City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

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

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, November 20, 2014, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 14-648 10/23/14 FMPC Meeting Minutes

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: 10-23-14 FMPC Minutes

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 14-620 Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); extend the performance agreement for drainage improvements. (CONSENT AGENDA)

3. 14-621 Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)

4. 14-622 Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; extend the performance agreement for landscaping section 2, landscaping section 3, landscaping section 3 (street trees) and landscaping section 4 improvements. (CONSENT AGENDA)

5. 14-623 Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

6. 14-624 Westhaven PUD Subdivision, site plan, section 13; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

7. 14-625 Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); extend the performance agreement for landscaping perimeter screen improvements. (CONSENT AGENDA)

8. 14-627 Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

9. 14-628 Westhaven PUD Subdivision, site plan, section 28; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

10. 14-645 Gateway Village PUD Subdivision, Development Plan, Revision 4, (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.

Attachments: 4693 Touchstone Map.pdf
Conditions of Approval_01.pdf
Gateway Village Pud Subdivision Plans.pdf

11. 14-642 Stream Valley PUD Subdivision, development plan, revision 1, 382 dwelling units and 1,600 square feet of office/commercial space on 61.80 acres, located south of Goose Creek Bypass, east of Lewisburg Pike, and west of Interstate 65.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 4699 Stream Valley PUD Rev1 Development Plans
4699 Stream Valley PUD Rev 1MAP
4699 Stream Valley Development Plan, Rev 1, Sec 16-19, Conditions of Approv

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. 14-644 Aerial Adventure Subdivision, final plat, consolidating two parcels, dedicating ROW, and creating easements, located at 3794 Carothers Parkway south of the Tennessee Drivers Testing Center, on 7.72 acres. (CONSENT AGENDA)

Attachments: 4681 Conditions of Approval
4681 Aerial Adventure Map
Aerial Adventure Final Plat

13. 14-630 Allen and Shelton Subdivision, final plat, creating shared access and parking easement and a shared water quality easement, on 0.428 acres, located at 216 and 220 Bridge Street. (CONSENT AGENDA)

Attachments: 4687 Allen Shelton FP MAP
4687 Conditions of Approval
4687 Final Plat

14. 14-636 Echelon PUD Subdivision, final plat, section 1, creating 56 detached residential lots and 5 open space lots on 17.12 acres, located between South Carothers Road and Carothers Parkway, north of the Harpeth River. (CONSENT AGENDA)

Attachments: 5824 Map
5824 Final Plat
5824 Conditions of Approval

15. 14-639 Highlands at Ladd Park PUD Subdivision, final plat, section 17, revision 1, 32 residential lots and 1 open space lot on 13.14 acres, located along Circuit Road. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 4695 Ladd Park FP17map
4695 Ladd Park Sec17 PLAT
4695 Highlands at Ladd Park Sec17 Conditions of Approval_02

16. 14-637 Ralston Row PUD Subdivision, final plat, creating 13 single family lots and 2 open space lots on 3.63 acres, located at 121 Ralston Lane. (CONSENT AGENDA)

Attachments: 4689 Ralston Row Subd FP MAP
4689 Conditions of Approval
Ralston Row_plat

17. 14-643 Stream Valley PUD Subdivision, final plat, section 8, 29 residential lots and 1 open space lot on 13.21 acres located near the intersection of Brookpark and Rockport Ave. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 4698 Stream Valley PUD FP 8MAP
4698 Stream Valley PUD Section 8 - Final Plat - Full Set (Signed)
4698 Stream Valley Final Plat Section 8 Conditions of Approval_01

18. 14-618 Westhaven PUD Subdivision, final plat (surety revision), section 42, creating 9 residential lots and 5 open space lots on 0.70 acres, located along Keats Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 4624 Conditions of Approval

FMPC/ADMINISTRATIVE 2015 MEETING AND DEADLINE SCHEDULE

19. 14-635 FMPC / Administrative 2015 Meetings and Deadlines Schedule

Attachments: FMPC - Administrative Meetings and Deadlines Schedule 2015

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes - Draft
Franklin Municipal Planning Commission

Thursday, October 23, 2014 | **7:00 PM** | **Board Room**

CALL TO ORDER

This matter was acknowledged.

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

Absent 1 - Commissioner Franks

MINUTES

1. 9/25/14 FMPC Regular Meeting Minutes

Attachments: MeetingMinutes-Sept-2014

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

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

Absent: 1 - Commissioner Franks

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

ANNOUNCEMENTS

Ms. Powers stated that any members of the Planning Commission who had changed a phone number and/or email address should let Ms. Woods know in order to assure that staff will always be able to send information to the Planning Commissioners.

Ms. Powers also stated that the Infill Tour for the Planning Commission would be on Thursday, October 30. Staff will be looking at a number of good and not so good sites throughout Nashville. Ms. Diaz-Barriga, who worked with Metro Nashville prior to coming to the City of Franklin, will be able to give a background and discuss the process that the staff went through in Metro to approve some of these sites. Many of them will be some of the things that staff will see in the future looking forward. The Planning Commission will be able to look at the sites and tell staff what they like and do not like and the kinds of regulations or character area update that they would like to see to either envision them or discourage them.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

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

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

Absent: 1 - Commissioner Franks

SITE PLAN SURETIES

2. Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); extend the performance agreement for landscaping (Phase 2) improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

3. Cool Springs East Subdivision, site plan, section 34, revision 1, lot 358; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Galleria Commercial Complex Subdivision, site plan, lot 806; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Hardison Hills PUD Subdivision, site plan, section 3; accept the landscaping (section 6) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

8. Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; accept the landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

9. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 1 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

10. Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); accept the landscaping Phase 1A and landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

11. Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

12. Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for landscaping Phase 1, L5.1, landscaping Phase 2, L5.2, landscaping Phase 2, L5.3, landscaping Phase 3, L5.4 and landscaping Phase 3, L5.5 improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); accept the landscaping lot 145 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

14. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks improvements for one year; extend the performance agreement for access improvements. (CONSENT AGENDA)

This Planning Item was approved.

15. Town of Franklin Subdivision, site plan (Harmony Home); accept the landscaping and drainage bioretention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

16. Westhaven PUD Subdivision, site plan, section 11 and section 12; release the maintenance agreement for landscaping (section 12, phase B, lot 5005) improvements. (CONSENT AGENDA)

This Planning Item was approved.

17. Westhaven PUD Subdivision, site plan, section 15, lot 4010 (Academy Daycare); release the maintenance agreement for landscaping perimeter parking screening improvements. (CONSENT AGENDA)

This Planning Item was approved.

18. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

19. Westhaven PUD Subdivision, site plan, section 22; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

20. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

21. Consideration of Ordinance 2014-21, To Be Entitled, "An Ordinance To Rezone 6.19 Acres From General Commercial (GC) To Specific Development-Residential District (SD-R 58.8) For The Property Located At 427 Nichol Mill Lane (10/23/14 FMPC 6-1)."

Attachments: 4563 Nichol Mill Lofts Rezoning Map

Ord 2014-21 ORDINANCE Nichol Mill Lofts Rezoning

Nichol Mill ReZoning 3shts 10.2.14

Ms. Powers stated that Ordinance 2014-21 was deferred from the August 28, 2014, Planning Commission meeting so that staff could look at the median cut, and the impact it had, not only on Franklin but also on the City of Brentwood. A letter, from the Brentwood Planning and Codes Director, was emailed to Ms. Powers and forwarded to the Planning Commissioners today. The Director indicated that Brentwood was satisfied with the solution to the median cut. Staff expressed concern regarding the lack of connectivity, but this was necessary due to existing development patterns. In looking at the rezoning, staff is looking at the Specific Development-Residential (SD-R). This is one of the last really large sites on Mallory Lane. It is proposed for a residential site. It will have 58.8 units per acre and will have 364 units. That will be the maximum density under the SD-R that will be allowed on this particular site.

Chair Hathaway asked for comments from the citizens.

Mr. Skip Hebert, a landscape architect with Hebert, Ball Land Design, stated that they represented the individuals who owned the property at 1909 Mallory Lane. They have been very concerned about this property from the first time that they heard about it. They were concerned about the median closure and would be happy if the rezoning got approved and the median cuts remained open. He wanted to make sure that they were on record of stating that they would be adamantly opposed if those median cuts were closed. The only concern they had with the project was that it appeared to be a situation of a spot zone within commercial, surrounded entirely by commercial in the City of Franklin and the City of Brentwood. This would be a residential development in the midst of that commercial development. He wanted to make sure that there was not a precedence being set for spot zoning on this site and for future sites in the City of Franklin.

Ms. Powers stated that she remembered that at 58.8 units per acre the unit number was actually 363 units. Staff will need to change the recommendation to 363 units and 58.8 units per density.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, thanked the Engineering staff and Planning staff for working with the applicant over the past few months to derive a plan that satisfied the requirement of the Zoning Ordinance and satisfied the situation that was somewhat complicated in leaving the median open on Mallory Lane for those businesses.

Mr. Harrison moved to favorably recommend approval of item 21 to the Board of Mayor and Aldermen with an amendment to change the dwelling units to 363 units per acre with dwelling units, per acre, at 58.8, and Ms. McLemore seconded the motion.

Alderman Petersen asked what the highest approved existing densities were in the City at the present time.

Ms. Powers stated that she discussed this with a planner before this meeting, and staff believes that the highest densities approved are around 33 units per acre.

Alderman Petersen stated that this was quite a jump.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Ordinance be recommended favorably to the Board of Mayor and Aldermen Work Session meeting on 11/11/2014. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner Franks

22. Consideration of Resolution 2014-55, To Be Entitled, "A Resolution Approving A Development Plan For Nichol Mill Lofts PUD Subdivision, Located At 427 Nichol Mill Lane, By The City Of Franklin, Tennessee (10/23/14 FMPC 6-1)."

Attachments: 4564 Nichol Mill DP Condtions

4564 Nichol Mill Lofts DP Map 2.pdf

Res 2014-55 RESOLUTION Nichol Mill Lofts Dev Plan.pdf

Nichol Mill DevPlan 8 shts 10.2.14.pdf

Ms. Powers stated that this was the Development Plan for Nichol Mill Lofts. This Development Plan contains the change in the median cut, allows for two cul-de-sacs, which keeps the median open, does not connect to any other properties and; therefore, keeps the traffic off of neighboring properties. This particular property will have a four story building, which will be primarily glass. There is adequate parking on the site. At some point in the future, there may be parking for the medical building but that is not part of this plan. There is a transitional feature in terms of some side setbacks and front yard setbacks, which are green features. The applicant is asking for a modification of design standards from 200' in length to 450' in length for the building. Staff believes that is appropriate for this location given the density of the building. Staff will be looking very closely at the architecture of the building as staff looks at the site plan and gets more detail. Staff recommends a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant, and he requested a favorable recommendation to the Board of Mayor and Aldermen.

Mr. Harrison moved to favorably recommend approval of Resolution 2014-55 to the Board of Mayor and Aldermen, and Ms. McLemore seconded the motion.

Chair Hathaway stated that the modification of design standards would be addressed before the final motion would be made. The modification of design standards would be to increase the approvable length of the building from 200' to 450'.

Mr. Harrison moved to amend the motion by adding a design modification that would increase the approvable length of the building from 200' to 450'. Mr. Orr seconded the motion, and the motion passed unanimously (7-0).

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Resolution was recommended favorably to the Board of Mayor and Aldermen Work Session meeting on 11/11/2014. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner Franks

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

23. Lockwood Glen PUD Subdivision, final plat, section 4, 43 residential lots on 6.59 acres, located along Syndenham Drive. (CONSENT AGENDA)

Attachments: 4664 Lockwood Glen Final Plat Section 4 map

4664 Lockwood Glen PUD Subd, FP, sec 4, conditions of approval

4664 Lockwood Glen Final Plat

This Planning Item was approved.

24. Williamson Square Subdivision, final plat, revision to previously platted setbacks and removal of a drainage easement, on 17.29 acres, located at 1111 Murfreesboro Road.

Attachments: 4661 Williamson Square final plat map

COF 4661 Conditions of Approval_01

Williamson Square Final Plat COF4661

Ms. Diaz-Barriga stated that this plat proposes to modify a platted setback and abandon a drainage easement. Engineering has confirmed that the drainage pattern on site has changed from the original intent such that there is no drainage currently within the proposed abandoned easement, and therefore abandoning said easement is acceptable. The proposal to modify a platted setback reduces the platted setback from 100' to 50' off of the north boundary line. The 100' setback was the required rear setback for the property at the time of site plan approval (1987), when an office zone was adjacent to detached residential uses. This 100' rear setback was platted, and thus became the ruling setback requirement. This setback requirement was carried forward with subsequent plats. While this proposed setback reduction is significant, the applicant has made the Planning department aware of their intentions for the property's development, and the proposed setback would be a sufficient setback to buffer the proposed development from the existing neighborhood based on the incompatible land use buffer required for such a development. With any nonresidential, attached housing, or mixed-use development that should be approved on the site, an incompatible land use buffer would be required along this northern boundary line, to not only set development away from the property line but also to provide a screening element with landscaping. This incompatible land use buffer can be contained within the minimum building setback. For the proposed use that the property owner intends to request with an upcoming rezoning and development plan, the 50' minimum setback line would be able to accommodate the required incompatible land use buffer, which would also be 50 feet. However, it should be noted that under the property's current zoning, General Office (GO), any permitted use would require a 75' incompatible land use buffer. The zoning ordinance clearly states that when there are conflicting development requirements, the more restrictive of the requirements prevail. So if the plat was revised to allow a 50' setback, but development plans for the site change, the more restrictive of the requirements, setback or incompatible land use buffer, would always prevail.

Chair Hathaway asked for comments from the citizens.

Mr. Lance Maliszewski, of 212 Tippett Hollow Court, stated that it was his understanding that if this development does not get approved that the most restrictive would always be enforced. This area had gone from a 100' setback to a minimum of a 75 ' setback. He did not understand how the 25' was lost. He did appreciate the applicant with the new plan trying to protect the neighborhood and working with them.

Ms. Susan Russell, of 214 London Lane and 202 Kensington Place, stated that she was concerned about the topography on the parts of the property in question. She has not seen anything where there are modifications that would protect the home owners. This is an existing neighborhood, so it is less problematic for them as residents. However, with this 100' setback, 50 ' and 75' would be an issue. She could not understand staff's report. It seemed to be a small report, and her residence meant a lot, not just to her but to many households. She hoped there was not something that would adversely affect her neighborhood. She understood their runoff is with the heavy rain and the tremendous flooding. She asked how she would be protected, and she was asking for

protection.

Chair Hathaway asked if there was an applicant.

Mr. Michael Garrigan, a civil engineer with Dale and Associates, stated that they were the applicant for this item. As Ms. Diaz-Barriga stated the purpose of the plat originally was to put a 100' setback because the property was zoned Office and Commercial. The development plans to rezone the property to Residential, and they presented this to the community. Thus, the setback would go back to what the current buffer would be, which is 50' for residential next to residential. They would like to move forward with the rezoning plans and hold off the plat; however, they were told that the setback needed to be changed by the plat before they could re-submit the development plan. The development plan is a long process, and this is when runoff, topography, and things of this nature could be discussed. They need direction on how to resolve the setback issue. He stated that the applicant was working with Mr. Gamble on the development plan, and he turned the discussion over to Mr. Gamble.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that when this property was first platted and approved, it was zoned General Office Commercial. This 100' buffer was put into place as a development restriction for those uses adjacent to Single Family. Because the 100' setback was greater than what the Zoning Ordinance requires, that stipulation holds with the plat. As they have looked at the development plan in order to get the private road, the parking spaces within the driveways and he 50' wide townhomes in, it is too restricted between the church parking lot and the 50' buffer that they would like to provide. They have met with the neighbors, at the neighborhood meeting, and they are going to increase the berm that is along the back of the property where it will not be impacting existing landscaping. They will be filling in the voids where existing landscaping is not providing sufficient buffer. Those are the things that they want to do and present to the Planning Commission with the development plan. They were informed by City staff a couple of days after the Joint Conceptual Workshop that this plat had to be filed with the removal of the 100' buffer if they wanted to proceed with the development plan, and that is why this is being reviewed tonight. With the removal of the 100' buffer, it is the applicant's preference and the neighbors' preference that the plat be approved after the development plan and after the rezoning becomes effective. In that way, if the development plan is not approved there is still the 100' buffer protecting any future office or commercial uses that may go in if the residential is not supported. The applicant would like to submit the development plan in November. The plat cannot be approved conditionally. The Planning Commission is not allowed to approve the plat with the condition that the development plan be approved. However, the Planning Commission is allowed to approve a development plan and rezoning on the condition that the plat is approved. The applicants were asking the Planning Commission to defer the final plat until such time as the development plan and the zoning became effective. The motion for deferral would have to be made conditional on the applicant filing the development plan. It was his understanding that this was the only way that staff could accept the development plan at this point.

Alderman Petersen asked Mr. Gamble if he was asking for the deferral and waiving the 60 day approval.

Mr. Gamble stated that he was waiving the 60-day timeframe.

Alderman Petersen stated that if the Planning Commission did not have a vote on the plat, normally it would become approved within 60 days.

Alderman Petersen moved to defer item 24 with the understanding that the applicant had requested the deferral and was waiving the 60-day timeframe. Ms. Allen seconded

the motion.

Ms. Corn stated that a motion to defer needed to be some kind of date certain/action certain. She asked Mr. Gamble if his request was to defer until such time as he submitted the development plan.

Mr. Gamble stated that it was until the development plan and rezoning were approved by the Board of Mayor and Aldermen. He stated that their intention was to be able to file the development plan. The applicant was willing to defer the plat in order to file a development plan and a rezoning request and secure these entitlements and show what the new plan was going to be.

Chair Hathaway stated that if the Planning Commission would allow the rules to be suspended in this case to where the development plan could be submitted first, then the plat would be recorded after the fact after the development plan was approved.

Alderman Petersen withdrew her motion to defer, and Ms. Allen seconded the motion.

Ms. Powers stated that staff really did need some direction as to when the plat needed to be submitted, when it would need to come back to the Planning Commission and when it would need to be recorded. The Planning Commission would be reviewing a development plan that showed buildings in an already established setback, which was not a normal process. At what point does staff want to see the plat back?

Ms. Corn stated that the plat was the item before the Planning Commission at this meeting.

Chair Hathaway asked if the Planning Commission had to rule on the suspension of the rules for the next meeting.

Ms. Allen stated that staff was asking for direction from the Planning Commission for dealing with the developer as to when they needed to have this filed. She asked if Mr. Gamble wanted to file this in November.

Mr. Gamble stated that they would like to file the development plan and the rezoning in November for the December 18th Planning Commission meeting.

Ms. Allen asked Mr. Gamble if he wanted the November filing month for December 18th to be part of the motion.

Ms. Powers stated that the applicant could file whenever they chose to file; however, there was nothing that stated that it would be heard when they filed.

Mr. Garrigan stated that it may make sense to do the site plan and the plat concurrently because the plat would have easements associated with the site plan as part of it.

Ms. Powers stated that Site Plans and Plats are reviewed separately, and Mr. Gamble agreed to that.

Chair Hathaway stated that even if the site plan got approved and the plat got recorded with the revisions, the applicants could go away and someone else could purchase the property with a revised plat.

Alderman Petersen stated that the reason she had a problem with the original 100' was because it abutted single-family residential. Technically, under the City's regulations for General Office it would be required to have a 75' easement. She would have a problem

pushing it to 50' under the Zoning Ordinance at this time.

Chair Hathaway stated that there were still many questions regarding this, so it might just be better to withdraw the plat. If the timing of this could be addressed at the November Planning Commission meeting, it could be cleaned up within the next 30 days.

Mr. Gamble stated that when the development plan was submitted, the applicant was requesting a Specific Development – Residential District (SD-R). An SDR would allow for assisted living facility and independent living units. They were requesting that the plat be filed immediately after the Board of Mayor and Aldermen third reading that establishes the zoning, the Planned Unit Development (PUD), and the development plan. Once the 100' buffer is removed, the plat now has a development plan for residential on it with a maximum density on it that there cannot be changed to the development plan unless the process is repeated. If the developer decides after the development plan and rezoning are in effect, not to do the plan, the next submittal (owner) would have to go back through this same process, so there was control. They were asking that the plat be submitted immediately after the third and final reading of the Board of Mayor and Aldermen. It can even by conditionally approved that it is prior to a site plan approval, and if the applicants need to do two site plans that would be fine. They were just asking to be able to move forward with the development plan and submittal.

Ms. Powers stated that staff was comfortable with Mr. Gamble's request.

Ms. Allen motioned to suspend the normal order of action on the final plat until the rezoning and development plan are approved by BOMA. Mr. Orr seconded the motion.

Vice Chair Lindsey stated that he thought this was an important procedural action for the Planning Commission to take because he felt that the Planning Commission was somewhat comfortable with the revisions to the whole development. He thought the neighbors felt comfortable with the revision to the proposed development based on lines of side, berms, and distance away from fences and things of this nature.

Alderman Petersen stated that they were not specific at the neighborhood meeting.

Vice Chair Lindsey stated that the discussion about the 100' setback going away was a little bit of a surprise to him. Knowing what the development plan will present was important to how this all fits on the site.

Ms. Corn stated that she was not clear on what was happening to the plat.

Alderman Petersen asked if it would be appropriate to approve this motion and then approve a request for a withdrawal of the plat.

Ms. Corn stated that once a motion to defer is approved, then the item was postponed from that point.

An amended motion was made by Commissioner Allen, seconded by Commissioner Lindsey, that this Planning Item be deferred until a rezoning and development plan are approved for this site and that the applicant, Greg Gamble, agreed to waive the state-required 60 day approval timeframe in which Planning Commission must act on this final plat. The motion to defer carried by the following vote:

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

Absent: 1 - Commissioner Franks

ZONING ORDINANCE TEXT AMENDMENTS

25. Consideration of Ordinance 2014-28 Amending Table 3-2: Permitted Uses and Chapter 8 Definitions, to Allow Short-Term Vacation Rentals in Various Zoning Districts(10/23/14 FMPC 7-0).

Attachments: 2014-28 FMPC 10-23-14

Mr. Chris Bridgewater, Director of Building and Neighborhood Services, stated that this change to the Zoning Ordinance was intended to allow the use of short-term vacation rentals. Short-term vacation rentals have become very popular in recent years. Some people are renting their entire house much like a hotel would be rented. The county had also noted this activity and said that they would like to collect the hotel/motel tax associated with it. The City's Zoning Ordinance currently does not allow this type of transient use. In order to collect the hotel/motel tax, a business license would have to be issued, and that would put City staff in the position of issuing a business license for something the Zoning Ordinance does not allow. Staff proposes that because historic Franklin is a tourist destination, staff supports this kind of activity. It has been very low key and has blended in well with the City's tourism. Staff would amend the Use Table to allow this type of transient residential use. Mr. Bridgewater stated that Building and Neighborhood Services had addressed the Board of Mayor and Aldermen to see what type of ordinance they would prefer. Staff is going to utilize the same types of zones that Bed and Breakfasts use and place no further restrictions on this transient use other than just allowing the Use Table.

Chair Hathaway asked for comments from the citizens.

Alderman Beverly Burger, from Ward 1, stated that she would like for Mr. Bridgewater to clarify if this short-term vacation rental was restricted to certain places. If someone now had a home in the east side would they be allowed to rent out their home for a vacation rental for a week?

Mr. Bridgewater stated that the base zoning districts would be Agricultural District (AG), Estate Residential District (ER), Detached Residential 1 District (R-1), Detached Residential 2 District (R-2), Detached Residential 3 District (R-3), Detached Residential 6 District (R-6), and Specific Development – Residential District (SD-R), as well as Office Residential District (OR), and Central Commercial District (CC). That covers all of the residential base zoning districts.

Mr. Harrison moved to recommend approval of item 25 to the Board of Mayor and Aldermen, and Ms. McLemore seconded the motion.

Chair Hathaway asked if there would be a different classification if one were to stay in the house longer than 21 days.

Mr. Bridgewater stated that if it were longer than 21 days, it was not a transient use. It was just a dwelling unit such as a typical landlord situation.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Ordinance was recommended favorably to the Board of Mayor and Aldermen Work Session Meeting on 11/11/2014 and the Board of Mayor and Aldermen Regular Meeting on 11/11/2014. The motion carried by the following vote:

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

Absent: 1 - Commissioner Franks

26. Consideration of Ordinance 2014-35, An Ordinance To Amend Section 5.5.4 Of The City Of Franklin Zoning Ordinance Relating To Parks And The Dedication Of Public Land For Parks (10/23/14 FMPC 7-0).

Attachments: Ordinance 2014-35

Quadrant map with Title.pub

Harpeth Square Area Map.pdf

Harpeth Square Assessed Land Valuation.xlsx

Parkland Dedication Analysis - LAO - 8.29.14.xlsx

Mr. Vernon Gerth, Community and Economic Development, stated that this was a follow-up to a discussion that he had with the Planning Commission a little more than a month ago regarding a temporary change to the section of the Zoning Ordinance pertaining to park land dedication. Staff has noticed that with the recently proposed infill development that the park land dedication ordinance really pertains to vacant property. With an infill development in the Central Downtown District that has been improved with buildings, the value of that property is much more than a vacant piece of land. Whereby this proposal bridges the gap from now until such time next year when the Planning Commission, the Board of Mayor and Aldermen, and the community have a chance to review, consider and eventually adopt the Needs Assessment and Comprehensive Master Parks Plan. That will include an element of a more robust park land dedication ordinance. He recommended approval of item 26 to the Board of Mayor and Aldermen.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Ordinance was recommended favorably to the Board of Mayor and Aldermen Work Session Meeting on 11/11/2014 and to the Board of Mayor and Aldermen Regular Meeting on 11/11/2014. The motion carried by the following vote:

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

Absent: 1 - Commissioner Franks

NON-AGENDA ITEMS

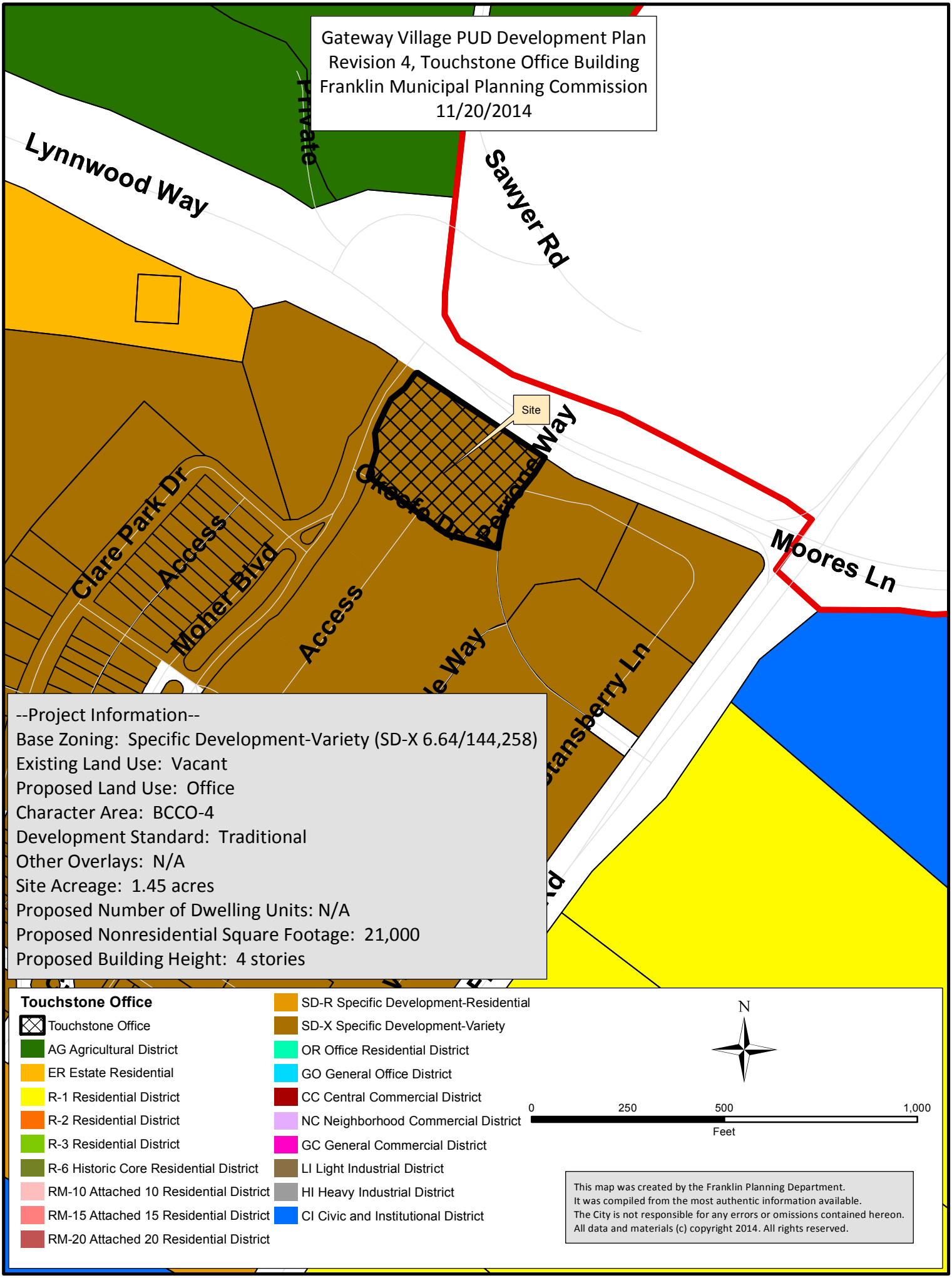
ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:47 p.m.

_____

Chair, Mike Hathaway


Gateway Village PUD Development Plan
Revision 4, Touchstone Office Building
Franklin Municipal Planning Commission
11/20/2014
Lynnwood Way
Private
Sawyer Rd
Site
Clare Park Dr
Access
Moher Blvd
Access
Moores Ln
--Project Information--
Base Zoning: Specific Development-Variety (SD-X 6.64/144,258)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 1.45 acres
Proposed Number of Dwelling Units: N/A
Proposed Nonresidential Square Footage: 21,000
Proposed Building Height: 4 stories
Touchstone Office
Touchstone Office
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 4693

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. Autoturn Exhibit

- Applicant shall include on the autoturn exhibit the fire truck template being used, showing overall length, wheel base distances, width, track, lock to lock time and steering lock angle. The criteria of the truck template used for this submittal appear to have changed from what was used for the autoturn exhibit previously submitted.

2. F. Development Plan

- Applicant shall clarify existing vs. proposed on the site layout plan. Preferred method is to shade back to gray/screen the linework associated with existing site features. In particular, distinguish between existing and proposed parking spaces shown at the southwestern portion of the site in the area designated as an existing 24' access easement to O'Keefe Way.

3. G. Grading Plan

- The previous comment has not been addressed: "Applicant shall indicate limits of disturbance on grading plan for entire PUD." Please disregard "for entire PUD" portion of that comment, with apologies for the confusing wording. Please delineate the limits of disturbance for the project on the grading plan. I cannot see or distinguish any line indicating LOD on the submitted grading plan.

4. H. Stormwater Management Plan

- This comment has not been fully-addressed: "Applicant shall indicate total property area, disturbed area, and impervious area for total project listed on plan." The impervious area is not listed in the site data chart as applicant stated. If this information is given elsewhere on the plans, please indicate where.

5. I. Utility Plan

- Thank you for clarifying the size of the existing water and sewer utilities. Please indicate these on the Existing Conditions plan sheet.

6. F. Development Plan

- The previous comment, "Applicant shall ensure that the site layout adheres to the dimensional standards for drive aisles, parking spaces and sidewalks set forth in sections 5.9.8 and 5.10.13 of the Zoning Ordinance. In particular, minimum widths for sidewalk, drive aisles, and parking spaces adjacent to landscape islands should be met" has not been fully-addressed.

From 5.9.8: "The minimum width for 90 degree parking stalls adjacent to a landscape island or green space shall be 10 feet." The last parking space to the east of the proposed access to Moher Blvd. does not meet this requirement.

From 5.9.8: "Aisles shall be 24 feet wide outside of Traditional Neighborhood Developments." Drive aisle widths are shown as 22 feet throughout the site.

From 5.10.13: "Sidewalks running in a perpendicular direction from off-street parking spaces shall have a minimum width of seven feet." The sidewalk perpendicular to the parking adjacent to the building is shown as 6 feet in width, and narrows to as little as 4 feet in width at the rear of the building near O'Keefe Way.

Gateway Village Pud Subdivision.pdf

7. F. Development Plan

- Applicant shall comply with Driveway requirements (Section 3.3.25 of Street Standards). For all proposed site driveways, provide 30' of throat depth from the ROW/easement boundary to the edge of the first intersection of a site parking lot space, aisle, or drive. This issue was missed during the first review cycle.

8. F. Development Plan

- Applicant shall comply with the Access Management & Design Guidelines (Section 3.3.25 of Street Standards). The proposed driveway at Moher Blvd. has substandard separation from O'Keefe Way (and limiting separation from Lynwood Way), and will not be allowed. Relocate the Moher Blvd. driveway access to O'Keefe Way in accordance with the approved revised concept plan. This issue was missed during the first review cycle.

Fire

TOUCHSTONE 8-11-14.PDF

9. Fire Protection

- This comment has not yet been addressed through several rounds of review. Without the results, adequacy by the fire department cannot be determined.

The applicant shall provide the results of a full demand flow test. This test must be performed by a qualified fire protection engineer or fire protection contractor and witnessed by the fire department.

10. Access

- Autoturn dimensions and speed of travel need to be shown as no other significant site factors appear to have been altered. Why did the autoturn not work previously but now it does - what was changed?

Planning

General Comments

11. Site Data Chart

- Applicant shall update site data chart to reflect correct Character Area (Berrys Chapel-4) and zoning district (SD-X 6.64/144258)

12. Architecture

- The applicant shall revise the proposed architecture to comply with the transitional features section of the Zoning Ordinance, the character area recommendations of the land use plan and the Gateway Village Pattern book.

13. Zoning

- Applicant shall include the zoning of the property on your site data chart. (SD-X 6.64/144,258)

14. Overlays

- Applicant shall update site data chart to reflect correct Character Area (Berrys Chapel-4)

15. Concept Plan

- Comment not addressed. Applicant shall revise the concept plan to show Section 6 dated 7/27/2006 struckout.

16. Title

- Applicant shall title this project, "Gateway Village PUD Subdivision, Development Plan, Revision 4, Touchstone Office Building".

17. Color elevations

- Applicant shall submit electronic version of color elevations.

GATEWAY VILLAGE PUD SUBDIVISION

DEVELOPMENT PLAN, SECTION 4

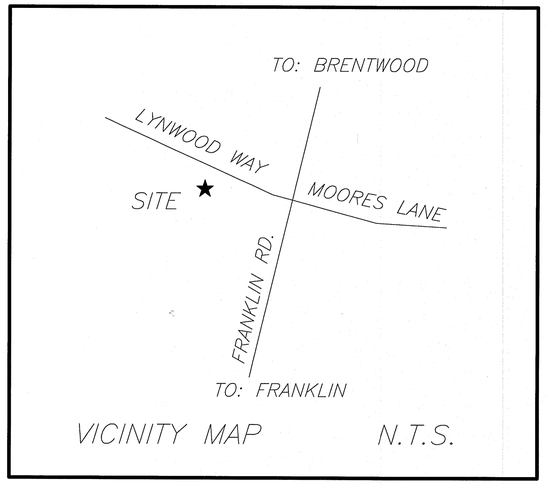
H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

HENRY M. HINDMAN REGISTERED ARCHITECT NO. 0197157 STATE OF TENNESSEE 11-4-14

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE- (615) 319-2734 EMAIL- CIVILCONSULTANTS@BELLSOUTH.NET

JARED R. GRAY REGISTERED ENGINEER No. 108403 STATE OF TENNESSEE



VICINITY MAP N.T.S.

Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hb-land.co

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT 11/6/14

PLAN SHEET INDEX

SHEET	DESCRIPTION
CS	COVER SHEET
ECP	EXISTING CONCEPT PLAN
PCP	PROPOSED CONCEPT PLAN AS APPROVED
PCP	PROPOSED CONCEPT PLAN AS BUILT
C0.0	EXISITNG CONDITIONS PLAN
C1.0	PROPOSED LAYOUT PLAN
C2.0	PROPOSED GRADING DRAINAGE PLAN
C3.0	STORMWATER PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
A1	ARCHITECTURE PLAN
A2	ARCHITECTURE PLAN
A3	ARCHITECTURE PLAN
A4	ARCHITECTURE PLAN

SITE DATA:

SUBDIVISION/DEVELOPMENT:	RSC GENERAL PARTNERSHIP
ADDRESS:	1360 MOHER BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	8
CHARACTER AREA	BCCO BARRYS CHAPEL CHARACTER DEVELOPMENT AREA OVERLAY
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE
ZONING DISTRICT	GENERAL COMMERCIAL

APPLICANT:

ARCHITECT
MR. MICHAEL HINDMAN, A.I.A.
H. MICHAEL HINDMAN ARCHITECTS, PC.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TN 37027
(615) 370-3252

ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

LANDSCAPE ARCHITECT
MR. CONNOR BALL, RLA
HEIBERT + BALL LAND DESIGN
1894 GENERAL GEORGE PATTON DR.
FRANKLIN, TN 37067
(615) 376-2421

BUILDING SQUARE FOOTAGE:	21,000 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	1 SPACE/250 S.F.= 84 SPACES
PARKING PROVIDED:	86 SPACES

ALL 90° PARKING SHALL BE 9'X18' UNLESS OTHERWISE NOTED

1360 MOHER BLVD

CITY OF FRANKLIN PROJECT NUMBER 4693

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #4693

H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

Revisions

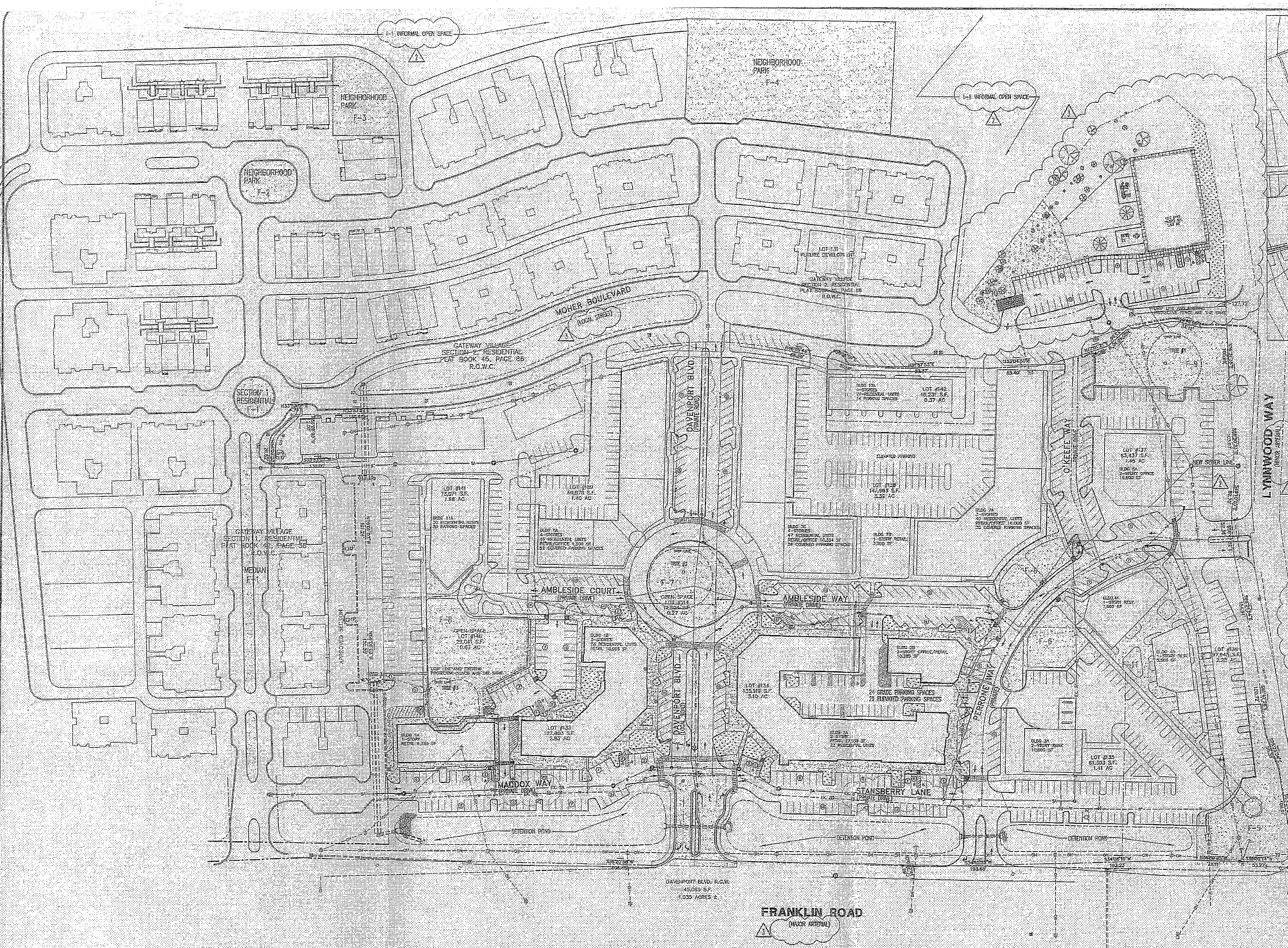
HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

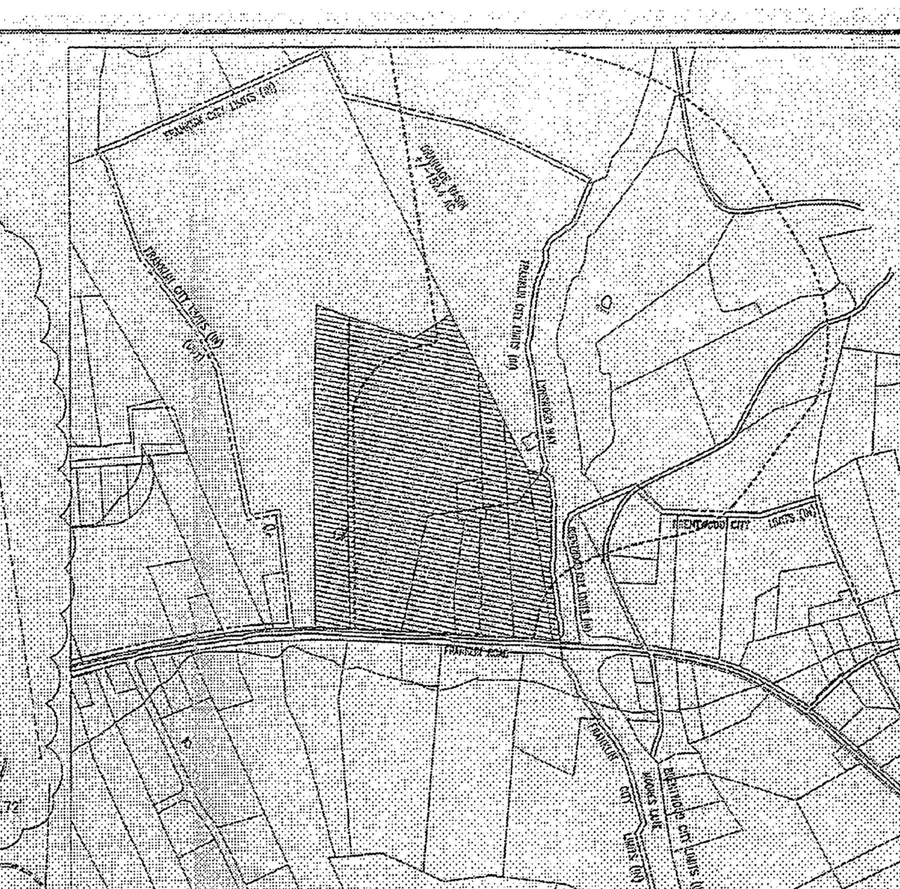
Drawing
COVER SHEET

CS



REVISED SITE CONCEPT PLAN

SCALE: 1" = 60'



VICINITY MAP

NOT TO SCALE

NEW LAND USE TABULATIONS

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.93)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.64)
GROSS SITE AREA	+/- 50.50 AC
TOTAL RESIDENTIAL UNITS	402 DWELLING UNITS
TOWNHOUSES	130 DWELLING UNITS (APPROVED SECTIONS 1 & 2)
CONDOMINIUMS	39 DWELLING UNITS (APPROVED SECTION 6)
CONDOMINIUMS/LOFTS	233
GROSS DENSITY	6.64 DUA
TOTAL SF OF RETAIL/RESTAURANT	83,082 SF
TOTAL SF OF OFFICE	61,176 SF
TOTAL RETAIL/OFFICE/RESTAURANT	144,258 SF
PROPOSED FLOOR AREA RATIO	0.055
MAX. ALLOWED FLOOR AREA RATIO	0.60

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL

FORMAL OPEN SPACE

5% of Developable Area Required for Formal Open Space
Total Developable Area= 41.82 AC, 5% of 41.82 AC =91,040 SF (2.09 AC)
Concept Plan – Staff Comments – Exceed Formal Open Space

KEY	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
Area F-1	Section 1 Median/Circle	9,996 SF	2,499 SF	9,996 SF	2,499 SF
Area F-2	Section 2 Median/Green	6,624 SF	1,656 SF	6,624 SF	1,656 SF
Area F-3	Section 2 Park	11,623 SF	2,906 SF	11,623 SF	2,906 SF
Area F-4	Neighborhood Park	42,171 SF	10,527 SF	42,171 SF	10,542 SF
Area F-5	Gateway Monument	14,908 SF	3,727 SF	14,716 SF	3,679 SF
Area F-6	Focal Point	12,073 SF	3,018 SF	15,657 SF	3,914 SF
Area F-7	Traffic Circle	8,659 SF	2,165 SF	11,424 SF	2,856 SF
Area F-8	Plaza	19,528 SF	4,882 SF	19,528 SF	4,882 SF
Area F-9	PARK	16,076 SF	4,019 SF	16,076 SF	4,019 SF
Area F-10	Park	7,852 SF	1,963 SF	9,452 SF	2,363 SF
Area F-11	Plaza	12,701 SF	3,175 SF	11,807 SF	2,951 SF
		162,211 SF (3.72 Acres)		169,074 SF (3.87 Acres)	

NOTE: PLANNING COMMISSION APPROVED MIN. 160,533 S.F.

