



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, November 15, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, November 15, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [18-1183](#) Approval of the October 25th 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 10-25-18](#)

RECOGNITION

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. [18-1160](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
3. [18-1161](#) Amelia Park PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
4. [18-1162](#) Andover Park PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
5. [18-1163](#) Eddy Lane Industrial Office Subdivision, site plan; accept the landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

6. [18-1164](#) Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
7. [18-1165](#) Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
8. [18-1166](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 24, 2019. (CONSENT AGENDA)
9. [18-1167](#) Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
10. [18-1168](#) Highlands at Ladd Park PUD Subdivision, site plan, section 20; extend the performance agreement for landscaping (Carothers buffer) improvements to October 24, 2019. (CONSENT AGENDA)
11. [18-1169](#) Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
12. [18-1170](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for eleven months; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
13. [18-1171](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
14. [18-1172](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
15. [18-1173](#) Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)
16. [18-1174](#) Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 open space and landscaping section 2 open space improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

17. [18-1175](#) Ralston Row PUD Subdivision, site plan; extend the performance agreement for streets, drainage and sidewalks improvements to October 24, 2019. (CONSENT AGENDA)
18. [18-1176](#) Rizer Point PUD Subdivision, site plan, section 1; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
19. [18-1177](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
20. [18-1178](#) Travel Centers of America Subdivision, site plan; extend the performance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
21. [18-1179](#) Westhaven PUD Subdivision, site plan, section 42; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

22. [18-1157](#) Consideration Of Ordinance 2018-58, To Be Entitled: "An Ordinance To Rescind Ordinance 2018-45 And To Rezone 0.22 Acres From R-6 District To Office Residential (OR) District For The Property Located North Of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St.". (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0; 1/08/19 BOMA 2nd Reading 7-0) THIRD AND FINAL READING.

Sponsors: Ald. Ann Petersen and Emily Hunter

Attachments: [MAP 6798 517 Cummins St Rezo](#)
[ORD 2018-58_517 Cummins St Rez_with Map and Survey.Law Approved](#)
[517 Cummins St Survey](#)
[517 Cummins St Public Notice Affidavit](#)

23. [18-0809](#) Consideration Of Ordinance 2018-43: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)." (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0; 1/08/19 BOMA 7-0, deferred Third Reading to 2/12/19 BOMA Old Business; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS & 1st BOMA Reading 7-0; 04/09/19 2nd BOMA Reading & Public Hearing 5-3) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments:

[MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)

[ORD 2018-43 -Carothers Chase Rezoning_with Map and Survey.Law Approver](#)

[Carothers Chase - Survey](#)

[Public Notice Affidavit \(10-30-18\)](#)

[Alicia Claxton - Falcon Creek Resident - Letter](#)

[Carothers Chase Letter](#)

[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)

[Resident Letter - Orlowski - Opposed](#)

[Resident Letter - Gomoljak](#)

[Resident Letter - Cobb](#)

[Carothers Chase - Development Plan \(3-29-19\)](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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24. [18-0808](#) PUBLIC HEARING: Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan_with Map and Survey](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision De](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)
[Resident Letter - Orlowski - Opposed](#)
[Resident Letter - Gomoljak](#)
[Resident Letter - Cobb](#)
[Carothers Chase - Development Plan - Typical Elevations - FMPC](#)
[Carothers Chase - Development Plan \(3-29-19\)](#)
[18-0808 email from Dennis Smith.pdf](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. [18-1105](#) 117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower), Constructing A New 160 Foot Monopole Cellular Tower On Leased Land Totalling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast Parkway.
- Sponsors:** Josh King, Amy Diaz-Barriga, Emily Hunter and Franklin Municipal Planning Commission
- Attachments:** [MAP_NewCellTower.pdf](#)
[IMAGES_Franklin-02sim.pdf](#)
[Tower_Conditions of Approval_01.pdf](#)
[FULLSitePlan_Tower.pdf](#)
[CellTower_PropigationMap.pdf](#)
[Chain Link Fence Slat product sheet.pdf](#)
- Legislative History**
- | | | |
|----------|--|--|
| 10/25/18 | Franklin Municipal Planning Commission | referred to the Franklin Municipal Planning Commission |
|----------|--|--|
26. [18-1193](#) Ranco Farms Subdivision, Final Plat, Revision 4, Lots 4-5, (Resubdivision Of Lot 4), Creating Two Lots On 3.94 Acres, Located At 3601 Mallory Lane. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP.pdf](#)
[0569 RESUB LOT 4 10-26-2018.pdf](#)
27. [18-1196](#) Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 2, (FFO Revision On Lots 444-449 & 496)
Revising The Floodway Fringe Overlay Boundary On Six Single-Family Lots And One Open Space Lot On 4.62 Acres, Located East Of Stream Valley Boulevard And North Of Ledgebrook Road. (CONSENT AGENDA)
- Sponsors:** Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [MAP - 6840 - Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on Lots 444-4](#)
[FINAL PLAT - COF 6840 Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on](#)
28. [18-1180](#) Village At West Main PUD Subdivision, Final Plat, Creating One Commercial Lot and One Multifamily Lot, On 3.33 Acres, Located At 1319 And 1325 West Main Street. (CONSENT AGENDA)
- Attachments:** [6800 Village at West Main PUD FP MAP](#)
[6800 Village at West Main PUD FP Conditions of Approval_01](#)
[Villages-West-Main-Final-Plat Rev 10-16-18](#)

ZONING ORDINANCE TEXT AMENDMENTS

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 25, 2018

7:00 PM

Board Room

CALL TO ORDER

- Present** 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent** 2 - Commissioner Gregory, and Chairperson Hathaway

MINUTES

1. Approval of the September 27, 2018 FMPC Minutes.

Attachments: [FINAL DRAFT FMPC Minutes 9-27-18](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the minutes from September 27, 2018, as presented. The motion carried by the following vote:

- Aye:** 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent:** 2 - Commissioner Gregory, and Chairperson Hathaway

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Vice-Chair Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Vice-Chair Lindsey asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that Commissioner Lisa Gregory had moved to Wilson County and had stepped down from the Planning Commission effective immediately. She stated that notice of the vacancy was published in the October 25, 2018 edition of the Williamson Herald. She stated if the Commissioners or anyone knew of possible candidates to fill the vacancy, the candidate should submit a letter to the Office of Administration. The Planning Department could provide more details if needed. Ms. Hunter also stated there will be a vacancy on the Historic Zoning Commission.

Ms. Hunter stated with the upcoming Holiday season, the Planning Commission meeting dates would be November 15, 2018 and December 20, 2018. She asked the Commissioners to notify Staff if they will not be able to attend either meeting.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to approve items 2-31,40, and 41 as presented on the Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

SITE PLAN SURETIES

2. 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping Phase 1 (Assisted Living) and landscaping Phase 2 (Villas) improvements to October 24, 2019.
(CONSENT AGENDA)

This Planning Item was approved.

3. Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
(CONSENT AGENDA)

This Planning Item was approved.

4. Cool Springs East Subdivision, site plan, section 31, lot 710; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
5. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
6. Creekstone Commons PUD Subdivision, site plan, section 4; reduce and extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
7. Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
8. Echelon PUD Subdivision, site plan, sections 1-3; reduce and extend the performance agreement for landscaping open space and landscaping buffers improvements to October 24, 2019; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
9. Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
10. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the streets, landscaping buffer and landscaping Memory Care improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.

11. Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
12. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
13. Gateway Community Church Subdivision, site plan; extend the maintenance agreement for sewer improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
14. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
15. Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)
This Planning Item was approved.
16. Heritage Church of Christ Subdivision, site plan, Phase 2 Parking Lot; extend the performance agreement for landscaping Phase 2 and landscaping Phase 3 improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
17. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
18. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 3) improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.

19. Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
20. Peak 10 Subdivision, site plan; release the maintenance agreement for drainage improvements; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
21. Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
22. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for drainage improvements; extend the maintenance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
23. Ralston Row PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
24. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks and access improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
25. Tywater Crossing PUD Subdivision, site plan, section 1; accept the drainage and landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
26. Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.

27. Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for streets and sidewalks improvements; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
28. Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
29. Water's Edge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping Phase 1 and landscaping Phase 2 improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
30. Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for water improvements; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
31. Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

32. Consideration Of Ordinance 2018-43, To Be Entitled: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)."

Attachments: [6772 - MAP - Carothers Chase Rezoning](#)
[Carothers Chase - Survey](#)
[ORD 2018-43 -Carothers Chase Rezoning with Map and Survey.Law](#)
[Approved2](#)

Mr. Christopher Andrews, Principal Planner, stated that Staff changed their recommendation to deferral. The notification for the Public Hearing was not sent out in time to meet the requirements of the Zoning Ordinance. This was brought to Staff's attention after the Agenda was published.

Staff recommended that Item 32 be deferred until the next Planning Commission meeting on November 15, 2018.

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Michael Dewey, Dewey Engineering. The Applicant stated the project needed to be deferred. He stated he was there to answer any questions. He stated they would be happy to come back for the next meeting.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-43 be deferred until the next Planning Commission meeting on November 15, 2018.

Vice-Chair Lindsey asked for any discussion on the motion.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-43 be deferred until the next Planning Commission meeting on November 15, 2018. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

33. Consideration Of Resolution 2018-64, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)."

Attachments: [6773 - MAP - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan with Map and Survey Law Approved 2](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision Development Plan](#)
[Carothers Chase - Survey](#)
[Carothers Chase - Development Plan \(10-4-18\) - FMPC](#)

Mr. Christopher Andrews, Principal Planner, stated that Staff recommended to defer this item until the next Planning Commission meeting on November 15, 2018 due the notification requirements.

Vice-Chair Lindsey asked if there were any citizen comments.

Mr. David Elkins, 2207 Falcon Creek Drive, spoke in opposition to Item 33. He stated that he was 60 years old, a native Tennessean, and had lived in Falcon Creek subdivision for eighteen years. He expressed concern about Franklin's growth and developers. He stated that development and growth were leading to a loss of local culture, heritage, and history.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-64 be deferred until the next Planning Commission meeting on November 15, 2018.

Vice-Chair Lindsey asked for any discussion on the motion.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-64 be deferred until the next Planning Commission meeting on November 15, 2018. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

34. Consideration Of Ordinance 2018-45, To Be Entitled: "An Ordinance To Rezone 0.22 Acres From R-6 To Office Residential (OR) For The Property Located North of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St."

Attachments: [MAP 6798 517 Cummins St Rez](#)
[ORD 2018-45 517 Cummins St Rezoning_with map and survey.Law](#)
[Approved](#)
[517 Cummins St Survey](#)

Mr. Joseph Bryan, Planner, stated the Envision Franklin Land Use Plan supports the rezoning request as the property sits within the Office Residential Design Concept. The property is located in the Office Residential Design Concept in Envision Franklin to allow for a transition from the commercial uses located across the street to the residential uses located along Evans. No corresponding development plan or site plan has been submitted at this time. Future development will require a residential building form to conform with the Office Residential Design Concept.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-45 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-45 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

35. Consideration Of Resolution 2018-82, To Be Entitled: "A Resolution Approving A Revised Development Plan For Parish Presbyterian Church PUD, With One (1) Modification of Development Standards (Base And Cap), For The Property Located North Of Clovercroft Road And East Of Market Street, 4150-4160 Clovercroft Road."; Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0)

Attachments: [MAP_RES2018-82.pdf](#)
[RES 2018-82 Parish Prez Rev2 with Map and Survey.Law Approved](#)
[PPC Conditions of Approval 01.pdf](#)
[Layout Parish.pdf](#)
[ARCH_Parish.pdf](#)
[2018-10-04 Parish Presbyterian.pdf](#)
[N-S review of TIA approved.pdf](#)
[Impact Study \(8.10.18\) rev1 - 10951.pdf](#)

Mr. Josh King, Principal Planner, stated that Envision Franklin recommends a Single Family Residential design concept for this area with a special consideration for Institutional uses.

A traffic study reviewed by City Staff and an outside consultant confirmed that this revision did not negatively impact traffic along Clovercroft Road in any way that was not already being addressed from the previous Development Plan for this location. The building design, setbacks, massing, and scale of the development are compatible with the built environment.

*Modification of Standards #1- Buildings Facades: Base and Cap
City of Franklin 5.3.6(4)(c): "Buildings shall have a defined base and cap." The applicant and City staff agree that an agrarian style of architecture would be the most suitable in this location. Agrarian style is typified by a heavy reliance on batten board, minimal stone/brick, and gambrel roof pitches. This uniformity in style cannot be achieved under the City of Franklin standard of a defined base and cap style of architecture. The agrarian style is unique in Franklin and only acceptable in limited geographic areas. This site is one of them.*

Staff recommended approval of this Modification of Standards request.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for Resolution 2018-82.

Vice-Chair Lindsey asked if there were any citizen comments.

Ms. Dale Trask, a resident of the McKay's Mill subdivision, asked if this was the forum to discuss the site plan modifications.

Vice-Chair Lindsey stated this would not be the place to discuss the modifications.

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design. The Applicant stated they had made several changes to the plan after three meetings with the neighbors. One

area that had been modified included the architecture after recommendations from Staff and neighbors. Also, some of the parking areas were eliminated. They also added an emergency access lane as recommended by the Fire Department. He stated he was happy to answer any questions.

After speaking with Ms. Shauna Billingsley, City Attorney, Vice-Chair Lindsey asked the Applicant to stand down to allow Ms. Dale Trask the opportunity to address the Commission.

Ms. Trask stated she had two concerns. The first was about the new parking area. However, it looked like this concern had been addressed by the Applicant. The second issue concerned traffic from the school and the resident across the street from the church. She wanted to see if these issues were addressed in the traffic study.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2018-82 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Vice-Chair Lindsey addressed the Applicant. Mr. Rosiak stated that the traffic study had been vetted by the City of Franklin and a third party reviewer. He stated they were following the recommendations.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that some of the suggestions included adding a left-hand turn lane and widening this section of Clovercroft Road.

Alderman Petersen asked about the line of sight.

Mr. Wiseman stated they had to conform to the sight distance. He stated the plans were being reviewed at this time.

Once again, Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2018-82 be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

Vice-Chair Lindsey asked for a motion on the Modification of Standards

Commissioner Harrison moved, seconded by Commissioner McLemore, to amend the main motion to approve the Modification of Standards.

Vice-Chair Lindsey asked for any discussion on the motion to amend the main motion.

Alderman Petersen stated she was in agreement with the motion to amend, but did not know that the base and cap applied to churches.

Ms. Hunter stated that the standards were written to apply to non-residential mix use. This design applies across the board regardless of the character of the architecture that is being proposed. She stated in certain instances, such as this, a design modification is necessary. She stated the new Zoning Ordinance would address this.

Alderman Petersen stated she knew of some churches which did not have the cap and

base.

Vice-Chair Lindsey asked for a vote on the motion to amend the main motion to approve the Modification of Standards.

The motion to amend the main motion to approve the Modification of Standards carried unanimously (7-0).

Vice-Chair Lindsey asked for any discussion on the main motion, as amended.

There being none, Vice-Chair Lindsey asked for a vote on the main motion, as amended.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2018-82 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner Harrison moved, seconded by Commissioner McLemore, that the main motion be amended to include the Modification of Standards. The motion to amend the main motion to include the Modification of Standards carried unanimously (7-0). The main motion, as amended, carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

36. *Consideration Of Ordinance 2018-54, To Be Entitled: "An Ordinance To Rezone 75.52 Acres From Specific Development-Residential (SD-R 2.92) District To Civic Institutional (CI) District For The Property Located West Of Carothers Parkway And East Of Interstate I-65, (City Of Franklin Owned Property)." Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [Map City Owned Property RZ](#)

[ORD 2018-54 City property Lockwood Glen _with Map and Survey.Law](#)
[Approved](#)
[City property lockwood rezoning copy2](#)

Christopher Andrews, Principal Planner, stated that the Applicant is requesting a rezoning of City of Franklin property from Specific Development-Residential (SD-R 2.92) within the Lockwood Glen PUD Subdivision, to the Civic and Institutional District (CI). The subject property is planned to be part of the City of Franklin Southeast Municipal Complex Park. Subsequent FMPC items are planned to remove the subject property from the Lockwood Glen PUD Subdivision.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

Ms. Hunter stated that the City of Franklin had hired a consultant that is working on the rezoning for Lockwood Glen and Development Plan. Jeff Rosiak, of Gamble Design Collaborative, stated they were the Applicant representing the City of Franklin. He stated he was happy to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-54 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that the main difference is the remainder would have a much higher density than it did before removing this section.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-54 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

37. *Consideration Of Ordinance 2018-55, To Be Entitled: "An Ordinance To Rezone 126.89 Acres From Specific Development-Residential (SD-R 2.92) District To Specific Development-Residential (SD-R 5.03) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision)." Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [Map Lockwood Glen Rev 3 Rezoning and DP](#)
[2018-55 ORD Lockwood Glen Rezoning with DP revision with Map and Survey.Law Approved](#)
[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is requesting a rezoning from the existing Specific Development-Residential (SD-R 2.92) District to the Specific Development-Residential (SD-R 5.03) District to modify the density of the Lockwood Glen PUD Subdivision after the removal of the City of Franklin owned property. The change in density reflects the removal of land from the Lockwood Glen PUD Subdivision. It does not include any additional dwelling units and no other modifications or changes are being requested.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design Collaborative. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Franks, that Ordinance 2018-55 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked what were the other densities of the surrounding properties. She stated that this would change the density, even though it would be the same number of units.

Ms. Hunter stated that most of the surrounding subdivisions are in the high 2.75-3 units per acre, inclusive of their open space. When this development plan came forward, there was a condition of approval that was placed on it that the applicant should consider dedicating this City-owned property as parkland dedication. Ms. Hunter stated that, at that time, she did not believe the density was discussed. Also, no additional units are being added.

Vice-Chair Lindsey asked if these units were already constructed. Ms. Hunter stated there were some units yet to be constructed.

Commissioner Orr asked if there were additional phases yet to be approved, and could the developer request more units based on the change.

Ms. Hunter stated there were additional sections that had not been through site plan yet. However, they should adhere to the development plan. If they were requesting additional density, it would come back before the Planning Commission and Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner Franks, that Ordinance 2018-55 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

38. Consideration Of Resolution 2018-89, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road." Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0)

Attachments: [Map Lockwood Glen Rev 3 Rezoning and DP](#)
[2018-89 RES Lockwood Glen Rev 3 with Map and Survey.Law](#)
[Approved](#)
[6822-Conditions of Approval 01](#)
[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)
[Lockwood Glen PUD Subdivision Development Plan, Revision 3 - 10.04.2018](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is requesting a revised development plan for the Lockwood Glen PUD Subdivision to remove a City of Franklin owned property that is planned to be a part of the Southeast Municipal Complex Park. The applicant is making no other revisions to the previously approved Lockwood Glen PUD Subdivision development plan.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design Collaborative. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2018-89 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2018-89 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

39. 117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower), Constructing A New 160 Foot Monopole Cellular Tower On Leased Land Totaling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast Parkway.

Attachments: [MAP_NewCellTower.pdf](#)
[Tower_Conditions of Approval_01.pdf](#)
[FULLSitePlan_Tower.pdf](#)
[CellTower_PropagationMap.pdf](#)
[Chain Link Fence Slat product sheet.pdf](#)

Mr. Josh King, Principal Planner, stated that the City of Franklin Zoning Ordinance in 3.2.10.4(b) outlines the standards in which telecommunications towers can be approved by the Franklin Municipal Planning Commission (FMPC). He stated the following eight items were listed in the Staff Report. For the record, the items are listed below.

Factors Considered in Granting Site Plan Approval for Towers:

The FMPC shall consider the following factors in approving applications for towers and antennas and may attach conditions consistent with these factors:

- (i) Tower or antenna height;*
- (ii) Proximity of the tower or antenna to residential structures and residential district boundaries;*
- (iii) Nature of uses on adjacent and nearby properties;*
- (iv) Surrounding topography;*
- (v) Surrounding tree coverage and foliage;*
- (vi) Tower or antenna design, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;*
- (vii) Proposed ingress and egress; and*
- (viii) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.*

There are also eight items which address the criteria above for this specific application. Mr. King stated that these items were listed in the Staff Report, and the Applicant had met these requirements. For the record, the items are as follows:

- (i) Proposed tower height of 160 feet.*
- (ii) 1238 feet from the base of the tower to the nearest residential property (263 Sontag Street, Polk Place Subdivision)*
- (iii) Industrial land uses within 500 feet of pole location.*
- (iv) Developed area with hills less than 50 feet*
- (v) 556 feet of tree growth between tower location and nearest residential lot*
- (vi) Monopole design*
- (vii) Via an existing and used curb cut on Southeast Parkway, a local road*
- (viii) The (attached) propagation map illustrates the need for improved cellular service in the area identified on the map.*

Staff found that the Applicant had met the outline structure in the Zoning Ordinance.

Staff recommended a favorable recommendation, with conditions, to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked if there were any citizen comments.

The Applicant was represented by Craig Parker, SCI Towers. Mr. Parker stated they were proposing a 160 ft. mono-pole in a Light Industrial area. The structure was designed with a fall zone within the property. Verizon Wireless would be the anchor tenant. The tower would also be able to add three additional providers. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to approve Item 39 with conditions.

Vice-Chair Lindsey asked for a discussion on the motion.

Commissioner Franks asked for the specific location where the tower would be built.

Mr. Parker stated that the tower would be built in the grassy area next to the Logo Brand warehouse.

Commissioner Franks asked if the tower would be in an area next to Southeast Parkway. Mr. Parker confirmed this.

Commissioner Franks asked why the Applicant proposed that the tower be built next to the road and not behind the building.

Mr. Parker stated that the property owner did not want to do this because they may wish to expand the warehouse in the future. Also, putting the tower in the front of the building keeps the tower further away from the nearby subdivision.

A discussion ensued between Commissioner Franks and Mr. Parker concerning finding other locations along Southeast Parkway for the tower. Commissioner Franks stated this tower affected the viewshed of the area and could affect the property values of the businesses and homes nearby. Mr. Parker stated that many businesses had been contacted, but none expressed interest in having the tower on their property. Mr. Parker stated that putting the tower to the left of the Logo warehouse did not allow enough room for setback requirements. Also, Mr. Parker stated placing the tower behind the warehouse would put the tower too close to the nearby neighborhood. Mr. Parker stated that they would be happy to move the tower to the left of the warehouse, but would need a variance to do it. Mr. Parker also stated that the property owner used the left side for tractor trailer traffic for loading. Mr. Franks expressed concern that not all property owners were contacted. Mr. Parker stated he was not asked to provide a photo simulation, and that they had met all of the requirements of the Zoning Ordinance. Mr. Parker stated that this was the only site that was available, per their research. Mr. Parker also stated that this tower would improve much needed service in the area. Commissioner Franks stated that he may want to defer this item. Commissioner Franks stated he would be glad to talk with the owners of the of the concrete company nearby to see if they would allow the tower on their property. Mr. Parker stated that they were repeated told no by the concrete property owners.

Ms. Billingsley, City Attorney, asked Commissioner Franks if he was moving to defer the item.

Commissioner Franks stated it was a motion to defer. Several Commissioners stated that there was already a motion on the floor.

Ms. Billingsley stated that if Commissioner Franks made a motion to defer this item, it would trump the current motion to approve Item 39.

Commissioner Franks moved, seconded by Commissioner Orr, that Item 39 be deferred until the next Planning Commission Meeting on November 15, 2018.

Alderman Petersen stated that Item 39 met all the Zoning Ordinance requirements. Commissioner Franks stated that he was not disputing that.

A discussion ensued between Commissioner Franks, Commissioner Orr, Alderman Petersen, and Commissioner Allen. Commissioner Orr stated that the current plan was to place the tower close to a public right-of-way. Commissioner Franks stated he wanted to visit the proposed location.

Ms. Billings asked Commissioner Franks what was the proposed date that he would like to defer the item to. Commissioner Franks stated that he would like to defer until the next Planning Commission meeting on November 15, 2018.

Commissioner Allen asked Commissioner Franks what he hoped to accomplish by deferring the item. She stated that the Applicant had met all of the Zoning Ordinance requirements. Commissioner Franks stated that he wanted to visit the site to see if there were other locations for placement.

Ms. Billingsley stated there were two options:

- 1. Ask the Applicant to provide an elevation for the Commissioners to view at the next meeting.*
- 2. Ask the Commissioners to take a group on-site visit together.*

Commissioner Franks stated that deferring the item until the next Planning Commission meeting would allow time for all of the Commissioners to view the location individually. He stated that a street scene and elevation would also be helpful.

Commissioner Allen asked what recourse does the Commission have to tell the Applicant they cannot built this tower at this site. She stated the Applicant had met all requirements of the Zoning Ordinance.

Ms. Billingsley stated that a Commissioner could ask for a deferral if they felt they did not have enough information to make a decision.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried by the following vote (6-1). Alderman Petersen voted against the motion to defer.

Ms. Hunter asked for specific details pertaining to what the Commission would need before the next meeting, such as an elevation/rendering showing the view shed from the road or a formal site visit.

Commissioner Franks stated he would visit as soon as there was a stake showing the proposed placement of the tower.

Mr. Parker asked if he could speak. Ms. Billingsley stated that the Applicant would need to speak with Ms. Hunter.

Commissioner Orr stated that a 3D rendering would be helpful. He also stated that he was surprised that the nearby subdivision was not given public notice.

Vice-Chair Lindsey closed discussion and moved to the next item.

Commissioner Franks moved, seconded by Commissioner Orr, that Item 39 be deferred until the next Planning Commission Meeting on November 15, 2018. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

- 40.** Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8, Recording Access And Utility Easements On 2.125 Acres, Located South Of The Intersection Of McEwen Drive And Mallory Lane, At 4107 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP_Lot9.pdf](#)

[LOT9 Conditions of Approval_02.pdf](#)

[Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 003.pdf](#)

This Planning Item was approved.

- 41.** Nashville Lodge No. 72 B.P.O. Elks Subdivision, Final Plat, Creating One Buildable Lot And Two Unbuildable Lots On 12.7 Acres, Located Along The Western Side Of Oak Meadow Drive Along I-65, At 485 Oak Meadow Drive. (CONSENT AGENDA)

Attachments: [MAP_ElksLodge.pdf](#)

[ElksLodge Conditions of Approval_01.pdf](#)

[Nashville Lodge No. 72 B.P.O. Elks, Final Plat - submittal 002.pdf](#)

This Planning Item was approved.

OTHER FMPC ITEMS

42. Adoption of the 2019 FMPC Calendar.

Attachments: [FMPC Meetings and Deadlines Schedule PUBLIC 2019](#)

Alderman Petersen stated, per the proposed calendar, that there would not be a November Planning Commission meeting scheduled for 2019.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated this was correct. She stated that the by-laws were changed earlier in the year. She stated there was a lack of attendance during the November and December Planning Commission meetings due to the holidays. She stated the Commissioners had voted to change the by-laws to allow for a single meeting for November and December. The meeting would be on December 12, 2019.

Ms. Hunter stated this helps with internal deadlines because there is a very condensed review frame for both City Staff and for the Applicants. She stated this new schedule would be beneficial.

Commissioner McLemore stated the meetings for this year are scheduled for November 15, 2018 and December 20, 2018.

Ms. Diaz-Barriga stated this proposed calendar will give Staff the appropriate time to review plans during the holidays.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 42 be approved.

Vice-Chair Lindsey asked for any discussion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 42 be approved. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

NON-AGENDA ITEMS

Vice-Chair Lindsey asked if there were any non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Vice-Chair Lindsey asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:55 p.m.

Chair, Mike Hathaway

517 CUMMINS STREET, REZONING,
(ORDINANCE 2018-58)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/15/2018

Columbia Ave

Buford St

Cummins St

Evans St

E Fowlkes St

Site

Project Information

Existing Zoning: R-6

Proposed Zoning: Office Residential (OR)

Existing Land Use: Detached Residential Residential

Proposed Land Use: Office

Character Area: CFCO-7

Development Standard: Traditional

Other Overlays: N/A

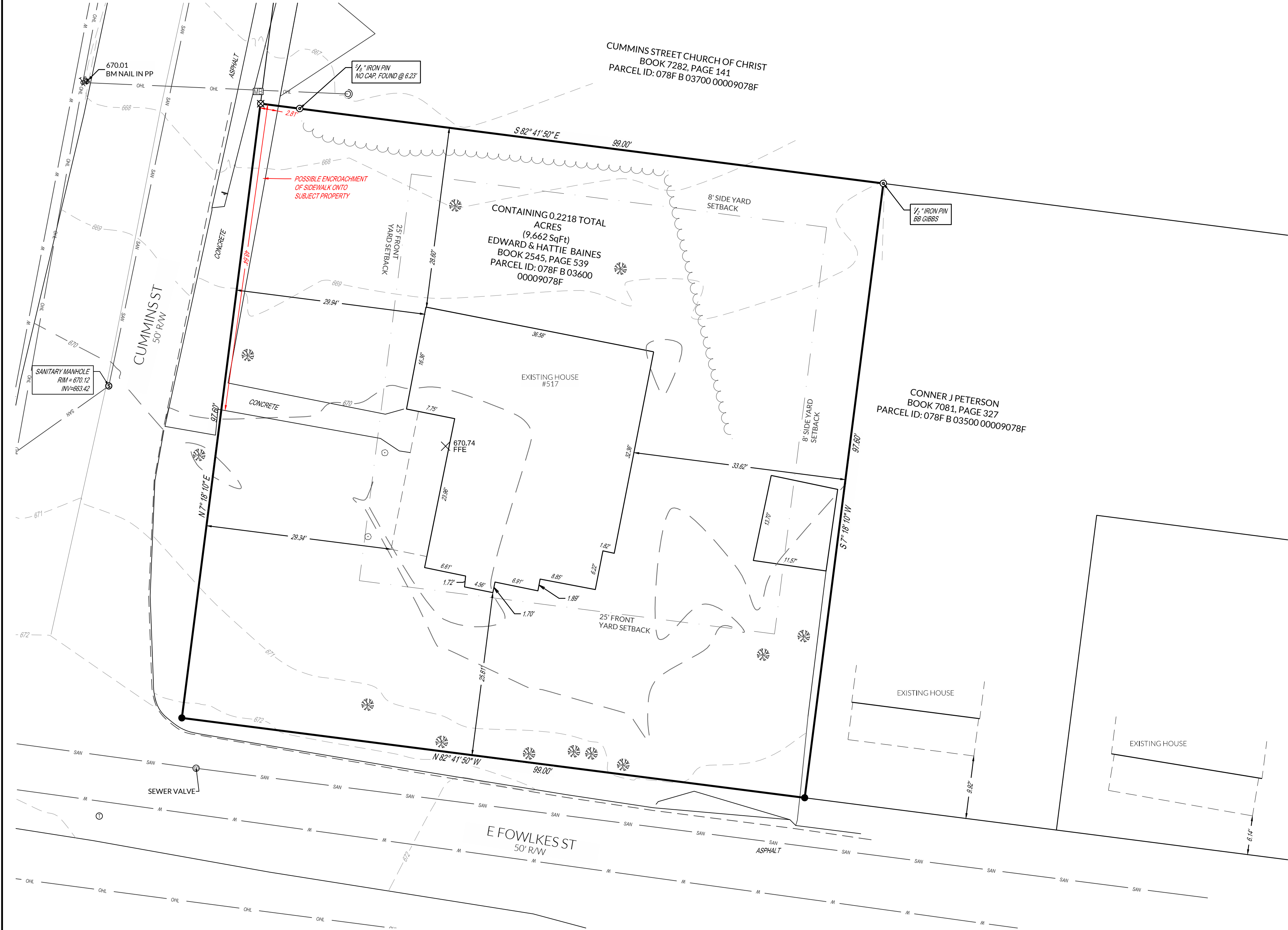
Site Acreage: 0.22 acres

- | | |
|---|---|
|  517 Cummins St. |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 50 100 200
Feet

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SURVEY NOTES

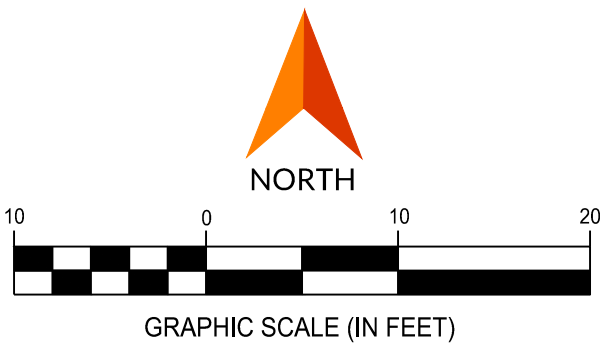
1. NORTH AND BEARING SYSTEM BASED UPON OPUS SOLUTION OP1532001302133 & OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
2. VERTICAL DATUM IS BASED UPON OPUS SOLUTION OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH STANDARD RESEARCH.
4. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY . NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
5. UTILITIES IN THE FORM OF STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS, AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
6. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
7. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WILLIAMSON COUNTY RECORDER'S OFFICE LOCATED IN FRANKLIN, TN
8. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA CUMMINS STREET AND EAST FOWLKES STREET, BOTH PUBLIC RIGHTS-OF-WAY.
9. SETBACKS SHOWN ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE (DATED MARCH 1, 2018).
10. PER CITY OF FRANKLIN ZONING, FRONT SETBACKS ON CORNER LOT ARE BOTH 25' AND SIDES ARE 8'.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. CURRENT ZONING IS "R6" - RESIDENTIAL, PER THE OFFICIAL ZONING MAP OF THE CITY OF FRANKLIN . ~CENTRAL FRANKLIN CHARACTER OVERLAY SPECIAL DISTRICT 7-CFCO-7
10-30' STREET SETBACKS AND 5' REAR SETBACK, PER TABLE 3-8 IN THE ZONING ORDINANCE
13. FRANKLIN CITY PROJECT # 6798

