAID PLAN.

HATCHED AREA IS THE REMAINING LANDS OF THE
LAND DESCRIBED IN THE DEED OF RECORD IN DEED
BOOK 4071, PAGE 194, THE ADKERSON CREEKSIDE
FARM L.P. PROPERTY, THAT LIES WITHIN THE R.O.W.
OF SR-6. THIS SURVEYOR HAS NOT FOUND OR BEEN
SUPPLIED WITH A DOCUMENT THAT HAS CONVEYED THIS
TO ANY OTHER PARTY.
AREA: 115,252 SQ.FT.
2.646± ACRES

LINE TABLE

NO.	BEARING	DISTANCE
L10	N69°00'26"W	30.61'
L11	N49°54'38"W	40.26'
L12	S72°54'14"E	31.28'
L13	S69°02'40"E	35.87'
L14	N56°25'56"W	5.00'



VICINITY MAP (NOT TO SCALE)

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- EASEMENT LINE
- RAILROAD TRACK
- OVERHEAD POWER, TELEPHONE, GUY, CABLE LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- GUARD RAIL
- EXISTING IRON PIN
- SET 5/8" IRON PIN W/HFR CAP
- SET WITNESS IRON PIN
- SET MAG NAIL
- EXISTING CONCRETE RIGHT-OF-WAY MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VENT PIPE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- SIGN
- GAS LINE MARKER

- SCHEDULE B - SECTION II EXCEPTIONS
(FROM TITLE COMMITMENT, SEE PROPERTY NOTE 3)
- RIGHT-OF-WAY EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND
TELEGRAPH COMPANY OF RECORD IN DEED BOOK 80, PAGE 37, SAID
REGISTER'S OFFICE. (INDETERMINATE LOCATION)
 - AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWER MAIN
OF RECORD IN BOOK 547, PAGE 689, SAID REGISTER'S OFFICE.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
 - EASEMENT AND GRANT OF RIGHT-OF-WAY TO MALLORY VALLEY UTILITY
DISTRICT OF RECORD IN BOOK 567, PAGE 933, SAID REGISTER'S
OFFICE. (INDETERMINATE LOCATION)
 - INGRESS AND EGRESS EASEMENT AS SET FORTH IN THE DEED OF RECORD
IN BOOK 662, PAGE 884, SAID REGISTER'S OFFICE. (AFFECTS SUBJECT
PROPERTY AS SHOWN HEREON. THIS DOCUMENT DOES NOT CALL THIS AREA
"INGRESS AND EGRESS EASEMENT". IT CALLS IT "ACCESS".)
 - EASEMENTS AS SET FORTH IN THE DEED OF RECORD IN BOOK 675, PAGE
975, SAID REGISTER'S OFFICE. (AFFECTS SUBJECT PROPERTY AS SHOWN
HEREON.)
 - TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN
THE RIGHT-OF-WAY OF THE RAILROAD. (APPROXIMATE LOCATION OF
CHARTER R.O.W. SHOWN HEREON.)

BOUNDARY SURVEY
OF THE
ADKERSON CREEKSIDE
FARM L.P. PROPERTY

TAX MAP 063,
PARCEL 24 & 24.01

9TH CIVIL DISTRICT
OF FRANKLIN, WILLIAMSON CO., TN

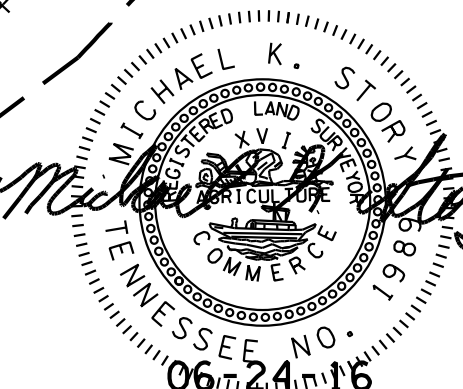
PROJ. NO. 2016087.52 DATE: 06-24-16

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500 615.370.8530

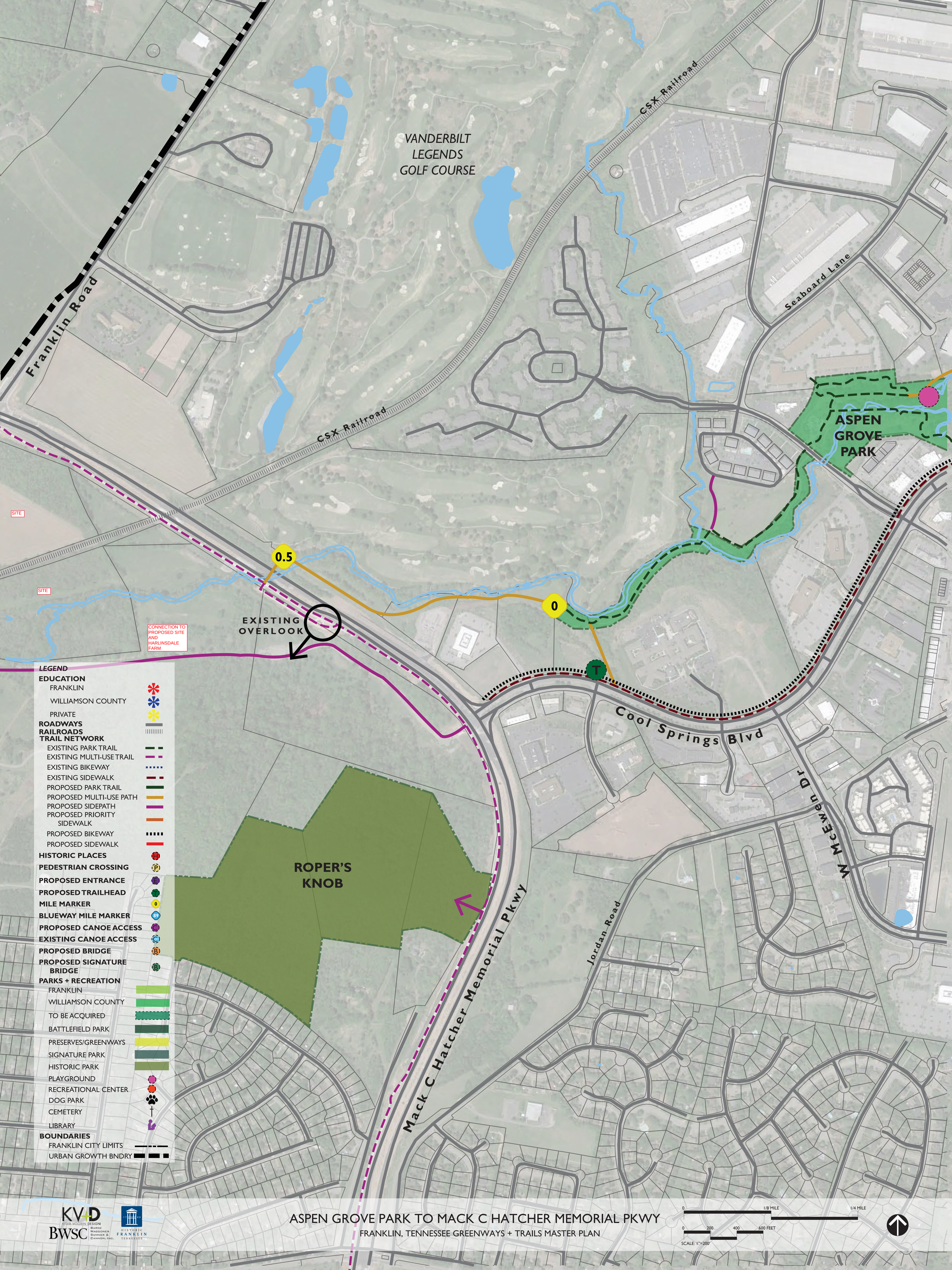
hfrdesign.com



I HEREBY CERTIFY THAT THIS IS A CATEGORY
1 SURVEY AND THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER
AS SHOWN HEREON. THIS SURVEY WAS CONDUCTED IN
COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE.

CUMBERLAND & WESTERN
RESOURCES, LLC
MAP 63, PARCEL 28
DEED BOOK 6303, PAGE 907





VANDERBILT
LEGENDS
GOLF COURSE

ASPEN
GROVE
PARK

EXISTING
OVERLOOK

ROPER'S
KNOB

Cool Springs Blvd

Mack C Hatcher Memorial Pkwy

W McEwen Dr

Jordan Road

LEGEND

EDUCATION
FRANKLIN
WILLIAMSON COUNTY

PRIVATE

ROADWAYS

RAILROADS

TRAIL NETWORK
EXISTING PARK TRAIL
EXISTING MULTI-USE TRAIL
EXISTING BIKEWAY
EXISTING SIDEWALK
PROPOSED PARK TRAIL
PROPOSED MULTI-USE PATH
PROPOSED SIDEWALK
PROPOSED PRIORITY SIDEWALK
PROPOSED BIKEWAY
PROPOSED SIDEWALK

HISTORIC PLACES

PEDESTRIAN CROSSING

PROPOSED ENTRANCE

PROPOSED TRAILHEAD

MILE MARKER

BLUEWAY MILE MARKER

PROPOSED CANOE ACCESS

EXISTING CANOE ACCESS

PROPOSED BRIDGE

PROPOSED SIGNATURE BRIDGE

PARKS + RECREATION
FRANKLIN
WILLIAMSON COUNTY
TO BE ACQUIRED
BATTLEFIELD PARK
PRESERVES/GREENWAYS
SIGNATURE PARK
HISTORIC PARK
PLAYGROUND
RECREATIONAL CENTER
DOG PARK
CEMETERY
LIBRARY

BOUNDARIES
FRANKLIN CITY LIMITS
URBAN GROWTH BNDRY



November 30, 2017



RE: **370 Franklin Road**
Land Use Plan Amendment
KVD Project No.: 17024
COF Project No.: 6586

Andrew,

Please find attached the project Re-submittal plans for the 12/14 FMPC.
Included are:

- 1 Full-sized set of plans
- 9 Half-sized sets of plans
- 9 Sets of Supplemental Documents Per the Checklist and Proposed Text Amendment

Response to Staff Comments:

Comment 1: Applicant shall be aware that approval of this revision to Envision Franklin or any portion thereof does not constitute Engineering or TDOT approval for the relocation of the Daniel McMahon intersection or the proposed sub-standard intersection spacing

Response: Noted. This element of design can be further studied as identified within the Envision Franklin Document for the southeast quadrant of Franklin Road and Mack Hatcher Parkway and how access to the southwest parcel is taken. As this needs to be addressed comprehensively.

Comment 2: The staff does not support this amendment request because conditions have not changed enough since the adoption of the Plan and because the proposal is not consistent with the overall intent of the Plan and nearby land uses. Some of the key issues are listed below:

Envision Franklin designates Franklin Road as a rural corridor, which leads into Downtown Franklin. The property is zoned Estate Residential (ER), which allows for one dwelling on two acres. The conceptual plan and addition of townhomes would create an urban character and create an intense development node that is not recommended at this location.

Response: We respectfully provided our Project Justification and Proposed Text Amendment as part of this submittal Document attached to address the above comment as part of this submittal.

Envision Franklin identifies Daniel McMahon Drive as the closest access from Mack Hatcher Parkway. There are several concerns about the proposed site access.

Response: This element of design can be further studied as identified within the Envision Franklin Document for the southeast quadrant of Franklin Road and Mack Hatcher Parkway, that states "Access in the southeast quadrant is limited and should be further studied". The applicant sees concerns with aligning the southeast quadrant with the current location of Daniel McMahon drive that would severely impact the integrity of Spencer Creek by crossing two times.

Envision Franklin sets forth a 150' setback from Franklin Road and Mack Hatcher Parkway. The staff seeks to preserve the 150' setback in its entirety.

Response: We respectfully provided our Project Justification and Proposed Text Amendment as part of this submittal Document attached to address the above comment as part of this submittal. The Design team feels that the 150' building setback be applied but allow the opportunity to meander rural roads within the 150' setback as noted in the proposed text amendment and also allow for a street tree corridor with stone wall element.

Several historic resources exist in the area: Roper's Knob, Creekside Manor, and Wyatt Hall. The staff has concerns these historic resources may be negatively impacted by the proposed changes, including the relocation of Daniel McMahon Lane.

Response: We respectfully provided our Project Justification and Proposed Text Amendment as part of this submittal Document attached to address the above comments as part of this submittal.

Thank you for your time and assistance with this project.

Regards,



Gary M. Vogrin

Envision Franklin Amendment Checklist
Franklin Road/Mack Hatcher Parkway Site
370 Franklin Road
KVD Project #17024
City of Franklin Project #: 6586
Nov. 6, 2017

B. Description and Justification

5. Description of the Design Concept where the amendment is proposed

The current required Design Concept for the two land tracts is Conservation Subdivision as indicated on the Design Concepts Map.

This Conservation Subdivision design concept primarily supports single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

The proposed Design Concept per this amendment request is Mixed Residential.

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.

Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept.

This amendment request seeks the opportunity to include a townhome product in the proposed mixed residential development that would also include Single-Family Residential and Big Houses, all of which are recognized as a Primary Use in the Mixed Residential Design Concept.

6. Description of Existing Conditions for the site and nearby properties

The property included in this amendment request is made up of two parcels of land under common ownership. The parcels are bisected by Franklin Road, which runs on a north-south alignment, with Mack Hatcher Parkway serving as the northern boundary of both parcels thereby creating south-west and south-east tracts relative to the Franklin Road and Mack Hatcher Parkway intersection.

The south-west site is bounded by Mack Hatcher Parkway to the north, Franklin Road to the east and the Daniel McMahon Lane to the south and west. Daniel McMahon Lane serves as the primary entrance to the Franklin First Methodist Church and its parking fields. We understand that the large undeveloped lawn that separates the Church's NE and SE parking fields is the future building site for their primary sanctuary.

This +/- 13.4 acre site is triangular in shape and extends southward into the Spencer Creek floodplain. The City has imposed a 150' setback adjacent to the Franklin Road and Mack Hatcher Parkway ROW's which reduce the developable acreage of this site to +/- 6.15 ac.

The south-east site encompasses +/- 48.3 acres in area that is further bisected by the CSX railroad ROW. It is bounded by Mack Hatcher Parkway to the north, Franklin Road to the west and the Brad Kelly property on its extreme eastern and southern borders. As noted above the site is split by the north/south aligned CSX railroad line which acts as the eastern most development boundary. The areas of the property east of the CSX line and south of Spencer Creek are predominately floodplain. These factors along with the 150' setback adjacent to the Franklin Road and Mack Hatcher Parkway ROW's reduce the developable acreage of the site +/- 48.3 acre site to +/- 14.20 ac.

As noted the parcels form two of the four quadrants of the Mack Hatcher Parkway/Franklin Road intersection. Based on the latest (2015) TDOT historical data gathered from TDOT traffic count stations the Annual Average Daily Traffic (AADT) passing thru this intersection is +/- 38,594 vehicles.

The parcel in the NE quadrant is the future home of the Ironhorse apartment community.

The parcel in the NW quadrant is the active Meadows Family Farm that is not within the City of Franklin municipal boundary.

7. Description of how conditions have changed thereby making the Amendment valid.

The validity of this amendment request is based on our belief that the Envision Franklin Plan does not adequately address or consider the economic viability or market acceptability factors of its stipulated Design Concepts for specific parcels within the plan area. We believe that, in some cases, the Plan paints very broad-brush strokes for what it would "like to see" in terms of development form without consideration for the financial viability and therefore success of its mandates.

It is our contention that the Single-Family Residential, required as a Primary Use per the Conservation Subdivision Design Concept, is not totally appropriate for these two parcels when the factors of proximity to the Mack Hatcher Parkway/Franklin Road intersection and the CSX ROW is taken into consideration.

In that regard, the developer seeks the opportunity and flexibility to introduce an attached Townhome product into the mix of Single-Family and Big House product proposed for the site. The location of the property has significant positive attributes, including proximity to a large church, two golf courses in the immediate vicinity, access to the Park at Harlinsdale Farm, and the ability to walk or bike to downtown Franklin, which will be enhanced when the Harpeth River is spanned by a trail. These elements will likely prove more attractive to an empty nester or downsizing resident than a growing family. The use of attached Townhome housing reduces maintenance, while a higher proportion of senior residents results in less traffic and supports a very cohesive community.

8. Description of how the proposed amendment will be compatible with the existing land use patterns and design concepts for nearby properties.

Existing development patterns are the Church site, Iron Horse & Harlinsdale Manor. None of these, however, precisely mirror the proposed site. The location, topography and layout of Harlinsdale Manor create a unique

location for larger single family that the site does not share due to the proximity of Mack Hatcher, the exposure to Franklin Road, and the CSX railroad line.

9. Description of any Special Considerations to be added or modified including the exact proposed text.

Proposed Mixed Use Residential Text Amendment

The creation of a new tab within the Mixed Residential Design Concept chart labeled Franklin Road and Mack Hatcher. (See end of this document)

10. Description of how the proposed amendment is consistent with Envision Franklin, including the Vision, Guiding Principles, the Development Suitability Analysis, and any other applicable exhibits.

The following excerpts (*italicized*) taken from the Envision Franklin Plan illustrate the adopted Vision and Guiding Principles that are specifically germane to the proposed development plan and form anticipated by this amendment request. Commentary regarding specific applications and adherence are included.

In addition to the text below, please reference the Proposed Text Amendment to the Mixed Residential Design Concept to create a new tab labeled Franklin Road and Mack Hatcher. (See end of this document)

VISION

Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The City seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality.

We couldn't agree more. The proposed residential development, if this amendment is granted, will incorporate and reflect the exceptional preservation, site planning, architectural and open space principals and standards the City of Franklin has come to expect as outlined in the Envision Franklin Plan.

To present a proposed plan for the City's consideration the applicant must first successfully amend the Envision Franklin Plan for these specific parcels. We respectfully seek your support in this request.

GUIDING PRINCIPLES

Managed Growth

- A. *The city seeks responsible and purposeful growth that enhances quality of life, provides a dynamic mix of land uses, and preserves its scenic beauty.*

The proposed development will provide a mixture of residential housing options, types & forms including ownership/lease opportunities across a broad spectrum of price points to meet existing ongoing market demand. The development will be artfully planned to enhance existing gateway corridors, maximize preservation of existing vegetation, historic resources and flood prone areas while providing pedestrian connectivity to on site and adjacent institutional, park and open space uses and opportunities all within the context of existing City infrastructure.

Economic Vitality

- D. *Workforce housing fosters a diverse employment base necessary for continued economic vitality. A range of housing options and price points are encouraged to support both employees and the local economy.*

The proposed development will provide a mixture of residential options, types & forms including ownership/lease opportunities across a broad spectrum of price points to help fulfill the City's diverse housing market demand.

Vibrant Neighborhoods

- A. *Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.*

Agreed. KVD prides itself on our planning and design expertise and are quite proud of the many fine neighborhoods we have had a hand in creating. We do not intend to drop that ball now.

- B. *Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale) interspersed within neighborhoods across the City. A variety of lot sizes is encouraged. While larger lots provide individual back yard open space, smaller lots should be within walking distance to neighborhood pocket parks and tot lots.*

Agreed. This is exactly why the applicant is requesting this Amendment. The proposed development will provide a mixture of residential options, types & forms including ownership/lease opportunities across a broad spectrum of price points to help fulfill the City's diverse housing market demand.

The neighborhoods will enjoy strong pedestrian connectivity via the developing Greenway system paralleling Spencer Creek to Harlinsdale Park (0.3 miles), The Factory (0.8 miles) and Downtown Franklin (1.5 miles) as well as other institutional and recreational opportunities within the immediate surrounding area.

- C. *Neighborhoods should have a pedestrian-friendly design that makes walking and biking pleasurable along streets and open spaces. Sidewalks, multi-use paths, and street trees will continue to be a cornerstone of neighborhoods and should be increased at every opportunity.*

Agreed. These elements will be included in the proposed development.

Historic Preservation

- A. *The preservation of historic resources is of paramount importance to protecting Franklin's heritage and cultural identity. Historic resources and cultural amenities, including structures, neighborhoods, districts, landmarks, landscapes, cemeteries, streetscapes, and archaeological sites, should be identified, preserved, and protected. Preservation of these buildings and resources is environmentally responsible, further develops an economy for heritage tourism, creates jobs, and boosts property values.*

The existing Creekside historic home and its immediate grounds, as loosely identified by its surrounding existing specimen trees and tree canopy, will be preserved and renovated to continue its contribution to the Franklin Road Local Historic District. The developer will coordinate with the City Preservation Planner and the Heritage Foundation of Franklin & Williamson County to develop a program including appropriate future uses to insure this commitment.

- C. *The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas.*

See A. above.

- D. *Historic estates contribute greatly to Franklin’s community character. The integrity of these historic properties, with their distinctive homes, outbuildings, and general aspects of their settings, should be preserved. Large front yards reinforce the prominence of these estates and should be preserved to respect their viewsheds.*

See A. above. The future development plan anticipates the need for the introduction of an entrance drive (street) to serve the south-east parcel. This drive will pass thru the grounds of Creekside south of the historic home. The developer will work with the City Preservation Planner to determine an appropriate context sensitive layout and design of this street.

Natural Beauty

- A. *Scenic viewsheds and vistas should be preserved as amenities. These scenic resources include rolling hills, rural landscapes, Century Farms, rural corridors, floodplain, and forested areas.*

The proposed development will seek to enhance and strengthen the Franklin Road Gateway thru the incorporation of context sensitive architectural design, the artful layout of fronting “rural” lanes and a significant commitment to street and canopy tree design and placement. The entire corridor will benefit from the “common ownership” of both sides of the road.

- B. *Every opportunity should be taken to expand the public space along the Harpeth River, tributaries and streams through community open spaces, trails, viewing points, and canoe accesses.*

The development anticipates the preservation of greater than 50% open space including the majority of all flood prone areas associated with Spencer Creek as well as contribution to the greenway system via parkland dedication and/or funds in lieu of.

- C. *The Harpeth River and its tributaries should be protected through significant riparian buffers. Streambank restoration is encouraged to provide wildlife habitat, slow stormwater runoff, improve air quality, reduce soil erosion, and reduce flooding.*

The development anticipates the preservation of all riparian buffers associated with Spencer Creek where it passes thru the site. The entire area east of the CSX ROW and south of Spencer Creek where it crosses Franklin Road will be substantially preserved in its natural state.

- D. *Established forested areas, existing tree canopies, specimen trees, and riparian buffers help to absorb air pollution, reduce glare, heat, and noise, and enhance the quality of life through health and recreational benefits. These resources should be preserved through careful site design. Clear cutting is discouraged.*

Agreed. The proposed plan will seek to maximize the preservation and enhancement of existing forested areas, existing tree canopies, specimen trees, and riparian buffers.

Exceptional Design

- A. *Buildings contribute to the fabric of the City, and they should reflect distinctive architectural style and high-quality materials that are unique to Franklin. Anywhere-architecture is not acceptable.*

Agreed. All architecture (Single-Family Residential, Big House and Townhouses) will be designed specifically for this neighborhood. The style and architecture will draw from the character of the surrounding area and the Creekside Manor historic home.

As an added layer of insurance, this site lays within the Historic Preservation Overlay district and as such all architectural elevation design will require review and approval by the Historic Zoning Commission.

- D. *The front building facade of principal buildings should be oriented toward the street. Buildings should activate the street by creating an inviting pedestrian experience. Architectural elements should add visual interest at a human scale. Long, blank walls are discouraged.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

- E. *Buildings at intersections should have a similar level of architectural detail for the side elevation as the front elevation. Distinctive architectural features that define the corner are encouraged. Buildings at the end of a street should be a visual terminus; architectural features should reflect the prominence of their location.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation and the residential architectural design.

- F. *Parking should be secondary to the building and its relationship to the street. Generally, parking should be located behind the building, under the building, or in parking structures behind active ground-floor uses that activate the street. On-street parking should be encouraged. Views from the street should not be of parking lots.*

Agreed. The development plan will illustrate a combination of on street parallel parking, individual unit garage parking and some surface parking located behind the residential architecture.

- J. *Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places.*

Agreed. KVD prides itself on our planning and design expertise and are quite proud of the many fine neighborhoods we have had a hand in creating. Given the importance of this site as a Gateway into the City of Franklin we will make every effort to create an exceptional neighborhood that all will be proud of.

- K. *Integrating and mixing land uses with pedestrian-scale building forms and community gathering spaces are encouraged. Wide, tree-lined sidewalks and well-designed street network should provide the foundation for connectivity between these uses.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

- L. *Context-sensitive design and architecture are important elements that vary throughout the city. Size, scale, setbacks, materials, the rhythm of the street, and context should be considered as part of the design process.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

- M. *Project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

Connected Community

- A. *New development and redevelopment should contribute to a convenient and functional multi-modal transportation system by providing accessible street and pedestrian connections on all sides, integrating bicycle or multi-use paths, and incorporating transit provisions.*

The amendment will allow for the development of an economically sound and viable mixed residential community with pedestrian connectivity via the developing Greenway system paralleling Spencer Creek to Harlinsdale Park (0.3 miles), The Factory (0.8 miles) and Downtown Franklin (1.5 miles) as well as other institutional and recreational opportunities within the immediate surrounding area.

- G. Greenway corridors and interconnected open-space networks, especially along the Harpeth River, should be expanded and enhanced as vital community amenities. Sidewalks and multi-use paths connecting neighborhoods, open spaces, parks, and greenways are encouraged to provide access to passive and active recreation and to support healthy and active lifestyles.*

Agreed. The proposed development will create a minimum of 50% open space primarily associated with the Spencer Creek corridor which will be offered for parkland dedication. This area provides a vital link in the Spencer Creek Greenway trail.

- H. Key routes into Franklin should use public improvements, such as signage, lighting, and decorative structures and landscapes, to create gateway entrances into the City to showcase community character and quality design.*

The proposed development will control both sides Franklin Road which is arguably “The Beginning” of the “Gateway” into downtown Franklin. This will allow for the homogenous design of the streetscape and gateway monumentation/signage features leading into downtown. The developer is receptive to working with the City to arrive at an acceptable design for this key gateway into the City.

- I. The character of new streets and their associated elements should reflect the desired character and design of the development and contribute to its sense of place.*

Agreed. Per the Design Concept guidelines and standards for Conservation Subdivision the developer is receptive to the design and installation of a context sensitive rural “Lane” for the proposed streets immediately paralleling Franklin Road as is described in the “Special Considerations for Franklin Road and Mack Hatcher Parkway”.

DEVELOPMENT SUITABILITY ANALYSIS

The two parcels rank average to above average on the Land Use Suitability Map and arguably should be ranked higher in our opinion.

11. Description of how the proposed amendment will improve the quality of life for City Residents.

The amendment will allow for the development of an economically sound and viable mixed residential community with pedestrian connectivity via the developing Greenway system paralleling Spencer Creek to Harlinsdale Park (0.3 miles), The Factory (0.8 miles) and Downtown Franklin (1.5 miles) as well as other institutional and recreational opportunities within the immediate surrounding area.

The proposed development will provide a mixture of residential options, types & forms including ownership/lease opportunities across a broad spectrum of price points to help fulfill the City’s diverse housing market demand.

The existing Creekside Manor historic home and its immediate grounds, as loosely identified by its surrounding existing specimen trees and tree canopy, will be preserved and renovated to continue its contribution to the Franklin Road Local Historic District.

The proposed development will be in a position to significantly contribute to the Spencer Creek Greenway trail system

The proposed development would seek to relocate the existing intersection of Daniel McMahon Lane and Franklin Road further north to a point that would serve both parcels as well as the Franklin First Methodist Church. This relocation would allow for the construction of turn lanes to access Daniel McMahon Lane from Franklin Road which is not currently possible due to proximity to the Spencer Creek bridge. This relocation would also serve to move Daniel McMahon Lane out of the flood plain therefore reducing current safety concerns.

Proposed Mixed Use Residential Text Amendment

The applicant requests the creation of a new tab within the Mixed Residential Design Concept chart labeled **Southeast and Southwest Quadrant of Franklin Road and Mack Hatcher** supplemented with the following text additions.

1. Proposed developments within this location shall set aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.
2. Franklin Road is the last rural gateway into Downtown Franklin. Building setbacks should be at least 150 feet along Franklin Road and Mack Hatcher Parkway in order to preserve the scenic viewshed. Context sensitive parallel drives are allowed within the outer one-half (75' - 150' range) of the 150' setback. The orientation of structures should address Mack Hatcher Parkway and Franklin Road.
3. Development should use the existing, natural topography and minimize grading to the maximum extent practicable.
4. Commercial uses are not appropriate within this rural corridor.
5. The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. Some of the historic dwellings in the area were built in the early nineteenth century and have Federal and/or Greek Revival architecture. New buildings located immediately adjacent to the side/front of historic buildings should appear to be within one-half story of the historic building height.
6. Residential buildings directly fronting Franklin Road shall be a maximum of two-and one-half stories. Residential units located behind the first row of residential units along Franklin road shall be a maximum of 3 stories.
7. Street infrastructure improvements to Franklin Road should be context sensitive in coordination with TDOT and City Streetscape Plans. Alternative options should be taken to avoid widening Franklin Road. Streetscape improvements to Franklin Road should be rural in nature, including informal, natural landscaping and traditional rural elements.
8. New local streets, adjacent to Franklin Road only, should be rural in character, with swales instead of curbs, informal street-tree plantings, and traditional rural elements, such as stone walls and wood-plank fencing.

9. The Daniel McMahon Lane and Franklin Road intersection should be studied for possible relocation in order to provide safe access to the SW and SE quadrants.
10. Trail interconnectivity should be promoted by using current and future planned trails, together with trails along Spencer Creek and the Harpeth River.
11. Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.
12. Parking should be to the side and rear of buildings or on-street.
13. Creekside Manor and ancillary historic structures should be preserved in their locations and context with careful site design around them to preserve the character of Franklin.

This email is to provide a follow-up to the meeting held October 16, 2017.

Purpose: Envision Franklin Plan Amendment Request
Site: South side of Franklin Road/Mack Hatcher Parkway intersection
Attendees--
Staff: Kelly Dannenfelser, Amy Diaz-Barriga, Andrew Orr, Brad Baumgartner
Applicant: Dwight Kiser, Gary Vogrin, and Eric Flynn

Summary:

We have met previously about this site about six months ago and talked about the Conservation Subdivision design concept and discouraged townhomes. They would like to submit for the December FMPC meeting a proposal to change the design concept from Conservation Subdivision to Mixed Residential. They said they had positive support from some planning commissioners they've met with, and that the view from Franklin Road was most important.

We went over the list of items to address, including (1) what conditions have changed since the adoption of the Plan to warrant an amendment; and (2) how will the proposed amendment be compatible with the existing land use patterns and design concepts of nearby properties. Staff told the applicant that a request for townhomes in this location would not be supported.

- They talked about doing a big house concept for the light yellow "buildings" along Franklin Road and townhomes behind it on the east side, with a row of single-family residential along Daniel McMahon Lane. They would keep the 150-foot building setback (but have parallel drives within it, which is not allowed by CFCO District.)
- We talked about the rural corridor, the 150-setback, and rural feel. The sense of place matters within a development and townhomes are incongruent with the established rural character, one that Harlinsdale Manor has set. KVD contends that the townhomes set back behind the Big Houses will have limited visibility from Franklin Road.
- Staff said that institutional uses are an appropriate use in Conservation Subdivision and that this would be an appropriate use at this location. They would like to make the argument for land costs that outprice institutional uses. In addition, the +/- 40,000 vehicles per day at the Franklin Road/Mack Hatcher Intersection and CSX Railroad to the east limit the viability of single family detached homes and more equate to a mixed-use residential product.
- Historic resources in the area: Roper's Knob, Creekside Manor, and Wyatt Hall, should be sensitively buffered and designed around.
- Dwight thinks the rural character starts at Creekside. Staff thinks it is from the intersection, as well as north on Franklin Road, which is also rural. They would like to make the argument that this development will transition from Iron Horse. Staff mentioned that was adopted under a previous LUP that didn't have the level of specificity we have today.
- They would also like to include a conceptual sketch in the submittal. Please see below for further information not discussed at the meeting.
- Dwight talked about a previous discussion with Engineering about potentially moving the access north of Daniel McMahon Lane, citing the floodplain, improved safety, but that what they were showing did not meet the minimum distance from the Mack Hatcher intersection and needs further study.
- We asked them to provide images of architecture examples of what they'd like to do.

- Andrew is going to set up the site visit with the pre-app team and coordinate the neighborhood meeting. They are looking at November 2 for a neighborhood meeting. There are very few property owners within 500 feet of this site.

Further Information:

After talking with Emily and other staff, it would be better not to include a specific plan in the actual text amendment so that the more in-depth level of detail can take place at the rezoning stage. For example, Envision Franklin rarely specifically addresses access locations for sites. It does here because it was the result of a six month City study of these properties. We would suggest that if you would like to pursue changing the access location, request deletion of that particular text. Then, it will be fully vetted with Engineering through rezoning, should the amendment request be successful. If you'd still like to pursue a bubble diagram with areas for big houses and townhomes, we can talk further about that. We would create it in-house to look like other illustrations in the document.

Kelly Dannenfelser, AICP

Long Range Planning Supervisor · City of Franklin · Planning and Sustainability Department

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

This message has been prepared on resources owned by the City of Franklin, TN. It is subject to the Internet and Online Services Use Procedures and Standards of the City. E-Mail that is created by any City staff member is a public record and is subject to Tennessee Public Records Law, TCA Code 10-7-503 and the rules of the Public Records Commission.

PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I KIGER + VOGGIN DESIGN
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

TAX MAP 063, PARCELS 24 & 24.01
(Property Parcel/Tax ID Number)

and located at:

370 FRANKLIN ROAD
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

6th day of November, 2017.


Notary Public

My Commission Expires: 07-30-18



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Adkerson Creekside Farm, G.P.
(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:

TAX MAP 063, PARCELS 24 & 24.01
(Property Parcel/Tax ID Number)

and located at:

370 FRANKLIN ROAD
(Street Address)

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

KISER + VOGT DESIGN
(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.

Marilyn Peggy Goutman
Signature

710 Pennsylvania Ave
Property Owner Mailing Address

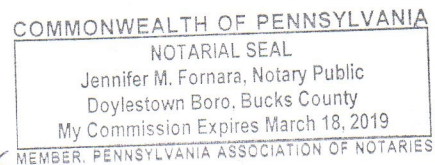
Ft. Washington, PA 19034
City, State & Zip

Subscribed and sworn to before me this

2nd day of NOV, 2017.

Jennifer M. Fornara
Notary Public

My Commission Expires: _____



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

SIGN-IN SHEET- LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

Project: I7024

Meeting Date: 11.02.17

Facilitator: Kiser + Vogrin Design

Place: Franklin Road Site

Name	Phone	E-Mail
Chip Stout	524 903 4314	Chipstout@gmail.com
Allison Williams	703 967 8623	ally@thevillainspost.com
Mary France	615-300-7218	mphistoric@gmail.com
Alan Simms	214-668-2876	alansimms@live.com
Paul Jelenc	615 415 6855	pjeb@bellsouth.net
Ron Doole	615-791-2236	
Patricia Kruebel	615-202-7431	pgkruebel@gmail.com
STEVE FULTON	615-598-3888	steve@franklinhdl.com
Tim Ginn	615-456-1031	htginn@bellsouth.net
Andrew Miller	615-830-7726	andrew.miller@seedbed.com
David Bailey	615-812-6200	davidbailey86@gmail.com
Greg Meadows	615 347 9394	greg@crown.co
Larry Meadows	615 714 5328	greg@crown.co
Claude Cananich	615/293-3819	mail@bangynodes.com
Dorie Bolze	615-4790181	doriebolze@harpethriver.org
DANA McLENDON	615-310-3195	danamclendon@icloud.com
Clenna Pokrant	615-791-6819	clennapokrant@gmail.com

SIGN-IN SHEET- LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

Project: I7024

Meeting Date: 11.02.17

Facilitator: Kiser + Vogrin Design

Place: Franklin Road Site

Name	Phone	E-Mail
ANN PETERSEN		annpetersen@comcast.net
Annabeth Hayes		ahayes@historicfranklin.com
Carl Baughman		carlbba@hotmail.com
Connie Clark	(615) 790-0333	connieclark06@comcast.net
Marty Prine	(480) 227-7590	rprine2@comcast.net
Bill Handel		bhandel2@comcast.net
Michael Phillips	615 974 6300	cw4phillips@gmail.com
Susan Mullard	415 429-0752	susan.smullard@comcast.net
Andrew Orr	-	-
BRENT JACOBS	615-202-2260	J.BRENT.JACOBS@GMAIL.COM

LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE

Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.

City Hall Training Room

Name: Michael Phillips

Address: 417 Gambrel Ct. 37067

Phone #: 615-974-6300

Email: CW4Phillips@gmail.com

Comments:

What is the ^{current} LOS of the existing roadway?
What is the anticipated LOS?
What is the number of expected school children?
How will it effect the zoned school's capacity?
Consider a private, gated community for residents
over 55. It doesn't exist in Franklin. Would be no
school children and significantly fewer vehicle trips.

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday,
November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.

LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE

Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.

City Hall Training Room

Name:

Mary Pearce

Address:

103 Woodview Court

Phone #:

Email:

Comments:

6x Density Increase will destroy
the intent of the current zoning
to preserve the character of
this last historic gateway into
historic Franklin.

The historic home is in poor
condition & has not been stabilized
in recent years to my knowledge.

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday,
November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.



LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE
Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.
City Hall Training Room

Name: Andrew Miller

Address: 118 Shenandoah Tr Franklin

Phone #: 615-830-7726

Email: andrew.miller@segbed.com

Comments: I would highly disapprove rezoning this property.
I believe that this gateway to Franklin and the rural
character of the road would be greatly diminished. Please
do not let this proceed

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday, November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.

LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE

Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.

City Hall Training Room

Name: Susan Smilwood
Address: 103 Harlinsdale Ct
Phone #: 615.429.0752
Email: susan.smilwood@comcast.net

Comments: I am opposed of changing
the zoning allowance for
this development.
I will be petitioning my
neighbors and asking
to support the current
land use plan. I am
opposed to the amendment.

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday, November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.



LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE

Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.

City Hall Training Room

Name: Marty Prine

Address: 111 Harlinsdale Ct. Franklin, TN 37069

Phone #: (480) 227-7590

Email: rprine20@comcast.net

Comments:

Do not change the envision Franklin plan.

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday, November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.



LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE

Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.

City Hall Training Room

Name: Clenna Pokrant

Address: 127 Harlinsdale Ct, Franklin

Phone #: 615-791-6819

Email: clennapokrant@gmail.com

Comments: Keep Envision plan as approved and
discussed for 2 years. Nothing has changed
since January to reflect need for change.

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday,
November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.



LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE

Thursday, November 2nd, 2017 6:00 p.m. to 7:00 p.m.

City Hall Training Room

Name: ALAN Simms

Address: 119 Lewisburg Ave Franklin, TN 37064

Phone #: 214-668-2826

Email: alan.simms@live.com

Comments: _____

Do ~~NOT~~ change the Envision Franklin plan.

Please return this evening or to Kiser+Vogrin Design at the address shown below no later than Friday, November 17th, 2017. This sheet may also be returned by email to gary@kiservogrin.com. Thank you.

Emily Hunter

From: Annabeth Hayes <ahayes@willamsonheritage.org>
Sent: Thursday, November 16, 2017 10:43 AM
To: Kelly Dannenfelser; Andrew Orr
Cc: Bari Beasley; David Garrett
Subject: Formal comment - Re: City of Franklin, TN: Neighborhood Meeting—Envision Franklin Plan Amendment

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

Hi Kelly and Dan,

I've copied my comment for the joint workshop below.

Thank you,
Annabeth

November 16, 2017

Re: Proposed Amendment to the Envision Franklin Plan for the Franklin Road/Mack Hatcher Parkway Site

To Mayor Moore, the Board of Aldermen, and the Franklin Municipal Planning Commission,

As I cannot attend the joint workshop on Thursday November 16, I am submitting this comment on behalf of the Heritage Foundation of Williamson County, TN in reference to the proposed amendment to the Envision Franklin Plan for the Franklin Road/Mack Hatcher Parkway site. This area is the last rural gateway into historic Franklin, and therefore it is critical that we preserve the rural character of this area. The Heritage Foundation opposes this proposed amendment for a Mixed Residential design concept. It would drastically increase the density of these two parcels of land and eliminate the rural character and greenspace that the Conservation Subdivision concept would better maintain. Envision Franklin's Conservation Subdivision concept would also better compliment the neighboring historic sites, Roper's Knob, Creekside Manor, and Wyatt Hall. Because the rural character of this area is a defining and irreplaceable feature of this gateway, it is essential that that remain a priority when these parcels of land are developed, as is supported by the current Envision Franklin Conservation Subdivision design concept.

Thank you for your time,

Annabeth Hayes
Director of Preservation
Heritage Foundation of Williamson County, TN
ahayes@willamsonheritage.org

Emily Hunter

From: Damon Rogers <damonarogers@gmail.com>
Sent: Sunday, December 3, 2017 5:12 PM
To: Andrew Orr
Cc: Ann Petersen; Bev Burger; Brandy Blanton; Clyde Barnhill; Dana McLendon; Margaret Martin; Ken Moore; Pearl Bransford
Subject: Transitional features - 14 December meeting

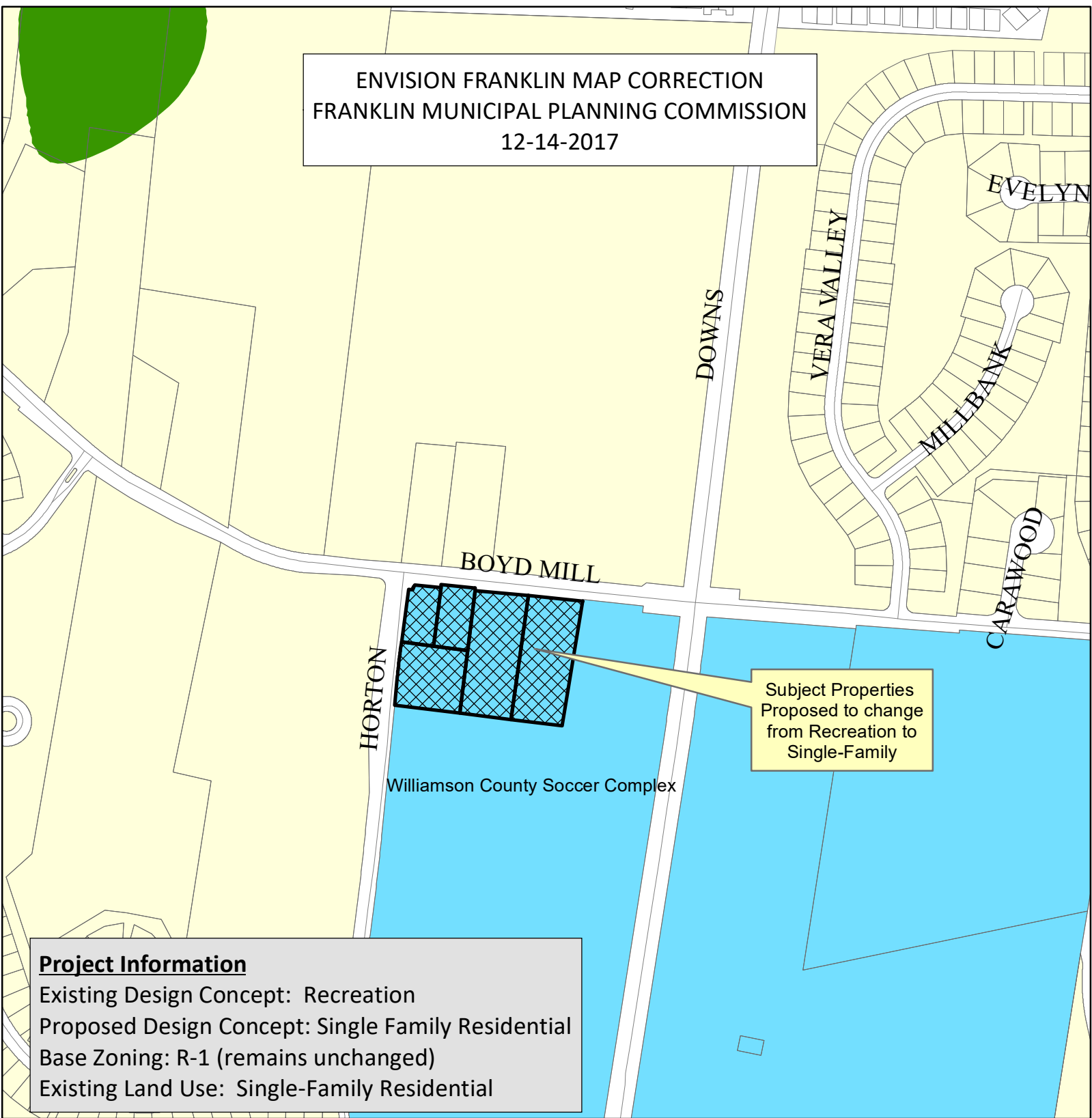
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

For the Official Record regarding a plan amendment to Envision Franklin from the Conservation Subdivision design concept to the Mixed Residential design concept:

I STRONGLY OPPOSE the Mixed Residential design concept. Envision Franklin has design concepts in place to protect the citizens of Franklin and any exceptions to this should never be approved! Enough is enough! Please do not approve this Mixed Residential design concept!

Sincerely,
Damon Akin Rogers
7th Generation Native
431 Boyd Mill Avenue
615-554-2042

ENVISION FRANKLIN MAP CORRECTION
FRANKLIN MUNICIPAL PLANNING COMMISSION
12-14-2017



Project Information

Existing Design Concept: Recreation
Proposed Design Concept: Single Family Residential
Base Zoning: R-1 (remains unchanged)
Existing Land Use: Single-Family Residential

Parcels selection

PARCEL_TYP

- Parcels
- Parcels
- City Limits

Design Concepts

- Recreation
- Single-Family Residential
- Conservation

0 500
Feet



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

RESOLUTION 2017-82

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT AN AMENDMENT TO THE ENVISION FRANKLIN DESIGN CONCEPTS MAP FOR MULTIPLE PROPERTIES LOCATED AT THE INTERSECTION OF HORTON LANE AND BOYD MILL AVENUE.

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

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

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

WHEREAS, this mapping change will correct an inadvertent mapping error for these single-family residential properties; and

WHEREAS, this amendment request, as depicted in the attachment(s), is to change the design concept for properties along north of the Williamson County Soccer Complex along Boyd Mill Avenue from Recreation to Single-Family Residential; and

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

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

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

SECTION I. That the attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. That the *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map.

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

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on December 14, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Mike Hathaway
Chair

By: _____

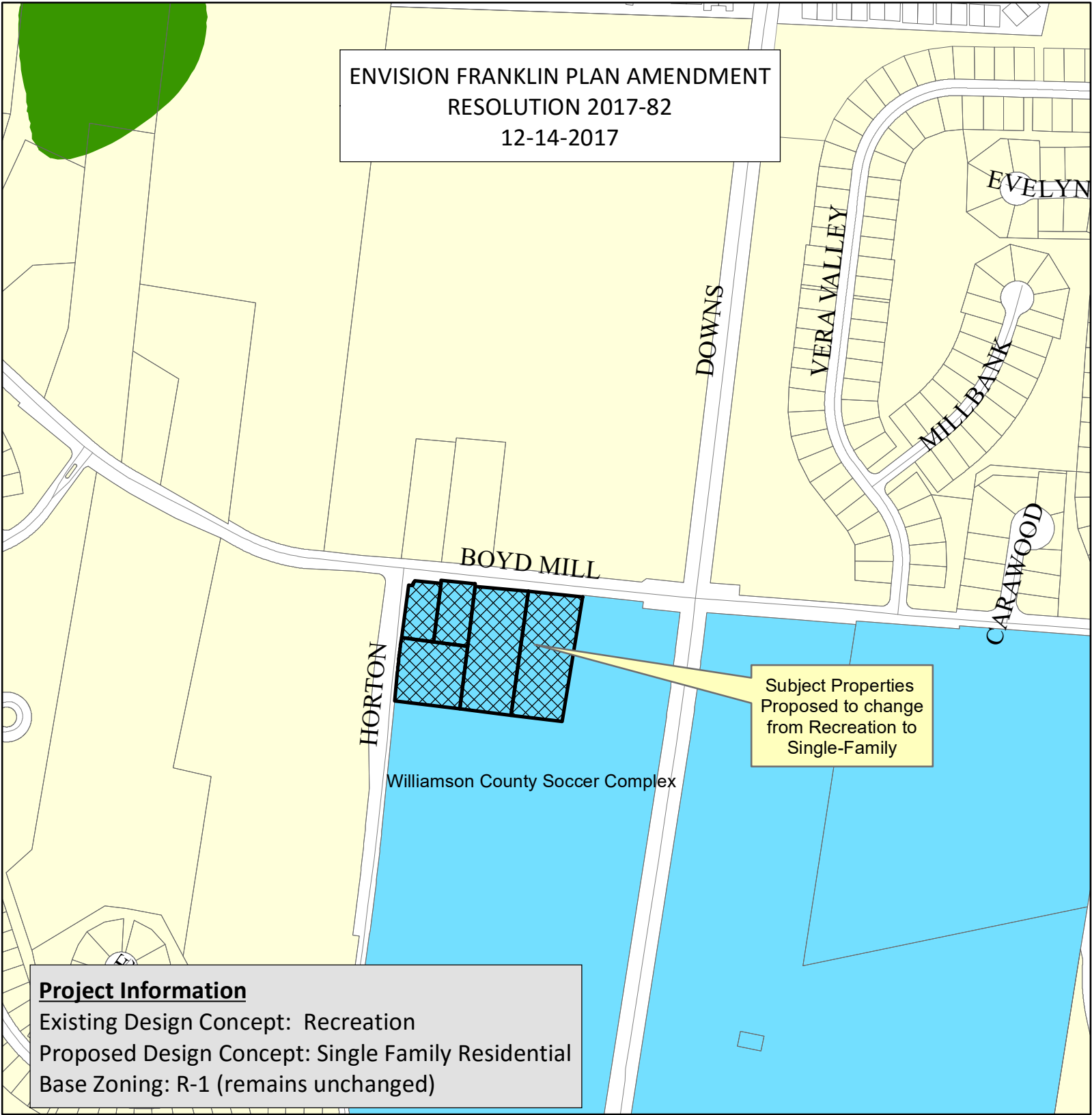
Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

ENVISION FRANKLIN PLAN AMENDMENT
 RESOLUTION 2017-82
 12-14-2017



Project Information

Existing Design Concept: Recreation
 Proposed Design Concept: Single Family Residential
 Base Zoning: R-1 (remains unchanged)

Parcels selection	Design Concepts
PARCEL_TYP	Recreation
Parcels	Single-Family Residential
Parcels	Conservation
City Limits	



Emily Hunter

From: rebel.68@comcast.net
Sent: Wednesday, November 15, 2017 2:43 PM
To: Andrew Orr
Subject: Re: 3104 Horton Lane

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

Thank you for your attention/correction of this matter.

Claudia Seaberg

From: "Andrew Orr" <andrew.orr@franklintn.gov>
To: "rebel.68@comcast.net" <rebel.68@comcast.net>
Sent: Wednesday, November 15, 2017 10:05:35 AM
Subject: RE: 3104 Horton Lane

Good Morning Claudia,

I hope you're doing well. I sent out mailers this morning to you and your neighbors informing you that we are correcting the mistake in Envision Franklin. I sent the notice to a PO Box we had on file for you. Just in case you do not receive it, please see the attached letter and map and let me know if you have any questions.

Warm Regards,

Andrew

From: Andrew Orr
Sent: Tuesday, June 13, 2017 3:27 PM
To: rebel.68@comcast.net
Subject: 3104 Horton Lane

Good Afternoon Claudia,

Elaine mentioned you stopped by the office. I did check into it and Envision Franklin (long-range plan) should have your property, and the ones around you, in a residential design concept and not Recreation. It looks like it was an oversight on our part and I am sorry for the confusion. We will correct this in the future. Your property is zoned R-1 so if you did want to subdivide your lot, you would likely need to request a rezoning. Please let me know if you would like to meet.

Thanks,

Andrew

Andrew Orr, AICP | Principal Planner
109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Email that is received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This email may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this email, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this email in error, please delete it and immediately notify the sender by reply email.

**ORDINANCE 2017-48
AS AMENDED**

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 3, 5, AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO REFINE TRANSITIONAL FEATURES STANDARDS FOR INFILL DEVELOPMENT."

WHEREAS, infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin, its surrounding areas, and other highly-developed areas within the city; and

WHEREAS, Franklin's historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding area; and

WHEREAS, the City's long-range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character; and

WHEREAS, municipalities are statutorily authorized to zone property to regulate the location, height, and size of buildings and other structures, the percentage of a lot that may be occupied, the density of population, and the sizes of yards, courts, and other open spaces; and

WHEREAS, this text amendment enhances the quality of life and economic health of the city by preserving the character and desirable aesthetic features of established neighborhoods; and

WHEREAS, this text amendment ensures these character-defining features, such as building setbacks, building heights, and lot widths are compatible and strengthen the established neighborhood context; and

WHEREAS, this Zoning Ordinance text amendment to amend Transitional Features Standards is in the best interest of the public health, safety, or welfare.

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

SECTION I. That Chapter 5, Subsection 5.3.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Subsections and Figures accordingly, and is approved to read as follows:

5.3.4 Transitional Features

(1) Purpose and Intent

Transitional features are architectural elements or site aspects used to provide a transition between land uses, subdivisions, ~~and sites~~, **and lots throughout the city** in an effort to mitigate conflicts and to provide design compatibility. It is the intent of these standards to:

- (a) Blend new development with existing development form and pattern **where the existing development is established and expected to remain, pursuant to *Envision Franklin***;
- (b) Reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture;
- (c) Limit the excessive consumption of available land through the utilization of large vegetated buffers;
- (d) Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; ~~and~~
- (e) Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in proximity to one another; ~~and-~~
- (f) **Regulate infill development to ensure these neighborhood character defining features, such as building height, building setbacks, lot sizes, and lot widths are compatible and strengthen the established context of Central Franklin and the overall City.**

(2) Applicability

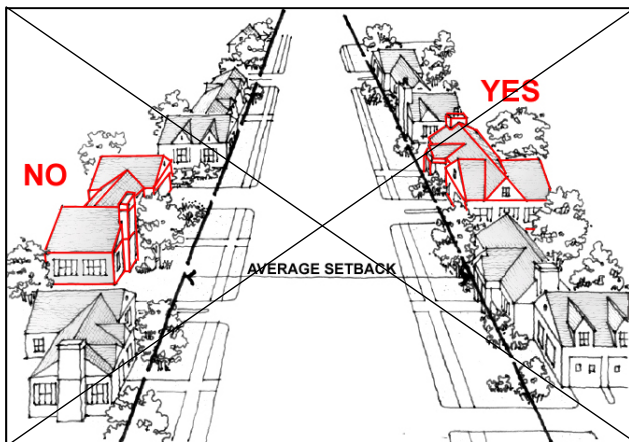
- (a) Transitional features shall be required:
 - (i) ~~When design compatibility cannot be achieved~~ **To achieve design compatibility between new and existing land uses, lots, or structures where the existing development is established and expected to remain, pursuant to *Envision Franklin*; or**
 - (ii) Between lots or uses within a single mixed-use development ~~located in either traditional or conventional areas; or-~~
 - (iii) **For residential development within CFCO Districts, or development within the OR District;**
- (b) **In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;**
- (c) **It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.**
- ~~(b) In conventional areas, the DRT may require the use of transitional features in addition to the use of a buffer, in accordance with the standards in Subsection 5.4.7, Buffers, where such transitional features are necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~
- ~~(c) In traditional areas, the DRT may require the use of a buffer in lieu of or in addition to the use of a transitional feature where such buffer is necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of buffers or transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

(3) Standards

~~In areas where a transition between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture is needed, the~~ **The** following approaches shall be used, subject to the approval of the ~~DRT, or the~~ Department of Building and Neighborhood Services, **and Department of Planning & Sustainability**, to establish a transition between uses, **lots, and structures**:

(a) **Building Setbacks**

- i. **The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right of way than the closest existing principal structure**
- ii. **Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.**
- iii. **The use of a Class C landscape buffer and/or a fence or wall may be required where necessary to reduce potential adverse impacts of new uses or new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.**



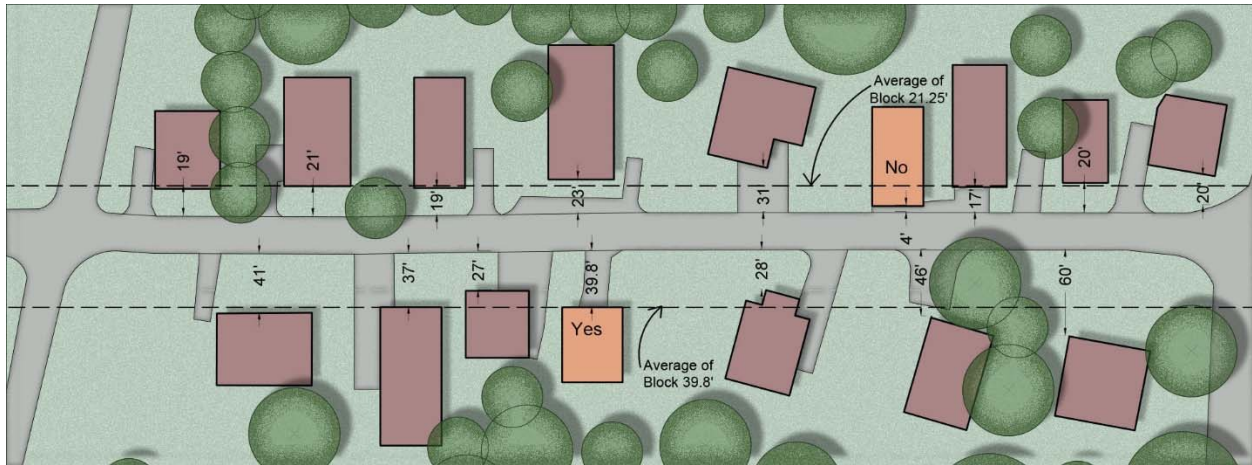


Figure 5-4: The new construction (in tan outlined in red) on the right with a “Yes” demonstrates an appropriate average setback for its block face. The dwelling outlined in red on the left New construction (in tan) with a “No” has a front setback that is too shallow for its block face deep.

(b) **Lot Sizes**

For residential lots within CFCO Districts, or lots zoned OR District, the lot size of a new lot shall be a minimum of 75 percent of the average lot size of existing lots on the same block face.

(c) **Lot Widths**

~~Use lot widths that are 40~~ The lot width for a new residential lot or lot zoned OR shall be a minimum of 75 percent of the average lot width for existing lots on the same block; face, or on the nearest adjacent block face where applicable.

(d) **Building Height**

- i. Residential development within CFCO Districts or development within the OR District shall meet the following standards:

A. Building height at the front elevation shall not exceed one half-story above the average height of existing buildings on the same block face and shall not exceed an overall height of one-half story above the height at the front elevation;



Figure 5-5: These examples depict whole and half-stories for the purposes of determining building height.

B. Building height at the front elevation shall not exceed one-half story above the shortest immediately adjacent structure on the same block

face and shall not exceed an overall height of one-half story above the height at the front elevation.



Figure 5-6: These are examples of appropriate design solutions for achieving a one and one-half story appearance at the front elevation.

C. Façade width shall be within 25 percent of the average of immediately adjacent building façade widths;

D. Foundation height shall be a minimum of 12 inches and maximum of 18 inches, unless topographical constraints necessitate additional foundation height;

E. Buildings shall blend with existing buildings along the block face through use of:

- a. Similar roof shapes;**
- b. Dormers set back a minimum of one foot from the exterior wall of a front or side elevation;**
- c. Massing that divides the building into smaller parts;**
- d. Materials that do not accentuate verticality;**
- e. One-story front porch or entry element;**
- f. Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).**

F. Garages shall have traditional placement and orientation, and be subordinate in height to the rest of the principal structure.



Figure 5-7: These examples show how attached garages are traditionally placed and subordinate to the rest of the principal structure.

ii. Nonresidential and Mixed-Use Standards

A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are~~ **shall be** consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. **Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;**

B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;

C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).

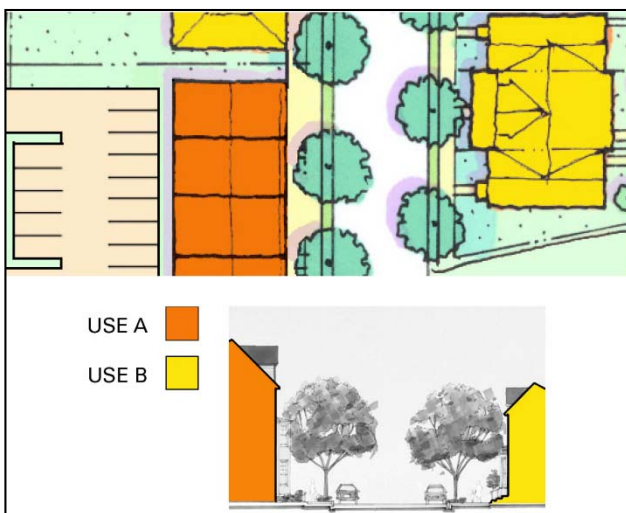


Figure 5-85: Ensuring similar façade height and width dimensions of opposing façades can be an effective means of establishing a transition between uses.

(e) **Transition Methods**

Graduate building height, scale, and mass through utilization of any of the following methods:

- (i) Building step-backs to reduce the bulk of a building's upper floors;
- (ii) Dividing buildings into smaller parts, including detached buildings, to reduce effective visual bulk and to maintain the scale and rhythm of the existing pattern of development;
- (iii) Sight lines or angular planes to gauge the appropriate building height necessary to achieve a steady, incremental transition; or
- (iv) Other techniques to break up the scale of a building to complement existing development patterns, as approved by the ~~DRT, or the~~ Department of **Building and Neighborhood Services and Department of Planning and Sustainability**.

...

SECTION II. That Chapter 5, Subsection 5.3.5, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~, to add the following text noted in **bold**, and is approved to read as follows:

5.3.5 Residential Development

Attached and detached residential structures shall comply with the following basic residential design standards.

(1) Basic Standards

...

(e) Foundations

(i) The finished floor elevation at the front façade shall be located above grade in accordance with the following standards:

- A.) For setbacks of ten feet or more, the finished floor elevation of the front facade shall be a minimum of 18 inches above grade; and
- B.) For setbacks of less than ten feet, the finished floor elevation of the front facade shall be a minimum of 24 inches above grade;
- C.) Within CFCO Districts, foundation height along the front building facade shall be a minimum of 12 inches, but not exceed 18 inches, unless topographical constraints necessitate additional foundation height.**

...

SECTION III. That Chapter 3, Tables 3.5, 3.6, 3.7 and 3.8, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	CQ	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4] [9]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]

NOTES:

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.
- [2] Shaded cells indicate that no requirement exists.
- [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.
- [9] **Building height shall be in accordance with Subsection 5.3.4, Transitional Features.**

...

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial / Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65] [1110]		50	35	25	[76]	[87]	[87]	[8][98]	[8][98]			
	Rear Yard Setback (feet)[65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[98]	5,000[98]			
	Minimum Lot Width (feet) [4]		200	150	100	75	60	50	50[98]	50[98]			
	Minimum Lot Frontage (feet) [1211]		160	120	80	60	48	40	40[98]	40[98]			
Residential Detached (Alley Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial / Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65]		50	35	25	[76]	[87]	[87]	[8][98]	[8][98]			
	Rear Yard Setback (feet) [65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15	45,000	30,000	15,000	9,000	5,000	4,000[98]	4,000[98]			

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
		acres										
	Minimum Lot Width (feet) [4]	200	150	100	75	60	50	40[98]	40[98]			
	Minimum Lot Frontage (feet) [1211]	160	120	80	60	48	40	40[98]	40[98]			
Residential Attached	Front Yard and Side Street Setback (feet) [4] [5]	Local						30[98]	30[98]	30	30	30
		Collector						40[98]	40[98]	40	40	40
		Arterial / Mack Hatcher						50[98]	50[98]	50	50	50
	Side Yard Setback (feet)							15 [98][1110]	15 [98][1110]	15 [1110]	15 [1110]	15 [1110]
	Rear Yard/Alley Setback (feet)							30 [98]	30 [98]	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.~~
- [54] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4, Transitional Features.**
- [65] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [76] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [87] Minimum of five feet each side, minimum 12 feet between dwellings.
- [98] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
[109] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots. [1110] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin. [1211] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.											

