City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 12, 2019 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 12, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 19-1272 Approval of the October 24, 2019 FMPC minutes.

Attachments: DRAFT FMPC Minutes October 2019

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. 19-1249 Cool Springs Galleria PUD Subdivision, site plan, section 3; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

3. 19-1250 Downs Boulevard Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

4. 19-1251 Gateway Commons PUD Subdivision, site plan; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

5. 19-1252 Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 10, 2020; extend the maintenance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)

6. 19-1253 Gist Street PUD Subdivision, site plan; extend the performance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)

7. 19-1254 Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

8. 19-1255 Lockwood Glen PUD Subdivision, site plan, section 10; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

9. 19-1256 Longview Subdivision, site plan, section 1, lot 14 (Taco Bell); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

ENVISION FRANKLN PLAN AMENDMENTS

10. 19-1144 Consideration Of Resolution 2019-116: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located On Oak Meadow Drive East Of South Royal Oaks Boulevard, Known As Map 079 Parcels 10120 And 08800 To Change The Design Concept From Neighborhood Commercial And Regional Commerce To Neighborhood Mixed□Use (PUBLIC HEARING)

Sponsors: Emily Hunter

Attachments: Location Map
Vintage at Watson Glen Submittal
RESOLUTION 2019-116_Law_Approved

REZONINGS AND DEVELOPMENT PLANS

11. 19-1259 McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 6 (Block A), Creating 158,750 Square Feet Of Commercial and Office Space And 150 Hotel Units On 4.88 Acres, Located At 5011 Aspen Grove Drive. (CONSENT AGENDA)

Attachments: MAP 7107 McEwen TC PUD DP Sec 3 Rev 6 Block A
7107 McEwen Town PUD DP Sec 3 Rev 6_Block A_Conditions of Approval_01
Plan 19098 McEwen Block A Revision 6 PUD Resubmittal_archive

12. 19-1223 Consideration Of Ordinance 2019-43: An Ordinance To Rezone 7.0 Acres From General Office (GO) District To General Commercial (GC) District For The Property Located North Of Goose Creek Bypass And West Of Interstate 65 South, Located At 2406 Old Peytonsville Road.

Attachments: MAP 7080 2406 Old Peytonsville Rd (Goose Creek Inn) Rez
ORD 2019-43 2406 Old Peytonsville Rd (Goose Creek Inn)_with Exhibit.Law Ap
7080 2406 Old Peytonsville_Rezoning Exhibit
7080 2406 Old Peytonsville Rd Rez_Comment
Applicant Withdrawal request

13. 19-1224 Consideration Of Resolution 2019-111, A Resolution Approving A Development Plan For Downs Boulevard Properties PUD Subdivision With 2 Modifications Of Development Standards, For The Property Located North Of Downs Boulevard And West Of Columbia Avenue, On 2.68 Acres, Located At 1536 Columbia Avenue. (Construction Of A Gas Station) Establishing A Public Hearing On April 14, 2020. (FMPC 2/27/20, 9-0; WS 3/10/20)

Attachments: RES 2019-111 Downs Blvd Prop PUD (Twice Daily)_with Exhibits.Law Approve
MAP 7081 Downs Blvd Prop 2020
7081 Downs Blvd PUD Twice Daily_DP_Conditions of Approval_02
7081 Downs Blvd-Twice Daily_PUD Plans_archive
Fwd_ Twice Daily Development Plan Deferral Request (COF 7081)

14. 19-1143 Consideration Of Ordinance 2019-45, An Ordinance To Rezone 1.95 Acres From Detached Residential (R-2) District To Planned (PD 3.59) District, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 Carothers Parkway (Carothers Stacked Flats PUD Subdivision). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: ORD 2019-45_Carothers Stacked Flats Rez_with exhibits.Law Approved 2
MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO P
2019-10-14 Carothers Stacked Flats Survey

15. 19-1147 PUBLIC HEARING: Consideration Of Resolution 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway. (FMPC 12/12/19, 8-0; WS 1/14/20)

Sponsors: Emily Hunter

Attachments: RES 2019-114 Carothers Stacked Flats_with Exhibits.Law Approved 2
MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO P
RES2019-114 Carothers Stacked Flats Resubmittal
Carothers Stacked Flats Conditions of Approval_01
Carothers Stacked Flats Conceptual Elevations
citizen letter in opposition carothers stacked flats
Citizen Comments on 3513 Carothers Parkway Proposal

16. 19-1150 Consideration Of Ordinance 2019-46, An Ordinance To Rezone 17.53 Acres From Specific Development Mixed-Use (SD-X 3.39/68,961) District To Planned (PD 2.74/68,961) District For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road (Township PUD Subdivision). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: ORD 2019-46 Township PUD Rez. with Exhibits.Law Approved 2
MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD
COR 7112 7113 Township PUD survey

17. 19-1151 PUBLIC HEARING: Consideration Of Resolution 2019-115, A Resolution Approving A Revised Development Plan For Township PUD Subdivision, For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road. (FMPC 12/12/19, 8-0; WS 1/14/20)

Sponsors: Emily Hunter

Attachments: RES 2019-115 Township PUD_with Exhibits.Law Approved 2
MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD
township Conditions of Approval_01
COR 7112 7113 Township PUD survey
Township Conceptual Elevations

PLANS OF SERVICE, ANNEXATIONS, AND ASSOCIATED ZONINGS AND DEVELOPMENT PLANS

18. 19-1215 PUBLIC HEARING: Consideration Of Resolution 2019-117, A Resolution Adopting A Plan Of Services For The Annexation Of Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Meadows And Villages At Southbrooke PUD Subdivision), By The City Of Franklin, Tennessee. (FMPC 12/12/19, 8-0; WS 1/14/20)

Sponsors: Emily Hunter

Attachments: MAP - Southbrooke - Annexation-POS Map December 2019
RES 2019-117 - Meadows and Villages at Southbrooke PUD Subdivision POS
2019-11-05 Southbrooke Rezoning Request-Survey_archive

19. 19-1214 Consideration Of Resolution 2019-121, A Resolution To Annex Two Properties At Or Near 1445 Lewisburg Pike, Consisting Of 74.95 Acres, Property Located East Of Lewisburg Pike And North And South Of Stream Valley Boulevard And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (Meadows And Villages At Southbrooke PUD). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: RES 2019-121 Meadows and Villages at Southbrooke PUD Annex_Annexation
MAP - Southbrooke - Annexation-POS Map December 2019
2019-11-05 Southbrooke Rezoning Request-Survey_archive

20. 19-1216 Consideration Of Ordinance 2019-48, An Ordinance To Zone 74.95 Acres Planned (PD 2.74) District And Scenic Corridor Overlay (SCO) District For The Property Located East Of Lewisburg And North And South Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike (Meadows And Villages At Southbrooke PUD). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: ORD 2019-48 Meadows and Villages at Southbrooke PUD_Ordinance to Zone
MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD
2019-11-05 Southbrooke Rezoning Request-Survey_archive

21. 19-1217 PUBLIC HEARING: Consideration Of Resolution 2019-119, A Resolution Approving A Development Plan For The Meadows And Villages At Southbrooke PUD Subdivision, For The Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike. (FMPC 12/12/19, 3-4; WS 1/14/20; BOMA 2/11/20, deferred to 2/25/20)

Sponsors: Emily Hunter

Attachments: RES 2019-119 Meadows and Villages at Southbrooke PUD DP_with Exhibits.La
MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD
7110 Southbrooke PUD DP_Conditions of Approval_01
2019-11-07 Southbrooke Resubmittal_Plan

SUBDIVISION REGULATIONS

22. 19-1031 Consideration Of Resolution 2019-107: A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations. (PUBLIC HEARING)

Sponsors: Emily Hunter

Attachments: RESOLUTION 2019-107

Subdivision Regulations

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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

City of Franklin

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, October 24, 2019 **7:00 PM** **Board Room**

CALL TO ORDER

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

MINUTES

1. Approval of the September 26, 2019 FMPC minutes.

Attachments: Draft - September 2019 FMPC minutes

Alderman Petersen moved, seconded by Commissioner Harrison, to approve the minutes from September 26, 2019, as presented. The motion carried by the following vote:

Aye: *9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi*

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

Ms. Amy Black, 1001 Reese Drive in Rizer Point, spoke to the Commission concerning the retention area. She stated that her house is directly in this area. She stated that she was concerned that Goodall would start building new homes before they completed the work in this area. She provided pictures, which were added to the record. She stated that

the water in the retention area was stagnant and had attracted mosquitoes.

Ms. Mary Ann Dotson, 117 Riverwood, spoke to the Commission about the proposed Zoning Ordinance (Item 54). She is a member of the Franklin Housing Commission. She

stated that the Chairman and Co-Chairman were not available to attend the meeting. She

stated that they had submitted a letter concerning the following two issues:

1. Lot Sizes - She stated that Alderman Speedy had requested that a presentation be given to the Housing Commission about a planned development in the Berry Farms area.

She stated that the mission of the Housing Commission. She stated that the Housing Commission believes that the Envision Franklin requirement which limits lot sizes to a minimum of 45 feet, reduces the opportunity to address the issue for attainable and affordable housing. She stated the Housing Commission believes that a variety of lot sizes will spur production from both the private and non-profit sector. She asked that each project be considered on its own merit, and future projects be considered with varying lot sizes.

2. Accessory Dwelling Units (ADU) - As discussed at the October 3rd meeting, the Housing Commission decided to ask that the new requirements be removed from the proposed Zoning Ordinance. She stated that the Housing Commission believes that limiting ADU's solely to properties with owner occupancy limits the City's potential for attainable housing.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Kelly Dannenfelser, Assistant Director of the Planning and Sustainability Department, stated that there will not be a Planning Commission meeting in November. She stated the next meeting will be on December 12, 2019.

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 2-47 and items 50-52, as presented on the Consent Agenda. The motion carried by the following vote:

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

SITE PLAN SURETIES

2. 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping Phase 1 (Assisted Living) and landscaping Phase 2 (Villas) improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

3. Amelia Park PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

4. Amelia Park PUD Subdivision, site plan, sections 2-6; extend the performance agreement for landscaping section 3, landscaping section 4, landscaping section 6 and landscaping buffer management improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

5. Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for streets, drainage, green infrastructure and sidewalks improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

6. Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

7. Berry Farms Town Center PUD Subdivision, site plan, section 9; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Berry Farms Town Center PUD Subdivision, site plan, section 9, revision 1 (Tennessee Baptist Association); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping open space improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Cool Springs East Subdivision, site plan, section 31, lot 710; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

11. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

12. Creekstone Commons PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

13. Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

14. Echelon PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping open space and landscaping buffers improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

15. Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1B improvements. (CONSENT AGENDA)

This Planning Item was approved.

16. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); release the maintenance agreement for streets improvements; extend the maintenance agreement for landscaping Memory Care and landscaping buffer improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

17. Franklin Industrial Park Subdivision, site plan, (APCOM); extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

18. Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

19. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 22, 2020.

(CONSENT AGENDA)

This Planning Item was approved.

20. Gateway Community Church Subdivision, site plan; extend the maintenance agreement for sewer improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

21. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.

22. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

23. Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

24. Heritage Church of Christ Subdivision, site plan, Phase 2 Parking Lot; extend the performance agreement for landscaping Phase 2 and landscaping Phase 3 improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

25. Highlands at Ladd Park PUD Subdivision, site plan, section 20; extend the performance agreement for landscaping (Carothers buffer) improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

26. Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

27. Highlands at Ladd Park PUD Subdivision, site plan, section 23; extend the

performance agreement for landscaping Carothers median street trees improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

28. Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for drainage improvements; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

29. Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for drainage improvements; extend the maintenance agreement for green infrastructure improvements to October 22, 2020; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

30. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the maintenance agreement for landscaping (section 3) improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

31. Longview Subdivision, site plan, section 1, lot 14 (Taco Bell); extend the performance agreement for green infrastructure improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

32. Medcore Medical Office Subdivision, site plan, Phase 1, lot 3, revision 1 (Scott Hamilton Proton Therapy Center); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

33. Ovation Subdivision, site plan, (Infrastructure); reduce and extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

34. Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 1 open space improvements; extend the maintenance agreement for landscaping section 2 open space improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

35. Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

36. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.

37. Ralston Row PUD Subdivision, site plan; extend the performance agreement for streets, drainage, sidewalks and landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

38. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

39. Simmons Ridge PUD Subdivision, site plan, section 2, revision 1; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

40. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements to July 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

41. Stream Valley PUD Subdivision, site plan, section 13; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

42. Through the Green PUD Subdivision, site plan, lot 5; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

43. Travel Centers of America Subdivision, site plan; extend the performance agreement for green infrastructure improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

44. Tywater Crossing PUD Subdivision, site plan, section 1; extend the maintenance agreement for drainage and landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

45. Village of Eddy Lane Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

46. Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

This Planning Item was approved.

47. Westhaven PUD Subdivision, site plan, section 42; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

FMPC ANNUAL CALENDAR

48. Approval of the 2020 FMPC calendar.

Attachments: FMPC Meetings and Deadlines Schedule PUBLIC 2020 DRAFT

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the 2020 FMPC calendar will, once again, combine the November/December meeting into one single meeting held in early December. She stated that, otherwise, the calendar was standard format.

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

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, that Item 48 be approved.

Chair Hathaway asked for discussion on the item.

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

The motion carried unanimously.

Commissioner Allen moved, seconded by Commissioner Harrison, that Item 48 be approved. The motion carried by the following vote:

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

VESTING EXTENSION

49. Consideration Of Resolution 2019-89: A Resolution Amending The Apex PUD Subdivision To Extend The Vested Rights, For The Property Located

In The Northeast Corner Of The Intersection Of Carothers Parkway And McEwen Drive.

Attachments: RES 2019-89 Vesting Extension Apex Village_with exhibits.Law_Approved_1
Bigby - Letter for Entitlement Extension Request (July 25)

Apex Village (Bigby) Withdrawal request

Ms. Diaz-Barriga stated that she had given the copy of an email to each Commissioner. The email was from the Applicant requesting withdrawal of this item. She stated the Applicant could speak to this.

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

The Applicant was represented by Mr. Ryan McMaster, Kimley Horn. The Applicant stated that Kimley Horn was representing the owner, Crescent Communities, LLC. He stated they were requesting withdrawal of this item.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to allow Resolution 2019-89 to be withdrawn, as requested by the Applicant.

Chair Hathaway asked for discussion on the item.

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

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, to allow Resolution 2019-89 to be withdrawn, as requested by the Applicant. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

50. Parish Presbyterian Church PUD Subdivision, Final Plat, Creating One Lot

And Establishing Easements, On 13.84 Acres, Located at 4150 Clovercroft Road. (CONSENT AGENDA)

Attachments: MAP COF 7087 Parish Pres PUD Sub Final Plat
Conditions of Approval 7087

7087- Parish Presbyterian Church PUD Subdivision, Final Plat

This Planning Item was approved.

51. *Shadow Green PUD Subdivision, Final Plat, Section 2, Creating One Attached Residential Lot with 80 Dwelling Units And 4 Open Space Lots On 16.93 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)*

Attachments: MAP 7083 Shadow Green PUD FP Sec 2

7083 Shadow Green Sub FP Sec 2_Conditions of Approval_01

Shadow Green Section Two Final Plat_2019.10.03

This Planning Item was approved.

52. *William C. Perry Subdivision, Final Plat, Revision 2, Creating One Additional Single-Family Residential Lot, on 0.75 Acres, Located At 903 West Main Street. (CONSENT AGENDA)*

Attachments: MAP 7084 William C Perry Sub FP Rev 2

WILLIAM C. PERRY DIVSION PLAT

This Planning Item was approved.

MAJOR THOROUGHFARE PLAN AMENDMENTS

53. *Consideration Of Resolution 2019-105: A Resolution To Accept And Recommend Approval Of Amendment No. 3 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan) To The Franklin Municipal Planning Commission. (08/27/19 WS)*

Attachments: Res 2019-105 Amd 3 to MAJOR THOROUGHFARE PLAN with ***Exhibit.Law Approved.pdf***

Mr. Jimmy Wiseman, Assistant Director of the Engineering Department, stated that in May of 2018, City staff presented and facilitated a discussion on annexation and growth policies within the City of Franklin. As part of this process, staff evaluated the different areas around the City to identify short-term and long-term growth goals. The Goose Creek area was identified as a short-term growth opportunity based on the availability of sanitary sewer, the new fire station, and the improvements associated with Goose Creek Bypass and I-65. In addition, the Board continues to fund a significant amount of infrastructure in the area to include recently completed Carothers Parkway and proposed Long Lane Overpass. With proposed annexations in the Goose Creek Area, staff has been working on an update to the Comprehensive Transportation Network Plan.

As part of Amendment No. 3, staff is recommended the addition of Project 94 - Pratt Lane Improvements (Reams Fleming Blvd/Project 95 to Peytonsville Road) and Project 95 - New Roadway (Lewisburg Pike to Peytonsville Road). Project 95 would be an additional overpass over I-65. Based on the proposed land use/development in this area, the possibility of an interchange with I-65 and a future Park & Ride/transit hub should also be evaluated. These improvements would be subject to future annexation and would be revised as land uses and densities are established in the area.

Staff recommended approval of Resolution 2019-105.

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

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Franks, that Resolution 2019-105 be approved.

Chair Hathaway asked for discussion on the item.

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

The motion carried unanimously.

Commissioner Allen moved, seconded by Commissioner Franks, that Resolution 2019-105 be approved. The motion carried by the following vote:

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

ZONING ORDINANCE

54. *PUBLIC HEARING: Consideration Of Ordinance 2019-37: An Ordinance To Adopt A New Zoning Ordinance And Map Of The City Of Franklin, Tennessee. (10/24/19 FMPC 9-0) FIRST OF THREE READINGS

Attachments: ORD 2019-37 Adopt new Zoning Ordinance and Map.Law Approved.pdf
Franklin Zoning Ordinance
Zoning Districts Map
Zoning Overlay Districts Map
Public Outreach Comments
Fairground St Mailer
Postcard to all Property Owners
CFHCLetterPlanningADUs
FINAL FMPC Franklin ZO Update Presentation 10-24-19
BOMA Worksession ZO Update FINAL for Granicus 11-12-19.pdf
BOMA 1st Reading ZO Update FINAL for Granicus 11-12-19.pdf
CFHCLetterADUsBOMA.pdf
CFHCLetterPlanningLotsBOMA.pdf
Walter Green Comment
Michael Good Comment
Patrick Baggett Comment

Ms. Kelly Dannenfelser, Assistant Director of the Planning and Sustainability Department, stated that before the Commission was an exceptional Ordinance that reflects the high quality standards that Franklin expects in its development. She stated that this was the culmination of almost two years of very intense, hard work and a robust public outreach process. She introduced Mr. Bill Wright and Mr. Brian Wright with the consulting firm, Town Planning and Urban Design Collaborative (TPUDC). TPUDC helped to move the Ordinance forward to what was before the Commission tonight. Ms. Dannenfelser turned the presentation over to Mr. Brian Wright.

Mr. Brian Wright presented a Powerpoint presentation with the following information. Mr.

Wright thanked the Commission for the opportunity to present. He introduced the Planning Department staff team members. He stated that he was the Principal at TPUDC, which is located in Franklin. He stated that TPUDC has worked with many cities across the United States to help create their Zoning Ordinances.

Mr. Wright stated that creating a Zoning Ordinance is a process. It was important to know where you are trying to go. He compared the process to flying in an airplane. He stated that when flying, you only need to know the following:

- *Where are you trying to go?*
- *What time is your flight?*
- *What seat are you sitting in?*
- *Where is the bathroom?*

He stated, when flying, you don't need to know how to fly the plane. He stated that their

goal was to make sure you don't feel the pressure to become a pilot or a coding expert. Likewise, you (the public) don't have to be an expert on the Zoning Ordinance. He stated that there would be things that people were passionate about, and they heard this.

The City has Envision Franklin, which is the guiding document which establishes the vision for the future. This was the foundation of everything moving forward. Within Envision Franklin, he stated, that there are Design Concepts. These Design Concepts were presented on a map. Some of the Design Concepts are:

1. Regional Commerce - Mr. Wright stated this concept deals with large scale commercial development and mixed uses, where people are coming in from other places, not just locally serving.
2. Neighborhood Commercial - He stated that this concept is more small scale, more intimate, neighborhood conveniences.
3. Residential Design Concepts - There are number of residential design concepts that promote a variety of housing types and sizes.
4. Development Reserve - He stated Development Reserve is for areas that are not served by infrastructure. This is in a more rural character.

Mr. Wright stated that they needed to find a way to tie Envision Franklin, the guiding vision document, together with the Zoning Ordinance. He stated the Zoning Ordinance is what allows the vision to be implemented. He stated that the visions went through a public process and the ordinance goes through a public process.
Mr. Wright asked two questions:

1. Why Zone Franklin in the first place?
2. What is Zoning?

He stated that Zoning is the tool the City used that determines what you can do with your property. It doesn't cause anything to be developed. Zoning doesn't cause anything to be developed. It simply allows development based on the desires of the property owner and the market.

Mr. Wright listed the following perceived challenges of the current Zoning Ordinance:
- *Too much subjectivity in process*
- *Complicated development review process*
- *Not user-friendly*
- *Not enough regulation of building appearance/materials*
- *Too many PUDs and Modification of Standards*
- *Lots of nonconformances*
- *Traffic issues, especially In Cool Springs.*

He stated the idea was how to take the perceived challenges and figure out what the update will do to help. He stated that an updated Zoning Ordinance will do the following:

- *Align more with Envision Franklin*
- *Emphasize community character*
- *Organize the document for easier use*
- *Protects most-loved parts of the city*
- *Enhances areas that need improvement*
- *Achieve desired development with zoning districts and development standards for straightforward projects*
- *Reduce the number of conflicts and overlapping provisions*

- *Create more predictable outcomes*
- *Enhances Long-Term economic viability of the City*
- *Be clear, simple, and understandable*

Mr. Wright explained that Zoning can give you mixed results. He showed examples of cherished open space in the form of a downtown civic space and left over open space. He also showed examples of differences in types of town houses. He stated that, sometimes, we look back to move forward. He stated that we look at loved places around the world, country, and region for inspiration. He showed an example of a development in Maryland. This development was newer, but built to look as though it had been built a hundred years ago. This development was walkable and had the mixed housing types as in Envision Franklin.

Mr. Wright stated that the Zoning Ordinance needs to be updated to meet the changing preferences of the public. He stated that the Zoning Ordinance helps to respond to that change. He stated that is why the development proposals have so many Modifications of Standards. Mr. Wright presented, for example, that people now run businesses from their home. For developments, he stated that people want the studio/loft design and recreational options, such as volley ball and cornhole areas.

Mr. Wright stated that updating the Zoning Ordinance is not just about changing preferences. It is also about protecting Franklin's future economic viability. He showed examples of existing office buildings with the traditional parking lot. He presented an example showing that people now want mixed use areas with office, residential, and commercial. He stated that the Zoning Ordinance needs to support these things found in Envision Franklin, so that we can be strong into the future.

He referred to Ms. Dannenfelser's statement that this had been a robust public process throughout the past two years. Mr. Wright talked about the Planapalooza public outreach event. Planapalooza was a week-long event that invited the public to attend various meetings with specific topics and focus groups. This event was the most well attended event that TPUDC had conducted around the country. One meeting was about the future of the Cool Springs area. He stated that they obtained the following public input:

- *Increase housing options to increase affordability*
- *Needs mixed use*
- *Parking standards makes affordability difficult*
- *Add structured parking*
- *Increase connectivity*
- *Streets have sidewalks but are still auto-oriented*
- *Stormwater requirements between street and parking impedes redevelopment*
- *Transit between downtown & Cool Springs*

Mr. Wright stated that they had another meeting about open spaces & natural resources. They received the following public input:

- *Need more open space of all types*
- *Should have a 5 min walk max to play area or open space*
- *Trail system connects all the parks*
- *Many connections are planned but need to be built*
- *Need more/better parks signage*
- *Need safe routes to schools*

The next meeting was about architecture and design. Mr. Wright stated that they received the following public input:

- *Comfortable & safe character*
- *Sidewalks*
- *Nice details*
- *Reminiscent of downtown*
- *Bistro lights*

The next meeting was about connectivity. They received the following public input:

- *Connectivity benefits health*
- *Need a safer connection between downtown and the Factory*
- *Sidewalks need to be accessible*
- *Need more sidewalks along West Main*
- *Lewisburg Pike needs better facilities*
- *Increase options for moving around the City using multiple modes*
- *Feature the Harpeth River*
- *Vehicles should not be the main priority*

Mr. Wright stated that the fifth meeting was about housing and neighborhoods. They received the following public input at this meeting:

- *Concerns about companies buying homes and turning into rental properties*

- *Incentives for a density bonus to create affordable housing?*
- *Need to adhere to standards.*
- *Affordable housing needs to stay affordable*
- *Independent living*

Mr. Wright stated the sixth meeting was about Downtown Franklin. They received the following public input:

- *Too much through-traffic*
- *Not enough convenient parking*
- *Residential area should not allow additional uses*
- *Airbnb's should be owner-occupied*
- *Would like to have a grocery store and/or pharmacy in walking distance*

The also had a hands-on workshop. Community members put dots on maps and voted on things they liked.
He stated that the people liked:

- ***Activated pedestrian environments***
- ***Outdoor dining & seating***
- ***Activated shopfronts & vibrant***
- ***Masonry***
- ***Natural materials***
- ***Punched window openings***

- ***He stated that the people did not like:***
- ***Auto-oriented development***
- ***Parking in front of buildings***

- ***Large spans of glass***
- ***Reflective materials***
- ***Conventional suburban apartments***

Mr. Wright stated that for larger buildings, people liked:

- ***Building articulation***
- ***Vertical proportions***
- ***Contemporary industrial design***

He stated for residential components, people liked traditional architecture and materials, but they did not like garage-dominated residential.

Mr. Wright then turned the presentation back over to Ms. Dannenfelser. She discussed the proposed new Zoning Ordinance update. She stated that the top changes were:

1. ***Align the zoning district standards with Envision Franklin recommendations***
2. ***Reduce the number of overlay districts, but add a scenic corridor overlay district***
3. ***Refine the building and site design standards***
4. ***Make improvements to the usability of the Ordinance***

Ms. Dannenfelser showed an example of the framework changes concerning chapters. The old Zoning Ordinance chapters include:

1. ***General Provisions***
2. ***Development Approval Authority And Procedures***
3. ***Zone Districts, Use Tables, & Dimensional Standards***
4. ***Use Regulations***
5. ***Development Standards***
6. ***Performance Agreements***
7. ***Enforcement***
8. ***Rules Of Construction & Definitions***

The new proposed Zoning Ordinance chapters include:

1. ***Introductory Provisions***
2. ***Nonconformities***
3. ***Zoning Districts***
4. ***Overlay Zoning Districts***
5. ***Use Regulations***
6. ***Building Types***

7. *Frontage Types*
8. *Transitional Features*
9. *Streets and Circulation*
10. *Parking and Transit*
11. *Open Space*
12. *Landscape*
13. *Fences, Walls, and Screening*
14. *Lighting*
15. *Signs*
16. *Utilities*

17. *Natural Resources*
18. *Historic Resources*
19. *Review Bodies*
20. *Procedures*
21. *Performance Agreements*
22. *Enforcement*
23. *Definitions and Interpretations*
24. *History Table*

She stated that the newer design looks more complicated. However, she stated that the old development standards chapter was 168 pages, very difficult to use, and not navigable. In the new design, everything is laid out by topic.

She stated that the Overlay Districts was another area they were able to simplify. The list below shows the both the old and the new Overlay Districts.

Old:
- *Historic Preservation*
- *Neighborhood Conservation*
- *Floodway*
- *Floodway Fringe*
- *Hillside/Hillcrest*
- *Columbia Avenue*
- *Height Overlay*
- *Scientific Research*
- *Berrys Chapel (8 Special Areas)*
- *Carnton (4 Special Areas)*
- *Central Franklin (10 Special Areas)*
- *Goose Creek (9 Special Areas)*
- *McEwen (10 Special Areas)*
- *McLemore (2 Special Areas)*
- *Seward Hall (7 Special Areas)*
- *Southall (6 Special Areas)*
- *West Harpeth (3 Special Areas)*
- *Traditional Areas or Conventional Areas*

New:
- *Historic Preservation*
- *Neighborhood Conservation*
- *Floodway*
- *Floodway Fringe*
- *Hillside/Hillcrest*
- *Columbia Avenue*

- *Central Franklin (reduced in geographic area)*
- *Scenic Corridors (new)*

Ms. Dannenfelser stated that they were able to eliminate fifty Overlay Districts. The added one new, Scenic Corridors. She stated that they transferred many of the setbacks that were in the Character Overlay Districts to the new Scenic Corridors Overlay District.

She stated that in the old Zoning Ordinance, you had to go to several places to find out what your bulk requirements were. With the new proposed Zoning Ordinance, you can go to the zoning district itself and find the requirements. Most of these sections are just two pages. She stated that there are hyperlinks for everything you need from the district. This is just one of the many examples of how we improved usability.

Ms. Dannenfelser stated that they put the Public Draft of the proposed Zoning Ordinance on the website, ZoneFranklin.com, in May, 2019. She stated that they had a very strong public outreach process. This included:

- *Eight different Planapalooza meetings with 336 unique participants*
- *Several Input Sessions, including two rounds of interviews with Aldermen and Planning Commissioners*
- *Fifteen Think Tank Sessions with Design Professionals*
- *Six Outreach Presentations reaching 625 Attendees*
- *Sent out 24,361 notices to every property owner in the City of Franklin*
- *Conducted 420 staff meetings in the past two years*

All of this was done to deconstruct the old Zoning Ordinance and put it back together to maintain the high quality standards. They refined the requirements where they needed to be refined. All of this to bring forward the proposed new Zoning Ordinance.

Ms. Dannenfelser stated that 5,315 people viewed the interactive zoning maps on the website, ZoneFranklin.com. Also, there were lots of downloads of the Public Draft and views of the Overlay Districts.

She stated that there was a lot of positive feedback. This included that people liked the following:

- *New Graphics*
- *Architectural Requirements*
- *Simplified Process*
- *Structure*
- *Organization*

One person stated that they expect Franklin will continue to set the standard here in Middle Tennessee.

Concerning the Multifamily In RC Districts:

- *The new RC6 and RC12 districts allow by-right multifamily up to 40 percent of the building square footage in a proposed mixed-use development*
- *Common developer comment was that 40% maximum was too low*
- *This proposal is a step toward implementation of Envision Franklin, but BOMA may consider more than 40% through the development plan approval process*
- *Staff would like to revisit this provision after the conclusion of the Cool Springs Infrastructure Study*

Ms. Dannenfelser listed the following public input from Citizens concerning the Districts And Overlay Districts:

- *Some citizens seeking clarifications about zoning districts – ok after explanation*
- *Handful of individual concerns about zoning of specific properties, which staff worked through with most situations*
- *Several concerns about the Scenic Corridor Overlay District on the northwest side of the City, which staff reduced Old Charlotte and Del Rio Pike corridor setbacks*

Ms. Dannenfelser listed the following public input from Citizens concerning the Short-Term Vacation Rentals

- *Majority of comments opposed short-term vacation rentals/wanted more regulation, and seemed supportive of the proposed requirements*
- *Handful have expressed concern about the future of their existing rental units, but support State law allowances for nonconformities in the draft*
- *Three citizen concerns about the desire to have the option in the future*
- *Staff is proposing requirements in all residential districts due to long-term impacts to the housing supply:*
- *A maximum of one per lot*
- *The owner resides on the property*

Ms. Dannenfelser stated there was still the availability to have Short Term Vacation Rentals, but not the primary use in a residential neighborhood.

Ms. Dannenfelser turned the presentation back over to Mr. Brian Wright.

Mr. Wright gave the following dates for the approval process:

October 24, 2019 - FMPC Meeting and Public Hearing
November 12, 2019 - BOMA Worksession , 1st Reading and Public Hearing
November 26, 2019 - 2nd Reading and Public Hearing
December 10, 2019 – 3rd and Final Reading
December 30, 2019 – Effective Date

Mr. Wright listed the path forward:

- *The new Ordinance is way better than our current one!*
- *Ordinance doesn't have to be perfect to adopt it*
- *Can't anticipate every scenario right now*
- *Test the Ordinance for a year*
- *Conduct a cleanup after 12 months*

Mr. Wright stated that whenever you go the adoption process of an important and complicated document, such as the proposed Zoning Ordinance, discussion points will come up. Mr. Wright stated that the places that have the most successful Zoning Ordinance are those that, when an issue comes up in the adoption process, ask what is the highest standard instead of going to the lowest common denominator. Mr. Wright stated that if this had not been a two-year process, the objections may have been handled at tonight's meeting. He stated that the response to an objection should state that this has been a two-year process of presentations and discussions with the community. This is where the cleanup comes in. When an objection or comes up, the person should state the reasons why, and then go through the process with the Planning

staff.

To wrap up, he stated the most important things to consider were that the Zoning Ordinance has to:

- *Work for the community*
- *Work for business*

- *Work for all stages of life*
- *Work economically*
- *Work for character*

Chair Hathaway stated that the Planning Commission is a recommending body for this Ordinance. The Ordinance will go next to BOMA.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning the proposed Zoning Ordinance:

1. Ms. Debbie Henry, 708 Columbia Ave - In Favor Of. Ms. Henry is the Executive Director of the TMA Group and the Franklin Transit Authority. She stated she is in support, specifically in relationship to transit. She stated that transit infrastructure requirement thresholds are needed, in addition to requirements about existing public transit services and routes. She stated the proposed Zoning Ordinance is a progressive, concise and detailed document. She stated it supports the necessary transit infrastructure requirements, which are needed.

2. Mr. Dirk Melton, 9441 Smithson Lane, Brentwood - In Favor Of. Mr. Melton stated he is the Development Director for Market Street Enterprises, a commercial real estate investment and development company. He stated that his firm, in 2017, was so encouraged by the Envision Franklin document, that they decided to invest in Franklin. They are currently working on a 50-acre redevelopment in Cool Springs. He stated that at the Joint Conceptual Workshop in June, the direction of the proposed Zoning Ordinance was established. He stated there are seven directives to guide the development of the new proposed Zoning Ordinance. He wanted to address the seventh directive which states that the Zoning Ordinance should enhance the long term economic viability for the City. He stated, for 25 years, Cool Springs had enjoyed economic success and was home to many headquarters. However, the future success of communities was not guaranteed. He stated that the office space vacancy was at 13%, double the rate of Downtown Nashville. He stated that they think people want a walkable, mixed-use environment offering a host of options. He stated that is the promise of Envision Franklin, which will be fulfilled in the proposed Zoning Ordinance.

3. Mr. Aubrey Preston - Mr. Preston stated that he and his wife, Michelle, own Animalia Veterinary Clinic. He stated they are concerned about the proposed 300 ft. set back requirement on the south side. He was concerned how this would affect their master plan for healthcare services and make their property non-conforming.

4. Mr. Walter Green, 227 4th Ave. South - In Favor Of. Mr. Green stated that he is a Board Member of the Downtown Neighborhood Association (DNA). He stated this association advocates for the neighborhood within its boundaries. He stated they are concerned about non-owner occupied Short Term Vacation Rentals in the R-4 Zoning areas. He stated the proposed Zoning Ordinance states that Short Term Vacation Rentals in the R-4 area must have an owner permanently occupying the premises and limits the number of rentals to one per lot. He stated the DNA Board of Directors voted

in support of this language concerning Short Term Vacation Rentals in the proposed Zoning Ordinance.

5. Mr. Ernie Bacon, 224 4th Ave South - In Favor Of. Mr. Bacon stated that proposed Zoning Ordinance was very clear. He is a 20 year-plus member of the Downtown Neighborhood Association (DNA). He stated he fully supports the DNA and their position

of Short Term Vacation Rentals. He stated that they support the Planning Department's recommendation to limit Short Term Vacation Rentals to owner-occupied. He stated that non-owner occupied are a threat to the community. He stated that density would need to be addressed at some point. He stated that there are no parking regulations in Downtown Franklin for churches, civic or schools.

6. Mr. J. Roderick Heller, 1344 Carnton Lane - In Favor Of. Mr. Heller is the Chairman and CEO of Harpeth Associates, which is developing the $115 million mixed-use project in Downtown Franklin. He stated that his focus is on Downtown Franklin, and the balance of community, character, and economic viability. He stated that Franklin is a unique community. They decided to invest their funds in Franklin, in part, because of a belief in the continued viability of a dynamic residential component to Downtown Franklin. He stated that there is a matter of fundamental fairness. He stated that the Planning Staff has helped to maintain the level of quality that his company had long sought in their project. He stated that without the continuation of restrictions, there will not be an equal playing field for those who are not subject to same zoning, financial, and regulatory requirements that his project is subject to. He stated his project will provide $550,000 in occupancy tax to the City of Franklin and Williamson County. He stated equal treatment is important.

7. Mayor Ken Moore - In Favor Of. Mayor Moore stated he was there to speak in support of the proposed Zoning Ordinance. He urged passage of the proposed Zoning Ordinance. He stated he was involved in the process of passing the current Zoning Ordinance in 2007. He stated that it was necessary to go ahead and pass the proposed Zoning Ordinance, use it, and then determine where the changes need to be made. He stated that he recognized the hard work of the Planning Department staff and was very proud of them. He stated that passage of the proposed Zoning Ordinance would ensure that we have the high quality standards that we expect. He stated that the proposed Zoning Ordinance was:

1. Easier to use
2. More intuitive
3. Reduces several of the conflicts as seen in the current Zoning Ordinance
4. More predictable
5. Preserves and creates value in the community
6. Continues to promote economic vitality in the community.

Chair Hathaway called the public hearing portion to a close.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Ordinance 2019-37 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Harrison wanted to discuss two issues. The first was the 20 ft. setback

requirement for garages. He stated this would directly affect the cost of homes in Franklin and create a larger building envelope, creating larger lots. He stated that this would drive up the cost of homes continually in the City of Franklin. The second area of concern is the Scenic Overlay. He stated that this is area which needed more discussion. He stated that he would like for to ask to amend the motion to remove Section 4.9,

Scenic Corridor and Overlay District, be removed from the vote, be discussed at a later date, and added back.

Chair Hathaway stated this was a proper amendment and asked if anyone seconded it. Commissioner McLemore stated that she would like to second the motion.

Ms. Dannenfelser stated that the proper motion was to recommend to the Board of Mayor and Aldermen that they amend the Zoning Ordinance.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend to the Board of Mayor and Aldermen to amend the Zoning Ordinanace to remove Section 4.9, Scenic Corridor Overlay District.

Commissioner Harrison stated he recommended asking for this amendment because he believed this requirement would detrimentally affect the property values of the property owners along the corridor.

Ms. Shauna Billingsley, City Attorney, asked to confirm that this was a motion to recommend the removal of Section 4.9, Scenic Corridor Overlay District. Commission Harrison confirmed this and restated that this section needed further discussion.

Chair Hathaway restated that Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend to the Board of Mayor and Aldermen to amend the main motion to remove Section 4.9, Scenic Corridor Overlay District.

Chair Hathaway asked if there was any discussion.

Commissioner Allen stated that this would be a major amendment. She stated that maybe they should defer the vote for the recommendation to the Board of Mayor and Aldermen (BOMA) and discuss this issue first. She stated she could not support the amendment.

Commissioner Harrison stated that he did not want to hold up the entire document from going forward.

Mr. Eric Stuckey, City Administrator, stated that two Public Hearings had already been scheduled in relation to the adoption of the proposed Zoning Ordinance. The first Public Hearing is November 12, 2019.
He requested the Planning Commission's recommendation for approval or disapproval at tonight's meeting, so that BOMA could move forward, considering that public notice had been given.

Ms. Dannenfelser stated that a number of the corridors that have the setbacks in the SCO are currently in the current Zoning Ordinance. She stated these are in the Character Overlay Districts. She stated that there are some more in Envision Franklin, implementing the Heritage Road Scenic Corridor as adopted by BOMA a number of years ago.

Commissioner McLemore stated she would like to discuss the Accessory Dwelling

requirement that properties must be owner occupied.

Chair Hathaway stated that this discussion was only in relation to the Scenic Corridor amendment.

Chair Hathaway if there was any further discussion about the amendment to the main motion.

There being none, he asked for vote on the motion to amend the main motion.

The motion failed by the following vote (2-7).

Aye: Commissioner Harrison and Commissioner McLemore

No: Commissioner Orr, Commissioner Franks, Commissioner Allen, Chair Hathaway, Vice-Chair Lindsey, Commissioner Szilagyi, and Alderman Petersen

Chair Hathaway asked for any other amendments to the main motion.

Alderman Petersen stated that she would like to have a discussion. She stated that the motion should be to recommend approval to the Board of Mayor and Aldermen. She referred to page 114, Section 6.3, of the proposed Zoning Ordinance. The section states that "Entry Features shall have a covered porch, covered stoop, or a balcony over the entrance". She stated that this cuts out several designs such as the Federalist style. She stated there are many homes, including Historic homes, that do not have this design. She stated this would have an effect on anyone who did not want to build a Craftsman style home.

Chair Hathaway asked if that would allow for a Modification of Standard (MOS). Ms. Dannenfelser confirmed that it would.

Alderman Petersen stated this was something will need to be discussed.

Commissioner Franks stated that they could go on about the 10 foot garage setback vs. the 20 foot garage setbacks. He stated there were many issues that could be discussed. However, to Mr. Stuckey's point, the Commission has an opportunity to recommend the document to BOMA. He stated that the document could be revisited in the future to make changes. He stated he supported the proposed Zoning Ordinance.

Commissioner Szilagyi stated that, within the proposed 12 month clean-up period, there would probably be some issues to address. She stated this was a period for testing.

Commissioner Allen stated they could take notes and keeping a list of items over that period of time, along with Planning.

Commissioner Franks asked if there was an opportunity to make changes before the proposed Zoning Ordinance passed.

Ms. Dannenfelser stated that the opportunity to make changes was at this meeting. She stated that they are planning to keep a list and watching items as they come up. She stated they hoped to bring this compiled list to the Planning Commission toward the end of next year, especially with the way vesting works now.

Mr. Brian Wright stated Staff could set up a process for adding items to a list. He stated

they could set up specific dates to address the items.

Commissioner Franks asked if they thought there would be less Modifications of

Standards being requested, as compared to current period. He stated that someone might want to change, for example, garages from a 20 foot setback to 10 foot setback. He stated the Commission might be sympathetic to that. He also stated that they need to think about the aging population needing zero grade instead of eighteen inches off of the ground.

Commissioner McLemore referred to the comments from Mary Ann Dotson of the Housing Commission. The comments pertained to the Housing Commission asking for a change in the Accessory Dwelling requirement that these properties must be owner occupied. She stated that they should talk to the Aldermen. She stated that she would be voting to recommend approval of the proposed Zoning Ordinance to BOMA. She stated, however, that Accessory Dwellings allow for people to provide units for more affordable housing.

Ms. Dannenfelser stated that the subject of Accessory Dwellings came forward a few years ago to allow these in neighborhoods. She stated this was controversial because it was allowing dwellings to be built in backyards of existing neighborhoods. She stated that a rule was added to prevent investors from having two rentals on one property. The rule was to require the property owner to live on the property. This still allowed the property owner to lease either the main home or accessory dwelling.

Commissioner Lindsey stated that they needed to be careful having discussions on items at this point in the process, especially with the Public Hearings. He stated that they should go through the Modification of Standards process on a case by case basis. He stated that he would vote to recommend approval to BOMA.

Alderman Petersen stated that a number years ago there was a discussion about having an accessory dwelling in the back of any home. She stated that with some lot sizes, in some cases, this would cause privacy issues. She stated she spoke against the 2008 Zoning Ordinance before she became an elected official. She stated there were several items she did not like in the current Zoning Ordinance.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Franks moved, seconded by Commissioner Orr, that Ordinance 2019-37 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business.

Ms. Amy Smith, 548 Franklin Road, spoke concerning the proposed Zoning Ordinance. She stated she supported the proposed rezoning of her residential property to General Office.

ADJOURN

There being no further business, the meeting adjourned at 8:20 p.m.

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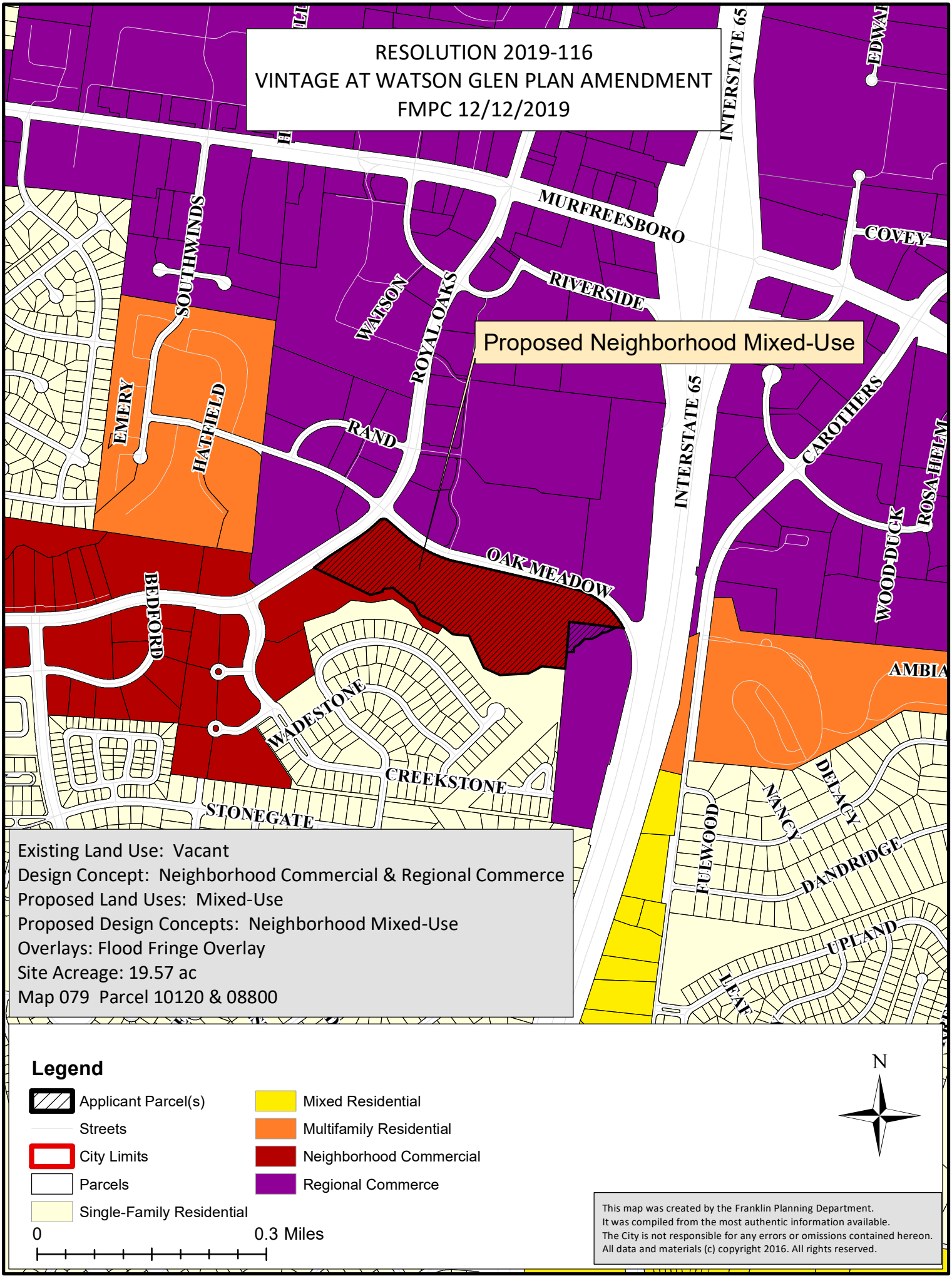
Chair, Mike Hathaway


RESOLUTION 2019-116
VINTAGE AT WATSON GLEN PLAN AMENDMENT
FMPC 12/12/2019
Proposed Neighborhood Mixed-Use
INTERSTATE 65
MURFREESBORO
RIVERSIDE
COVEY
SOUTHWINDS
WATSON
ROYAL OAKS
EMERY
HATFIELD
RAND
CAROTHERS
ROSAHELM
WOOD-DUCK
OAK MEADOW
BEDFORD
WADESTONE
CREEKSTONE
STONEGATE
DELACY
NANCY
FUEWOOD
DANDRIDGE
UPLAND
Existing Land Use: Vacant
Design Concept: Neighborhood Commercial & Regional Commerce
Proposed Land Uses: Mixed-Use
Proposed Design Concepts: Neighborhood Mixed-Use
Overlays: Flood Fringe Overlay
Site Acreage: 19.57 ac
Map 079 Parcel 10120 & 08800
Legend
Applicant Parcel(s)
Streets
City Limits
Parcels
Single-Family Residential
Mixed Residential
Multifamily Residential
Neighborhood Commercial
Regional Commerce
0
0.3 Miles
N
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Vintage at Watson Glen

PUD Subdivision
Envision Franklin Amendment

September 30, 2019
Pre-Application Submittal

RAGAN·SMITH

TDK

GDC
gamble design collaborative

Vicinity Map

Developer: TDK

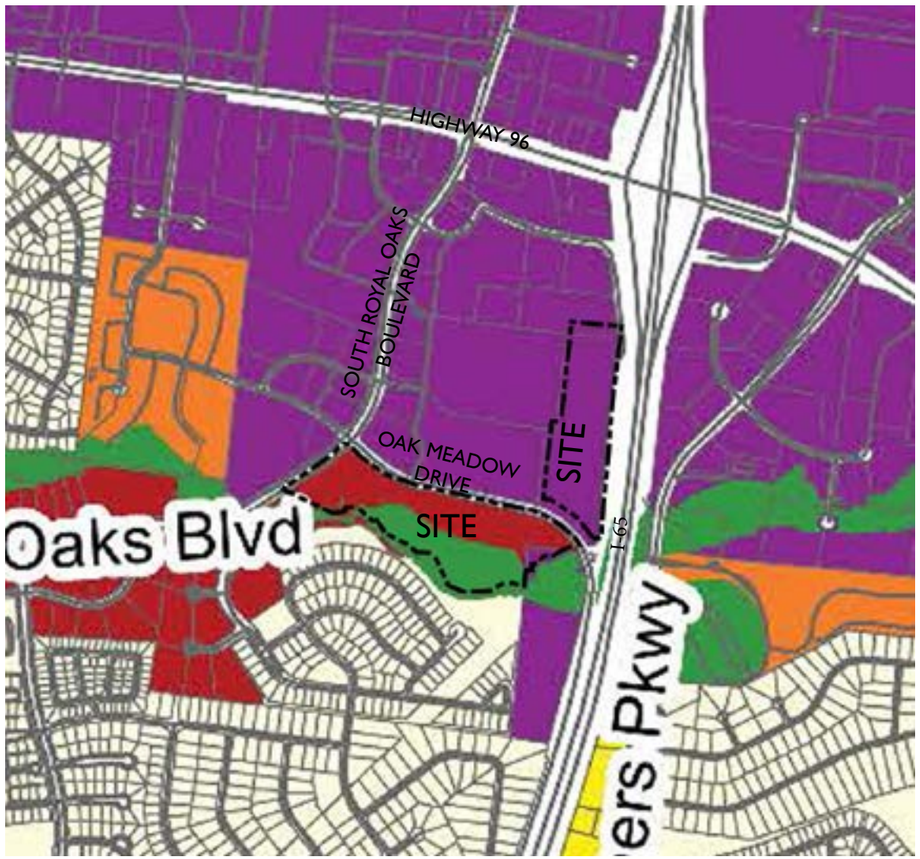
Land Owners: Bob Goodall
Warner Bass

Design Team: GDC
Ragan Smith
Humphries
On Point Commercial

Vintage at Watson Glen
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

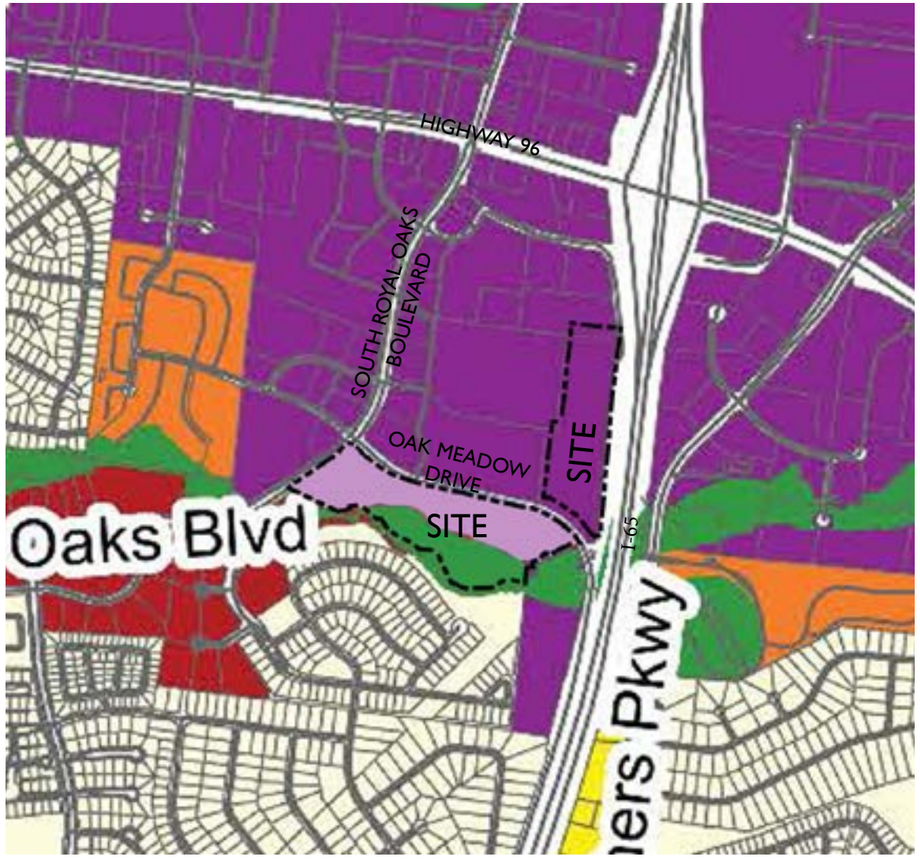
Project Team

Existing



- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- **NEIGHBORHOOD COMMERCIAL**
- REGIONAL COMMERCE

Proposed

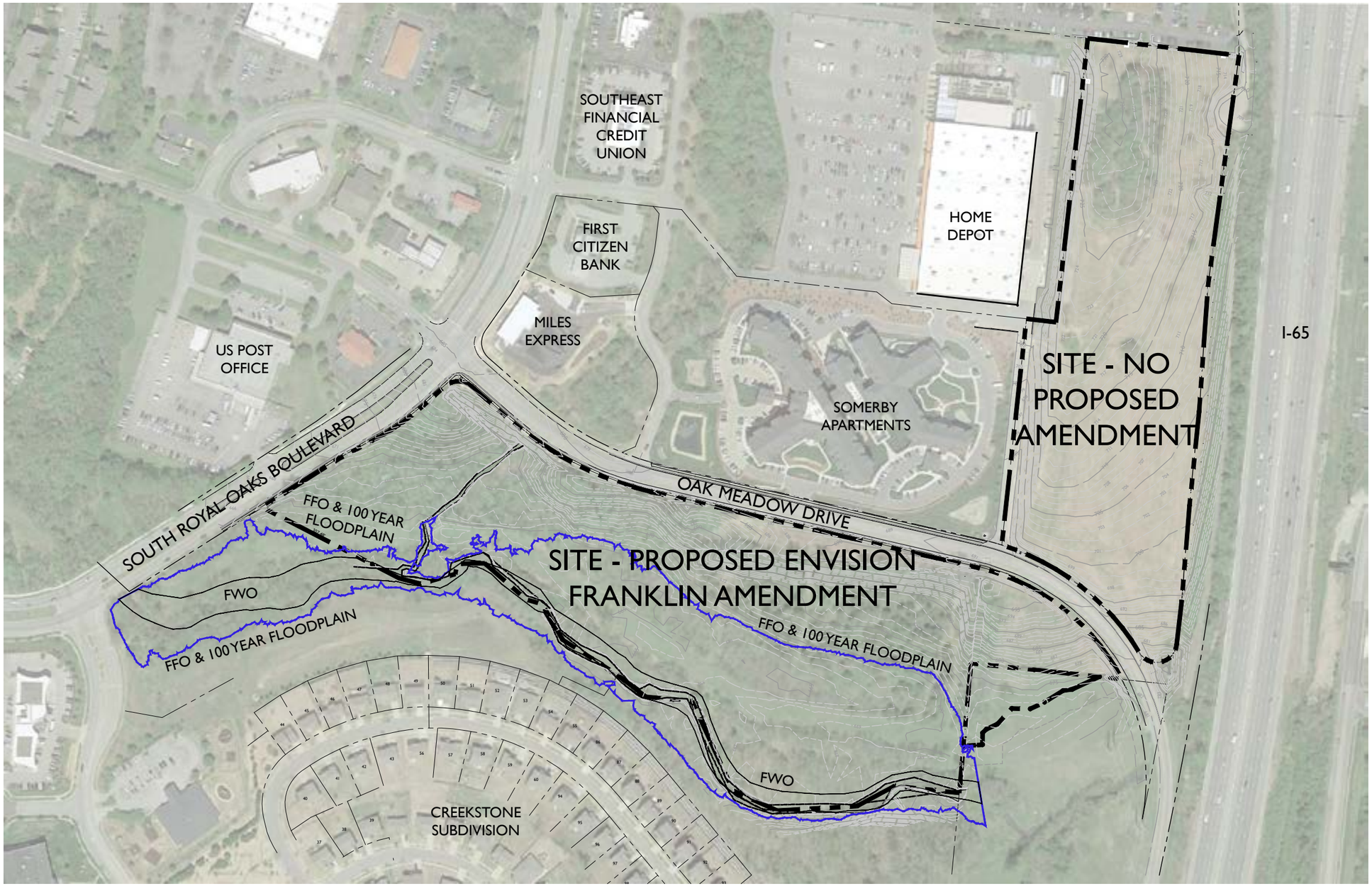


- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCE
- **NEIGHBORHOOD MIXED-USE**

The site of the proposed Envision Franklin Amendment is currently Neighborhood Commercial Design Concept. The Amendment seeks to change the Design Concept to Neighborhood Mixed-Use for the parcels on the south side of Oak Meadow Drive. Neighborhood Mixed-Use would allow for the inclusion of ground-floor retail, restaurant, and office with multi-family residential above and mixed in with these non-residential uses.