LEGEND

⊠	SET CROSS NOTCH	—————	BOUNDARY LINE
⊕	BENCHMARK	—————	ADJOINER LINE
⊙	FOUND IRON PIN	—————	EASEMENT LINE
●	SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"	—————	SETBACK LINE
⊙	ANCHOR POLE	—————	RIGHT-OF-WAY LINE
⊕	POWER / TELEPHONE POLE	—————	BUILDING LINE
⊙	GAS VALVE	—————	OVERHEAD LINE
⊕	MAIL BOX	—————	FENCE LINE
⊕	SIGN	—————	TREE LINE
⊕	CLEAN OUT	—————	OVERHEAD UTILITY LINE
⊕	SANITARY SEWER	—————	SANITARY LINE
⊕	BUSH	—————	WATER LINE
⊕	DECIDUOUS TREE	—————	MAJOR CONTOUR LINE
⊕	WATER VALVE	—————	MINOR CONTOUR LINE
⊕	COMMUNICATION MANHOLE	—————	

SIGNED
DONOVAN BENSON
TNS RLS #3046
BENSON@BALANDPROFESSIONALS.COM
937.286.5043

REGISTERED LAND SURVEYOR
COMMERCIAL
TENNESSEE NO 3046
DATE 10/09/2018



REVISIONS		
NO.	DATE	DESCRIPTION

EXISTING CONDITIONS SURVEY		
517 CUMMINS STREET		
517 CUMMINS ST FRANKLIN		WILLIAMSON COUNTY, TN
SCALE: 1"=10'		DATE: 07/24/2018 REV 10/09/2018
DESIGN: N/A		JOB NO.: 18-0202
DRAWN: DPB		SHEET NO.:
CHECKED: JBA		1 OF 1

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

I, Brandon Bubis,

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

078F B 036.00

(Property Parcel/Tax ID Number)

and located at:

517 Cummins Street, Franklin, TN 37064

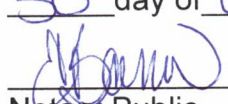
have provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

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


Signature

Subscribed and sworn to before me this

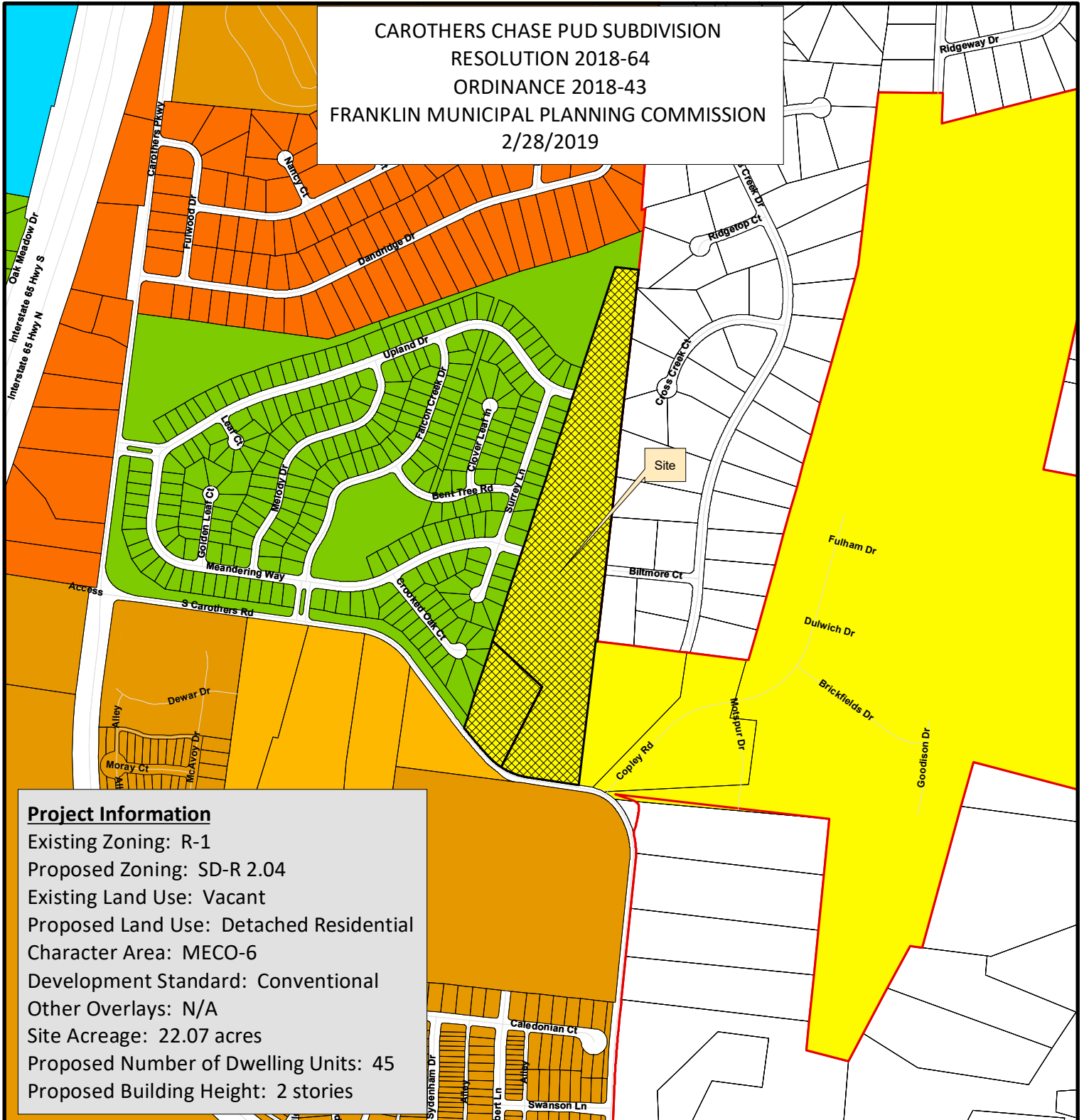
30 day of October, 2018.


Notary Public

My Commission Expires 7/9/22



CAROTHERS CHASE PUD SUBDIVISION
 RESOLUTION 2018-64
 ORDINANCE 2018-43
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/28/2019



Project Information

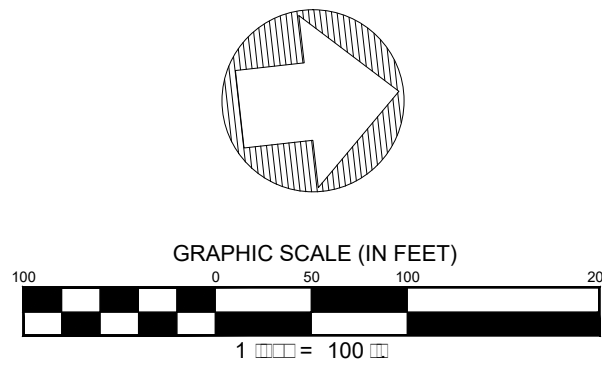
Existing Zoning: R-1
 Proposed Zoning: SD-R 2.04
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

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



0 250 500 1,000
 Feet

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- Symbol Legend**
- Denotes
 - IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE

DEED REFERENCE

Owner : Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427, Registers Office, Williamson County, Tennessee.

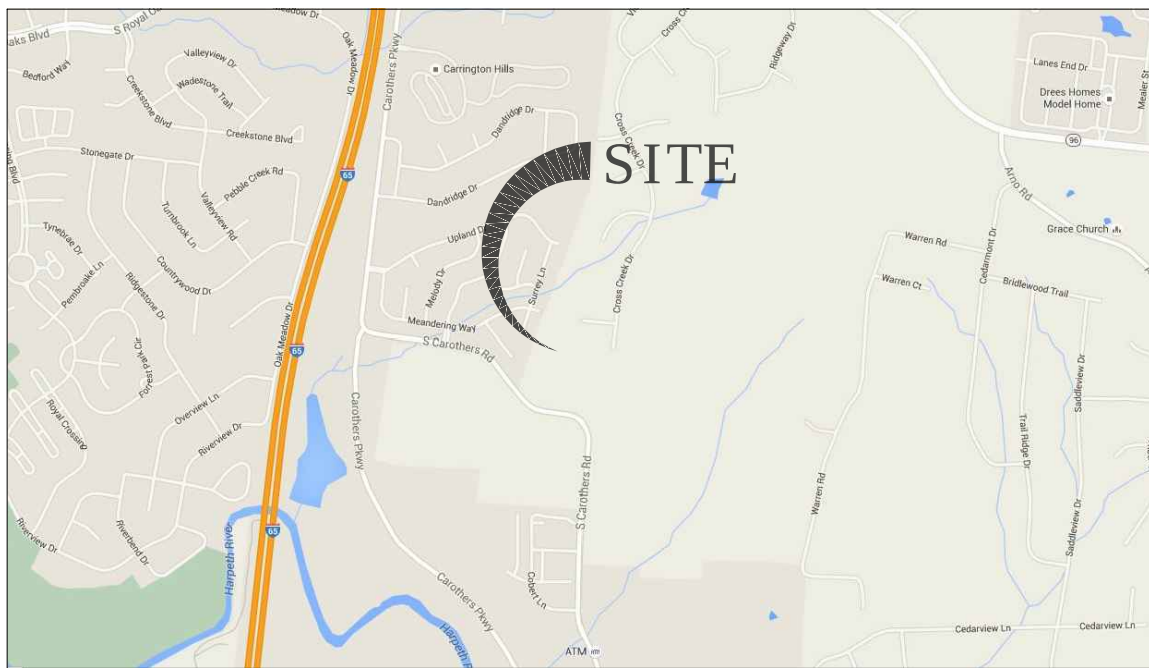
SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

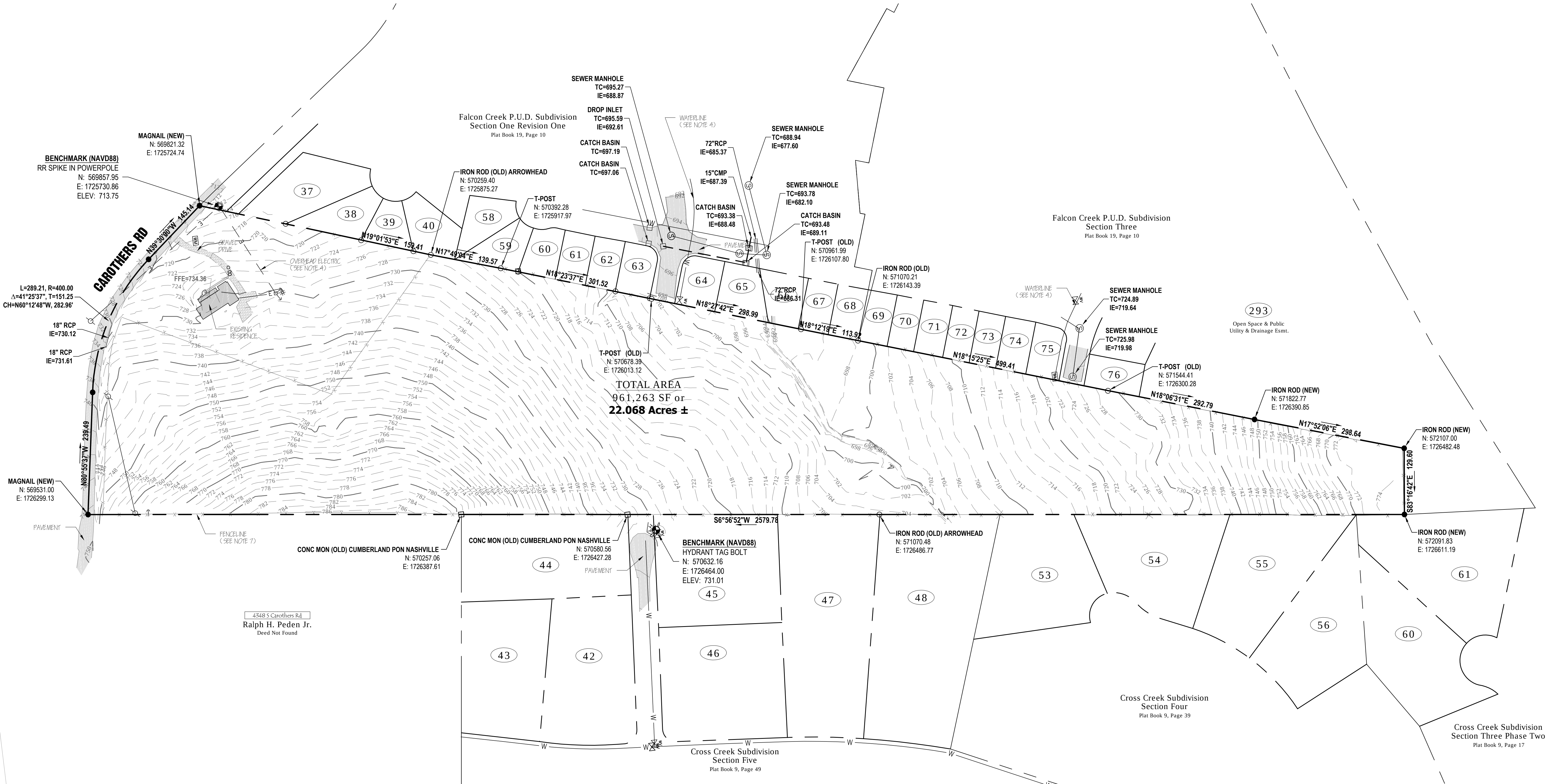
Clint T Elliott, TN RLS # 2347

SURVEYOR'S NOTES

- This Property is located in the 14th Civil District of Williamson County Tennessee.
- Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
- This Survey does not address the existence or non-existence of any wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.



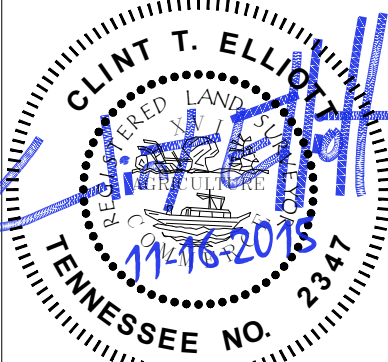
VICINITY MAP
1" = 1000'



Boundary & Topographic Survey

4338 S Carothers Road
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description



Issue Date:	7-23-2015
Project ID:	150916 CAROTHERS
Drafted By:	JG
Checked By:	
Sheet Title:	

Boundary
&
Topographic
Survey

Sheet No.

V-1.00

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Michael Dewey
(Please print Name/Names in Full)

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

Parcels 30 & 30.01 on Tax Map 89

(Property Parcel/Tax ID Number)

and located at:

4338 & 4340 South Carothers Road

(Street Address)

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

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

Michael Dewey
Signature

Subscribed and sworn to before me this

30th day of October, 20 18.

Sean Thomas Winters
Notary Public

My Commission Expires: 05/02/2022



November 7, 2018

Dear Members of the Franklin Municipal Planning Commission,

I'm a residence of Franklin living in the Falcon Creek neighborhood and I'm incredibly concerned about the plans being made in regards to the application by Dewey Engineering for the PUD at 4338 & 4340 S. Carothers Road in Franklin.

Any plans, rezoning, exceptions and approvals will directly impact our streets, our homes and our quality of life so thank you for hearing our voices and considering the struggle this development will cause us and weighing that against any potential gain the city might experience by approving this application. For starters, we already have traffic issues getting in and out of the Falcon Creek neighborhood since the extension of Carothers opened up and multiple developments were approved and built south of our existing neighborhood. I understand that this new development is attempting to gain access to Falcon Creek entrances/exits via Meandering and that 4 additional homes will be built at the top of Upland Drive that will not be a part of Falcon Creek but will certainly put strain on our streets in the development stages and in on-going traffic once things are built.

I'm begging you to please listen to us and to please take into consideration the quality of our lives. We pay taxes and contribute to this great city in a variety of ways as faithful citizens. **I spent years saving money to buy my first home here and I chose an established neighborhood because I didn't want to live through construction and development.** I have loved living here and am so concerned that this entire process is going to put unnecessary strain on an already stretched infrastructure.

We've lived patiently through all the blasting down Carothers and next to us in the Lockwood Glen development (blasting at an intensity that seems excessive and dangerous – multiple complaints by people in Falcon Creek have been filed with the Fire Marshall in regards to this blasting issue). We've waited patiently for help from the city in terms of traffic control. And now, we are completely dependent on your willingness to protect our quality of life as citizens of Franklin by not approving the aspects of this development by Dewey Engineering that will negatively impact the Falcon Creek neighborhood. Please require them to secure their own entrance/exit onto South Carothers without encroaching upon the already overcrowded streets of Falcon Creek.

It feels like a lot is being asked of our established little neighborhood if you approve this development as it stands. I'm concerned that those in decision-making positions aren't listening to the people who are directly impacted by the growth boom we are experiencing. I'm absolutely an advocate for growth and development and I have patiently endured the traffic and overcrowding issues that Franklin has experienced over the last few years. But we don't want to lose the quality of life here that we've all worked hard to build. Please don't overlook us here in Falcon Creek simply because we are a small neighborhood. Please be our voice and honor the fact that we love living here and deserve to be considered in this process.

I trust that you will read this and hear my heart - I am not a trouble maker or one who stirs up drama. I am a woman who loves Franklin and wants to continue investing in my community for many years to come. And I'm hopeful I live in a place where those in leadership positions are willing to listen and consider what is best for everyone involved as decisions are made concerning new developments in this area.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alicia Claxton', with a long horizontal flourish extending to the right.

Alicia Claxton
Falcon Creek resident

From: [patricia dalessandro](#)
To: [Christopher Andrews](#); ann.peterson@franklintn.gov; [Emily Hunter](#); [Amy Diaz-Barriga](#)
Subject: Carothers Chase
Date: Sunday, November 11, 2018 3:50:28 PM

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

Dear Ladies and Gentlemen,

I am a current resident of Falcon Creek subdivision, specifically on Surrey Lane. My back yard borders on the property where this construction has been proposed. My husband and I purchased our home in 2001. At that time we were told the field was a grazing area for cattle. Over the years that field has been allowed to return to its natural state. It is now home to untold numbers of deer, birds and other wildlife and most certainly beautiful Monarch butterflies. Thanks to all the blasting, flattening and house building that has occurred in the past few years, this remains the last and only sanctuary for these beautiful creatures.

It distresses me, tremendously, to consider not only the destruction of this natural setting, but also the destruction of my peaceful subdivision. I am blessed with neighbors of many generations who enjoy walking our streets with children and pets, and kids and their parents riding bikes or playing catch in the quiet streets. All of that would cease with construction vehicles bumping up and down the streets tearing up the infrastructure of our subdivision roads, rattling and cracking our foundations, waking sleeping babies and potentially diverting water flow in the creek leading to further erosion and damage to property.

How is it possible that Franklin so values its history and its standing as a quiet vacation destination and yet builds house upon house, increasing traffic and the health hazards that go along with it for the profit of a few individuals?

My husband passed away this past July. After retiring back in 2013 one of his greatest joys was the peace of that field. I am asking in his memory and for the sake of all of us whose homes border the field and all of God's creatures that take refuge in the field, please do not flatten it and fill it with more houses.

Sincerely,

Patricia Dalessandro
2317 Surrey Lane
pat_dalessandro@bellsouth.net
(615) 815- 4263

JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

As owners of the property located above, Parcel ID 089D E 01100 00009089C, we respectfully request the BOMA and the FMPC members consider two facts regarding the development of Carothers Chase, located at 4338 & 4340 S. Carothers Rd, Franklin TN. They are:

1. There is a 40 foot decline on our property, and the Carothers Chase property behind our house to the first house in their new development. No provision for drainage in the proposed development plan exists to protect the Carothers Chase homes from this run-off. We, and the Bradley and Linda Wilson's home next to us, experience significant run-off problems during rains. We are concerned the run-off will not only affect the Carothers Chase homes adversely, but also impact the Wilson's significantly, and possibly our home if there is nowhere for this water to go. Currently, the water can continue to flow on its natural course, but after the new development it will be impeded by homes, and perhaps redirected by concrete. We are certainly not civil engineers, but we believe this concern should be examined.
2. The density of the homes in the Carothers Chase development is inconsistent with the density of those surrounding Cross Creek on the East side, namely Colletta Park. Additionally, these proposed homes are extremely close to the property line of the homes on Cross Creek Court, and there is no provision for a barrier wall or any privacy barrier between the two subdivisions. Please consider reducing the density of these Carothers Chase homes, and either expand the distance between the two developments, or provide a privacy barrier between the two.

We greatly appreciate your time and consideration of these matters, and hope you can find favorable solutions for all concerned. God bless.



Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

From: Kris Rae Orlowski <kisraeorlowski@gmail.com>
Sent: Tuesday, March 5, 2019 11:28 AM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com;
bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton;
Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher
Andrews
Subject: Carothers Chase - Opposed

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

To the Mayor & Board of Alderman, et al:

My name is Kris Orlowski. My family and I are residents at 2063 Upland Drive in the Falcon Creek Subdivision in the South Carothers area of Franklin. We are a family of four, with children. A five year-old and a seven-year-old. My wife is an employee of Dave Ramsey, and I am a partner at a business located on Harpeth Industrial Court, behind the Factory. I would estimate that 98% of our lives are conducted within Franklin & Williamson County, and are very concerned with developments within our community.

You are poised to approve or deny the plan for development of the proposed Carothers Chase PUD. *I would like to state, for the record, that my family is fervently **opposed** to the proposal for Carothers Chase as it stands.* I request that my opposition, as presented in this email, go on the public record for the proposed Carothers Chase Development Plan.

Our home is the 6th lot from the northeastern end of Upland Drive. The current C.C. PUD calls for the building of 4 new homes that will be much larger, and not keeping in character with the homes that already exist in Falcon Creek. Additionally, these homes will not be part of the Falcon Creek HoA.

The addition of these homes at the end of Upland Drive will create an odd "island" of homes that are separate from the community of Falcon Creek. With their character and governance apart from that that already exists in FC, the families that would ultimately occupy these homes would be in some way ostracized from their most immediate neighbors. Think of the long running awkwardness that will ensue on the street as a preexisting resident's children say to their new friends that they are going to the pool and the new family cannot, at-will, also choose to partake in the use of the FC HoA's pool.

Next, I am put-off by the potential construction traffic that will ensue for the next several years along Upland Drive. Both of the long streets in Falcon Creek can already be quite busy with traffic. Upland and Meandering Way are the main arteries for our community and suffer from unsafe drivers who speed along their length. Adding construction traffic will only worsen the issue.

The construction will create an unpleasant amount of noise pollution in our area. We are parents to two small children. We already suffer from lack of sleep as is common with a household of with 2 young school-age children and 2 parents who both work full-time. My wife is particularly sensitive to noise and has health issues that can be exacerbated by a lack of sleep. We can also assume there will be blasting

the area as was experienced from as the Lockwood Glen Subdivision was being developed. But, now this construction will be less than a half a mile from our home! We find this unacceptable.

Also, the removal of the natural space at the end of Upland Drive will greatly effect the deer population that resides in the woods located directly behind our home. Our children delight in learning about the deer. Their fawns often bed-down in our yard and in the tall grass behind our home. Removing more of the natural area may cause the deer to have to relocate (but where, when so much of Southeast Franklin is being developed at such a rapid pace?)

The addition of all of these new homes in Carothers Chase will only exacerbate an already growing traffic problem along South Carothers Parkway. I left my house this morning, and at the Western entrance/exit to/from Falcon Creek, traffic was backed up to our entrance/exit and even further south along S. Carothers toward the new developments of the Ladd Park area.

The opportunistic development of Franklin and surrounding areas of Williamson County, without properly growing our infrastructure are decreasing the quality of life for the residents of our community. It needs to stop. You must ensure that the growth of our community is properly supported, or you will usher in an era where Franklin is no longer Franklin.

I urge all of you to vote against the approval of the Carothers Chase PUD until such a time where the plan is modified to meet the concerns of the residents that it effects.

Thank you for your attention and consideration in this matter.

Cordially,
Kris R. Orlowski

Kris Rae Photography

www.krisrae.com

Westlight Studios

www.westlightstudios.com

1106 Harpeth Industrial Ct
Franklin TN 37064

From: A Gomoljak <lovebuzz38@hotmail.com>
Sent: Tuesday, March 5, 2019 12:31 PM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com; bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton; Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher Andrews
Subject: I request that this email go on public record for the proposed Carothers Chase Development Plan...

Follow Up Flag: Follow up
Flag Status: Flagged

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

As a resident of Falcon Creek for the past 14 years, I have to say I'm very concerned about what the Carothers Chase Development means to our neighborhood. Specifically blasting right behind our homes, construction for years, congested streets that are already too narrow, cut through traffic, and the list goes on. To date, you are being extremely dismissive about our concerns. I assume if it were your neighborhood, you'd want to protect and preserve your home values, integrity, and way of life. That blasting is going to effect my house as well as many others. The cut through traffic is going to be difficult through our neighborhood. Can you tell me what is going to be done to address any of our concerns?

Thanks,

Amy Gomoljak

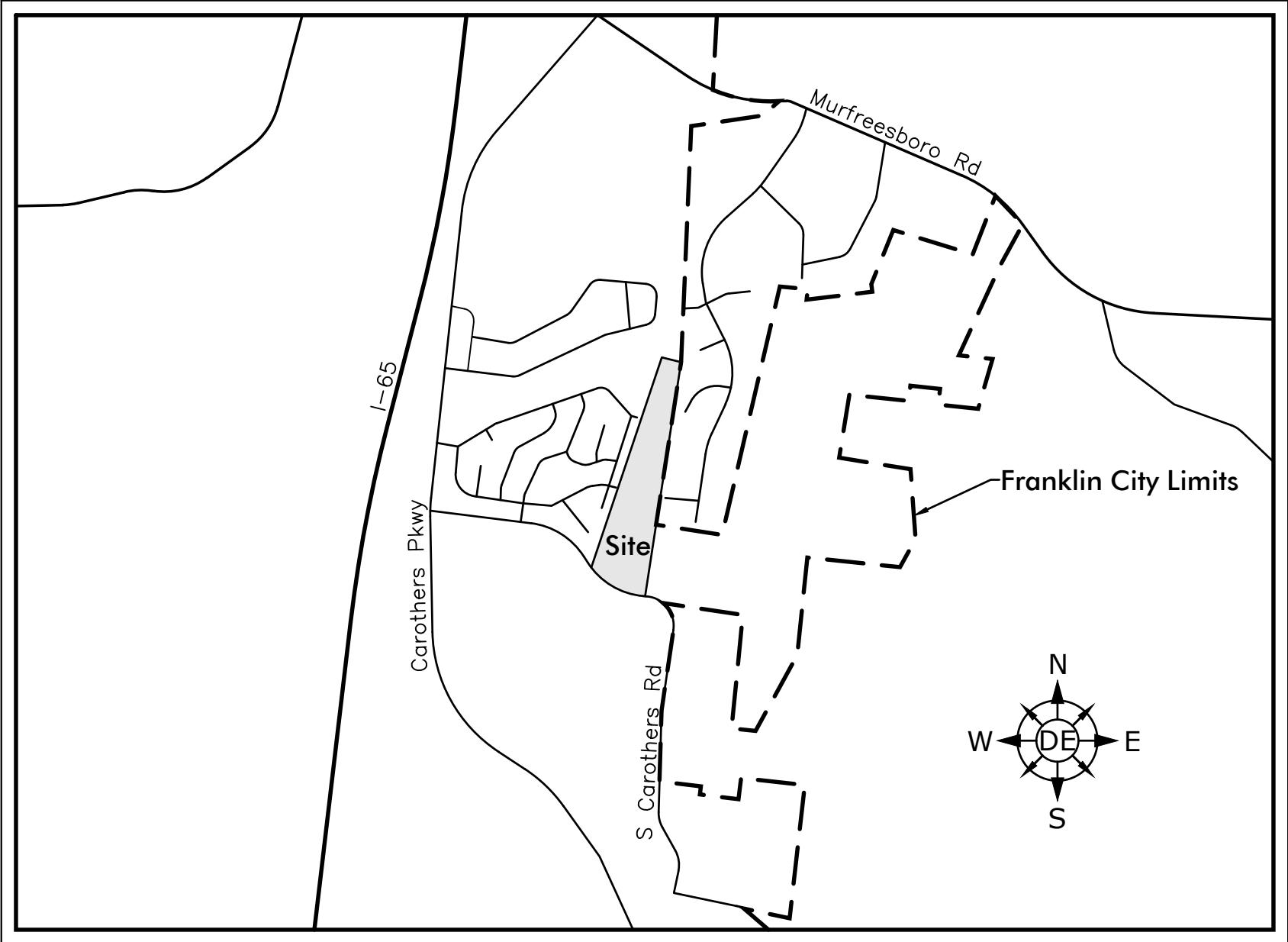
Carothers Chase

A Planned Unit Development Subdivision

Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
4338 & 4340 South Carothers Road
Franklin, Williamson County, Tennessee
COF Project #6773

Site Data	
PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable



Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Overall Tree Preservation Plan
4	C2.0	Overall Development Plan
5	C3.0	Overall Grading and Drainage Plan
6	C4.0	Overall ROW & Access Plan
7	C5.0	Overall Utility Plan
8	C5.1	Offsite Utility Plan
9	L1.0	Overall Landscape Plan
10	L1.1	Buffer Averaging Plan

OWNER
GREG GLASS
4338 SOUTH CAROTHERS ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: GREG GLASS
EMAIL: GGLASS@MAC.COM

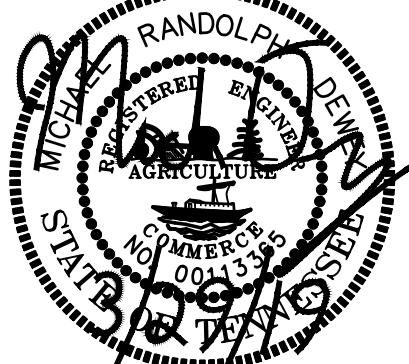
DEVELOPER
SUNNYBROOK INVESTMENT COMPANY, LLC
1724 BOXWOOD DR.
NASHVILLE, TN. 37211
CONTACT: JEREMY BOCZULAK
PHONE: (615) 579-0234
EMAIL: J-BOZ@LIVE.COM

CIVIL ENGINEER
DEWEY ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL DEWEY, PE
PHONE: (615) 401-9956
EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
CONTACT: BRIAN WRAY
PHONE: (615) 333-4636
EMAIL: CUMBERLANDESIGN@BELLSOUTH.NET

FLOODNOTE
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
AS INDICATED BY ZONE 'X' ON FEMA MAP NUMBER 47187C0214G.
DATED: DECEMBER 22, 2016.

- Modification of Standards Request:**
1. Cul-de-sac Centerline Grade. The Applicant Requests a Modification of the Transportation & Street Technical Standards 2.3.9 (1) Which Requires the Centerline Grade in the Bulb of a Cul-de-sac Shall not Exceed Five (5.0) Percent. The Temporary Cul-de-sac is at Ten (10) Percent Grade Through the Centerline.