...

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2] [3]

Standard				Base Zoning Districts											
		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	GO	NC	GC	LI	HI	CI
Front Yard and Side Street Setback (feet) [3] [4]	Local	100	75	60	40	25	25	30	30	50	20	30	75	30	20
	Collector	150	100	90	75	60	55	40	40						
	Arterial/ Mack Hatcher	225	150	125	100	80	75	50	50						
Side Yard Setback (feet) [54] [87]		50	35	35	[65]	[76]	[76]	[76]	[76]	25	10	15	25	15	10
Rear Yard Setback (feet) [54]		100	65	50	40	30	30	30	30	40	25	25	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the final plat and/or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries along the development shall be retained as specified in this table.
- [3] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yards, the minimum front yard shall instead be within 25 percent of the average setbacks for existing buildings on the same block face.~~
- [43] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features. The minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~
- [54] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building.
- [65] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [76] Minimum of five feet each side, minimum 12 feet between dwellings.

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2] [3]

Standard	Base Zoning Districts													
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	GO	NC	GC	LI	HI	CI
[87]	Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.													

...

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0–15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9] [13]	0-5 feet	0 feet
Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			
Minimum Lot Size [6]	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

- [6] ~~In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4 Transitional Features.**
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing the street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.
- [14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

...

SECTION IV. That Chapter 3, Subsection 3.3.1 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

3.3 Site Development Standards

3.3.1 Measurements, Computations, and Exceptions

...

(4) Setbacks, Yards, and Height

...

(h) Height Measurement

(i) Building height shall be measured in the number of complete stories above the finished grade for any building, including habitable attics, half-stories, mezzanines, and at-grade structured parking, but excluding:

A.) Spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and underground parking structures; and

B.) Features that are more than one-half story below the finished grade.

(ii) For the purposes of measuring maximum building height for Subsection 5.3.4, Transitional Features:

A.) To calculate the average height, story and half-story heights along the same block face shall be summed, then divided by the total number of principal structures; and.

B.) To calculate one half-story above the average height, one-half (0.5) shall be added to the average height (calculated above), then rounded to the nearest half or whole story.

SECTION V. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striethrough~~ and add the following text noted in **bold**, and is approved to read as follows:

...

Story

The portion of a building intended for human occupancy included between the upper surface of a floor and the upper surface of the floor next above or the roof.

Story, Half

An uppermost story which usually features dormer windows and in which a sloping roof replaces the upper part of the front wall facing the street. Kneewalls do not exceed five feet in height, measured from the upstairs floor to the wall plate, and the floor space of the upstairs is less than the main floor footprint.

...

SECTION VI. 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 S. Stuckey

City Administrator

BY: _____

Dr. Ken Moore

Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2017-48

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 3, 5, AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO REFINE TRANSITIONAL FEATURES STANDARDS FOR INFILL DEVELOPMENT."

WHEREAS, infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin, its surrounding areas, and other highly-developed areas within the city; and

WHEREAS, Franklin's historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding area; and

WHEREAS, the City's long-range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character; and

WHEREAS, municipalities are statutorily authorized to zone property to regulate the location, height, and size of buildings and other structures, the percentage of a lot that may be occupied, the density of population, and the sizes of yards, courts, and other open spaces; and

WHEREAS, this text amendment enhances the quality of life and economic health of the city by preserving the character and desirable aesthetic features of established neighborhoods; and

WHEREAS, this text amendment ensures these character-defining features, such as building setbacks, building heights, and lot widths are compatible and strengthen the established neighborhood context; and

WHEREAS, this Zoning Ordinance text amendment to amend Transitional Features Standards is in the best interest of the public health, safety, or welfare.

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

SECTION I. That Chapter 5, Subsection 5.3.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Subsections and Figures accordingly, and is approved to read as follows:

5.3.4 Transitional Features

(1) Purpose and Intent

Transitional features are architectural elements or site aspects used to provide a transition between land uses, subdivisions, ~~and sites~~, **and lots throughout the city** in an effort to mitigate conflicts and to provide design compatibility. It is the intent of these standards to:

- (a) Blend new development with existing development form and pattern **where the existing development is established and expected to remain, pursuant to *Envision Franklin***;
- (b) Reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture;
- (c) Limit the excessive consumption of available land through the utilization of large vegetated buffers;
- (d) Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; ~~and~~
- (e) Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in proximity to one another; ~~and~~;
- (f) **Regulate infill development to ensure these neighborhood character defining features, such as building height, building setbacks, lot sizes, and lot widths are compatible and strengthen the established context of Central Franklin and the overall City.**

(2) Applicability

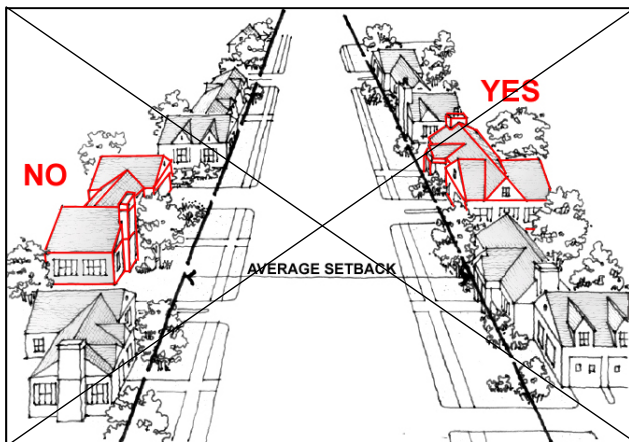
- (a) Transitional features shall be required:
 - (i) ~~When design compatibility cannot be achieved~~ **To achieve design compatibility between new and existing land uses, lots, or structures where the existing development is established and expected to remain, pursuant to *Envision Franklin*; or**
 - (ii) Between lots or uses within a single mixed-use development ~~located in either traditional or conventional areas; or~~
 - (iii) **For residential development within CFCO Districts, or development within the OR District;**
- (b) **In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;**
- (c) **It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.**
- ~~(b) In conventional areas, the DRT may require the use of transitional features in addition to the use of a buffer, in accordance with the standards in Subsection 5.4.7, Buffers, where such transitional features are necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~
- ~~(c) In traditional areas, the DRT may require the use of a buffer in lieu of or in addition to the use of a transitional feature where such buffer is necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of buffers or transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

(3) Standards

~~In areas where a transition between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture is needed, the~~ **The** following approaches shall be used, subject to the approval of the ~~DRT, or the~~ Department of Building and Neighborhood Services, **and Department of Planning & Sustainability**, to establish a transition between uses, **lots, and structures**:

(a) **Building Setbacks**

- i. **The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right of way than the closest existing principal structure**
- ii. **Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.**
- iii. **The use of a Class C landscape buffer and/or a fence or wall may be required where necessary to reduce potential adverse impacts of new uses or new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.**



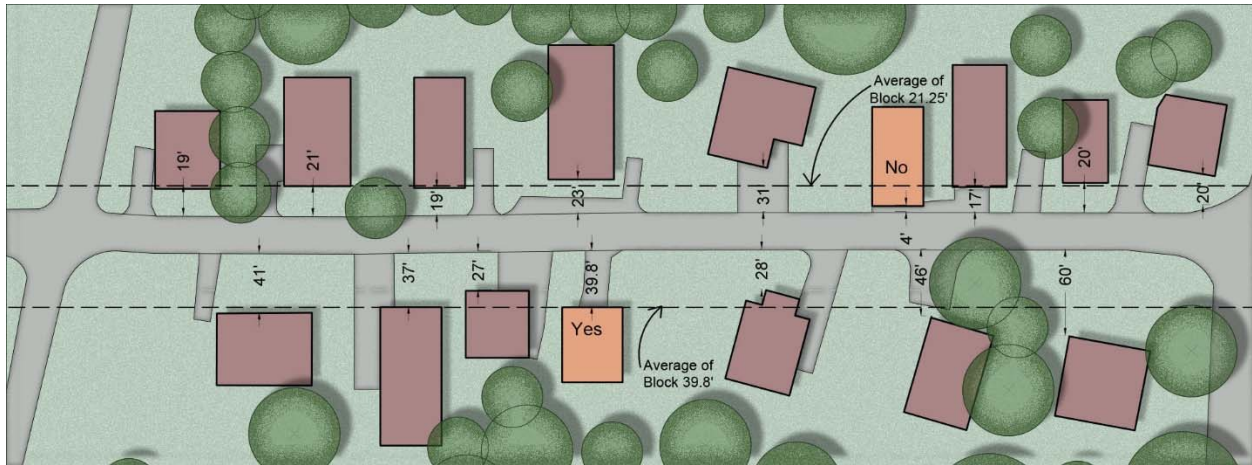


Figure 5-4: The new construction (in tan outlined in red) on the right with a “Yes” demonstrates an appropriate average setback for its block face. The dwelling outlined in red on the left New construction (in tan) with a “No” has a front setback that is too shallow for its block face deep.

(b) **Lot Sizes**

For residential lots within CFCO Districts, or lots zoned OR District, the lot size of a new lot shall be a minimum of 75 percent of the average lot size of existing lots on the same block face.

(c) **Lot Widths**

Use lot widths that are 40 The lot width for a new residential lot or lot zoned OR shall be a minimum of 75 percent of the average lot width for existing lots on the same block; face, or on the nearest adjacent block face where applicable.

(d) **Building Height**

- i. Residential development within CFCO Districts or development within the OR District shall meet the following standards:

- A. Building height at the front elevation shall not exceed one half-story above the average height of existing buildings on the same block face;



Figure 5-5: These examples depict whole and half-stories for the purposes of determining building height.

B. Building height at the front elevation shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



Figure 5-6: These are examples of appropriate design solutions for achieving a one and one-half story appearance at the front elevation.

C. Façade width shall be within 25 percent of the average of immediately adjacent building façade widths;

D. Foundation height shall be a minimum of 12 inches and maximum of 18 inches, unless topographical constraints necessitate additional foundation height;

E. Buildings shall blend with existing buildings along the block face through use of:

- a. Similar roof shapes;**
- b. Dormers set back a minimum of one foot from the exterior wall of a front or side elevation;**
- c. Massing that divides the building into smaller parts;**
- d. Materials that do not accentuate verticality;**
- e. One-story front porch or entry element;**
- f. Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).**

F. Garages shall have traditional placement and orientation, and be subordinate in height to the rest of the principal structure.



Figure 5-7: These examples show how attached garages are traditionally placed and subordinate to the rest of the principal structure.

ii. Nonresidential and Mixed-Use Standards

A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are~~ **shall be** consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. **Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;**

B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;

C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).

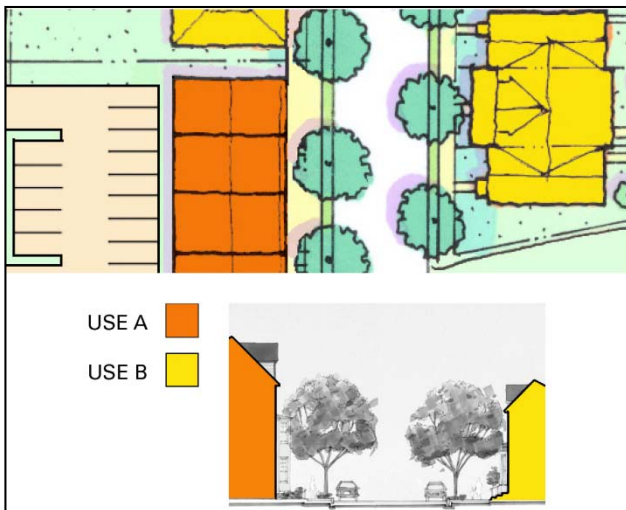


Figure 5-85: Ensuring similar façade height and width dimensions of opposing façades can be an effective means of establishing a transition between uses.

(e) **Transition Methods**

Graduate building height, scale, and mass through utilization of any of the following methods:

- (i) Building step-backs to reduce the bulk of a building's upper floors;
- (ii) Dividing buildings into smaller parts, including detached buildings, to reduce effective visual bulk and to maintain the scale and rhythm of the existing pattern of development;
- (iii) Sight lines or angular planes to gauge the appropriate building height necessary to achieve a steady, incremental transition; or
- (iv) Other techniques to break up the scale of a building to complement existing development patterns, as approved by the ~~DRT, or the~~ Department of **Building and Neighborhood Services and Department of Planning and Sustainability**.

...

SECTION II. That Chapter 5, Subsection 5.3.5, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~, to add the following text noted in **bold**, and is approved to read as follows:

5.3.5 Residential Development

Attached and detached residential structures shall comply with the following basic residential design standards.

(1) Basic Standards

...

(e) Foundations

(i) The finished floor elevation at the front façade shall be located above grade in accordance with the following standards:

- A.) For setbacks of ten feet or more, the finished floor elevation of the front facade shall be a minimum of 18 inches above grade; and
- B.) For setbacks of less than ten feet, the finished floor elevation of the front facade shall be a minimum of 24 inches above grade;
- C.) Within CFCO Districts, foundation height along the front building facade shall be a minimum of 12 inches, but not exceed 18 inches, unless topographical constraints necessitate additional foundation height.**

...

SECTION III. That Chapter 3, Tables 3.5, 3.6, 3.7 and 3.8, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	CQ	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4] [9]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]

NOTES:

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.
- [2] Shaded cells indicate that no requirement exists.
- [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.
- [9] **Building height shall be in accordance with Subsection 5.3.4, Transitional Features.**

...

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial / Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65] [1110]		50	35	25	[76]	[87]	[87]	[8][98]	[8][98]			
	Rear Yard Setback (feet)[65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[98]	5,000[98]			
	Minimum Lot Width (feet) [4]		200	150	100	75	60	50	50[98]	50[98]			
	Minimum Lot Frontage (feet) [1211]		160	120	80	60	48	40	40[98]	40[98]			
Residential Detached (Alley Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial / Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65]		50	35	25	[76]	[87]	[87]	[8][98]	[8][98]			
	Rear Yard Setback (feet) [65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15	45,000	30,000	15,000	9,000	5,000	4,000[98]	4,000[98]			

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
		acres										
	Minimum Lot Width (feet) [4]	200	150	100	75	60	50	40[98]	40[98]			
	Minimum Lot Frontage (feet) [1211]	160	120	80	60	48	40	40[98]	40[98]			
Residential Attached	Front Yard and Side Street Setback (feet) [4] [5]	Local						30[98]	30[98]	30	30	30
		Collector						40[98]	40[98]	40	40	40
		Arterial / Mack Hatcher						50[98]	50[98]	50	50	50
	Side Yard Setback (feet)							15 [98][1110]	15 [98][1110]	15 [1110]	15 [1110]	15 [1110]
	Rear Yard/Alley Setback (feet)							30 [98]	30 [98]	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.~~
- [54] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4, Transitional Features.**
- [65] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [76] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [87] Minimum of five feet each side, minimum 12 feet between dwellings.
- [98] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
[109] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots. [1110] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin. [1211] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.											

...

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2] [3]

Standard				Base Zoning Districts											
		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	GO	NC	GC	LI	HI	CI
Front Yard and Side Street Setback (feet) [3] [4]	Local	100	75	60	40	25	25	30	30	50	20	30	75	30	20
	Collector	150	100	90	75	60	55	40	40						
	Arterial/ Mack Hatcher	225	150	125	100	80	75	50	50						
Side Yard Setback (feet) [54] [87]		50	35	35	[65]	[76]	[76]	[76]	[76]	25	10	15	25	15	10
Rear Yard Setback (feet) [54]		100	65	50	40	30	30	30	30	40	25	25	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the final plat and/or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries along the development shall be retained as specified in this table.
- [3] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yards, the minimum front yard shall instead be within 25 percent of the average setbacks for existing buildings on the same block face.~~
- [43] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features. The minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~
- [54] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building.
- [65] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [76] Minimum of five feet each side, minimum 12 feet between dwellings.

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2] [3]

Standard	Base Zoning Districts													
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	GO	NC	GC	LI	HI	CI
[87]	Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.													

...

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0–15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9] [13]	0-5 feet	0 feet
Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			
Minimum Lot Size [6]	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

- [6] ~~In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4 Transitional Features.**
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing the street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.
- [14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

...

SECTION IV. That Chapter 3, Subsection 3.3.1 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

3.3 Site Development Standards

3.3.1 Measurements, Computations, and Exceptions

...

(4) Setbacks, Yards, and Height

...

(h) Height Measurement

(i) Building height shall be measured in the number of complete stories above the finished grade for any building, including habitable attics, half-stories, mezzanines, and at-grade structured parking, but excluding:

- A.) Spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and underground parking structures; and
- B.) Features that are more than one-half story below the finished grade.

(ii) For the purposes of measuring maximum building height for Subsection 5.3.4, Transitional Features:

A.) To calculate the average height, story and half-story heights along the same block face shall be summed, then divided by the total number of principal structures; and.

B.) To calculate one half-story above the average height, one-half (0.5) shall be added to the average height (calculated above), then rounded to the nearest half or whole story.

SECTION V. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striethrough~~ and add the following text noted in **bold**, and is approved to read as follows:

...

Story

The portion of a building intended for human occupancy included between the upper surface of a floor and the upper surface of the floor next above or the roof.

Story, Half

An uppermost story which usually features dormer windows and in which a sloping roof replaces the upper part of the front wall facing the street. Kneewalls do not exceed five feet in height, measured from the upstairs floor to the wall plate, and the floor space of the upstairs is less than the main floor footprint.

...

SECTION VI. 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 S. Stuckey

City Administrator

BY: _____

Dr. Ken Moore

Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2017-48

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 3, 5, AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO REFINE TRANSITIONAL FEATURES STANDARDS FOR INFILL DEVELOPMENT."

WHEREAS, infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin, its surrounding areas, and other highly-developed areas within the city; and

WHEREAS, Franklin's historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding area; and

WHEREAS, the City's long-range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character; and

WHEREAS, municipalities are statutorily authorized to zone property to regulate the location, height, and size of buildings and other structures, the percentage of a lot that may be occupied, the density of population, and the sizes of yards, courts, and other open spaces; and

WHEREAS, this text amendment enhances the quality of life and economic health of the city by preserving the character and desirable aesthetic features of established neighborhoods; and

WHEREAS, this text amendment ensures these character-defining features, such as building setbacks, building heights, and lot widths are compatible and strengthen the established neighborhood context; and

WHEREAS, this Zoning Ordinance text amendment to amend Transitional Features Standards is in the best interest of the public health, safety, or welfare.

(2) Applicability

(a) Transitional features shall be required:

- (i) ~~When design compatibility cannot be achieved~~ **To achieve design compatibility** between new and existing land uses, lots, or structures where the existing development is established and expected to remain, pursuant to *Envision Franklin*; or
- (ii) Between lots or uses within a single mixed-use development located in either traditional or conventional areas; ~~or~~
- (iii) **For residential development within CFCO Districts, or development within the OR District;**

(b) In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;

(c) It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.

~~(b) In conventional areas, the DRT may require the use of transitional features in addition to the use of a buffer, in accordance with the standards in Subsection 5.4.7, Buffers, where such transitional features are necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

~~(c) In traditional areas, the DRT may require the use of a buffer in lieu of or in addition to the use of a transitional feature where such buffer is necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of buffers or transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

as where a transition between different land uses or buildings differing in scale, height, proportion, form, or architecture is needed, the following approaches may be used, subject to the approval of the DRT, or the Department of Building and Neighborhood Services, and Department of Planning & Sustainability, to establish a transition between uses, lots, and structures:

Building Setbacks

- i. The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right-of-way than the closest existing principal structure
- i. Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.
- i. The use of a Class C landscape buffer and/or a fence or wall may be required where necessary to reduce potential adverse impacts of new uses or new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.



Figure 5-4: The new construction (in tan outlined in red) on the right with a "No" label is not an appropriate average setback for its block face. The dwelling outlined in red on the left with a "Yes" label is an appropriate average setback for its block face.

(b) Lot Sizes

For residential lots within CFCO Districts, or lots zoned OR District, the lot size of a new lot shall be a minimum of 75 percent of the average lot size of existing lots on the same block face.

(c) Lot Widths

~~Use lot widths that are 40~~ The lot width for a new residential lot or lot zoned OR shall be a minimum of 75 percent of the average lot width for existing lots on the same block~~;~~ face, or on the nearest adjacent block face where applicable.

(d) Building Height

- i. Residential development within CFCO Districts or development within the OR District shall meet the following standards:

A. Building height at the front elevation shall not exceed one half-story above the average height of existing buildings on the same block face;



Figure 5-5: These examples depict whole and half-stories for the purposes of determining building height.

B. Building height at the front elevation shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



Figure 5-6: These are examples of appropriate design solutions for achieving a one and one-half story appearance at the front elevation.

C. Façade width shall be within 25 percent of the average of immediately adjacent building façade widths;

D. Foundation height shall be a minimum of 12 inches and maximum of 18 inches, unless topographical constraints necessitate additional foundation height;

E. Buildings shall blend with existing buildings along the block face through use of:

- a. Similar roof shapes;
- b. Dormers set back a minimum of one foot from the exterior wall of a front or side elevation;
- c. Massing that divides the building into smaller parts;
- d. Materials that do not accentuate verticality;
- e. One-story front porch or entry element;
- f. Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).

F. Garages shall have traditional placement and orientation, and be subordinate in height to the rest of the principal structure.

ii. Nonresidential and Mixed-Use Standards

A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are shall be~~ consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;

B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;

C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).

SECTION III. That Chapter 3, Tables 3.5, 3.6, 3.7 and 3.8, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]																			
Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	CC	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4] [9]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]

NOTES:

[1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.

[2] Shaded cells indicate that no requirement exists.

[3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.

[4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.

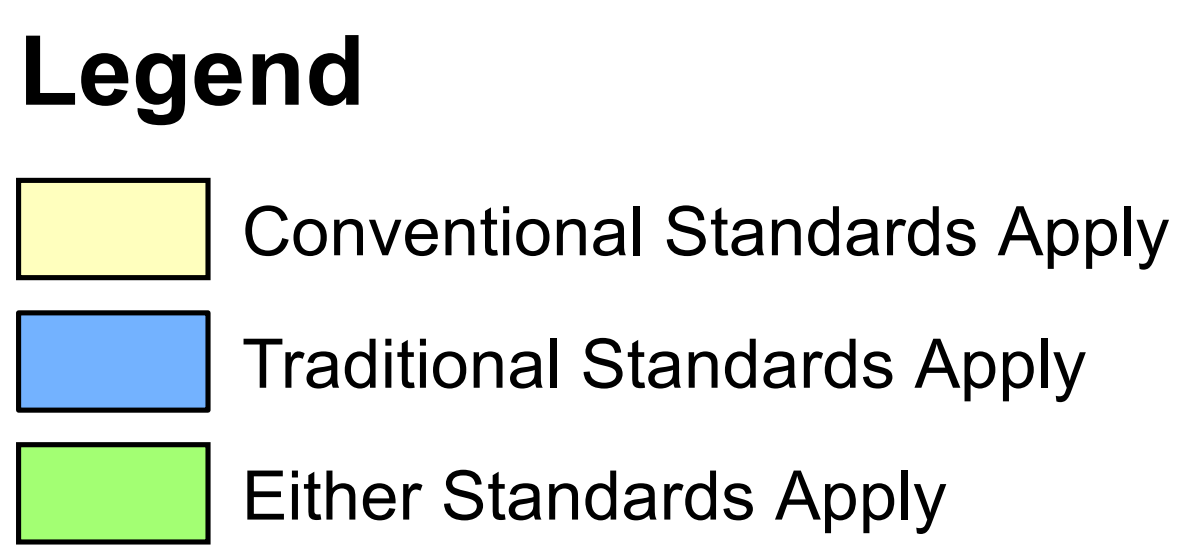
[5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.

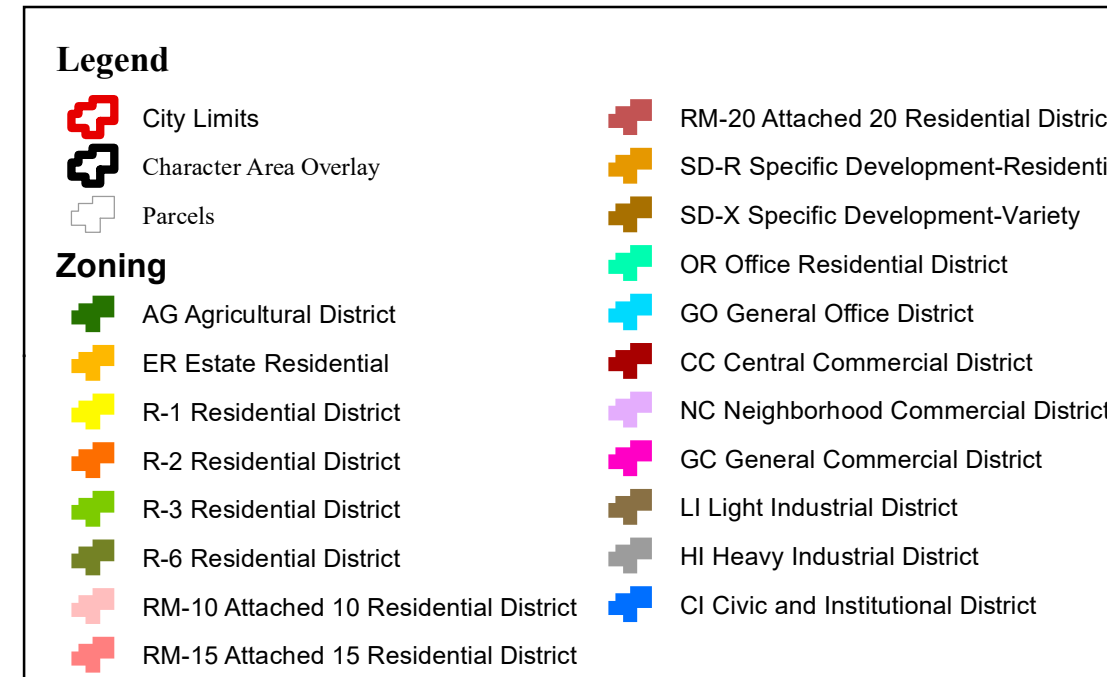
[6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.

[7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.

[8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.

[9] Building height shall be in accordance with Subsection 5.3.4, Transitional Features.

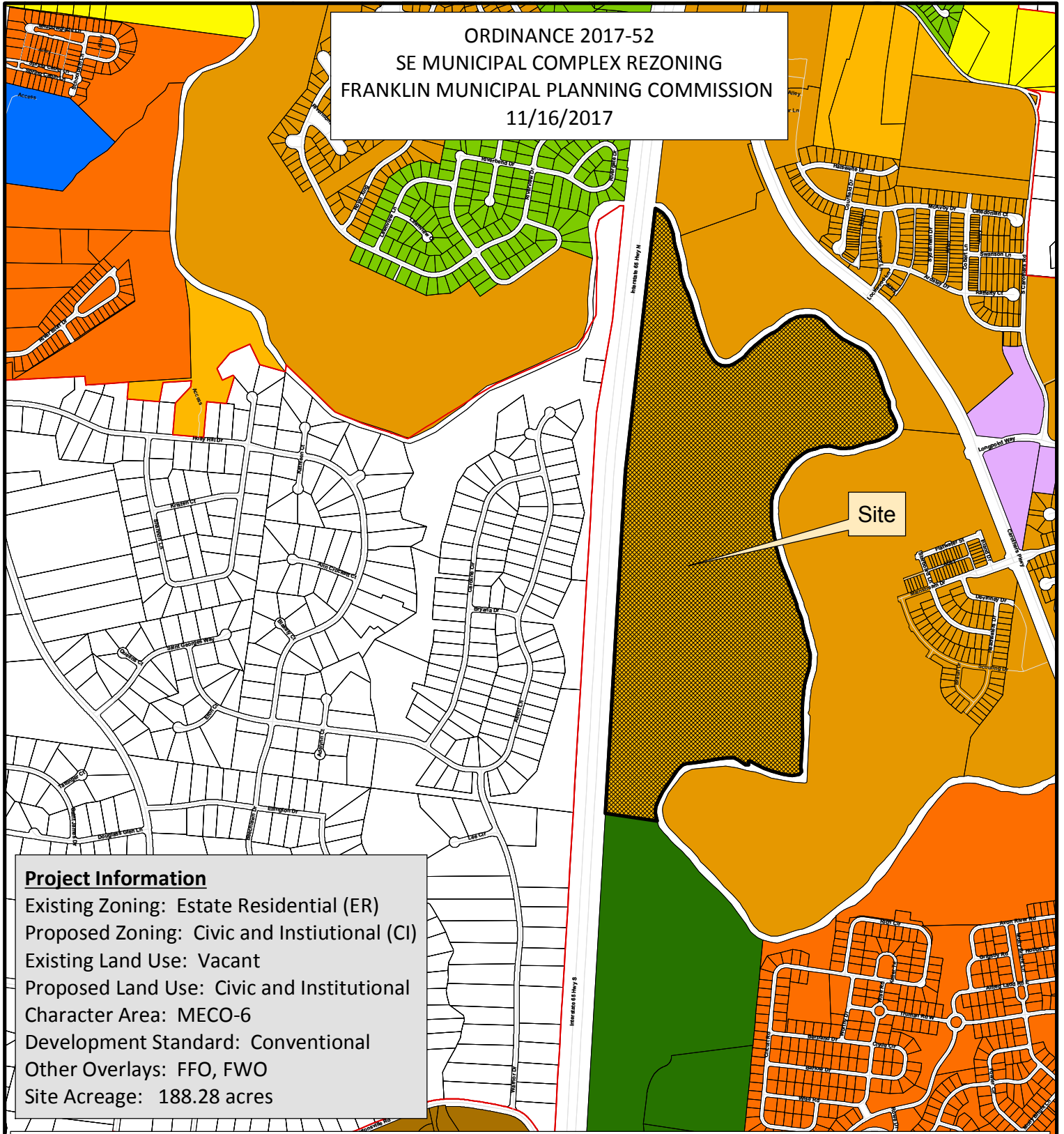


[illegible]

Date: 12/14/2017

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2017.
All Rights Reserved.

ORDINANCE 2017-52
SE MUNICIPAL COMPLEX REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/16/2017



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Civic and Institutional (CI)
Existing Land Use: Vacant
Proposed Land Use: Civic and Institutional
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 188.28 acres

- | | |
|--|---------------------------------------|
| SE Municipal Complex | 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 |



0 750 1,500 3,000
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 2017. All rights reserved.

ORDINANCE 2017-52

TO BE ENTITLED: "AN ORDINANCE TO REZONE 188.28 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC AND INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED EAST OF I-65 AND WEST OF THE HARPETH RIVER, SOUTHEAST MUNICIPAL COMPLEX"

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

WHEREAS, the Civic Institutional 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 ER District to CI District:

PREMISES CONSIDERED	
Map-Parcel	Acres
106---18600	188.28
Total	188.28

Legal Description - TRACT XI

Beginning at a point, said point being a concrete highway monument in the easterly right-of-way of I-65 and the southwest corner of herein described tract;

Thence, running with the easterly right-of-way of I-65 north $00^{\circ}17'43''$ west, 1329.27 feet, to a point;

Thence, north $89^{\circ}42'17''$ east, 10.00 feet, to a point;

Thence, north $00^{\circ}17'43''$ west, 400.00 feet, to a point;

Thence, south $89^{\circ}42'17''$ west, 10.00 feet, to a point;

Thence, north $00^{\circ}17'43''$ west, 1300.00 feet, to a point;

Thence, 667.81 feet along the arc of a curve to the right, said curve having a central angle of $03^{\circ}23'00''$, a radius of 11309.16 feet, and a chord bearing and distance of North $01^{\circ}23'47''$ east, 667.71 feet, to a point;

Thence, north $03^{\circ}03'09''$ east, 2016.05 feet, to a point in the centerline of the Harpeth River; and on the line of Dexter Lockwood as recorded in Bk 441, Pg 614, R.O.W.C.T.

Thence, leaving said right-of-way and continuing with the centerline of Harpeth River south $60^{\circ}48'30''$ east, 133.54 feet, to a point; said point being north $81^{\circ}07'34''$ east, 46.80 feet, from a witness pin set;

Thence, south $27^{\circ}21'23''$ east, 150.61 feet, to a point;

Thence, south $20^{\circ}08'36''$ east, 101.14 feet, to a point; said point being north $70^{\circ}23'39''$ west, 43.19 feet, from a witness pin set;

Thence, south $17^{\circ}25'11''$ east, 188.71 feet, to a point;

Thence, south $11^{\circ}42'57''$ east, 81.95 feet, to a point;

Thence, south $18^{\circ}06'13''$ east, 168.55 feet, to a point;

Thence, south $24^{\circ}14'09''$ east, 215.41 feet, to a point;

Thence, south $20^{\circ}38'01''$ east, 134.89 feet, to a point;

Thence, south $25^{\circ}20'10''$ east, 322.19 feet, to a point; said point being north $43^{\circ}55'28''$ east, 41.26 feet, from a witness pin set;

Thence, south $61^{\circ}02'29''$ east, 145.06 feet, to a point; said point being north $24^{\circ}23'51''$ west, 55.60 feet, from a witness pin set;

Thence, north $64^{\circ}52'03''$ east, 150.64 feet, to a point;

Thence, north $40^{\circ}43'06''$ east, 132.82 feet, to a point; said point being north $54^{\circ}59'38''$ west, 44.46 feet, from a witness pin set;

Thence, north $47^{\circ}42'13''$ east, 222.92 feet, to a point;

Thence, north $53^{\circ}09'28''$ east, 301.01 feet, to a point;

Thence, north $82^{\circ}31'47''$ east, 58.76 feet, to a point; said point being north $50^{\circ}59'39''$ west, 53.29 feet, from a witness pin set;

Thence, south $82^{\circ}42'59''$ east, 178.83 feet, to a point;

Thence, with the line of Lockwood Construction Co., recorded in Bk 436, Pg 960, R.O.W.C.T., south $56^{\circ}15'36''$ east, 76.98 feet, to a point; said point being north $38^{\circ}55'19''$ west, 60.93 feet, from a witness pin set;

Thence, south $47^{\circ}32'13''$ east, 85.11 feet, to a point;

Thence, south $60^{\circ}56'41''$ east, 364.80 feet, to a point;

Thence, south $43^{\circ}35'28''$ east, 128.68 feet, to a point; said point being north $61^{\circ}46'17''$ east, 47.12 feet, from a witness pin set;

Thence, south $28^{\circ}05'35''$ east, 71.18 feet, to a point;

Thence, south $24^{\circ}36'53''$ east, 263.99 feet, to a point;

Thence, south $21^{\circ}37'22''$ east, 262.02 feet, to a point; said point being north $78^{\circ}26'53''$ east, 36.75 feet, from a witness pin set, and in the line of James Walter Bond, recorded in Bk 95, Pg 579, R.O.W.C.T.

Thence, south $44^{\circ}23'50''$ east, 23.93 feet, to a point;

Thence, south $01^{\circ}54'30''$ west, 73.26 feet, to a point;

Thence, south $37^{\circ}59'30''$ west, 37.73 feet, to a point;

Thence, south $43^{\circ}24'06''$ west, 58.73 feet, to a point; said point being south $45^{\circ}30'20''$ east, 43.85 feet, from a witness pin set;

Thence, south $56^{\circ}08'12''$ west, 110.49 feet, to a point;

Thence, south $71^{\circ}02'44''$ west, 213.12 feet, to a point;

Thence, south $73^{\circ}44'34''$ west, 159.60 feet, to a point;

Thence, north $89^{\circ}04'42''$ west, 166.35 feet, to a point; said point being south $11^{\circ}48'16''$ east, 49.40 feet, from a witness pin set;

Thence, south $79^{\circ}55'55''$ west, 59.70 feet, to a point;

Thence, south $61^{\circ}08'03''$ west, 163.10 feet, to a point;

Thence, south $51^{\circ}25'29''$ west, 82.14 feet, to a point; said point being south $30^{\circ}48'54''$ east, 57.44 feet, from a witness pin set;

Thence, south $45^{\circ}14'23''$ west, 39.61 feet, to a point;

Thence, south $24^{\circ}18'20''$ west, 161.95 feet, to a point;

Thence, south $13^{\circ}20'14''$ west, 298.42 feet, to a point; said point being north $81^{\circ}58'48''$ east, 51.61 feet, from a witness pin set;

Thence, south $09^{\circ}28'12''$ east, 138.54 feet, to a point;

Thence, south $11^{\circ}17'39''$ east, 127.58 feet, to a point;

Thence, south $20^{\circ}19'51''$ east, 234.26 feet, to a point;

Thence, south $24^{\circ}09'02''$ east, 391.59 feet, to a point;

Thence, south $22^{\circ}34'47''$ east, 93.91 feet, to a point;

Thence, south $16^{\circ}57'26''$ east, 190.69 feet, to a point;

Thence, south $19^{\circ}01'49''$ east, 161.37 feet, to a point; said point being north $80^{\circ}30'25''$ east, 48.50 feet, from a witness pin set;

Thence, south $07^{\circ}52'41''$ east, 81.36 feet, to a point;

Thence, south $06^{\circ}20'23''$ west, 307.14 feet, to a point;

Thence, south $00^{\circ}56'23''$ west, 244.98 feet, to a point;

Thence, south $03^{\circ}51'21''$ east, 229.53 feet, to a point;

Thence, south $02^{\circ}30'21''$ east, 204.99 feet, to a point; said point being north $77^{\circ}13'53''$ east, 43.04 feet, from a witness pin set;

Thence, south $07^{\circ}18'04''$ west, 117.83 feet, to a point;

Thence, south $72^{\circ}10'16''$ west, 74.45 feet, to a point; said point being south $19^{\circ}32'40''$ east, 50.46 feet, from a witness pin set;

Thence, south $77^{\circ}56'28''$ west, 59.91 feet, to a point;

Thence, north $77^{\circ}57'49''$ west, 174.24 feet, to a point; said point being south $21^{\circ}14'19''$ east, 48.79 feet, from a witness pin set;

Thence, north $75^{\circ}51'17''$ west, 109.99 feet, to a point;

Thence, north $80^{\circ}53'20''$ west, 118.50 feet, to a point;

Thence, north $79^{\circ}20'34''$ west, 199.38 feet, to a point; said point being south $56^{\circ}27'42''$ east, 73.90 feet, from a witness pin set;

Thence, south $82^{\circ}05'50''$ west, 172.63 feet, to a point;

Thence, south $76^{\circ}50'08''$ west, 189.03 feet, to a point;

Thence, south $48^{\circ}24'12''$ west, 59.06 feet, to a point; said point being south $60^{\circ}15'43''$ east, 53.66 feet, from a witness pin set;

Thence, south $36^{\circ}58'44''$ west, 207.12 feet, to a point;

Thence, south $26^{\circ}17'41''$ west, 122.99 feet, to a point; said point being south $65^{\circ}03'50''$ east, 40.31 feet, from a witness pin set;

Thence, south $06^{\circ}56'23''$ west, 84.74 feet, to a point;

Thence, south $11^{\circ}16'18''$ east, 130.18 feet, to a point;

Thence, leaving centerline of Harpeth River north $85^{\circ}45'34''$ west, 91.84 feet, to an existing iron pin; said pin being in the northerly line of J.W. Cross property, as recorded in Bk 469, Pg 522, R.O.W.C.T.,

Thence, with said line, north $85^{\circ}45'34''$ west, 447.57 feet, to the point beginning and containing 188.28 acres more or less, according to a survey by Kevin Tucker & Assoc., on August 25, 1986.

Being the same property conveyed to Douglas S. Hale, Trustee, by deed from Richard D. Speight, Trustee, of record in Book 614, page 07, Register's Office for Williamson County, Tennessee.

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 S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

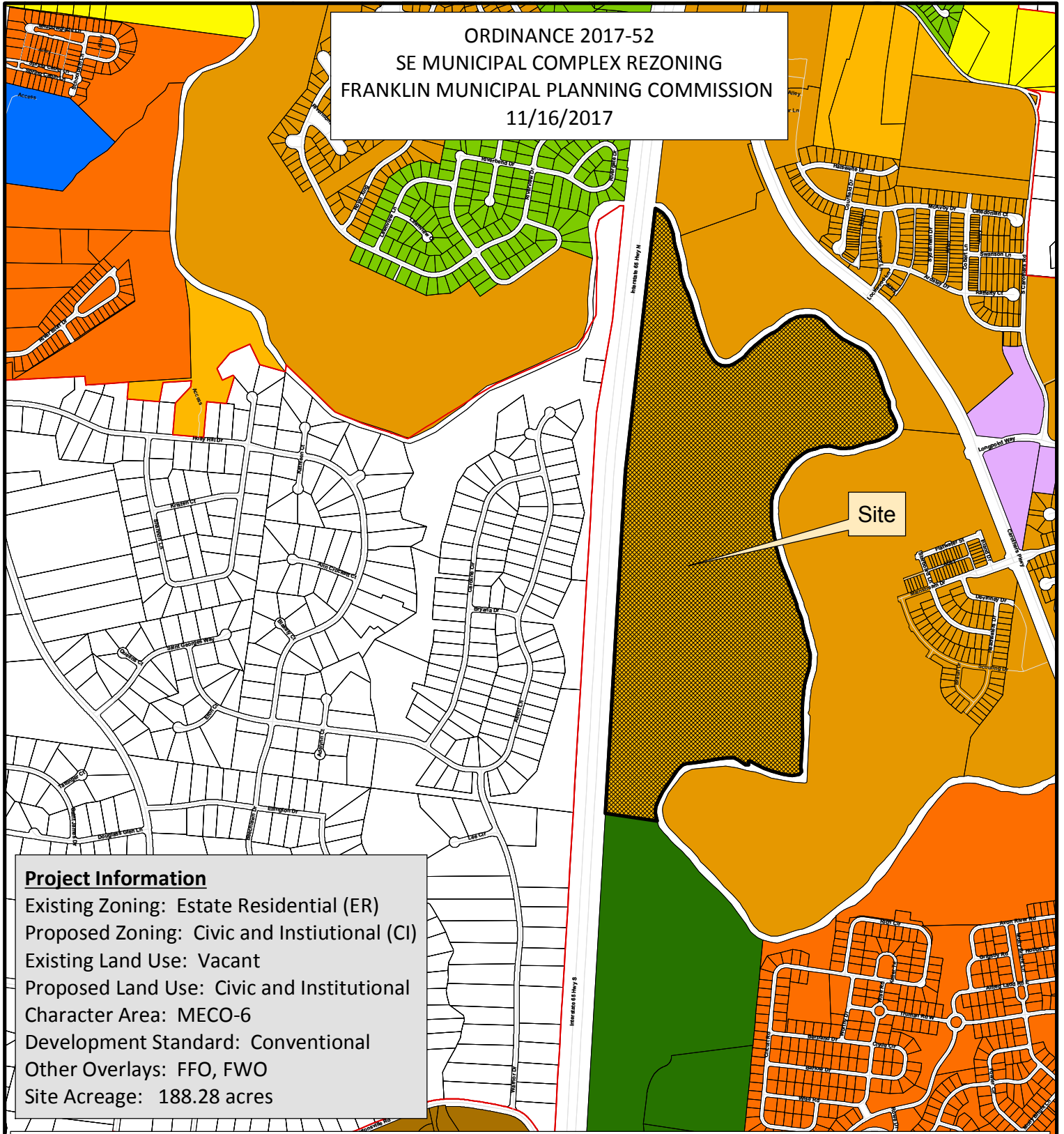
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2017-52
SE MUNICIPAL COMPLEX REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/16/2017



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Civic and Institutional (CI)
Existing Land Use: Vacant
Proposed Land Use: Civic and Institutional
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 188.28 acres

- | | |
|--|---------------------------------------|
| SE Municipal Complex | 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 |



0 750 1,500 3,000
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 2017. All rights reserved.

INDEX OF SHEETS

C100.....COVER SHEET
C101.....NEIGHBORHOOD CONTEXT PLAN
C102.....OVERALL EXISTING CONDITIONS PLAN

OWNER:
CITY OF FRANKLIN, TN
109 3RD AVE SOUTH
FRANKLIN, TN 37064
ATTN: PAUL HOLZEN
615-550-6679

APPLICANT:
CITY OF FRANKLIN, TN
109 3RD AVE SOUTH
FRANKLIN, TN 37064
ATTN: PAUL HOLZEN
615-550-6679

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC
INFORMATION PROVIDED BY THE CITY OF FRANKLIN GIS
DEPARTMENT.

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP:
GROUP:
PARCEL NUMBERS:
EXISTING ZONING:
PROPOSED ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
TOTAL ACREAGE:
TREE CANOPY:

SOUTH EAST MUNICIPAL COMPLEX
1234
N/A
N/A
I-65
FRANKLIN
WILLIAMSON
TENNESSEE
10TH
106
N/A
18600
ESTATE RESIDENTIAL
CIVIC AND INSTITUTIONAL
McEWEN
FLOOD WAY AND FLOOD PLAIN OVERLAY
188.28AC (8,201,476.80SF)
65.96AC (35% OF EXISTING SITE)

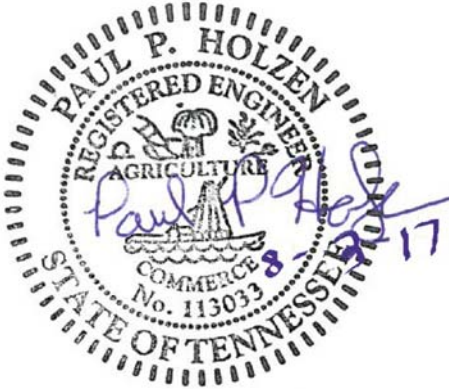
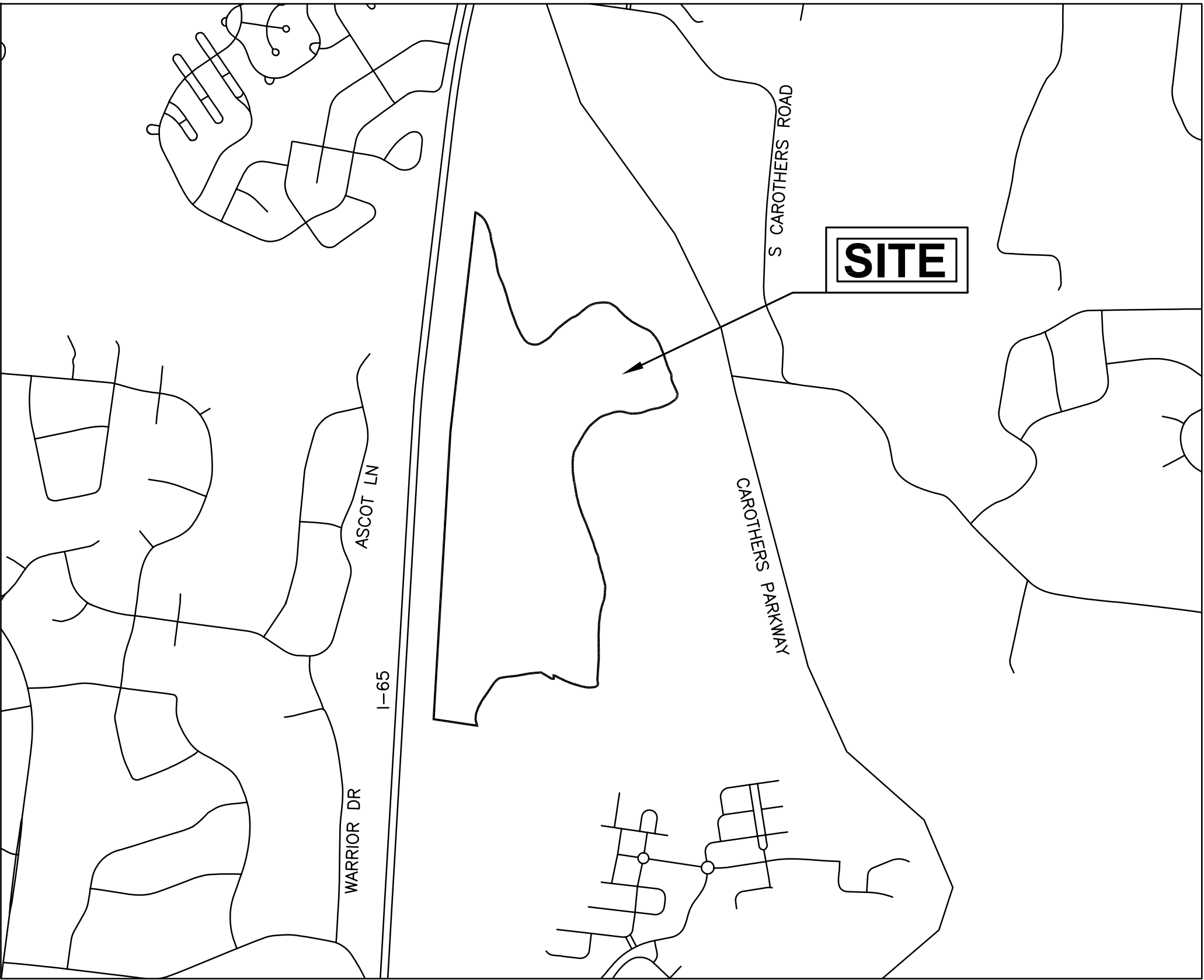
LEGAL DESCRIPTION
LAND LYING IN THE 10 CIVIL DISTRICT OF WILLIAMSON COUNTY, MAP 106, PARCEL 186.00,
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

9/28/2017 PRE-APPLICATION SUBMITTAL
X/X/2017 INITIAL SUBMITTAL
X/X/2017 RESUBMITTAL

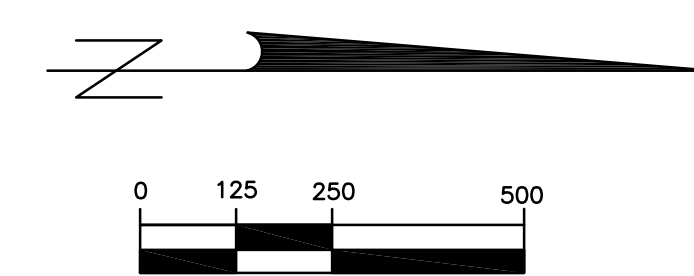
PROPERTY OWNERS LOCATED WITH 500FT

PARCEL ID	OWNER 1	OWNER2	CITY	OWNER ADDRESS	STATE	ZIP	ZONE	CHARACTER AREA
089 04702 00009089	CRESCENT LOCKWOOD LLC	N/A	CHARLOTTE	227 W TRADE ST STE 1000	NC	28202	SDR	MCEWEN
089 04801 00014089	CRESCENT LOCKWOOD LLC	N/A	CHARLOTTE	227 W TRADE ST STE 1000	NC	28202	SDR	MCEWEN
089 04900 00014089	REAL ESTATE SOLUTIONS GROUP LLC	N/A	THOMPSONS STATION	100 SADDLE SPRINGS BLVD	TN	37179	SDR	MCEWEN
089J C 00700 00009089J	VILLASENOR AGUSTIN GARCIA	GARCIA MARIA S	FRANKLIN	169 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 00800 00009089J	ARCENEUX GLYNN D	ARCENEUX ROBERTA L	FRANKLIN	165 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 00900 00009089J	OSTROM TIMOTHY J	N/A	FRANKLIN	161 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 01000 00009089J	CHEATHAM DENTY	PALERMO ROSE	NASHVILLE	43 MUSIC SQ W	TN	37203	R3	MCEWEN
089J C 01100 00009089J	QUEZADA-MURILLO ISMAEL	N/A	FRANKLIN	153 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 01200 00009089J	RUCKER MICHAEL S	RUCKER SHAMMY B	SPRING HILL	1709 OBRIEN CT	TN	37174	R3	MCEWEN
089J C 01300 00009089J	DAVIS SCOTT ALLEN	DAVIS EMILY KAY	FRANKLIN	137 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 01400 00009089J	DAVIS SCOTT ALLEN	DAVIS EMILY KAY	FRANKLIN	137 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 02300 00009089J	FELNER GEORGIA	N/A	FRANKLIN	160 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 02400 00009089J	NEARY KATHLEEN M	N/A	FRANKLIN	154 RIVERGATE DR	TN	37064	R3	MCEWEN
089J C 02500 00009089J	SOTO RAMON GONZALEZ	GONZALEZ EUSTOLIA GARCIA	FRANKLIN	140 RIVERGATE DR	TN	37064	R3	MCEWEN
106 15900 00010106	RAINES MINDY W	N/A	FRANKLIN	1138 WARRIOR DR	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106 18500 00010106	BASKIN SADIET	N/A	FRANKLIN	4280 LONG LN	TN	37064	AGRICULTURAL DISTRICT	GOOSE CREEK
106 18600 00010106	CITY OF FRANKLIN	N/A	FRANKLIN	PO BOX 305	TN	37065	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B B 00800 00010106B	MIHALEK DENNIS J	MIHALEK HANNAH B	FRANKLIN	1283 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B B 00900 00010106B	SIMPSON PHILLIP D	SIMPSON JELENA R	FRANKLIN	1279 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B B 01000 00010106B	WEAVER DOUGLAS PAUL	FALCONE DIANE M	FRANKLIN	1275 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B B 01700 00010106B	REDWING MEADOWS HOMEOWNERS ASSOC	N/A	FRANKLIN	PO BOX 1391	TN	37065	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 01700 00010106B	PIGNATO JOSEPH	PIGNATO MARJORIE	FRANKLIN	1285 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 01800 00010106B	DUNN JERRY E	DUNN LISA D	FRANKLIN	1287 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 01900 00010106B	VOYLES CLIFFORD H	VOYLES CYNTHIA A	FRANKLIN	1289 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 02000 00010106B	MAGUYLO DONALD J	N/A	FRANKLIN	1291 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 02100 00010106B	KITTS CLAYTON D	KITTS EDNA M	FRANKLIN	1293 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 02200 00010106B	REDWING MEADOWS HOMEOWNERS ASSOC	N/A	FRANKLIN	PO BOX 1391	TN	37065	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 02300 00010106B	HAWKINS CHARLES E	HAWKINS PEGGY J	FRANKLIN	1301 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 02400 00010106B	LEE KENNETH D	LEE KIMBERLY A	FRANKLIN	1305 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B C 02500 00010106B	HINKLE JEANINE	HINKLE BRIAN	FRANKLIN	1309 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00100 00010106B	BAILEY KRISTIE	BAILEY BRIAN K	FRANKLIN	1313 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00200 00010106B	GIBBS BOBBY J	GIBBS TRESSA M	FRANKLIN	1317 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00300 00010106B	ULLIG BRIAN V	ULLIG HEATHER N	FRANKLIN	1321 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00400 00010106B	THOMPSON DANIEL	THOMPSON SHERRY	FRANKLIN	1325 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00500 000100890	WINNARD STAFFORD D	WINNARD LINDA T TANT	FRANKLIN	1329 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00600 000100890	KRUSAC JOHN P III	BROILES NANCY J	FRANKLIN	1333 ASCOT LN	TN	37067	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00700 000100890	MILES RONALD	MILES GWENDOLYN MILES	FRANKLIN	1337 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00800 000100890	SANDERS ROBERT RICHARDSON	SANDERS LANA D	FRANKLIN	1341 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 00900 000100890	SEQUEIRA ANTONIA D	SEQUEIRA DANIELLE M	FRANKLIN	1345 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 01000 000100890	PONDER CHARLES SCOTT	N/A	FRANKLIN	1400 AMBLESIDE CT #202	TN	37068	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 01100 000100890	NAPIER EARNEST B	NAPIER CAROLINE E	FRANKLIN	1353 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 01200 000100890	MORTON EDWARD SR	MORTON FRANCES DARLENE	FRANKLIN	1357 ASCOT LANE	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 01300 000100890	GIVENS BOBBY G	GIVENS MARCELLA FAYE	FRANKLIN	1361 ASCOT LN	TN	37064	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 03500 00010106B	REDWING MEADOWS HOMEOWNERS ASSOC	N/A	FRANKLIN	PO BOX 1391	TN	37065	NEIGHBORHOOD CONSERVATION	GOOSE CREEK
106B D 03501 000100890	CITY OF FRANKLIN	N/A	FRANKLIN	PO BOX 305	TN	37065	NEIGHBORHOOD CONSERVATION	GOOSE CREEK

CITY OF FRANKLIN, TN
REZONING REQUEST
SOUTHEAST MUNICIPAL PROPERTY

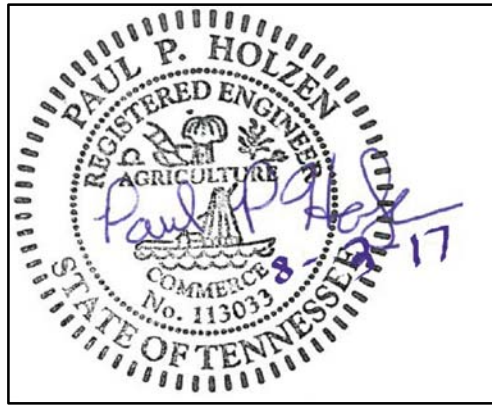


CITY OF	YEAR	SHEET NO.
FRANKLIN	9/28/2017	C100

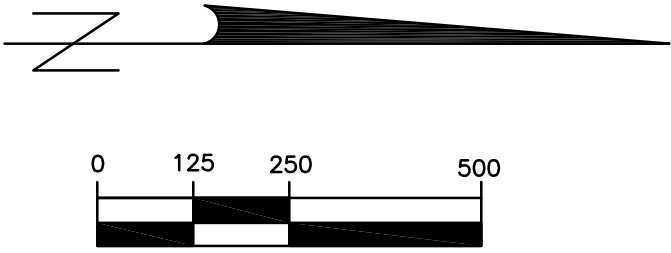
[illegible]



**CITY OF FRANKLIN, TN
SE MUNICIPAL COMPLEX
EXISTING CONDITIONS PLAN**



NO.	DATE	REVISION



11 SOUTH SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/2017

Site

Project Information

Base Zoning: R-6
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 1.52 acres
Proposed Number of Lots: 4

- | | |
|--|---|
|  11 South Subdivision |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 250 500
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Preliminary Plat Checklist

General Issues

8. F. Supporting Information

tomi@franklintn.gov The previous comment "Applicant shall ensure all storm drainage through private property has appropriate infrastructure and easements to support proposed drainage. Provide drainage easements for stormwater runoff from adjacent properties that crosses the platted property. Do not provide drainage easements for the drainage that is initiated on the platted property. Provide stormwater easements for the stormwater that flows off of the platted property onto adjacent property where the stormwater flow has been altered from sheet flow to a more concentrated flow." shall remain open until the stormwater calculations are completed with the Site Plan submittal.

39. E. Preliminary Plat

tomi@franklintn.gov The previous comment "Applicant must be aware that the final design may indicate that the sewer line must be connected to the existing sewer line in Natchez Street. That will also require the development to extend the sewer line to Natchez Street and obtain any required utility easements."... to remain until site plan design indicates the 11th Avenue connection is feasible. The depth of the water main in 11th must be determined and adequate vertical separation (18") between the water main and the sewer main will be required.