Vintage at Watson Glen
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Envision Franklin Design Concept



The topography of the subject parcel slopes quickly from Oak Meadow to the low areas on the southern edges of the property. This topography is not ideal for neighborhood commercial. If off-street parking is to be located behind the building, these crucial parking areas will be well-below the street elevation and well behind and will become very separated from the commercial uses.

Vintage at Watson Glen

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Existing Conditions

The approval and construction of Somerby Assisted Living has changed the character of the Watson Glen area significantly. The critical mass of high-turnover shoppers that may have been present for non-residential uses that were pushed up to the streetscape have been replaced by a lower traffic use that is pushed away from the street. Somerby probably does not provide the necessary support for neighborhood commercial. Only a limited amount of certain types of non-residential uses should be expected to be successful.

Vintage at Watson Glen

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Site Context

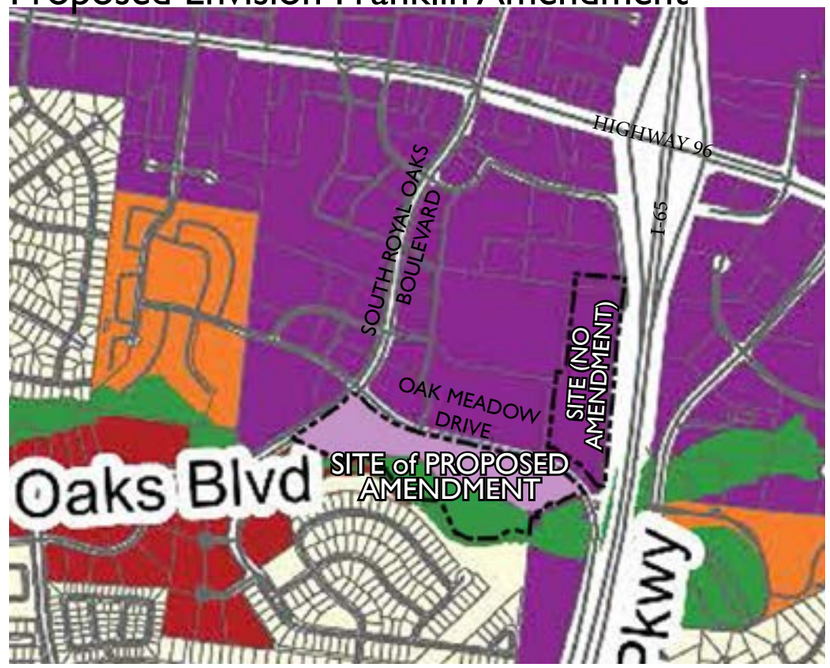
Existing development has established a pattern of transitioning from commercial uses on through multifamily developments like the South Wind and Dominion Franklin apartment developments to the single-family developments to the south. The proposed Envision Franklin amendment would continue this established pattern of transition through the integration a context-responsive infill project creating a vibrant and well-connected neighborhood. Building heights and building scale will transition from Somerby through the site and to surrounding residential development.

Vintage at Watson Glen
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Compatibility with Existing Land Uses

There is no proposed Text Amendment to Envision Franklin

Proposed Envision Franklin Amendment

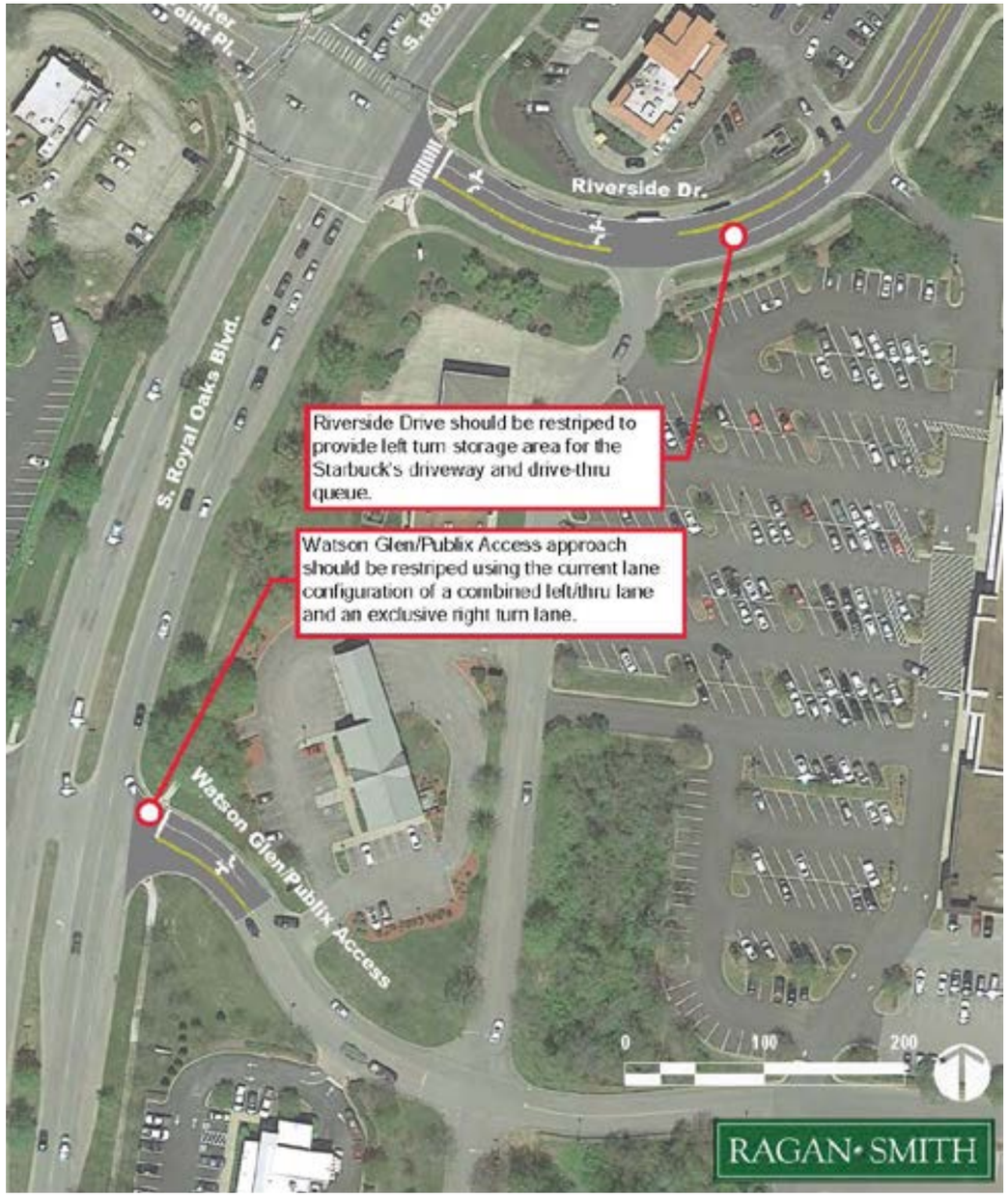


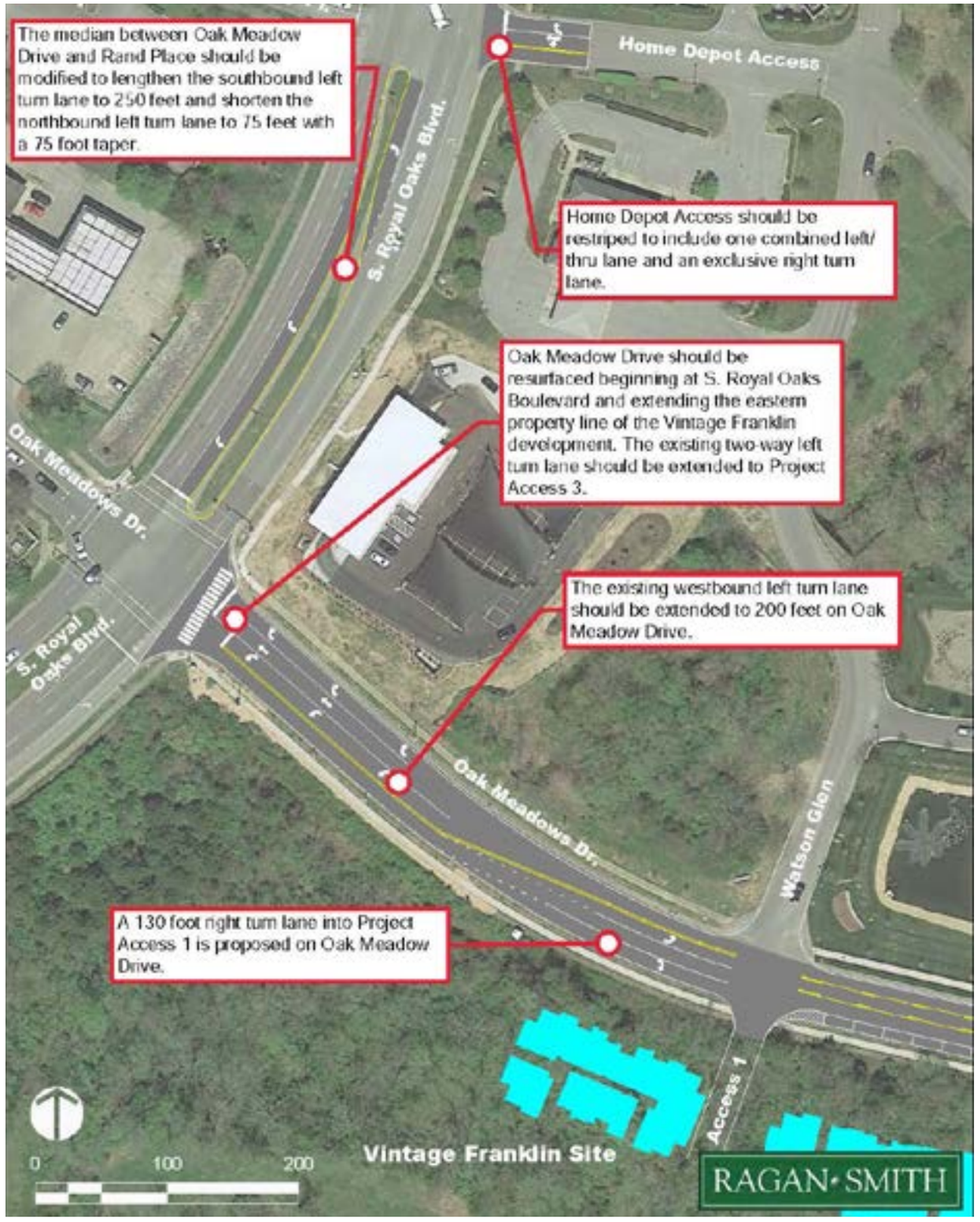
- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCE
- NEIGHBORHOOD MIXED-USE

The proposed Envision Franklin amendment meets many of the Vision and Guiding Principles of Envision Franklin. The proposed amendment would allow for a vibrant, mixed-use neighborhood. The master planned community would employ exceptional design with on-street parking, street trees, and building facades pushed close to the street make Oak Meadow a great street. Surface parking would be located behind and away from public view. A system of trails through preserved riparian buffers will expand public space along the waterway and preserve the natural beauty of this watercourse. The system of trails and sidewalks would make the area a walkable community with access to the proposed development and the many surrounding residential and non-residential uses. The development would also be an example of context-responsive infill be continuing the existing pattern of transitions from non-residential to residential uses.

Vintage at Watson Glen
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Proposed Envision Franklin Amendment

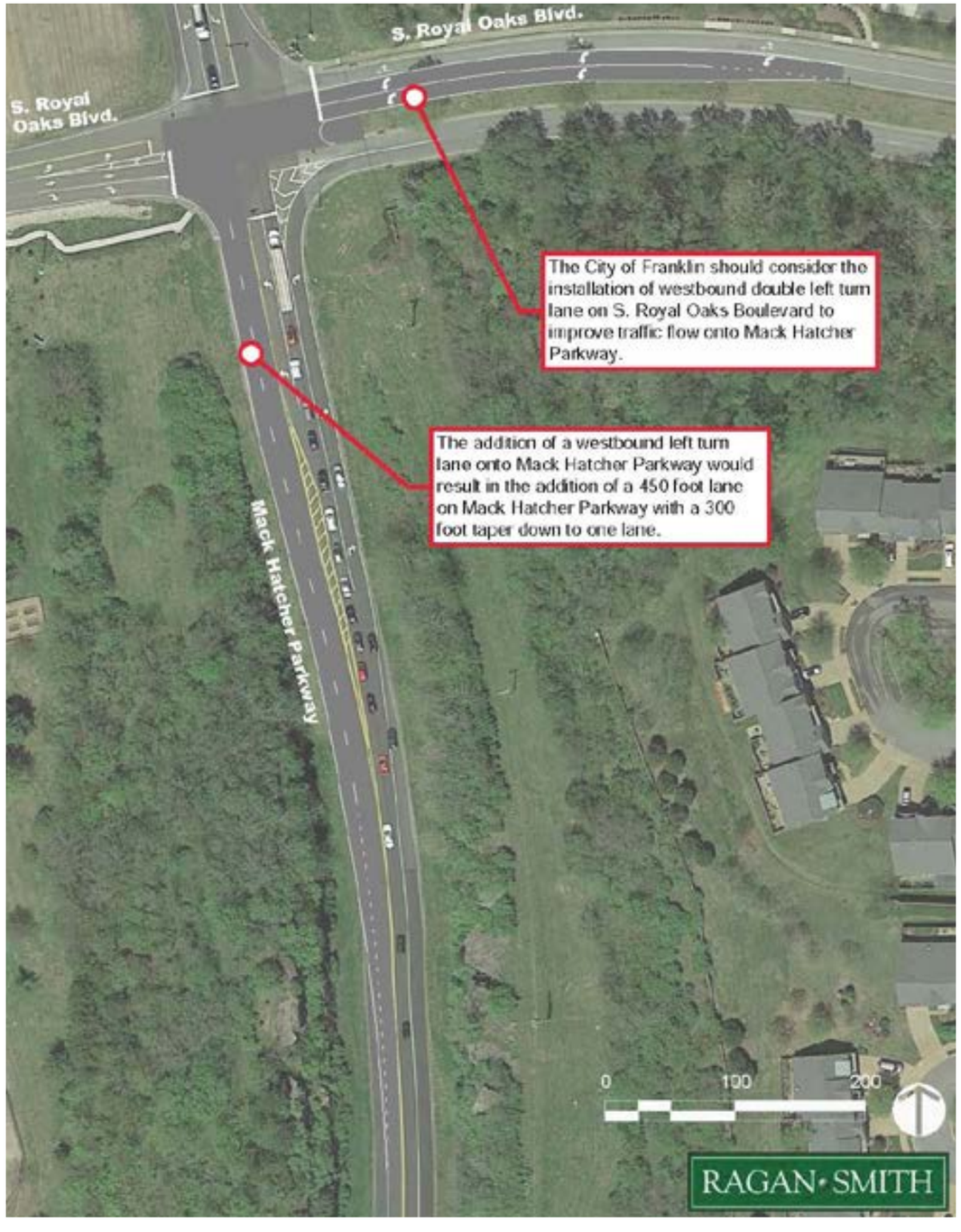




The developer is proposing a variety of traffic improvements to address some of the most significant traffic problems in this area. These improvements would go beyond mitigation of the impacts anticipated by the proposed development and would make significant impacts toward solving existing problems. Off-Site Traffic Improvements are proposed at Oak Meadow, at Riverside Drive near Starbucks, and at the intersection of Royal Oaks and Mack Hatcher.

Vintage at Watson Glen
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Benefits of Envision Franklin Amendment



Vintage at Watson Glen

Envision Franklin Land Use Plan Amendment

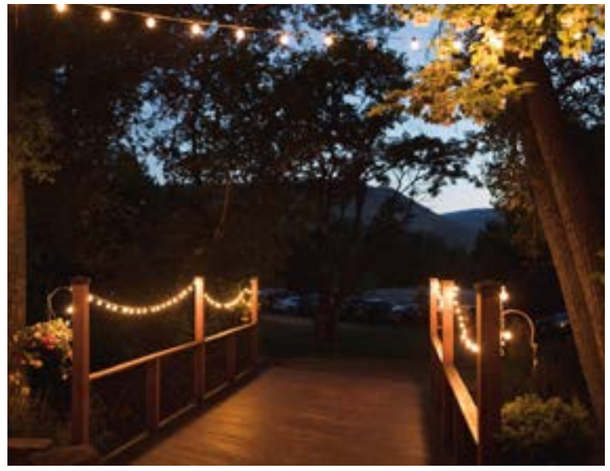
City of Franklin, Tennessee

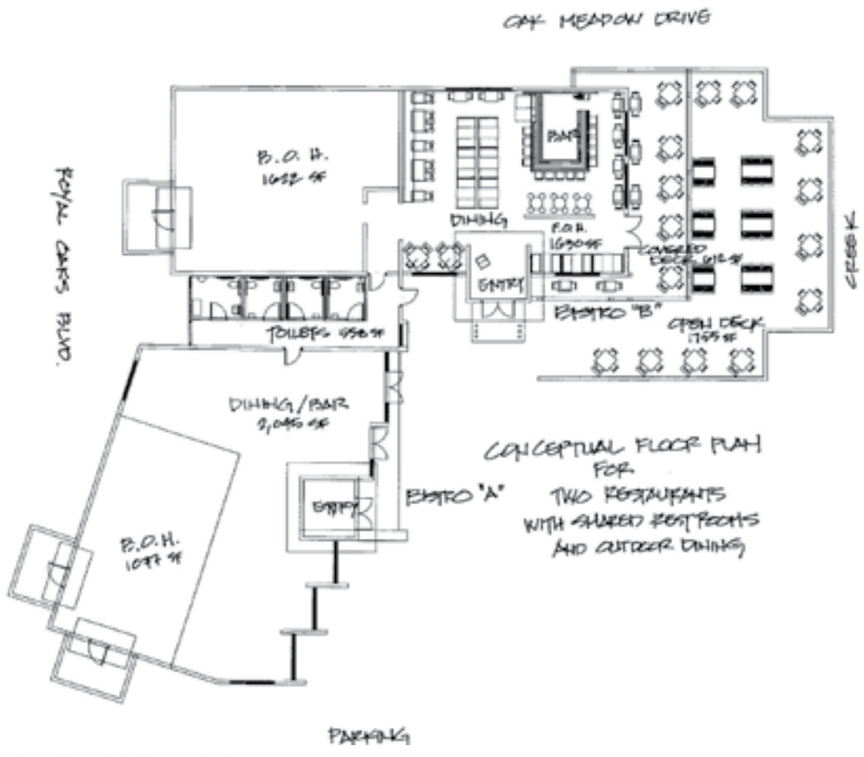
Benefits of Envision Franklin Amendment

The proposed project if permitted by a successful Envision Franklin Amendment would also be an exceptionally walkable community creating connections from the proposed project to existing neighborhoods and to existing and proposed office and commercial uses. The project team estimates some 1,500 jobs in the immediate vicinity could benefit from pedestrian connections to the subject parcel and beyond which could potentially capture some of the local trips and take cars off of the streets.

Vintage at Watson Glen
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Benefits of Envision Franklin Amendment





RESTAURANT FLOOR PLAN

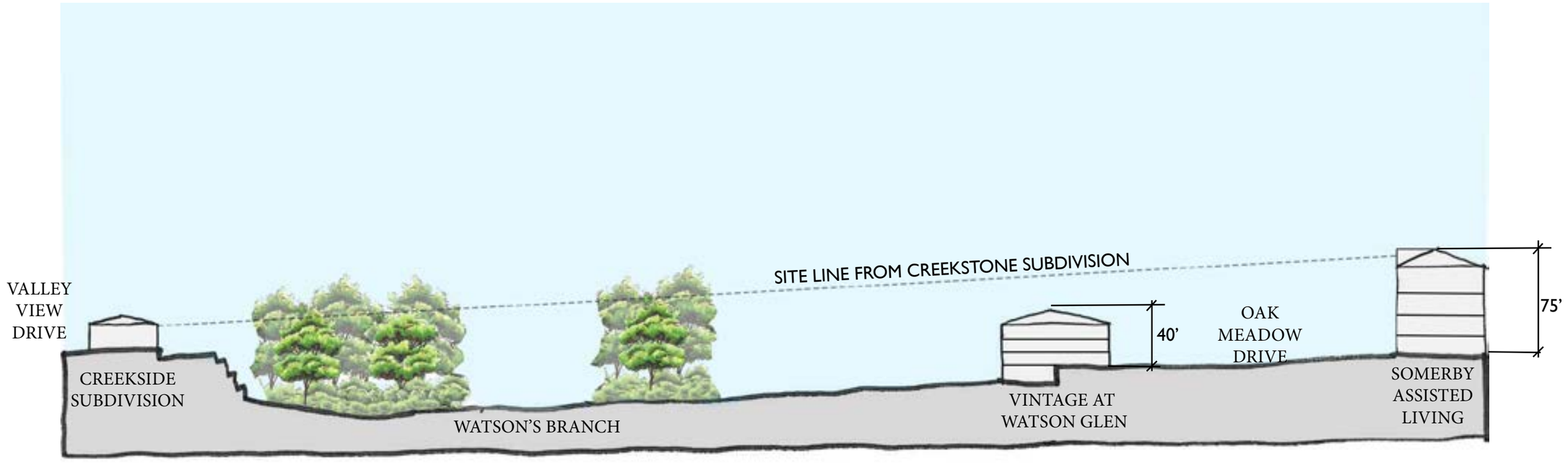
Vintage at Watson Glen

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Proposed Corner Restaurant

SOMERBY ASSISTED LIVING - VIEW FROM OAK MEADOW DRIVE



Vintage at Watson Glen

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Section through Proposed Development

Vintage at Watson Glen

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Proposed Amenities

RESOLUTION 2019-116

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED ON OAK MEADOW DRIVE EAST OF SOUTH ROYAL OAKS BOULEVARD, KNOWN AS MAP 079 PARCELS 10120 AND 08800 TO CHANGE THE DESIGN CONCEPT FROM NEIGHBORHOOD COMMERCIAL AND REGIONAL COMMERCE TO NEIGHBORHOOD MIXED-USE

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 the properties located on the south side of Oak Meadow Drive, to the east of South Royal Oaks Boulevard, from Neighborhood Commercial and Regional Commerce to Neighborhood Mixed-Use; 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. 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 12, 2019, the health, safety, and welfare of the citizens requiring it.

ATTEST:

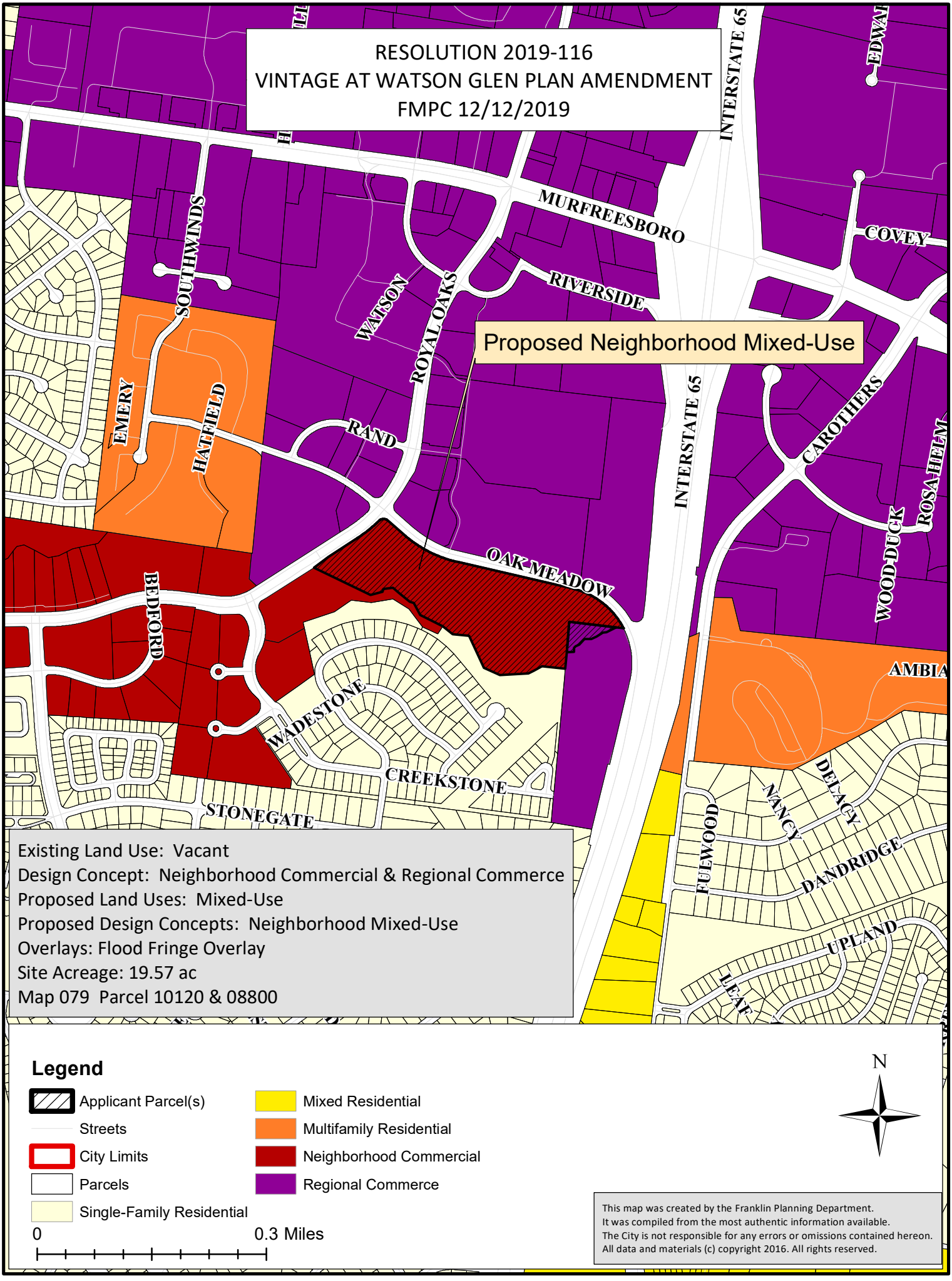
By:_____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By:_____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney


RESOLUTION 2019-116
VINTAGE AT WATSON GLEN PLAN AMENDMENT
FMPC 12/12/2019
Proposed Neighborhood Mixed-Use
INTERSTATE 65
MURFREESBORO
RIVERSIDE
COVEY
SOUTHWINDS
WATSON
ROYAL OAKS
EMERY
HATFIELD
RAND
CAROTHERS
ROSAHELM
WOOD-DUCK
OAK MEADOW
BEDFORD
WADESTONE
CREEKSTONE
STONEGATE
DELACY
NANCY
FUEWOOD
DANDRIDGE
UPLAND
Existing Land Use: Vacant
Design Concept: Neighborhood Commercial & Regional Commerce
Proposed Land Uses: Mixed-Use
Proposed Design Concepts: Neighborhood Mixed-Use
Overlays: Flood Fringe Overlay
Site Acreage: 19.57 ac
Map 079 Parcel 10120 & 08800
Legend
Applicant Parcel(s)
Streets
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Parcels
Single-Family Residential
Mixed Residential
Multifamily Residential
Neighborhood Commercial
Regional Commerce
0
0.3 Miles
N
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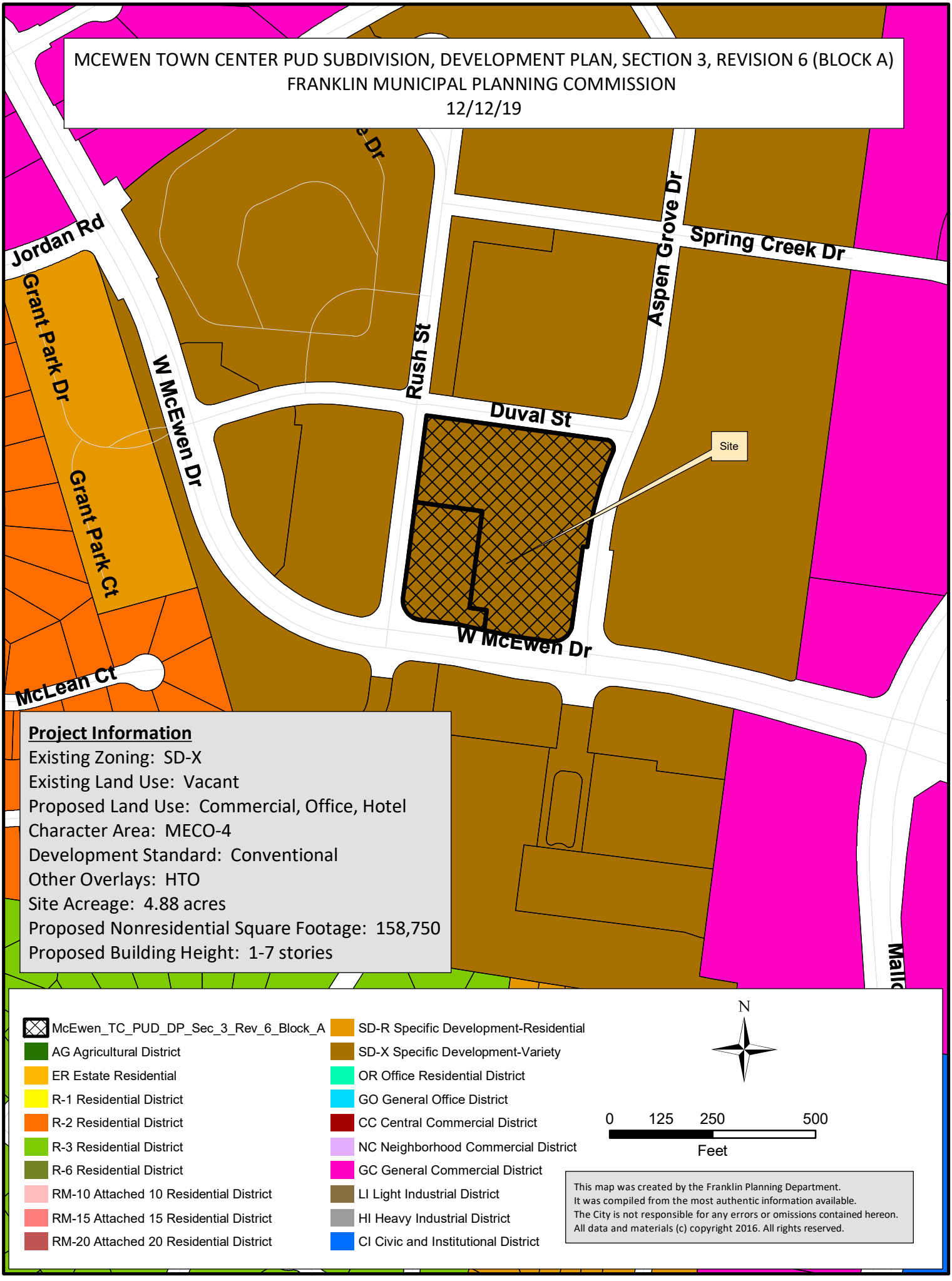
MCEWEN TOWN CENTER PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION 3, REVISION 6 (BLOCK A)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/19
Jordan Rd
Grant Park Dr
Grant Park Ct
W McEwen Dr
Rush St
Aspen Grove Dr
Spring Creek Dr
Duval St
Site
W McEwen Dr
McLean Ct
Project Information
Existing Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Commercial, Office, Hotel
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO
Site Acreage: 4.88 acres
Proposed Nonresidential Square Footage: 158,750
Proposed Building Height: 1-7 stories
McEwen_TC_PUD_DP_Sec_3_Rev_6_Block_A
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
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COF no: 7107

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

General Issue

19098 McEwen Block A Revision 6 PUD Resubmittal.pdf

22. MVUD

bnutt@mvud.org	Meter locations are incorrect. Contact Karen York with questions, 615.628.0237

RUSH STREET (LOCAL STREET - 54' ROW)

5011 ASPEN GROVE DRIVE

LOT 310
REFER TO COF #6719

PROPOSED PARKING GARAGE

1000 DUVAL STREET

BLOCK A

BLOCK B
REFER TO COF #6307

PROPOSED RESTAURANT 3,750 SF 1 STORY

5027 ASPEN GROVE DRIVE

PROPOSED RESTAURANT 6,100 SF 1 STORY

5019 ASPEN GROVE DRIVE

PROPOSED RETAIL 9,000 SF/ OFFICE 131,000 SF/ RESTAURANT 8,900 SF 6 STORY

PASEO

5001 ASPEN GROVE DRIVE

McEWEN DRIVE (ARTERIAL STREET - ROW VARIES)

DUVALL STREET (LOCAL STREET - 54' ROW)

ASPEN GROVE DRIVE (LOCAL STREET - 54' ROW)

BLOCK A SITE DATA

PROJECT NAME:
PUD SUBDIVISION, DEVELOPMENT PLAN, McEWEN PLACE TOWN CENTER SECTION 3, BLOCK A, REVISION 6
COF PROJECT NUMBER: **XXXX**
MAP, PARCEL NUMBERS: **062--02225 & 062-02219**
ADDRESS: **5011 ASPEN GROVE DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**
SITE ACREAGE: **4.88 AC (212,573 SF)**
BUILDING SETBACKS:
FRONT = 0 - 15'
SIDE = 0 - 5'
REAR = 0'

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

BUILDING HEIGHT: **1-7 STORIES**
MAX BUILDING HEIGHT: **91'**
RESIDENTIAL DENSITY: **N/A**

Land Use	Parking Rates (Pattern Book)	Density	Gross (Pattern Book)	PARKING REQUIRED Shared Parking (Urban Land Institute)
Retail	5 / 1,000 s.f.	9,000 s.f.	45	25
Fine/Casual Dining Restaurant	12 / 1,000 s.f.	11,875 s.f. *	143	80
Family Restaurant	12 / 1,000 s.f.	11,875 s.f. *	143	68
Hotel	1 / room	150 rooms	150	98
Conference Center	16.67 / 1,000 s.f.	3,000 s.f.	51	28
Office	3.33 / 1,000 s.f.	131,000 s.f.	437	371
		TOTAL	969	670 30.9% reduction

NOTES: *Updated Densities as of 11/07/2019 --> Peak Period is March, Weekday, 2:00pm*
*INCLUDES 2,500 SF OF PATIO AREA

PARKING PROVIDED
SURFACE SPACES: 78 SPACES
PARALLEL ON STREET: 29 SPACES
PARKING DECK: 588 SPACES
TOTAL PROVIDED: 695 SPACES

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	11/16/2016	69 DU	511 DU	213,210 SF	654,072 SF	-	150 KEYS
BLOCK C	11/16/2016	272 DU	239 DU	-	654,072 SF	-	150 KEYS
BLOCK A	7/17/2018	-	-	158,750 SF	495,322 SF	150 KEYS	-
BLOCK D	-	-	-	116,300 SF	379,022 SF	-	-
BLOCK E	-	-	-	231,600 SF	147,422 SF	-	-

0 30 60 90
SCALE: 1"= 30'

KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615.708.0587

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 DEPARTMENT OF AGRICULTURE
11.07.2019

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3
Block A, Revision 6
DEVELOPMENT PLAN
COF# 7107
Franklin, Williamson Co, TN

REVISIONS:

DATE: 10.14.2019
DESIGNED BY: GMV
DRAWN BY: KAK
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=30'
PROJECT #: 19098
SHEET NUMBER:
C2.4

NORTHSIDE FROM RUSH ST.

HOTEL FROM MCEWEN INTERSECTION

NORTHSIDE ENTRY FROM MCEWEN

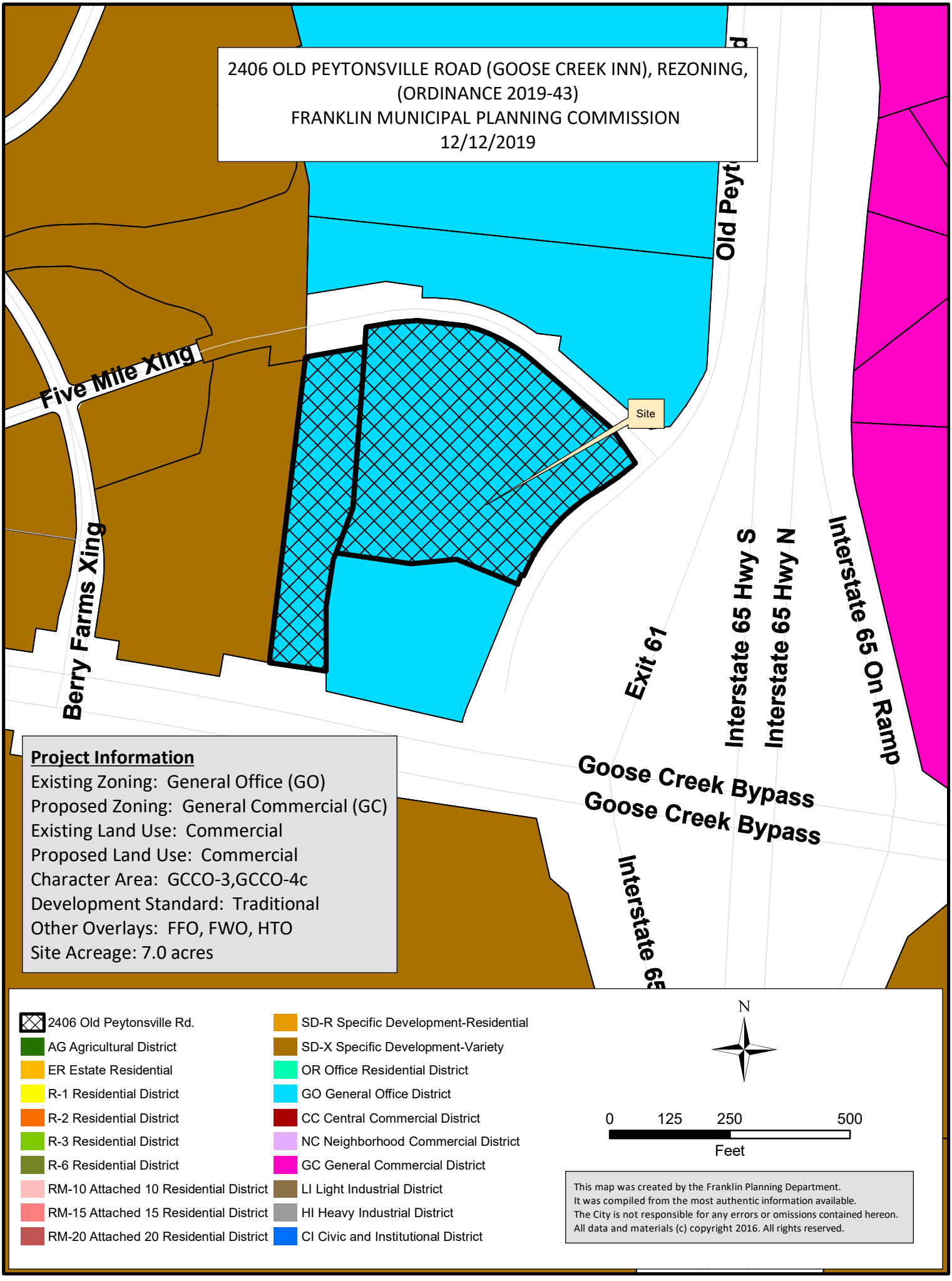
BLOCK A FROM ASPEN GROVE DRIVE

KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615.708.0587

McEwen Place Town Center PUD Subdivision
Development Plan,Section 3
Block A, Revision 6
SITE MASSING EXHIBIT
COF# 7107
Franklin, Williamson Co, TN

REVISIONS:

DATE: 09.30.2019
DESIGNED BY: GwV
DRAWN BY: KMK
CHECKED BY: GwV
Q.C. BY: CBW
SCALE: 1"=100'
PROJECT #: 19098
SHEET NUMBER:
A1.0


2406 OLD PEYTONSVILLE ROAD (GOOSE CREEK INN), REZONING,
(ORDINANCE 2019-43)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019
Old Peyt
Five Mile Xing
Site
Berry Farms Xing
Exit 61
Interstate 65 Hwy S
Interstate 65 Hwy N
Interstate 65 On Ramp
Goose Creek Bypass
Goose Creek Bypass
Interstate 65
Project Information
Existing Zoning: General Office (GO)
Proposed Zoning: General Commercial (GC)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: GCCO-3,GCCO-4c
Development Standard: Traditional
Other Overlays: FFO, FWO, HTO
Site Acreage: 7.0 acres
2406 Old Peytonsville Rd.
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
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VICINITY MAP
NOT TO SCALE

SITE DATA

ALDERMAN DISTRICT:	WARD 3
ALDERMAN MEMBER:	SCOTT SPEEDY
PARCEL ID.:	117 02200 & 117 02201
SITE ADDRESS:	2406 & 2412 GOOSE CREEK BYPASS FRANKLIN, TN
SITE ACREAGE:	7.0 AC (306,250 SF)
EXISTING ZONING:	GENERAL OFFICE (GO)
PROPOSED ZONING:	GENERAL COMMERCIAL (GC)
DEVELOPMENT STANDARD:	TRADITIONAL
CHARACTER AREA OVERLAY:	GCCO-3
OTHER OVERLAYS:	FFO, FWO, HTO
PROPERTY OWNER:	ROBERT MOORE
ADDRESS:	2406 & 2412 GOOSE CREEK BYPASS FRANKLIN, TN
DEVELOPER CONTACT NAME:	WILL SCHAEDLE
CONTACT E-MAIL ADDRESS:	WSCHAEDLE@CHARTWELLHOSPITALITY.COM
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD., STE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT NAME:	JACK PARKER
CONTACT E-MAIL ADDRESS:	JPARKER@CATALYST-DG.COM

FEMA PANEL:
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0355F, SEPTEMBER 29, 2006, COMMUNITY NAME: WILLIAMSON COUNTY.

PROBABLE IMPACT OF THE REZONING ON THE FOLLOWING:

1. WATER FACILITIES: WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL PUBLIC WATER MAINS SHALL BE IN A 20' EASEMENT. AN AVAILABILITY REQUEST WILL BE SUBMITTED AT A LATER STAGE OF DEVELOPMENT ONCE THE USES AND DENSITY HAVE BEEN FINALIZED.

2. SEWER FACILITIES: SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL PUBLIC SEWER LINES SHALL BE IN A 20' EASEMENT. AN AVAILABILITY REQUEST WILL BE SUBMITTED AT A LATER STAGE OF DEVELOPMENT ONCE THE USES AND DENSITY HAVE BEEN FINALIZED.

3. REPURIFIED (REUSED) WATER: REPURIFIED WATER MAY BE INCORPORATED ON SITE IF AVAILABLE.

4. STREETS AS SHOWN ON THE MAJOR THOROUGHFARE PLAN: THE SITE HAS ACCESS TO FIVEMILE CROSSING AND OLD PEYTONSVILLE ROAD. A TRAFFIC/PARKING IMPACT STUDY WILL BE PROVIDED AT A LATER STAGE OF DEVELOPMENT ONCE THE USES AND DENSITY HAVE BEEN FINALIZED.

5. DRAINAGE FACILITIES: IT IS ESTIMATED THAT APPROXIMATELY 85% OF THE DEVELOPABLE PORTION OF THE PROPERTY WILL BE IMPERVIOUS AT THE COMPLETION OF BUILD-OUT. THE SITE WILL REQUIRE ON SITE WATER QUALITY TREATMENT PRACTICES TO TREAT STORMWATER FROM THE SITE. THESE PRACTICES SHALL CONFORM TO CITY OF FRANKLIN STANDARDS.

6. POLICE STATION: THE FRANKLIN POLICE DEPARTMENT IS LOCATED WITHIN 6.5 MILES OF THE SITE.

7. FIRE SERVICE PROVIDED BY THE CITY OF FRANKLIN FIRE STAION 7 IS LOCATED WITHIN 3 MILES OF THE SITE AT 4201 LONG LANE.

8. MULTIPLE RECREATIONAL FACILITIES ARE LOCATED WITHIN 7 MILES OF THE SITE.

9. ALL REFUSE AND SANITATION COLLECTION SHALL BE PUBLIC AND PROVIDED BY THE CITY OF FRANKLIN.

10. THERE ARE NO KNOWN MINERAL RIGHTS ON THE SITE.

N

0 50 100 200 300
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD., STE 750
FRANKLIN, TN 37067
615-550-1270

09/26/19

COF # 7080
CHARTWELL - OLD GOOSE CREEK INN REZONING
2406 & 2412 GOOSE CREEK BYPASS
FRANKLIN, TN
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
REZONING EXHIBIT

PROJECT NUMBER
20190058

DRAWING NUMBER

P:\2019\20190058\dwg\Construction\20190058_Rezoning Exhibit.dwg-Layout1 Sep 27, 2019 jparker

COF no: 7080

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Planning

General Issues

6. Zoning Ordinance

joseph.bryan@franklintn.gov	Advisory comment to remain open. Advisory comment: the new Zoning Ordinance and Zoning Map is slated to be approved and in effect by December 30th. Should the applicant decide to withdraw the current zoning request to GC after the planning commission meeting, they must withdraw by the 2nd BOMA reading. The proposed base district for this property is RC12-Regional Commerce 12.

From: Joseph Bryan
To: Amy Diaz-Barriga
Subject: FW: Rezoning Withdrawal Request for COF #7080
Date: Monday, December 9, 2019 10:48:12 AM
Attachments: image001.png

From: Jack Parker <jparker@catalyst-dg.com>
Sent: Thursday, December 5, 2019 9:24 PM
To: Joseph Bryan <joseph.bryan@franklintn.gov>
Subject: Rezoning Withdrawal Request for COF #7080

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.

Joey,

Please consider this email as a formal request to withdraw the rezoning application for COF #7080. Please let me know if there is anything else needed from me to process the request.

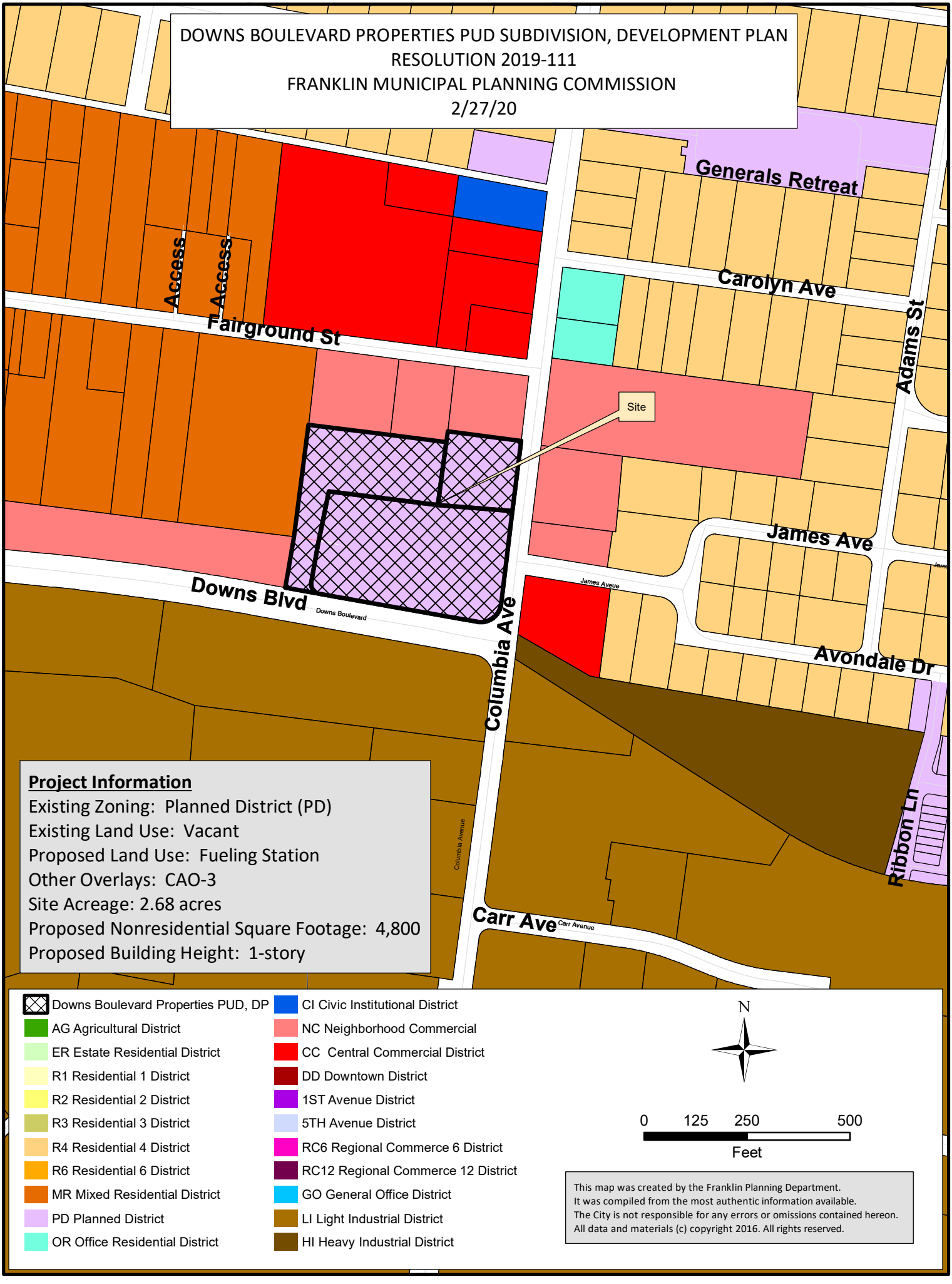
Regards,

JACK PARKER, PE; LEED AP
Principal/Senior Project Manager

Catalyst DESIGN GROUP

office | 615.866.2410
mobile | 615.310.8670
jparker@catalyst-dg.com
2650 Memorial Boulevard, Suite D, Murfreesboro, TN 37130
catalyst-dg.com

linkedin | twitter | instagram


DOWNS BOULEVARD PROPERTIES PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2019-111
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/27/20
Generals Retreat
Carolyn Ave
Adams St
Access
Access
Fairground St
Site
James Ave
James Aveue
Downs Blvd
Downs Boulevard
Columbia Ave
Columbia Avenue
Avondale Dr
Ribbon Ln
Carr Ave
Carr Avenue
Project Information
Existing Zoning: Planned District (PD)
Existing Land Use: Vacant
Proposed Land Use: Fueling Station
Other Overlays: CAO-3
Site Acreage: 2.68 acres
Proposed Nonresidential Square Footage: 4,800
Proposed Building Height: 1-story
Downs Boulevard Properties PUD, DP
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 7081

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

31. F. Development Plan

lance.fittro@franklintn.gov	With the first site plan, the applicant shall provide a left-turn lane from Downs Boulevard into the site. Applicant shall design turn lane per City, AASHTO, MUTCD, and other applicable standards for roadway design and verify taper and storage lengths are appropriate in functionality and capacity for the site. The turn lane shall be complementary to the TDOT Columbia Avenue project and will take into consideration the most-current design of those improvements at the time of site plan submittal. *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)*

49. Sidewalks

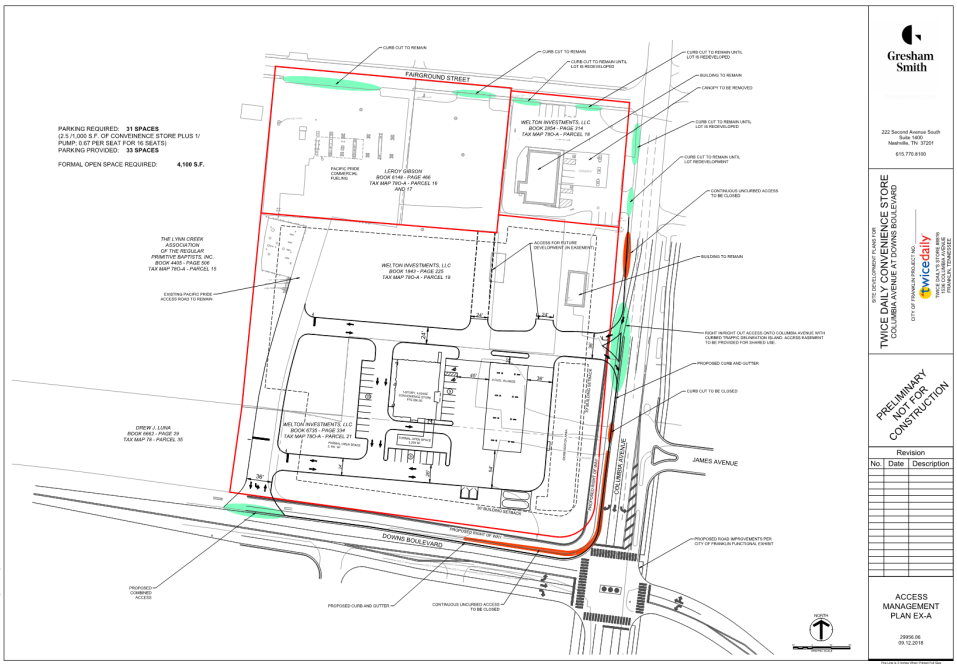
lance.fittro@franklintn.gov	**With the first Site Plan**, Applicant shall show sidewalks along Collector and Arterial streets as 6'-0" wide. Combined curb and gutters shall be 2'-6" wide. 6'-0" wide grass strip along Downs Boulevard shall be provided between sidewalk and future back of curb based on the future widening of Downs Boulevard.