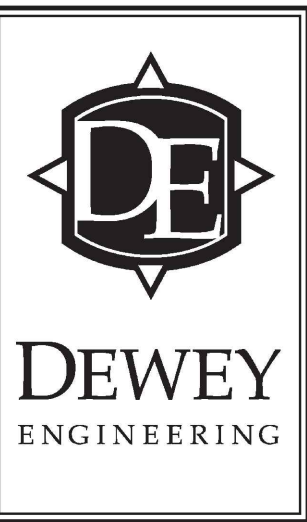


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25. Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
Along Lots 42 & 45

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

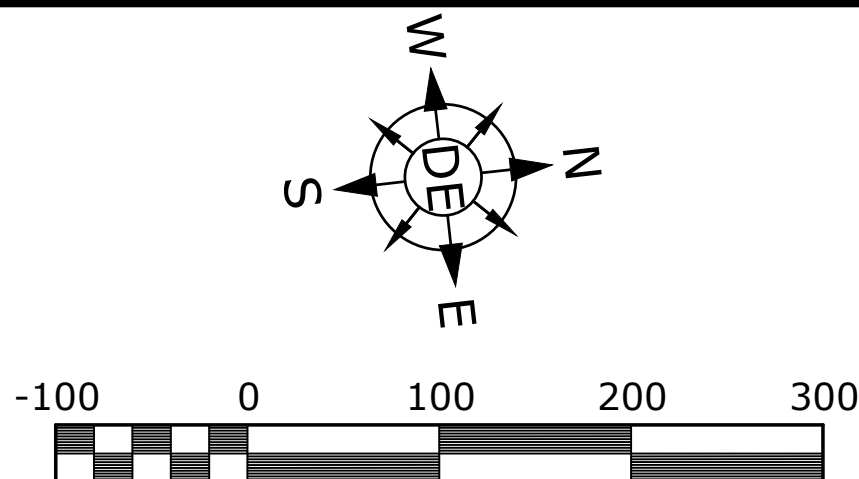
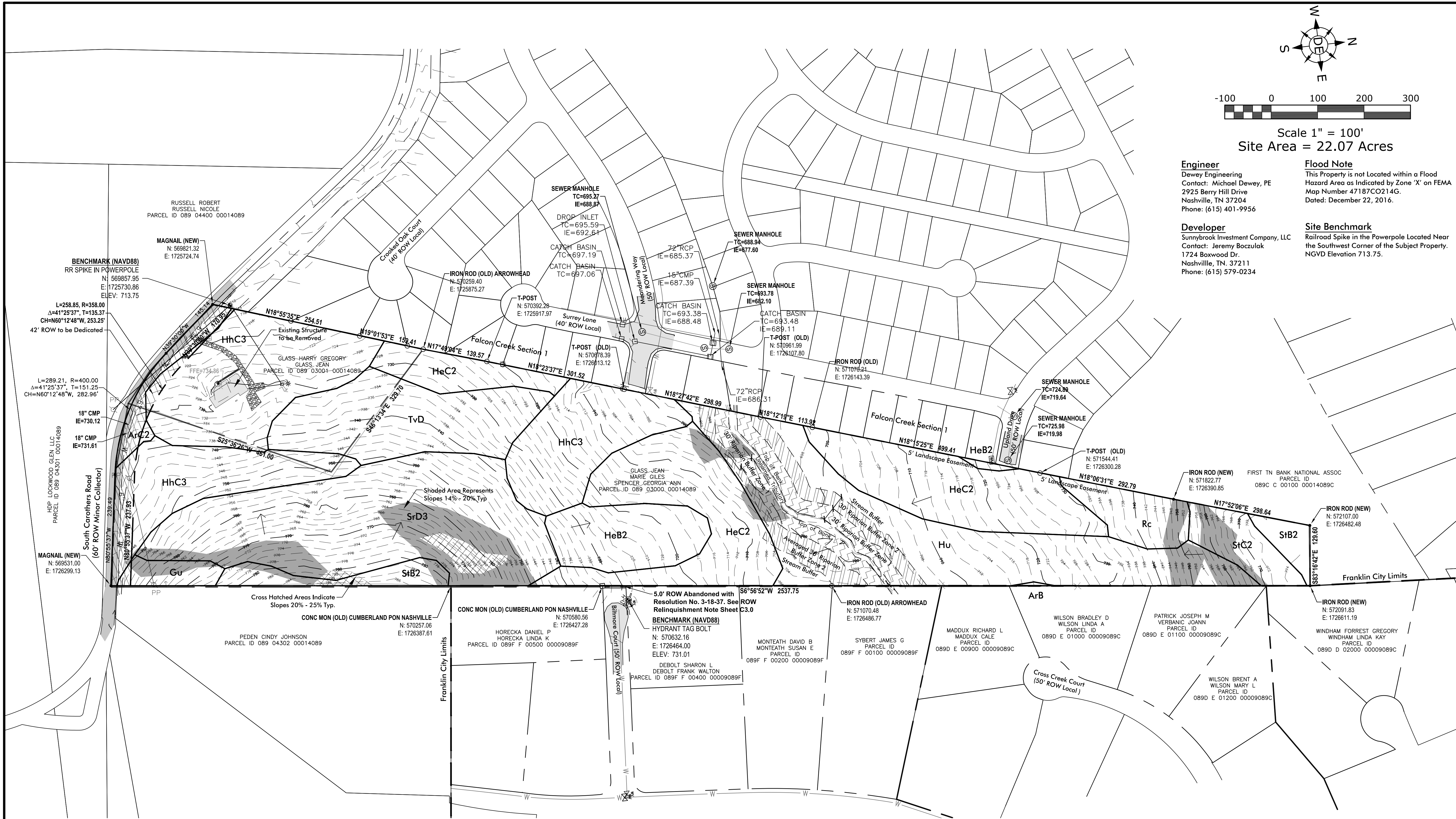


Cover Sheet

Job No. 17048

C0.0

1 of 10



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

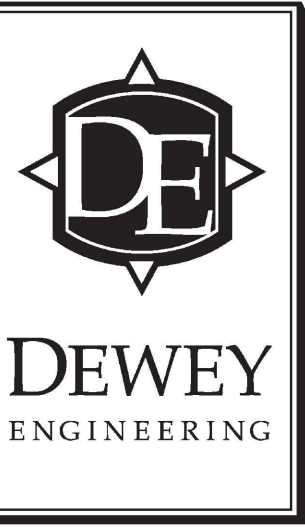
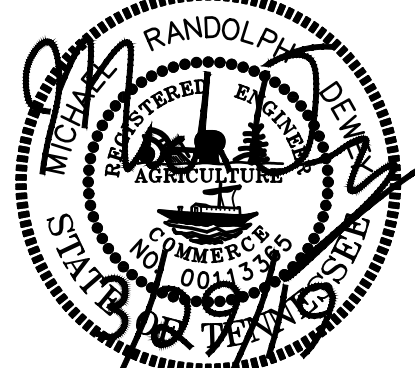
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

Legal Description of Property to be Rezoned:
Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Existing Conditions Sheet Shows Field Run Survey Data Provided by Clint Elliott Surveying Dated 7/23/2015.

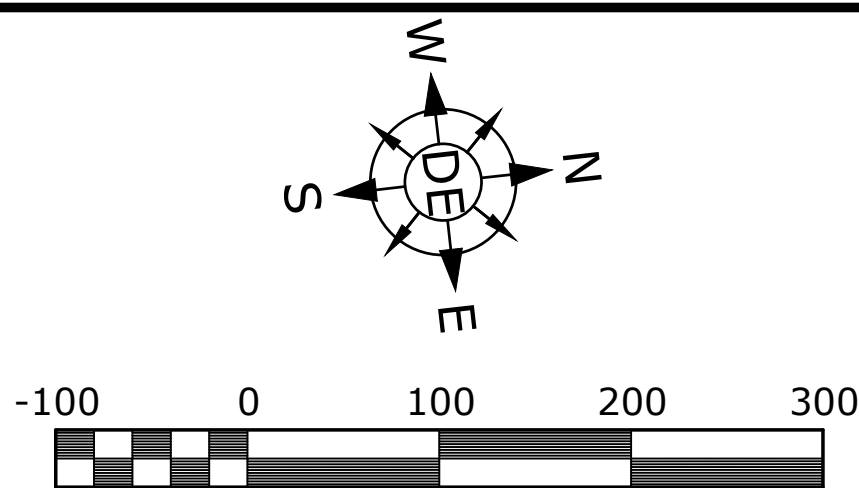
Note:
No Mineral Rights are Held by Parties Outside of the Owner.



Overall Existing Conditions Plan

Job No. 17048

C1.0



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
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Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
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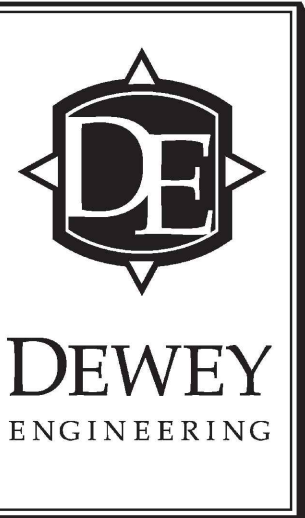
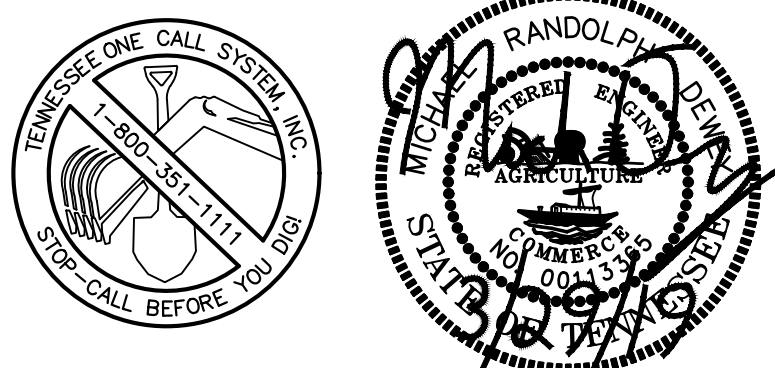
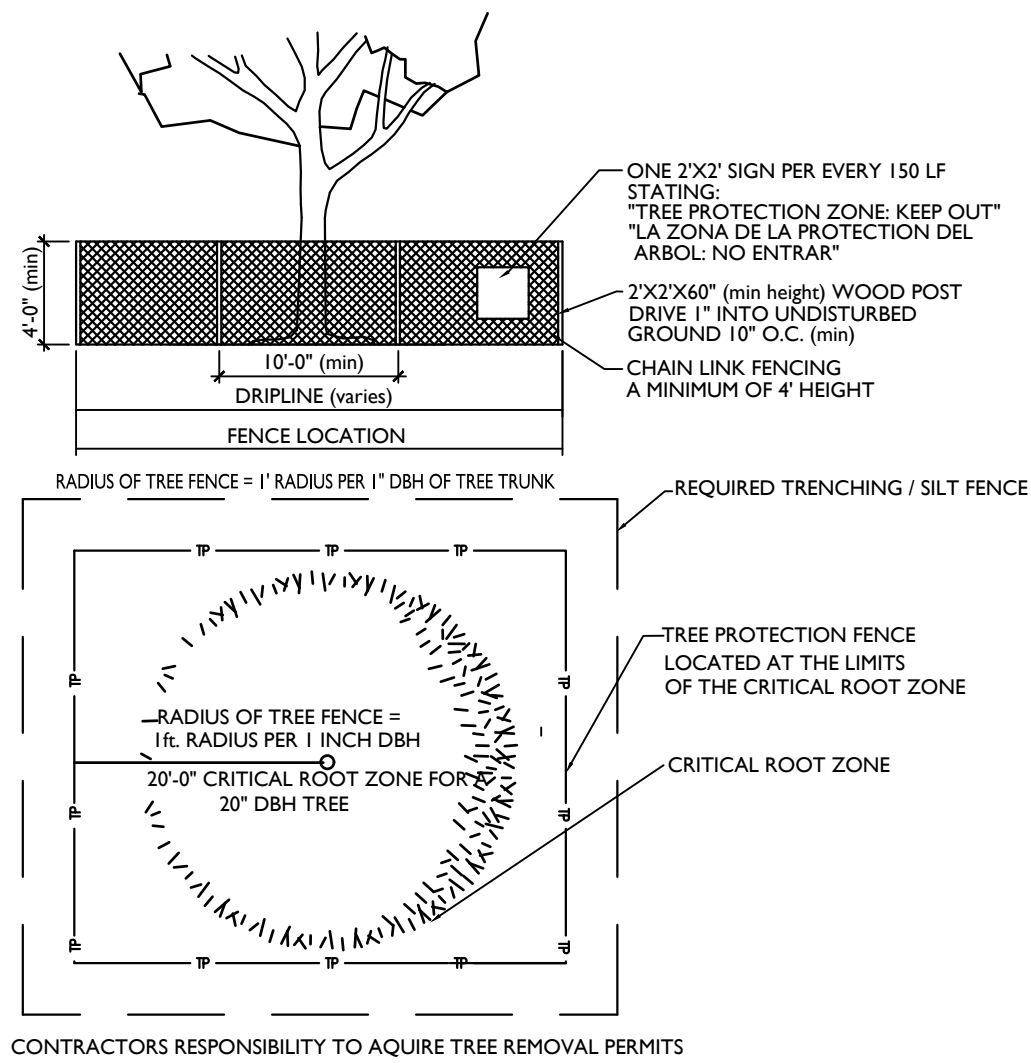
Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Tree Protection Zone
Existing Tree Canopy - 12.35 Acres (56% of Total Site)
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

- TREE PROTECTION NOTES:**
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
 - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
 - Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
 - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
 - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



Overall Tree
Preservation
Plan

Job No. 17048

C1.1

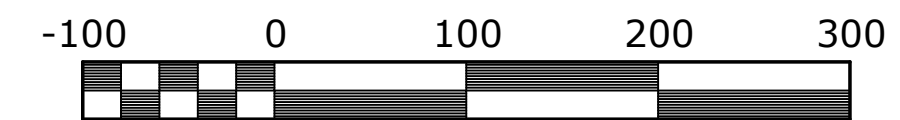
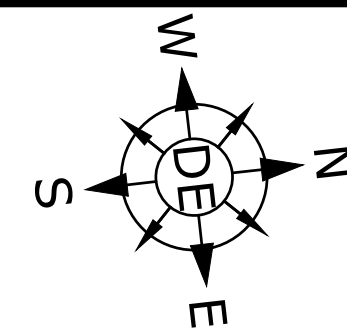
Retaining Wall 'A' Table			
Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

Retaining Wall 'B' Table			
Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

Notes:

1. Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plan.
2. There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
3. 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN

There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres
Limits of Disturbance = 16.96 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

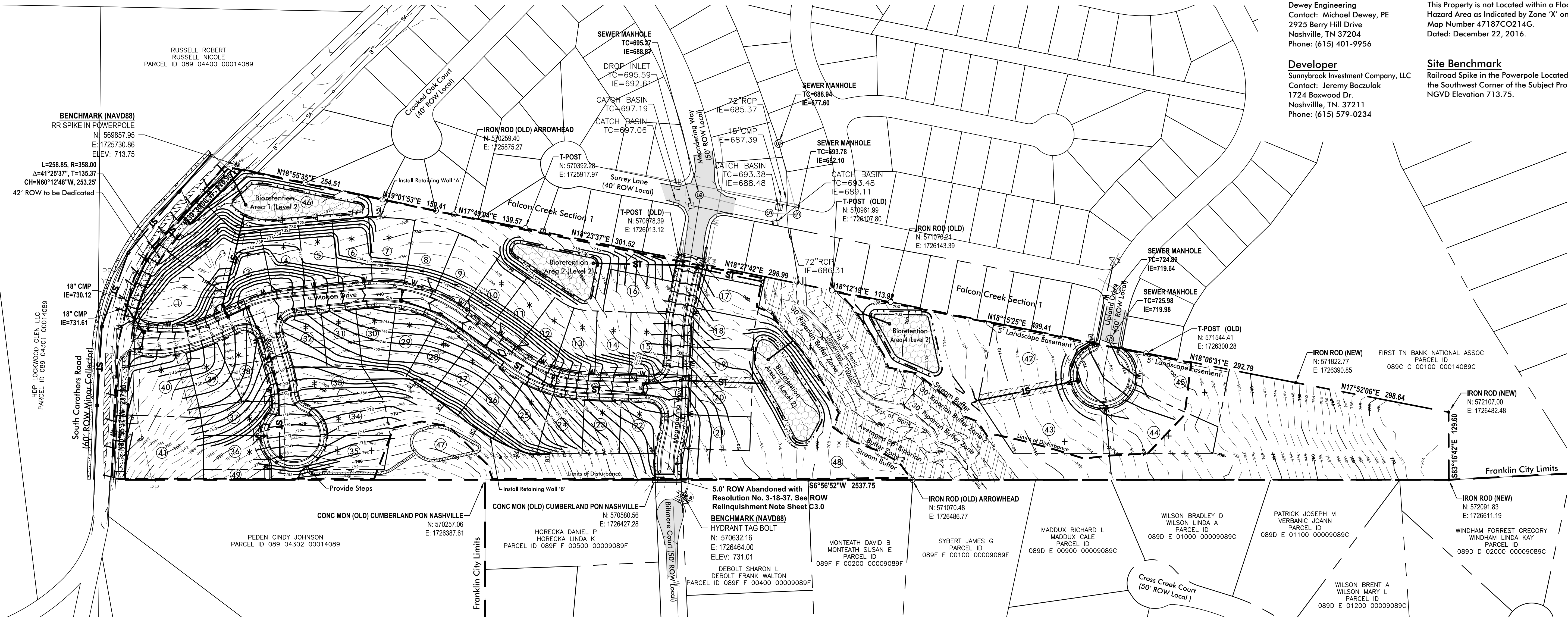
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

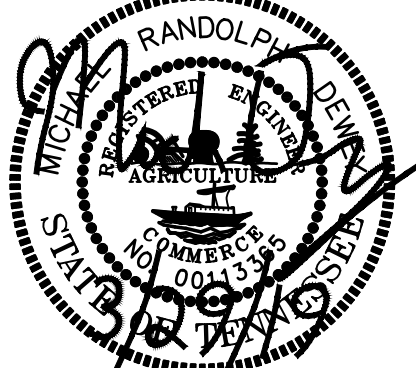


Utility Plan Legend

- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Notes:

1. * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
2. + Denotes Critical Tree Lots.
3. All Street Lights Shall Have a LED Light Source



Overall
Grading and
Drainage Plan

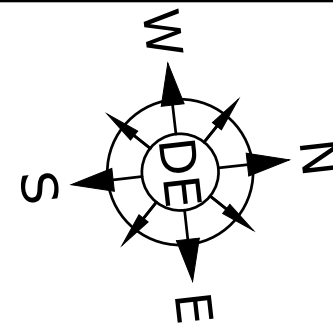
Job No. 17048

C3.0

5 of 10

Modification of Standards Request:
1.

Connectivity Index:
Links: 7
Nodes: 4
 $\frac{7}{4} = 1.75$ Index



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187C0214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

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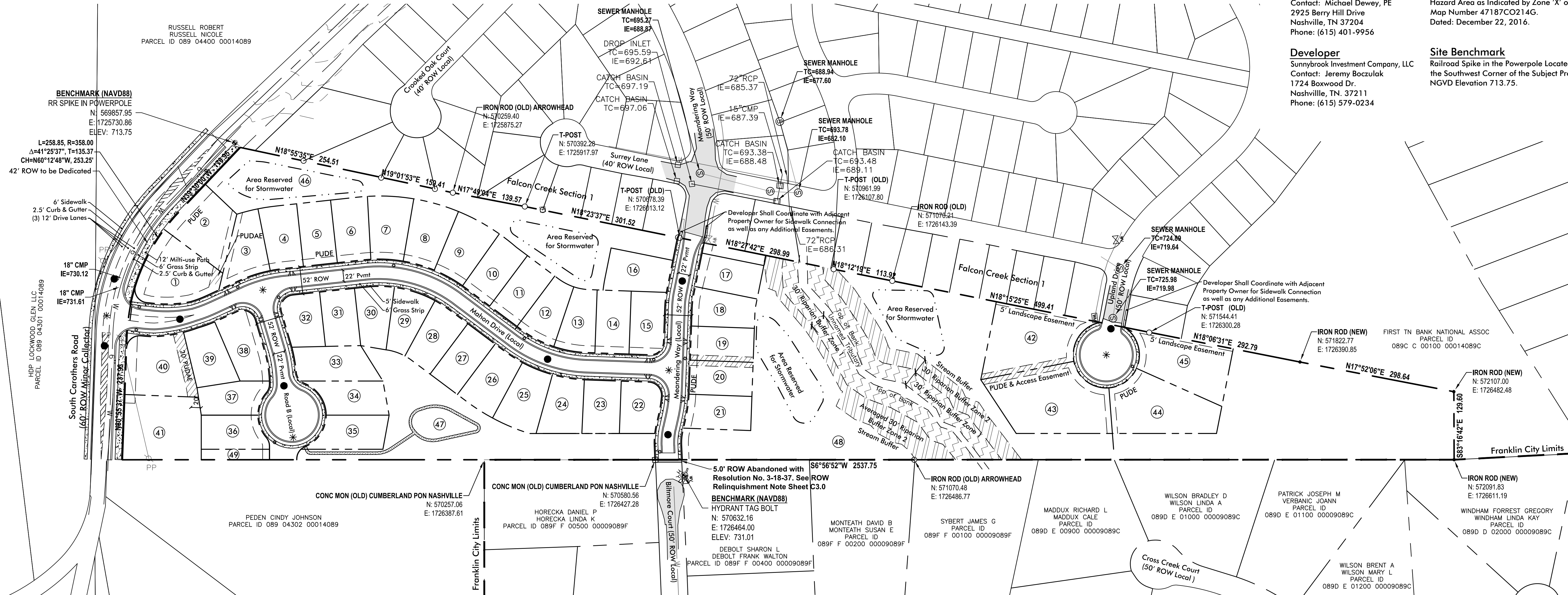
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COF Project #6772 (Rezoning Request)

Date: March 29, 2019

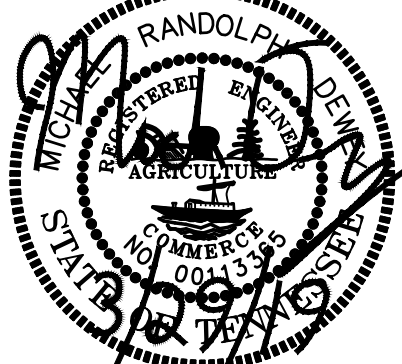
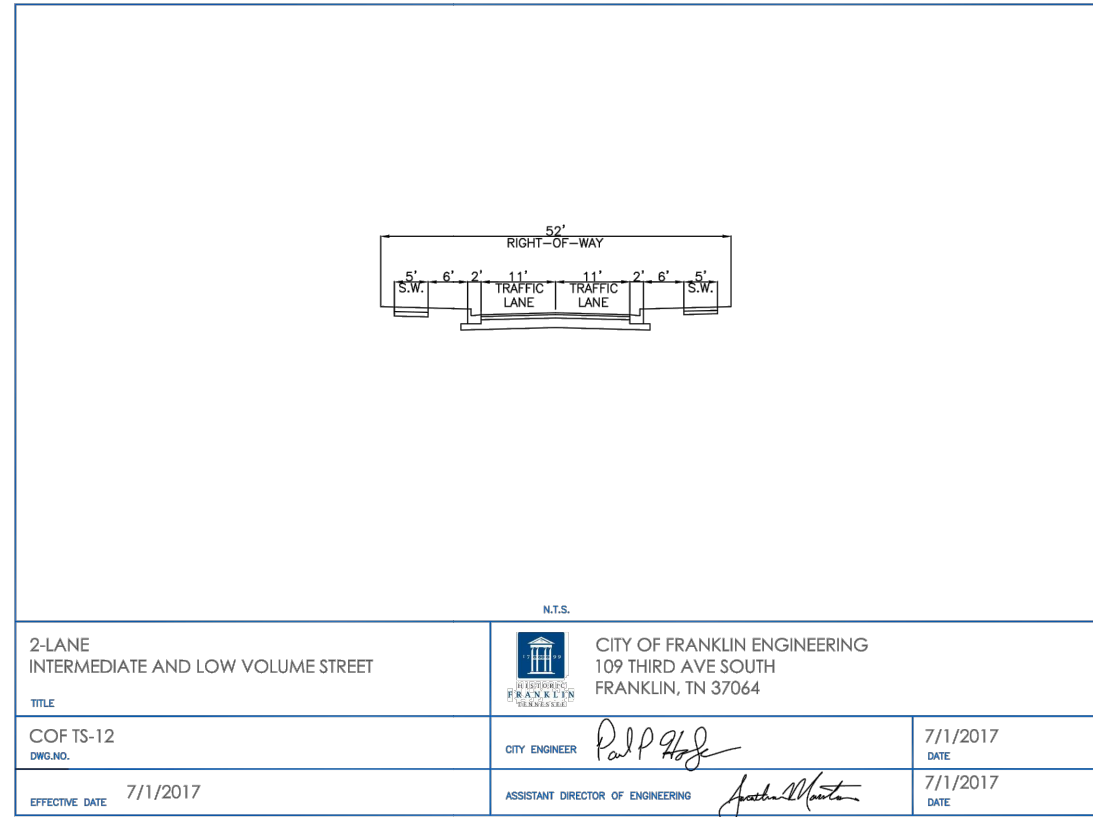
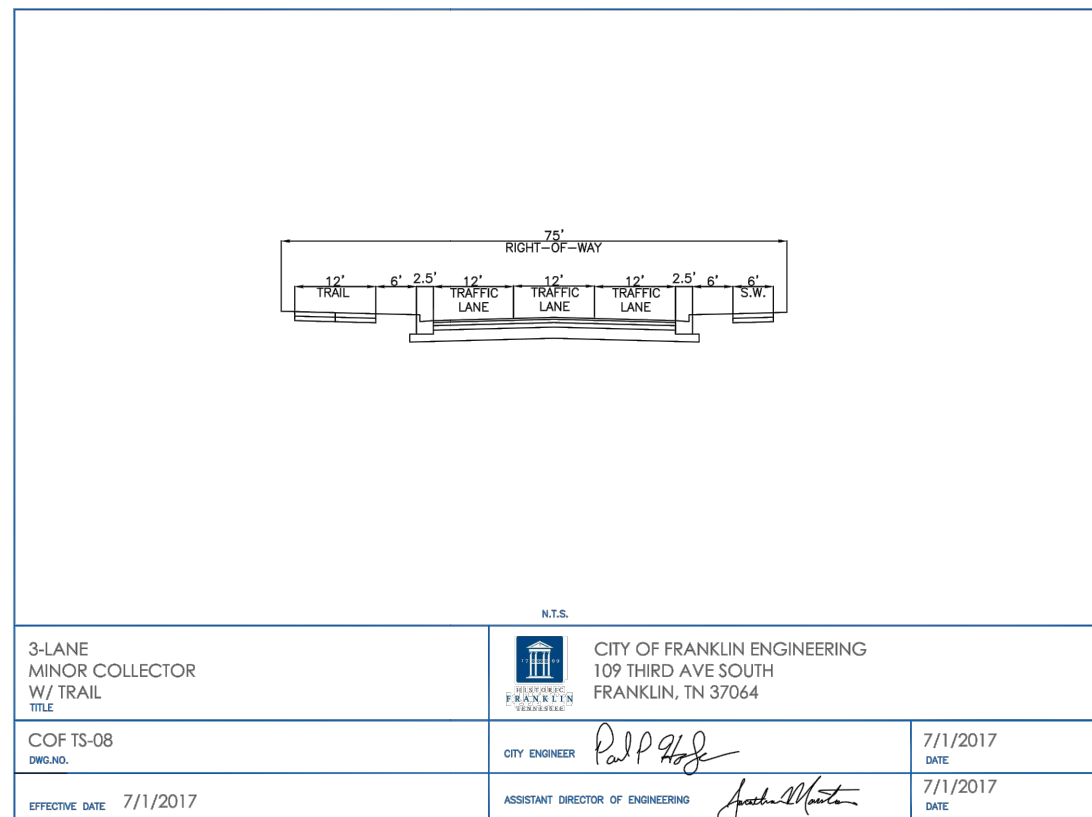
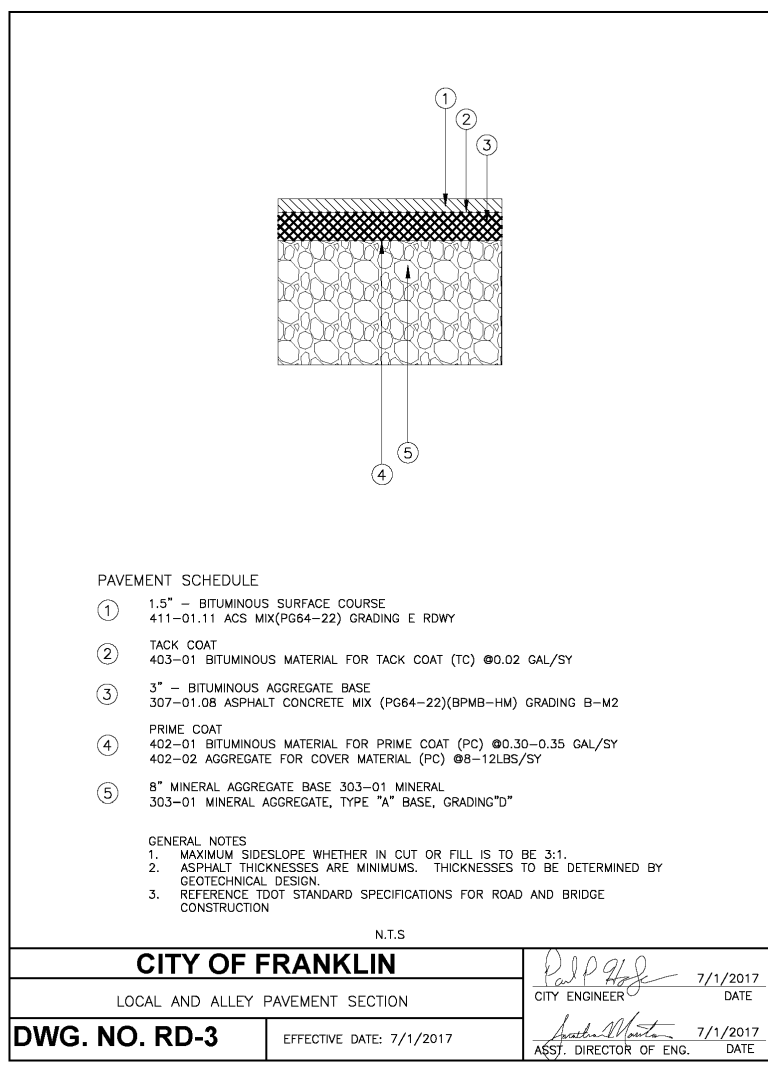
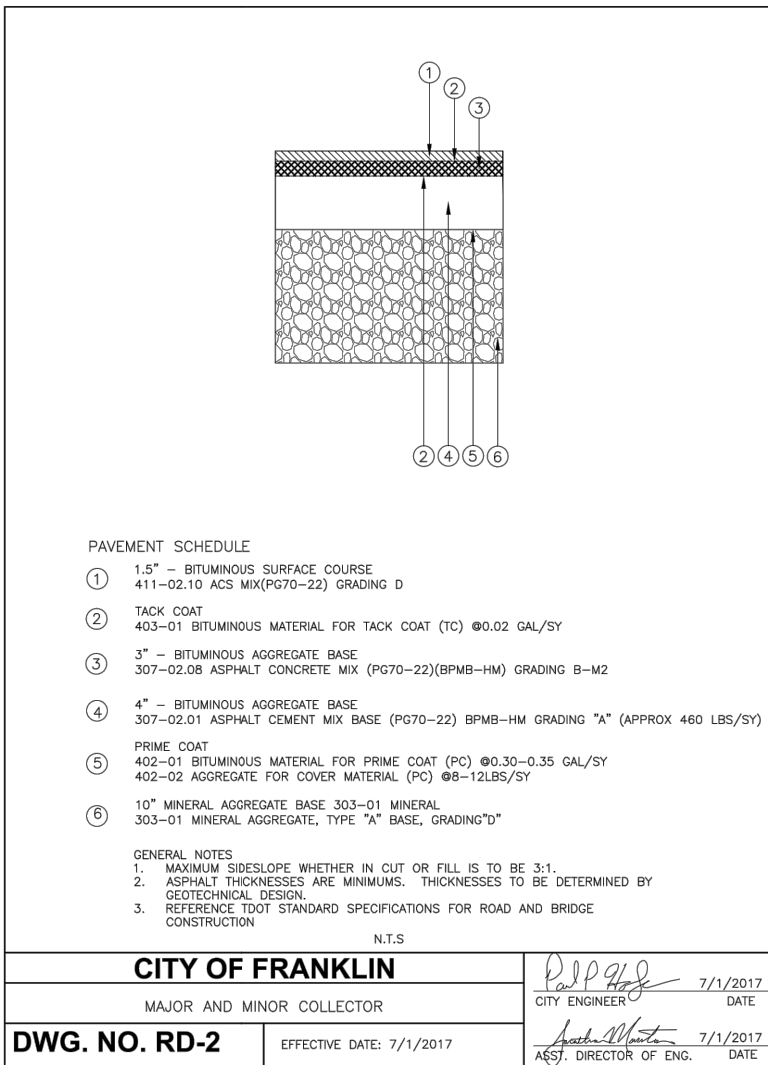
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



ROW & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



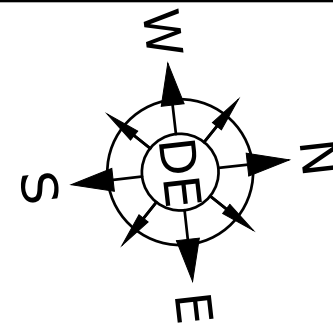
Overall ROW & Access Plan

Job No. 17048

C4.0

Note:

1. WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD. 45 SFUE * 350 GPD = 15,750 GPD
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
4. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.



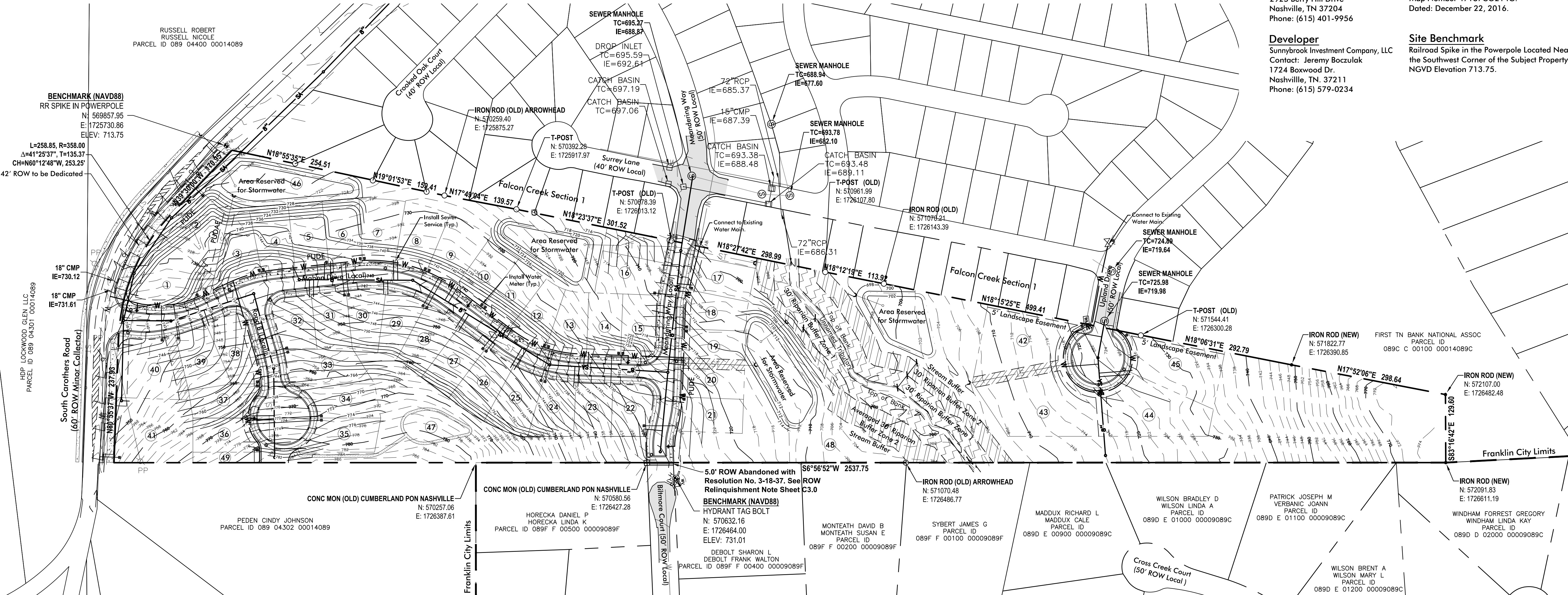
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.