Planning

COF 6537 Combined.pdf

45. Transitional features

joseph.bryan@franklintn.gov Advisory comment: Future buildings will need to comply with Section 5.3.4 of the Zoning Ordinance. Design buildings to fit in with the context of the established neighborhoods and ensure the façade widths and heights are within 25% of the average of neighboring buildings. Comment to remain open for informational purposes.
[Edited By Joseph Bryan]

PRELIMINARY PLAT SUBMITTAL
11 SOUTH
155 11TH AVENUE SOUTH
FRANKLIN, TENNESSEE
DECEMBER 12, 2016

SITE DATA CHART

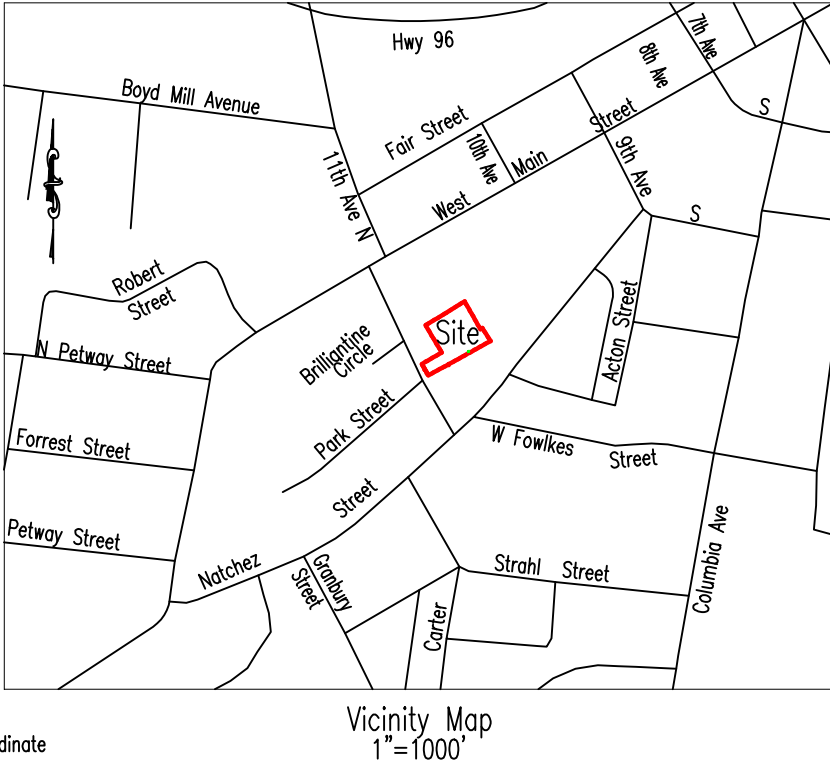
PROJECT NAME:	11 SOUTH
PROJECT #:	COF6537
SUBDIVISION:	11 SOUTH
LOT NUMBER:	4
ADDRESS:	155 11TH AVENUE S
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING & CHARACTER AREA OVERLAY:	CFC03
ZONING DISTRICT:	R6--RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	NCO
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL
ACERAGE OF SITE:	1.52 Ac
SQUARE FOOTAGE OF SITE:	66,297 SF
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	25 FT
SIDE YARD:	8 FT -- 20' BETWEEN BUILDINGS
REAR YARD:	25 FT
OWNER:	GERALD KOLE
ADDRESS:	4020 JESSICA LANE FRANKLIN, TN 67064
OWNER'S REPRESENTATIVE:	GERALD KOLE
ADDRESS:	4020 JESSICA LANE FRANKLIN, TN 67064
TELEPHONE:	615-419-1043
E-MAIL ADDRESS:	gerald@kolecustomhomebuilders.com
APPLICANT:	GERALD KOLE
ADDRESS:	4020 JESSICA LANE FRANKLIN, TN 37064
TELEPHONE:	615-419-1043
E-MAIL ADDRESS:	gerald@kolecustomhomebuilders.com
BUILDING SQUARE FOOTAGE:	UNKNOWN AT THIS TIME
BUILDING HEIGHT:	UNKNOWN AT THIS TIME
LANDSCAPE SURFACE RATIO:	UNKNOWN AT THIS TIME
MINIMUM LANDSCAPE SURFACE RATIO:	2.0
MINIMUM PARKING REQUIREMENTS:	2 PER UNIT--4 UNITS--8 TOTAL
MINIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	2 PER UNIT--4 UNITS--8 TOTAL
RESIDENTIAL DENSITY:	0.38
TREE CANOPY:	SEE SHEET L1.0
OPEN SPACE (FORMAL, INFORMAL & TOTAL):	8626SF

GENERAL INFORMATION

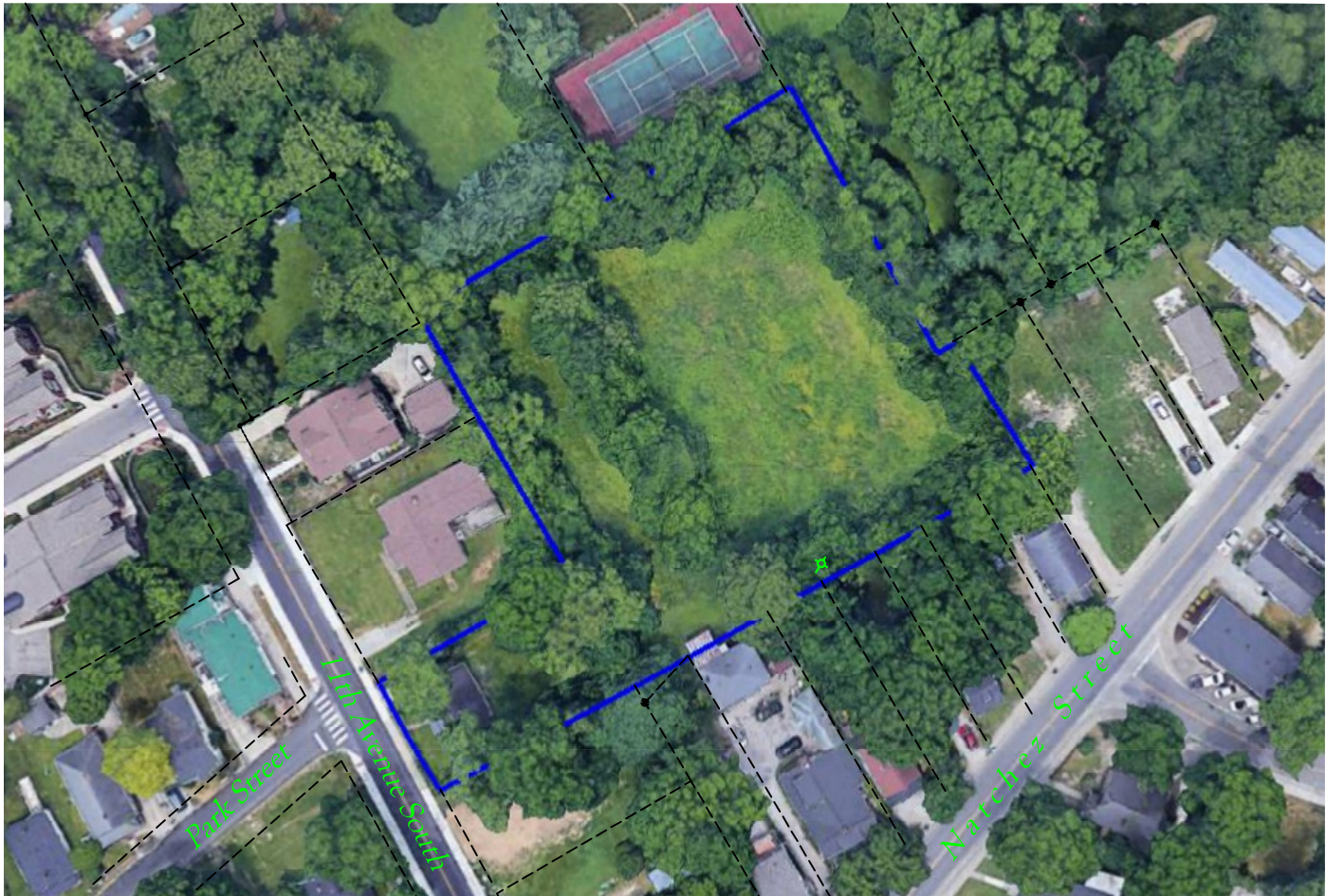
13	CONSULTANT:	STEVE CLIFTON 144 SOUTHEAST PARKWAY -- SUITE 255 FRANKLIN, TN 37064 615-270-9339 stevec@cliftonandkingllc.com
	ENGINEER:	LES ENOCH TEC CONSULTANTS -- 45 OAK VALLEY DRIVE SPRINGHILL, TN 37174 615-336-4473 Lbe615@comcast.net
	SURVEYOR:	DIVIDING LINE SURVEY SERVICES 403 S MULBERRY STREET DICKSON, TN 37055 CELL 615-838-6052 E-MAIL ADDRESS: jrfaulk@dividingline.biz

STATEMENT OF EXPECTED PROJECT IMPACT

16	PROJECT CONSIST OF SUBDIVISION OF A SINGLE 2.86 Ac PARCEL INTO 4 (FOUR) SINGLE FAMILY RESIDENTIAL LOTS
17	WATER IS SUPPLIED BY THE CITY OF FRANKLIN: MAX CAPACITY 2,000,000 GPD
18	THE PROJECT CONSISTS OF FOUR (4) LOTS WHICH WILL HAVE A MINIMUM IMPACT ON WATER, SEWER, RE-USE & DRAINAGE. ANTICIPATED INCREASES: WATER -- 1500 GPD SEWER -- 1500 GPD REUSE -- 0GPD DRAINAGE -- 0 CFS
19	THE PROJECT CONSISTS OF FOUR (4) LOTS WHICH GENERATE APPROXIMATELY 40 TRIPS PER DAY. IMPACT WILL BE NEGLIGIBLE.
21	FIRE HYDRANT DATA -- SEE PLAN FOR FIRE HYDRANT LOCATION: FH TAG No. LOCATION -- 11TH AVE S BETWEEN W MAIN STREET AND NATCHEZ STREET DATE OF TEST: 03-30-2017 STATIC PRESSURE: 87 PSI RESIDUAL PRESSURE: 79 PSI FLOW HYDRANT 25 FT EAST ON 11TH AVE S PRESSURE 65 PSI FLOW 1353 GPM



All bearings referenced to the Tennessee State Plane Coordinate System Aone 5301, Fipszone 4100 NAD 83 datum.



SITE LOCATION MAP
1"=100'

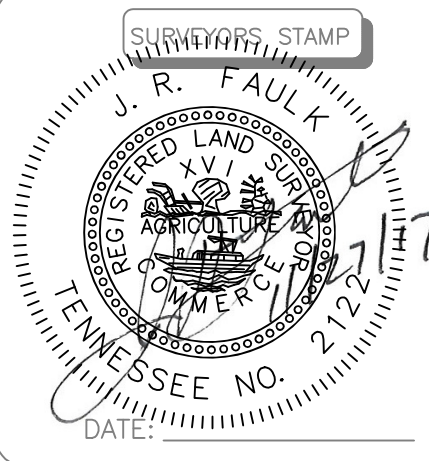
INDEX OF DRAWINGS

- C0.0 TITLE SHEET-AERIAL PHOTO
- C1.0 EXISTING CONDITIONS, TREE SURVEY & CANOPY CALCULATIONS
- C2.0 PRELIMINARY PLAT
- C3.0 GRADING, DRAINAGE & EROSION CONTROL
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 STREETS & TURNING
- L1.0 TREE PRESERVATION

PRELIMINARY PLAT SUBMITTAL
155 11TH AVENUE SOUTH
FRANKLIN, TENNESSEE
TITLE SHEET

PROJECT DATA

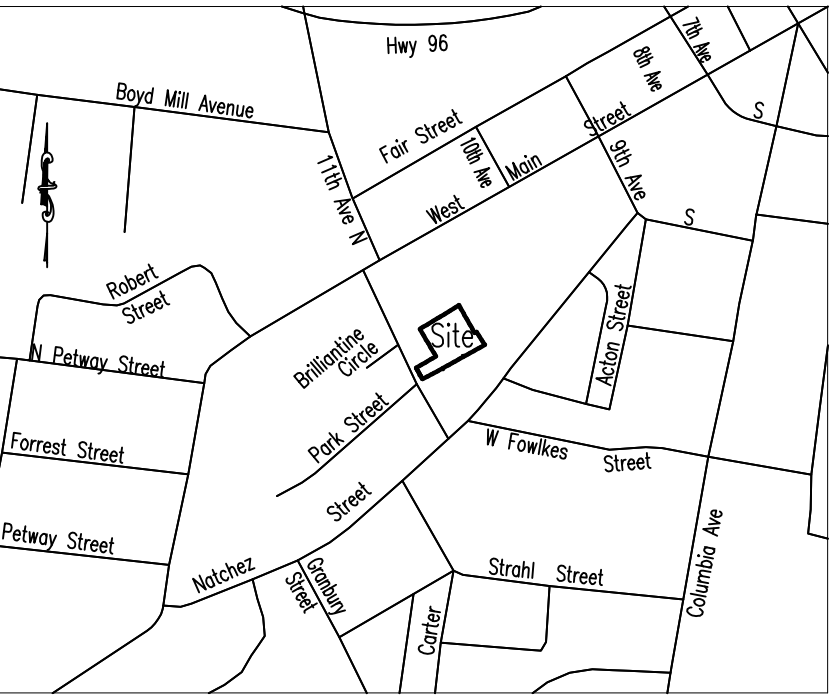
PROJECT #16029
DATE: 11-27-17
DESIGNED BY: LES ENOCH, PE
DRAWN BY: JRF
CHECKED BY: STEVE CLIFTON, PE
APPROVED BY: LES ENOCH, PE
PROJECT MANAGER: STEVE CLIFTON
ENGR. of RECORD: LES ENOCH, PE
REG. NO.
SURVEYOR of RECORD: J. R. FAULK
REG. NO. 2122



SHEET #

SHEET OF C0.0
7

PRELIMINARY PLAT SUBMITTAL 11-27-2017
COF PROJECT No. 6537



Vicinity Map
1"=1000'

Survey Notes
1. No Title Report or Opinion was provided to this surveyor prior to the performance of this survey. Survey is subject to such finding of fact(s) that a Title Report or Opinion May reveal.
2. Subject property ownership: Gerald Kole
Lot 1: Bk 6858 Pg 805 ROWC, TN
Lot 2: Bk 6888 Pg 331 ROWC, TN
3. Bearings are referenced to the Tennessee State Plane Coordinate System.
4. Elevations are referenced to NAVD83 (85) and were established via GPS utilizing the East Duple NET Reference Network. Contour interval is 1'.
5. Subject property does not appear in an area subject to flood as shown on FRM Map 471870192F, effective date September 29, 2006.
6. Subject property lies within the Harpeth River drainage basin.
7. All parcel numbers shown thus (000.00) pertain to property map 78 G Group H unless indicated. Lot 1 is parcel 2 for said map. Lot 2 is parcel 34.01 for said map.
8. This surveyor did not physically locate any underground utilities shown on the face of this drawing. Any locations shown were derived from above ground evidence, Tennessee One Call markings and/or documents of public record. No reliance should be made as to the size and type of utility reported or that all such utilities that may exist have been shown.
9. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, archeologic, geologic and karst features, or any other environmentally sensitive or otherwise protected features.
Owners/developers/contractors should contact the appropriate agencies before beginning construction.
10. Existing condition shown are based on a boundary, topographic and tree survey by Dividing Line Survey Services, dated 12/01/16.
11. The survey of the Gallagher property (Bk 6739 Pg 541 ROWC, TN), which was the exclusion in the subject deed, did not reach to the location of the southern boundary of the subject property. Instead the surveyor of the Gallagher property paralleled the front and rear lot lines. This created the gap shown on this drawing.
12. The gap between the subject deed for Lot 1 and Lot 2 of the 284 Natchez Street Subdivision (Plot Bk Pg 90 ROWC, TN) was created when the surveyor who created the subdivision plot honored the northwest corner of the Gallagher property instead of joining the southerly boundary of the property described in Bk 6858 Pg 805, ROWC, TN.

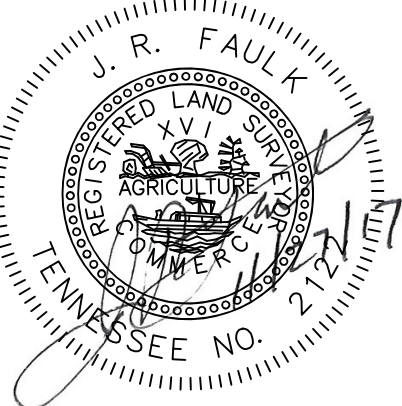


PRELIMINARY PLAT SUBMITTAL
155 11TH AVENUE SOUTH
FRANKLIN, TENNESSEE
EXISTING CONDITIONS

2013 SP008-002 NPDES # XXXX SWGR T2013XXXXX

PROJECT DATA

PROJECT #:
DATE:
DESIGNED BY: STEVE CLIFTON, PE
DRAWN BY: JRE
CHECKED BY: STEVE CLIFTON, PE
APPROVED BY: STEVE CLIFTON, PE
PROJECT MANAGER: STEVE CLIFTON, PE
ENGR. of RECORD: STEVE CLIFTON, PE
REG. NO.:
SRVYR. of RECORD: J. R. FAULK
REG. NO.: 2122



SHEET #

SHEET C1.0
OF 7

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CHANGE SETBACKS TO ALIGN WITH CURRENT ZONING ORDINANCES.
- 2) EXISTING ZONING: R6 RESIDENTIAL DISTRICT
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 25 FEET
SIDE YARD: 8 FEET
REAR YARD: 25 FEET
* 20' Minimum Distance Between Buildings
- Character Overlay: Central Franklin
Special Area Classification: CFC03
Applicable Development Standard: Traditional
Other Applicable Development Standards: NCO
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 78G GROUP H PARCELS 002.00 & 034.01 FOR WILLIAMSON COUNTY, TENNESSEE.
5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- GERALD KOLE - KOLE CUSTOM HOMEBUILDERS
4020 JESSICA LANE
FRANKLIN, TN 37604
(615) 419-1043
gerald@kolecustomhomebuilders.com
7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz
8. THIS SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THIS DRAWING DEPICTS ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH AS MAY EXIST.
11. NO PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
13. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
14. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".
15. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
16. THE OWNER/SUBDIVIDER, GERALD KOLE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
17. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH THE PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
20. SUBJECT PROPERTY DOES NOT APPEAR IN AN AREA SUBJECT TO FLOOD AS SHOWN ON FIRM MAP 471870192F, EFFECTIVE DATE SEPTEMBER 29, 2006.
21. THE SURVEY OF THE GALLAGHER PROPERTY (BK 6739 PG 541 ROWC, TN), WHICH WAS THE EXCLUSION IN THE SUBJECT DEED, DID NOT REACH TO THE LOCATION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. INSTEAD THE SURVEYOR OF THE GALLAGHER PROPERTY PARALLELED THE FRONT AND REAR LOT LINES. THIS CREATED THE GAP SHOWN ON THIS DRAWING.
22. MAINTENANCE OF ALL STORMWATER FEATURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER(S) OR HOA.
23. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
24. MINERAL RIGHTS OWNED BY THE PROPERTY OWNER.

LOT TABLE		
Lot	Acreage	SF
Lot 1	0.22	9,655
Lot 2	0.18	7,986
Lot 3	0.26	11,111
Lot 4	0.19	8,188
Bioretention OS-1*	0.12	5,036
Bioretention OS-2*	0.08	3,590
Right Of Way	0.48	20,731
Total	1.52	66,297

*Bioretention Areas Are Dedicated Open Space

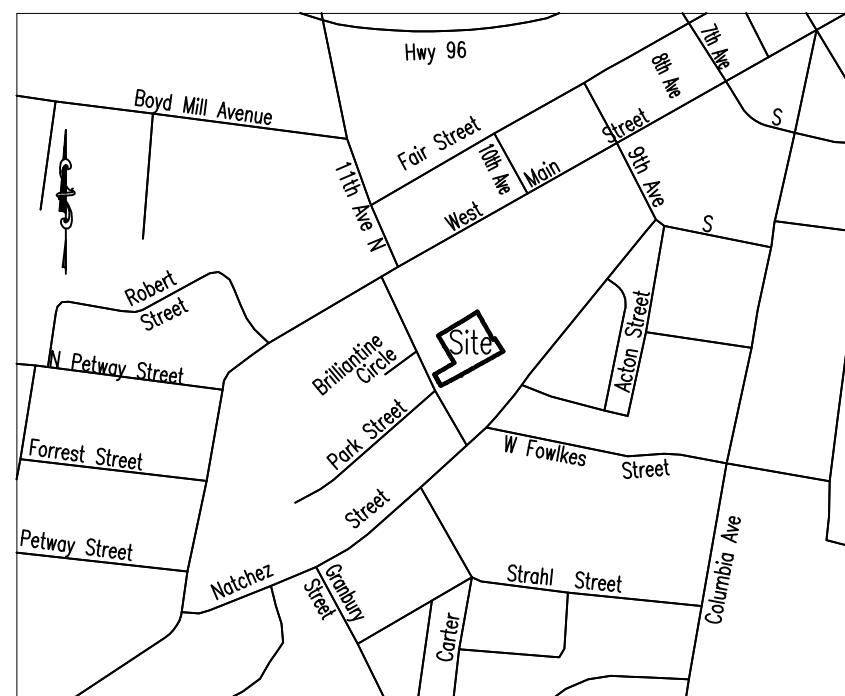
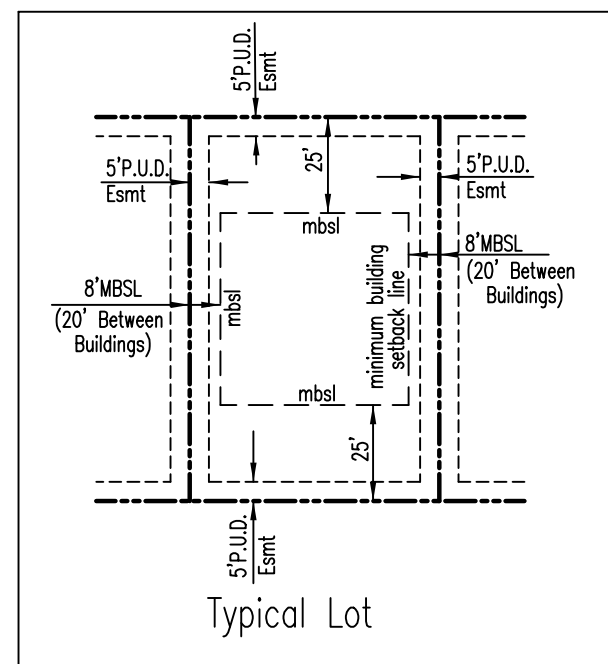
All bearings referenced to the Tennessee State Plane Coordinate System Aone 5301, Flipszone 4100 NAD 83 datum.

LINE	BEARING	DISTANCE
L1	S 12°00'33" W	12.02'
L2	S 55°24'37" E	8.03'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	67°13'40"	30.00'	35.20'	33.22'	N 26°26'57" E
C2	286°45'02"	65.00'	325.31'	77.55'	N 43°47'22" W
C3	39°24'49"	30.00'	20.64'	20.23'	N 79°52'44" E
C4	50°38'22"	65.00'	57.45'	55.60'	N 18°09'18" E
C5	58°36'16"	65.00'	66.48'	63.62'	S 72°46'37" W
C6	43°45'11"	65.00'	49.64'	48.44'	N 56°02'40" W
C7	69°04'32"	65.00'	78.36'	73.70'	N 00°22'12" E
C8	64°40'41"	65.00'	73.38'	69.54'	N 67°14'48" E

Legend

- Old Iron Rod
- ⊙ New Iron Rod
- ▲ Wooden Fence Post
- Utility Pole
- Utility Pole Anchor
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Gas Valve
- ⊕ Sewer Valve
- ⊕ Sewer Manhole
- Tree Canopy
- 6" Water Line
- 8" Sanitary Sewer
- Overhead Utility Line
- Underground Telephone
- Gas Line
- Wire Fence Line
- Wooden Fence Line
- Concrete Hatch
- Building Hatch
- Gap/Gore Hatch
- Pavement Hatch
- Street Address



Vicinity Map
1"=1000'

SHEET
C2.0

Dividing Line Survey Services Project #16029

11 SOUTH

PRELIMINARY PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 1.52 ac. Total Lots = 2

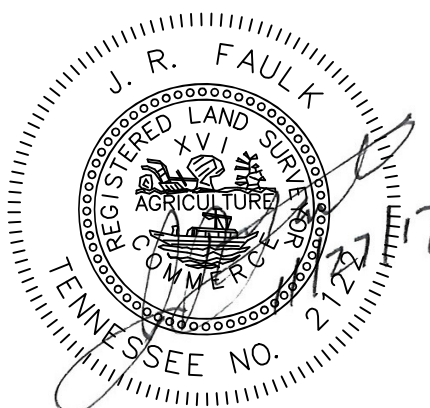
Civil District : 9th Closure Error : 1/10,000+

Scale : 1"=50' Date : 11/27/17 City Project No. : 6537

Dividing Line
Survey Services

Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz



Scale: 1"=50'

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The water systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications Date

City of Franklin Utilities Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat Bk 10 Pg 65, ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____ Page _____, R.O.W.C.

Debra Edwards, Executor

Date

Shearer Spears, Executor

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 11th day of April, 2016. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
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

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the "Poe Subdivision - Revision to Lots 3 & 4", 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

All bearings referenced to the Tennessee State Plane Coordinate System Acre 5301, Twp30zone 4100 NAD 83 datum

GENERAL NOTES:

1. DEVELOPER: KOLE CUSTOM HOMEBUILDERS CONTRACT: CERRAD KOLE AT 615--790--2447
2. THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 1 & 2 INTO A LOT SUBDIVISION. Lot 1: Bk 6658 Pg 805 ROW, TN Lot 2: Bk 6688 Pg 331 ROW, TN. SEE PROPERTY MAP 78 G Group H, Lot 1 IS PARCEL 2 & Lot 2 IS PARCEL 34.01.
3. EXISTING TOPOGRAPHIC SURVEY WAS FIELD RUN BY DIVIDING LINE SURVEY SERVICES AND PROVIDED BY GERRAD KOLE.
4. IF APPLICABLE, ALL RETAINING WALLS WILL BE INSURED BY T.E.C. AND THE CITY OF FRANKLIN PRIOR TO POURING AND AGAIN PRIOR TO BACKFILLING, CONTACT THE ENGINEERING DEPT.
5. EROSION CONTROL SHALL BE INSTALLED PER GUIDELINES SET FORTH BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) CURRENT EDITION OF "SEDIMENT AND EROSION CONTROL HANDBOOK".
6. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN & MUST CALL THE CITY'S ENGINEERING DEPARTMENT FOR SEDIMENT AND EROSION CONTROL INSPECTION.
7. ALL UTILITY LOCATIONS ARE SHOWN AS APPROXIMATE LOCATIONS FROM INFORMATION PROVIDED BY OTHERS.

GRADING & DRAINAGE GENERAL NOTES:

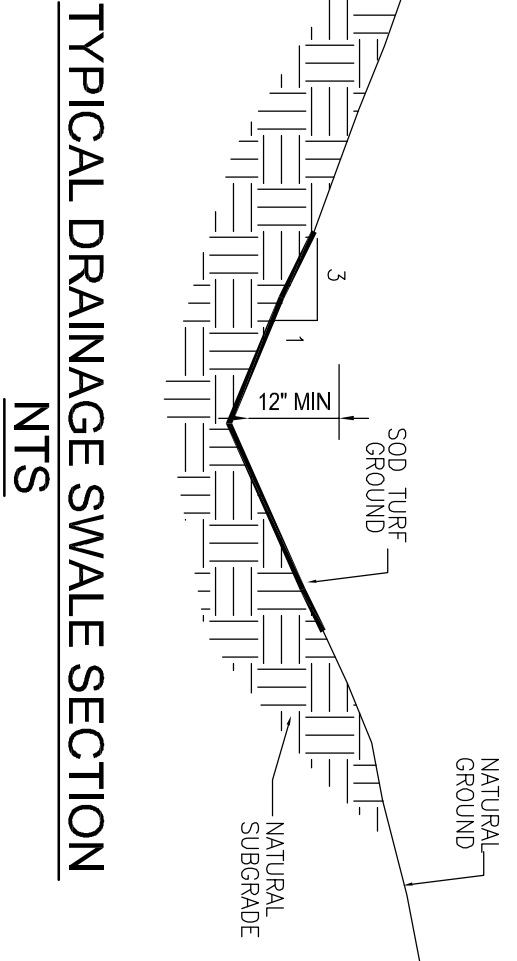
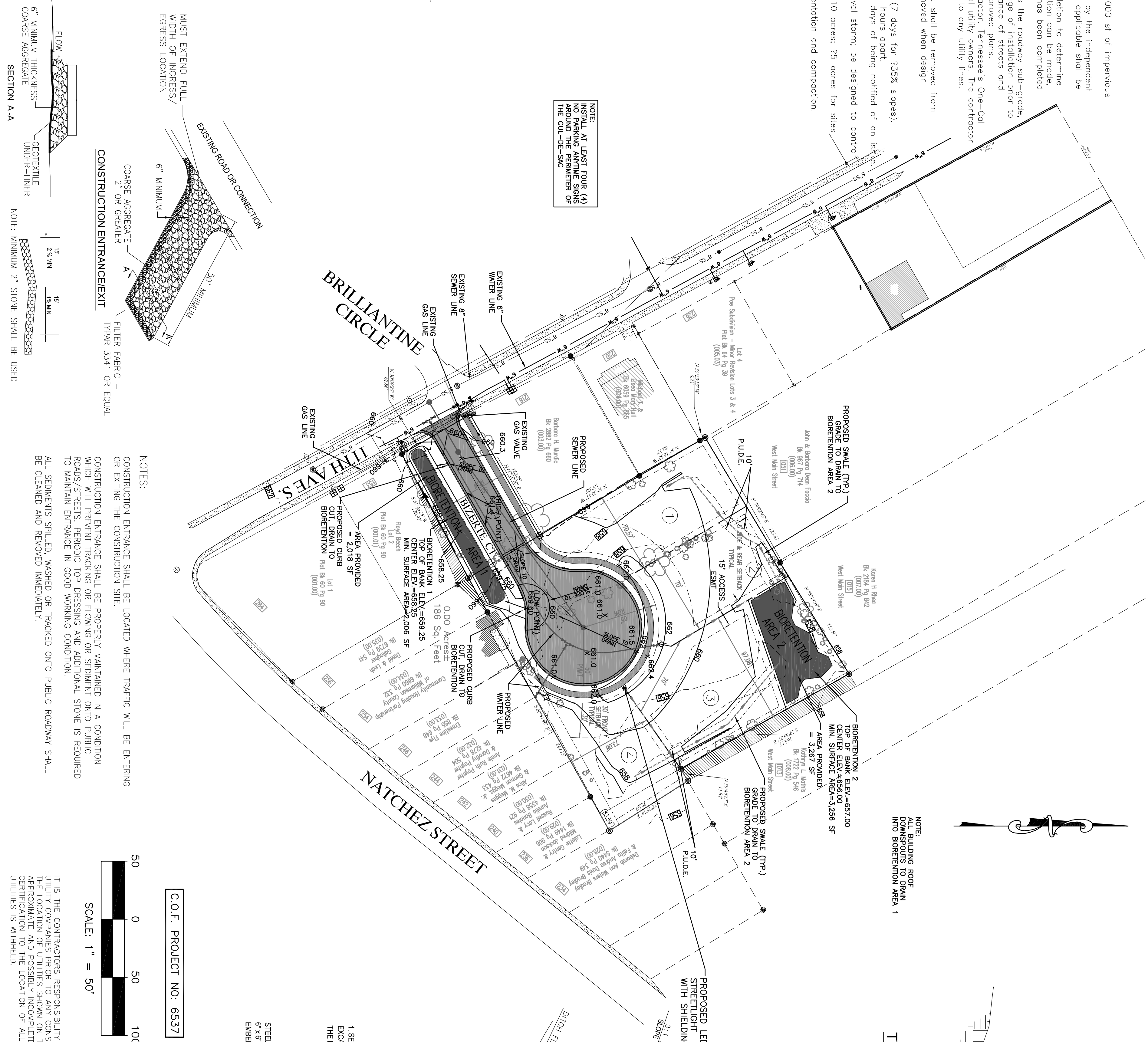
1. Grading permit is required for any project disturbing more than 10,000 sq. ft. adding more than 5,000 sq. ft. of impervious surface or for any site grading requiring stockpiling of material.
 2. The developer shall provide the necessary labor and supplies for all required testing by the independent laboratory. The City Engineer will be notified of the testing results by the City's representative of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
 3. A authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
 4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway, sub-grade, base stone and binder & surface course shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. final construction inspection for approval and acceptance of streets and drainage systems will not be graded until work has been completed in accordance with the approved plans.
 5. The City Engineer will be notified of the testing results by the City's representative of field testing if applicable shall be submitted directly to the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- EPSC GENERAL NOTES:**
1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended as recommended in the NHEPSC Handbook, and must be removed when design capacity has been reduced by 50%.
 2. EPSCs shall be implemented before earth-moving begins.
 3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for 33% slopes).
 4. Vegetation EPSCs & other protective measures shall be replaced weekly, until least 12 hours after the last day of being notified of construction. EPSCs & other protective measures shall be replaced, replaced, or modified within 7 days of being notified of construction.
 7. EPSCs shall be designed to control the runoff and runoff from a 2-year, 24-hour return interval storm; be designed to control runoff from a 5-year, 24-hour return interval storm; be designed to control runoff from a 10-year, 24-hour return interval storm; be designed to control runoff from a 25-year, 24-hour return interval storm; be designed to control runoff from a 50-year, 24-hour return interval storm; be designed to control runoff from a 100-year, 24-hour return interval storm; be designed to control runoff from a 200-year, 24-hour return interval storm; be designed to control runoff from a 500-year, 24-hour return interval storm; be designed to control runoff from a 1000-year, 24-hour return interval storm; be designed to control runoff from a 2000-year, 24-hour return interval storm; be designed to control runoff from a 5000-year, 24-hour return interval storm; be designed to control runoff from a 10000-year, 24-hour return interval storm; be designed to control runoff from a 20000-year, 24-hour return interval storm; be designed to control runoff from a 50000-year, 24-hour return interval storm; be designed to control runoff from a 100000-year, 24-hour return interval storm; be designed to control runoff from a 200000-year, 24-hour return interval storm; be designed to control runoff from a 500000-year, 24-hour return interval storm; be designed to control runoff from a 1000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 2000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 5000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 10000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 20000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 50000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 100000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 200000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 500000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a 1000000000000000000000000000000000-year, 24-hour return interval storm; be designed to control runoff from a

EPSC GENERAL NOTES:

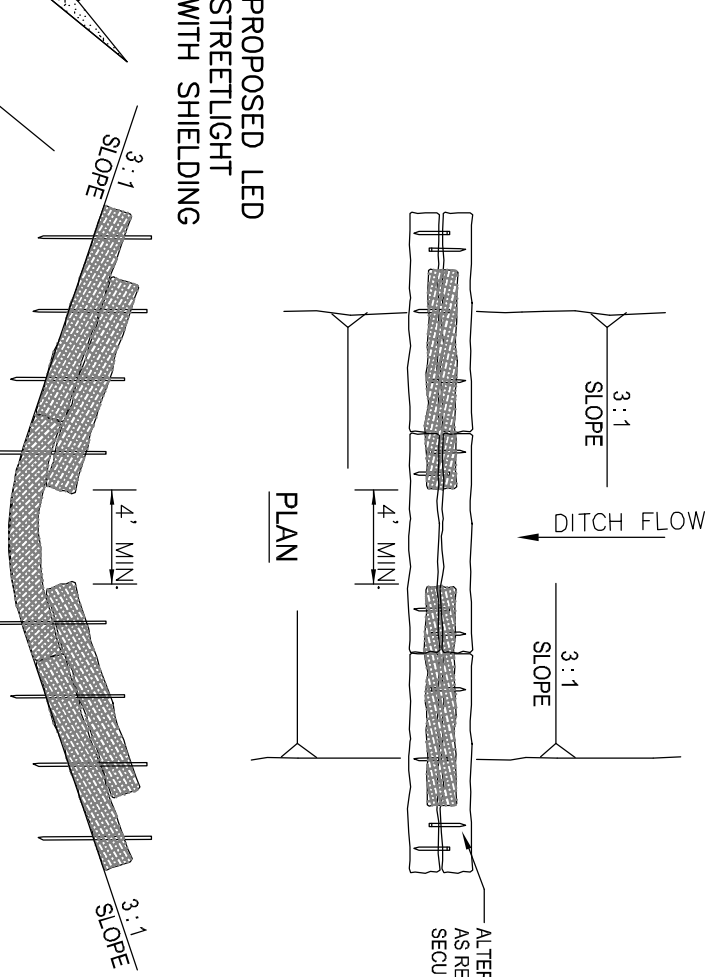
1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPCs measures and control as recommended in the NNEPSC Handbook, and must be removed when design specifications are reached.
 2. EPCS shall be inspected before earth-moving begins.
 3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for 25% slopes).
 4. Inspections of outfalls/EPCS measures shall be conducted at least twice weekly, and at least 72 hours apart.
 5. Vegetation, EPCS & other protective measures shall be repaired, replaced, or modified within 7 days of being notified of damage.
 6. Construction shall be phased for activities that will disturb >50 acres from a 2-year, 24-hour return interval storm; the rainfall and runoff from a 5-year, 24-hour return interval storm;
 7. EPCSs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to temporarily sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres for sites that discharge to impaired or exceptional TN waters.
 8. Green infrastructure buffers shall be protected during site work, with silt fence, to prevent sedimentation and compaction.
- PRE-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES**
1. ALL EROSION AN SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO RETAIN SEDIMENT ON THE BUILDING SITE.
 2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AND OPERATING CORRECTLY PRIOR TO ANY CLEARING OR GRADING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE KEPT MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. PRE-CONSTRUCTION VEGETATIVE COVER SHALL NOT BE REMOVED, DESTROYED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OPERATIONS UNLESS THE AREA IS SEEDD, MULCHED OR OTHER ACCEPTABLE TEMPORARY COVER IS INSTALLED.
 4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THIS SHEET.
 5. INSTALL TEMPORARY SILT FENCE BARRIER AS SHOWN ON THIS SHEET.
- DURING-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES**

DURING-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES

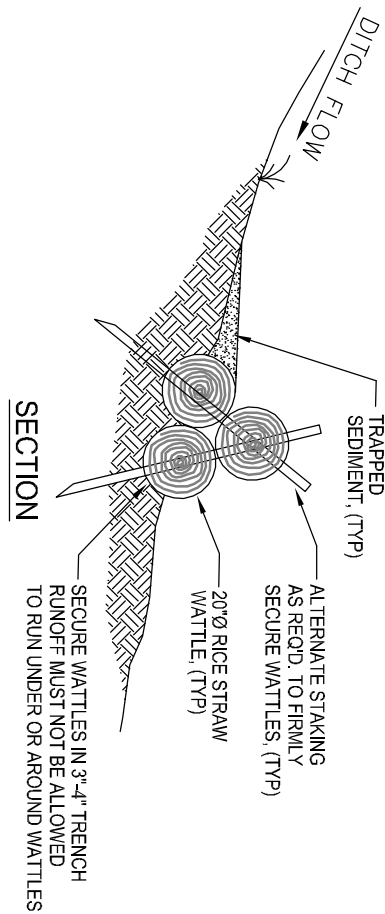
1. THIS PLAN MAY IN COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK AND USE METHODS TO PREVENT CONSTRUCTION MATERIAL, DEBRIS, AND SEDIMENT ONTO ROADS AND ADJACENT PROPERTIES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NECESSARY WHETHER OR NOT SHOWN ON THIS PLAN.
2. HOLD CLEARING AND GRABBING TO A MINIMUM FOR GRADING AND EQUIPMENT OPERATION.
3. USE TEMPORARY ROCK IN DRIVEWAY TO ASSIST IN EROSION PREVENTION DURING CONSTRUCTION.
4. USE TEMPORARY SEEDING AND MULCH TO CONTROL EROSION OF DISTURBED AREAS DURING CONSTRUCTION. MULCH MAY BE USED FROM ON SITE TREES THAT ARE TO BE REMOVED DURING CONSTRUCTION.
5. IF ROCK IS ENCOUNTERED, SILT FENCE MAY BE REPLACED BY AN ACCEPTABLE MEASURE APPROVED BY THE CITY OF FRANKLIN.
6. KEEP DUST TO A MINIMUM BY SPRINKLING WITH WATER OR OTHER METHODS ACCEPTABLE BY THE CITY OF FRANKLIN.
7. STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. TOPSOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE OR EARTH BERRS. TOPSOIL PILES SHALL BE MULCHED AND/OR TEMPORARY SEEDED.
8. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN(7) DAYS AT LOCATIONS ON THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND FIFTEEN(15) DAYS AFTER FINAL GRADING ACTIVITIES HAVE TAKEN PLACE. STABILIZATION PRACTICES INCLUDE: TEMPORARY AND PERMANENT SEEDING, MATTING AND SOD STABILIZATION.
9. CONTRACTOR MUST REMOVE OFFSITE ACCUMULATIONS OF SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE. CONTRACTOR MUST PHYSICALLY REMOVE SEDIMENT THAT HAS BUILT UP IN STREETS, DRAINAGE STRUCTURES AND DRAINAGE PIPES. DO NOT REMOVE SEDIMENT FROM STREET BY FLUSHING SEDIMENT WITH WATER.
10. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO AN ANTICIPATED STORM EVENT.
11. SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND OTHER SEDIMENT CONTROL DEVICES WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
12. BUILDING MATERIALS, CONCRETE, PAINT, CHEMICALS AND OTHER MATERIALS RELATED TO BUILDING CONSTRUCTION MUST BE MANAGED TO PREVENT THEM FROM ENTERING A NEARBY WATERBODY OR STORM SEWER SYSTEM.
13. ALL OFF-SITE DISTURBANCE CAUSED BY THE CONTRACTOR SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION INCLUDING TEMPORARY AND PERMANENT CONTROL MEASURES.
14. DURING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE, MAINTAINED AND FUNCTIONING PROPERLY.
15. TEMPORARY CONTROL MEASURES MAY BE REMOVED AT THE BEGINNING OF A WORK DAY BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
16. THE SITE SUPERINTENDENT MUST INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES DAILY. ANY CONTROL MEASURES THAT NEED MAINTENANCE SHALL BE REPLACED, REPAIRED OR MAINTAINED BY THE CLOSE OF THE FOLLOWING DAY.
17. ANY DAMAGE TO EXISTING PAVEMENT AND CURBS MUST BE REPAIRED AT BUILDERS EXPENSE.
- POST-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES
1. PREPARE SITE FOR PERMANENT STABILIZATION AND RE-VEGETATION. ALL AREAS WITH TEMPORARY SEEDING SHALL BE PREPARED FOR PERMANENT RE-VEGETATION.
2. REDISTRIBUTE TOPSOIL OVER DISTURBED AREAS FOR PERMANENT RE-VEGETATION.
3. PERMANENT STABILIZATION MEASURES (PERMANENT SEEDING AND STRAW, SOD STABILIZATION AND EROSION CONTROL MATTING) MUST BE PERFORMED WITHIN FIFTEEN(15) DAYS AFTER FINAL GRADING FOR SITE HAS BEEN COMPLETED.
4. REMOVE ALL TEMPORARY SEDIMENT CONTROLS AFTER SITE HAS BEEN PERMANENTLY STABILIZED.
- NOTE:
NO FINAL
INSTALL
THE
CONTRACTOR
- FLOW
- 6" MINIMUM THICKNESS
COARSE AGGREGATE
- SECTION A-A



TYPICAL DRAINAGE SWALE SECTION

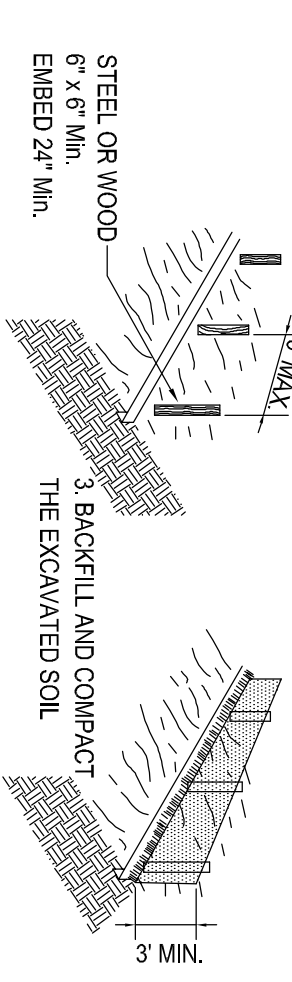


ELEVATION



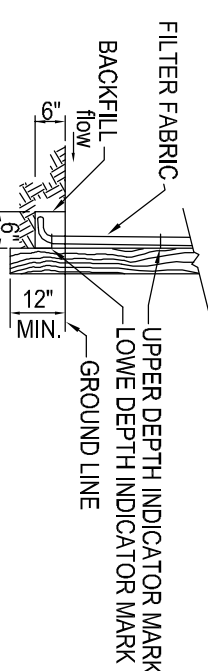
STRAW WATTLE CHECK DAM

1. SET POSTS ALONG A LEVEL CONTOUR AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. ATTACH THE FILTER FABRIC TO THE FENCE POSTS & EXTEND INTO THE TRENCH.



NOTE: SILT FENCES ARE UTILIZED IN AREAS WHERE ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

SILT FENCE DETAIL



CALL BEFORE YOU DIG

PROTECTION CENTER
IN
TENNESSEE
CALL

1-800-351-1111

3 WORKING DAYS BEFORE YOU DIG

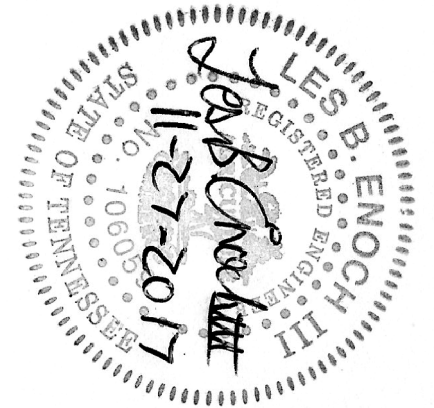
[illegible]

0-3.0
SCALE: AS NOTED

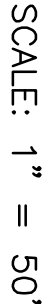
SCALE: AS NOIED

TEC
TESTING &
ENGINEERING
CONSULTANTS, LLC

45 OAK VALLEY DRIVE
SPRING HILL, TN 37174
PHONE: 615-336-4473
EMAIL: Lbe615@comcast.net



GERALD KOLE PROPERTY
155 11TH AVE SOUTH
GRADING - DRAINAGE & EROSION CONTROL
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE



1. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION
2. CONTRACTOR SHALL CONTACT CITY OF FRANKLIN WATER AND SEWER DEPARTMENT 48 HOURS PRIOR TO THE START OF CONSTRUCTION

3. ALL SEWER LINE CONSTRUCTION SHALL BE INSTALLED AS PER CITY OF FRANKLIN'S, GENERAL GUIDELINES COVERING THE INSTALLATION OF UTILITY LINES AND APPURTEANCES CURRENT APPROVED SPECIFICATIONS
4. ALL SEWER LINES SHALL BE P.V.C. SDR 35 PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SEWER SERVICES PER CITY OF FRANKLIN'S SPECIFICATIONS.

C. SDR 35

SEWER SERVICES PERFORMANCES.

SEWER SERVICES:

A. The minimum pipe diameter for a wastewater service is 6 inches.

is 6 inches.

C. Cleanouts shall be located in a concrete box approved by the WMD per the details.

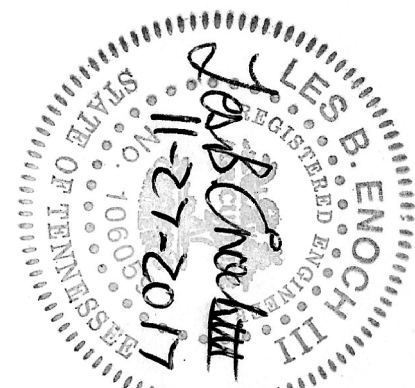
approved by the WMD per the details.

D. The minimum slope for a wastewater lateral is two (2) percent.

(18) inches.

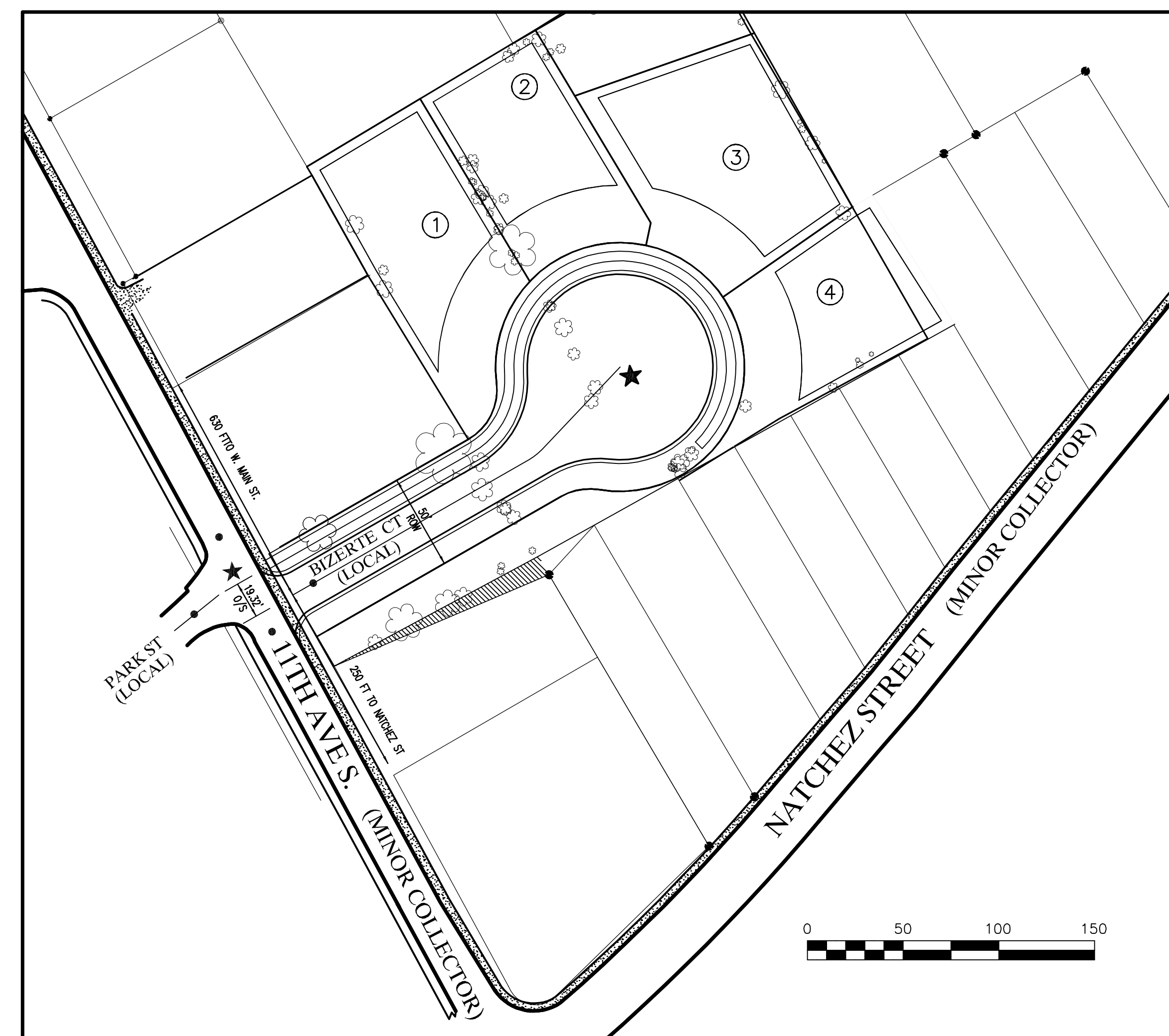
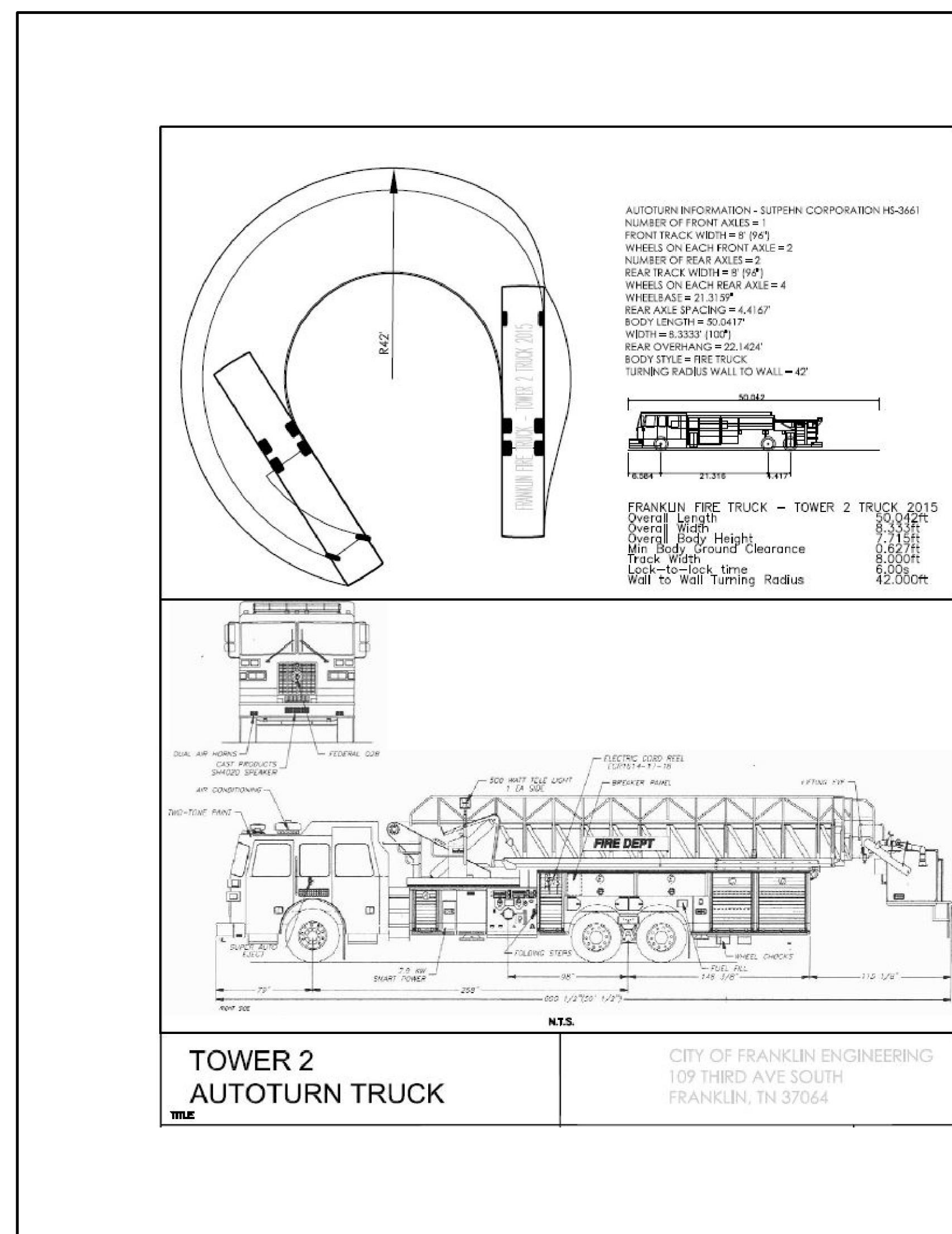
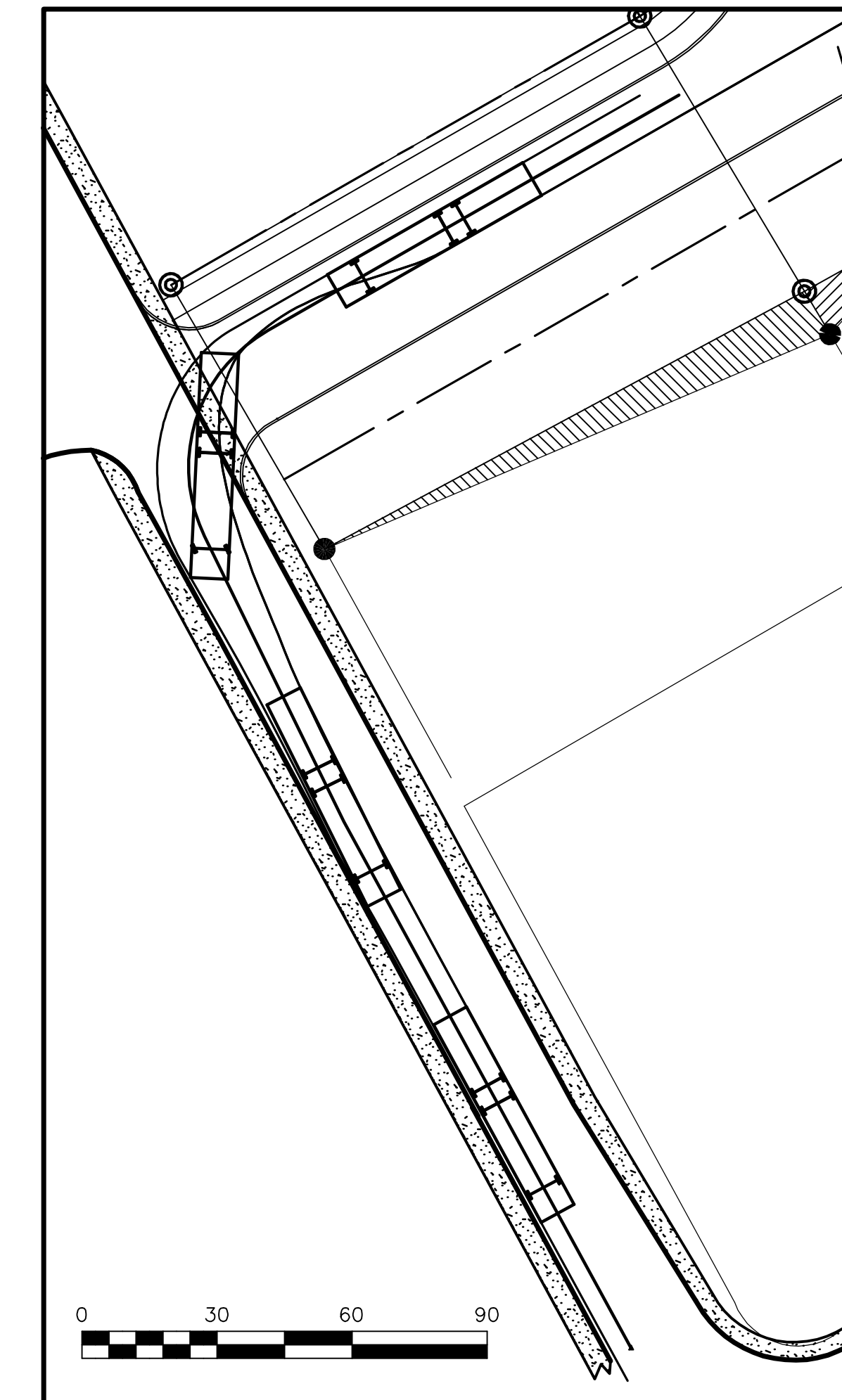
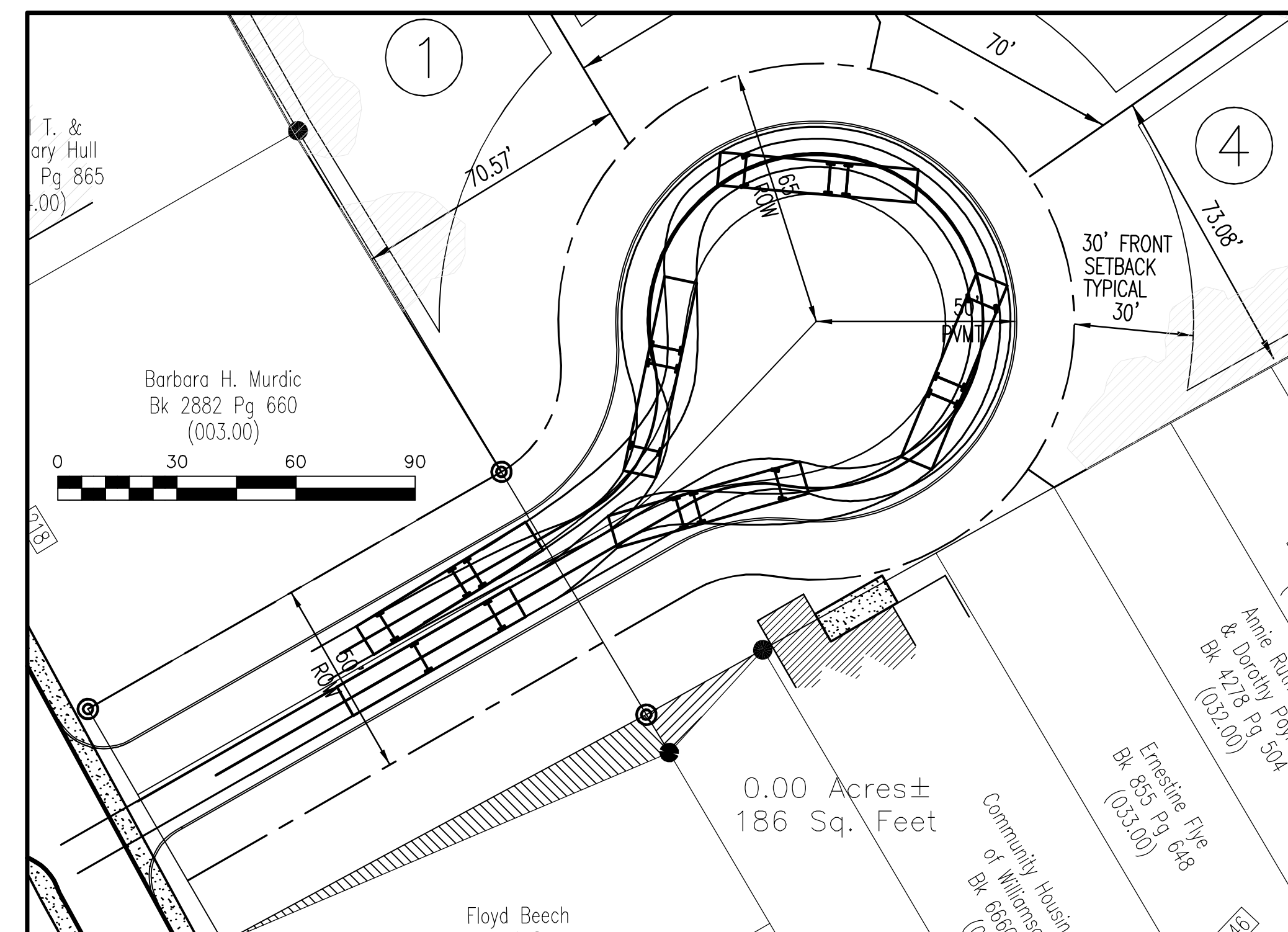
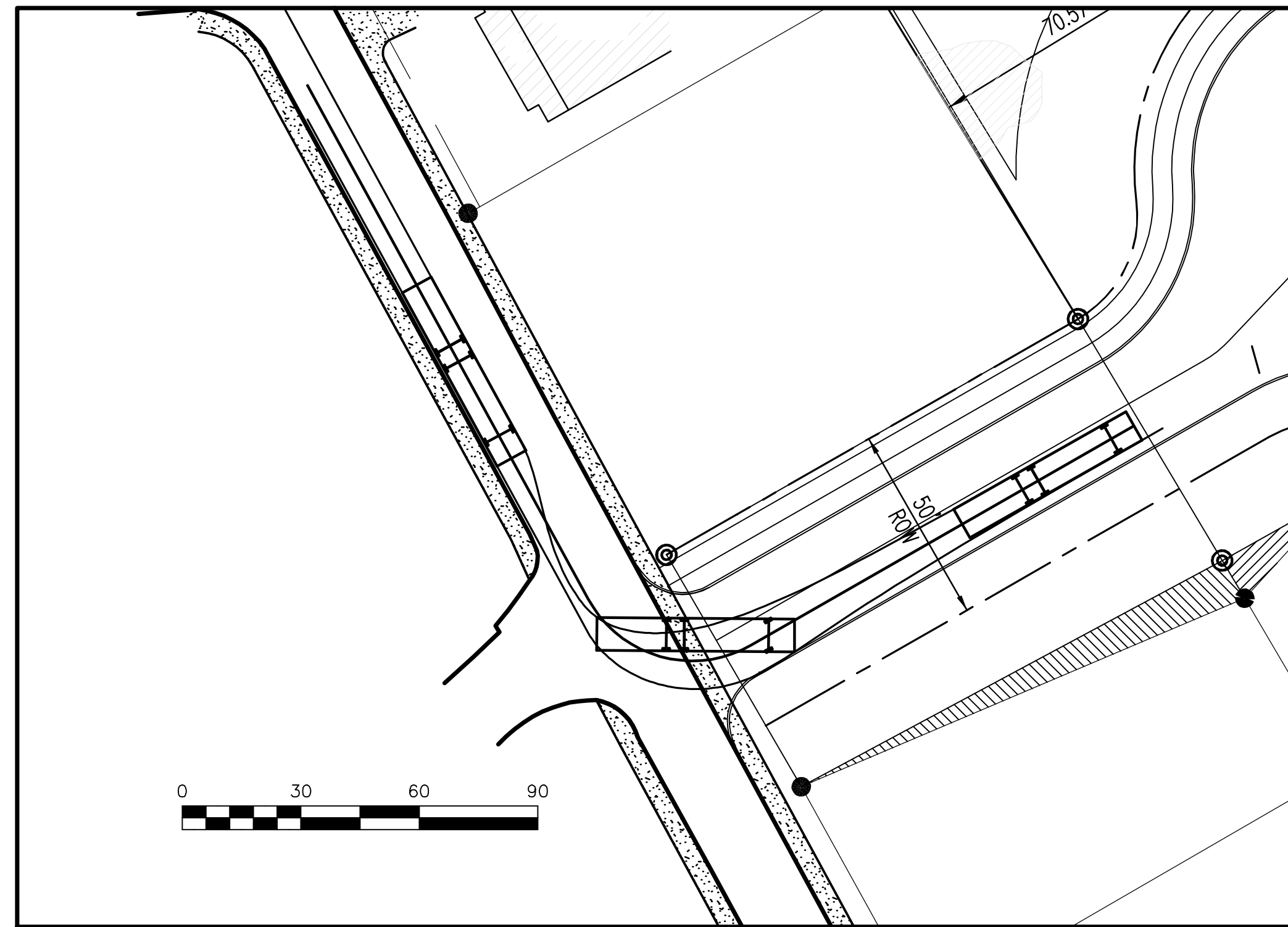
[illegible][illegible]

CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE



TEC
TESTING &
ENGINEERING
CONSULTANTS, LLC

45 OAK VALLEY DRIVE
SPRING HILL, TN 37174
PHONE: 615-336-4473
EMAIL: Lbe615@comcast.net



REQUEST FOR MODIFICATION OF STANDARDS

SECTION 2-2-1 (8) STREET JOGS PARCEL 2.0 (0.18 AC) HAS 55 FT OF FRONTAGE ON 11 TH AVE. AND WAS THE FORMER SITE OF A SINGLE FAMILY RESIDENCE. PARCEL 34.01 (1.2 AC) IS LANDLOCKED WITH NO AVAILABLE STREET FRONTAGE. BOTH PARCELS ARE CURRENTLY VACANT. THE PROPOSED STREET IS OFFSET FROM EXISTING PARK STREET BY 19 FT (CENTERLINE TO CENTERLINE). THE PROPOSED ROW IS SITUATED AT THE NORTHERN PROPERTY LINE OF PARCEL 2.00 TO REDUCE THE OFFSET TO THE MINIMUM POSSIBLE. THE PROPOSED SHORT CUL-DE-SAC PROVIDES ACCESS TO THE LANDLOCKED PARCEL. WITH THE FOUR LOTS PROPOSED THE TRIP GENERATION INCREASES BY TWO SINGLE FAMILY HOMES (PROPOSED 4 - EXISTING 2). TRAFFIC EXITING THE PROPOSED CUL-DE-SAC WILL MOST LIKELY TURN NORTH OR SOUTH ON 11TH AND A MOVEMENT FROM THE NEW CUL-DE-SAC ONTO PARK IS UNLIKELY. WITH CLEAR - UNOBSTRUCTED SITE LINES FROM ALL FOUR ROADS THE INTERSECTION WOULD ESSENTIALLY PERFORM AS A TYPICAL TWO WAY STOP WITH A THROUGH STREET (11TH AVE DOES NOT STOP). THE INTERSECTION WILL ALLOW FOR THE PLATTING OF THIS PROPERTY TO CREATE FOUR RESIDENTIAL PARCELS WITH HOMES SIMILAR TO THOSE BEING CONSTRUCTED ON 11TH AVE AT THIS TIME. WITHOUT THIS CONNECTION TO 11TH THE 1.2 ACRE PARCEL WILL REMAIN LANDLOCKED.