INFORMAL OPEN SPACE

10% Developable Area Required for Informal Open Space
Total Developable Area = 41.82 AC, 10% of 41.82 AC = 182,081 sf (4.18 AC)

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610	–

CURRENTLY APPROVED GATEWAY VILLAGE LAND USE DATA:

Development	FMPC Approval Date	PC Zoned Acres	Total Dwelling Units	RETAIL OFFICE S.F.	MIXED USE PARKING
Concept Plan	8/5/03	50.50	419	133,958	.85 multiplier
Section 1	6/8/04	4.83	33		
Section 2	3/24/05	11.42	97		
Section 6	7/27/06	1.12	39		
Approved Section 3 Lots 133 and 134	3/26/08	6.07	50	57,235	346

OWNER/DEVELOPER VILLAGE CENTER, CODA COMPANIES & GATEWAY VILLAGE DEVELOPMENT, INC.
ADDRESS: 5042 THOROUGHBRED LANE
SUITE 200
BRENTWOOD, TN. 37027
PHONE NO. (615) 832-5427
E-MAIL: LYNNELLSWORTH@MSN.COM
CONTACT NAME: LYNN ELLSWORTH

OWNER/DEVELOPER SECTION 1,2,&6: GATEWAY VILLAGE DEVELOPMENT, INC.
ADDRESS: 3628 TROUSDALE DRIVE, SUITE E
NASHVILLE, TN. 37204
PHONE NO. (615) 832-0707
FAX NO. (615) 832-0779
E-MAIL: DFLOW@FLOWCONSTRUCTION.COM
CONTACT NAME: DAVID A. FLOW

APPLICANT:
KLINE SWINNEY ASSOCIATES
22 MIDDLETON STREET
NASHVILLE, TN. 37210
PHONE NO. 615.255.1854
E-MAIL: DKLINE@KSARCHITECTS.COM
CONTACT: DAVID KLINE

CIVIL ENGINEER:
CIVIL ENGINEERING SERVICES
PO BOX 186
FAIRVIEW, TN. 37062
PHONE NO. 615.533.0401
E-MAIL: RAY@CIVILENGINEERINGSERVICES.NET
CONTACT: RAY FLAKE

GATEWAY VILLAGE INFRASTRUCTURE
PROPOSED CONCEPT PLAN FOR SECTION III BASED ON LOT #143 CHANGE

SECTION 3 LOT NUMBER	LAND ALLOCATIONS BY PARCEL	CONDOS/ LOFTS	RETAIL/OFFICE AND BANK SF	RESTAURANT	ACREAGE	SQUARE FOOT OF LAND	PARKING SHOWN	PARKING/CODE WITH .85 MULTIPLIER
133	A, B	28	22,851		2.93	127,803	154	150
134	A, B	22	37,953		3.10	135,119	197	195
135	A		10,000		1.41	61,303	52	28
136	A, B			12,500	2.25	97,945	93	135
137	A		16,800		1.45	63,437	67	48
143	A		10,300		1.62	70,573	46	39
138	A, B, C	87	29,354		3.39	147,963	273	292
139	A	46	4,500		1.40	60,876	148	102
140	Formal Open Sp.				0.67	29,041	21	0
514	Formal Open Sp.				0.27	11,804	0	0
141	A	30			1.68	73,071	76	57
142	A	21			0.37	16,231	27	40
Totals		234	131,758	12,500	20.54	895,168	1,154 shown	1,086

Notes: Shared parking allows .85 multiplier of required parking per City.
Full service sit down restaurants are to provide 10 spaces per 1,000 SF, plus 1 per employee at maximum shift.
Studio units shall require only 1 space per unit.

STORMWATER NOTES

1. This site will provide adequate on site detention for pre and post development runoff.
2. No portion of this site lies within a floodway (FW) or floodway fringe (FF) boundary. Map #47187C0205F.
3. The storm water detention facilities will minimize impacts of increased runoff on downstream properties. The existing detention areas will be used for all of the detention & water quality requirements for 2-100 year storms. Water quality will provide a minimum of 80% TSS (total suspended solids) removal.
4. Refer to Plan for approximate locations for bioretention. This is shown in concept only. Final sizes and location to be determined with site plan development.
5. Expected Pollutant Removal Efficiency taken from City of Franklin Stormwater Management Plan.
6. All Water Quality Devices east of the Water Quality Cell on moter shall drain toward the Existing Detention facilities.
7. Structural treatment shall be City of Franklin approved devices.
8. Recalculations of storm water study not required/ per pre-application meeting.

GENERAL NOTES:

1. SECTIONS 1, 2 & 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES.
2. THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
3. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
4. THE PLANT MATERIAL PROPOSED FOR THE BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

TREES TO BE SAVED/PROTECTED

ID#	SIZE	TYPE	CONDITION
#1	68" CAL.	OAK	FAIR
#2	48" CAL.	ELM	GOOD
#3	40" CAL.	ELM	GOOD

GATEWAY VILLAGE TREE TAKE DOWN CHART	
SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 6	17.75
TOTAL REPLACEMENT CALIPER INCH FROM SECTION 3, LOT 133 & 134	214.9
REMAINING SPECIMEN CALIPER INCHES TO BE REPLACED PER FUTURE SECTIONS	565.25

KLINE SWINNEY ASSOCIATES
architecture · interior design · planning
22 middleton street nashville, tennessee 37210

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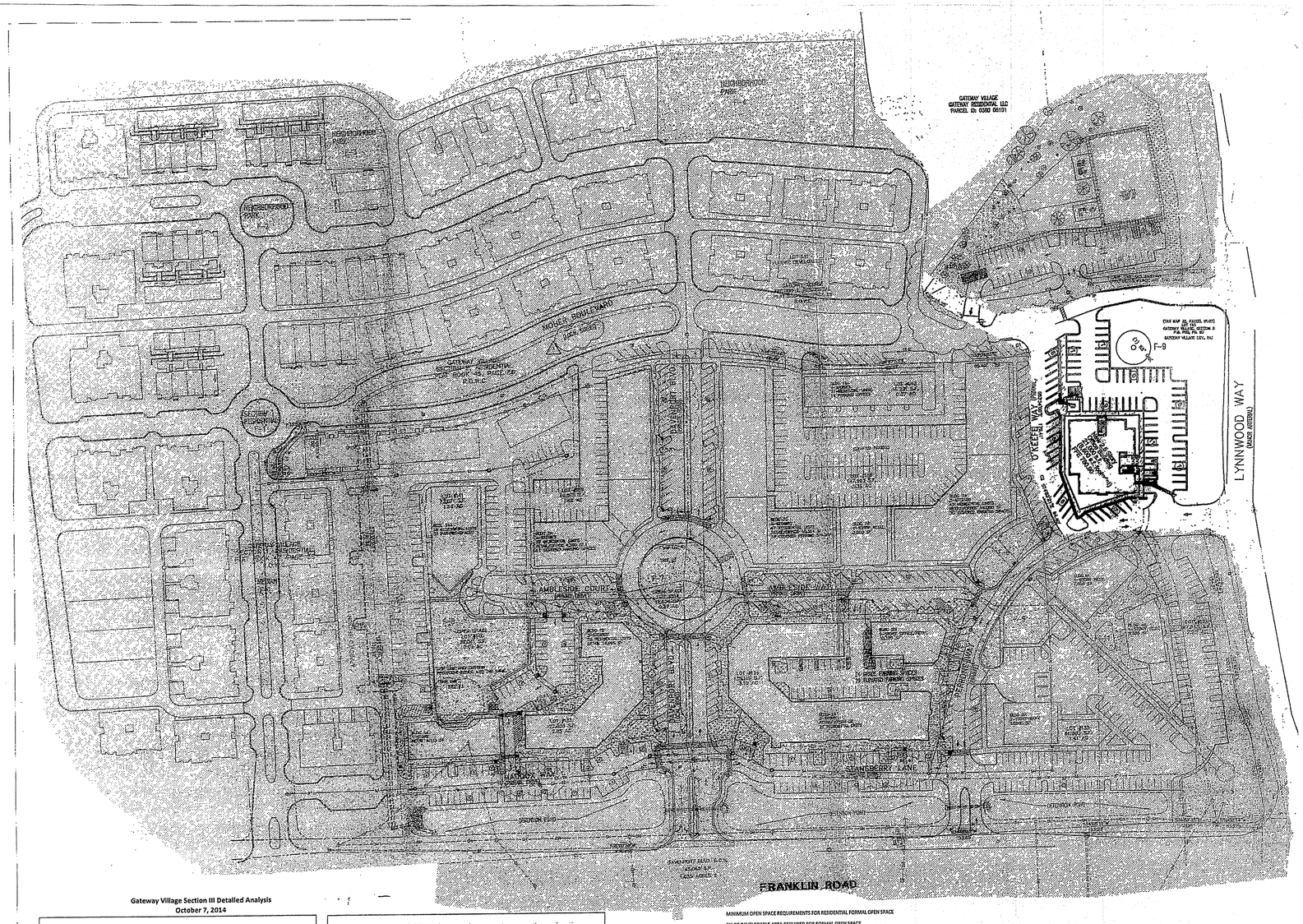
REVISED SITE CONCEPT PLAN

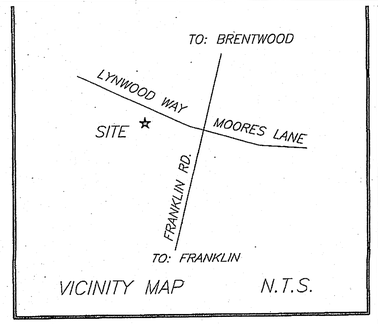
SECTION 3 LOT 143 REVISIONS PROJECT NO. 1661
GATEWAY VILLAGE
FRANKLIN ROAD AND LYNNWOOD WAY
1101 MOHER BLVD.
FRANKLIN, TENNESSEE

REVISIONS	
1	31 MAR 08
2	29 APR 08
3	19 AUG. 08

PROJECT NO. 0806.01
DATE 07 MAR 08
SHEET NO. G1.01

POST PC 9/12/08 RECD AUG 29 2008





SPECIAL NOTE:

THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. CDC LLC AND THIS ENGINEER ACCEPT NO LIABILITY AS THE EXACTNESS OF THE DEVELOPMENT OUTSIDE OF THE PROPOSED PLAN SHOWN.

TREES TO BE SAVED #1 68" OAK FAIR CONDITION, #2,48" ELM GOOD CONDITION, #3 40" ELM GOOD CONDITION

GATEWAY VILLAGE TREE TAKEDOWN CHART	
SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH SECTION 1	189
TOTAL REPLACEMENT CALIPER INCH SECTION 2	354
TOTAL REPLACEMENT CALIPER INCH SECTION 6	17.8
TOTAL REPLACEMENT CALIPER INCHES	
SECTION 3 LOTS 133 AND 134	215
TOTAL REPLACMENT CALIPER INCHES	
SECTION 3 LOT 143	55
TOTAL REPLACEMENT CALIPER INCHES SECTION	
3 & 6 LOTS 138,139,140,141 & 142	198
REMAINING SPECIMEN CALIPER INCHES TO BE	
REPLACED FOR FUTURE SECTIONS	510

LAND USE TABULATIONS	
APPROVED ZONING	MIXED USE LOCAL (ML) MIXED USE LOCAL (ML) +/- 60.50 ACRE 402 DWELLING UNITS 15 DWELLING UNITS 113 DWELLING UNITS 6 DWELLING UNITS 214 DWELLING UNITS (LOT 133-28, LOT 138, 186)
GROSS DENSITY	6.64 DUA
TOTAL S.F. OF RETAIL RESTAURANT	83,082 S.F.
TOTAL S.F. OF OFFICE	61,176 S.F.
TOTAL RETAIL/OFFICE/RESTAURANT	144,258 S.F.
PROPOSED FLOOR AREA RATIO	0.055
MAX. ALLOWED FLOOR AREA RATIO	0.6

0 80 160 240

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Gateway Village Section III Detailed Analysis
October 7, 2014

	# of Units	"Traditional" spaces Required	Required Spaces		0.85	Actual
Lot 133						
Camden Commons I						
Apartments						
Studio	2	1	2			
one bed	12	2	24			
two bed	14	2.5	35			
	sq. ft.					
Restaurants						
Mack and Kates	3,077	7.5/1000	23			
Employees	9		7			
Wall Street Pizza	2,612	7.5/1000	20			
Employees	6		5			
Sopapillas	4,387	7.5/1000	33			
Employees	25		19			
Baxter & Co.						
Employees	10		10			
Stations	10		10			
Lunatic Fring						
Employees	10		10			
Stations	10		10			
True -I-Care	1,467	2.5/1000	3.67			
RB's Cyclery	2,564	2.5/1000	6.41			
Xtend & Whitley	2,732	2.5/1000	7			
Amish excellence	1,248	2.5/1000	3			
Applied from sec. I	(37)					
sub total				228.08	193.87	191
Lot 134						
Residential						
Studio	15	1	15			
1 bed	25	2	50			
2 Bed	14	2.5	35			
sub total						
Commercial						
Retail	15,861	3.33	52.82			
Restaurant	4,136	10	41.36			
sub total				194.18	165.05	188
Lot 135 (Bank)						
sq. ft.	5,000	5/1000	25			
Stacking			5	30	25.50	45

	# of Units	"Traditional" spaces Required	Required Spaces		0.85	Actual
Lot 136						
Apollo Burger						
sq. ft.	3894					
employees	11		0			
Seats	80	0.67	53.6			
sub total				53.6	45.56	43
Lot 137						
Touchstone Immaging (office)						
sq. ft.	21,000	2.85/1000	60	60	51.00	52
lots 138, 139, 141, 142						
Bell Apartments						
one bed	87	2	174			
two bed	77	2.5	192.5			
three bed	22	3	66			
sub total				432.5	367.63	467
Small Park						
Lot 140					21.00	21
Lot 143						
Goddard School (daycare)						
Employees	30	1	30			
sq. ft.	10,278	2/1000	21			
Stacking		5				
sub total				51	43.35	46
Lot 145						
Camden Commons Plaza (Oral Surgery)						
sq. ft.	7885					
Employees	12					
			Actual		36.00	36
Total				1049.36	891.96	1089.00

Lots		Required per "Traditional"	85%	Actual
133	Camden Commons I	228.08	193.868	191
134	Proposed CC II	194.18	165.053	188
135	Bank	30	25.5	45
136	Apollo Burger	53.6	45.56	43
137	Touchstone office Bldg.	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	36	30.6	36
140	formal open space	21	17.85	21
138,				
139,				
141,				
142	Bell Apartments	432	367.2	467
	Totals	1105.86	939.981	1089

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL FORMAL OPEN SPACE

5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE

TOTAL DEVELOPABLE AREA=41.82 ACRE, 5% OF 41.82 ACRE=109 ACRE OR 91,040 S.F.

CONCEPT PLAN-STAFF COMMENTS- EXPAND FORMAL OPEN SPACE

KEY	TYPE	APPROVED AREA OF OPEN SPACE SF	APPROVED MAXIMUM PAVED AREA SF	PROPOSED OPEN SPACE AREA	PROPOSED MAXIMUM PAVED AREA S.F.
AREA F-1	SECTION 1 MEDIAN CIRCLE	9,996	2499	9996	2499
AREA F-2	SECTION 2 MEDIAN/GREEN	6,624	1656	6624	1656
AREA F-3	SECTION 2 PARK	11,623	2906	11623	2906
AREA F-4	NEIGHBORHOOD PARK	42,171	10527	42171	10542
AREA F-5	GATEWAY MONUMENT	14,908	3727	14716	3679
AREA F-6 LOT 135, 136	FOCAL POINT	12,073	3018	6838	1709
AREA F-6 , LOT 138	FOCAL POINT			8819	2205
AREA F-7	TRAFFIC CIRCLE	8,659	2165	11424	2856
AREA F-8	PARK	19,528	4882	19528	4882
AREA F-9	PARK	16,076	4019	16076	4019
AREA F-10	PARK	7,852	1963	9452	2363
AREA F-11	PLAZA	12,701	3175	11807	2951
		162,211	3.72 ACRES	169,074 S.F.	3.87 ACRES

NOTE: PLANNING COMMISSION APPROVED MIN 160,533 S.F.

INFORMAL OPEN SPACE
10% DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE
TOTAL DEVELOPABLE AREA= 41.82 ACRE, 10% OF 41.82 ACRE=182,081 S.F.

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610	---

CURRENTLY APPROVED GATEWAY VILLAGE LAND USE DATA					
DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED ACRE	TOTAL DWELLING UNITS	RETAIL OFFICE S.F.	MIXED USE PARKING
CONCEPT PLAN	6/3/2003	60.5	419	142,258	.85 MULTIPLIER
CONCEPT PLAN REV. 3	5/22/2008	60.5	402	144,258	.85 MULTIPLIER
SECTION 1	8/8/2004	4.83	33		
SECTION 2	3/24/2005	11.42	95		
SECTION 6	7/27/2006	1.12	39		
SECTION 6 LOT 141 (REV 6)	9/23/2010	0.18	6		7
APPROVED SECTION 3					
LOT 133	9/27/2007	2.93	28	22,851	154
LOT143	11/20/2008	1.92	--	10,276	46
SECTION 3 LOTS 138, 140, 144	9/23/2010	7.74	186	N/A (6,500 S.F. LEASING)	368
TOTAL			348	33,127	575

NOTE ONLY LOTS 133 AND 143 WERE DEVELOPED FROM 9/27/2007 APPROVAL THE SITE PLAN HAS EXPIRED FOR LOTS 134 AND 514

CIVIL DESIGN CONSULTANTS, LLC
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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

JARED R. GRAY
REGISTERED ENGINEER
No. 108403
STATE OF TENNESSEE

Revisions

HMH Job Number
14035

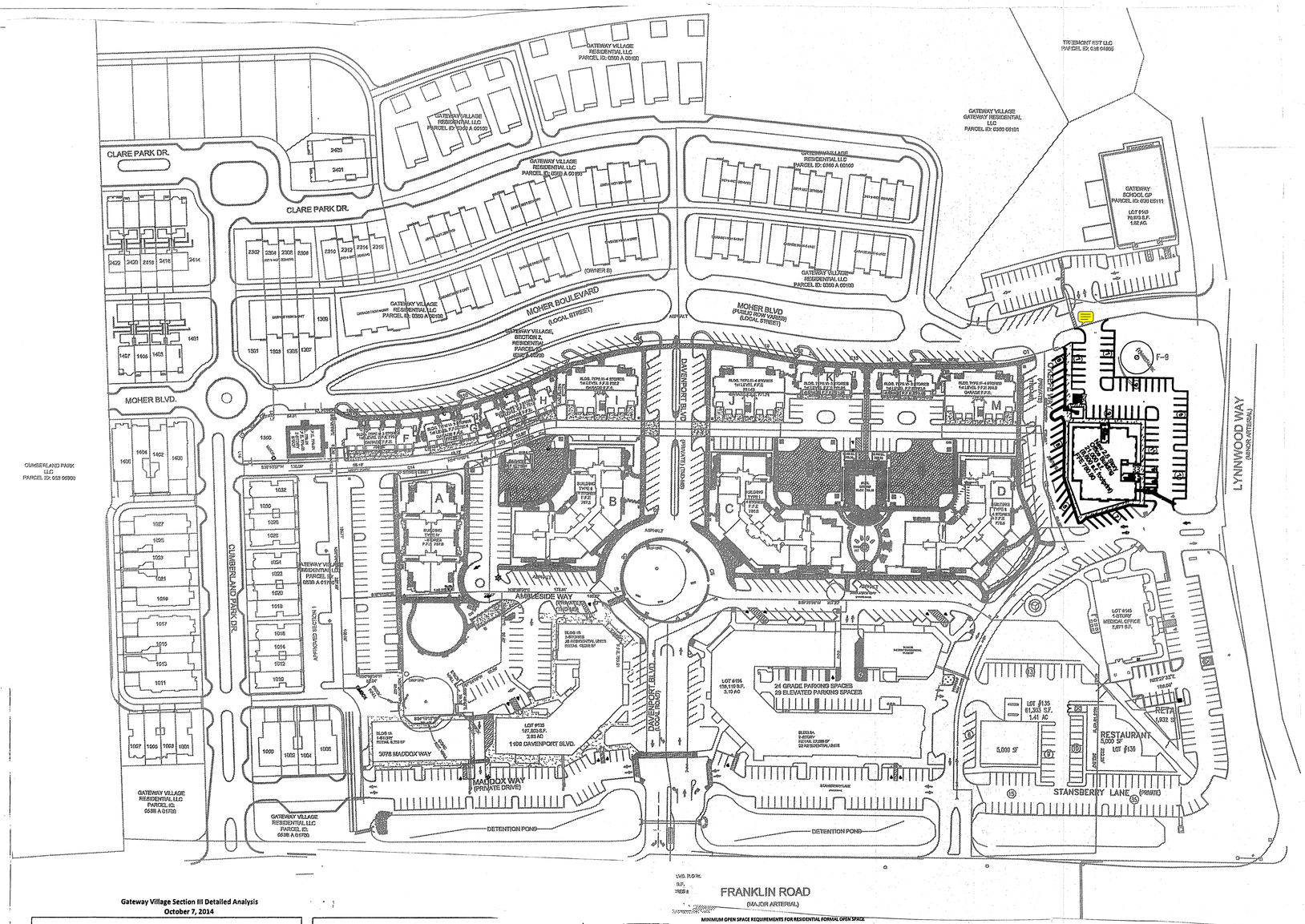
Drawn By
HMH

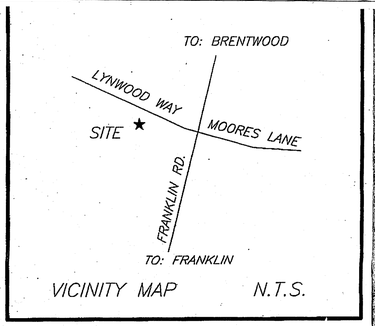
Date
07.28.14

Drawing

PROP. CONCEPT AND PARKING PLAN

PCP





SPECIAL NOTE:

THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. CDC LLC AND THIS ENGINEER ACCEPT NO LIABILITY AS THE EXACTNESS OF THE DEVELOPMENT OUTSIDE OF THE PROPOSED PLAN SHOWN.

TREES TO BE SAVED #1 68" OAK FAIR CONDITION, #2,48" ELM GOOD CONDITION, #3 40" ELM GOOD CONDITION

GATEWAY VILLAGE TREE TAKEDOWN CHART	
SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
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TOTAL REPLACEMENT CALIPER INCH SECTION 6	17.8
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SECTION 3 LOTS 133 AND 134	215
TOTAL REPLACMENT CALIPER INCHES	
SECTION 3 LOT 143	55
TOTAL REPLACEMENT CALIPER INCHES SECTION	
3 & 6 LOTS 138,139,140,141 & 142	198
REMAINING SPECIMEN CALIPER INCHES TO BE	
REPLACED FOR FUTURE SECTIONS	510

LAND USE TABULATIONS

APPROVED ZONING	MIXED USE LOCAL (ML)
	MIXED USE LOCAL (ML)
	+/- 60.50 ACRE
	402 DWELLING UNITS
	15 DWELLING UNITS
	113 DWELLING UNITS
	6 DWELLING UNITS
	214 DWELLING UNITS
	(LOT 133-28, LOT 138, 186)
GROSS DENSITY	6.64 DUA
TOTAL S.F. OF RETAIL RESTAURANT	83,082 S.F.
TOTAL S.F. OF OFFICE	61,176 S.F.
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0 80 160 240

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Gateway Village Section III Detailed Analysis
October 7, 2014

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two bed	14	2.5	35			
	sq. ft.					
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Employees	9		7			
Wall Street Pizza	2,612	7.5/1000	20			
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Employees	10		10			
Stations	10		10			
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lots 138, 139, 141, 142						
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Camden Commons Plaza (Oral Surgery)						
sq. ft.	7885					
Employees	12					
			Actual			
					36.00	36
Total				1049.36	891.96	1089.00

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141,				
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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

JARED R. GRAY
No. 108403
STATE OF TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing

PROP. CONCEPT
AND PARKING PLAN

PCP

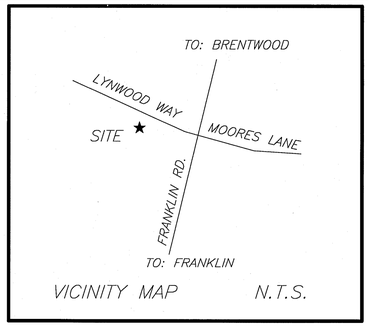
EXISTING TREE SURVEY:

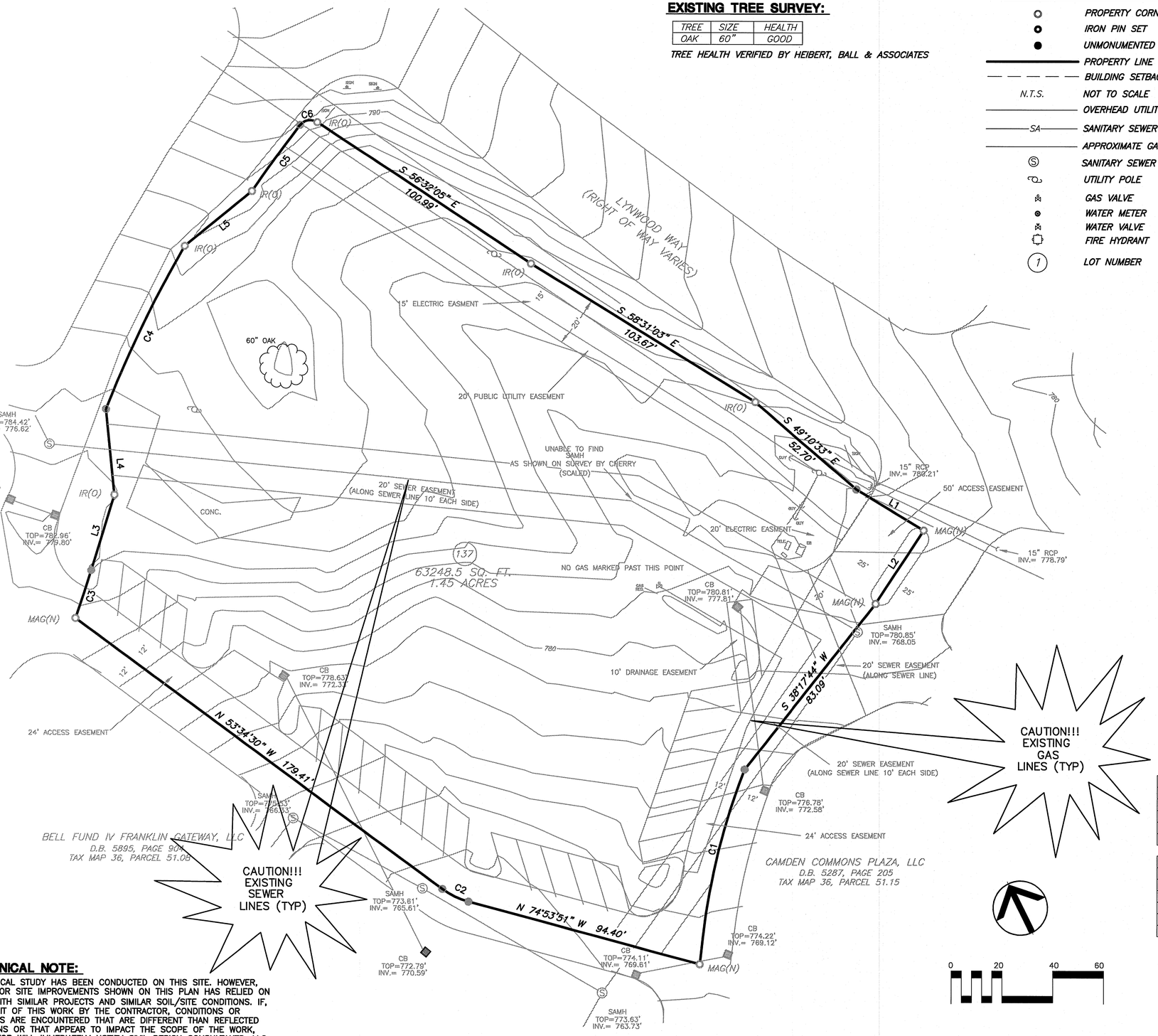
TREE	SIZE	HEALTH
OAK	60"	GOOD

TREE HEALTH VERIFIED BY HEIBERT, BALL & ASSOCIATES

LEGEND

- PROPERTY CORNER FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- PROPERTY LINE
- BUILDING SETBACK LINE
- N.T.S. — NOT TO SCALE
- OVERHEAD UTILITY LINE
- SA — SANITARY SEWER LINE GRAVITY
- APPROXIMATE GAS LINE AS MARKED
- SANITARY SEWER MANHOLE
- UTILITY POLE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LOT NUMBER





NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TSPC.
2. PARCEL NUMBERS PERTAIN TO WILLIAMSON COUNTY TAX MAPS.
3. PROPERTY IS ZONED "PC 6.93 SUBURBAN". (PER SURVEY BY SCOTT CHERRY DATED 2/20/2008.)
4. NO ABSTRACT OF TITLE PROVIDED TO SURVEYOR. THERE MAY EXIST OTHER EASEMENTS (WRITTEN OR UNWRITTEN) OR DOCUMENTS OF RECORD THAT COULD EFFECT THIS PROPERTY.
5. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
6. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE ONLY. BROWN LAND SURVEYING, LLC. DOES NOT CERTIFY THE EXACT LOCATION OF UTILITIES OR THAT ALL THE UTILITIES PRESENT ARE SHOWN ON THE SURVEY. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY. CALL TN-ONE CALL.
7. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 47187C0205F FOR WILLIAMSON COUNTY TENNESSEE UNINC. & INC. AREAS. DATED 9/29/2006.
8. PROPERTY IS SUBJECT TO EASEMENTS SHOWN ON RECORDED PLAT AND SURVEY PREPARED BY SCOTT CHERRY DATED 2/20/2008.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, INC. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A COMMERCIAL MEDICAL OFFICE DEVELOPMENT.

LINE	BEARING	DISTANCE
L1	S 58°43'02" E	31.03'
L2	S 33°03'13" W	34.63'
L3	N 17°00'51" E	31.08'
L4	N 05°40'40" W	33.96'
L5	N 50°41'39" E	34.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	262.01'	67.72'	67.53'	S 13°57'36" W
C2	31.02'	11.54'	11.47'	N 64°14'32" W
C3	524.50'	19.86'	19.86'	N 18°01'06" E
C4	480.00'	71.24'	71.17'	N 25°41'41" E
C5	469.00'	32.33'	32.32'	N 35°49'17" E
C6	5.00'	7.47'	6.79'	N 80°40'23" E

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

0 20 40 60

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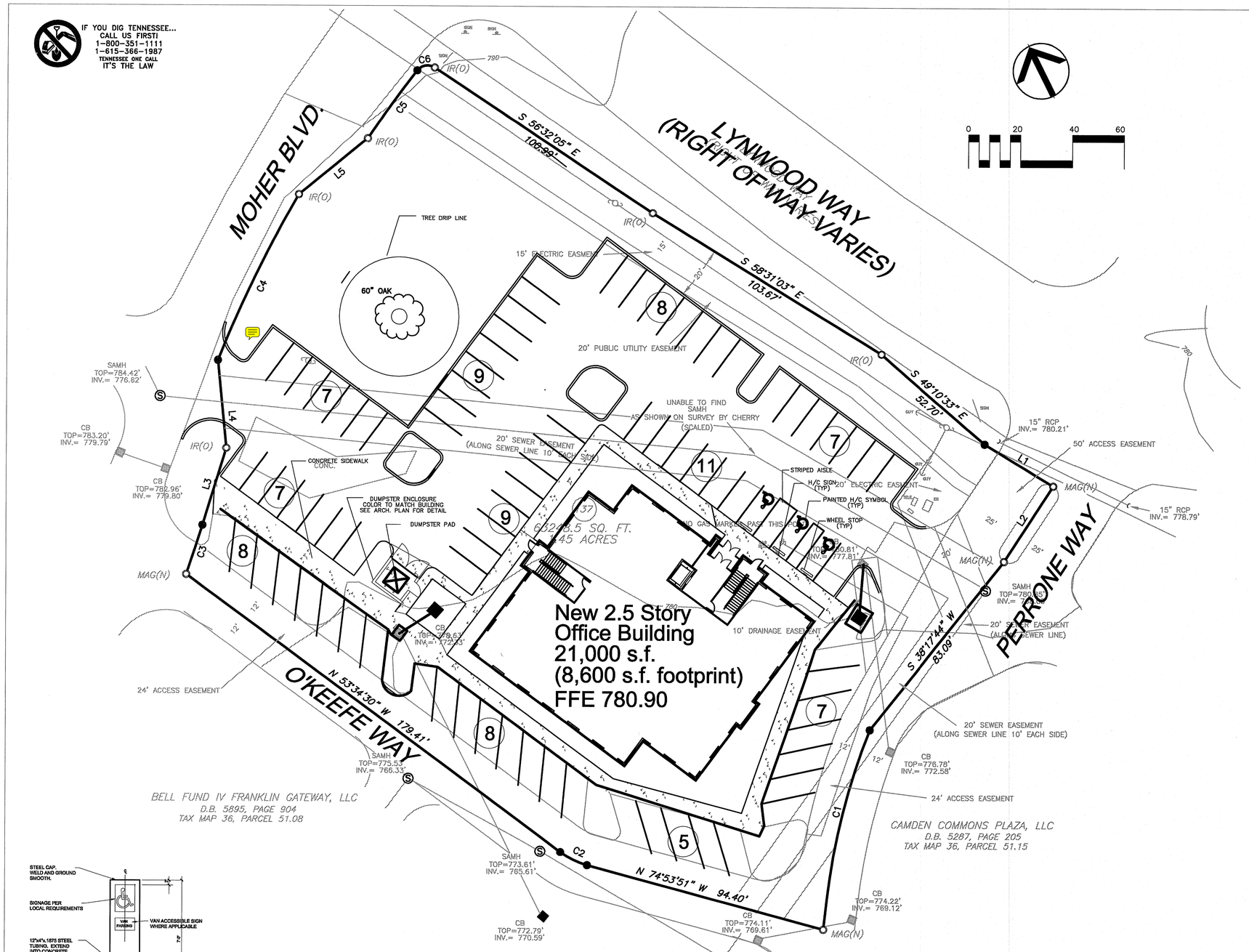


LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.

SITE DATA:

SUBDIVISION/DEVELOPMENT:	RSC GENERAL PARTNERSHIP
ADDRESS:	1360 MOHER BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	3 RD
CHARACTER AREA	BCCO BARRYS CHAPEL CHARACTER DEVELOPMENT AREA OVERLAY
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE

APPLICANT:

ARCHITECT
MR. MICHAEL HINDMAN, A.I.A.
H. MICHAEL HINDMAN ARCHITECTS, PC.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TN 37027
(615) 370-3252

ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

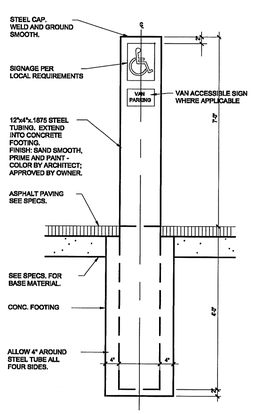
LANDSCAPE ARCHITECT
MR. CONNOR BALL, RLA
HEIBERT + BALL LAND DESIGN
1894 GENERAL GEORGE PATTON DR.
FRANKLIN, TN 37067
(615) 376-2421

BUILDING SQUARE FOOTAGE:	21,000 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	1 SPACE/250 S.F.= 84 SPACES
PARKING PROVIDED:	86 SPACES

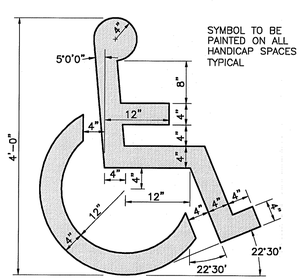
ALL 90° PARKING SHALL BE 9'X18' UNLESS OTHERWISE NOTED

PAVEMENT LEGEND

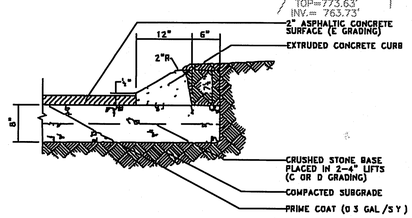
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK
- X — PARKING COUNT



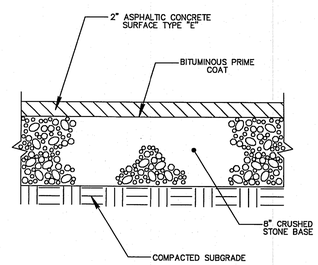
EXTERIOR HANDICAP SIGN
NOT TO SCALE



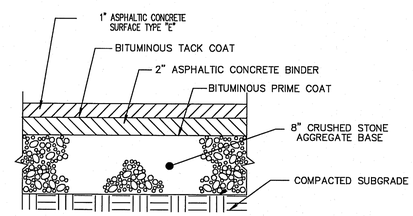
PAINTED HANDICAP SYMBOL
NOT TO SCALE



EXTRUDED CURB DETAIL
NOT TO SCALE



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE



HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE

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No. 109409
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COF #4693

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FRANKLIN, TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
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Drawing
LAYOUT PLAN

C1.0

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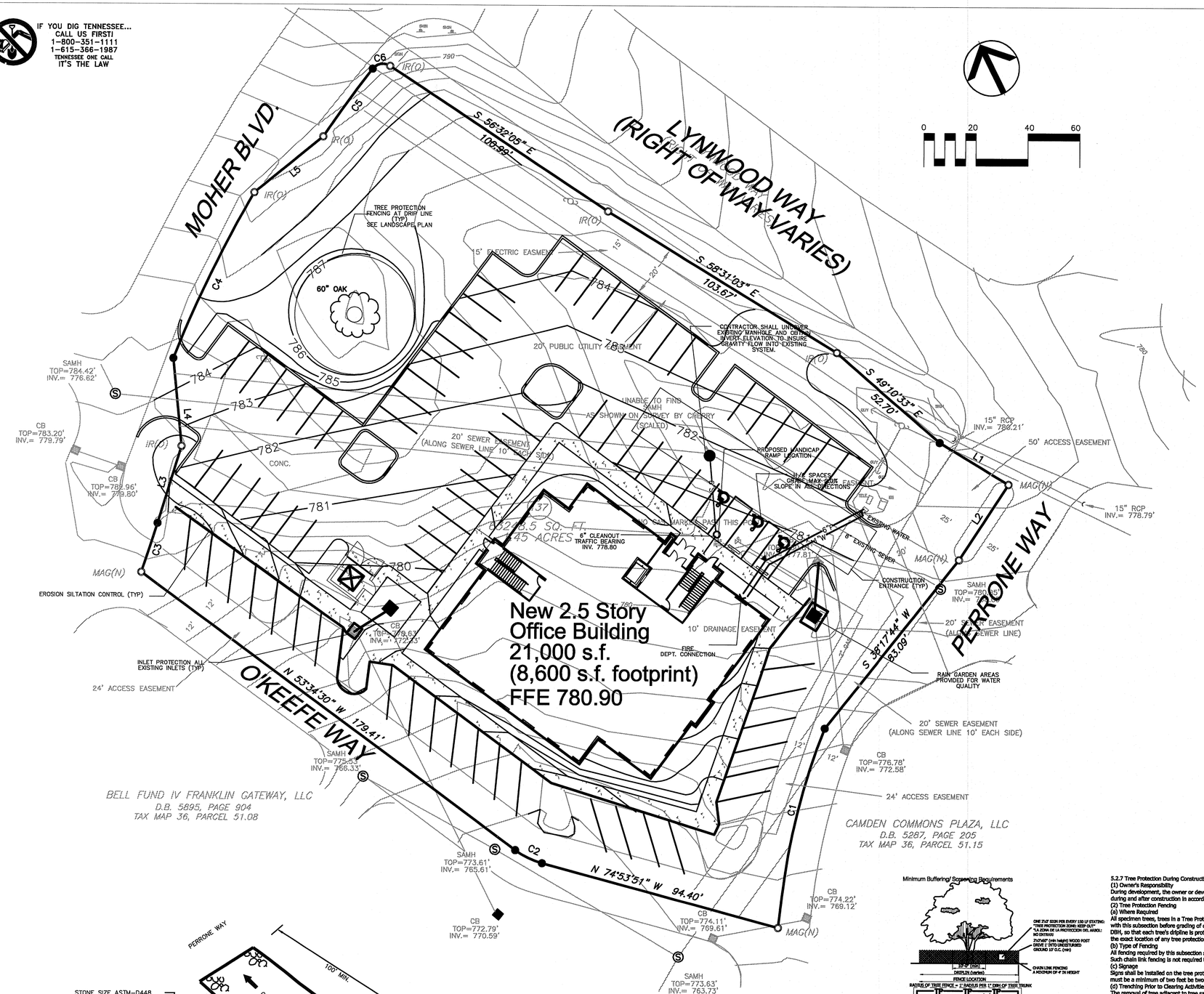
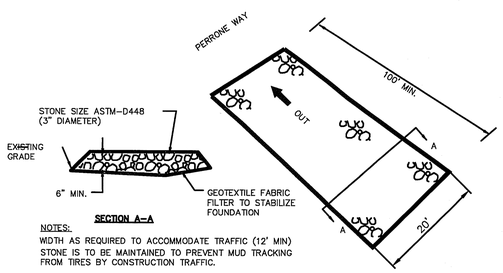


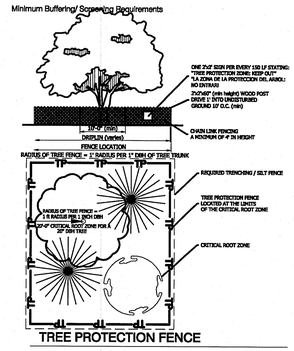
GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE FRANKLIN ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.



NOTES:
WIDTH AS REQUIRED TO ACCOMMODATE TRAFFIC (12' MIN)
STONE IS TO BE MAINTAINED TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing of installed trees from damage both during and after construction in accordance with the standards of this subsection.
(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.
(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least on sign for every 150 linear feet. The size of each sign must be a minimum of two feet be two feet tall and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."
(d) Trenching Prior to Clearing Activities
The removal of tree adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities,trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.
(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5,2,7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.

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No. 108403
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COF #4693

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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

Revisions

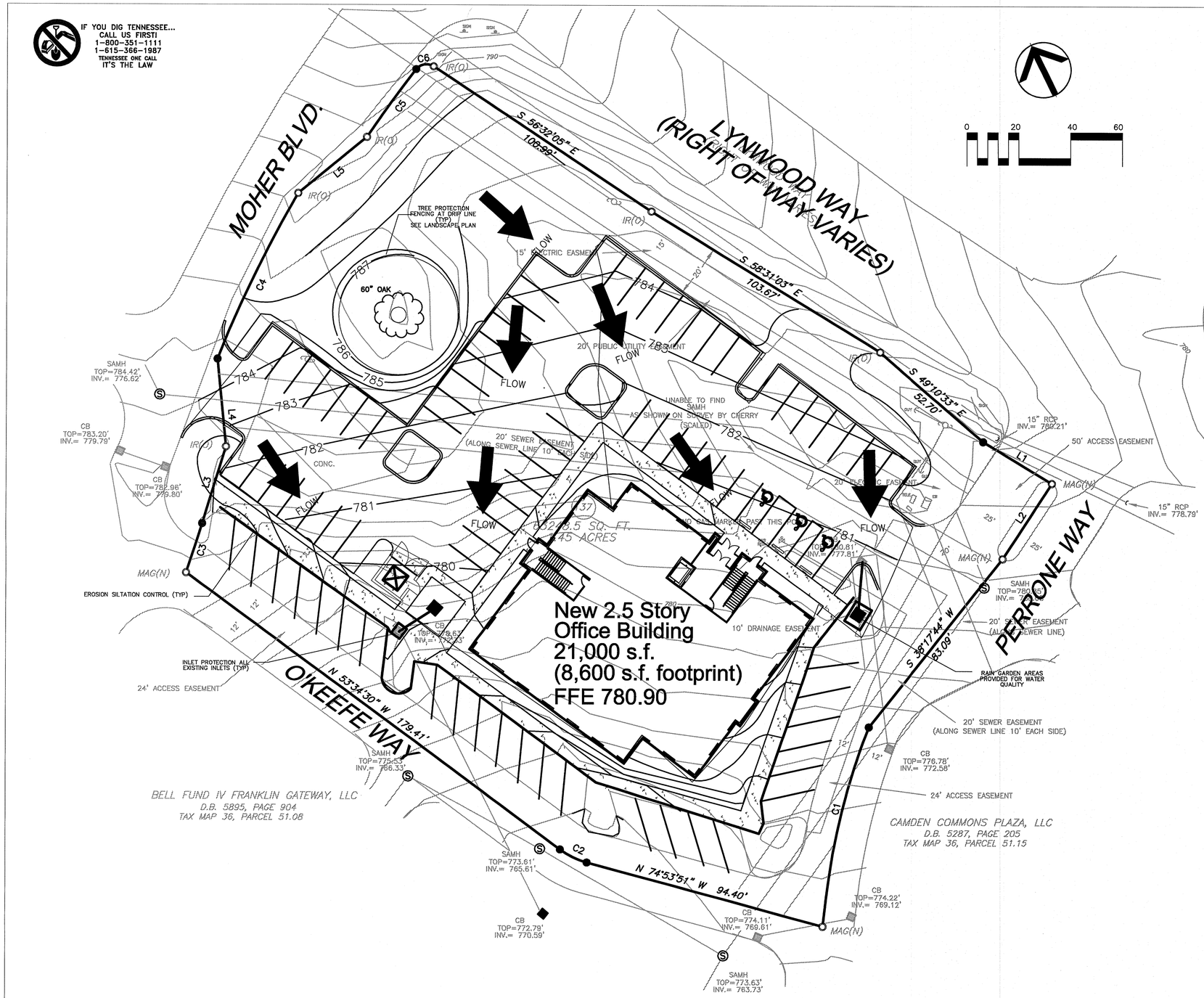
HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing
GRADING/DRAINAGE

C2.0



EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCING SHOWN THUS ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

POST CONSTRUCTION BMP/WATER QUALITY NOTE:

TO MEET THE FRANKLIN STORMWATER QUALITY REGULATIONS, A STORM DRAINAGE TREATMENT SYSTEM SHALL BE INSTALLED. DUE TO HAVING AVAILABLE SITE AREA FOR NATURAL DRAINAGE, ON-SITE STORM DRAINAGE SHALL BE DIRECTED TO A RAIN GARDEN AREA FOR STORMWATER TREATMENT. THESE STRUCTURES ARE DESIGNED TO SEPARATE CONTAMINATED EFFLUENT FROM THE STORMWATER DRAINAGE THROUGH PHYDOREMEDIATION AND ABSORBTION OF THE CONTAMINATED EFFLUENT INTO THE ROOT SYSTEM OF VEGETATION. THIS SYSTEM WILL CONTROL THE POLLUTANT LEVELS AND CONTROL DISCHARGE VELOCITIES FROM STORMWATER RUNOFF. THE SITE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STORMWATER QUALITY AND DETENTION SURFACES ON THIS SITE PER THE FRANKLIN STORMWATER REGULATIONS.

EROSION CONTROL SCHEDULE:

STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM BRENTWOOD CODES AND ENGINEERING DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.

STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.

STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY AFTER A PROPER STAND OF GRASS IS OBTAINED AND ONLY UPON APPROVAL FROM THE FRANKLIN STORMWATER DEPARTMENT AND ENGINEER.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

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JARED R. GRAY
No. 109403
TENNESSEE
STATE OF TENNESSEE

COF #4693

Revisions

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14035

Drawn By
HMH

Date
07.28.14

Drawing
STORMWATER

C3.0

SUBSTITUTION NOTE:
1. Requirements shown are as per City Zoning Ordinance.
Substitutions are not allowed unless approved by Heibert+Ball, Land Design.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25) with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball, Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10) with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heiber+Ball, Land Design immediately for coordination and field adjustment

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball, Land Design for screening recommendations

PLANT STANDARDS
The standards set forth in 'American Standard for Nursery Stock' represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

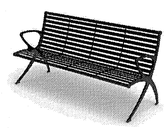
TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	4" of 4"-6" Brown River Cobbles in landscape beds around building and in rain gardens		
2	4" depth of hardwood bark mulch in landscape beds not around the building		
3	Tree Protechtion Fence (see detail)		
4	Existing Oak Tree. Contractor to: Prune canopy to at least 8` HT above grade Remove ALL turf under the drip line Install shredded hardwood bark mulch under the drip line Install		
5	Site Furnature: Bench (4) Manufactorer: Landscape Forms Product: 72" Parc Vue Color: Silver Contact: Michele Batchik 269.370.0563		
6	Site Furnature: Table (2) Manufactorer: Landscape Forms Product: Gretchen - Polysite Color: Natural Contact: Michele Batchik 269.370.0563		
7	Formail Open Space 1 Park: 14,890 Landscape & Tables		
8	Formail Open Space 2 Park: 2,605 sf Landscape & Benches		



PLANT SCHEDULE

1.5" UNDERSTORY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	TO	6	Emerald Green Upright Arborvitae / Thuja occidentalis `Emerald Green` Full; Dense Upright Form	B & B	1.5"Cal	8` HT

2" REPLACEMENT TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	BN	4	Duraheat River Birch / Betula nigra `Duraheat` Single Trunk. 4` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	10`-12` HT
	LA	3	Arnold Tulip Poplar / Liriodendron tulipifera `Arnold` 5` Clear Trunk. Single; Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications. Matched	B & B	2"Cal	12`-14` HT
	MG	1	Mig Tig Magnolia / Magnolia grandiflora `Mig Tig` Full; Dense Upright Form	B & B	2"Cal	10` HT
	SJ	11	Japanese Pink Snowbell Dwarf / Styrax japonicus `Pink Chimes` Perfect Form. Perfect Match. 5` Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	12` HT

REPLACEMENT TREE - ROOFTOP	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	ZS2	5	Musashino Zelkova / Zelkova serrata `Musashino` Upright Form. 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	24"box	2"Cal	12`-14` HT

STREET TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CA	4	Oklahoma Redbud / Cercis canadensis ` Oklahoma` 5` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
	ZS	7	Green Vase Zelkova / Zelkova serrata `Green Vase` 5` Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	12`-14` HT

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	AG	28	Rose Creek Abelia / Abelia x grandiflora `Rose Creek` Full; Dense	15"x15"
	BG	42	Littleleaf Boxwood / Buxus microphylla `Glencoe` Full; Dense	16"x16"
	CL	23	Summersweet / Clethra alnifolia `Hummingbird` Full; Dense Form	18" HT
	HM	6	Nikko Blue Hydrangea / Hydrangea macrophylla `Nikko Blue` Full; Dense Form	#5 Container
	IN	51	Neddlepoint Holly / Ilex cornuta `Needlepoint` Full 30" HT. Heavy	30" HT Min.
	IS	6	Sky Pencil Japanese Holly / Ilex crenata `Sky Pencil` Full, Dense Upright	48" HT
	IG	12	Inkberry Holly / Ilex glabra Full; Dense Form	18" HT / 15" SP
	IV	20	Virginia Sweetspire / Itea virginica `Little Henry` TM Full; Dense Form	30" HT
	MF	6	Bee Balm / Monarda fistulosa `Pink Supreme`	1 Pint Container
	PE	20	Little Bunny Fountain Grass / Pennisetum alopecuroides `Little Bunny` Full; Dense Form	#1 Container
	PL	17	Schipka Laurel / Prunus laurocerasus `Schipkaensis` Full; Dense Form	42" HT
	SS	46	The Blues Little Bluestem / Schizachyrium scoparium `The Blues` Full; Dense	#3 Container
	SB	26	Neon Flash Spirea / Spiraea x bumalda `Neon Flash` Full. Heavy. Well Branched	#1 Container
	TM	35	Dense Yew / Taxus x media `Densiformis` Full. Heavy. Well Branched. Not Sheeted	30" HT Min.

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	EP	37	Purple Coneflower / Echinacea purpurea	1 Pint
	OJ	218	Black Mondo Grass / Ophiopogon japonicus `Nigra`	1 Pint
	PA	55	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire` TM Full.	1 Quart
	SC	54	Selection of Perennial, Annuals, and Grasses / Seasonal Color	4"pot

MISCELLANEOUS
Shredded Hardwood Bark Mulch
4"-6" River Cobbles
4"-6" River Cobbles

REMARKS
Minimum 4" depth throughout landscape beds
Minumum 4" depth in landscape beds around the building
Minumum 4" depth Where shown in Bio-Pond at inlets and head walls

TURF
Fesque. Install in all disturbed areas

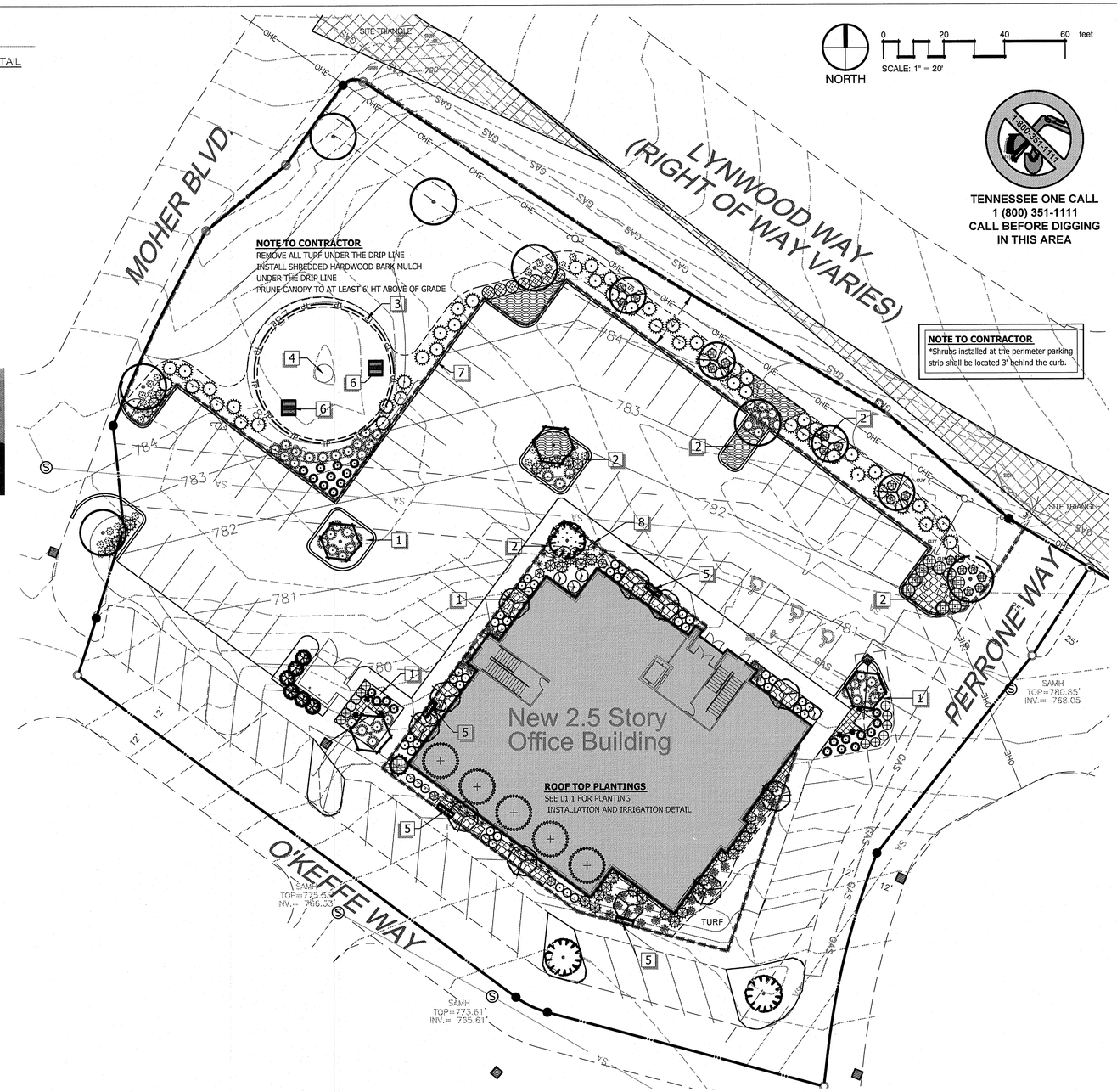
NOTES
F.T.B. = Full To Base
ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HEIBERT AND ASSOCIATES MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT H&A FOR ANY SUBSTITUTION REQUESTS.

TREE TABLE

NO.	SIZE	TYPE
1	60"	OAK

Total Healthy Trees to Remain >14": 1
Total ACI of Trees >14" to Remain: 60
Total Healthy Trees to be Removed >24": 0
Total Caliper Inch of Replacement: 0
EXISTING TREE CANOPY: 0.03 AC. (2% of Site)
PROPOSED TREE CANOPY RETENTION: 0.03 AC. (100% OF EXISTING COVER)

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**



LANDSCAPE DATA CHART - LOT 137

SITE ACREAGE:	1.45 AC.
SITE ZONING:	(ML) W/ CAO - BCCO-4 Traditional Area
MIN. REQ. LSA:	30.0% (0.435 AC.)
PROVIDED LSA:	31.4% (0.456 AC.)
EXISTING TREE CANOPY:	1,520sf AC
PROPOSED TREE CANOPY:	1,520sf AC
MIN. REQ. FORMAL OPEN SPACE:	0.0% (0sf) (.0AC)
PROVIDED FORMAL OPEN SPACE:	0.28% (17,495sf) (0.4AC)

Landscape Requirements: (ACI)				
Provided LSA: 0.456 Credit for 0.03 acres of preserved trees LSA = 0.43	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing trees >14" (0x1.25):	75		75	75"
Existing trees (See Tree Inventory):	0		0	0"
2" caliper canoy trees:		0	0	0"
Aggregate Canopy Caliper Inches Provided:				75.0"
Aggregate Canopy Caliper Inches Required (82x0.43):				35.3"
1.5" caliper understory trees :	0	6	6	9"
Aggregate Understory Caliper Inches Provided:				9"
Aggregate Understory Caliper Inches Required (21x0.43):				9"
2" Caliper Replacement Caliper Inches Provided:			24	48
Min. 18" Height Shrubs:			81	
Min. 30" Height Shrubs:			129	
Total Shrubs Provided:			210	
Total Shrubs Required (96x0.43):			42	

SEE L1.1 FOR NOTES AND DETAILS

Heibert+Ball LAND DESIGN
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Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hb-land.co

HMHA
H. Michael Hindman Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR
Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

CONNOR L. BALL REGISTERED ARCHITECT TENNESSEE NO. 606 LANDSCAPE ARCHITECT

COF# TBD

Revisions

HMH Job Number
14035

Drawn By

Date
08.01.14

Drawing
LANDSCAPE PLAN

L1.0

GATEWAY VILLAGE TREE TAKEDOWN CHART

Site Specimen Tree Replacement Required

TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 6	17.75
TOTAL REPLACEMENT CALIPER INCHES FOR SEC 3 LOT 133	105.0
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 143	55.0
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145	9.0
TOTAL REPLACEMENT CALIPER INCHES FOR SECTION 3 & 6 LOTS 138, 139, 140, 141, 142	198.0
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 137	48
DEVELOPMENT REPLACEMENT CALIPER INCHES REMAINING:	365.25

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL FORMAL OPEN SPACE

AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
F-1	Section 1 Median/Circle	9,996 SF	2,499 SF	9,170 SF	2,292 SF
F-2	Secton 2 Median/Green	6,624 SF	1,656 SF	3,981 SF	995 SF
F-3	Section 2 Park	11,623 SF	2,906 SF	7,150 SF	1,787 SF
F-4	Neighborhood Park	42,171 SF	10,527 SF	42,334 SF	10,583 SF
F-5	Gateway Monument	14,908 SF	3,727 SF	13,041 SF	3,260 SF
F-6 (LOT 135)	Focal Point	12,073 SF	3,018 SF	5,059 SF	1,264 SF
F-6 (LOT 138)	Focal Point			7,491 SF	1,872 SF
F-6 (LOT 145)	Focal Point			1,225 SF	306 SF
F-7	Traffic Circle	8,659 SF	2,165 SF	11,804 SF	2,951 SF
F-8	Plaza	19,528 SF	4,882 SF	24,115 SF	6,028 SF
F-9 (Lot 137)	Park	16,076 SF	4,019 SF	17,495 SF	4,029 SF
F-10	Park	7,852 SF	1,963 SF	12,453 SF	3,113 SF
F-11 (LOT 135)	Plaza	12,701 SF	3,175 SF	482 SF	120 SF
F-11 (LOT 136)	Plaza			2,837 SF	709 SF
F-11 (LOT 145)	Plaza			12,640 SF	3,160 SF
		162,211 SF (3.72 Acres)		171,277 SF (3.93 Acres)	

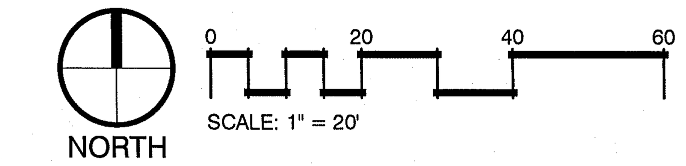
- 5% of Developable Area Required for Formal Open Space — NOTE: PLANNING COMMISSION APPROVED MINIMUM 160,533 SF
- Total Developable Area= 41.82 AC, 5% of 41.82 AC =91,040 SF (2.09 AC)
- Concept Plan - Staff Comments - Expand Formal Open Space

Hvac units, cooling and/or mechanical equipment are mounted on the:
■ Rooftop
□ Ground
□ Not Applicable
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS

Buffer/ Screening Type:	Purpose:
□ Not Applicable	Buffering/ Screening not required
■ Foundation planting	Along primary facade
■ Perimeter Planting Strip	Screen VUAs and to create "modules"
■ Interior VUA Planting	Create VUA "modules"
■ Utility Box Screen	Screen from view
■ HVAC Screen	Screen HVAC from view
■ Dumpster Screen	Screen Dumpster from view
□ Loading/service Area	Buffer the street or residential property
□ Incompatible Use Buffer	Buffer the adjacent less intensive use
□ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
□ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
■ Street Trees	Spatial Definition/Environmental Mitigation
□ Other:	

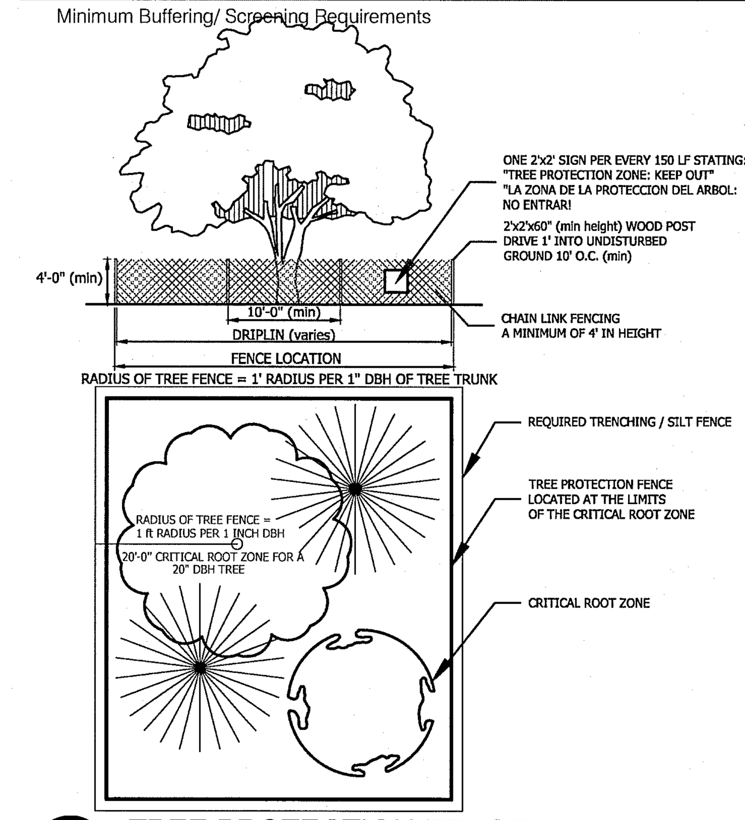
LANDSCAPE ARCHITECT: Heibert+Ball Land Design
Connor Ball, PLA
615.376.2421

FRANKLIN PLANNING DEPARTMENT: 615.791.3212 phone
615.791.3257 fax



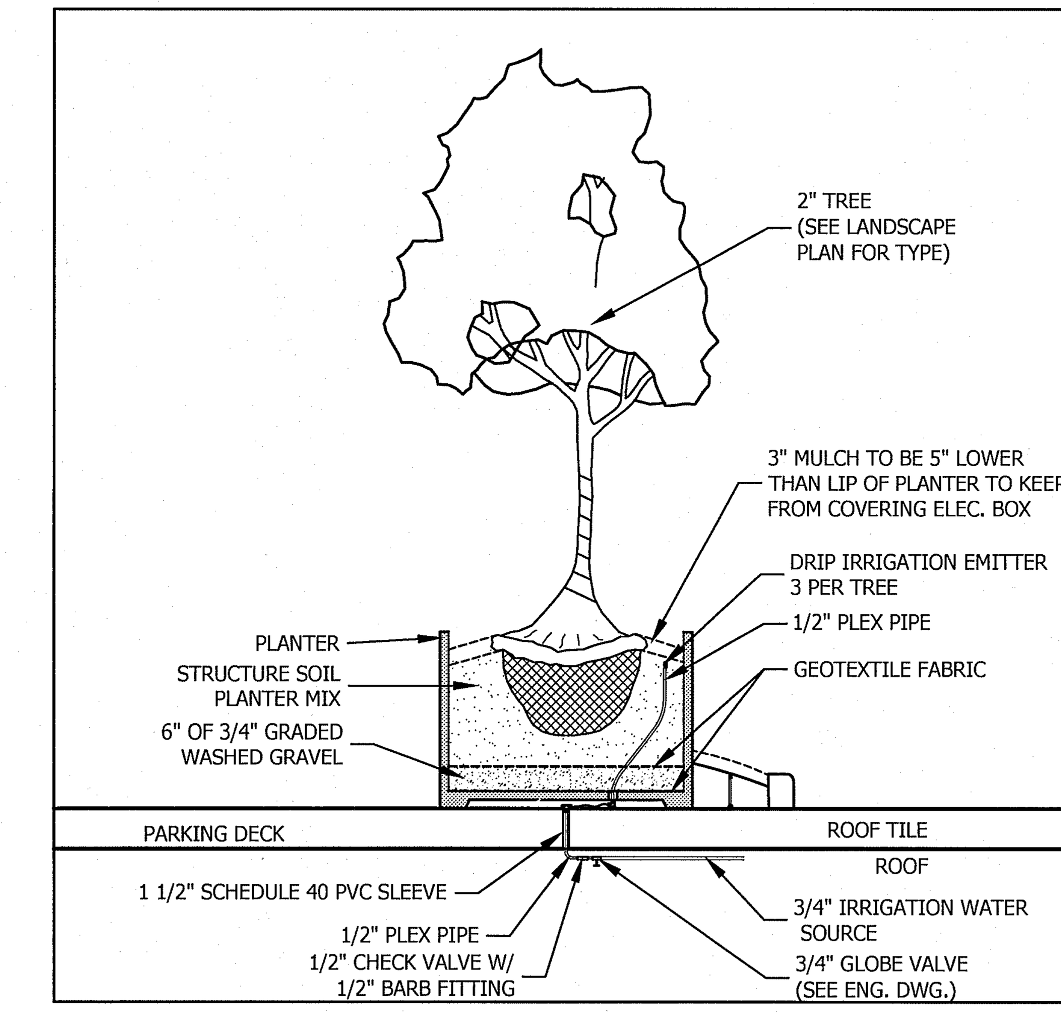
TENNESSEE ONE CALL
1 (800) 351-1111
CALL BEFORE DIGGING
IN THIS AREA

Minimum Buffering/ Screening Requirements

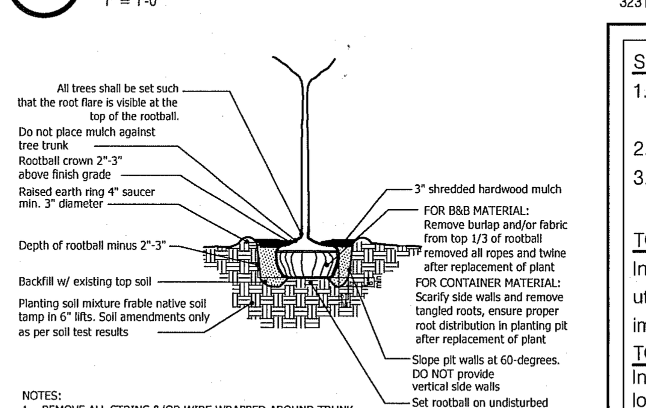


1 TREE PROTECTION FENCE
1" = 1'-0"
323101-01

5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing of installed trees from damage both during and after construction in accordance with the standards of this subsection.
(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.
(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least on sign for every 150 linear feet. The size of each sign must be a minimum of two feet be two feet tall and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."
(d) Trenching Prior to Clearing Activities
The removal of tree adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities,trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.
(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5,2,7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.

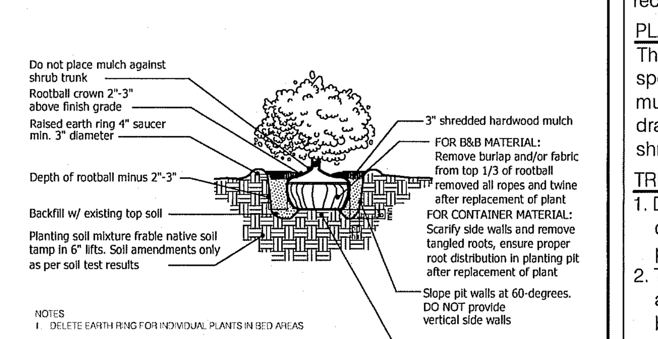


PLANTER PLANTING DETAIL / DRIP IRRIGATION CONNECTION
SCALE: 1/2" =1'-0" SECTION



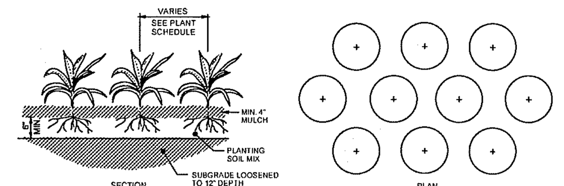
NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

2 TREE PLANTING
P-NO-04



NOTES
1. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

3 SHRUB PLANTING
1" = 1'-0"
P-NO-05



GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE
4 GROUNDCOVER PLANTING
P-NO-03

SUBSTITUTION NOTE:
1. Requirements shown are as per City Zoning Ordinance.
Substitutions are not allowed unless approved by Heibert+Ball, Land Design.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball, Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heiber+Ball, Land Design immediately for coordination and field adjustment

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball, Land Design for screening recommendations

PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
a. The fork occurs in the upper 1/3 of the tree.
b. One fork is less than 2/3 the diameter of the dominant fork.
c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

City Landscape Notes
1. The Owner shall submit a Certificate of Landscape Compliance to the Building and Codes Department upon completion of the landscape installation.
2. Upon submittal of a Certificate of Landscape Compliance contact Building and Codes to schedule a Landscape Inspection.
3. No Certificate of Occupancy shall be issued until all landscape materials are in place in substantial compliance with the approved landscape plan.
4. All trees and shrubs shall be tagged according to species. Tags shall not be removed until after the Site Inspection for the issuance of a Certificate of Occupancy.
5. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
6. All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown or balled and burlapped with sizes indicated on the plant schedule on the approved plans. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the *American Standards for Nursery Stock*, current edition.
7. All required deciduous trees shall be a minimum of 2" (two inches) in caliper at planting.
8. All required evergreen trees shall be a minimum of 6' (six feet) in height at planting.
9. All required shrubs shall be a minimum of 18" in height at planting.
10. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) will require a revised landscape plan to be submitted and approved prior to the landscape installation.
11. The Owner acknowledges that landscaping in a dedicated easement does not waive or modify the City rights as the easement holder. The Owner understands that the City, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscaping in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscaping to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscaping.
12. ATTENTION OWNER/ INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City Zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; Thus problems may arise with releasing the performance/ maintenance bond for landscaping.
Deviation from the approved landscape plan shall not be made without first consulting Heibert+Ball, Land Design and then obtaining approval from either the planning commission or the planning department.

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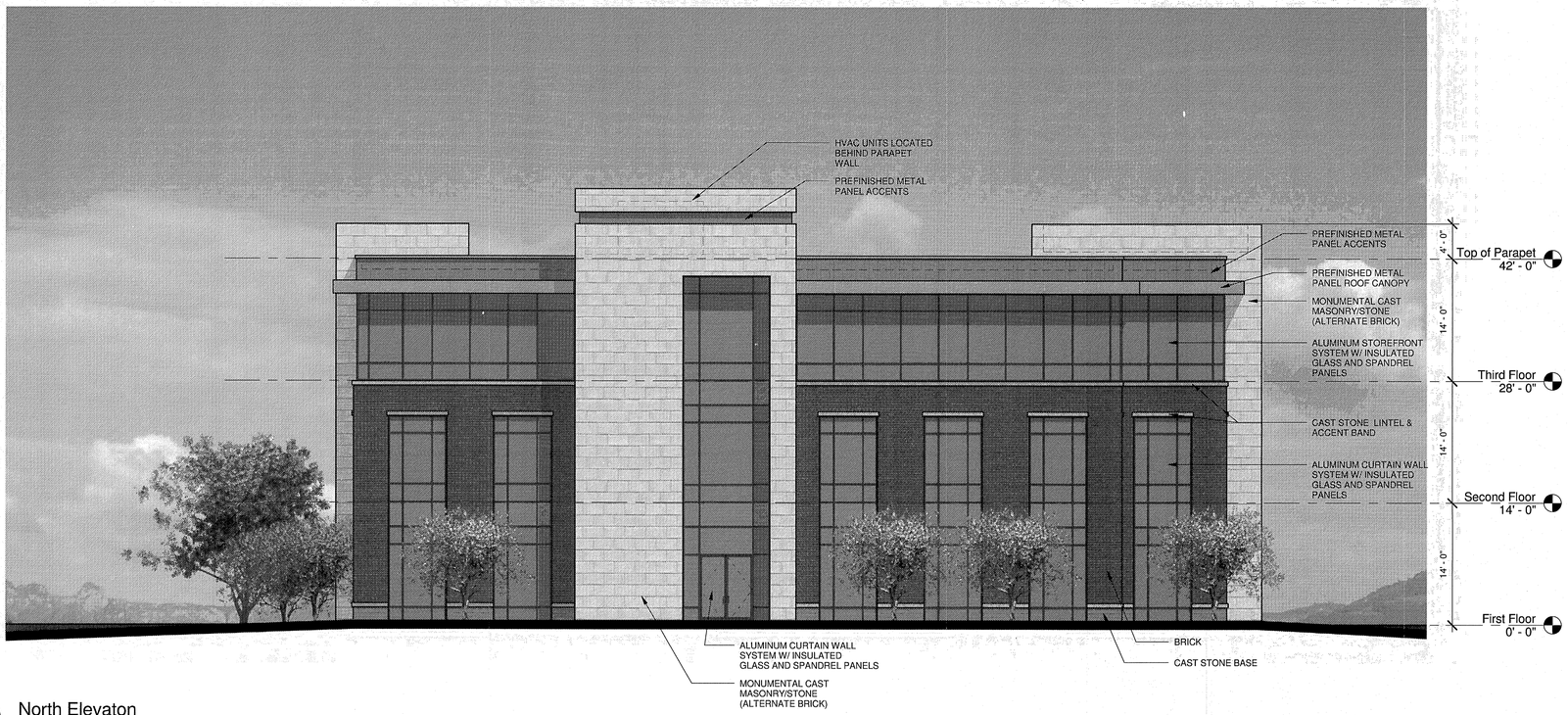
OFFICE BUILDING FOR
Touchstone
Medical
Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 868

COF# TBD
Revisions

HMH Job Number
14035
Drawn By
Date
08.01.14
Drawing
LANDSCAPE PLAN
NOTES & DETAILS
L1.1



1 / A1 North Elevaton
1/8" = 1'-0"

2 / A1 West Elevation
1/8" = 1'-0"

NOTES

1. LOCATON AND NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
2. LOCATION AND NUMBERS OF REAR & EGRESS DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
3. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS TENANT REQUIREMENTS ARE DETERMINED.
4. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF BNS DEPARTMENT OR PLANNING COMMISSION.
5. 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. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DEPARTMENT OR THE PLANNING COMMISSION.
6. HVAC UNITS ARE LOCATED ON THE ROOFS OF THE BUILDING AND ARE SCREENED FROM PUBLIC VIEW BY PARAPET WALLS.
7. CAVITY WALL CONSTRUCTION SHALL BE USED WHEREVER INTEGRALLY COLORED, UNPAINTED, SPLIT FACE CONCRETE BLOCK IS USED TO PREVENT WATER PENETRATION.

EXTERIOR FINISH LEGEND

BRICK
STYLE/SIZE: UTILITY
COLOR: RED/BROWN
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: TBD

MONUMENTAL CAST STONE
STYLE/SIZE: TRENDSTONE PLUS MONUMENTAL SERIES
COLOR: MW WHITE
MANUFACTURER: TRENWYTH
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: BRICK OF SIMILAR COLOR

CAST STONE LINTEL & ACCENT BAND
STYLE/SIZE: SMOOTH
COLOR: BUFF/STONE, GP-A
MANUFACTURER: ROCK CAST
MORTAR: SAME AS ADJACENT MASONRY

CAST STONE BASE
STYLE/SIZE: SPLIST/STPS-304 (3.625"x23.625")
COLOR: SUNSET
MANUFACTURER: PRAIRIE STONE
MORTAR: TBD
MORTAR MANUF.: TBD

STOREFRONT & CURTAIN WALL
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: KYNAR CHARCOAL GRAY OR ANODIZED DARK BRONZE
MANUFACTURER: TUBELITE OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED LOW-E
COLOR: SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER: PPG OR EQUAL

PREFINISHED METAL PARAPET COPING
COLOR: SIERRA TAN & SLATE GRAY
MANUFACTURER: BERRIDGE OR EQUAL

METAL PANEL CANOPY
STYLE/SIZE: SMOOTH METAL PANEL, 18"
COLOR: PEWTER/TITANIUM
MANUFACTURER: CENTRIA/ALUCOBOND OR EQUAL

METAL PANEL/SCREEN ACCENT
STYLE/SIZE: PROFILE SERIES, CS-660
COLOR: ORANGE VERMILLION
MANUFACTURER: CENTRIA

PAINT
COLOR: TBD

MATERIAL AREA NOTES

1. MINOR MATERIALS INCLUDING COPINGS, FLASHINGS, AND TRIM INSTALLED OVER BRICK ARE NOT INCLUDED IN MATERIAL AREA CALCULATIONS.
2. NET WALL AREA EXCLUDES STOREFRONT, DOORS, LOUVERS AND MINOR TRIM.

MATERIAL CALCULATIONS

NORTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	4427S.F.	A%
NET WALL AREA	2320S.F.	100%
BRICK AREA	1007 S.F.	44%
CAST STONE AREA	952 S.F.	41%
METAL PANEL/CANOPY	361 S.F.	15%

WEST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	3352 S.F.	NA%
NET WALL AREA	1897 S.F.	100%
BRICK AREA	1055 S.F.	56%
CAST STONE AREA	657 S.F.	35%
METAL PANEL/CANOPY	185 S.F.	9%

CONCEPT DESIGN

FINAL DESIGN TO BE SUBMITTED FOR SITE PLAN APPROVAL

H M H A
H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLIAGE SECTION 3
FRANKLIN, TENNESSEE

HENRY M. HINDMAN REGISTERED ARCHITECT NO. 019139 STATE OF TENNESSEE
8-11-14

Revisions

HMH Job Number
14035

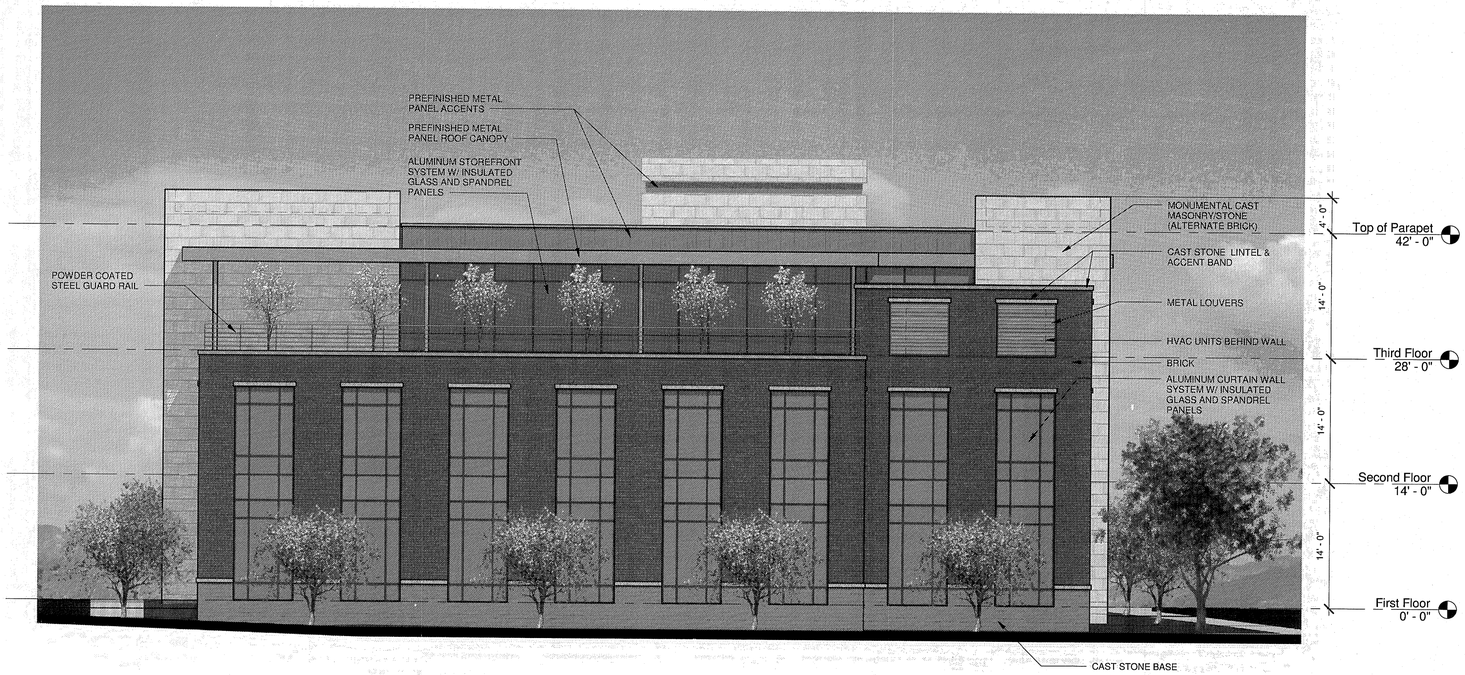
Drawn By
TT

Date
08.11.14

Drawing
Elevations

A1

1 / A2 East Elevation
1/8" = 1'-0"



2 / A2 South Elevation
1/8" = 1'-0"

NOTES

1. LOCATON AND NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
2. LOCATION AND NUMBERS OF REAR & EGRESS DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
3. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS TENANT REQUIREMENTS ARE DETERMINED.
4. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF BNS DEPARTMENT OR PLANNING COMMISSION.
5. 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. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DEPARTMENT OR THE PLANNING COMMISSION.
6. HVAC UNITS ARE LOCATED ON THE ROOFS OF THE BUILDING AND ARE SCREENED FROM PUBLIC VIEW BY PARAPET WALLS.
7. CAVITY WALL CONSTRUCTION SHALL BE USED WHEREVER INTEGRALLY COLORED, UNPAINTED, SPLIT FACE CONCRETE BLOCK IS USED TO PREVENT WATER PENETRATION.

EXTERIOR FINISH LEGEND

BRICK
STYLE/SIZE: UTILITY
COLOR: RED/BROWN
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: TBD

MONUMENTAL CAST STONE
STYLE/SIZE: TRENDSTONE PLUS MONUMENTAL SERIES
COLOR: MW WHITE
MANUFACTURER: TRENWYTH
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: BRICK OF SIMILAR COLOR

CAST STONE LINTEL & ACCENT BAND
STYLE/SIZE: SMOOTH
COLOR: BUFFSTONE, GP-A
MANUFACTURER: ROCK CAST
MORTAR: SAME AS ADJACENT MASONRY

CAST STONE BASE
STYLE/SIZE: SPLIST/STPS-304 (3.625"x23.625")
COLOR: SUNSET
MANUFACTURER: P"AIRIE STONE
MORTAR: TBD
MORTAR MANUF.: TBD

STOREFRONT & CURTAIN WALL
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: KYNAR CHARCOAL GRAY OR ANODIZED DARK BRONZE
MANUFACTURER: TUBELITE OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED LOW-E
COLOR: SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER: PPG OR EQUAL

PREFINISHED METAL PARAPET COPING
COLOR: SIERRA TAN & SLATE GRAY
MANUFACTURER: BERRIDGE OR EQUAL

METAL PANEL CANOPY
STYLE/SIZE: SMOOTH METAL PANEL, 18"
COLOR: PEWTER/TITANIUM
MANUFACTURER: CENTRIA/ALUCOBOND OR EQUAL

METAL PANEL/SCREEN ACCENT
STYLE/SIZE: PROFILE SERIES, CS-660
COLOR: ORANGE VERMILLION
MANUFACTURER: CENTRIA

PAINT
COLOR: TBD

MATERIAL AREA NOTES

1. MINOR MATERIALS INCLUDING COPINGS, FLASHINGS, AND TRIM INSTALLED OVER BRICK ARE NOT INCLUDED IN MATERIAL AREA CALCULATIONS.
2. NET WALL AREA EXCLUDES STOREFRONT, DOORS, LOUVERS AND MINOR TRIM.

MATERIAL CALCULATIONS

EAST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	3631 S.F.	NA%
NET WALL AREA	2208 S.F.	100%
BRICK AREA	1193 S.F.	54%
CAST STONE AREA	846 S.F.	38%
METAL PANEL/CANOPY	169 S.F.	8%

SOUTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	4954 S.F.	NA%
NET WALL AREA	3091 S.F.	100%
BRICK AREA	1522 S.F.	49%
CAST STONE AREA	1253 S.F.	41%
METAL PANEL/CANOPY	316 S.F.	10%

CONCEPT DESIGN

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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

HENRY M. HINDMAN REGISTERED ARCHITECT NO. 01972 STATE OF TENNESSEE
8.11.14

Revisions

HMH Job Number
14035

Drawn By
TT

Date
08.11.14

Drawing
Elevations

A2

1 / A3 View from North

2 / A3 View from East

3 / A3 View from South

4 / A3 View from West

CONCEPT DESIGN

FINAL DESIGN TO BE SUBMITTED FOR SITE PLAN APPROVAL

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LYNWOOD WAY
LOT 137 GATEWAY
VILLIAGE SECTION 3
FRANKLIN, TENNESSEE

HENRY M. HINDMAN REGISTERED ARCHITECT NO. 0101.52 STATE OF TENNESSEE
8-11-14

Revisions

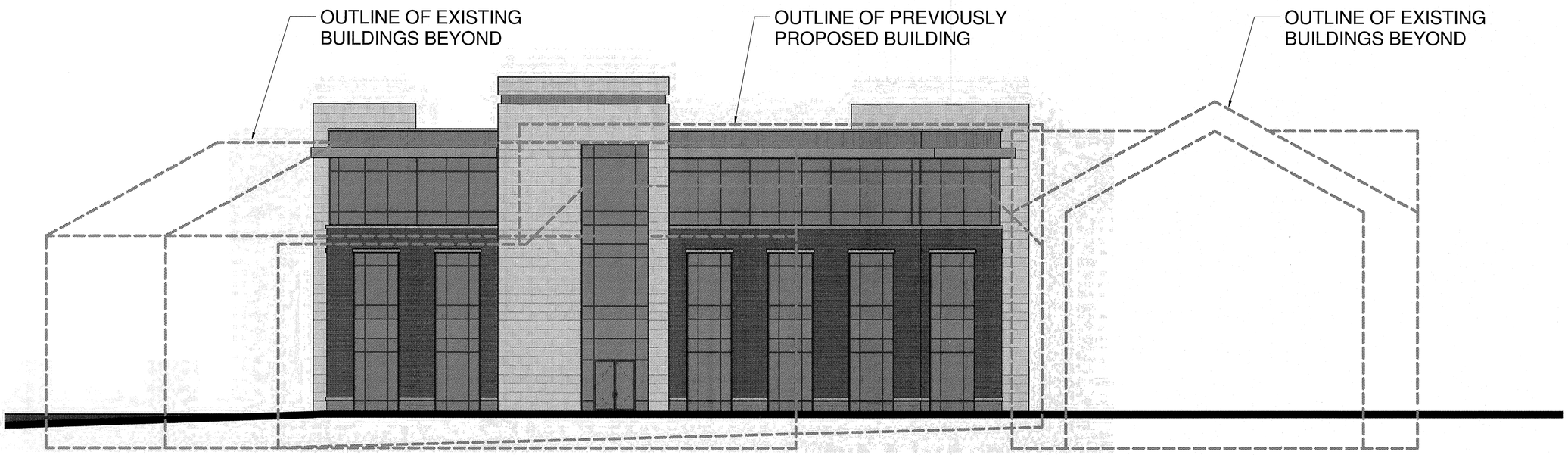
HMH Job Number
14035

Drawn By
TT

Date
08.11.14

Drawing
Perspectives

A3



1 / A4 North Elevation Diagram
1/8" = 1'-0"

CONCEPT DESIGN

FINAL DESIGN TO BE SUBMITTED FOR SITE PLAN APPROVAL

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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLIAGE SECTION 3
FRANKLIN, TENNESSEE

HENRY M. HINDMAN
REGISTERED ARCHITECT
TENNESSEE
No. 01957
STATE OF TENNESSEE
8-11-14

Revisions

HMH Job Number
14035

Drawn By
TT

Date
08.11.14

Drawing
Elevation Diagram

A4

PUD DEVELOPMENT PLAN

STREAM VALLEY

PUD SUBDIVISION

SD-X ZONING

FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT NO. 4699

PUD DEVELOPMENT PLAN SUBMITTAL: OCT. 13, 2014
REVISED: NOVEMBER 6, 2014

SITE DATA

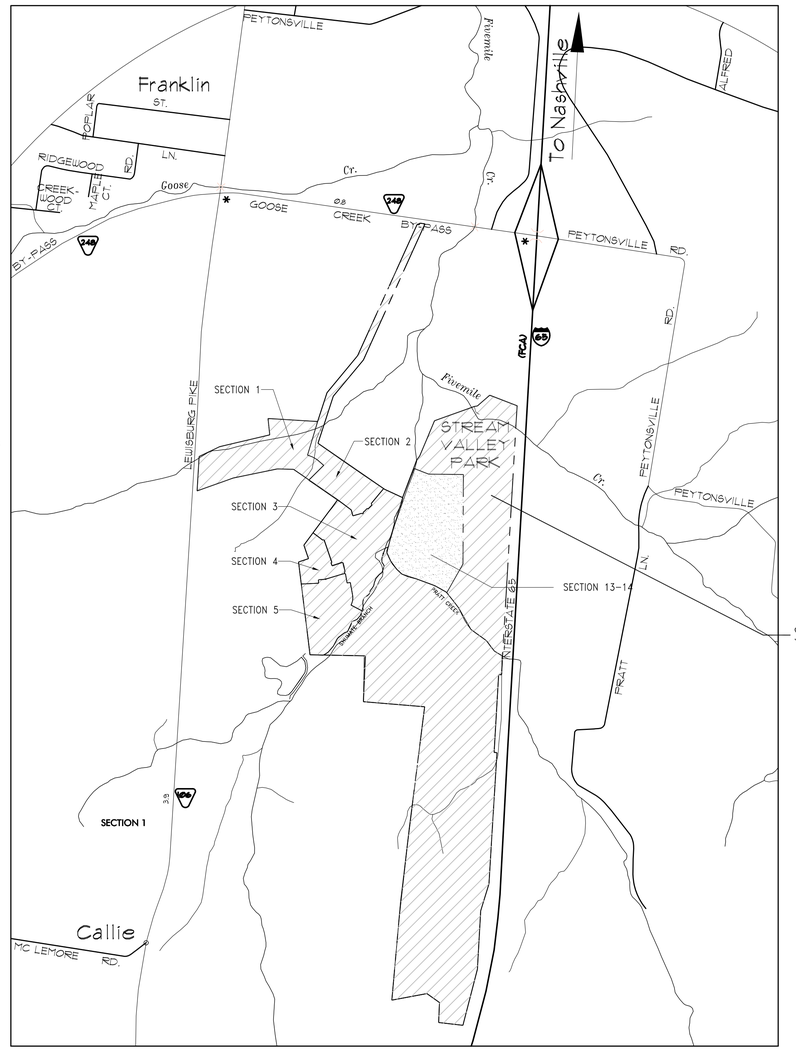
SUBDIVISION/DEVELOPMENT:	STREAM VALLEY SUBDIVISION
CITY OF FRANKLIN PROJECT NUMBER	4469
LOT NUMBERS	494–614
ADDRESS:	LEWISBURG PIKE AND STREAM VALLEY BOULEVARD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING AND CHARACTER AREA OVERLAY:	SD–X : GCCO–5
OTHER APPLICABLE OVERLAYS:	FFO & FWO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE	61.80
MINIMUM REQUIRED SETBACK LINES:	
GARDEN HOMES:	
FRONT YARD:	15 FEET
SIDE YARD:	5–10 FEET (10' ON A STREET; 10' BLDG. SEPARATION)
REAR YARD:	15 FEET
MANOR I HOMES:	
FRONT YARD:	15 FEET
SIDE YARD:	5–10 FEET (10' ON A STREET; 15' BLDG. SEPARATION)
REAR YARD:	15 FEET
TOWN HOMES:	
FRONT YARD:	10 FEET
SIDE YARD:	5 FEET (10 ON A STREET; 10' BLDG. SEPARATION)
REAR YARD:	0 FEET
REAR YARD ALLEY:	5 OR 20 FEET
MULTIFAMILY HOMES:	
FRONT YARD:	8 FEET
SIDE YARD:	10 FEET (8' ON A STREET)
REAR YARD:	0 FEET
REAR YARD ALLEY:	5 OR 20 FEET
OWNERS REPRESENTATIVE:	STREAM VALLEY FRANKLIN PARTNERS, LLC
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065
PHONE NO.:	615–305–1033
CONTACT NAME:	TYLER RING
E–MAIL ADDRESS:	tylerlring@comcast.net
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 – NASHVILLE TN 37203
PHONE NO.:	(615) 250–8154
FAX NO.:	(615) 250–8155
CONTACT:	JOHN HAAS – jhaas@edgela.com
ESTIMATED LANDSCAPE SURFACE RATIO:	0.20
MINIMUM LANDSCAPE SURFACE RATIO	0.10
PARKLAND	*N/A
MINIMUM PARKING REQUIREMENT	2 PER UNIT
MAXIMUM PARKING LIMIT	N/A – DETACHED RESIDENTIAL; PER SEC 5.9.4(6)
EXISTING PARKING (IF APPLICABLE)	N/A
PARKING PROVIDED	EACH DETACHED RESIDENTIAL UNIT SHALL HAVE A MINIMUM OF 2 GARAGE SPACES TOWNHOME AND MULTI–FAMILY UNITS SHALL USE ON–STREET AND SURFACE PARKING
MULTIFAMILY PARKING	392 SPACES **
COMMERCIAL PARKING	37 SPACES **
RESIDENTIAL DENSITY	
SD–X ZONED AREA MAXIMUM:	4.61 DU/AC
SD–X ZONED AREA PROPOSED:	3.54 DU/AC
TOTAL OPEN SPACE REQUIRED	20% (72.70 AC)
TOTAL OPEN SPACE PROVIDED	47% (170.56 AC)
FORMAL OPEN SPACE PROVIDED	19.20 AC
INFORMAL OPEN SPACE PROVIDED	151.36 AC

*PARKLAND DEDICATION IS NOT APPLICABLE DUE TO THE DATE OF CONCEPT PLAN APPROVAL FOR THIS PROJECT.