- Utility Plan Legend**
- — — — — PROP. STORM CULVERT
 - W — — — — PROP. WATER MAIN
 - 8" — SA — — — — PROP. 8" GRAVITY SEWER MAIN
 - 6" — W — — — — EX. 6" WATER MAIN (S CAROTHERS RD)
 - W — — — — EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
 - EX. UTILITY POLE
 - — — — — PROP. HEADWALL
 - PROP. DRAINAGE CATCH BASIN
 - — — — — PROP. 6" SEWER LATERAL SERVICE
 - ⊙ EX. SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - — — — — PROP. 3/4" RESIDENTIAL WATER METER
 - — — — — PROP. FIRE HYDRANT & ASSEMBLY
 - — — — — PROP. GATE VALVE & BOX

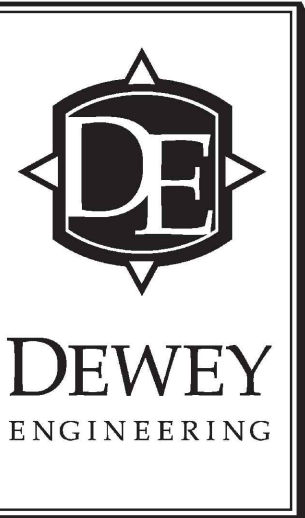
Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Overall Utility Plan

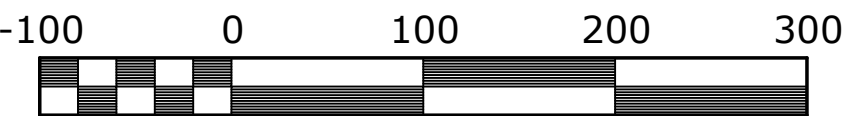
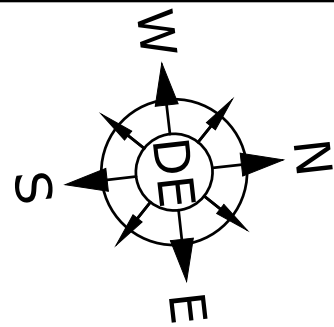
Job No. 17048

C5.0

- Note:**
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 2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
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Utility Plan Legend

- PROF. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
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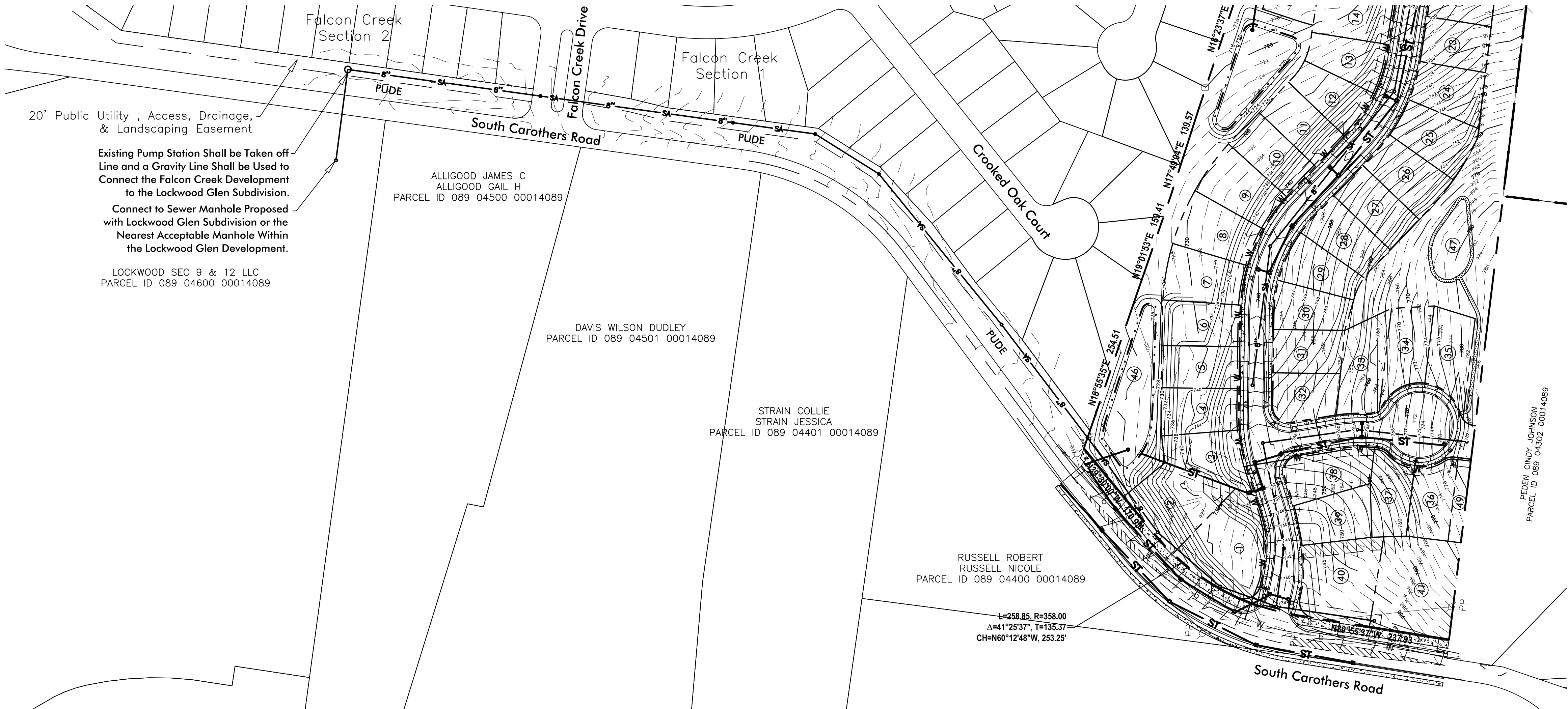
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
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NGVD Elevation 713.75.

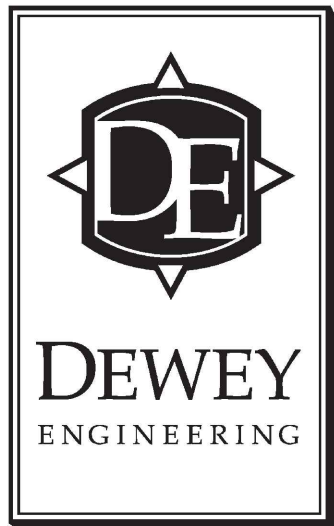


Revisions:
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Drawing Notes:
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Date: March 29, 2019

Carothers Chase Development Plan
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

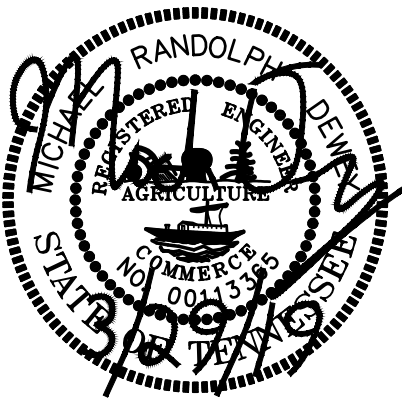


Offsite Sewer Plan

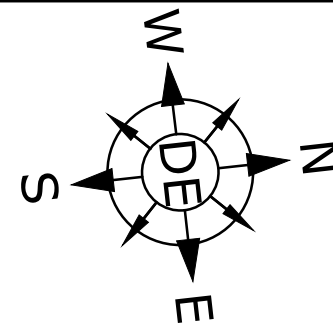
Job No. 17048

C5.1

8 of 10



There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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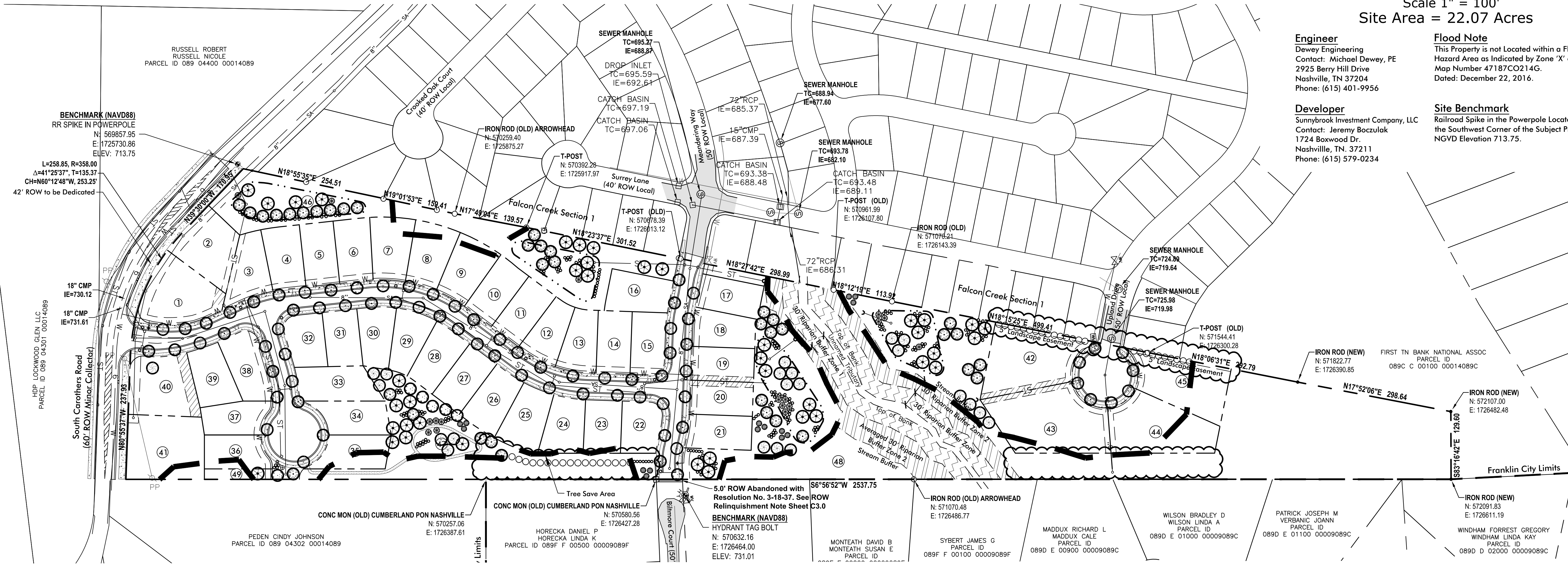
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(Development Plan)
COF Project #6772
(Rezoning Request)

Date: March 29, 2019

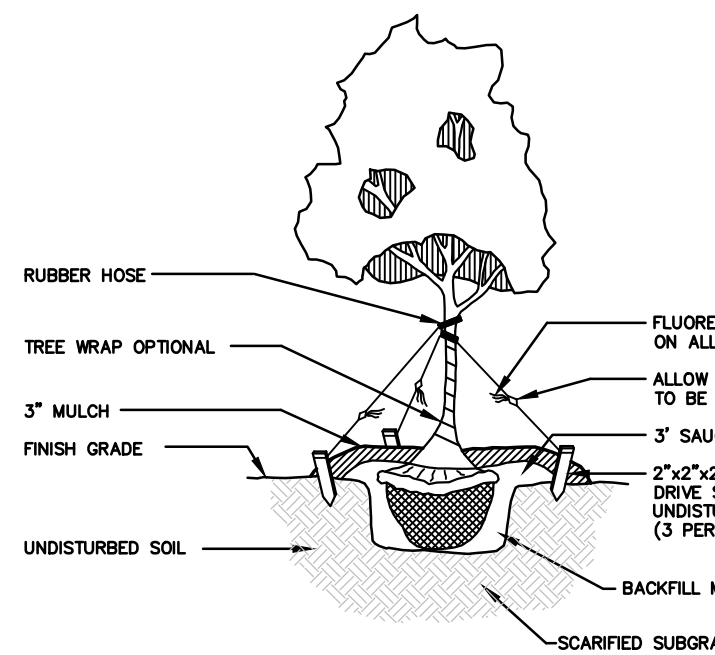
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

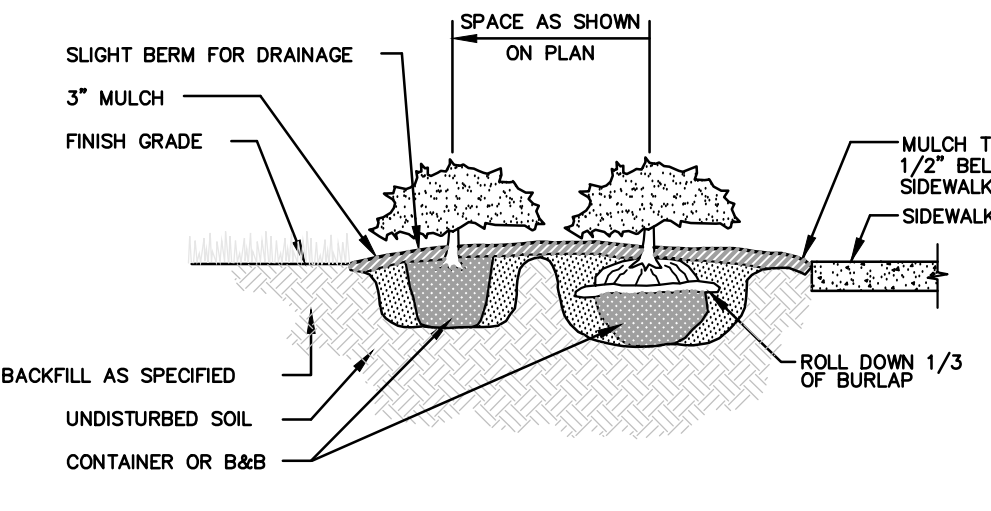


OVERALL LANDSCAPE MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK
CANOPY TREES					
	62	Acer rubrum/ Red Maple	6' Min.	2'-3'	2" Min.
	29	Acer saccharum/ Sugar maple	6' Min.	2'-3'	2" Min.
	46	Quercus acutissima/ Sawtooth Oak	6' Min.	2'-3'	2" Min.
	40	Quercus prinus/ Chestnut Oak	6' Min.	2'-3'	2" Min.
	15	Juniperus virginiana/ Eastern Redcedar	6' Min.	2'-3'	2" Min.
	42	Thuja occidentalis/ Eastern Arborvitae	6' Min.	2'-3'	2" Min.
UNDERSTORY TREES					
	18	Cornus florida x Cornus kousa Flowering Dogwood Hybrids	6' Min.	2'-3'	2" Min.
NATIVE SHRUBS					
	197	Hamamelis virginiana/ Oakeleaf Hydrangea	18" Min.	15"-18"	F.T.B.



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES
LARGE TREE PLANTING /
GUYING DETAIL



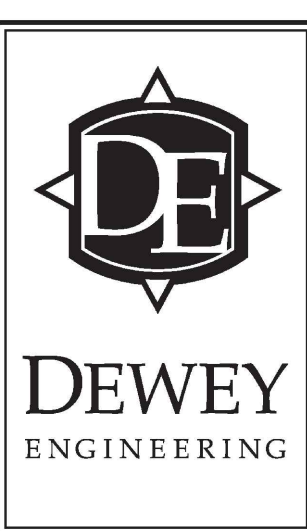
SHRUB / GROUNDCOVER
PLANTING DETAIL

LANDSCAPE NOTES

- 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.
- All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
- All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
- Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
- Tree topping is not permitted.
- Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
- All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
- Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation. The City of Franklin Administrative Manual Effective- June 26, 2017 61
- Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
- Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
- Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
- All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
- 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.
- Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
- Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

Utility Plan Legend

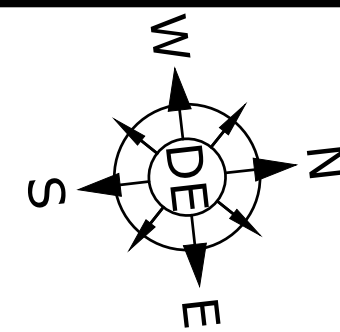
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- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX



Overall Landscape Plan

Job No. 17048

L1.0



-100 0 100 200 300

Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
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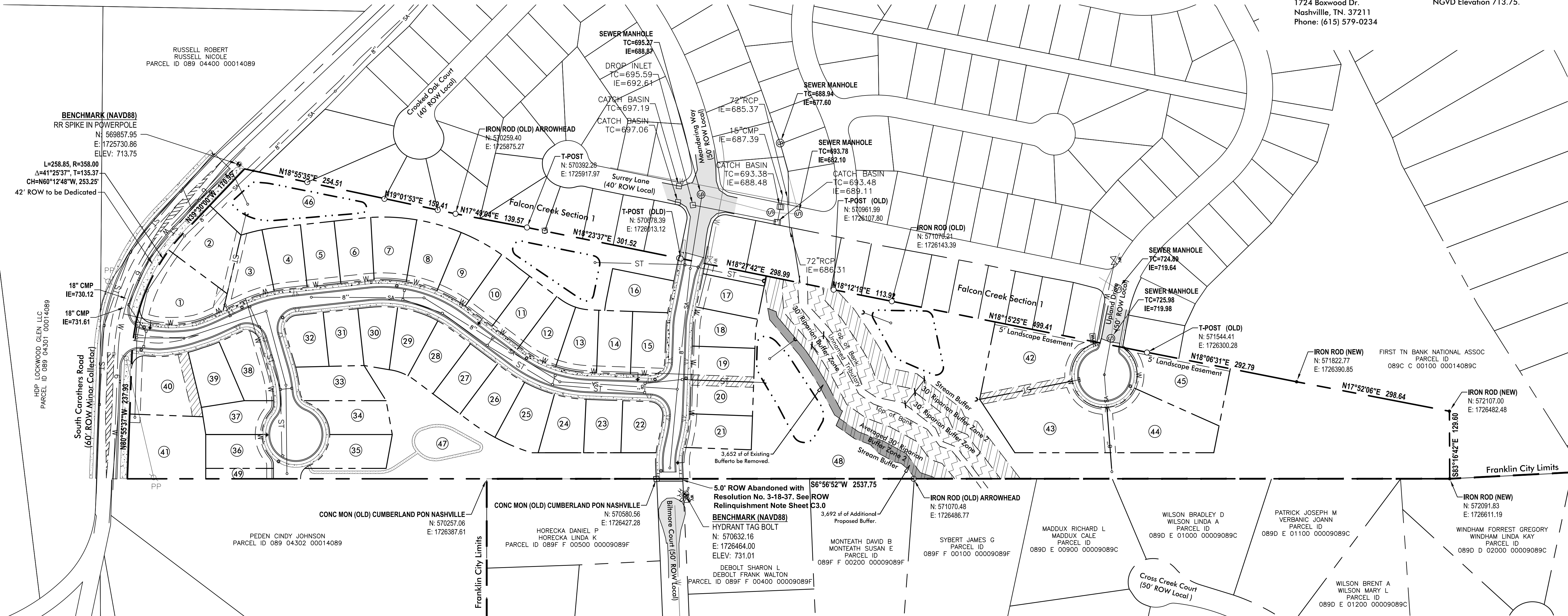
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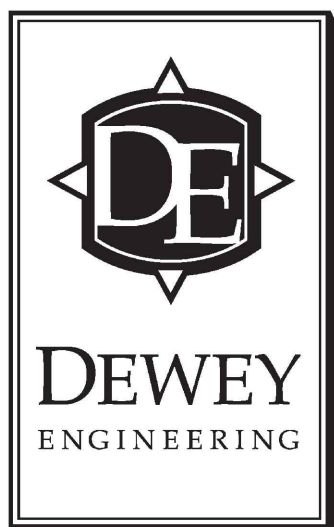
Date: March 29, 2019

Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Buffer Averaging Table	
Total Existing Buffer to be Removed: 3,652 sf	
Total Additional Proposed Buffer: 3,692 sf	

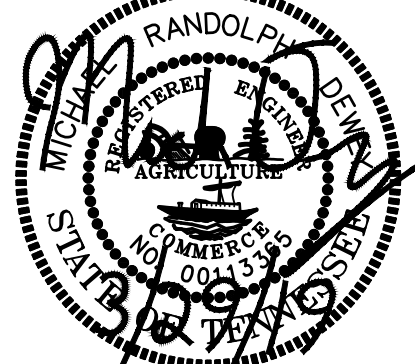
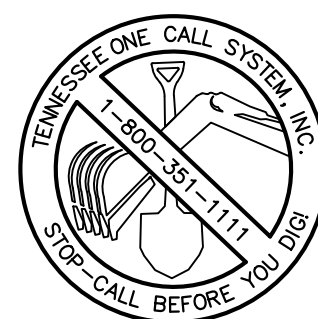


Buffer Averaging Plan

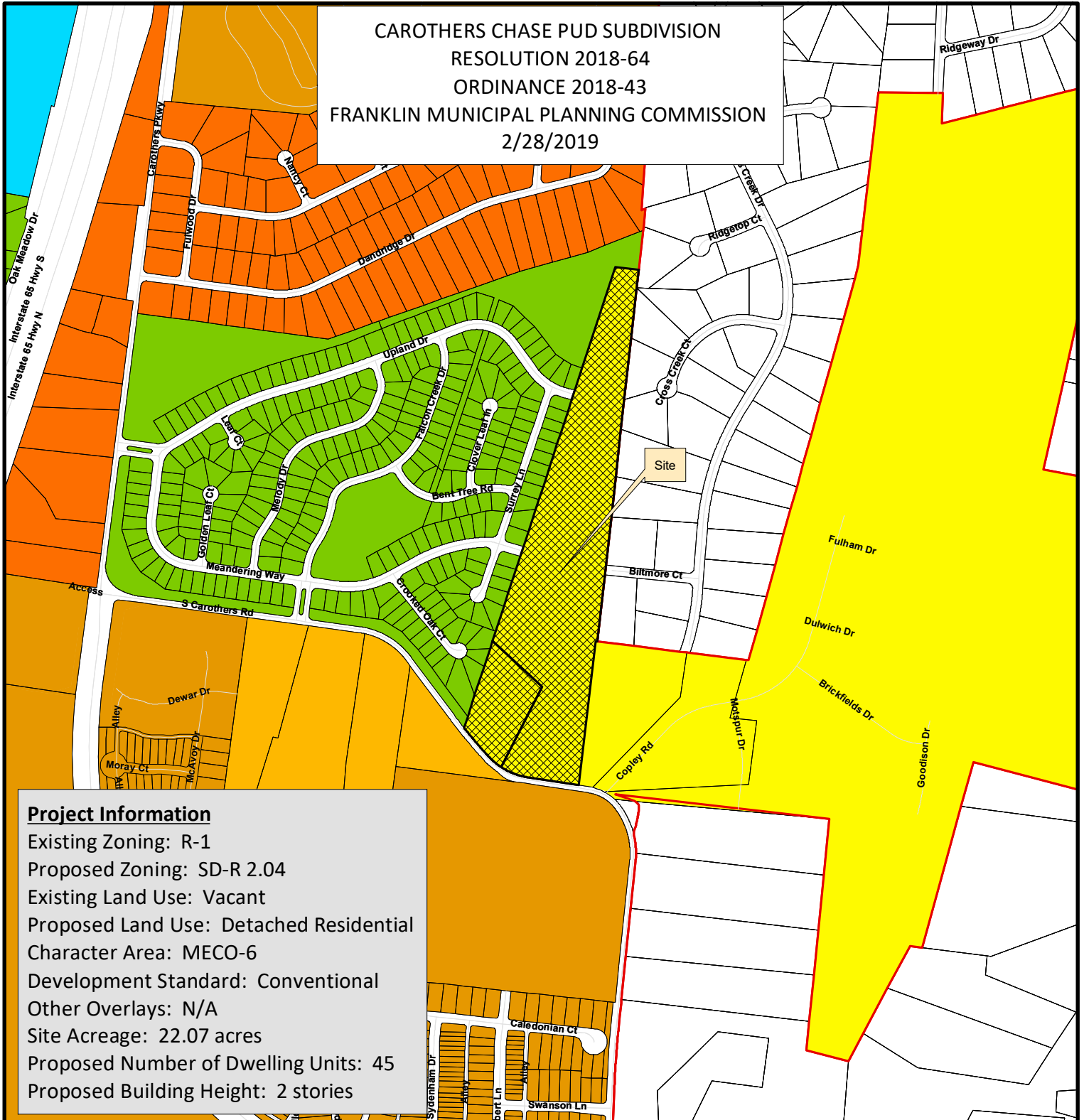
Job No. 17048

L1.1

10 of 10



CAROTHERS CHASE PUD SUBDIVISION
 RESOLUTION 2018-64
 ORDINANCE 2018-43
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/28/2019



Project Information

Existing Zoning: R-1
 Proposed Zoning: SD-R 2.04
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

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



0 250 500 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 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

45. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Issue re-opened

lori.jarosz@franklintn.gov Would you be willing to use some veterans street names in this subdivision?

Engineering - PUD Plan Checklist

General Issues

43. D. Statement of Impacts

jimmy.wiseman@franklintn.gov The agreement must be fully approved by the City of Franklin Legal and Administration Departments prior to going before the plan is presented to the Board of Mayor and Alderman.

72. Storm Infrastructure

joe.marlo@franklintn.gov *The following comment shall be addressed at Site Plan, but **does not hinder approval of the PUD.***

Comment to be addressed at the Site Plan stage: Flow from inlets at Mahon Drive near South Carothers Road shall be routed to green infrastructure / detention, unless otherwise accounted for in calculations.

88. F. Development Plan

lance.fittro@franklintn.gov At site plan stage, applicant shall demonstrate that no portion of the driveway or associated access easement for Lot 2 falls on Lot 3. It should also be clearly understood that access to the bioretention area(s) must not cross over retaining walls or headwalls, and any access easement provided to these areas which cannot be traversed by maintenance equipment will not be acceptable.

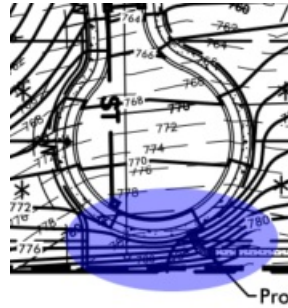
Engineering - Site Plan Checklist

General Issues

79. E. Roadway Design and Plan & Profile

joe.marlo@franklintn.gov The following comment shall be addressed at Site Plan, but **does not hinder approval of the PUD.**

Comment to be addressed at the Site Plan stage: Applicant to revise grading just outside of cul-de-sac to limit slopes to 3H:1V. If a retaining wall is required, Applicant to label the top and bottom elevations of the wall. Per Zoning Ordinance 5.6.4 (2) (a), the maximum height for retaining walls in residential uses is 6 feet. The back of wall shall be no closer to the property line than a distance equal to the height of the wall.



Fire-Planning

General Issues

86. Public Water Main

andyk@franklintn.gov see previous comments...

4338 & 4340 S Carothers Rd - Plans (4-26-18).pdf

19. Fire Protection

andyk@franklintn.gov Applicant shall plan on providing residential sprinkler system in each home until Milcrofton Utility District can provide information on water pressure.

Original Comment: "Since you cannot provide an estimate of water, we cannot recommend approval of this project. You may want to provide fire sprinkler in all homes if adequate water is not available."

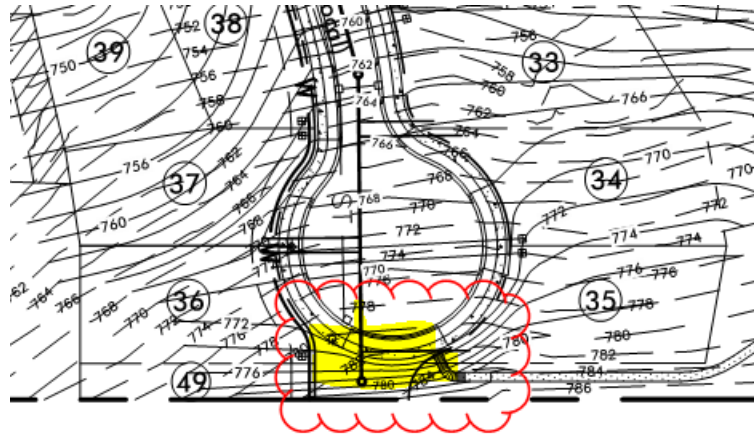
[Edited By Joshua King]

Water/Sewer

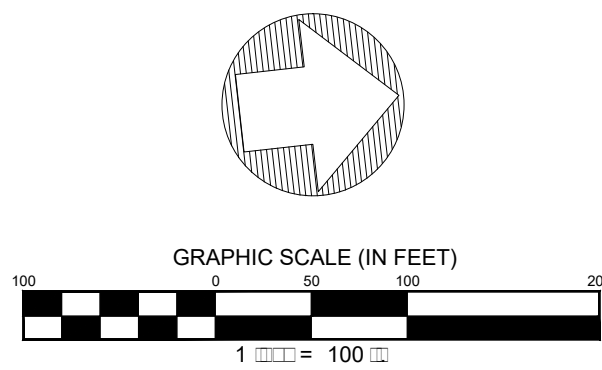
General Issues

101. Sanitary sewer

ben.mcneil@franklinton.gov The applicant has an area shown where a future wall will be required. The sewer shall not cross under the future wall.



CONC MON (OLD) CUMBERL



- Symbol Legend
- Denotes
 - IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE

DEED REFERENCE

Owner : Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427, Registers Office, Williamson County, Tennessee.

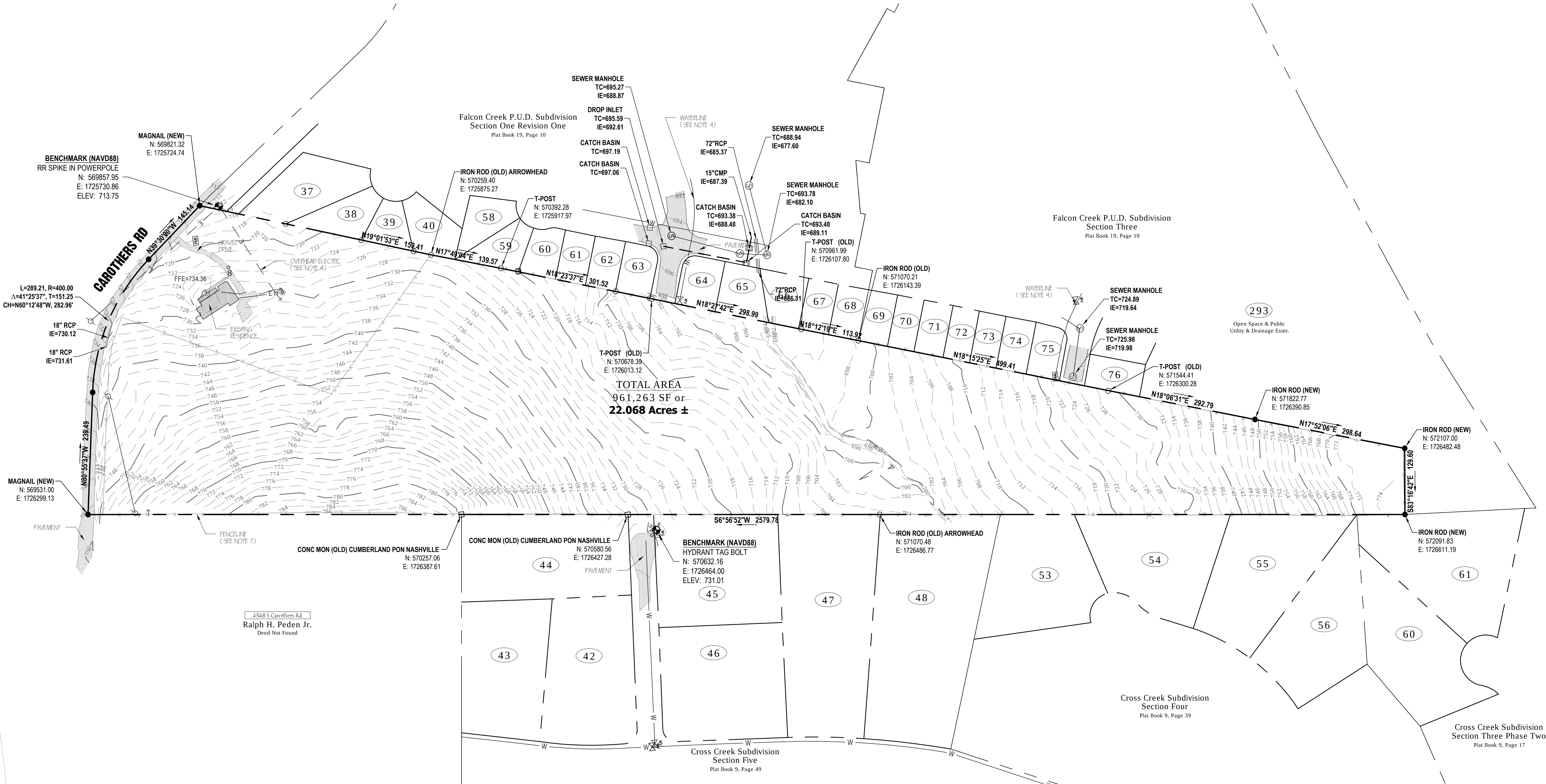
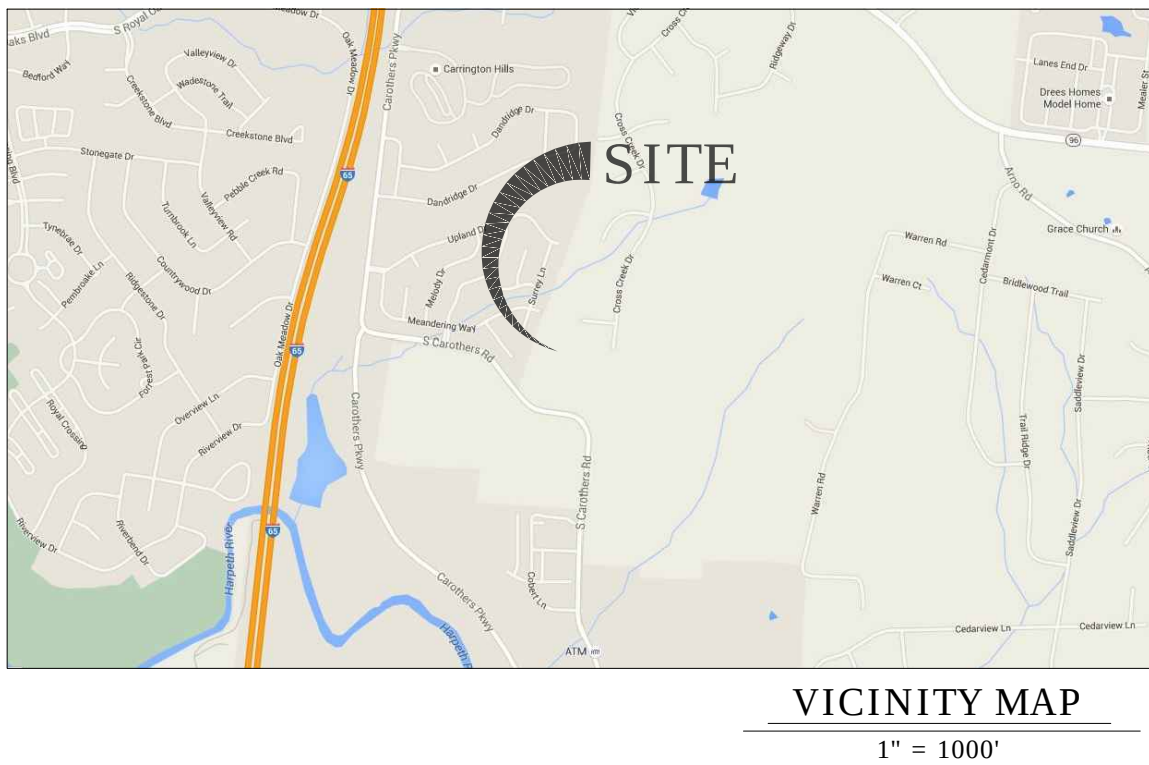
SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Clint T Elliott, TN RLS # 2347

SURVEYOR'S NOTES

- This Property is located in the 14th Civil District of Williamson County Tennessee.
- Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
- This Survey does not address the existence or non-existence of any wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.