All bearings referenced to the Tennessee State Plane Coordinate System Aone 5301, Flapzone 4100 NAD 83 datum.

STEVEN CLIFTON, P.E.

144 SOUTHEAST PRKWY
SUITE 255
FRANKLIN, TN 37064
PHONE (615) 207-9339

GERALD KOLE PROPERTY
155 11TH AVE SOUTH
TURNING MOVEMENTS - TRAFFIC
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE

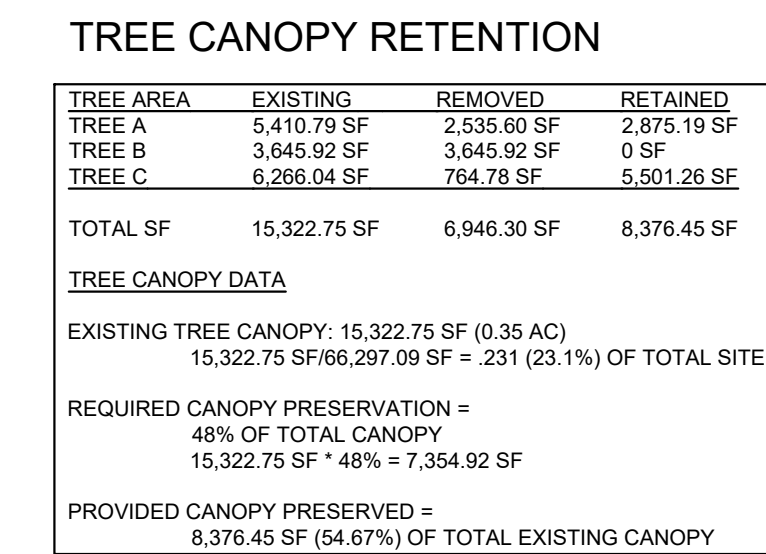
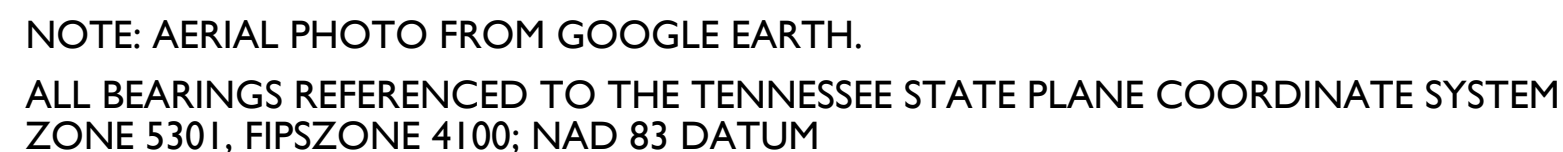
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE[illegible]

REVIEWED BY:SMC

C-5.0

SCALE: AS NOTED

C.O.F. PROJECT NO: 6537



 SPECIMEN TREE: > 24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	HACKBERRY	48"	GOOD	REMOVED

X SPECIMEN TREE TO BE REMOVED

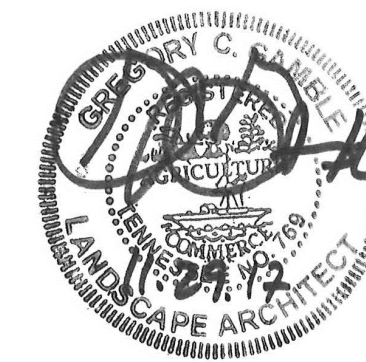
 EXISTING TREE CANOPY TO REMAIN

 EXISTING TREE CANOPY TO BE REMOVED

NOTE:
THE AERIAL PHOTOGRAPH DOES NOT ACCURATELY REPRESENT THE TREE CANOPY OF THE PROPERTY. SEVERAL TREES HAVE BEEN REMOVED PRIOR TO THE APPLICATION OF THIS PRELIMINARY PLAT. IN ADDITION, INVASIVE SPECIES HAVE BEEN REMOVED FROM THE EXISTING CANOPY AREAS PRIOR TO CANOPY PRESERVATION CALCULATIONS. THE TREE CANOPY HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT.

SITE DATA:

PROJECT NAME:	155 11TH AVENUE SOUTH
PROJECT NUMBER:	6537
SUBDIVISION:	NA
ADDRESS:	155 11TH AVENUE SOUTH
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
MAP, GROUP, PARCEL NUMBERS:	MAP 78 G, GROUP H, PARCELS 2.00 AND 34.01
SITE ACREAGE:	1.52 AC
SITE ZONING CLASSIFICATION:	R-6
DEVELOPMENT STANDARDS:	TRADITIONAL
MINIMUM REQUIRED LSA:	20 RATIO
PROVIDED LSA:	20 RATIO
ORIGINAL CANOPY COVER:	15,322.75 SF, 23%
TREE CANOPY REQUIRED:	48,765.7354 92 SF
SPECIMEN TREES REMOVED:	1 TREES, 48 HEALTHY INCHES



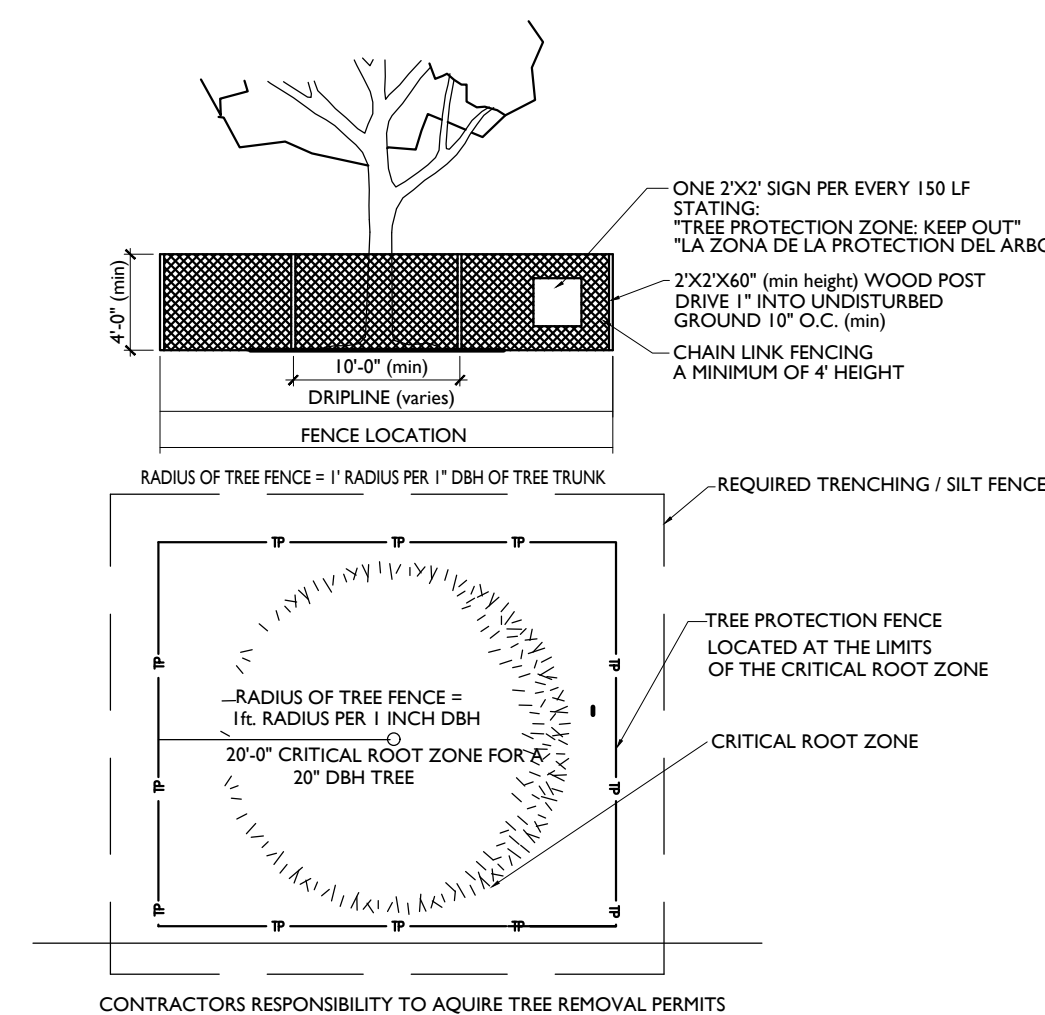
GERALD KOLE PROPERTY
155 11TH AVE SOUTH
TREE PRESERVATION
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE

[illegible]

REVIEWED BY:

L-1.0

SCALE: AS NOTED



TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

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

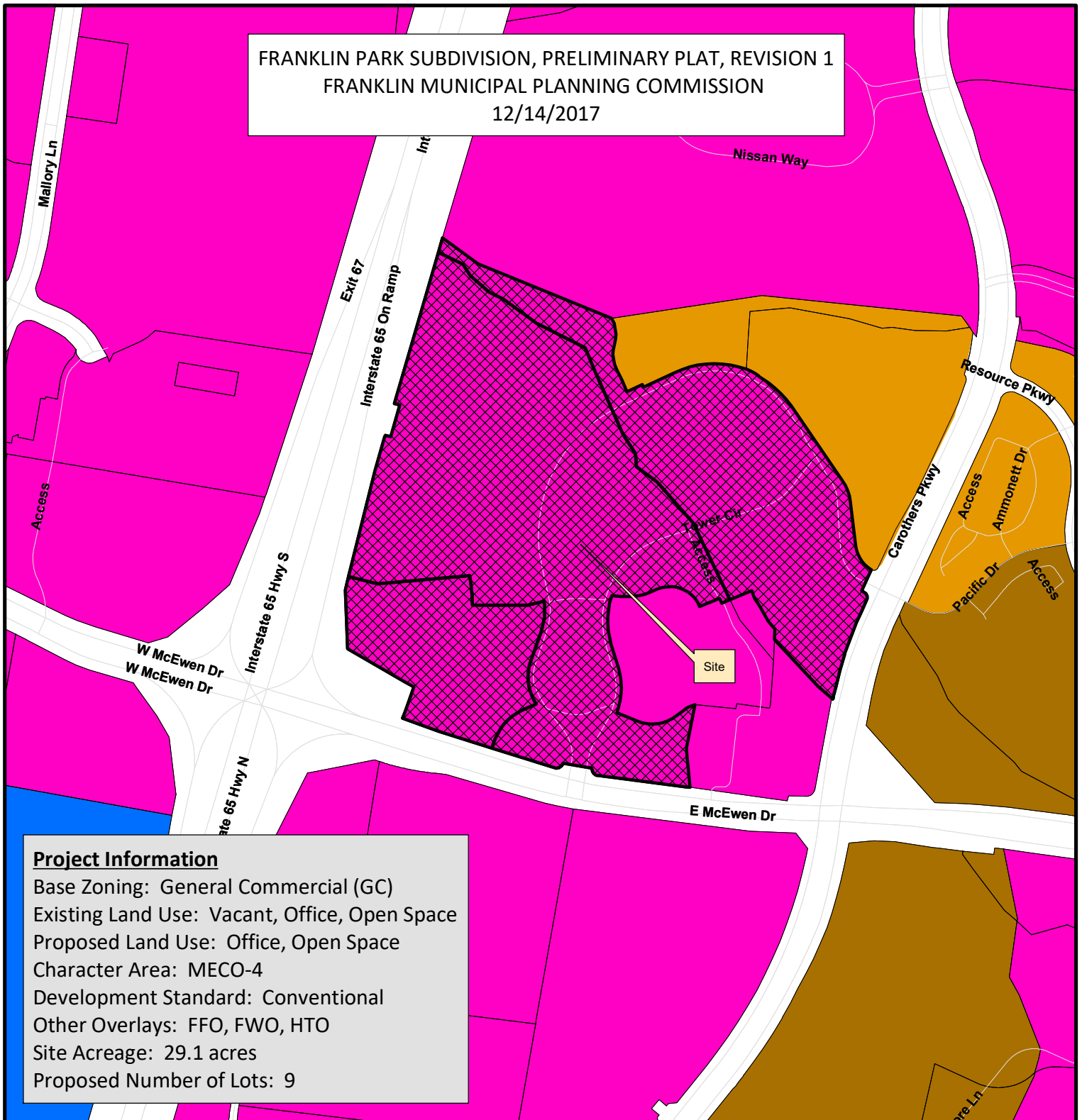
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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

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

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

FRANKLIN PARK SUBDIVISION, PRELIMINARY PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/2017



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant, Office, Open Space
Proposed Land Use: Office, Open Space
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: FFO, FWO, HTO
Site Acreage: 29.1 acres
Proposed Number of Lots: 9

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



0 250 500 1,000
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - Preliminary Plat Checklist

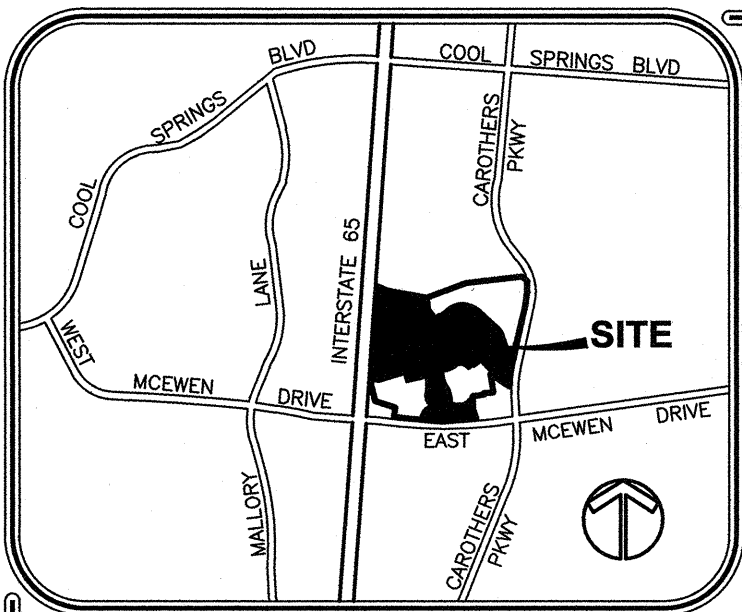
General Issues

2. E. Preliminary Plat

carlb@franklin.tn.gov	The ROW dedication for the Integrated Growth Plan improvements on E McEwen Drive does not appear in this 2nd round preliminary plat submittal. The applicant shall show the ROW dedication on the preliminary plat, that will then guide the preparation of the final plat. The ROW dedication is a condition of approval for the preliminary plat.
--	---

10. E. Preliminary Plat

tomi@franklin.tn.gov	The previous comment "Label the lots that are not buildable as " open space ". was not addressed
--	--



LOCATION MAP
N.T.S.

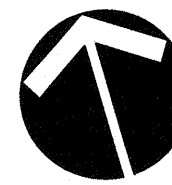
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 2 LOTS AND RE-SUBDIVIDE INTO 9 LOTS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 6 AS SHOWN ON THE PLAT ENTITLED, "FRANKLIN PARK SUBDIVISION, REVISION OF LOT 6" OF RECORD IN PLAT BOOK P63, PAGE 36, AND LOT 3 AS SHOWN ON THE PLAT ENTITLED, "FRANKLIN PARK SUBDIVISION, LOTS 1, 2, 3, 4, 5 & 6" OF RECORD IN PLAT BOOK P60, PAGE 105, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD83 DATUM.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBERS AS FOLLOWS:
47187C0204F & 47187C0212F, WITH AN EFFECTIVE DATE ON BOTH MAPS BEING SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORTS ARE AS FOLLOWS:
COMMUNITY NO. 470206, PANEL NO. 0204, SUFFIX F,
COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F,
WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
-SAID MAPS DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
-SAID MAPS DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT), WITH THE FOLLOWING OVERLAYS:
MECO-4 = TRADITIONAL AND CONVENTIONAL STANDARDS;
HTO = HEIGHT OVERLAY DISTRICT;
MCEWEN = CHARACTER OVERLAY DISTRICT;
FFO = FLOODWAY FRINGE OVERLAY DISTRICT;
FWO = FLOODWAY OVERLAY DISTRICT.
MINIMUM YARD REQUIREMENTS: FRONT = 30 FEET; REAR = 25 FEET; SIDE = 15 FEET.
6. BEING PARCEL NUMBER 14.27 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
9. THE RIGHT-OF-WAY SHOWN HEREON FOR EAST MCEWEN DRIVE WAS TAKEN FROM T.D.O.T. RIGHT-OF-WAY PLANS PROJECT NUMBER: IM-65-2(83) DATED: 2005 - R.O.W. SHEETS 9, 10, 16 & 17).
10. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
12. THIS PROPERTY IS SUBJECT TO, INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, OF RECORD IN BOOK 5886, PAGE 660, R.O.W.C.T.
13. LOTS 3 AND 12 ARE CONSIDERED OPEN SPACE LOTS ARE ARE NOT TO BE BUILT UPON.
14. LOT 11 IS CONSIDERED AN OPEN SPACE LOT DEDICATED FOR PUBLIC ACCESS.

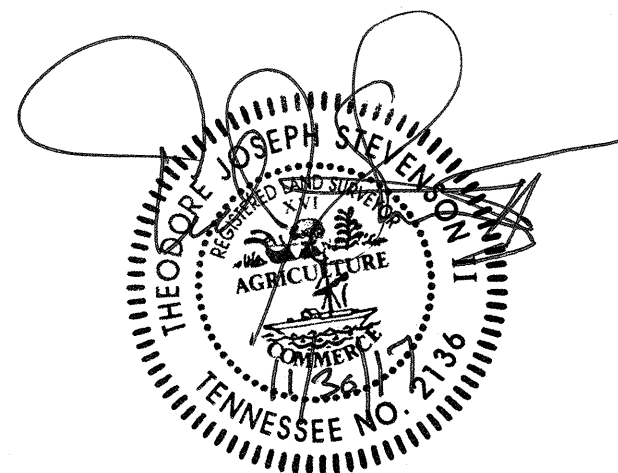
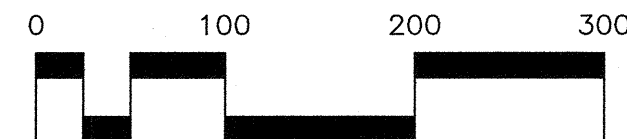
LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	P	TRANSFORMER PAD SIGN	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
IR(O)	IRON ROD (OLD)	T.O.B.	TOP OF BANK	-UGT-	UNDERGROUND TELEPHONE LINE
IR(N)	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø	UTILITY POLE	-UGE-	UNDERGROUND ELECTRIC LINE
⊙	FIRE HYDRANT	Ø→	UTILITY POLE W/ ANCHOR	-P-	OVERHEAD ELECTRIC POWER LINE
⋈	WATER VALVE	Ø→	UTILITY POLE W/ LIGHT	-T-	OVERHEAD TELEPHONE LINE
■	CATCH BASIN	○	GAS VALVE	-P/T-	OVERHEAD POWER AND TELEPHONE LINES
⊙	STORM MANHOLE	□	TELEPHONE RISER	-SA-	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE	□	CABLE TV BOX	-G-	GAS LINE
*	LIGHT STANDARD	-X-X-	FENCE	-W-	WATER LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⊞	ELECTRIC BOX		
		●	SEWER MANHOLE PROPOSED		
		⬮	FIRE HYDRANT PROPOSED		

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±



SEE NOTE 3.



OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION REVISION 2 RE-SUBDIVISION OF LOTS 3 & 6

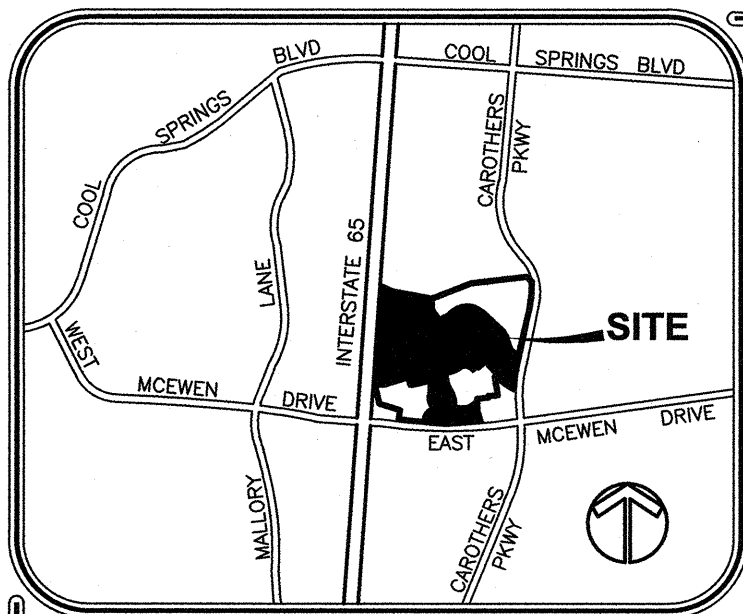
COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

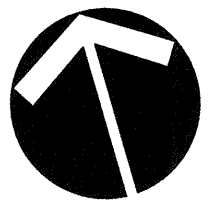
RAGAN • SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

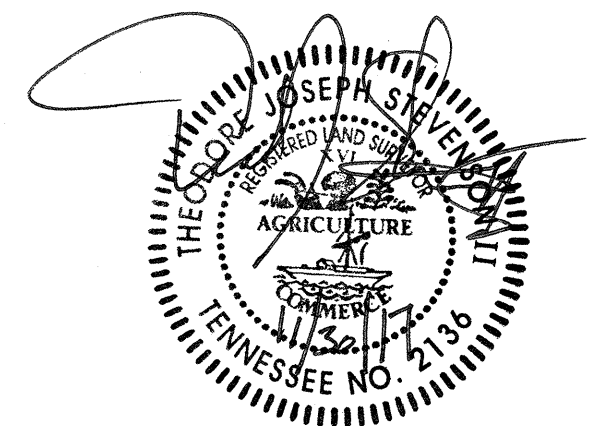


GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.



SEE NOTE 3.



OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION REVISION 2 RE-SUBDIVISION OF LOTS 3 & 6

COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN • SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenso@ragansmith.com

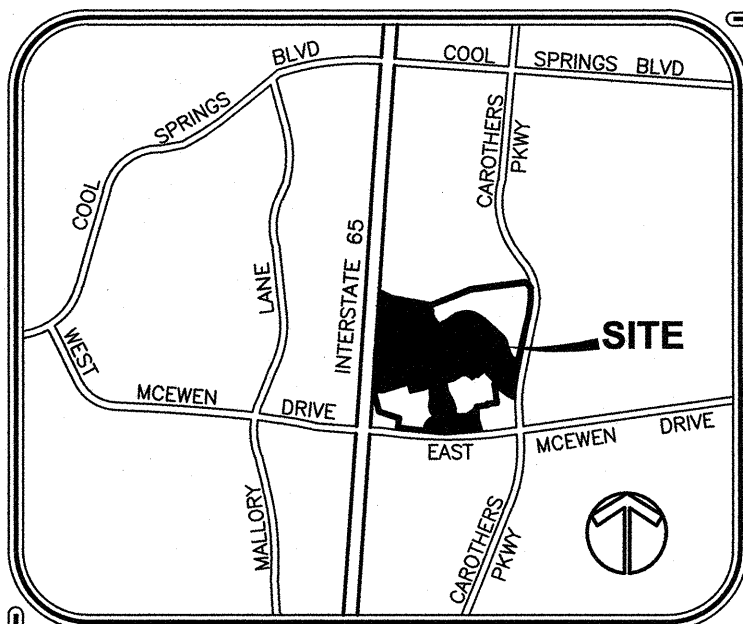
SHEET 2 OF 6

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

LEGEND

- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
(5/8" x 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- CM(O) CONCRETE MONUMENT (OLD)
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ LIGHT STANDARD
- ③ RIGHT-OF-WAY DEDICATION
MARKER
- ⊕ TRANSFORMER PAD
- SIGN
- (14.16) PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- R.O.W.C.T. REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TENNESSEE
- UGT UNDERGROUND TELEPHONE LINE
- UGE UNDERGROUND ELECTRIC LINE
- P OVERHEAD ELECTRIC POWER LINE
- T OVERHEAD TELEPHONE LINE
- P/T OVERHEAD POWER AND
TELEPHONE LINES
- SA SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE
- P.U.D.E. PUBLIC UTILITY AND
DRAINAGE EASEMENT
- T.O.B. TOP OF BANK
- GAS VALVE
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV BOX
- X — X — FENCE
- ⊕ ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- FIRE HYDRANT PROPOSED

G:\11039-9437\1-SURVEY\PLAT\PRELIMINARY\LOT 5 REVISION 2\6437 PRE PLAT REV2 SHEETS 2&3 ROW TAKE.DWG

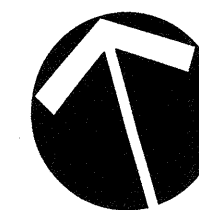


GENERAL NOTES

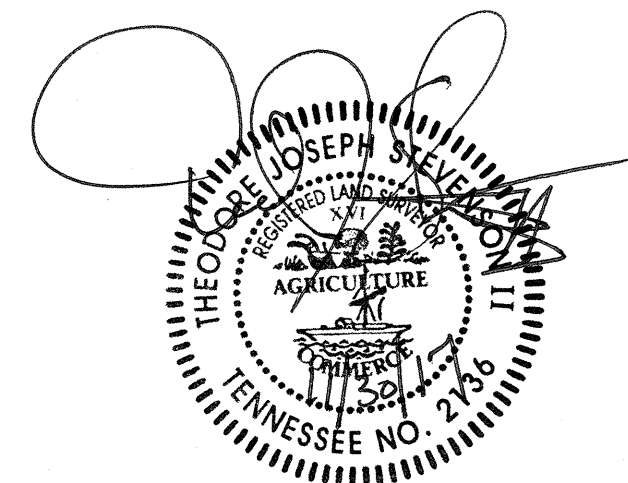
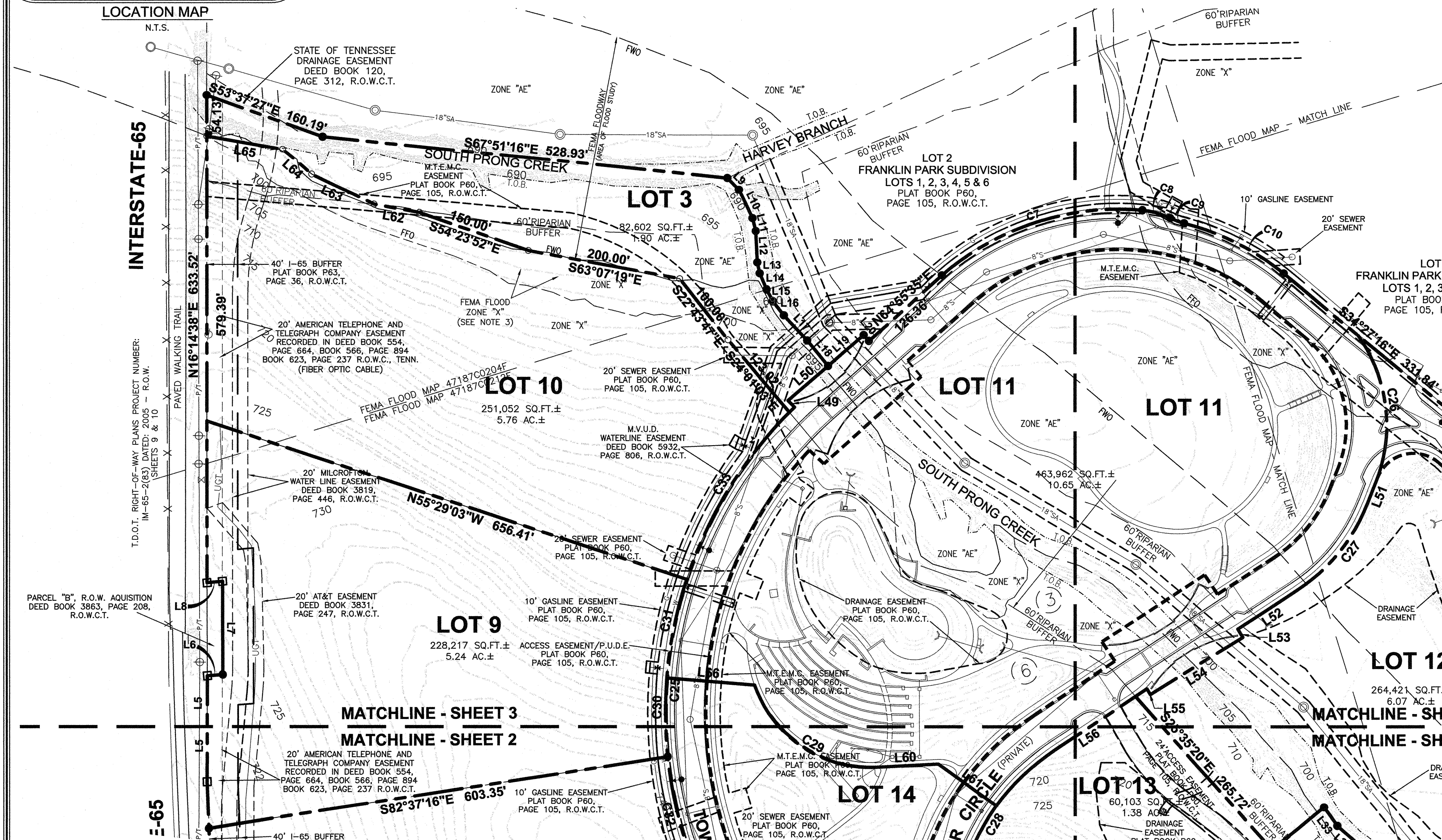
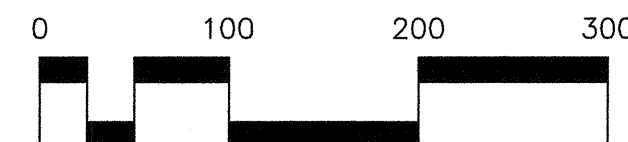
1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com



SEE NOTE 3.



LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	P	TRANSFORMER PAD SIGN	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
IR(O)	IRON ROD (OLD)	T.O.B.	TOP OF BANK	UGT	UNDERGROUND TELEPHONE LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	U	UTILITY POLE	UGE	UNDERGROUND ELECTRIC LINE
FH	FIRE HYDRANT	U/A	UTILITY POLE W/ ANCHOR	P	OVERHEAD ELECTRIC POWER LINE
WV	WATER VALVE	U/L	UTILITY POLE W/ LIGHT	T	OVERHEAD TELEPHONE LINE
CB	CATCH BASIN	G	GAS VALVE	P/T	OVERHEAD POWER AND TELEPHONE LINES
SM	STORM MANHOLE	TR	TELEPHONE RISER	SA	SANITARY SEWER LINE
SSM	SANITARY SEWER MANHOLE	CTB	CABLE TV BOX	G	GAS LINE
LS	LIGHT STANDARD	F	FENCE	W	WATER LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	EB	ELECTRIC BOX		
		SMH	SEWER MANHOLE PROPOSED		
		FH	FIRE HYDRANT PROPOSED		

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES ±

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION REVISION 2 RE-SUBDIVISION OF LOTS 3 & 6

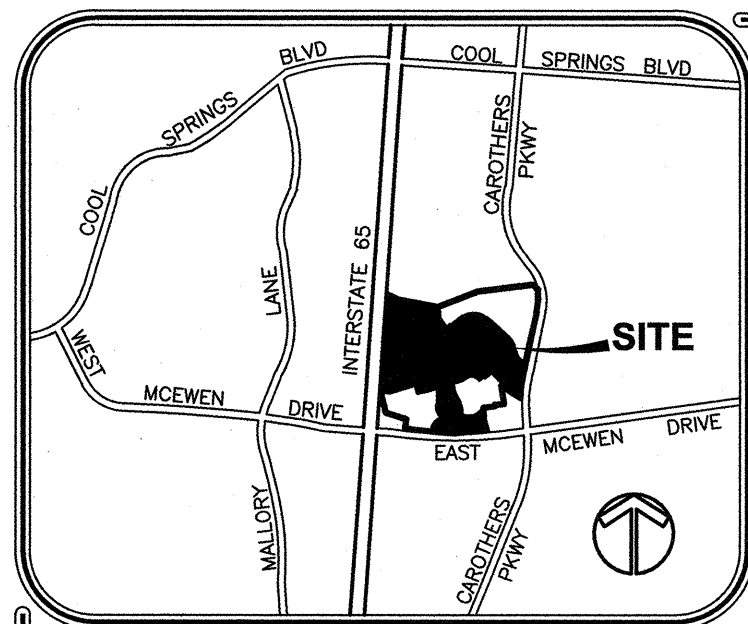
COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN • SMITH

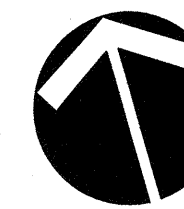
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com



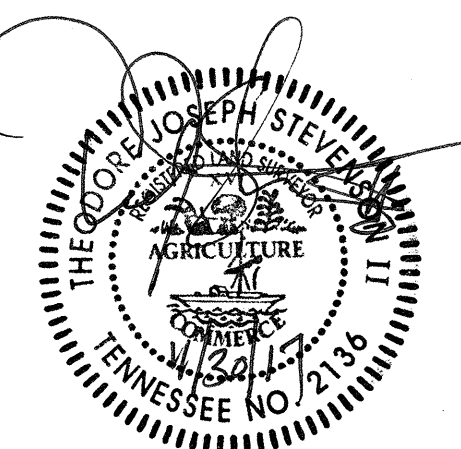
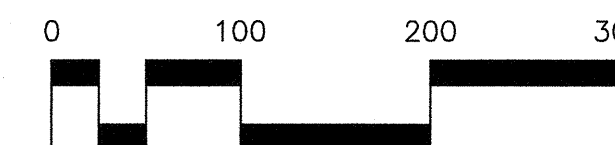
LOCATION MAP
N.T.S.

GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.



SEE NOTE 3.



OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION REVISION 2 RE-SUBDIVISION OF LOTS 3 & 6

COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN • SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

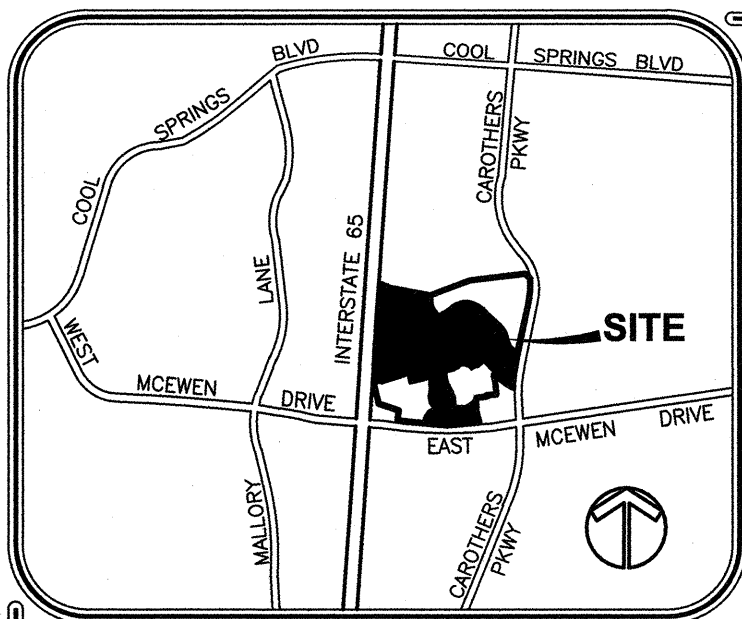
TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

SHEET 4 OF 6

G:\11039-9437\1-SURVEY\PLAT\PRELIMINARY\LOT 6 REVISION 2017 PRE PLAT REV2 SHEETS 233 ROW TAKE.DWG

LEGEND

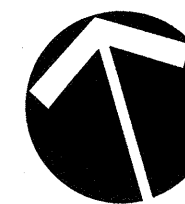
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- CM(O) CONCRETE MONUMENT (OLD)
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊞ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ LIGHT STANDARD
- ③ RIGHT-OF-WAY DEDICATION
MARKER
- ⊞ TRANSFORMER PAD
- SIGN
- (14.16) PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- R.O.W.C.T. REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TENNESSEE
- UGT— UNDERGROUND TELEPHONE LINE
- UGE— UNDERGROUND ELECTRIC LINE
- P— OVERHEAD ELECTRIC POWER LINE
- T— OVERHEAD TELEPHONE LINE
- P/T— OVERHEAD POWER AND
TELEPHONE LINES
- SA— SANITARY SEWER LINE
- G— GAS LINE
- W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND
DRAINAGE EASEMENT
- T.O.B. TOP OF BANK
- GAS VALVE
- ⊞ TELEPHONE RISER
- ⊞ CABLE TV BOX
- X—X— FENCE
- ⊞ ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- FIRE HYDRANT PROPOSED



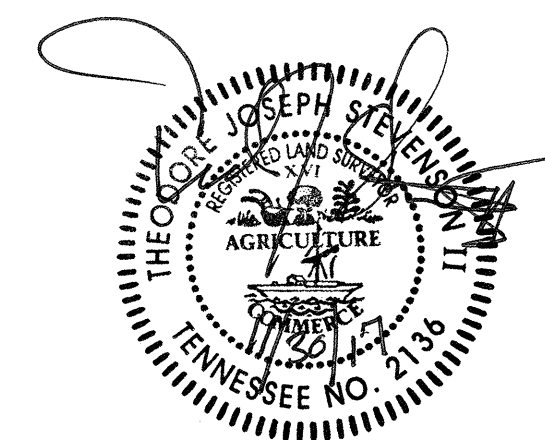
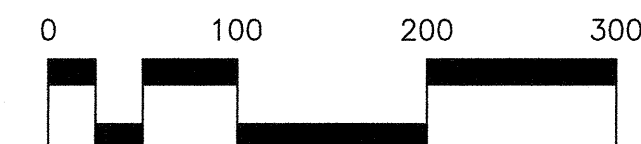
LOCATION MAP
N.T.S.

GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.



SEE NOTE 3.



OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION REVISION 2 RE-SUBDIVISION OF LOTS 3 & 6

COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN • SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

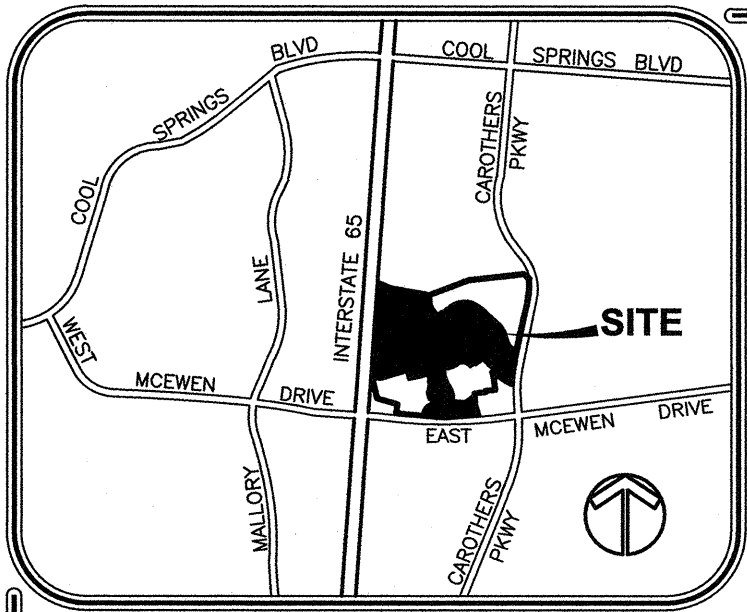
SHEET 5 OF 6

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

LEGEND

- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- CM(O) CONCRETE MONUMENT (OLD)
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ LIGHT STANDARD
- ⊕ RIGHT-OF-WAY DEDICATION
MARKER
- ⊕ TRANSFORMER PAD
- ⊕ SIGN
- (14.16) PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- R.O.W.C.T. REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TENNESSEE
- UGT- UNDERGROUND TELEPHONE LINE
- UGE- UNDERGROUND ELECTRIC LINE
- P- OVERHEAD ELECTRIC POWER LINE
- T- OVERHEAD TELEPHONE LINE
- P/T- OVERHEAD POWER AND
TELEPHONE LINES
- SA- SANITARY SEWER LINE
- G- GAS LINE
- W- WATER LINE
- P.U.D.E. PUBLIC UTILITY AND
DRAINAGE EASEMENT
- T.O.B. TOP OF BANK
- GAS VALVE
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV BOX
- X-X- FENCE
- ⊕ ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- ⊕ FIRE HYDRANT PROPOSED

G:\11039\4371-SURVEY\PLAT\PRELIMINARY\LOT 8 REVISION 2\9437 PRE PLAT REV2 SHEETS 2&3 ROW TAKE.DWG

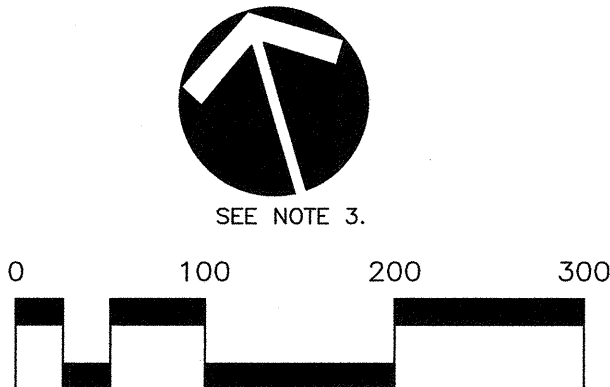


LOCATION MAP
N.T.S.

GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
3	82,602	1.90
6	256,408	5.89
8	217,217	4.99
9	228,217	5.24
10	251,052	5.76
11	463,962	10.65
12	264,421	6.07
13	60,103	1.38
14	112,288	2.58



EXTERIOR BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48°30'20"	200.00'	169.32'	N41°46'58"E	164.30'
C2	51°44'49"	186.00'	167.99'	N06°35'36"W	162.34'
C3	28°39'21"	225.00'	112.53'	N04°57'08"E	111.36'
C4	28°27'41"	24.50'	12.17'	S60°34'46"W	12.05'
C5	15°11'23"	87.50'	23.20'	S82°24'18"W	23.13'
C6	6°38'44"	938.00'	108.80'	N04°52'55"W	108.73'
C7	46°33'32"	347.00'	281.97'	N88°12'21"E	274.28'
C8	20°22'10"	106.00'	37.68'	S58°19'48"E	37.49'
C9	10°59'26"	100.00'	19.18'	S53°38'26"E	19.15'
C10	24°40'53"	340.00'	146.46'	S46°47'42"E	145.33'
C11	27°24'30"	175.00'	83.71'	S20°45'01"E	82.92'
C12	53°32'00"	114.00'	106.51'	S33°48'46"E	102.68'
C13	06°54'44"	1930.00'	232.84'	N26°49'25"E	232.70'
C14	5°31'27"	1012.00'	97.57'	S13°29'57"W	97.53'
C15	90°00'00"	117.50'	184.57'	N67°24'54"W	166.17'
C16	27°45'05"	227.50'	110.19'	S81°27'39"W	109.12'
C17	34°36'24"	300.00'	181.20'	S00°39'30"W	178.46'
C18	37°34'23"	250.00'	163.94'	S02°08'29"W	161.02'
C19	61°08'03"	145.50'	155.25'	N82°18'45"E	147.99'
C20	55°19'25"	25.00'	24.14'	N21°50'48"W	23.21'
C21	28°46'13"	25.00'	12.55'	S32°15'39"W	12.42'

INTERIOR

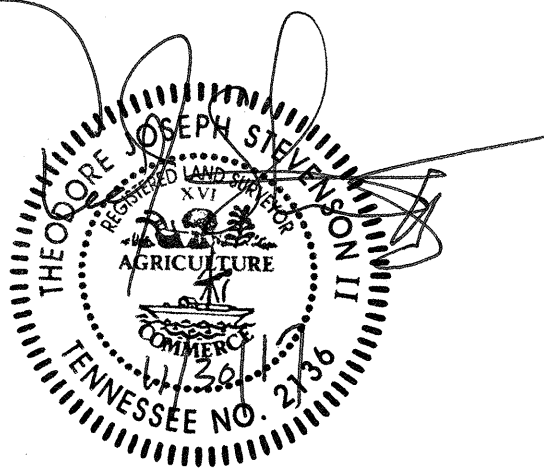
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C23	486.50'	113.05'	13°18'51"	56.78	112.80'	S88°02'50"W
C24	225.00'	33.31'	8°28'57"	16.69	33.28'	N08°18'50"W
C25	552.00'	720.03'	74°44'14"	421.56	670.06'	N24°48'48"E
C26	200.00'	199.17'	57°03'29"	108.72	191.04'	S09°16'42"W
C27	242.00'	148.30'	35°06'41"	76.56	145.99'	S55°21'47"W
C28	293.00'	255.65'	49°59'35"	136.61	247.62'	S47°55'20"W
C29	158.22'	202.43'	73°18'15"	117.73	188.90'	S39°43'57"E
C30	552.00'	101.28'	10°30'45"	50.78	101.14'	N15°34'00"E
C31	552.00'	131.92'	13°41'35"	66.28	131.61'	N27°40'10"E
C32	552.00'	720.03'	74°44'14"	421.56	670.06'	N24°48'48"E
C33	552.00'	257.02'	26°40'39"	130.88	254.70'	S47°51'17"W

EXTERIOR BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°31'48"E	6.70'
L2	N66°02'07"E	50.70'
L3	N19°16'48"E	115.91'
L4	S74°48'37"W	37.29'
L5	N16°23'57"E	136.61'
L6	S77°57'19"E	20.02'
L7	N16°10'35"E	121.99'
L8	N79°03'25"W	20.18'
L9	S27°44'25"E	21.43'
L10	S09°46'16"E	40.48'
L11	S02°45'23"W	17.41'
L12	S13°25'56"W	41.22'
L13	S03°54'45"W	14.62'
L14	S07°21'40"E	22.32'
L15	S12°21'49"E	16.97'
L16	S22°38'17"E	22.70'
L17	S26°53'59"E	44.37'
L18	S23°09'00"E	42.59'
L19	N65°30'26"E	61.45'
L20	S25°04'25"E	10.21'
L21	S24°56'16"W	84.82'
L22	S55°02'46"E	14.77'
L23	S10°33'05"W	69.21'
L28	N49°05'52"W	40.52'
L29	N02°09'14"E	38.05'
L30	N38°28'13"W	38.24'
L31	N29°42'52"W	61.23'
L32	N32°24'23"W	36.53'
L33	N20°11'04"W	29.29'
L34	S67°35'06"W	119.95'
L35	N22°24'54"W	19.75'
L36	S67°35'06"W	79.00'
L37	S67°35'06"W	29.35'
L38	N84°39'49"W	34.79'
L39	S16°38'42"E	94.05'
L40	S67°07'13"E	79.68'
L41	N51°44'44"E	31.09'
L42	N67°41'15"E	20.70'
L43	N80°39'40"W	108.02'

INTERIOR

LINE TABLE		
LINE	BEARING	DISTANCE
L44	N80°00'50"W	64.43'
L45	S85°55'38"W	60.02'
L46	N12°33'18"W	7.29'
L47	N29°26'11"W	24.11'
L48	N12°33'18"W	79.79'
L49	N27°49'05"W	12.18'
L50	N65°30'26"E	68.51'
L51	S37°48'26"W	30.66'
L52	S72°55'08"W	91.44'
L53	S15°14'56"E	13.06'
L54	S74°45'04"W	141.43'
L55	N15°14'56"W	8.53'
L56	S72°55'08"W	143.43'
L57	S22°55'33"W	5.00'
L58	S44°27'59"W	17.18'
L59	S17°57'42"W	5.00'
L60	S76°41'01"E	82.23'
L61	S37°45'30"E	93.19'
L62	S63°39'17"E	60.00'
L63	S48°01'02"E	90.00'
L64	S32°40'31"E	50.00'
L65	S63°48'20"E	100.00'
L66	S69°10'39"E	114.49'



OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

PRELIMINARY PLAT

**FRANKLIN PARK
SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6**

COF# 6575

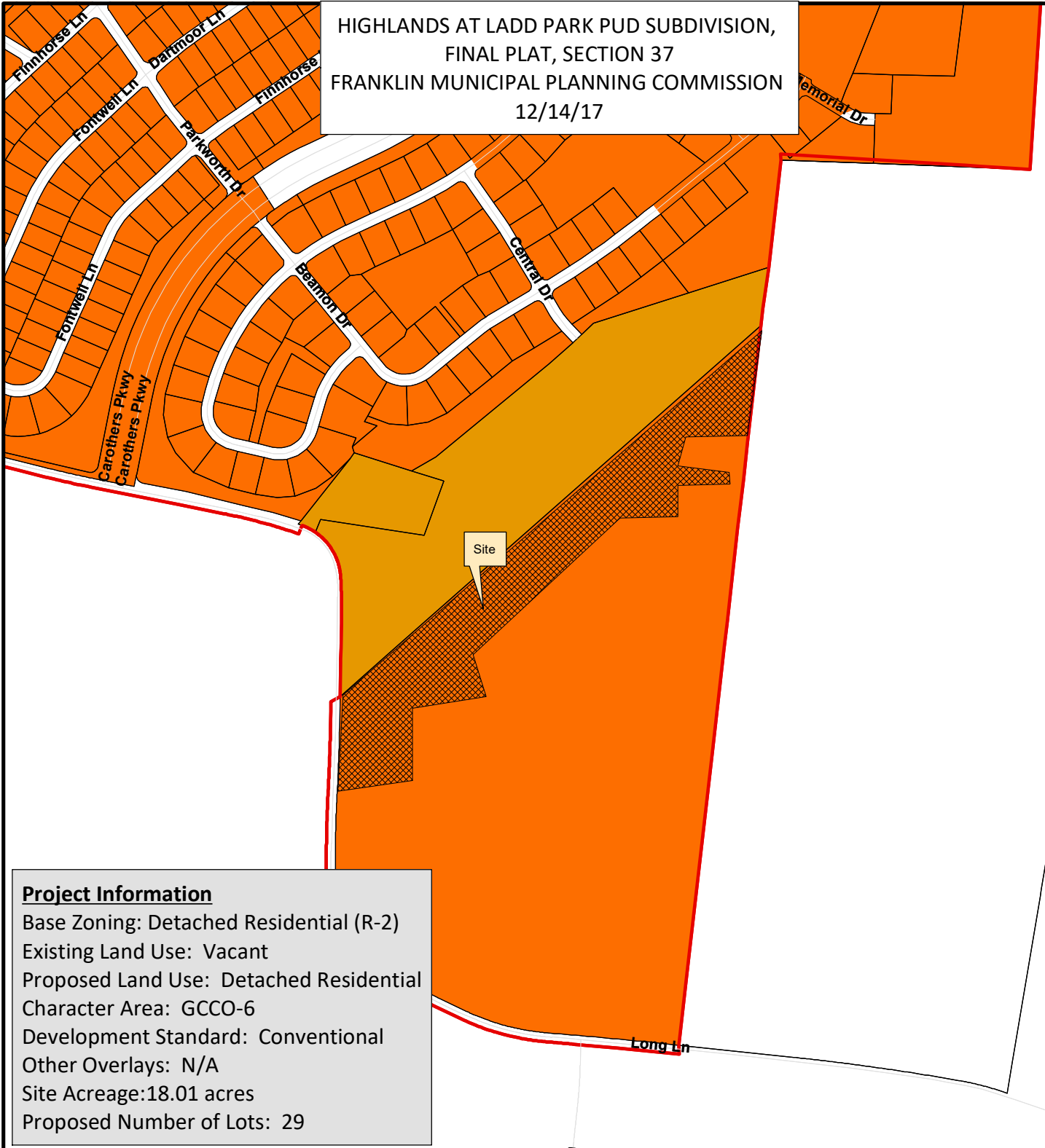
TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN•SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

HIGHLANDS AT LADD PARK PUD SUBDIVISION,
FINAL PLAT, SECTION 37
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/17



Project Information

Base Zoning: Detached Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 18.01 acres
Proposed Number of Lots: 29

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	
SD-X Specific Development-Variety	



0 305 610 1,220 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.

Engineering - Final Plat Checklist

6. C. Final Plat

Applicant to revise plat text and linework as follows:

- LEGEND**
- | | |
|-----------------------------|-----|
| PROPOSED FIRE HYDRANT | ▽ |
| PROPOSED LIGHT POLE | ⊙ |
| CURB INLET | ● |
| PROPOSED MANHOLE | ⊙ |
| 5/8" IRON PIN SET THIS PLAT | ⊙ |
| UTILITY STUB OUT | ⊙ |
| STREET ADDRESS | 100 |
| PROPERTY/R.O.W. LINE | 100 |
- HIGHLANDS AT LADD PARK
PUD SUBDIVISION, SECTION 33
P.B. P66, PG 51

- (2) a performance amount of \$... system has been all Tennessee, to a...
Director, Water Department

The map shows a portion of Section 36, Township 36N, Range 10E. The proposed subdivision includes a 15' drainage easement and a 15' mudee typical. The map also shows various lot dimensions and area measurements, including 1224, 100, and 112.00'. The map is labeled with 'WHITE' and '(LOC)'.

16. C. Final Plat

carlb@franklin.tn.gov

Applicant shall show signs to be installed at the stub ends of streets to be extended "Street to be Extended by Authority of the City of Franklin". For this plat the notation is to be shown at the south end of Cumberland Valley Drive, and the north and south ends of Central Drive.

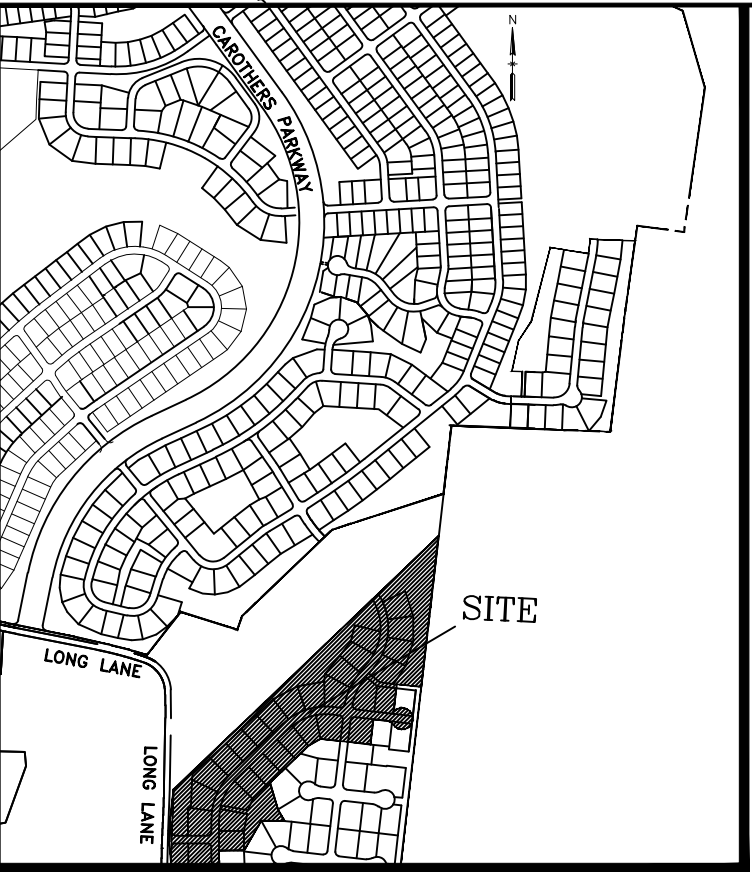
Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklin.tn.gov

Any unposted sureties associated with this development from site plan COF [6282](#) (Highlands at Ladd Park PUD Subdivision, site plan, section 37) shall be transferred to this final plat as a condition of approval.
[Edited By Kevin Long]



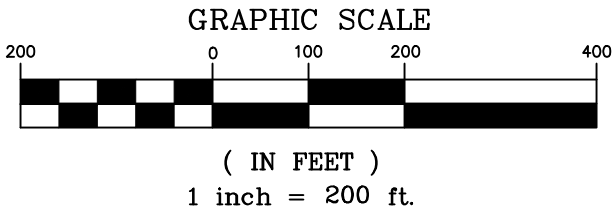
VICINITY MAP
NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 30 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 37.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47167C0360F DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
- THIS PROPERTY IS ZONED R2 AND GC00-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
- ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS, NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

LEGEND

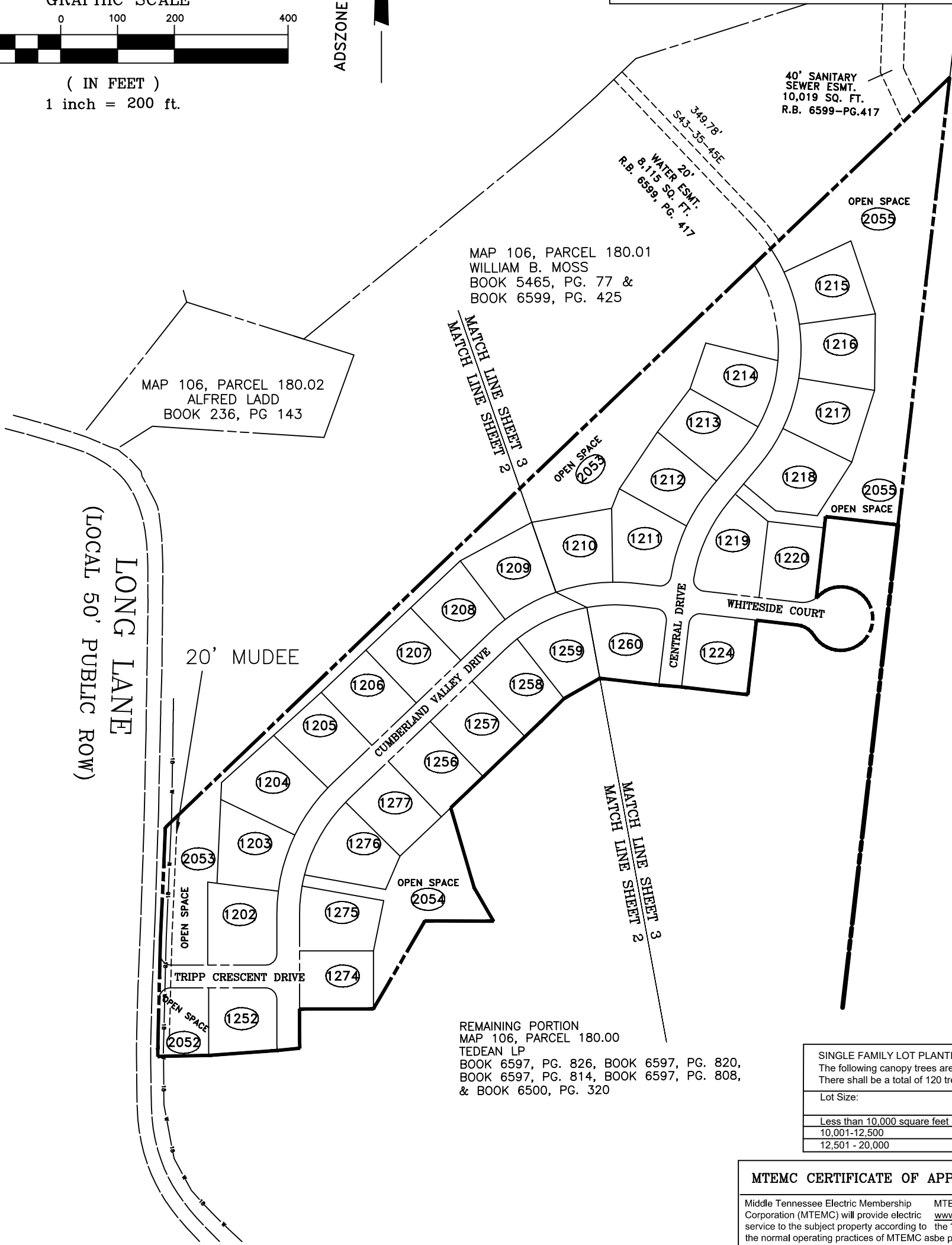
PROPOSED FIRE-HYDRANT	○
PROPOSED LIGHT-POLE	□
CURB INLET	■
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	-----
PUBLIC UTILITY & DRAINAGE EASEMENT	-----
PROPOSED WATER LINE	-----
PROPOSED SEWER LINE	-----
PROPOSED 18" STORM LINE	-----
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	10' PUDAE
MIDDLE TENNESSEE ELECTRIC	15' MTE
MEMBERSHIP CORPORATION EASEMENT	
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'



(IN FEET)
1 inch = 200 ft.