** ALL MULTIFAMILY AND COMMERCIAL PARKING SHALL MEET THE CITY OF FRANKLIN STANDARDS PER SECTION 5.9, TABLE 5–9 OF THE ZONING ORDINANCE.

STREAM VALLEY PUD PHASING

DEVELOPMENT	COMMENCEMENT DATE : YEAR	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY TOWNHOME / VILLA DWELLING UNITS	RATE OF DEVELOPMENT	ESTIMATED COMPLETION DATE
SEC 16	SPRING 2016	28	39	----	2018
SEC 17	FALL 2016	9	37	----	2018
SEC 18	SPRING 2017	30	0	----	2019
SEC 19	FALL 2017	0	240	----	2019



SITE LOCATION MAP

1" = 1000'

INDEX OF SHEETS

SHEET #	TITLE
C0.0	COVER SHEET
C0.1	APPROVED CONCEPT PLAN
C0.2	BOMA CONDITIONS OF APPROVAL
C 1.00	BOUNDARY MAP
C 1.01	EXISTING CONDITIONS PLAN
L1.0 - L 1.02	DEVELOPMENT PLAN
L1.03	OVERALL CONNECTIVITY INDEX
L1.04	TREE CANOPY PLAN
C 2.00	STORMWATER MANAGEMENT PLAN
C 3.00	EXISTING DRAINAGE BASINS
C 4.00	UTILITIES PLAN
E 1.0	SITE LIGHTING PLAN
A1.0	ARCHITECTURE

PREPARED FOR:

STREAM VALLEY FRANKLIN, LLC
P.O. BOX 314
FRANKLIN, TN 37065
615.305.1033

PREPARED BY:

EDGE
PLANNING LANDSCAPE ARCHITECTURE GRAPHIC DESIGN
210 12th Ave. South; Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A8 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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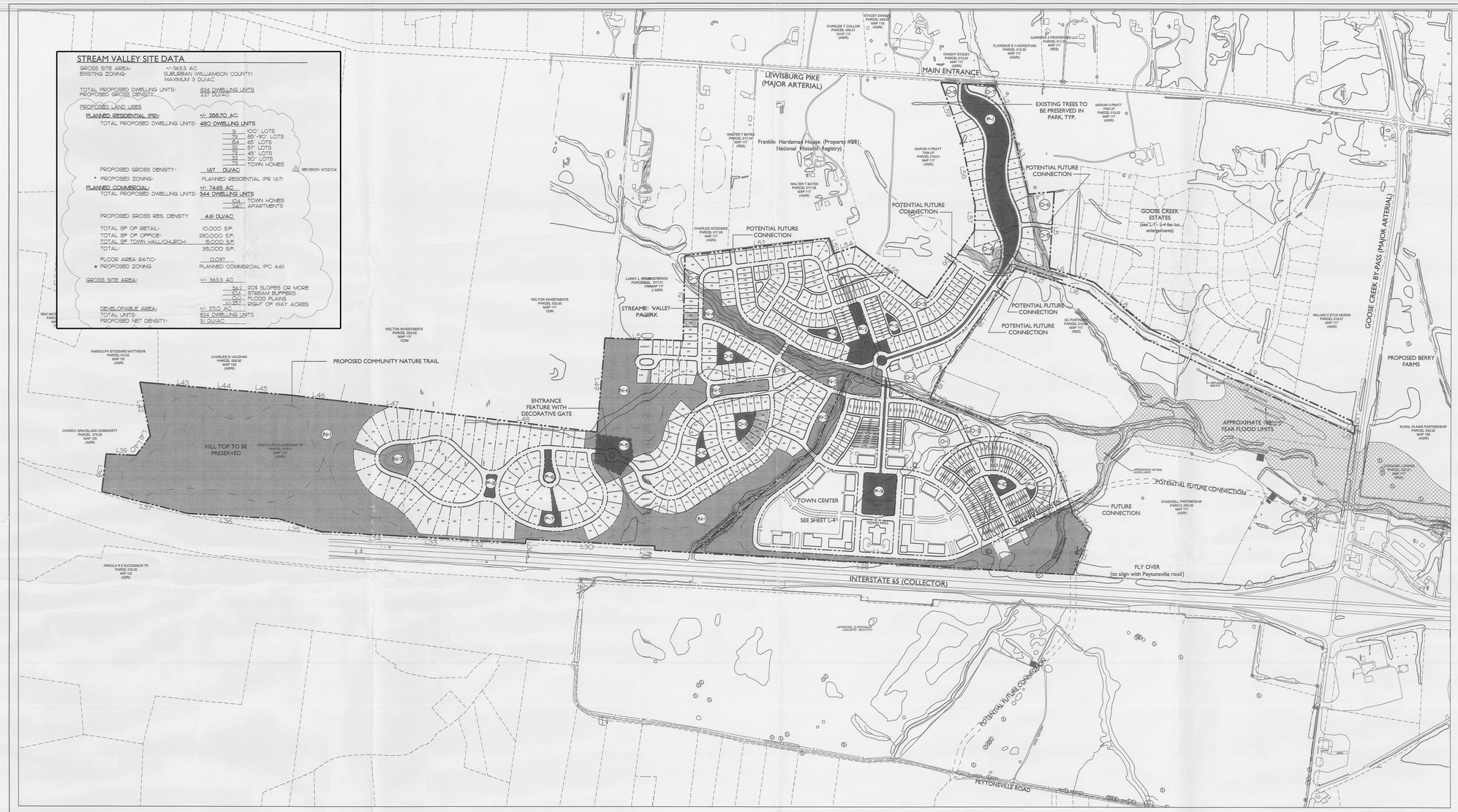
JOHN DAVID HAAS JR. REGISTERED TENNESSEE LANDSCAPE ARCHITECT

MICHAEL L. RAY REGISTERED ENGINEER NUMBER 110704 STATE OF TENNESSEE

PROJECT #: 14050



STREAM VALLEY SITE DATA

GROSS SITE AREA: +/-363.3 AC
EXISTING ZONING: SUBURBAN (WILLIAMSON COUNTY)
MAXIMUM 3 DU/AC

TOTAL PROPOSED DWELLING UNITS: 824 DWELLING UNTS
PROPOSED GROSS DENSITY: 2.27 DU/AC

PROPOSED LAND USES

PLANNED RESIDENTIAL (PR): +/- 288.70 AC.
TOTAL PROPOSED DWELLING UNITS: 480 DWELLING UNTS
34 100' LOTS
79 85'-90' LOTS
154 65' LOTS
32 57' LOTS
79 45' LOTS
32 30' LOTS
73 TOWN HOMES

REVISION 9/03/04

PROPOSED GROSS DENSITY: 1.67 DU/AC
* PROPOSED ZONING: PLANNED RESIDENTIAL (PR 1.67)

PLANNED COMMERCIAL: +/- 74.65 AC.
TOTAL PROPOSED DWELLING UNITS: 344 DWELLING UNTS
104 TOWN HOMES
240 APARTMENTS

PROPOSED GROSS RES. DENSITY 4.61 DU/AC

TOTAL SF OF RETAIL: 10,000 S.F.
TOTAL SF OF OFFICE: 290,000 S.F.
TOTAL SF TOWN HALL/CHURCH: 15,000 S.F.
TOTAL: 315,000 S.F.

FLOOR AREA RATIO: 0.097
* PROPOSED ZONING PLANNED COMMERCIAL (PC 4.61)

GROSS SITE AREA: +/- 363.3 AC
56.1 20% SLOPES OR MORE
10.6 STREAM BUFFERS
9.0 FLOOD PLAINS
22.285 RIGHT OF WAY ACRES

DEVELOPABLE AREA: +/- 271.0 AC.
TOTAL UNITS: 824 DWELLING UNTS
PROPOSED NET DENSITY: 3.1 DU/AC

MINIMUM OPEN SPACE REQUIREMENTS

TOTAL OPEN SPACE REQUIRED: 20% OF +/- 363.3 AC (GROSS SITE AREA) = 72.7 AC
TOTAL OPEN SPACE PROVIDED: 17.7 (FORMAL) + 115.7 (INFORMAL) + 29.1 (ADDITIONAL) = +/- 163.0 AC OR 44.91 OF GROSS SITE AREA

FORMAL OPEN SPACE (5% OF +/- 271.0 (DEVELOPABLE AREA) REQUIRED = 13.6 AC)

KEY	TYPE	AREA (SF)	AREA (AC)
AREA F-1	ENTRY GREEN	336,254.6 SF	7.7 AC
AREA F-2	NEIGHBORHOOD GREEN	83,085.7 SF	1.9 AC
AREA F-3	POCKET PARK	12,246.0 SF	0.3 AC
AREA F-4	POCKET PARK	21,23.0 SF	0.5 AC
AREA F-5	ROUNDABOUT ENTRY GREEN	97,510.2 SF	2.2 AC
AREA F-6	NEIGHBORHOOD GREEN	22,658.6 SF	0.5 AC
AREA F-7	NEIGHBORHOOD GREEN	33,471.7 SF	0.8 AC
AREA F-8	NEIGHBORHOOD GREEN	17,802.8 SF	0.4 AC
AREA F-9	TOWN CENTER PARK	130,297.0 SF	3.0 AC
AREA F-10	NEIGHBORHOOD GREEN	28,550.6 SF	0.7 AC
AREA F-11	NEIGHBORHOOD GREEN	7,010.0 SF	0.2 AC
TOTAL FORMAL O/S PROVIDED		860,71.4 SF	17.7 AC

ADDITIONAL OPEN SPACE

KEY	TYPE	AREA (SF)	AREA (AC)
AREA O-1	COMMUNITY PARK	155,181.0 SF	3.6 AC
AREA O-2	COMMUNITY PARK	317,422.0 SF	7.3 AC
AREA O-3	COMMUNITY PARK	30,952.4 SF	0.7 AC
AREA O-4	STREAM VALLEY PARK	100,551.4 SF	2.3 AC
AREA O-5	LINEAR PARK	406,500.5 SF	9.3 AC
AREA O-6	STREAM VALLEY PARK	57,477.4 SF	1.3 AC
AREA O-7	ENTRY PARK	48,165.8 SF	1.1 AC
AREA O-8	ENTRY PARK	31,223.3 SF	0.7 AC
AREA O-9	STREAM VALLEY PARK	31,861.3 SF	0.7 AC
AREA O-10	NEIGHBORHOOD GREEN	34,206.5 SF	0.8 AC
AREA O-11	NEIGHBORHOOD GREEN	34,167.6 SF	0.8 AC
AREA O-12	NEIGHBORHOOD GREEN	21,796.1 SF	0.5 AC
TOTAL ADDITIONAL O/S PROVIDED		1,269,505.00 SF	29.1 AC

INFORMAL OPEN SPACE (10% OF +/- 271.0 (DEVELOPABLE AREA) REQUIRED = 27.1 AC)

KEY	TYPE	AREA (SF)	AREA (AC)
AREA IN-1	STREAM VALLEY PARK/HILLTOP PRESERVE	3,964,008.4 SF	91.0 AC
AREA IN-2	STREAM VALLEY PARK/STREAM PRESERVE	95,004.7 SF	2.2 AC
AREA IN-3	STREAM VALLEY PARK/STREAM PRESERVE	199,340.4 SF	4.6 AC
AREA IN-4	STREAM VALLEY PARK/STREAM PRESERVE	138,703.7 SF	3.2 AC
AREA IN-5	STREAM VALLEY PARK/STREAM PRESERVE	54,409.2 SF	1.2 AC
AREA IN-6	STREAM VALLEY PARK/STREAM PRESERVE	516,437.3 SF	11.9 AC
AREA IN-7	RETENTION	69,325.3 SF	1.6 AC
TOTAL INFORMAL O/S PROVIDED		5,037,229.0 SF	115.7 AC

FORMAL OPEN SPACE REQUIRED

(271.0 net developable) X 5% = 13.6
TOTAL FORMAL PROVIDED = 17.7

INFORMAL OPEN SPACE REQUIRED

(271.0 net developable) X 10% = 27.1
TOTAL INFORMAL PROVIDED = 115.7

*BOUNDARY LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	500.00	N03°36'26"E	L31	40.00	S85°53'48"E
L2	921.00	N66°15'05"E	L32	872.45	S03°20'23"W
L3	76.55	N76°52'19"E	L33	40.00	N86°58'03"W
L4	206.07	N05°48'33"W	L34	941.93	S03°20'23"W
L5	728.45	S87°41'24"E	L35	1249.37	S07°36'05"W
L6	210.39	N17°38'05"E	L36	35.00	N78°06'10"W
L7	209.23	N81°43'44"E	L37	78.99	S14°32'33"W
L8	678.63	N09°51'26"E	L38	338.85	N81°13'15"W
L9	2032.69	N24°20'27"E	L39	264.24	N05°13'49"E
L10	30.84	S81°26'25"E	L40	109.42	N45°47'09"W
L11	25.87	N20°58'13"E	L41	120.01	N60°54'00"W
L12	71.69	S81°30'27"E	L42	57.24	S85°23'34"W
L13	43.45	S20°58'13"W	L43	701.90	N06°18'17"E
L14	2057.08	S24°20'27"W	L44	11.60	N46°38'57"W
L15	673.49	S39°31'26"W	L45	69.85	N08°37'10"E
L16	159.49	S18°43'44"W	L46	373.37	N24°11'55"E
L17	508.31	S17°38'05"W	L47	953.38	N06°59'13"E
L18	111.38	S55°25'00"E	L48	1383.53	N08°54'15"E
L19	279.99	S65°14'02"E	L49	799.16	N84°14'49"W
L20	19.61	N20°02'58"E	L50	640.00	N01°22'09"W
L21	432.71	N20°39'00"E	L51	780.52	N88°05'46"W
L22	100.00	N32°08'09"E	L52	131.08	N02°47'40"W
L23	510.00	N22°42'34"E	L53	48.00	N77°59'25"E
L24	598.50	N70°14'54"E	L54	20.66	N18°30'11"W
L25	44.91	N80°21'15"E	L55	798.73	N36°31'43"E
L26	229.25	N48°41'41"E	L56	755.04	N55°23'00"W
L27	444.94	S69°00'50"E	L57	227.14	N88°18'00"W
L28	3799.92	S03°20'23"W	L58	635.43	S75°14'00"W
L29	40.00	N85°53'48"W	L59	542.80	S70°23'00"W
L30	1100.39	S03°20'23"W			

*Disclaimer: Information provided for the boundary and property description has been generated from deed information for the property as recorded with Williamson County Book 0942, Page 361 and Book 1028, Page 212.

PLANNED RESIDENTIAL/ PLANNED COMMERCIAL

LINE TABLE

LINE	LENGTH	BEARING
P-1	1459.51	N40°56'00"W
P-2	777.84	N65°16'13"W
P-3	1043.70	N22°43'25"E
P-4	297.50	N63°19'23"E
P-8	525.88	N63°19'23"E
P-9	556.13	N26°40'37"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C-5	330.12	579.00
C-6	308.65	864.50
C-7	195.99	272.00

MAP LEGEND
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- TREE LINE
- PR/PC ZONING LINE
- COMMUNITY/NATURE TRAIL

THIS CONCEPT PLAN IS INTENDED TO CONVEY CONCEPTUAL DESIGN INTENT ONLY. SPECIFIC DESIGN DETAILS TO BE DEVELOPED IN CONJUNCTION WITH CITY OF FRANKLIN PLANNING AND ENGINEERING DEPARTMENTS THROUGHOUT SITE PLAN STAGE.

LandDesign
125 Second Avenue N. Franklin, TN 37064
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MAINE LEE CARROLL
STATE OF TENNESSEE
LICENSED
No. 101
LANDSCAPE ARCHITECT

STREAM VALLEY PARK
PLANNED RESIDENTIAL/PLANNED COMMERCIAL
PARKTRUST DEVELOPMENT/MAINSTREET HOMES, FRANKLIN, TN

OPEN SPACE PLAN

REVISIONS:
11-01-04 - Per City of Franklin Comments
11-03-04 - Per City of Franklin Comments

DATE: 10.11.04
DESIGNED BY: GCG
CHECKED BY: GCG
DRAWN BY: GCG
SCALE: 300'
PROJECT #: 3004015

SHEET NUMBER:
L-1

EDGE
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CONSULTANTS

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SEAL

PROJECT TITLE
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #xxxx
FRANKLIN, TN

CLIENT
STREAM VALLEY
FRANKLIN, LLC.
FRANKLIN, TN.

PROJECT NO. xxxxxx
Date 04/07/14
Revisions

Sheet Title
APPROVED
CONCEPT
PLAN

Sheet Number
C 0.1

12. ORDINANCE 2004-108, TO BE ENTITLED, "AN ORDINANCE TO ZONE 288.70 ACRES PLANNED RESIDENTIAL (PR 1.67), AND 74.65 ACRES PLANNED COMMERCIAL (PC 4.61), AND APPROVE THE CONCEPT PLAN OF STREAM VALLEY, LOCATED ON THE WEST SIDE OF INTERSTATE 65 AND EAST OF LEWISBURG PIKE APPROXIMATELY 3,700 FEET SOUTH OF GOOSE CREEK BYPASS."

Mr. Dwight Kiser, of LandDesign, showed a PowerPoint presentation of the item, which would be a mixed-use community called Stream Valley Park. He stated that the Planning Commission had recently moved to recommend disapproval of this project, based on the comments of the Fire Marshal and the staff Engineer. The comment from the fire marshal was that there was only one access to the entire development, and this single access was not conducive to a project this size. He had recently visited with each of these departments, and, as a result of this meeting, a second access would be provided to Goose Creek Bypass. The second comment came from the Engineering Department regarding the Major Thoroughfare Plan. They felt that the fly-over should be located at Peytonsville Road as it takes a hard turn to the east of Interstate 65. They were in agreement with all of the Conditions except for four, five and nine.

Mrs. McLemore moved to recommend approval of Ordinance 2004-108 to the Board of Mayor and Aldermen, and Mr. Flaugher seconded the motion.

Mr. Kiser requested that Condition 4 read, "Streams shall have an average of fifty feet, but no less than that required by current City Best Management Practices, of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species." Mrs. Dannenfelser stated that Condition 4 could read, "Streams shall be proactively protected and enhanced by prohibiting stream relocations, by providing a natural riparian corridor on both sides of a stream, at an average of fifty feet from the top of the bank, but no less than current City Best Management Practices require, and by providing planting plans with native species to enhance existing stream corridors. Mr. Flaugher moved to change the wording on Condition 4 as per Mrs. Dannenfelser's statement, Mr. Klatt seconded the motion, and it passed unanimously.

Mayor Miller asked for a clarification of Condition 3. Mr. Marsh stated that, with the first section of the site plan, if the Engineering Department identified a need for widening or any type of improvements required to either one of those thoroughfares, then such improvements would be required as a condition of the first section of the site plan.

Mayor Miller moved to add Condition 11 to state, "Street shall be connected to the street in Goose Creek Estates to make a connection all the way to Goose Creek Bypass," Mr. Harrison seconded the motion, and it passed unanimously.

Mayor Miller declared that the ultimate parent of ParkTrust and the ultimate parent of the company where he worked were the same, but there was no connection between the two companies, and he would continue to vote.

Mr. Flaugher moved to amend Condition 5 to read, "Accommodate the future Interstate 65 overpass within the concept plan as shown on Option A of the attached Exhibit," Mr. Klatt seconded the motion, and it passed unanimously. Mr. Martin asked Mr. Fuller if this wording was in conformance with the Major Thoroughfare Plan, and Mr. Fuller stated that he thought the Engineering Department was mostly in agreement with Condition 5.

Mr. Kiser requested that Condition 12 be added and for it to read, "Amend the concept plan to provide a second access to the property from Goose Creek Bypass as shown on the attached Exhibit." Mr. Flaugher moved to add Condition 12 as written by Mr. Kiser, Mr. Harrison seconded the motion, and it passed unanimously.

Mr. Klatt asked if these conditions removed the concerns of the Fire Marshal and the staff Engineer, and they both stated that they did.

Mr. Klatt moved to add Condition 13 to read, "That water, reclaimed water and sewer be provided by the City of Franklin to this entire property development, if legally possible," this was seconded by Mr. Harrison, and it passed unanimously.

Mr. Klatt asked how the pedestrian system would connect to the pedestrian system on the north side of Goose Creek Bypass. Mr. Echols, of Stites & Harbison, stated that the Tennessee Department Of Transportation (TDOT) would control that. Mr. Klatt moved to add Condition 14 to read, "The applicant shall contribute fifty percent of the cost to construct a pedestrian crossing to Goose Creek Bypass," and Mr. Harrison seconded the motion. The motion passed, with Mmes. McLemore and Petersen voting no.

Mr. Johnson stated that, at their December meeting, the Board of Mayor and Aldermen would consider a partnership agreement between TDOT, the City of Franklin, and the Williamson County government to prepare a master plan design for all of the roadways within this vicinity.

With the amended motion to recommend approval of Ordinance 2004-108 having been made and seconded, it passed unanimously with the following Conditions:

1. The following deficiencies shall be corrected before the concept plan and rezoning request are forwarded to the Board of Mayor and Aldermen for consideration: (Plan)
   a. Sheet references shall be provided on sheet L-1, and match lines shall be provided on all sheets.
   b. The breakdown of FAR by section on sheet L-4 shall be revised to reflect correct values.
   c. The alley setback shall be revised to indicate that the 22-foot parking apron is not required on corner lots.
2. The annexation and zoning of this property are contingent upon the site becoming contiguous to the city's corporate limits by annexation of either the Berry Property Area or another area that adjoins this site. (Plan)
3. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development. (Plan)
4. Streams shall ~~have 50 feet of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species.~~ be proactively protected and enhanced by prohibiting stream relocations, by providing a natural riparian corridor on both sides of a stream, at an average of fifty feet from the top of the bank, but no less than current City Best Management Practices require, and by providing planting plans with native species to enhance existing stream corridors. (Stormwater/Plan) (Plan Comm)
5. The concept plan shall be redesigned to accommodate the future Interstate 65 overpass ~~as directed by the Planning Commission and/or the Board of Mayor and Aldermen.~~ within the concept plan as shown on Option A of the attached exhibit. (see Exhibit 13) ~~(Eng/Plan)~~ (Plan Comm)
6. A landscape easement or open-space lot shall be provided along the rear of lots 154 through 168 to preserve the existing tree-row as a buffer for the Franklin Hardeman House, which is listed on the National Register of Historic Places. (Plan)
7. A landscaped buffer shall be provided along the rear of lots 57 through 62 to protect the Franklin Hardeman House. (Plan)
8. The applicant shall comply with the comments of the Landscape Architect as shown Exhibit 4. (Plan)
9. Development shall be limited to no more than 200 dwelling units west of Five Mile Creek until a second access is provided through development of adjacent property. (Fire)
10. Seventeen copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.
11. Street shall be connected to the street in Goose Creek Estates to make a connection all the way to Goose Creek Bypass.
12. Amend the concept plan to provide a second access to the property from Goose Creek Bypass as shown on the attached Exhibit. (see Exhibit 13) (Plan Comm)
13. That water, reclaimed water and sewer be provided by the City of Franklin to this entire property development, if legally possible. (Plan Comm)
14. The applicant shall contribute fifty percent of the cost to construct a pedestrian crossing to Goose Creek Bypass. (Plan Comm)

9. <u>PUBLIC HEARING</u> - Consideration of Ordinance No. 2004-108 – An Ordinance to ZONE 288.70 Acres Planned Residential (PR 1.67) and 74.65 Acres Planned Commercial (PC 4.61), and Approve the Concept Plan of Stream Valley, located on the west side of Interstate-65 and east of Lewisburg Pike, approximately 3,700 feet south of Goose Creek ByPass.
(Second Reading) Alderman Dan Klatt

Bryan Echols with Stites and Harbison, representing the applicant, stated this property is also in the area that was subject to the above-mentioned small area plan. Mr. Echols stated this developer held back any concept plan proposal until that study was complete so that all those guidelines could be incorporated. Mr. Echols advised that concerns of residents were completed at the very first stages of the concept plan including buffering and sizes of adjacent lots. Mr. Echols stated one of the things the developer had done in this concept plan was to act in a way that would preserve natural streams achieving a 45% open space. Mr. Echols concluded there remain concerns among residents about the presence of apartments and that the applicant was happy to remove apartments from the development. Mr. Echols distributed a suggested condition to the ordinance for the Board to consider.

Alderman Dan Klatt made a motion to approve the ordinance and Alderman Chuck Edmondson seconded the motion.

DISCUSSION:

Alderman Ernie Bacon made a motion to amend the ordinance by adding the condition which Bryan Echols, the developer's representative, had distributed to the Board. (As read) "The developer has agreed that there be no apartments in this project. All multi-family residential units within the Stream Valley Park Development will have fee simple ownership."

Mayor Tom Miller asked for a number for the condition. Planning Director Bob Martin stated the condition would be No. 15.

DISCUSSION:

Alderman Dan Klatt stated he did not support the condition because removing apartments and rental units from developments the City is essentially removing most of the opportunity for moderately priced, affordable housing, in the community. Alderman Klatt stated the City has to figure out a way to make more work force housing available in our community.

Mayor Tom Miller called for the vote to add Condition 15 to Ordinance 2004-108 and the motion carried five to two with Alderman Dan Klatt and Alderman Tom Feuerborn voting, "no." Mayor Tom Miller called for the vote on the main motion as amended and the motion carried unanimously on Second Reading.

34. Consideration of Ordinance No. 2004-108 – An Ordinance to ZONE 288.70 Acres Planned Residential (PR 1.67) and 74.65 Acres Planned Commercial (PC 4.61), and Approve the Concept Plan of Stream Valley, located on the west side of Interstate-65 and east of Lewisburg Pike, approximately 3,700 feet south of Goose Creek ByPass; Establishing a Public Hearing Date of May 10, 2005. *(Deferred from December 14, 2004 meeting)*
(First Reading) Alderman Dan Klatt

Alderman Dan Klatt made a motion for approval of the ordinance and Alderman Dennis Phillips seconded the motion.

Alderman Chuck Edmondson moved to eliminate Condition No. 11 (as read) "Street shall be connected to the street at Goose Creek Estate to make connections all the way to Goose Creek Bypass for two reasons; one, the residents of Goose Creek object to this but also Goose Creek Drive does not extend to the property line which is now the Franklin City Limits and that in itself should make this condition moot.

Alderman Ernie Bacon seconded the motion to eliminate Condition No. 11.

DISCUSSION:

Alderman Robert Kriebel asked City Administrator Jay Johnson about connectivity, the overall planning for the area and the urban growth boundary, for fire safety, if that would that be important for connectivity. City Administrator Jay Johnson answered that the City does have an Ordinance 2003-29 which does require connectivity. He further stated that in this instance Alderman Edmondson was correct in that Goose Creek Estates was developed under county standards and Goose Creek Drive does not go to the edge of the property; in fact, it stops in a cul-de-sac and the lots close so the City would have to acquire property to extend the street.

Alderman Dan Klatt stated the concept plan as drawn allows the possibility that these two streets could be connected. He further stated he agreed with the condition and would support it.

Alderman Robert Kriebel asked for clarification on connectivity. Alderman Dan Klatt stated they don't have to connect now. Alderman Robert Kriebel asked if it is a need of the City or best practice to connect. City Administrator Jay Johnson stated, "Is there a pressing need; no." "Is it best practice; yes, but that's the policy of the Board." There was further discussion regarding Goose Creek Estates being in the county and the property north of Goose Creek Estates and south of Goose Creek Bypass.

There being no further discussion, Mayor Miller called for the vote on approval of the amendment. The motion carried 7 to 1 with Alderman Robert Kriebel voting, "no."

Mayor Miller asked for discussion on the main motion.

Alderman Dennis Phillips offered an amendment and an attachment. (As read) "Any front loading garages must be recessed a minimum of 15 feet from the front façade; this is the way it is represented in the plan book, this has been agreed upon by the developer." Alderman Pam Lewis seconded the motion to add the attachment.

DISCUSSION:

Alderman Dana McLendon asked if we are adopting the Pattern Book as a part of this ordinance as we have on other issues. Alderman Dennis Phillips stated there was a consensus that this should be attached as a condition to alleviate any confusion.

There being no further discussion, Mayor Tom Miller called for the vote on the main motion with attachment and the motion carried unanimously.

Alderman Dennis Phillips asked for the Phasing Exhibit to be attached as a part of the motion also. Alderman Pam Lewis seconded the motion.

There being no discussion, Mayor Tom Miller called for the vote and the motion carried unanimously.

Mayor Tom Miller suggested to Planning Director Bob Martin that for good order in the future if developers are going to phase their projects it might be wise to require them to have the phasing as part of the item so that the Board does not have to amend the Ordinance.

Mayor Tom Miller called for the vote on the main motion as amended and the motion carried unanimously.

35. Consideration of Ordinance No. 2004-119 – An Ordinance to ZONE 38.25 Acres Agricultural (AG), located on the north side of Long Lane and approximately 162 feet west of Alfred Ladd Road and to Zone 5.64 Acres Estate Residential (ER), located on the north side of Long Lane and east and west of Alfred Ladd Road; Establishing a Public Hearing Date of May 10, 2005. *(Deferred from December 14, 2004 meeting).*
(First Reading) Alderman Dan Klatt

Alderman Dan Klatt made a motion to approve the ordinance and Alderman Tom Feuerborn seconded the motion.

DISCUSSION:

Alderman Dana McLendon asked if the Board is zoning this as close as they can to what is actually out there. Planning Director Bob Martin stated, "as far as agricultural is concerned, yes, but as far as ER is concerned that is based on lot size that is the only criteria." Mr. Martin further advised the ER on the east side has a house under construction and the ER on the west side is only a field.

There being no further discussion, Mayor Tom Miller called for the vote and the motion carried unanimously.

14. Consideration of Ordinance No. 2004-108 - An Ordinance to ZONE 288.70 Acres Planned Residential (PR 1.67) and 74.65 Acres Planned Commercial (PC 4.61), and Approve the Concept Plan of Stream Valley, located on the west side of Interstate-65 and east of Lewisburg Pike, approximately 3,700 feet south of Goose Creek By-Pass.
(Third and Final Reading) Alderman Dan Klatt

Alderman Dan Klatt made a motion for approval of the Ordinance and the motion was seconded by Alderman Ernie Bacon.

There being no discussion, Mayor Miller called for the vote and Ordinance No. 2004-108 passed unanimously on Third and Final Reading.

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SEAL

PROJECT TITLE
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #XXXX
FRANKLIN, TN

CLIENT
STREAM VALLEY
FRANKLIN, LLC.
FRANKLIN, TN.

PROJECT NO. xxxxxx
Date 04/07/14
Revisions

Sheet Title
BOMA
CONDITIONS OF
APPROVAL

Sheet Number
C 0.2

STREAM VALLEY FRANKLIN, LLC PROPERTY (QUAD 3)

Being a tract of land lying in the City of Franklin, Williamson County, Tennessee and being more particularly described as follows.

Beginning at a point at the northeast corner of proposed Stream Valley Subdivision - Section 8, proposed;

Thence with the northerly line of proposed Section 8 for the following calls.

1. North 81 deg 28 min 52 sec West, 23.99 feet
2. North 49 deg 42 min 33 sec West, 24.42 feet
3. North 12 deg 04 min 45 sec West, 56.51 feet
4. North 38 deg 14 min 01 sec West, 308.18 feet
5. North 58 deg 05 min 36 sec West, 95.81 feet
6. North 72 deg 05 min 43 sec West, 66.74 feet
7. North 33 deg 04 min 43 sec West, 82.93 feet
8. North 54 deg 15 min 42 sec West, 65.11 feet
9. North 19 deg 18 min 20 sec West, 102.17 feet to a point at a corner common with Stream Valley, Section Six of record in Plat Book 59, Page 25 at the Register's Office for Williamson County, Tennessee;

Thence with the northerly line of said Section Six for the following calls.

1. North 19 deg 18 min 20 sec West, 12.20 feet
2. North 23 deg 21 min 59 sec West, 116.38 feet
3. North 46 deg 24 min 12 sec West, 75.12 feet

Thence leaving the northerly line of said Section Six with a line through the property conveyed to Stream Valley Franklin, LLC of record in Book 5559, Page 782 for the following calls.

1. North 03 deg 19 min 21 sec East, 794.42 feet
2. North 86 deg 40 min 40 sec West, 40.00 feet
3. North 03 deg 19 min 20 sec East, 307.84 feet
4. South 86 deg 40 min 40 sec East, 40.00 feet
5. North 03 deg 19 min 20 sec East, 635.00 feet
6. North 86 min 40 min 40 sec West, 426.32 feet
7. With a curve to the right having a radius of 13.50 feet, a curve length of 21.56 feet and a chord bearing and distance of North 40 deg 55 min 18 sec West, 19.34 feet
8. North 85 deg 09 min 55 sec West, 50.00 feet
9. North 75 deg 17 min 30 sec West, 194.87 feet to a point on the easterly line of the property conveyed to Chadwell Partnership of record in Book 2654, Page 812;

Thence with the easterly line of Chadwell Partnership for the following calls.

1. North 20 deg 33 min 51 sec East, 81.34 feet
2. North 32 deg 39 min 39 sec East, 101.57 feet
3. North 22 deg 43 min 25 sec East, 509.81 feet
4. North 70 deg 17 min 15 sec East, 596.93 feet
5. North 80 deg 20 min 23 sec East, 44.91 feet
6. North 48 deg 41 min 23 sec East, 229.09 feet
7. South 69 deg 02 min 46 sec East, 415.01 feet to a point on the westerly right-of-way line of Interstate 65;

Thence with the westerly right-of-way line of I-65, South 03 deg 19 min 23 sec West, 3445.32 feet to a point;

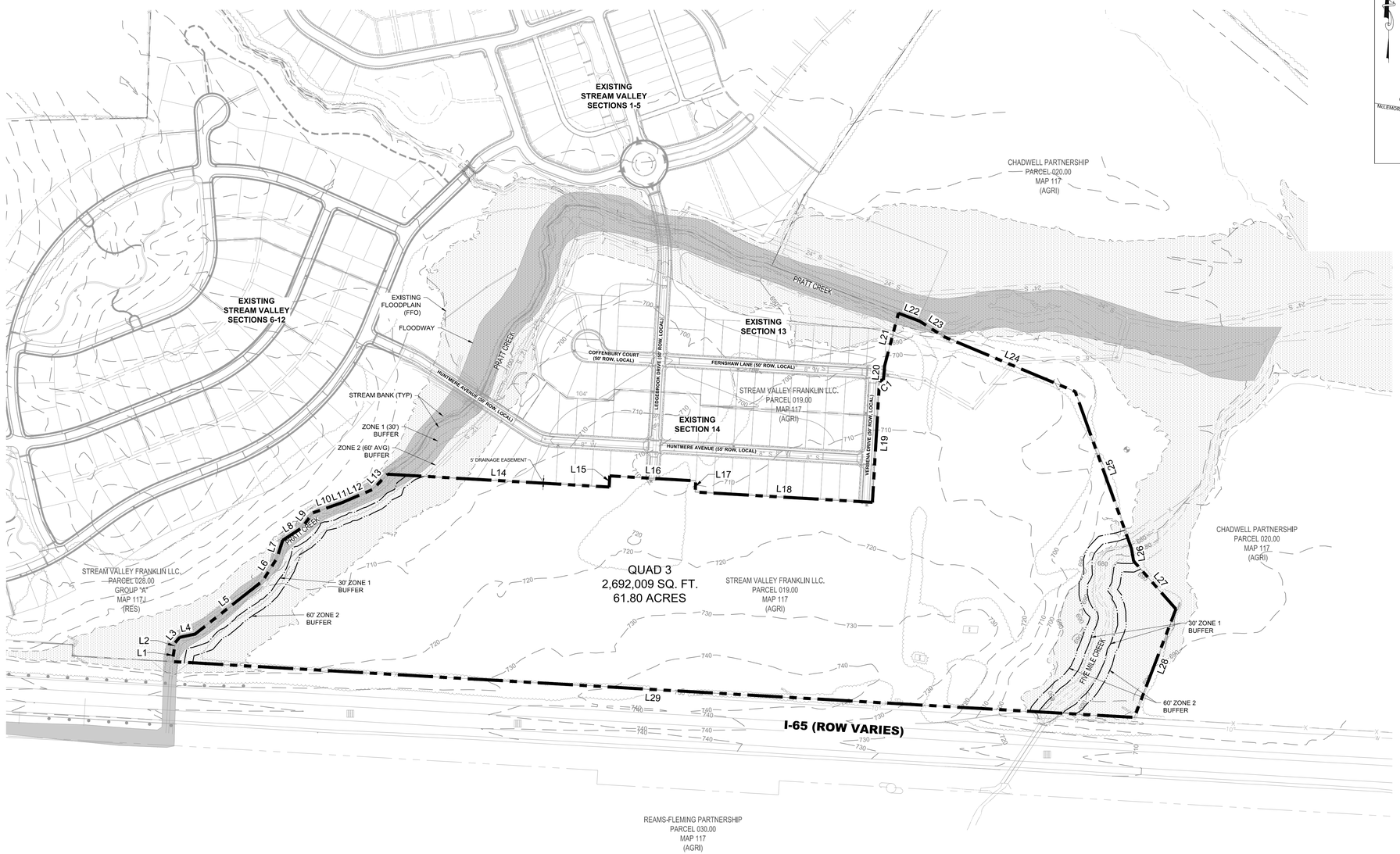
Thence leaving the Interstate right-of-way through the property conveyed to Stream Valley Franklin, LLC, North 81 deg 28 min 36 sec West, 44.85 feet to the point of beginning: containing 2,692,009 square feet or 61.80 acres more or less.

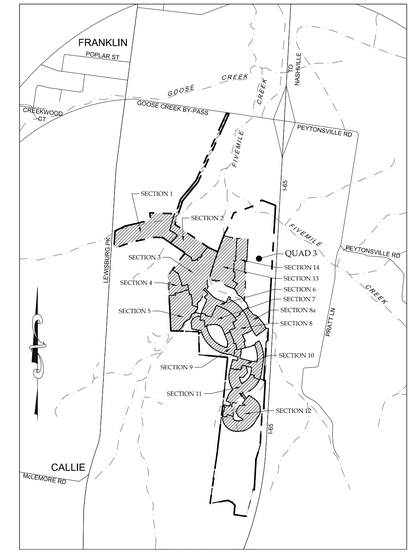
Being part of the property conveyed to Stream Valley Franklin, LLC of record in Book 5559, Page 782 at the Register's Office for Williamson County, Tennessee.

SITE DATA

FLOODPLAIN (FFO)

FLOODWAY





Vicinity Map

N.T.S.

Line Table		
Line #	Length	Direction
L1	44.85	N81° 28' 36"W
L2	23.99	N81° 28' 52"W
L3	24.42	N49° 42' 33"W
L4	56.51	N12° 04' 45"W
L5	308.18	N38° 14' 01"W
L6	95.81	N58° 05' 36"W
L7	66.74	N72° 05' 43"W
L8	82.93	N33° 04' 43"W
L9	65.11	N54° 15' 42"W
L10	102.17	N19° 18' 20"W
L11	12.20	N19° 18' 20"W
L12	116.38	N23° 21' 59"W
L13	75.12	N46° 24' 12"W
L14	794.42	N3° 19' 21"E
L15	40.00	N86° 40' 40"W
L16	307.84	N3° 19' 20"E

Line Table		
Line #	Length	Direction
L17	40.00	S86° 40' 40"E
L18	635.00	N3° 19' 20"E
L19	426.32	N86° 40' 40"W
L20	50.00	N85° 09' 55"W
L21	194.87	N75° 17' 30"W
L22	81.34	N20° 33' 51"E
L23	101.57	N32° 39' 39"E
L24	509.81	N22° 43' 25"E
L25	596.93	N70° 17' 15"E
L26	44.91	N80° 20' 23"E
L27	229.09	N48° 41' 23"E
L28	415.01	S69° 02' 46"E
L29	3445.32	S3° 19' 23"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	21.56	13.50	91.51	N40° 55' 18"W	19.34	13.86

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0' 50' 100' 200'

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SEAL

MICHAEL L. R... REGISTERED ENGINEER NO. 102... STATE OF TENNESSEE

PROJECT TITLE

Stream Valley Quad III

PUD Development Plan
Sections 16 - 19
Franklin, TN
City of Franklin Project # 4699

CLIENT

Stream Valley Franklin Partners, LLC.
Franklin, TN

PROJECT NO. 12-094
Date 10/13/14
Revisions
11/06/14 - City of Franklin Comments

Sheet Title

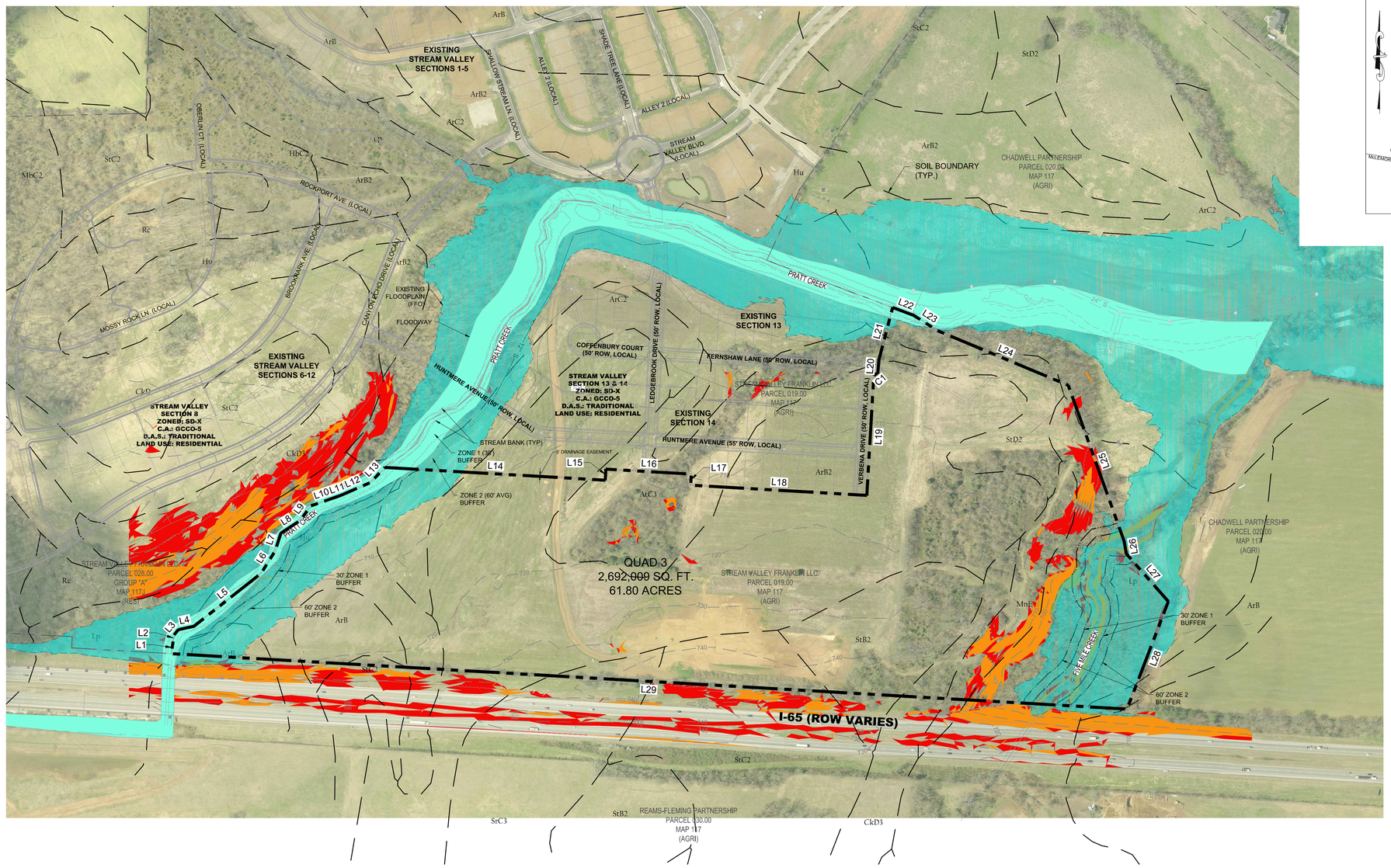
BOUNDARY MAP

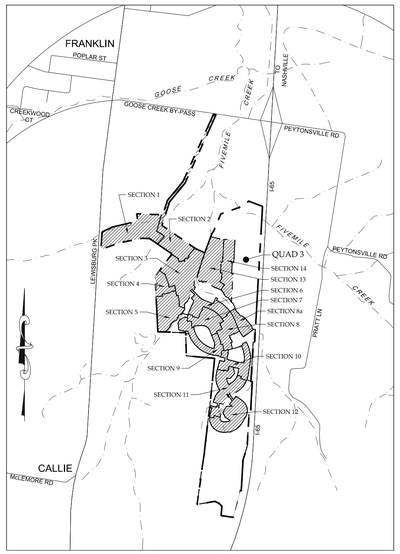
Sheet Number

C-1.00

GENERAL NOTE:

1. SITE IS REFERENCING TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.





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L9	65.11	N54° 15' 42"W
L10	102.17	N19° 18' 20"W
L11	12.20	N19° 18' 20"W
L12	116.38	N23° 21' 59"W
L13	75.12	N46° 24' 12"W
L14	794.42	N3° 19' 21"E
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L24	509.81	N22° 43' 25"E
L25	596.93	N70° 17' 15"E
L26	44.91	N80° 20' 23"E
L27	229.09	N48° 41' 23"E
L28	415.01	S69° 02' 46"E
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Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	21.56	13.50	91.51	N40° 55' 18"W	19.34	13.86

NOTES

SEE SHEET C-1.00 FOR SITE NOTES.
TOPOGRAPHIC INFORMATION BASED ON GIS CONTOURS.
SOIL INFORMATION BASED ON USDA WEB SOIL SURVEY.
DEVELOPER TO RETAIN ALL MINERAL RIGHTS.