Boundary & Topographic Survey

4338 S Carothers Road
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description



Issue Date:	7-23-2015
Project ID:	150916 CAROTHERS
Drafted By:	JG
Checked By:	
Sheet Title:	

Boundary & Topographic Survey

Sheet No.
V-1.00

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Michael Dewey
(Please print Name/Names in Full)

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

Parcels 30 & 30.01 on Tax Map 89

(Property Parcel/Tax ID Number)

and located at:

4338 & 4340 South Carothers Road

(Street Address)

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

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

Michael Dewey
Signature

Subscribed and sworn to before me this

30th day of October, 20 18.

Sean Thomas Winters
Notary Public

My Commission Expires: 05/02/2022



November 7, 2018

Dear Members of the Franklin Municipal Planning Commission,

I'm a residence of Franklin living in the Falcon Creek neighborhood and I'm incredibly concerned about the plans being made in regards to the application by Dewey Engineering for the PUD at 4338 & 4340 S. Carothers Road in Franklin.

Any plans, rezoning, exceptions and approvals will directly impact our streets, our homes and our quality of life so thank you for hearing our voices and considering the struggle this development will cause us and weighing that against any potential gain the city might experience by approving this application. For starters, we already have traffic issues getting in and out of the Falcon Creek neighborhood since the extension of Carothers opened up and multiple developments were approved and built south of our existing neighborhood. I understand that this new development is attempting to gain access to Falcon Creek entrances/exits via Meandering and that 4 additional homes will be built at the top of Upland Drive that will not be a part of Falcon Creek but will certainly put strain on our streets in the development stages and in on-going traffic once things are built.

I'm begging you to please listen to us and to please take into consideration the quality of our lives. We pay taxes and contribute to this great city in a variety of ways as faithful citizens. **I spent years saving money to buy my first home here and I chose an established neighborhood because I didn't want to live through construction and development.** I have loved living here and am so concerned that this entire process is going to put unnecessary strain on an already stretched infrastructure.

We've lived patiently through all the blasting down Carothers and next to us in the Lockwood Glen development (blasting at an intensity that seems excessive and dangerous – multiple complaints by people in Falcon Creek have been filed with the Fire Marshall in regards to this blasting issue). We've waited patiently for help from the city in terms of traffic control. And now, we are completely dependent on your willingness to protect our quality of life as citizens of Franklin by not approving the aspects of this development by Dewey Engineering that will negatively impact the Falcon Creek neighborhood. Please require them to secure their own entrance/exit onto South Carothers without encroaching upon the already overcrowded streets of Falcon Creek.

It feels like a lot is being asked of our established little neighborhood if you approve this development as it stands. I'm concerned that those in decision-making positions aren't listening to the people who are directly impacted by the growth boom we are experiencing. I'm absolutely an advocate for growth and development and I have patiently endured the traffic and overcrowding issues that Franklin has experienced over the last few years. But we don't want to lose the quality of life here that we've all worked hard to build. Please don't overlook us here in Falcon Creek simply because we are a small neighborhood. Please be our voice and honor the fact that we love living here and deserve to be considered in this process.

I trust that you will read this and hear my heart - I am not a trouble maker or one who stirs up drama. I am a woman who loves Franklin and wants to continue investing in my community for many years to come. And I'm hopeful I live in a place where those in leadership positions are willing to listen and consider what is best for everyone involved as decisions are made concerning new developments in this area.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alicia Claxton', with a long horizontal flourish extending to the right.

Alicia Claxton
Falcon Creek resident

From: [patricia dalessandro](#)
To: [Christopher Andrews](#); ann.peterson@franklintn.gov; [Emily Hunter](#); [Amy Diaz-Barriga](#)
Subject: Carothers Chase
Date: Sunday, November 11, 2018 3:50:28 PM

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

Dear Ladies and Gentlemen,

I am a current resident of Falcon Creek subdivision, specifically on Surrey Lane. My back yard borders on the property where this construction has been proposed. My husband and I purchased our home in 2001. At that time we were told the field was a grazing area for cattle. Over the years that field has been allowed to return to its natural state. It is now home to untold numbers of deer, birds and other wildlife and most certainly beautiful Monarch butterflies. Thanks to all the blasting, flattening and house building that has occurred in the past few years, this remains the last and only sanctuary for these beautiful creatures.

It distresses me, tremendously, to consider not only the destruction of this natural setting, but also the destruction of my peaceful subdivision. I am blessed with neighbors of many generations who enjoy walking our streets with children and pets, and kids and their parents riding bikes or playing catch in the quiet streets. All of that would cease with construction vehicles bumping up and down the streets tearing up the infrastructure of our subdivision roads, rattling and cracking our foundations, waking sleeping babies and potentially diverting water flow in the creek leading to further erosion and damage to property.

How is it possible that Franklin so values its history and its standing as a quiet vacation destination and yet builds house upon house, increasing traffic and the health hazards that go along with it for the profit of a few individuals?

My husband passed away this past July. After retiring back in 2013 one of his greatest joys was the peace of that field. I am asking in his memory and for the sake of all of us whose homes border the field and all of God's creatures that take refuge in the field, please do not flatten it and fill it with more houses.

Sincerely,

Patricia Dalessandro
2317 Surrey Lane
pat_dalessandro@bellsouth.net
(615) 815- 4263

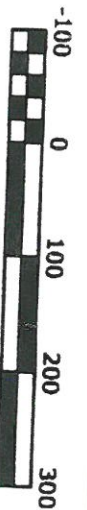
JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

As owners of the property located above, Parcel ID 089D E 01100 00009089C, we respectfully request the BOMA and the FMPC members consider two facts regarding the development of Carothers Chase, located at 4338 & 4340 S. Carothers Rd, Franklin TN. They are:

1. There is a 40 foot decline on our property, and the Carothers Chase property behind our house to the first house in their new development. No provision for drainage in the proposed development plan exists to protect the Carothers Chase homes from this run-off. We, and the Bradley and Linda Wilson's home next to us, experience significant run-off problems during rains. We are concerned the run-off will not only affect the Carothers Chase homes adversely, but also impact the Wilson's significantly, and possibly our home if there is nowhere for this water to go. Currently, the water can continue to flow on its natural course, but after the new development it will be impeded by homes, and perhaps redirected by concrete. We are certainly not civil engineers, but we believe this concern should be examined.
2. The density of the homes in the Carothers Chase development is inconsistent with the density of those surrounding Cross Creek on the East side, namely Colletta Park. Additionally, these proposed homes are extremely close to the property line of the homes on Cross Creek Court, and there is no provision for a barrier wall or any privacy barrier between the two subdivisions. Please consider reducing the density of these Carothers Chase homes, and either expand the distance between the two developments, or provide a privacy barrier between the two.

We greatly appreciate your time and consideration of these matters, and hope you can find favorable solutions for all concerned. God bless.





Scale 1" = 100'
Site Area = 22.07 Acres

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Barry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer

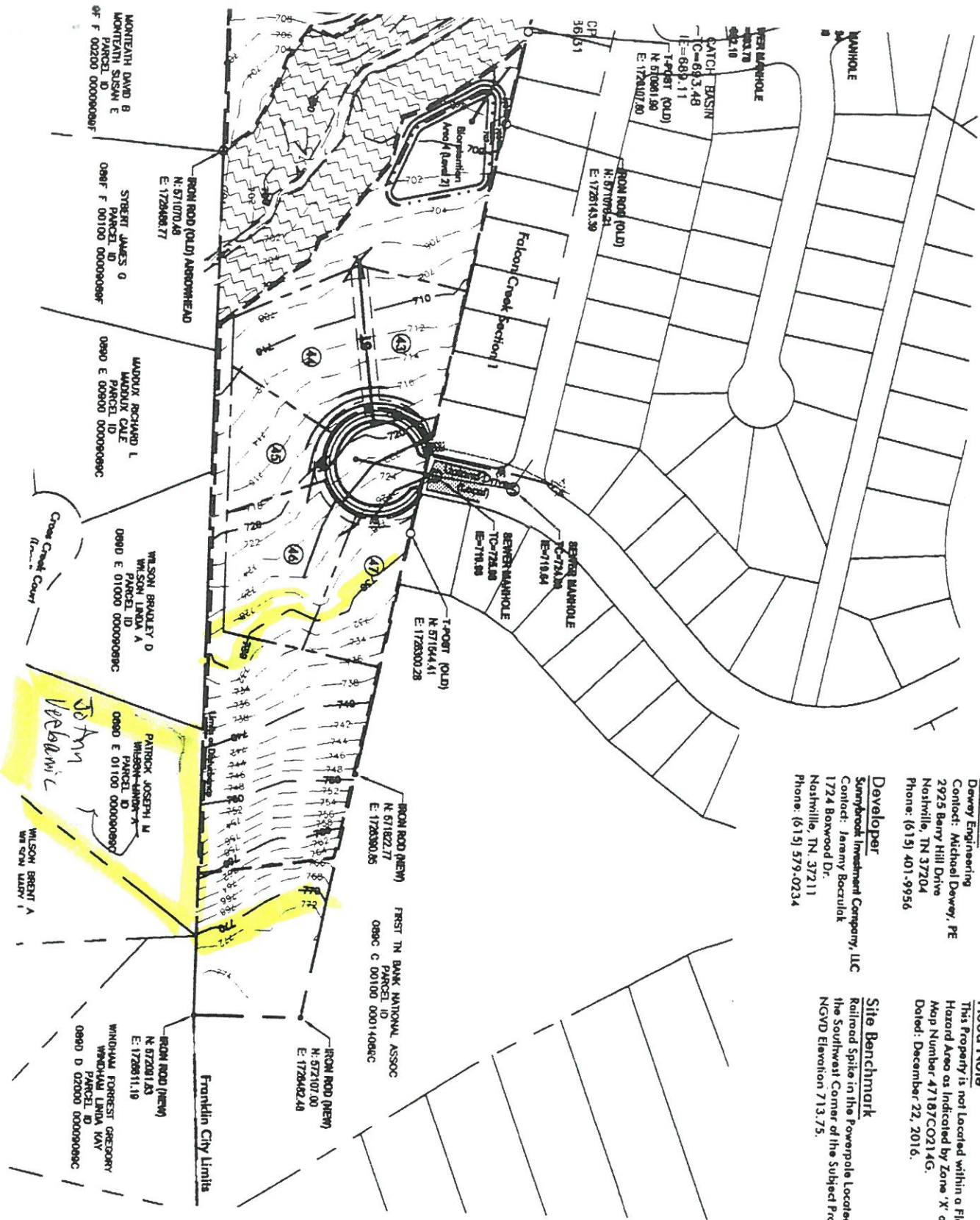
Sampford Investment Company, LLC
Contact: Jeremy Bocculak
1724 Boxwood Dr.
Nashville, TN 37211
Phone: (615) 579-0234

Flood Note

This Property is not located within a Flood Hazard Area as indicated by Zone 'X' on FEMA Map Number 47187C0214G.
Dated: December 22, 2016.

Site Benchmark

Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



Drawing Notes:
COF Project #.....

Date: April 24, 2018

4338 & 4340 South Carothers Road Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

From: Kris Rae Orlowski <kisraeorlowski@gmail.com>
Sent: Tuesday, March 5, 2019 11:28 AM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com;
bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton;
Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher
Andrews
Subject: Carothers Chase - Opposed

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

To the Mayor & Board of Alderman, et al:

My name is Kris Orlowski. My family and I are residents at 2063 Upland Drive in the Falcon Creek Subdivision in the South Carothers area of Franklin. We are a family of four, with children. A five year-old and a seven-year-old. My wife is an employee of Dave Ramsey, and I am a partner at a business located on Harpeth Industrial Court, behind the Factory. I would estimate that 98% of our lives are conducted within Franklin & Williamson County, and are very concerned with developments within our community.

You are poised to approve or deny the plan for development of the proposed Carothers Chase PUD. *I would like to state, for the record, that my family is fervently **opposed** to the proposal for Carothers Chase as it stands.* I request that my opposition, as presented in this email, go on the public record for the proposed Carothers Chase Development Plan.

Our home is the 6th lot from the northeastern end of Upland Drive. The current C.C. PUD calls for the building of 4 new homes that will be much larger, and not keeping in character with the homes that already exist in Falcon Creek. Additionally, these homes will not be part of the Falcon Creek HoA.

The addition of these homes at the end of Upland Drive will create an odd "island" of homes that are separate from the community of Falcon Creek. With their character and governance apart from that that already exists in FC, the families that would ultimately occupy these homes would be in some way ostracized from their most immediate neighbors. Think of the long running awkwardness that will ensue on the street as a preexisting resident's children say to their new friends that they are going to the pool and the new family cannot, at-will, also choose to partake in the use of the FC HoA's pool.

Next, I am put-off by the potential construction traffic that will ensue for the next several years along Upland Drive. Both of the long streets in Falcon Creek can already be quite busy with traffic. Upland and Meandering Way are the main arteries for our community and suffer from unsafe drivers who speed along their length. Adding construction traffic will only worsen the issue.

The construction will create an unpleasant amount of noise pollution in our area. We are parents to two small children. We already suffer from lack of sleep as is common with a household of with 2 young school-age children and 2 parents who both work full-time. My wife is particularly sensitive to noise and has health issues that can be exacerbated by a lack of sleep. We can also assume there will be blasting

the area as was experienced from as the Lockwood Glen Subdivision was being developed. But, now this construction will be less than a half a mile from our home! We find this unacceptable.

Also, the removal of the natural space at the end of Upland Drive will greatly effect the deer population that resides in the woods located directly behind our home. Our children delight in learning about the deer. Their fawns often bed-down in our yard and in the tall grass behind our home. Removing more of the natural area may cause the deer to have to relocate (but where, when so much of Southeast Franklin is being developed at such a rapid pace?)

The addition of all of these new homes in Carothers Chase will only exacerbate an already growing traffic problem along South Carothers Parkway. I left my house this morning, and at the Western entrance/exit to/from Falcon Creek, traffic was backed up to our entrance/exit and even further south along S. Carothers toward the new developments of the Ladd Park area.

The opportunistic development of Franklin and surrounding areas of Williamson County, without properly growing our infrastructure are decreasing the quality of life for the residents of our community. It needs to stop. You must ensure that the growth of our community is properly supported, or you will usher in an era where Franklin is no longer Franklin.

I urge all of you to vote against the approval of the Carothers Chase PUD until such a time where the plan is modified to meet the concerns of the residents that it effects.

Thank you for your attention and consideration in this matter.

Cordially,
Kris R. Orlowski

Kris Rae Photography

www.krisrae.com

Westlight Studios

www.westlightstudios.com

1106 Harpeth Industrial Ct
Franklin TN 37064

From: A Gomoljak <lovebuzz38@hotmail.com>
Sent: Tuesday, March 5, 2019 12:31 PM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com;
bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton;
Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher
Andrews
Subject: I request that this email go on public record for the proposed Carothers
Chase Development Plan...

Follow Up Flag: Follow up
Flag Status: Flagged

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

As a resident of Falcon Creek for the past 14 years, I have to say I'm very concerned about what the Carothers Chase Development means to our neighborhood. Specifically blasting right behind our homes, construction for years, congested streets that are already too narrow, cut through traffic, and the list goes on. To date, you are being extremely dismissive about our concerns. I assume if it were your neighborhood, you'd want to protect and preserve your home values, integrity, and way of life. That blasting is going to effect my house as well as many others. The cut through traffic is going to be difficult through our neighborhood. Can you tell me what is going to be done to address any of our concerns?

Thanks,

Amy Gomoljak



FRONT ELEVATION

1/8" = 1'-0"

GARAGE FACADE IS A MINIMUM OF 10'
BEHIND FRONT FACADE OF DWELLING
THEY SERVE AND 22' FROM THE SIDEWALK.


$$1/8'' = 1'-0''$$

GARAGE FACADE IS A MINIMUM OF 10' BEHIND FRONT FACADE OF DWELLING THEY SERVE AND 22' FROM THE SIDEWALK.



FRONT ELEVATION

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BEHIND FRONT FACADE OF DWELLING
THEY SERVE AND 22' FROM THE SIDEWALK.



FRONT ELEVATION

1/8" = 1'-0"

GARAGE FACADE IS A MINIMUM OF 1'0" BEHIND FRONT FACADE OF DWELLING THEY SERVE AND 22' FROM THE SIDEWALK.

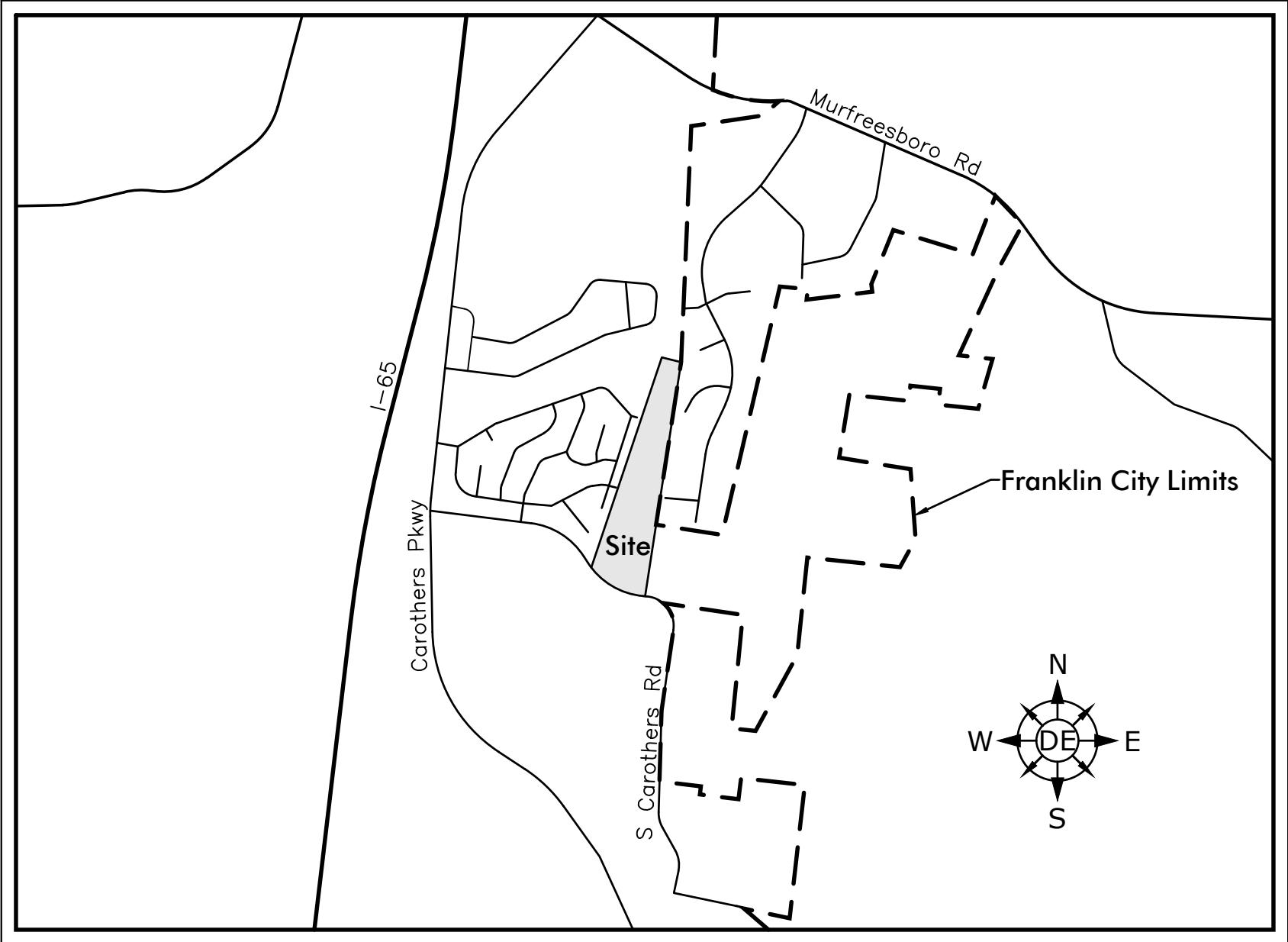
Carothers Chase

A Planned Unit Development Subdivision

Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
4338 & 4340 South Carothers Road
Franklin, Williamson County, Tennessee
COF Project #6773

Site Data	
PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable



Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Overall Tree Preservation Plan
4	C2.0	Overall Development Plan
5	C3.0	Overall Grading and Drainage Plan
6	C4.0	Overall ROW & Access Plan
7	C5.0	Overall Utility Plan
8	C5.1	Offsite Utility Plan
9	L1.0	Overall Landscape Plan
10	L1.1	Buffer Averaging Plan

OWNER
GREG GLASS
4338 SOUTH CAROTHERS ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: GREG GLASS
EMAIL: GGLASS@MAC.COM

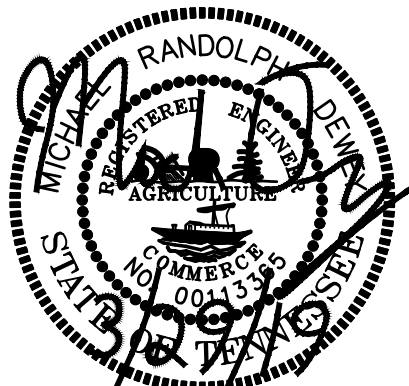
DEVELOPER
SUNNYBROOK INVESTMENT COMPANY, LLC
1724 BOXWOOD DR.
NASHVILLE, TN. 37211
CONTACT: JEREMY BOCZULAK
PHONE: (615) 579-0234
EMAIL: J-BOZ@LIVE.COM

CIVIL ENGINEER
DEWEY ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL DEWEY, PE
PHONE: (615) 401-9956
EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
CONTACT: BRIAN WRAY
PHONE: (615) 333-4636
EMAIL: CUMBERLANDESIGN@BELLSOUTH.NET

FLOODNOTE
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
AS INDICATED BY ZONE 'X' ON FEMA MAP NUMBER 47187C0214G.
DATED: DECEMBER 22, 2016.

- Modification of Standards Request:**
1. Cul-de-sac Centerline Grade. The Applicant Requests a Modification of the Transportation & Street Technical Standards 2.3.9 (1) Which Requires the Centerline Grade in the Bulb of a Cul-de-sac Shall not Exceed Five (5.0) Percent. The Temporary Cul-de-sac is at Ten (10) Percent Grade Through the Centerline.

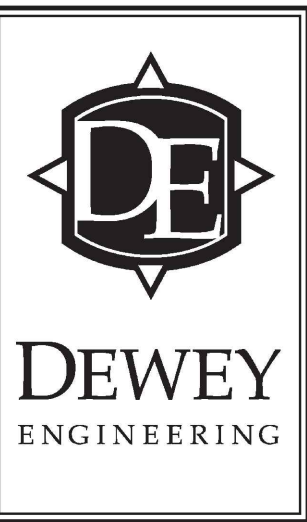


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25. Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
Along Lots 42 & 45

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

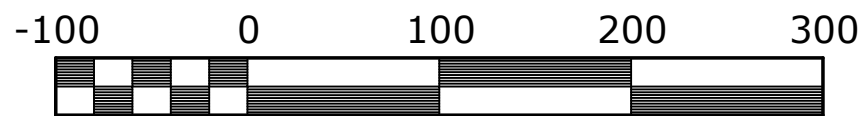
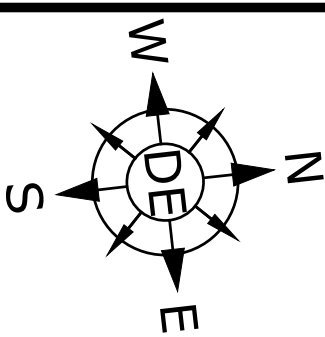
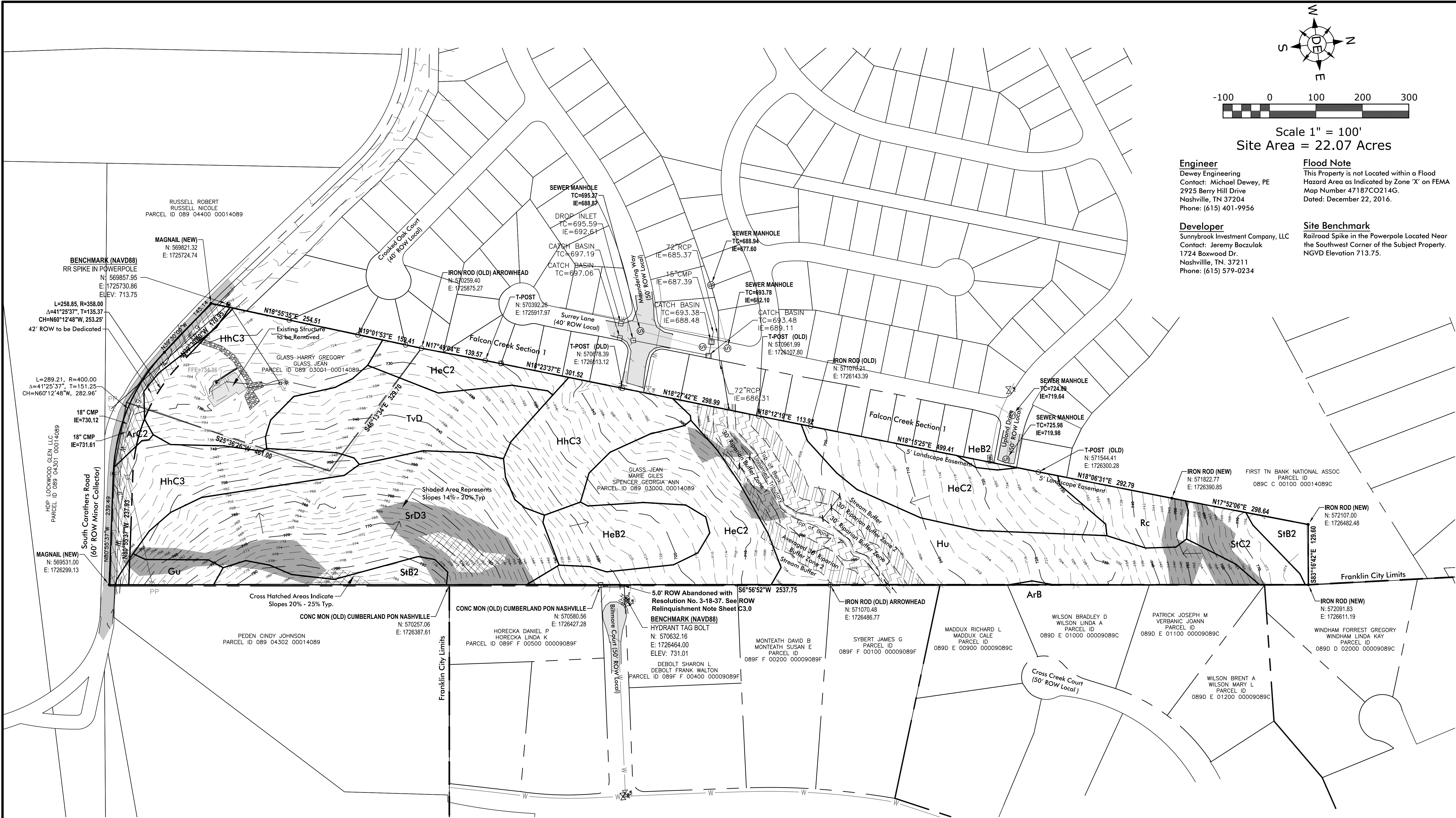


Cover Sheet

Job No. 17048

C0.0

1 of 10



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

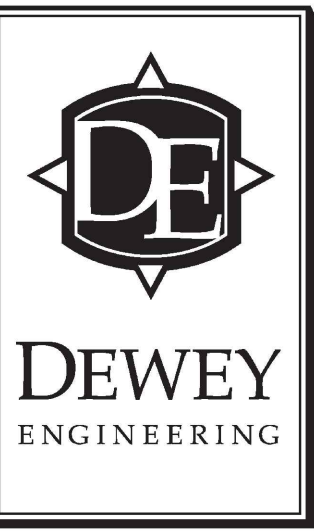
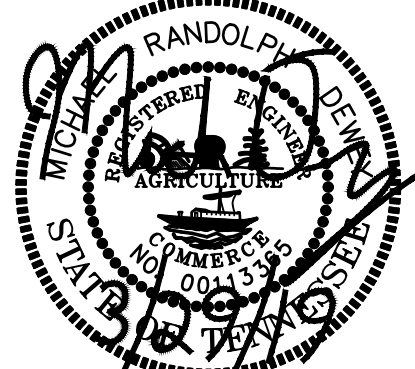
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

Legal Description of Property to be Rezoned:
Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Existing Conditions Sheet Shows Field Run Survey Data Provided by Clint Elliott Surveying Dated 7/23/2015.

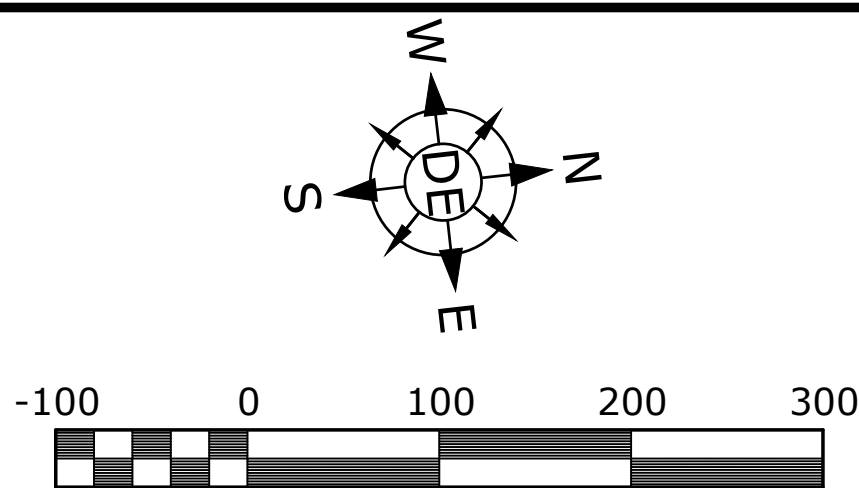
Note:
No Mineral Rights are Held by Parties Outside of the Owner.