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

LONG LANE
(LOCAL 50' PUBLIC ROW)



REMAINING PORTION
MAP 106, PARCEL 180.00
TEDDAN LP
BOOK 6597, PG. 826, BOOK 6597, PG. 820,
BOOK 6597, PG. 814, BOOK 6597, PG. 808,
& BOOK 6500, PG. 320

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

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as provided until MTEMC's Requirements defined in the rules and regulations, bylaws, have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric
Date: _____
Membership Corporation

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	
1202	16,802.99	0.386	4	1212	14,295.05	0.328	4	1224	15,404.24	0.354	4	1276	15,016.74	0.345	4
1203	15,052.82	0.346	4	1213	14,757.79	0.339	4	1252	13,646.18	0.313	4	1277	13,779.36	0.316	4
1204	17,936.25	0.412	4	1214	14,205.13	0.326	4	1256	13,770.00	0.316	4	OPEN SPACE 2052	10,488.84	0.241	
1205	14,399.51	0.331	4	1215	14,906.04	0.342	4	1257	13,770.00	0.316	4	OPEN SPACE 2053	96,874.39	2.224	
1206	13,955.18	0.320	4	1216	15,077.67	0.346	4	1258	13,773.32	0.316	4	OPEN SPACE 2054	32,334.56	0.742	
1207	13,879.25	0.319	4	1217	14,858.25	0.341	4	1259	13,791.26	0.317	4	OPEN SPACE 2055	93,073.61	2.137	
1208	14,461.34	0.332	4	1218	16,911.19	0.388	4	1260	16,212.72	0.372	4	TOTAL O.S. LOTS	232,771.40	5.344	
1209	15,382.78	0.353	4	1219	16,419.50	0.377	4	1274	13,260.00	0.304	4	TOTAL ROW	107,458.87	2.467	
1210	15,395.82	0.353	4	1220	13,404.52	0.308	4	1275	14,173.66	0.325	4	TOTAL	784,928.86	18.019	
1211	16,000.05	0.367	4												

CERTIFICATE

CERTIFICATE OF OWNERSHIP

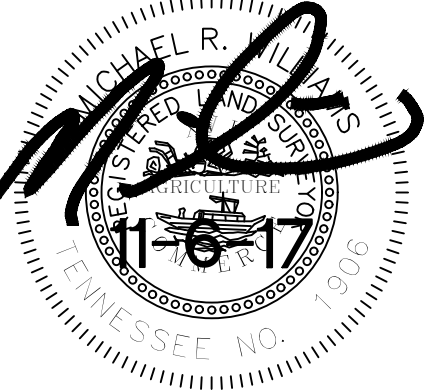
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or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

By: _____ Date: _____
DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

CERTIFICATE OF SURVEY

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

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



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
Williamson County Emergency Management Agency	Date _____
City of Franklin, Tennessee	Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

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

General Manger Milcrofton _____ Date _____
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 37 have been installed in accordance with City specifications, or

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

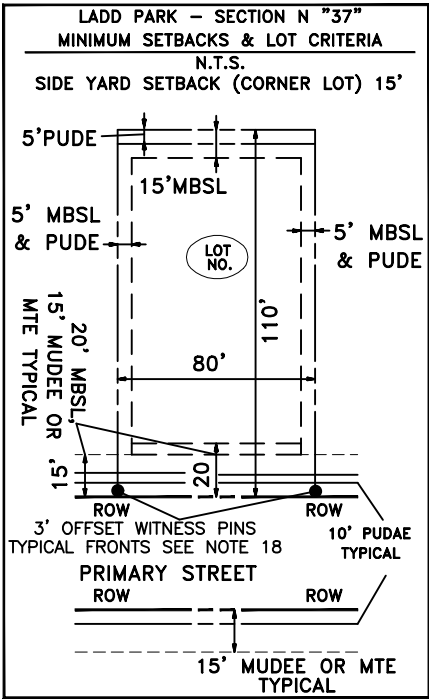
Director Streets Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission _____ Date _____

TYPICAL LOT DETAIL
FROM DEVELOPMENT PLAN



PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com

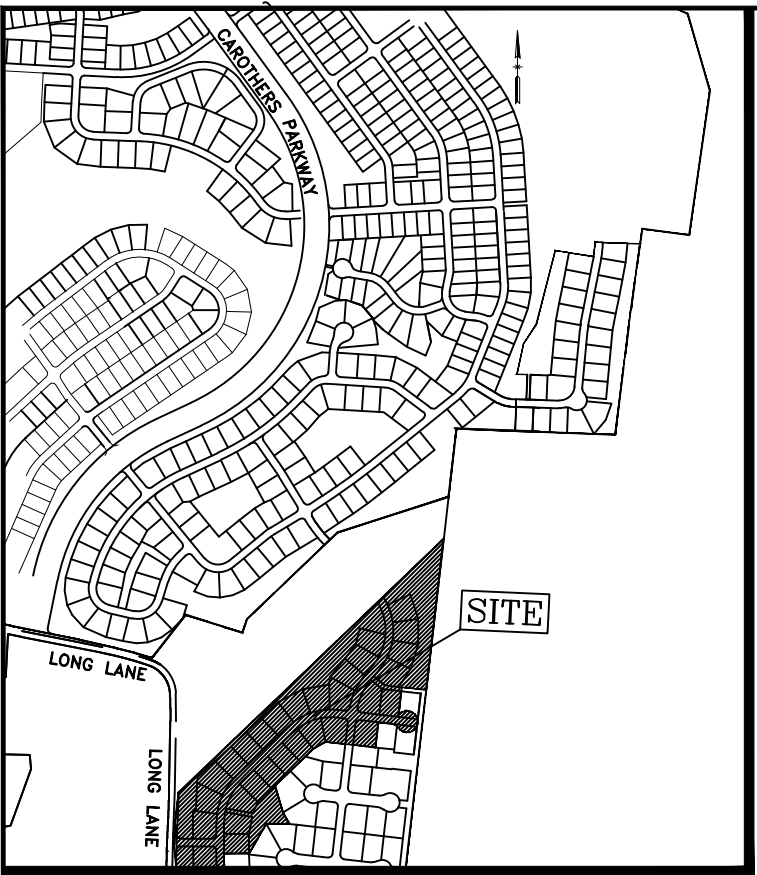


SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:

THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439

MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523



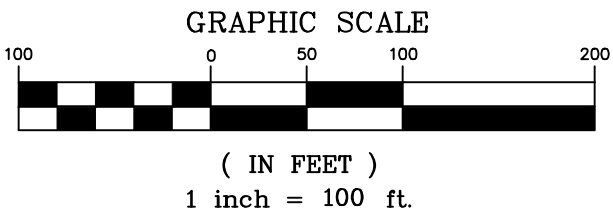
VICINITY MAP
NOT TO SCALE

NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 30 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 37.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
- 5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
- 6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- 7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- 9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- 10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
- 11) THIS PROPERTY IS ZONED R2 AND G000-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
- 12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
- 13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- 14) ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
- 15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- 16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 17) THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
- 18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
- 19) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- 20) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
- 21) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- 22) THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

LEGEND

PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET	■
PROPOSED MANHOLE	●
5/8" IRON PIN SET THIS PLAT	○
UTILITY STUB OUT	○ ST
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED 8" WATER LINE	8 W
PROPOSED 8" SEWER LINE	S 8
PROPOSED 18" STORM LINE	ST 18
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	10' PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'



ADSSZONE 53011, FIPSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

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

I (We) further certify that there are no liens on this property, except as follows:
Book _____ Page _____ R.O.W.C., Tennessee.

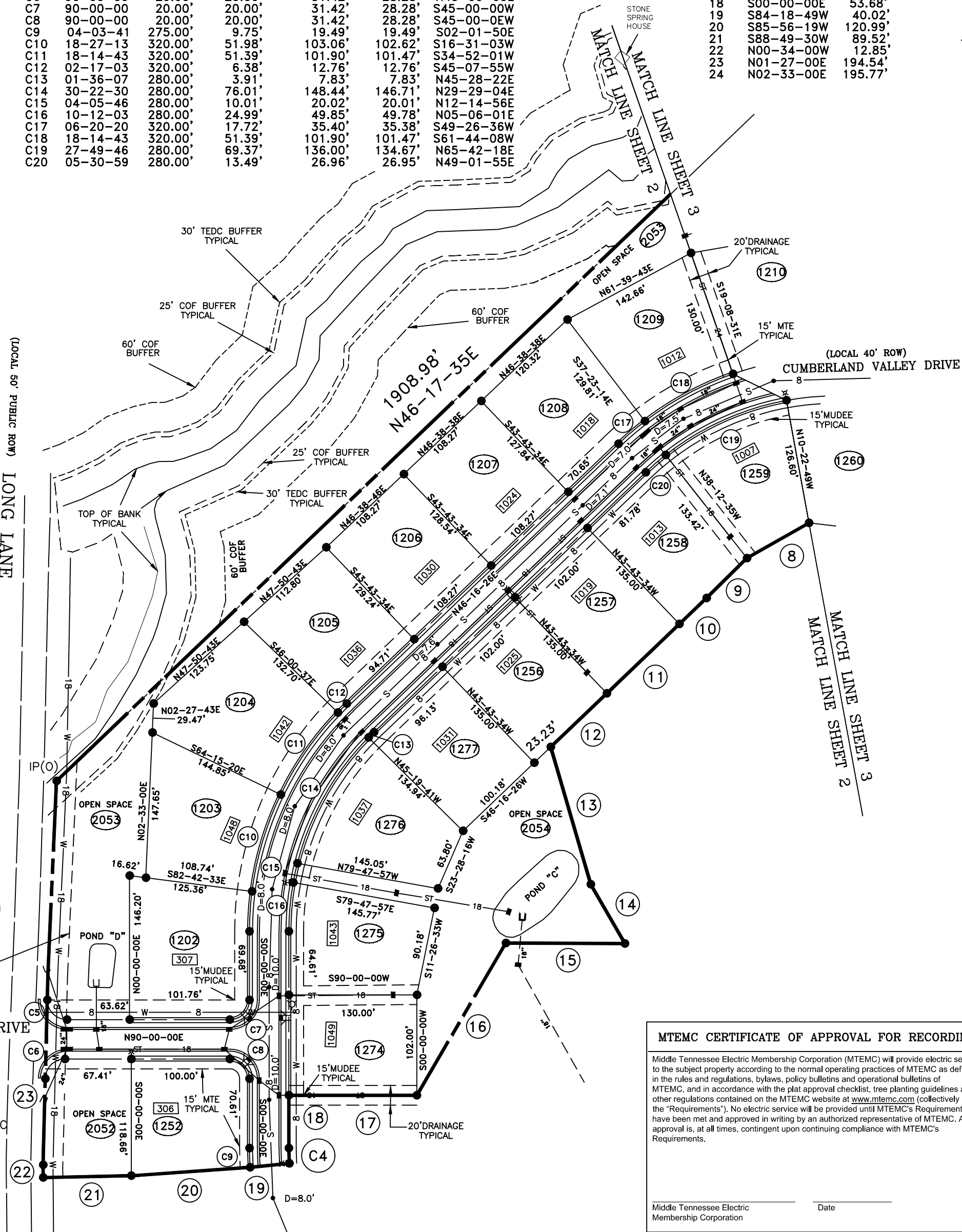
By: _____ Date: _____
DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

LINE TABLE

NO.	BEARING	DIST.
8	S60-27-43W	72.44'
9	S45-22-33W	57.69'
10	S48-16-26W	38.19'
11	S48-16-26W	102.00'
12	S46-16-26W	78.77'
13	S16-14-16E	145.37'
14	S29-58-34E	69.40'
15	N89-44-59W	120.95'
16	S30-17-33W	179.21'
17	S90-00-00W	130.00'
18	S00-00-00E	53.68'
19	S84-18-49W	40.02'
20	S85-56-19W	120.99'
21	S88-49-50W	89.52'
22	N00-34-00W	12.85'
23	N01-27-00E	194.54'
24	N02-33-00E	195.77'

CURVE DATA

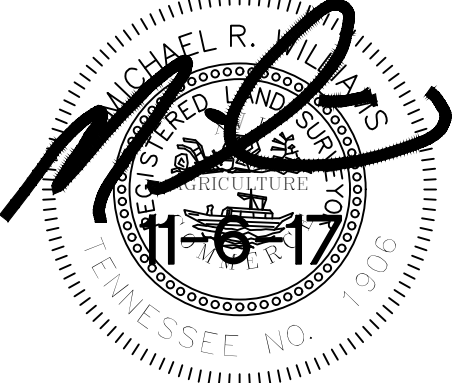
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C4	03-47-04	235.00'	7.76'	15.52'	15.52'	S01-53-32E
C5	90-00-00	20.00'	20.00'	31.42'	28.28'	N45-00-00W
C6	90-00-00	20.00'	20.00'	31.42'	28.28'	N45-00-00E
C7	90-00-00	20.00'	20.00'	31.42'	28.28'	S45-00-00W
C8	90-00-00	20.00'	20.00'	31.42'	28.28'	S45-00-00E
C9	04-03-41	275.00'	9.75'	19.49'	19.49'	S02-01-50E
C10	18-27-13	320.00'	51.98'	103.06'	102.62'	S16-31-03W
C11	18-14-43	320.00'	51.39'	101.90'	101.47'	S34-52-01W
C12	02-17-03	320.00'	6.38'	12.76'	12.76'	S45-07-55W
C13	01-36-07	280.00'	3.91'	7.83'	7.83'	N45-28-22E
C14	30-22-30	280.00'	76.01'	148.44'	146.71'	N29-29-04E
C15	04-05-46	280.00'	10.01'	20.02'	20.01'	N12-14-56E
C16	10-12-03	280.00'	24.99'	49.85'	49.78'	N05-06-01E
C17	06-20-20	320.00'	17.72'	35.40'	35.38'	S49-26-36W
C18	18-14-43	320.00'	51.39'	101.90'	101.47'	S61-44-08W
C19	27-49-46	280.00'	69.37'	136.00'	134.67'	N65-42-18E
C20	05-30-59	280.00'	13.49'	26.96'	26.95'	N49-01-55E



CERTIFICATE OF SURVEY

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

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



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

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

General Manager Milcrofton _____ Date _____
Utility District _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 37 have been installed in accordance with City specifications, or
amount of \$_____ for streets,
\$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission _____ Date _____

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation _____ Date _____

COF PROJECT # (6581)
THE HIGHLANDS AT LADD PARK PUD
SUBDIVISION, FINAL PLAT
SECTION 37
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.019 TOTAL LOTS: 34
ACRES NEW STREETS: 2.467 FEET NEW STREETS: 2,500'±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' SHEET 2 OF 3 DATE: 11-6-17

PREPARED BY:

HFR DESIGN

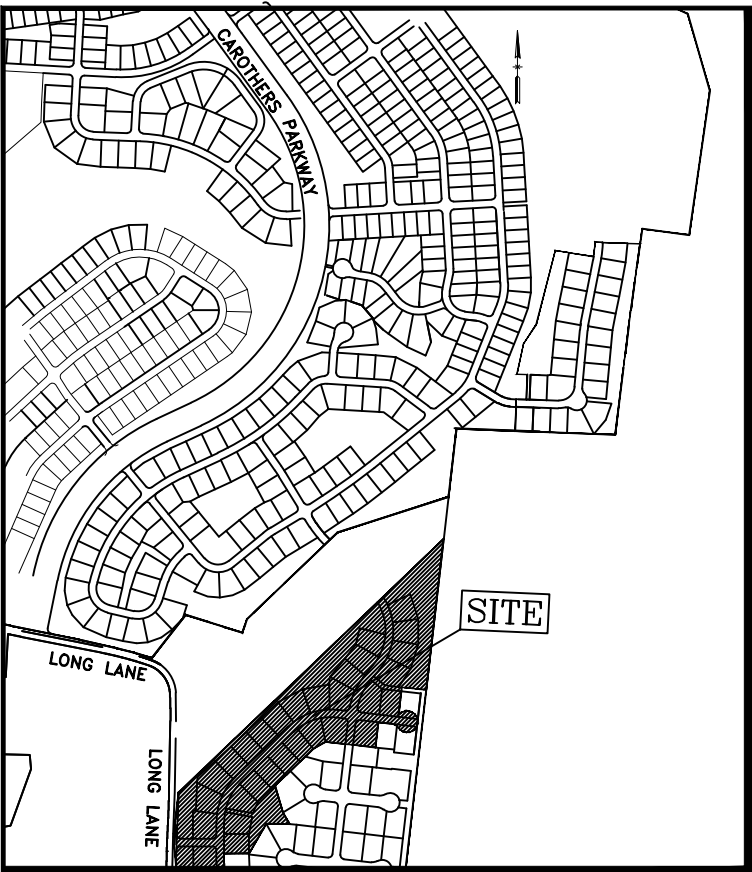
214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com



Owner/Subdivider:

THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
BOOK 6597, PG. 780

SURVEY DIVISION mwilliams@hfrdesign.com



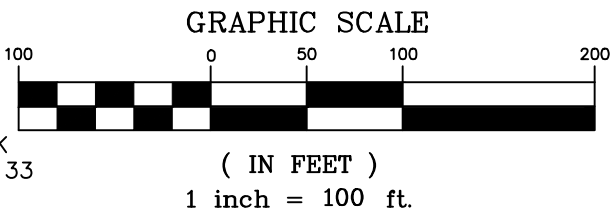
VICINITY MAP
NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 30 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 37.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
- THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
- ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS, NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

LEGEND

PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET	■
PROPOSED MANHOLE	●
5/8" IRON PIN SET THIS PLAT	○
UTILITY STUB OUT	○
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED 8" WATER LINE	8 W
PROPOSED 8" SEWER LINE	S 8
PROPOSED 18" STORM LINE	ST 18
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	10' PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'



ADSSONE 53011, FIPSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

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

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

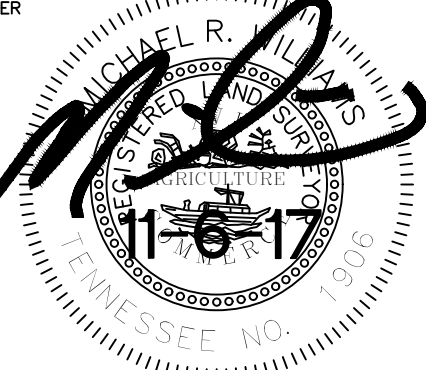
By: _____ Date: _____

DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

CERTIFICATE OF SURVEY

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

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



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency Date

City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37, Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Date

Department City of Franklin, Tennessee (Where applicable)

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

General Manager Milcrofton Utility District Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 37 accordance with City specifications, or amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date

City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission Date

LINE TABLE

NO.	BEARING	DIST.
1	N83-23-24W	127.89'
2	S06-37-39W	143.93'
3	N83-22-21W	72.38'
4	S06-37-39W	132.00'
5	N83-22-21W	117.35'
6	N85-14-36W	40.02'
7	N83-22-21W	104.53'
25	N21-40-40E	36.87'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	07-39-02	40.00'	2.67'	5.34'	5.34'	N49-08-06E
C2	282-38-08	56.00'	N/A	276.24'	70.00'	S06-37-39W
C3	51-19-04	40.00'	19.22'	35.83'	34.64'	N57-42-49W
C21	18-14-43	320.00'	51.39'	101.90'	101.47'	N79-58-51E
C22	07-31-27	320.00'	21.04'	42.02'	41.99'	N87-08-04W
C23	17-00-28	280.00'	41.87'	83.12'	82.81'	N88-07-25E
C24	90-00-00	20.00'	20.00'	31.42'	28.28'	S38-22-21E
C25	87-54-09	20.00'	19.28'	30.68'	27.76'	S52-40-35W
C26	16-38-42	320.00'	46.81'	92.96'	92.64'	S17-02-51W
C27	14-24-08	320.00'	40.43'	80.44'	80.23'	S32-34-16W
C28	10-32-38	280.00'	25.84'	51.45'	51.33'	S34-30-01W
C29	25-02-010	280.00'	62.17'	122.55'	121.38'	S16-42-38W
C30	36-17-25	280.00'	91.76'	177.35'	174.40'	S13-57-10E
C31	08-32-25	320.00'	23.89'	47.70'	47.65'	N29-17-43W
C32	17-11-57	320.00'	48.39'	96.06'	95.70'	N16-25-32W
C33	16-59-49	320.00'	47.82'	94.93'	94.58'	N00-40-21E
C34	16-44-05	320.00'	47.07'	93.46'	93.13'	N17-32-18E
C35	13-51-59	320.00'	38.91'	77.26'	77.26'	N52-50-20E
C36	30-24-05	280.00'	76.08'	148.57'	146.83'	N24-34-18E
C37	92-44-36	20.00'	20.98'	32.37'	28.95'	N37-00-03W
C38	90-00-00	20.00'	20.00'	31.42'	28.28'	N51-37-39E

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation Date

COF PROJECT # (6581)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 37

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.019 TOTAL LOTS: 34

ACRES NEW STREETS: 2.467 FEET NEW STREETS: 2,500'±

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

SCALE: 1"=100' SHEET 3 OF 3 DATE: 11-6-17

PREPARED BY:

HFR DESIGN

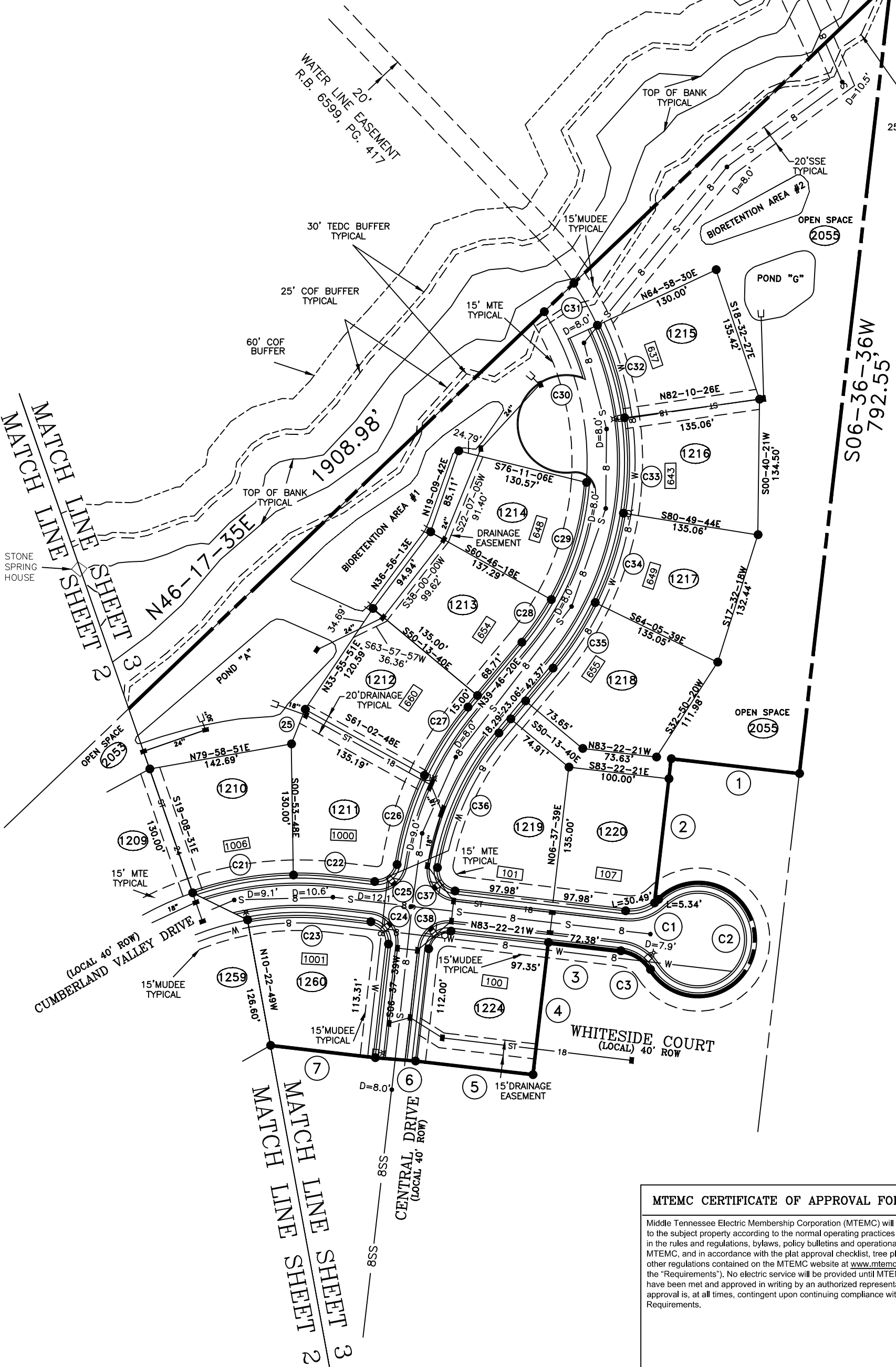
214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:

THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
BOOK 6597, PG. 780



MCEWEN DRIVE RIGHT OF WAY DEDICATION
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/17

Site

Project Information

Base Zoning: ROW
Existing Land Use: ROW
Proposed Land Use: ROW
Character Area: SWCO-5
Other Overlays: N/A
Site Acreage: 1.26 Acres

Victorian Park Cir

- | | |
|--|-------------------------------------|
| 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 | |
| SD-X Specific Development-Variety | |



0 185 370 740 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: 1 These issues are currently being filtered

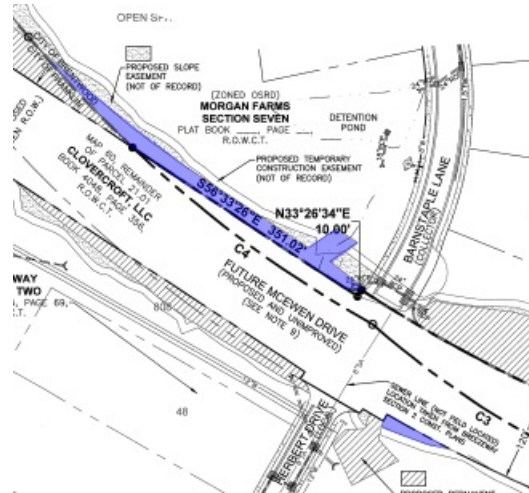
Engineering - Final Plat Checklist

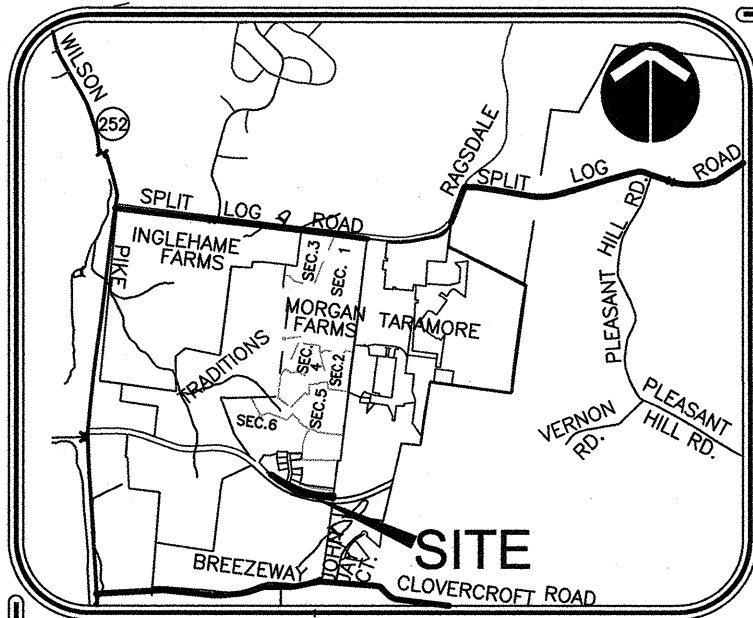
General Issues

4. 0. General Information

joe.marlo@franklin.tn.gov Comment addressed, however some easement hatching was inadvertently omitted.

Applicant to hatch the two easement areas highlighted below to match the latest drawings for the COF McEwen Drive Extension (East of Wilson Pike - S.R. 252).





LOCATION MAP
N.T.S.

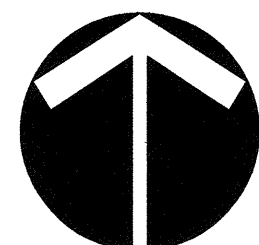
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY FOR THE EXTENSION OF MCEWEN DRIVE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0220, SUFFIX F, RESPECTIVELY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. EXISTING ZONING: R-1 CHARACTER AREA OVERLAY: SWCO-5 OTHER OVERLAYS: CONVENTIONAL DEV. STANDARD
5. BEING A PORTION OF PARCEL NUMBER 21.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 60.
6. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

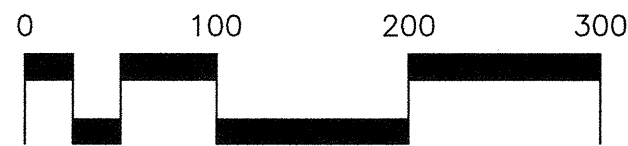
7. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
8. MCEWEN DRIVE SHOWN HEREON IS A PROPOSED AND UNIMPROVED RIGHT-OF-WAY. THE CURRENT DEED AND PARCEL LINE FOR MORGAN FARMS SUBDIVISION WAS ESTABLISHED BY RIGHT-OF-WAY PLANS FOR MCEWEN DRIVE RECEIVED BY RAGAN-SMITH ASSOCIATES IN 2005 AND THERE WAS NOT ANY TAKING OR TRANSFER OF PROPERTY FOR THE 2005 RIGHT-OF-WAY AND ROADWAY DESIGN.

SINCE 2005, THE RIGHT-OF-WAY DESIGN FOR MCEWEN DRIVE HAS CHANGED PER PLANS RECEIVED BY RAGAN-SMITH ASSOCIATES FROM SULLIVAN ENGINEERING, INC. DATED MARCH 31, 2015. THE 2015 MCEWEN DRIVE RIGHT-OF-WAY PLANS HAVE MOVED THE PROPOSED ROADWAY SOUTHWARD AS DEPICTED ON THIS PLAT. NO CONVEYANCE OF RIGHT-OF-WAY AND/OR EASEMENTS FOR THIS ALIGNMENT AS SHOWN HEREON HAS TAKEN PLACE AT THIS TIME.

9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE 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) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.



(SEE NOTE 2)



OWNER / DEVELOPER

FORESTAR (USA) REAL ESTATE GROUP
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GEORGIA 30339
(770) 272-7760
JOSH.BAXTER@FORESTARGROUP.COM

SURVEYOR:

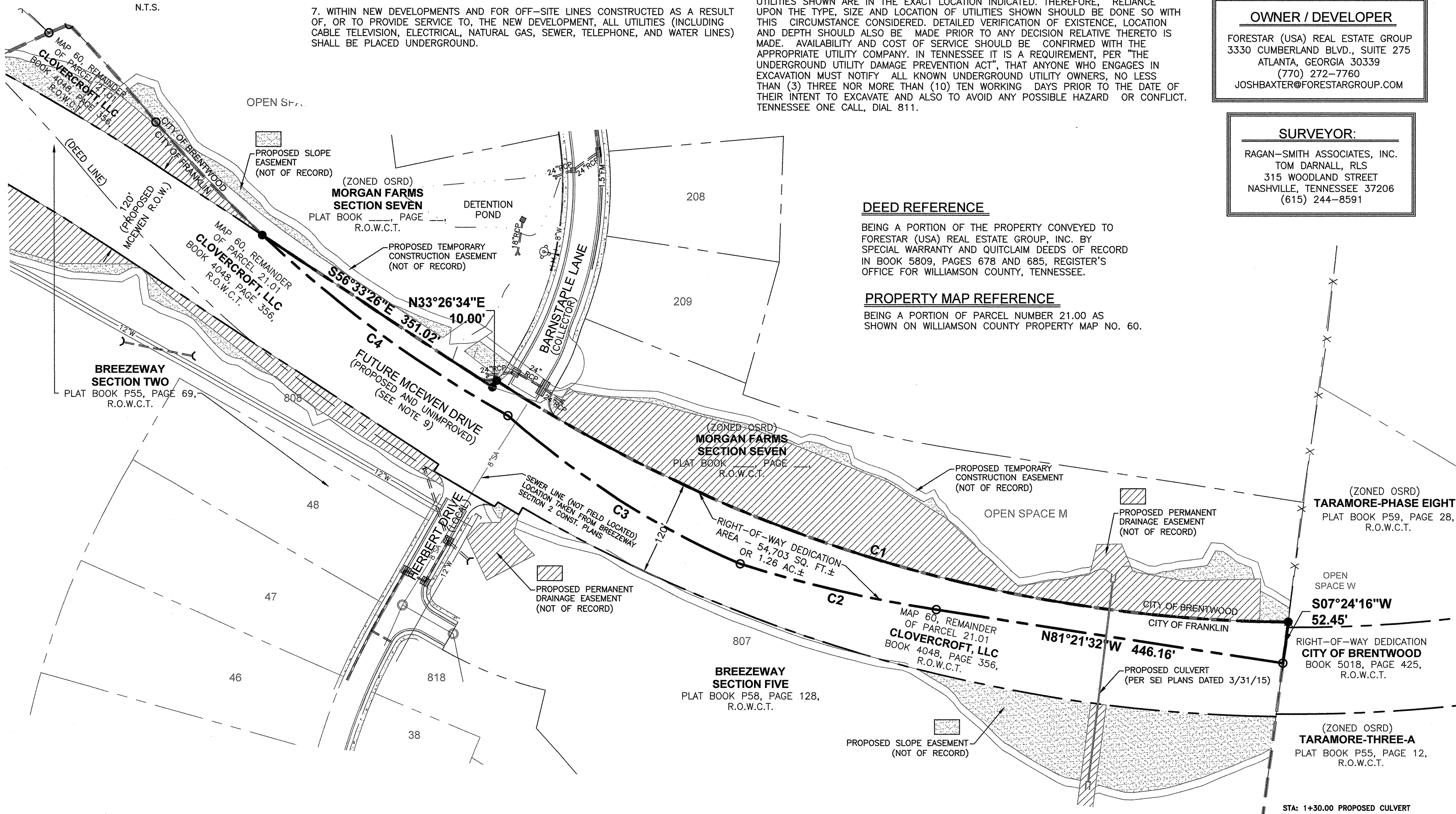
RAGAN-SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

DEED REFERENCE

BEING A PORTION OF THE PROPERTY CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC. BY SPECIAL WARRANTY AND QUITCLAIM DEEDS OF RECORD IN BOOK 5809, PAGES 678 AND 685, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 21.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 60.



LEGEND

- IRON ROD (NEW)
- 1/2" IRON ROD W/ PLASTIC CAP MARKED RAGAN-SMITH ASSOCIATES
- MONUMENT (NEW)
- 1/2" IRON ROD W/ 4" DIAMETER ALUMINUM DISC MARKED RAGAN-SMITH ASSOCIATES
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
- SIDEWALK
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SA - SANITARY SEWER LINE
- W - WATER LINE
- RCP - REINFORCED CONCRETE PIPE
- FENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1844.86'	1067.33'	33°08'53"	549.06	1052.50'	S73°07'52"E
C2	1675.00'	256.52'	8°46'29"	128.51	256.27'	N76°58'18"W
C3	1089.56'	351.52'	18°29'07"	177.30	350.00'	N57°34'16"W
C4	1620.00'	389.13'	13°45'45"	195.50	388.19'	N53°39'30"W

RECORDER'S INFORMATION

TOTAL AREA= 54,703 SQUARE FEET OR 1.26 ACRES±

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5809, PAGES 678 AND 685, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED ON THIS SUBDIVISION PLAT CORRECTLY REPRESENTING THE PROPERTY MADE UNDER MY SUPERVISION ON THE _____, _____, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

SURVEYOR: _____ DATE: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN MCEWEN DRIVE RIGHT-OF-WAY, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MILCROFTON UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN MCEWEN DRIVE RIGHT-OF-WAY, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN MCEWEN DRIVE RIGHT-OF-WAY, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS DATE _____
FRANKLIN TN.

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____

CITY OF FRANKLIN DATE _____

CERTIFICATE OF APPROVAL 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 _____, 2017, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

FINAL PLAT

McEwen Drive Right-of-Way

COF# 6576

FOURTEENTH CIVIL DISTRICT,
WILLIAMSON COUNTY,
CITY OF FRANKLIN, TENNESSEE

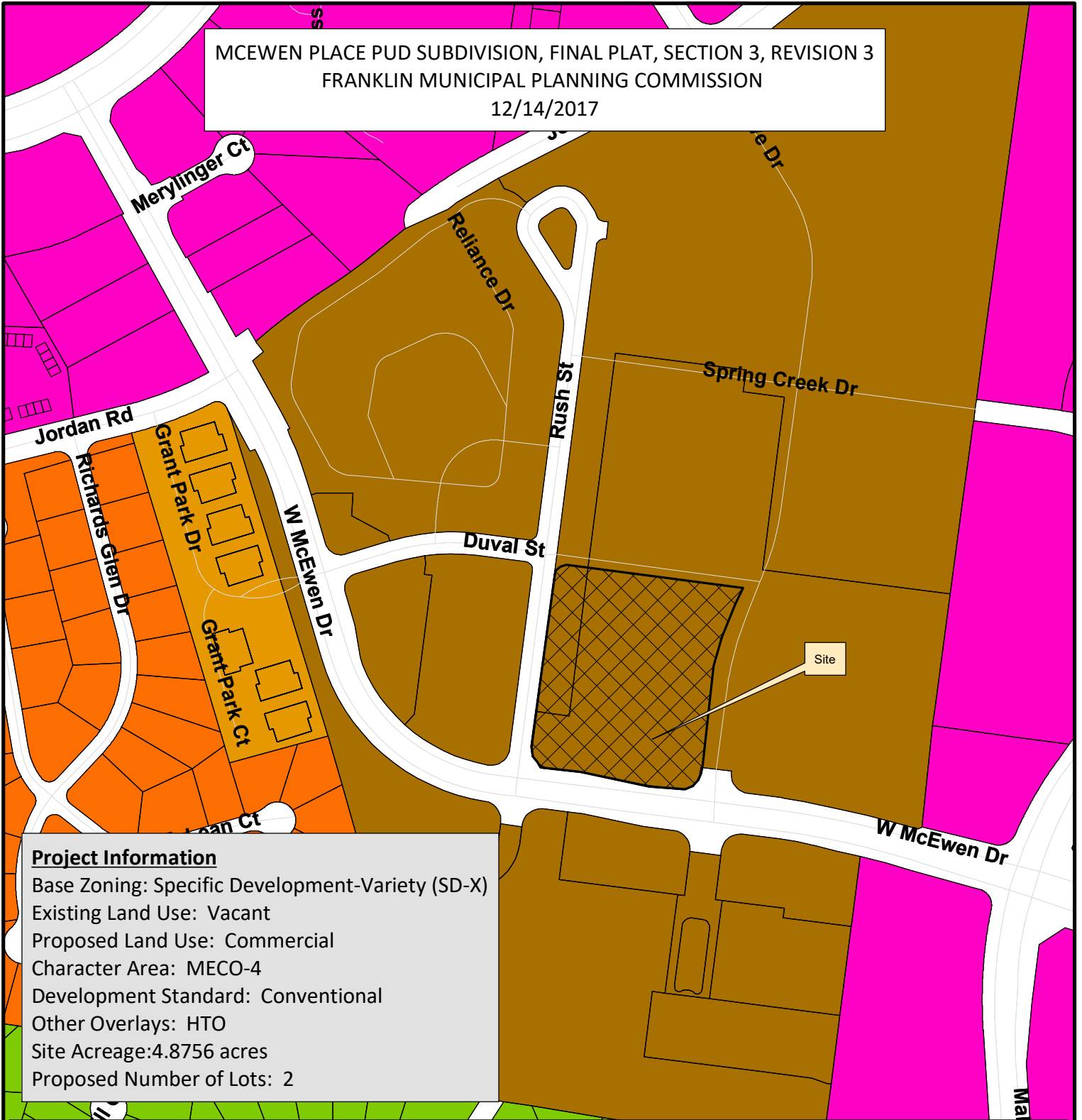
REVISED: NOVEMBER 30, 2017
SCALE: 1"=100' DATE: NOVEMBER 6, 2017
JOB NO 02-072 WO 9489

SHEET 1 OF 1

RAGAN-SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
PH(615) 244-8591 FAX(615)244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL

MCEWEN PLACE PUD SUBDIVISION, FINAL PLAT, SECTION 3, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/2017



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO
Site Acreage: 4.8756 acres
Proposed Number of Lots: 2

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	
SD-X Specific Development-Variety	



0 220 440 880 Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

kevin.long@franklintn.gov Revise note to read:
 "Access to Lots 301 and 310 shall be provided via shared access easement, the location of which shall be determined in accordance with Franklin Transportation & Street Technical Standards for driveway and intersection spacing. No additional access points will be provided to W. McEwen Drive. A revision to this plat to dedicate easements, including the necessary shared access easement, shall be required after site plan approval."
 [Edited By Kevin Long]

12. 0. General Information

joe.marlo@franklintn.gov With the resubmittal of the plat, applicant shall provide the final CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the final CAD file.

13. C. Final Plat

kevin.long@franklintn.gov Subsequent to the site plan approval for lots 301 or 310, and prior to building permit approval, another final plat shall be required to dedicate easements.
 (This comment shall not hinder approval of this site plan, and shall remain open as a reminder to staff. No action is necessary by the applicant at this time.)

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.
*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

14. Final Plat

amy.diaz-barriga@franklintn.gov The applicant shall verify that the final plat for Revision 2 is recorded prior to the approval of Revision 3.

Water/Sewer

General Issues

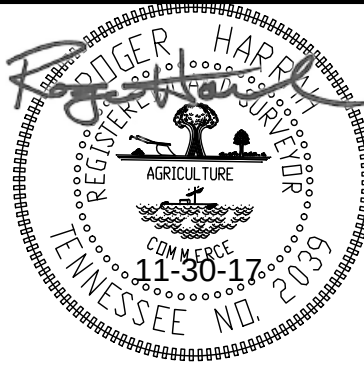
3. COF plat responsibility note

ben.mcneil@franklin.tn.gov Applicant failed to address comment, applicant shall add the following note to the plat notes:

- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

CURVE TABLE						
LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	90°00'06"	46.50'	73.04'	N37°43'30"W	65.76'	46.50'
C2	103°58'06"	20.00'	36.29'	S30°17'36"E	31.51'	25.58'
C3	90°00'06"	46.50'	73.04'	S52°16'30"W	65.76'	46.50'
C4	13°58'06"	777.00'	189.43'	S14°42'24"W	188.96'	95.19'

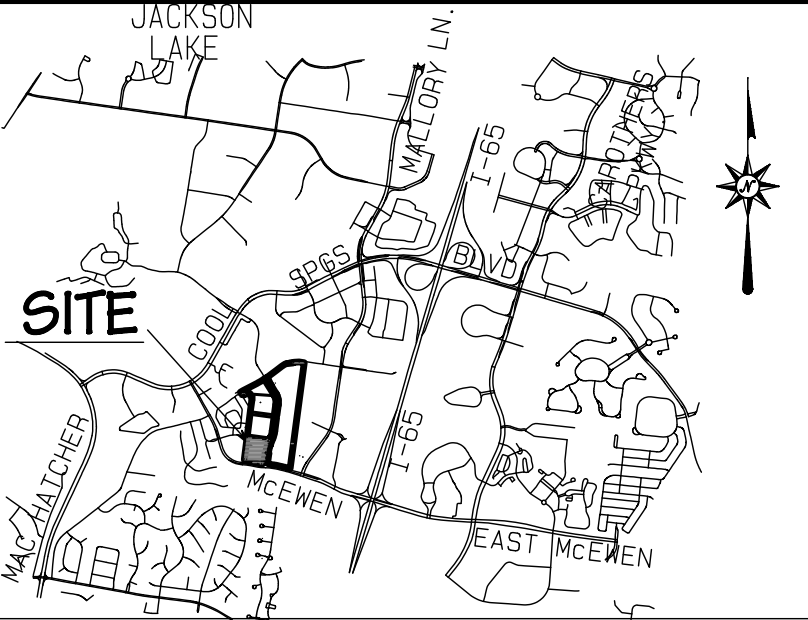
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°43'30"W	91.84'
L2	N78°09'04"W	66.66'
L3	N82°43'30"W	80.16'
L4	N78°09'04"W	83.82'
L5	S07°16'30"W	14.00'
L6	N82°16'39"W	11.00'
L7	S07°43'21"W	19.40'
L8	S21°41'27"W	33.36'



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 10TH DAY OF OCTOBER, 2017.

ROGER H. HARRAH TN. REG. NO. 2039 DATE



VICINITY MAP

RECORDERS INFORMATION:

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, Fipszone 4100, NAD83 datum.
- THE ZONING FOR THIS PROPERTY IS (SD-X SPECIFIC DEVELOPMENT VARIETY) DEVELOPMENT STANDARD IS CONVENTIONAL CHARACTER AREA : MCO-4 OTHER OVERLAYS : FFO- FLOODWAY FRINGE OVERLAY FWO FLOODWAY OVERLAY HTO HEIGHT OVERLAY DISTRICT

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.

- SUBJECT PLATTED PARCEL LOT 301 OF MCEWEN PLACE PUD SUBDIVISION PLAT BOOK _____ PAGE _____ WILLIAMSON COUNTY PROPERTY MAP NUMBER 062
- OWNER / DEVELOPER:

CONTACT: NR MCEWEN PROPERTY OWNER, LLC
2000 MERIDIAN, SUITE 250
FRANKLIN, TN
PHONE 615 550-5583
FAX : 615 550-5576
EMAIL: ABALLASH@BOYLE.COM
CONTACT NAME: ADAM BALLASH

SURVEYOR: HARRAH & ASSOCAITES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrahgroup.com

- THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F & MAP No. 47187C0212F DATED SEPTEMBER 29, 2006.
- THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF MCEWEN PLACE PUD SUBDIVISION AS RECORDED IN PLAT BOOK _____ PAGE _____ R.O.W.C
- ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
- WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- "ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTMEC."
- "THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE."

PARCEL INFORMATION

LOT 100
MAP 062 PARCEL 22.03
ADDRESS = 110 RUSH ST.
LOT 152
MAP 062 PARCEL 22.18
ADDRESS=1130 W. MCEWEN DR.

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TOOT)
- SET CONCRETE MONUMENT
- EXISTING SANITARY MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- STORM SEWER
- WATER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- BOLLARDS
- LIGHT POLE
- FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BK 6648, PG 99, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER(S) DATE

FINAL SUBDIVISION PLAT OF LOT 301
MCEWEN PLACE PUD SUBDIVISION REV. 1

A REPLAT OF LOT 301
(PLAT BOOK _____ PAGE _____)

CITY OF FRANKLIN PROJECT NO. 6577

JOB NO: T263-006

REVISIONS:

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.875 TOTAL LOTS: 2

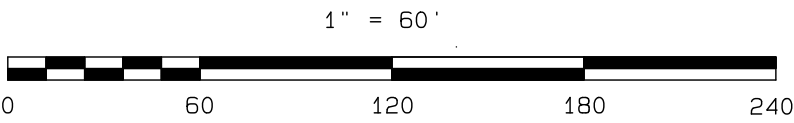
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10.000

SCALE: 1" = 60' DATE: NOV. 6TH, 2017

SHEET 1 OF 1

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



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 LOT 301 MCEWEN PLACE PUD SUBDIVISION REV. 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH 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 THE FINAL PLAT OF LOT 301 MCEWEN PLACE PUD SUBDIVISION REV. 1 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 REVISION # _____ 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 PROVISION
OF ELECTRICAL SERVICE

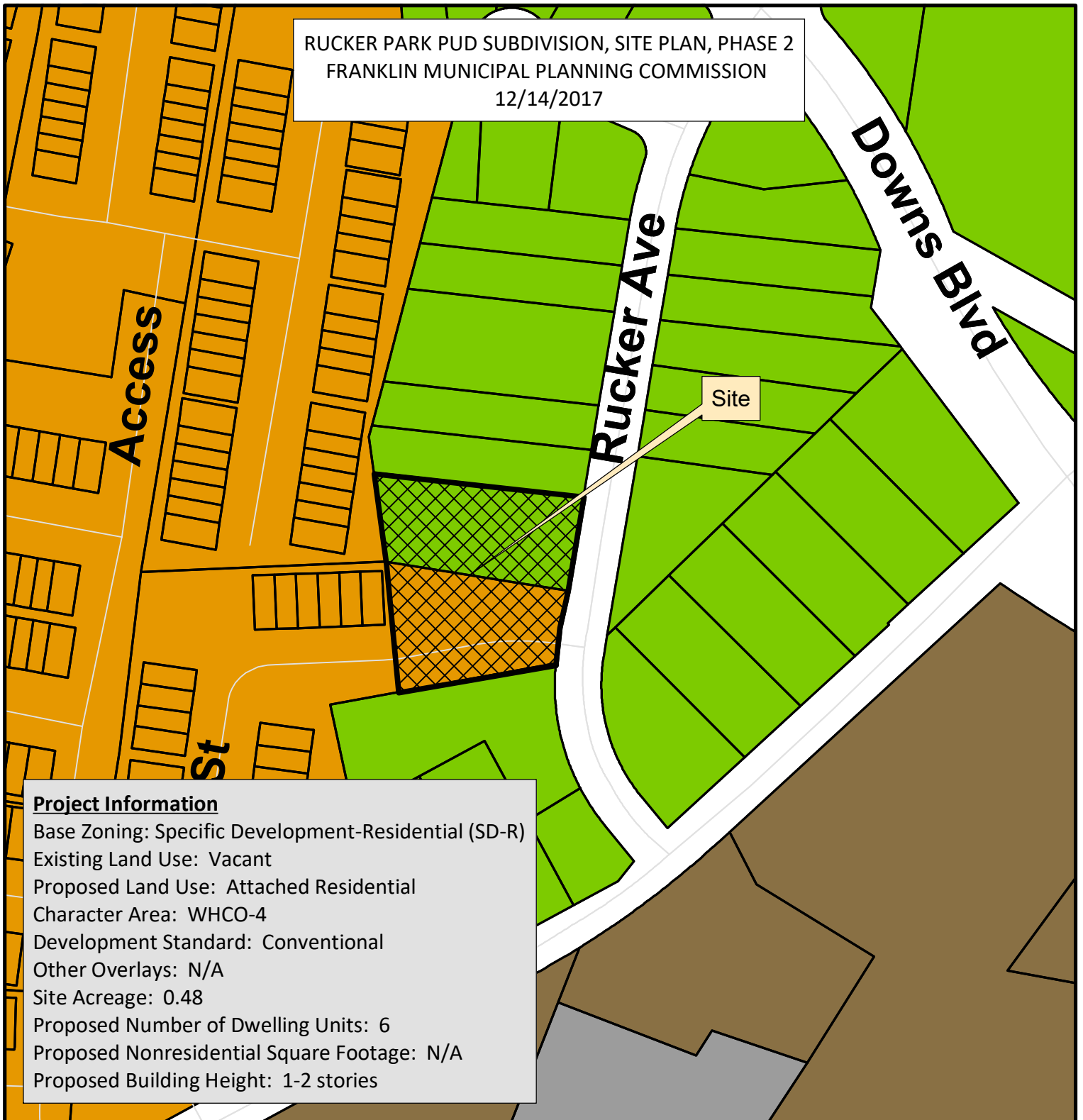
I HEREBY CERTIFY THAT THE REQUIREMENTS SETFORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC DATE

OWNER INFORMATION

MAP 062 PARCEL 22.03 & 22.18
NR MCEWEN PROPERTY OWNER, LLC
575 FIFTH AVENUE 23RD FLOOR
NEW YORK, 10017

RUCKER PARK PUD SUBDIVISION, SITE PLAN, PHASE 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/2017



Project Information

Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: WHCO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 0.48
Proposed Number of Dwelling Units: 6
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 1-2 stories

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
SD-R Specific Development-Residential	



0 75 150 300
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

85. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Remove the callout for the level spreader to be treated timbers which still appears on the Final EPSC sheet C3.4:



Performance Agreement and Surety

General Issues

77. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	\$ 23,000
III. City Streets:	\$ 12,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 9,000
VII. Stormwater Drainage:	\$ 27,000
VIII. Green Infrastructure:	\$ 23,000
IX. ITS Elements:	

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety. A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.

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

106. Landscape

jason.arnold@franklin.tn.gov Landscape surety \$11,000

Planning

Rucker Park Phase 2 Site Plan Set 7.10.2017.pdf

62. Consolidation of lots.

joseph.bryan@franklin.tn.gov Applicant must submit a plat consolidating all lots into one prior to pulling building permits. Comment for informational purposes.

Stormwater

General Issues

49. Demolition

lance.fittro@franklin.tn.gov A site demolition permit shall not be issued until an EPSC pre-construction meeting has occurred with Stormwater Management staff.

This comment to remain open as a reminder to staff, but **does not hinder site plan approval.**

103. Stormwater Pollution Prevention Plan (SWPPP)

Doug.Noonan@franklin.tn.gov Comment not addressed, "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Final site plan approval will not be granted until deficiencies have been addressed."

Steve Clifton called on 11/30 and stated he could not find the checklist that has been uploaded. Checklist was emailed to him on 12/1.

RUCKER PARK PUD SUBDIVISION

SITE PLAN REVISION I

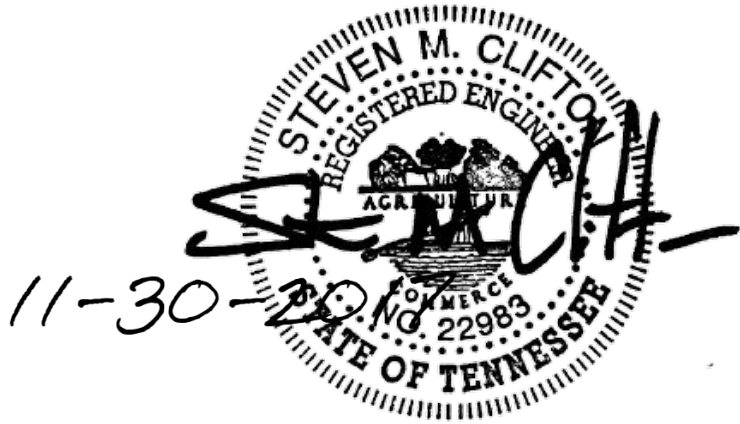
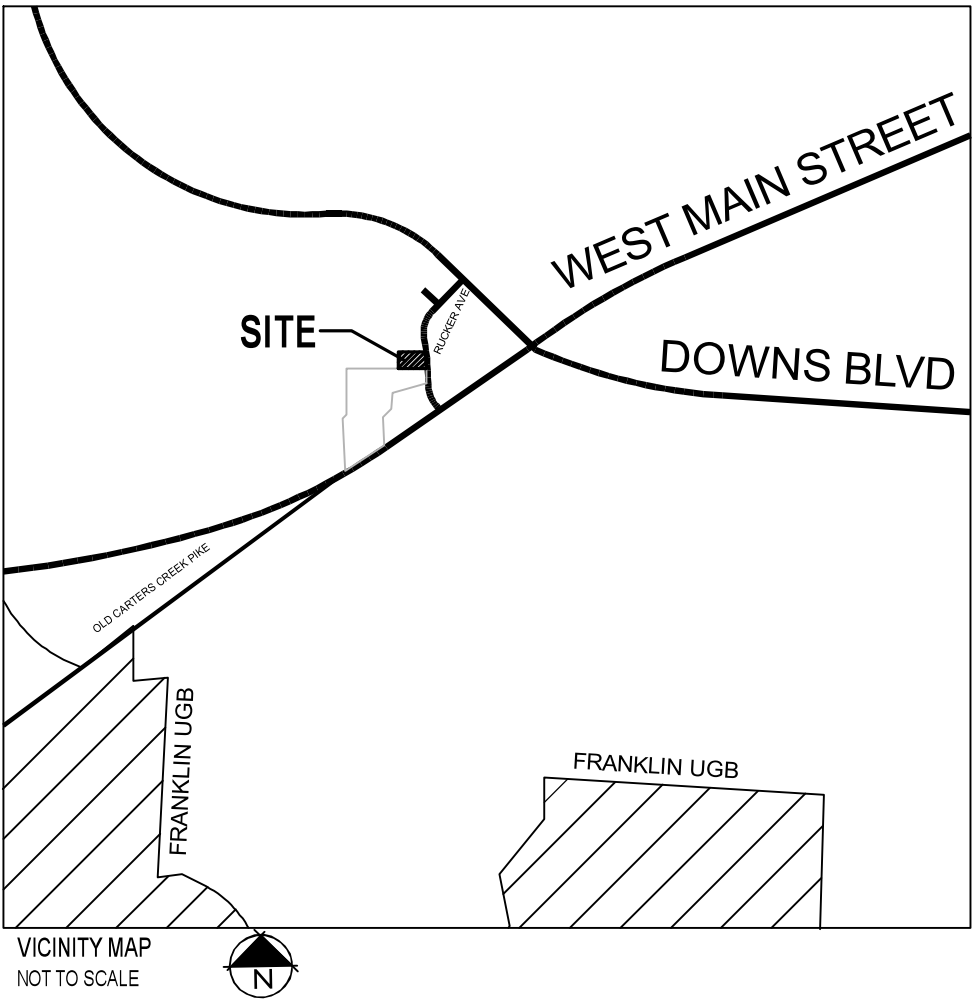
COF # 6496

MAP 78P, PARCEL 17.00
MAP 78P, GROUP J, PARCELS 00100-003200

FRANKLIN, TENNESSEE
CIVIL DISTRICT 5

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS PLAN
C 1.1	ENLARGED EXISTING CONDITIONS PLAN
C 2.0	OVERALL DEVELOPMENT CONDITIONS PLAN
C 2.1	ENLARGED SITE PLAN
C 3.0	OVERALL GRADING & DRAINAGE PLAN
C 3.1	ENLARGED GRADING & DRAINAGE PLAN
C 3.1A	RETAINING WALL & DETAILS
C 3.2	INITIAL EPSC / PRE CONSTRUCTION PLAN
C 3.3	INTERIM EPSC / CONSTRUCTION PLAN
C 3.4	FINAL EPSC / WATER QUALITY
C 3.4A	WATER QUALITY DETAILS
C 3.4B	DETAILS
C 4.0	NOT USED
C 5.0	UTILITY PLAN
C 5.1	UTILITY DETAILS
L 1.0	LANDSCAPE PLAN
L 2.0	LANDSCAPE DETAILS



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com



RUCKER PARK PUD SUBDIVISION

SITE PLAN REVISION I

COF # 6496

FRANKLIN, TENNESSEE

SITE DATA:	RUCKER PARK PUD SUBDIVISION : SITE PLAN REVISION I
PROJECT NAME:	RUCKER
PROJECT NUMBER:	
SUBDIVISION:	
LOT NUMBER:	117 RUCKER AVENUE
ADDRESS:	FRANKLIN
CITY:	WILLIAMSON
COUNTY:	TENNESSEE
STATE:	5TH CIVIL DISTRICT
CIVIL DISTRICT:	MAP 78P, PARCEL 17.00
MAP, GROUP, PARCEL NUMBERS:	MAP 78P, GROUP J, PARCELS 00100-003200
EXISTING ZONING:	SD-R 8.17 (Existing PUD) and R3
PROPOSED ZONING:	SD-R 8.70
CHARACTER AREA OVERLAY:	WEST HARPETH 2
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	48
TOTAL SQUARE FOOTAGE:	20,909 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20'
REAR YARD:	5'
SIDE YARD:	MIN 5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	RBF INVESTMENTS, LLC
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230
	FRANKLIN, TN 37064
PHONE:	(615) 567-4420
EMAIL:	rbf@rbfinvestments.com
CONTACT:	JOHN FRANKS
ENGINEER:	STEVE CLIFTON, P.E.
ADDRESS:	144 S.E. PARKWAY, SUITE 255, FRANKLIN, TN 37064
	(615) 207-9239
EMAIL:	stevec@cliftonandkingllc.com
CONTACT:	STEVE CLIFTON, P.E.
LANDSCAPE ARCHITECT :	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PRE-APPLICATION SUBMITTAL

APRIL 21, 2017

INITIAL SUBMITTAL

OCT 9, 2017

SHEET
C0.0

RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION I
FRANKLIN, TENNESSEE

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

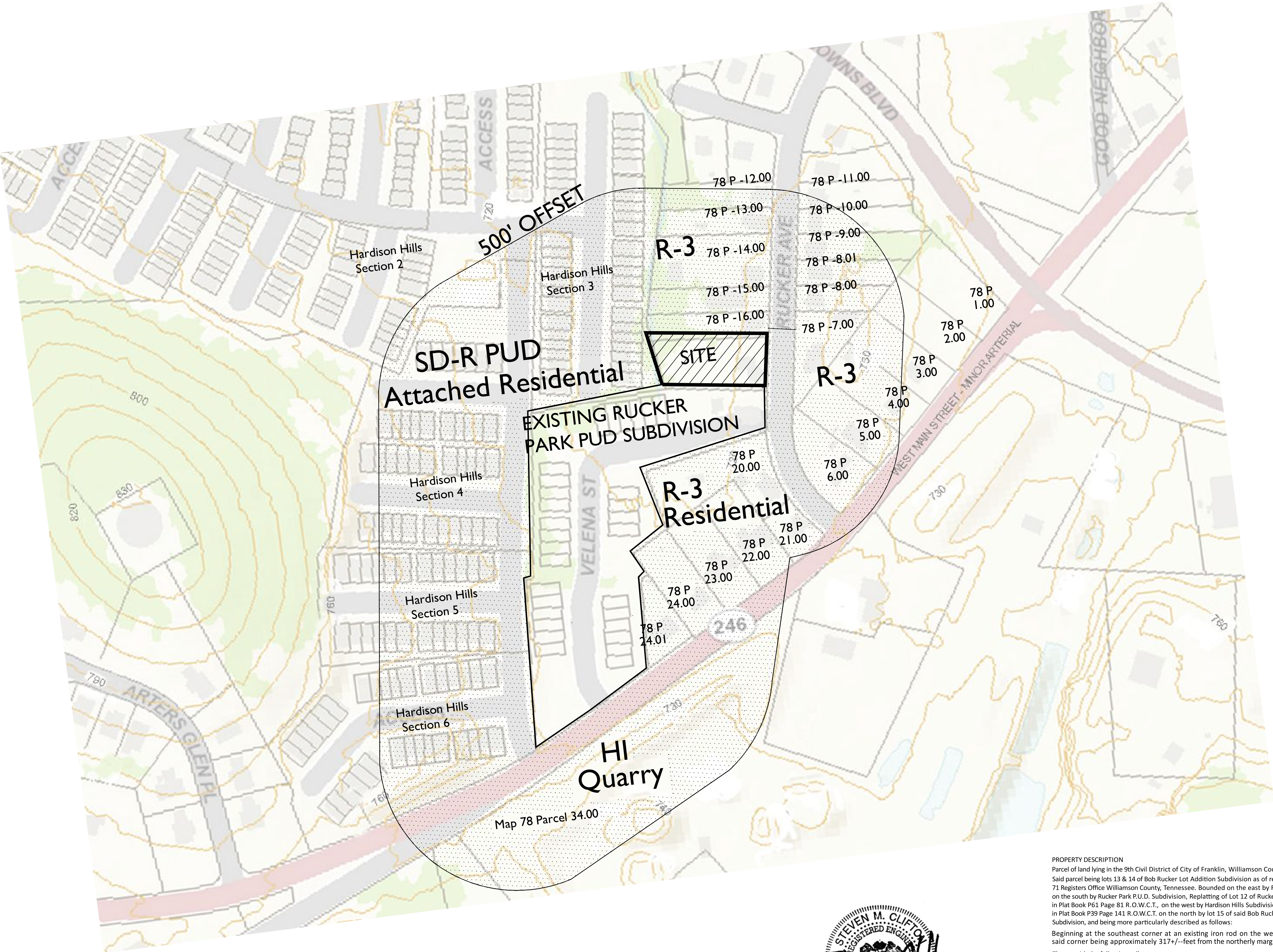
rev.	date
△	_____
△	_____
△	_____
△	_____

GDC Job No. 18013
OCT 09, 2017

S H E E T

C1.0

COF # 6496



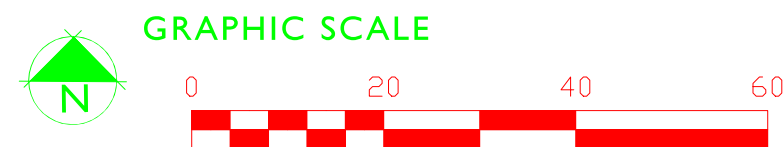
PROPERTY DESCRIPTION
Parcel of land lying in the 9th Civil District of City of Franklin, Williamson County, Tennessee
Said parcel being lots 13 & 14 of Bob Rucker Lot Addition Subdivision as of record in Plat Book 1 Page 71 Registers Office Williamson County, Tennessee. Bounded on the east by Rucker Avenue (50' ROW), on the south by Rucker Park P.U.D. Subdivision, Replatting of Lot 12 of Rucker Subdivision as of record in Plat Book P61 Page 81 R.O.W.C.T., on the west by Hardison Hills Subdivision, Section 3 as of record in Plat Book P39 Page 141 R.O.W.C.T. on the north by lot 15 of said Bob Rucker Lot Addition Subdivision, and being more particularly described as follows:
Beginning at the southeast corner at an existing iron rod on the west margin of Rucker Avenue, said corner being approximately 317+/-feet from the northerly margin of Carters Creek Pike;
Thence with the following calls,
N 80° 57' 50" W a distance of 196.12' to a metal fence post next to a wooden fence post;
Thence, following remnants of a metal fence N 06° 36' 27" W a distance of 103.41' to a metal fence post;
Thence, with remnants of a second metal fence S 81° 0' 04" 1 5" E a distance of 224.84' to an iron rod set.
said corner lying on the westerly margin of Rucker Avenue;
Thence, S 090° 30' 58" W a distance of 100.00' to the Point of Beginning Containing 21 ,006 square feet, or 0.482 acres more or less.

GRAPHIC SCALE



PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE IS FROM THE C.O.F. - G.I.S. DEPT.