14.00 - 19.99% SLOPES
>20.00% SLOPES
FLOODWAY
FLOODPLAIN (FFO)

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SEAL

MICHAEL L. R. REGISTERED ENGINEER LICENSE NO. 101 STATE OF TENNESSEE

PROJECT TITLE
Stream Valley Quad III
PUD Development Plan
Sections 16 - 19
Franklin, TN
City of Franklin Project # 4699

CLIENT
Stream Valley Franklin Partners, LLC.
Franklin, TN

PROJECT NO.	12-094
Date	10/13/14
Revisions	
11/06/14 - City of Franklin Comments	

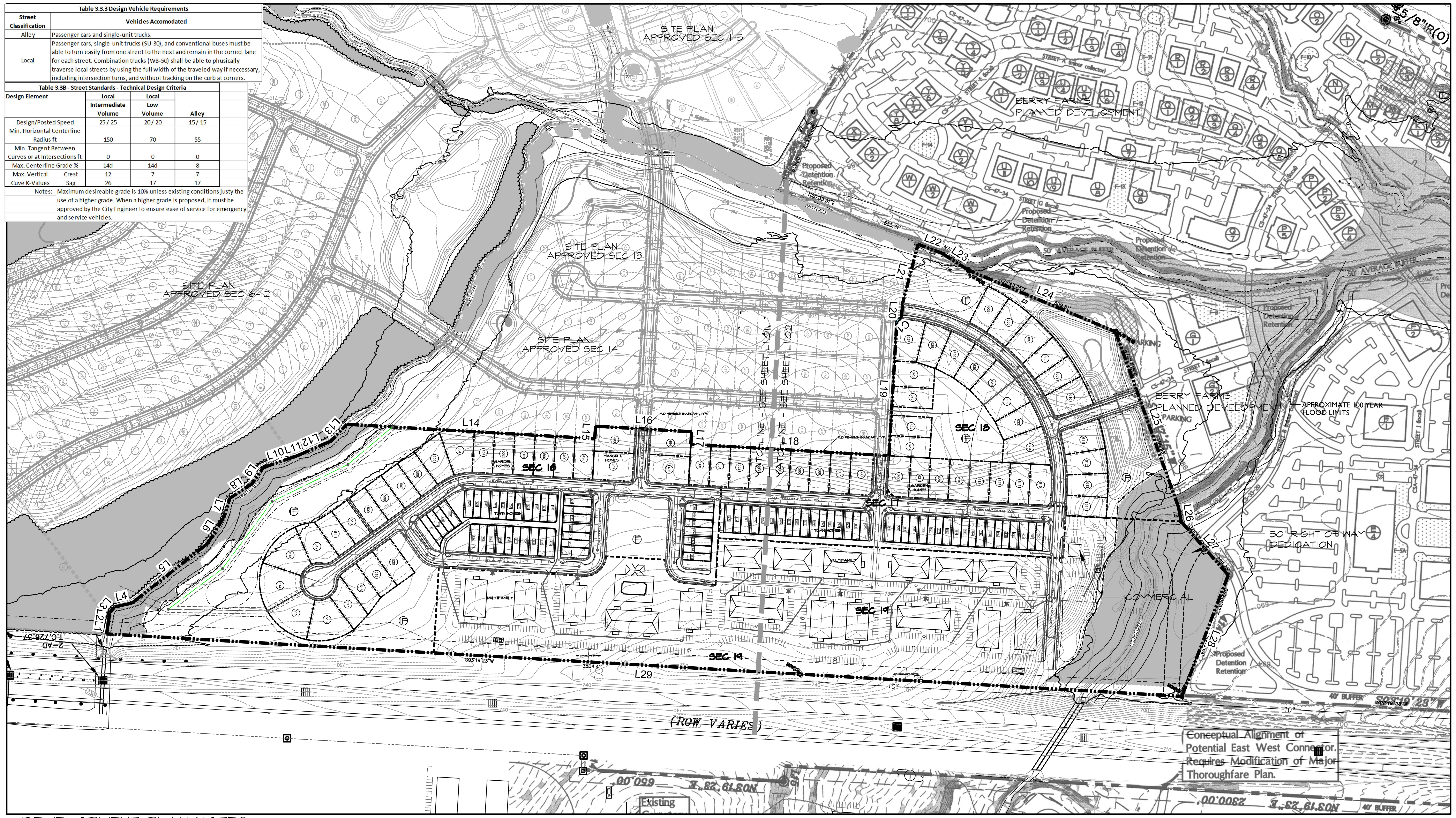
Sheet Title
EXISTING CONDITIONS PLAN

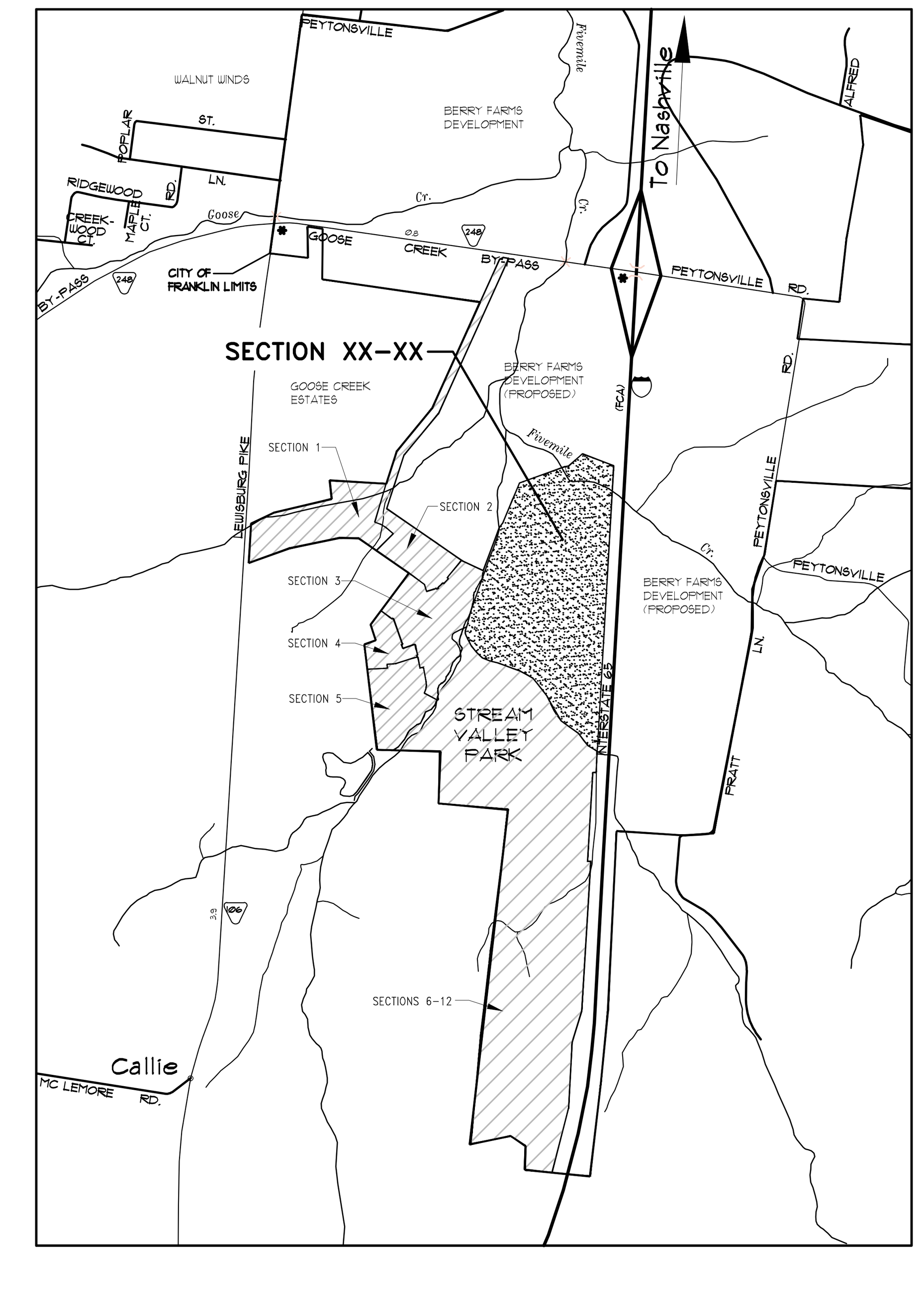
Sheet Number
C-1.01

Table 3.3.3 Design Vehicle Requirements	
Street Classification	Vehicles Accomodated
Alley	Passenger cars and single-unit trucks.
Local	Passenger cars, single-unit trucks (SU-30), and conventional buses must be able to turn easily from one street to the next and remain in the correct lane for each street. Combination trucks (WB-50) shall be able to phusically traverse local streets by using the full width of the traveled way if neccessary, including intersection turns, and withuot tracking on the curb at corners.

Table 3.3B - Street Standards - Technical Design Criteria				
Design Element		Local Intermediate Volume	Local Low Volume	Alley
Design/Posted Speed		25 / 25	20/ 20	15 / 15
Min. Horizontal Centerline Radius ft		150	70	55
Min. Tangent Between Curves or at Intersections ft		0	0	0
Max. Centerline Grade %		14d	14d	8
Max. Vertical Cuve K-Values	Crest	12	7	7
	Sag	26	17	17

Notes: Maximum desireable grade is 10% unless existing conditions justy the use of a higher grade. When a higher grade is proposed, it must be approved by the City Engineer to ensure ease of service for emergency and service vehicles.





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SEAL

JOHN DAVID HAAS JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 5... 11/06/2014

SITE DATA

SUBDIVISION/DEVELOPMENT	STREAM VALLEY PUD SUBDIVISION, SECTIONS 16-19
EXISTING ZONING/ CHARACTER AREA OVERLAY	SD-X - GCCO-5
OTHER APPLICABLE OVERLAYS	FFO - FLOODWAY FRINGE OVERLAY
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	61.80 ACRES
EXISTING TREE CANOPY	+/- 8.08 ACRES (13% OF SITE)
DENSITY:	
SD-X ZONED AREA MAXIMUM:	4.61 DU/AC
SD-X ZONED AREA PROPOSED:	3.54 DU/AC
SECTION 16:	2.82 DU/AC
SECTION 17:	7.55 DU/AC
SECTION 18	2.34 DU/AC
SECTION 19:	10.92 DU/AC
RESIDENTIAL UNITS - SECTION 16-19:	
MANOR II LOTS:	4
GARDEN LOTS:	62
TOWNHOMES:	76
MULTI-FAMILY:	240
TOTAL RESIDENTIAL UNITS (ALL OF STREAM VALLEY DEVELOPMENT)	824 UNITS
COMMERCIAL DEVELOPMENT:	+/- 1,600 S.F.
OPEN SPACE REQUIREMENTS :	
TOTAL OPEN SPACE REQUIRED (20%)	+/- 72.70 AC.
TOTAL OPEN SPACE PROVIDED (47%)	+/- 170.56 AC.
PROPOSED PARKING: (SEE NOTE 28)	
MULTIFAMILY:	392 SPACES
COMMERCIAL:	37 SPACES
PARKLAND DEDICATION	NOT REQUIRED
CONNECTIVITY INDEX	1.62 (76 LINKS / 47 NODES =1.62)
PARKLAND DEDICATION	NOT REQUIRED

PROJECT TITLE

STREAM VALLEY PUD SUBDIVISION DEVELOPMENT PLAN C.O.F. #4699 FRANKLIN, TN

CLIENT

STREAM VALLEY FRANKLIN, LLC.
FRANKLIN, TN.

DEVELOPMENT PLAN NOTES:

1. BOUNDARY INFORMATION PROVIDED BY E.L.I. TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN GIS DEPARTMENT.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 117, PARCEL 19.00, TAX MAP 117, PARCEL 19.04, TAX MAP 117, PARCEL 19.05, TAX MAP 133, PARCEL 16.01

4. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE.

5. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 382 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 3,820 TOTAL VEHICLE TRIPS PER DAY.

6. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

7. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

8. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

9. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

10. LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.

11. SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 8.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED, FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS, WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.

12. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

13. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

14. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

15. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE EITHER CONVENTIONAL OR TRADITIONAL

17. THE BERRY FARMS PLANNED DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES
1) EXISTING FACILITIES
1) SANITARY SEWER SYSTEM
A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
B) UTILITY DISTRICT ADDITIONAL FLOW IS 42 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
2) DOMESTIC WATER SUPPLY
A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
B) DEMAND IN GALLONS PER DAY 382 x 350 GPD = 133,000 GPD
C) DEMAND IN GALLONS PER DAY PREVIOUS: 289,998 GPD

DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
3) RECLAIMED WATER
A) IRRIGATION FOR TURF: +/- 2,391,387 GALLONS PER YEAR = +/- 6,552 GPD
B) IRRIGATION FOR PLANT BENDS: +/- 831,787 GALLONS PER YEAR = +/- 2,279 GPD
C) TOTAL GPD RELCAIMED: +/- 8,831 GALLONS
3) NATURAL GAS SERVICE
A) UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

4) ELECTRIC SERVICE
A) UTILITY DISTRICT JURISDICTION:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THERE ARE NO ANTICIPATED IMPACTS ON STREETS SHOWN IN THE MAJOR THOROUGHFARE PLAN, THE LOCAL STREET PLAN, OR THE BIKE PEDESTRIAN PLAN.

20. FROM THIS SITE, IT IS APPROXIMATELY 5 MILES TO FIRE STATION #5 ON NOAH DRIVE AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY FIVE MILES AWAY ON COLUMBIA AVENUE AT WINSTEAD HILL PARK.

21. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 382 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 244 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND OAK VIEW ELEMENTARY SCHOOL.

22. THE SUBJECT PROPERTY IS CONSISTENT WITH THE GOOSE CREEK CHARACTER AREA INCLUDING THE GUIDING PRINCIPALS OF SPECIAL AREA 5:
-SUBURBAN NEIGHBORHOOD DEVELOPMENT WITH ATTACHED AND DETACHED RESIDENTIAL USES
-NO ACCESS INTO THE GOOSE CREEK ESTATES SUBDIVISION
-STREAMS, FLOODPLAIN AND TREES ARE PRESERVED AND ENHANCED AS A PUBLIC AMENITY

THE PROPOSED DEVELOPMENT PATTERN CONSISTS OF LOTS RANGING FROM +/- 0.19 TO +/- 0.32 ACRES IN SIZE AND IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.

23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. TOWNHOME AND MULTI-FAMILY UNITS SHALL USE ON-STREET PARKING AND SURFACE PARKING LOTS.

24. ALL CONDITIONS OF APPROVAL, AS OUTLINED BY SHEET C 0.2, WILL BE ADHERED TO.

25. MINERAL RIGHTS ARE HELD BY STREAM VALLEY FRANKLIN, LLC.

26. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

27. NO FEE IN LIEU OF REQUESTS ARE BEING MADE.

28. ALL PARKING STANDARDS FOR COMMERCIAL AND MULTIFAMILY USES SHALL MEET THE STANDARDS WITHIN SECTION 5.9, TABLE 5-9 OF THE CITY OF FRANKLIN ZONING ORDINANCE.

MINIMUM REQUIRED SETBACK LINES:

PROPOSED BUILDING SETBACKS - TOWN HOMES	
FRONT BUILDING SETBACK:	10' MINIMUM
SIDE STREET BUILDING SETBACK:	10' MINIMUM
SIDE BUILDING SETBACK:	5' MINIMUM
REAR BUILDING SETBACK:	5' OR 20'

PROPOSED BUILDING SETBACKS - GARDEN LOTS	
FRONT BUILDING SETBACK:	15' MINIMUM
SIDE STREET BUILDING SETBACK:	10' MINIMUM
SIDE BUILDING SETBACK:	5' MINIMUM
REAR BUILDING SETBACK:	15' MINIUMUM

PROPOSED BUILDING SETBACKS - MANOR II LOAD LOTS	
FRONT BUILDING SETBACK:	15' MINIMUM
SIDE STREET BUILDING SETBACK:	10' MINIMUM
SIDE BUILDING SETBACK:	5' MINIMUM
REAR BUILDING SETBACK:	15' MINIUMUM

PROPOSED BUILDING SETBACKS - MULTIFAMILY	
FRONT BUILDING SETBACK:	8' MINIMUM
SIDE STREET BUILDING SETBACK:	8' MINIMUM
SIDE BUILDING SETBACK:	10' MINIMUM
REAR BUILDING SETBACK:	0' MINIUMUM
REAR BUILDING SETBACK ALLEY:	5' OR 20'

OPEN SAPCE TAKE DOWN CHART		
SECTION	FORMAL	INFORMAL
1	1.17	9.01
2	0	6.7
3	4.37	4.2
4	0.11	0
5	2.18	1.79
6 Thru 12	9.5	105
13	0	7.25
14	0	1.46
15	0	0
16	1.15	5.98
17	0	0
18	0	3.92
19	0.72	6.05
TOTAL	19.2	151.36

LEGEND

EXISTING TREE CANOPY
CANOPY TO BE PRESERVED
FORMAL OPEN SPACE
INFORMAL OPEN SPACE
FLOOD FRINGE OVERLAY
EXISTING CONTOURS
PROPOSED CONTOURS
TREE PROTECTION FENCE

ENGINEERING PROVIDED BY:
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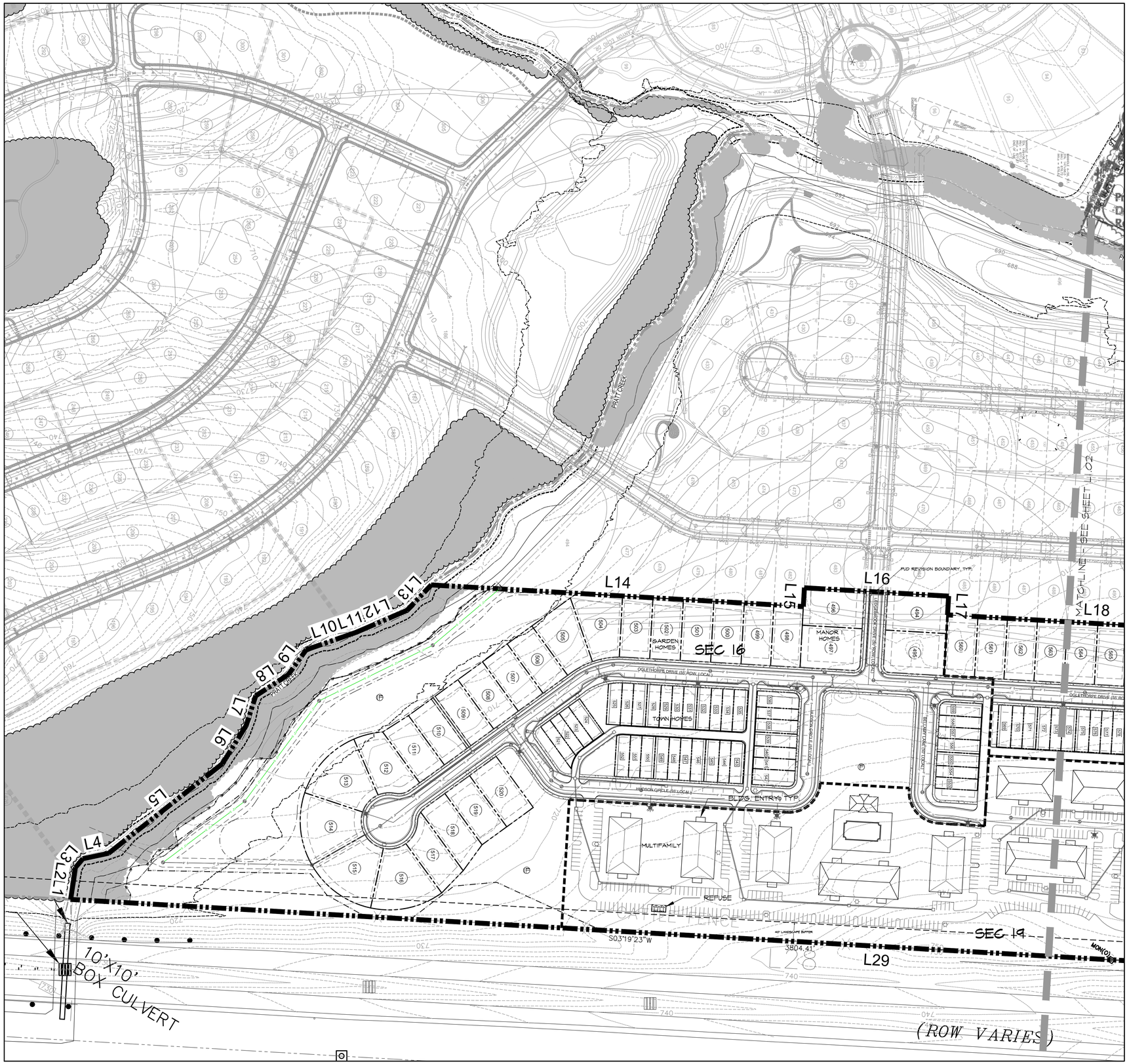
PROJECT NO.
Date 10/13/2014
Revisions
1 PER CITY COMMENTS 11/06/2014

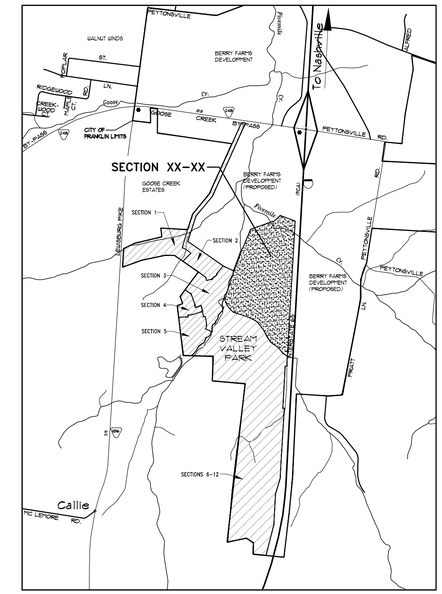
Sheet Title

DEVELOPMENT PLAN

Sheet Number

L 1.00





LEGEND

- EXISTING TREE CANOPY
- CANOPY TO BE PRESERVED
- FLOOD FRINGE OVERLAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP TREE PROTECTION FENCE
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

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SEAL
JOHN DAVID HAAS, JR. REGISTERED ENGINEER NO. 101313 STATE OF TENNESSEE
LANDSCAPE ARCHITECT
11/06/2014

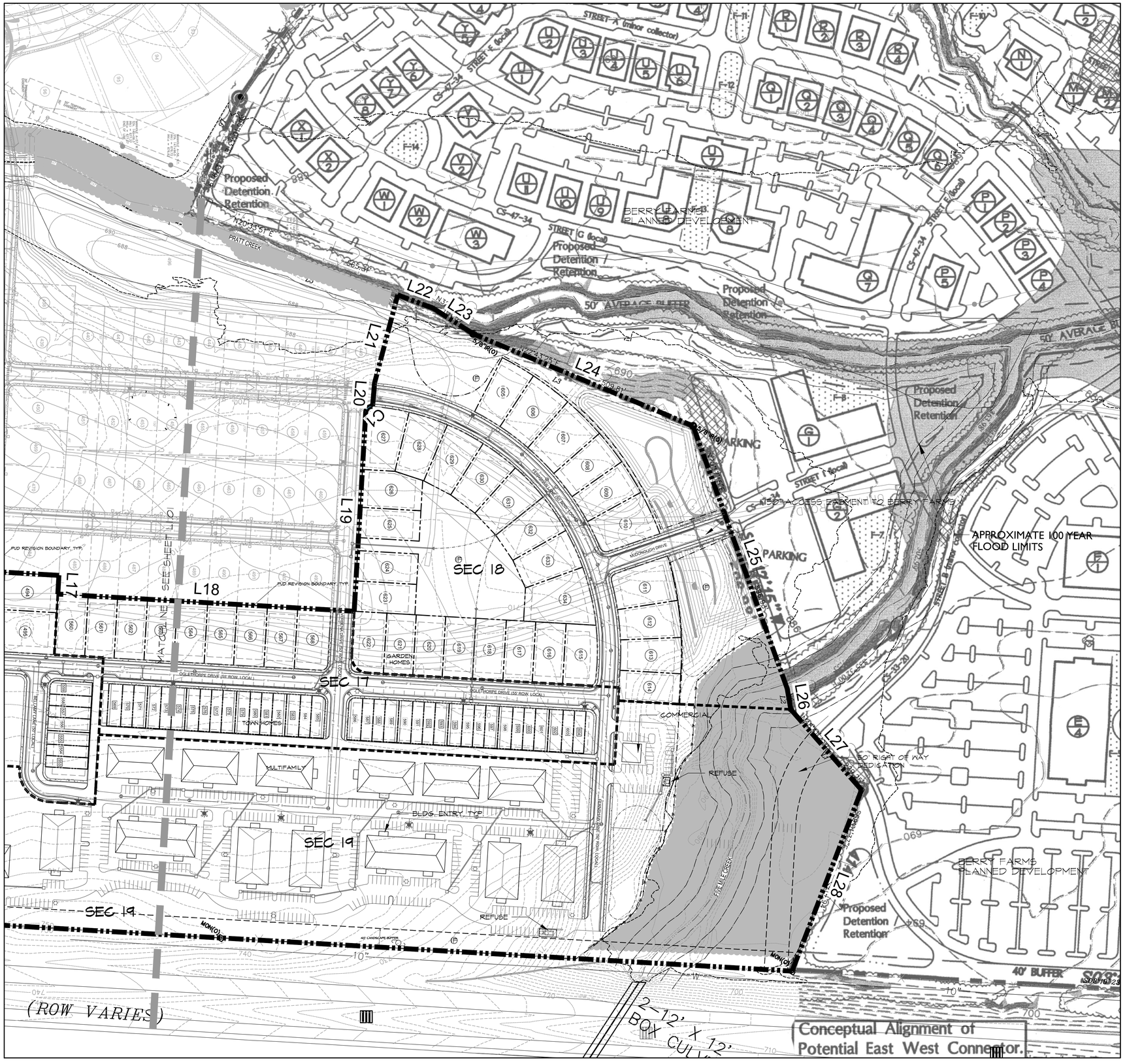
PROJECT TITLE
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #4699
FRANKLIN, TN

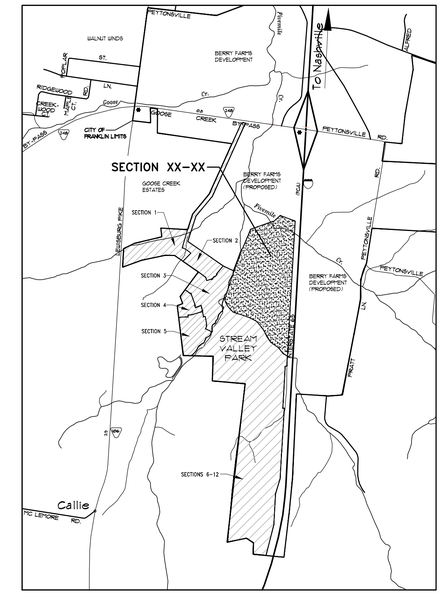
CLIENT
STREAM VALLEY FRANKLIN, LLC.
FRANKLIN, TN.

PROJECT NO.
Date 10/13/2014
Revisions
1 PER CITY COMMENTS 11/06/2014

Sheet Title
DEVELOPMENT ENLARGEMENT

Sheet Number
L 1.01





LEGEND

- EXISTING TREE CANOPY
- CANOPY TO BE PRESERVED
- FLOOD FRINGE OVERLAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP — TREE PROTECTION FENCE
- (F) FORMAL OPEN SPACE
- (F) INFORMAL OPEN SPACE

ENGINEERING PROVIDED BY:
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SEAL
JOHN DAVID HAAS, JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1101
10/16/2014

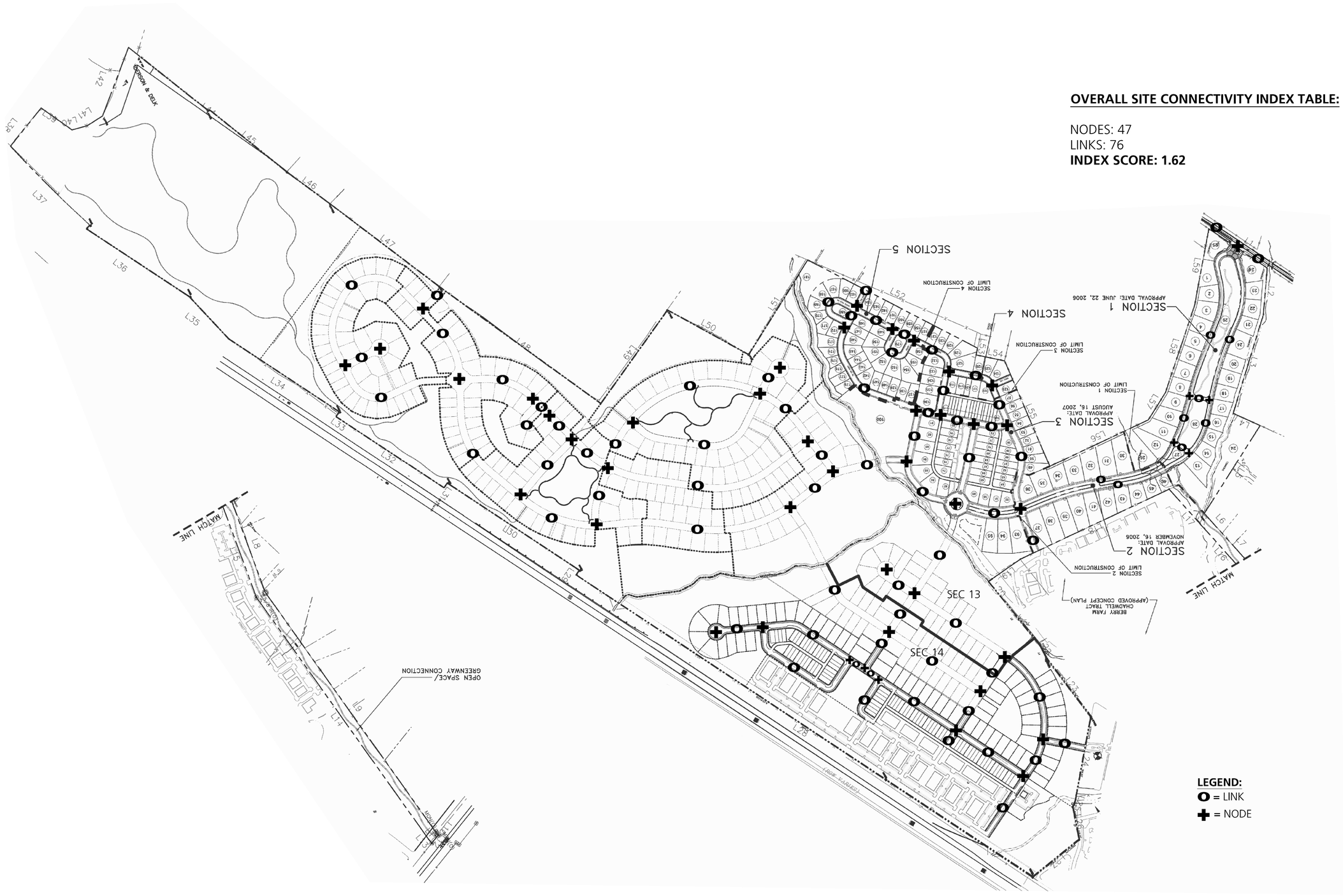
PROJECT TITLE
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #4699
FRANKLIN, TN

CLIENT
STREAM VALLEY FRANKLIN, LLC.
FRANKLIN, TN.

PROJECT NO.
Date 10/13/2014
Revisions
1 PER CITY COMMENTS 11/06/2014

Sheet Title
DEVELOPMENT ENLARGEMENT

Sheet Number
L 1.02



OVERALL SITE CONNECTIVITY INDEX TABLE:

NODES: 47
LINKS: 76
INDEX SCORE: 1.62

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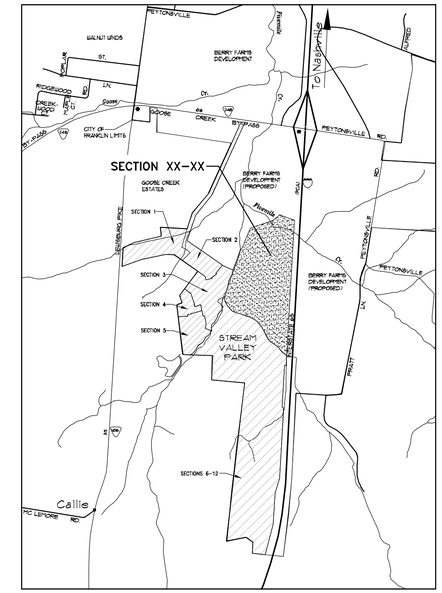
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #4699
FRANKLIN, TN

STREAM VALLEY FRANKLIN, LLC.
FRANKLIN, TN.

CONNECTIVITY
INDEX PLAN
FULL SITE

L 1.03



SITE DATA

SUBDIVISION/DEVELOPMENT	STREAM VALLEY PUD SUBDIVISION, SECTIONS 15-18
EXISTING ZONING/ CHARACTER AREA OVERLAY OTHER APPLICABLE OVERLAYS	RX (RESIDENTIAL VARIETY) - GCCO-5 FFO - FLOODWAY FRINGE OVERLAY
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF PUD REVISION	81.60 ACRES
OVERALL SITE EX. CANOPY OVERALL PRESERVED CANOPY	+/- 193.34 ACRES +/- 88.12 ACRES

OVERALL TREE CANOPY TAKEDOWN CHART

SECTION	EX. CANOPY	PRESERVED CANOPY	
1-3	568,838	500,372	88%
4	23,950	13,398	56%
5	49,701	49,701	100%
6-12	7,004,705	2,972,486	42%
13	145,054	75,687	52%
14	40,946	18,295	45%
16-19	589,075	208,791	35%
TOTAL: 1-19	**8,422,269**	**3,838,730**	**46%**

LEGEND

CANOPY TO BE PRESERVED

EXISTING CONTOURS

ENGINEERING PROVIDED BY:
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SEAL
JOHN DAVID HAAS, JR.
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1247
11/06/2014

PROJECT TITLE
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #4699
FRANKLIN, TN

CLIENT
STREAM VALLEY FRANKLIN, LLC.
FRANKLIN, TN.

PROJECT NO.
Date 10/13/2014
Revisions
1 PER CITY COMMENTS 11/06/2014

Sheet Title
TREE CANOPY PLAN

Sheet Number
L 1.04

STORMWATER MANAGEMENT PLAN

DA 2

Stormwater runoff from houses will be discharged from roof top downspouts to grassed areas (DAB). Surface runoff will be collected by grass channels (GAB) and a subsurface drainage system and conveyed first to the level 2 bioretention #2 (B2) and then dry pond #2 (D1).

Impervious = 30.75 ac
Turf = 7.40 ac

DA 4

Stormwater runoff from houses and buildings will be discharged from roof top downspouts to grassed areas (DAB). Surface runoff either sheet flow to directly to the dry pond #3 (D1) or will collected by a subsurface drainage system and conveyed to the dry pond #3 (D1). A level spreader will installed just downstream of the outlet structure to facilitate sheet flow (SAB) to Pratt Creek.

Impervious = 6.85 ac
Turf = 17.58 ac

DA 5

Stormwater runoff from the building will be discharged from roof top downspouts to grassed areas (DAB). Surface runoff either sheet flow to directly to the dry pond #3 (D1) or will collected by a subsurface drainage system and conveyed to the dry pond #3 (D1). A level spreader will installed just downstream of the outlet structure to facilitate sheet flow (SAB) to Five Mile Creek.

Impervious = 0.35 ac
Turf = 1.89 ac

The plan as described will result in a net 83.3% removal as calculated by the City of Franklin Water Quality Calculation Tool.

Sensitive Areas

Sections 15-18 of Stream Valley are bounded by Pratt Creek to the south and partially by Five Mile Creek to the north. There is approximately 4.20 acres of stream and buffer.

Notes

Calculations shown are per City of Franklin Water Quality Calculation Tool.

Drainage areas 1 & 3 (not shown) are part of the the Stream Valley, Sections 13 & 14 Site Plans and are unchanged by the proposed Sections 15-18.

SITE DATA

FLOODPLAIN (FFO)

FLOODWAY

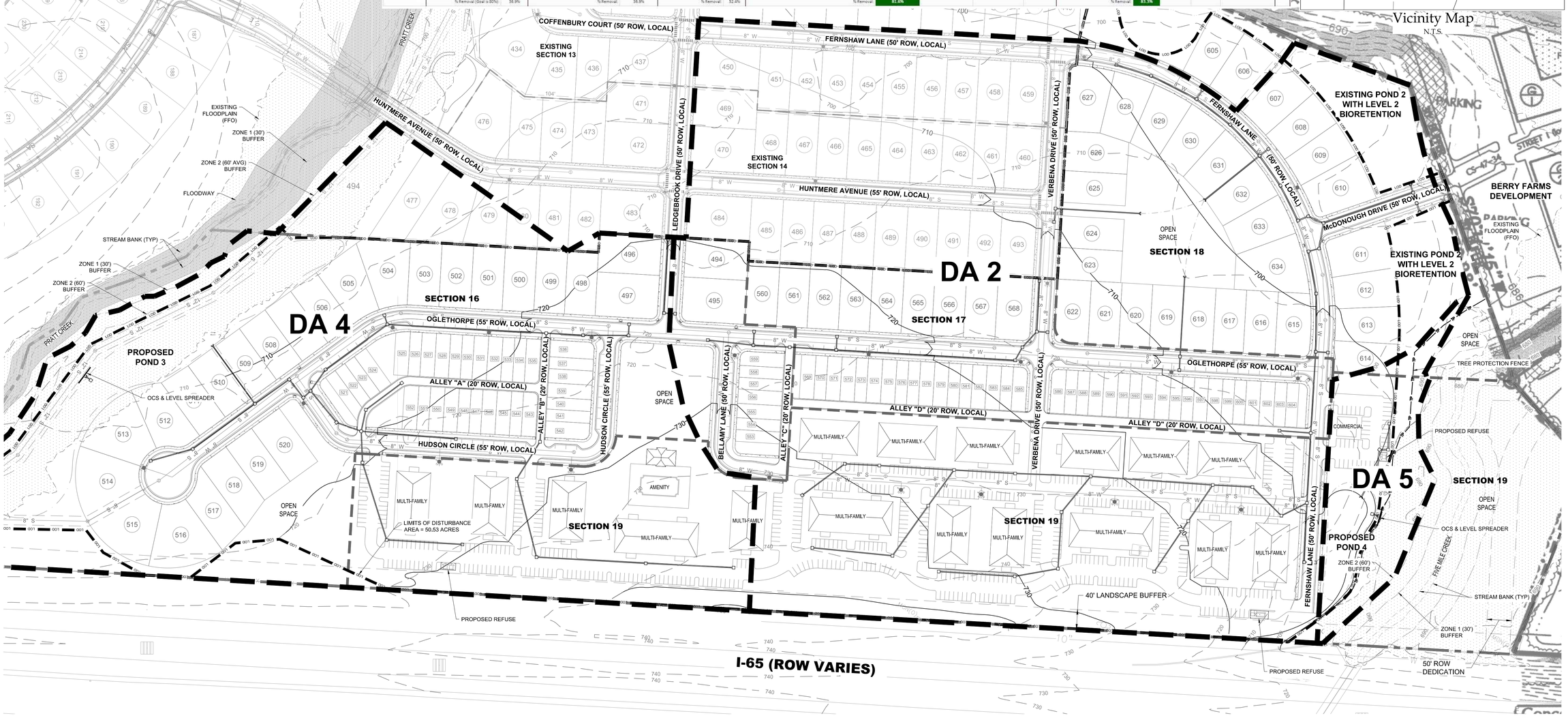
LEGEND

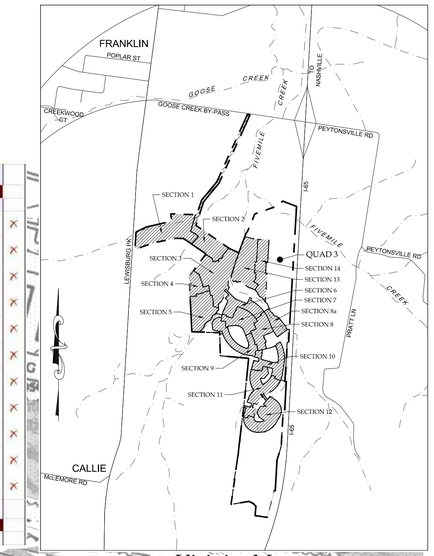
SANITARY SEWER — 8" SA —
STORM SEWER
WATERLINE — 8" W —
STREET LIGHT
EXISTING CONTOUR — 700 —
PROPOSED CONTOUR — 700 —
SECTION LINES
BLDG. SETBACK LINES
PROP. DRAINAGE AREAS

NOTES:

1. PROPOSED GRADING, STORMWATER, AND UTILITY INFRASTRUCTURE IS CONCEPTUALLY SHOWN AND MAY DIFFER FROM THE FINAL DESIGN.
2. ALL SEWER LINES SERVING TWO OR MORE BUILDINGS MUST BE PUBLIC LINES WITH MINIMUM INSIDE DIA. OF 8".
3. RESIDENTIAL FIRE SPRINKLERS SYSTEMS SHALL BE PROVIDED IF 1,500 gpm / 20 psi IS NOT AVAILABLE.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

Subareas		Step 1a: Lay out the site and divide it into sub-areas each of a specific land use type and Rv.			Step 1b: Change any basic land use types through reforesting or green roofs - or through use of open space for a GIP.			Step 2: Treat impervious areas through the use of disconnection or sheet flow.			Step 3a: Treat primarily impervious areas with structural GIPs either in series with Step 2 intrinsic GIPs or alone downstream from Steps 1a and 1b land use.			Size controls for Step 3a by assigning structure ID to each sub-area, combining sub-areas into one structure if appropriate.			Step 3b Treatment in Series Calculation – Place Structural GIPs in same row as upstream GIP.			Size controls for Step 3b in series by assigning a sequential structure ID to each area treated in series.			
		Step 1a Basic Land Use			Step 1b Modified LU			Step 2 Intrinsic GIPs			Step 3a Structural GIPs			Structure ID	IA Capture		Step 3b Structural GIPs in Series			Structure ID	IA Capture		
Subarea	Description	Code	Acres	Base Rv	Code	Acres	Eff Rv1	Code	Trtmnt VR1	Eff Rv2	Code	Trtmnt VR2	Eff Rv3		Tv Multiplier	Tv (cf)	Code	Trtmnt VR2	Eff Rv4		Tv Multiplier	Structure in Series Tv (cf)	
1	DA2 Pavement	IA	22.84	0.95		22.84	0.95			0.95	B2	0.80	0.19	1	1.25	99455	D1	0.15	0.17	1	1.25	19691	
2	DA2 Sidewalk	IA	1.22	0.95		1.22	0.95			0.95	B2	0.80	0.19	2	1.25	5259	D1	0.15	0.17	2	1.25	1052	
3	DA2 Buildings	IA	6.69	0.95		6.69	0.95	DAB	0.5	0.48	GAB	0.20	0.39	3	0.00	0	D1	0.15	0.34	3	1.25	11859	
4	DA2 Turf	TB	7.40	0.18		7.40	0.18			0.18			0.18						0.18				
5	DA4 Pavement	IA	3.33	0.95		3.33	0.95	SAB	0.75	0.24			0.24				D1	0.15	0.21	5	1.25	3626	
6	DA4 Sidewalk	IA	0.47	0.95		0.47	0.95	SAB	0.75	0.24			0.24				D1	0.15	0.21	6	1.25	512	
7	DA4 Buildings	IA	3.05	0.95		3.05	0.95	DAB	0.5	0.48			0.48				D1	0.15	0.41	1	1.25	8643	
8	DA4 Turf	TB	17.58	0.18		17.58	0.18	SAB	0.75	0.05			0.05						0.05				
1	DA5 Pavement	IA	.31	0.95		.31	0.95	SAB	0.75	0.24			0.24				D1	0.15	0.21	1	1.25	338	
1	DA5 Buildings	IA	.04	0.95		.04	0.95	DAB	0.5	0.48			0.48				D1	0.15	0.41	1	1.25	87	
1	DA5 Turf	TB	1.89	0.18		1.89	0.18	SAB	0.75	0.05			0.05						0.05				
1			0.00			0.00																	
			64.82	0.63		64.82	0.63			0.48			0.18			103714			0.17			43788	
		% Removal (Goal is 80%)		36.9%		% Removal:	36.9%		% Removal:	52.4%		% Removal:	81.6%					% Removal:	83.3%				





Vicinity Map
N.T.S.