Overall Existing Conditions Plan

Job No. 17048

C1.0



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

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COF Project #6772 (Rezoning Request)

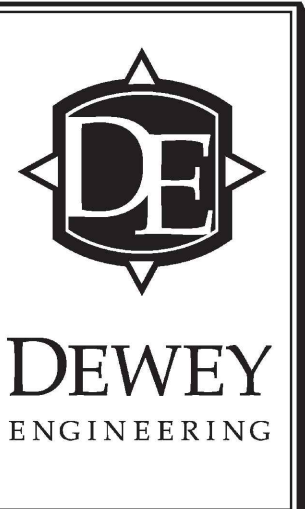
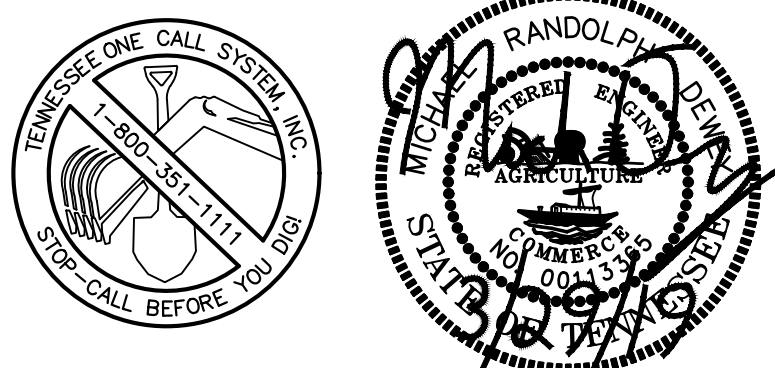
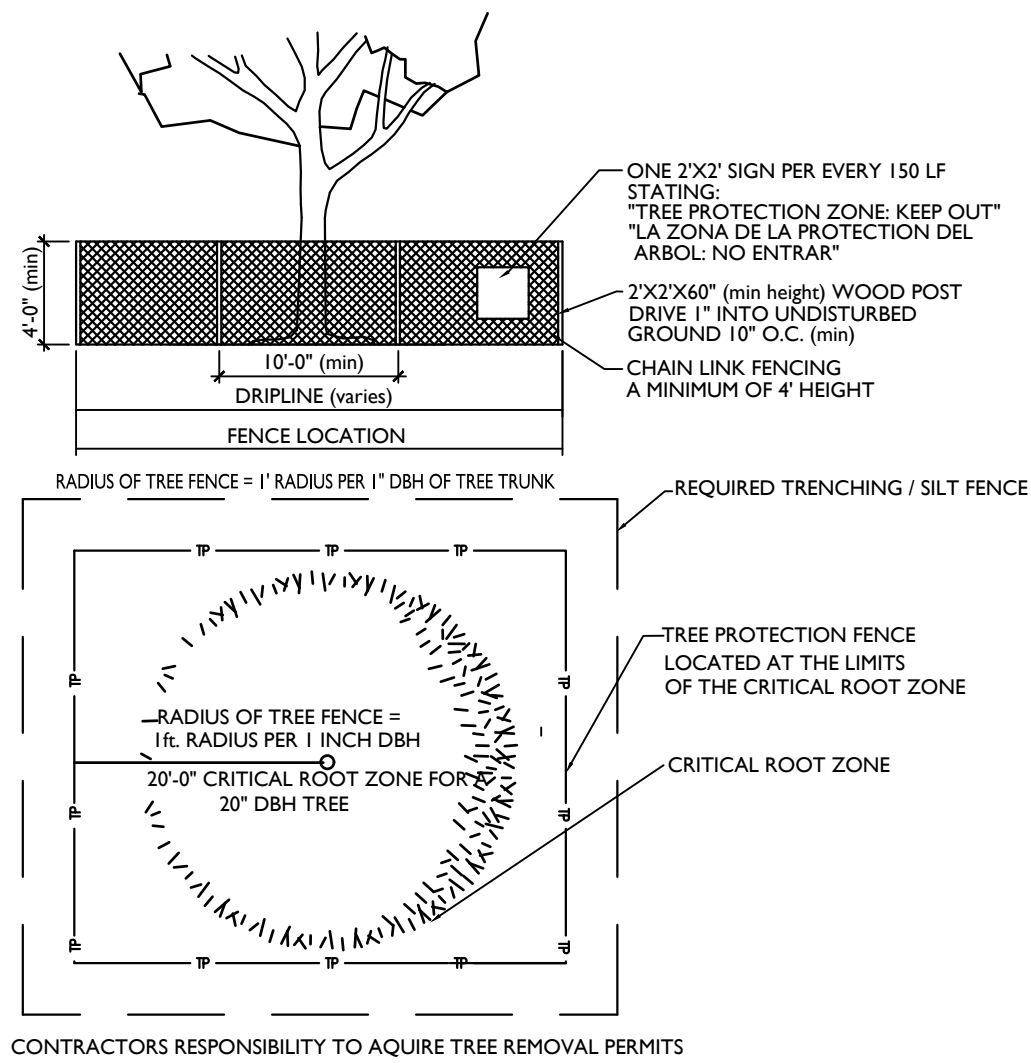
Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Tree Protection Zone
Existing Tree Canopy - 12.35 Acres (56% of Total Site)
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

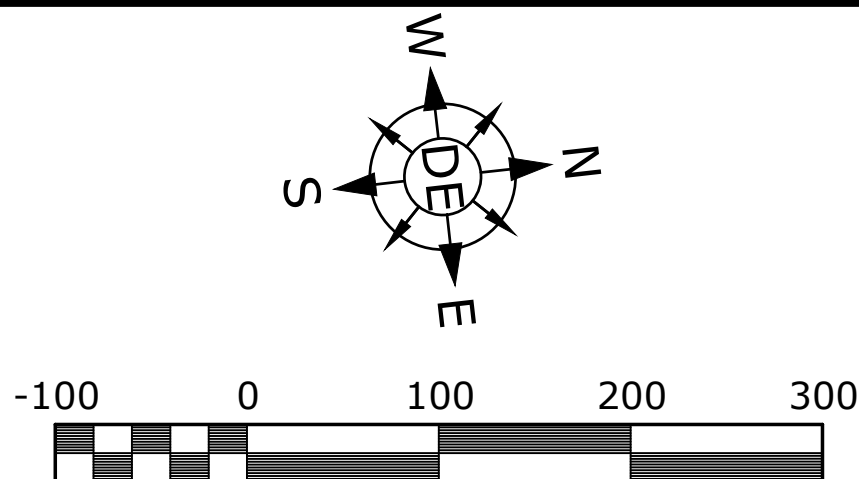
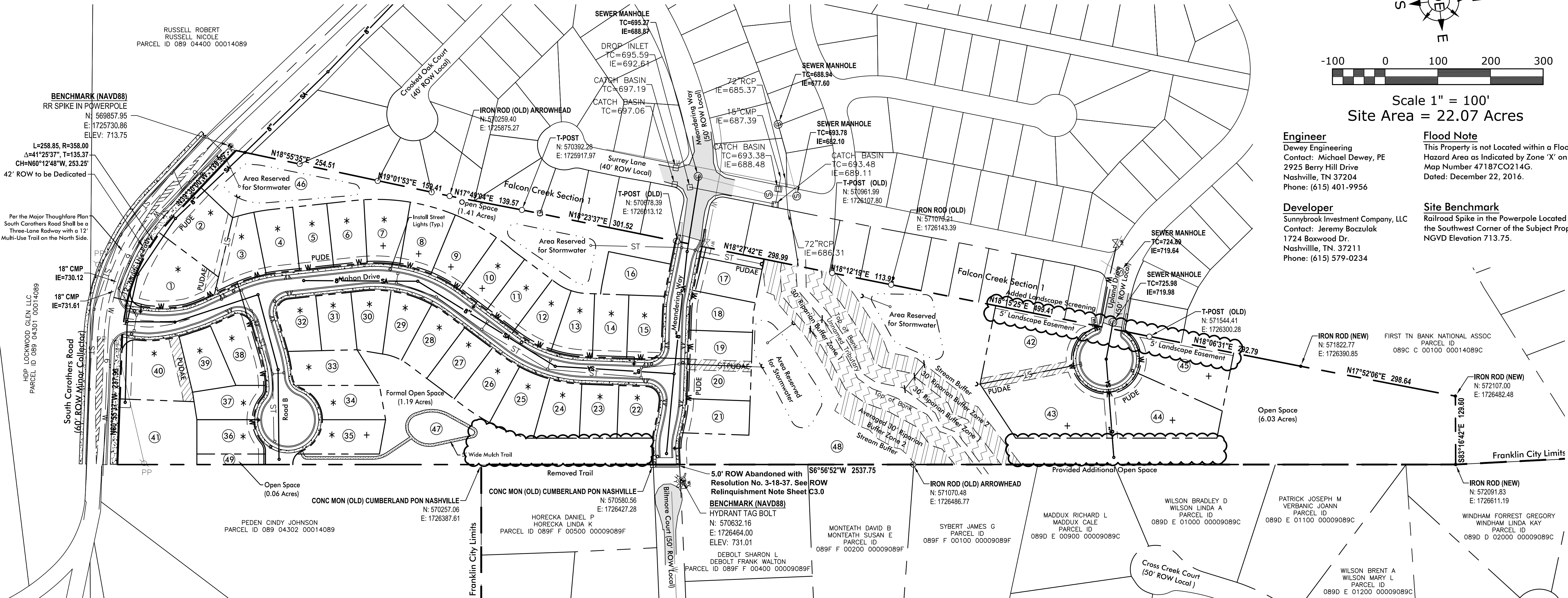
- TREE PROTECTION NOTES:**
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
 - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
 - Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
 - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
 - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



Overall Tree
Preservation
Plan

Job No. 17048

C1.1



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25, Added Open Space Behind Lots 43 & 44, Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

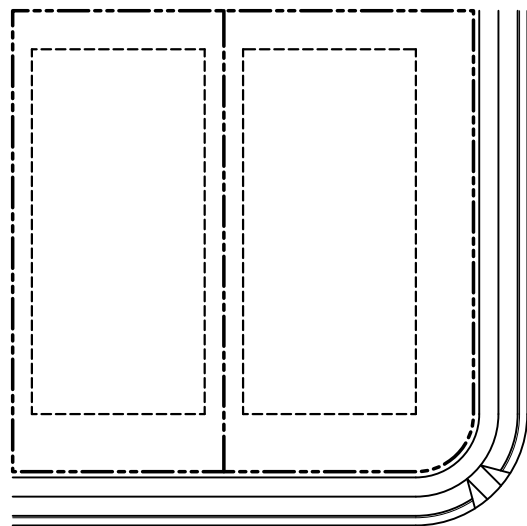
Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

Site Data	
PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boc@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable

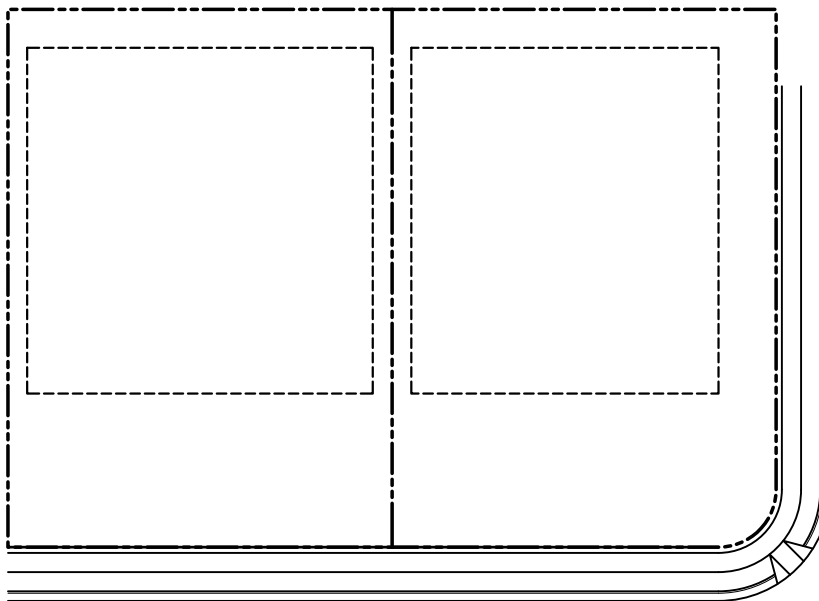
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

Parkland Calculations
45 Residential Units Requested
35 Residential Units x 1,200 sf = 42,000 sf
10 Residential Units x 600 sf = 6,000 sf
6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance.
Fees Shall be Due at Final Plat.

- Notes:
- * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
 - + Denotes Critical Tree Lots.
 - All Street Lights Shall Have a LED Light Source



Lot Standards (Lots 3-39 & 42-45)
Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1, 2, 40, & 41)
Typical House Square Footage - 2,200 - 3,000 sf

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.80 STUDENTS

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

RESTRICTIVE COVENANTS
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE

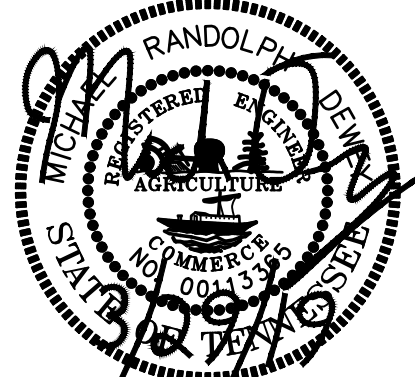
COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS	
4 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 54	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 54	DAILY ENTER: 448
DAILY EXIT: 54	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16



Overall
Development
Plan

Job No. 17048

C2.0

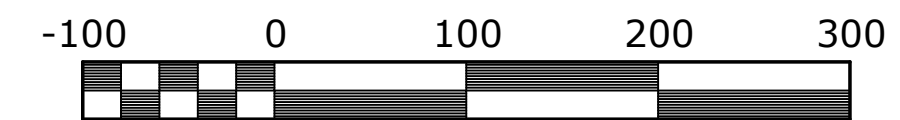
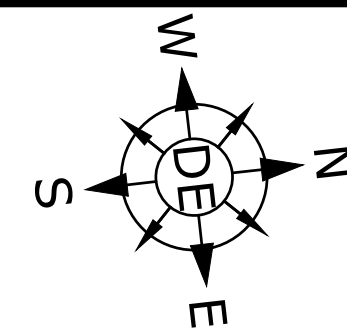
Retaining Wall 'A' Table			
Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

Retaining Wall 'B' Table			
Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

Notes:

1. Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plan.
2. There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
3. 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN

There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres
Limits of Disturbance = 16.96 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187C0214G.
Dated: December 22, 2016.

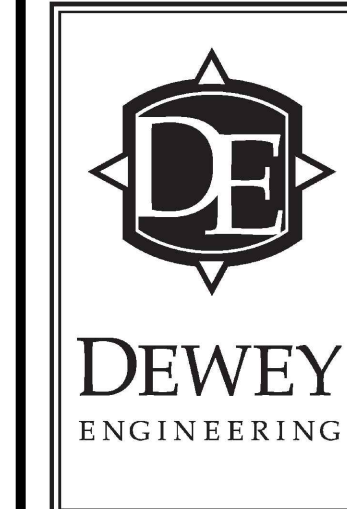
Site Benchmark
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NGVD Elevation 713.75.

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COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

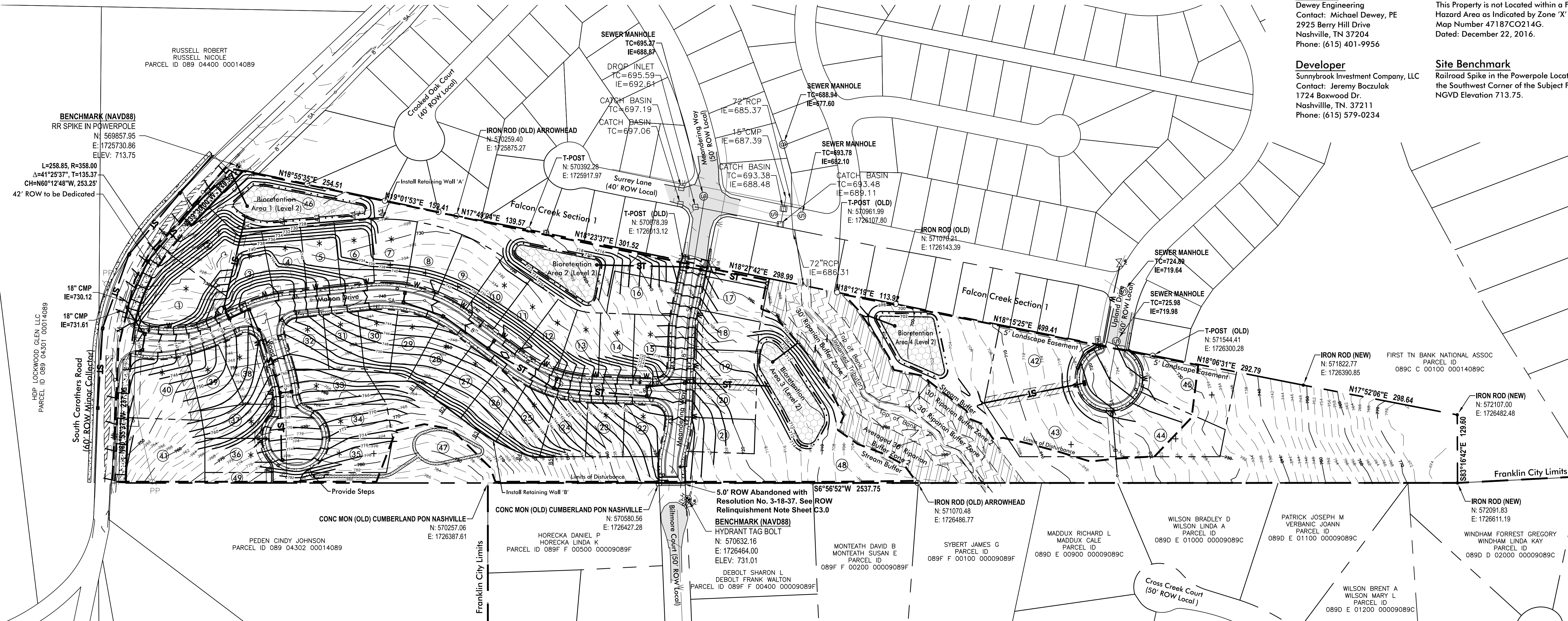


Overall
Grading and
Drainage Plan

Job No. 17048

C3.0

5 of 10



Utility Plan Legend

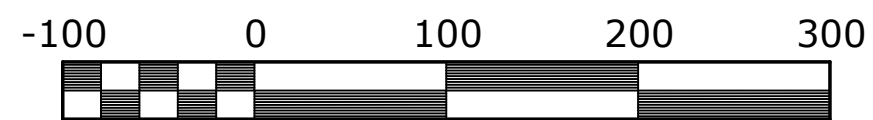
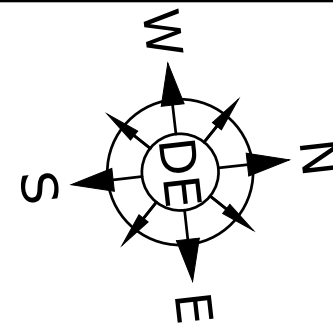
- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Notes:

1. * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
2. + Denotes Critical Tree Lots.
3. All Street Lights Shall Have a LED Light Source

Modification of Standards Request:
1.

Connectivity Index:
Links: 7
Nodes: 4
 $\frac{7}{4} = 1.75$ Index



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
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Dated: December 22, 2016.

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Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

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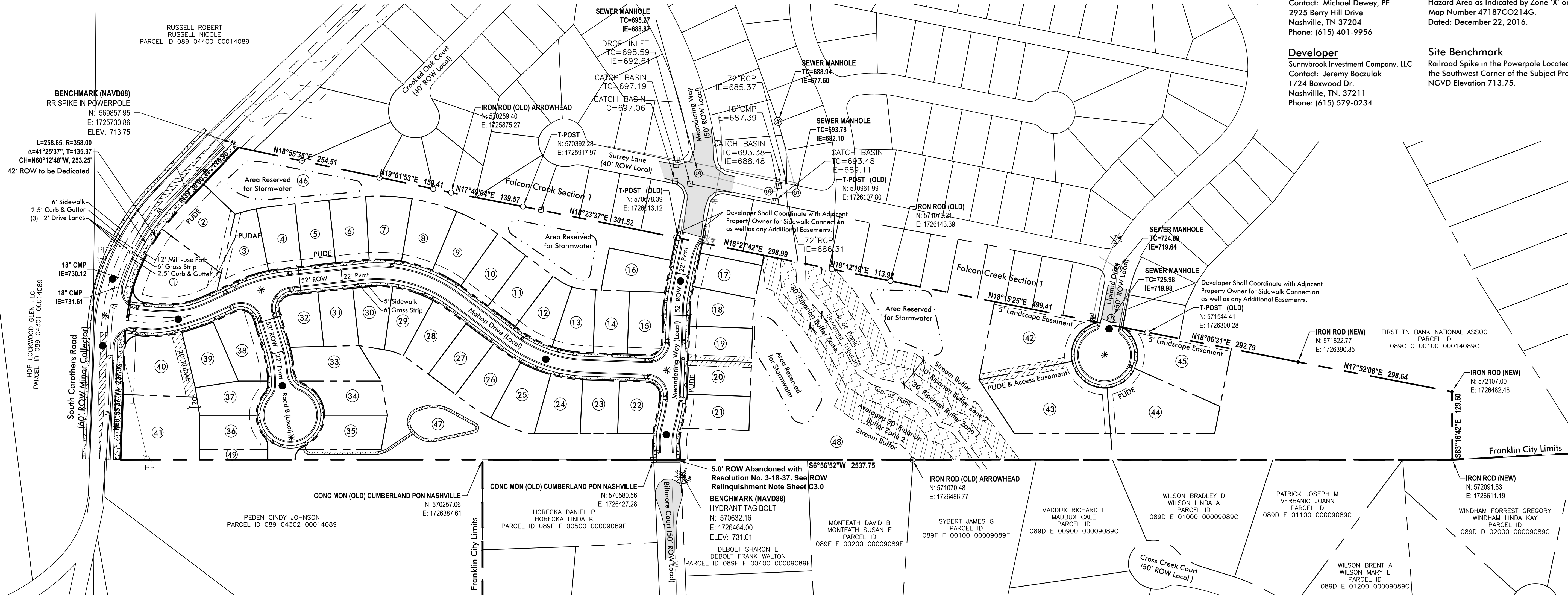
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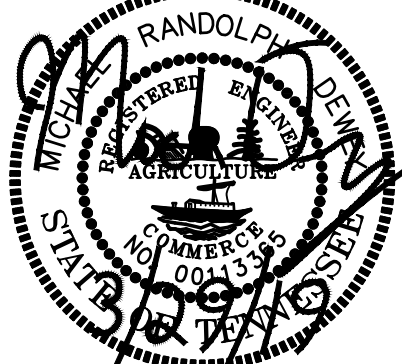
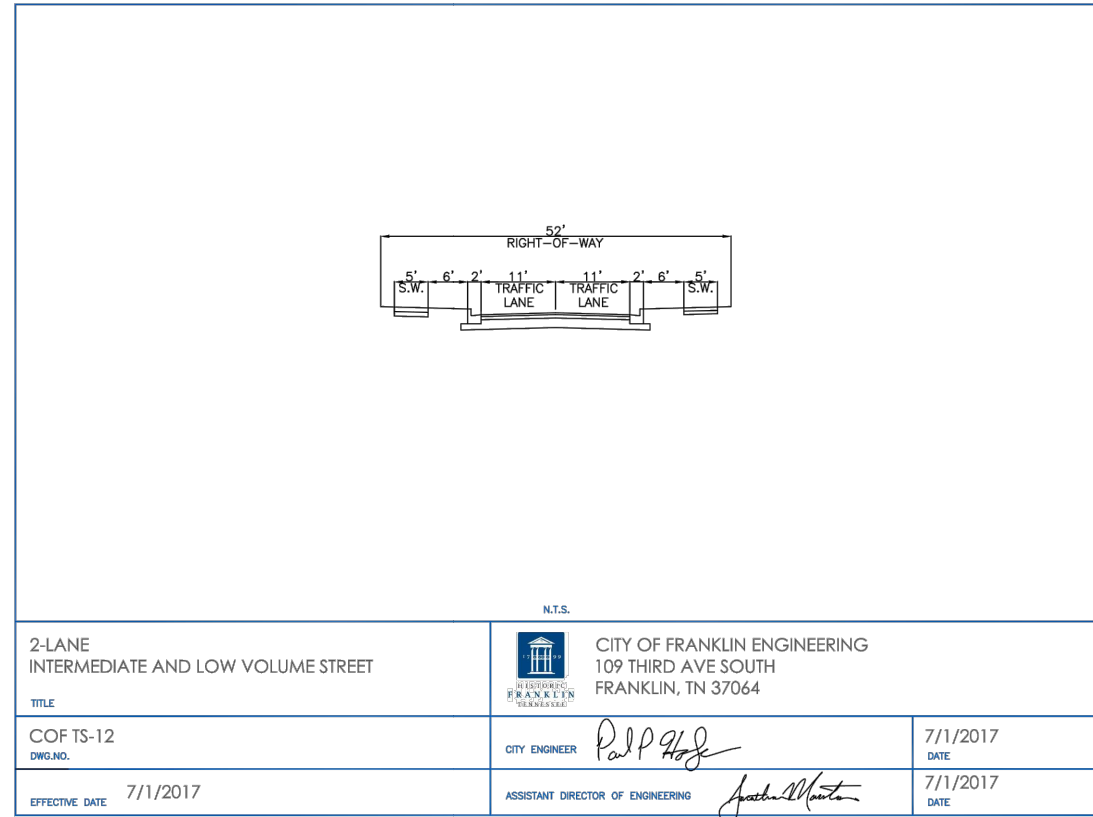
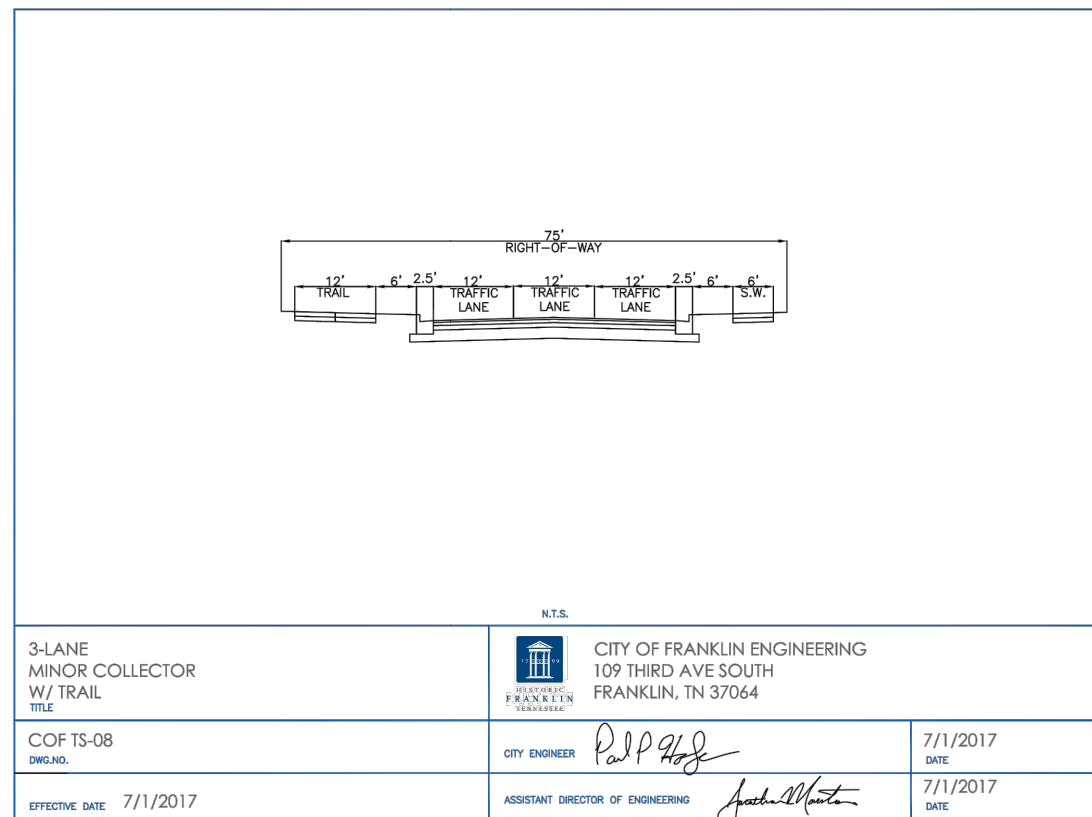
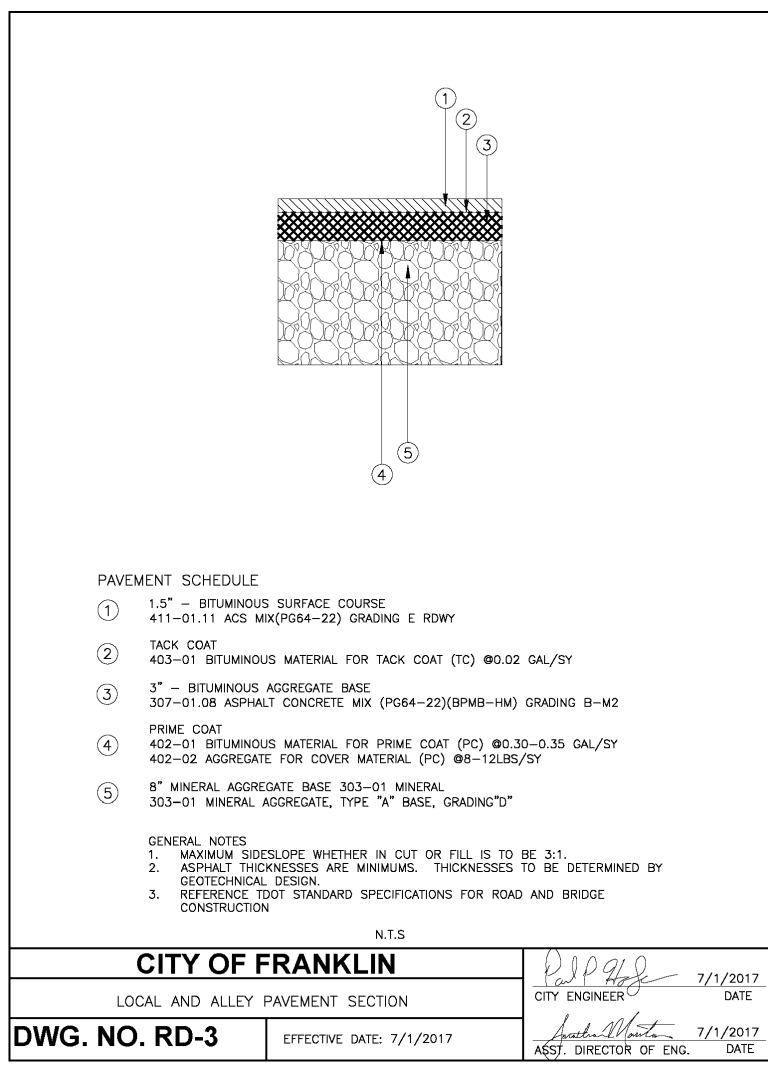
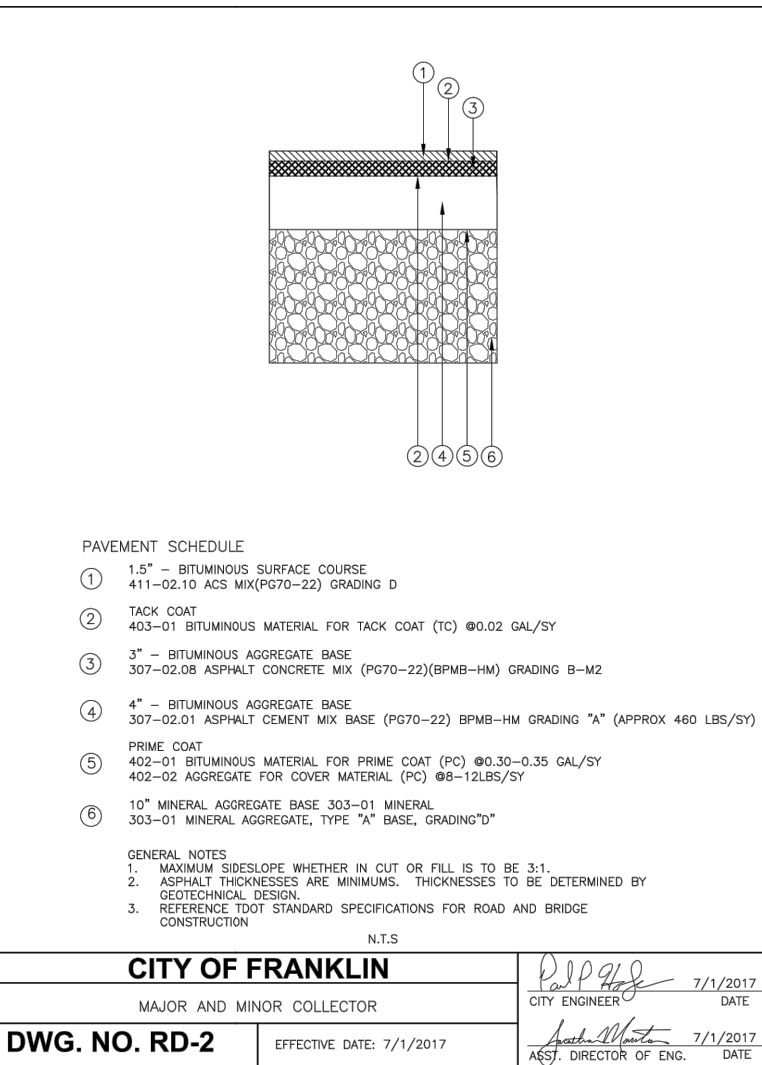
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



ROW & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



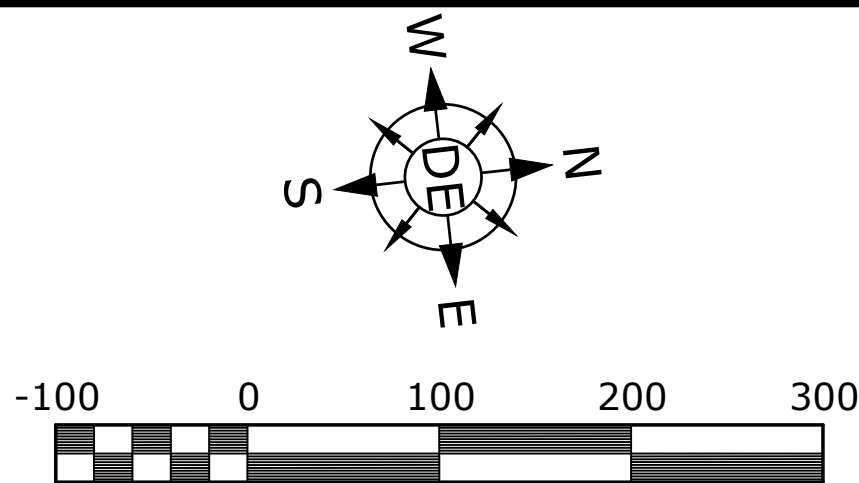
Overall ROW & Access Plan

Job No. 17048

C4.0

Note:

1. WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD. 45 SFUE * 350 GPD = 15,750 GPD
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
4. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.