**OVERALL EXISTING
CONDITIONS PLAN**



PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE IS FROM FIELD RUN SURVEY PERFORMED BY

HYDE PARK HOMES, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN. 37064
PHONE: (615) 567-4424
EMAIL: tomking3@gmail.com

ENLARGED EXISTING CONDITIONS

SITE DATA:	
PROJECT NAME:	RUCKER PARK PUD SUBDIVISION, SITE PLAN REVISION I
PROJECT NUMBER:	RUCKER
SUBDIVISION:	
LOT NUMBER:	
ADDRESS:	117 RUCKER AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78P, PARCEL 17.00 MAP 78P, GROUP 1, PARCELS 00100-003200 SD-R 8.17 (Existing PUD) and R3
EXISTING ZONING:	SD-R 8.70
PROPOSED ZONING:	WEST HARPETH 2
CHARACTER AREA OVERLAY:	NONE
OTHER APPLICABLE OVERLAYS:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	48
TOTAL ACREAGE	20.909 SF
TOTAL SQUARE FOOTAGE:	
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20'
REAR YARD:	5'
SIDE YARD:	MIN 5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT	
ADDRESS:	RBF INVESTMENTS, LLC 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064
PHONE:	(615) 567-4420
EMAIL:	mail@johnfranks.org
CONTACT:	JOHN FRANKS
ENGINEER:	STEVE CLIFTON, P.E.
ADDRESS:	144 S.E. PARKWAY, SUITE 255, FRANKLIN, TN 37064
PHONE:	(615) 207-9339
EMAIL:	steves@cliftonandkingllc.com
CONTACT:	STEVE CLIFTON, P.E.
LANDSCAPE ARCHITECT:	
ADDRESS:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE CANOPY

BASED ON SITE VISIT AND AS SHOWN IN AERIAL PHOTOGRAPH THERE ARE EIGHT TREES ON OR ADJOINING THE SITE, ONE OF WHICH WOULD BE CLASSIFIED AS A SPECIMEN TREE. AS PROPOSED THIS TREE AND ONE OTHER WILL HAVE TO BE REMOVED.

TREE CANOPY DATA

TOTAL SITE AREA = 20,920 SF

EXISTING TREE CANOPY: 3,661 SF
3,661 SF/20,920 SF = .175 (17.5%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
3,661 SF * 26% = 952 SF

SPECIMEN TREE LIST

TREE TO BE REMOVED ONE HACKBERRY @ 30"

GENERAL NOTES

1. THERE ARE NO SLOPES GREATER THAN 14% ON THE SITE
2. THERE IS NO FLOOD PLAIN ON THE SITE.

EXISTING STRUCTURES

EXISTING NATURAL FEATURES

HISTORIC PROPERTIES
PLANNED UNIT DEVELOPMENTS
EASEMENTS
MINERAL RIGHTS
STORMWATER NARRATIVE
GRADING AND DRAINAGE DATA
CHART AND DRAINAGE BASINS

THERE ARE NO HISTORIC PROPERTIES OR FEATURES LOCATED ON THE SITE
TREE CANOPY IS SHOWN, THERE ARE NO ROCK OUTCROPPINGS OR KARST TOPOGRAPHY
THERE ARE NO WATERCOURSES, CHANNELS, WETLANDS OR OTHER WATER BODIES PRESENT
THERE ARE NO HISTORIC PROPERTIES WITHIN 500' OF THE SITE
HARDISON HILLS IS LOCATED WEST OF THE PROPERTY AS SHOWN
EXISTING EASEMENTS ARE SHOWN
THERE ARE NO THIRD PARTY MINERAL RIGHTS ON THE SUBJECT PROPERTY
SEE SHEET 3.0
SEE SHEET C3.0

EXISTING SOILS

SIC2-STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED



rev. date

△	
△	
△	
△	

GDC Job No. 16013
OCT 09, 2017

SHEET

C1.1

COF # 6496

RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION I
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

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

rev. date
△
△
△
△

GDC Job No. 16013
OCT 09, 2017

SHEET

C2.0

COF # 6496

SITE DATA:

PROJECT NAME: RUCKER PARK PUD SUBDIVISION, SITE PLAN REVISION I
PROJECT NUMBER: RUCKER
SUBDIVISION: 117 RUCKER AVENUE
LOT NUMBER: FRANKLIN
ADDRESS: WILLIAMSON
CITY: TENNESSEE
COUNTY: 5TH CIVIL DISTRICT
STATE: MAP 78P, PARCEL 17.00
CIVIL DISTRICT: MAP 78P, GROUP J, PARCELS 00100-003200
MAP, GROUP, PARCEL NUMBERS: SD-R 8.17 (Existing PUD) and K3
EXISTING ZONING: SD-R 8.170
PROPOSED ZONING: WEST HARPEH 2
CHARACTER AREA OVERLAY: NONE
OTHER APPLICABLE OVERLAYS: CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD: 48
TOTAL ACREAGE: 20.909 SF
TOTAL SQUARE FOOTAGE: 20.909 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 20'
REAR YARD: 5'
SIDE YARD: MIN 5'
12' BETWEEN STRUCTURES

OWNER / APPLICANT: RBS INVESTMENTS, LLC
ADDRESS: 144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
PHONE: (615) 587-4410
EMAIL: mail@rbsinvestments.org
CONTACT: JOHN FRANKS
ENGINEER: STEVE CLIFTON, P.E.
ADDRESS: 144 S.E. PARKWAY, SUITE 235, FRANKLIN, TN 37064
(615) 200-9339
EMAIL: steve@cliftonandkingllc.com
CONTACT: STEVE CLIFTON, P.E.

LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE: (615) 975-5765
FAX: (615) 790-1550
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE
BUILDING SQUARE FOOTAGE: 36 Single Family Attached Residences - 36,390 square feet total
BUILDING HEIGHT: Building Height will not exceed 28'
LANDSCAPE SURFACE RATIO: LSR provided - 56%
MINIMUM LANDSCAPE SURFACE RATIO: 20%
MINIMUM PARKING REQUIREMENT: 2.5/Unit = 90 Spaces
MAXIMUM PARKING LIMIT: 99 Spaces
PARKING PROVIDED: 90 Spaces
RESIDENTIAL DENSITY: 8.7 Units per Acre
TREE CANOPY: 15% of Site; 54% to be retained or 8% of site to remain
PARKLAND: None
OPEN SPACE: FORMAL 15,750 s.f. or 36 Acres
INFORMAL 83,992 s.f. or 1.93 Acres
TOTAL 99,742 s.f. or 2.29 Acres

LAND USE PLAN COMPLIANCE: WHCO-2
CHARACTER AREA OVERLAY: CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS COMPRISED OF TWO STRUCTURE. THE FOUR UNIT BUILDING IS A CONTINUATION OF THE RUCKER PARK TOWN HOMES. THE DUPLEX PROPOSED TO FRONT ON RUCKER AVENUE WILL HAVE THE CHARACTER MORE SIMILAR TO THE SINGLE FAMILY HOMES LOCATED ON THAT STREET AND IT WILL BE SETBACK CONSISTENT WITH THOSE RESIDENCES. THE PROPOSED DUPLEX WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALKS:
SIDEWALKS TO BE INSTALLED FROM THE EXISTING RUCKER PARK PUD TO RUCKER AVENUE AND NORTH ALONG THAT STREET.

STORMWATER MANAGEMENT NARRATIVE:
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS. FLOWING FROM WEST TO EAST, THEN NORTH ALONG THE WET WEATHER CONVEYANCE LOCATED ALONG THE EAST SIDE OF HARDISON HILLS SECTION 2. STORMWATER WILL THEN BE COLLECTED IN A PROPOSED BIORETENTION AREA. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE WET WEATHER CONVEYANCE.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15% Required
Site Acreage 4.13 Acres Open Space Required: 62 Acres
Formal Open Space Required: 8,999 Square Feet
Informal Open Space Required: 17,997 Square Feet

Open Space Provided:					
Key	Classification	Type	Area of Open Space	Paved Area	Percent Impervious
Area 1	Formal	Sitting Area	5100 s.f.	None	0%
Area 2	Formal	Sitting Area	6850 s.f.	None	0%
Area 3	Formal	Gathering Area	3800 s.f.	None	0%
Lot 131	Informal	Buffer Yard/SW Area	4947 s.f.	None	0%
Lot 132	Informal	Buffer Yards	29350 s.f.	None	0%
Area 4	Informal	Bio-retention Area	14215 s.f.	None	0%

THE PROPOSED FOUR UNIT TOWN HOME WILL BE ONE STORY AND CONTAIN UNITS RANGING FROM 1080 TO 1100 SF. THE DUPLEX BEING PROPOSED IS A TWO STORY BUILDING CONTAINING TWO 1200 SF UNITS.

STATEMENT OF IMPACTS

STREET NETWORK
VELENA STREET IS ALREADY CONSTRUCTED AS A PRIVATE STREET CONNECTING WEST MAIN STREET TO RUCKER AVENUE. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED OTHER THAN THE ADDITION OF 15 PARKING SPACES. AVERAGE DAILY TRIPS WILL INCREASE FROM 160 UNDER THE EXISTING APPROVED PUD TO 192 UNDER THE PROPOSED CONDITIONS.

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING THROUGH THE DEVELOPMENT. THIS LINE WAS BUILT IN CONJUNCTION WITH THE EXISTING PUD LINKING EXISTING WATER LINES IN WEST MAIN STREET AND RUCKER AVENUE.

SEWER
SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF VELENA STREET. THE PROPOSED DEVELOPMENT WILL PLACE AN ADDITIONAL 6 SFUE ON THE SEWER THAT WAS BUILT TO SERVE THE EXISTING APPROVED PUD.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES
POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC.

POLICE/FIRE
2.1 MILES FROM THE POLICE DEPARTMENT AND 1.75 MILES FROM THE FIRE DEPARTMENT STATION 1.

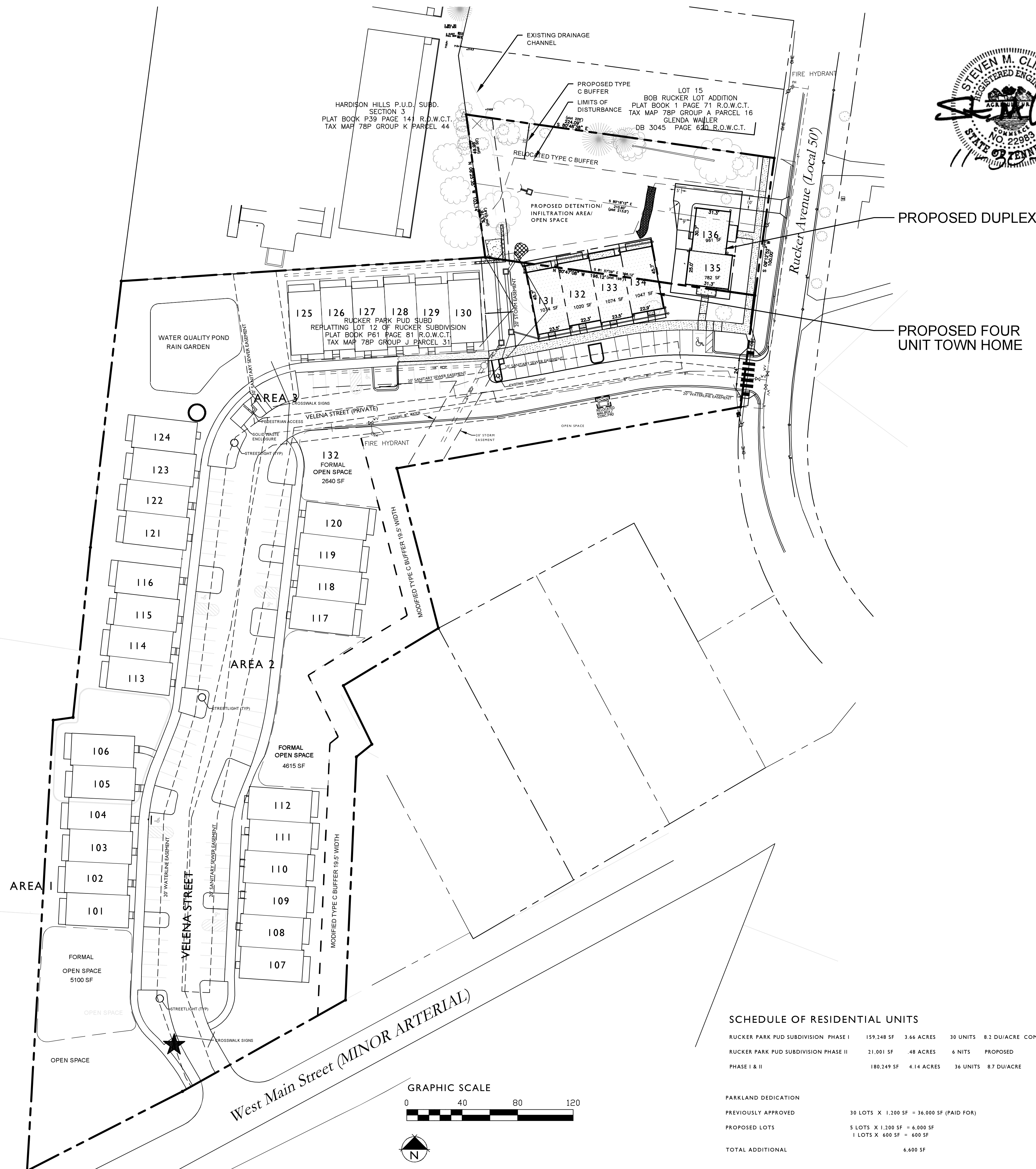
RECREATION/SCHOOLS
WHILE NUMBER OF STRUCTURES WILL INCREASE BY SIX, THIS DEVELOPMENT WILL HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE USING THE EXISTING DUMPSTER LOCATION FOR THE NEW RESIDENCES.

RESTRICTIVE COVENANTS
THERE IS AN HOA IN PLACE THAT IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS.

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

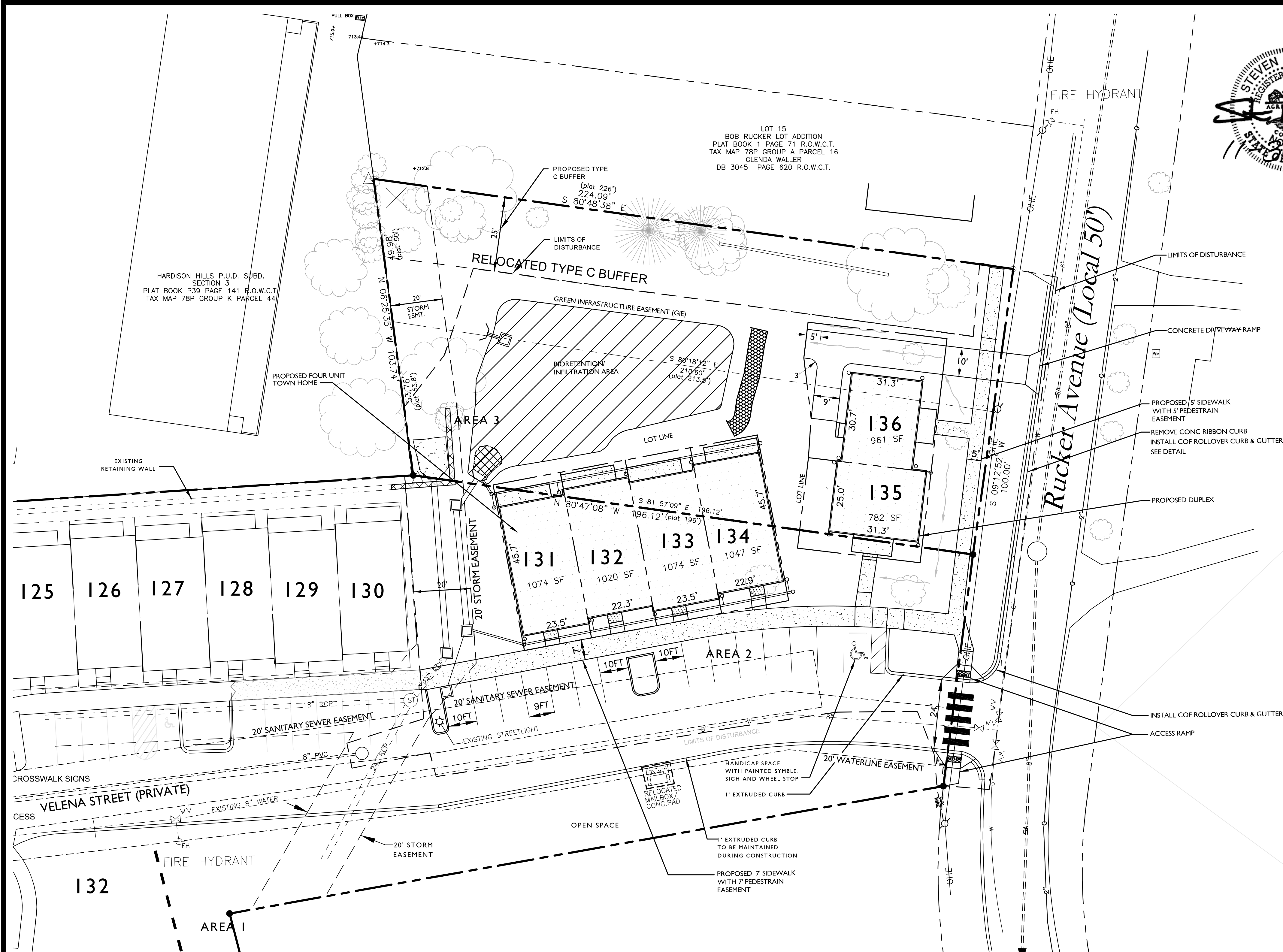
DEVELOPMENT PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE IS FROM FIELD RUN SURVEY PERFORMED BY

HYDE PARK HOMES, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN, 37064
PHONE (615) 567-4424
EMAIL: tomking3@gmail.com



SITE DATA:

PROJECT NAME: RUCKER PARK PUD SUBDIVISION - SITE PLAN REVISION I
PROJECT NUMBER: RUCKER
SUBDIVISION: 117 RUCKER AVENUE
LOT NUMBER: FRANKLIN
ADDRESS: WILLIAMSON
CITY: TENNESSEE
COUNTY: 5TH CIVIL DISTRICT
STATE: MAP 78P, PARCEL 17.00
CIVIL DISTRICT: MAP 78P, GROUP J, PARCELS 00100-003200
MAP, GROUP, PARCEL NUMBERS: 5D-R 817 (Existing PUD) and K3
EXISTING ZONING: 5D-R 817
PROPOSED ZONING: WEST HARPETH 2
CHARACTER AREA OVERLAY: NONE
OTHER APPLICABLE OVERLAYS: CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD: 48
TOTAL ACREAGE: 20.909 SF
TOTAL SQUARE FOOTAGE: 20.909 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 20'
REAR YARD: 5'
SIDE YARD: MIN 5'
12' BETWEEN STRUCTURES

OWNER / APPLICANT:
ADDRESS: RBF INVESTMENTS, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
(615) 567-4420
ma@rbfinvestments.org
PHONE: JOHN FRANKS
CONTACT: STEVE CLIFTON, P.E.
ENGINEER: 144 S.E. PARKWAY, SUITE 235, FRANKLIN, TN 37064
ADDRESS: (615) 200-9339
steve@cliftonandkingllc.com
EMAIL: STEVE CLIFTON, P.E.
CONTACT:

LANDSCAPE ARCHITECT:
ADDRESS: GAMBLE DESIGN COLLABORATIVE
144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE: (615) 975-5765
FAX: (615) 790-1550
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE
BUILDING SQUARE FOOTAGE: 36 Single Family Attached Residences - 36,390 square feet total
BUILDING HEIGHT: Building Height will not exceed 28'
LANDSCAPE SURFACE RATIO: LSR provided - 56%
MINIMUM LANDSCAPE SURFACE RATIO: 20%
MINIMUM PARKING REQUIREMENT: 2.5/Unit = 90 Spaces
MAXIMUM PARKING LIMIT: 99 Spaces
PARKING PROVIDED: 8.7 Units per Acre
RESIDENTIAL DENSITY: 15% of Site; 54% to be retained or 8% of site to remain
TREE CANOPY: None
PARKLAND: FORMAL 15,750 s.f. or .36 Acres
OPEN SPACE: INFORMAL 83,992 s.f. or 1.93 Acres
TOTAL: 99,742 s.f. or 2.29 Acres

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS COMPRISED OF TWO STRUCTURE. THE FOUR UNIT BUILDING IS A CONTINUATION OF THE RUCKER PARK TOWN HOMES. THE DUPLEX PROPOSED TO FRONT ON RUCKER AVENUE WILL HAVE THE CHARACTER MORE SIMILAR TO THE SINGLE FAMILY HOMES LOCATED ON THAT STREET AND IT WILL BE SETBACK CONSISTENT WITH THOSE RESIDENCES. THE PROPOSED DUPLEX WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALKS:
SIDEWALKS TO BE INSTALLED FROM THE EXISTING RUCKER PARK PUD TO RUCKER AVENUE AND NORTH ALONG THAT STREET.

STORMWATER MANAGEMENT NARRATIVE:
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS. FLOWING FROM WEST TO EAST, THEN NORTH ALONG THE WEST WEATHER CONVEYANCE LOCATED ALONG THE EAST SIDE OF HARDISON HILLS SECTION 2. STORMWATER WILL THEN BE COLLECTED IN A PROPOSED BIORETENTION AREA. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE WEST WEATHER CONVEYANCE.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15% Required					
Site Acreage 4.13 Acres Open Space Required: 62 Acres					
Formal Open Space Required: 8,999 Square Feet					
Informal Open Space Required: 17,997 Square Feet					

Open Space Provided					
Key	Classification	Type	Area of Open Space	Paved Area	Percent Impervious
Area 1	Formal	Sitting Area	5100 s.f.	None	0%
Area 2	Formal	Sitting Area	6850 s.f.	None	0%
Area 3	Formal	Gathering Area	3800 s.f.	None	0%
Lot 131	Informal	Buffer Yard/SW Area	4947 s.f.	None	0%
Lot 132	Informal	Buffer Yards	29350 s.f.	None	0%
Area 4	Informal	Bioretention Area	14215 s.f.	None	0%

THE PROPOSED FOUR UNIT TOWN HOME WILL BE ONE STORY AND CONTAIN UNITS RANGING FROM 1080 TO 1100 SF. THE DUPLEX BEING PROPOSED IS A TWO STORY BUILDING CONTAINING TWO 1200 SF UNITS.

STATEMENT OF IMPACTS

STREET NETWORK
VELENA STREET IS ALREADY CONSTRUCTED AS A PRIVATE STREET CONNECTING WEST MAIN STREET TO RUCKER AVENUE. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED OTHER THAN THE ADDITION OF 15 PARKING SPACES. AVERAGE DAILY TRIPS WILL INCREASE FROM 160 UNDER THE EXISTING APPROVED PUD TO 192 UNDER THE PROPOSED CONDITIONS.

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING THROUGH THE DEVELOPMENT. THIS LINE WAS BUILT IN CONJUNCTION WITH THE EXISTING PUD LINKING EXISTING WATER LINES IN WEST MAIN STREET AND RUCKER AVENUE.

SEWER
SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF VELENA STREET. THE PROPOSED DEVELOPMENT WILL PLACE AN ADDITIONAL 6 SFUE ON THE SEWER THAT WAS BUILT TO SERVE THE EXISTING APPROVED PUD.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES
POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC.

POLICE/FIRE
2.1 MILES FROM THE POLICE DEPARTMENT AND 1.75 MILES FROM THE FIRE DEPARTMENT STATION I.

RECREATION/SCHOOLS
WHILE NUMBER OF STRUCTURES WILL INCREASE BY SIX, THIS DEVELOPMENT WILL HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE USING THE EXISTING DUMPSTER LOCATION FOR THE NEW RESIDENCES.

RESTRICTIVE COVENANTS
THERE IS AN HOA IN PLACE THAT IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS.

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

ADDRESSES			
LOT #	STREET ADDRESS		
131	155	VELENA ST.	FRANKLIN, TN 37064
132	157	VELENA ST.	FRANKLIN, TN 37064
133	159	VELENA ST.	FRANKLIN, TN 37064
134	161	VELENA ST.	FRANKLIN, TN 37064
135	163	VELENA ST.	FRANKLIN, TN 37064
136	117	RUCKER AVE.	FRANKLIN, TN 37064

SCHEDULE OF RESIDENTIAL UNITS					
RUCKER PARK PUD SUBDIVISION PHASE I	159,248 SF	3.66 ACRES	30 UNITS	8.2 DU/ACRE	COMPLETE
RUCKER PARK PUD SUBDIVISION PHASE II	21,001 SF	.48 ACRES	6 NITS	PROPOSED	
PHASE I & II	180,249 SF	4.14 ACRES	36 UNITS	8.7 DU/ACRE	

HYDE PARK HOMES, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
PHONE (615) 567-4424
EMAIL: tomking3@gmail.com

THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE IS FROM FIELD RUN SURVEY PERFORMED BY

CONNECTIVITY INDEX
1 LINK/2 NODES = .5

RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION I
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

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

rev.	date
△	_____
△	_____
△	_____
△	_____

GDC Job No. 16013
OCT 09, 2017

SHEET

C2.1

COF # 6496

ENLARGED SITE PLAN



*RUCKER PARK PUD SUBDIVISION
SITE PLAN PHASE II
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE*

GAMBLE DESIGN COLLABORATIVE
4 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
REG GAMBLE
eggamble209@gmail.com
615.975.5765

rev. date _____

△ _____

△ _____

△ _____

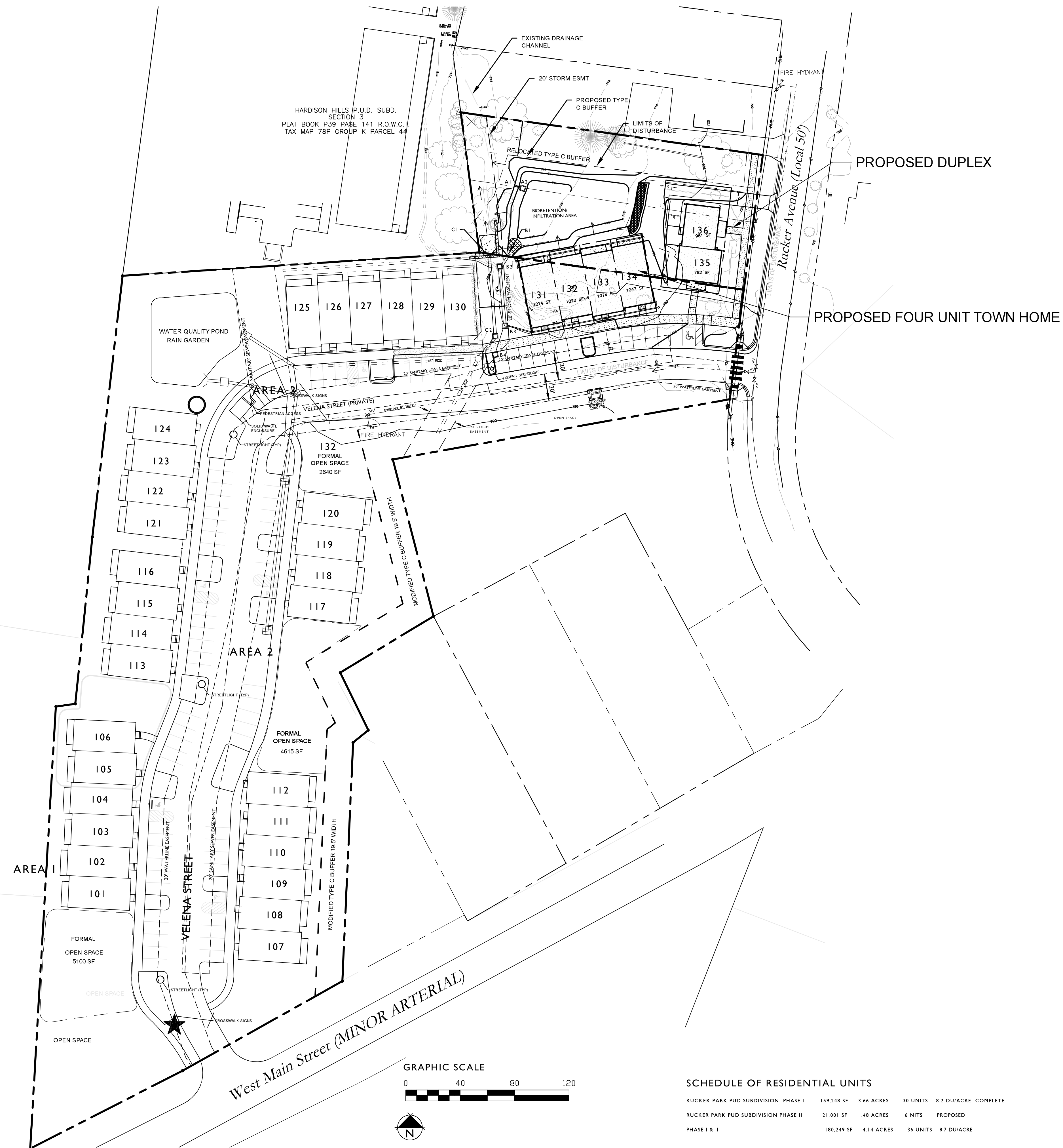
△ _____

GDC Job No. 16013
OCT 29, 2017

S H E E T

C3.0

OF # 6496



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE IS FROM FIELD RUN SURVEY PERFORMED BY

CONNECTIVITY INDEX
LINK/2 NODES = 5

HYDE PARK HOMES, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN. 37064
PHONE (615) 567-4424
EMAIL: tomking3@gmail.com

SCHEDULE OF RESIDENTIAL UNITS

RUCKER PARK PUD SUBDIVISION PHASE I	159,248 SF	3.66 ACRES	30 UNITS	8.2 DU/ACRE	COMPLETE
RUCKER PARK PUD SUBDIVISION PHASE II	21,001 SF	.48 ACRES	6 NITS		PROPOSED
PHASE I & II	180,249 SF	4.14 ACRES	36 UNITS	8.7 DU/ACRE	

OVERALL GRADING & DRAINAGE PLAN

RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION 1
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

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

rev. date
△ NOV 02, 2017

△
△
△
△

GDC Job No. 16013
OCT 09, 2017

SHEET

C3.1

COF # 6496

STORMWATER MANAGEMENT NARRATIVE:
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS. FLOWING FROM WEST TO EAST, THEN NORTH ALONG THE WET WEATHER CONVEYANCE LOCATED ALONG THE EAST SIDE OF HARDISON HILLS SECTION 2. STORMWATER WILL THEN BE COLLECTED IN A PROPOSED BIOTRETENTION AREA. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIOTRETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE WET WEATHER CONVEYANCE.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES AND ARE ALL LOCATED IN OPEN SPACE LOTS.

Grading & Drainage GeneralnotesGrading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

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

TOTAL AREA	33,542 SF	0.76 AC
AREA TO POND	24,393 SF	0.56 AC
IMP. TO POND	10,890 SF	0.25 AC
PERV. TO POND	13,503 SF	0.31 AC
BYPASS PND (TURF)	9,148 SF	0.21 AC
CONSV. AREA	5,650 SF	0.13 AC
DISTURBED AREA	27,442 SF	0.63 AC

STRUCTURES						
#	TYPE	TOC	INV OUT	INV IN	UPSTREAM	DEPTH
A1	HEADWALL	N/A	714.52		A2	N/A
A2	OUTLET STRUCTURE	716.80	714.54			2.1
B4	CURB INLET	720.5	718.0			2.5
B3	AREA DRAIN	720.5	717.8	717.9 718.0TL	B4	2.7
B2	AREA DRAIN	720.5	717.5	717.6	B3	3.0
B1	HEADWALL	N/A	717.45 717.55TL		B2	N/A
C3E	EX-STORM MANHOLE	720.89	714.89	715.0		6.0
C2	AREA DRAIN	721.0	714.7	714.8	C3E	6.1
C1	HEADWALL	N/A	714.5		C2	N/A

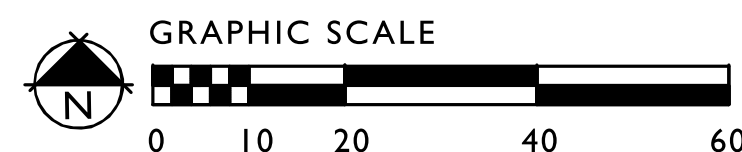
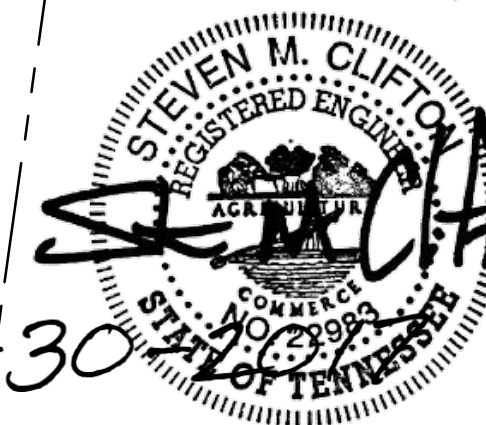
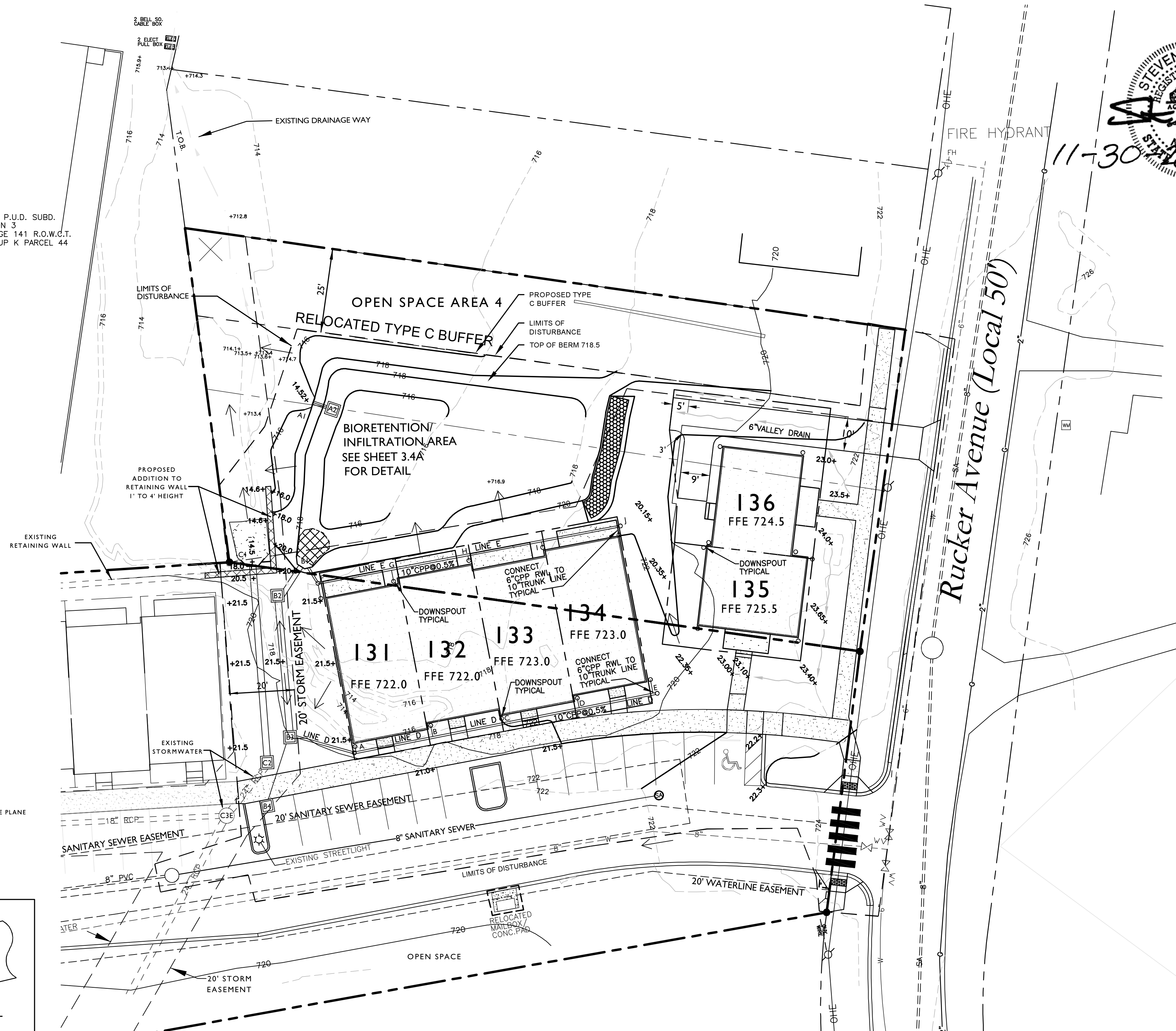
ALL INLETS AND AREA DRAINS SHALL HAVE ADS FLEXSTORM DROP BAG FILTER PROTECTION OR APPROVED EQUIVILANT

INSTAL OUTFALL PROTECTION AT ALL DISCHARGING HEADWALLS SEE DETAIL FOR STONE SIZED AND OUTFALL DEMINIONS

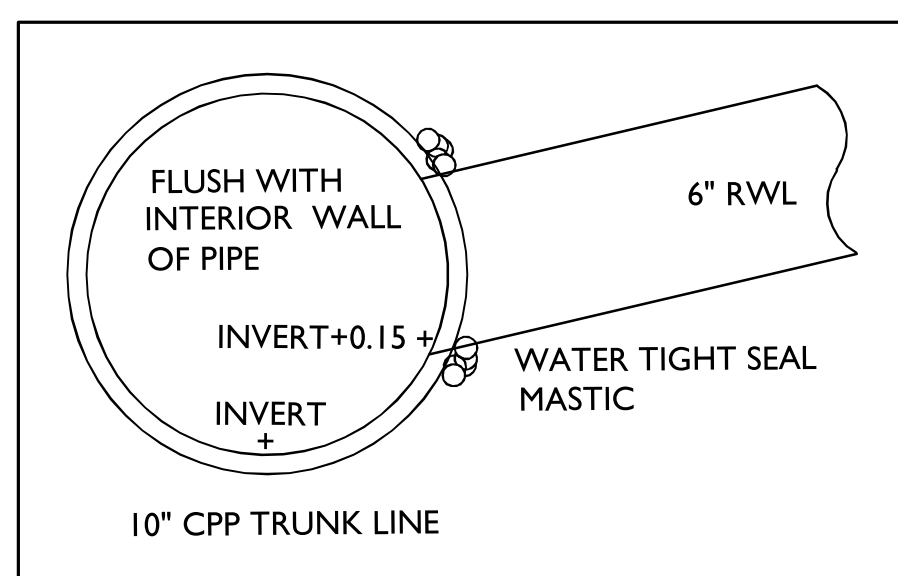
PIPE DATA							
LINE	SIZE (IN)	MAT'L	LENGTH (FT)	SLOPE (%)	Q (cfs)	Q total (cfs)	VELOCITY (fs)
A2 - A1	12	RCP	4	0.5	1.05	1.05	3.22
B4-B3	18	RCP	18	0.5	0.50	0.50	4.21
B3-B2	18	RCP	38	0.5	0.10	0.60	4.21
B2-B1	18	RCP	10	0.5	0.10	0.70	4.21
C2-C1	30	RCP	62	0.5	28.0	28.0	5.92
C3E-C2	24	EX-RCP	18	0.67			

RAIN WATER LEADER (RWL) - TRUNK LINE INVERTS AT CONNECTIONS							
LINE	LENGTH (FT)	B3	A	B	C	D	E
D-B3	112	718.0	718.09	718.22	718.33	718.45	718.56
		B1	F	G	H	I	J
E-B1*	100	717.55	717.58	717.69	717.81	717.93	718.04

* TIE TRUNK LINE INTO WINGWALL OF B1



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.



RWL-TRUNK LINE CONNECTION
NTS

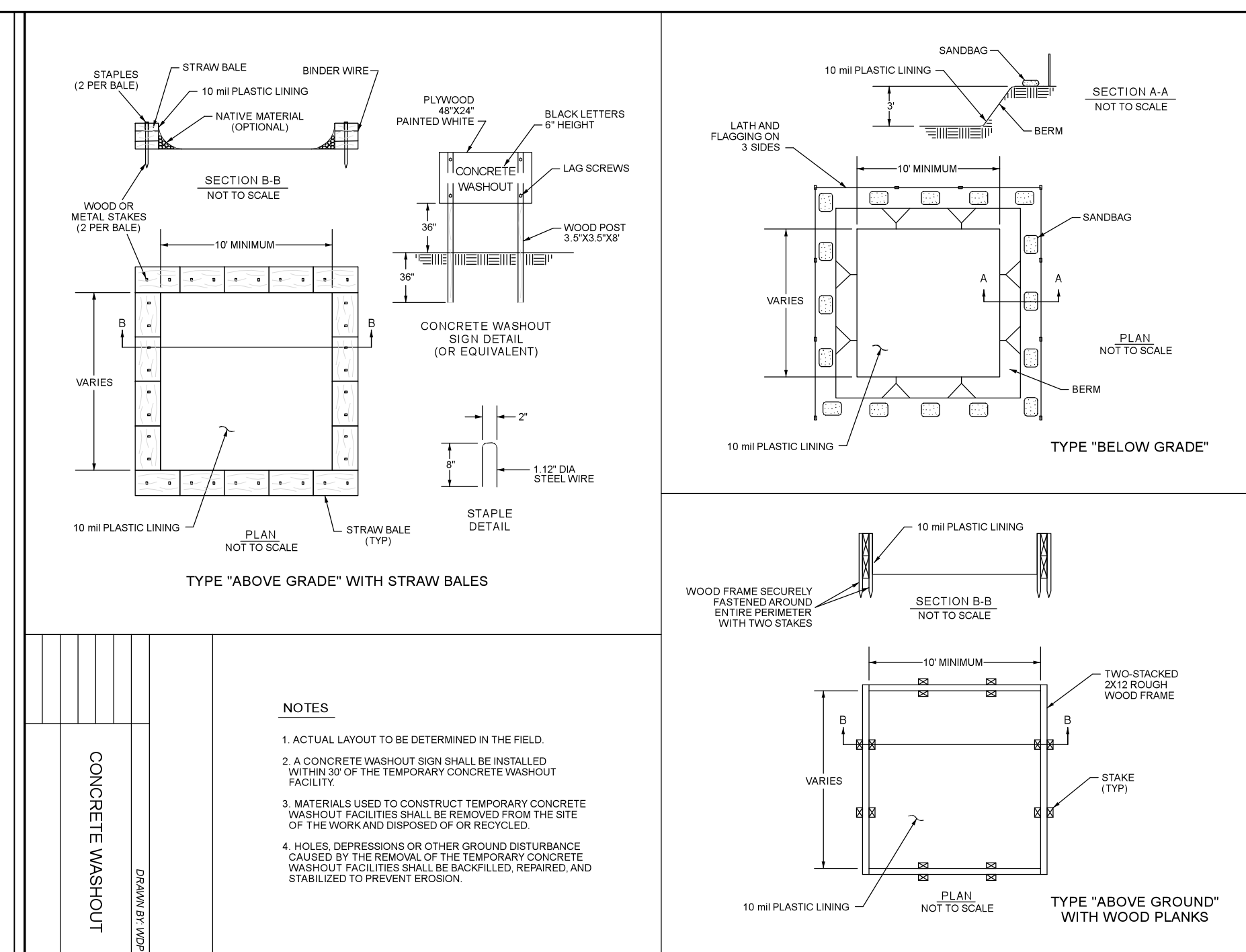
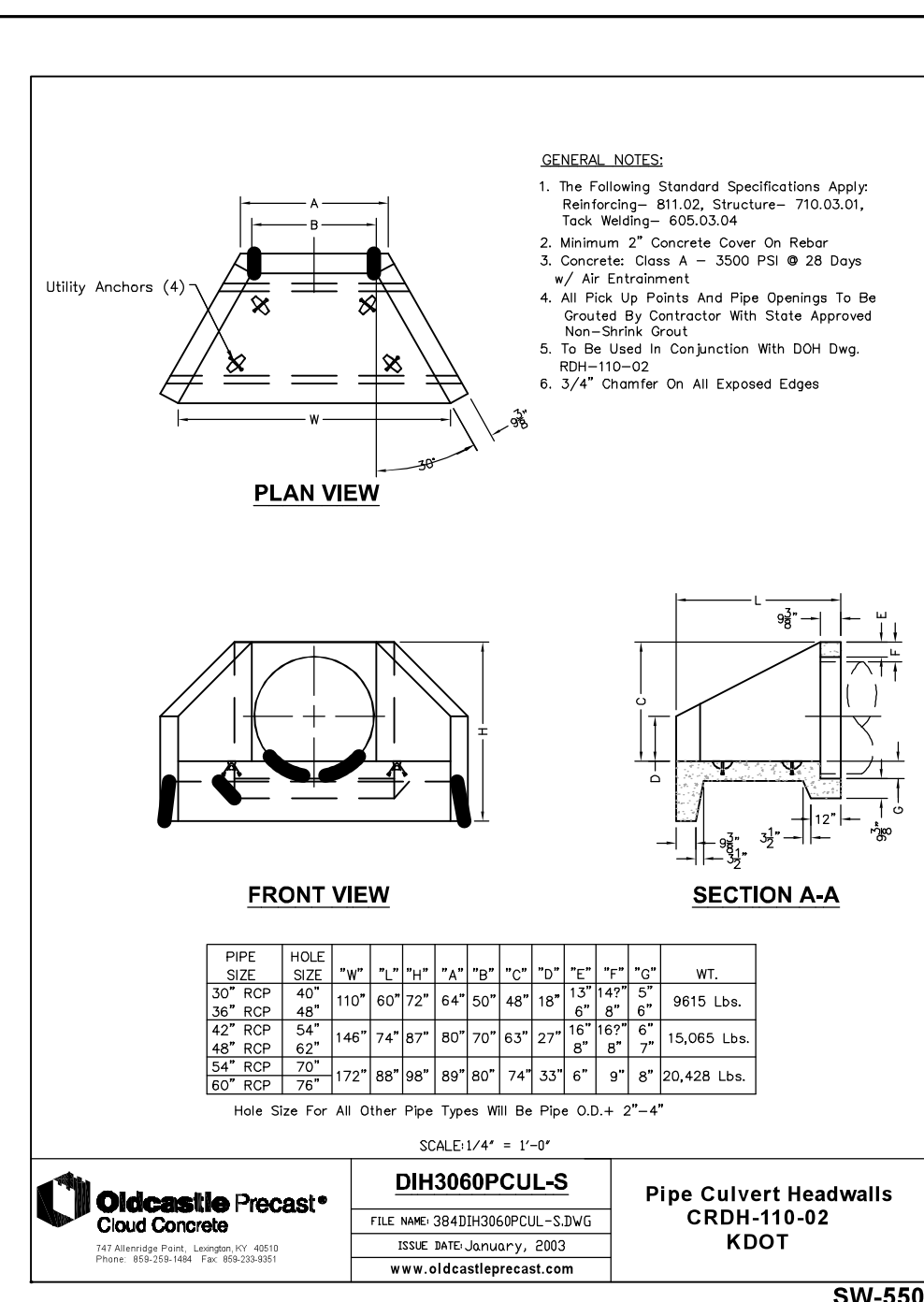
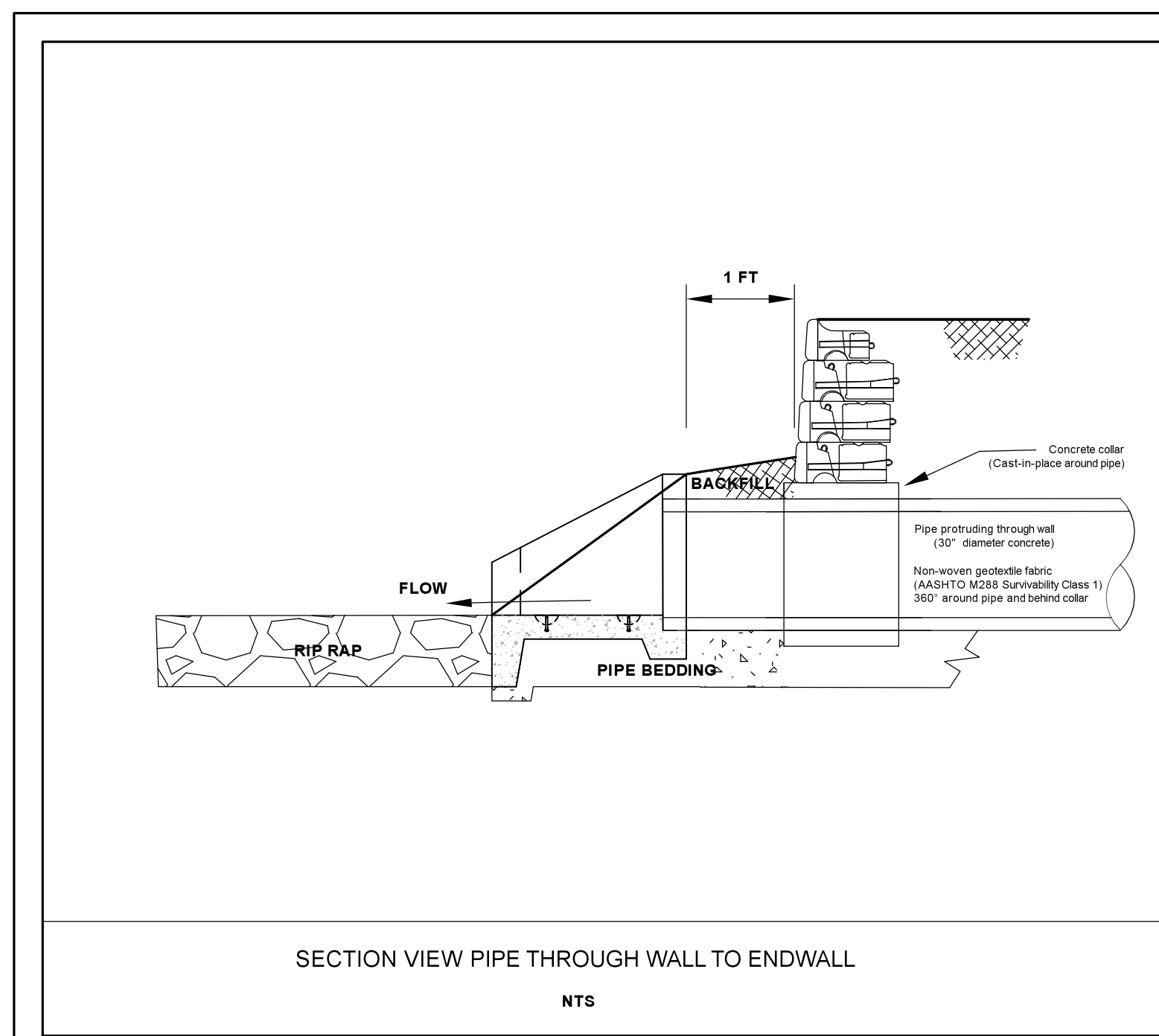
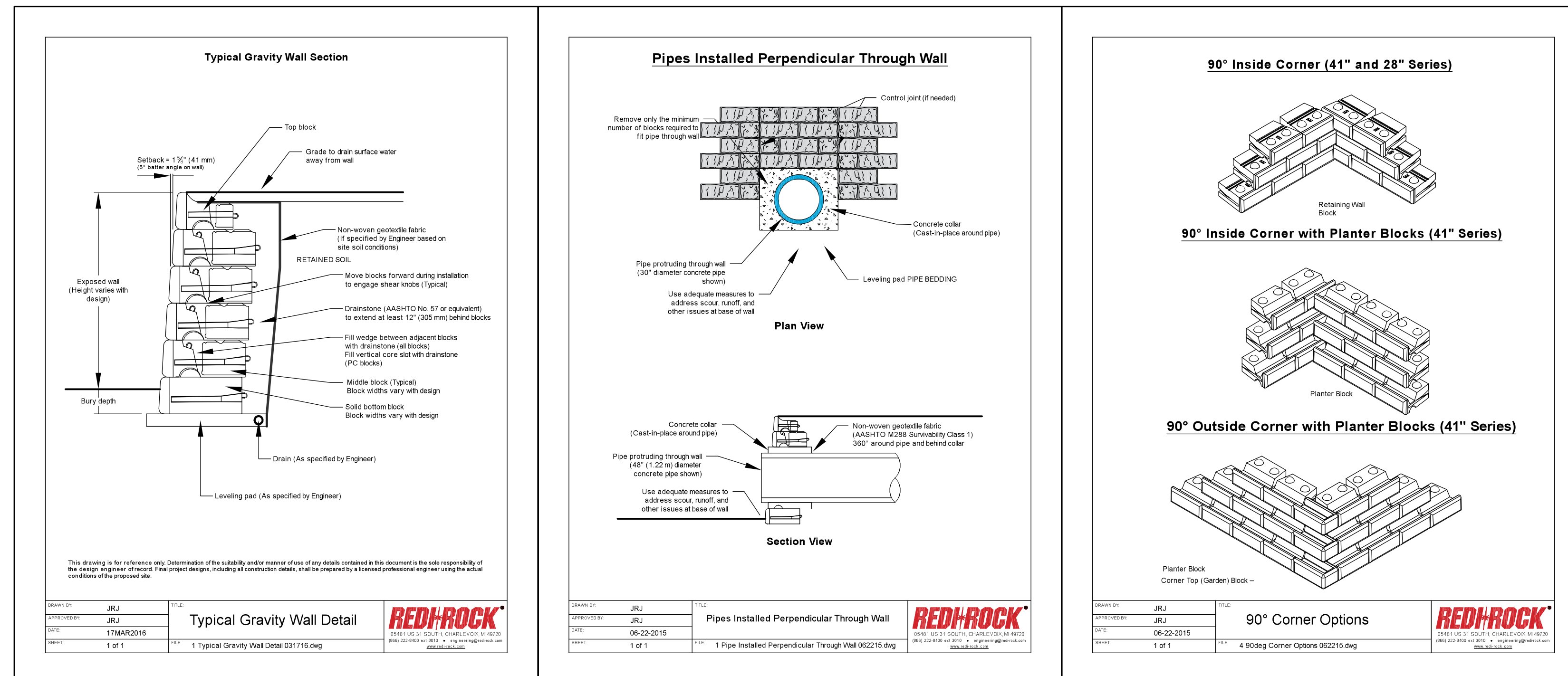
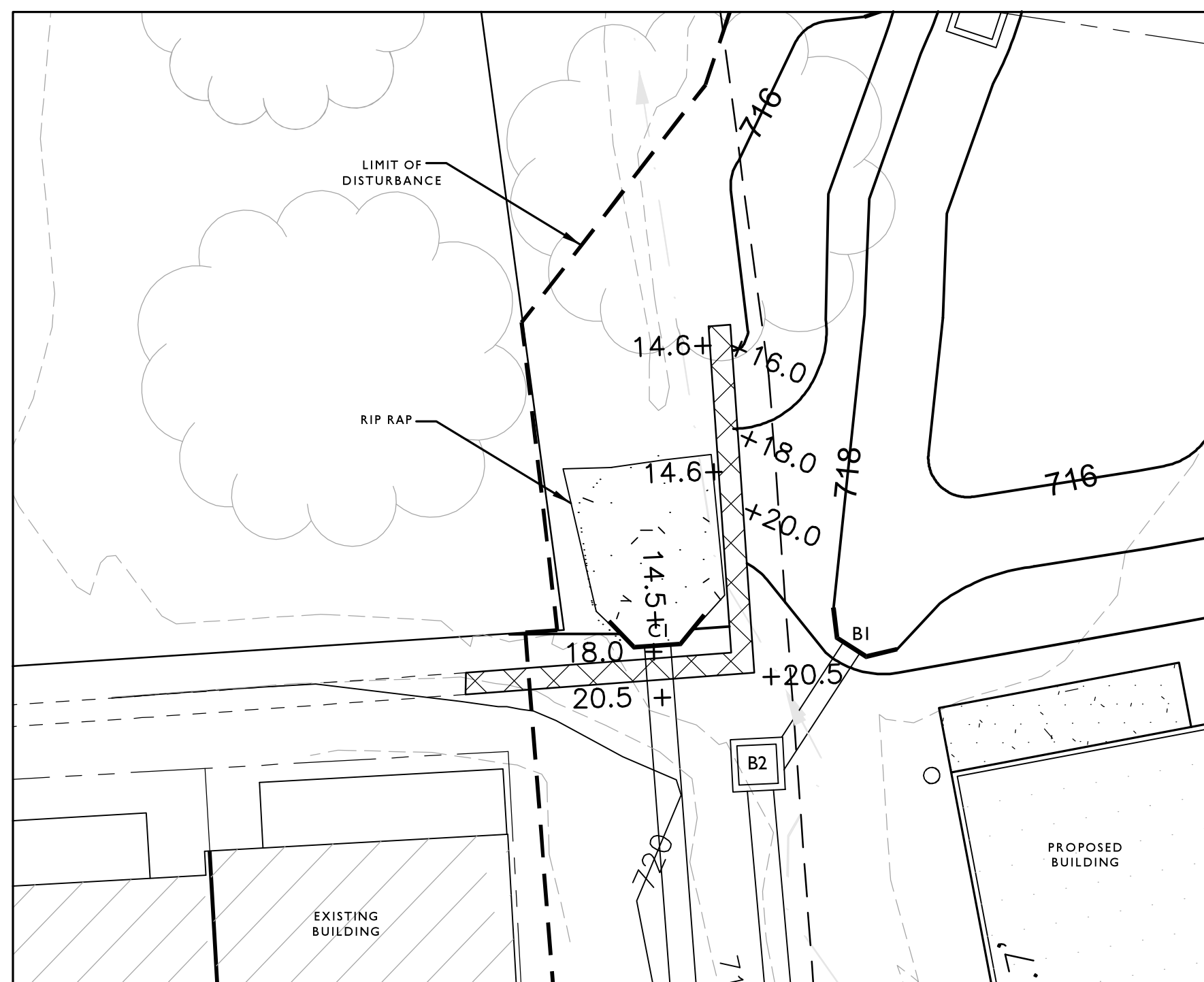
RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION 1
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

GDC Job No. 16013
OCT 09, 2017

SHEET

C3.1A

COF # 6496



RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION I
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 210
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greg@gamblecd.com
615.975.5765

rev. date
△
△
△
△

GDC Job No. 16013
OCT 09, 2017

SHEET

C3.2

COF # 6496



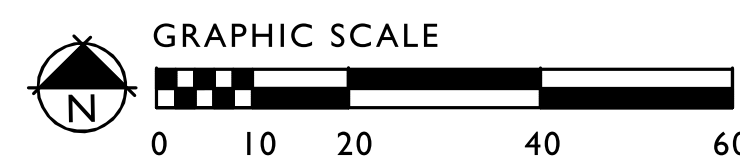
STORMWATER MANAGEMENT NARRATIVE:
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS. FLOWING FROM WEST TO EAST, THEN NORTH ALONG THE WET WEATHER CONVEYANCE LOCATED ALONG THE EAST SIDE OF HARDISON HILLS SECTION 2. STORMWATER WILL THEN BE COLLECTED IN A PROPOSED BIOTRETENTION AREA. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIOTRETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE WET WEATHER CONVEYANCE.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES AND ARE ALL LOCATED IN OPEN SPACE LOTS.

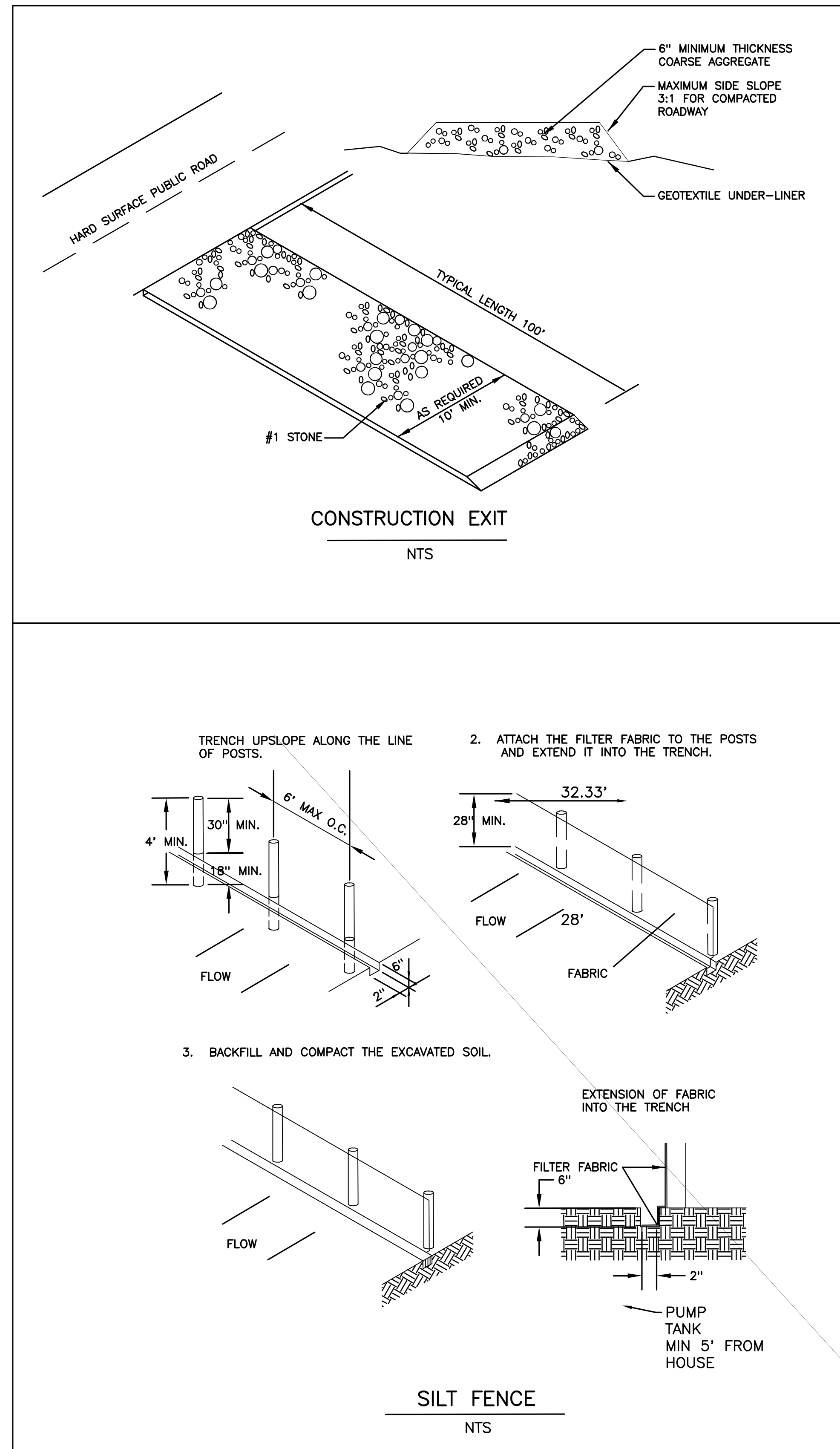
EPSC General Notes

1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.
2. EPSCs shall be implemented before earth moving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for >35% slopes).
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly a nd at least 72 hours apart.
5. Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue.