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SEAL
MICHAEL L. R
REGISTERED ENGINEER
NO. 102 07
STATE OF TENNESSEE

PROJECT TITLE
Stream Valley Quad III
PUD Development Plan
Sections 16 - 19
Franklin, TN
City of Franklin Project # 4699

CLIENT
Stream Valley Franklin Partners, LLC.
Franklin, TN

PROJECT NO.	12-094
Date	10/13/14
Revisions	
11/06/14 - City of Franklin Comments	

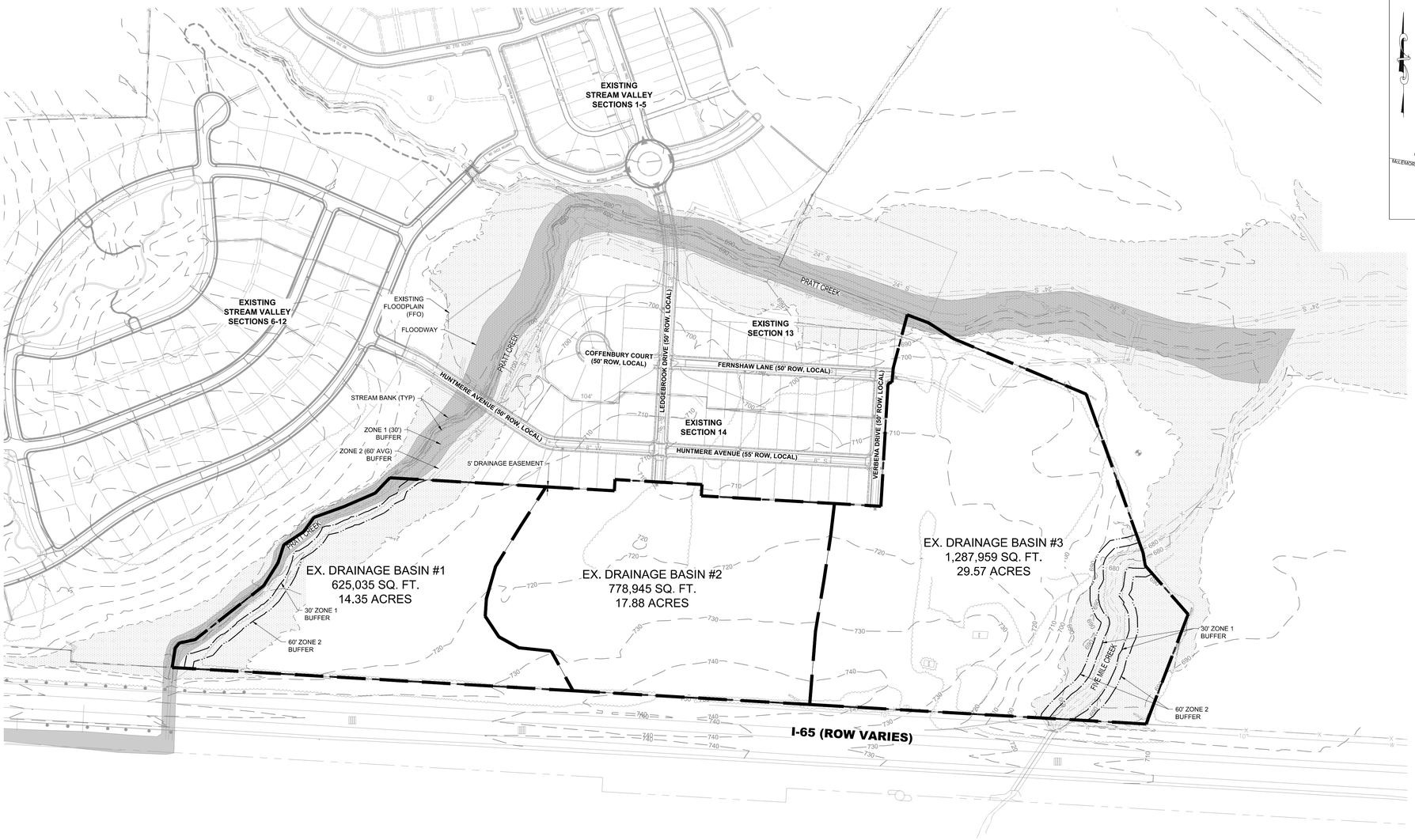
Sheet Title
STORMWATER MANAGEMENT PLAN

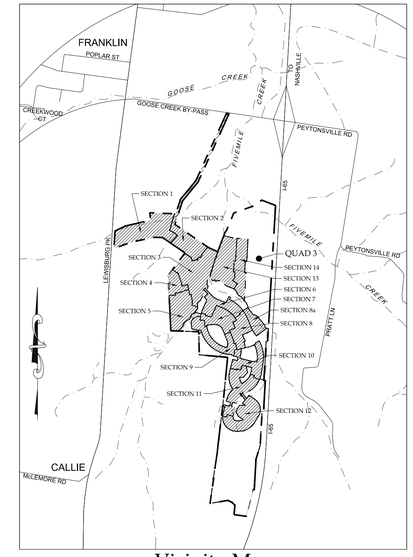
Sheet Number
C-2.00

SITE DATA

FLOODPLAIN (FFO)

FLOODWAY





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SEAL

MICHAEL L. R... REGISTERED ENGINEER 101... STATE OF TENNESSEE

PROJECT TITLE

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PUD Development Plan
Sections 16 - 19
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PROJECT NO.	12-094
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Revisions	
11/06/14 - City of Franklin Comments	

Sheet Title

EXISTING DRAINAGE BASINS

Sheet Number

C-3.00

LEGEND

SANITARY SEWER	8" SA
STORM SEWER	
WATERLINE	8" W
STREET LIGHT	
EXISTING CONTOUR	700
PROPOSED CONTOUR	700
SECTION LINES	
BLDG. SETBACK LINES	

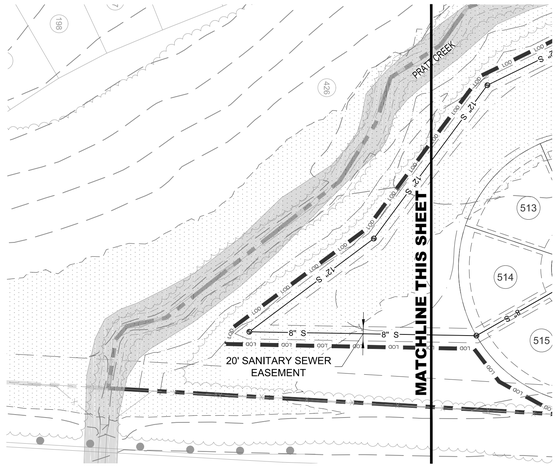
SITE DATA

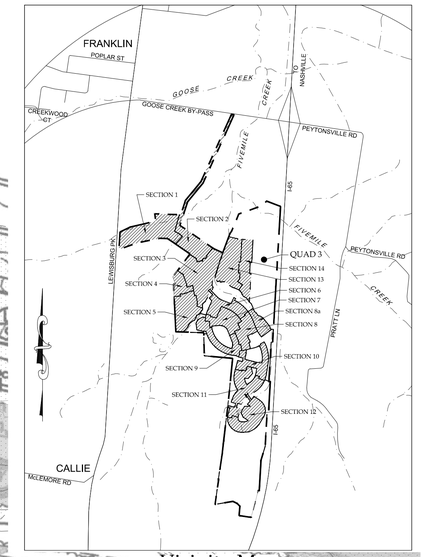
FLOODPLAIN (FFO)

FLOODWAY

NOTES:

1. PROPOSED GRADING, STORMWATER, AND UTILITY INFRASTRUCTURE IS CONCEPTUALLY SHOWN AND MAY DIFFER FROM THE FINAL DESIGN.
2. ALL SEWER LINES SERVING TWO OR MORE BUILDINGS MUST BE PUBLIC LINES WITH MINIMUM INSIDE DIA. OF 8".
3. RESIDENTIAL FIRE SPRINKLERS SYSTEMS SHALL BE PROVIDED IF 1,500 gpm / 20 psi IS NOT AVAILABLE.





Vicinity Map
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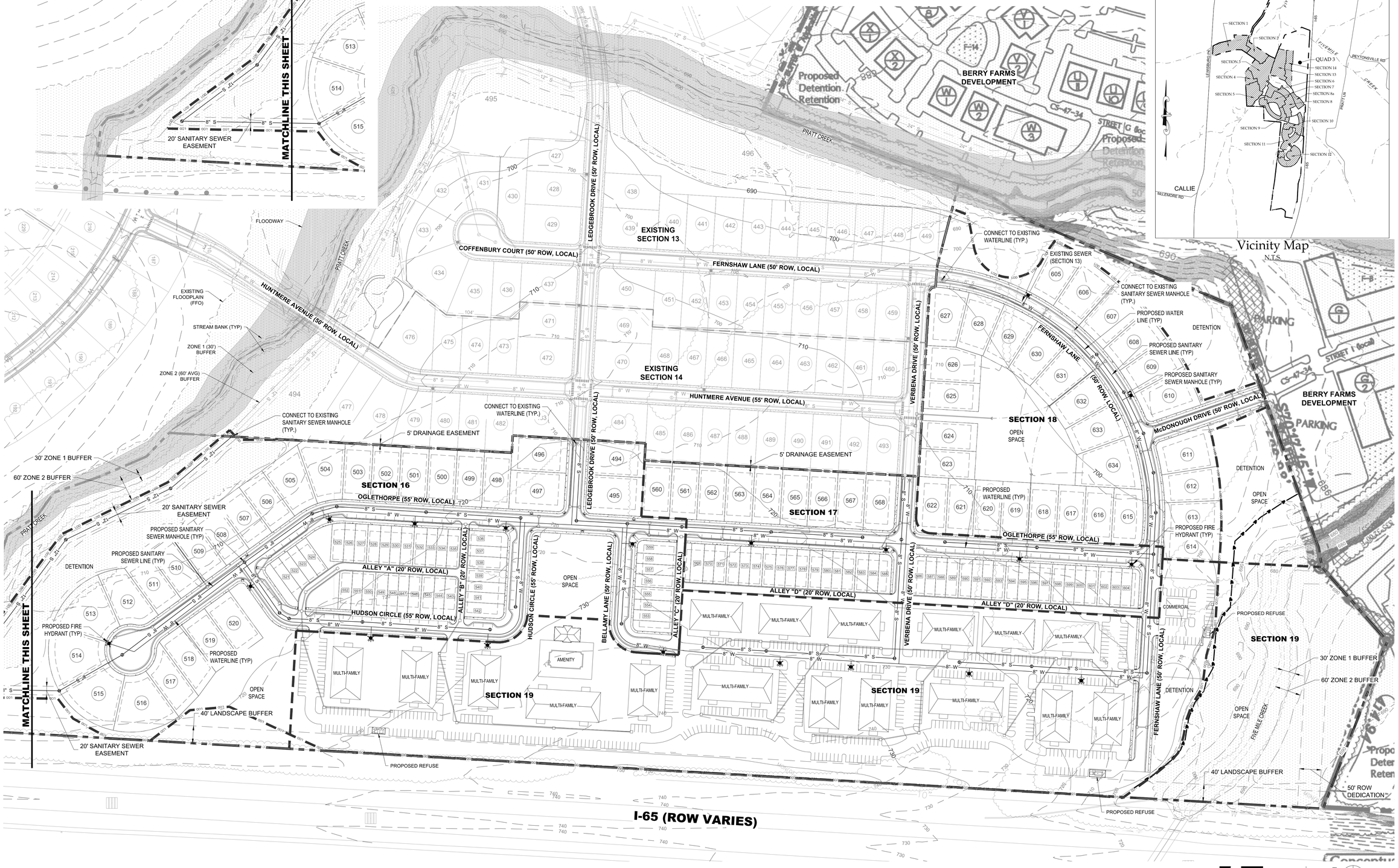

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SEAL

MICHAEL L. R... REGISTERED ENGINEER NUMBER 112... STATE OF TENNESSEE

PROJECT TITLE

Stream Valley Quad III

PUD Development Plan
Sections 16 - 19
Franklin, TN
City of Franklin Project # 4699

CLIENT

Stream Valley Franklin Partners, LLC.
Franklin, TN

PROJECT NO.	12-094
Date	10/13/14
Revisions	
11/06/14 - City of Franklin Comments	

Sheet Title

UTILITY PLAN

Sheet Number

C-4.0

UTILITY GRANVILLE LUMINAIRE
WADSWORTH
Cast Aluminum Lighting Post

DECORATIVE POST TOP FIXTURE DETAIL

STREET LIGHTING LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.

LUMINAIRE SCHEDULE

SYMBOL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF
☼	5	HOLOPHANE #GV100HP00XX3RX WADSWORTH POST #ZXW12FS17CABK	UTILITY GRANVILLE WITH GOLD BANDS AND 12'-0" WADWORTH SERIES CAST ALUMINUM POAST	100 W CLEAR HPS	47212.IES	9500	0.72

SITE LIGHTING DATA

Development Standard:	Conventional
Landuse:	Residential
Zoning District:	ER
Height of Prop / Ex Building:	N/A
Pole Height:	12 FEET
Pole / Fixture Color:	High Pressure Sodium
Color of Light:	Black

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION

LEGEND

SANITARY SEWER	8" SA
STORM SEWER	
WATERLINE	8" W
STREET LIGHT	☼
EXISTING CONTOUR	700
PROPOSED CONTOUR	700
SECTION LINES	
BLDG. SETBACK LINES	

SITE DATA

FLOODPLAIN (FFO)

FLOODWAY

NOTES:

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Vicinity Map
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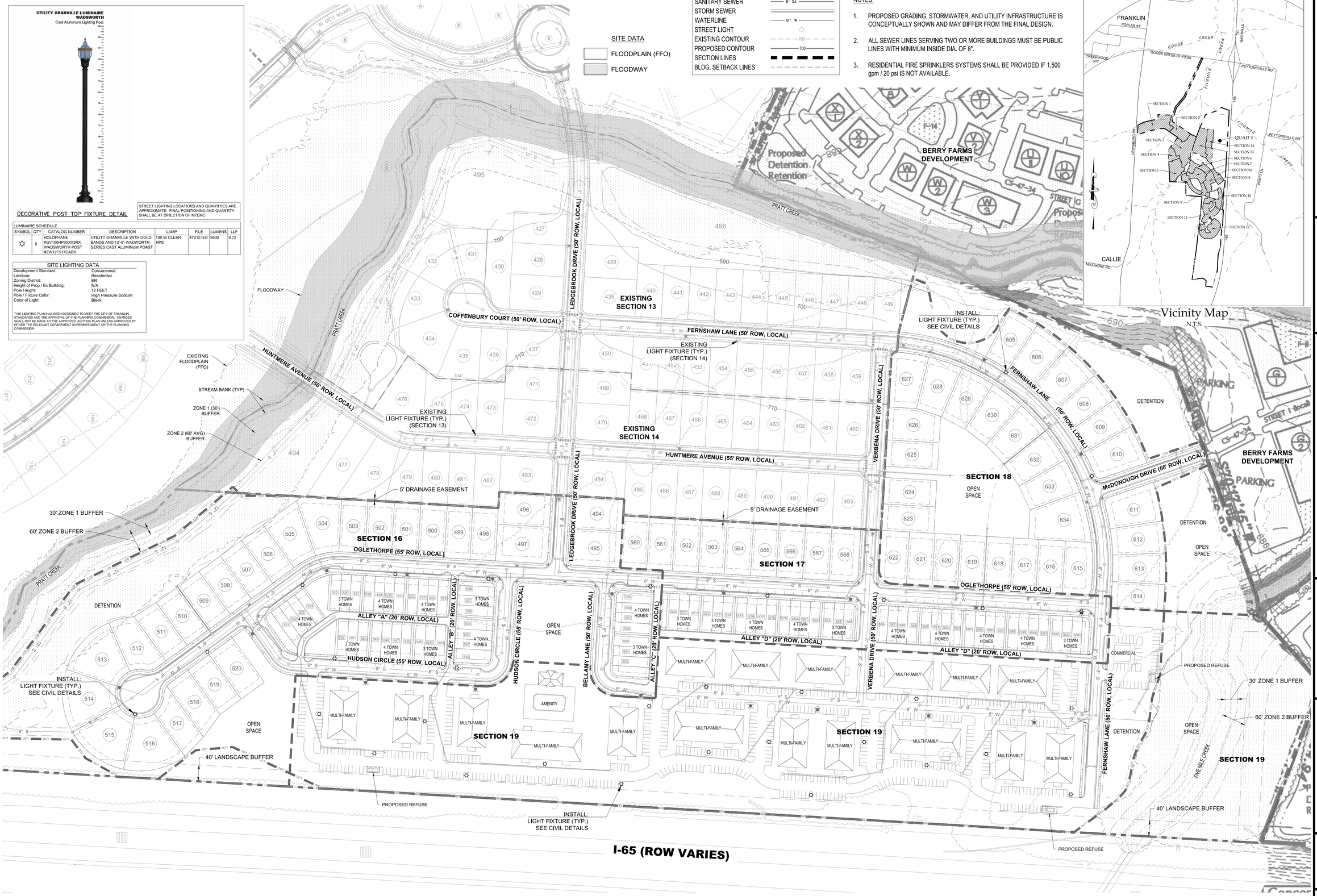

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SEAL

MICHAEL L. R. REGISTERED ENGINEER NO. 102 STATE OF TENNESSEE

PROJECT TITLE

Stream Valley Quad III

PUD Development Plan
Sections 16 - 19
Franklin, TN
City of Franklin Project # 4699

CLIENT

Stream Valley Franklin Partners, LLC.
Franklin, TN

PROJECT NO.	12-094
Date	10/13/14
Revisions	
11/06/14 - City of Franklin Comments	

Sheet Title

LIGHTING PLAN

Sheet Number

E-1.00

TOWN CENTER: TOWN HOMES 30

town homes {177 homes proposed}

The Town Home building is a building with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages or garages with apartments on the second story.

Town Homes are accessed from services lane at the rear of the lot.

Parking:
Town Homes: 2 spaces per dwelling unit
see page 23 for town center shared parking matrix

DEPTH: ~~130'~~ 90' minimum, plus 20' service lane.

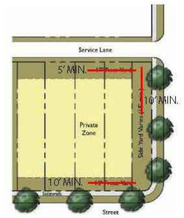
FRONT YARD SETBACK: ~~10'~~ Front Yard.

SIDE STREET SETBACK (Corner Lots): ~~15'~~ 10' Side Street Setback.

REAR YARD SETBACK (No Service Lane): ~~17' minimum~~

GARAGES: ~~Face of garage door shall be 22' from edge of service lane.~~ 5' MIN. OR 20' MIN.

PORCHES: May extend into the FRONT & SIDE YARD SETBACK.



1 REVISED TOWNHOME PATTERN BOOK ARCHITECTURE
NTS

TOWN CENTER: CONDOMINIUMS/ APARTMENTS 31

condominiums/ apartments {240 homes proposed}

These multifamily homes are multiple unit buildings with condominium vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. The building façade facing the street defines the edge of the public space and the architectural character will be articulated similarly to the town homes and office buildings. The rear yard accommodates substantial parking for the residents and the front street will accommodate on-street parking for guests.

Building Standards
- Front Yard Setback: 8' except where noted by specific lot guidelines.
- Side Yard Setback (Corner Lots): 10' Side (8' Corner) except where noted.
- Rear Yard/Service Lane Setback: 0'

Building Placement
- Condominium buildings should be located adjacent lot lines and should front thoroughfares or open spaces that are designated as frontage lines. At corner lots, one of the two frontage lines shall be designated the primary one.
- Buildings shall have facades generally along frontage lines.
- The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
- Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
- Lot coverage for all buildings shall be a maximum of 95% Lot coverage for all outbuildings shall not exceed 675 sq. ft. Arcades and open porches do not count toward lot coverage.

Building Elements
- Stoops, bay windows, and footings may encroach into the setbacks.
- Architectural elements should complement the architectural styles and materials of the single family homes to the greatest extent possible. Buildings should be designed with elements of styles representative of either: Georgian, French Country, English Tudor, Colonial Revival, French Eclectic as defined in the Neighborhood Section of this book.

Building Height
- The maximum overall building height is 35 feet.
- The maximum overall building height exclusive of attic, roof or parapet and architectural elements shall be measured in feet.
- The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
- Fences and garden walls at frontage lines shall be between 2 feet and 5 feet in height.
- Fences and garden walls at and behind the front façade line shall be at 7 feet maximum.
- ~~Office buildings may have gabled/hipped roofs, or flat roofs.~~

Parking Placement
The number of parking places provided shall be as required by the building use.
Both on-street parking and off street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot and may count for guest parking only.
Trash containers shall be located within the parking lot or services lane where applicable.
Off street parking shall be located at the side or rear of the building.

~~**Parking by Building Use:**~~
~~Multifamily Apartments: 2 spaces required per resident. Guest parking will be accommodate through on-street activities center office and retail parking.~~
~~*see page 23 for town center shared parking matrix*~~

2 REVISED CONDO / APT. PATTERN BOOK ARCHITECTURE
NTS

THE TOWN CENTER

THE TOWN CENTER

ARCHITECTURE NOTES:

1. WITH THIS PUD REVISION WE ARE NOT REVISING THE ARCHITECTURAL CHARACTER AS DEPICTED IN THE APPROVED PATTERN BOOK.

TYPICAL TOWNHOME ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-3 STORIES

PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,100 - +/- 4,500 SF.

TYPICAL MULTIFAMILY ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-3 STORIES

PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 5,000 - +/- 50,000 SF.

ENGINEERING PROVIDED BY:
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ENERGY LAND & INFRASTRUCTURE, LLC
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NASHVILLE, TN. 37217
(615) 383-6300
michael.ray@eli-llc.com

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NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

DEVELOPER:
TYLER RING
STREAM VALLEY FRANKLIN PARTNERS, LLC
321 BILLINGSLY CT #3
FRANKLIN, TN. 37067
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tylerlring@comcast.net

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SEAL
JOHN DAVID HAAS REGISTERED TENNESSEE NO. LANDSCAPE ARCHITECT
11/06/2014

PROJECT TITLE
STREAM VALLEY PUD SUBDIVISION
DEVELOPMENT PLAN
C.O.F. #4699
FRANKLIN, TN

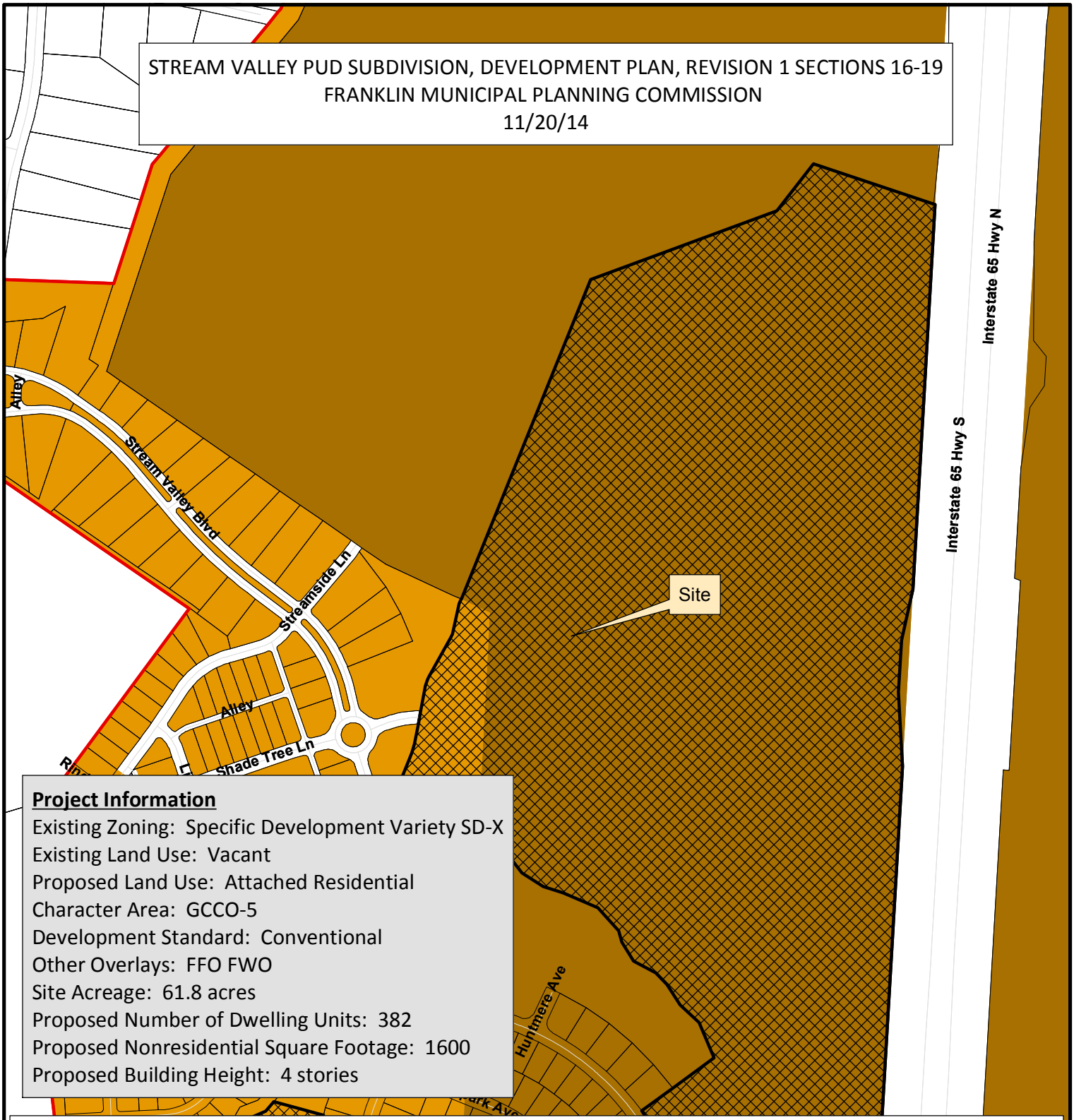
CLIENT
STREAM VALLEY FRANKLIN, LLC.
FRANKLIN, TN.

PROJECT NO.
Date 10/13/2014
Revisions
1 PER CITY COMMENTS 11/06/2014

Sheet Title
ARCHITECTURE

Sheet Number
A 1.00

STREAM VALLEY PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1 SECTIONS 16-19
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/20/14



Project Information

Existing Zoning: Specific Development Variety SD-X
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: FFO FWO
Site Acreage: 61.8 acres
Proposed Number of Dwelling Units: 382
Proposed Nonresidential Square Footage: 1600
Proposed Building Height: 4 stories

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

N

0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 4699

CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- Applicant shall contact Lori Jarosz at 550-6728 to discuss the addressing for the multi-family units.

Engineering - PUD Plan Checklist

2014-11-06 SV Quad 3 Development Plans .pdf

2. F. Development Plan

- Applicant shall provide a Circulation Plan for all new development(s) and redevelopment(s) (Section 3.1.3 of Street Specs). The I-65 flyover to Peytonsville Road is shown with a different re-alignment (into the Chadwell tract) than on the approved concept plan. Provide horizontal and vertical alignments to show the feasibility of the proposed re-alignment. This is a new comment based on the current submittal.

3. F. Development Plan

- Applicant shall indicate proposed right-of-way location and dimensions. For the I-65 flyover, the applicant shall dedicate minimum 65-feet ROW per minor collector section as this flyover is to be at least that roadway classification. This is a new issue based on the current submittal.

Planning (Landscape)

General Comments

4. Meeting

- City of Franklin Land Planner accepts this proposed layout for the multi-family. He reserves the right to work with the applicant at site plan stage to refine this area.

Stormwater

General Comments

5. Stream Buffer

- Please label these on the development plan as well.

6. Stream Buffer

- "There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer."

7. Stream Buffer

- Show and label stream buffer (applied on each side from top of bank) including applicable Buffer Zones on development plan.

Water/Sewer

General Comments

8. Reclaim Water

- It has been determined by the Water Management Department that the reclaim water line shall be extended to irrigate the common areas of section 19. This has been determined by the calculations submitted for WMD review.

COF# 4681

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The electrical plans show a cross-access stub alignment. The applicant shall provide this alignment as an access easement on this plat in the event that either of the sites sharing that easement would be redeveloped.

2. 0. General Information

- Applicant shall transfer any unposted sureties associated with this development from site plan 4682 to this final plat.

Planning

General Comments

3. Addressing

- Please list the new address on the plat.

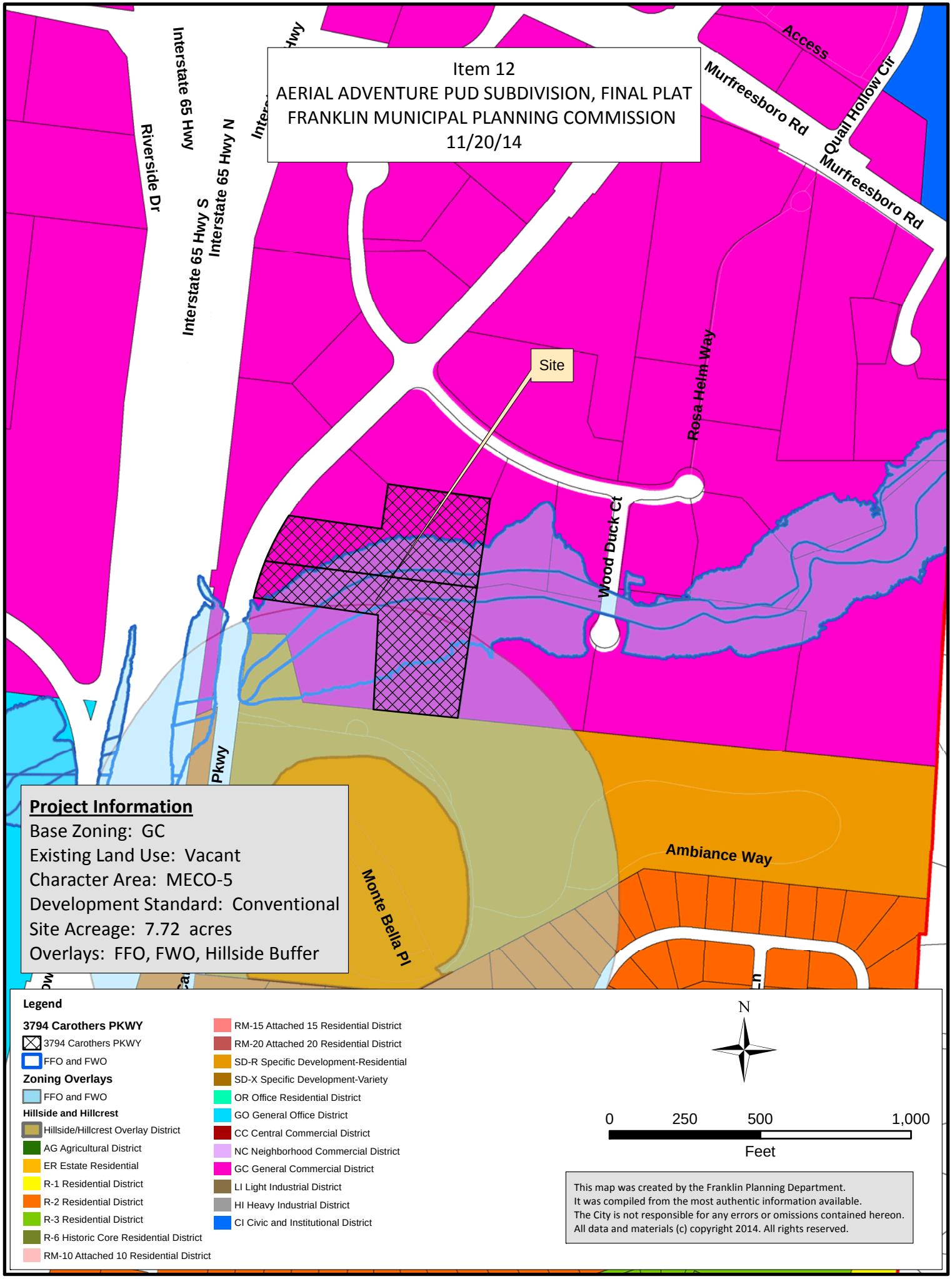
4. Mineral rights

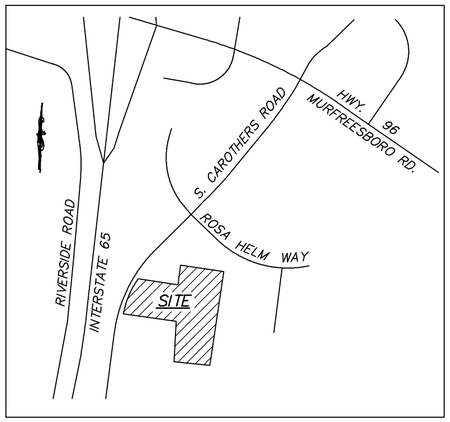
- Please state in the notes section who holds the mineral rights.

5. Post PC Plat Procedure

-

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.


Item 12
AERIAL ADVENTURE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/20/14
Interstate 65 Hwy
Interstate 65 Hwy N
Interstate 65 Hwy S
Riverside Dr
Murfreesboro Rd
Access
Quail Hollow Cir
Murfreesboro Rd
Rosa Helm Way
Wood Duck Ct
Site
Pkwy
Monte Bella Pl
Ambiance Way
Project Information
Base Zoning: GC
Existing Land Use: Vacant
Character Area: MECO-5
Development Standard: Conventional
Site Acreage: 7.72 acres
Overlays: FFO, FWO, Hillside Buffer
Legend
3794 Carothers PKWY
3794 Carothers PKWY
FFO and FWO
Zoning Overlays
FFO and FWO
Hillside and Hillcrest
Hillside/Hillcrest Overlay District
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.



VICINITY MAP
(N.T.S.)

0 100' 200' 300'

GRAPHIC SCALE: 1"=100'

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

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

_____ _____
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

_____ _____
CITY OF FRANKLIN — DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5185, PAGE 953, 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., TN.

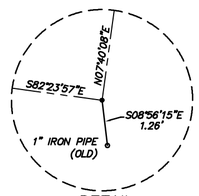
_____ _____
OWNER — DATE

CERTIFICATE OF SURVEY

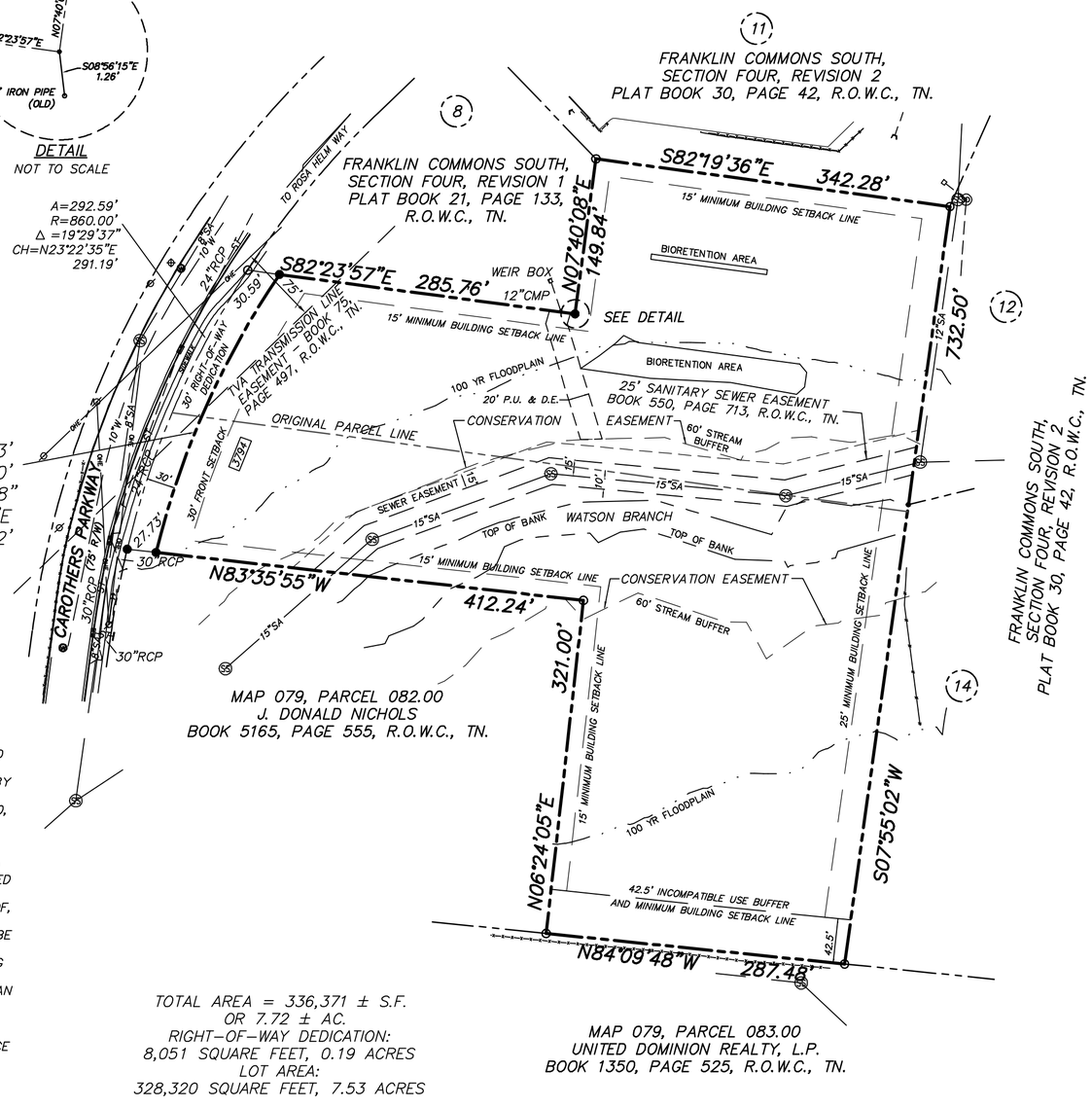
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 13TH DAY OF OCTOBER, 2014.

JOHN T. DARNALL — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1571

_____ 11-5-2014
SURVEYOR — DATE



DETAIL
NOT TO SCALE



UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE,RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

PROPERTY MAP REFERENCE

PARCELS 80.00 AND 81.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY TAX MAP 79.

DEED REFERENCE

TO: RICHLAND SOUTH, LLC
FROM: PINNACLE NATIONAL BANK
RECORD: DEED BOOK 5185, PAGE 953, R.O.W.C., TN

NOTES:

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CONSOLIDATE 2 PARCELS, DEDICATE R.O.W., CREATE EASEMENTS.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000 AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
4. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1985).
5. THIS PROPERTY IS CURRENTLY ZONED GC (GENERAL COMMERCIAL).
   SETBACKS: STREET: 30-FEET, SIDE: 15-FEET, REAR: 25-FEET.
6. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS PARTIALLY WITHIN A "SPECIAL" FLOOD HAZARD AREA (SFHA), ZONE "AE" PER F.E.M.A./F.I.R.M. NO. 47187C0212F, MAP REVISED SEPTEMBER 29, 2006.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
9. THE CHARACTER AREA THAT THIS IS LOCATED WITHIN PER THE CITY'S LAND USE PLAN IS MECO-5.
10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY ENGINEER.

TOTAL AREA = 336,371 ± S.F.
OR 7.72 ± AC.
RIGHT-OF-WAY DEDICATION:
8,051 SQUARE FEET, 0.19 ACRES
LOT AREA:
328,320 SQUARE FEET, 7.53 ACRES

CERTIFICATE OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY IF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

_____ _____
DIRECTOR, STREET DEPARTMENT
CITY OF FRANKLIN — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

COF NUMBER 4681

FINAL PLAT CONSOLIDATION
AERIAL ADVENTURE

THE RICHLAND SOUTH, LLC PROPERTY

CAROTHERS ROAD, CITY OF FRANKLIN,
9TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

DATE: 10-13-2014 CCPC JOB NO. 14-085
REV. DATE: 11-4-2014
REV. DATE: 11-5-2014

LEGEND

(00)	PARCEL NUMBER	○ IRON ROD (OLD)	— —W— WATER LINE
(0)	LOT NUMBER	● IRON ROD (NEW)	— —SA— SEWER LINE
	CATCH BASIN	—·—·— PROPERTY LINE	— —G— GAS LINE
(SD)	STORM MANHOLE	—X— FENCE LINE	—OHE— UTILITY LINE
(SS)	SANITARY MANHOLE	1413 911 ADDRESS	—ST— STORM LINE
	FIRE HYDRANT	P.U.D.E. PUBLIC UTILITY & DRAIN. EASEMENT	ø POWER POLE
R.O.W.C., TN	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		

CRAWFORD & CUMMINGS, P.C.
1929 21ST. AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: alan@ccsurveyors.net

PREPARED FOR:

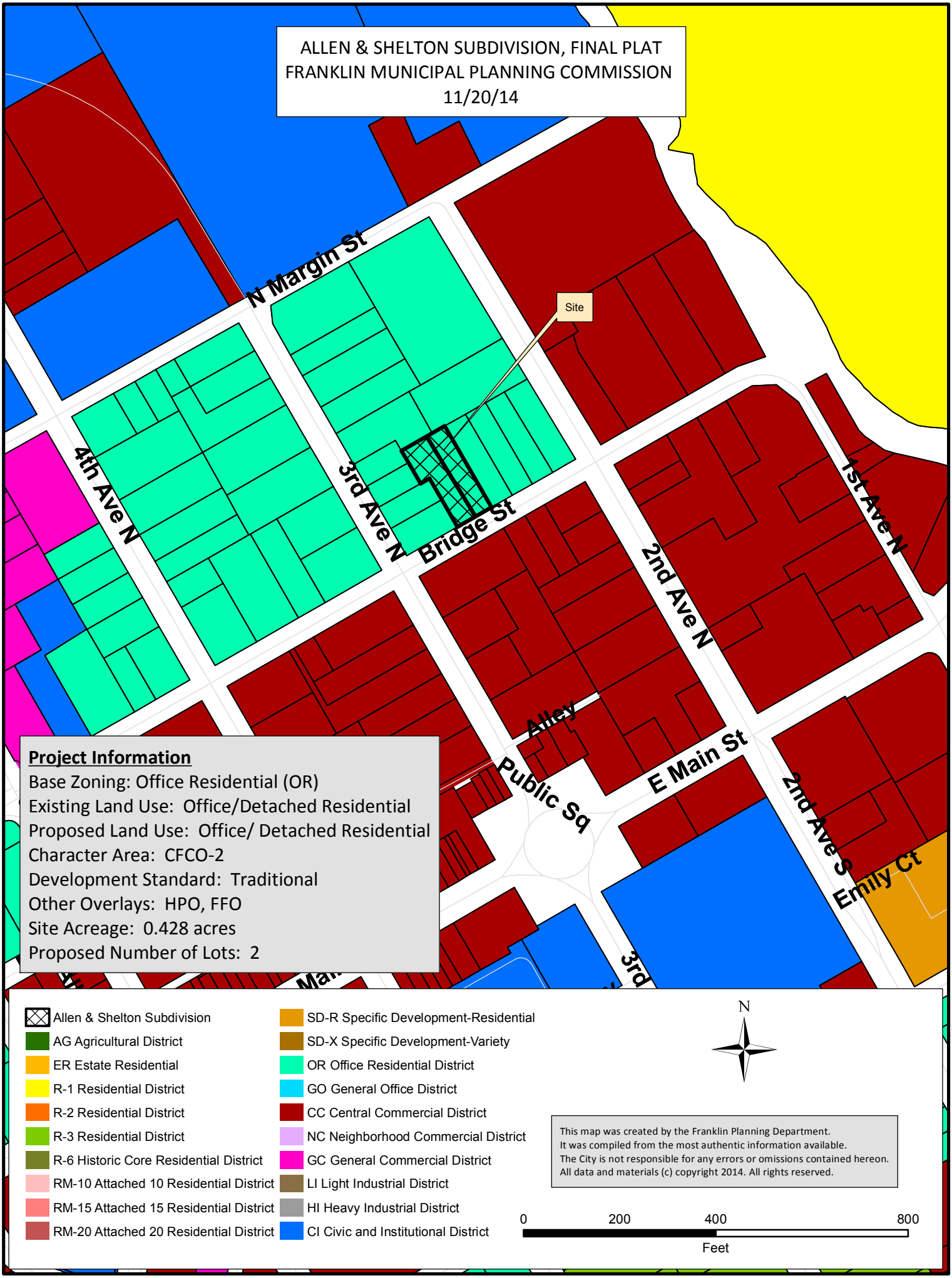
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVENUE, SUITE A
NASHVILLE, TN. 37203
615-248-9999

OWNER:

RICHLAND SOUTH, LLC
409 HOPE AVENUE,
FRANKLIN, TN 37067
MR. HOSS MOUSAVI
hossmousavi2005@yahoo.com
615-566-3250

\\VRAY\C:\CARLSON PROJECTS\2014\14-085 (AERIAL ADVENTURE)\14-085 AERIAL ADVENTURE PLAT.DWG

ALLEN & SHELTON SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/20/14



Project Information

Base Zoning: Office Residential (OR)
Existing Land Use: Office/Detached Residential
Proposed Land Use: Office/ Detached Residential
Character Area: CFCO-2
Development Standard: Traditional
Other Overlays: HPO, FFO
Site Acreage: 0.428 acres
Proposed Number of Lots: 2

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

COF# 4687
CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

Bridge-Street-Final-Plat-10-12-14.pdf

1. 0. General Information

- Applicant shall transfer any unposted sureties associated with this development from site plan(s) 4657 to this final plat.

Bridge-Street-Final-Plat-11-5-14-Signed.pdf

2. C. Final Plat

- Applicant shall clarify whether or not to place diagonal hatched areas on the plat given the Note 1 purpose and the legend both indicating Shared Parking & Access Easement on this plat. The applicant shall comply with Street Standards Section 3.3.25(10) regarding the provision, agreement and execution of shared access easements. This is a new comment based on the current submittal.

Stormwater

General Comments

3. Plats

- Provide note that maintenance of pervious pavers shall be the shared responsibility of the property owner(s).

GENERAL NOTES:

1) THESE PARCELS ARE LEGAL LOTS OF RECORD. THE PURPOSE OF THIS PLAT IS TO FORMALLY DESCRIBE THESE LOTS AND ESTABLISH SHARED ACCESS, PARKING AND WATER QUALITY EASEMENTS. THE RECORDING OF THIS PLAT SHALL NOT INVALIDATE ANY LEGAL NONCONFORMITIES THAT MAY CURRENTLY EXIST ON THESE LOTS AS LOTS OF RECORD AS PER THE ZONING ORDINANCE.

2) EXISTING ZONING OR (OFFICE RESIDENTIAL)
HPO FFO OVERLAY
CFCO-2 CHARACTER OVERLAY
TRADITIONAL DEVELOPMENT STANDARDS

3. ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN. ZONING ORDINANCE.

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 7.00 AND 7.01 ON WILLIAMSON COUNTY TAX MAP NO. 63-N, GROUP "E".

5. STREET ADDRESS ARE SHOWN THUS [XXX]

6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: JASON P. ALLEN & J. NICK SHELTON
ADDRESS: 216 & 220 BRIDGE STREET
FRANKLIN, TENNESSEE 37064
CONTACT: JASON P. ALLEN OR J. NICK SHELTON
TELEPHONE: (615) 828-3038
EMAIL:

8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGT.JTA@COMCAST.NET

9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET)
11. □ CONCRETE MONUMENT (FOUND)

12. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

13. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

14. A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" & "AE" AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C0211F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

FLOOD ZONE "X" (SHADED): AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN.