57. Offsite Drainage

lance.fittro@franklintn.gov	New construction shall not aggravate upstream or downstream flooding. Where existing upstream or downstream stormwater problems exist, Applicant shall correct existing problems in conjunction with new development or redevelopment. *[COF Stormwater Ordinance Sec. 23-106 (2) (i) (iii)]* Existing offsite downstream stormwater infrastructure may have insufficient capacity to transfer flows from the site. The extents of the insufficient infrastructure is currently unknown. **With the first Site Plan**, Applicant shall analyze existing downstream stormwater infrastructure and correct deficient areas.

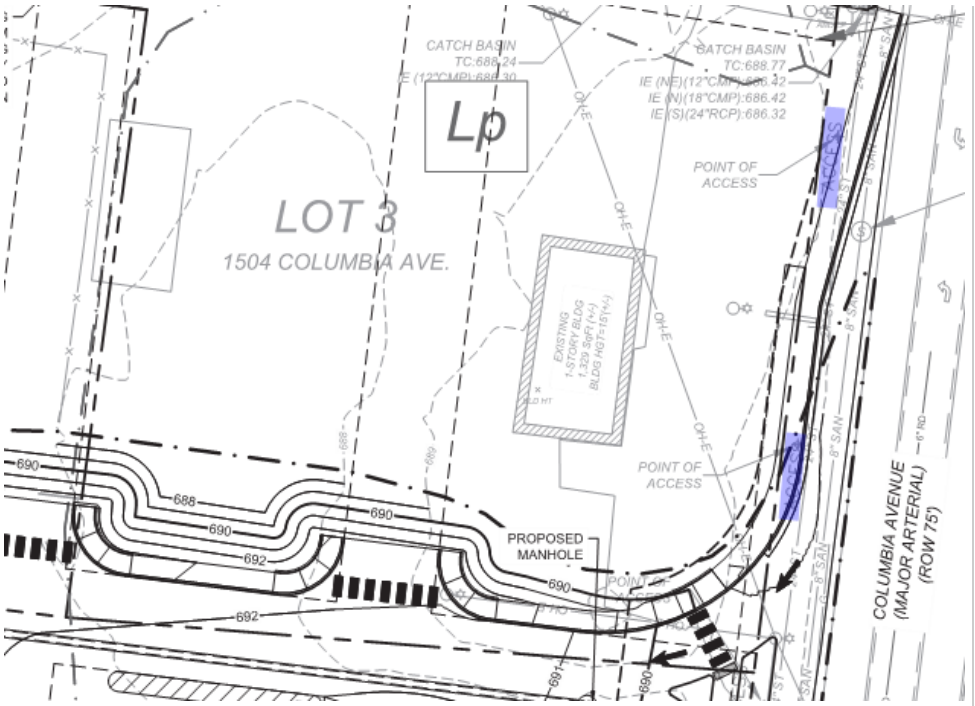
63. Access Management

lance.fittro@franklintn.gov Applicant shall provide notes on the submitted development plan referencing the previously agreed-upon closure of accesses along Columbia Avenue and Downs Boulevard in exchange for the new right-in right-out shown on the development plan. Access management for the block, including within the limits of this PUD, shall be in accordance with the previously agreed-upon "Access Management Plan Ex-A" which is copied below as well as uploaded to the project folder in IDT. As a condition of approval for the mid-block right-in right-out access shown on this development plan, the "Access Management Plan Ex-A" shall be included and referenced with all future submittals for the development of Lot 1, as well as future site plan and/or PUD submittals for development of the parcels outlined in red on the exhibit.

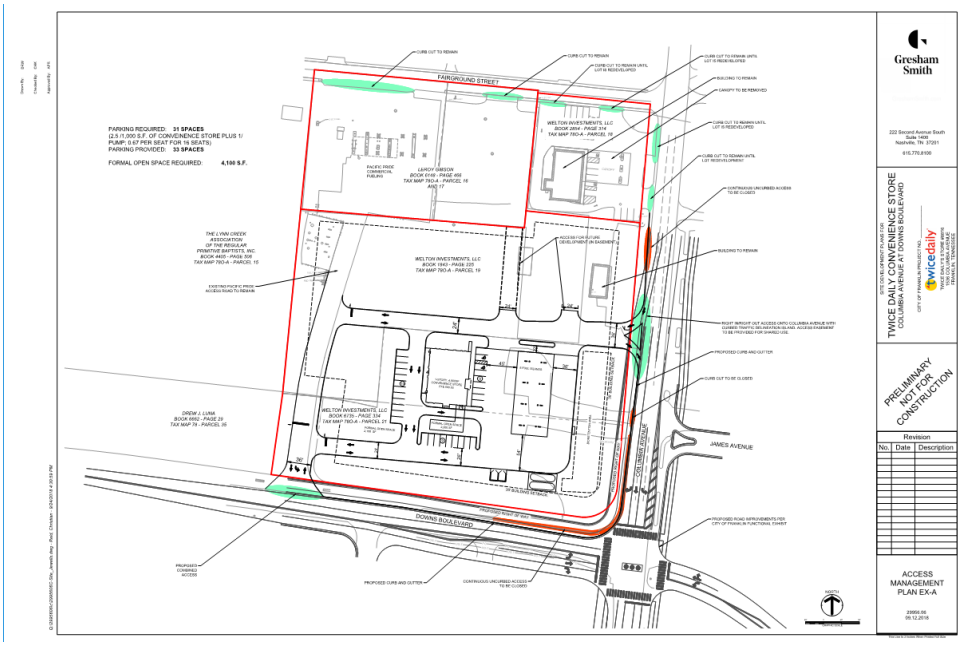


65. F. Development Plan

lance.fittro@franklintn.gov Applicant shall remove all notes such as those highlighted below identifying pre-development "Access" locations on the plan which are being closed with the redevelopment, including those highlighted below:



Any access to the redeveloped lots should be defined by the showing of physical improvements (curbing, pavement, etc) rather than notes which are easily overlooked. Any access to the reconfigured lots shall be per the previous agreement and Access Management Plan Ex-A as uploaded below.

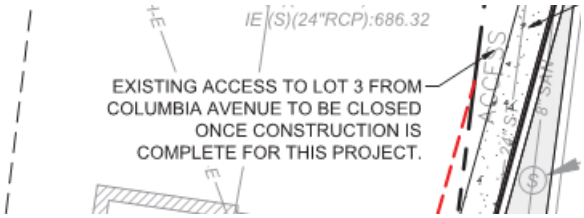


Engineering - Site Plan Checklist

General Issues

1. D. Site Plan

lance.fittro@franklintn.gov The note regarding the timing of closure of the access to Lot 3 from Columbia Avenue shall be revised to read "Existing access to Lot 3 from Columbia Avenue to be closed upon opening for of the mid-block right-in right-out shared access from Columbia Avenue for public use."



Planning

General Issues

61. Modification of Standards

joseph.bryan@franklintn.gov Staff has determined that the applicant does not need to request MOS #1 as the Ordinance only dictates minimums. Remove MOS #1 from the submittal.

Cite the specific regulations from the Zoning Ordinance on the cover sheet that correspond with the MOS requests.

MOS #1 -Staff does not recommend approval of this modification of standards..

MOS #1 - CAO-3 prohibits drive-thrus north of Downs Boulevard to create a pedestrian-oriented node. Staff does not recommend MOS #3 for approval.

The decision to approve or deny the MOSs will ultimately be decided by BOMA [Edited By Joseph Bryan]

2995606_PUD Plans.pdf

42. Lots 2 and 3

joseph.bryan@franklintn.gov Advisory comment: Future development of Lots 2 and 3 will require BOMA level development plan revisions.

Planning (Landscape)

General Issues

8. Existing Trees

jason.arnold@franklintn.gov By Site Plan, please document the location, size and health of any specimen tree on the site.

9. Formal Open Space

jason.arnold@franklintn.gov By Site Plan, please show proposed amenities for the Formal Open Space and how these spaces will be accessed and used.

PUD DEVELOPMENT PLANS FOR

DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)

1540 COLUMBIA AVENUE
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

GRESHAM SMITH PROJECT NO. 29956.06
TWICE DAILY STORE NO. 8816

NOTES - CITY OF FRANKLIN

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

MODIFICATION OF STANDARDS REQUESTS

1. THE PROPOSED CONVENIENCE STORE IS SETBACK APPROXIMATELY 235' FROM THE PROPERTY LINE ALONG COLUMBIA AVENUE. THIS MODIFICATION OF STANDARDS IS TO LOCATE THE BUILDING AWAY FROM THE LOW-POINT OF THE SITE AT THE INTERSECTION OF COLUMBIA AVENUE AND DOWNS BOULEVARD.
2. THE PROPOSED LOCATION OF THE FUEL STATION CANOPY IS TO ACCOMMODATE LOCATING THE CONVENIENCE STORE AWAY FROM THE SITE LOW-POINT.
3. THE PROPOSED CONVENIENCE STORE WILL HAVE A DRIVE-THRU TO ACCOMMODATE THE INTERNAL COFFEE SERVICE STATION.

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	R.O.W. AND ACCESS PLAN
C5.0	UTILITY PLAN
L200	LANDSCAPE PLAN
ES1.1	SITE LIGHTING PLAN
ES1.2	SITE LIGHTING CUT SHEETS
A2.0	EXTERIOR ELEVATIONS
A2.1	DUMPSTER ELEVATIONS
A2.2	FUEL PUMP CANOPY EXTERIOR ELEVATIONS

VICINITY MAP
1" = 2,000'

SITE DATA

CITY OF FRANKLIN PROJECT NUMBER	7081
MAP 0780, PARCEL 01900, 02000, & 02100	
ADDRESS	1540 COLUMBIA AVENUE
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
DISTRICT	9TH
EXISTING ZONING -	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY	SOCO - 1 & CFCO - 7
OTHER APPLICABLE OVERLAYS	CAO - 3
APPLICABLE DEVELOPMENT STANDARD	TRADITIONAL (SOME OF THE PROPERTY FALLS WITHIN CONVENTIONAL)
ACREAGE OF SITE	4.74 ACRES
SQUARE FOOTAGE OF SITE	206,340
MINIMUM REQUIRED SETBACK LINES	
- YARD FRONTING ON ANY STREET	30'
- SIDE YARD	15'
- REAR YARD	25'
PROPOSED USE	CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F.	4,800 S.F.
OCCUPANCY TYPE	IBC "MERCANTILE"
CONSTRUCTION TYPE	TYPE IV-B
PROPOSED BUILDING HEIGHT	21'-0"
PROPOSED CANOPY HEIGHT	18'-6"
PARKING REQUIRED	CONVENIENCE = 3.33 x 4.8 (4,800 SF) = 16 SPACES DRIVE THRU = 0.67 x 20 SEATS INDOOR = 14 SPACES
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
FORMAL OPEN SPACE	
REQUIRED (5% OF 2.68 ACRES):	0.13 ACRES (5,663 S.F.)
PROVIDED:	7,000 S.F.
EXISTING TREE CANOPY COVERAGE:	30,400 S.F. (26 % OF SITE)
CANOPY COVERAGE PRESERVATION	
REQUIRED (24% OF 30,400 S.F.):	7,300 S.F.
PROVIDED:	7,600 S.F.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS PER CURRENT FEMA FIRM PANEL 47187C0192F & 47187C0211F, DATED SEPTEMBER 29, 2006.

MINERAL RIGHTS STATEMENT: THERE ARE NO MINERAL RIGHTS HELD BY A 3RD PARTY.

OWNER / DEVELOPER

TRI STAR ENERGY, LLC
1740 Ed Temple Blvd.
Nashville, TN 37208
Owner Contact: Charlton Bell
Phone: (615) 313-2457
Fax: (615) 313-3612
Email: cbell@tristartn.com

CIVIL ENGINEER/LANDSCAPE ARCHITECT

Gresham Smith

222 Second Avenue South, Suite 1400
Nashville, TN 37201
Civil Contact: Jubal Parris, PE, RLS
Phone: (615) 770-8549
Email: jubal.parris@geshamsmith.com
Landscape Contact: Terence Mulvaney, RLA, CLARB
Phone: (615) 770-8674
Email: terry.mulvaney@geshamsmith.com

OWNER / DEVELOPER

CASSETTY ARCHITECTURE
901 West Main Street
Hendersonville, TN 37075
Contact: Ryan Kilpatrick
Phone: (615) 822-5711
Fax: (615) 824-9089
Email: rkilpatrick@cassettytn.com

PUD DEVELOPMENT PLANS

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081
twicedaily®
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBAL R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
2015
LICENSE NO. 120153
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

COVER SHEET

C0.0

29956.06
10.03.2019

Q:\29956606\c\PUD\29956606C-000.dwg - Tocci, Davide - 10/3/2019 2:46:31 PM

This Line Is 3 Inches When Printed Full Size

STORMWATER NARRATIVE - EXISTING CONDITIONS

STORMWATER DRAINAGE DURING THE EXISTING CONDITIONS FLOWS FROM WEST TO EAST THROUGH THE SITE. THERE ARE TWO OUTFALL LOCATIONS, NOTED AS POI-1 AND POI-2. BOTH OUTFALLS ARE LOCATED ALONG COLUMBIA AVENUE. OFFSITE RUNOFF FLOWS ONTO THE SITE FROM THE WEST VIA SHEET FLOW AND WILL BE BYPASSED VIA STORM SEWER IN THE PROPOSED CONDITIONS.

GENERAL NOTES

1. SURVEY METHOD: FIELD RUN
2. SURVEY DATE: FEBRUARY 2019
3. SURVEY PREPARED BY: GRESHAM SMITH

CITY OF FRANKLIN GRADING AND DRAINAGE DATA CHART

SITE AREA: 116,614 S.F. = 2.68 AC.
IMPERVIOUS AREA: 0 S.F. = 0.00 AC
DISTURBED AREA = 165,654 S.F. = 3.80 AC.
RV VALUE: 0.140 (FROM LID SPREADSHEET)
PEAK FLOW RUNOFF - EXISTING CONDITIONS
2 YEAR: 2.173 CFS
5 YEAR: 3.881 CFS
10 YEAR: 5.427 CFS
25 YEAR: 7.797 CFS
50 YEAR: 9.817 CFS
100 YEAR: 12.01 CFS

LEROY GIBSON BOOK 6148 - PAGE 466 TAX MAP 78-O GROUP A PARCEL 16

LEROY GIBSON BOOK 6148 - PAGE 466 TAX MAP 78-O GROUP A PARCEL 17

WELTON INVESTMENTS LLC BOOK 2854 - PAGE 314 TAX MAP 78-O GROUP A PARCEL 18

THE LYNN CREEK ASSOCIATION OF THE REGULAR PRIMITIVE BAPTISTS, INC. BOOK 4405 - PAGE 506 TAX MAP 78O-A - PARCEL 15

DREW J. LUNA BOOK 6662 - PAGE 29 TAX MAP 78 - PARCEL 35

RYER LLC TAX MAP 78-A PARCEL 37 DB. 5788, PG 602 LOT 1 TURNBOW SUBDIVISION PB. 26, PG. 1 R.O.D.C., TN

LOT 1
1540 COLUMBIA AVE.
OR
192 DOWNS BLVD.

LOT 2
198 DOWNS BLVD.

LOT 3
1504 COLUMBIA AVE.

(Not a buildable Lot until sanitary sewer service is provided)

DOWNS BOULEVARD (MAJOR COLLECTOR) (ROW 75')

COLUMBIA AVENUE (MAJOR ARTERIAL) (ROW 75')

SOIL TYPE, TYP.

SOIL TYPE DELINEATION LINE, TYP.

TREE PROTECTION FENCE, TYP.

DRAINAGE FLOW ARROWS, TYP.

CONTRACTOR TO VERIFY AND MAINTAIN THE ELECTRIC SERVICE TO THE EXISTING BILLBOARD

CONTRACTOR TO COORDINATE THE REMOVAL OF THE EXISTING ONSITE UTILITY POLES WITH MTEMC. UTILITY POLE RELOCATION AND/OR NEW UTIITY POLE LOCATIONS ARE TO BE COORDINATED WITH THE CITY OF FRANKLIN COLUMBIA AVENUE AND DOWNS BOULEVARD ROADWAY IMPROVEMENT PLANS

SITE OUTFALL POI-1

SITE OUTFALL POI-2

EXISTING HYDRANT (NON-POTABLE)

EXISTING FIRE HYDRANT

EXISTING WATERLINE SHOWN PER P.B. 26, PG. 1 R.O.W.C., TN

24" WATER MAIN SHOWN PER ONE CALL FIELD MARKS

6" RECLAIMED WATER LINE

UNITED CITIES GAS COMPANY, INC D.B. 1272, PG. 849 R.O.W.C., TN

5' ACCESS EASEMENT P.B. 54, PG. 7 R.O.W.C., TN

WATERLINE EASEMENT (PROPOSED)

WATERLINE EASEMENT D.B. 5336, PG. 874 D.C. R.O.W.C., TN

30' ACCESS EASEMENT (PROPOSED)

30' PUBLIC UTILITY ACCESS AND DRAINAGE EASEMENT BK. 6662, PG. 29, R.O.W.C. TN

20' RECLAIMED WATER & SANITAR SEWER EASEMENT BK. 6662, PG. 32 R.O.W.C. TN

5' R.O.W. DEDICATION BK. 6662, PG. 29 R.O.W.C. TN

40' ELECTRICAL EASEMENT P.B. 54, PG. 7 R.O.W.C. TN

N7° 45' 43"E 277.74'
S82° 50' 55"E 335.70'
N9° 53' 52"E 30.01'
S80° 26' 14"E 170.70'
N7° 35' 11"E 153.81'
S7° 11' 56"W 168.85' TOTAL 168.25'
S82° 59' 37"E 266.45'
S85° 24' 41"E 173.19'
N11° 45' 36"E 124.75'
N65° 37' 10"W 1.09'
N10° 05' 10"E 116.86'
N10° 02' 36"E 99.45'
N79° 58' 00"W 85.04'
62.48'
N80° 11' 19"W
N80° 08' 04"W 316.48'
S7° 03' 30"W 92.27'
S7° 49' 19"W 113.27'
LC=72.55', R=50.00'
ARC=81.17'
CH=S53° 24' 53"W

FOUND 1 INCH PIPE
FOUND 1 INCH SQUARE
FOUND 1/2 REBAR
FOUND 1/2 IRWC ANDERSON
FOUND 1/2 IRWC 148
FOUND 1/2 IRWC
FOUND MAG
FOUND 1/2 IRWC 148
306 MAG NAIL
804 MAG NAIL
106 NAIL
303 NAIL
301 MAG
201 MAG
102 5/8 IRWC BWS
POINT OF ACCESS
EMERGENCY SHUT-OFF
(3)-VENT PIPES
TANK
FUEL PUMP
PAY STATION
FUEL PUMP TP
ONE STORY BUILDING 3500 SQFT (+/-) FFE=691.0 BLDG HGT=13'(+/-)
EXISTING 1-STORY BLDG FFE=689.0 (+/-) BLDG HGT=11'(+/-)
CANOPY
EXISTING GRAVEL
EXISTING ASPHALT
GAS LINE MARKER
POSSIBLE BLIND JUNCTION
CATCH BASIN TC:689.31 IE (N)(15"CMP):687.43 IE (S)(15"CMP):687.38
CATCH BASIN TC:688.68 IE (N)(18"CMP):686.92 IE (S)(18"CMP):686.82
CATCH BASIN TC:688.24 IE (12"CMP):686.30
CATCH BASIN TC:688.77 IE (NE)(12"CMP):686.32 IE (NW)(18"CMP):686.42 IE (S)(24"RCP):686.32
SMH-11002 (BRICK) TC:689.20 IE (N)(8"CLAY):683.15 IE (S)(8"CLAY):682.93
CATCH BASIN TC:688.79 IE:686.48 (DEBRIS)
CATCH BASIN TC:688.67 IE:686.43 (DEBRIS)
CATCH BASIN TC:688.51 IE:685.95 (DEBRIS)
CATCH BASIN TC:688.48 IE (N)(12"):684.81 IE (S)(18"RCP):684.72
CATCH BASIN TC:687.45 IE (W)(24"CMP):683.88
SMH-10993 (BRICK) TC:689.00 IE (N)(8"CLAY):681.67 IE (S)(8"CLAY):681.69 IE (E)(8"CLAY):681.40
CATCH BASIN TC:688.48 IE (N)(12"):684.81 IE (S)(18"RCP):684.72
CATCH BASIN TC: 689.82 IE (12" CMP): 687.67
CATCH BASIN TC: 689.84 IE (18" CMP): 689.73 (DEBRIS)
CATCH BASIN TC: 689.22 IE: 687.22 (DEBRIS)
CATCH BASIN TC: 689.32 IE: 686.55 (DEBRIS)
12" CMP IE: 688.56
24" CMP IE: 684.37
24" RCP IE:684.76
18" RCP IE:685.37
18" RCP IE: 685.71
18" RCP IE: 700.64
18" RCP IE: 696.88
24"RCP IE: 686.07
EXISTING WATERLINE SHOWN PER P.B. 26, PG. 1 R.O.W.C., TN
EXISTING WATERLINE SHOWN PER P.B. 26, PG. 1 R.O.W.C., TN
POINT OF ACCESS
GAS LINE MARKER
24" CMP IE: 684.37
6" RECLAIMED WATER LINE
6" RECLAIMED WATER LINE
20' ACCESS
24' ST
12' ST
8" SAN
8" SAN
12" W
12" W
OH-E
OH-E
FO
UG-T
G
6" RD
24" W
24" W
12" W
12" W
8" W
8" W
TO 45
TO 45
TP
TP
TP

SITE DATA

CITY OF FRANKLIN PROJECT NUMBER	7081
MAP 0780, PARCEL 01900, 02000, & 02100	
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CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
DISTRICT	9TH
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SQUARE FOOTAGE OF SITE	206,340
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- SIDE YARD	15'
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CONSTRUCTION TYPE	TYPE IV-B
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PARKING PROVIDED	30 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
FORMAL OPEN SPACE	
REQUIRED (5% OF 2.68 ACRES):	0.13 ACRES (5,663 S.F.)
PROVIDED:	7,000 S.F.
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CANOPY COVERAGE PRESERVATION	
REQUIRED (24% OF 30,400 S.F.):	7,300 S.F.
PROVIDED:	7,600 S.F.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS PER CURRENT FEMA FIRM PANEL 47187C0192F & 47187C0211F, DATED SEPTEMBER 29, 2006.

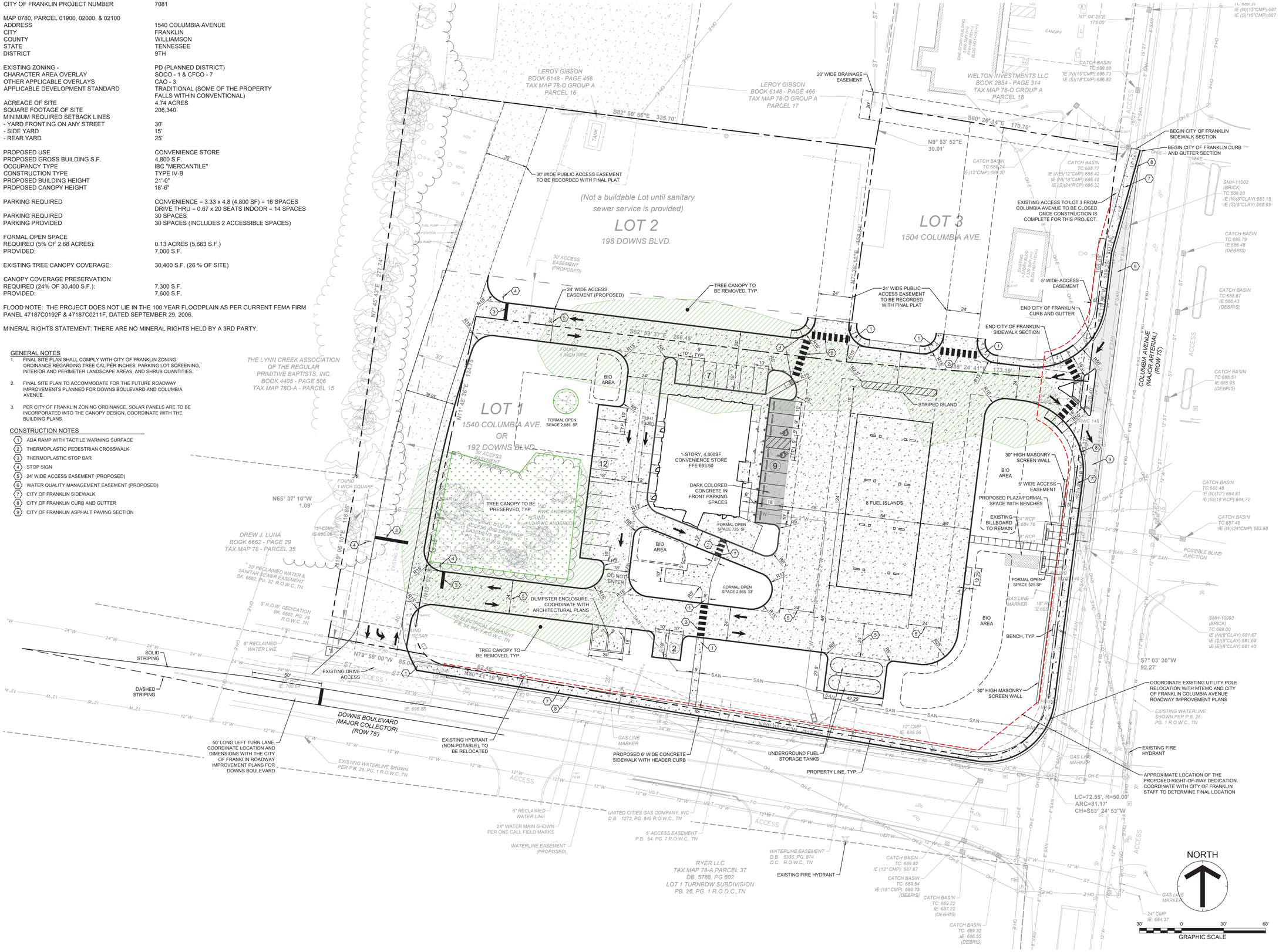
MINERAL RIGHTS STATEMENT: THERE ARE NO MINERAL RIGHTS HELD BY A 3RD PARTY.

GENERAL NOTES

1. FINAL SITE PLAN SHALL COMPLY WITH CITY OF FRANKLIN ZONING ORDINANCE REGARDING TREE CALIPER INCHES, PARKING LOT SCREENING, INTERIOR AND PERIMETER LANDSCAPE AREAS, AND SHRUB QUANTITIES.
2. FINAL SITE PLAN TO ACCOMMODATE FOR THE FUTURE ROADWAY IMPROVEMENTS PLANNED FOR DOWNS BOULEVARD AND COLUMBIA AVENUE.
3. PER CITY OF FRANKLIN ZONING ORDINANCE, SOLAR PANELS ARE TO BE INCORPORATED INTO THE CANOPY DESIGN, COORDINATE WITH THE BUILDING PLANS.

CONSTRUCTION NOTES

1. ADA RAMP WITH TACTILE WARNING SURFACE
2. THERMOPLASTIC PEDESTRIAN CROSSWALK
3. THERMOPLASTIC STOP BAR
4. STOP SIGN
5. 24' WIDE ACCESS EASEMENT (PROPOSED)
6. WATER QUALITY MANAGEMENT EASEMENT (PROPOSED)
7. CITY OF FRANKLIN SIDEWALK
8. CITY OF FRANKLIN CURB AND GUTTER
9. CITY OF FRANKLIN ASPHALT PAVING SECTION



Gresham Smith

Gresham Smith and Partners

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081

twicedaily
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBAL R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 117058
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

SITE LAYOUT PLAN

C2.0

29956.06
10.03.2019

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PROJECT DESCRIPTION
THE PROPOSED TWICE DAILY CONVENIENCE STORE IS LOCATED AT THE INTERSECTION OF COLUMBIA AVENUE AND DOWNS BOULEVARD IN THE CITY OF FRANKLIN, TENNESSEE. THE SITE HAS BEEN DESIGNED TO ACCOMMODATE THE CITY OF FRANKLIN POST DEVELOPMENT REQUIREMENTS FOR STORMWATER QUALITY.

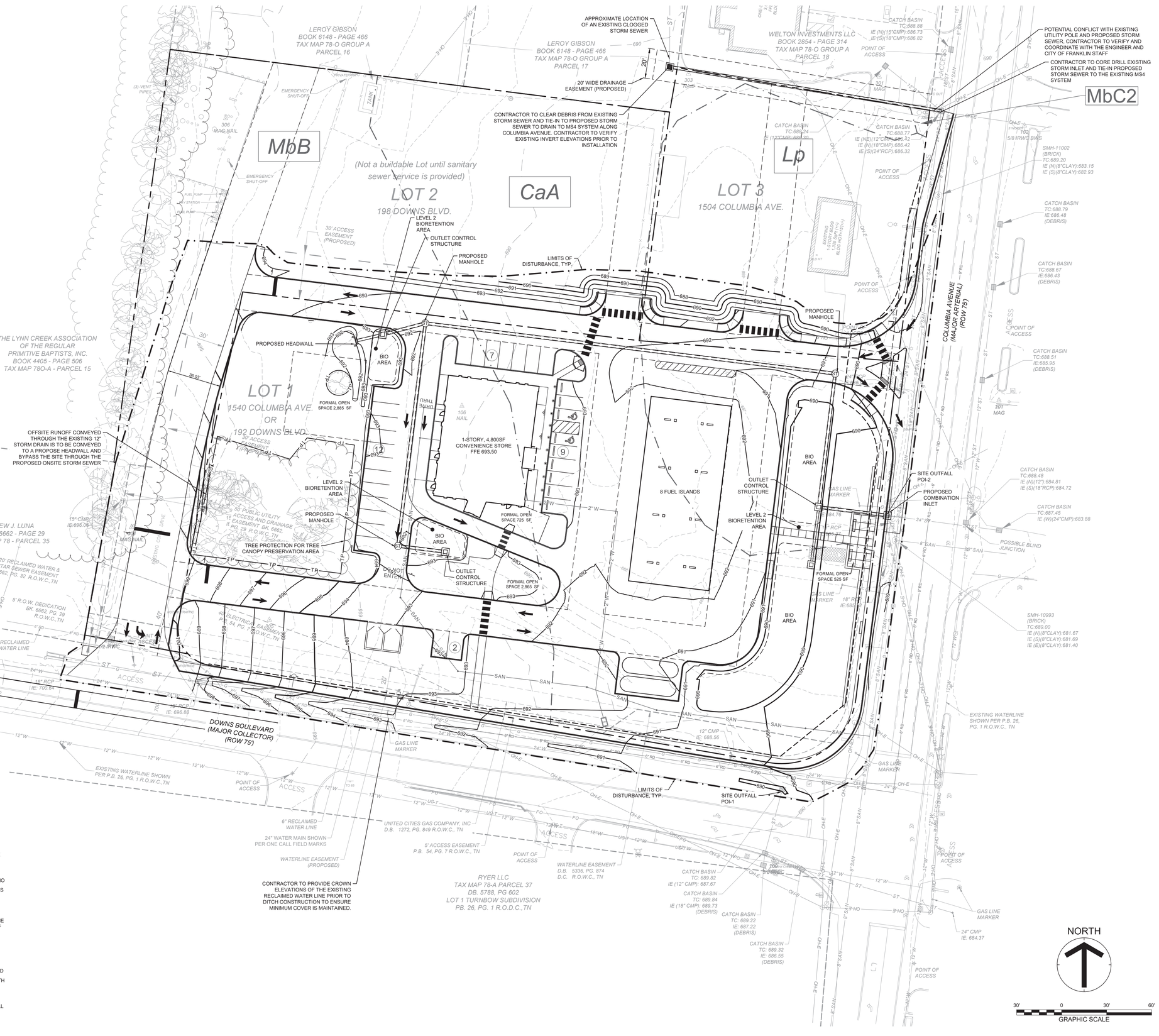
WATER QUALITY
WATER QUALITY REQUIREMENTS FOR THIS DEVELOPMENT HAVE BEEN MET WITH THE USE OF LEVEL II BIORETENTION PONDS. A LARGE PORTION OF THE SITE WILL SURFACE DRAIN TO THE BIORETENTION PONDS WHERE IT WILL BE TREATED FOR WATER QUALITY AND DISCHARGE VIA PROPOSED STORM SEWER TO TIE-IN TO EXISTING STORM SEWER INFRASTRUCTURE ALONG COLUMBIA AVENUE. EACH BIORETENTION POND WILL INCLUDE A FOREBAY AREA DESIGNED FOR THE CONTRIBUTING DRAINAGE AREA. THE REMAINDER OF THE SITE THAT BYPASSES THE BIORETENTION PONDS WILL BE COLLECTED BY THE LOCAL MS4 SYSTEM.

SENSITIVE AREAS
THERE ARE NO SENSITIVE AREAS.

STORMWATER DETENTION
UTILIZING THE CITY OF FRANKLIN LOW IMPACT DEVELOPMENT (LID) TOOL, THE BIORETENTION POND AREAS PROVIDED WILL BE SUFFICIENT ENOUGH THAT NO ADDITIONAL STORMWATER DETENTION IS REQUIRED.

CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 S.F., ADDING MORE THAN 5,000 S.F. OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION, AN ADDITIONAL 2 FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE BMP SHOWN ON THE PLANS AND THE ADDITIONAL EXCAVATION BACKFILLED WITH CLEAN #57 STONE.
7. ENTIRE BIORETENTION AREA TO BE WRAPPED IN AN IMPERMEABLE LINER DUE TO POTENTIAL FUEL RUNOFF.



CITY OF FRANKLIN GRADING AND DRAINAGE DATA CHART

SITE AREA: 116,614 S.F. = 2.68 AC.
IMPERVIOUS AREA: 0 S.F. = 0.00 AC
DISTURBED AREA = 165,654 S.F. = 3.80 AC.
RV VALUE: 0.160 (FROM LID SPREADSHEET)
PEAK FLOW RUNOFF
2 YEAR: 1.502 CFS
5 YEAR: 2.881 CFS
10 YEAR: 4.128 CFS
25 YEAR: 6.043 CFS
50 YEAR: 7.683 CFS
100 YEAR: 9.506 CFS

CITY OF FRANKLIN GRADING AND DRAINAGE NOTES

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

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081

twicedaily
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUDAH R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 117091
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

GRADING AND DRAINAGE PLAN

C3.0

29956.06
10.03.2019

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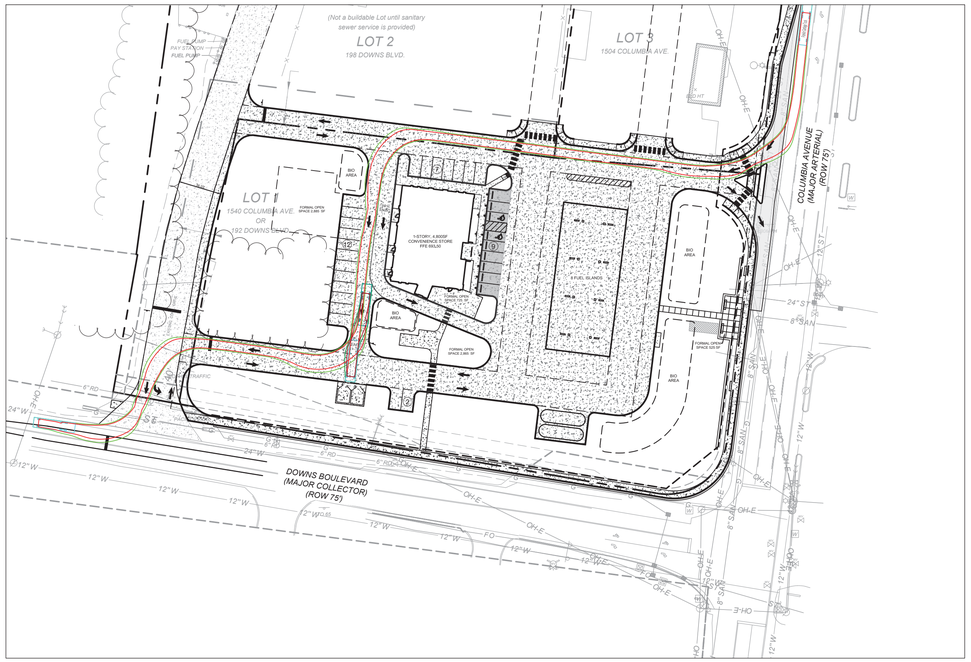
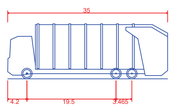
CITY OF FRANKLIN REFUSE VEHICLE TRACKING





Franklin Garbage Truck	
Overall Length	35.000ft
Overall Width	8.100ft
Overall Body Height	12.027ft
Min Body Ground Clearance	0.716ft
Track Width	6.600ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	46.000ft

IMPACT STATEMENTS - R.O.W. & ACCESS

1. BASED ON TRIP GENERATION FROM THE ITE TRIP GENERATION MANUAL, 10TH EDITION - VOLUME 2: DATA - PART 3 (LAND USES 800-999), THE FOLLOWING TOTAL DAILY TRIP COUNT IS ANTICIPATED FOR THIS DEVELOPMENT;

TOTAL STORE GROSS S.F.	4,800 S.F.
TOTAL FUEL POSITIONS	16
CONVENIENCE STORE WITH GASOLINE SALES	624.20 TRIPS PER 1,000 GROSS S.F. 624.20 TRIPS x (4,800 S.F. / 1,000 S.F.) = 2,997 TRIPS
FUEL STATIONS	322.50 TRIPS PER FUELING POSITION 322.50 TRIPS x 16 POSITIONS = 5,160 TRIPS
TOTAL DAILY TRIP COUNT	5,160 TRIPS

CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES

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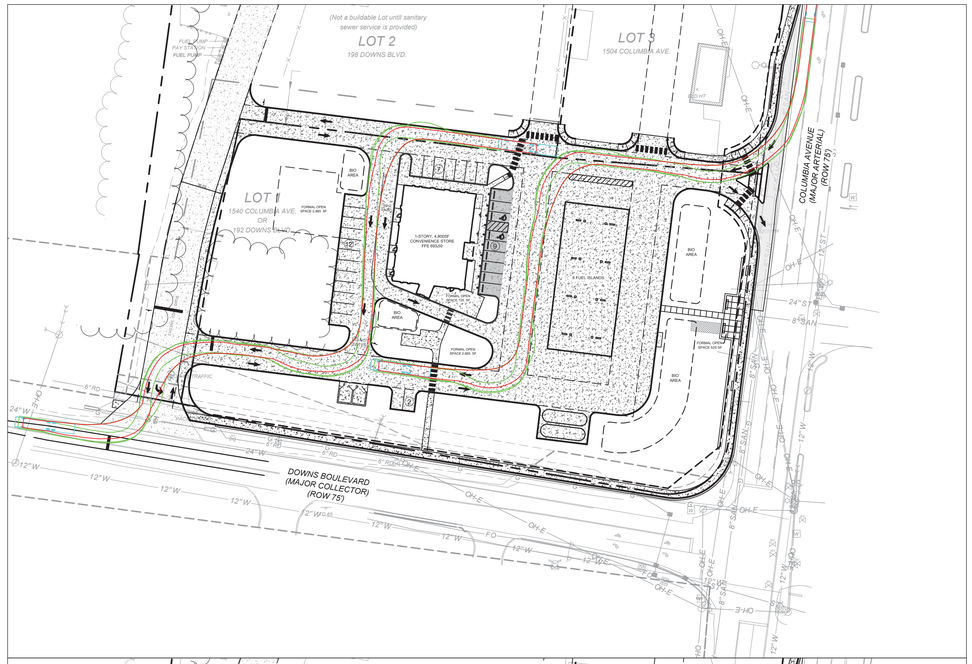
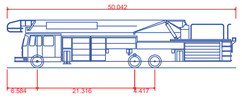
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING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

NORTH

60' 0 60' 120'
GRAPHIC SCALE

CITY OF FRANKLIN FIRE APPARATUS VEHICLE TRACKING





Tower 2 Fire Truck	
Overall Length	50.042ft
Overall Width	8.330ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

NORTH

60' 0 60' 120'
GRAPHIC SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

PUD DEVELOPMENT PLAN FOR

DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)

CITY OF FRANKLIN PROJECT NO. 7081

twicedaily

TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBA R. PARRISH
REGISTERED ENGINEER
AGREEMENT NO. 110053
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

R.O.W. AND ACCESS PLAN

C4.0

29956.06
10.03.2019

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WATER AND SEWER DATA CHART
FACILITY TYPE: CONVENIENCE STORE / SERVICE STATION
UNIT FLOW IN GPD: 1,000 GPD PER FUEL ISLAND
NUMBER OF UNITS: 8
TOTAL FLOD IN GPD: 1,000 GPD x 8 UNITS = 8,000 GPD

UTILITY CONTACTS

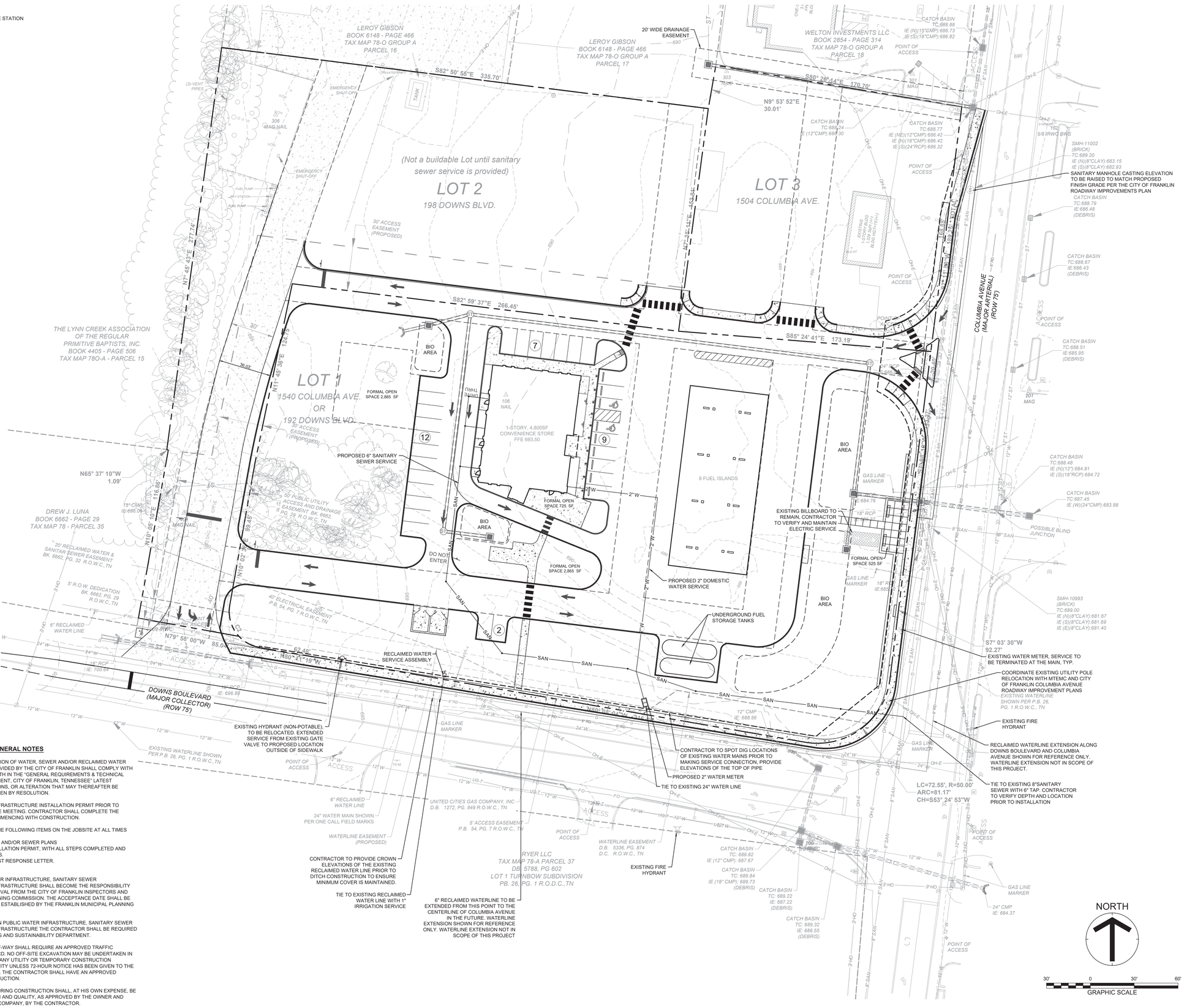
WATER AND SEWER
CITY OF FRANKLIN WATER MANAGEMENT DEPT.
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
ATTN: BOBBY O'NEAL
bobby.o'neal@mtemc.com
615-595-4583

GAS SERVICE
PIEDMONT GAS
83 CENTURY BLVD.
NASHVILLE, TN 37214
ATTN: CRAIG OWEN
craig.owen@piedmontg.com
615-872-2403

COMMUNICATION/DATA SERVICE
AT&T
333 COMMERCE STREET, ROOM 23C10
NASHVILLE, TN 37201
ATTN: JASON ARMES
ja8744@att.com
615-585-3878

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
ATTN: RUSTY HOLLOWAY
rusty_holloway@comcast.com
615-244-7462 ext.1115471



UTILITY TERMINATION NOTE
CONTRACTOR TO VERIFY AND COORDINATE THE LOCATION OF THE EXISTING WATER AND SANITARY SEWER SERVICE LOCATIONS WITH THE ENGINEER PRIOR TO UTILITY CONSTRUCTION. UNUSED SERVICES ARE TO BE TERMINATED AT THE MAIN.

CITY OF FRANKLIN WATER AND 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.

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081

twicedaily
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBAL R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
10/03/19
STATE OF TENNESSEE

Revision

No.	Date	Description

UTILITY PLAN

C5.0

29956.06
10.03.2019

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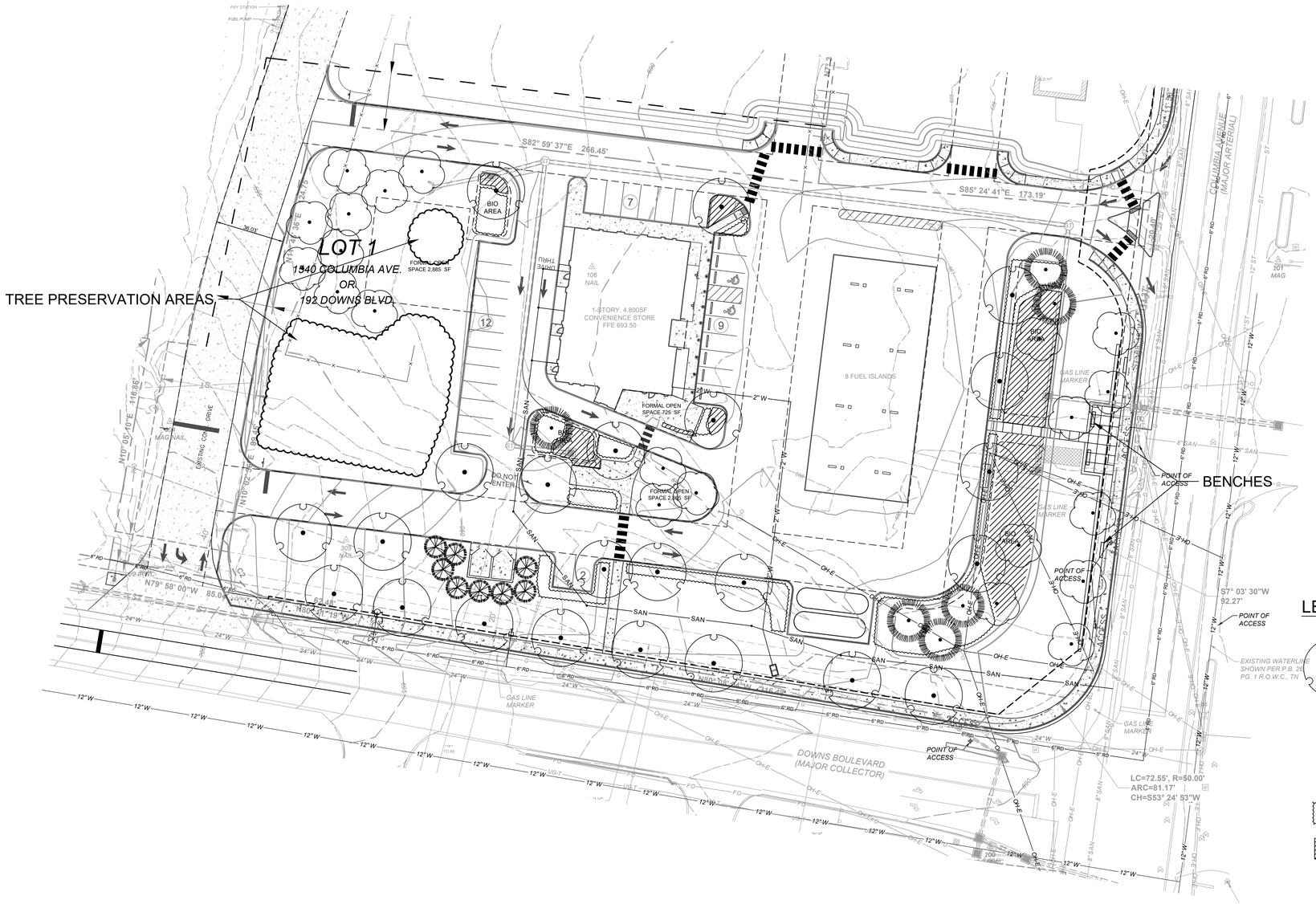

LEGEND

- CANOPY TREE (LACEBARK ELM, FRUITLESS SWEETGUM, SWAMP WHITE OAK, RED MAPLE)
- DECIDUOUS CONIFER (CANOPY) TREE (BALDCYPRESS, DAWN REDWOOD)
- EVERGREEN (CANOPY) TREE (GREEN GIANT ARBORVITAE, CRYPTOMERIA)
- UNDERSTORY TREE (HORNBEAM, HOLLY, REDBUD, CRAPEMYRTLE)
- SHRUB MASSING (HOLLY, SWEETSPIRE, VIBURNUM, JUNIPER, ABELIA)
- GROUNDCOVER (LIRIOPE, SWITCHGRASS, SOFT RUSH, SWAMP MILKWEED)

NOTE
ACTUAL PLANT MATERIAL QUANTITIES AND SIZES SHALL BE DETERMINED BY THE FINAL SITE PLAN.