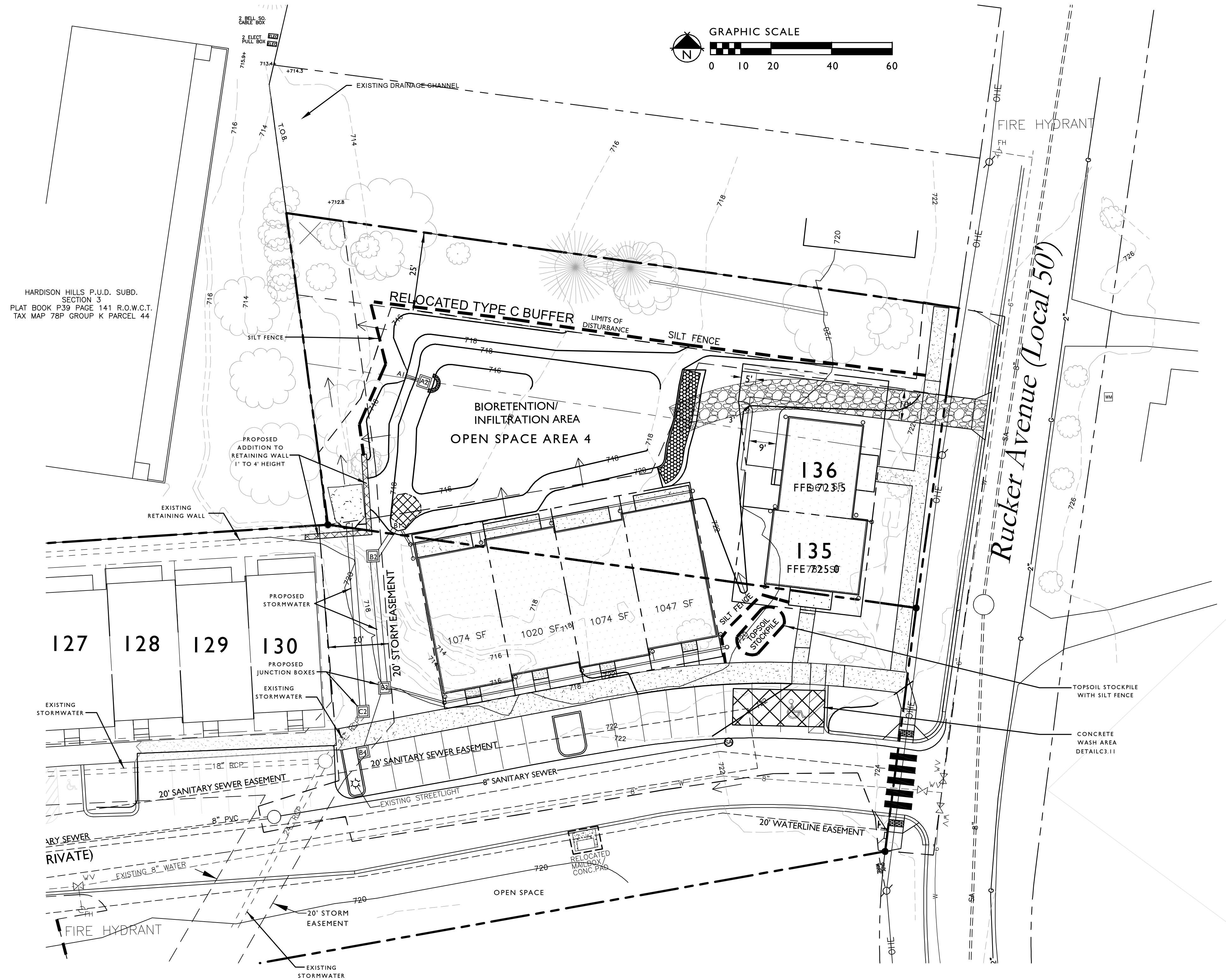
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm.
8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from >10 acres; >5 acres for sites that discharge to impaired or exceptional TN waters.
9. Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.



INITIAL EPSC / PRE CONSTRUCTION PLAN



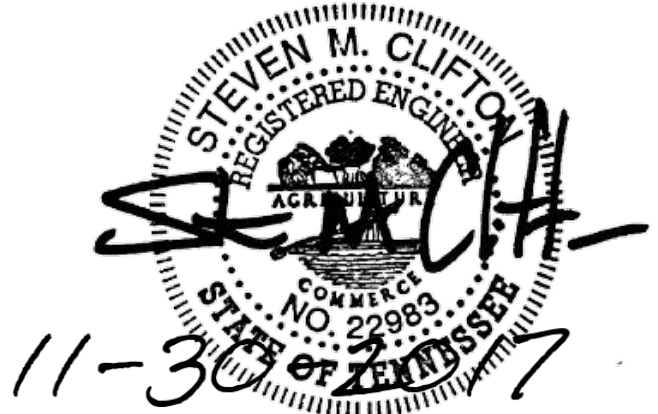
STORMWATER MANAGEMENT NARRATIVE:
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM WEST TO EAST, THEN NORTH ALONG THE WET WEATHER CONVEYANCE LOCATED ALONG THE EAST SIDE OF HARDISON HILLS SECTION 2. STORMWATER WILL THEN BE COLLECTED IN A PROPOSED BIORETENTION AREA. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE WET WEATHER CONVEYANCE.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES AND ARE ALL LOCATED IN OPEN SPACE LOTS.

Grading & Drainage General Notes: Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

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

THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.



RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION 1
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

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

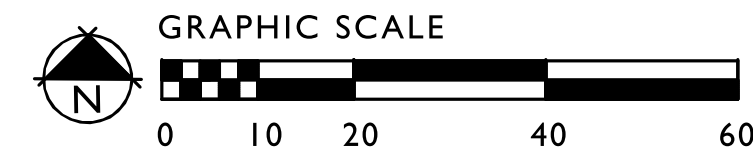
rev.	date
△	_____
△	_____
△	_____
△	_____

GDC Job No. 16013
OCT 09, 2017

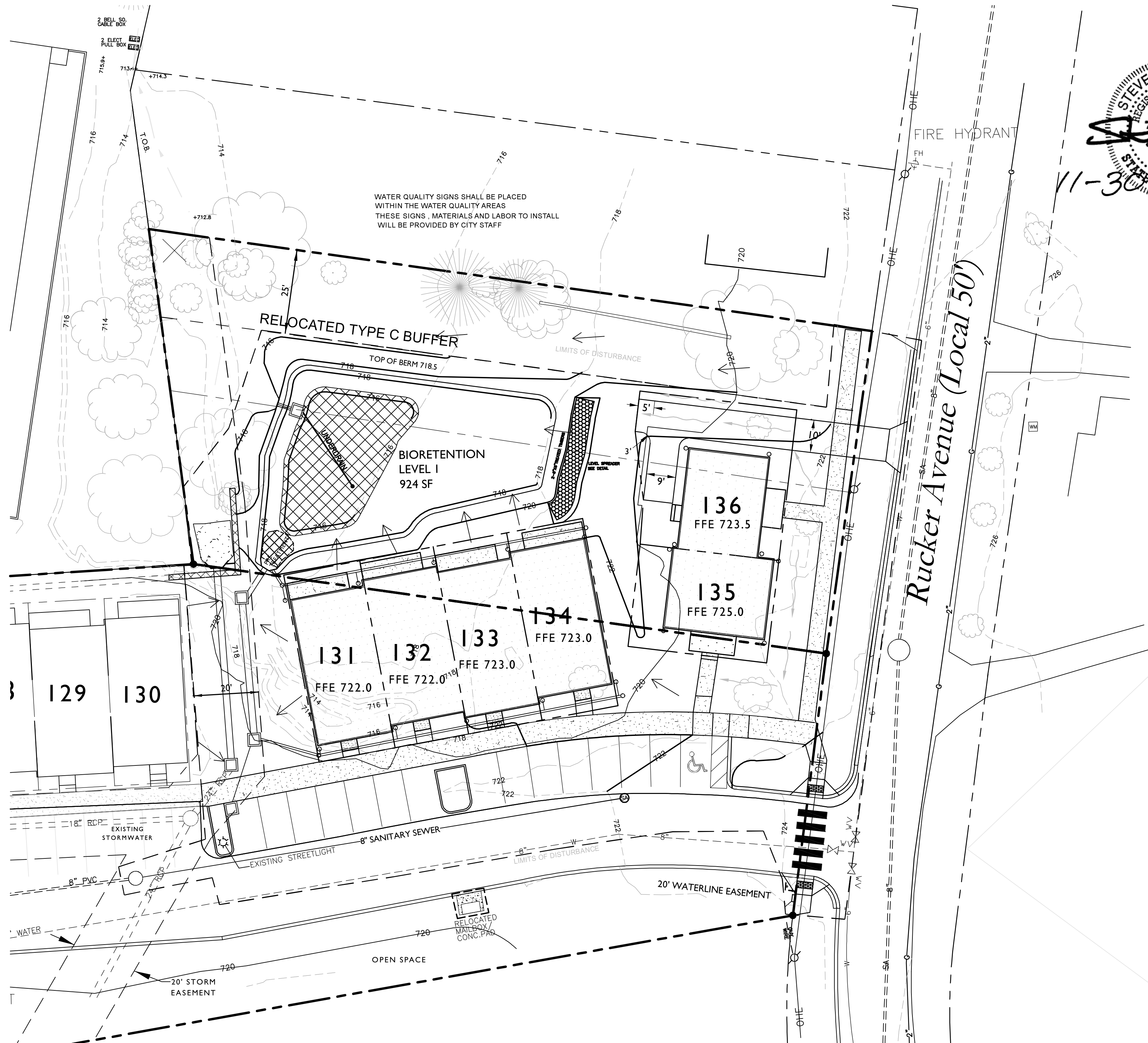
SHEET

C3.3

COF # 6496



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.



SUBAREA	Ac	Rv	INTR. GIP	Eff Rv	STR. GIP	Eff Rv	T vol
IMPERVIOUS TO BIO PND	0.18	0.950		0.950	GIP-01(1)	0.381	621
IMPERVIOUS TO LS > BIO PND	0.06	0.950	SF-FS(1)	0.475	GIP-01(1)	0.191	103
TURF TO BIO-POND	0.20	0.15		0.18	GIP-01(1)	0.060	109
TURF TO LS > BIO PND	0.11	0.18	SF-FS(1)	0.09	GIP-01(1)	0.036	36
TURF BYPASS TO OUTFALL	0.08	0.15		0.15		0.15	
CONSV. AREA	0.13	0.15		0.15		0.15	
TOTAL	0.76	0.407		0.356		0.168	
TSS REMOVAL %		59.3%		64.4%		83.2%	

DROP IN WATER LEVEL IN/HR							
TEST LOC	1 HR	2 HR	3 HR	4 HR	5 HR	MEAN	
11	11.38	10.63	10.25	10.25	10.00	10.50	
12	11.75	11.25	10.75	10.63	10.98	10.98	

FINAL EPSC NARRATIVE

CONTRACTOR SHALL REMOVE ROC FILTER RING AD ALL SEDIMENT FROM BIO-POND. APPLY HYDROSEED AND STAW MULCH TO FINISH GRADED AREAS. INSURE ADAQUATE CONDITIONS TO ESTABLISH GOOD STAND OF GROUND COVER WITH ROUTINE INSPECTIONS TWICE WEEKLY. UPON ESTABLISHMENT OF GROUND COVER SILT FENCE AND ANY REMAINING SILT SHALL BE REMOVED.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES AND ARE ALL LOCATED IN OPEN SPACE LOTS.

Grading & Drainage GeneralotesGrading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

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

RUCKER PARK PUD S/D SITE PLAN
REVISION I
11/2/2017
COF# 6496

STORMWATER BIO-RETENTION

Rv	Rv		
DIS. AREA	0.66	AC	
IMP	0.29	AC	0.95
TURF	0.37	AC	0.15

WIEGHTED Rv 0.50

BIORETENTION SURFACE AREA (SQ. FT.) LEVEL I

SOIL MEDIA	2.0	FT	0.4
SURFACE STORAGE	0.5	FT	1.0

De 1.3

Tv= [(1.0)(Rv)(A)3630] SA= Tv/De
Tv= 1202 CF SA= 924 SF

rev.	date
△	
△	
△	
△	

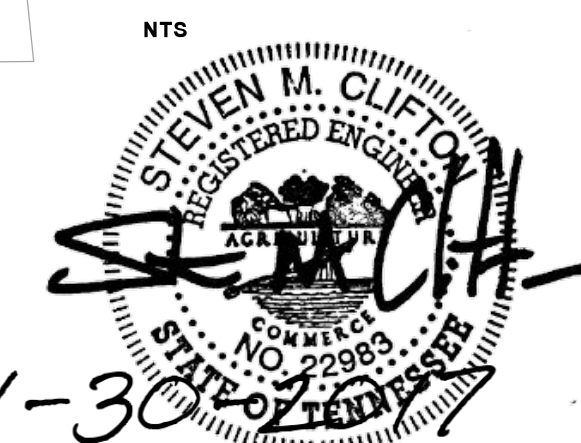
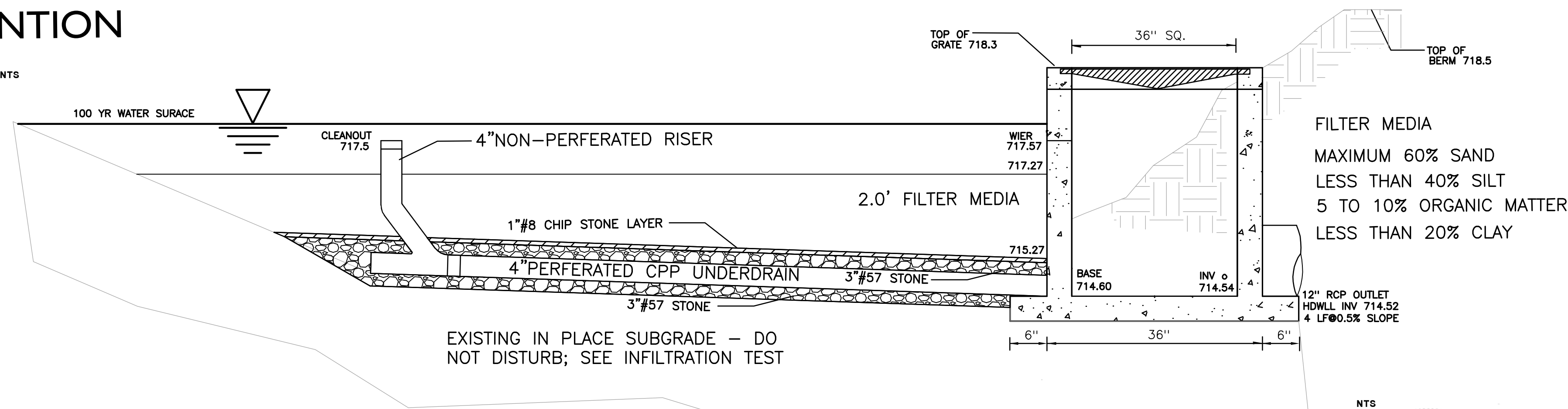
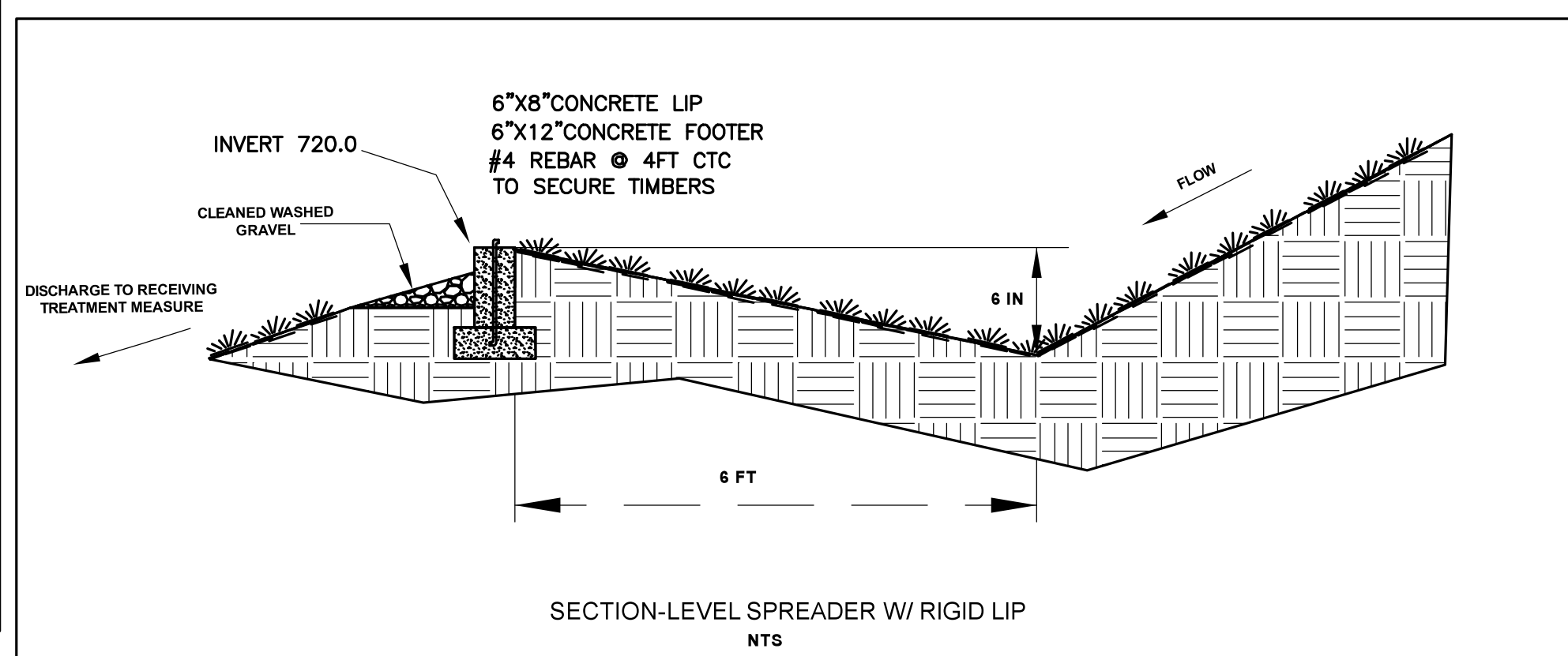
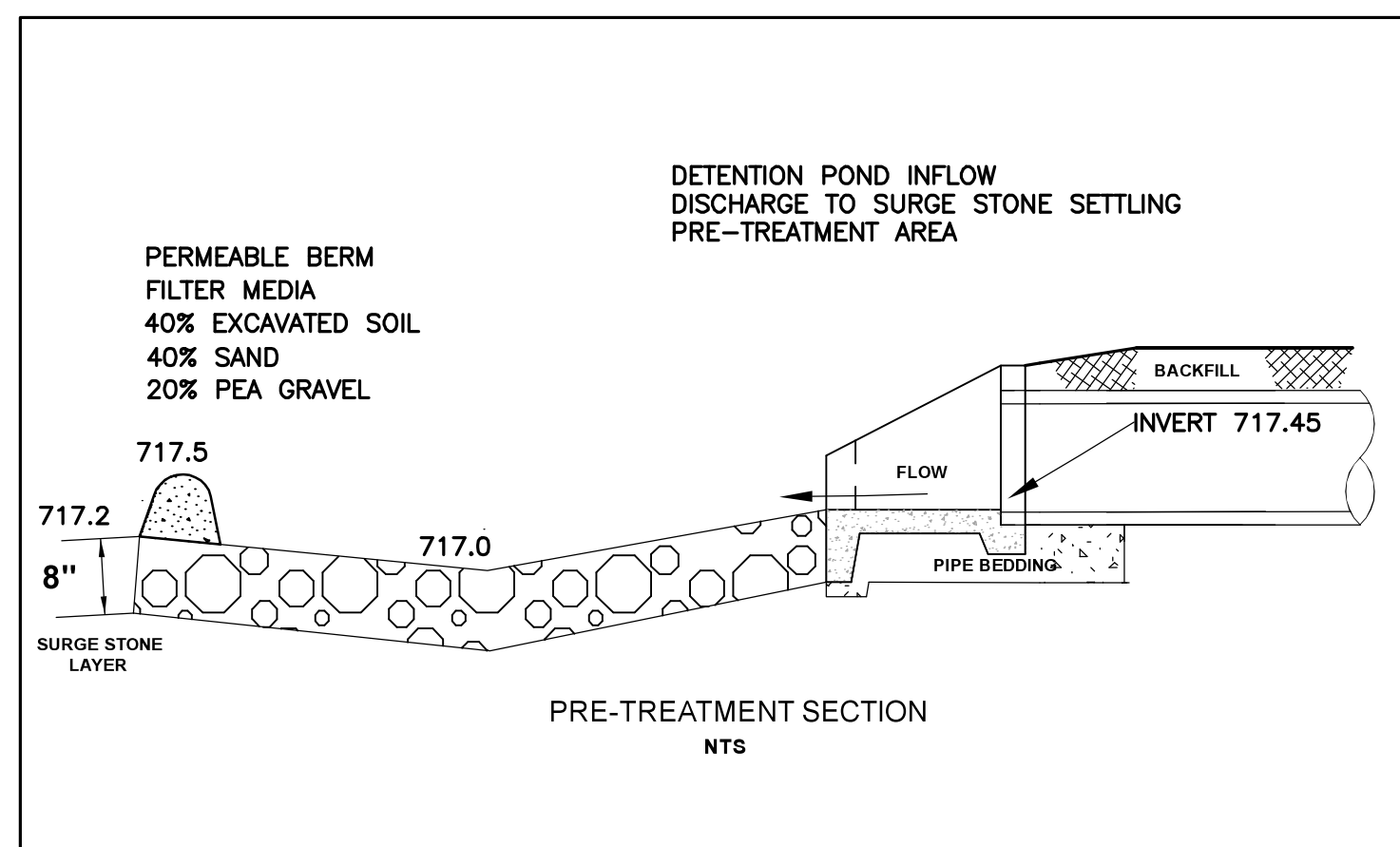
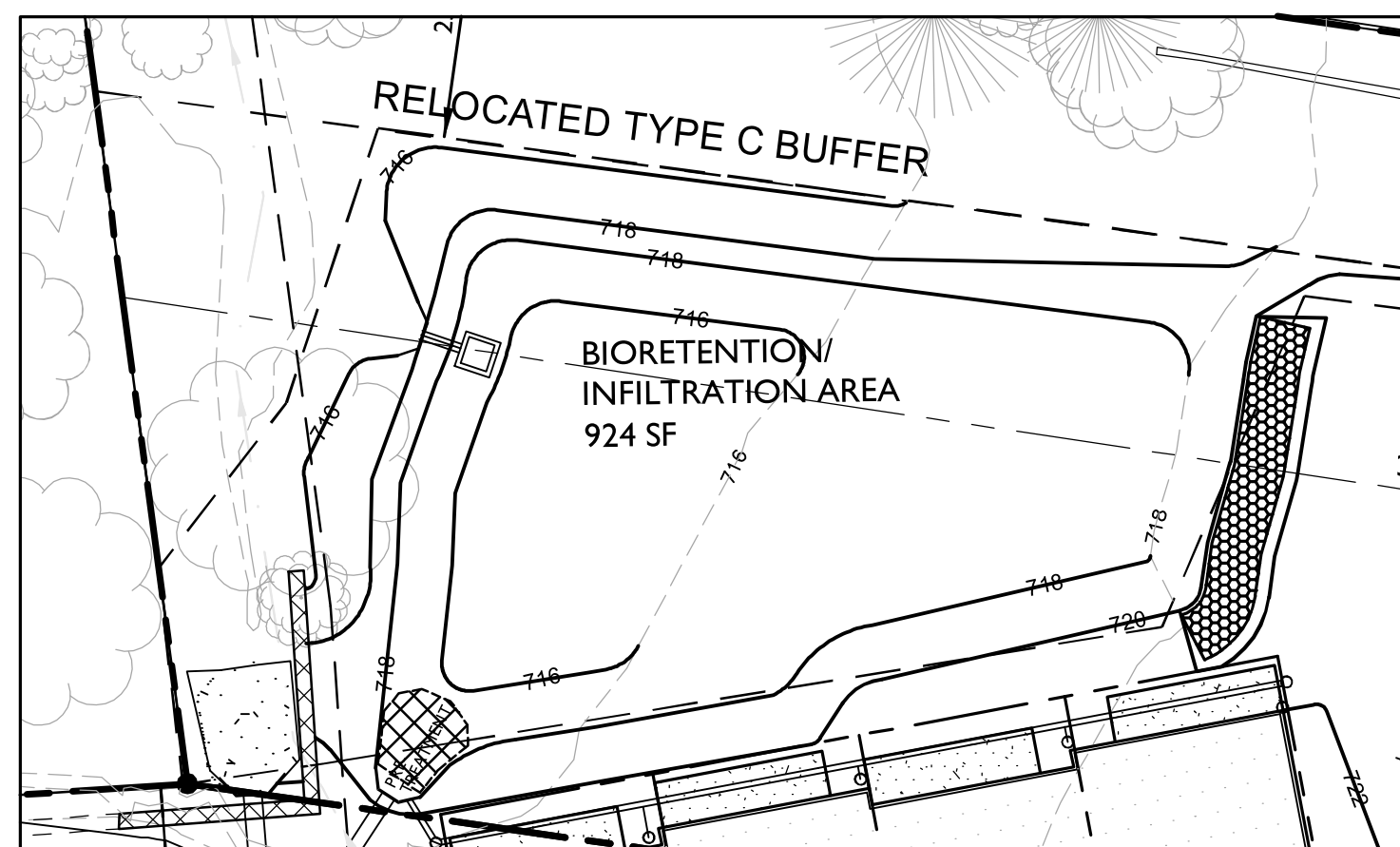
GDC Job No. 16013
OCT 09, 2017

SHEET

C3.4

REFER TO COF STORMWATER MANAGEMENT MANUAL
FOR ADDITIONAL INFORMATION
SECTION 5 - GIP-01BIORETENTION
LEVEL I

BIO-RETENTION	SUBGRADE ELEVATION	TOP OF STONE ELEVATION & DEPTH	UNDERDRAIN INVERT ELEV.	TOP OF FILTER MEDIA ELEV. & DEPTH	BERM ELEV.	TOP OF CASTING OUTFALL STRUCTURE	SPILLWAY ELEV.
AREA I	714.6	NOT REQUIRED	714.6	716.6 2 FT	718.5	718.3	715.6

SEE LANDSCAPE PLAN
FOR PLANT MATERIALSSLOPE FINISH GRADE
TO DRAINFLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT / SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CF5)
Small	1.6	1.2
Medium	2.1	1.7
Large	3.8	2.7
XL	4.2	3.6

INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

SIZE	DWG NO	REV
C	FLEXSTORM_CATCH_IT	A

SCALE: SHEET 1 OF 1

ACTIVITY: Outlet Protection

PESC - 07

Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

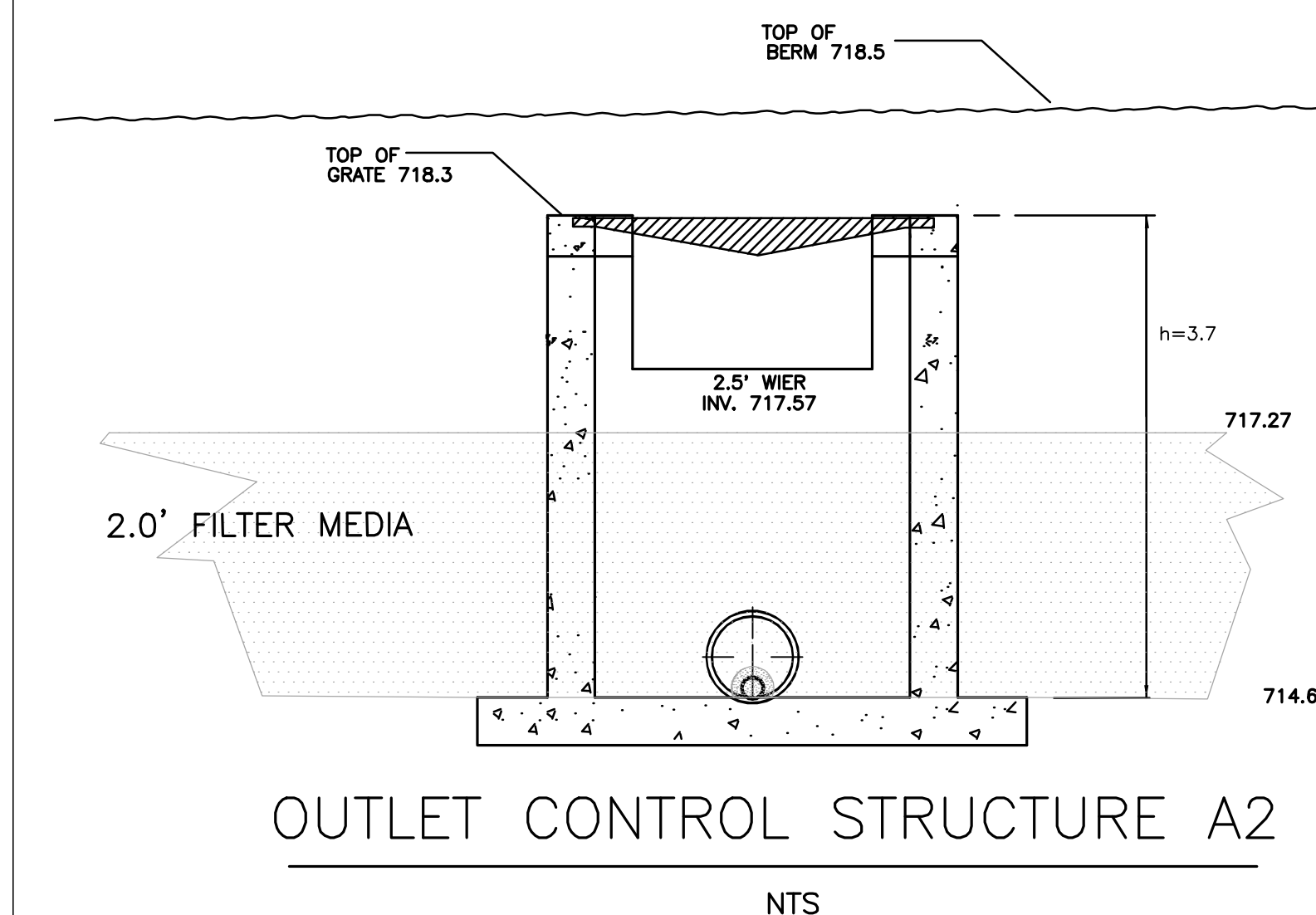
Pipe Diameter in (mm)	Discharge ft ³ /s (m ³ /s)	Apron Length, L ft (m)	Rip-Rap D ₅₀ Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
18 (450)	9.89 (0.28)	13 (4)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)

For larger or higher flows, consult a registered civil engineer

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices - Permanent EP&SC PESC-07-3 January 2014



WATER QUALITY DETAILS

RUCKER PARK PUD SUBDIVISION
SITE PLAN REVISION 1
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 210
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

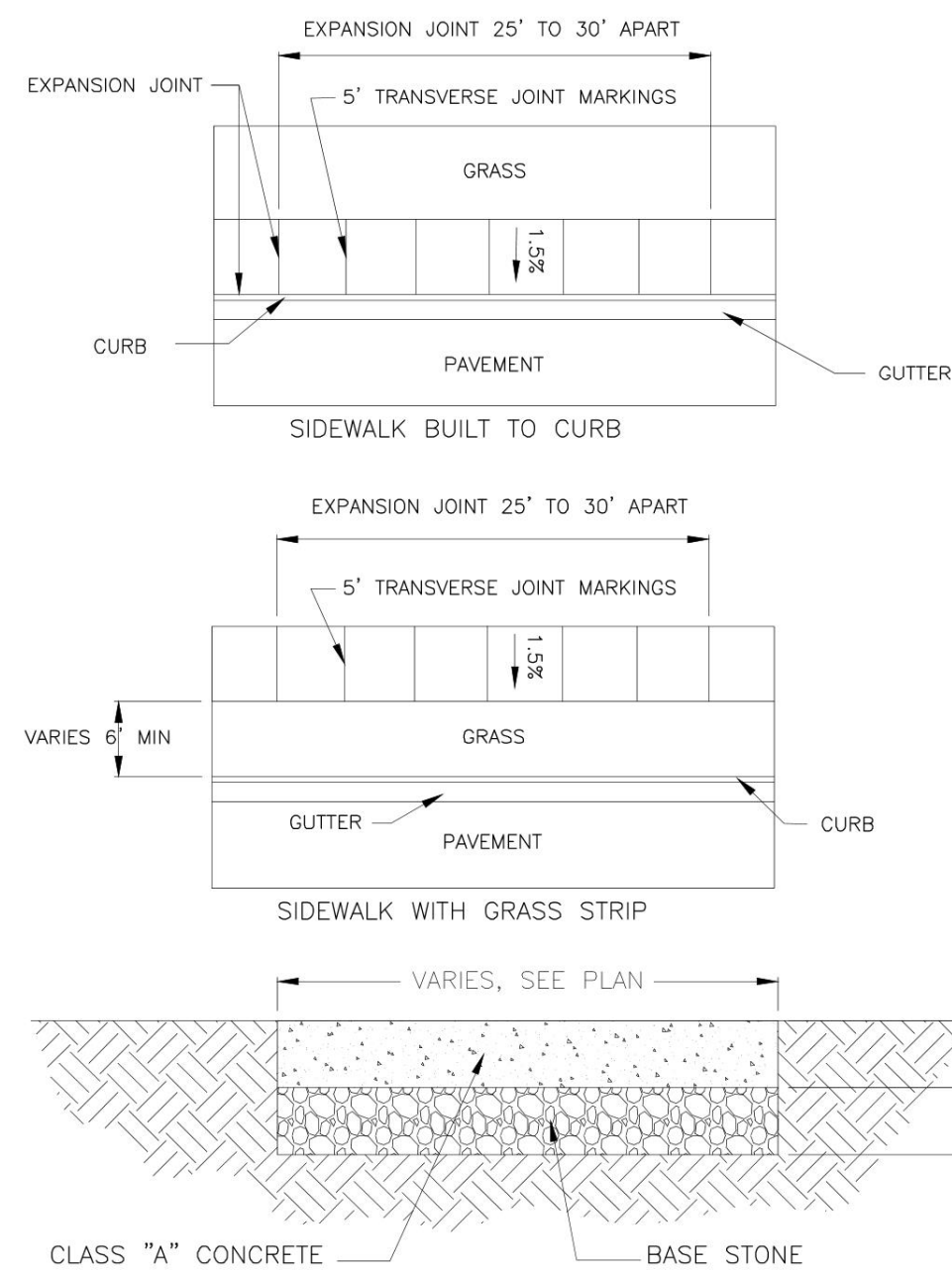
rev. date
△
△
△
△

GDC Job No. 16013
OCT 09, 2017

SHEET

C3.4B

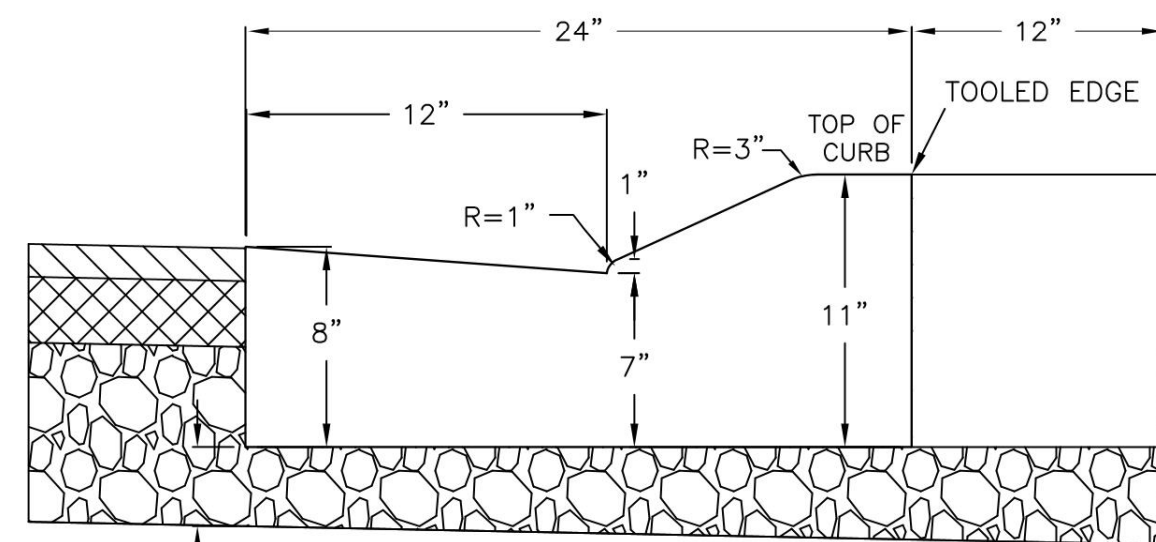
COF # 6496



- GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL.
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S.

CITY OF FRANKLIN		<i>Paul Papp</i>	7/1/2017
TYPICAL 5' CONCRETE SIDEWALK		CITY ENGINEER	DATE
DWG. NO. RP-8	EFFECTIVE DATE: 7/1/2017	<i>Josh White</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE

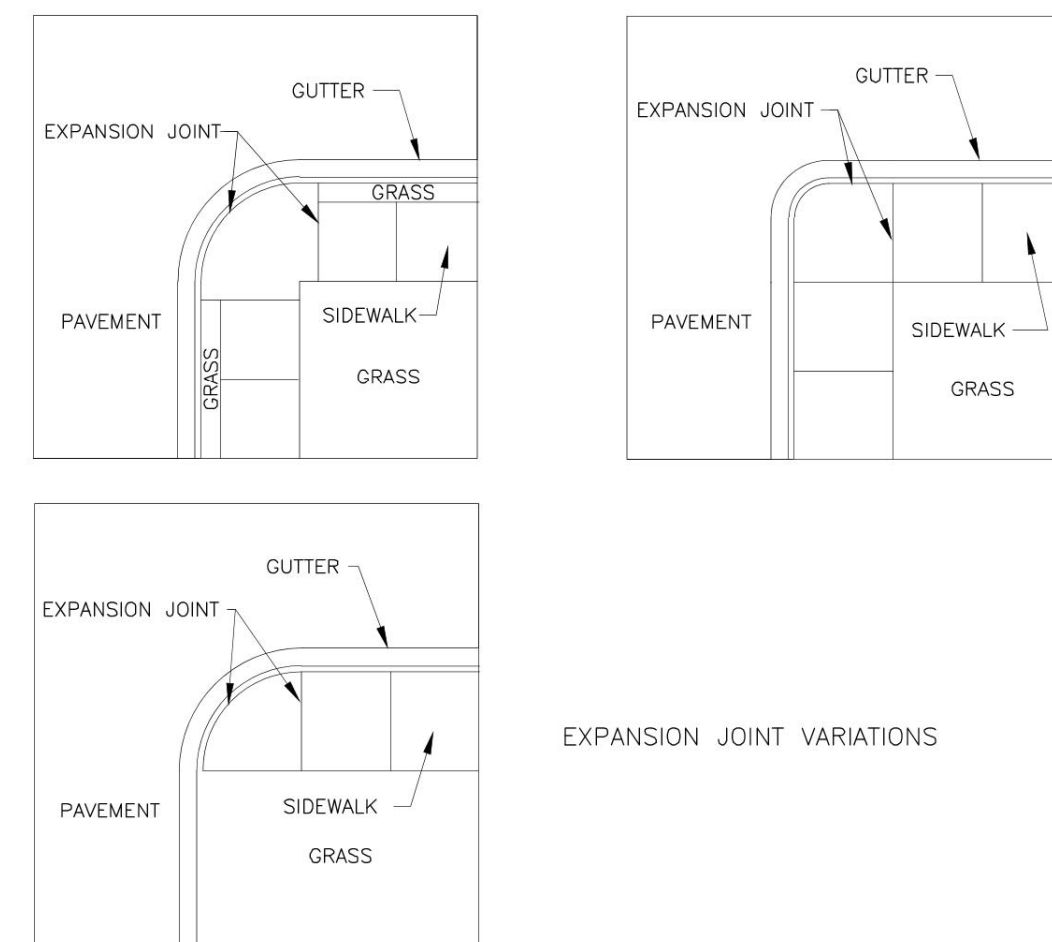


CROSS SECTIONAL VIEW

- GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONMENTAL PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S.

CITY OF FRANKLIN		<i>Paul Papp</i>	7/1/2017
ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)		CITY ENGINEER	DATE
DWG. NO. RP-2A	EFFECTIVE DATE: 7/1/2017	<i>Josh White</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE

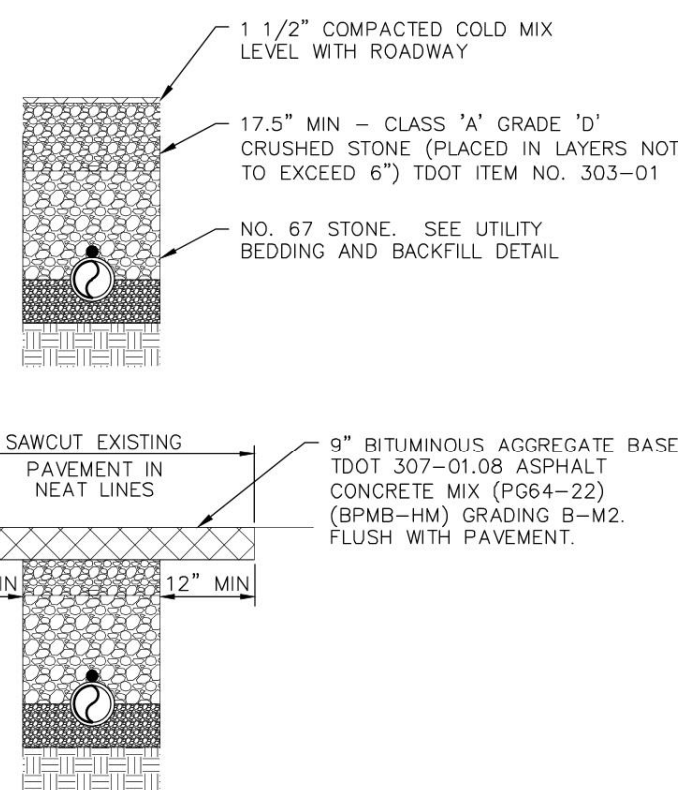


- GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS.
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'.

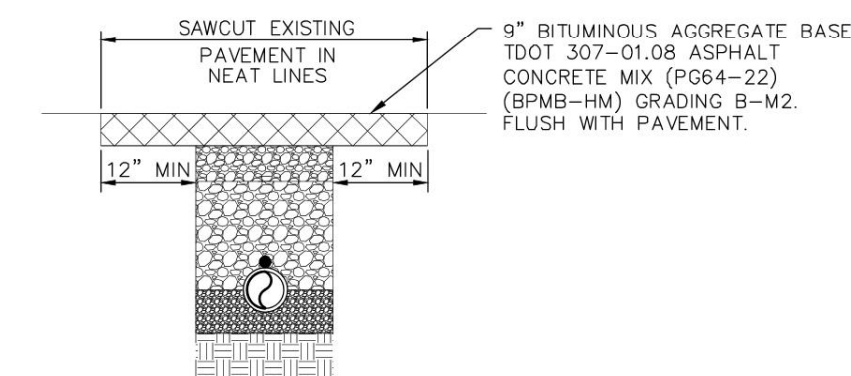
N.T.S.

CITY OF FRANKLIN		<i>Paul Papp</i>	7/1/2017
TYPICAL SIDEWALK/TRAIL EXPANSION JOINT		CITY ENGINEER	DATE
DWG. NO. RP-10	EFFECTIVE DATE: 7/1/2017	<i>Josh White</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE

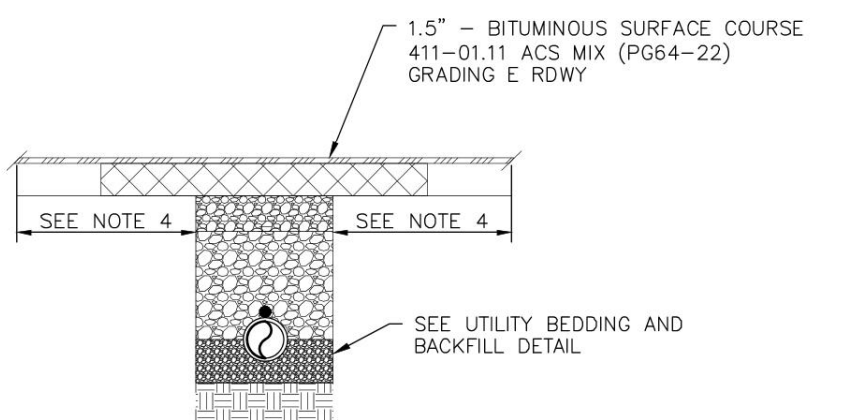
STEP 1
TEMPORARY PATCH



STEP 2
TRENCH REPAIR



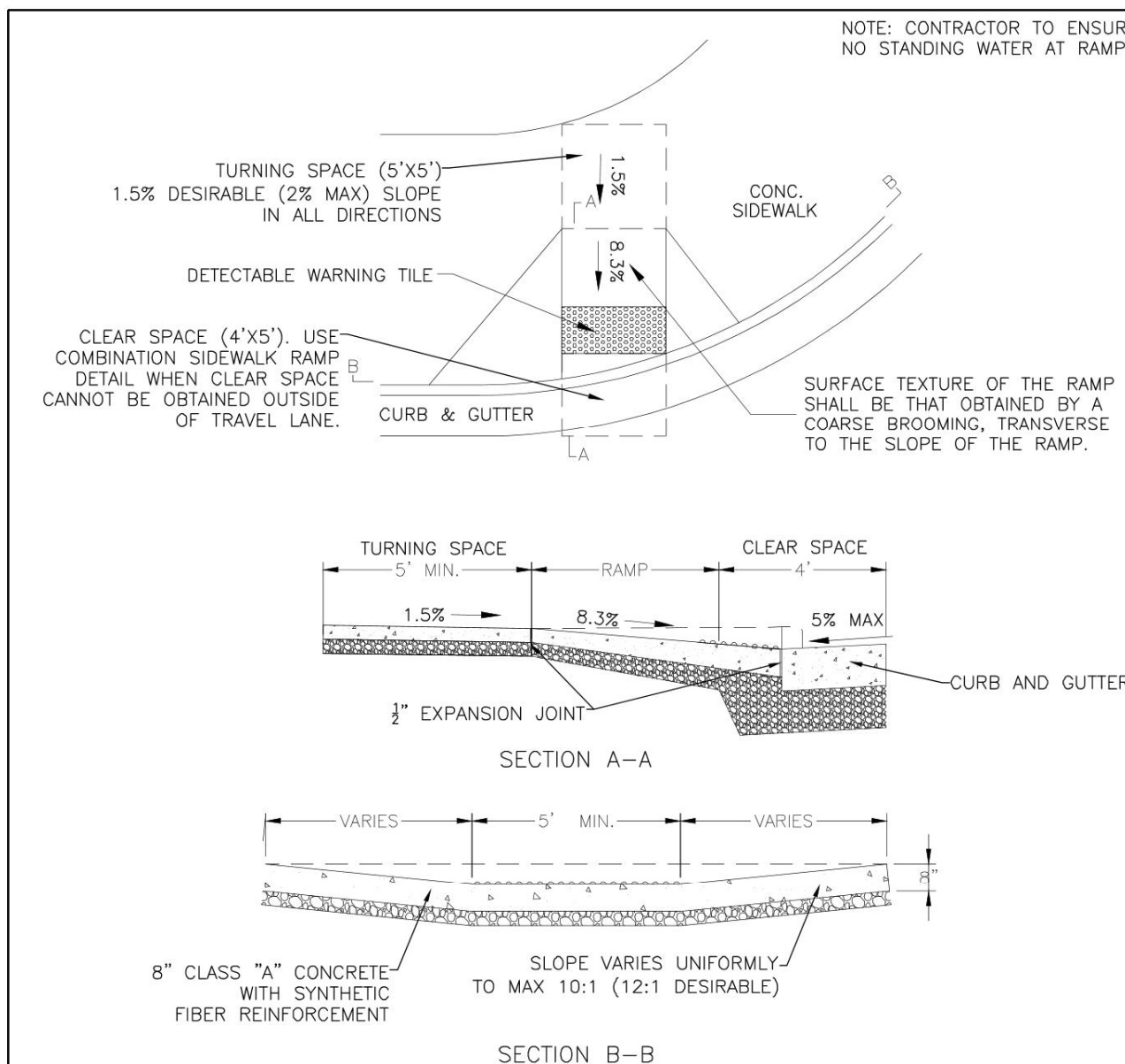
STEP 3
FULL WIDTH MILL AND RESURFACE



- NOTE:
1. CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2. ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3. EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4. REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S.

CITY OF FRANKLIN		<i>Paul Papp</i>	7/1/2017
ASPHALT PAVEMENT TRENCH REPAIR - LOCAL STREET		CITY ENGINEER	DATE
DWG. NO. RD-6	EFFECTIVE DATE: 7/1/2017	<i>Josh White</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE

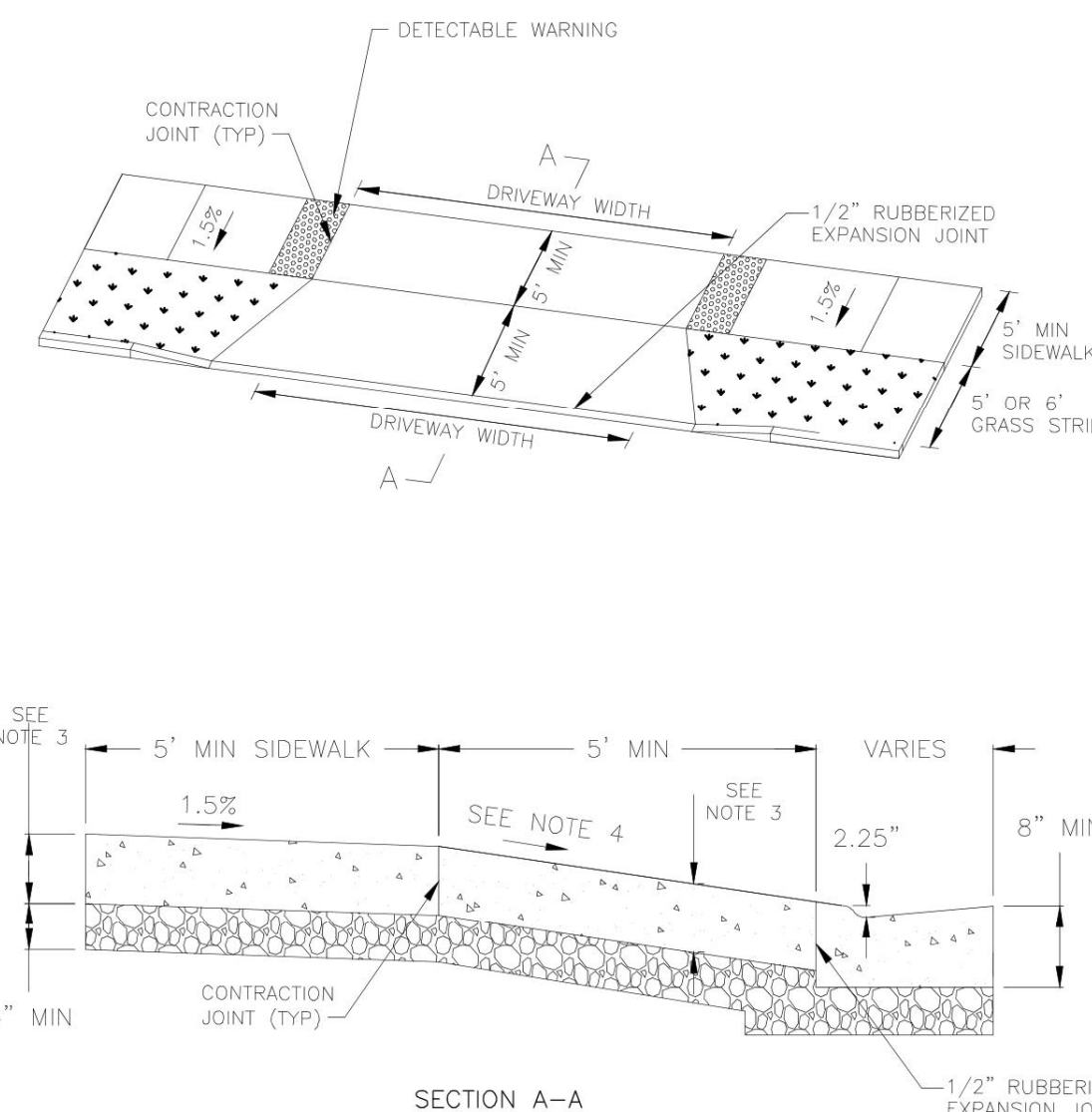


- GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'x5'.
4. RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN

PERPENDICULAR CURB RAMP

CITY OF FRANKLIN		<i>Paul Papp</i>	7/1/2017
PERPENDICULAR CURB RAMP		CITY ENGINEER	DATE
DWG. NO. RP-11	EFFECTIVE DATE: 7/1/2017	<i>Josh White</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE



- GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D") REQUIRED UNDER ALL DRIVEWAYS.
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
4. DRIVEWAY RAMP GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS.
5. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
6. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN

STANDARD CONCRETE DRIVEWAYS (WITH GRASS STRIP)

CITY OF FRANKLIN		<i>Paul Papp</i>	7/1/2017
STANDARD CONCRETE DRIVEWAYS (WITH GRASS STRIP)		CITY ENGINEER	DATE
DWG. NO. RP-5	EFFECTIVE DATE: 7/1/2017	<i>Josh White</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE



DETAILS

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
- a. Approved, Stamped and Signed Water and/or Sewer Plans
- b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
- c. Copy of approved availability request response letter.
- d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Facility Type:	Public
Unit Flow in GPD:	350 GPD per HOUSE
Number of Units:	6
Total Flow in GPD:	2100 GPD

WATER & SEWER

City of Franklin Water Management Dept. contact:
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
PH: (615) 794-4554

ELECTRIC

Middle Tennessee Electric Membership Corp
Contact: Russell Lane
PH: (615) 453-3085

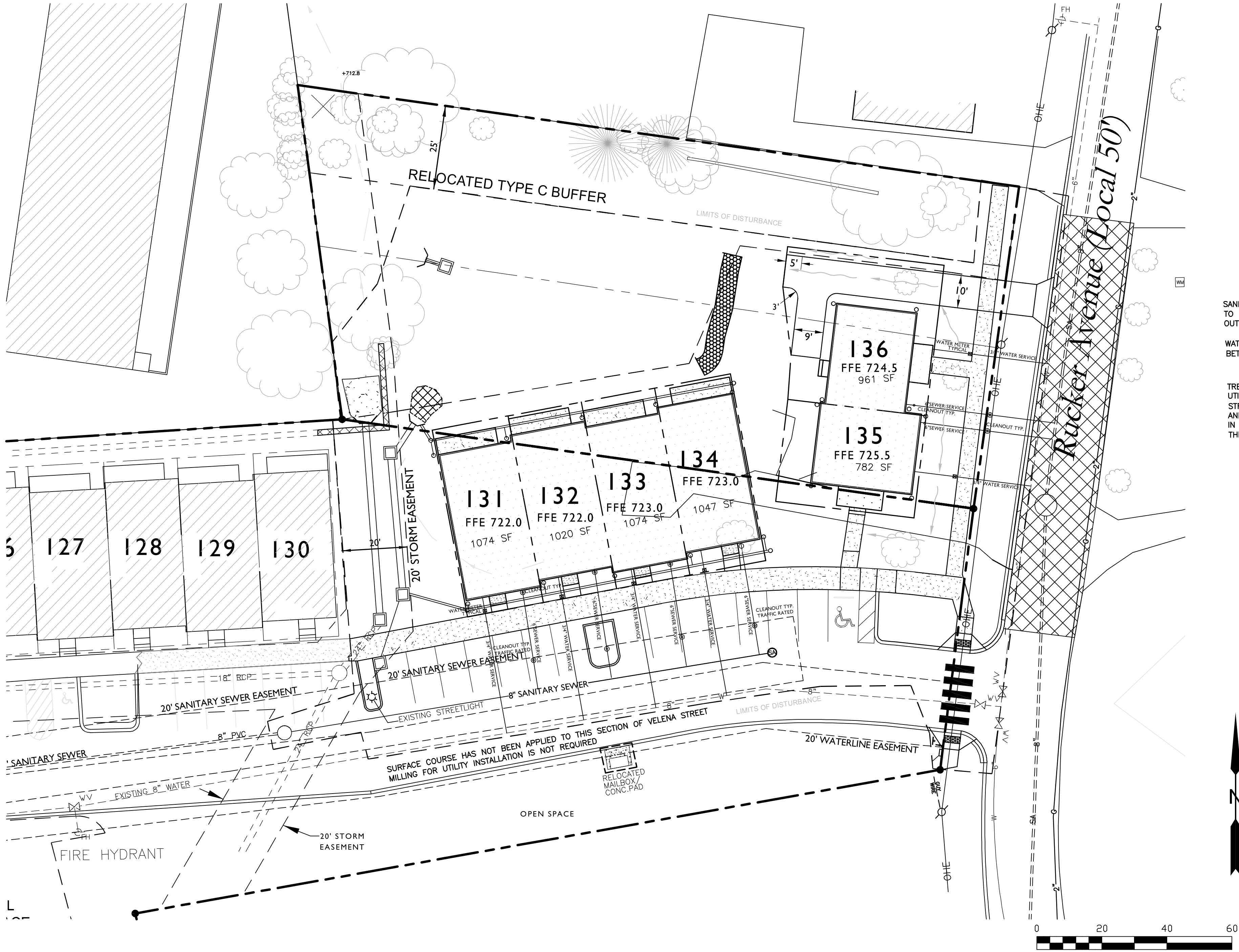
GAS

Atmos Energy
Contact: Walt Miller
PH: (615) 754-2596 ext. 324

FIRE FLOW DATA

	STATIC	RESIDUAL	FLOW
FLOW HYDRANT 1			955 gpm
METER HYDRANT 2	63 PSI	45 PSI	
FLOW @ 10 PSI			1533 gpm
TEST PERFORMED AT	1:15 PM ON AUG 15, 2017		

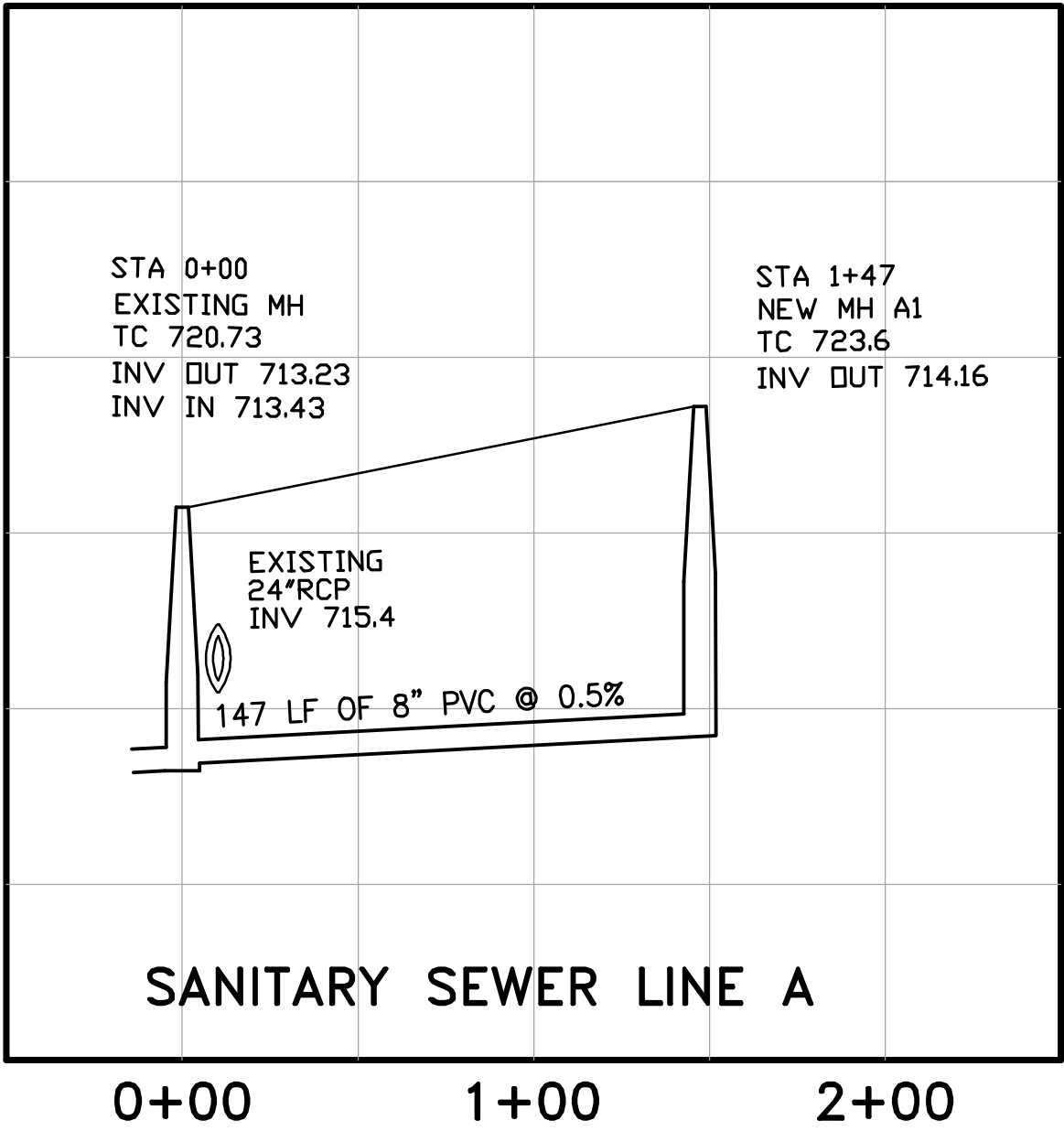
No additional fire hydrants proposed.