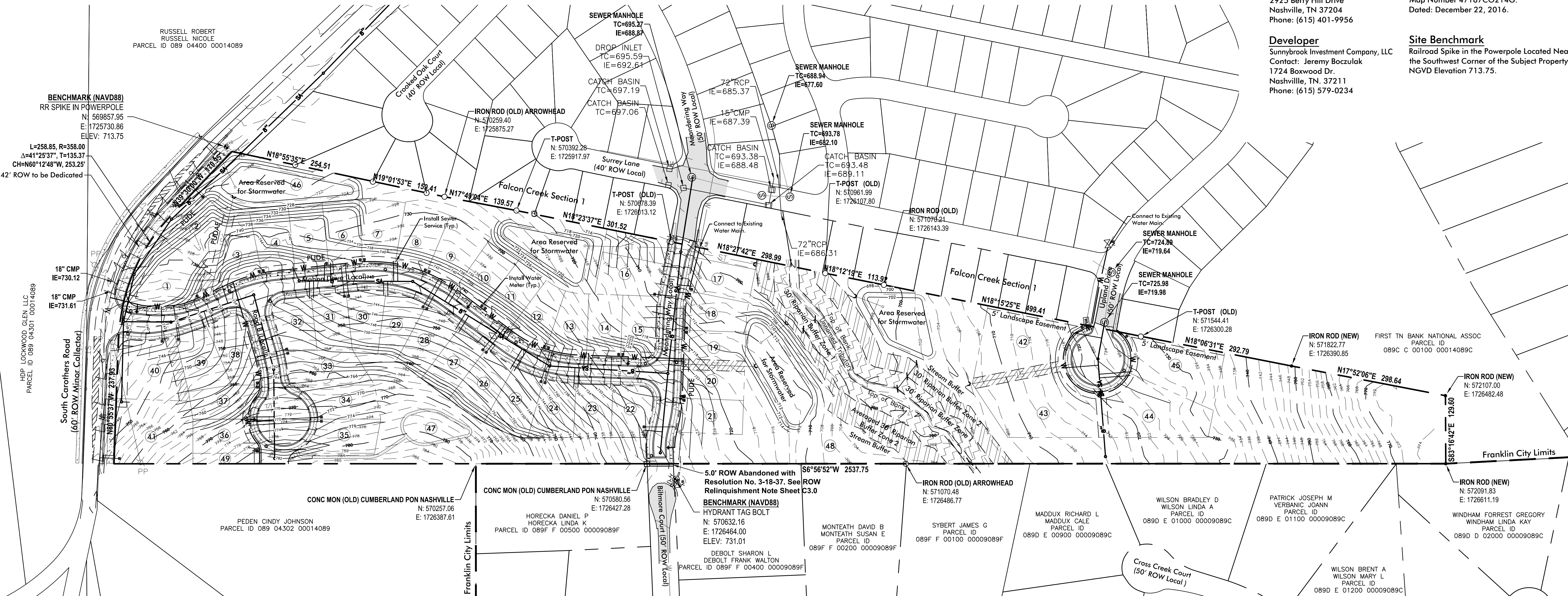
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.



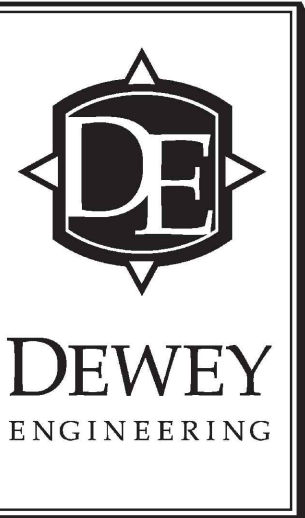
- Utility Plan Legend**
- — — — — PROP. STORM CULVERT
 - W — — — PROP. WATER MAIN
 - 8" — SA — — PROP. 8" GRAVITY SEWER MAIN
 - 6" — — — — EX. 6" WATER MAIN (S CAROTHERS RD)
 - W — — — — EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
 - EX. UTILITY POLE
 - — — — — PROP. HEADWALL
 - PROP. DRAINAGE CATCH BASIN
 - — — — — PROP. 6" SEWER LATERAL SERVICE
 - ⊙ EX. SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - — — — — PROP. 3/4" RESIDENTIAL WATER METER
 - — — — — PROP. FIRE HYDRANT & ASSEMBLY
 - — — — — PROP. GATE VALVE & BOX

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall Utility
Plan

Job No. 17048

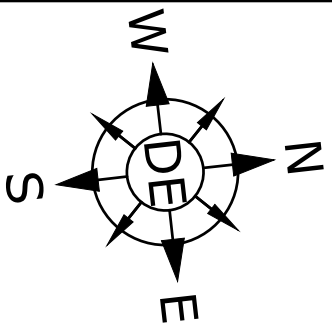
C5.0

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Utility Plan Legend

- PROF. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
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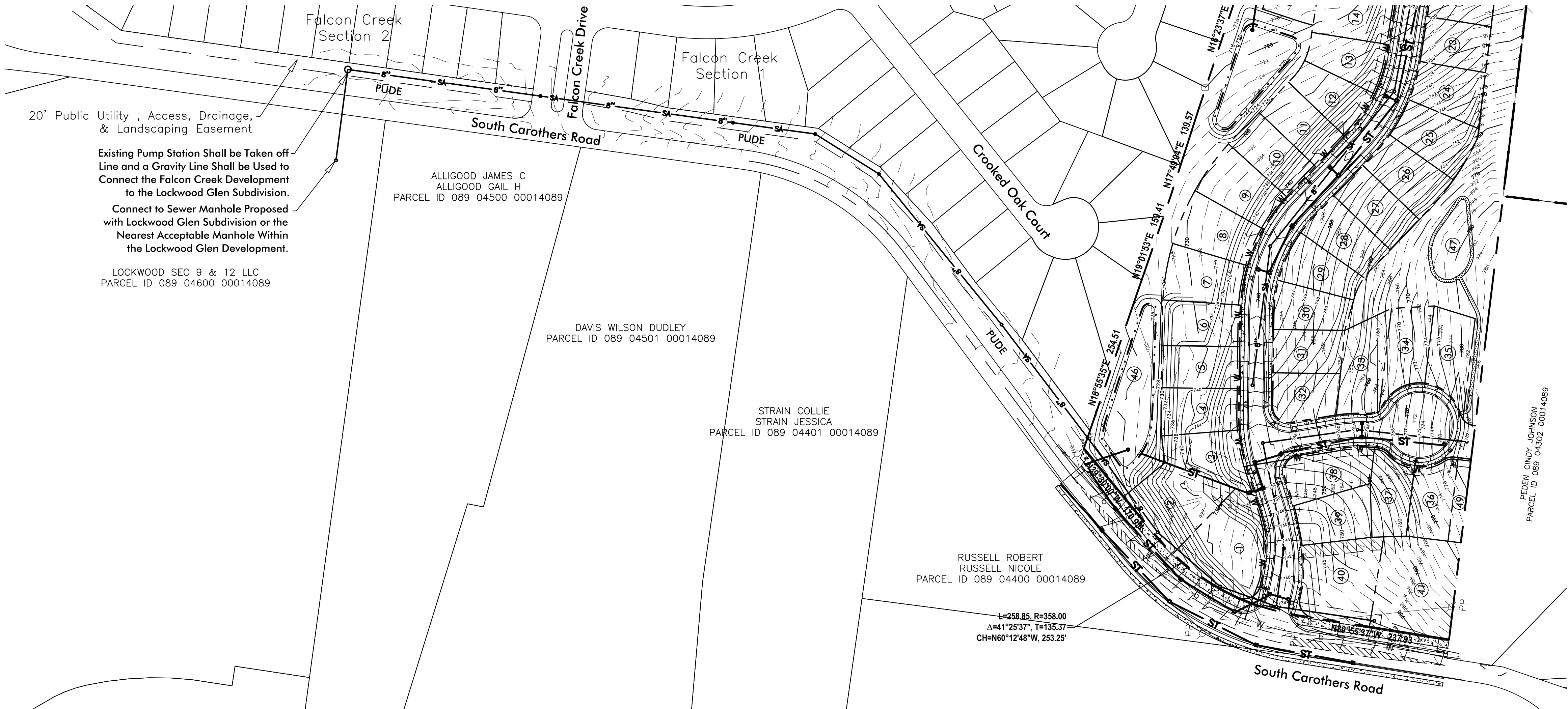
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
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Phone: (615) 579-0234

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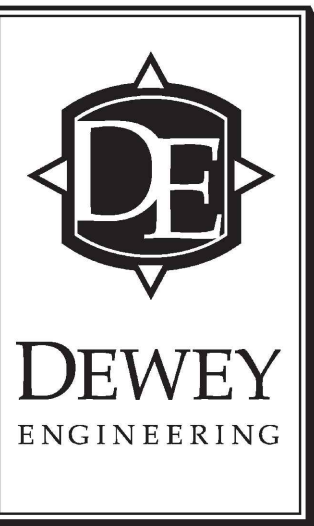


Revisions:
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Drawing Notes:
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Carothers Chase Development Plan
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

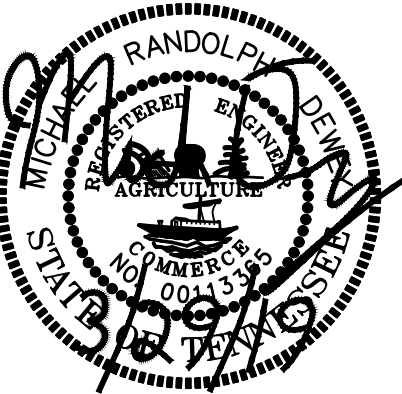


Offsite Sewer Plan

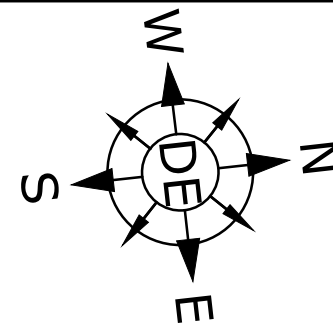
Job No. 17048

C5.1

8 of 10



There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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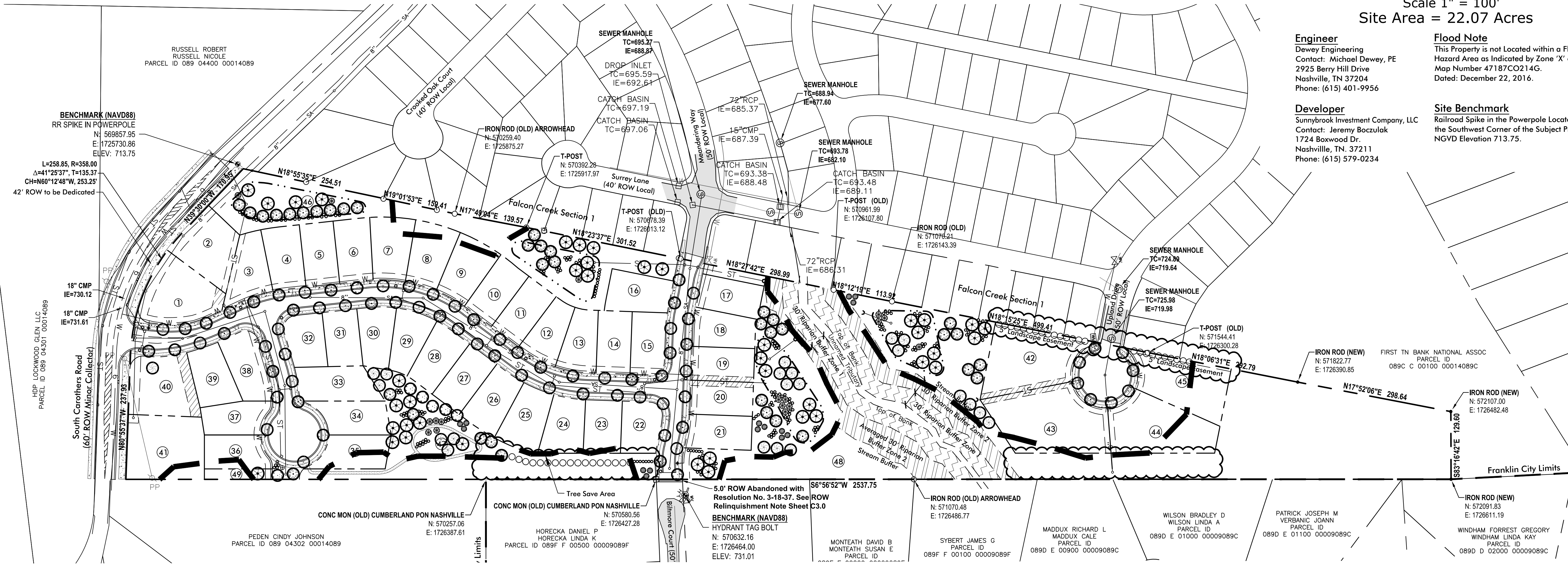
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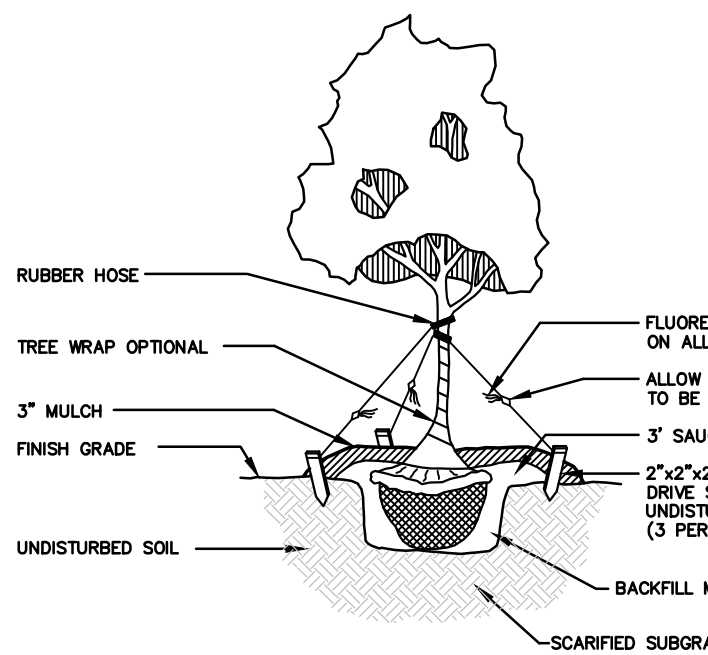
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Carothers Chase Development Plan

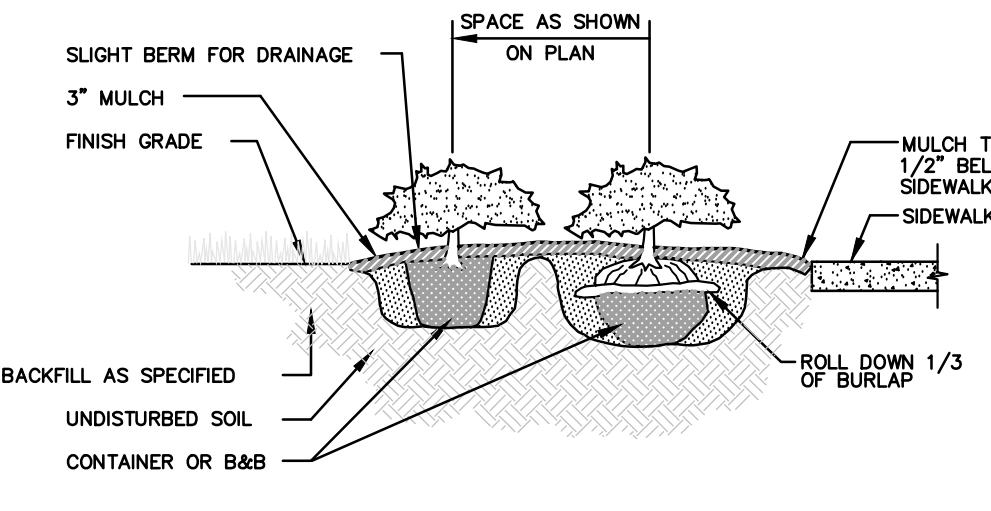
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



OVERALL LANDSCAPE MATERIALS SCHEDULE					
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK
CANOPY TREES					
	62	Acer rubrum/ Red Maple	6' Min.	2'-3'	2" Min.
	29	Acer saccharum/ Sugar maple	6' Min.	2'-3'	2" Min.
	46	Quercus acutissima/ Sawtooth Oak	6' Min.	2'-3'	2" Min.
	40	Quercus prinus/ Chestnut Oak	6' Min.	2'-3'	2" Min.
	15	Juniperus virginiana/ Eastern Redcedar	6' Min.	2'-3'	2" Min.
	42	Thuja occidentalis/ Eastern Arborvitae	6' Min.	2'-3'	2" Min.
UNDERSTORY TREES					
	18	Cornus florida x Cornus kousa Flowering Dogwood Hybrids	6' Min.	2'-3'	2" Min.
NATIVE SHRUBS					
	197	Hamamelis virginiana/ Oakeleaf Hydrangea	18" Min.	15"-18"	F.T.B.



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES
LARGE TREE PLANTING /
GUYING DETAIL



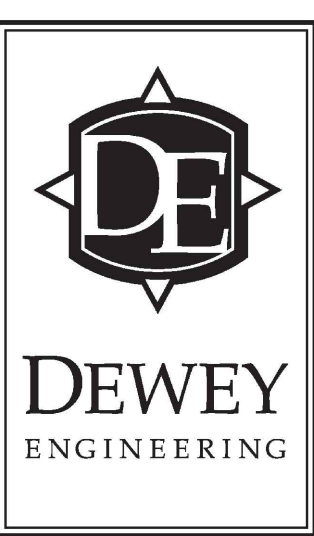
SHRUB / GROUNDCOVER
PLANTING DETAIL

LANDSCAPE NOTES

- 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.
- All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
- All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
- Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
- Tree topping is not permitted.
- Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
- All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
- Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation. The City of Franklin Administrative Manual Effective- June 26, 2017 61
- Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
- Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
- Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
- All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
- 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.
- Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
- Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

Utility Plan Legend

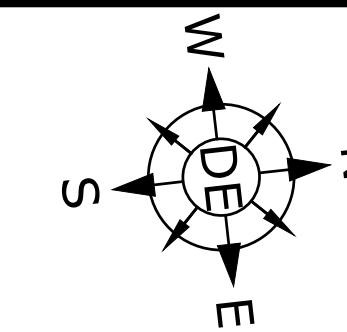
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- PROP. GATE VALVE & BOX



Overall Landscape Plan

Job No. 17048

L1.0



-100 0 100 200 300

Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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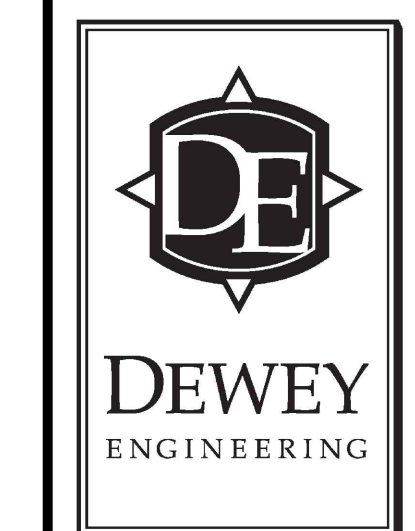
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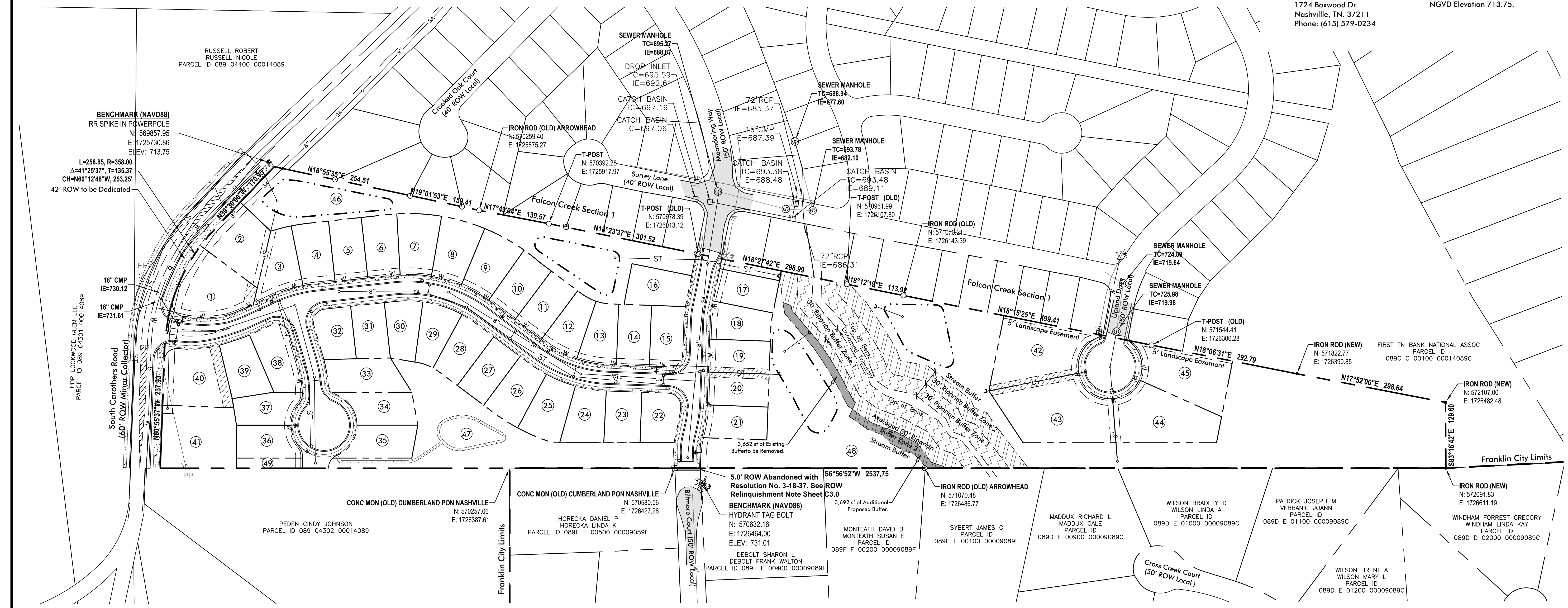


Buffer Averaging Plan

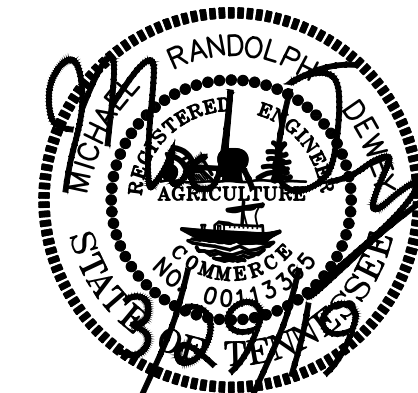
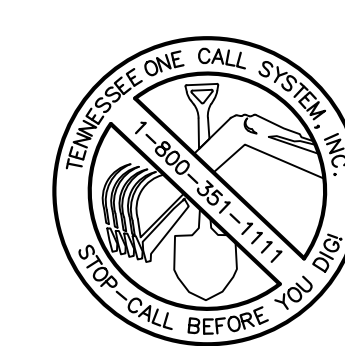
Job No. 17048

L1.1

10 of 10



Buffer Averaging Table	
Total Existing Buffer to be Removed:	3,652 sf
Total Additional Proposed Buffer:	3,692 sf



To our Board of Mayor and Aldermen:

My name is Dennis Smith, and my wife and I live at 3010 Bent Tree Road in the Falcon Creek Subdivision. I am very much opposed to the cut through from Carothers Chase through Meandering Way. One of my frustrations on Carothers Parkway is the number of deer that I have seen killed by people driving too fast. When it is dark, it is difficult to see and going at fast speeds, people will not see until they have hit. On a side note, I think the speed limit on Carothers Parkway should be lowered from 40 to 30, but that's a different matter. We now see deer in the neighborhood. I can just imagine what is going to happen if traffic is allowed to cut through on Meandering, somebody is going to hit a deer and worse somebody's child or pet. When I was driving on Meandering between Falcon Creek and upland a couple weeks ago, I was going under the speed limit and all of a sudden a boy around 12 years old came darting across Meandering on a skateboard. I was going slow enough because I turned off of Falcon Creek Dr. onto Meandering. I did talk to the boy and suggested he stop to think that a car could be going by too fast to stop before he is hit. People like to do running stops and that will happen if an access is opened up. People bought their homes in Falcon Creek because it is a quiet and safe neighborhood. This access is unnecessary, unsafe and unfair.

We have owned our house since 1996, and had rented it awhile. We moved back last year. Prior to moving back we lived on a street like Meandering in Spring Hill. The access was opened from a new development, and from that point on it became difficult to back onto the street. I understand developments will happen around us, but see no reason that Carothers Chase should be allowed to invade our subdivision. I suppose this would be a cost savings to the developer. That is the developer's problem, not ours. Please don't make it our problem by approving this measure.

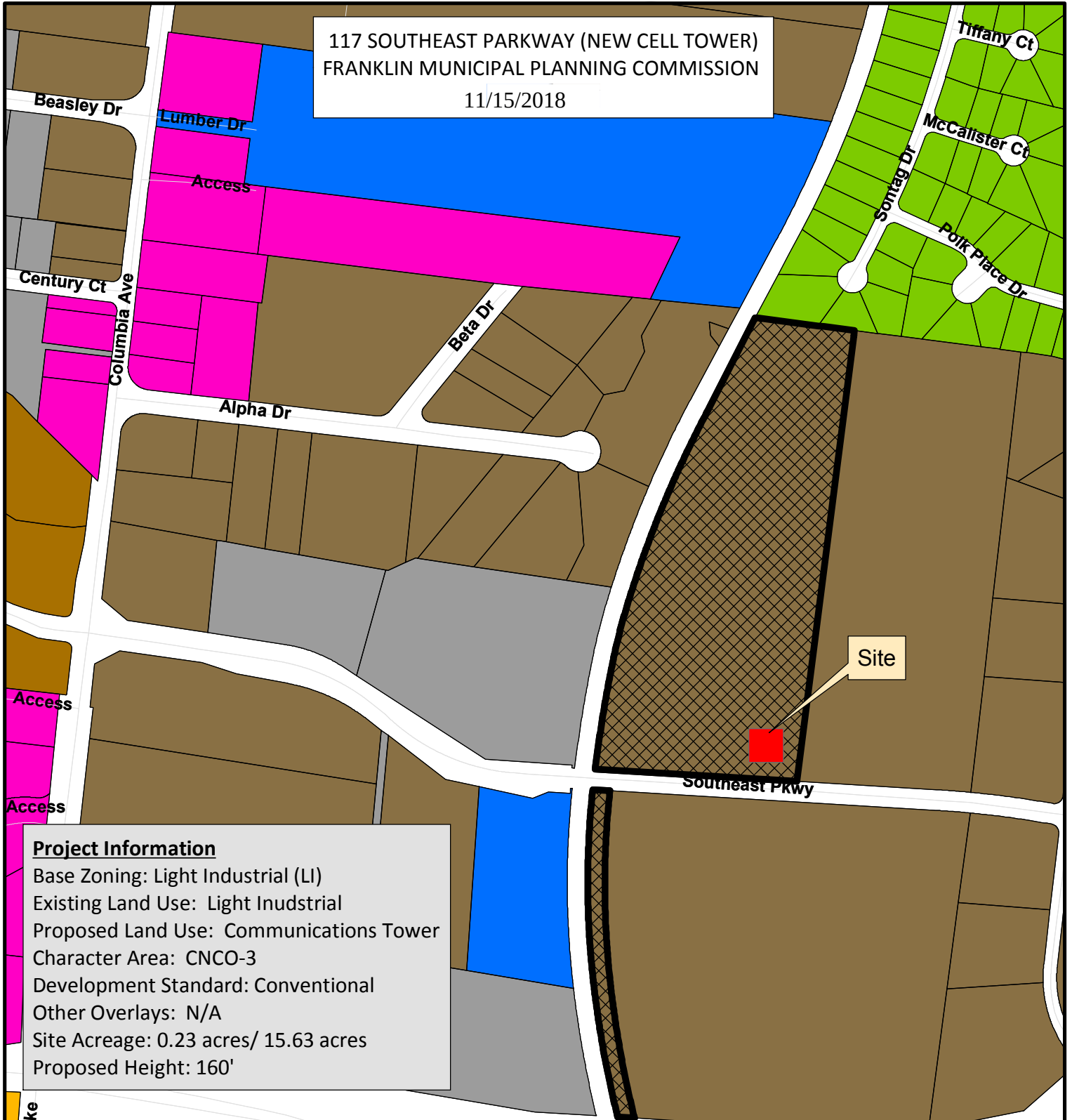
I am sending a copy of this to our HOA company that if needed, they may be able to share.

Respectfully Yours,

Dennis Smith

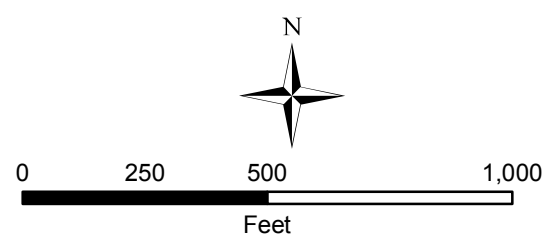
Dennis Smith, M.Div, D. Min
Bereavement Coordinator
Compassus Columbia and Lawrenceburg
931-981-5715
Dennis.smith@compassus.com

117 SOUTHEAST PARKWAY (NEW CELL TOWER)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/15/2018



Project Information
 Base Zoning: Light Industrial (LI)
 Existing Land Use: Light Industrial
 Proposed Land Use: Communications Tower
 Character Area: CNCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 0.23 acres/ 15.63 acres
 Proposed Height: 160'

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



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



FRANKLIN

117 Southeast Pkwy, Franklin, TN 37064

160ft. MONOPOLE SIMULATION

View from Southeast Parkway
approx. 685ft. east-southeast of site

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Addressing

General Issues

17. Addressing

lori.jarosz@franklintn.gov Please use the address of 117 Southeast Parkway Suite 1 for the tower.

Atmos Energy

Franklin Rev1 Zoning Drawings 2018-10-02.pdf

18. Gas layout

walter.miller@atmosenergy.com Existing 6" steel located on West side of property and 2" Poly located on east side of property. Please call 811 to ensure exact location.

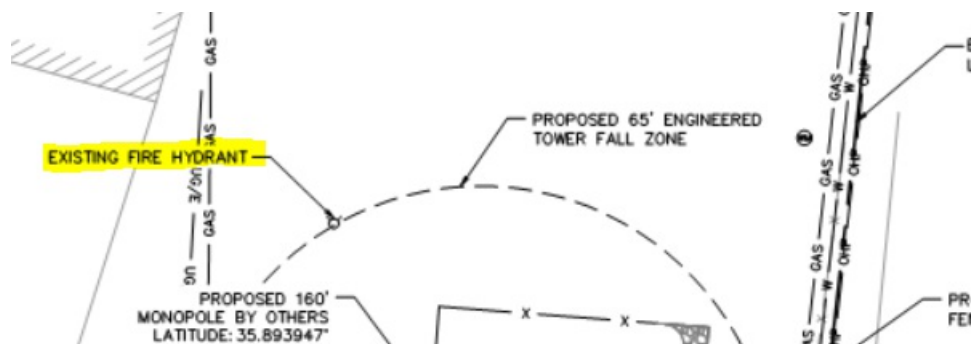
Engineering - Site Plan Checklist

General Issues

12. K. Overall Utility Plan

lance.fittro@franklintn.gov Applicant shall show all existing utilities **and their associated easements** must be shown, regardless of whether they serve the proposed monopole installation. To be clear, the intent of the comment is to identify existing utilities in the vicinity of the proposed work which may be impacted.

Show the location of the water line serving the existing fire hydrant shown on the plans.



Show all easements associated with the utilities shown in the vicinity of the work proposed.

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this site plan.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Stormwater

General Issues

2. Limits of Disturbance

ellen.moore@franklin.tn.gov Green Infrastructure shall be provided if more than 5,000 sq. ft. of impervious area is added. Per the Stormwater Ordinance, due to the amount of impervious area being added, which includes any gravel areas, green infrastructure requirements shall be met.

With the next submittal, applicant shall either provide green infrastructure in accordance with the City of Franklin BMP Manual, or shall submit a formal variance request letter to the City Engineer requesting relief from the standard green infrastructure requirements of the stormwater ordinance.