FLOOD ZONE "AE": AREAS OF 100-YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

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

16. LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

17. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER JASON P. ALLEN & J. NICK SHELTON
ADDRESS: 216 & 220 BRIDGE STREET
FRANKLIN, TENNESSEE 37064
CONTACT: JASON P. ALLEN OR J. NICK SHELTON
TELEPHONE: (615) 828-3038
EMAIL:

18. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES A PORTION OF LOT NO. 76 AS SHOWN IN THE ORIGINAL PLAN OF THE TOWN OF FRANKLIN AS OF RECORD IN BOOK 1, PAGE 118, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

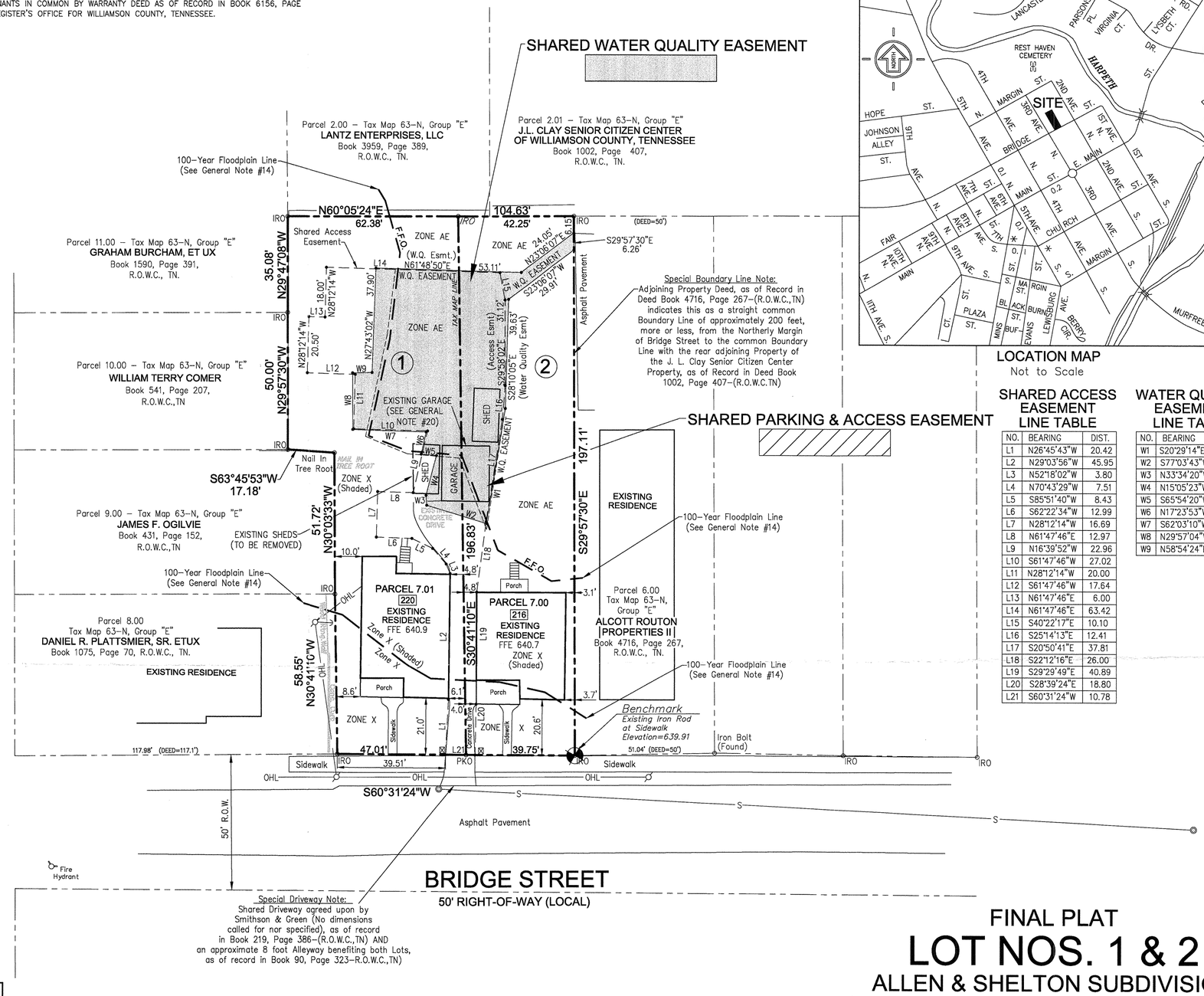
19. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

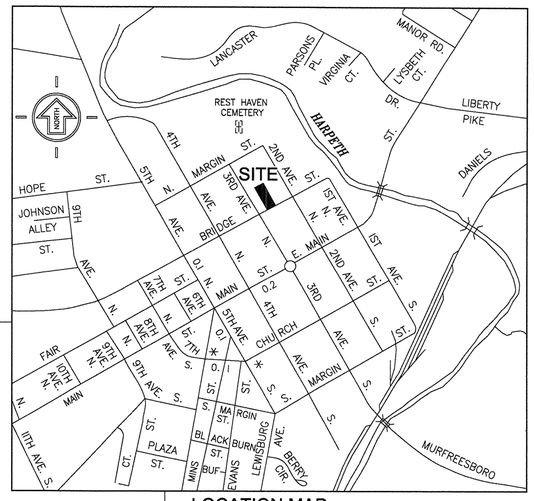
20. THE EXISTING GARAGE TO BE RELOCATED IN THE FUTURE PER CITY APPROVALS.

NORTH
GRID NORTH

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO JASON P. ALLEN AND J. NICK SHELTON, AS TENANTS IN COMMON BY WARRANTY DEED AS OF RECORD IN BOOK 6156, PAGE 84, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.





LOCATION MAP
Not to Scale

SHARED ACCESS EASEMENT LINE TABLE

NO.	BEARING	DIST.
L1	N26°45'43"W	20.42
L2	N29°03'56"W	45.95
L3	N52°18'02"W	3.80
L4	N70°43'29"W	7.51
L5	S85°51'40"W	8.43
L6	S62°22'34"W	12.99
L7	N28°12'14"W	16.69
L8	N61°47'46"E	12.97
L9	N16°39'52"W	22.96
L10	S61°47'46"W	27.02
L11	N28°12'14"W	20.00
L12	S61°47'46"W	17.64
L13	N61°47'46"E	6.00
L14	N61°47'46"E	63.42
L15	S40°22'17"E	10.10
L16	S25°14'13"E	12.41
L17	S20°50'41"E	37.81
L18	S22°12'16"E	26.00
L19	S29°29'49"E	40.89
L20	S28°39'24"E	18.80
L21	S60°31'24"W	10.78

WATER QUALITY EASEMENT LINE TABLE

NO.	BEARING	DIST.
W1	S20°29'14"E	42.62
W2	S77°03'43"W	22.75
W3	N33°34'20"W	3.67
W4	N15°05'23"W	14.94
W5	S65°54'20"W	5.58
W6	N17°23'53"W	8.20
W7	S62°03'10"W	26.84
W8	N29°57'04"W	20.79
W9	N58°54'24"E	7.11

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN LOT NOS. 1 & 2, ALLEN & SHELTON SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT — *DATE*
CITY OF FRANKLIN, TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — *DATE*

CITY OF FRANKLIN — *DATE*

PARCEL 7.00: 8,075 SQUARE FEET OR 0.185 ACRES ±
PARCEL 7.01:-10,581 SQUARE FEET OR 0.243 ACRES ±
TOTAL AREA: 18,656 SQUARE FEET OR 0.428 ACRES ±

1 *11-5-2014 REVISE PER STAFF COMMENTS*

FINAL PLAT
LOT NOS. 1 & 2
ALLEN & SHELTON SUBDIVISION

(PART OF LOT NO. 76-PLAN OF THE TOWN OF FRANKLIN)
(BOOK 1, PAGE 118, R.O.W.C., TENNESSEE)
216 & 220 BRIDGE STREET
NINTH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

0' 15' 30' 60' 90'
SCALE: 1"=30'

CITY OF FRANKLIN PROJECT # 4687

CERTIFICATE OF OWNERSHIP

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

* *OWNER(S) – JASON P. ALLEN* — *DATE* 11-6-14

* *OWNER(S) – J. NICK SHELTON* — *DATE* 11-6-14

* *BOOK 6156, PAGE 84, R.O.W.C., TN.*

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. THE SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 29TH DAY OF SEPTEMBER, 2014.

REGISTERED AGRICULTURE ENGINEER JAMES TERRY TENNESSEE NO. 2287

LAND SURVEYOR — *DATE* 11/6/14

TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN IN LOT NOS. 1 & 2, ALLEN & SHELTON SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — *DATE*
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

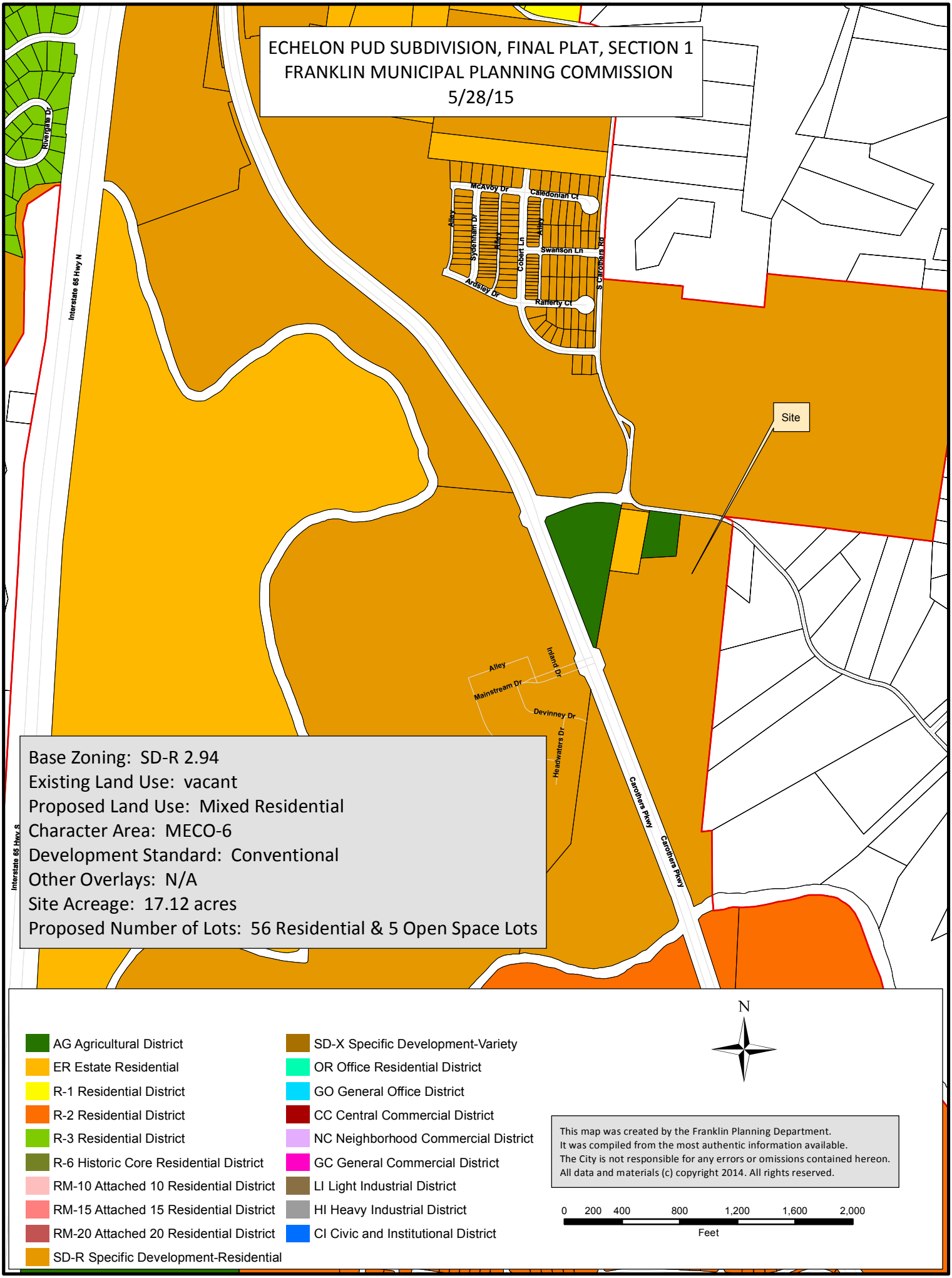
SECRETARY — *DATE*
FRANKLIN MUNICIPAL PLANNING COMMISSION

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.428 ± *TOTAL LOTS:* 2
ACRES NEW STREETS: 0 *FEET NEW STREETS:* 0
CIVIL DISTRICT: 9TH *CLOSURE ERROR:* 1:10,000+
MILES OF NEW ROAD: 0 *DATE:* SEPTEMBER 29, 2014

PREPARED BY: **JAMES TERRY & ASSOCIATES**
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15



Notes

1. The purpose of this plat is to create 56 single-family residential lots.
2. The entire property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
3. The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 089.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee Grid, NAD 83.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be public drainage easement.
10. Homeowner's association will maintain all open space, landscape and stormwater management feature areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
13. There shall be a minimum of 10' between buildings.
14. Any and all mineral rights for the subject property shall transfer to the owner.
15. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
16. Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall be dedicated at the time of the Final Plat for Section 4, approximately 2018.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number

Total area: 745,642 S.F. or 17.12 Acres

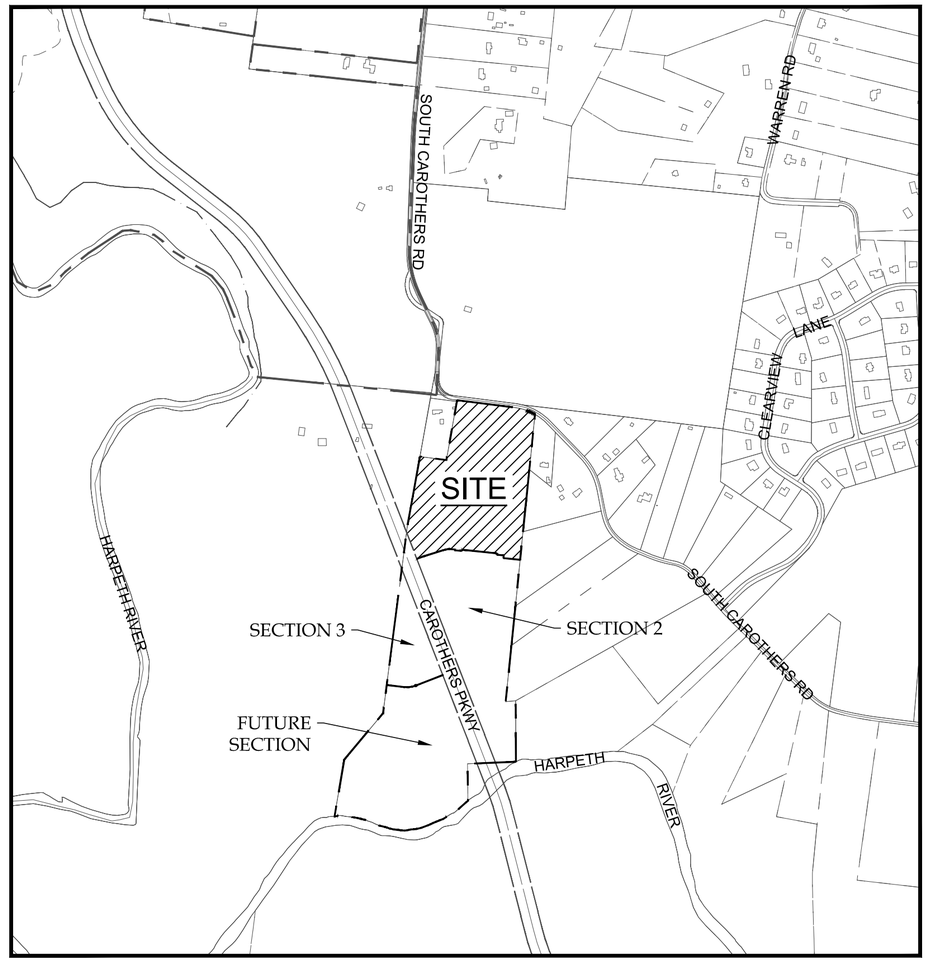
Road Data:

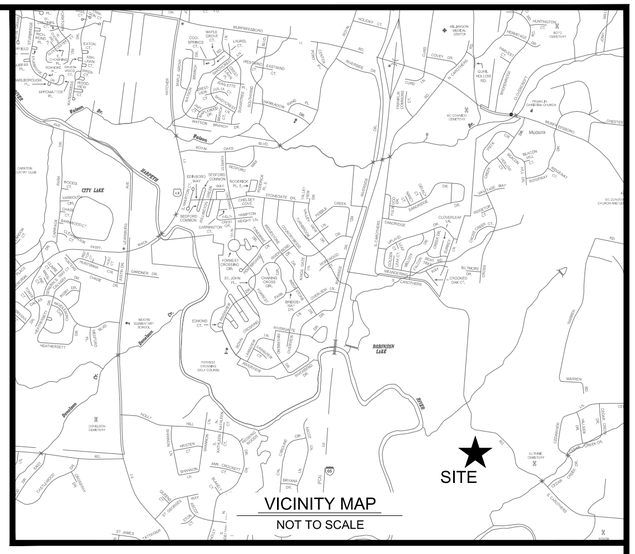
Acreage in new roads	4.40 Acres
Linear footage of new roads	3,334 Feet
Linear footage of alleys	634 Feet

GRAPHIC SCALE (IN FEET)
800 0 800 1600
1 inch = 800ft.

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM





Site Data

Project Name:	Echelon Subdivision - Section 1
COF Project #	5824
Subdivision	Echelon
Lot numbers:	Lots 13-47 & Lots 59-79
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R (Specific Development-Residential) - MECO-6
Other applicable overlays:	N/A
Applicable development standard:	Conventional
Acreage of site:	17.12
Approved Density:	SD-R 2.94
Minimum required setback lines:	Manor Lots (Lots 13-39)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Garden Lots (40-47)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Cottage Lots (Lots 69-79)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet
Minimum required setback lines:	Townhome Lots (59-68)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet (4 Feet for attached units)
Owners representative:	Crescent Helm, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	615.312.8242
Email address:	kpascarella@pearlstreetpartners.com
Contact name:	Khris Pascarella
Applicant:	Edge Planning, Landscape Arch. & Graphic Design
Address:	210 12th Avenue S, Suite 202 - Nashville, Tn 37203
Phone number:	(615) 250-8154
Fax number:	(615) 250-8155
Email address:	jhaas@edgela.com
Contact name:	John Haas
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Michael Ray

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Detached Residential Lot Tree Chart

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
13	9,042/0.21	2"	3
14	9,119/0.21	2"	3
15	10,607/0.24	2"	6
16	10,610/0.24	2"	6
17	10,619/0.24	2"	6
18	8,377/0.19	2"	3
19	8,383/0.19	2"	3
20	8,389/0.19	2"	3
21	9,397/0.22	2"	3
22	9,946/0.23	2"	3
23	11,935/0.27	2"	6
24	10,871/0.25	2"	6
25	9,396/0.22	2"	3
26	8,227/0.19	2"	3
27	9,155/0.21	2"	3
28	11,090/0.25	2"	6
29	8,652/0.20	2"	3
30	11,548/0.27	2"	6
31	13,224/0.30	2"	6
32	19,108/0.44	2"	6
33	7,860/0.18	2"	3
34	8,132/0.19	2"	3
35	13,999/0.32	2"	6
36	16,775/0.39	2"	6
37	16,896/0.39	2"	6
38	12,619/0.29	2"	6
39	13,121/0.30	2"	6
40	7,897/0.18	2"	3
41	7,209/0.17	2"	3
42	6,240/0.14	2"	3
43	5,412/0.12	2"	3
44	5,906/0.14	2"	3
45	6,498/0.15	2"	3
46	6,278/0.14	2"	3
47	8,611/0.20	2"	3
59	3,410/0.08	2"	3
60	2,948/0.07	2"	3
61	2,880/0.07	2"	3
62	2,880/0.07	2"	3
63	3,928/0.09	2"	3
64	3,932/0.09	2"	3
65	2,880/0.07	2"	3
66	2,880/0.07	2"	3
67	2,967/0.07	2"	3
68	3,479/0.08	2"	3
69	5,653/0.13	2"	3
70	5,106/0.12	2"	3
71	5,183/0.12	2"	3
72	5,028/0.12	2"	3
73	5,261/0.12	2"	3
74	5,619/0.13	2"	3
75	5,008/0.11	2"	3
76	4,980/0.11	2"	3
77	4,980/0.11	2"	3
78	4,980/0.11	2"	3
79	5,648/0.13	2"	3
O/S 1	31,433/0.72	-	-
O/S 2	7,677/0.18	-	-
O/S 3	33,818/0.78	-	-
O/S 4	24,270/0.56	-	-
O/S 5A	6,253/0.14	-	-

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

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

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for drainage, and $ _____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee Date

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District Date

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor Date 05-01-15

J. L. WHITSON REGISTERED LAND SURVEYOR 05-01-15 TENNESSEE NO. 1732

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack. whitson @ eli-llc.com

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 574, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, 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 or lots 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: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner Date

Owner Information
Khris Pascarella
Crescent Helm, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency Date

City of Franklin Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee Date

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

ECHELON PUD SUBDIVISION SECTION 1

SHEET 1 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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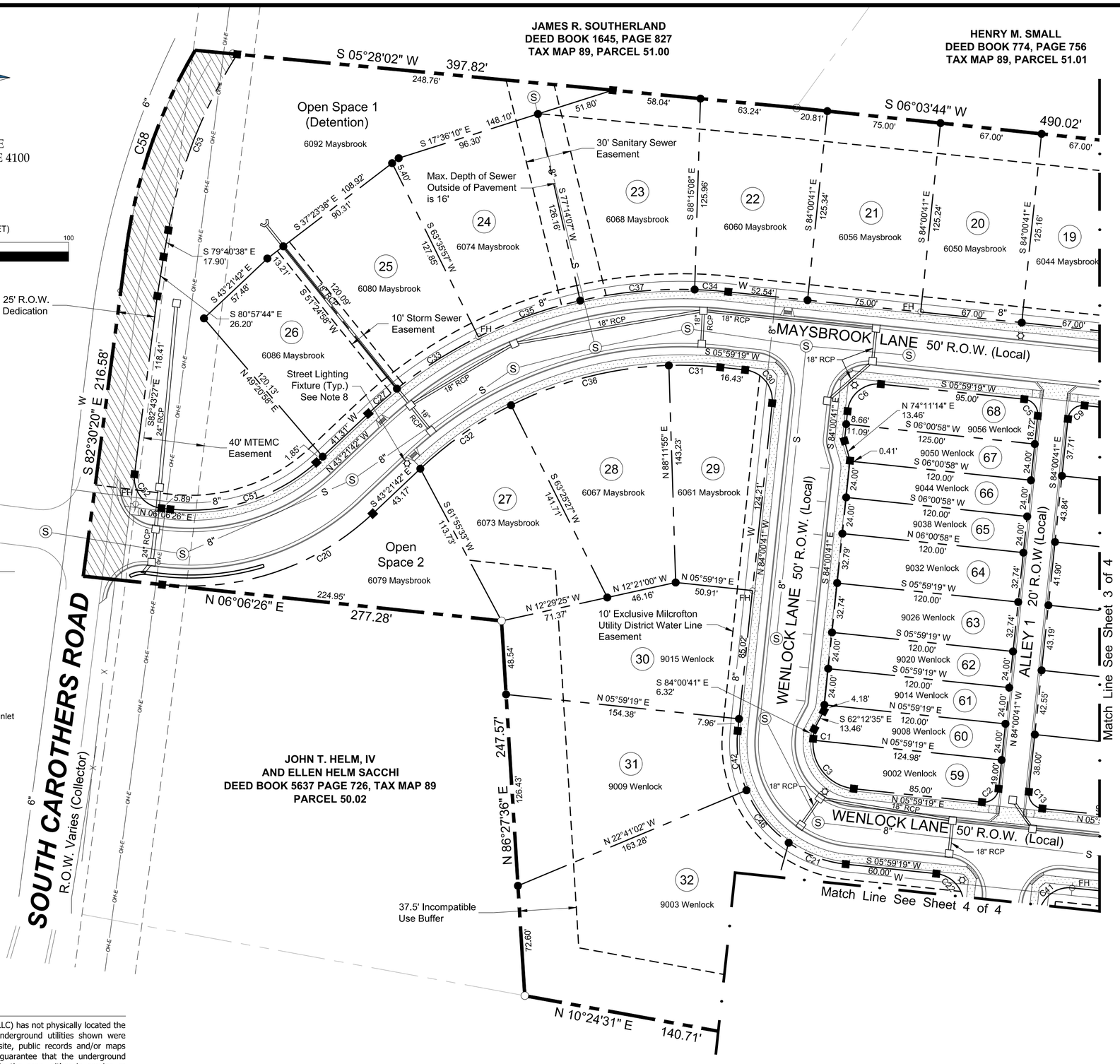
TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.



Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number

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

J. L. WHITSON
REGISTERED LAND SURVEYOR
Jack Whitson
05-01-15
TENNESSEE NO. 1732

ECHELON PUD SUBDIVISION
SECTION 1
SHEET 2 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

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TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 50 100
1 inch = 50 ft.

Legend

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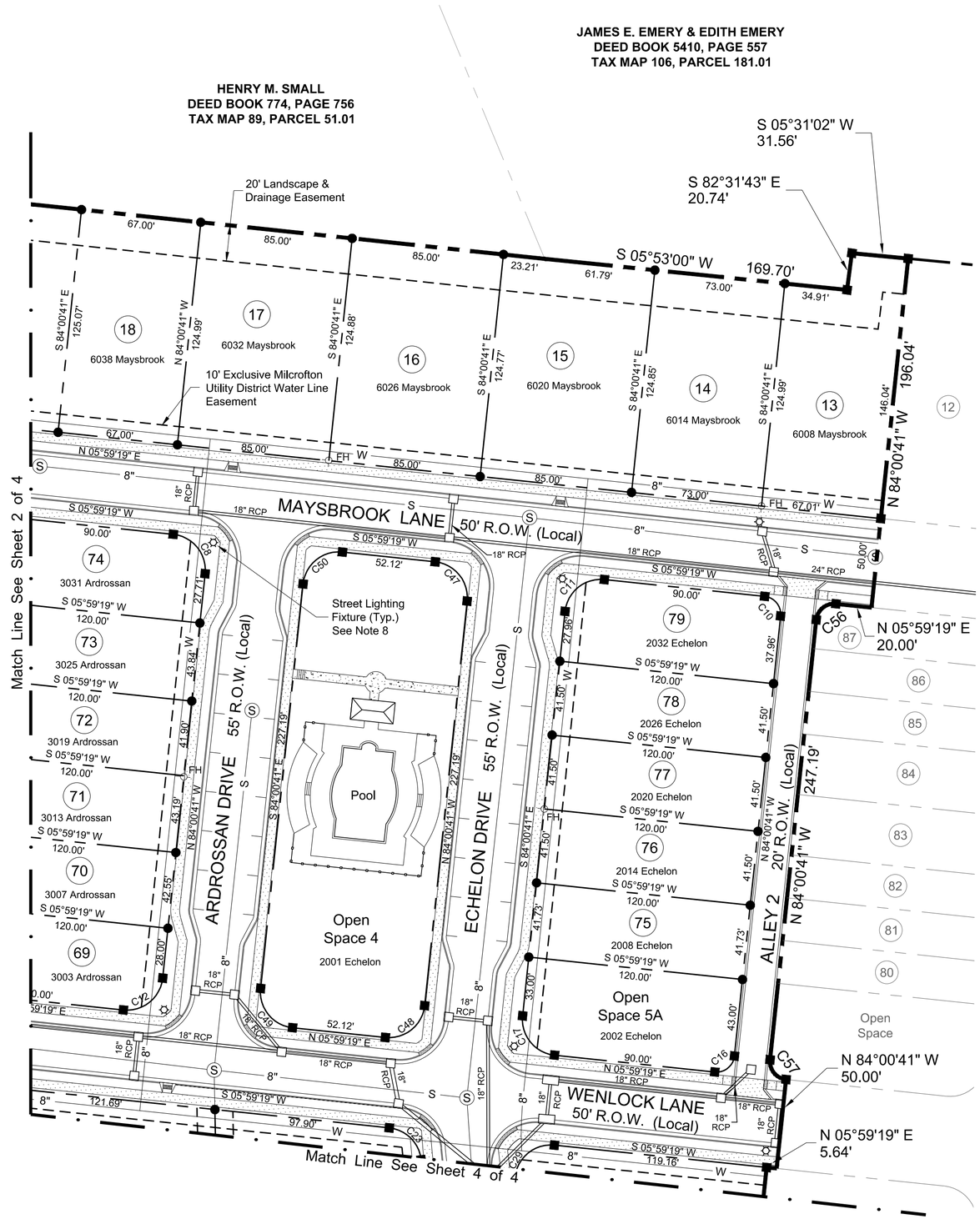

Curve Data Chart

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	1.00'	1.00'	S 84°57'59" E	1°54'37"
C2	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C3	30.00'	46.12'	41.71'	N 50°02'01" E	88°05'23"
C4	150.00'	2.98'	2.98'	N 72°53'37" E	1°08'13"
C5	10.00'	15.71'	14.14'	S 50°59'19" W	90°00'00"
C6	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C7	150.00'	38.16'	38.06'	N 65°02'14" E	14°34'33"
C8	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C9	10.00'	15.71'	14.14'	S 39°00'41" E	90°00'00"
C10	10.00'	15.71'	14.14'	S 50°59'19" W	90°00'00"
C11	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C12	20.00'	31.42'	28.28'	N 39°00'41" W	90°00'00"
C13	10.00'	15.71'	14.14'	N 50°59'19" E	90°00'00"
C14	150.00'	20.57'	20.55'	N 61°40'39" E	7°51'23"
C15	62.00'	46.05'	45.00'	S 05°59'19" W	42°33'26"
C16	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C17	20.00'	31.42'	28.28'	N 50°59'19" E	90°00'00"
C18	150.00'	20.57'	20.55'	N 69°32'02" E	7°51'23"
C19	325.00'	25.88'	25.87'	S 75°44'36" W	4°33'45"
C20	175.00'	151.09'	146.44'	S 18°37'38" E	49°28'08"
C21	80.00'	40.62'	40.19'	S 20°32'08" W	29°05'37"
C22	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C23	20.00'	27.25'	25.19'	S 45°01'06" W	78°03'33"
C24	325.00'	34.17'	34.15'	S 81°02'10" W	6°01'25"
C25	38.00'	22.48'	22.16'	N 67°03'38" W	33°54'05"
C26	62.00'	33.78'	33.37'	N 65°43'10" W	31°13'07"
C27	300.00'	25.02'	25.01'	N 40°58'22" W	4°46'40"
C28	275.00'	30.10'	30.08'	N 76°35'51" E	6°16'16"
C29	20.00'	37.09'	32.00'	S 47°08'21" E	106°15'20"
C30	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C31	250.00'	33.99'	33.96'	S 02°05'37" W	7°47'25"
C32	250.00'	73.24'	72.98'	S 34°58'07" E	16°47'09"
C33	300.00'	63.79'	63.67'	N 32°29'33" W	12°10'59"
C34	300.00'	22.21'	22.20'	N 03°52'06" E	4°14'27"
C35	300.00'	71.40'	71.23'	N 19°34'58" W	13°38'10"
C36	250.00'	108.10'	107.26'	S 14°11'19" E	24°46'28"
C37	300.00'	75.99'	75.78'	N 05°30'30" W	14°30'45"
C38	62.00'	59.56'	57.29'	S 79°35'06" E	55°02'18"
C39	62.00'	44.84'	43.87'	N 52°10'34" E	41°26'23"
C40	38.00'	42.80'	40.57'	N 63°43'21" E	64°31'57"
C41	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C42	80.00'	40.03'	39.62'	S 81°39'09" W	28°40'21"
C43	62.00'	42.20'	41.39'	S 79°10'17" W	38°59'59"
C44	62.00'	35.06'	34.60'	S 43°28'10" W	32°24'15"
C45	62.00'	39.80'	39.12'	S 33°40'40" E	36°46'33"
C46	80.00'	45.01'	44.42'	S 51°11'57" W	32°14'02"
C47	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C48	20.00'	31.42'	28.28'	N 39°00'41" W	90°00'00"
C49	20.00'	31.42'	28.28'	N 50°59'19" E	90°00'00"
C50	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C51	125.00'	107.92'	104.60'	N 18°37'38" W	49°28'08"
C52	20.00'	31.82'	28.57'	N 51°41'29" E	91°10'07"
C53	325.44'	125.25'	124.48'	S 68°39'06" E	22°03'04"
C54	150.00'	41.14'	41.01'	S 81°19'06" W	15°42'46"
C55	150.00'	41.14'	41.01'	S 81°19'06" W	15°42'46"
C56	10.00'	15.71'	14.14'	S 39°00'41" E	90°00'00"
C57	10.00'	15.71'	14.14'	N 50°59'19" E	90°00'00"
C58	349.23'	140.56'	139.62'	S 70°58'29" E	23°03'41"

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

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

J. L. WHITSON
REGISTERED LAND SURVEYOR
No. 1732
TENNESSEE
05-01-15

ECHELON PUD SUBDIVISION
SECTION 1
SHEET 3 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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GRAPHIC SCALE (IN FEET)
50 0 50 100
1 inch = 50 ft.

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

Match Line See Sheet 2 of 4

Match Line See Sheet 3 of 4

OBREE COURT
50' R.O.W. (Local)

ECHELON DRIVE
50' R.O.W. (Local)

PROPOSED CAROTHERS PARKWAY
(COLLECTOR)
CITY OF FRANKLIN
DEED BOOK 4971, PAGE 337

CAROTHERS LAND CO., LLC.
DEED BOOK 4740, PAGE 414
TAX MAP 89, PARCEL 49.00

33 104 Obree
34 110 Obree
35 116 Obree
36 122 Obree
37 123 Obree
38 111 Obree
39 105 Obree
40 1035 Echelon
41 1029 Echelon
42 1023 Echelon
43 1004 Echelon
44 1010 Echelon
45 1016 Echelon
46 1022 Echelon
47 1028 Echelon
48
49
50

Open Space 3
(Detention)
1011 Echelon

10' Exclusive Milcrofton Utility District Water Line Easement

10.6' Maximum Depth on Sanitary Sewer line

20' Sanitary Sewer Easement

37.5' Incompatible Use Buffer

25' Incompatible Use Buffer

45' Access Easement

5' Storm Sewer Easement

10' Storm Sewer Easement

Street Lighting Fixture (Typ.) See Note 8

Slope Easement

40' Proposed Utility Easement (By Others)

Permanent Drainage Easement

Proposed 16' Water Line (By Others)

N 84°00'41" W 43.94'

S 78°36'03" W 27.10'

S 73°27'43" W 17.67'

S 72°50'52" W 159.15'

S 68°42'20" W 45.01'

N 21°06'03" W 120.00'

N 21°05'38" W 53.45'

N 28°28'57" E 38.56'

N 70°41'02" W 16.08'

N 09°45'50" E 552.22'

S 82°48'45" E 196.86'

Legend

FH	Fire Hydrant
W	Water Line
S	Sewer Line
S	Sewer Manhole
●	Iron Rod (New)
■	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
1	Lot Number

Utility Disclaimer

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

J. L. WHITSON
REGISTERED LAND SURVEYOR
XVI
Jack Whitson
05-01-15
TENNESSEE NO. 1732

ECHELON PUD SUBDIVISION
SECTION 1
SHEET 4 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
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REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

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COF# 5824

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. sewer services

- The previous comment "Provide sewer service locations to each lot" was not addressed. There are lots on this plat that do not appear to have access to the sewer line.

Performance Agreement and Surety

General Comments

2. Engineering Sureties Final Plat Transfer

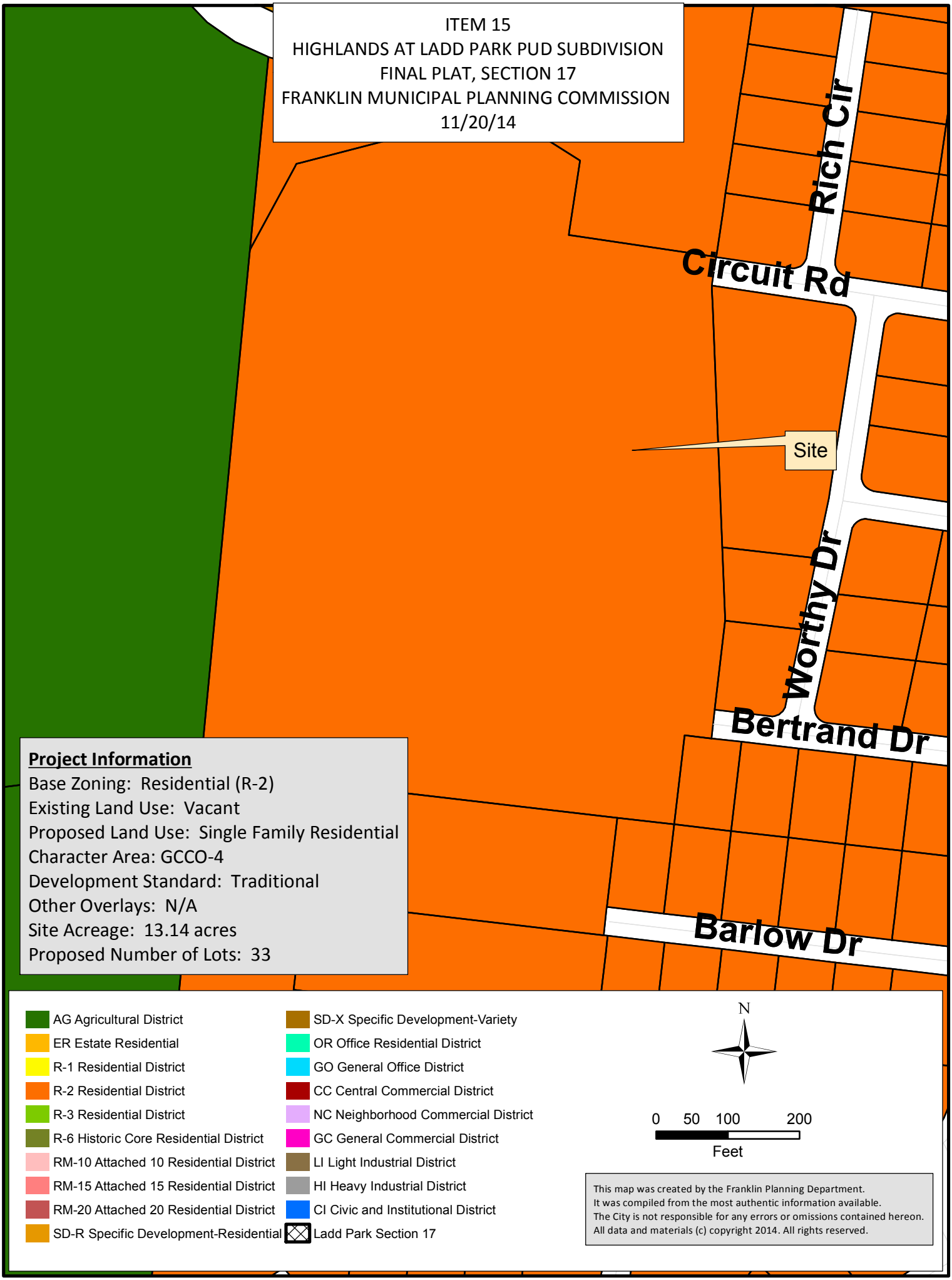
- Sureties were calculated during final plat review COF4688 and shall be posted in the amount of:

II. City Sewer: $490,000
III. Streets (including private streets): $931,000
V. Sidewalks: $290,000
VI. Drainage: $302,000
VII. Green Infrastructure: $261,000

The above does not include the surety for the off-site sewer construction required to serve this development which shall also be posted for this final plat in the amount of:

II. City Sewer: $463,000

ITEM 15
HIGHLANDS AT LADD PARK PUD SUBDIVISION
FINAL PLAT, SECTION 17
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/20/14



Project Information

Base Zoning: Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-4
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 13.14 acres
Proposed Number of Lots: 33

- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Historic Core Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District
- Ladd Park Section 17

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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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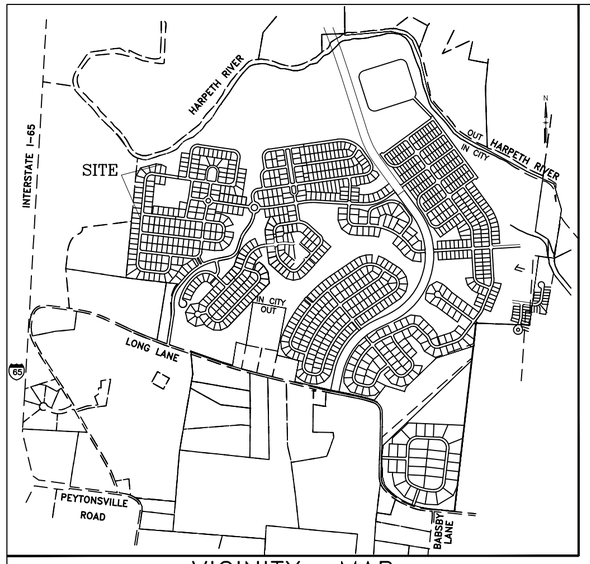


VICINITY MAP

NOT TO SCALE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 32 RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW FOR SECTION 17 LADD PARK.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.

5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.

6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

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

8) DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS: MAP 106K, GROUP"E" PARCEL 10.00 IN RECORD BOOK 3855, PG. 984 BEING OWNED BY TRILLIUM FARMS, LLC

9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.

10) THIS PROPERTY IS PORTION OF WILLIAMSON COUNTY TAX MAP 106K, GROUP"E", PARCEL 10.00.

11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION.

12) THE 5' ACCESS EASEMENTS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.

13) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA. ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBLITY OF THE HOA.

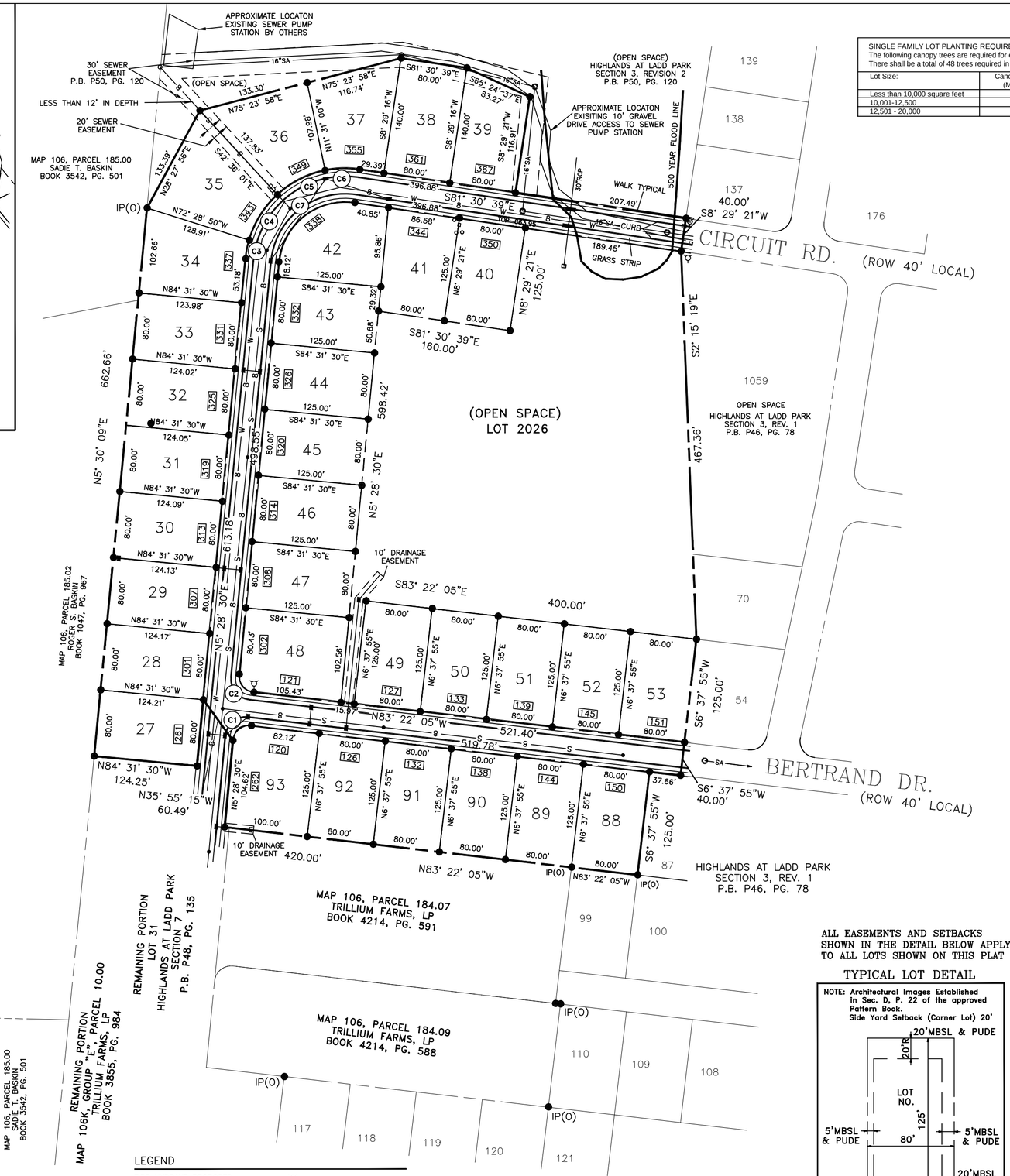
14) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.

15) CURRENT OWNER HAS NO KNOWLEDGE OF ANY OTHER ENTITIES HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.

16) ALL UTILITIES AND STORM DRAINAGE RECORDED INSIDE THE LIMITS OF THIS PLAT ARE PROPOSED AND WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LOTS. ALL SEWER LINES ARE 8", WATER LINES 8", AND STORM LINES 18" RCP UNLESS OTHERWISE NOTED. ANY UTILITIES OUTSIDE THE LIMITS ARE EXISTING.

17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE.

18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 2' OFFSET INSIDE THE LOT FOR A WITNESS PIN.



LEGEND

- FIRE HYDRANT PROPOSED
- LIGHT POLE PROPOSED
- POWER POLE
- CURB INLET PROPOSED
- IRON PIN FOUND ● IP(O)
- 5/8" IRON PIN SET THIS PLAT ●
- UTILITY STUB OUT ST
- STREET ADDRESS XXX
- SEWER MANHOLE PROPOSED
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE —
- PROPOSED 8" WATER LINE — 8 — W —
- PROPOSED 8" SEWER LINE — S — 8 —
- PROPOSED CURB LINES
- SANITARY SEWER EASEMENT — 20' SSE —
- 5' ACCESS EASEMNT FOR SIDEWALK TYPICAL — 5' AE —
- HOME OWNERS ASSOCIATION EASEMENT — HOA ESMT —
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17 — 15' MTE —

Owner/Subdivider:
TRILLIUM FARMS LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

PREPARED BY:

HFR DESIGN

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

SURVEY DIVISION mwilliams@hfrdesign.com

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 22.

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

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed 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 leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
TRILLIUM FARMS LP ATT: PAUL ARNOLD

LOT AREA TABLE			REQUIRED NUMBER TREES min. 3"
LOT NO.	SQ. FT.	ACRES	
27	9,938.18	0.228	2
28	9,935.10	0.228	2
29	9,932.02	0.228	2
30	9,928.94	0.228	2
31	9,925.86	0.228	2
32	9,922.78	0.228	2
33	9,919.70	0.228	2
34	11,102.81	0.255	3
35	12,521.77	0.287	4
36	11,267.15	0.259	3
37	11,067.62	0.254	3
38	11,200.22	0.257	3
39	10,276.74	0.236	3
40	10,000.00	0.230	2
41	10,411.38	0.239	3
42	10,842.48	0.249	3
43	10,000.00	0.230	2
44	10,000.00	0.230	2
45	10,000.00	0.230	2
46	10,000.00	0.230	2
47	10,000.00	0.230	2
48	12,579.72	0.289	4
49	10,000.00	0.230	2
50	10,000.00	0.230	2
51	10,000.00	0.230	2
52	10,000.00	0.230	2
53	10,000.00	0.230	2
88	10,000.00	0.230	2
89	10,000.00	0.230	2
90	10,000.00	0.230	2
91	10,000.00	0.230	2
92	10,000.00	0.230	2
93	12,567.82	0.289	4
TOTAL LOTS	343,339.80	7.882	
OPEN SPACE	162,515.60	3.731	
ROW	66,399.15	1.524	
TOTAL	572,254.55	13.137	

CERTIFICATE OF APPROVAL OF

Subdivision have been installed in accordance with

(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Sewer Management Department City of Franklin, TN — Date

(Where applicable)

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

General Manger Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 17, have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF SURVEY

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

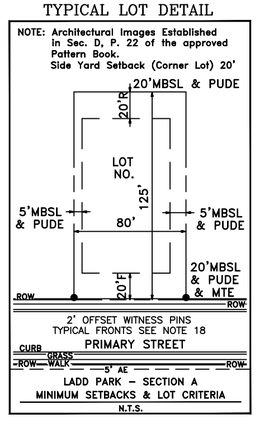
Michael R. Williams TN RLS # 1906
HFR Design, Inc.