SANITARY SEWER CLEANOUTS
TO BE LOCATED 5 FT OUTSIDE
OUTSIDE BUILDINGS

WATER METERS TO BE LOCATED
BETWEEN WALK AND BUILDINGS

TRENCH EXCAVATIONS FOR PROPOSED
UTILITY SERVICES WITHIN PUBLIC
STREETS SHALL BE MILLED
AND OVERLAD A MINIMUM OF 50 FEET
IN EACH DIRECTION FROM
THE TRENCH



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 210
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

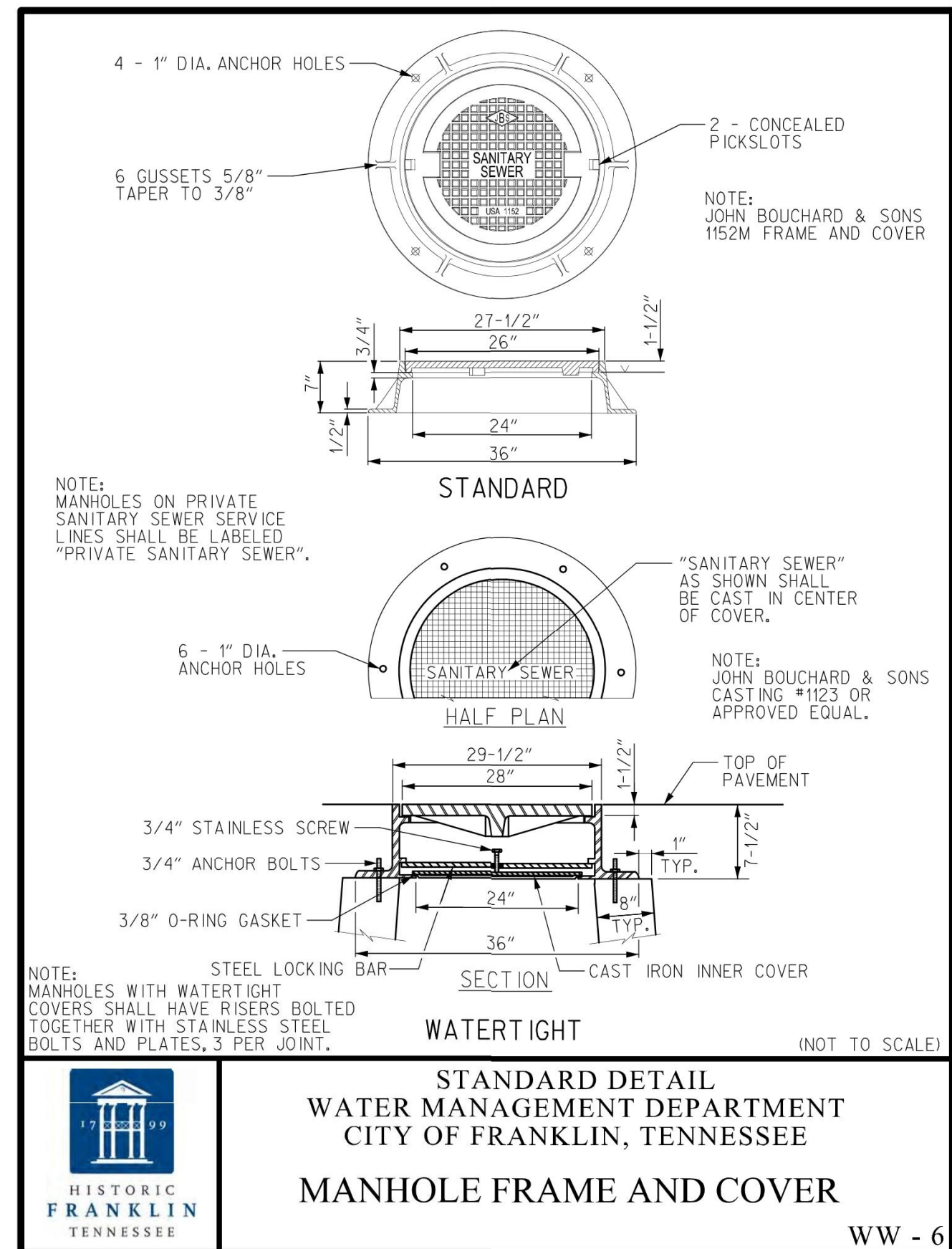
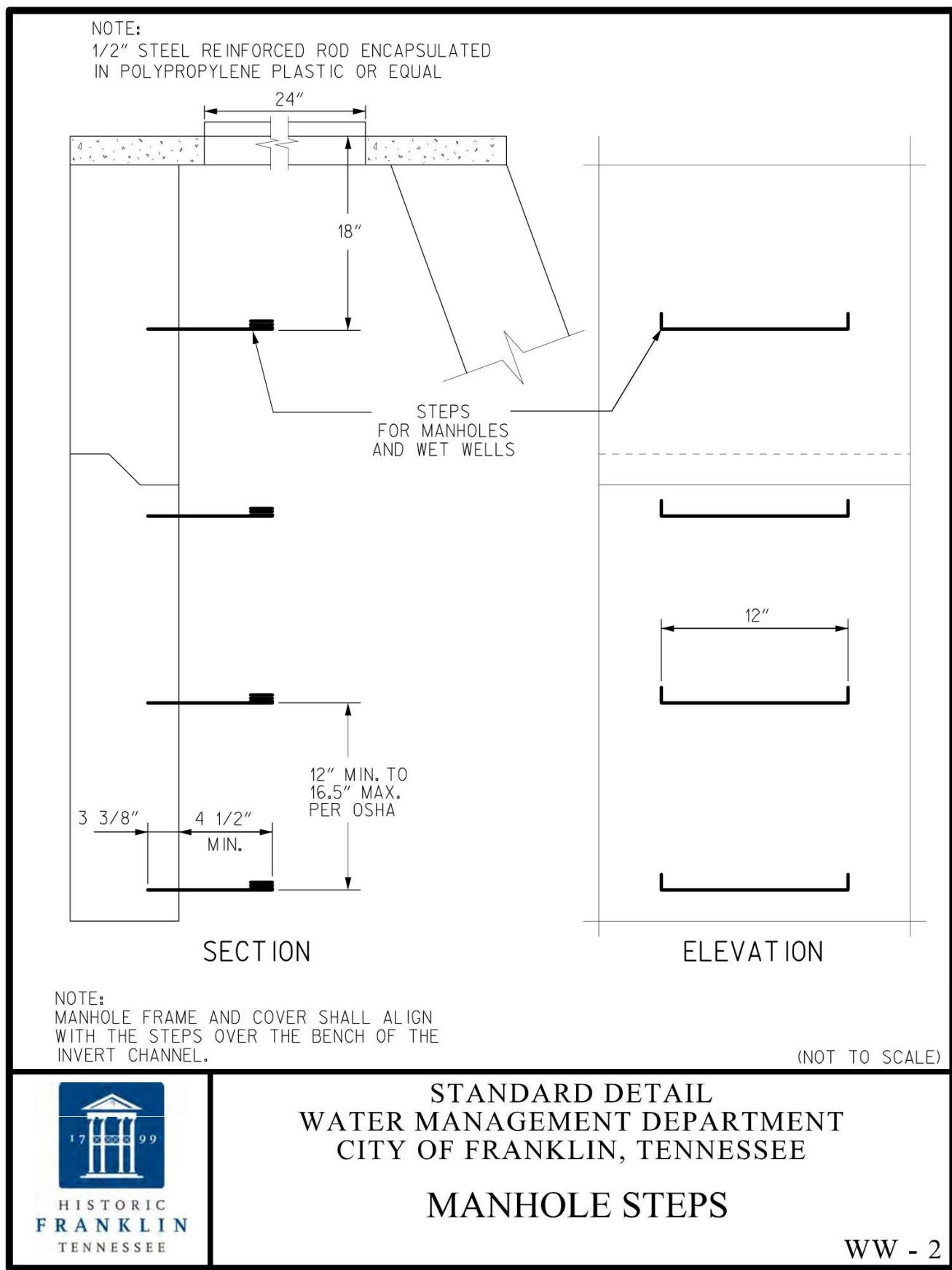
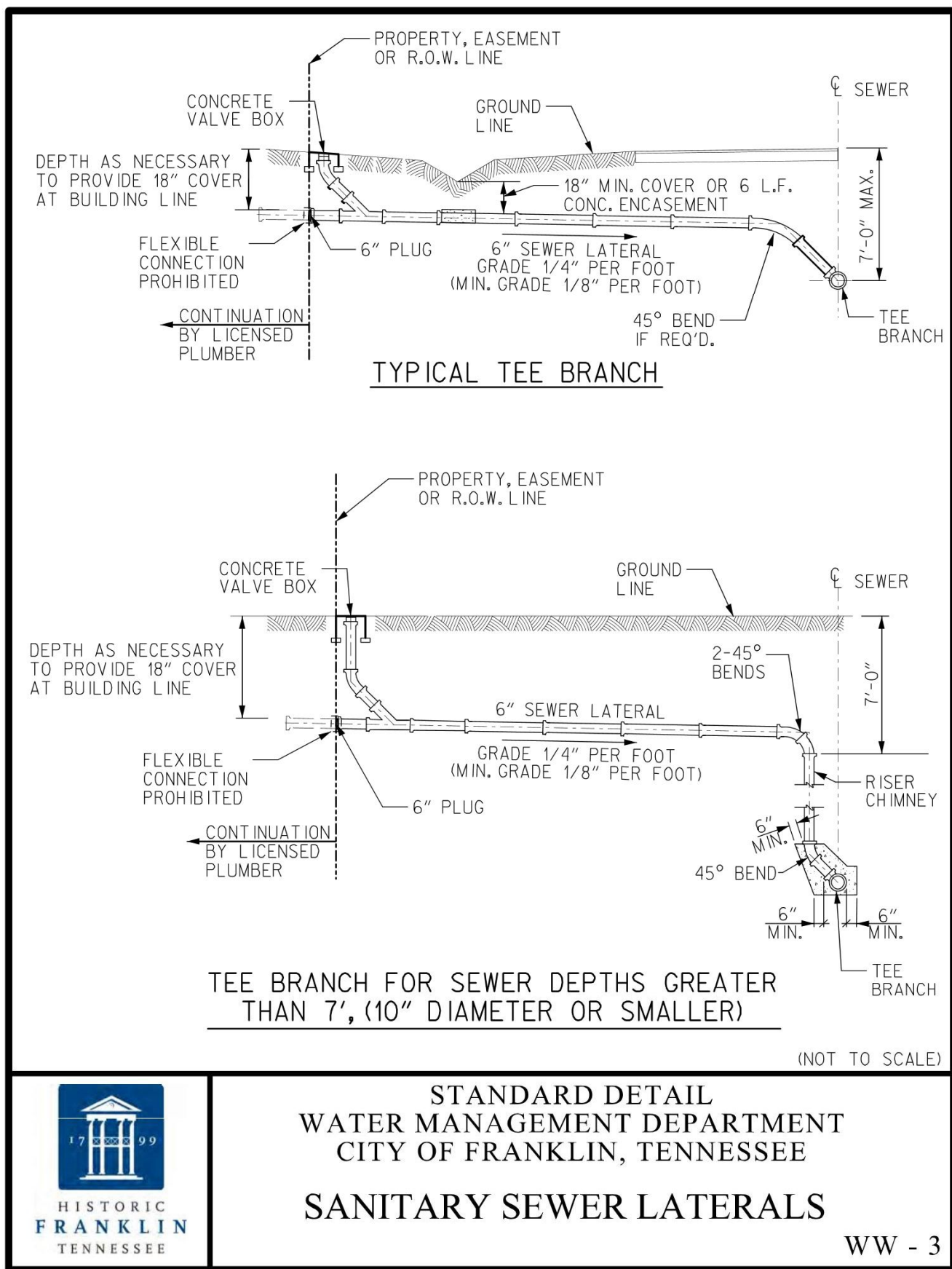
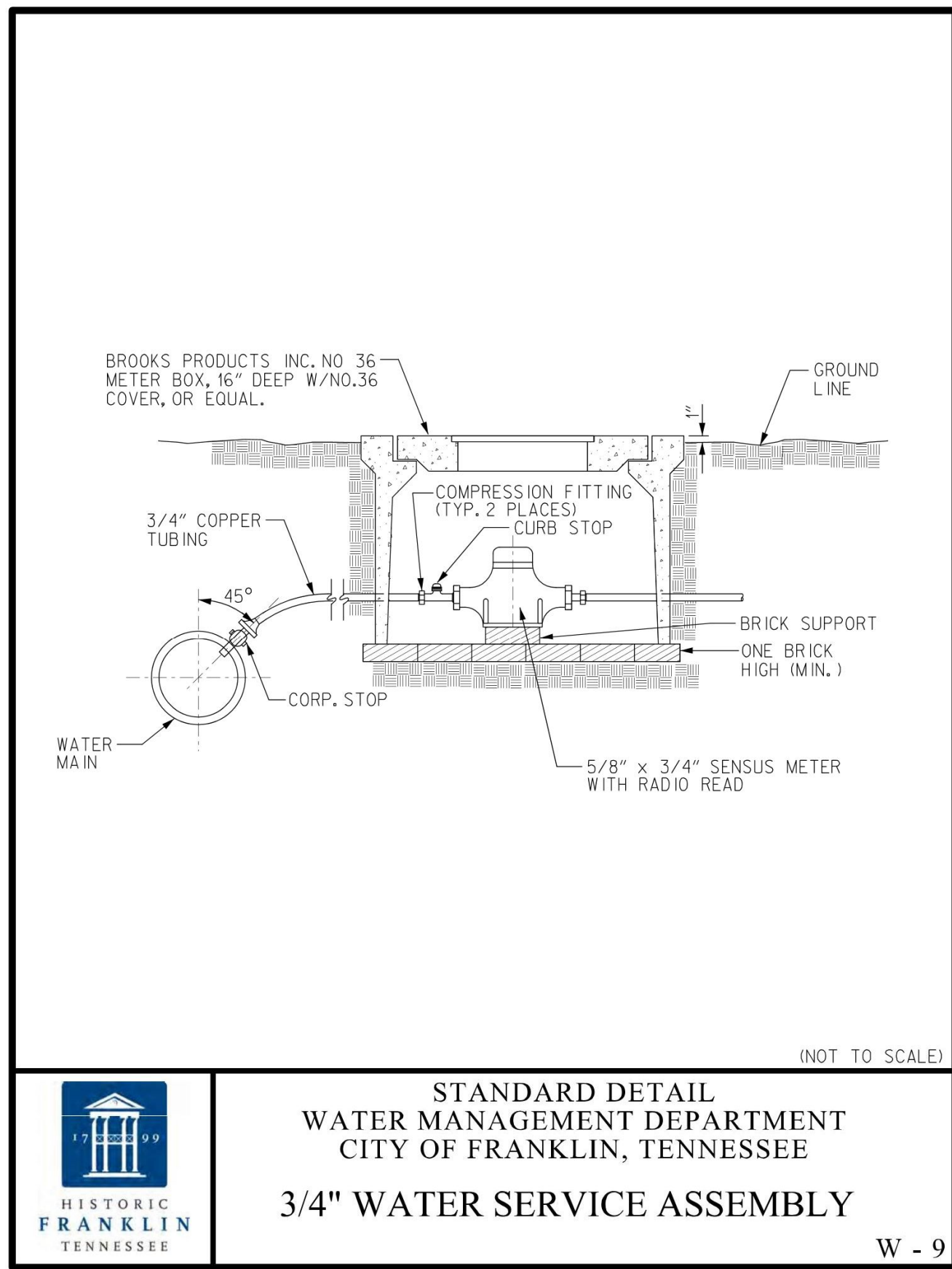
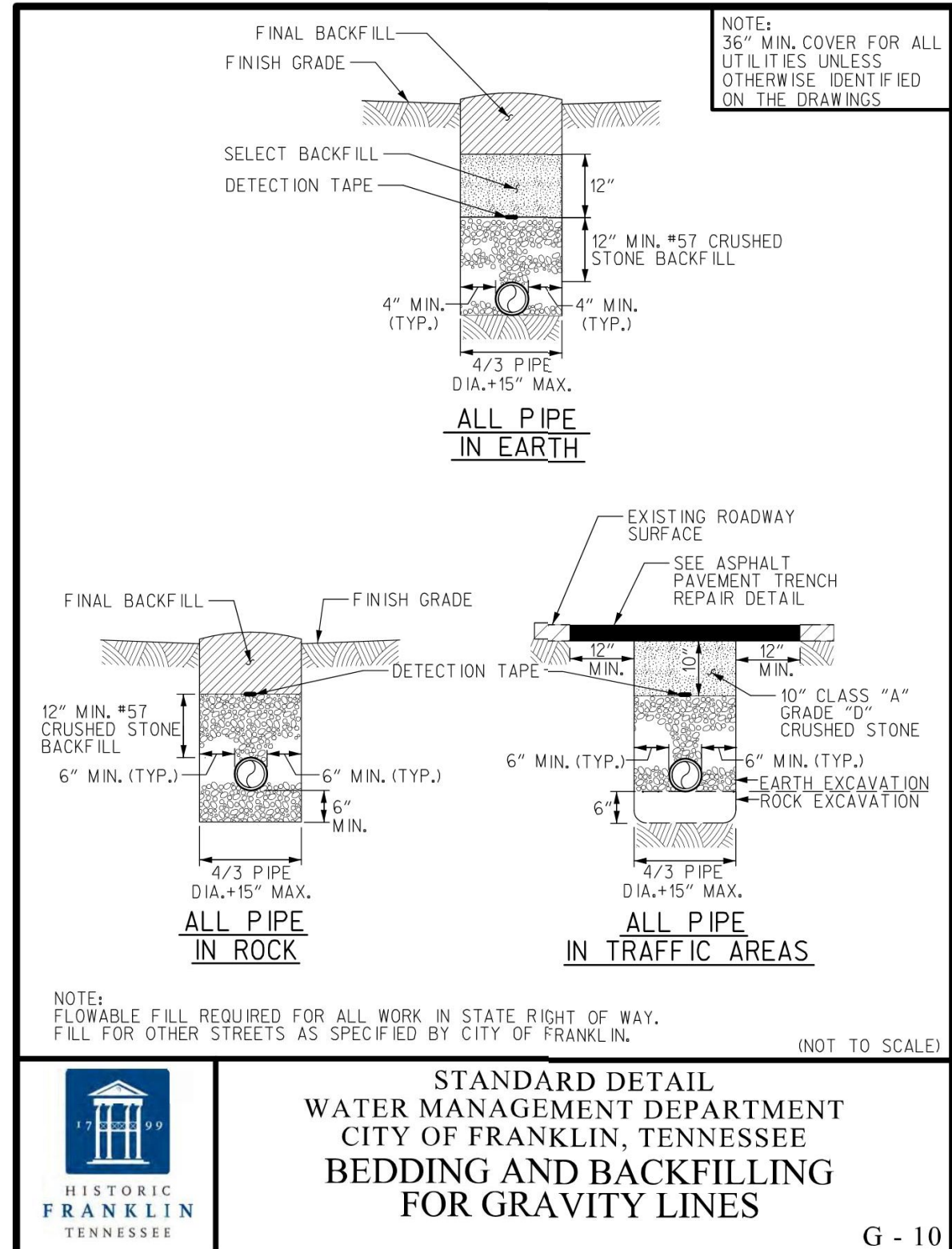
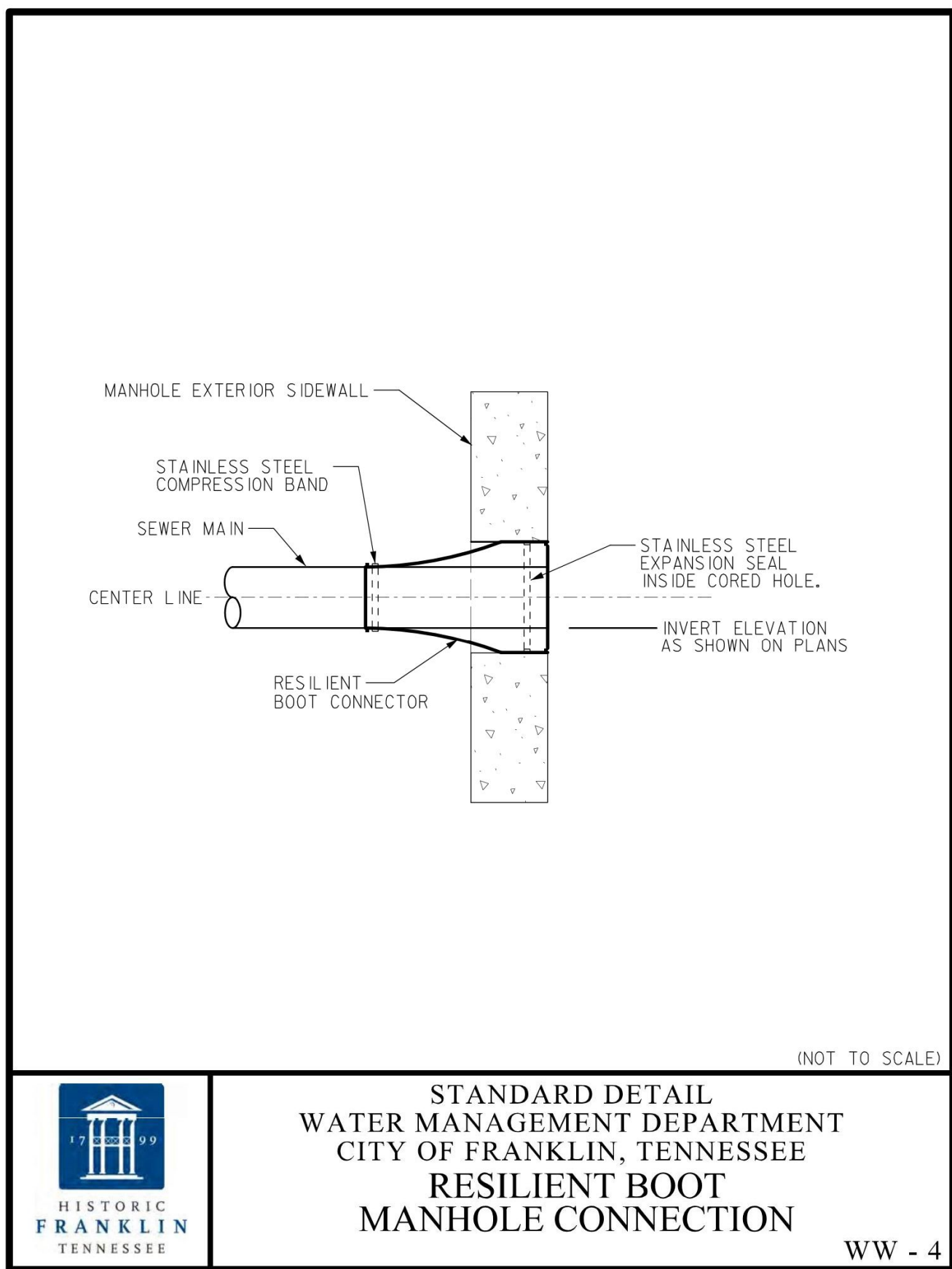
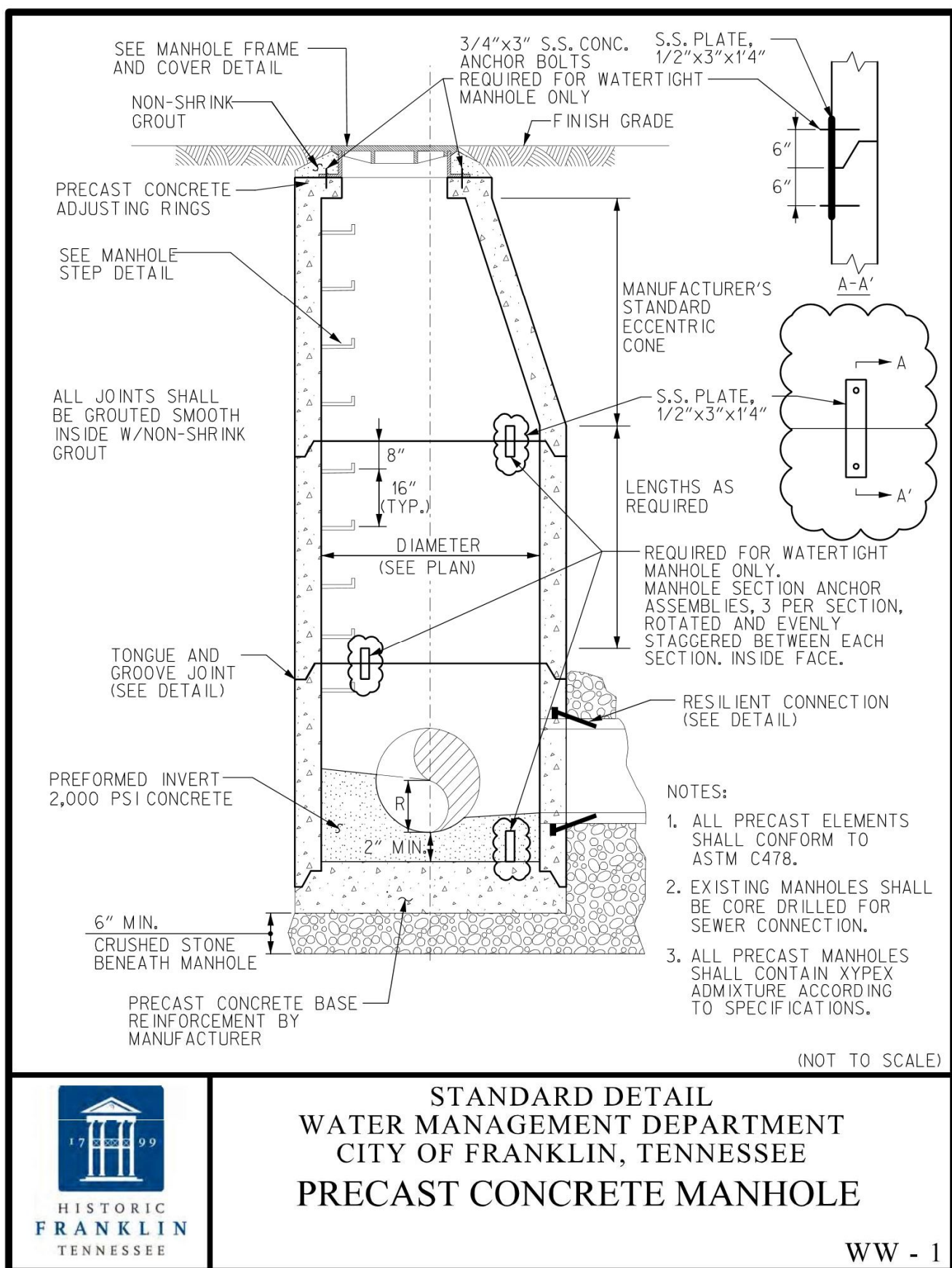
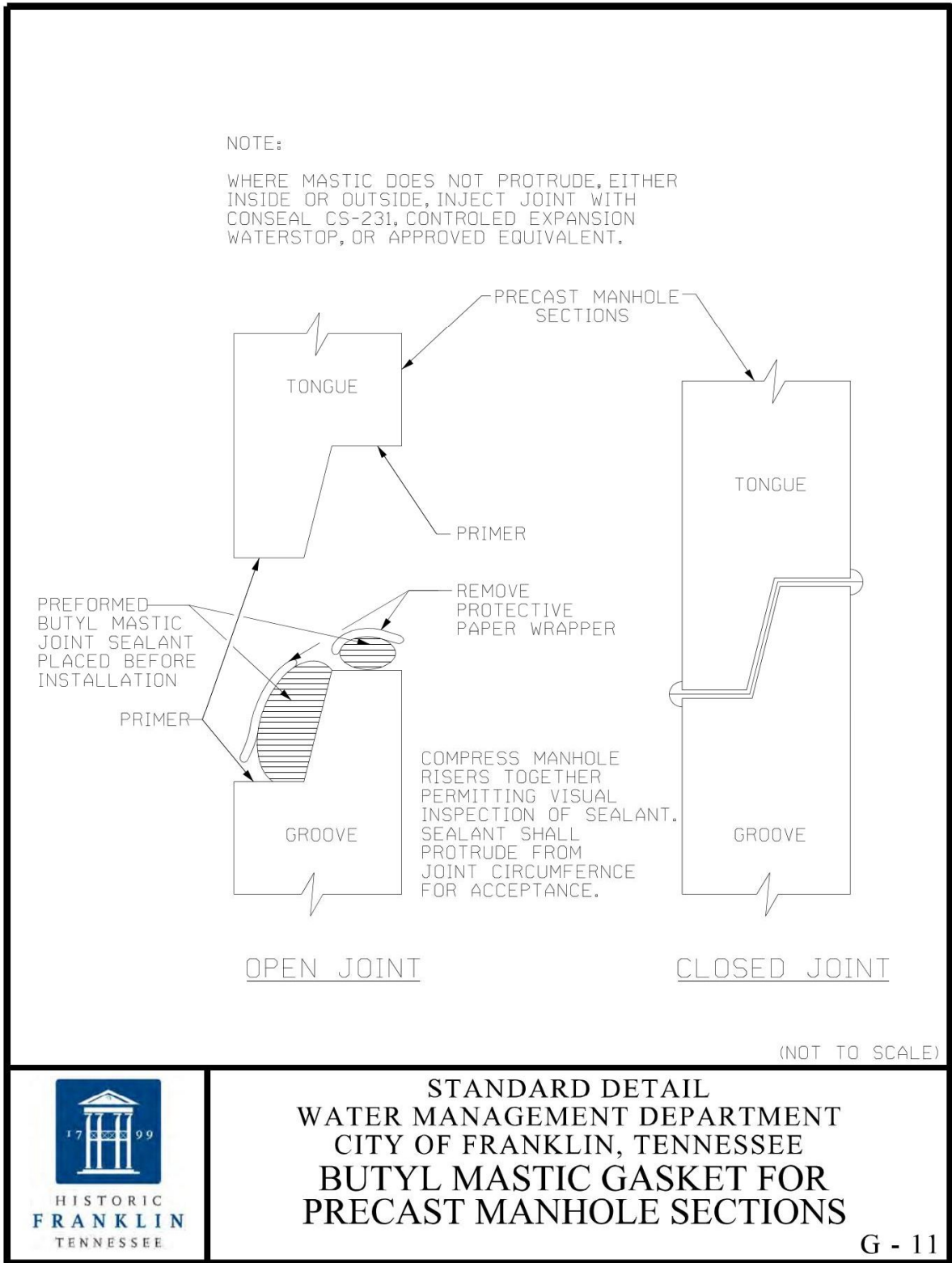
rev.	date
△	_____
△	_____
△	_____
△	_____

GDC Job No. 16013
OCT 29, 2017

SHEET

C5.0

COF # 6496



ACI LANDSCAPE TAG

PHASE 2 OPEN SPACE AREA 4 PLANT SCHEDULE						
QTY SYM BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES						
2 QS	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN
3 PS	PINUS STROBUS	WHITE PINE	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN
UNDERSTORY						
1 CC	CERCIS CANADENSIS	REDBUD	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN
12 IC	ILEX CORUNUTA 'BURFORDII'	BURFORD HOLLY	3 GAL	18" MIN	EVERGREEN	AS SHOWN

BIO-RETENTION PLANT TAG

LEVEL 1 BIO-RETENTION PLANT SCHEDULE - 890 SF						
QTY SYM BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS						
26 PH	ILEX X DECIDUA 'WARREN'S RED'	POSSUMHAW		3'	DECIDUOUS	AS SHOWN
GROUND COVER						
110 MW	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT		DECIDUOUS	24" O.C.
2,32355 LB	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	SEED			20LB/ACRE

SPECIMEN TREE REPLACEMENT TAG

SPECIMEN TREE REPLACEMENT CHART - TOTAL REPLACEMENT: 60"						
QTY SYM BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES						
11 AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN
9 QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

TYPE C BUFFER TAG

PHASE 2 TYPE C BUFFER PLANT SCHEDULE - 226'						
QTY SYM BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES						
4 AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN
6 PS	WHITE PINE	PINUS STROBUS	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN
SHRUBS						
33 ND	NANDINA	NANDINA DOMESTICA	3 GAL	30" MIN	DECIDUOUS	AS SHOWN
20 PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3 GAL	30" MIN	EVERGREEN	AS SHOWN
26 VR	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	3 GAL	30" MIN	EVERGREEN	AS SHOWN

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

EXISTING TREE

PHASE 2 TYPE C BUFFER EXISTING TREE CREDIT LIST			
#	TYPE	CALIPER	BUFFER CREDIT
1	OAK	36"	YES
2	HACKBERRY	10"	YES
3	HACKBERRY	8"	YES
4	OAK	8"	YES
5	OAK	18"	YES
6	HACKBERRY	8"	YES
7	PINE	24"	YES
8	PINE	18"	YES
9	HACKBERRY	24"	YES
10	HACKBERRY	24"	YES
11	SILVER MAPLE	36"	NO
12	SAUCER MAGNOLIA	6"	YES

TOTAL TREES CREDITED TOWARD BUFFER REQUIREMENT: 11



SITE DATA:

PROJECT NAME:	6496 RUCKER PARK PUD
PROJECT NUMBER:	13 & 14
SUBDIVISION:	117 RUCKER AVENUE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	5TH CIVIL DISTRICT
STATE:	MAP 789, PARCEL 1700
CIVIL DISTRICT:	
MAP, GROUP, PARCEL NUMBERS:	
SITE ACREAGE:	0.48 AC
SITE ZONING CLASSIFICATION:	SD-R (8.70)
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSA:	.10 RATIO AND .05 AC
PROVIDED LSA:	.9 RATIO AND .44 AC
SPECIMEN TREES REMOVED:	1 TREE, 30 INCHES

OPEN SPACE REQUIREMENT CHART - PHASE 2

MINIMUM OPEN SPACE REQUIREMENT: 15%	
SITE ACREAGE 0.48 AC	OPEN SPACE REQUIRED: .072 AC
FORMAL OPEN SPACE REQUIRED: 0 AC (REQUIREMENT IS LESS THAN MINIMUM OPEN SPACE SIZE LIMIT)	
INFORMAL OPEN SPACE REQUIRED: 3,137 SF (.072 AC)	

OPEN SPACE PROVIDED:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Impervious
Area 4	Informal	Bioretention Area	14,215 s.f.	None	0%

SPECIMEN TREE LIST

KEY	CALIPER	TREE	STATUS
CT 10	10"	HACKBERRY	REMOVED
HEALTHY SPECIMEN INCHES REMOVED: 30"			
REPLACEMENT INCHES REQUIRED AT 2:1: 60"			

PHASE 2 LANDSCAPE REQUIREMENTS: (ACI)

TOTAL OPEN SPACE: 0.33 UNFORESTED OPEN SPACE: 0.20 CANOPY (60 PER AC) = 12 UNDERSTORY (8 PER AC) = 2 SHRUBS (50 PER AC) = 10	QUANTITY PROVIDED		INCHES PROVIDED
	PHASE 2 PROPOSED	CALIPER INCHES	
EXISTING TREE CREDIT: 14" DBH @ 1.25"	-	-	-
4" CALIPER CANOPY TREES:	-	-	-
3" CALIPER CANOPY TREES:	-	-	-
2.5" CALIPER CANOPY TREES:	5	12.5	-
AGGREGATE CANOPY CALIPER INCHES PROVIDED:			12.5
AGGREGATE CANOPY CALIPER INCHES REQUIRED:			12
2" CALIPER UNDERSTORY TREES:	1	2	-
1.5" CALIPER UNDERSTORY TREES:	-	-	-
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:			2
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			2
MINIMUM 18" HEIGHT SHRUBS:	10	12	-
MINIMUM 30" HEIGHT SHRUBS:	-	-	-
TOTAL SHRUBS PROVIDED:			12
TOTAL SHRUBS REQUIRED:			10

MINIMUM BUFFER/SCREENING REQUIREMENTS:

- HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
 - ☒ Ground

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose
☒ Perimeter Planting Strip	Screen Vehicle Use Areas and to create "modules"
☒ Utility Box Screen from view	Screen Utility Boxes and Meters from view
☒ HVAC Screen	Screen HVAC from view
☐ Street Trees	Spatial Definition/Environmental Mitigation

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

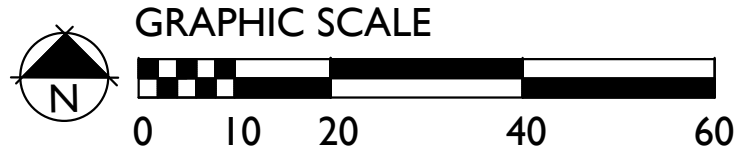
TBD

ATTENTION OWNER/INSTALLER:

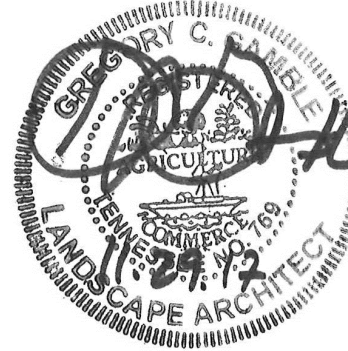
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Owner:	RBF Investments, LLC
Landscape Architect:	Greg Gamble 615.975.5765
Franklin Planning Department:	615.791.3212

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com



LANDSCAPE PLAN



RUCKER PARK PUD SUBDIVISION,
SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

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

rev. date
△
△
△
△

GDC Job No. 16013
OCTOBER 9, 2017

SHEET

L1.0

COF # 6496

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).

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

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

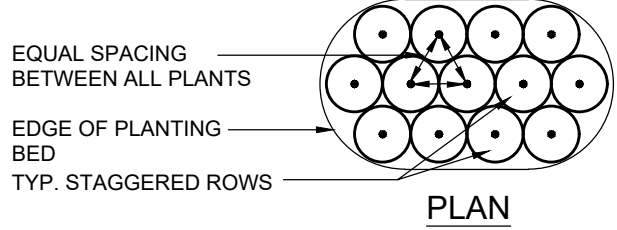
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

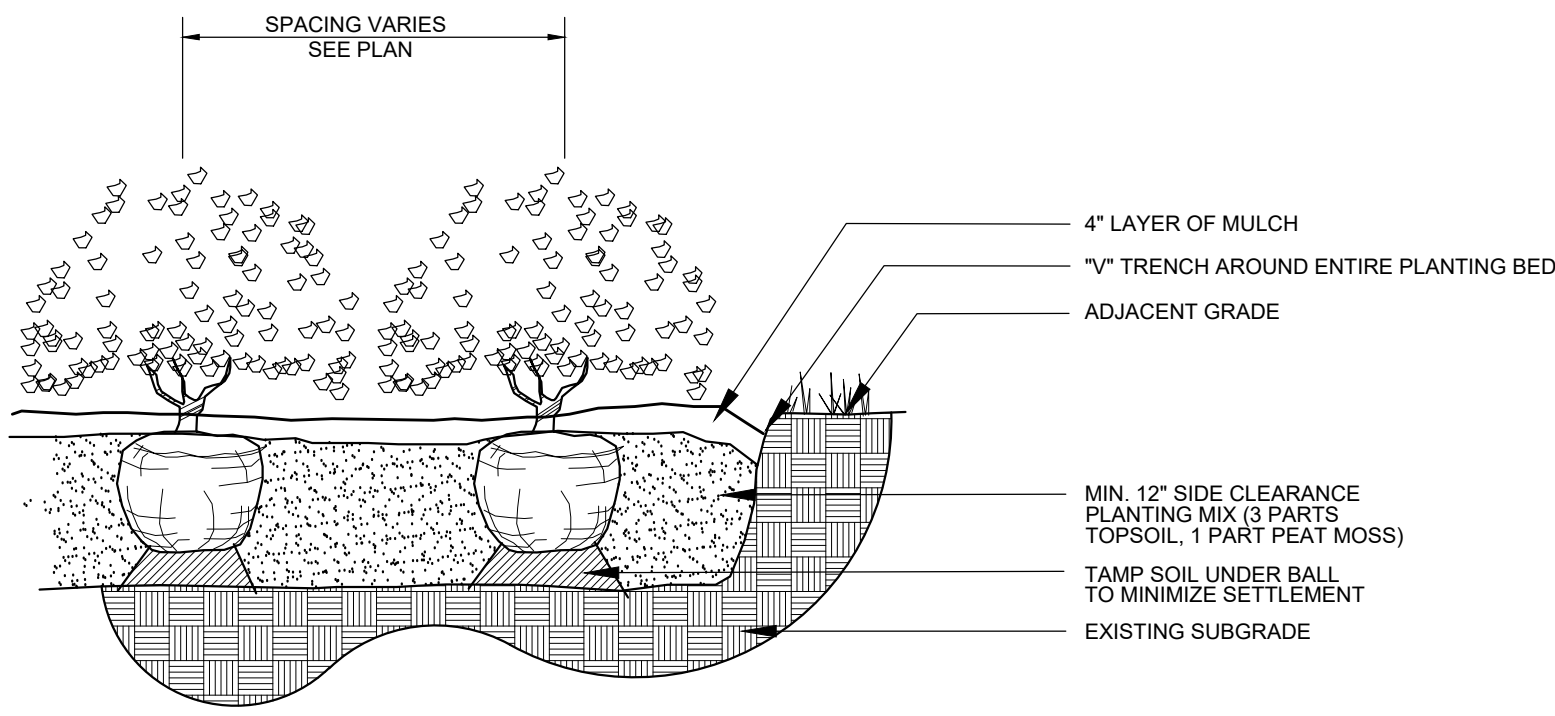
4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.



GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.

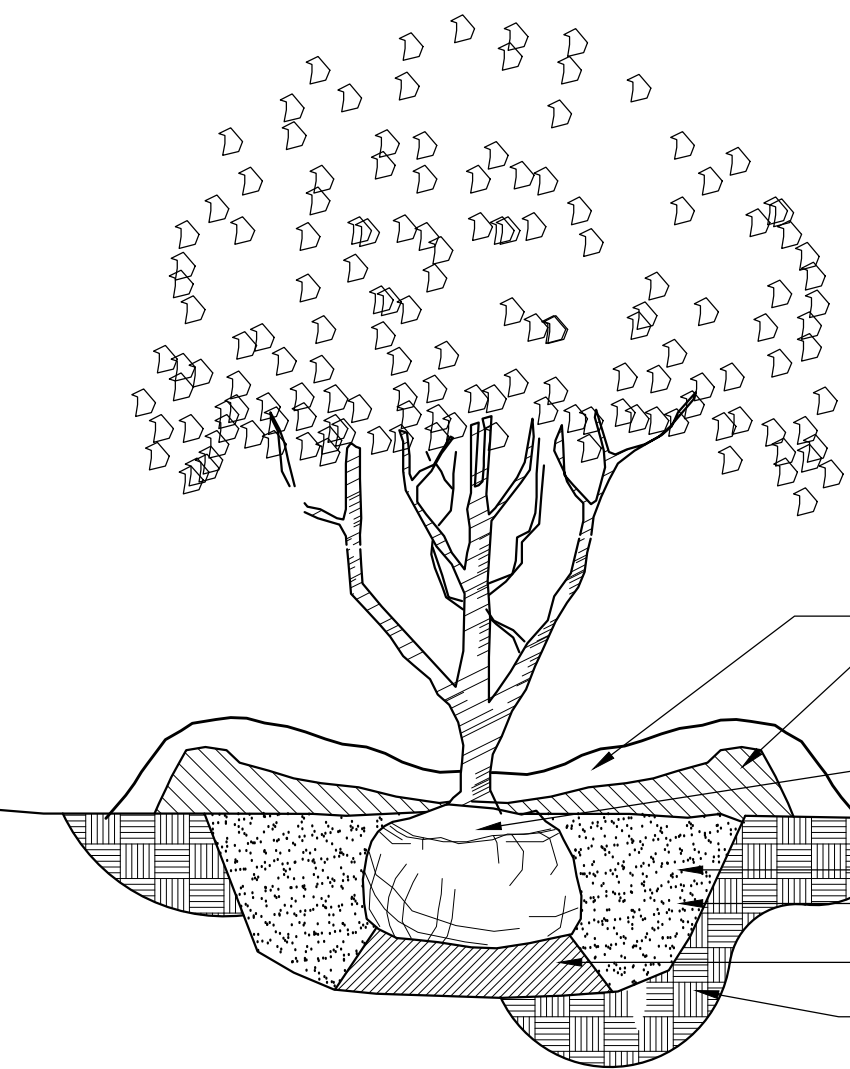


SHRUB PLANTING

PLAN SECTION

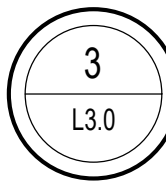
DETAIL #

NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



SINGLE TRUNK DECIDUOUS TREE

SECTION

DETAIL #

NTS

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

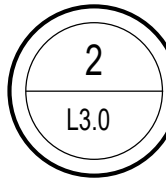
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

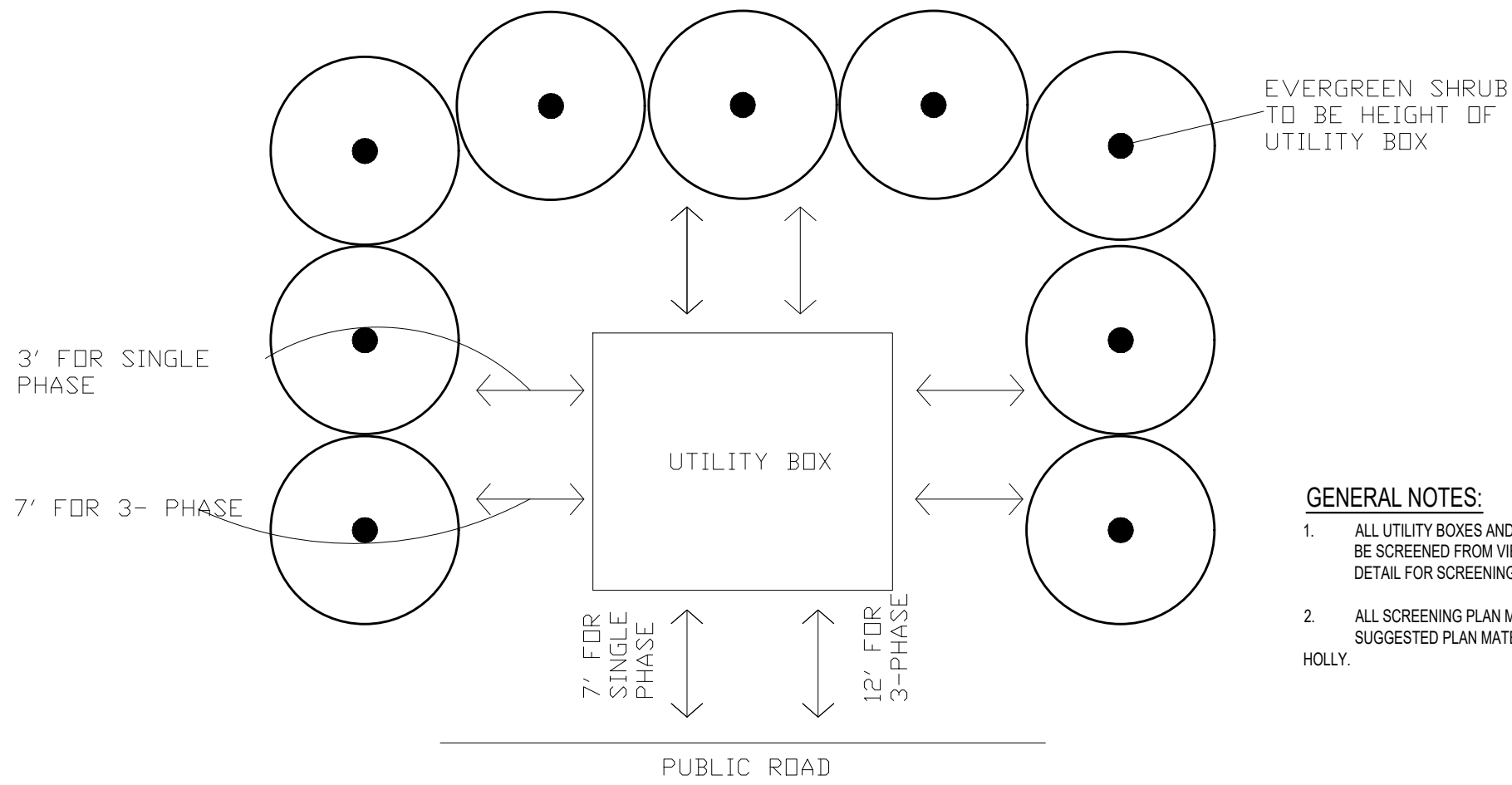


UNDERSTORY TREE

SECTION

DETAIL #

NTS



GENERAL NOTES:

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.



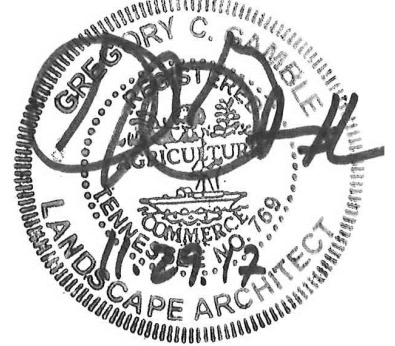
UTILITY BOX SCREEN

DETAIL #

NTS

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



RUCKER PARK PUD SUBDIVISION,
SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

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

rev.	date
△	_____
△	_____
△	_____
△	_____

GDC Job No. 16013
OCTOBER 9, 2017

S H E E T

L2.0

COF # 6496

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

LANDSCAPE DETAILS



TYPICAL ARCHITECTURE



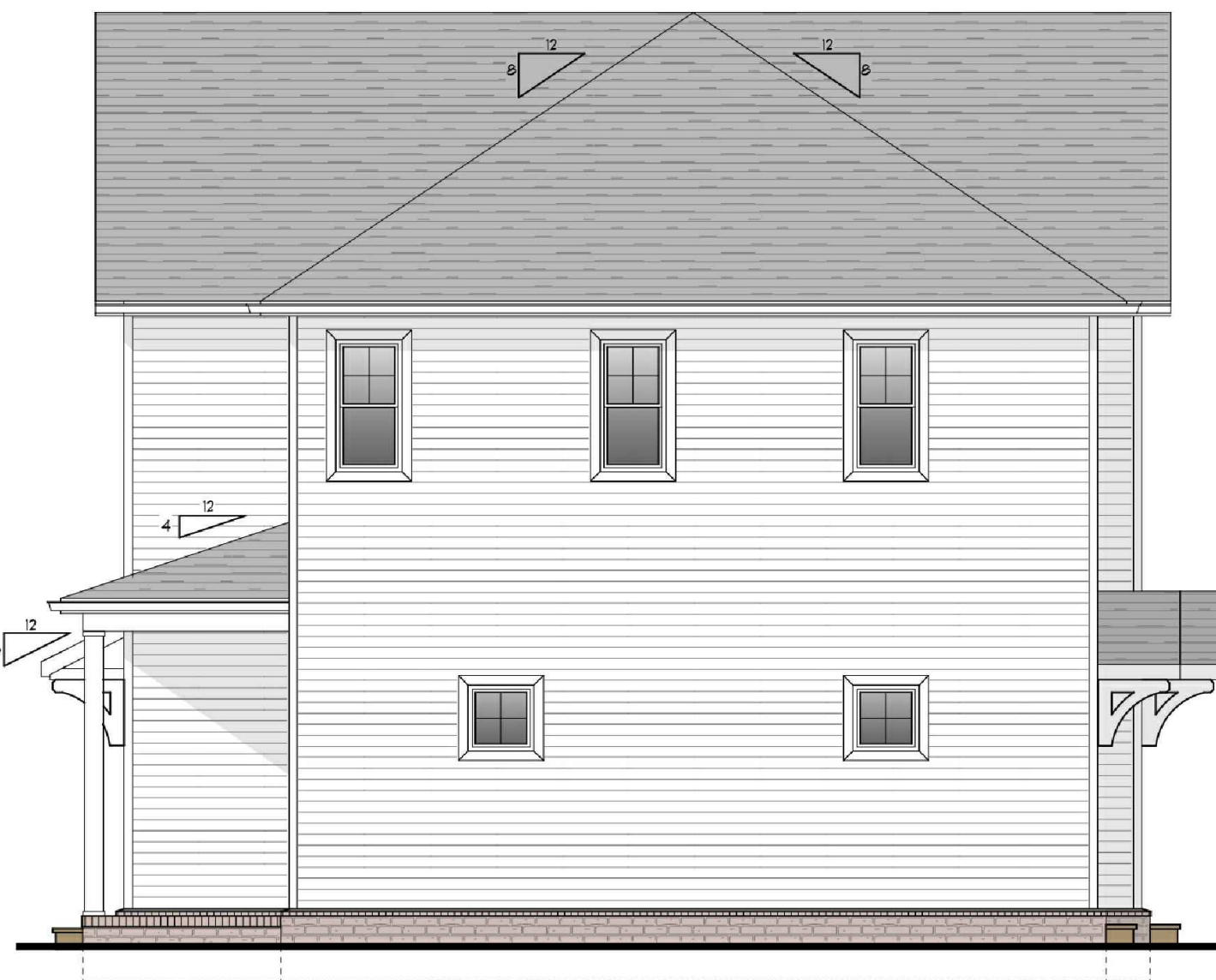
RIGHT ELEVATION A / FRONT ELEVATION B



FRONT ELEVATION A / LEFT ELEVATION B



REAR ELEVATION B / LEFT ELEVATION A



RIGHT ELEVATION B / REAR ELEVATION A

FRONT ELEVATION	Surface Area (sf)	Percent of Net*
Gross of Wall	3,315	N/A
Net of Wall*	2,888	N/A
Net Siding*	2,733	95%
Net Brick*	155	5%
Net Split Face CMU*	None	0.0%

* Net excludes roof forms, windows, doors or other similar features

HYDE PARK HOMES, LLC.

THESE PLANS AND THE STRUCTURES CONSTRUCTED THEREFROM ARE PROTECTED BY U.S. COPYRIGHT LAWS. ANY COPYING OR REPRODUCTION OF SUCH PLANS OR STRUCTURES IS PROHIBITED. ALL DIMENSIONS MUST BE JOB SITE CHECKED AND VERIFIED. DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK.

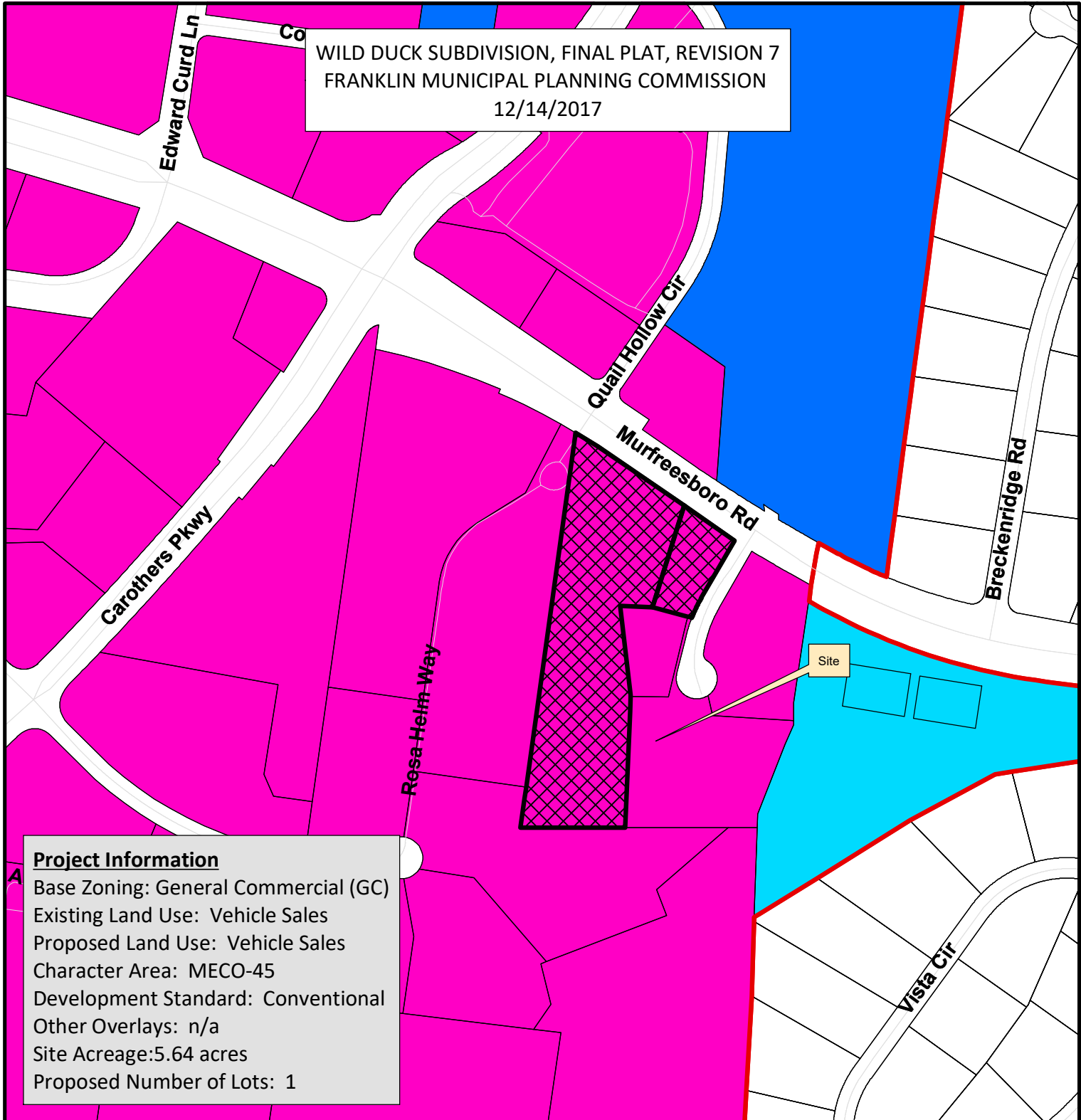
The home elevations shown here are representative of the homes planned for Rucker Park Phase II. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City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

Greg Gamble, Registered Landscape Architect.



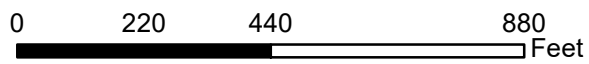
Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

WILD DUCK SUBDIVISION, FINAL PLAT, REVISION 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/14/2017



Project Information
 Base Zoning: General Commercial (GC)
 Existing Land Use: Vehicle Sales
 Proposed Land Use: Vehicle Sales
 Character Area: MECO-45
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 5.64 acres
 Proposed Number of Lots: 1

- | | |
|--|-------------------------------------|
| Wild Duck 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 | |



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

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

joe.marlo@franklintn.gov Previous comment does not appear to have been addressed as plat still shows both grayscale and color line work.

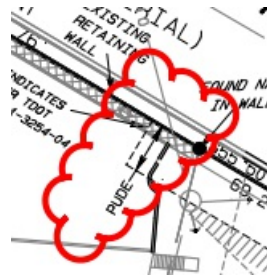
Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Color and/or grayscale/screened line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Where additional clarity is needed in crowded areas of line work, blow-ups or breaking the plat into multiple sheets with match lines is preferable to screened line work.

12. Easements

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

Applicant to provide the dimension of the PUDE along State Route 96.



Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan COF no: 6508 (Anand Subdivision, site plan, revision 1, lot 4) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

15. Project number

amy.diaz-barriga@franklintn.gov Applicant shall list COF project number 6587 on the plat.

Water/Sewer

General Issues

2. Utility easement

ben.mcneil@franklin.tn.gov Applicant failed to address issue, applicant shall label the Franklin water line and size that is shown on the property. The water line easement shall be labeled as exclusive easement.

EASEMENTS

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

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

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

3. Utility easement

ben.mcneil@franklin.tn.gov Applicant failed to address issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The sanitary sewer main shall be centered in the easement.

EASEMENTS

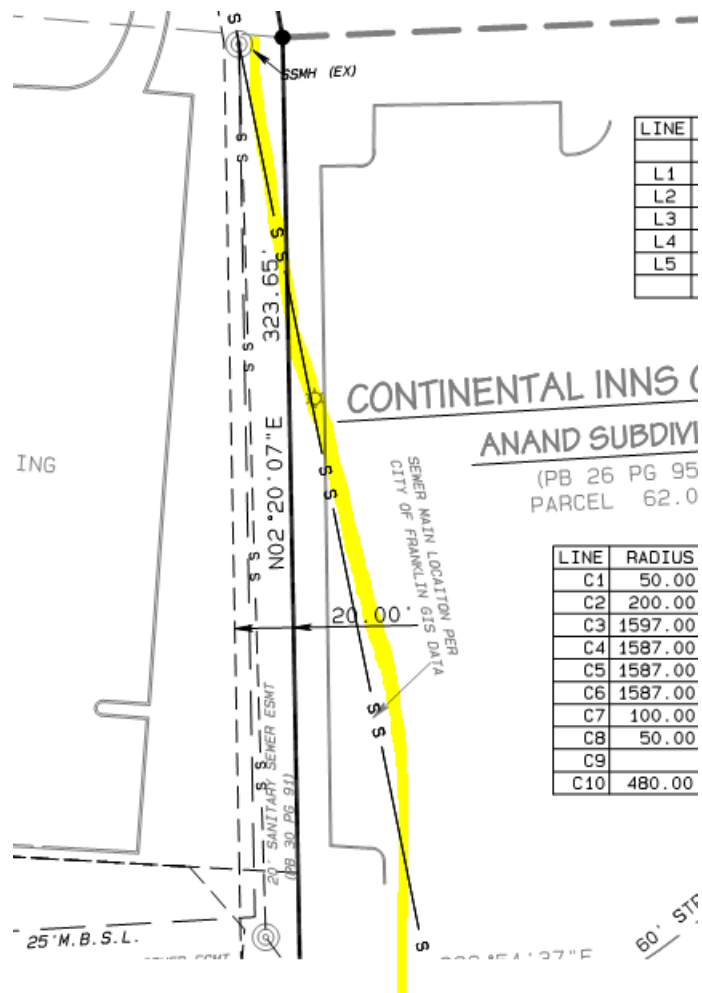
A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

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

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

22. Sanitary sewer

ben.mcneil@franklinton.gov This comment has been added, there is a sanitary sewer main that is shown "according to Franklin GIS" applicant shall verify if the main exists and add appropriate easements as necessary.



PARCEL INFO

TAX MAP 79, PARCELS 65.01 AND 62.02
ADDRESS: LOT 10 1450 MURFREESBORO ROAD
LOT 4 6201 HOSPITALITY DRIVE
ZONING STANDARDS:
CHARACTER OVERLAY MECO-5; CONVENTIONAL
APPLICABLE OVERLAYS: FFO

LOT 10
212087 SQ. FT.
4.869 ACRES
1450 MURFREESBORO RD

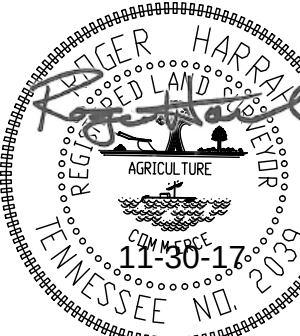
LOT 4
33613 SQ. FT.
0.772 ACRES
LOT 4 6201 HOSPITALITY DRIVE

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.

LEGEND

- FOUND IRON ROD AND CAP (FDIRC)
- SET NEW 3/4" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- WM WATER METER
- ⊙ WATER VALVE
- ST STORM SEWER
- W WATER LINE
- OE OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- G GAS LINE
- X FENCE LINE
- ▨ CATCH BASIN
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY
- P/O PART OF



WALTRIP-HENDRICK INVESTMENTS
DB 1788 PG 225
PARCEL 65.04
WILD DUCK REALTY SUBDIVISION
LOT 6 (PB30 PG 91)

GRAPHIC SCALE 1"=60'



STATE ROUTE NO. 96
MURFREESBORO ROAD
(MAJOR ARTERIAL)

EXISTING BUILDING

EXISTING BUILDING

EXISTING PARKING

LOT 10

CEMETARY
BEECH
DE 3503 PG 999

CONTINENTAL INNS OF AMERICA
ANAND SUBDIVISION
(PB 26 PG 95)
PARCEL 62.01

LINE TABLE

LINE	BEARING	DISTANCE
L1	S36°28'15"W	80.21'
L2	S23°58'56"W	154.49'
L3	S27°17'06"W	151.94'
L4	N62°42'54"W	75.20'
L5	N56°27'27"W	5.18'

CURVE TABLE

LINE	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD
C1	50.00'	140.59'	161°06'05"	300.42'	S01°32'10"E	98.64'
C2	200.00'	174.53'	49°59'58"	93.26'	S32°54'45"W	169.05'
C3	1597.00'	320.07'	11°28'59"	160.57'	S72°15'20"E	319.53'
C4	1587.00'	169.99'	6°08'14"	85.08'	N63°26'43"W	169.91'
C5	1587.00'	41.26'	1°29'23"	20.63'	N59°37'54"W	41.26'
C6	1587.00'	64.14'	2°18'57"	32.08'	N57°43'45"W	64.14'
C7	100.00'	94.41'	54°05'29"	51.05'	S65°02'18"W	90.94'
C8	50.00'	52.31'	59°56'16"	28.83'	N67°58'31"E	49.95'
C9						
C10	480.00'	111.44'	13°18'08"	55.97'	N27°01'36"E	111.19'

CERTIFICATE OF PROVISION
OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT THE REQUIREMENTS SETFORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE
ELECTRIC

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BK 1788, PG 225, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C.

OWNER(S)

DATE

CERTIFICATE OF SURVEY

I 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 9TH DAY OF OCTOBER, 2017

11-30-17
ROGER H. HARRAH TN. REG. NO. 2039 DATE

CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN WILD DUCK SUBDIVISION PLAT REVISION 7 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE

DEVELOPER / OWNER INFO:

HENDRICK AUTOMOTIVE GROUP
CONTACT: GREG CLARK
6000 MONROE ROAD,
CHARLOTTE, NC. 28212
704 566-5550

CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN WILD DUCK PUD SUBDIVISION, FINAL PLAT REVISION 7 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 _____, 2012, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

WILD DUCK REALTY PUD SUBDIVISION REVISION 7

BEING A REPLAT OF LOT 10 OF WILD DUCK SUBDIVISION REV 6 PLAT BOOK 57, PAGE 63, WITH LOT 4 REV 1 OF ANAND SUBDIVISION PLAT BOOK 26 PAGE 95.

CITY OF FRANKLIN PROJECT NO. 6587

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

REVISIONS:

11/29/17 REV'D. PER COMMENTS
9/28/17 REV'D. PER COMMENTS

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.640 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 9 CLOSURE ERROR: >1: 15, 410

SCALE: 1" = 60 DATE: October 9th 2017