Gresham Smith

222 S□c□nd A□n□□ S□□th
S□it□ 1400
N□□h□□□, TN 37201

615.770.8100

SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
COLUMBIA AVENUE AT DOWNS BOULEVARD

CITY OF FRANKLIN PROJECT NO. □□□□□□□□□□

twicedaily

TWICE DAILY'S STORE #8816
1536 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

PRELIMINARY NOT FOR CONSTRUCTION

R□□i□i□n

N□.	D□t□	D□□cri□ti□n

LANDSCAPE CONCEPT PLAN

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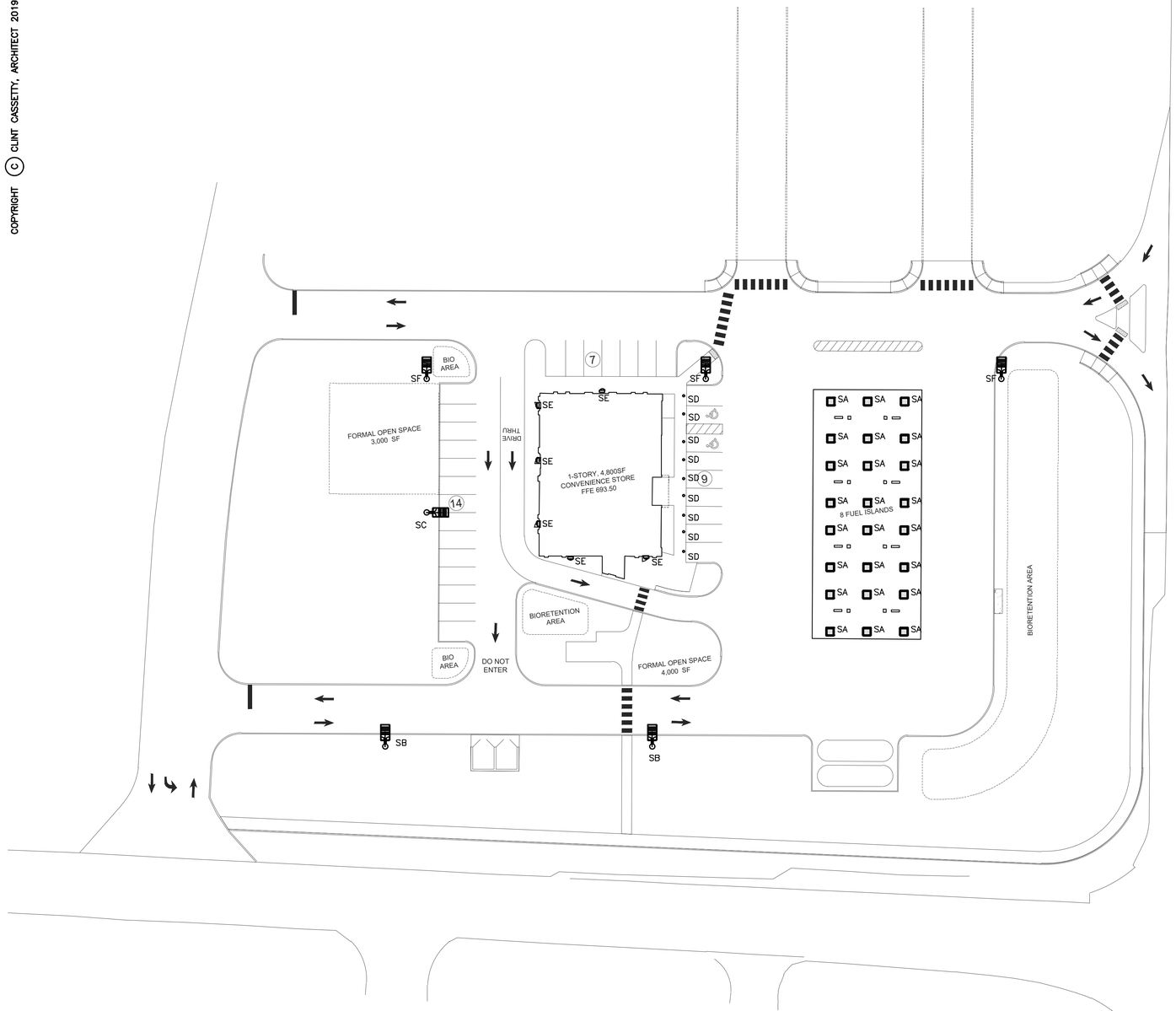

SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG #	LAMPS	VOLTAGE	MOUNTING	TYPE/REMARKS
SA	LSI	CRUS-SC-LED-HO-CW-50	(1) 132.4 WATT LED	120	SURFACE	CANOPY LIGHT
SB	LSI	XGBM-FT-LED-HO-CW-UE-BRZ-SINGLE-24'	(1) 300 WATT LED	120	POLE	MOUNT AT 24'
SC	LSI	XGBM-3-LED-HO-CW-UE-BRZ-SINGLE-24'	(1) 300 WATT LED	120	POLE	MOUNT AT 24'
SD	LSI	XBVR-ID-LED-24-400-CW-UE	(1) 38 WATT LED	120	GROUND	LED BOLLARD
SE	LSI	XPWS3-FT-LED-48-450-CW-UE	(1) 70 WATT LED	120	WALL	LED WALL MOUNT
SF	LSI	XGBM-3-LED-LW-CW-UE-BRZ-SINGLE-24'	(1) 140 WATT LED	120	POLE	MOUNT AT 24'

FIXTURE TYPE 'SB', 'SC', & 'SF'

LED AREA LIGHTS - (XGBM)

Shown with optional decal striping

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XGBM

		Lumens (Nominal) Type 3	Type 5	Type FT	Type FTA	Watts (Nominal)
Cool White	LW	14080	13840	15020	16560	140
	SS	20180	18040	20700	23030	187
	HO	26750	25460	29070	31810	300
Neutral White	LW	11450	11290	12220	13470	136
	SS	16360	15170	17230	18750	188
	HO	22240	20550	23510	25410	288

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · FC · ARBA Rating Compliant · cULus LISTED wet location · IP67 · DLC

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3G requirements.

US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (IMS) – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45˚. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS – DIM – 0-10 volt dimming enabled with controls by others. BLS – Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available - field rotatable reflectors.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90o increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"– 5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

DRIVERS - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

LISTING - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

Project Name _____ Fixture Type _____ Catalog # _____

10/16/17
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LED AREA LIGHTS - (XGBM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM[1] - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White **Optional Color Decals** 45 – Light Gold 20 – Charcoal Metallic 55 – Black 94 – Blue Metallic 59 – Dark Green 31 – Dark Red 21 – Tomato Red 90 – White 700 – Aztec Silver Metallic	**Wireless Control System[2,3]** (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System - Host/Satellite **Stand-Alone Control** (blank) – None DIM – 0-10 volt dimming[4] (from external signal) BLS – Bi-level Switching[5] (from external signal – required 120-277V controls system voltage)	**Sensor:** IMS - Integral MotionSensor[6] PC1220 - 120V Button-Type Photocell PC2208 - 208V Button-Type Photocell PC2240 - 240V Button-Type Photocell PC277 - 277V Button-Type Photocell PC347 - 347V Button-Type Photocell **Options** BBK - 8' Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART[7] - XGBM

	8' Bracket	12' Bracket
Single	2.3	2.4
D180°	4.7	4.8
D90°	12" Bracket Required	4.7
T90°		7.2
TN120°		7.3
Q90°		8.8

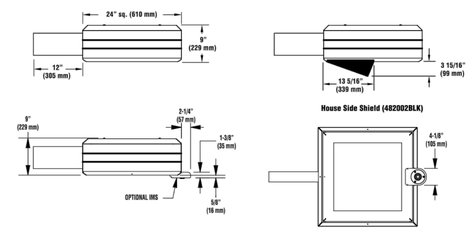
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION[8] (Accessories are field installed)

Description	Order Number	Description	Order Number
XGBM-HSS House Side Shield (Black only)	482002 BLK[9]	DFK208, 240 Double Fusing (208V, 240V)	DFK208,240[9]
RPP2 - Round Pole Plate	162914BLK	DFK480 Double Fusing (480V)	DFK480[9]
BKS-BO-WM-* CLR - Wall Mount Plate	122111CLR	FK347 Single Fusing (347V)	FK347[9]
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR[9]
BKU-BO-S-19-CLR - Uptoswep Bracket for round or square poles	144191CLR	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	534239CLR[9]
FK120 Single Fusing (120V)	FK120[9]	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR[9]
FK277 Single Fusing (277V)	FK277[9]	PMOS480 - 480V Pole-Mount Occupancy Sensor	534240CLR[9]

FOOTNOTES:
1- Use with 5" traditional drilling pattern.
2- For wireless controls information and accessories, see Controls section.
3- Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
4- Not compatible with IMS or BLS option.
5- Not compatible with wireless controls system, DIM or IMS option.
6- Not compatible with wireless controls system, DIM or BLS option.
7- House Side Shields add to fixture EPA. Consult factory.
8- Fusing must be located in the hand hole of pole.
9- To be used with any of the PCM/GCM wireless controls systems in the fixture. Consult factory.
10- Photocell must be ordered separately. 7 pin standard. See Accessories.

DIMENSIONS



Project Name _____ Fixture Type _____ Catalog # _____

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ORIG. ISSUE DATE:
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09/06/19
PROJECT NUMBER
5116

SITE LIGHTING PLAN

ES1.1

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FIXTURE TYPE 'SA'

LED SURFACE MOUNT - LEGACY™ (CRUS SM)

US & Int'l. patents pending.

HOUSING - One-piece, die-formed, aluminum housing with powder coated finish. One conduit knockout and four mounting holes. 2x2 housing is formed from zinc-coated steel.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI.

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Symmetrical, which directs light through a glass lens to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die cast housing, with a standard flat clear or diffused glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER- State-of-the-art driver technology superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

ADAPTOR PANEL - Die formed galvanized steel, with powder coat finish.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - Pre-assembled optical unit and mounting panel attaches to fixture housing via 4 fasteners. Driver is pre-mounted to back of optical assembly.

SHIPPING WEIGHT - 35 pounds.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

PHOTOMETRICS - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ETL Listed wet location · RoHS COMPLIANT · IP67

Project Name _____ Fixture Type _____ 6/6/17
Catalog # _____ © 2017 LSI INDUSTRIES INC.

LED SURFACE MOUNT - LEGACY™ (CRUS SM)

LUMINAIRE ORDERING INFORMATION

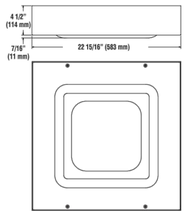
TYPICAL ORDER EXAMPLE: **CRUS SM SC LED VHO 50 UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS SM (Surface Mount)	SC - Standard Symmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K	UE - Universal Voltage (120-277V) 347-480 Volt	WHT - White BRZ - Bronze BLK - Black	DFL - Diffused Lens

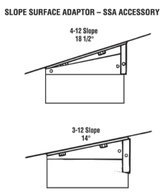
ACCESSORY ORDERING INFORMATION

Description	Order Number
SSA Slope Surface Adaptor	52152 CLR
2x2 Shallow Housing Only	540376
10' Toggle Cable Hanger	TCH10

DIMENSIONS



SLOPE SURFACE ADAPTOR – SSA ACCESSORY



TOGGLE CABLE HANGER

LIGHT OUTPUT - CRUS SM

		Lumens		Watts	LPW	
		SC	AC	SC/AC	SC	AC
Cool White	VLW - Very Low Watt	9055	7832	61	148	125
	LW - Low Watt	10525	8884	74	142	120
	SS - Super Saver	13674	11595	98	140	118
	HO - High Output	18633	15145	132	141	115
	VHO - Very High Output	22418	17262	159	141	109

Project Name _____ Fixture Type _____ 6/6/17
Catalog # _____ © 2017 LSI INDUSTRIES INC.

FIXTURE TYPE 'SE'

LED PATRIOT® WALL SCONCE (XPWS3)

US patent 7828456, 8002429 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM- 0-10 volt dimming enabled with controls by others.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C &D) hazardous location rating is available (Select HL option). For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPWS3

			Distribution/Lumens (Nominal)			
Milliamps		# of LEDs	Type FT	Type WT	Type WW	Watts
350 mA	Cool White 5000K nominal CRI 70	28	3100	3000	3200	34
		48	5100	5100	5200	55
450 mA		28	3700	3600	3800	44
		48	6200	6100	6300	72
350 mA	Neutral White 4000K nominal CRI 70	28	2900	2900	3100	34
		48	4900	4800	4900	55
450 mA		28	3500	3500	3700	44
		48	5800	5700	5800	72

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · ETL Listed wet location (downlight only) · ARRA Funding Compliant · IP65 · DLC

Project Name _____ Fixture Type _____ 07/28/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

LED PATRIOT® WALL SCONCE (XPWS3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPWS3 FT LED 48 450 CW UE WHT BB**

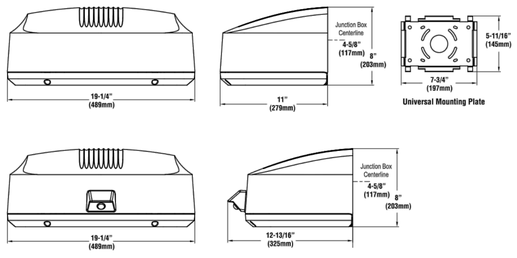
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	**Wireless Control System[1,2]** (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) **Stand-Alone Control** (blank) - None DIM - 0-10 volt dimming[3] (from external signal)	**Sensor** IMS - Integral Motion Sensor[4] PC120 - 120V Button-Type Photocell[5] PC208 - 208V Button-Type Photocell[5] PC240 - 240V Button-Type Photocell[5] PC277 - 277V Button-Type Photocell[5] PC347 - 347V Button-Type Photocell[5] **Options** BB - Battery Back-up[6] CWBB - Cold Weather Battery Back-up[6] EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps[7] HL - Class 1, Division 2 Hazardous Location Rating, ETL Listed to UL844[8] XPMA - Pole Mounting Adaptor w/ Fixture Back Plate for Use with Square Poles[9] XPMAR4 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 4" O.D. Round Poles[9] XPMARS - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 5" O.D. Round Poles[9]

ACCESSORY ORDERING INFORMATION[1] (Accessories are field installed)

Description	Order Number	Description	Order Number
XPWS3 Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240[10]
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480[10]
FK120 - Single Fusing	FK120[10]	FK347 - Single Fusing	FK347[10]
FK277 - Single Fusing	FK277[10]		

FOOTNOTES:
1- For wireless controls information and accessories, see Controls section.
2- Requires a SiteManager and override switch. Not compatible with battery back-up, IMS, EMR2 or HL Option.
3- Not compatible with IMS option.
4- Not compatible with wireless controls system or DIM .
5- Not compatible with ERMZ or HL option.
6- Available with UE voltage only. Not compatible with wireless controls system, EMR2 or HL option.
7- Utilizes G24 sockets. 12 volt separate circuits required. Not available with wireless controls system, battery back-up, photocell, HL, XPMA or XPMAR option.
8- Not available with wireless controls system, battery back-up, photocell or EMR2 option.
9- Not available with EMR2 option. Designed for 3" reduced drilling pattern. For 5 or D180 mounting configuration only.
10- Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Shown with IMS Option

Project Name _____ Fixture Type _____ 07/28/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

FIXTURE TYPE 'SD'

LED BOLLARD LIGHT (XBVRD)

U.S. and international patents pending

LEDS - An array of 24 select high-brightness LEDs in Cool White (5000K), Warm White (3500K) or Neutral White (4000K) color temperature, 69 CRI

REFLECTOR/DISTRIBUTION - Indirect. Photometric data is tested in accordance to IESNA Procedures.

HOUSING - Crown: Virtually tamper-proof concealed stainless steel fasteners in the cast aluminum crown assembly.

Lower Housing: One-piece, .322 inch seamless, extruded aluminum. Various heights are available in 6" increments starting at a minimum of 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

LENS/GASKET - One-piece, clear acrylic lens enclosure fully gasketed at top and bottom edge.

ANCHOR BOLTS - Requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). 347-480V also available - 400mA is standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

DRIVER - State-of-the-art driver technology designed specifically LSI LED light sources provides unsurpassed system efficiency. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Color-coordinated decal is available in 9 standard decal colors or by custom order from a selection of hundreds. Decal is guaranteed for five years against peeling, cracking, or fading.

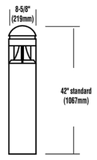
WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

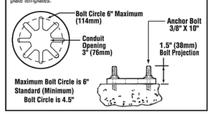
LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations. DLC - not all possible distributions are DLC approved. Please refer to LSI or DLC web site for specific listings. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

DIMENSIONS



BASE DETAIL
Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Funding Compliant · ETL Listed wet location

LIGHT OUTPUT - XBVR

Description	# of LEDS	Output Lumens	Output Watts
Cool White XBVR ID	24	1338	38
Neutral White XBVR ID	24	1224	38
Warm White XBVR ID	24	856	38

LED Chips are frequently updated therefore values may increase.

Project Name _____ Fixture Type _____ 10/20/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

LED BOLLARD LIGHT (XBVRD)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XBVRF ID LED 24 400 CW UE BRZ 45**

Prefix	Distribution	Light Source	# of LEDS	Drive Current	Color Temp	Line Voltage	Finish	Options
XBVRF Flat-Top XBVRD Round-Top	ID - Indirect	LED - Light Emitting Diode	24	400	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V 50/60Hz) 347 - 347 volt 480 - 480 volt	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	H - XX (Specify Height) [1] PC1120 - Button-type Photocell PC2208, 240,277 - Button-type Photocell PC3347 - Button-type Photocell GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts RN - Roughneck Heavy Duty Mounting Plate **Color Decals** 45 - Light Gold 20 - Charcoal Metallic 55 - Black 84 - Blue Black 59 - Dark Green 51 - Dark Red 21 - Tornado Red 50 - White 700 - Aztec Silver Metallic

1 - Taller or shorter heights available in 6" increments. Minimum height is 30". Maximum height is 60".

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized	285560
HSS - Round House Side Shield	122510

BUG CHARTS

XBVR- TYPE ID

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
400	CW	1338	38	35	B1-U2-G1
	NW	1224	38	32	B1-U2-G1
	WW	856	38	23	B1-U1-G1

* Color Temperature: WW-3500K, NW-4000K, CW-5000K

Project Name _____ Fixture Type _____ 10/20/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

A NEW FACILITY FOR THE
TWICE DAILY
8816
DOWNS BLVD.
& COLUMBIA PIKE
FRANKLIN, TN
TN 37064

CASSETTY
ARCHITECTURE

ANTHONY DALE GIBSON
REGISTERED ENGINEER
No. 104926
SUMMER 25, 19
STATE OF TENNESSEE

CASSETTY
ARCHITECTURE
901 W□□t M□in Str□□t
H□nd□r□□n□□□, TN 37075
(615) 822-5711
FAX 824-9089
□□□.c□□□□tt□□rchit□ct□r□.c□□

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Nashville, TN 37208
Phone (615) 313-3600
Fax (615) 313-3612
1-800-779-7921

twicedaily™

ORIG. ISSUE DATE:
PUD S□□□itt□□
09/06/19
PROJECT NUMBER
5116

SITE LIGHTING
CUT SHEETS
ES1.2

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2 WEST FACING ELEVATION - FRONT

1/4" = 1'

0 1 2 4 FEET

1 EAST FACING ELEVATION - FRONT

1/4" = 1'

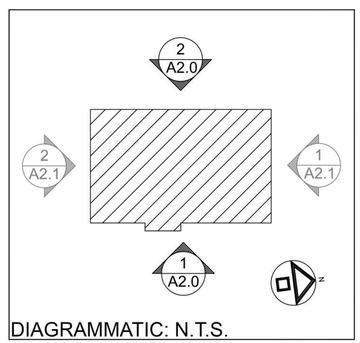
0 1 2 4 FEET

See sheet A2.1
for material legend

GENERAL SIGN NOTES

1. COORDINATE WITH OWNER AND SIGN VENDOR FOR ALL FINAL SIZES FOR BUILDING MOUNTED SIGNS. VERIFY RECESS HEIGHT, WIDTH, AND DEPTH WITH SIGN MANUFACTURER.

KEY PLAN



DIAGRAMMATIC: N.T.S.

A NEW
FACILITY
FOR THE

TWICE DAILY
8816

DOWNS BLVD.
& COLUMBIA PIKE
FRANKLIN, TN
TN 37064

CASSETTY

ARCHITECTURE

CASSETTY
ARCHITECTURE

901 West Main Street
Hendersonville, TN 37075
(615) 822-5711
FAX 824-9089

www.cassettyarchitecture.com

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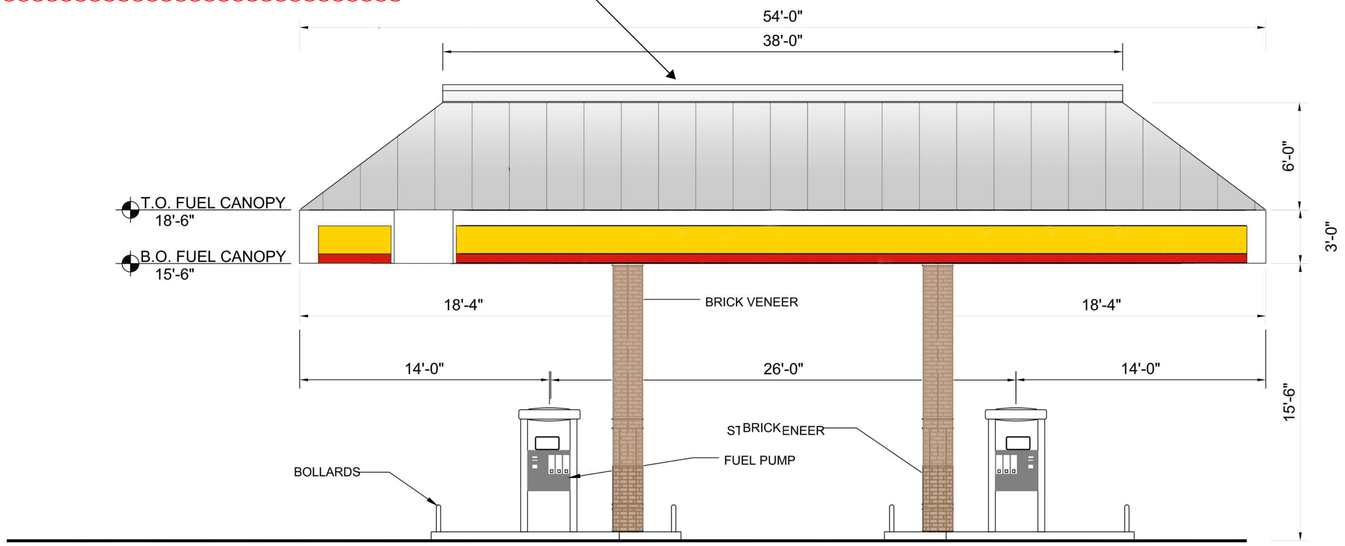
ORIG. ISSUE DATE:

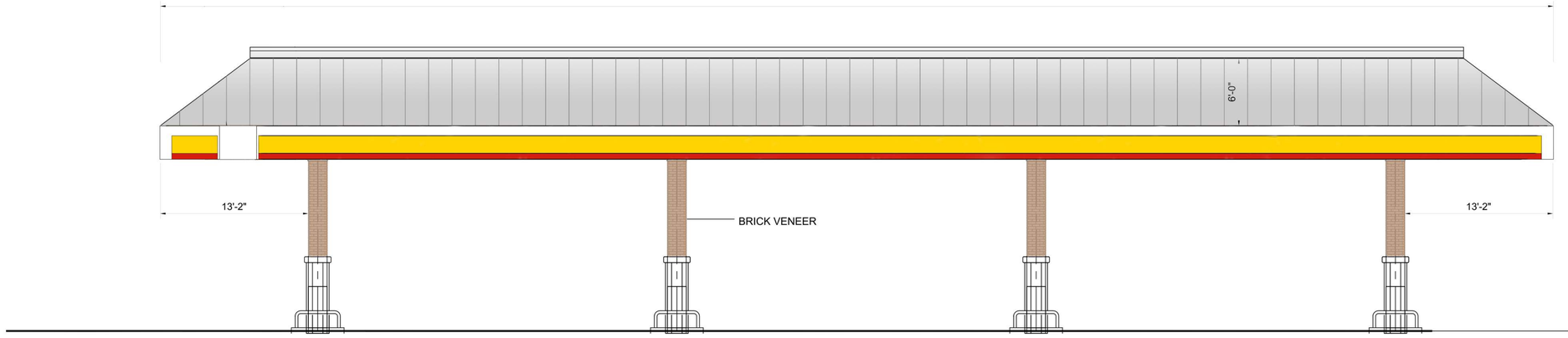
PROJECT NUMBER
5116

EXTERIOR
ELEVATIONS
A2.0

SOLAR PANELS TO BE INCORPORATED INTO THE FUEL CANOPY DESIGN TO COMPLY WITH THE ZONING ORDINANCE.



2 ELEVATION - SIDE



1 ELEVATION - FRONT

A NEW FACILITY FOR THE

TWICE DAILY # 8816

DOWNS BLVD. & COLUMBIA PIKE FRANKLIN, TN TN 37064

CASSETTY ARCHITECTURE

CASSETTY ARCHITECTURE

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Hendersonville, TN 37075
(615) 822-5711
FAX 824-9089
www.cassettyarchitecture.com

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ORIG. ISSUE DATE:

PROJECT NUMBER
5116

FUEL PUMP CANOPY EXTERIOR ELEVATIONS

A2.2

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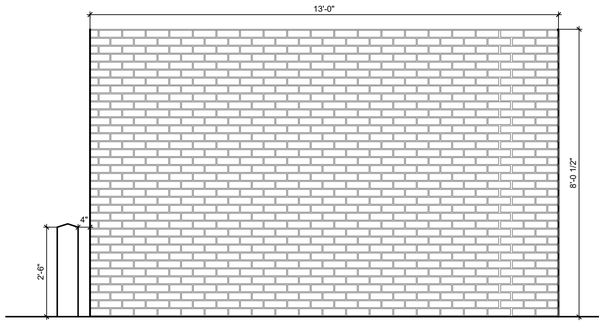
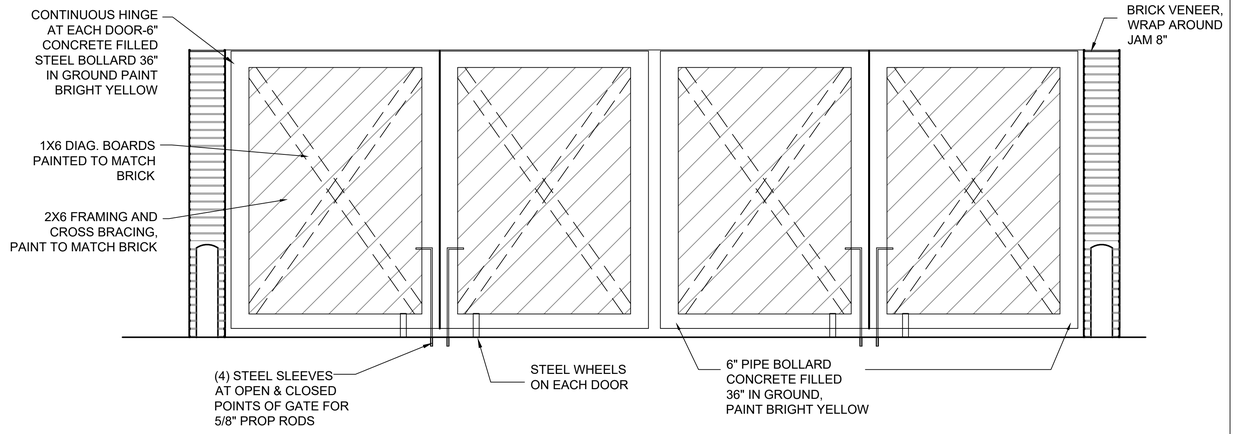


4 DUMPSTER SIDE ELEVATION

1/2" = 1'

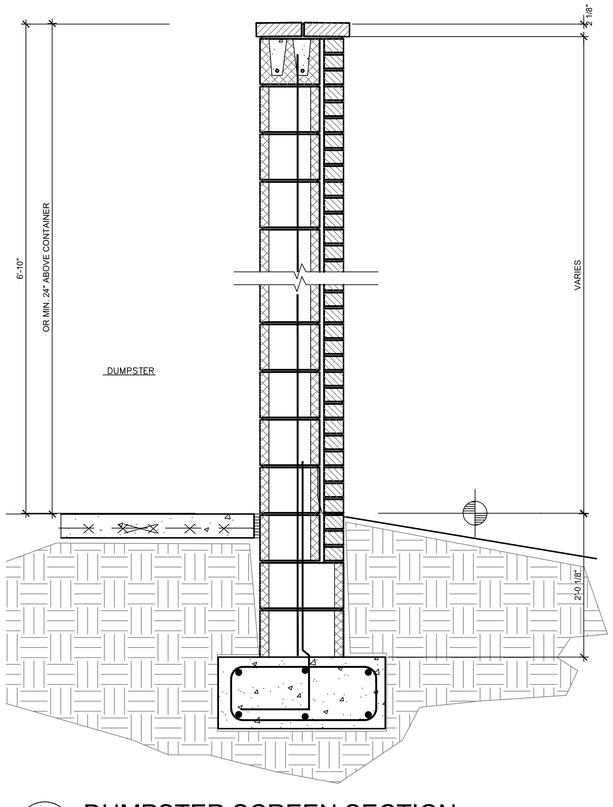
0 2 FEET



2 DUMPSTER ENCLOSURE ELEVATION

1/2" = 1'

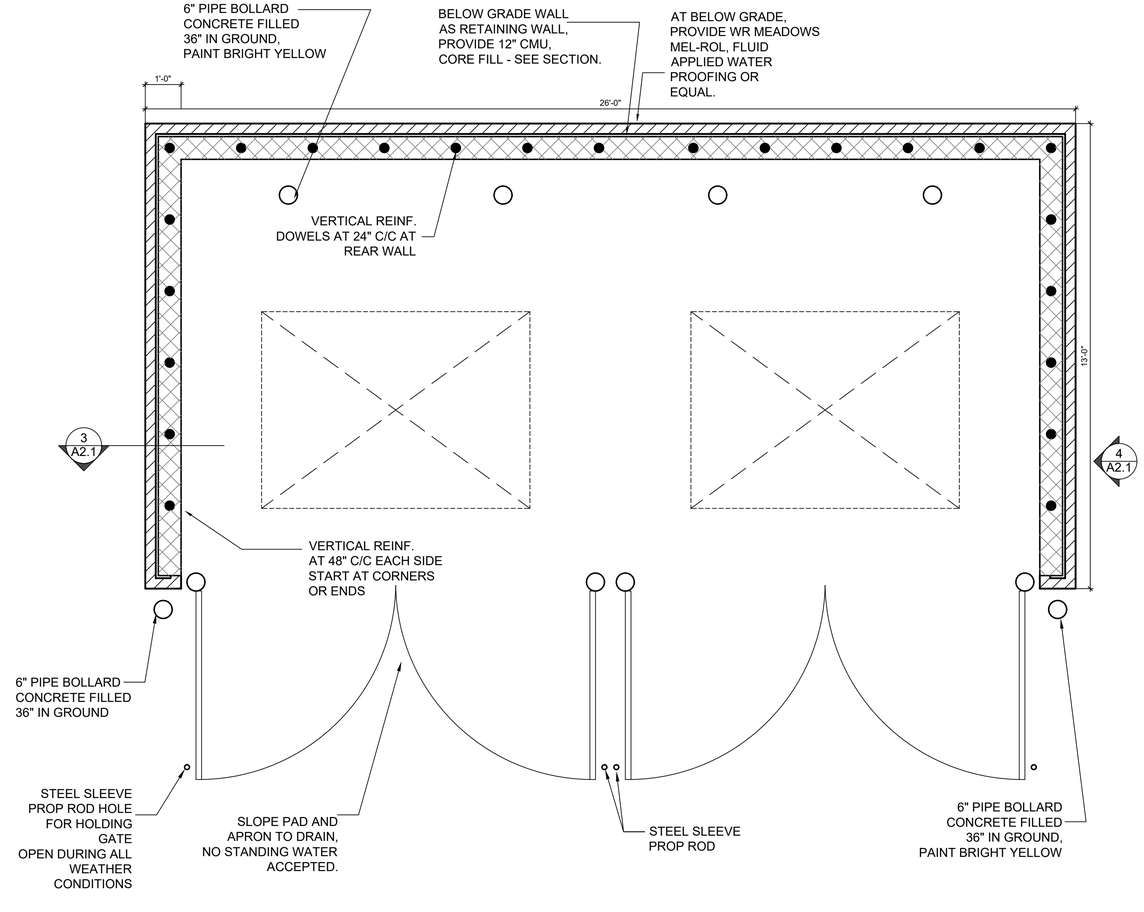
0 2 FEET



3 DUMPSTER SCREEN SECTION

1"=1'-0"

0 4 8 12 INCHES



1 DUMPSTER ENCLOSURE PLAN

1/2" = 1'

0 2 FEET

A NEW FACILITY FOR THE

TWICE DAILY # 8816

DOWNS BLVD. & COLUMBIA PIKE FRANKLIN, TN TN 37064

CASSETTY ARCHITECTURE

CASSETTY ARCHITECTURE
901 West Main Street
Hendersonville, TN 37075
(615) 822-5711
FAX 824-9089
www.cassettyarchitecture.com

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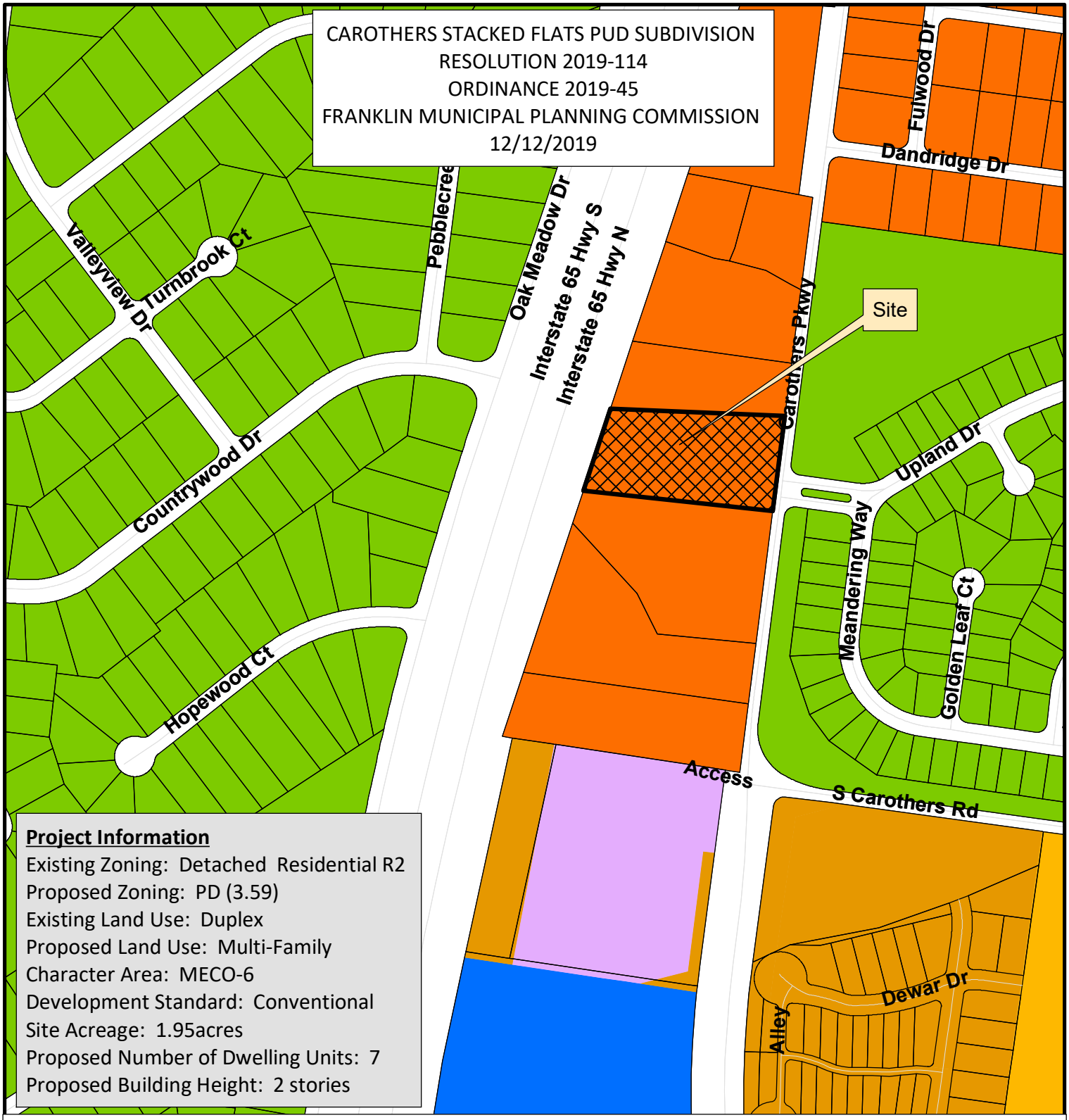
PROJECT NUMBER
5116

DUMPSTER ELEVATIONS

A2.1



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N

0 30 60 90

NOTES:

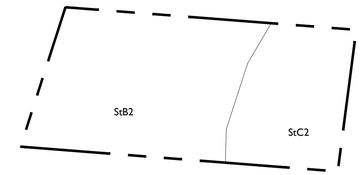
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY ELI

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

SOIL MAP - N.T.S.



StB2 Stiversville silt loam, 2 to 5 percent slopes

StC2 Stiversville silt loam, 5 to 12 percent slopes, eroded

EXISTING TREE CANOPY

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA	11,005 SF
TOTAL	11,005 SF

EXISTING TREE CANOPY:
13% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 5,943 SF

KEY

EXISTING CANOPY

Basin 1 Pre-Dev Grading & Drainage Data Chart
- Site Area: 1.53 AC
- Impervious Area: 0.22 AC
- Composite CN: 56
- Rv Value: 0.27
- Peak Flow Runoff
  - 2 year: 0.74 CFS
  - 5 year: 1.64 CFS
  - 10 year: 2.47 CFS
  - 25 year: 3.77 CFS
  - 50 year: 4.91 CFS
  - 100 year: 6.14 CFS

Basin 2 Pre-Dev Grading & Drainage Data Chart
- Site Area: 0.42 AC
- Impervious Area: 0.12 AC
- Composite CN: 63
- Rv Value: 0.38
- Peak Flow Runoff
  - 2 year: 0.45 CFS
  - 5 year: 0.77 CFS
  - 10 year: 1.04 CFS
  - 25 year: 1.45 CFS
  - 50 year: 1.81 CFS
  - 100 year: 2.18 CFS

SITE DATA

SUBDVISION/DEVELOPMENT:	CAROTHERS STACKED FLATS
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

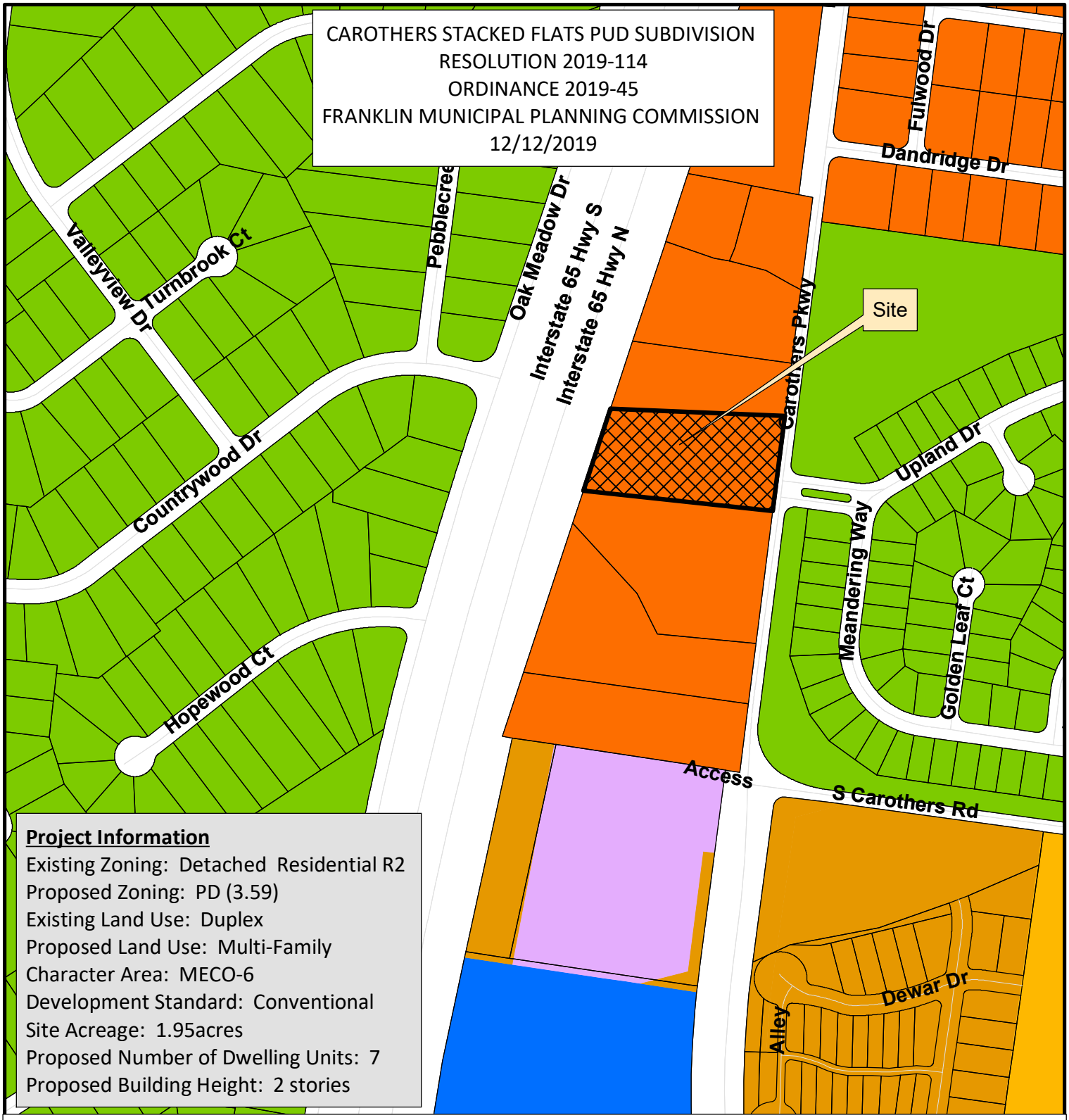
CAROTHERS STACKED FLATS PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.1

COF # xxxx



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CAROTHERS STACKED FLATS

PUD SUBDIVISION
DEVELOPMENT PLAN

SD-R (3.59) SPECIFIC DEVELOPMENT - RESIDENTIAL
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

N NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE
MICHAEL RAY
1420 DONELSON PIKE
A-12
NASHVILLE, TN 37217
615-383-6300

ARCHITECT:
906 STUDIO ARCHITECTS
MIKE HATHAWAY
143 5TH AVENUE SOUTH
FRANKLIN, TN 37064
615-988-9065

OWNER:
POORA PROPERTIES
RAKESH BERRY
117 VAUGHNS GAP ROAD
NASHVILLE, TN 37205
615-300-4030

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY.
7 UNITS x 350 GPD = 2,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY COF .

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.1 MI (FORREST CROSSING GOLF CLUB)

PROJECTED STUDENT POPULATION
7 x 0.64 = 4 STUDENTS

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

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	I-65 STREET BUFFER
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURE

CAROTHERS STACKED FLATS

SITE DATA

SUBDVISION/DEVELOPMENT:	CAROTHERS STACKED FLATS
COF PROJECT NUMBER:	7102
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL

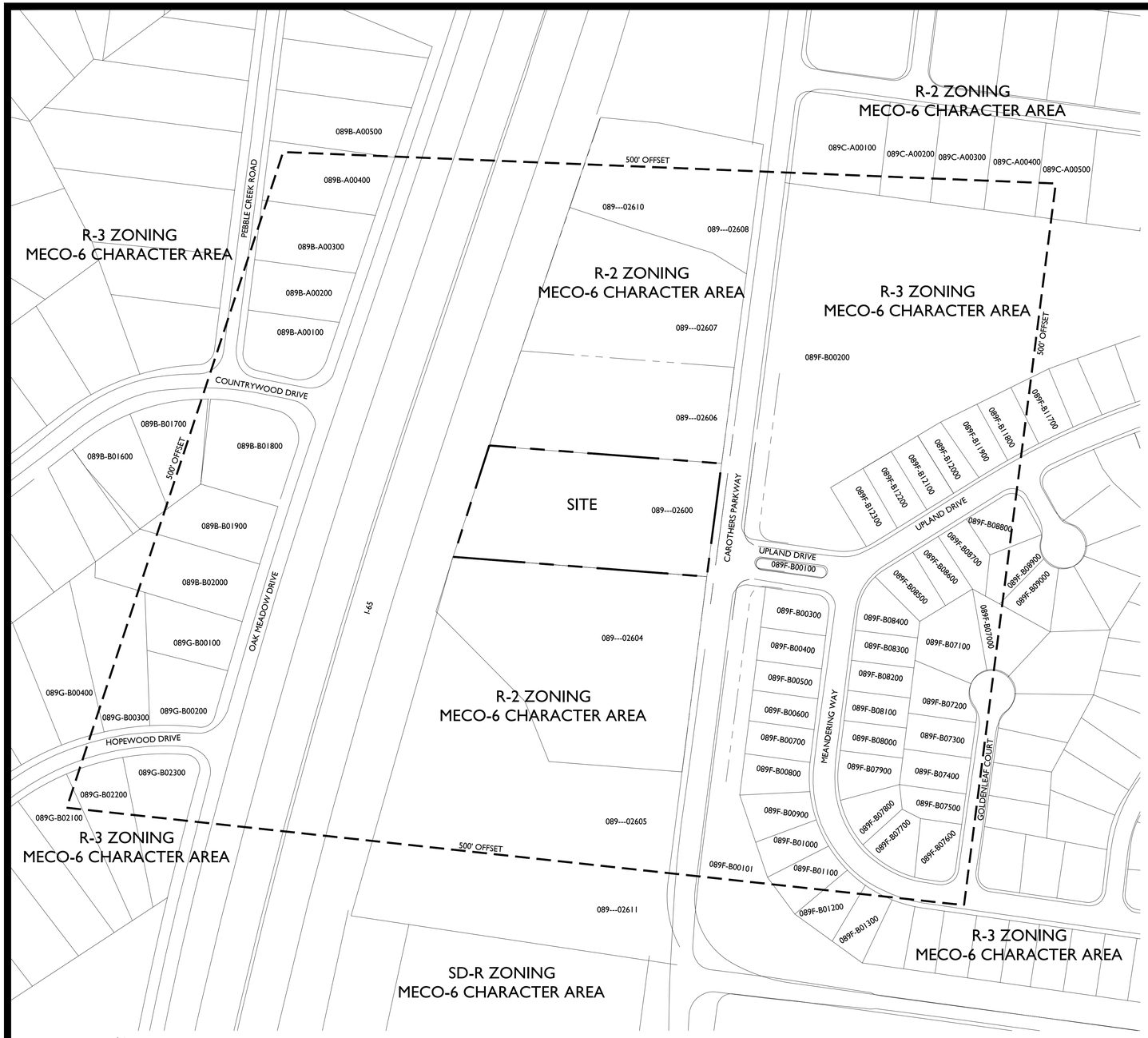
*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF,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

JEFFREY A. ROSIA
REGISTERED
AGRICULTURE
11.07.19

PRE-APP SUBMITTAL: 9.30.2019
INITIAL SUBMITTAL: 10.14.2019
RESUBMITTAL: 11.07.2019
ONE STOP:

906 STUDIO ARCHITECTS

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



NOTES:

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2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY ELI

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

LEGAL DESCRIPTION

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 89, Parcel 26.00, and being "Lot 4" of D.C. Baker Subdivison, recorded in Plat Book 10, Page 169, Register's Office, Williamson County, Tennessee (R.O.W.C.TN.), in the name of Poora Properties, LLC, recorded in Book 7506, Page 187, (R.O.W.C.TN.). Said property being bounded on the North by "Lot 3" of said D.C. Baker Subdivision, on the East by Carothers Road, on the South by "Lot 1" of Citizens Bank & Trust Company Subdivision, recorded in Plat Book 15, Page 13 (R.O.W.C.TN.), and on the West by Interstate 65, and being more particularly described as follows.

Beginning at the Northeast corner of said "Lot 4", at the Southeast corner of "Lot 3" of said D.C. Baker Subdivision, in the name of KGB Properties, LLC, recorded in Book 7300, Page 376 (R.O.W.C.TN.), and on the West right-of-way of Carothers Road;

THENCE, with the right-of-way of Carothers Road, South 04°41'00" West, a distance of 199.68 feet to the Southeast corner of "Lot 4", at the Northeast corner of "Lot 1" of said Citizens Bank & Trust Company Subdivision, and on the West right-of-way of Carothers Road;

THENCE, with the North line of said "Lot 1", North 88°28'09" West, a distance of 444.83 feet to the Southwest corner of said "Lot 4", at the Northwest corner of said "Lot 1", and on the East right-of-way of Interstate 65;

THENCE, with the right-of-way of Interstate 65, North 15°09'58" East, a distance of 205.16 feet to the Northwest corner of said "Lot 4", at the Southwest corner of said "Lot 3", and on the East right-of-way of Interstate 65;

THENCE, with the South line of said "Lot 3", South 88°28'09" East, a distance of 407.44 feet to the Point of Beginning containing 1.95 acres.

ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWN	OWN ZIP
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02606	3535 CAROTHERS PKWY	KBG PROP LLC	6017 HILLSBORO PK	NASHVILLE	TN	37215
089---02607	3539 -47 CAROTHERS PKWY	MALLIPEDDI DAYAKER R	3555 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02608	3569 CAROTHERS PKWY	BAKER NANCY J	3569 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02610	3555 CAROTHERS PKWY	MALLIPEDDI DAYAKER R	3555 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089B-A00100	101 PEBBLECREEK RD	BIRDWELL WENDY	101 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00200	103 PEBBLECREEK RD	THORNE JOSEPH L	103 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00300	105 PEBBLECREEK RD	D'AMATO JOHN	105 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00400	107 PEBBLECREEK RD	MEE STEPHEN	107 PEBBLE CREEK RD	FRANKLIN	TN	37064
089B-B01600	506 COUNTRYWOOD DR	WILLIAMS JOSEPH	506 COUNTRYWOOD DR	FRANKLIN	TN	37064
089B-B01700	504 COUNTRYWOOD DR	LINDSEY BRYAN C	504 COUNTRYWOOD DR	FRANKLIN	TN	37064
089B-B01800	500 COUNTRYWOOD DR	EVANS KENNETH	186 BLUE HILLS RD	NORTH HAVE	CT	6473
089B-B01900	915 OAK MEADOW DR	BARNES TERRY L	915 OAK MEADOW DR	FRANKLIN	TN	37064
089B-B02000	919 OAK MEADOW DR	RUSSELL DAVID	919 OAK MEADOW DR	FRANKLIN	TN	37064
089C-A00100	201 DANDRIDGE DR	MEDLIN GREGORY S	201 DANDRIDGE DR	FRANKLIN	TN	37067
089F-B00100	UPLAND DR	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00200	UPLAND DR	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00300	1000 MEANDERING WAY	ELSESSER STEVEN R	1012 WATKINS CREEK DR	FRANKLIN	TN	37067
089F-B00400	1002 MEANDERING WAY	CHILDRESS DAVID	1002 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00500	1004 MEANDERING WAY	ALLEN LINDA	1004 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089---02600	3513 -15 CAROTHERS PKWY	POORA PROP LLC	117 VAUGHNS GAP RD	NASHVILLE	TN	37205
089F-B07000	213 GOLDEN LEAF CT	SCHREINER JEFFREY	213 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07100	211 GOLDEN LEAF CT	RUCKER MICHAEL S	104 MOSS LN	FRANKLIN	TN	37064
089F-B07200	209 GOLDEN LEAF CT	YAMADA TAKUJI	209 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07300	207 GOLDEN LEAF CT	SAAD MAHER	207 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07400	205 GOLDEN LEAF CT	STEPHENSON TROY A	205 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07500	203 GOLDEN LEAF CT	ROBERTS EVA GAY	203 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089F-B08100	1007 MEANDERING WAY	AVER ROGER MICHAEL	1420 HUNTER RD	FRANKLIN	TN	37064
089F-B08200	1005 MEANDERING WAY	WALLACE STACY L	1005 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08300	1003 MEANDERING WAY	MCDOWELL J WAYNE	1003 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08400	1001 MEANDERING WAY	LESTER ERIC WAYNE	1001 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08500	2000 UPLAND DR	MACKELPRANG FAMILY TRUST	163 W ALYSSA CANYON PLACE	ORO VALLEY	AZ	85755
089F-B08600	2002 UPLAND DR	HUYOUNG ALFRED AND SARA REV TRUST 20	2002 UPLAND DR	FRANKLIN	TN	37067
089F-B08700	2004 UPLAND DR	GONZALEZ JESUS	PO BOX 467454	ATLANTA	GA	31146
089F-B08800	100 LEAF CT	MOSCHEO DENISE CUMMINS	3610 RICHLAND AVE	NASHVILLE	TN	37205
089F-B08900	102 LEAF CT	MERKEL LORI M	102 LEAF CT	FRANKLIN	TN	37067
089F-B09000	104 LEAF CT	BONER WILLIAM E	104 LEAF CT	FRANKLIN	TN	37067
089F-B11700	2013 UPLAND DR	CAVANAUGH ANDREW C	2013 UPLAND DR	FRANKLIN	TN	37067
089F-B11800	2011 UPLAND DR	MUNSON BEVERLY SUE	233 ADAMS CT	FRANKLIN	TN	37064
089F-B11900	2009 UPLAND DR	REESE DARLEEN S	2009 UPLAND DR	FRANKLIN	TN	37067
089F-B12000	2007 UPLAND DR	GRIESBAUM DELIA	2007 UPLAND DR	FRANKLIN	TN	37067
089F-B12100	2005 UPLAND DR	DARSEY MARY ALISHA	2005 UPLAND DR	FRANKLIN	TN	37067
089F-B12200	2003 UPLAND DR	RAMIREZ MARIO	2003 UPLAND DR	FRANKLIN	TN	37067
089F-B12300	2001 UPLAND DR	HOLLAND TREVICE	2001 UPLAND DR	FRANKLIN	TN	37067
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS STACKED FLATS PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

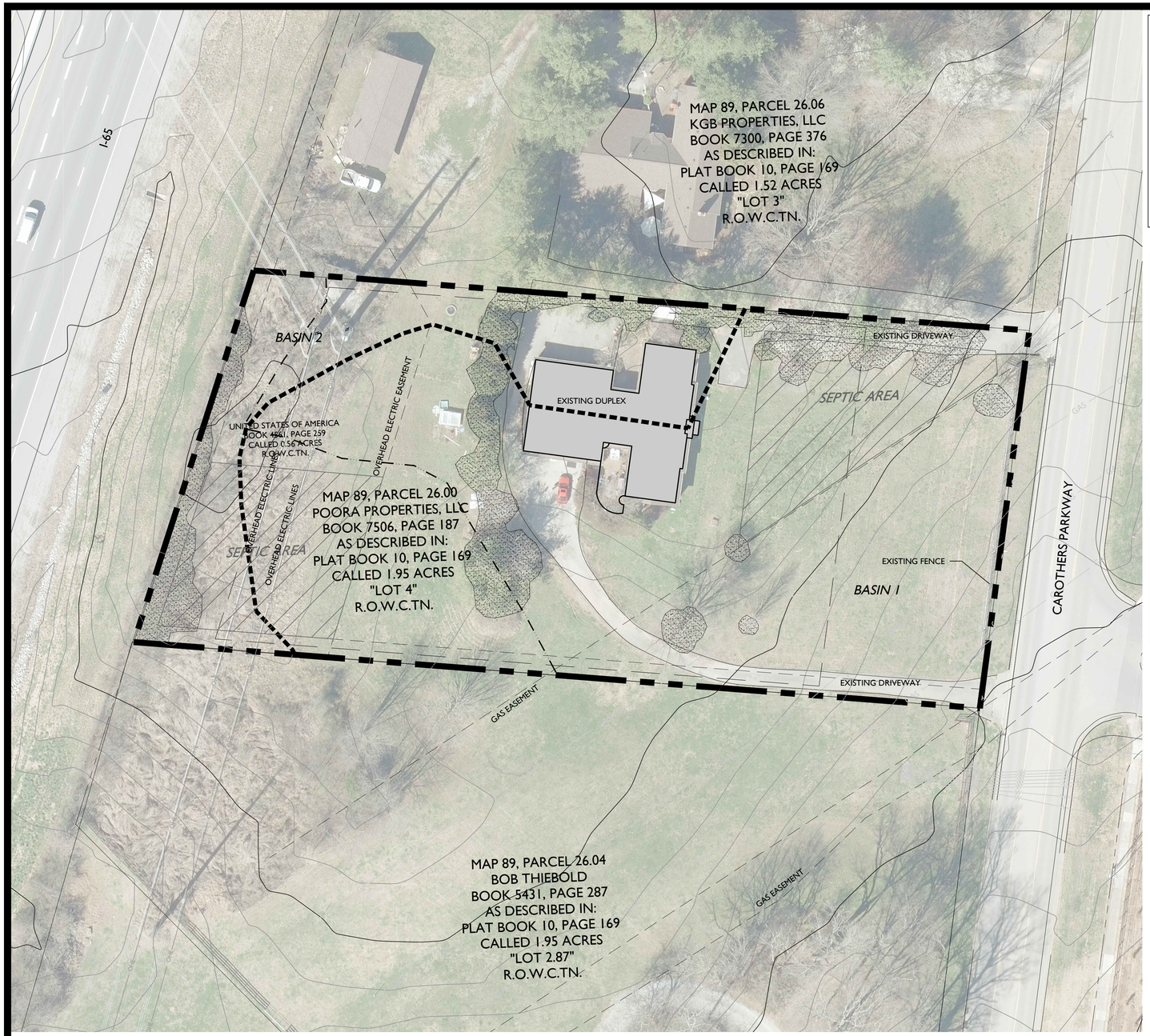
JEFFREY A. ROSHAK REGISTERED AGRICULTURE TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

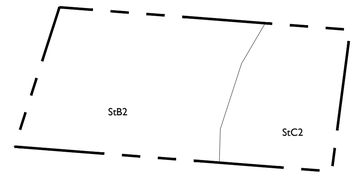
OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7102



SOIL MAP - N.T.S.