MICHAEL R. WILLIAMS REGISTERED LAND SURVEYOR AGRICULTURE MATHEMATICS TENNESSEE NO. 1906

10-13-14

ALL EASEMENTS AND SETBACKS SHOWN IN THE DETAIL BELOW APPLY TO ALL LOTS SHOWN ON THIS PLAT

TYPICAL LOT DETAIL



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	91-09-25	20.00'	20.41'	31.82'	28.57'	N51-03-13E
C2	88-50-35	20.00'	19.60'	31.01'	28.00'	N38-56-47W
C3	10-50-35	120.00'	11.39'	22.71'	22.68'	S10-53-48W
C4	31-04-57	120.00'	33.37'	65.10'	64.30'	S31-51-34W
C5	31-04-57	120.00'	33.37'	65.10'	64.30'	S62-56-31W
C6	20-00-22	120.00'	21.17'	41.90'	41.69'	S88-29-11W
C7	93-00-50	80.00'	84.32'	129.87'	116.07'	N51-58-55E

COF PROJECT # 4695

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 17

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 13.137 TOTAL LOTS: 33
ACRES NEW STREETS: 1.524 FEET NEW STREETS: 1,656±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
1"=100' DATE: 10-13-14

G:\2014144\Survey\20141144-LADD SEC 17 PLAT.dwg, 11/6/2014 12:05:48 PM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100

COF# 4695

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- The previous comment "Applicant shall transfer any unposted sureties associated with this development from site plan(s) to this final plat shall remain open.

There is an original section 3, and section 3, revision 1, that are/were already posted. This is a part of the undeveloped section 3 that has now been renamed as section 17, determine and calculate the sureties for this project.

The sureties must be TBD until the applicant has calculated the sureties.

2. C. Final Plat

- The previous comment "Applicant shall show the location and description of all existing man-made structures and site features (including utilities) both above and below ground. Provide the depth of the sewer line to assure the proper easement width" was not completely addressed. Provide the location of all existing fences and gates.

3. C. Final Plat

- The previous comment "Applicant shall show location and description of all existing and proposed utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, storm sewers, culverts, outfalls, ground-based utility vaults larger than 10 square feet, or water towers. Provide the location of the sewer pump station in the vicinity of this section" was not completely addressed.

Provide at least the minimum easement width for all utilities and drainage. Easements must be added where utilities or drainage lines approach the edge of the right-of-way. Fire hydrants must not be located in the sewer easement and must be provided a separate easement.

4. C. Final Plat

- The previous comment "Applicant shall ensure that all permanent stormwater BMPs/Green Infrastructure are placed in open space lots. All water resource buffers are placed in open space lots or conservation easements" was not completely addressed.

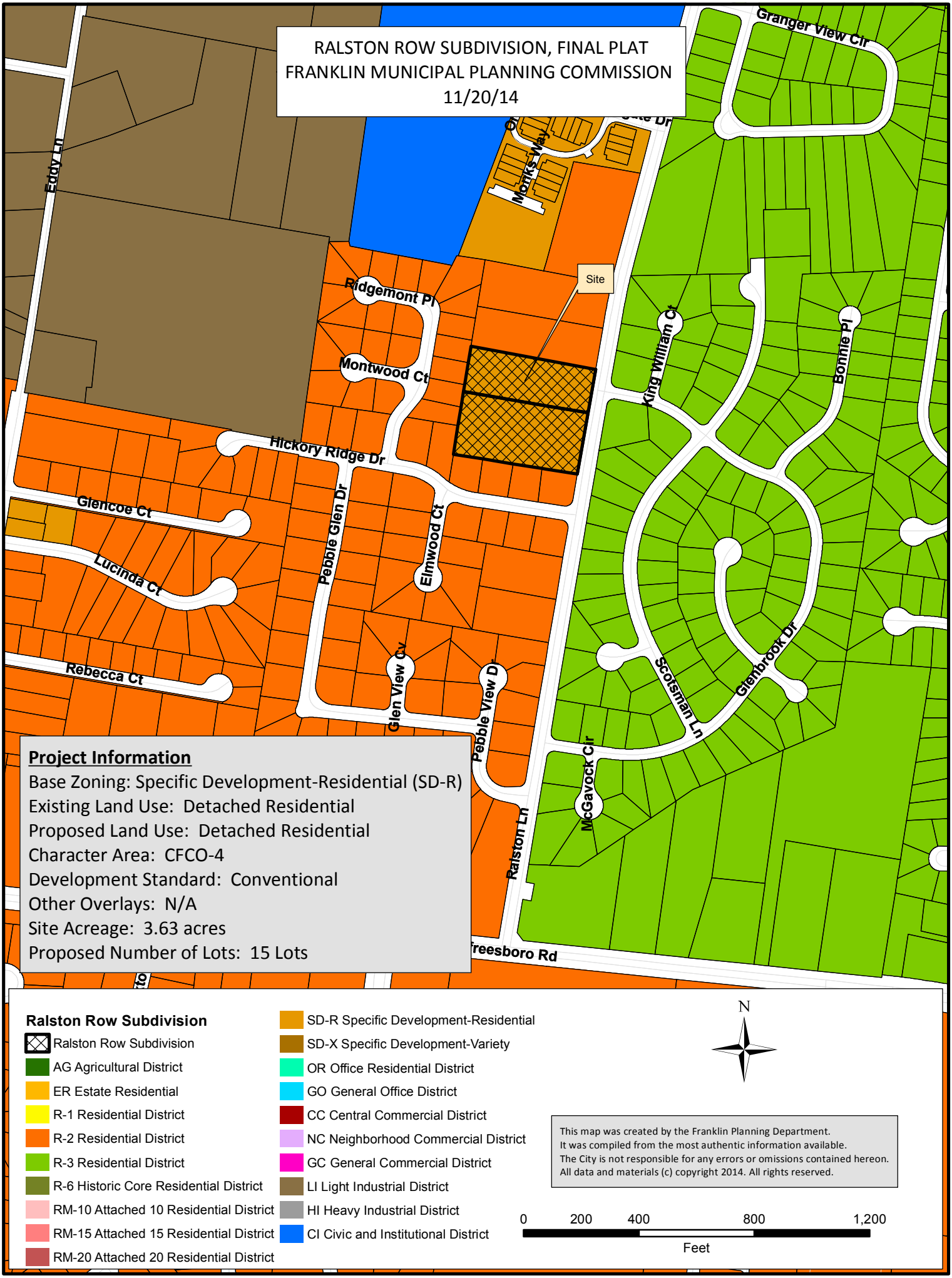
5. C. Final Plat

-

The previous comment "Provide an access easement to the sewer pump station" was not completely addressed. Provide adequate access to the pump station to allow for maintenance and removal of the pumps if necessary. Provide an adequate turn around for a semi truck. The surface of the access road must be concrete. The access road must be at least 16 feet wide and built to alley standards. The right-of-way must be at least 20 feet wide.

6. C. Final Plat

- Applicant shall correct Note 17 by replacing the word "accept" with the word "except". This is a new issue based on the current submittal.


RALSTON ROW SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/20/14
Granger View Cir
Eddy Ln
Monk's Way
Site
Ridgemont Pl
Montwood Ct
King William Ct
Bonnie Pl
Hickory Ridge Dr
Glencoe Ct
Pebble Glen Dr
Elmwood Ct
Lucinda Ct
Rebecca Ct
Glen View Cv
Pebble View Dr
Scotsman Ln
Glenbrook Dr
McGavock Cir
Ralston Ln
Project Information
Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.63 acres
Proposed Number of Lots: 15 Lots
Ralston Row Subdivision
Ralston Row Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
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The City is not responsible for any errors or omissions contained hereon.
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0 200 400 800 1,200
Feet

COF# 4689

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Applicant shall transfer any unposted sureties associated with this development from site plan(s) 2916 to this final plat.

Parks

General Comments

2. Parkland information

- This condition will stay open as conditional approval until payment has been received. This shall be paid at Final Plat stage by Ordinance.

13 units at 1200sf = 15,600sf

Please contact the Parks Department as you will need to send in a letter/email preferably requesting fees in lieu with the above amount stated along with an recent appraisal by a Tennessee-licensed real estate appraiser.

Planning

Ralston Row - 9-19-14 Comb.pdf

3. Sidewalks

- The applicant shall hatch the existing sidewalks, to match the hatching of the proposed sidewalks.

Zoning

Ralston Row - 9-19-14 Comb.pdf

4. Plat

- With the plat revision, the lot tree chart shall be revised to specify the number and inches of trees required for each lot.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon as evidenced in book number 6203, page 824, R.O.W.C., and that we hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways an easements as noted. No lot(s) as shown hereon shall again be subdivided, resubivided, 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 further certify there are no liens on the property except as follows: Book_____, Page_____, R.O.W.C.

Ralston Row, LLC Date

CERTIFICATE OF ACCURACY

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 26th day of June, 2012.

11/5/14
Date

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1987

Allen B. O'Leary, TN R.L.S. 1987

LEGEND

- Adjoining Property Line
- Subject Property Line
- Easement Line
- Min. Building Setback Line
- Centerline
- W — Water Line
- EIP Existing Iron Pin
- 1500 Address
- S Sanitary Sewer Manhole
- WV Water Valve
- Fire Hydrant
- Concrete Monument

REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Williamson County Emergency Management Agency Date

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.66'	28.46'	N 35°30'20" W	90°42'26"
C2	36.00'	30.28'	29.40'	S 75°02'28" W	48°11'58"
C3	60.00'	14.58'	14.54'	S 57°54'11" W	13°55'23"
C4	60.00'	49.91'	48.49'	S 88°41'49" W	47°39'54"
C5	60.00'	34.60'	34.12'	N 50°57'01" W	33°02'26"
C6	60.00'	34.60'	34.12'	N 17°54'35" W	33°02'26"
C7	60.00'	34.60'	34.12'	N 15°07'51" E	33°02'26"
C8	60.00'	34.60'	34.12'	N 48°10'17" E	33°02'26"
C9	60.00'	35.04'	34.54'	N 81°25'17" E	33°27'32"
C10	60.00'	56.35'	54.30'	S 54°56'35" E	53°48'44"
C11	36.00'	1.58'	1.58'	S 29°17'37" E	2°30'46"
C12	36.00'	31.61'	30.60'	S 55°42'16" E	50°18'33"
C13	20.00'	30.46'	27.60'	N 55°30'40" E	87°15'35"

LINE	BEARING	DISTANCE
L1	N 80°51'33" W	30.60'
L2	N 80°51'33" W	50.00'
L3	N 80°51'33" W	50.00'
L4	N 80°51'33" W	12.23'
L5	S 80°51'33" E	22.30'
L6	S 80°51'33" E	50.00'
L7	S 80°51'33" E	66.76'
L8	S 42°36'13" E	12.67'
L9	N 58°20'56" W	10.79'

CERTIFICATE OF APPROVAL OF WATER AND SEWER

I hereby certify that:

1.) the water and sewer system designated as shown hereon have been installed in accordance with City specifications, or
2.) a performance bond in the amount of $_____ for water system and $_____ for the sewer systerm has been posted with the City of Franklin, Tennessee, to assure completion of such Improvements.

Superintendent Water and Sewer Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

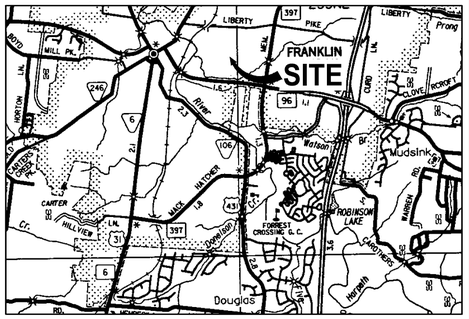
1.) the streets and drainage designated as shown hereon have been installed in accordance with City specifications, or
2.) a performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such Improvements.

Superintendent of Streets Franklin, Tennessee Date

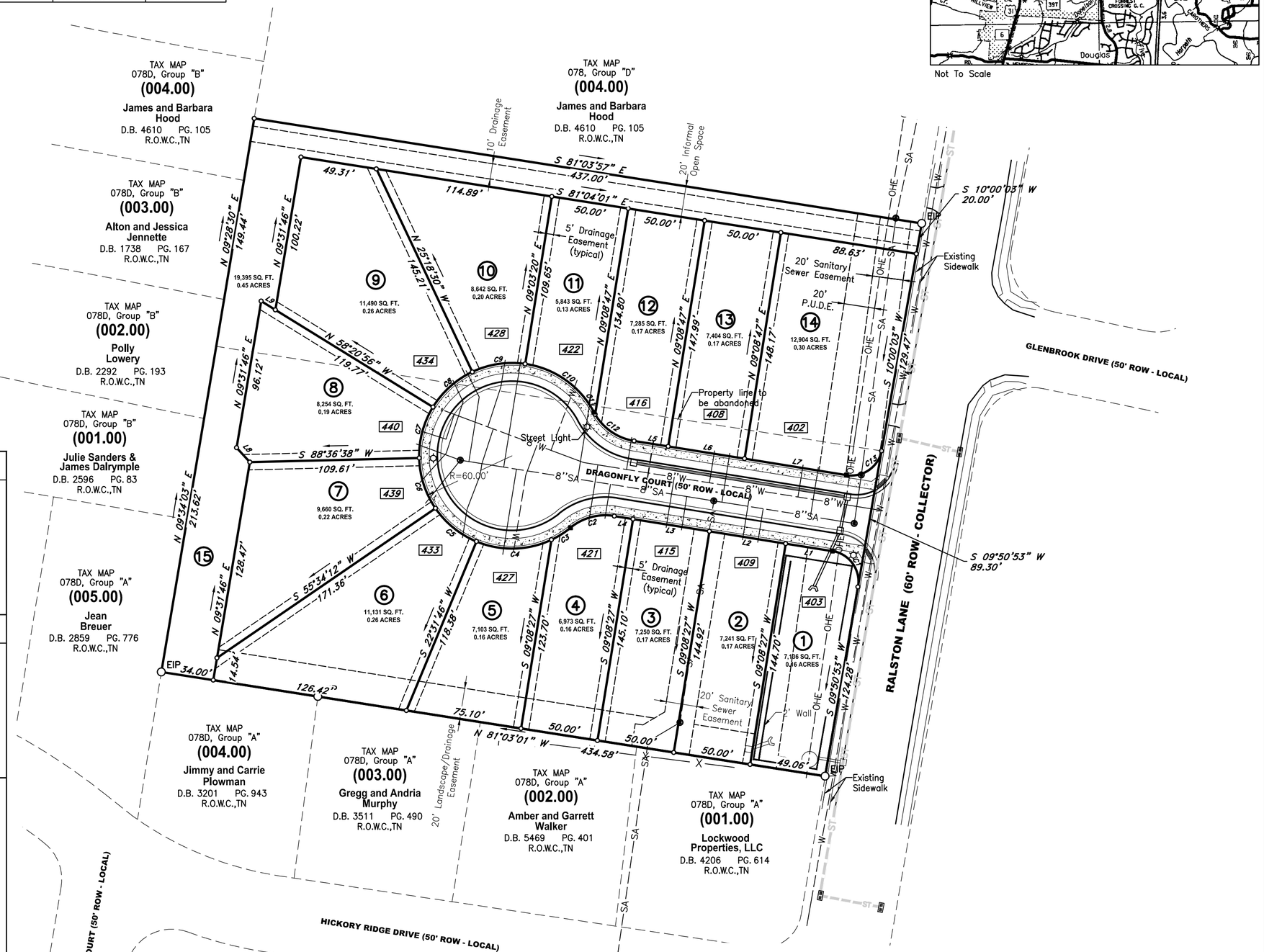
GENERAL NOTES:

1. Purpose: The purpose of this plat is to consolidate two lots and abandon the joint property line that was created by deed and create 13 single family lots and 2 informal open space lots.
2. Existing Zoning: SD–R, CFCO–4 Character Area
3. Minimum required setback lines: 10' Front, 10' Rear (Lots 7–14) and 20' Rear (Lots 2–6), and 5' Side.
4. This plat voids, vacates and supercedes previous plats of record for the property shown hereon.
5. Owner: Ralston Row, LLC
   121 First Avenue South, Suite 210
   Franklin, TN 37064
   615–794–6401
6. Surveyor: O'Leary and Associates, LLC.
   2558 Nashville Highway
   Columbia, TN 38401
   Tel. 931.489.2088
7. Bearings are based on Tennessee Grid North, Zone 5301, Fipszone 4100, NAD 83 Datum.
8. This property is identified as Tax Map 79, Parcel 4 and 5, Williamson County Tennessee.
9. All builders swales for surface storm–water runoff shall not exceed a depth of 1 (one) foot.
10. Property is subject to the findings of an accurate title search. No title work furnished to surveyor prior to survey.
11. The entire property as shown hereon is NOT located in a special flood hazard area (Zone X), according to Federal Emergency Management Agency, (FEMA), FIRM 47187 C 0211 F, dated September 29, 2006.
12. Property reference: Deed Book 6203, Page 824.
13. This surveyor has not physically located the underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated.
14. The development standard for this subdivision is conventional.
15. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of the City of Franklin.
16. Mineral rights for this tract of land are owned by the current property owner.
17. Within new developments and for off–site utility lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
18. Required Parkland Dedication –
    0.36 AC = (1,200 sf x 13 = 15,600 sf)
19. Lot 1 and Lot 15 are open space and are to be maintained by the Homeowners Association, all storm water management features shall be maintained by the Homeowners Association..
20. Lots shall conform to all requirements of the Franklin Zoning Ordinance.

Location Map



Not To Scale



Detached Residential Tree Chart:

Lot	Sq. Ft.	ACI	# of Trees
2	7,241	6	2
3	7,250	6	2
4	6,973	6	2
5	7,103	6	2
6	11,131	9	3
7	9,660	6	2
8	8,254	6	2
9	11,490	9	3
10	8,642	6	2
11	5,843	6	2
12	7,285	6	2
13	7,404	6	2
14	12,904	12	4

***3" Caliper trees

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 the plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

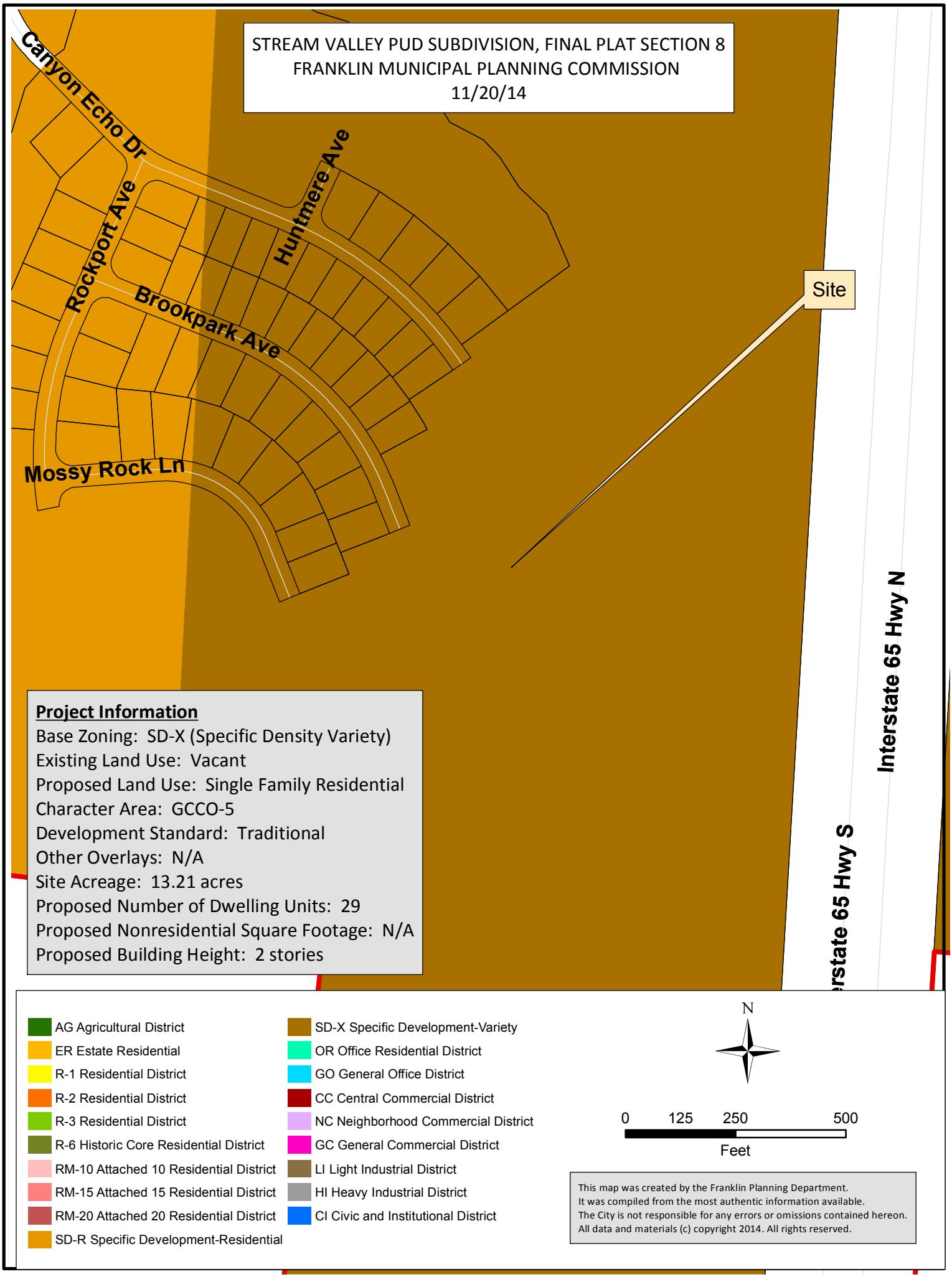
Secretary, Franklin Municipal Planning Commission Date

THIS PLAT SHALL BE INVALID IF NOT RECORDED BY _____.

SUBDIVISION FINAL PLAT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RALSTON ROW
PUD SUBDIVISION

TOTAL ACRES	3.63±	TOTAL LOTS	15
ACRES NEW ROADS	0.47±	FEET NEW ROADS	295± L.F.
OWNER	Ralston Row, LLC	CIVIL DISTRICT	9th
SURVEYOR	Allen B. O'Leary	LINEAR ERROR OF CLOSURE	1:23,548
City of Franklin No. 4689 O'Leary Proj. No. 14-5119	SCALE: 1" = 50'	0 50' 75' 100'	
DATE: Sept. 12, 2014	LATEST REVISION DATE: November 3, 2014		SHEET 1 OF 1


STREAM VALLEY PUD SUBDIVISION, FINAL PLAT SECTION 8
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/20/14
Canyon Echo Dr
Rockport Ave
Huntmere Ave
Brookpark Ave
Mossy Rock Ln
Site
Interstate 65 Hwy N
Interstate 65 Hwy S
Project Information
Base Zoning: SD-X (Specific Density Variety)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-5
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 13.21 acres
Proposed Number of Dwelling Units: 29
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
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 2014. All rights reserved.

Notes

1. The purpose of this plat is to create 29 single-family residential lots.
2. A portion of this property is located within Zone "AE" (Special Flood Hazard Area subject to flooding by the 1% annual chance flood) on Fema Firm Community Panel No. 47187C0355 F, September 29, 2006.
3. The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 117.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee Grid, NAD 83.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be public drainage easement.
10. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
13. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
14. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number

Total area: 575,799 S.F. or 13.22 Acres

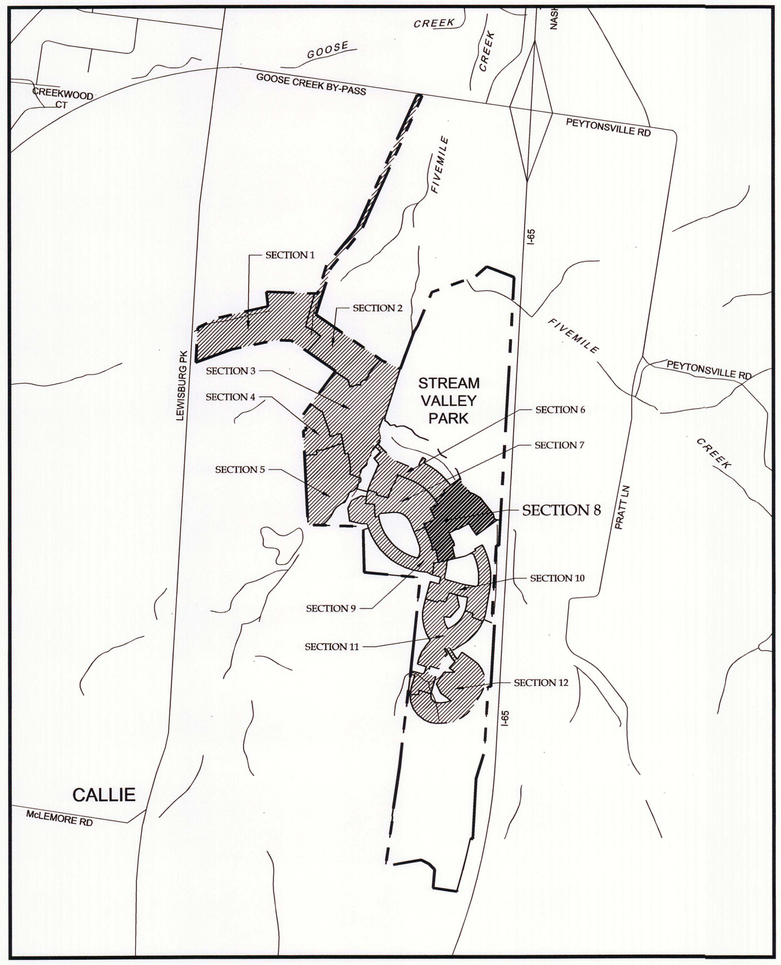
Road Data:

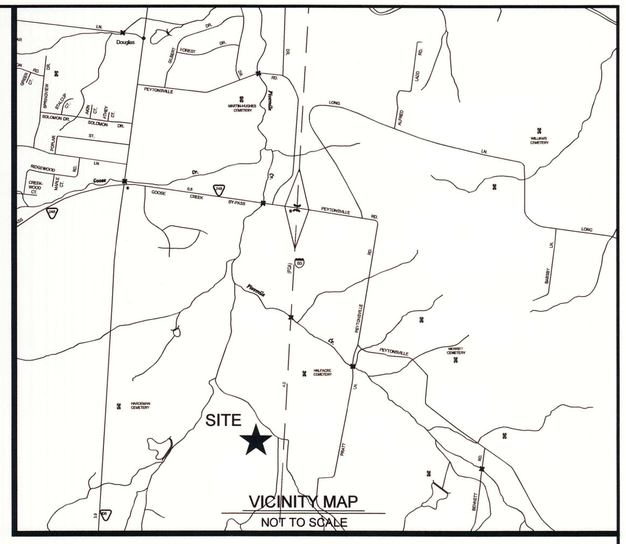
Acreage in new roads	1.59 Acres
Linear footage of new roads	1,401 Feet

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
1500 0 1500 3000
1 inch = 1500 ft.





Site Data (Section 8)

Project Name:	Stream Valley, Section 8
COF Project #:	4698
Subdivision:	Stream Valley
Lot numbers:	Lots 192-198, 205-210, 234-249 & 427
Address:	Lewisburg Pike and Stream Valley Blvd.
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	10th
Existing zoning and charter area overlay:	SD-R (Specific Development-Residential) - GCCO-5
Other applicable overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay District (FWO)
Applicable development standard:	Traditional
Acreage of site:	13.21 Acres
Minimum required setback lines:	Manor Homes
Yard fronting on any street:	25 Feet
Side yard:	5-10 Feet (15' on a street; 10' bldg. separation)
Rear yard:	15 Feet
Minimum required setback lines:	Garden Homes
Yard fronting on any street:	15 Feet
Side yard:	5-10 Feet (15' on a street; 10' bldg. separation)
Rear yard:	15 Feet
Owners representative:	Stream Valley Franklin, LLC
Address:	P.O. Box 314 Franklin, Tn 37065-0314
Phone number:	(615) 305-1033
Email address:	tylerlring@comcast.net
Contact name:	Tyler Ring
Applicant:	Edge Planning, Landscape Arch. & Graphic Design
Address:	210 12th Avenue S, Suite 202 - Nashville, Tn 37203
Phone number:	(615) 250-8154
Fax number:	(615) 250-8155
Email address:	jhaas@edgela.com
Contact name:	John Haas
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Michael Ray

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Detached Residential Lot Tree Chart

Lot	Area (Sq. Ft./Acres)	ACI	# Trees
192	11,515/0.26	12	6
193	12,180/0.28	12	6
194	12,066/0.28	12	6
195	11,115/0.26	12	6
196	11,765/0.27	12	6
197	11,501/0.26	12	6
198	10,690/0.25	12	6
205	11,833/0.27	12	6
206	11,063/0.25	12	6
207	10,860/0.25	12	6
208	10,799/0.25	12	6
209	10,179/0.23	12	12
210	10,219/0.23	12	6
234	8,212/0.19	6	3
235	7,863/0.18	6	3
236	7,800/0.18	6	3
237	7,800/0.18	6	3
238	7,800/0.18	6	3
239	7,800/0.18	6	3
240	7,800/0.18	6	3
241	7,959/0.18	6	3
242	11,746/0.27	12	6
243	12,741/0.29	12	6
244	11,365/0.26	12	6
245	12,613/0.29	12	6
246	9,240/0.21	6	3
247	9,240/0.21	6	3
248	9,240/0.21	6	3
249	9,240/0.21	6	3
427	212,173/4.87	-	-

* - Caliper inches of any tree shall be at least 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 Deed Book 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, 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 or lots 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: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner _____ Date _____

Owner Information
Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37064-0314
Phone: (615) 305-1033
Email: tylerlring@comcast.net

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Stream Valley Subdivision - Section 8 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee _____ Date _____

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

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

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision - Section 8 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for drainage, and $ _____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee _____ Date _____

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Stream Valley Subdivision - Section 8 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____,

20 ___ , and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor Jack Whitson _____ Date 11-6-14

J. L. WHITSON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 732 Jack Whitson 11-6-14

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack. whitson @ eli-llc.com

STREAM VALLEY SUBDIVISION - SECTION 8
SHEET 1 OF 3
10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #4698
DATE: 11-6-2014

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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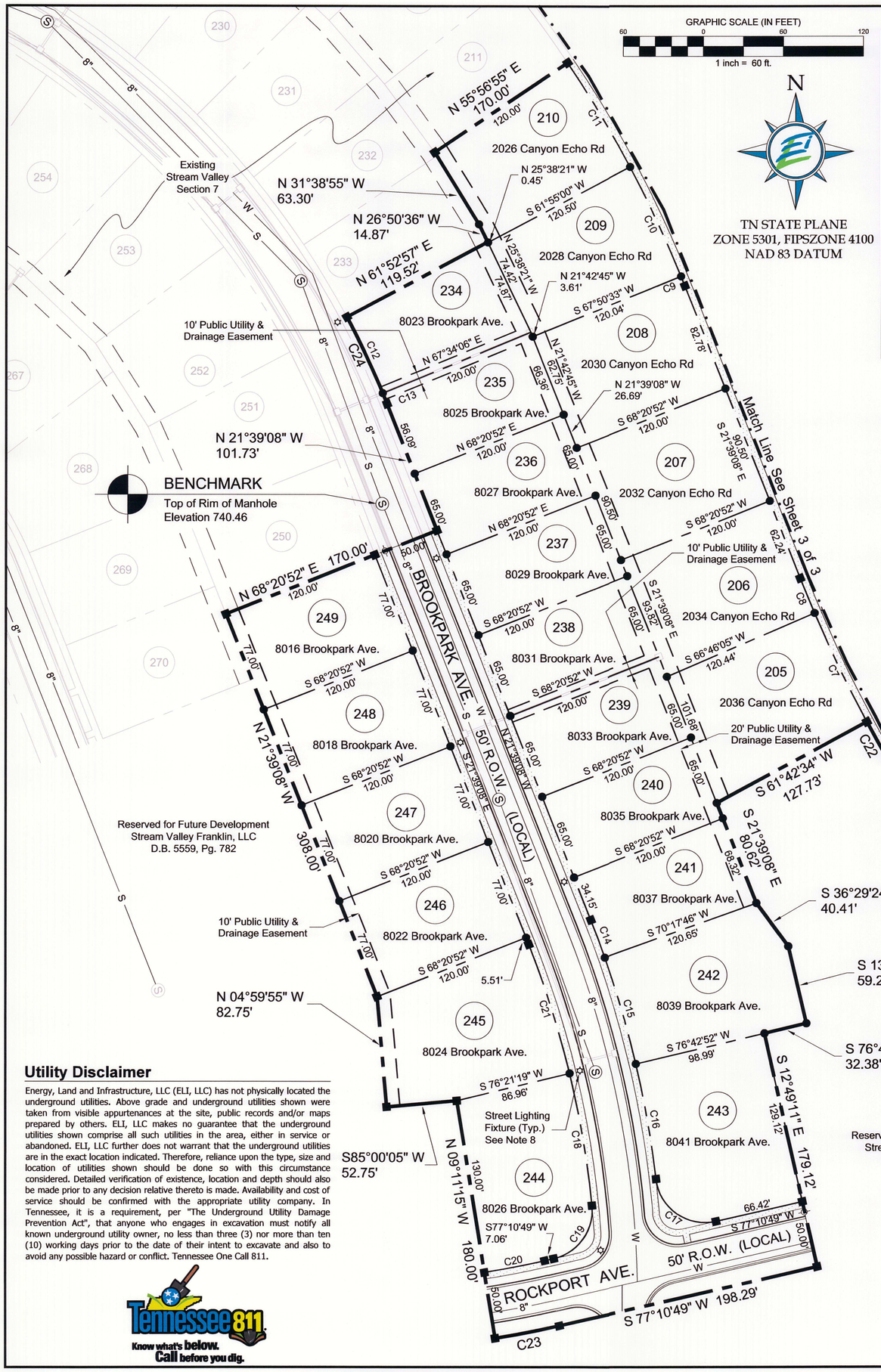

Curve Data Chart

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	925.00'	35.99'	35.99'	S 35°09'58" E	2°13'46"
C2	925.00'	47.26'	47.25'	S 32°35'16" E	2°55'38"
C3	925.00'	88.12'	88.09'	N 28°23'42" W	5°27'29"
C4	925.00'	64.80'	64.79'	S 23°39'33" E	4°00'50"
C5	975.00'	56.37'	56.36'	S 23°18'30" E	3°18'45"
C6	975.00'	87.75'	87.72'	S 27°32'35" E	5°09'24"
C7	1025.00'	90.50'	90.47'	N 25°45'40" W	5°03'32"
C8	1025.00'	28.26'	28.26'	N 22°26'31" W	1°34'47"
C9	875.00'	7.72'	7.72'	S 21°54'16" E	0°30'19"
C10	875.00'	90.50'	90.46'	S 25°07'12" E	5°55'34"
C11	875.00'	91.14'	91.10'	S 31°04'01" E	5°58'05"
C12	634.99'	63.02'	62.99'	S 25°16'29" E	5°41'09"
C13	635.57'	8.64'	8.64'	N 22°02'31" W	0°46'44"
C14	775.00'	30.07'	30.07'	S 20°32'26" E	2°13'24"
C15	775.00'	83.09'	83.05'	S 16°21'26" E	6°08'35"
C16	775.00'	87.59'	87.54'	N 10°02'53" W	6°28'31"
C17	37.00'	62.00'	55.00'	N 54°48'55" W	96°00'34"
C18	725.00'	100.25'	100.17'	N 09°41'00" W	7°55'21"
C19	37.00'	53.54'	48.99'	N 35°43'44" E	82°54'08"
C20	725.00'	45.96'	45.95'	N 78°59'47" E	3°37'56"
C21	725.00'	101.32'	101.24'	S 17°38'54" E	8°00'27"
C22	1025.00'	32.75'	32.75'	S 29°12'21" E	1°49'50"
C23	775.00'	49.13'	49.12'	S 78°59'47" W	3°37'56"
C24	634.99'	71.66'	71.62'	S 24°53'06" E	6°27'56"

Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____.

20 ___ , and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission Date

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor Date 11-6-14

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack. whitson @ eli-llc.com

J. L. WHITSON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 1732
Jack Whitson 11-6-14

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

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

Legend

FH	Fire Hydrant
W	Water Line
S	Sewer Line
S	Sewer Manhole
●	Iron Rod (New)
■	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
1	Lot Number

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, 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 or lots 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: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner Date

Owner Information
Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37064-0314
Phone: (615) 305-1033
Email: tylerlring@comcast.net

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency Date

City of Franklin Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Stream Valley Subdivision - Section 8 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision - Section 8 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for drainage, and $ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee Date

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Stream Valley Subdivision - Section 8 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District Date

STREAM VALLEY SUBDIVISION - SECTION 8

SHEET 2 OF 3

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #4698
DATE: 11-6-2014

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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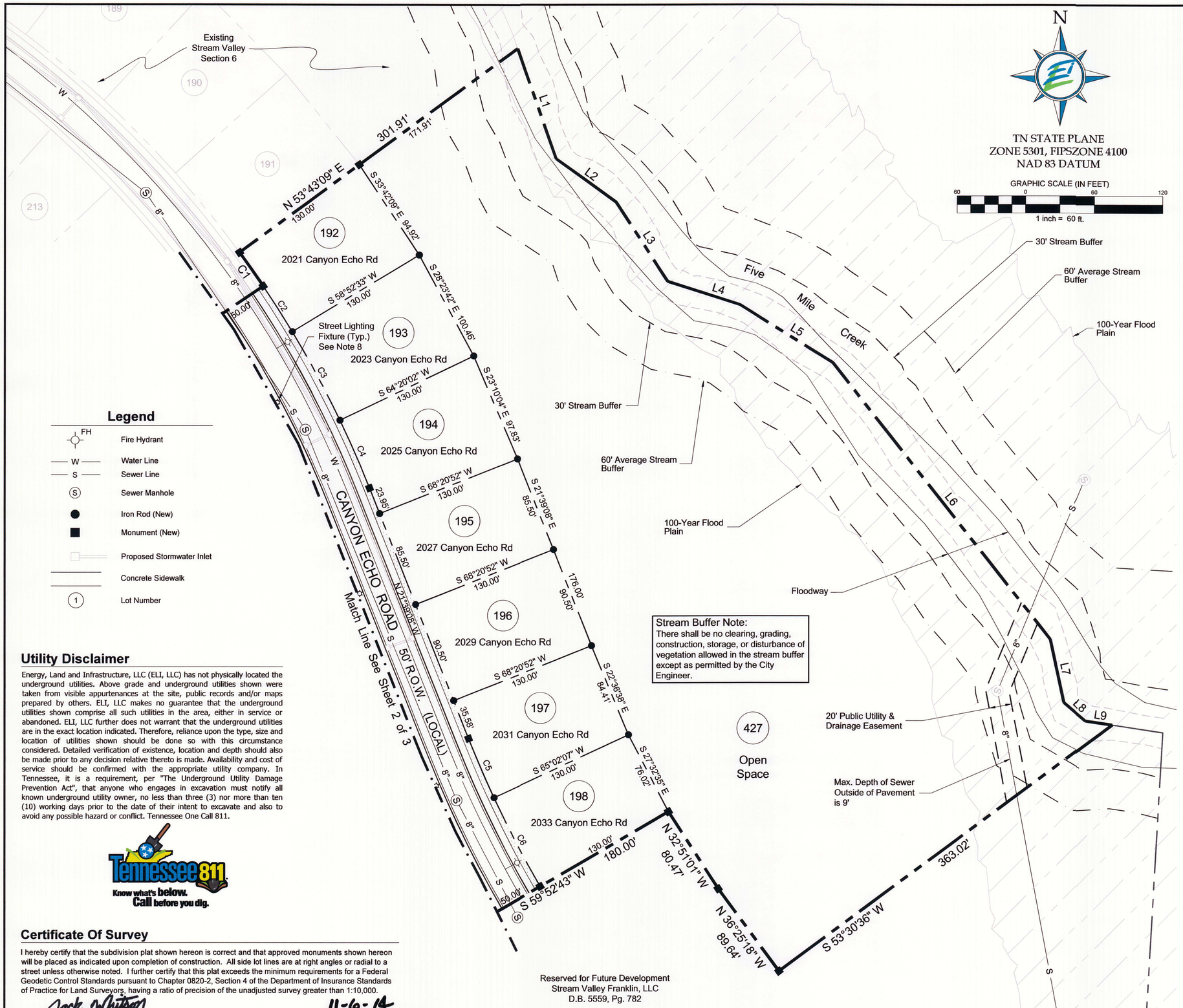

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Ⓢ — Sewer Manhole
- ● — Iron Rod (New)
- ■ — Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- (1) — Lot Number

Stream Buffer Note:
There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer.

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

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor: Jack Whitson — Date: 11-6-14

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack. whitson @ eli-llc.com

J. L. WHITSON — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 1732
Jack Whitson 11-6-14

Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____,

20 ___ , and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission — Date

Line Data Chart

LINE	ANGLE	DISTANCE
L1	N 19°18'20" W	102.17'
L2	S 54°15'42" E	65.11'
L3	S 33°04'43" E	82.93'
L4	S 72°05'43" E	66.74'
L5	S 58°05'36" E	95.81'
L6	S 38°14'01" E	308.18'
L7	N 12°04'45" W	56.51'
L8	N 49°42'33" W	24.42'
L9	S 81°28'52" E	23.99'

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City of Franklin, Tennessee — Date

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General Manager, Milcrofton Utility District — Date

STREAM VALLEY SUBDIVISION - SECTION 8

SHEET 3 OF 3

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #4698
DATE: 11-6-2014

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COF# 4698

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

Stream Valley Section 8 - Final Plat - Full Set.pdf

1. 0. General Information

- Applicant shall post sureties in the amount of:

II. City Sewer: $75,000
III. Streets (including private streets): $336,000
V. Sidewalks: $110,000
VI. Drainage: $69,000
VII. Green Infrastructure: $243,000

Planning

General Comments

2. Plat Note

- City of Franklin Staff will allow Final Plats from Sections 8 and 9 of Stream Valley to proceed as drawn not matching the approved site plans. Subsequent final plats must match approved corresponding site plan.

Zoning

Stream Valley Section 8 - Final Plat - Full Set.pdf

3. Plat

- With the submittal of the revised plat, the Lot Tree chart shall be revised to show how many trees of what size (in inches) will be required for each individual lot. Remove the ACI from the chart.

Planning (Landscape)

4. Landscape surety to be determined at post-PC.

Open Issues: 3

Engineering.

General Issues

1 . Sureties

close issue

Tom Ingram city of Franklin Tn (/secure/portal/company/?step=display&companyid=25787) 07/28/14 01:01 PM DRT Review - 1	Applicant shall submit bonds for the following: Streets - $TBD Temp turnarounds - $TBD Sidewalks - $TBD Sewer - $ TBD [Ver. 2] [Edited By Tom Ingram] Reply Edit Delete
Judy Gregg Wilson & Associates, PC (/secure/portal/company/?step=display&companyid=30092) 08/07/14 08:04 AM DRT Review - 1	Bonds for Streets, Temp turnarounds, Sidewalks, and Sewer which are to be determined will be the responsibility of the developer, Southern Land Company. Reply Edit Delete
Andrew Orr City of Franklin * (/secure/portal/company/?step=display&companyid=25782) 08/18/14 01:13 PM DRT Review - 2	Applicant shall submit bonds for the following: Streets - $TBD Temp turnarounds - $TBD Sidewalks - $TBD Sewer - $ TBD Reply Edit Delete

Dustin Scruggs City of Franklin; Engineering Dept.; TOC (/secure/portal/company/?step=display&companyid=28546) 10/03/14 08:10 AM DRT Review - 2	Applicant shall submit bonds for the following: Streets - $79,000 Sidewalks - $8,000 Drainage- $20,000 [Ver. 2] [Edited By Dustin Scruggs] Reply Edit Delete

2 . Easements close issue

Dustin Scruggs City of Franklin; Engineering Dept.; TOC (/secure/portal/company/?step=display&companyid=28546) 08/13/14 06:40 AM DRT Review - 2	Applicant shall provide an easement for sidewalk near Curves C8/C9/C10. Reply Edit Delete
Judy Gregg Wilson & Associates, PC (/secure/portal/company/?step=display&companyid=30092) 10/23/14 09:01 AM DRT Review - 2	Sidewalk easement has been provided as requested. Reply Edit Delete

3 . Open Space close issue

Dustin Scruggs City of Franklin; Engineering Dept.; TOC (/secure/portal/company/?step=display&companyid=28546) 08/13/14 06:46 AM DRT Review - 2	Applicant to call out open space lot adjacent to lot 1651 Reply Edit Delete
Judy Gregg Wilson & Associates, PC (/secure/portal/company/?step=display&companyid=30092) 10/23/14 09:01 AM DRT Review - 2	All Open Spaces are now called out as requested. Reply Edit Delete

FRANKLIN MUNICIPAL PLANNING COMMISSION / ADMINISTRATIVE
MEETINGS AND DEADLINES STAFF SCHEDULE

DECEMBER 2014 THROUGH JANUARY 2016

Initial Deadline (5:00 P.M.)	Checkprints Returned to Applicant (NOON)	Resubmittal of Corrected Plans Due to Department of Planning and Sustainability (5:00 P.M.)	FMPC Packet/ Administrative Reports Available (NOON)	FMPC Meeting (7:00 P.M.)
12/15/14	12/30/14	1/2/15	1/14/15	1/22/15
1/12/15	1/27/15	2/5/15	2/18/15	2/26/15
2/9/15	2/24/15	3/5/15	3/18/15	3/26/15
3/9/15	3/24/15	4/2/15	4/15/15	4/23/15
4/13/15	4/28/15	5/7/15	5/20/15	5/28/15
5/11/15	5/26/15	6/4/15	6/17/15	6/25/15
6/8/15	6/23/15	7/2/15	7/15/15	7/23/15
7/13/15	7/28/15	8/6/15	8/19/15	8/27/15
8/10/15	8/25/15	9/3/15	9/16/15	9/24/15
9/8/15	9/22/15	10/1/15	10/14/15	10/22/15
10/12/15	10/27/15	11/5/15	11/13/15	11/19/15
11/9/15	11/24/15	12/3/15	12/11/15	12/17/15
12/14/15	12/29/15	1/7/16	1/20/16	1/28/16
Initial Deadline (5:00 P.M.)	Checkprints Returned to Applicant (NOON)	Resubmittal of Corrected Plans Due to Department of Planning and Sustainability (5:00 P.M.)	FMPC Packet/ Administrative Reports Available (NOON)	FMPC Meeting (7:00 P.M.)

Notes:

1. Dates highlighted in gray have been moved due to City Holiday.
2. Cycles highlighted in orange are months in which Land-use Plan amendments may be considered.
3. This schedule also serves as the Administrative Plat and Plan review schedule.
4. Please refer to the Administrative Manual for submittal procedures and requirements.

For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

Approved by FMPC:_____