StB2 Stiversville silt loam, 2 to 5 percent slopes

StC2 Stiversville silt loam, 5 to 12 percent slopes, eroded

EXISTING TREE CANOPY

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA	11,005 SF
TOTAL	11,005 SF

EXISTING TREE CANOPY:
13% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 5,943 SF

KEY

EXISTING CANOPY

Basin 1 Pre-Dev Grading & Drainage Data Chart

- Site Area: 1.53 AC
- Impervious Area: 0.22 AC
- Composite CN: 56
- Rv Value: 0.27
- Peak Flow Runoff
  - 2 year: 0.74 CFS
  - 5 year: 1.64 CFS
  - 10 year: 2.47 CFS
  - 25 year: 3.77 CFS
  - 50 year: 4.91 CFS
  - 100 year: 6.14 CFS

Basin 2 Pre-Dev Grading & Drainage Data Chart

- Site Area: 0.42 AC
- Impervious Area: 0.12 AC
- Composite CN: 63
- Rv Value: 0.38
- Peak Flow Runoff
  - 2 year: 0.45 CFS
  - 5 year: 0.77 CFS
  - 10 year: 1.04 CFS
  - 25 year: 1.45 CFS
  - 50 year: 1.81 CFS
  - 100 year: 2.18 CFS

SITE DATA

SUBDVISION/DEVELOPMENT:	CAROTHERS STACKED FLATS
COF PROJECT NUMBER:	7102
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL

N

0 30 60 90

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY ELI

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

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS STACKED FLATS PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE

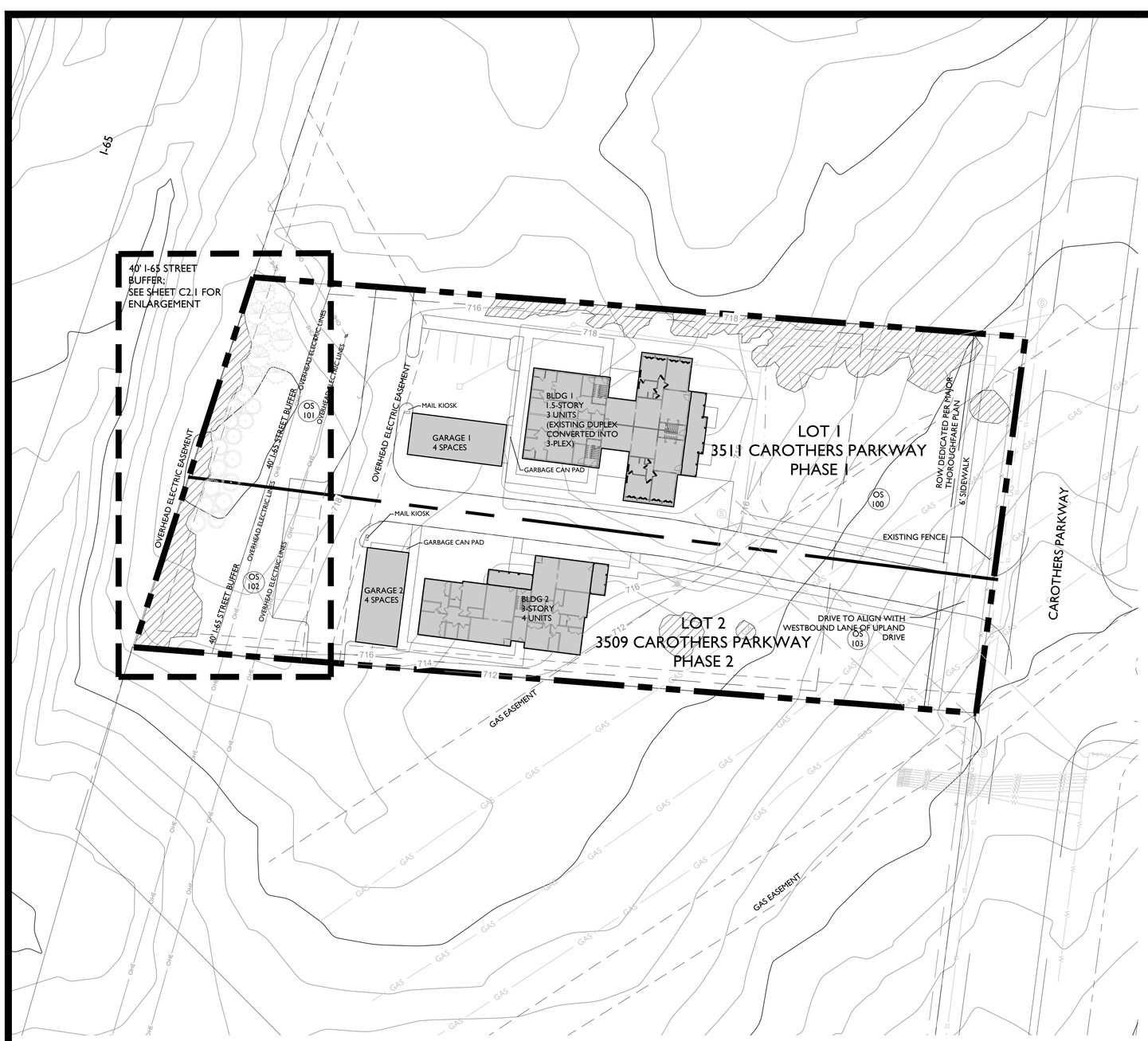
Revision Date

1. _____
2. _____
3. _____
4. _____

EXISTING CONDITIONS

SHEET
C1.1

COF 7102



SITE DATA CHART

PROJECT NAME:	CAROTHERS STACKED FLATS PUD SUBDIVISION DEVELOPMENT PLAN
PROJECT #:	7102
ADDRESS:	3509 & 3511 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
EXISTING CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	1.95 AC
MINIMUM SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
TOTAL UNITS:	7 (ALL ATTACHED) 3 BR - 7
BUILDING HEIGHT:	2 STORIES
REQUIRED LSR:	0.2
PROVIDED LSR:	0.65
*MINIMUM PARKING REQUIREMENT: 3.0 / 3 BR:	21
MAXIMUM PARKING LIMIT:	24
EXISTING PARKING:	N/A
PROVIDED PARKING:	21
RESIDENTIAL DENSITY:	3.59 D.U.A.
PARKLAND DEDICATION:	$21,520 (7 UNITS, 2 EXISTING) APPLICANT TO PAY FEE IN LIEU

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY.
7 UNITS x 350 GPD = 2,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY COF .

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.1 MI (FORREST CROSSING GOLF CLUB)

PROJECTED STUDENT POPULATION
7 x 0.64 = 4 STUDENTS

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

N

0 30 60 90

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY ELI

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

KEY

PRESERVED CANOPY

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 12,704 SF
34% FORMAL = 4,319* SF
66% INFORMAL = 8,385 SF

*NOTE - SINCE THE REQUIRED FORMAL OPEN SPACE REQUIREMENT IS LESS THAN THE MINIMUM ALLOWED SIZE, NO OPEN SPACE LOT IS CLASSIFIED AS FORMAL. OVERALL OPEN SPACE AREA DOES MEET THE 15% REQUIREMENT

PROVIDED: 58,761 SF TOTAL (67%)

LOT	TYPE	AREA (SF)
100	ACTIVE RECREATIONAL AREA	27,784
101	ACTIVE RECREATIONAL AREA	7,981
102	ACTIVE RECREATIONAL AREA	5,997
103	ACTIVE RECREATIONAL AREA	16,999

TREE CANOPY RETENTION

OVERALL SITE AREA = 84,695 SF (1.95 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
11,005 SF	7,350 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	11,005 SF (13% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (5,943 SF)
PROVIDED CANOPY PRESERVATION:	7,350 SF

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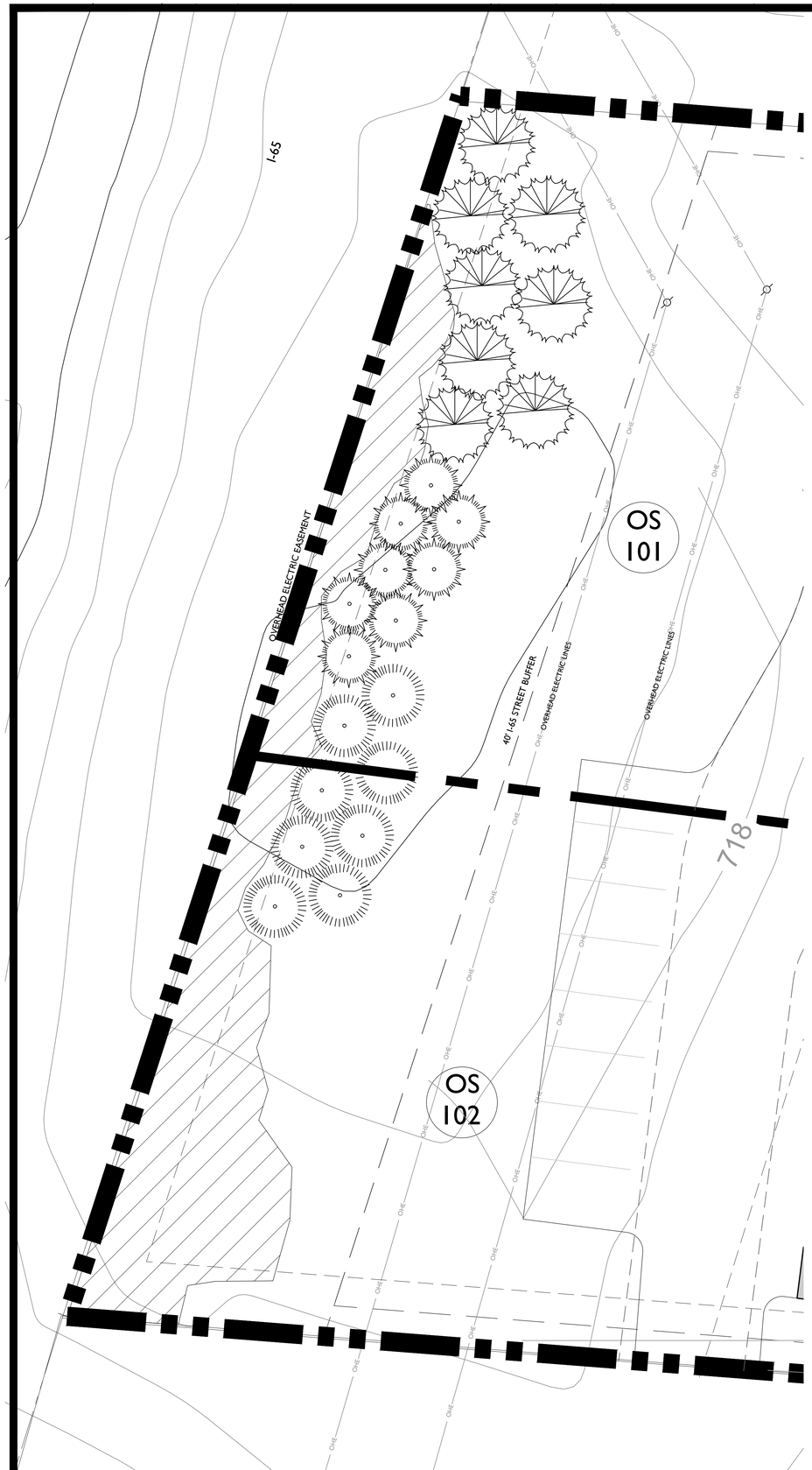
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS STACKED FLATS PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
11.07.

Revision Date
1
2
3
4

DEVELOPMENT PLAN
SHEET
C2.0
COF 7102



40' I-65 STREET BUFFER

TYPE C 50' BUFFER REQUIREMENTS:
24 ACI TREES PER 100 LINEAR FEET

SITE LENGTH:
203 LINEAR FEET:
(24) 2" UNDERSTORY TREES

THE BUFFER WILL CONSIST OF ALL EVERGREEN PLANT MATERIAL PLANTED TO AUGMENT THE PRESERVED TREE CANOPY ON SITE.

*NOTE:
PLANTING IS SCHEMATIC; SPECIFIC SPECIES TO BE IDENTIFIED AT SITE PLAN

KEY

PRESERVED CANOPY

N

0 5 10 20 30

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY ELI
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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CAROTHERS STACKED FLATS PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
11/07/19

Revision Date
△
△
△
△

I-65
STREET BUFFER

SHEET
C2.1

COF 7102

Grading & Drainage General Notes

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

POST-DEV STORMWATER NARRATIVE

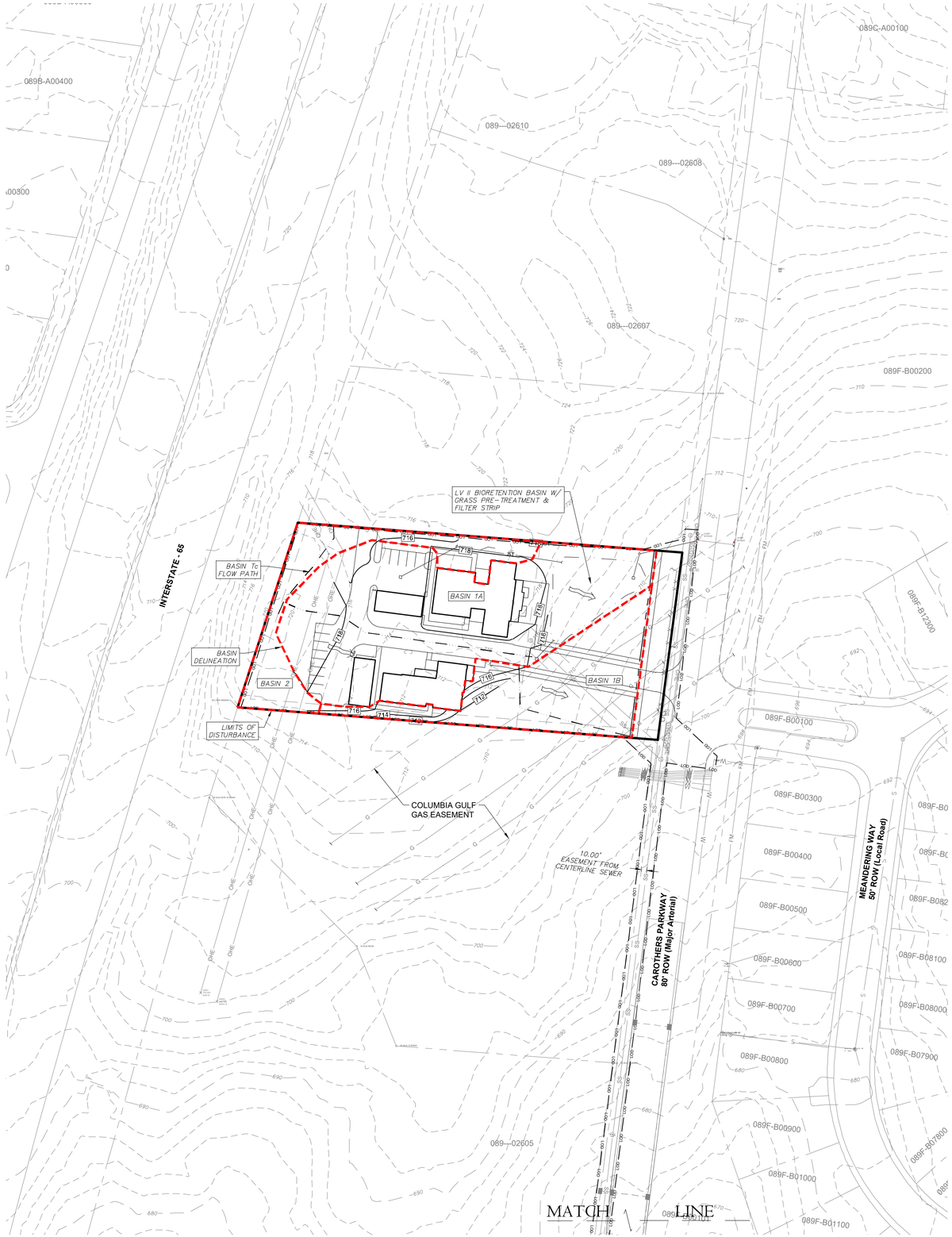
A level 2 bioretention with appropriate pretreatment methods will be utilized to meet the required treatment requirements. Practices will be sized such that adjusted curve numbers incorporated in the post-development runoff hydrographs will reduce post-development peak flows to rates at or below pre-development peak flows.

POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site will meet the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development peak flow runoff rates will be less than the pre-development conditions for each of the 2-100 yr events.

SENSITIVE AREAS / STORMWATER BUFFERS

There are no jurisdictional water features location on or immediately adjacent to the site. The site will drain to the Harpeth River via existing swales and drainage networks.



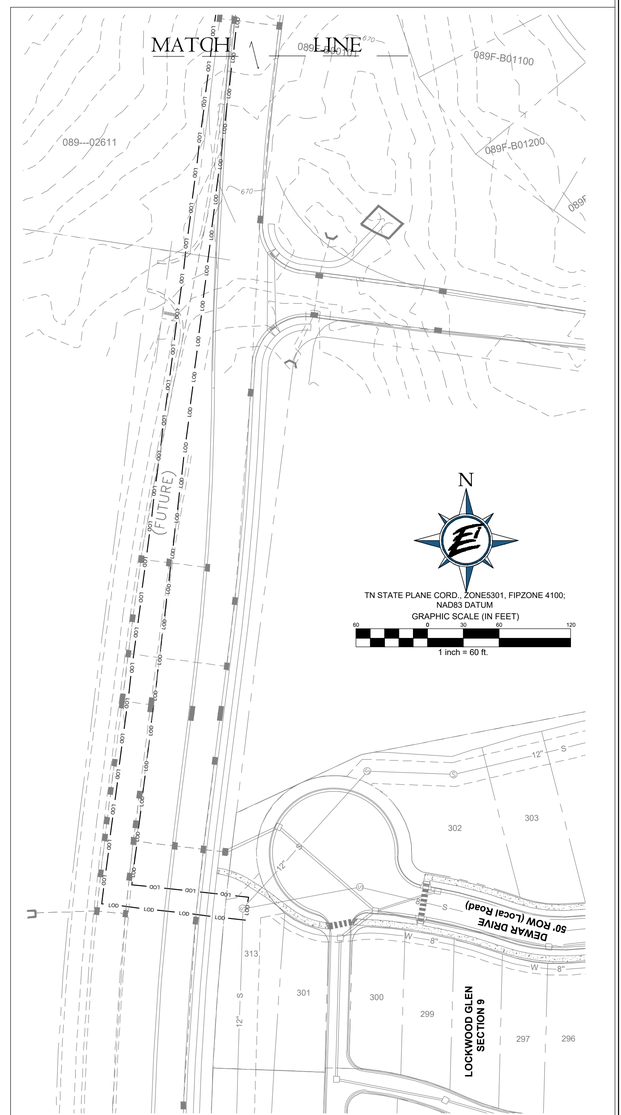
N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

Basin 1A Post-Dev Grading & Drainage Data Chart
- Site Area: 1.08 AC
- Impervious Area: 0.58 AC
- Disturbed Area: 1.08 AC
- Composite CN: 56
- Rv Value: 0.58
- Peak Flow Runoff
  - 2 year: 0.52 CFS
  - 5 year: 1.16 CFS
  - 10 year: 1.75 CFS
  - 25 year: 2.66 CFS
  - 50 year: 3.46 CFS
  - 100 year: 4.34 CFS

Basin 1B Post-Dev Grading & Drainage Data Chart
- Site Area: 0.46 AC
- Impervious Area: 0.06 AC
- Disturbed Area: 0.46 AC
- Composite CN: 55
- Rv Value: 0.25
- Peak Flow Runoff
  - 2 year: 0.19 CFS
  - 5 year: 0.45 CFS
  - 10 year: 0.69 CFS
  - 25 year: 1.07 CFS
  - 50 year: 1.40 CFS
  - 100 year: 1.77 CFS

Basin 2 Post-Dev Grading & Drainage Data Chart
- Site Area: 0.29 AC
- Impervious Area: 0.01 AC
- Disturbed Area: 0.29 AC
- Composite CN: 51
- Rv Value: 0.18
- Peak Flow Runoff
  - 2 year: 0.05 CFS
  - 5 year: 0.17 CFS
  - 10 year: 0.30 CFS
  - 25 year: 0.51 CFS
  - 50 year: 0.70 CFS
  - 100 year: 0.91 CFS



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6900 • WWW.ELI-LLC.COM
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CAROTHERS STACKED FLATS
PUD SUBDIVISION

MAP 89, PARCEL 26.00
CITY OF FRANKLIN PROJECT NO. 7102
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	11/7/19	Per COF Comments

LARRY C. WALLACE
REGISTERED ENGINEER
102
STATE OF TENNESSEE
11/7/19

Issue Date:	Oct. 14, 2019
ELI Project No:	19-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

Filename: W:\19-11-1104 3513 Carothers Parkway\3_C4D\Production\1_Development Plan\Posro Development Plan.dwg
Layout Name: C 3.0
Plotted: Thursday, November 07, 2019 - 10:54 am
By: rdpw

N

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

GRAPHIC SCALE (IN FEET)

60 0 30 60 120

1 inch = 60 ft.

Roadway Network Narrative
Residents will enter and leave the site via driveway connection to Carothers Parkway.

Roadway Impact Statement
The traffic generated by this section would be consistent with the typical traffic generated by 7 residential units.

Refuse Collection & Service Areas
Rollaway bins will be utilized for refuse collection

089B-A00400
089B-A00300
089B-A00200
089B-A00100
089B-B01700
089B-B01800
089B-B01600
089B-B01900
089B-B02000
089G-B00100
089G-B00400
089G-B00300
089G-B00200
089G-B02300
089G-B02200
089G-B02100
089---02610
089---02608
089---02607
089---02605
089C-A00100
089C-A00200
089C-A00300
089C-A00400
089F-B00200
089F-B11800
089F-B11900
089F-B12000
089F-B12100
089F-B12200
089F-B12300
089F-B08800
089F-B08700
089F-B08600
089F-B08500
089F-B08400
089F-B08300
089F-B08200
089F-B08100
089F-B08000
089F-B07900
089F-B07800
089F-B07700
089F-B07600
089F-B07500
089F-B07400
089F-B07300
089F-B07200
089F-B07100
089F-B07000
089F-B00100
089F-B00300
089F-B00400
089F-B00500
089F-B00600
089F-B00700
089F-B00800
089F-B00900
089F-B01000
089F-B01100
089F-B00101

INTERSTATE - 65

PROPOSED 20' CROSS ACCESS EASEMENT

EXISTING ASPHALT DRIVEWAY TO BE REMOVED

PROPOSED GARAGES (5 SPACES EA.)

PROPOSED DEDICATED ROW 5915sq.ft.±

COF FIRETRUCK TOWER #2 VEHICLE TRACK

EXISTING ASPHALT DRIVEWAY TO BE REMOVED

PROPOSED 20' ASPHALT DRIVEWAY

COLUMBIA GULF GAS EASEMENT

CAROTHERS PARKWAY
80' ROW (Major Arterial)

MEANDERING WAY
50' ROW (Local Road)

6.3'

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CAROTHERS STACKED FLATS
PUD SUBDIVISION

MAP 89, PARCEL 26.00
CITY OF FRANKLIN PROJECT NO. 7102
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	11/7/19	Per COF Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 11/7/19
NO. 102181
STATE OF TENNESSEE

Issue Date:	Oct. 14, 2019
ELI Project No:	19-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL ROW & ACCESS PLAN

Sheet No.

C 4.0

Filename: W:\19-11-1104 3513 Carothers Parkway\3_CAD\Production\1_Development Plan\Plans Development Plan.dwg
Layout Name: C 4.0
Plotted: Thursday, November 07, 2019 - 10:54 am
By: clayw

GRAPHIC SCALE (IN FEET)

60 0 30 60 120

1 inch = 60 ft.

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 Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   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.
8. Final location of the offsite and onsite proposed sanitary sewer extension will be established at Site Plan. Proposed sanitary sewer manholes shall be located outside the existing Columbia Gulf easement and outside the future travel lanes of Carothers Pkwy.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

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

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

Water & Sewer Data Chart
Development Type: Big House Unit Residential Development
Unit Flow in GPD: 300 GPD
Number of Units: 7 (Residential Units)
Flow in GPD: 2100 GPD

Utility Network Narrative
Existing utilities in Falcon Creek Subdivision to serve Carothers Stacked Flats. A fire sprinkler system will be required in proposed Big Houses in accordance with NFPA 13R for multi-family. No sewer main is greater than 12 feet deept

Utility Impact Statement
The anticipated demand for water and sewer is 2100 GPD based on a 300 GPD unit flow and 7 residential units. There are no relcaimed water lines in the vicinity.

Note
All street lights shall have a LED light source.

INTERSTATE - 65

PROPOSED HYDRANT

PROPOSED SANITARY SEWER MANHOLE (TYP.)

PROPOSED 8" SANITARY SEWER

10.00' EASEMENT FROM CENTERLINE SEWER

20.00' SEWER EASEMENT

PROPOSED WATER LINE

TIE TO EXISTING SEWER MANHOLE

TIE TO EXISTING WATER LINE

CAROTHERS PARKWAY
80' ROW (Major Arterial)

MEANDERING WAY
50' ROW (Local Road)

DEWAR DRIVE
50' ROW (Local Road)

LOCKWOOD GLEN
SECTION 9

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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OFFICE 615-383-6700 • WWW.ELI-LLC.COM
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CAROTHERS STACKED FLATS PUD SUBDIVISION

MAP 89, PARCEL 26.00
CITY OF FRANKLIN PROJECT NO. 7102
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	11/7/19	Per COF Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 11/7/19
NO. 109143
STATE OF TENNESSEE

Issue Date:	Oct. 14, 2019
ELI Project No:	19-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C 5.0

Filename: W:\19-11-1104 3513 Carothers Parkway\3_CAD\Production\1_Development Plan\Plans Development Plan.dwg
Layout Name: C 5.0
Plotted: Thursday, November 07, 2019 - 10:55 am
By: rdaw

NEW 4-PLEX ELEVATION

SCALE 1/8" = 1'-0"

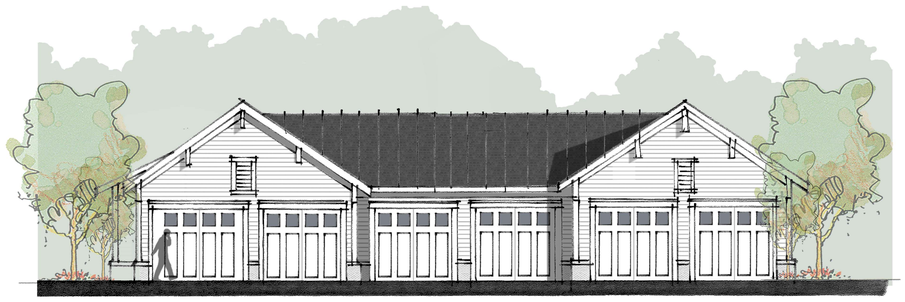
EXISTING DUPLEX WITH ELEVATION MODIFICATIONS

SCALE 1/8" = 1'-0"

0' 4' 8' 16'

4-PLEX CONCEPT IMAGERY

EXISTING DUPLEX IMAGES



MULTI-CAR GARAGE ELEVATION

SCALE 1/8" = 1'-0"

0' 4' 8' 16'

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

906

CAROTHERS STACKED FLAT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20995
STATE OF TENNESSEE

Revision Date
△ 10-14-2019
△
△
△

TYPICAL
ARCHITECTURE
SHEET
A1.0
COF # xxxx

COF no: 7102

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Parks

General Issues

28. Parkland information

kevinl@franklintn.gov	Typo was found on the Parkland Contract and it has been sent back to applicant for correction and new signature. This should not hold up the process. [Edited By Kevin Lindsey]

Planning

General Issues

43. Parking

dianna.tomlin@franklintn.gov	Advisory Comment: Applicant shall coordinate with TVA for provision of their Letter of No Exception for the proposed parking to be located within their overhead easement. The Letter of No Exception shall be provided prior to approval of any site plan proposing encroachment into the TVA easement. Should TVA not grant approval it will be necessary to go back to BOMA for approval of a new development plan. [Edited By Dianna Tomlin]

Planning (Landscape)

General Issues

41. I-65 buffer

jason.arnold@franklintn.gov	Issue Closed
jason.arnold@franklintn.gov	Applicant shall add website link to the development plan or list plants referenced on the list. [Edited By Jason Arnold]

NEW 4-PLEX ELEVATION

SCALE 1/8" = 1'-0"

EXISTING DUPLEX WITH ELEVATION MODIFICATIONS

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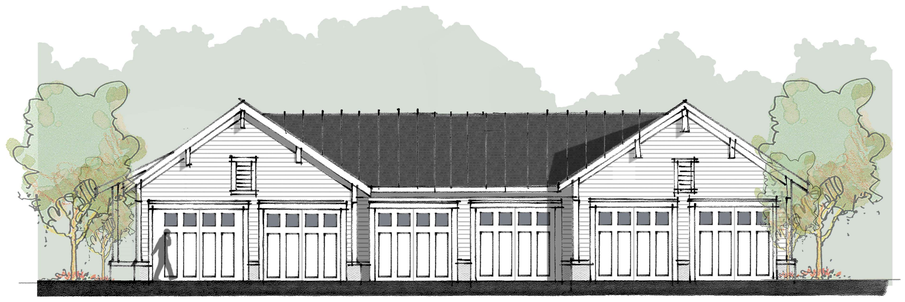

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CAROTHERS STACKED FLAT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20995
STATE OF TENNESSEE

Revision Date
△ 10-14-2019
△
△
△

TYPICAL
ARCHITECTURE
SHEET
A1.0
COF # xxxx

To

The planning commission

City of Franklin planning and sustainability Dept.

My comments on the development plan and rezoning of Map 89 parcel 02600 located at 3513 carohers parkway franklin, Tn.

1, Do we need this- too much traffic on Carothers Parkway hard to get off the driveway esp days when the traffic is diverted form I 65.

2, Poor infrastructure – No street lights on the segment of the street it is pitch dark in the night. High risk of crime. No sewer system - still some of the neighboring houses has septic tanks.

3, Water Meters ther e are about 5-6 water meter are in this property yard. The pipes run through multiple drive ways. We have water pipes bursting multiple times just with garbage trucks driving on drive ways . Multiple times requested Milcrofton to shift water meters to individual yards. Milcrofotn refused to do so. With the construction trucks I think we will have problems again.

I hope the city will fix the above issues.

Thanks

Dayaker Mallipeddi 12/5/19

3555 carothers parkway Franklin

TN. 37067

Dmallipeddi@yahoo.com

December 12, 2019

Franklin Municipal Planning Commission
City of Franklin Planning and Sustainability Department
109 3rd Avenue South, Franklin, TN 37064

To whom it may concern,

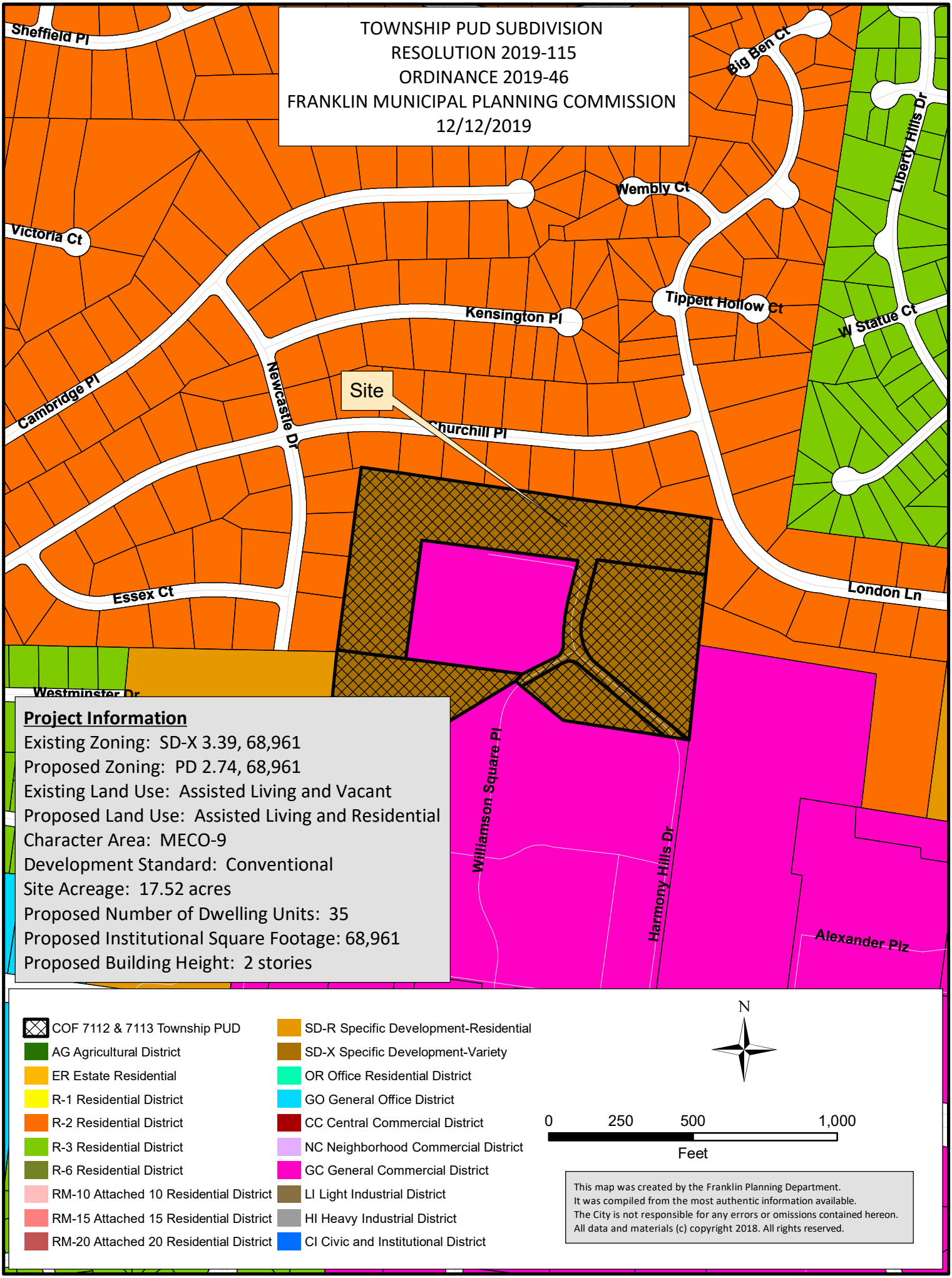
I am writing in regards to the proposal for conversion of an existing structure at 3513 Carothers Parkway into an apartment, and the building of an additional building on that site. I recently moved into a home in Cannonwood subdivision earlier this year, and purposefully chose an established subdivision that did not have new construction nearby. My primary concern is the potential for all of these additional or modified buildings to be converted into rental units. I'm concerned about home values in the area with this addition, whether it be rental properties or homes for sale. I'm also concerned this would pose a risk for a relatively congested area to become even more congested near my home if this property is meant to house 4 to 7 "single families".

This expansion would also be inconsistent with other properties in the area, which are single family homes, typically with lot sizes larger than would be allocated for each unit/home on this property. We also purposefully moved into a neighborhood with a higher median home price, and I'm concerned about having what appears to be rental properties so close to our home. We had looked in other areas and purposefully avoided areas with smaller rental units, apartments, etc. in the immediate vicinity. I'm concerned about the plans for upkeep of the area if this lot would then contain a multitude of rental properties. The usable space also appears to be less due to the gas easement running across the property, which may impact space per unit.

In addition to this, my husband works from home, as do I at times, and we were very selective in our home buying process to avoid the noise and disruption associated with construction. We have lived in areas with construction before and have found it highly troublesome and stressful, and were very careful in our home-buying process to try to avoid this risk in the future. While that is never guaranteed, I'm disappointed to also have this be a risk of rental property construction vs. a single family home on a single lot.

Thank you for your consideration of my comments.

Kind Regards,
Krista Zinn
201 Dandridge Dr., Franklin, TN 37067


TOWNSHIP PUD SUBDIVISION
RESOLUTION 2019-115
ORDINANCE 2019-46
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019
Sheffield Pl
Big Ben Ct
Liberty Hills Dr
Wembly Ct
Victoria Ct
Tippett Hollow Ct
W Statue Ct
Kensington Pl
Cambridge Pl
Newcastle Dr
Site
Churchill Pl
Essex Ct
London Ln
Westminster Dr
Williamson Square Pl
Harmony Hills Dr
Alexander Plz
Project Information
Existing Zoning: SD-X 3.39, 68,961
Proposed Zoning: PD 2.74, 68,961
Existing Land Use: Assisted Living and Vacant
Proposed Land Use: Assisted Living and Residential
Character Area: MECO-9
Development Standard: Conventional
Site Acreage: 17.52 acres
Proposed Number of Dwelling Units: 35
Proposed Institutional Square Footage: 68,961
Proposed Building Height: 2 stories
COF 7112 & 7113 Township PUD
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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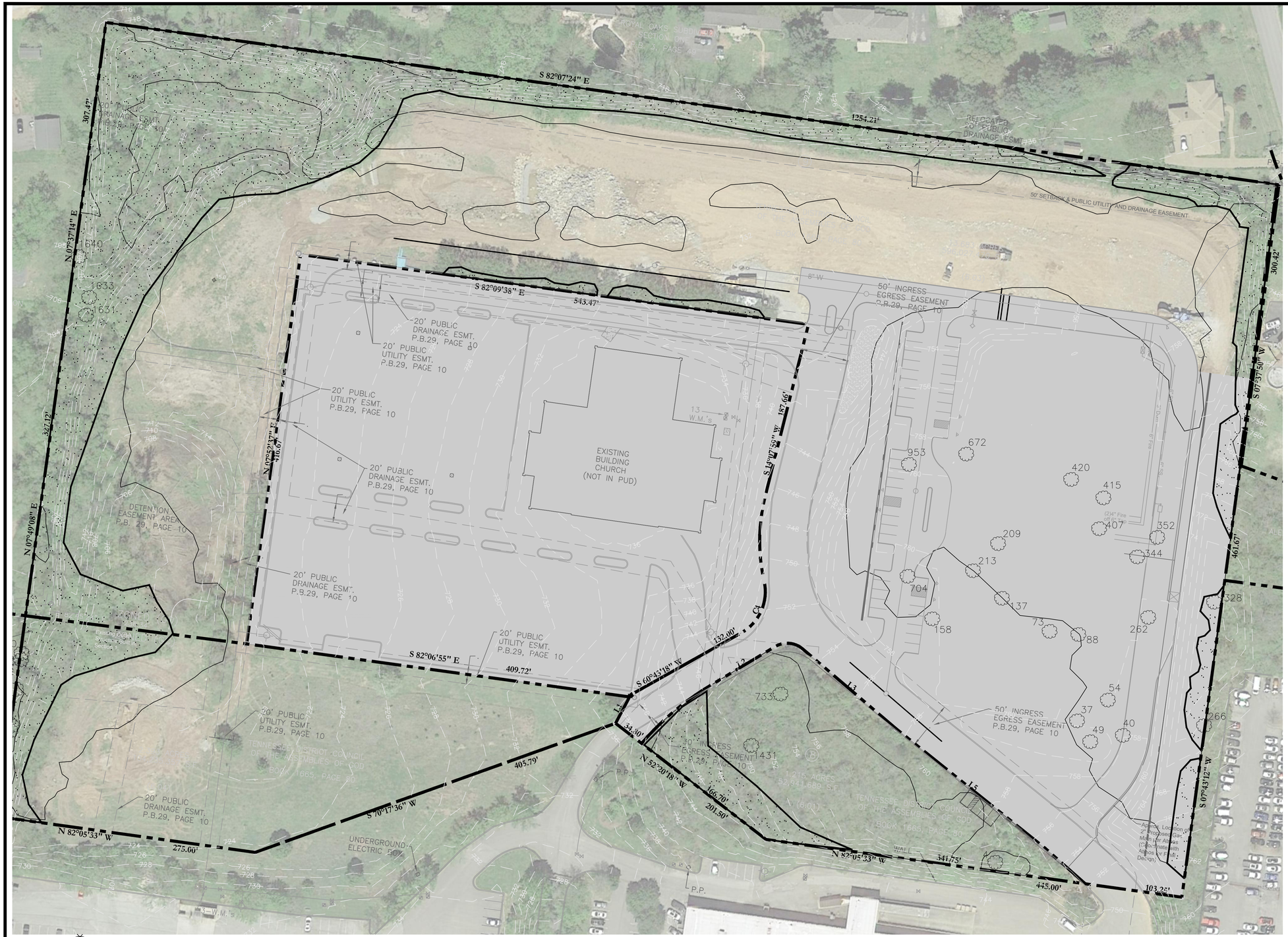


SITE DATA CHART

PROJECT NAME:	TOWNSHIP PUD
PROJECT #:	XXXX
SUBDIVISION:	WILLIAMSON SQUARE
LOT NUMBER:	N/A
ADDRESS:	1127 MURFREESBORO ROAD FRANKLIN, TN
COUNTY:	WILLIAMSON
CIVIL DISTRICT:	9
EXISTING ZONING:	SD-X 3.39, 68,961
PROPOSED ZONING:	SD-X 2.74, 68,961
EXISTING CHARACTER AREA:	MECO-9
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.29
SQUARE FOOTAGE OF SITE:	753,152
OWNER 1:	JD EATHERLY
ADDRESS:	1720 W. END AVE. #600 NASHVILLE, TN 37203
OWNER 2:	S & E PARTNERS
ADDRESS:	1720 W. END AVE. #600 NASHVILLE, TN 37203
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

LEGEND

EXISTING TREE CANOPY

TREE CANOPY RETENTION CHART

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,085 SF	28,866 SF	111,219 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,272 SF	143,769 SF	11,503 SF
TA 4	39,990 SF	30,311 SF	9,679 SF
TOTAL SF	350,715 SF	215,424 SF	135,291 SF
TOTAL ACRES	8.05 AC	4.94 AC	3.10 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 350,715 SF
350,715 SF / 753,219 SF = 47% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
350,715 SF * 45% = 157,822 SF
PROVIDED CANOPY PRESERVED =
135,291 SF (39%) OF TOTAL EXISTING CANOPY

N

0 50 100 150

BOUNDARY AND TOPOGRAPHY FROM:

WILLIAMSON COUNTY GIS

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TOWNSHIP PUD REZONING REQUEST, REVISION 1

1127 MURFREESBORO ROAD

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
10/11/19
LANDSCAPE ARCHITECT

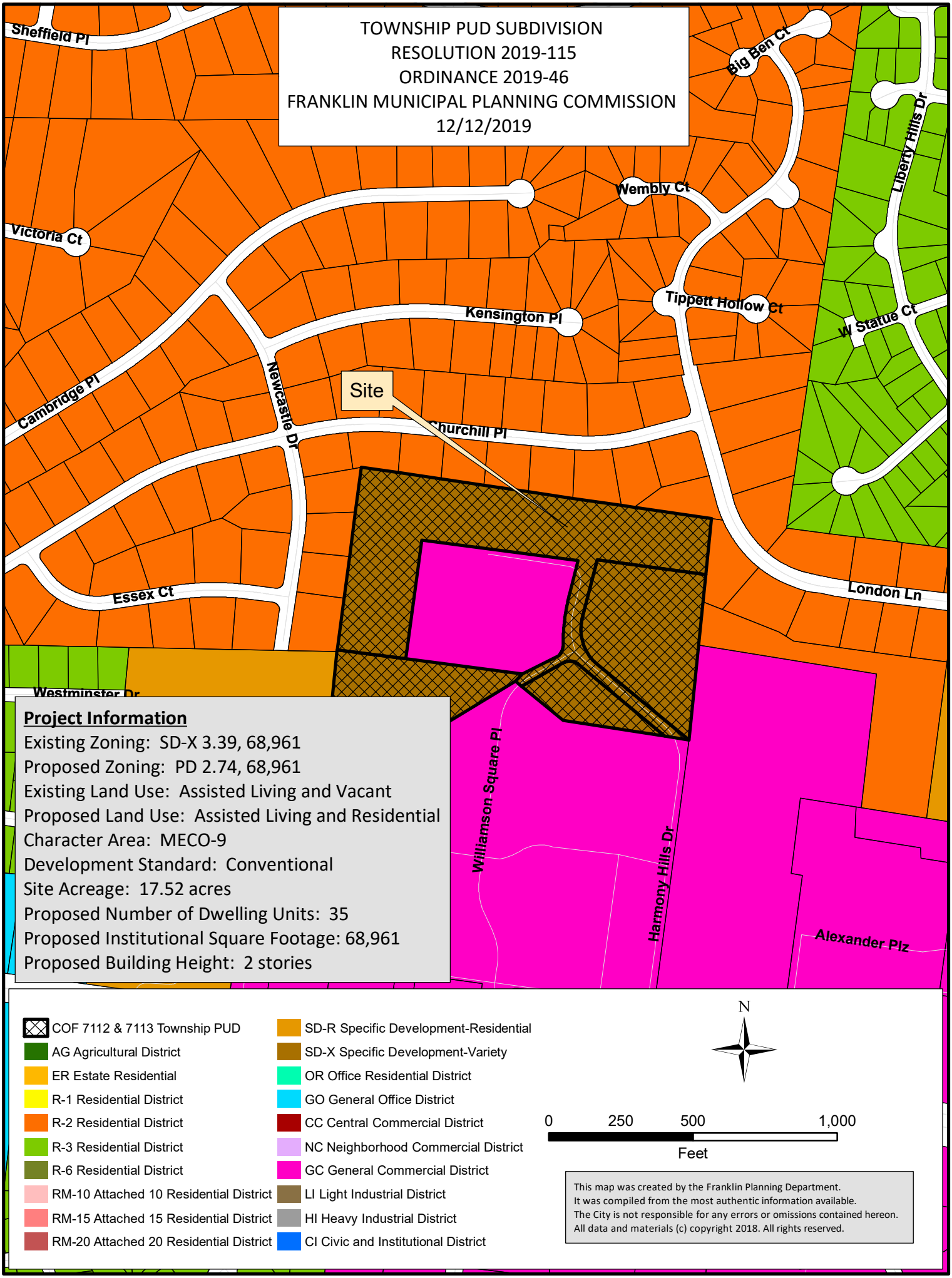
Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

C1.1

COF#XXXX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COF no: 7112

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

4. F. Development Plan

lance.fittro@franklintn.gov **This is an advisory comment to be addressed with the revised final plat which does not hinder approval of the Devleopment Plan**:

Applicant shall be aware that the extents of Township Drive across Lot 9 as depicted on the Development Plan are not currently platted as a private street. With the revised plat for the townhome development, Lot 9 shall be included in the plat in order to plat an appropriate Public Access Easement for the private street and clarify maintenance responsibility for both private streets shown is to be by the property owner(s) or HOA.

Parks

General Issues

20. Parkland Impact Fee

kevinl@franklintn.gov Applicant shall present to the Parks Department a TN certified appraisal with in a one year time frame of it's submittal date. Upon approval by the cities Finance team the invoice will be produced and sent back to the applicant for payment.

Please contact Kevin Lindsey for more information.

Stormwater

General Issues

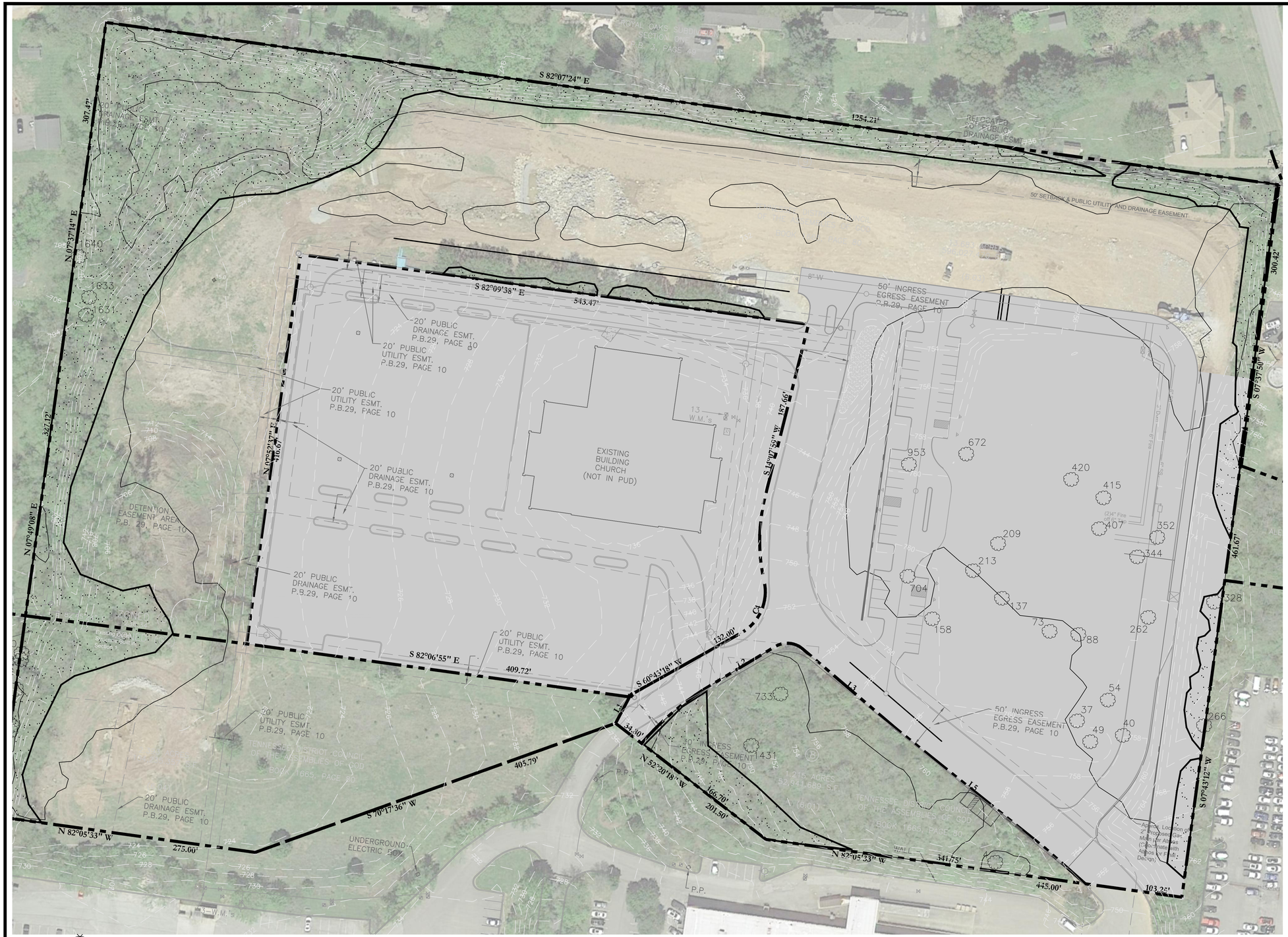
3. Stormwater Management Plan

ellen.moore@franklintn.gov *This is an advisory comment and will be addressed at site plan.*

No more than 5% of the site can bypass stormwater quality. Applicant shall ensure that the townhomes shown off of Harmony Hills Dr is less than 5% of the overall site. If not, stormwater management features will be required.

39. Riparian Buffer

jeff.willoughby@franklintn.gov Riparian buffers are no longer required on WWC. However, a jurisdictional determination shall be submitted showing TDEC concurrence.



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TOWNSHIP PUD REZONING REQUEST, REVISION 1

1127 MURFREESBORO ROAD

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
10/11/19
LANDSCAPE ARCHITECT

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

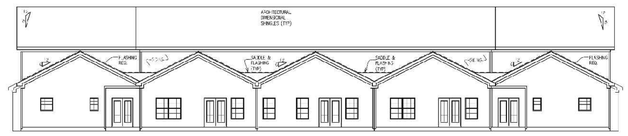
C1.1

COF#XXXX

ASSISTED LIVING FACILITY FRONT ELEVATION

TOWNHOUSE FRONT ELEVATIONS

LEFT SIDE ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION

TOWNHOUSE REAR ELEVATIONS

ASSISTED LIVING FACILITY

ARCHITECTURAL DATA

BUILDING HEIGHT:	1 STORY, 59,736 SF
BUILDING MATERIALS:	FIBER CEMENT SIDING & BRICK

ARCHITECTURAL DESCRIPTION:
The facility is a 1 story structure. The 68 unit facility faces the entry drive to the site. Parking is located in front of the building. There will be outdoor leisure area in front of the building. Residents at this facility are limited in mobility.

GENERAL ARCHITECTURAL ELEVATION NOTES:

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

2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.

3. Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

4. The architecture is designed with detailing and facade variations to meet the requirements for the Franklin MOS. Side and rear elevations will be completed in a similar design at the same level of articulation.

NOTE: TOWNHOME FRONT DOORS
The rendered elevation shows side doors on end units; the actual units will have front doors facing the roadway in front of the house as seen in the middle unit of the rendering.

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

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TOWNSHIP PUD DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
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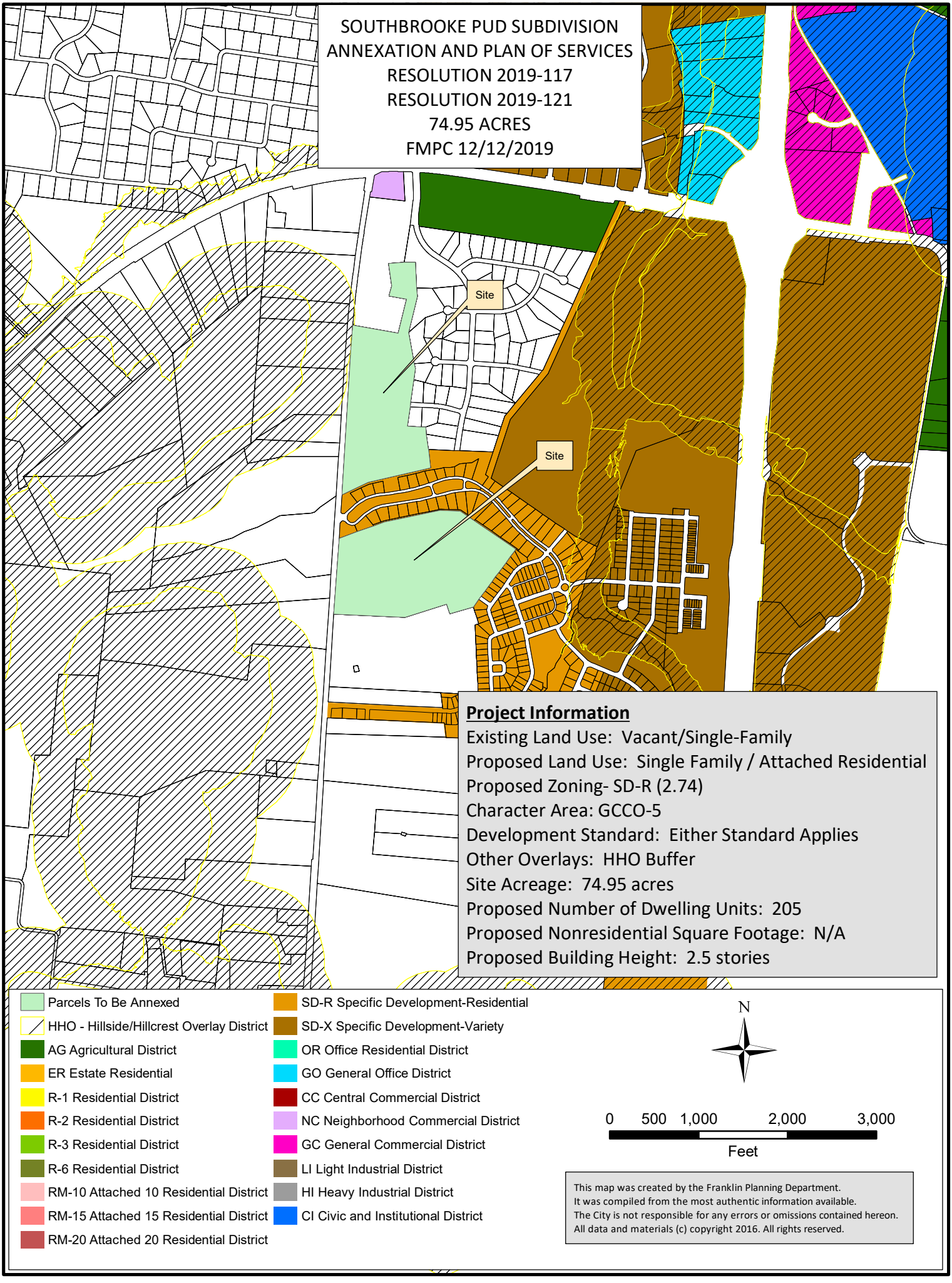
TYPICAL ARCHITECTURE

A1.0

COF#7112


SOUTHBROOKE PUD SUBDIVISION
ANNEXATION AND PLAN OF SERVICES
RESOLUTION 2019-117
RESOLUTION 2019-121
74.95 ACRES
FMPC 12/12/2019
Site
Site
Project Information
Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single Family / Attached Residential
Proposed Zoning- SD-R (2.74)
Character Area: GCCO-5
Development Standard: Either Standard Applies
Other Overlays: HHO Buffer
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2.5 stories
Parcels To Be Annexed
HHO - Hillside/Hillcrest Overlay District
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
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N
0 500 1,000 2,000 3,000
Feet
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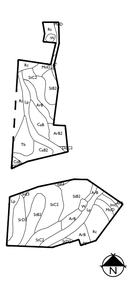
SOIL MAP - N.T.S.



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
DoC2	Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InE3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

STORMWATER NARRATIVE

BASIN A:
BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN C:

BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE

CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN D:

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

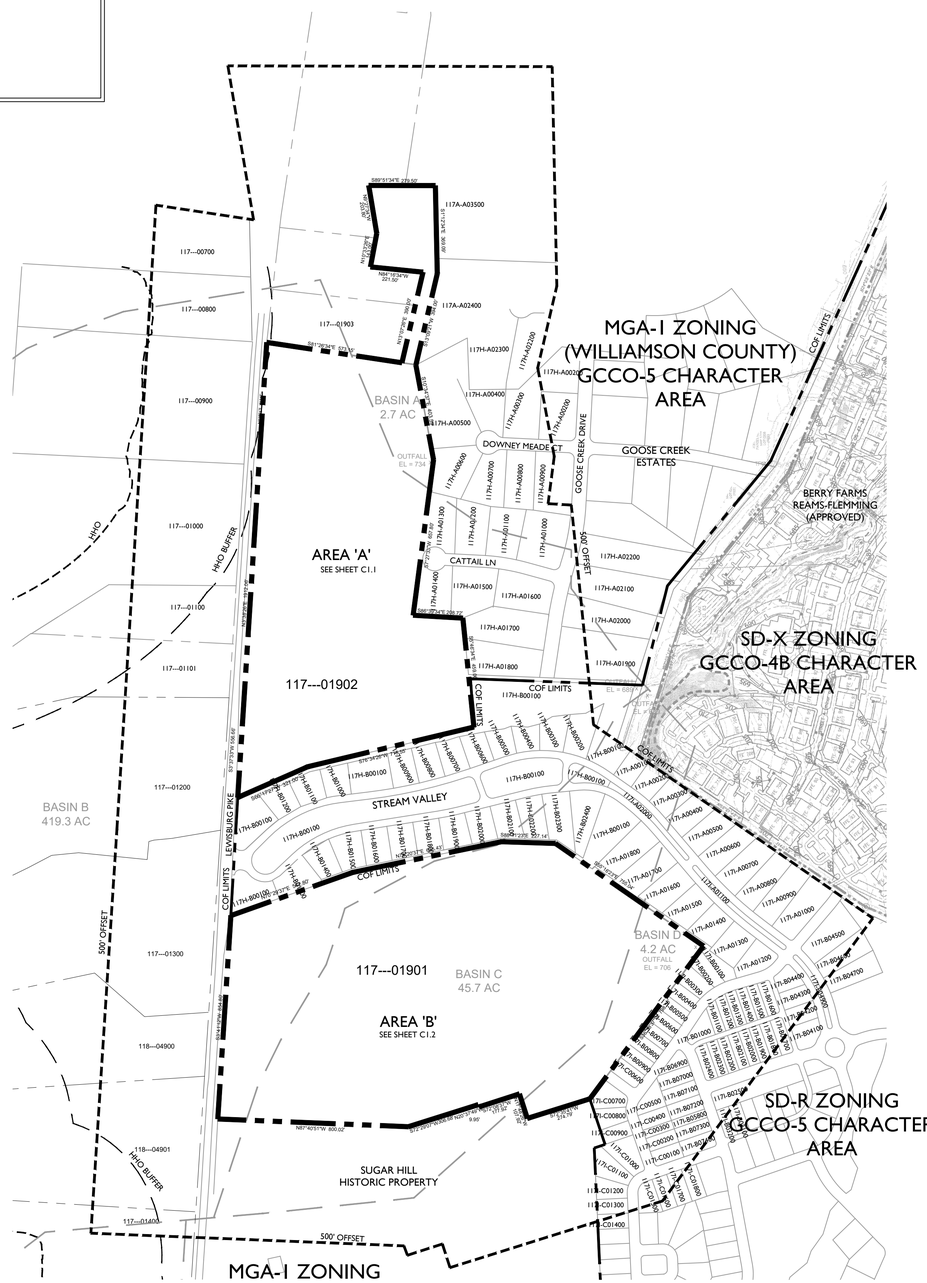
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF
TOTAL	356,416 SF

EXISTING TREE CANOPY:
11% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 192,464 SF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SEE SHEET C1.1
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419.3 AC
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BASIN D
4.2 AC
OUTFALL EL = 706
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117---01901
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117---01400
117---01903
117H-A03500
117H-A02400
117H-A02300
117H-A02200
117H-A02100
117H-A02000
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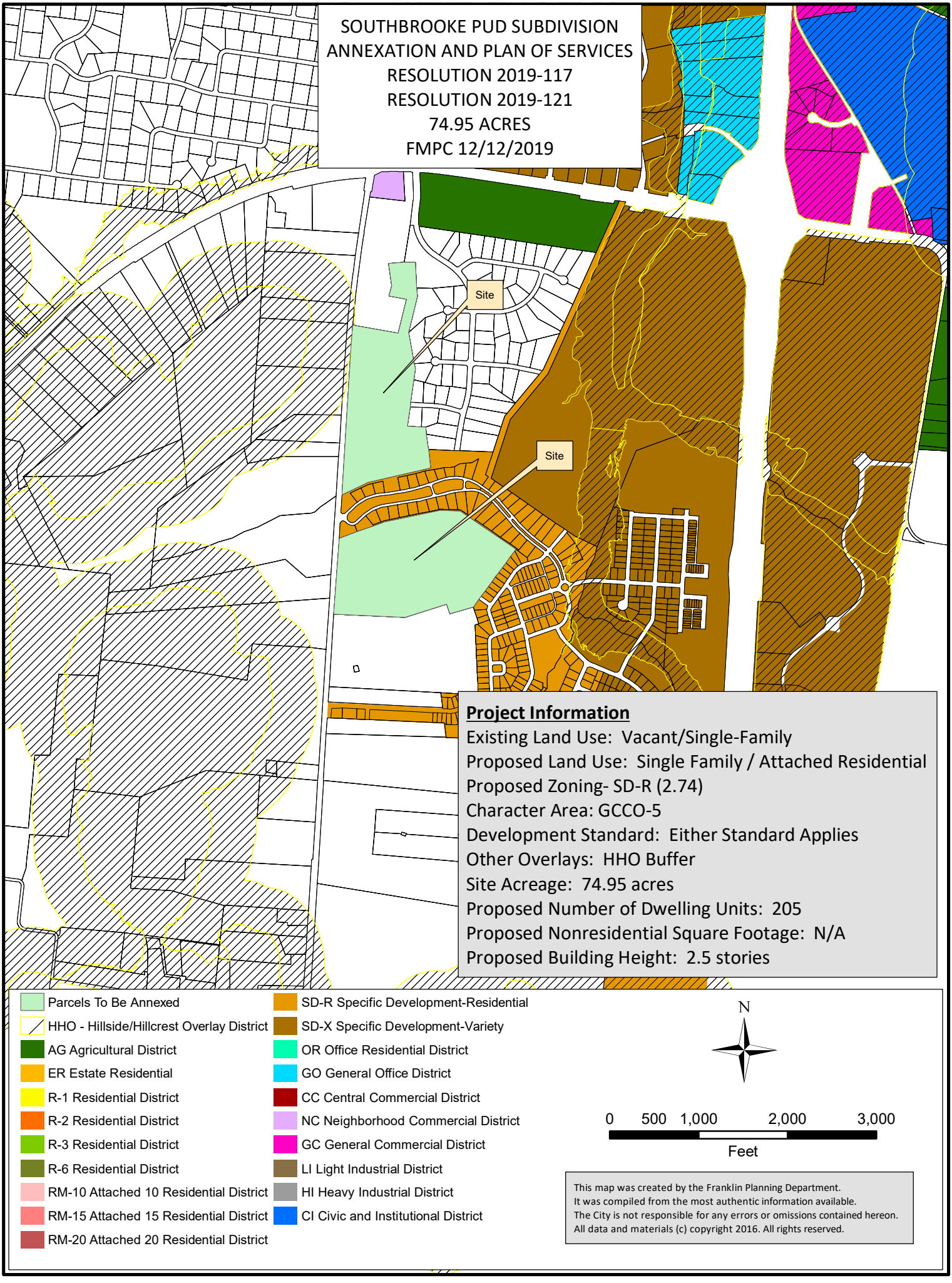
SOUTHBROOKE PUD SUBDIVISION
ANNEXATION AND PLAN OF SERVICES
RESOLUTION 2019-117
RESOLUTION 2019-121
74.95 ACRES
FMPC 12/12/2019
Site
Site
Project Information
Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single Family / Attached Residential
Proposed Zoning- SD-R (2.74)
Character Area: GCCO-5
Development Standard: Either Standard Applies
Other Overlays: HHO Buffer
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2.5 stories
Parcels To Be Annexed
HHO - Hillside/Hillcrest Overlay District
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
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SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
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LI Light Industrial District
HI Heavy Industrial District
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N
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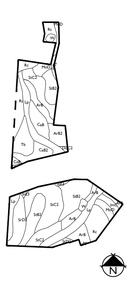

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W	Water

STORMWATER NARRATIVE

BASIN A:
BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN C:

BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE

CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN D:

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

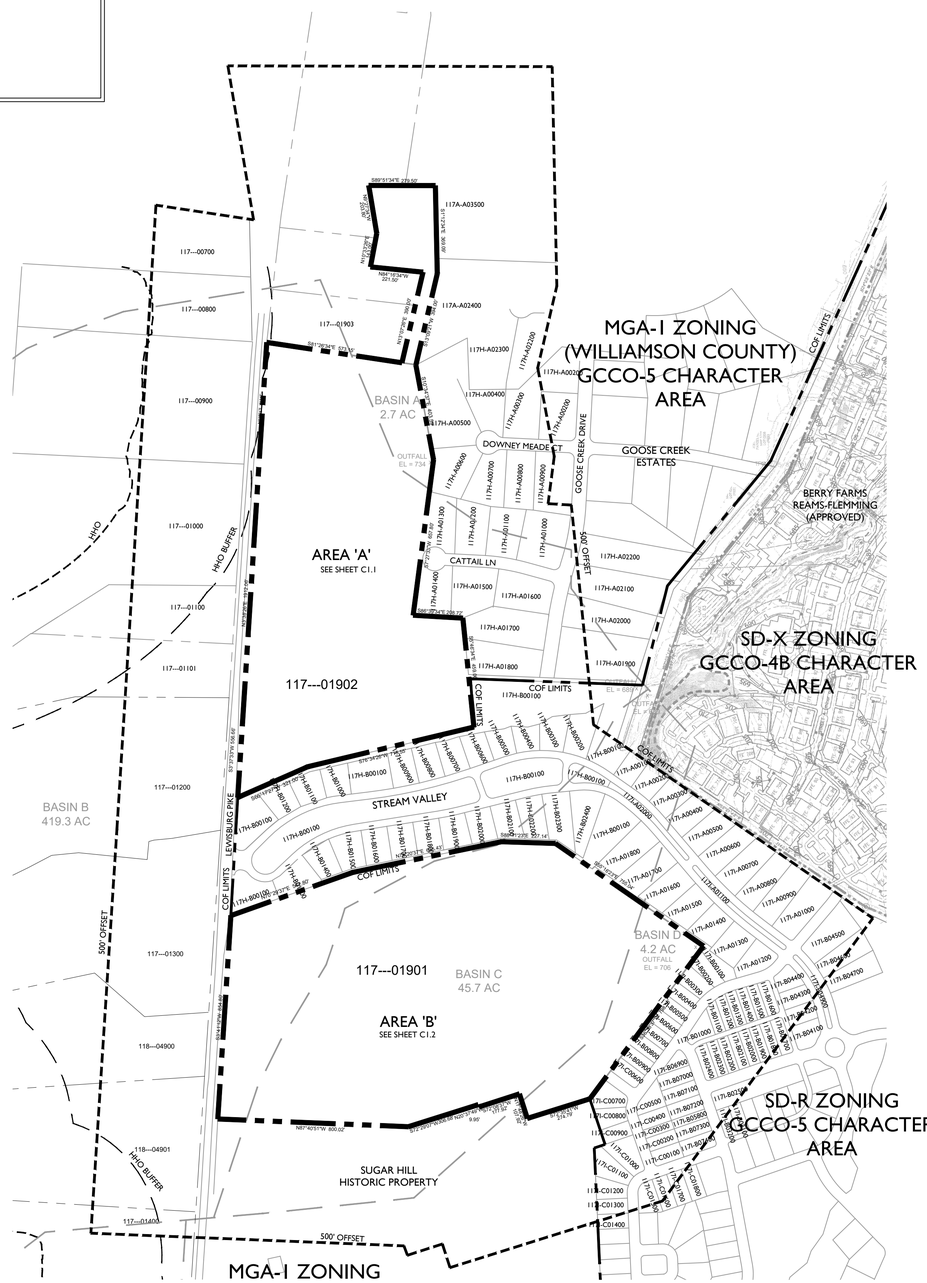
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF
TOTAL	356,416 SF

EXISTING TREE CANOPY:
11% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 192,464 SF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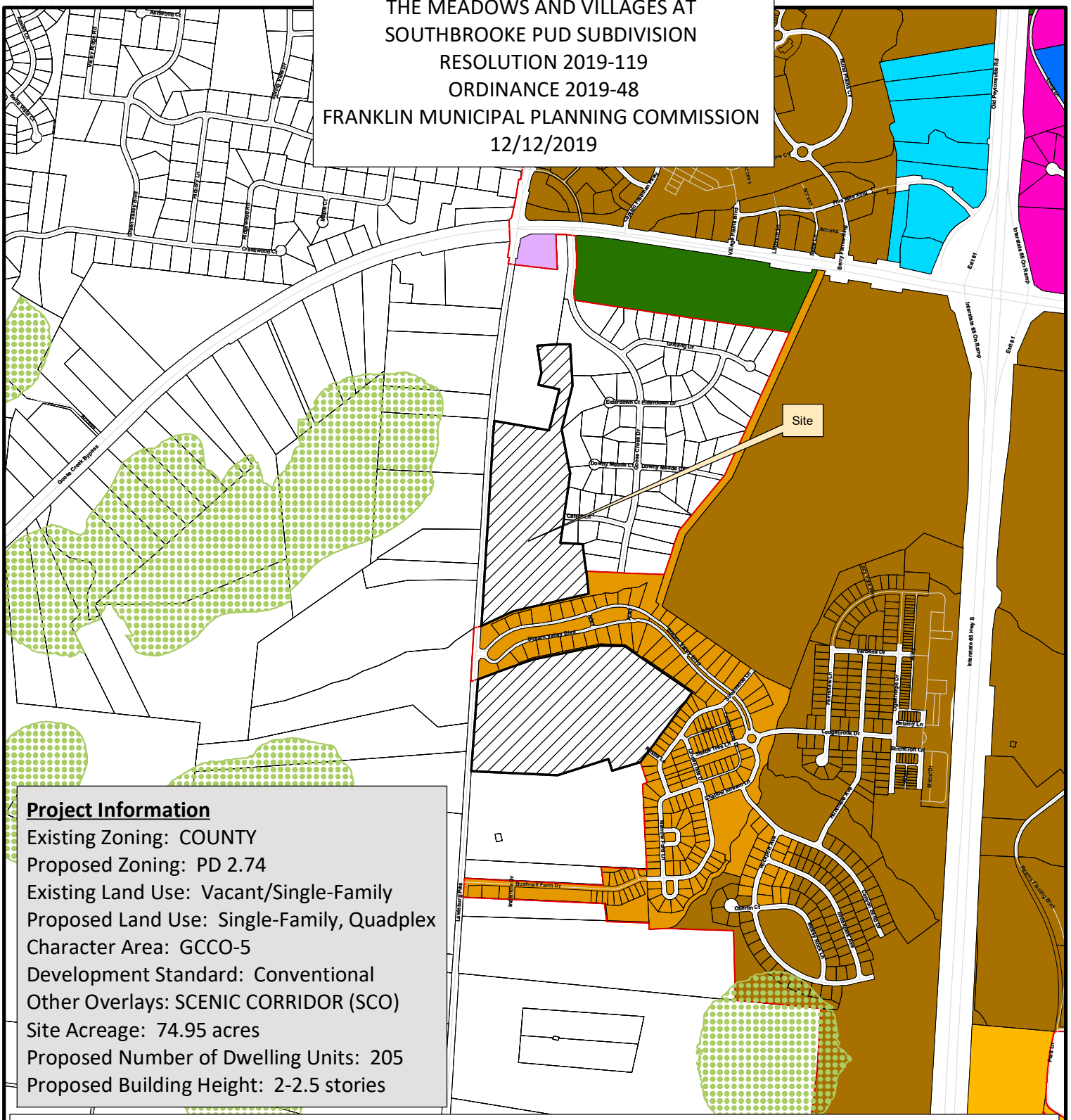
THE MEADOWS AND VILLAGES AT SOUTHBROOKE PUD SUBDIVISION
RESOLUTION 2019-119
ORDINANCE 2019-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019



Project Information

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Proposed Zoning: PD 2.74
Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single-Family, Quadplex
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: SCENIC CORRIDOR (SCO)
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Building Height: 2-2.5 stories

- Southbrooke PUD
- HHO
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- ER Estate Residential
- R-1 Residential District
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Feet

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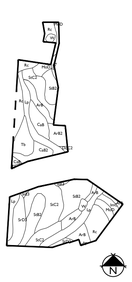

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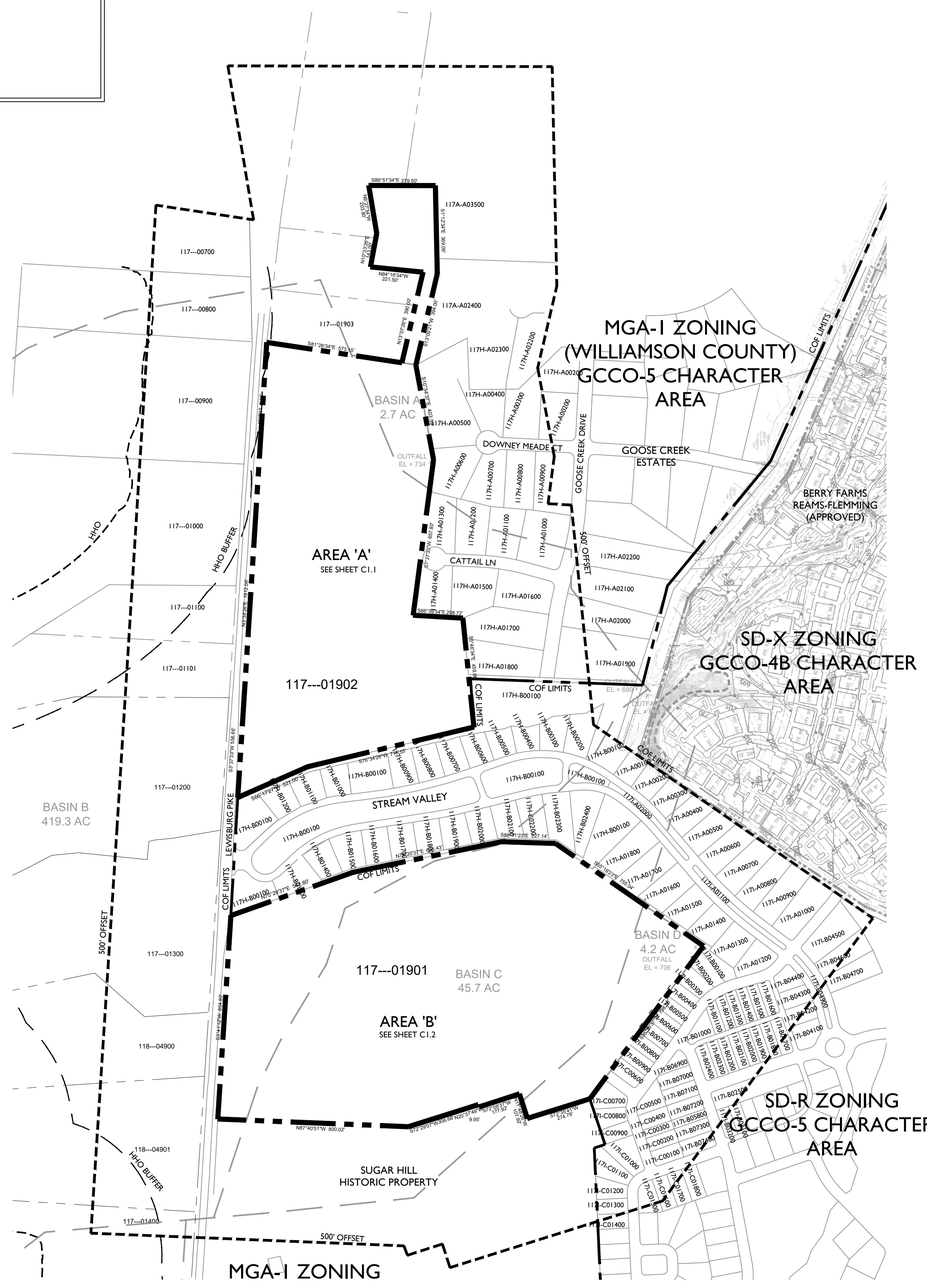
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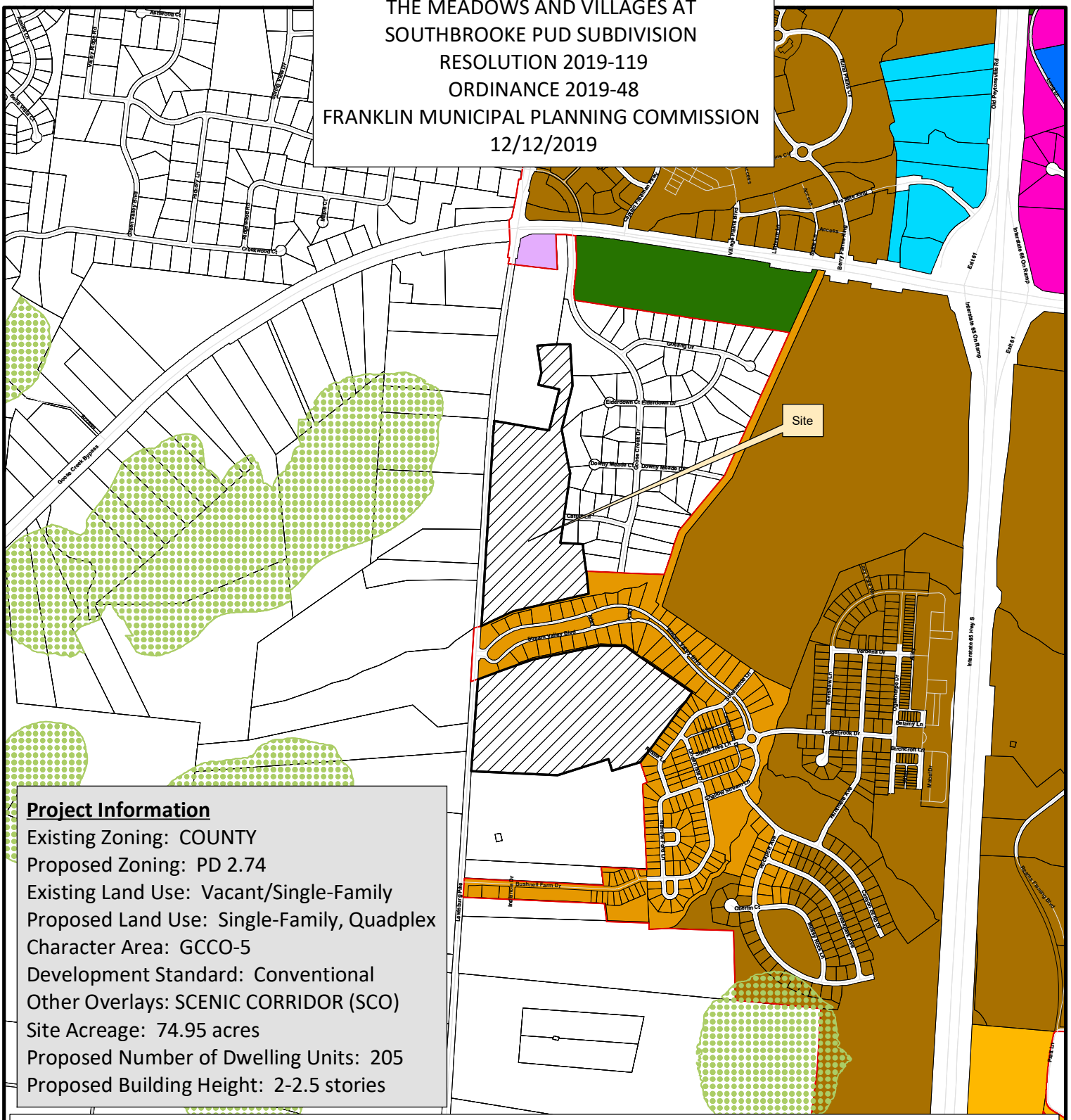

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COF no: 7110

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

37. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov The applicant shall show the new subdivision names in the title block as follows. Meadows at Southbrooke and Villages at Southbrooke. The subdivision names will need to be specified on all pages what area goes with what subdivision name

Leave the "The" off of the subdivision names.
[Edited By Lori Jarosz]

Engineering - Development Plan Checklist

General Issues

4. Lewisburg Pike Widening Exhibit

joe.marlo@franklintn.gov **Prior to One Stop approval**, Applicant shall submit exhibits showing that the development will not hinder the future build-out of Lewisburg Pike. The exhibits shall include:

1. Conceptual geometric/Autoturn functionality of intersections at project accesses with the future build-out of Lewisburg.
2. Dimensions for stacking lengths at project accesses indicating that TIA requirements can still be met with the future widening.
3. Future grading for Lewisburg Pike that ties into existing development contours without the need for retaining walls.

25. F. Development Plan

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

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

34. Offsite Improvements

jimmy.wiseman@franklintn.gov	A development agreement is needed prior to the development plan going before the Board of Mayor and Alderman. The applicant shall provide quantities and a cost estimate to Staff allowing enough time for Engineering review (minimum 5 business days) and Law to review the development agreement (minimum 30 business days). **This comment does not hinder Staff approval of the development plan but could cause delays if approved by FMPC.**

Parks

General Issues

21. Parkland Impact Fee

kevinl@franklintn.gov	The first draft of the parkland contract was submitted with a reply back on 11-14-19 with many clarifications asked for. We are working through the process but it is not complete to date. 11-22-19 The Parks Department is marking this project for conditional review. We are in a negotiation discussion with the developer regarding the specific park amenities which will be included in this development, and we therefore are not ready to draft an agreement. All amenities have been determined to be private and eligible for a 25% off-set reimbursement under the following prevision in the City's Parkland Dedication Ordinance, ORD 2016-25: Off-sets for Construction of Private Park and Recreation Amenities – Not Open to the Public*: Calculated at 25% of the actual cost to construct the private park and recreation amenities submitted by the developer up to the value of the total Parkland Impact Fee obligation upon submittal of documentation showing the actual cost of the improvement. [Edited By Kevin Lindsey]

Planning

General Issues

32. Envision Franklin

eric.conner@franklintn.gov	Leaving advisory comment open for tracking purposes. There is a 45' minimum lot width for both the Single Family Subdivision design concept [Area A] and the Conservation Subdivision design concept [Area B] in Envision Franklin. Area A is shown as having 32/82 (39%) properties under the 45' minimum lot width. Area B is shown as having 45/76 (59%) properties under the 45' minimum lot width. [Edited By Joseph Bryan]

39. Project name

joseph.bryan@franklintn.gov	Applicant shall revise the project name and title bars to reflect the approved section names of the Southbrooke PUD.

Stormwater

General Issues

1. Riparian Buffer

Doug.Noonan@franklintn.gov	"Comment not fully addressed, buffer shall be 60' buffer and shall consist of a 30' Zone 1 and a 30' Zone 2. " Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "30' Riparian Buffer Zone 1" etc Buffer shall be shown on all applicable sheets. Some sheets are still showing 30' buffer. [Edited By Jeff Willoughby]

47. Riparian Buffer

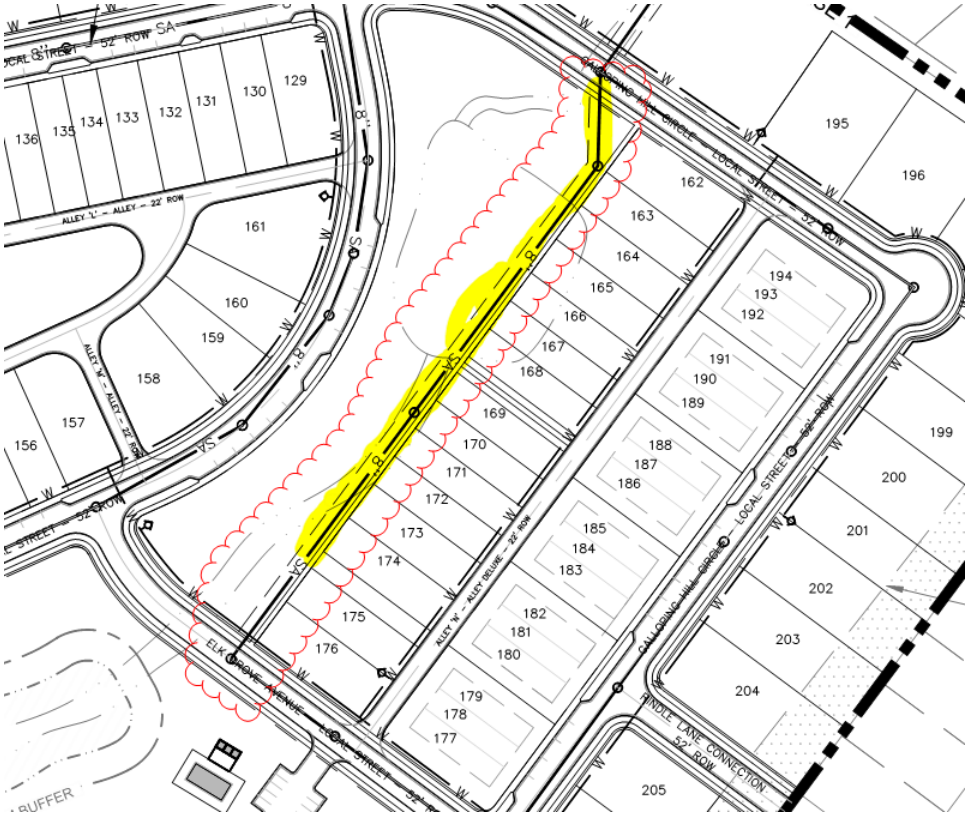
jeff.willoughby@franklintn.gov	Is a walking trail being proposed in the riparian buffer? the artistic renderings show one but this is not reflected in the riparian buffer widths. As per FMC 23-107. Walking trails are not an allowed use in a Zone 1 stream buffer along South Prong Spencer Creek. Walking trails are allowed in the Zone 2 buffer but shall be placed to meet the following: "The Water Resource Buffer width shall be increased by the width of impact associated with the path, Greenway or trail." This shall include any disturbance associated with maintenance or mowing of the sides of the path.
jeff.willoughby@franklintn.gov	Not addressed: Is a walking trail being proposed in the riparian buffer? the artistic renderings show one but this is not reflected in the riparian buffer widths. As per FMC 23-107. Walking trails are not an allowed use in a Zone 1 stream buffer along South Prong Spencer Creek. Walking trails are allowed in the Zone 2 buffer but shall be placed to meet the following: "The Water Resource Buffer width shall be increased by the width of impact associated with the path, Greenway or trail." This shall include any disturbance associated with maintenance or mowing of the sides of the path. [Edited By Jeff Willoughby]

Water/Sewer

General Issues

35. Sanitary sewer

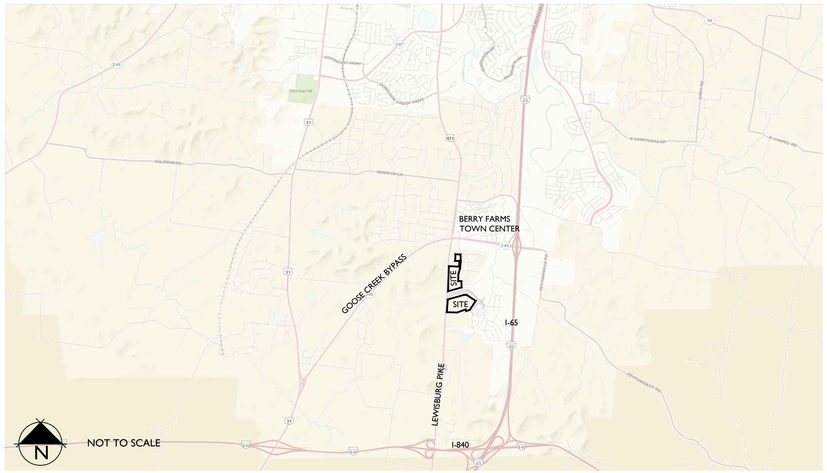
ben.mcneil@franklintn.gov	At this level of review, the Water management department will not permit the sanitary sewer main to extend though the area highlighted below. The applicant may move forward to site plan, but the applicant must agree that the sanitary sewer will be fully designed at site plan. All of the concerns with the sewer routing and old stream bed must be addressed with the approval of the site plan.



SOUTHBROOKE

PUD SUBDIVISION DEVELOPMENT PLAN

SD-R (2.74) (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	AREA 'A' EXISTING CONDITIONS ENLARGEMENT
C1.2	AREA 'B' EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	AREA 'A' DEVELOPMENT PLAN ENLARGEMENT
C2.11	AREA 'A' FORMAL OPEN SPACE ENLARGEMENTS
C2.2	AREA 'B' DEVELOPMENT PLAN ENLARGEMENT
C2.21	AREA 'B' FORMAL OPEN SPACE ENLARGEMENTS
C2.3	OPEN SPACE EXHIBIT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	AREA 'A' GRADING AND DRAINAGE PLAN
C3.2	AREA 'B' GRADING AND DRAINAGE PLAN
C4.1	AREA 'A' ACCESS PLAN
C4.2	AREA 'B' ACCESS PLAN
C4.3	ROADWAY TYPICAL SECTIONS
C4.4	AREA 'A' AUTO TURN
C4.5	AREA 'B' AUTO TURN
C5.0	OVERALL SITE UTILITY PLAN
C5.1	AREA 'A' SITE UTILITY PLAN
C5.2	AREA 'B' SITE UTILITY PLAN
C5.3	OFFSITE SEWER
A1.0	TYPICAL ARCHITECTURE DETACHED
A1.1	TYPICAL ARCHITECTURE ATTACHED

PARCEL OWNERS

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPANY
KEVIN ESTERS
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

PARCELS

117---01901, 117---01902

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
205 UNITS x 350 GPD = 71,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
205 x 0.64 = 132 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

SOUTHBROOKE PUD SUBDIVISION

SITE DATA

SUBDIVISION:	SOUTHBROOKE PUD SUBDIVISION
COF PROJECT NUMBER:	7110
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING SITE ACREAGE:	74.95 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.74)
CHARACTER OVERLAY:	GCCO-5
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARDS:	EITHER (CONVENTIONAL APPLIED)

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

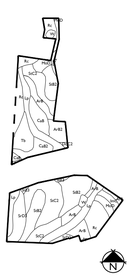
PRE-APP SUBMITTAL: 09.30.2019
INITIAL SUBMITTAL: 10.14.2019
RESUBMITTAL: 11.07.2019
ONE STOP:

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SOIL MAP - N.T.S.



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
DoC2	Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InE3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

STORMWATER NARRATIVE

BASIN A:
BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN C:

BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE

CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN D:

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF
TOTAL	356,416 SF

EXISTING TREE CANOPY:
11% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 192,464 SF

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

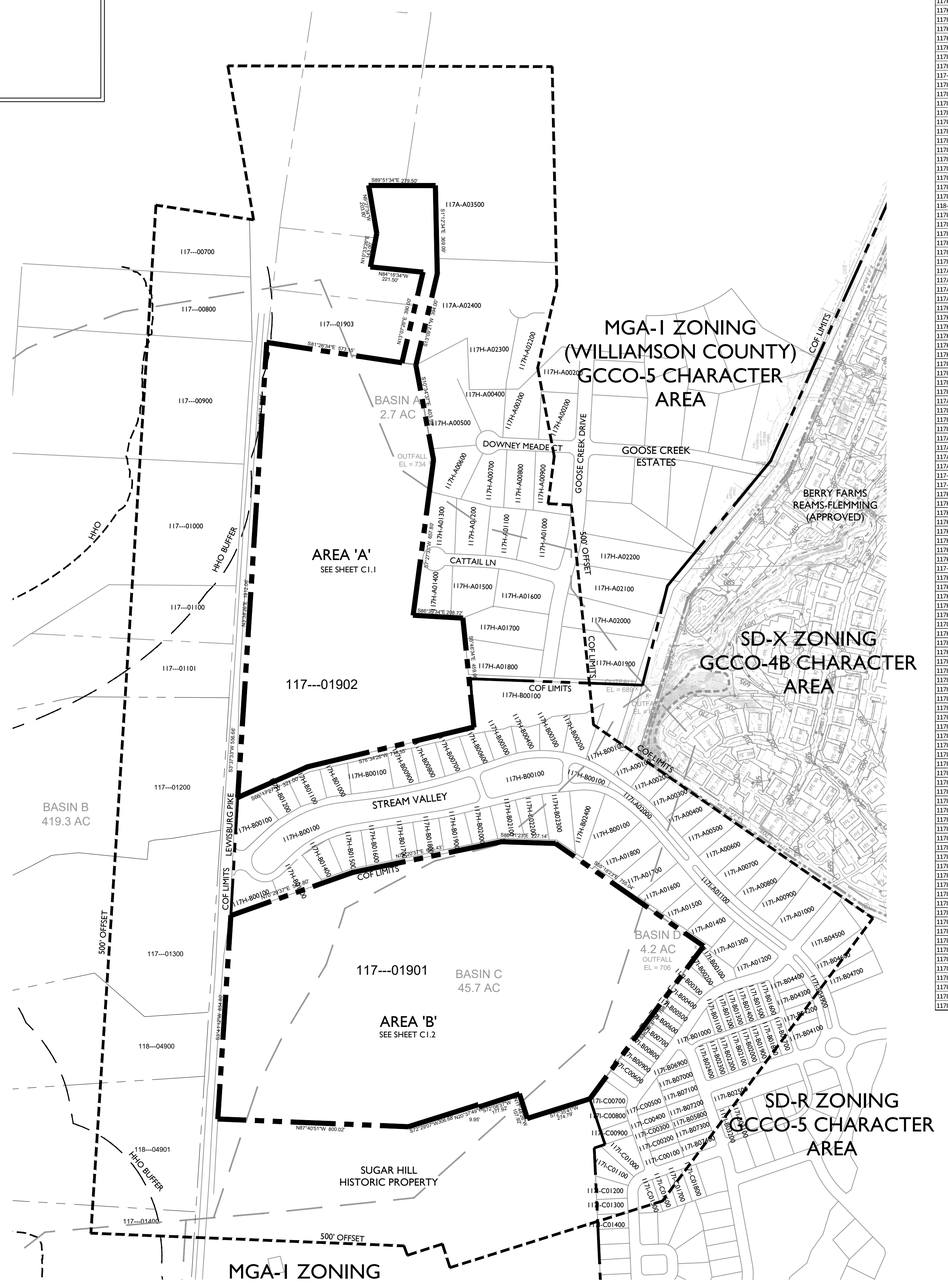
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

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

N

0 300 600 900


MGA-I ZONING
(WILLIAMSON COUNTY)
GCCO-5 CHARACTER AREA
SD-X ZONING
GCCO-4B CHARACTER AREA
SD-R ZONING
GCCO-5 CHARACTER AREA
MGA-I ZONING
(WILLIAMSON COUNTY)
GCCO-5 CHARACTER AREA
AREA 'A'
SEE SHEET C1.1
AREA 'B'
SEE SHEET C1.2
BASIN A
2.7 AC
BASIN B
419.3 AC
BASIN C
45.7 AC
BASIN D
4.2 AC
OUTFALL
EL = 706
117---01902
117---01901
STREAM VALLEY
GOOSE CREEK ESTATES
BERRY FARMS
REAMS-FLEMMING
(APPROVED)
DOWNEY MEADE CT
CATTAIL LN
GOOSE CREEK DRIVE
LEWISBURG PIKE
SUGAR HILL
HISTORIC PROPERTY
COF LIMITS
500' OFFSET
OHWT
IHID BUFFER
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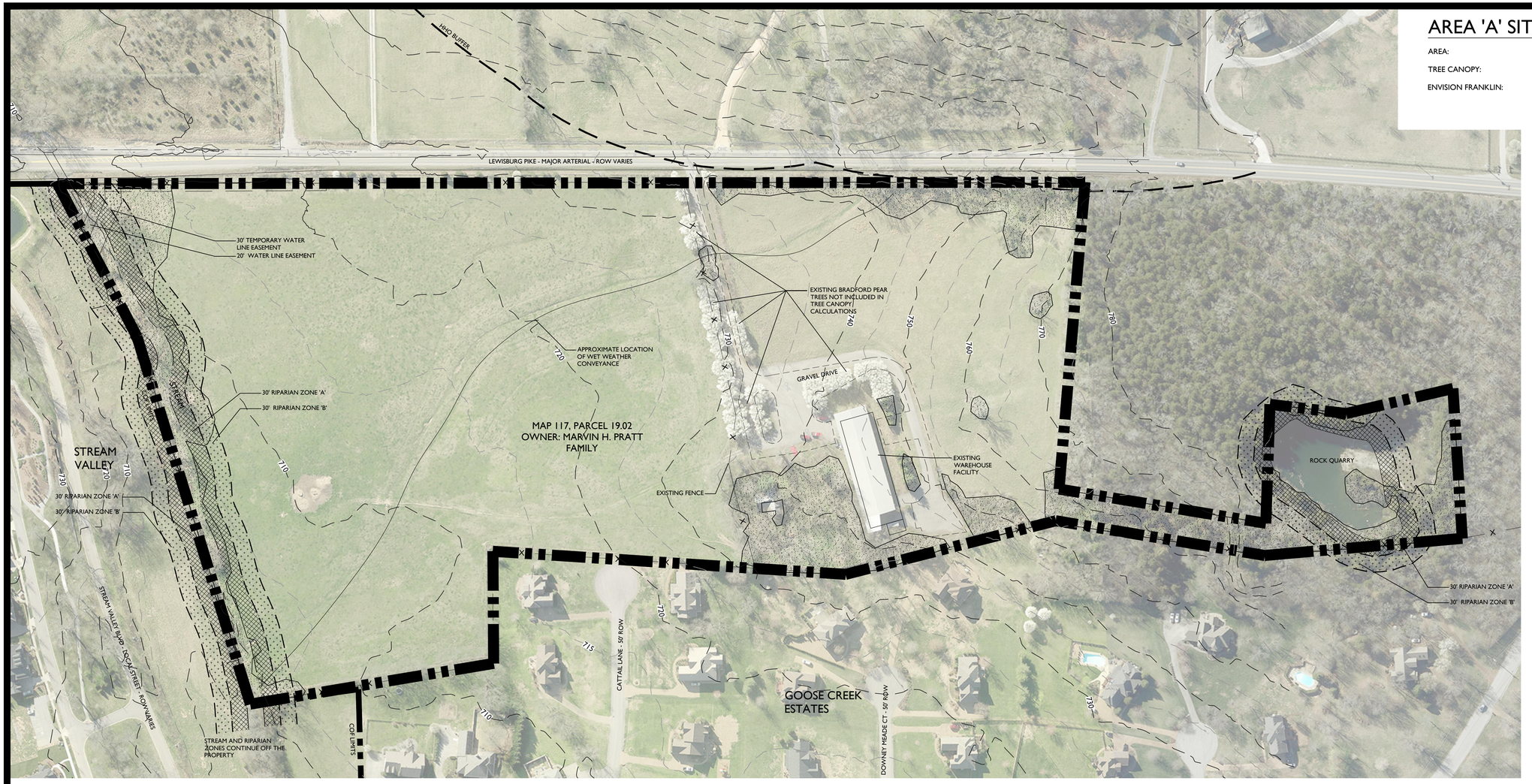
AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF (33.03 AC)
TREE CANOPY:	238,837 SF
ENVISION FRANKLIN:	SINGLE-FAMILY



KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

0 100 200 300

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

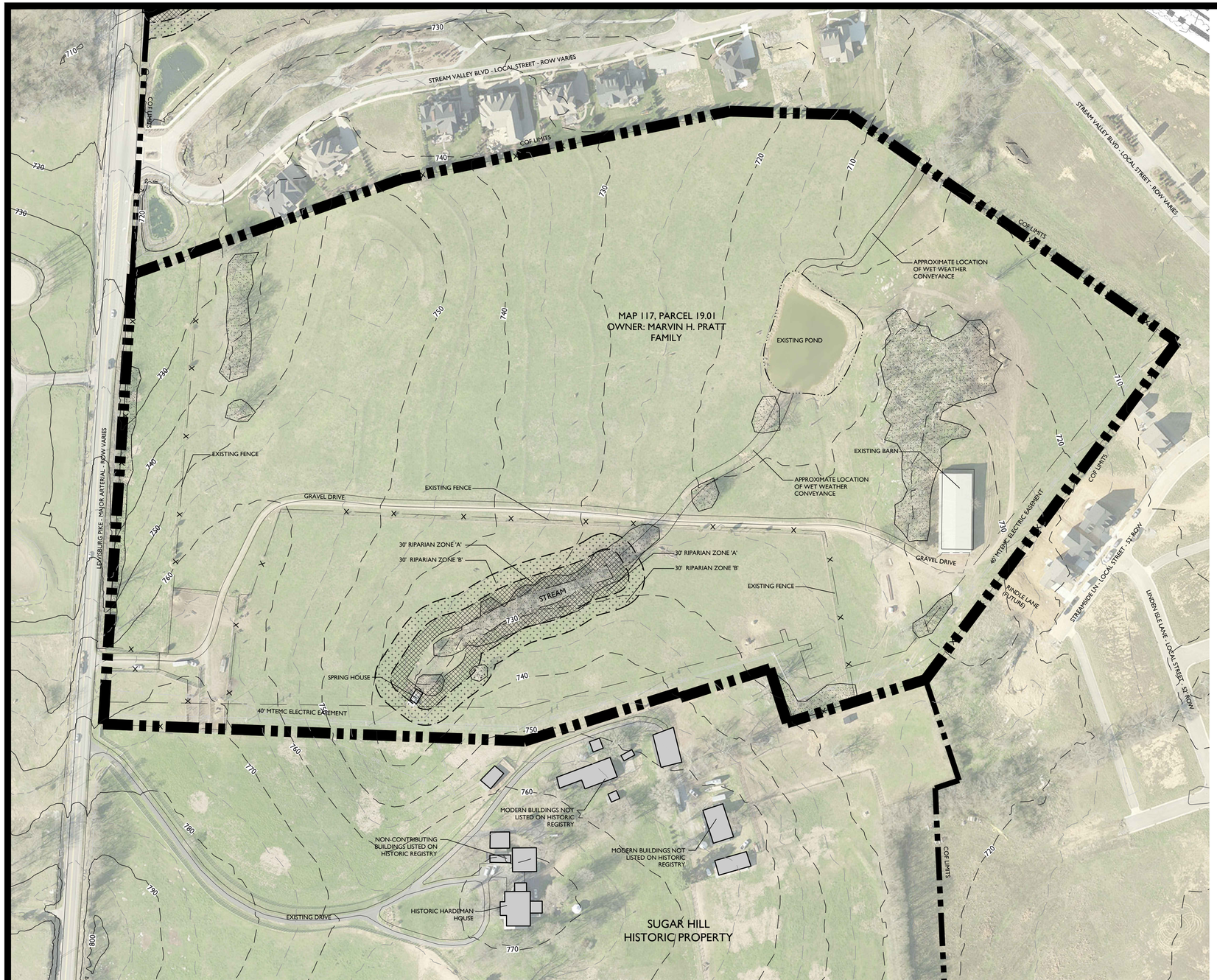
JEFFREY A. ROSIK REGISTERED AGRICULTURE

Revision Date

AREA 'A' EXISTING CONDITIONS ENLARGEMENT

SHEET C1.1

COF 7110



AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF (41.92 AC)
TREE CANOPY:	117,579 SF
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION

0 100 200 300

KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

NOTES:

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3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE

Revision Date

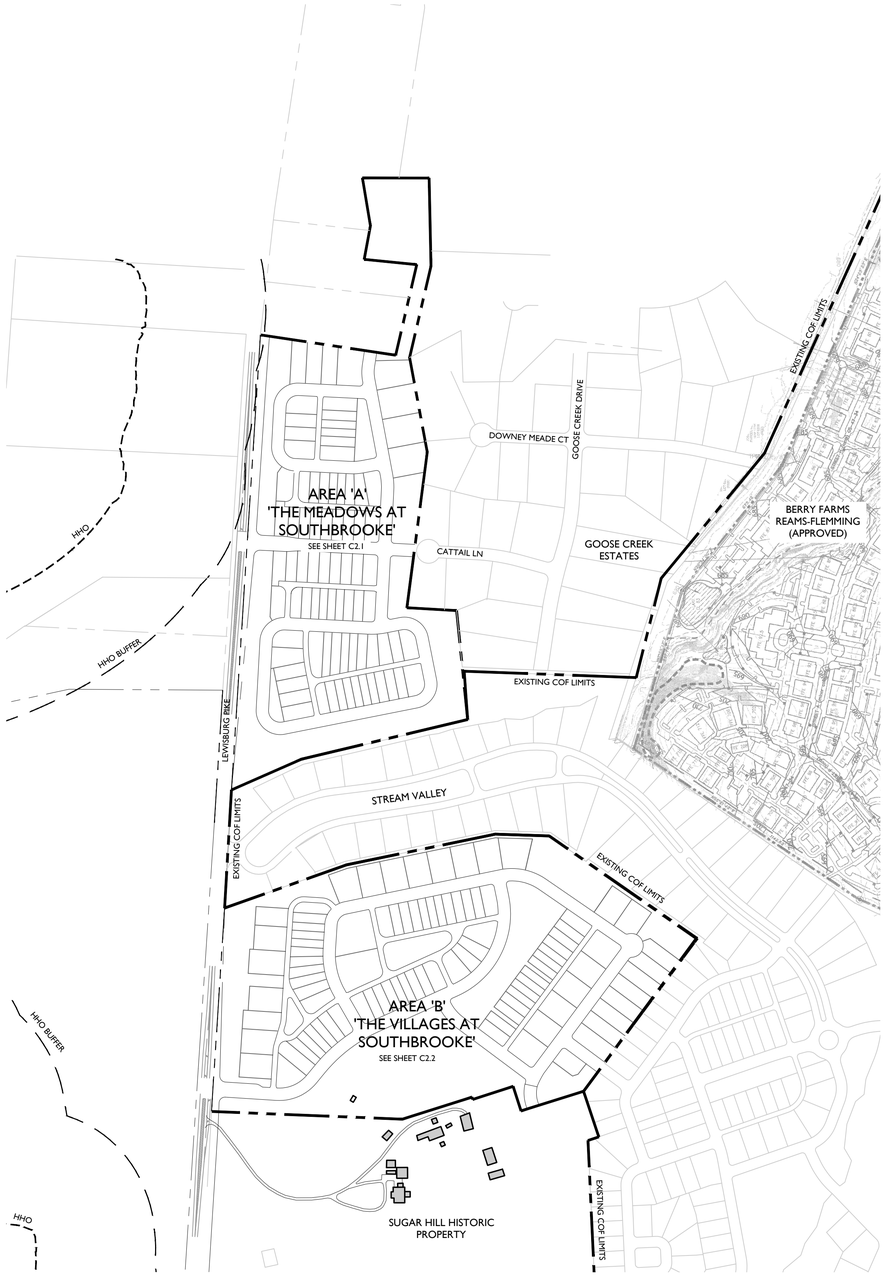
AREA 'B' EXISTING CONDITIONS ENLARGEMENT

SHEET C1.2

COF 7110

LOT BREAKDOWN

	DETACHED					TOTAL DETACHED	ATTACHED			TOTAL ATTACHED	AREA TOTAL
	34'-40'	41'-45'	45'-55'	56'-60'	61'+		24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)		
AREA 'A'	19	13	21	10	19	82	0	0	0	0	82
AREA 'B'	23	22	5	5	21	76	47	0	0	47	123
UNIT TOTAL	42	35	26	15	40	158	47	0	0	47	205



OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%

REQUIRED: 15% TOTAL =		489,745 SF
	34% FORMAL:	166,513 SF
	66% INFORMAL:	323,232
		1,159,666 SF TOTAL
PROVIDED:		
	FORMAL:	212,641 SF*
	INFORMAL:	805,779 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
1000	INFORMAL	EXISTING QUARRY	121,521
1001	INFORMAL	LINEAR PARK	56,656
1002	FORMAL	RECREATIONAL AREA	16,840
1003	INFORMAL	BUFFER / STORMWATER	32,636
1004	INFORMAL	BUFFER / STORMWATER	255,480
1005	FORMAL	RECREATIONAL AREA	8,443
1006	INFORMAL	LINEAR PARK	194,400
1007	FORMAL	RECREATIONAL AREA	19,117
1008	FORMAL	RECREATIONAL AREA	26,995
1009	FORMAL	RECREATIONAL AREA	98,800*
1010	INFORMAL	OPEN AREA	7,800
1011	INFORMAL	BUFFER / PARKING	10,873
1012	FORMAL	RECREATIONAL AREA	183,692*
1013	INFORMAL	BUFFER	126,413

*NOTE: ONLY 50% OF THE TOTAL AREAS FOR LOTS 1009 & 1012 WERE USED TO MEET THE FORMAL OPEN SPACE REQUIREMENT (141,246 SF NOT COUNTED)

TREE CANOPY RETENTION

OVERALL SITE AREA = 3,264,966 SF (74.95 AC)

TREE AREA	EXISTING	PRESERVED
A	238,837 SF	155,060 SF
B	117,579 SF	37,948 SF
TOTAL SF	356,416 SF	193,008 SF
TOTAL ACRES	8.18 AC	4.43 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	356,416 SF; 9.19 AC (11% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (192,464 SF; 4.41 AC)
PROVIDED CANOPY PRESERVATION:	193,008 SF; 4.43 AC

TOTAL ACREAGE BY USE, PER PHASE:

PHASE 1
41.92 AC TOTAL
19.54 AC RESIDENTIAL (123 UNITS - 76 DETACHED, 47 ATTACHED)
13.47 AC OPEN SPACE

PHASE 2
33.03 AC TOTAL
13.73 AC RESIDENTIAL (82 UNITS - 82 DETACHED)
11.18 AC OPEN SPACE

SITE DATA CHART

PROJECT NAME:	SOUTHBROOKE
PROJECT #:	7110
SUBDIVISION:	THE MEADOWS AT SOUTHBROOKE THE VILLAGES AT SOUTHBROOKE
ADDRESS:	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.74)
EXISTING CHARACTER AREA:	GCCO-5
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE:	74.95 AC
MINIMUM SETBACKS:	SEE ARCHITECTURE SHEETS A1.0 & A1.1 MINIMUM SETBACKS ARE ESTABLISHED AS PART OF THE PUD

OWNERS:

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
TOTAL UNITS:	205
ATTACHED:	47 (ALL 3BR)
DETACHED:	158
BUILDING HEIGHT:	1 - 2.5 STORIES
REQUIRED LSR:	0.2
PROVIDED LSR:	0.38
MINIMUM PARKING REQUIREMENT:	
2 / SF DETACHED:	316
3 / 3BR+ ATTACHED:	141
TOTAL:	457
EXISTING PARKING:	NONE
PROVIDED PARKING:	1,037
RESIDENTIAL DENSITY:	2.74 D.U.A.
PARKLAND DEDICATION FEE:	$882,320

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
205 UNITS x 350 GPD = 71,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
205 x 0.64 = 132 STUDENTS

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

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK
REGISTERED
AGRICULTURE
TENNESSEE

Revision Date
1
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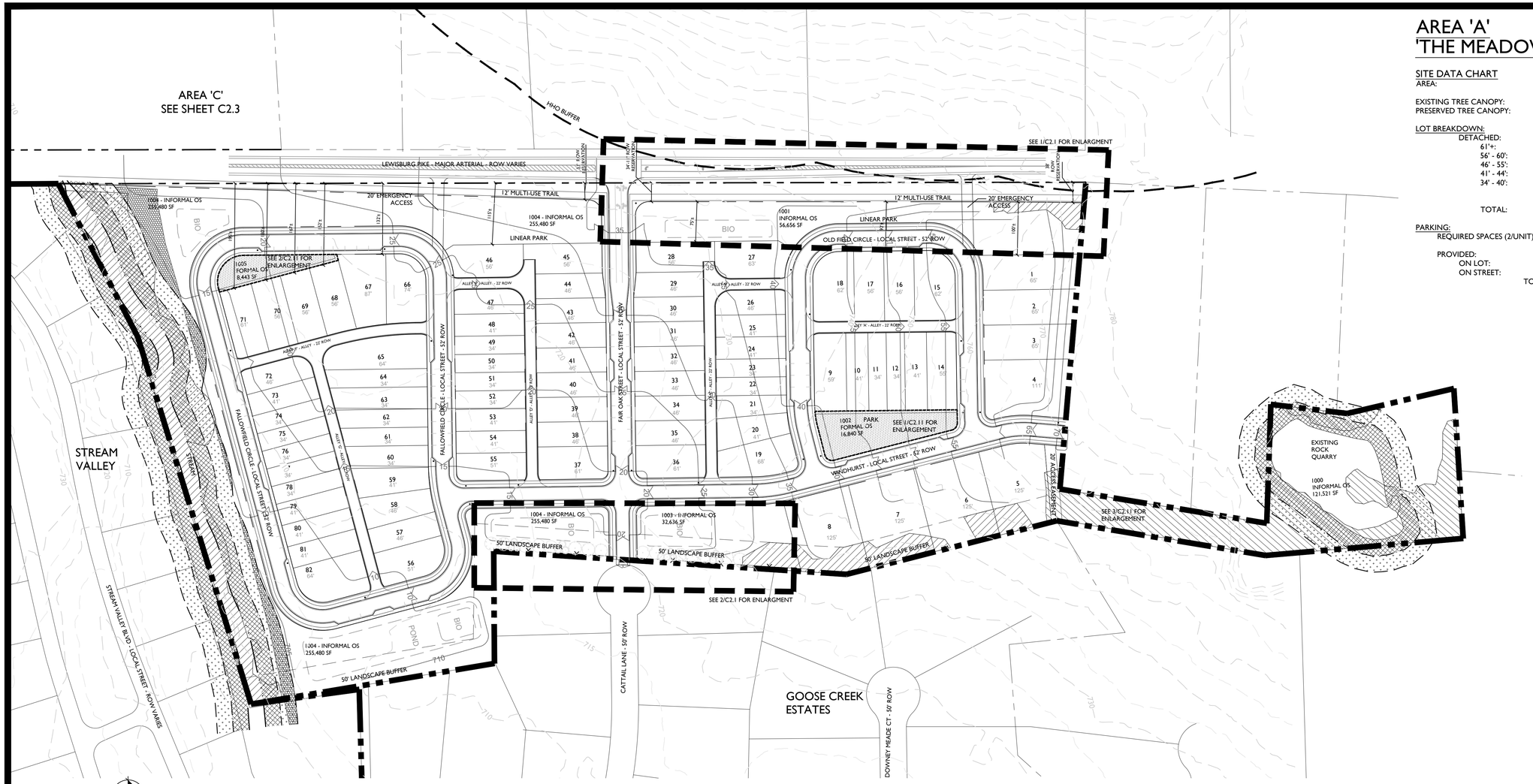
4

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF 7110

N
0 300 600 900

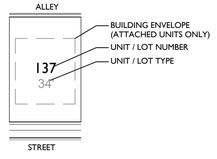


0 100 200 300

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT



NOTES:

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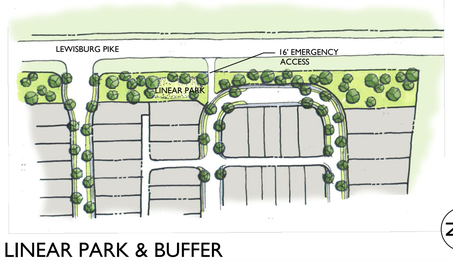
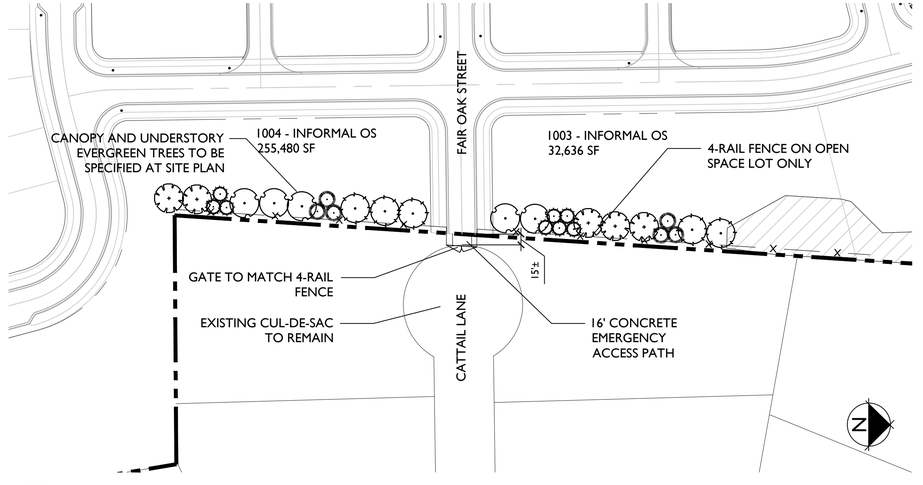


1 C2.1 LINEAR PARK & BUFFER PLAN N.T.S.



2 C2.1 EMERGENCY CONNECTION TO GOOSE CREEK ESTATES PLAN

0' 60' 120'

AREA 'A' 'THE MEADOWS AT SOUTHBROOKE'

SITE DATA CHART

AREA:	1,439,029 SF (33.03 AC)
EXISTING TREE CANOPY:	238,837 SF
PRESERVED TREE CANOPY:	155,060 SF

LOT BREAKDOWN:

DETACHED:	
61'+:	19
56' - 60':	10
46' - 55':	21
41' - 44':	13
34' - 40':	19
TOTAL:	82

PARKING:

REQUIRED SPACES (2/UNIT):	164
PROVIDED:	
ON LOT:	328
ON STREET:	88
TOTAL:	416

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION 'THE MEADOWS AT SOUTHBROOKE'

DEVELOPMENT PLAN

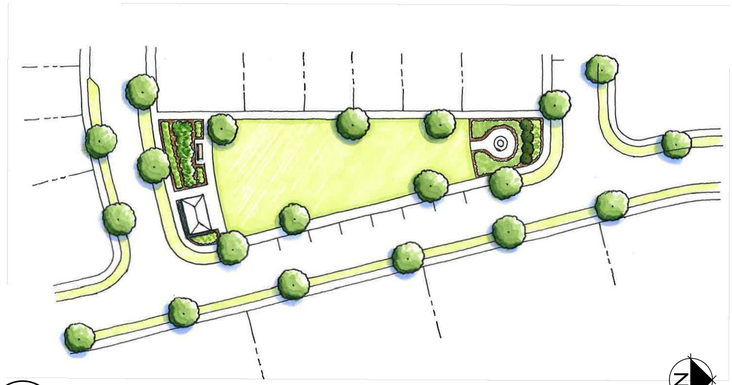
Franklin, Williamson County, Tennessee

Revision Date

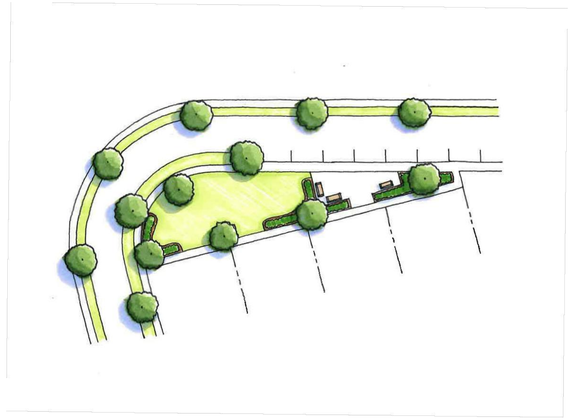
AREA 'A' DEVELOPMENT PLAN ENLARGEMENT

SHEET C2.1

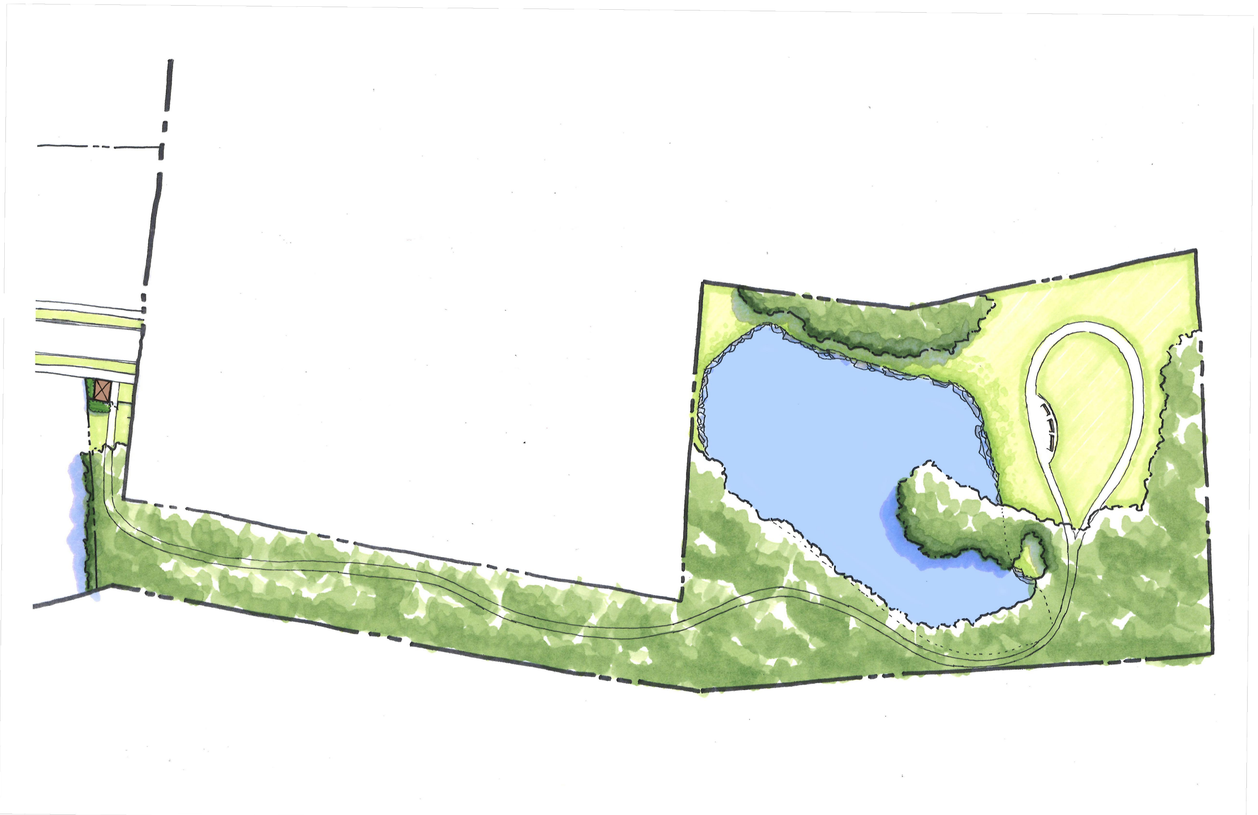
COF 7110



1 C2.11 FORMAL OPEN SPACE LOT 1002
PLAN
N.T.S.



2 C2.11 FORMAL OPEN SPACE LOT 1005
PLAN
N.T.S.



3 C2.11 INFORMAL OPEN SPACE LOT 1000
PLAN
N.T.S.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
'THE MEADOWS AT SOUTHBROOKE'
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE
10/7/11

Revision Date
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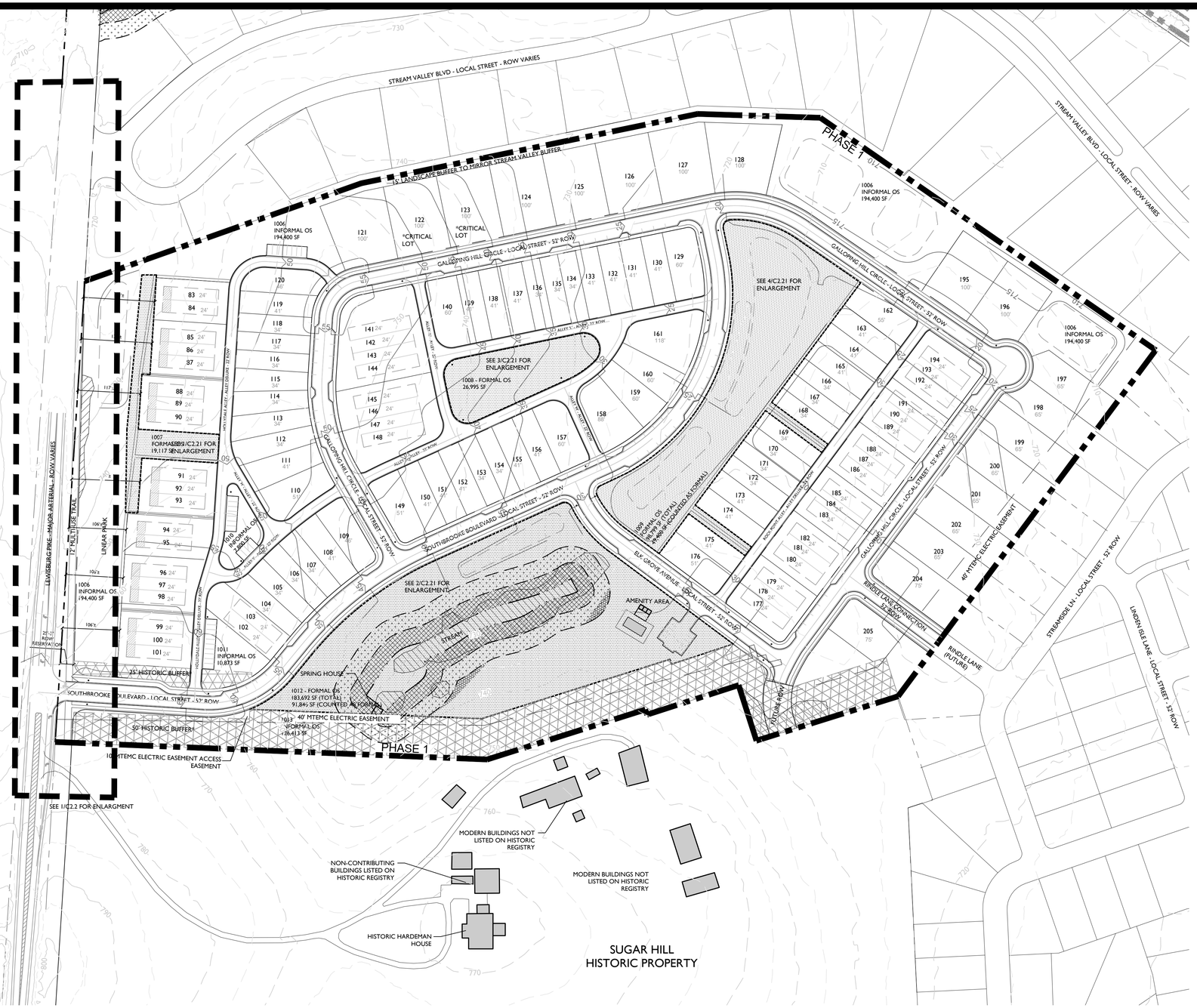
AREA 'A'
FORMAL OPEN SPACE
ENLARGEMENTS

SHEET
C2.11
COF 7110


STREAM VALLEY BLVD - LOCAL STREET - ROW VARIES
PHASE 1
15' LANDSCAPE BUFFER TO MIRROR STREAM VALLEY BUFFER
1006 INFORMAL OS 194,400 SF
GALLOPING HILL CIRCLE - LOCAL STREET - 52' ROW
SEE 4/C2.21 FOR ENLARGEMENT
SEE 3/C2.21 FOR ENLARGEMENT
1008 - FORMAL OS 26,995 SF
1009 - FORMAL OS 183,692 SF (TOTAL) - 91,846 SF (COUNTED AS FORMAL)
SOUTHBROOKE BOULEVARD - LOCAL STREET - 52' ROW
ELK GROVE AVENUE - LOCAL STREET - 52' ROW
SEE 2/C2.21 FOR ENLARGEMENT
AMENITY AREA
STREAM
SPRING HOUSE
1012 - FORMAL OS 183,692 SF (TOTAL) - 91,846 SF (COUNTED AS FORMAL)
1013 - FORMAL OS - 26,413 SF
40' MTEMC ELECTRIC EASEMENT
10' MTEMC ELECTRIC EASEMENT ACCESS EASEMENT
SEE 1/C2.2 FOR ENLARGMENT
1007 FORMAL OS 19,117 SF
1010 INFORMAL OS 7,800 SF
1011 INFORMAL OS 10,873 SF
LEWISBURG PIKE - MAJOR ARTERIAL - ROW VARIES
17' MULTI USE TRAIL
LINEAR PARK
25' HISTORIC BUFFER*
50' HISTORIC BUFFER*
SOUTHBROOKE BOULEVARD - LOCAL STREET - 52' ROW
ALLEY 'A' - ALLEY - 20' ROW
ALLEY 'B' - ALLEY - 20' ROW
ALLEY 'C' - ALLEY - 20' ROW
ALLEY 'D' - ALLEY - 20' ROW
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ALLEY 'XG' - ALLEY - 20' ROW
ALLEY 'XH' - ALLEY - 20' ROW
ALLEY 'XI' - ALLEY - 20' ROW
ALLEY 'XJ' - ALLEY - 20' ROW
ALLE

1 C2.21 FORMAL OPEN SPACE LOT 1007
PLAN
N.T.S.

2 C2.21 FORMAL OPEN SPACE LOT 1012
PLAN
N.T.S.

3 C2.21 FORMAL OPEN SPACE LOT 1008
PLAN
N.T.S.

4 C2.21 FORMAL OPEN SPACE LOT 1008
PLAN
N.T.S.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
'THE VILLAGES AT SOUTHBROOKE'
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIN
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
7/10/17

Revision Date
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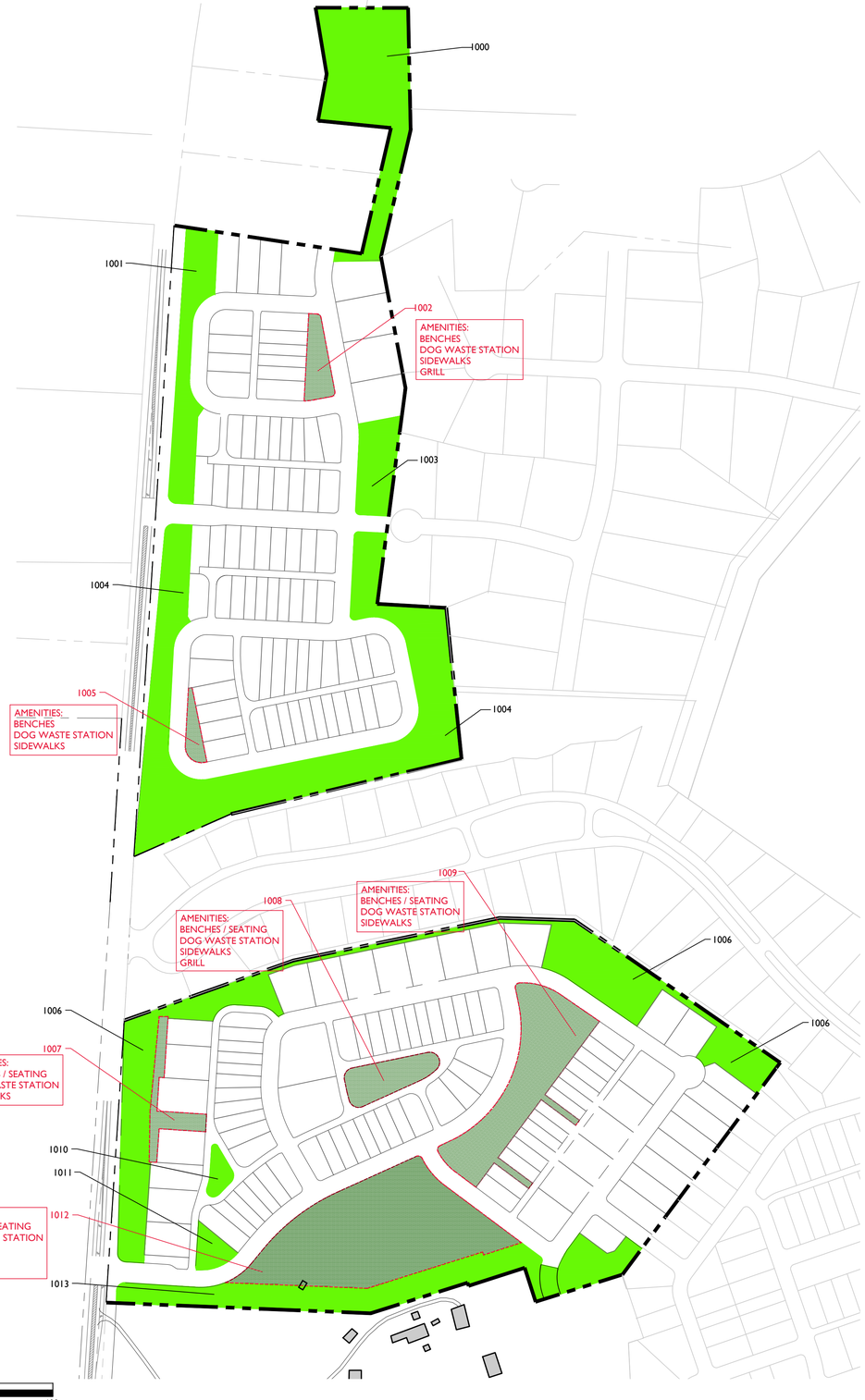
△
△
△

AREA 'B'
FORMAL OPEN SPACE
ENLARGEMENTS

SHEET
C2.21
COF 7110



OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%

REQUIRED:	15% TOTAL:	489,745 SF	
	34% FORMAL:	166,513 SF	
	66% INFORMAL:	323,232	
PROVIDED:		1,159,666 SF TOTAL	
FORMAL:		212,641* SF	
INFORMAL:		805,779 SF	

LOT	CLASSIFICATION	TYPE	AREA (SF)
1000	INFORMAL	EXISTING QUARRY	121,521
1001	INFORMAL	LINEAR PARK	56,656
1002	FORMAL	RECREATIONAL AREA	16,840
1003	INFORMAL	BUFFER / STORMWATER	32,636
1004	INFORMAL	BUFFER / STORMWATER	255,480
1005	FORMAL	RECREATIONAL AREA	8,443
1006	INFORMAL	LINEAR PARK	194,400
1007	FORMAL	RECREATIONAL AREA	19,117
1008	FORMAL	RECREATIONAL AREA	26,995
1009	FORMAL	RECREATIONAL AREA	98,800*
1010	INFORMAL	OPEN AREA	7,800
1011	INFORMAL	BUFFER / PARKING	10,873
1012	FORMAL	RECREATIONAL AREA	183,692*
1013	INFORMAL	BUFFER	126,413

*NOTE: ONLY 50% OF THE TOTAL AREAS FOR LOTS 1009 & 1012 WERE USED TO MEET THE FORMAL OPEN SPACE REQUIREMENT (141,246 SF NOT COUNTED)

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE AGRICULTURE

Revision Date

OPEN SPACE EXHIBIT

SHEET
C2.3

COF 7110

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.

2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.

3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

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GRADING & DRAINAGE GENERAL NOTES (CONT)

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION, AND DETENTION PONDS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

STREAM BUFFER NOTE:
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OVERALL GRADING & DRAINAGE DATA CHART
SITE AREA: 74.96 AC.*
IMPERVIOUS AREA: 25.9 AC.
DISTURBED AREA: 61.30 AC.
*ACREAGE EXCLUDES LEWISBURG ROW DEDICATION

IMPERVIOUS AREA BY LOT TYPE

LOT SIZE	LOT TYPES	IMP AREA (AC)
1/8 AC	34, 41, 46, 56, 60B	3,540
1/4 AC	65, 90B, 24D(2), 24T(2)	4,140
1/3 AC	20T(4), 24T(3), 100	4,360
1/2 AC	125	5,450
2 AC	90B (2AC)	5,450

IMPERVIOUS AREA CALCULATION

WATERSHED	ROW (AC)	# OF LOTS 1/8 AC	1/4 AC	1/3 AC	1/2 AC	PARKING (AC)	TOTAL IMP (AC)
1	10.47	121	12	27	4	0.2	24.8
2	0.22	0	9	0	0	0	1.1
						TOTAL IMPERVIOUS AREA	25.9

400 0 200 400 800
GRAPHIC SCALE - 1 inch = 400 ft.

GARY LYNN [illegible]
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 119524
STATE OF TENNESSEE
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

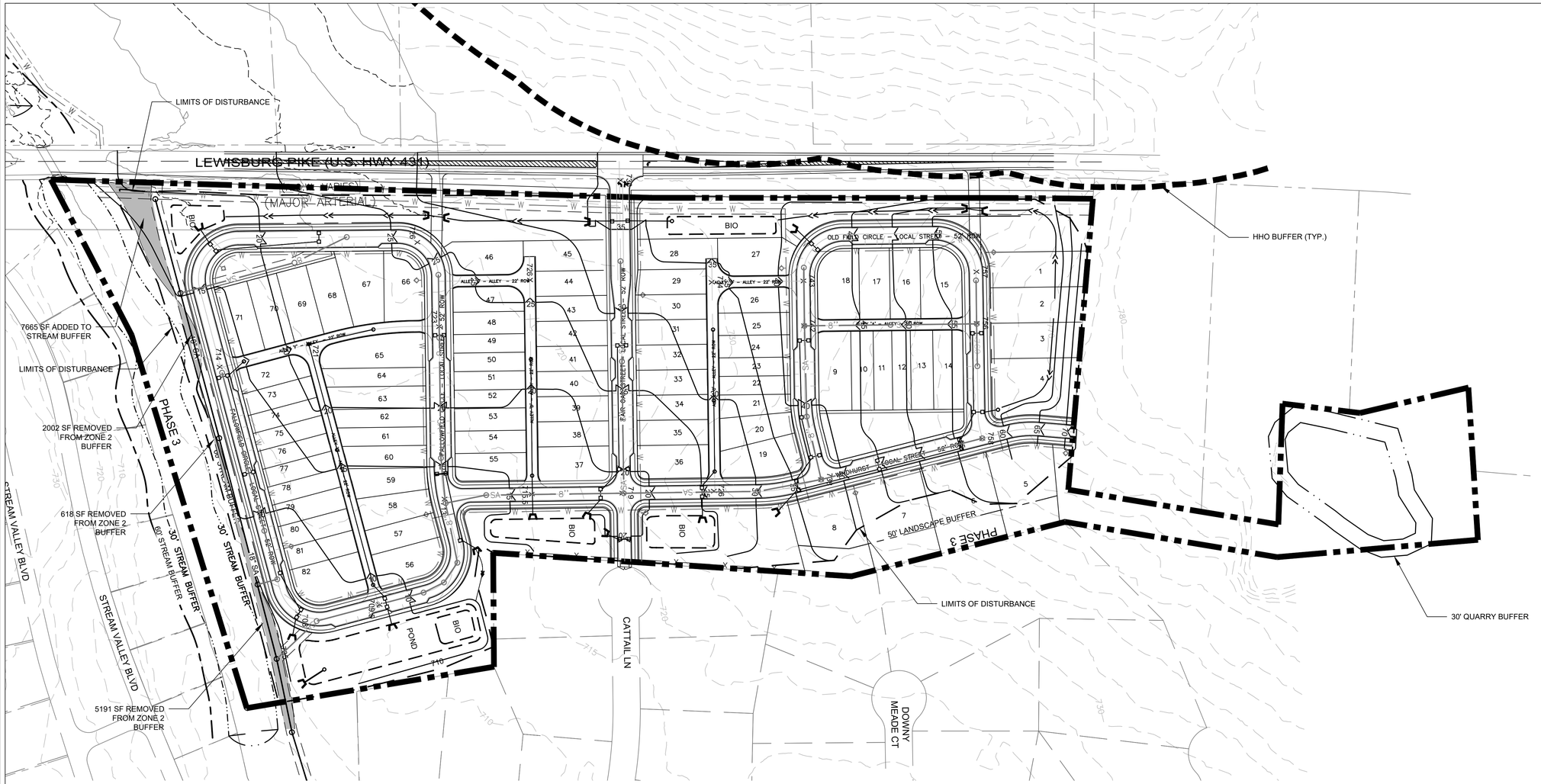
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

OVERALL GRADING & DRAINAGE PLAN

C3.0

LSC 18008



GRADING & DRAINAGE GENERAL NOTES

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GRADING & DRAINAGE GENERAL NOTES CONT.

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NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN FOSTER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 111221
STATE OF TENNESSEE

11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

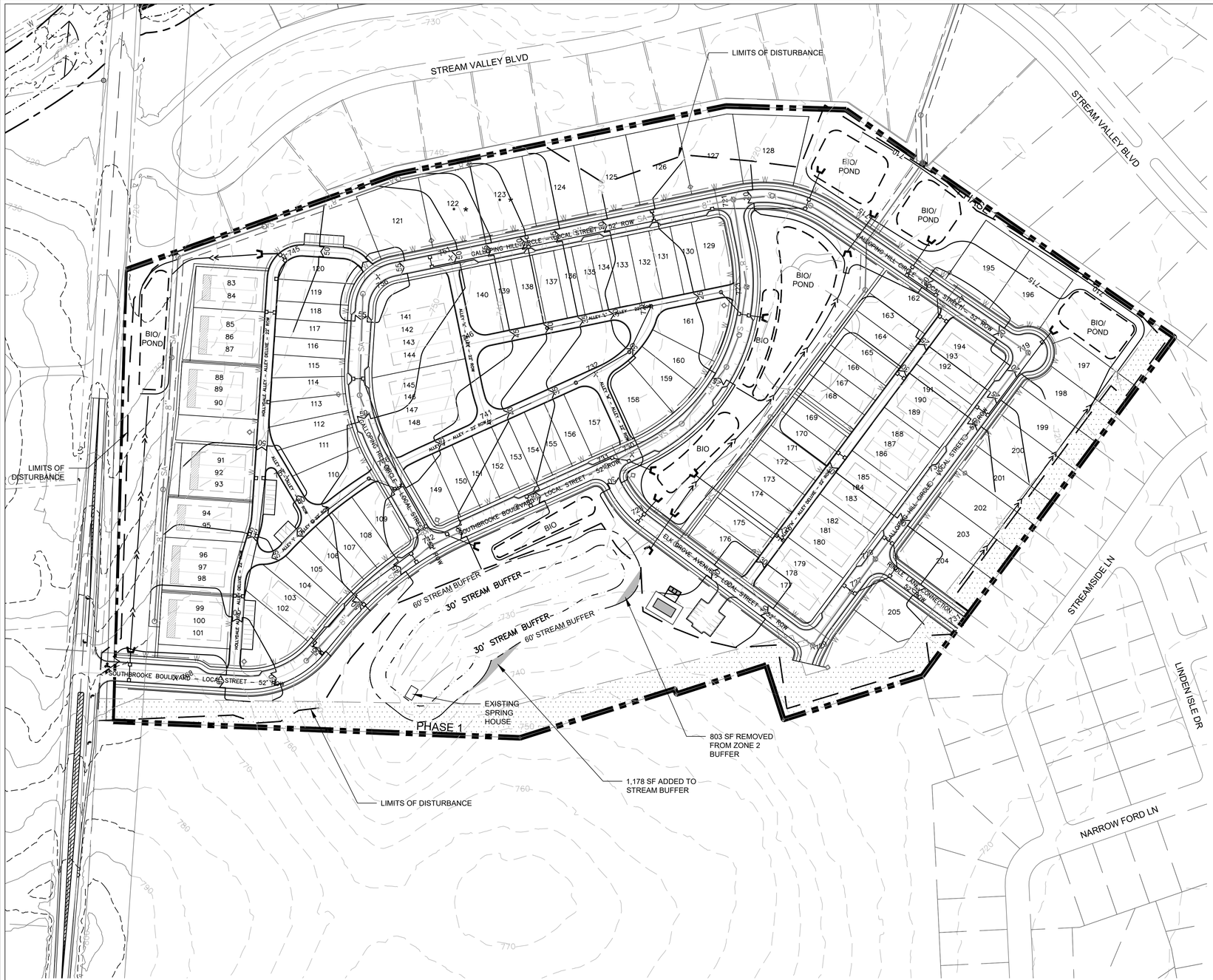
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

THE MEADOWS ENLARGED GRADING & DRAINAGE PLAN

C3.1

LSC 18008



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★ CRITICAL LOTS

GARY LYNN FRANKLIN
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
COMMERCE
NO. 111222

11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

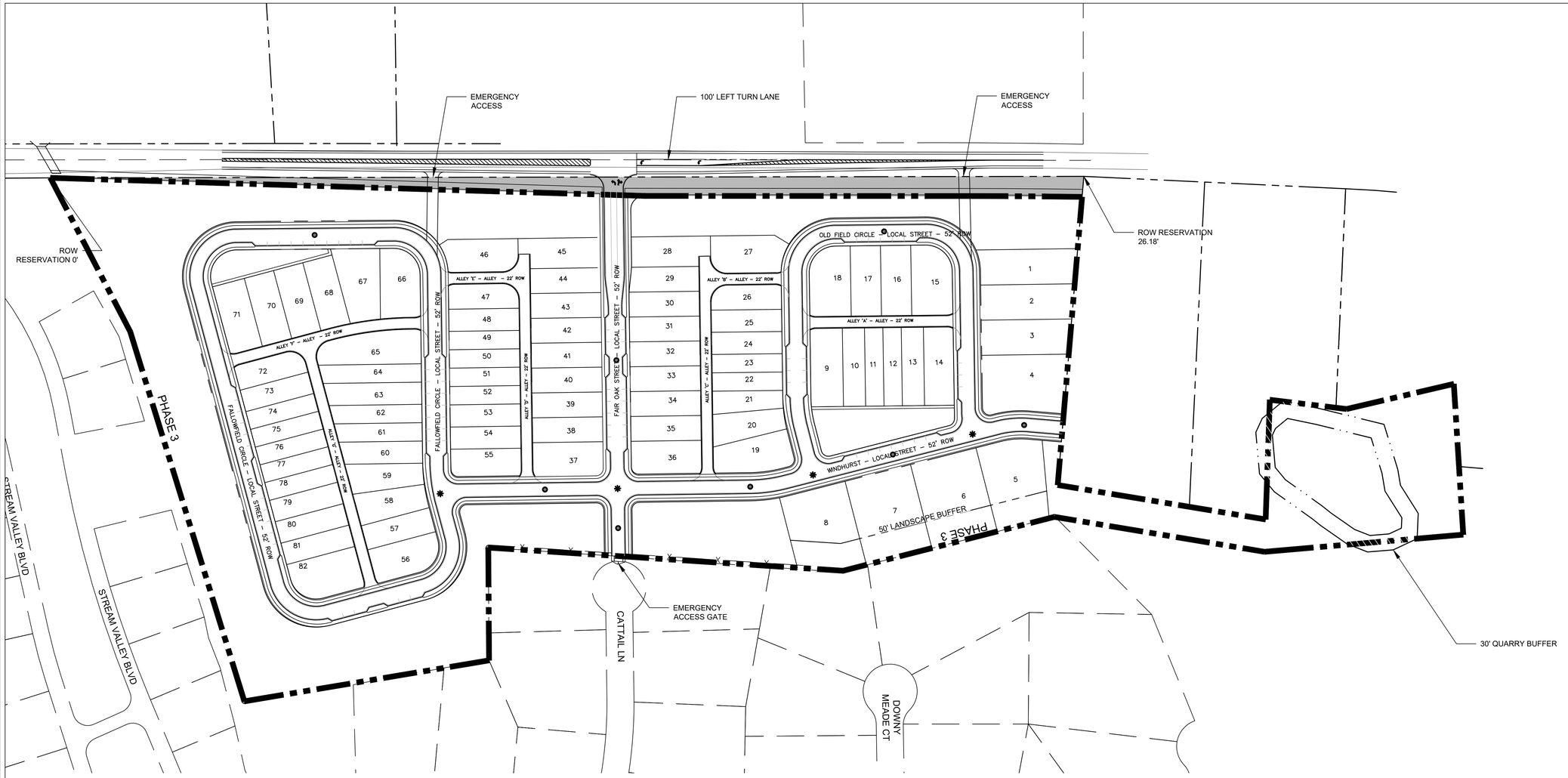
A	NONE
B	NONE
C	NONE
D	NONE

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

THE VILLAGES ENLARGED GRADING & DRAINAGE PLAN
C3.2

LSC 18008



STATEMENT OF IMPACTS

THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

R.O.W & ACCESS GENERAL NOTES

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

R.O.W & ACCESS GENERAL NOTES (CONTINUED)

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CONNECTIVITY INDEX: 1.70
LINKS (●): 17
NODES (✳): 10
17/10 = 1.70

SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 1,836 VEH PER DAY
PEAK HOUR TRIP GENERATION: 183 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN CLAYTON
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

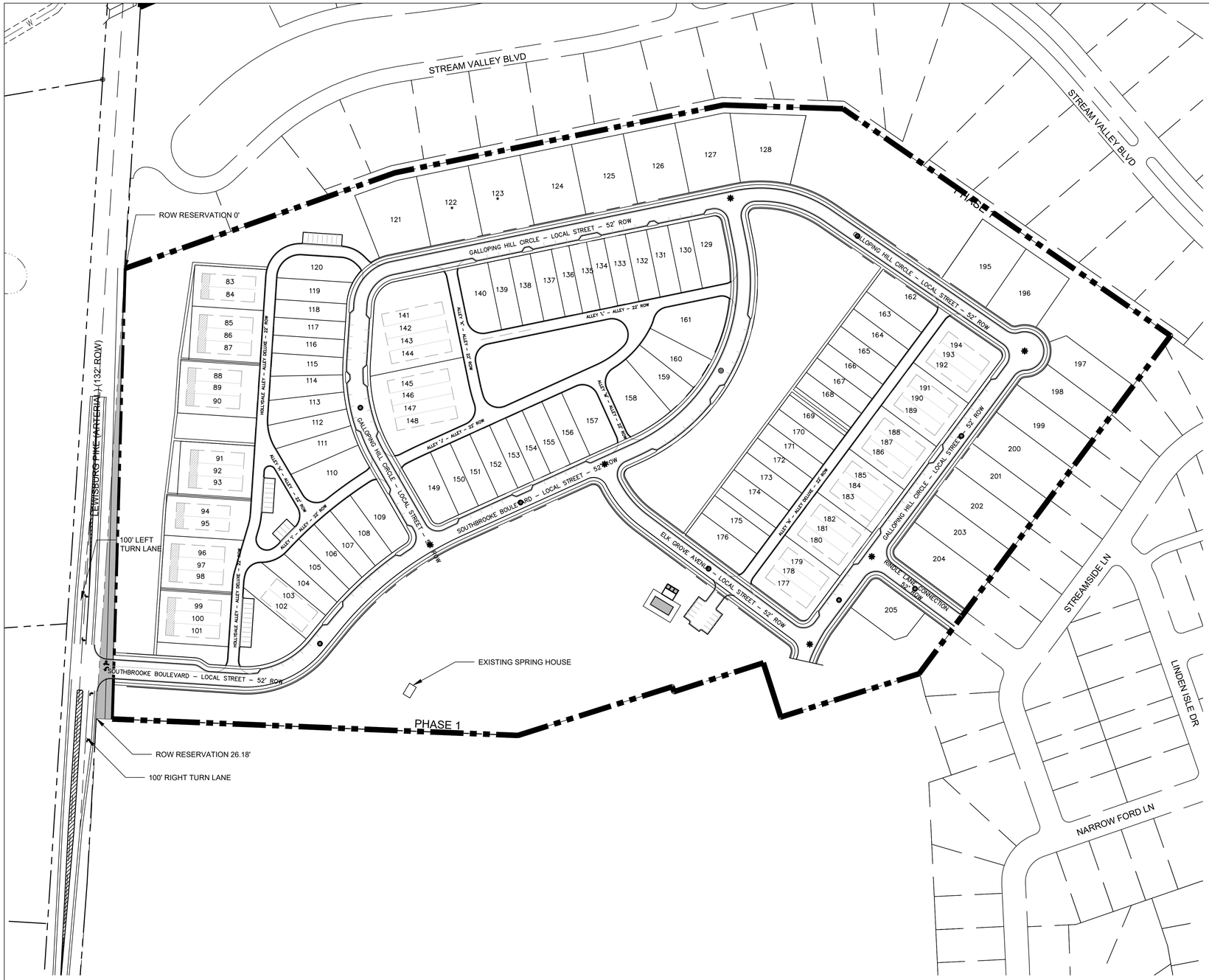
ISSUANCE/REVISION NOTES:
- PLAN DATED: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

THE MEADOWS
ROW & ACCESS PLAN

C4.1

LSC 18008



STATEMENT OF IMPACTS

THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

R.O.W & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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CONNECTIVITY INDEX: 1.70
LINKS ( ): 17
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PEAK HOUR TRIP GENERATION: 183 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN FINLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
COMMERCE NO. 111222
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

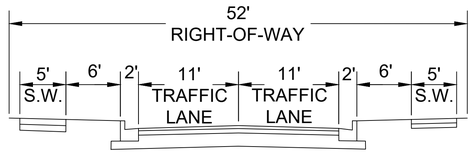
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

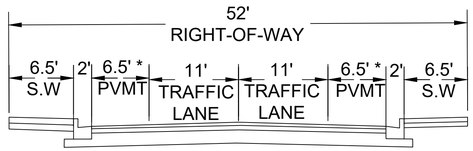
THE VILLAGES
ROW & ACCESS PLAN

C4.2

LSC 18008

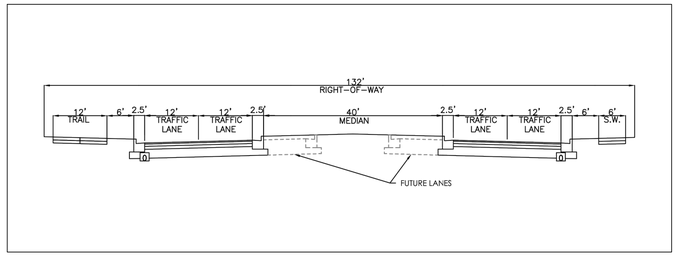


2-LANE INTERMEDIATE AND LOW VOLUME STREET



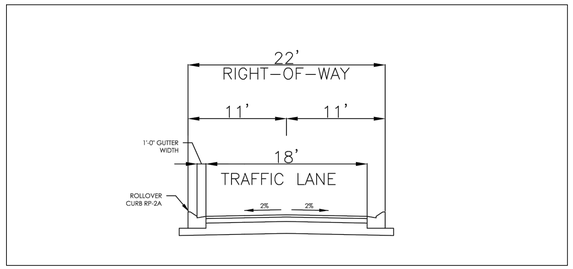
*ADDITIONAL ASPHALT FOR PARALLEL PARKING, WHERE SHOWN

2-LANE INTERMEDIATE AND LOW VOLUME STREET (WITH ON STREET PARKING)

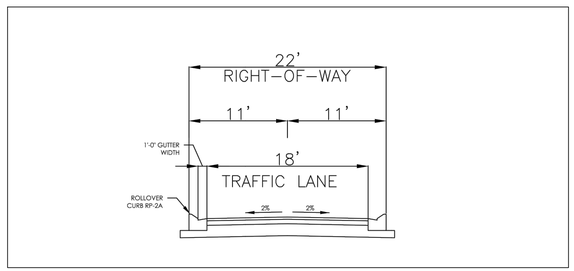


FUTURE ARTERIAL STREET (LEWISBURG PIKE)

NOTE: LEWISBURG PIKE SECTION SHOWN FOR R.O.W. DEDICATION PLANNING PURPOSES AND CONSTRUCTION OF ROAD IS NOT PART OF THIS PLAN.



ALLEY DELUXE



ALLEY

GARY LYNN FOSTER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 111222
STATE OF TENNESSEE

11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

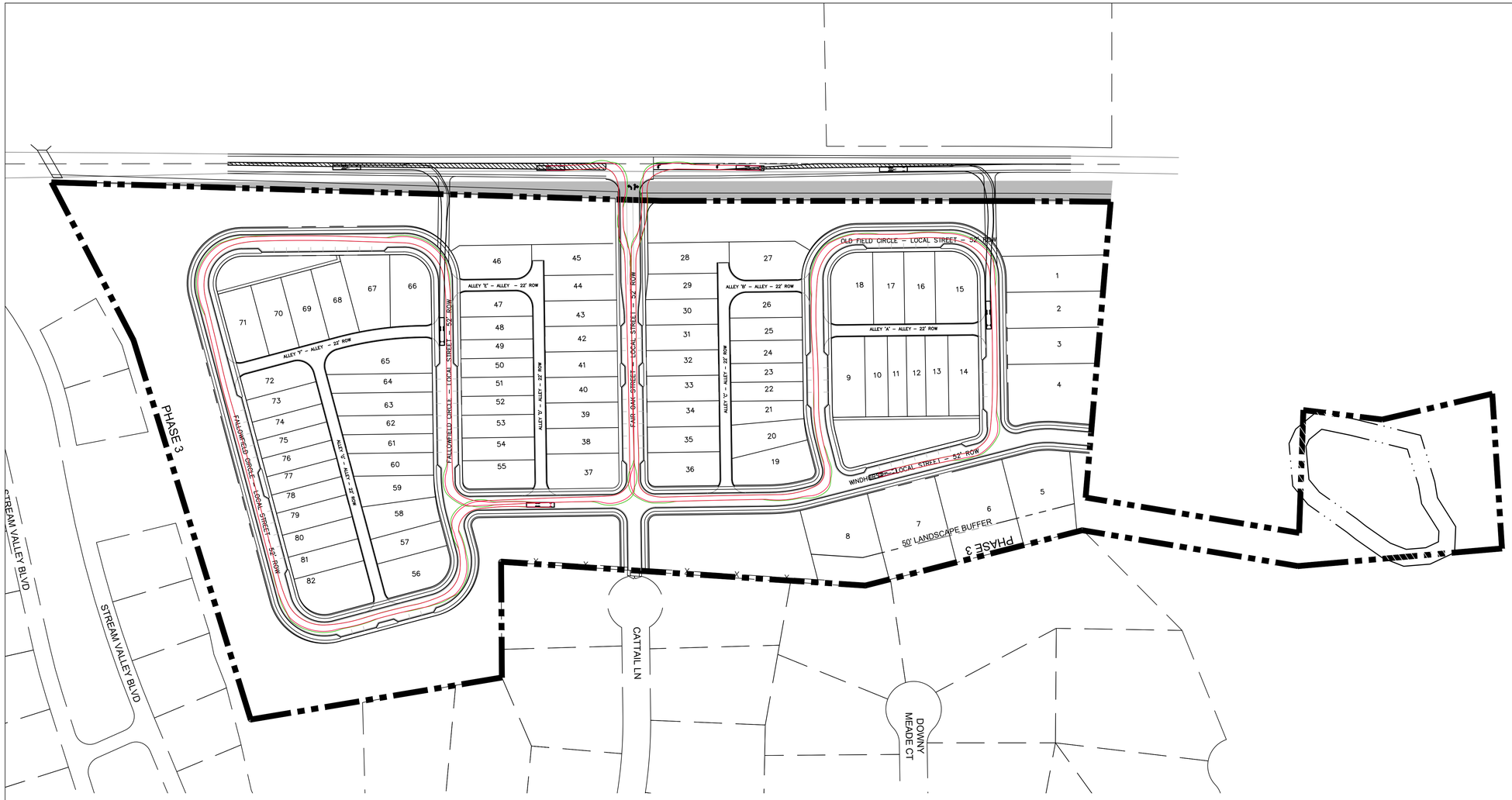
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

ROADWAY TYPICAL SECTIONS

C4.3

LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

STATE OF TENNESSEE
GARY LYNN CLAY
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 111222
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

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0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

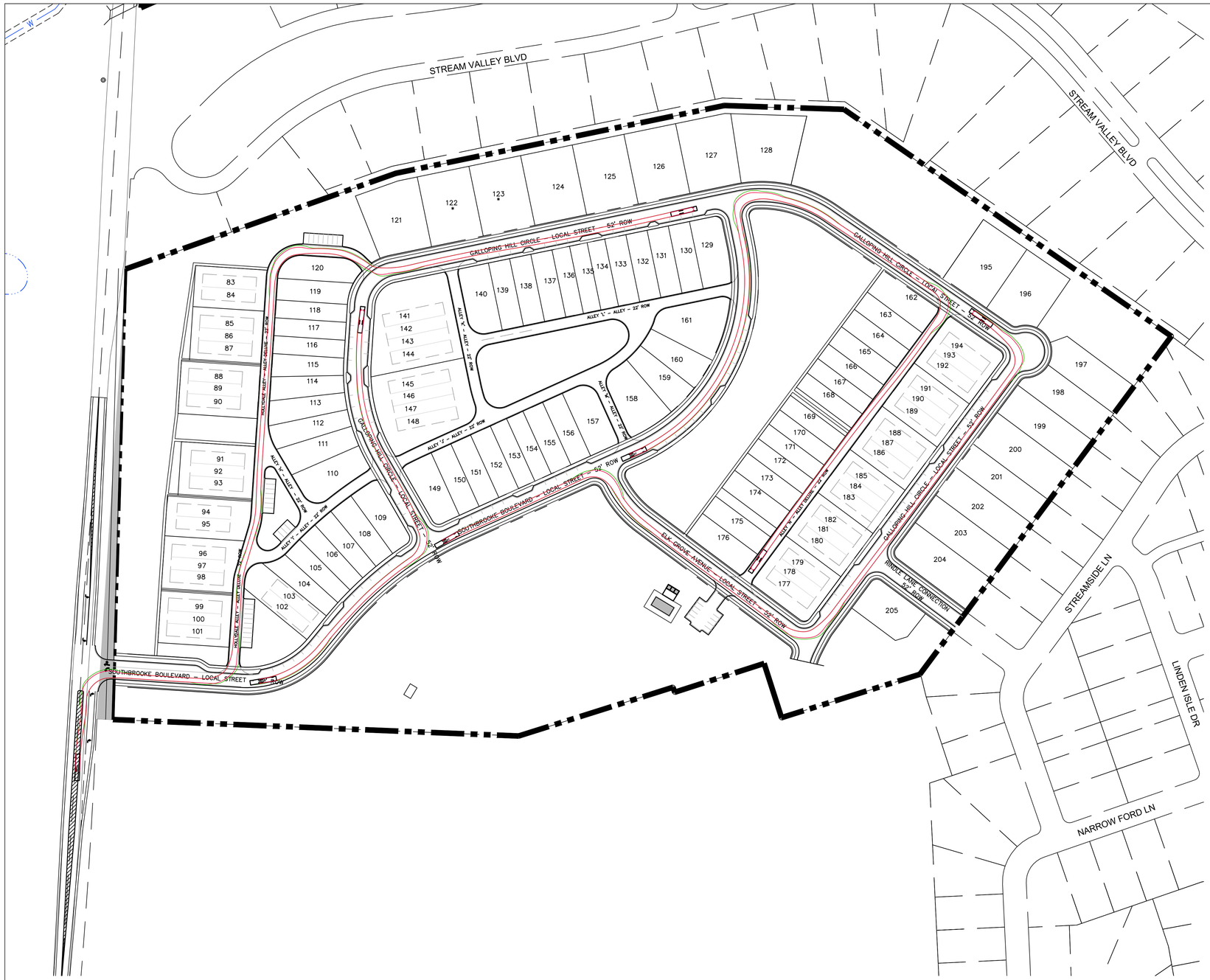
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

THE MEADOWS
AUTO TURN
PLAN

C4.4

LSC 18008



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GARY LYNN CARR
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
NO. 111222
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

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0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

THE VILLAGES
AUTO TURN
PLAN

C4.5

LSC 18008

GARY LYNN
LICENSED LANDSCAPE ARCHITECT
COMMISSION NO. 101522
STATE OF TENNESSEE

11/07/2019

LAND SOLUTIONS
2325 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

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MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

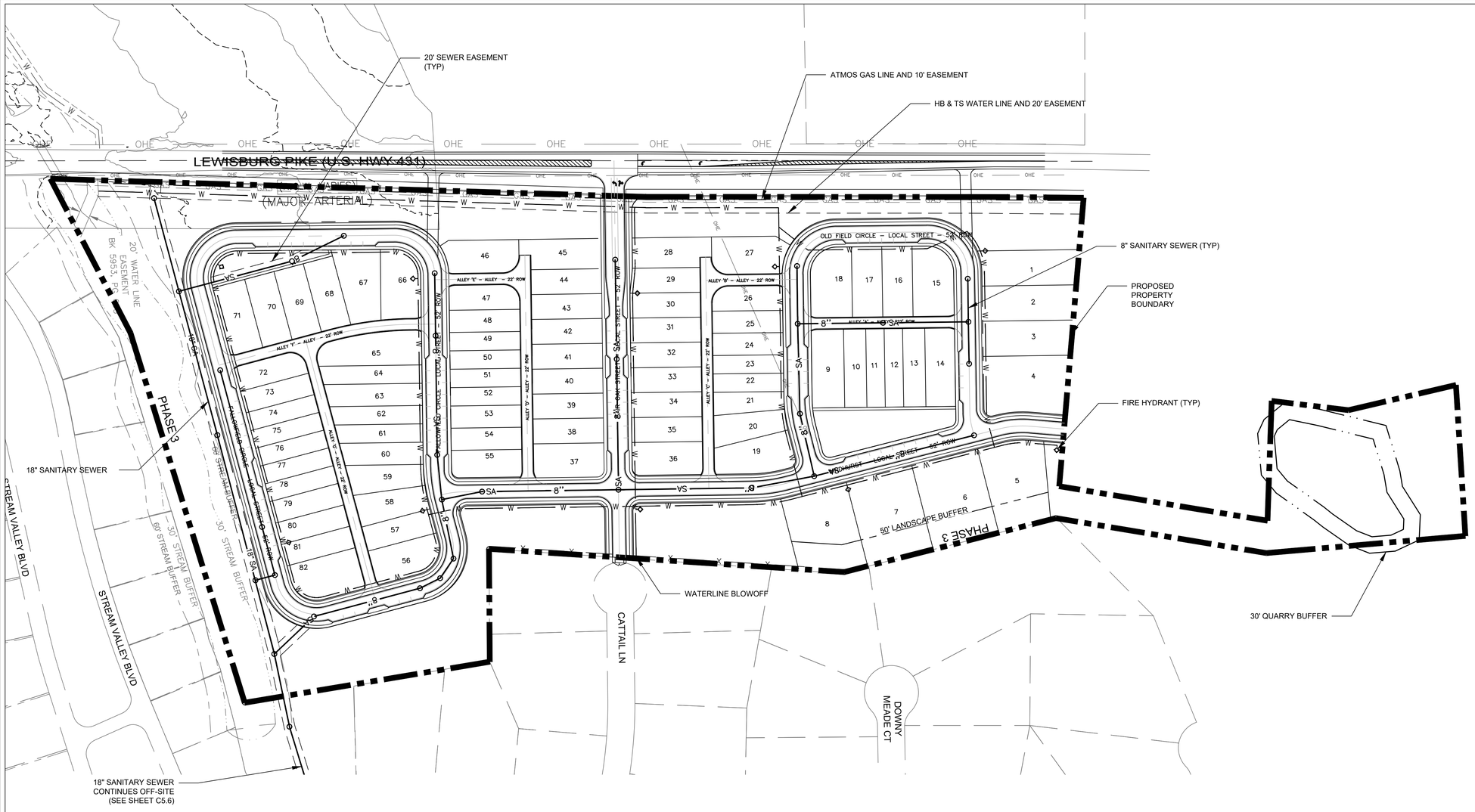
NORTH

200 0 100 200 400
GRAPHIC SCALE - 1 inch = 200 ft.

OVERALL SITE UTILITY PLAN

C5.0

LSC 18008



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 PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   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 INFRASTRUCTUREAND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT 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.

8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. 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.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 205 + CLUBHOUSE = 206
TOTAL FLOW IN GPD: 72,100 GPD

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

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN FOSTER
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

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0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

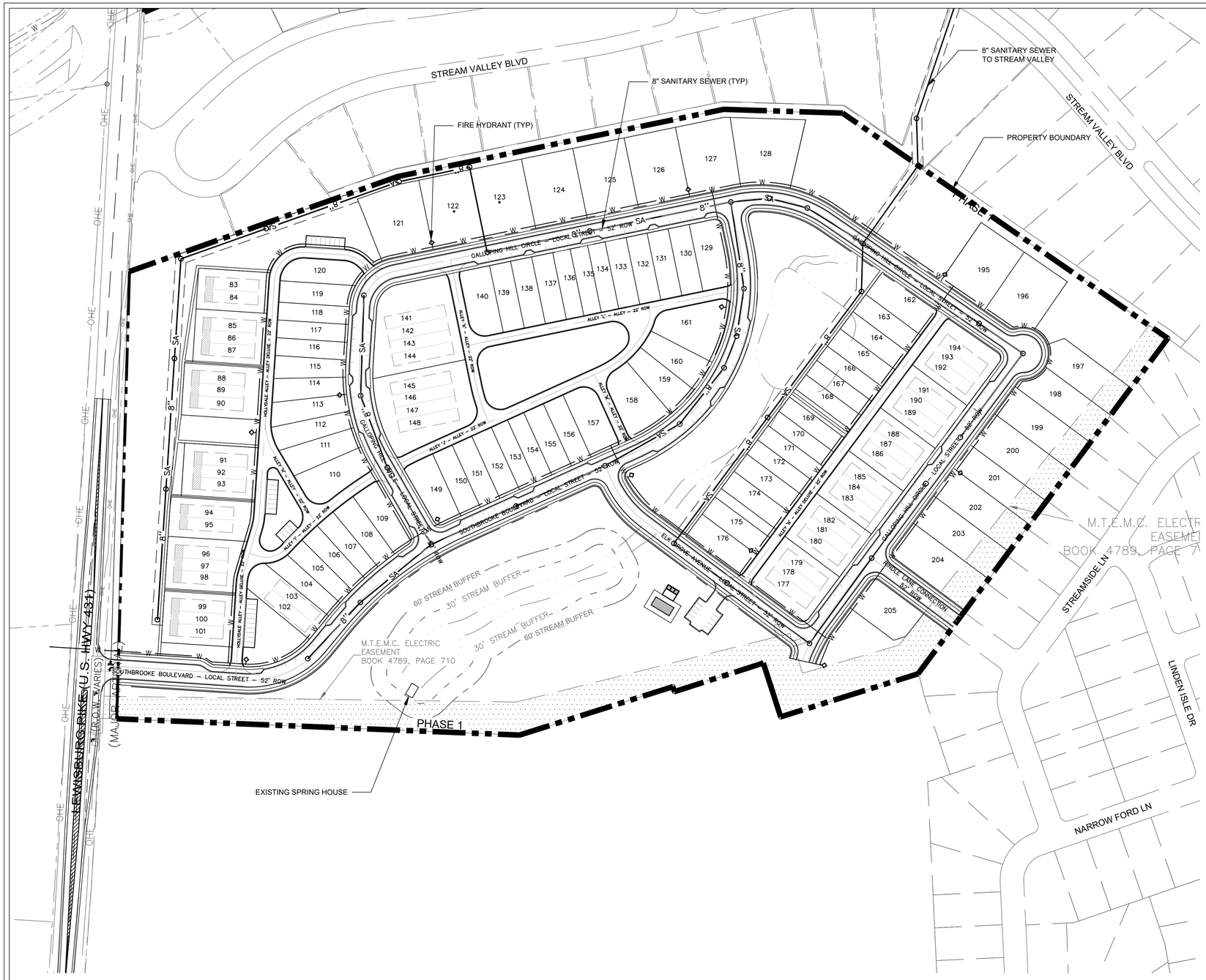
ISSUANCE/REVISION NOTES:
- PLAN DATED MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

THE MEADOWS
ENLARGED SITE
UTILITY PLAN

C5.1

LSC 18008



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8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. 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.

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FRANKLIN, TN 37064
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SEWER SERVICE PROVIDED BY:
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124 LUMBER DRIVE
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615-794-4554

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 205 + CLUBHOUSE = 206
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STREAM BUFFER NOTE:
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* DENOTES CRITICAL LOT FOR SEWER LINE

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN FRANKLIN 115422 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PHASE 1 IN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

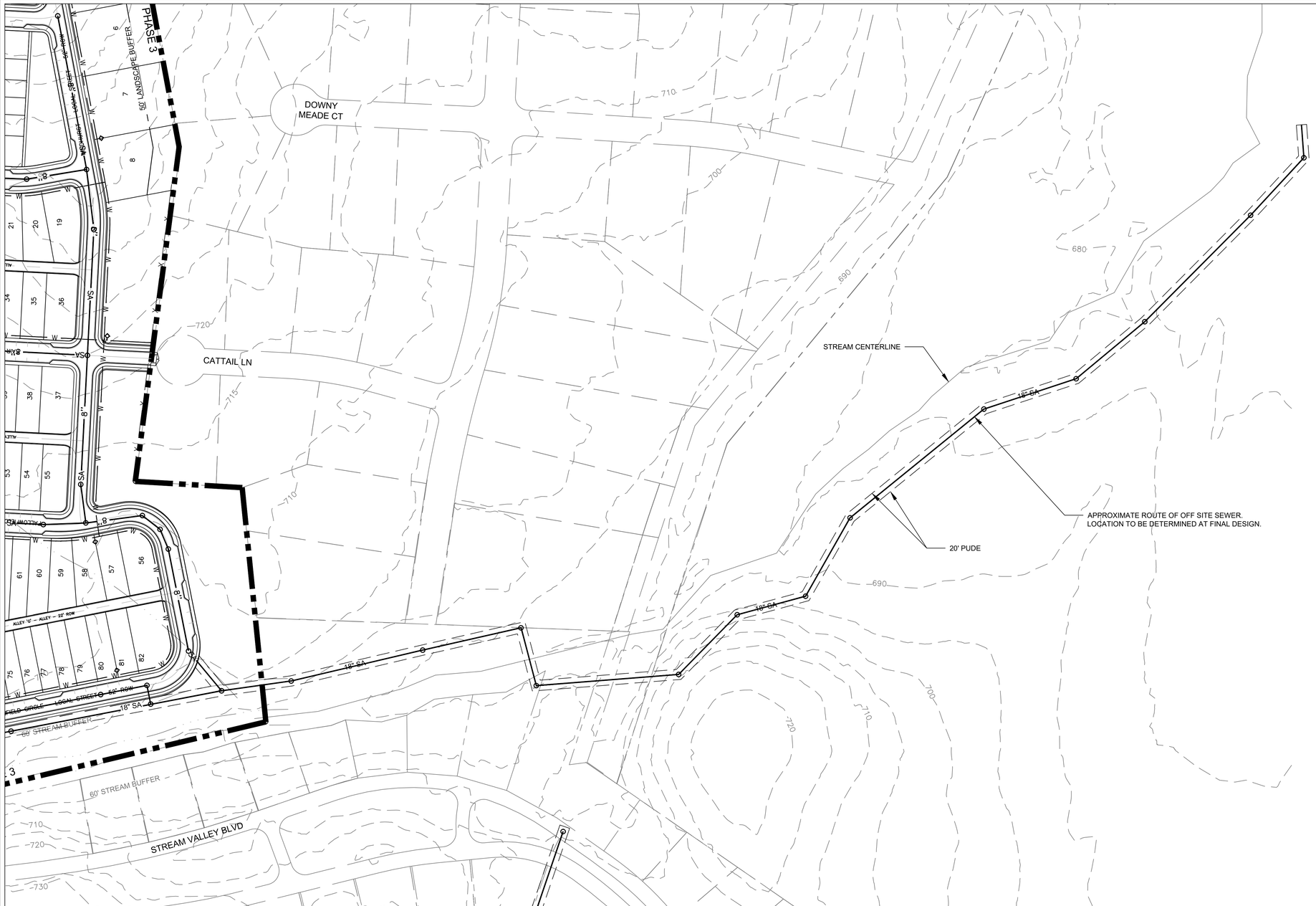
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 20YY

A NONE
B NONE
C NONE
D NONE

THE VILLAGES
ENLARGED SITE
UTILITY PLAN

C5.2

LSC 18008



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 PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   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 INFRASTRUCTUREAND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT 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.

8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. 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.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 205 + CLUBHOUSE = 206
TOTAL FLOW IN GPD: 72,100 GPD

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

GRAPHIC SCALE - 1 inch = 100 ft.
100 0 50 100 200

STATE OF TENNESSEE
GARY LYNN FOSTER
REGISTERED LANDSCAPE ARCHITECT
No. 111222
11/07/2019

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

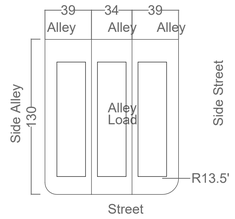
ISSUANCE/REVISION NOTES:
- PLAN DATED: MM DD, 20YY

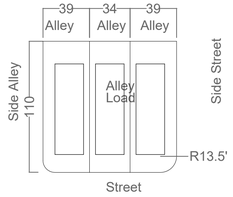
A NONE
B NONE
C NONE
D NONE

OFFSITE SEWER

C5.3

LSC 18008

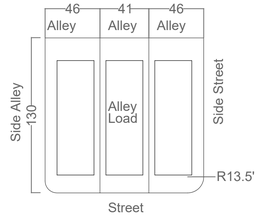




Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

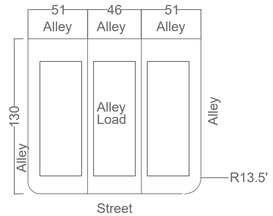
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

1 A1.0 **34' DETACHED**
PLAN & ELEVATION
N.T.S.



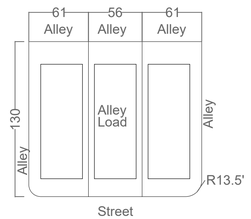
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

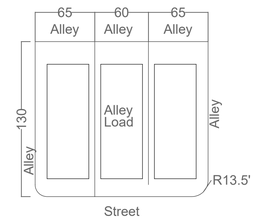
2 A1.0 **41' DETACHED**
PLAN & ELEVATION
N.T.S.



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

3 A1.0 **46' DETACHED**
PLAN & ELEVATION
N.T.S.

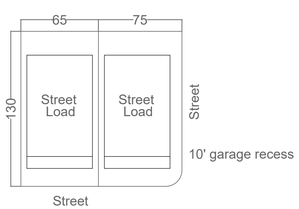




Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

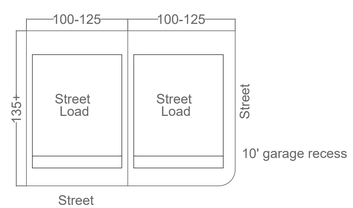
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

4 A1.0 **56' & 60' DETACHED**
PLAN & ELEVATION
N.T.S.



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

5 A1.0 **65' - 85' DETACHED**
PLAN & ELEVATION
N.T.S.



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

5 A1.0 **100'-125' DETACHED**
PLAN & ELEVATION
N.T.S.

The home elevations shown here are representative of the homes planned for Southbrooke. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. 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.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

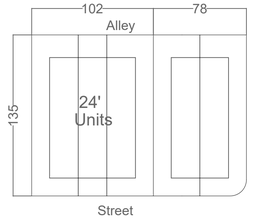
SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△
△
△
△

TYPICAL ARCHITECTURE DETACHED

SHEET
A1.0

COF 7110



Front Setback: 15'
Rear Setback: 5' (18' for Parking)
Side Setback: 15'
Street Setback: 15'
Alley Setback: 10'

3 UNIT

2 UNIT

1
A1.1

24' ATTACHED
PLAN & ELEVATION

N.T.S.

The home elevations shown here are representative of the homes planned for Southbrooke. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. 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.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△
△
△
△

TYPICAL ARCHITECTURE ATTACHED

SHEET
A1.1

COF 7110

RESOLUTION 2019-107

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO AMEND THE FRANKLIN SUBDIVISION REGULATIONS

WHEREAS, Franklin is one of the fastest growing communities in the State of Tennessee and has experienced continual growth and development since the 1980s; and

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

WHEREAS, the City adopted a major update to the Franklin Zoning Ordinance on December 10, 2019, that will become effective on December 30, 2019; and

WHEREAS, the Franklin Subdivision Regulations were first adopted on April 15, 1966, and most recently amended on February 28, 2013; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) may periodically amend the Franklin Subdivision Regulations; and

WHEREAS, the FMPC held a public hearing and the update to the Franklin Subdivision Regulations 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 copy of the *Franklin Subdivision Regulations* is hereby amended as shown.

SECTION II. This Resolution shall take effect on December 30, 2019, upon approval by the FMPC on December 12, 2019, the health, safety, and welfare of the citizens requiring it.

SECTION III. A copy of the adopted Subdivision Regulations shall be certified to the Board of Mayor and Aldermen.

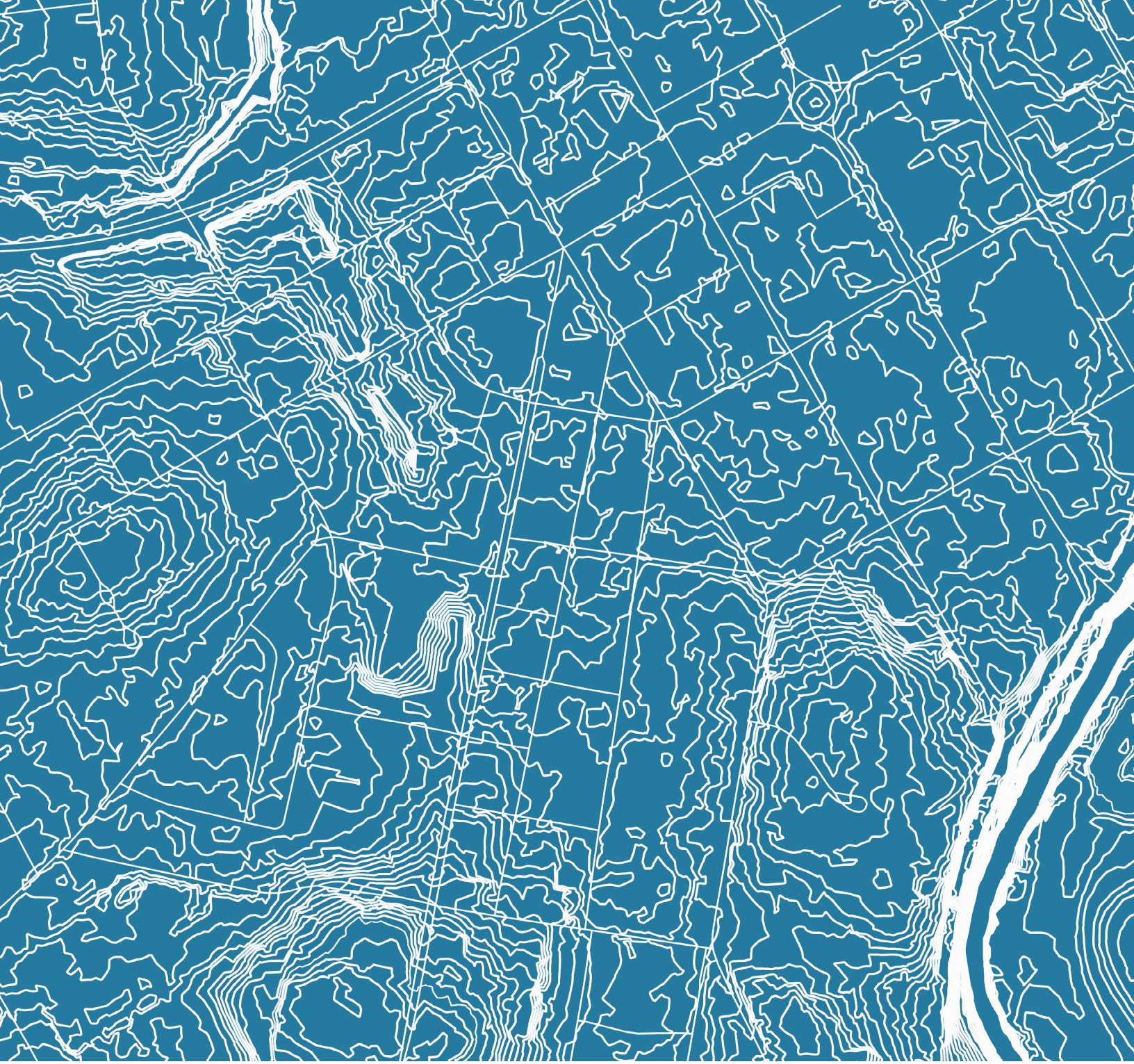
ATTEST:

By: _____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Hunter
Secretary

Approved as to Form:
By: _____
Shauna R. Billingsley
City Attorney



FRANKLIN
SUBDIVISION REGULATIONS

LAST AMENDED

DECEMBER 12, 2019

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How to Use the Subdivision Regulations

The Subdivision Regulations set the development standards for the subdivision of land, including requirements for design principles, suitability of the land, streets and alleys, lots, and easements, all of which are found in Chapter 2.

Infrastructure requirements, such as water supply, sanitary sewerage, stormwater management, fire hydrants, right-of-way dedication, street lighting, underground utilities, parkland improvements, and landscape improvements are found in Chapter 3.

The Subdivision Regulations provide the procedures for how to subdivide land within the City, which are found in Chapter 4.

Subdividing land into more than two lots is a two-step process. The first step is the preliminary plat, which involves proposing a layout for a subdivision that complies with the development standards and infrastructure requirements of the City. The second step is the final plat, which involves finalizing the layout in a format suitable for recording with the Register's Office of Williamson County.

When land is subdivided into two lots, a final plat is the only required step. The final plat is also used to create individual lots not involving subdivision of land, to dedicate public right-of-way, to create easements, and to address minor changes proposed to lots that do not involve the creation of a new lot.

The certificate requirements, which are required on final plats, can be found in Chapter 5.

Chapter 1. General Provisions

1.1 Purpose

The Subdivision Regulations are designed to provide for the harmonious development of the City; to secure a coordinated layout and adequate provision for traffic; and to secure adequate provision for light, air, recreation, transportation, water, drainage, sewerage and other facilities. The following standards set forth the procedures and standards for the preparation and submittal of preliminary and final plats.

1.2 Authority

The Franklin Municipal Planning Commission (FMPC), is responsible for adopting, administering, and amending the Subdivision Regulations, per the authority granted by the Tennessee General Assembly by Title 13, Section 13-3-101 through Section 13-3-304 and Section 13-3-401 through Section 13-3-411 of the Tennessee Code Annotated (T.C.A.), as amended, and other pertinent statutes for the establishment of regulations governing the subdivision of land.

1.3 Applicability

These Subdivision Regulations shall govern all subdivision of land within the corporate limits of the City of Franklin, hereafter referred to as the City.

1.4 Adoption and Effective Date

These regulations are effective as of the date amended by the FMPC as of December 12, 2019 and effective as of December 30, 2019. The Subdivision Regulations were initially adopted, on April 12, 1966 and became effective on April 15, 1966. Any area of land recorded by deed prior to April 12, 1966 is a lot of record.

1.5 Amendments

The FMPC may from time to time amend these regulations by appropriate action taken at a regularly scheduled meeting after the required notice and holding of a public hearing. A thirty-day public notice of the date, time, and location of the public hearing shall be published in a daily newspaper of general circulation. An amendment becomes effective when the FMPC approves it, unless otherwise noted.

1.6 Conflicts

Whenever there is a conflict between minimum standards or dimensions in the Subdivision Regulations and those contained in other adopted codes, ordinances, standards and specifications, or plans, the more restrictive standard shall apply.

1.7 Validity

If any section, clause, paragraph, provision or portion of these Subdivision Regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of these regulations.

Chapter 2. Development Standards

2.1 Urban Design Principles

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.

2.2 Compliance With Other Standards

The proposed layout of lots and streets shall be in accordance with the Franklin Zoning Ordinance, the Franklin Transportation and Street Technical Standards, Connect Franklin, Title 18 of the Franklin Municipal Code, The Best Management Practice Stormwater Management Manual and all other applicable City standards and codes.

2.3 Suitability of the Land

A. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed so as to minimize flood damage.

B. All subdivision proposals shall conform to the standards set forth in Chapter 17, Natural Resources, and Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance.

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

D. All subdivisions greater than 50 lots or development exceeding five acres, whichever is the lesser, and to be located in unnumbered A Zones, shall include base flood elevation data with the proposal.

E. In the absence of specific data in unnumbered A Zones as depicted on the maps which form a part of the Flood Insurance Study, City of Franklin, Tennessee, Williamson County, dated March 22, 1979, and as subsequently amended, any base flood evaluation data available from a Federal, State, or other source should be utilized until such other data has been provided by the Federal Emergency Management Agency (FEMA).

F. All proposed developments containing floodplain areas shall be guided and controlled by the Flood Insurance Study, which is the study presented to the City at a public hearing May 24, 1979. The Floodway and Floodway Fringe areas placed on the zoning map are meant to be the same areas expressly delimited in this study which is entitled Flood Insurance Study, City of Franklin, Tennessee, Williamson County, dated March 22, 1979, and subsequently amended, and which study is made a part of the Subdivision Regulations as if set forth herein verbatim.

G. Any development of more than five acres and within or adjacent to a flood-prone area as designated on the maps of the FEMA, must have established, at locations approved by the City, permanent elevation benchmarks referenced to the United States Geological Survey (U.S.G.S) datum. The benchmarks shall be bronze markers mounted in concrete and installed in protected, accessible locations approved by the City. Each benchmark elevation shall be stamped on the bronze marker. The development shall have installed sufficient benchmarks such that no building site is more than 1,500 feet from a permanent benchmark.

2.4 Streets and Alleys

A. Residential subdivisions shall be served by public streets. Nonresidential and mixed-use developments shall be served by public streets or by public access easements having access to existing public streets. Streets, sidewalks, internal drives, and alleys shall conform to the Franklin Zoning Ordinance, the Franklin Transportation & Street Technical Standards, and Connect Franklin.
B. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the FMPC.
C. Where the plat to be submitted includes only part of the tract owned or intended for development by the applicant, a tentative plan or a proposed future street system for the unsubdivided portion shall be required.
D. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements.
E. All subdivision and street names shall be subject to the Addressing Manual Guidelines.

2.5 Lots

A. Lots shall conform to the standards as described in the Franklin Zoning Ordinance.
B. The subdivision shall meet the landscape requirements as set out in the Franklin Zoning Ordinance.
C. In residential subdivisions, common open space, including development entrance signs, shall be platted as separate nonbuildable lots.

2.6 Easements

Public easements shall be provided as required for public utilities and drainage infrastructure. Easements shall be of sufficient widths to permit access for the purpose of construction and maintenance by appropriate parties along the lines of, or across, lots.

Chapter 3. Infrastructure Requirements

3.1 General Requirements

Streets, sidewalks, drainage areas, landscaping, utilities, and other site improvements are to be constructed in a satisfactory manner in accordance with ordinances, specifications, and standards established by the City.

3.2 Water Supply System

The construction standards and specifications for the water supply system shall be as established by the City, the International Fire Code, and the water utility district providing service to the development.

3.3 Sanitary Sewerage System

The construction standards and specifications for the sanitary sewerage system shall be in accordance with Title 18 of the Franklin Municipal Code and the General Requirements and Technical Specifications.

3.4 Stormwater Management

The stormwater management requirements shall be in accordance with Title 23 of the Franklin Municipal Code, Franklin Transportation and Street Technical Standards, the Best Management Practice Stormwater Management Manual, and the Franklin Zoning Ordinance.

3.5 Fire Hydrants

Fire hydrants shall be located in accordance with the International Fire Code.

3.6 Right-Of-Way Dedication

The applicant shall ensure the development complies with Connect Franklin, including required right-of-way dedication.

3.7 Street Lighting

The applicant shall bear the financial responsibility for the installation costs, including materials and labor, for street lighting. Street lights shall conform to the requirements established by Chapter 14 of the Franklin Zoning Ordinance.

3.8 Street Sign Poles and Street Signs

The applicant shall bear the financial responsibility for the installation costs, including materials and labor, for the placement of street identification signs and street sign poles required in the subdivision. These poles and signs shall be of such size and specifications as deemed appropriate by the Streets Department to meet the specific requirements of the subdivision.

3.9 Underground Utilities

Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities (including fiber optic, cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground. The placement of underground utilities shall conform to the standards and exceptions established by Chapter 16 of the Franklin Zoning Ordinance.

3.10 Parkland Improvements

The applicant shall comply with the parkland dedication standards and fees stated in Title 25 of the Franklin Municipal Code.

3.11 Landscaping Improvements

The applicant shall comply with the landscape standards established by Chapter 12 of the Franklin Zoning Ordinance.

3.12 Maintenance and Supervision

Where the subdivision contains sewers, water supply systems, or other facilities necessary or desirable for the welfare of the area, or that are of common use or benefit but cannot satisfactorily be maintained by an existing public agency, provisions shall be made which are acceptable to the agency having jurisdiction over the location and maintenance of such facilities for the proper and continuous operation, maintenance, and supervision of such facilities.

3.13 Monuments and Pins

A. For arterial and collector streets, concrete monuments four inches in diameter or square and three feet long with a flat top shall be set at all right-of-way corners, at all points, where the right-of-way lines intersect the exterior boundaries of the subdivision and at angle points and points of curve in each right-of-way. The top of the monument shall have an indented cross to properly identify the location and shall be set flush with the finished grade.
B. All other lot corners shall be marked with iron pins not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

Chapter 4. Procedures

4.1 General Procedure

A. A subdivision plat submitted for preliminary or final approval shall be placed on an FMPC agenda within 30 days of the resubmittal date or the next regularly scheduled FMPC meeting after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda.
B. Preliminary and final subdivision plats shall not be placed on the same agenda.

4.1.1 General

A. The applicant shall prepare a plat for submission to the FMPC in accordance with the latest preliminary plat or final plat application and checklist, posted on the City's website.
B. Regular meeting dates, times, and applicable deadlines shall be established by the FMPC.
C. Subdivision plats or other land subdivision instruments (excluding a scrivener's error or a certificate of correction) shall be subject to review and approval by the FMPC prior to filing with the Williamson County Office of Register of Deeds for recording purposes.
D. No lots shall be sold from any plat until recorded.

4.1.2 Application Fee

Application fees shall be required in accordance with the fee schedule in Appendix A of the Franklin Municipal Code.

4.2 Preliminary Plat

4.2.1 General

A preliminary plat is intended to:

A. Propose a layout for subdividing land into three or more lots;
B. Ensure compliance with all applicable standards of the Franklin Zoning Ordinance, Connect Franklin, the Stormwater Management Ordinance, Franklin Transportation and Street Technical Standards, and all other applicable plans and regulations;
C. Establish a coordinated layout and adequate provision for transportation and vehicular and pedestrian connectivity; and
D. Secure adequate provision for light, air, recreation, water, drainage, sewerage, access, and other facilities.

4.2.2 Pre-Application Requirements

A. The applicant shall submit pre-application documents to the Department of Planning and Sustainability at least 14 days prior to the initial submittal.
B. A pre-application meeting shall be scheduled, if applicable, with the Departmental Review Team (DRT) to review the draft preliminary plat and identify any initial conflicts.
C. The applicant shall request a subdivision name and street names at the time of the Pre-Application Submittal.
D. The applicant shall submit a Traffic Impact Analysis, if required by the Transportation and Street Technical Standards.

4.2.3 Application Submittal

A. The applicant shall submit a preliminary plat application in accordance with Section 4.1, General Procedure.
B. Submittals shall include a signed and notarized Owner Affidavit.
C. All plats shall be sealed, signed, and dated by professionals licensed in the State of Tennessee and in accordance with State law and City of Franklin requirements. A survey shall be included, sealed by a professional land surveyor, that includes all boundaries, angles, bearings, and calls.
D. The applicant shall provide any additional information, as determined by the DRT, that will be necessary to conduct an adequate review of the proposal.
E. The applicant shall submit a letter to the appropriate school district central office providing the school system with the location of the proposed development and the anticipated school-age population. A copy of the letter sent to the school district shall be included with the application.

4.2.4 Mailed Notice

The City requires applicants to mail notices as a courtesy to nearby property owners. State law does not require mailed notices for preliminary plats so any defect or failure to provide mailed notice is not a basis for declaring any decision invalid.

A. The applicant shall be responsible for preparing and mailing notice to property owners within 500 feet of the subject property.
B. Mailed notice shall be postmarked at least 15 days prior to the FMPC meeting.
C. A notarized affidavit from the applicant showing the names and addresses of each property owner shall be submitted to the Department of Planning and Sustainability prior to the meeting at which the item will be presented.
D. If the application is withdrawn or deferred after the notices have been mailed, then the applicant shall renotify the property owners within 500 feet of the future meeting at which the application will be considered.
E. Mailed notice shall include the following content:
    1. The application type;
    2. The address and general location of the property that is the subject of the application;
    3. A description of the application;
    4. The date, time, and place of the public meeting;
    5. The location where the public may view the application and related documents; and
    6. Contact information for the applicant, including name, address, phone number, and email address

4.2.5 Staff Review

In accordance with the submittal schedule posted on the City website:

A. The DRT shall review the application;
B. The Department of Planning and Sustainability shall send comments from the DRT to the applicant; and
C. The applicant shall address the comments and submit a revised application within three resubmittal dates in accordance with the FMPC bylaws.
D. Upon submittal of a revised application, the Department of Planning and Sustainability shall prepare a final review and make a recommendation to the FMPC.

4.2.6 Final Action

A. The FMPC shall review the preliminary plat at a public meeting and vote for:
    1. Approval;
    2. Approval with conditions;
    3. Disapproval; or
    4. Deferral for continued review of the application.

B. If the preliminary plat is approved with conditions or disapproved, the reasons for conditional approval or disapproval shall refer specifically to those regulations with which the preliminary plat does not conform. On conditional approval, the FMPC may require the submission of a revised preliminary plat.

C. The FMPC shall approve or disapprove the preliminary plat within 60 days after the initial consideration of the plat by the FMPC at a regularly scheduled meeting, unless at the end of the 60 day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the 60 day period, in which case the plat shall be approved or disapproved after the interrupted 60 day period at the next regularly scheduled meeting of the FMPC; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the commission's approval may waive the time requirement and consent to an extension or extensions of the applicable time period.

4.2.7 Approval Criteria

A. Recommendations and final action on a preliminary plat shall be based on consideration of the following criteria:
    1. Whether the proposed preliminary plat complies with the applicable zoning district and overlay districts;
    2. Whether the proposed preliminary plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and
    3. Whether the FMPC determines that the particular site is suitable for the type of platting and development proposed.

B. When a preliminary plat is disapproved, the reasons shall be stated in writing and shall include the specific parts of applicable plans and regulations with which the plat does not comply.

4.2.8 Preliminary Plat Revisions

Approval of a preliminary plat revision shall be required when any of the following is proposed:

1. The number of lots is to be increased;
2. The approved lot size or lot width is to be reduced;
3. Required open space is to be reduced;
4. There is any change in plans for historic resources;
5. Drainage, streets, or other engineering design changes will materially alter items approved in the preliminary plat; or
6. There are major changes that could potentially create an adverse impact on stormwater quality or quantity.

4.2.9 Vesting

In accordance with T.C.A. § 13-4-310, approval by the FMPC of a preliminary plat on or after January 1, 2015, will cause a vested property right to be established. Vesting shall

be in accordance with Section 20.19, Vesting, of the Franklin Zoning Ordinance.

4.2.10 Contents of the Preliminary Plat Submittal

The following information is required to be submitted:

1. Name of proposed subdivision
2. The names and addresses of all individual parties, officers, directors and/or beneficial owners and subdividers holding more than a five-percent interest in the project shall be listed where the land owner or subdivider is a partnership corporation or other business venture
3. Contact information for professional(s) preparing the plans (including email addresses)
4. Water utility district(s) and maximum capacity (in gallons per day) where site is located
5. Statement describing the anticipated impact on traffic, water, sewer, reclaimed water, and drainage facilities, including expected needs in total gallons per day
6. Static pressure and the flow at 20-psi at nearest fire hydrant
7. Geologic formations, including rock outcrops, cliffs, and karst topography.
8. Topographic contours at two-foot intervals of site
9. Natural or man-made slopes of 14 percent to 19.99 percent
10. Areas with slopes of 20 percent or more
11. Hillside Hillcrest Overlay District and associated 500 foot buffer location and limits
12. Watercourses, conveyances, wetlands, and sinkholes
13. Floodway Overlay Zoning District Boundary and Floodway Fringe Overlay Zoning District Boundary
14. Drainage basin(s) where the site is located
15. Most-recent aerial photo (or comparable document) depicting existing tree canopy cover and percent of site under existing tree cover. Show existing vegetation with delineation of percent of tree canopy cover
16. Location and caliper of all specimen trees
17. Acreage and square footage of the site
18. All base and overlay zoning districts, of adjacent properties
19. Civil district
20. Parcel boundaries of all parcels adjacent to the site
21. Names of all subdivisions and land owners owning lots adjacent to the site with Tax Map, Parcel Number, Deed and Plat references
22. Existing road rights-of-way and street names
23. Railroad infrastructure and rights-of-way
24. All easements (including drainage) with dimensions and designation as to type
25. Mineral rights (if held by parties other than the owner of record)
26. Location and description of all existing man-made structures and site features (including utilities) both above and below ground
27. Location of all proposed property monuments and benchmarks
28. Preliminary lot lines, square footage, and dimensions to the nearest foot
29. Written legal description of the site, commencing at a point on a

public right-of-way, and referencing the appropriate tax map and parcel number(s)

30. Length of project boundaries (including bearings and angles)
31. Preliminary lot numbers
32. Setbacks or build-to lines; however, building envelopes shall NOT be shown
33. Location and acreage of major common open space areas, including minimum open space, buffers, and parkland dedication requirements
34. Proposed street and alley rights-of-way widths and classification (with names where available) in the proposed project
35. Proposed connections to existing and proposed streets (including street classification) located outside the development
36. Location of any proposed right-of-way dedication, as applicable
37. Depiction of circulation for emergency vehicles
38. All conceptual stormwater best management practices, water resource buffers, and green infrastructure in residential developments placed in open space lots. For commercial developments, all water resource buffers are placed in open space lots or conservation easements
39. Proposed utility easements and utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, storm sewers, culverts, outfalls, ground-based utility vaults larger than ten square feet, or water towers
40. Parkland requirements (if applicable)

4.3 Final Plat

4.3.1 General

A final plat is intended to:

A. Finalize the layout for subdividing land into two or more lots suitable for recording with the Williamson County Office of Register of Deeds;
B. Finalize minor changes to lots that shift lot lines, consolidate lots, create easements, or record other minor changes that do not involve the creation of new lots;
C. Ensure compliance with all applicable standards herein, Connect Franklin, the Stormwater Management Ordinance, Franklin Street and Technical Standards, and other applicable plans and regulations;
D. Establish a coordinated layout and adequate provision for transportation and vehicular and pedestrian connectivity; and
E. Secure adequate provision for light, air, recreation, water, drainage, sewerage, and other facilities.

4.3.2 Exemptions

If a subdivision of land results in two tracts of land over five acres each, a final plat is not required. The land may be subdivided by instrument and filed with the Williamson County Office of Register of Deeds.

4.3.3 Application Submittal

A. The applicant shall submit a final plat application in accordance with Section 4.1, General Procedure.
B. Plats shall be sealed, signed, and dated by a Tennessee licensed professional in accordance with State law and City requirements.
C. A survey shall be included, sealed by a professional land surveyor, that includes all boundaries, angles, bearings, and calls.
D. Submittals shall include a signed and notarized Owner Affidavit or the Ownership Certificate shall be signed on the plat submitted for review.
E. The applicant shall provide any additional information, as determined by the DRT that will be necessary to conduct an adequate review.

4.3.4 Staff Review

In accordance with the submittal schedule posted on the City website:

A. The DRT shall review the application;
B. The Department of Planning and Sustainability shall send comments from the DRT to the applicant;
C. The applicant shall address the comments and submit a revised application within three resubmittal dates in accordance with the FMPC bylaws; and
D. Upon submittal of a revised application, the Department of Planning and Sustainability shall prepare a final review and make a recommendation to the FMPC.

4.3.5 Final Action

A. The FMPC shall review the final plat at a public meeting and vote for:
    1. Approval;
    2. Approval with conditions;
    3. Disapproval; or
    4. Deferral for continued review of the application.
B. If the final plat is approved with conditions or disapproved, the reasons for conditional approval or disapproval shall refer specifically to those regulations with which the final plat does not conform. On conditional approval, the FMPC may require the submission of a revised final plat.

C. The FMPC shall approve or disapprove the final plat within 60 days after the initial consideration of the plat by the FMPC at a regularly scheduled meeting, unless at the end of the 60 day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the 60 day period, in which case the plat shall be approved or disapproved after the interrupted 60 day period at the next regularly scheduled meeting of the FMPC; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the commission's approval may waive the time requirement and consent to an extension or extensions of the applicable time period.

D. The Department of Planning and Sustainability may approve certain final plats on behalf of the FMPC intended to shift lot lines, consolidate lots, create easements, or record other minor changes that do not involve the creation of new lots.

4.3.6 Approval Criteria

A. Recommendations and final action on a final plat shall be based on consideration of the following criteria:
   1. Whether the proposed final plat complies with the applicable zoning district and overlay districts;
   2. Whether the proposed final plat is consistent with all standards of the Franklin Zoning Ordinance and other related codes and ordinances enforced by the City; and
   3. Whether the proposed final plat meets all the requirements or conditions of any applicable development approvals, such as a development plan or associated modification of standards.

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the Planning Commission may approve a performance agreement, as prescribed in Chapter 21 of the Franklin Zoning Ordinance.

4.3.7 Performance Agreements

The applicant shall adhere to the performance agreement requirements in Chapter 21 of the Franklin Zoning Ordinance.

4.3.8 Recording of a Final Plat

A. After final approval of the plat and the affixing of all required signatures on the original 18x24 inch Mylar, the applicant shall file the original copy in the Williamson County Office of Register of Deeds.

B. The final plat shall be filed within one year of the date of the FMPC or Administrative approval. Failure to record the final plat within one year of approval shall void the approval of the final plat. No lots shall be sold from any plat until it has been recorded.

4.3.9 Vesting

In accordance with T.C.A. § 13-4-310, approval by the FMPC of a final plat on or after January 1, 2015, when not part of a preliminary development plan, and as required by the Subdivision Regulations, will cause a vested property right to be established. Vesting shall be in accordance with Section 20.19, Vesting, of the Franklin Zoning Ordinance.

4.3.10 Contents of the Final Plat

The following information is required to be submitted:

1. Proposed or existing subdivision name
2. Name, address, telephone, and e-mail address of land owner. The names and addresses of all individual parties, officers, directors and/or beneficial owners and subdividers holding more than a five-percent interest in the project shall be listed where the land owner or subdivider is a partnership, corporation or other business venture
3. Names, addresses, telephone numbers, email addresses, and seals of all professionals participating in the development application process
4. Note on all sheets referencing the Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
5. Tax map, group, and parcel number(s) of site
6. Existing streets and street names adjacent to site
7. Closure error
8. City, County, Civil District, and Date
9. Total acres in the subdivision to the nearest hundredth
10. Existing zoning district and overlay zoning district(s)
11. Setbacks or build-to lines; however, building envelopes shall not be shown
12. Boundary lines of properties adjoining, but not a part of the subdivision, shown with dashed lines
13. Names of all subdivisions and land owners owning lots adjacent to the site with Tax Map, Parcel Number, Deed and Plat references
14. Lengths of the boundaries of the subdivision, measured to the nearest foot and decimal, with calls
15. The values of all true bearings and angles dimensioned in degrees and minutes
16. The lengths of all lines dimensioned in feet and decimals to the nearest hundredth of a foot
17. Square feet and acreage of each lot (square feet to the nearest foot and acreage to the nearest hundredth of an acre)
18. Total number of lots and lot numbers
19. Street and alley rights-of-way widths, classification, and names within the proposed project.
20. Connections to existing and proposed streets (including street classification) located outside the development.
21. Right-of-way dedication as required by Connect Franklin
22. Sidewalk locations, unless fees-in-lieu are approved
23. Acres and linear footage totals of new streets
24. Location and description of all existing man-made structures and site features (including utilities) both above and below ground
25. All easements (including drainage) with dimensions and designation as to type
26. Mineral rights (if held by parties other than the owner of record)
27. Existing and proposed utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, access easements, storm sewers, culverts, outfalls, ground-based utility vaults larger than 10 square feet, or water towers
28. Watercourses, conveyances, wetlands, and sinkholes

29. All stormwater best management practices, water resource buffers, and green infrastructure in residential developments placed in open space lots. For commercial developments, all water resource buffers are placed in open space lots or conservation easements
30. Common open space lots and tree protection zones
31. Concrete monuments and benchmarks labeled
32. Iron pins, which shall be placed at all lot corners
33. All required certifications

4.4 Variations and Exceptions

Whenever a parcel of land to be subdivided is of such unusual size or shape, or is surrounded by such development of unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the FMPC may vary or modify, except as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the applicant may develop the property in a reasonable manner, keeping in mind that the public welfare and interests of the City are protected and the general intent and spirit of these regulations are preserved. Such modifications may be granted by the FMPC upon written request by the applicant, stating the reason(s) for each modification.

4.5 Appeals

An appeal of any action or decision rendered by the FMPC pursuant to these regulations shall be to any Court of competent jurisdiction.

4.6 Enforcement

A. No plat or plan of a subdivision of land into two or more lots located within the City shall be admitted to the land records of Williamson County, or be received or recorded by the Register's Office, Williamson County, until said plat or plan has received final approval in writing by the FMPC as provided in T.C.A. § 13-4-302.

B. No board, public officer or authority shall light any street, lay or authorize the laying of water mains, sewers or the construction of other facilities or utilities in any street located within the City unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these Subdivision Regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the FMPC or as depicted in Connect Franklin as provided in T.C.A. § 13-4-307.

C. Pursuant to T.C.A. § 13-4-306, Tennessee Code Annotated, whoever, being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the FMPC and obtained lawful approval and before such plat be recorded in the office of the appropriate County Register, shall be deemed guilty of a misdemeanor Class C, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The municipality, through its solicitor or other official designated by its chief legislative body may enjoin such transfer or sale or agreement by action for injunction.

D. Any building or structure erected or to be erected in violation of the Subdivision Regulations shall be deemed an unlawful building or structure, and the Building Inspector or other official designated by the Board of Mayor and Aldermen may bring action to enjoin such erection or cause it to be vacated or removed as provided in T.C.A. § 13-4-308.

Chapter 5. Certificates

5.1 Certificates

All final plats shall include the certificates as described in this Chapter.

5.2 Certificate of Ownership

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

_____ _____

Owner(s) Date

5.3 Certificate of Survey

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

_____ _____

Surveyor Date

5.4 Certificate of Approval of Water and Sewer Systems

I hereby certify that:

A. The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or
B. 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

5.5 Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____ _____

Director, Streets Department
City of Franklin, Tennessee

Date

5.6 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

5.7 Certificate of Approval of Subdivision Name, Street Names, and Addressing

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

_____ _____

Williamson County Emergency Management Agency

Date

_____ _____

City of Franklin

Date

5.8 MTEMC Signature

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.

_____ _____

Date

Middle Tennessee Electric Membership Corporation

Chapter 6. Definitions

Unless otherwise stated, the following words shall, for the purpose of these Subdivision Regulations, have the meanings herein indicated.

Addressing Manual

A document that describes standards and processes for street name identification and numerical addressing of all parcels and buildings within the City.

Alley

A minor public or private way intended to be used primarily for vehicular service access to the rear or side of properties.

Applicant

The owner of property or the authorized representative of the owner who is applying for development approval.

Connect Franklin

The comprehensive transportation network plan maintained by the City that defines functional street classifications as local, collector, arterial, etc. It is also called the Comprehensive Transportation Network Plan, Major Thoroughfare Plan or Multimodal Major Thoroughfare Plan.

Departmental Review Team (DRT)

Consists of department heads, or their designees, of City departments responsible for the review of all development review applications.

Easement

A grant by a landowner to another person, entity, or to the public for the right to occupy or use designated land for specific purposes such as access, drainage, conservation, the location of public improvements, or other specified purpose. An easement does not constitute fee simple ownership of the land.

Envision Franklin

The general plan for physical development in the City of Franklin.

Final Plat

A type of application to finalize a layout for subdividing land into two or more lots suitable for recording at the Williamson County Office of Register of Deeds.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Franklin Transportation and Street Technical Standards

A document that describes transportation design requirements for new and modified streets and associated elements within the City.

Franklin Zoning Ordinance

The written set of regulations and laws that define how property can be used in the City of Franklin.

General Requirements and Technical Specifications

Guidelines for the planning, design, construction, and approval procedures of water distribution systems, wastewater collection systems, reclaimed water systems, and associated appurtenances within the City of Franklin Water Management Department service area.

International Fire Code

Regulations for fire prevention and fire protection systems that prevent hazardous conditions to life and property.

Initial Submittal

A date established by the FMPC to accept plans and plats for review, upon payment of the applicable review fee.

Lot

A parcel of land occupied, or intended to be occupied, by one main building, or a group of main buildings, including open spaces as required by municipal regulations and ordinances.

Lot of Record

A lot or tract of land, described by deed and/or subdivision plat, filed in the Williamson County Office of Register of Deeds.

Preliminary Plat

A type of application to propose a layout for subdividing land into more than two lots.

Resubmittal Date

A date established by the FMPC for the submittal of corrected plans to be considered at the subsequent FMPC meeting.

Setback Line

A setback refers to the distance which a building is required to be set back from a lot line or from the nearest building or structure.

Specimen Tree

Any canopy tree with a diameter of 24 inches or greater measured at diameter breast height (DBH).

Stormwater Management Ordinance

Standards set forth in Title 23 of the Franklin Municipal Code pertaining to the management of stormwater runoff and protection of water resources.

Street

An existing or planned public or private right-of-way that is designed, dedicated, or used principally for vehicular and pedestrian circulation, which provides access for abutting properties.

Subdivision

The division of land into two or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five acres, for the purpose, whether

immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided.

From: Amy Diaz-Barriga
To: Emily Hunter
Subject: Fwd: Twice Daily Development Plan Deferral Request (COF 7081)
Date: Thursday, December 12, 2019 4:07:49 PM

Sent from my iPhone

Begin forwarded message:

From: "Spalding, Mark" <mark.spalding@greshamsmith.com>
Date: December 12, 2019 at 3:58:18 PM CST
To: Joseph Bryan <joseph.bryan@franklintn.gov>, Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Cc: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>, "John Jewell, IV" <jiv@tristartn.com>, Marcus Hardison <mhardison@tristartn.com>, Randy Alexander <ralexander@tristartn.com>, "Parris, Jubal" <jubal.parris@greshamsmith.com>, "Tocci, Davide" <davide.tocci@greshamsmith.com>
Subject: Twice Daily Development Plan Deferral Request (COF 7081)

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.

Joey/Amy,

Based on a conversation I just had with Jimmy Wiseman, we are requesting deferral of Twice Daily Development Plan COF 7081 from the December 12 FMPC to the January 23 FMPC. There are a couple of conditions of approval that we need to discuss and agree to with staff and we are all hopeful to get it worked out in short order.

We understand that we will need to send out revised notices for a public hearing on January 23.

Please advise that you have received this request and let me know if you should you need anything else.

Thanks – Mark.

This E-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain proprietary, legally privileged, confidential or copyrighted information belonging to the sender. If you are not the intended recipient of this E-mail, you are hereby notified that any use of, reliance on, disclosure, dissemination, distribution or copying of the contents of this email, and any attachments thereto, in whole or in part, is strictly prohibited. If you have received this E-mail in error, please immediately notify me by phone or by return E-mail and permanently delete the original and any copy of any E-mail and any printout thereof. Mail delivered by Gresham Smith mail system.