[Edited By Lance Fittro]

Drawing name: C:\Users\DUASPER\AppData\Local\Temp\AcPublish_50312\Franklin Zoning Drawings.dwg T-1 Oct 02, 2018 3:57pm by: djasper

DRAWING INDEX	
SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
T-2	CONSTRUCTION NOTES
V-1~V-4	SITE SURVEY
C-1	OVERALL SITE PLAN
C-2	COMPOUND SITE PLAN
C-2.1	LIMITS OF DISTURBANCE
C-3	TOWER ELEVATION
C-4	SITE DETAILS
C-5	FENCE DETAILS
PROJECT INFORMATION	
PROPOSED TOWER AND EQUIPMENT AT PROPOSED SITE TO INCLUDE:	
1. ADDITION OF (1) PROPOSED MONOPOLE TOWER	
2. ADDITION OF (1) PROPOSED MULTI-TENANT H-FRAME	
3. ADDITION OF FENCED LESSEE COMPOUND	
PROPOSED TOWER DATA (NAD 83)	
TOWER:	160' MONOPOLE TOWER
LATITUDE:	35.893947°
LONGITUDE:	-86.869963°
GROUND ELEVATION (EXISTING):	704' AMSL
ZONING INFORMATION	
PERMITTING JURISDICTION:	CITY OF FRANKLIN
ZONING CLASS:	U
PARCEL ID:	090 02001 000
E911 ADDRESS:	117 SOUTHEAST PARKWAY FRANKLIN, TN 37064
PROJECT CONTACTS	
LESSEE	
SCI TOWERS LLC PO BOX 3469 CARY, NC 27519 (888) 318-2803	
PROPERTY OWNER	
MCCAULEY FAMILY LLC FRANKLIN, TN 37064	
POWER PROVIDER	
TBD	
TELCO PROVIDER	
TBD	
DRAWINGS BY	
FORESITE GROUP, INC 3740 DAVINCI CT., SUITE 100 PEACHTREE CORNERS, GA 30092 PHONE: (770) 368-1399	
CONTACT: GEORGE REYNOLDS EMAIL: GREYNOLDS@FG-INC.NET PHONE: (770) 368-1399	



NEW SITE BUILD

SITE NAME: FRANKLIN

117 SOUTHEAST PARKWAY

FRANKLIN, TN 37064

WILLIAMSON COUNTY

APPLICABLE BUILDING CODES AND STANDARDS	DRIVING DIRECTIONS	GENERAL NOTES
CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATIONS. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.	- FROM NASHVILLE INTERNATIONAL AIRPORT: - GET ON I-40 W - USE THE LEFT 3 LANES TO TAKE EXIT 213A FOR I-440 W TOWARD MEMPHIS - CONTINUE ONTO I-440 W - USE THE MIDDLE LANE TO TAKE EXIT 5 FOR I-65 S/I-65 N TOWARD HUNTSVILLE/NASHVILLE - KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 65 S/HUNTSVILLE AND MERGE ONTO I-65 S - USE THE RIGHT LANE TO TAKE EXIT 65 FOR TN-96 TOWARD FRANKLIN/MURFREESBORO - USE THE RIGHT 2 LANES TO TURN RIGHT ONTO TN-96 W/MURFREESBORO RD - USE THE LEFT 2 LANES TO TURN LEFT ONTO S ROYAL OAKS BLVD - TURN LEFT ONTO MACK C HATCHER MEMORIAL PKWY - TURN RIGHT ONTO NOAH DR - TURN LEFT ONTO SOUTHEAST PKWY, SITE WILL BE ON THE RIGHT	- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE & ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS PERFORMED. - ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. - ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. - ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
TN STATE MINIMUM STANDARD CODES	STRUCTURAL NOTE	
2012 INTERNATIONAL BUILDING CODE (IBC) WITH TN AMENDMENTS 2012 INTERNATIONAL FIRE CODE (IFC) 2012 INTERNATIONAL PLUMBING CODE (IPC) 2012 INTERNATIONAL FUEL GAS CODE (IFGC) 2012 INTERNATIONAL MECHANICAL CODE (IMC) 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2008 NATIONAL ELECTRICAL CODE (NEC) WITH NO GA AMENDMENTS	DESIGN REQUIREMENTS FOR ANTENNA SUPPORTING STRUCTURES PER 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE ANSI/TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS (TIA)	
DESIGN DATA		
BASIC WIND SPEED NO ICE: 90 MPH		
RADIAL ICE ON STRUCTURE @ 30 MPH 0.75"		
EXPOSURE CATEGORY: C		
RISK CATEGORY: II		



FORESITE
group

Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

w |

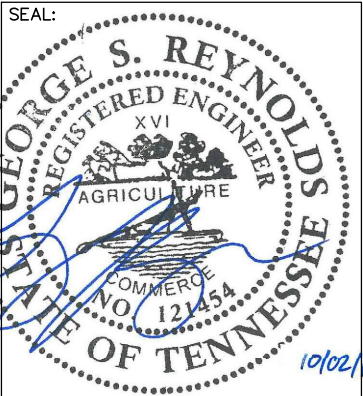
www.fg-inc.net

o |

770.368.1399

f |

770.368.1944



PROJECT:

FRANKLIN

LOCATED AT:
117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS	
CARRIER	_____
LANDLORD	_____
LEASING	_____
CONSTRUCTION	_____
REVISIONS	DATE
Δ JURISDICTION COMMENTS	10/02/18

ISSUED FOR:	ZONING
PROJECT MANAGER:	DEJ
DRAWING BY:	BLV
DATE:	09/06/18
TITLE:	

COVER SHEET

SHEET NUMBER: T-1

JOB/FILE NUMBER: 1123.004

Drawing name: C:\Users\DUASPER\AppData\Local\Temp\AcPublish_50312\Franklin_Zoning Drawings.dwg T-2 Oct 02, 2018 3:57pm By: djasper

GENERAL NOTES:

1. FOR THE PURPOSE OF THE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
TOWER OWNER – SCI TOWERS
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER, FIBER, AND GROUNDING CABLES AS SHOWN ON THE POWER & GROUNDING DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF THE OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH OWNER TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THIS DRAWING TO ENSURE HE IS FAMILIAR AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.
13. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
14. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORMWORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
15. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS, AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
16. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATION OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF OWNER AND/OR LOCAL UTILITIES.
6. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER EQUIPMENT AND TOWER AREAS.
8. NOFILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE UNDER THE PROPOSED EQUIPMENT PAD SHALL BE COMPACTED TO 95% PROCTOR AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

UTILITY NOTES:

1. NO WATER UTILITIES WILL BE REQUIRED FOR THIS SITE
2. NO SEWER UTILITIES WILL BE REQUIRED FOR THIS SITE
3. NO GAS UTILITIES WILL BE REQUIRED FOR THIS SITE
4. NO STORM UTILITIES WILL BE REQUIRED FOR THIS SITE

STRUCTURAL STEEL NOTES:

1. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC ‘MANUAL OF STEEL CONSTRUCTION’. PAINTED SURFACES SHALL BE TOUCHED UP.
2. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE, SLUMP: 2" MIN./4" MAX. AIR ENTRAINMENT: 45 TO 6% BY VOLUME. MAXIMUM COARSE AGGREGATE SIZE SHALL BE 1".
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL. WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS ‘B’ AND ALL HOOKS SHALL BE STANDARD, UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER.....3"
#5 AND SMALLER & WWF.....3"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT
CAST AGAINST THE GROUND:
SLAB AND WALL.....1½"
BEAMS AND COLUMNS.....1½"
5. A CHAMFER OF 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE. IN ACCORDANCE WITH ACI 3010 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER’S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER’S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE DAMAGED WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE.
7. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
8. ALL CONCRETE SHALL BE READY–MIXED IN ACCORDANCE WITH ASTM C94. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE AT BETWEEN 50 DEGREES AND 90 DEGREES.
9. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY–MIX CONCRETE AT THE JOBSITE.
10. FOUNDATION INSTALLER SHALL INSURE THAT ALL PROTRUDING THREADS ARE LEFT CLEAN AND FREE OF CONCRETE.
11. FOUNDATION DESIGN IS BASED ON SOIL WITH 2000 PSF BEARING CAPACITY. IF EXISTING SOIL DOES NOT HAVE A MINIMUM 2000 PSF BEARING CAPACITY CONTRACTOR SHALL EXTEND PERIMETER BEAM TO REACH SOIL WITH MINIMUM 2000 PSF BEARING CAPACITY.



FORESITE
group

Foresite Group, Inc. w | www.fg-inc.net
3740 Davinci Ct. o | 770.368.1399
Suite 100 f | 770.368.1944
Peachtree Corners, GA 30092

SEAL:



PROJECT:

FRANKLIN

LOCATED AT:
117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
Δ JURISDICTION COMMENTS 10/02/18

ISSUED FOR: _____ ZONING _____
PROJECT MANAGER: _____ DEJ
DRAWING BY: _____ BLV
DATE: _____ 09/06/18
TITLE: _____

CONSTRUCTION NOTES

SHEET NUMBER: _____ T-2
JOB/FILE NUMBER: _____ 1123.004

SURVEYOR'S NOTES:

1.

NORTH ORIENTATION: Tennessee State Plane Coordinate System, NAD 83 (CORS), determined by GPS Survey
2.

ELEVATION DATUM: NAVD88, relative to Continuously Operating Reference Station (CORS) Benchmark as noted hereon. Onsite benchmark is as shown hereon
3.

This is a Tower Site Survey, made on the ground under the supervision of a Tennessee Registered Land Surveyor. Date of field survey is July 20, 2018.
4.

Instruments Used: Topcon GTS 212 and Prism, Topcon Hiperlite Plus GPS, TDS Nomad and/or Carlson Surveyor Data Collector.
5.

Surveyor hereby states the Geodetic Coordinates and the elevation shown for the centerline of the tower are accurate to within ± 15 feet horizontally and to within ± 3 feet vertically (FAA Accuracy Code 1A).
6.

Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Category "II" Survey as stated in Certification. Field traverse did not require adjustment.
7.

Improvements (Utilities, Buildings, Trees, Fences, etc) not located, unless specifically shown hereon in the vicinity of surveyed property.
8.

No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown.
9.

This survey was conducted for the purpose of a Tower Site Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. Survey as published is not intended to be suitable for recording as a Subdivision Plat
10.

Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
11.

This survey is not valid without the original signature and the original seal of a State-Licensed Land Surveyor, and is not complete without all sheets.
12.

This survey does not constitute a complete boundary survey of the Parent Tract, or adjoining Parcels.
13.

Title Examination was not available at time of Survey.
14.

FLOOD ZONE DATA: By graphic plotting only, Lessee's Lease Area and Easement(s) appear to lie within ZONE "X" per F.E.M.A Flood Insurance Rate Map Community Panel No. #47187C0213G, dated 12-22-2016. Zone "X": "Areas of Minimal Flood Hazard".

SURVEYOR'S CERTIFICATION:

I hereby certify to SCI Towers, Inc, and McCauley Family, LLC: that this is a Category II Survey; that the ratio of closure of the unadjusted survey exceeds 1:7,500; that the survey was done in compliance with current Tennessee Minimum Standards of Practice;



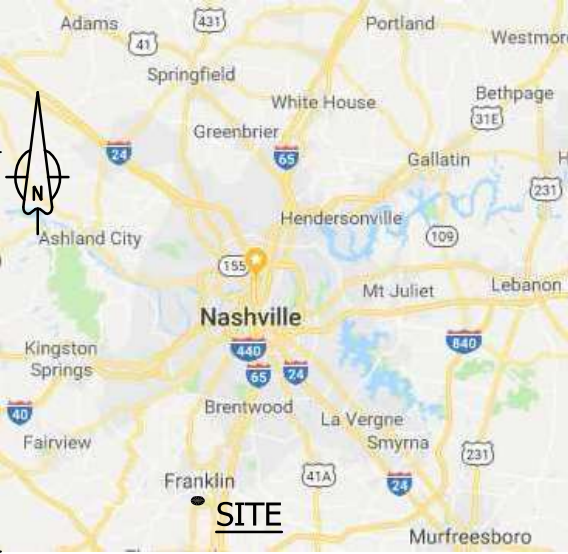
PROPOSED TOWER DATA

Latitude: 35° 53' 38.24" NORTH
Longitude: 86° 52' 11.96" WEST
Ground Elevation: 696.4 feet AMSL NAVD88
CORS Benchmark: DJ9550 TN31

SURVEY RELEASE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	08-22-2018	NB	TLS

LOCATION MAP
NOT TO SCALE



LEGEND

- 5/8in CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- ⦿

UTILITY POLE
- ⦿

LIGHT POLE
- ⦿

SEWER MANHOLE

- R/W

RIGHT-OF-WAY
- POC

POINT OF COMMENCEMENT
- POB

POINT OF BEGINNING
- ESMT

EASEMENT
- Sq Ft

SQUARE FEET
- GV

GAS VALVE
- UG

UNDERGROUND SERVICE

- PAVEMENT EDGE
- GRAVEL EDGE
- OHU ———

OVERHEAD UTILITY LINES
- x ———

FENCE
- =====

STORMWATER PIPE
- SAN —— SAN —— SAN ——

SEWER LINE (PER MANHOLES)
-

POND
- 5' CONTOURS
- 1' CONTOURS
- UGE —— UGE —— UGE ——

OVERHEAD UTILITY LINES
- GAS —— GAS —— GAS ——

APPROX NATURAL GAS LINE

- RW ———

PUBLIC R/W
- TAX PARCEL BOUNDARY
- TIE LINE
- ACCESS/UTILITY ESMT
- LEASE AREA

THE

LAND CONSULTANTS

LLC

5449 Highway #41

Jasper, TN 37347

(423) 304-6722

PREPARED FOR

SCI TOWERS, INC

P.O. Box 3469

Cary, NC 27519

TOWER SITE SURVEY

SITE NAME:

FRANKLIN

Site Number: 70075

117 Southeast Parkway, Franklin, TN 37064

Ninth Civil District, Williamson County, Tennessee

REVISION #: 0

ISSUE DATE: 08-22-2018

SEE SHEET #1

COVER SHEET

SHEET 1 OF 4

PROPERTY INFORMATION

PARENT PARCEL

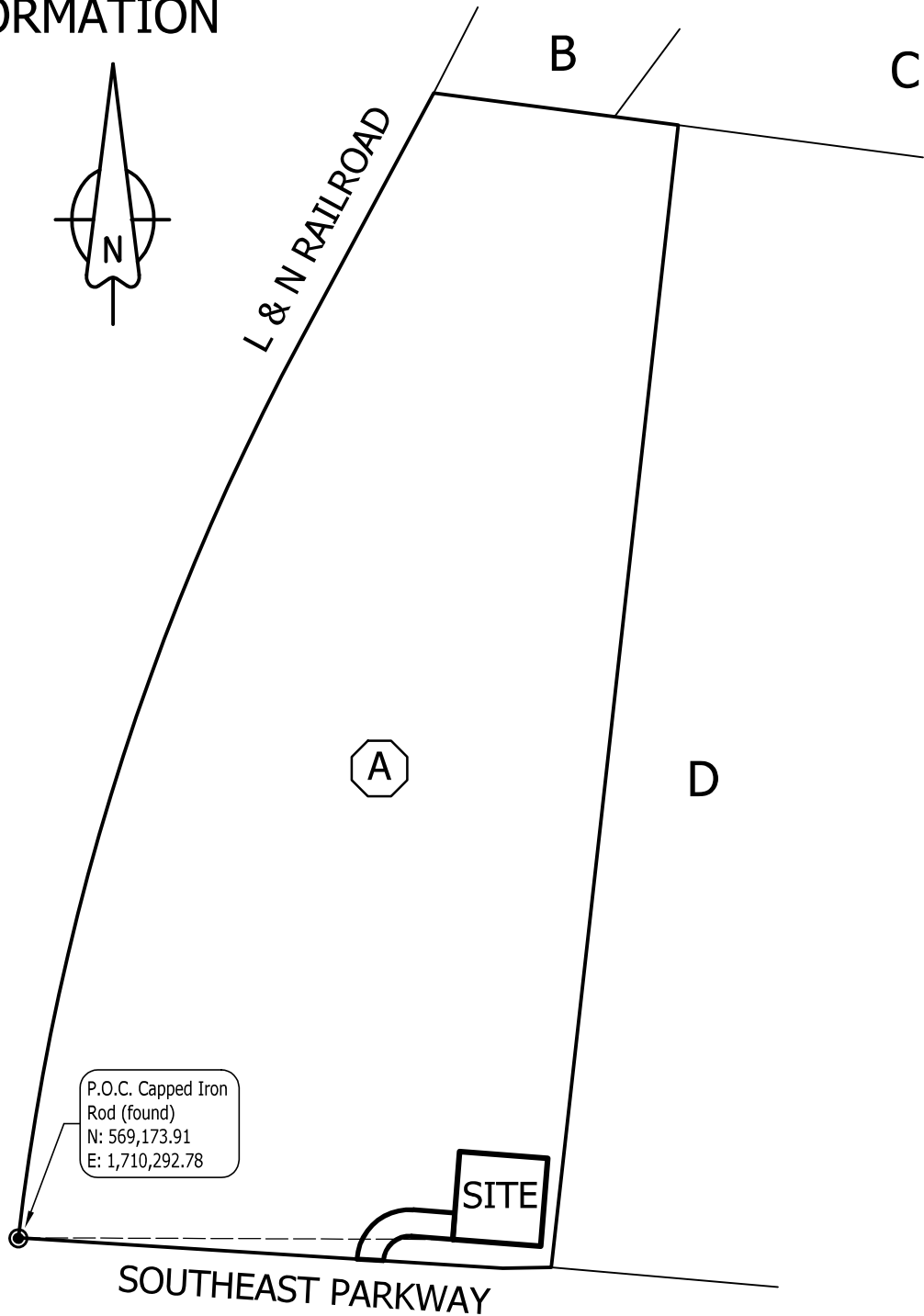
A. MCCAULEY FAMILY LLC
TAX PARCEL: 090 02001
Deed Book 4090, Page 948

ADJOINERS

B. DICK TODD LAWSON
TAX PARCEL: 090C C 02400
Deed Book 4111, Page 312
Plat Book 32, Page 137

C. GREGORY A BEEK
TAX PARCEL: 090C C 02500
Deed Book 4346, Page 709
Plat Book 32, Page 137

D. STATE INDUSTRIES INC
TAX PARCEL: 090 01900
Deed Book 3147, Page 811



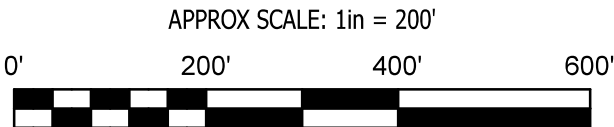
SURVEY & MAP CAVEATS:

Surveyed Data is as shown on Survey Map Sheets herein.

This is not a Boundary Survey of Parent Tax Parcel or adjoiners. Parent Parcel Property lines are shown based on record Deed & exiting Survey at Data plotted from Monuments & Other Evidence found in the field.

Reference: Prior Survey by Cherry Land Surveying, Inc, dated 06-29-2006.

Adjoining Parcel Lines are for reference only and are shown according to available record Deed Data.



TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements, Section 6. C. ii., and is limited to determination of the extent of land, that Title Items may influence, if any. Surveyor may indicate where review by Title Attorney may be warranted.)

Reference: Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Commitment No. - Issue Date: -, Schedule B, Section II.

Item 1 – 6: Generalized Items for which no specific documents were listed.

Item 7: Taxes: Not addressed herein.

Item 8, 9: Rights-of-Way to Middle Tennessee Electric Membership Corp., Deeds 204-250 & 404-669: Blanket in nature for Parent Parcel. Widths not declared. (Electric Lines in vicinity of site shown herteon).

Item 10: Deed of Trust;
Item 11: UCC Financing Statement:
(not subject to Land Surveyor Analysis or Mapping.

LEGAL DESCRIPTION OF PARENT PARCEL

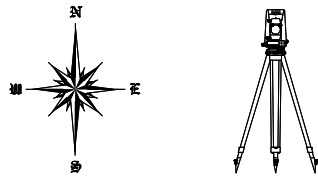
The following tracts or parcels of land, lying and being situated in the Ninth (9th) Civil District of Williamson County, Tennessee, City of Franklin, more particularly described as follows:

TRACT #1:
Bounded on the North by the Kinnard property; bounded on the east by the Apcom property; bounded on the south by the South Parkway Drive; and bounded on the west by L & N Railroad. Beginning with an iron stake in the north margin of South Parkway Drive, the same point of beginning being the south east corner of the property being described, also the south west corner of the Apcom property as described in Deed Book 193, Page 454, R.O.W.C.; thence with the west boundary of Apcom property North 6 deg. 32 min. East 1303.7 ft. to a concrete monument in the south boundary of the Kinnard's property; thence with the south boundary of Kinnard property North 83 deg. 56 min. West 270.6 ft. to an iron pin, the same being South 83 deg. 56 min. East 25 ft. from the center line of the main track of the L & N railroad; thence South 25 deg. 21 min. West 271 ft. to a point; thence with a 2 deg. Curve to the left of a 2839.39 ft. radius a curve length of 1138 ft. to a point in the north margin of South Parkway Drive; thence with the north R.O.W. of South Parkway Drive South 88 deg. 15 min. East 554.5 ft., North 88 deg. 02 min. East 55.0 ft. to the point of beginning, containing 14.51 acres, more or less.

TRACT #2:
Bounded on the North by South Parkway Drive; bounded on the east by the Essex Co. property; bounded on the south by the Sullivan property and bounded on the west by the L & N Railroad property.

Beginning with a concrete monument in the south east corner of the tract being described, the same point of beginning being the south west corner of the Essex property, also south east corner of tract being described; thence with the west boundary of the Essex property a radius of 2800 ft. a curve length of 976.6 ft. to an iron spike in the south margin of South Parkway Drive; thence with south margin of South Parkway Drive South 87 deg. 21 min. West 50 ft. to the center line of the passing railroad tracks; thence with the center of passing railroad tracks a curve length of 976.9 ft. and radius of 2800 ft. to an iron spike; thence South 87 deg. 21 min. East 50 ft. to the point of beginning, containing 1.12 acres, more or less.

AND BEING the same property conveyed to McCauley Family, LLC from LMP Realty, Inc., a Pennsylvania corporation by Limited Warranty Deed dated October 27, 2006 and recorded November 02, 2006 in Deed Book 4090, Page 948.



THE
LAND CONSULTANTS
LLC
5449 Highway #41
Jasper, TN 37347
(423) 304-6722

PREPARED FOR



SCI TOWERS, INC
P.O. Box 3469
Cary, NC 27519

TOWER SITE SURVEY

SITE NAME:
FRANKLIN

Site Number: 70075

117 Southeast Parkway, Franklin, TN 37064

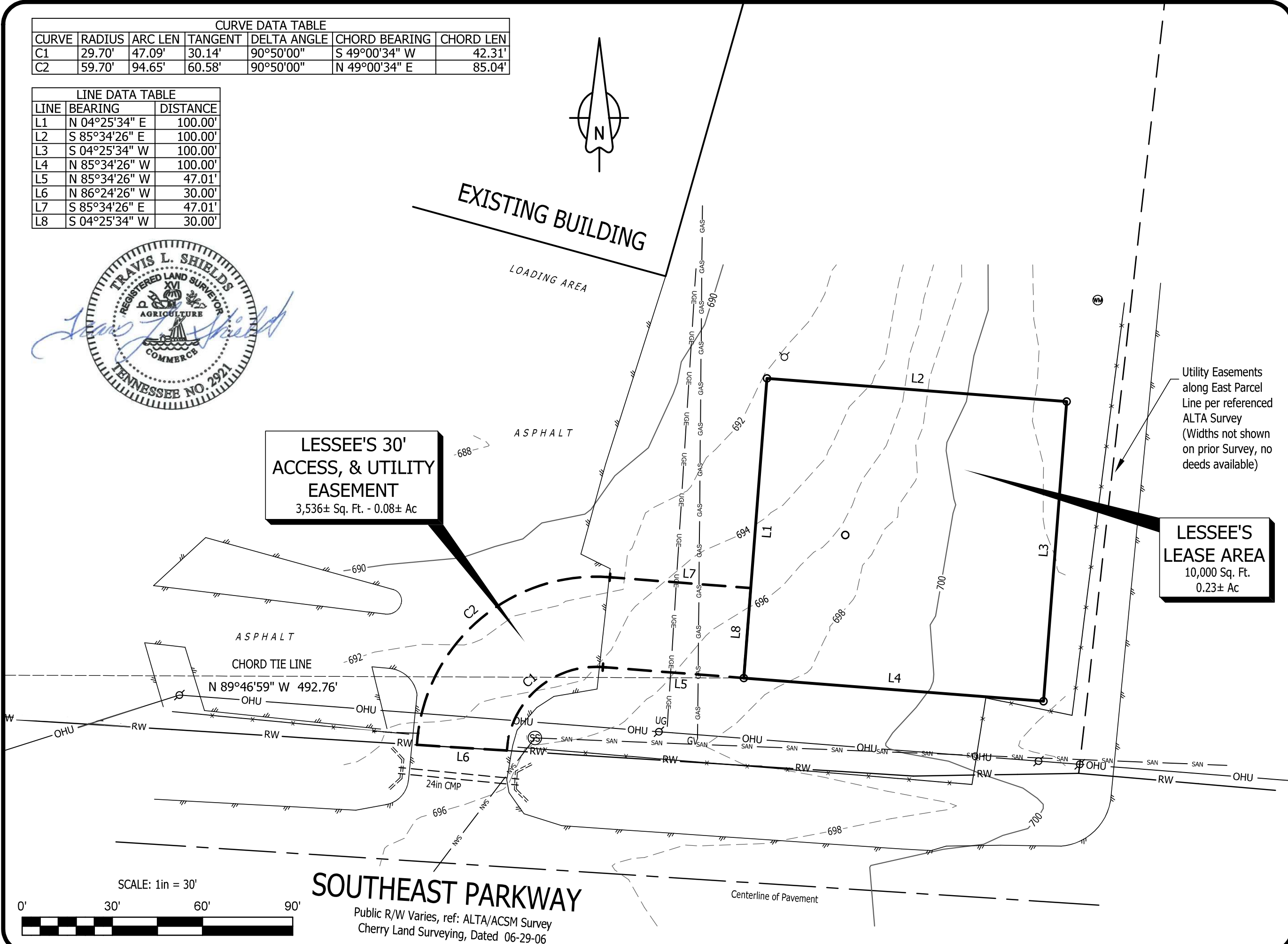
Ninth Civil District, Williamson County, Tennessee

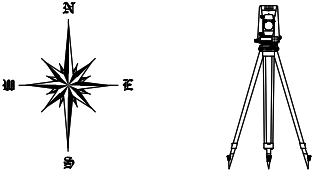
REVISION #: 0
ISSUE DATE: 08-22-2018
SEE SHEET #1

OVERVIEW
SHEET 2 OF 4

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	29.70'	47.09'	30.14'	90°50'00"	S 49°00'34" W	42.31'
C2	59.70'	94.65'	60.58'	90°50'00"	N 49°00'34" E	85.04'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 04°25'34" E	100.00'
L2	S 85°34'26" E	100.00'
L3	S 04°25'34" W	100.00'
L4	N 85°34'26" W	100.00'
L5	N 85°34'26" W	47.01'
L6	N 86°24'26" W	30.00'
L7	S 85°34'26" E	47.01'
L8	S 04°25'34" W	30.00'





THE
LAND CONSULTANTS
LLC

5449 Highway #41
Jasper, TN 37347
(423) 304-6722

PREPARED FOR



SCI TOWERS, INC
P.O. Box 3469
Cary, NC 27519

TOWER SITE SURVEY

SITE NAME:
FRANKLIN

Site Number: 70075

117 Southeast Parkway, Franklin, TN 37064

Ninth Civil District, Williamson County, Tennessee

REVISION #: 0
ISSUE DATE: 08-22-2018
SEE SHEET #1

LEASE &
ACCESS

SHEET 3 OF 4

LESSEE'S 30' ACCESS & UTILITY EASEMENT (PROPOSED)

Being a 30' Access & Utility Easement of 3,536 square feet, situated in the Ninth Civil District of Williamson County, Tennessee, and being a portion of the Property of McCauley Family, LLC, of record in Deed Book 4090, Page 948 Register's Office, Williamson County, Tennessee, also known as Tax Parcel 090 02001, Williamson County, Tennessee, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod (found) at the Southwest Corner of aforesaid Parcel, located at Tennessee State Plane Coordinates: N: 569,173.91, E: 1,710,292.78; Thence along a Chord Tie Line having a Bearing of S 89°46'59" E, a distance of 492.76 feet to a Capped Iron Rod (set), which is the Point of Beginning of the Lessee's 30' Access & Utility Easement described herein;

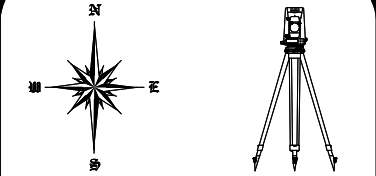
Thence N 85°34'26" W, a distance of 47.01 feet;
Thence with a curve to the left with an arc length of 47.09 feet, with a radius of 29.70 feet, with a chord bearing of S 49°00'34" W, with a chord length of 42.31 feet to a point on the Northern Right-of-Way Line of Southeast Parkway;
Thence N 86°24'26" W, leaving said Line, a distance of 30.00 feet;
Thence with a curve to the right with an arc length of 94.65 feet, with a radius of 59.70 feet, with a chord bearing of N 49°00'34" E, with a chord length of 85.04 feet;
Thence S 85°34'26" E, a distance of 47.01 feet;
Thence S 04°25'34" W, a distance of 30.00 feet to the Point of Beginning and containing 0.08 Acres (3,536 Square Feet) more or less.

LESSEE'S LEASE AREA (PROPOSED)

Being a Lease Area of 10,000 square feet, situated in the Ninth Civil District of Williamson County, Tennessee, and being a portion of the Property of McCauley Family, LLC, of record in Deed Book 4090, Page 948 Register's Office, Williamson County, Tennessee, also known as Tax Parcel 090 02001, Williamson County, Tennessee, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod (found) at the Southwest Corner of aforesaid Parcel, located at Tennessee State Plane Coordinates: N: 569,173.91, E: 1,710,292.78; Thence along a Chord Tie Line having a Bearing of S 89°46'59" E, a distance of 492.76 feet to a Capped Iron Rod (set), which is the Point of Beginning of the Lessee's Lease Area described herein;

Thence N 04°25'34" E, a distance of 100.00 feet to a Capped Iron Rod (set);
Thence S 85°34'26" E, a distance of 100.00 feet to a Capped Iron Rod (set);
Thence S 04°25'34" W, a distance of 100.00 feet to a Capped Iron Rod (set);
Thence N 85°34'26" W, a distance of 100.00 feet to the Point of Beginning and containing 0.23 Acres (10,000 Square Feet) more or less.



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Jasper, TN 37347
(423) 304-6722

PREPARED FOR



SCI TOWERS, INC
P.O. Box 3469
Cary, NC 27519

TOWER SITE SURVEY

SITE NAME:
FRANKLIN

Site Number: 70075

117 Southeast Parkway, Franklin, TN 37064

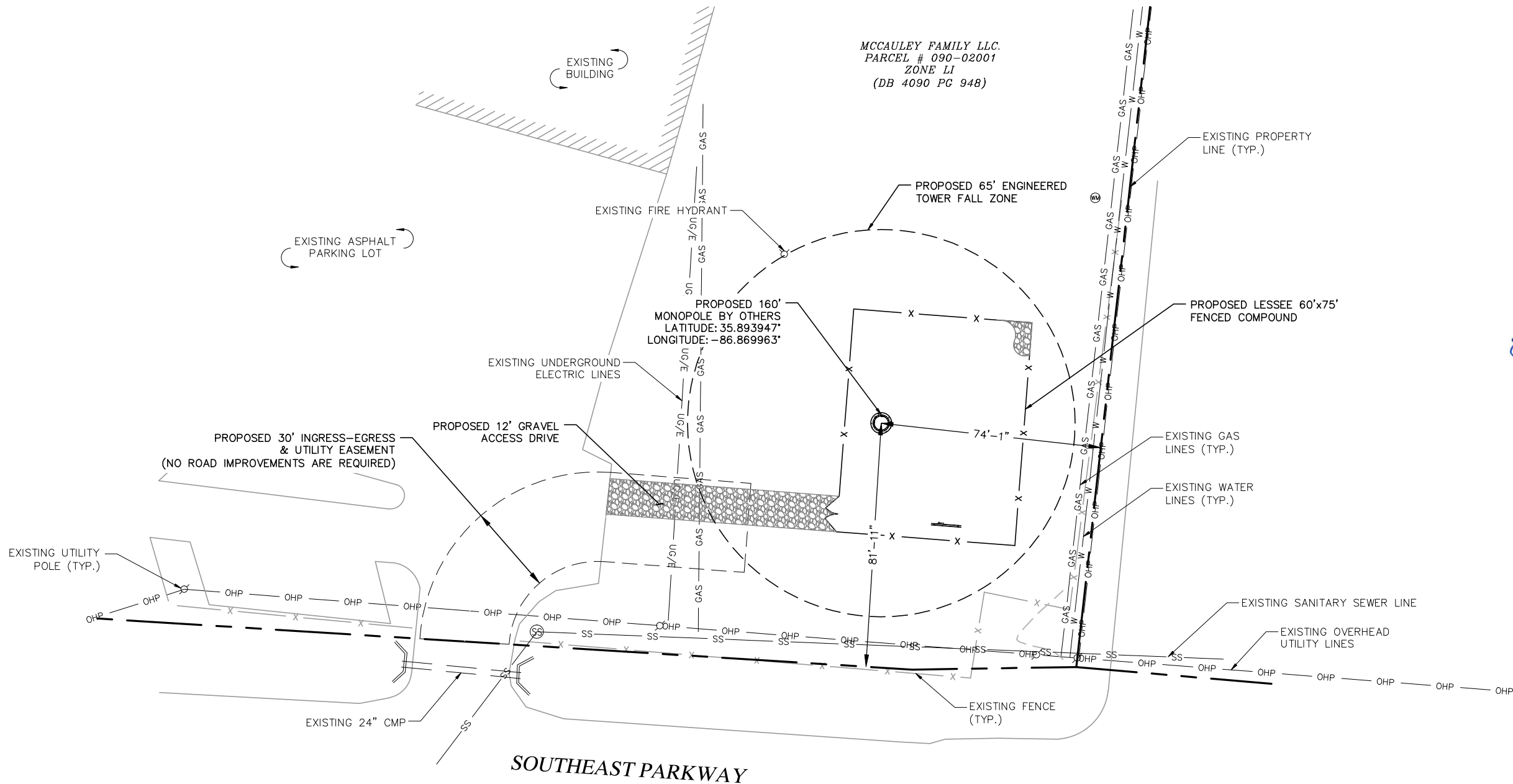
Ninth Civil District, Williamson County, Tennessee

REVISION #: 0
ISSUE DATE: 08-22-2018
SEE SHEET #1

SURVEYOR'S
DESCRIPTIONS
SHEET 4 OF 4

Drawing name: C:\Users\DUASPER\appdata\local\Temp\AcPublish_50312\Franklin Zoning Drawings.dwg C-1 Oct 02, 2018 3:57pm by: djasper

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC, DATED 08/22/18. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



OVERALL SITE PLAN

GRAPHIC SCALE



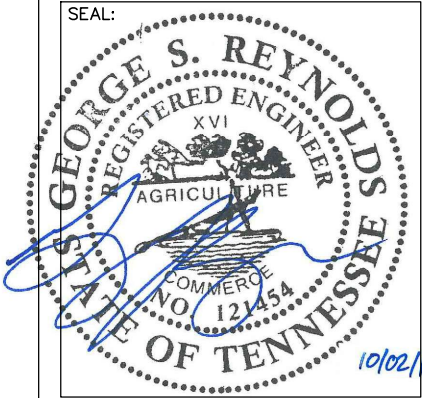
(SCALE IN FEET)
11x17 SCALE: 1"=40'
24x36 SCALE: 1"=20'



FORESITE
group

Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

SEAL:



PROJECT:

FRANKLIN

LOCATED AT:
117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
A JURISDICTION COMMENTS 10/02/18

ISSUED FOR: _____ ZONING _____
PROJECT MANAGER: _____ DEJ _____
DRAWING BY: _____ BLV _____
DATE: _____ 09/06/18
TITLE: _____

OVERALL SITE PLAN

SHEET NUMBER: C-1

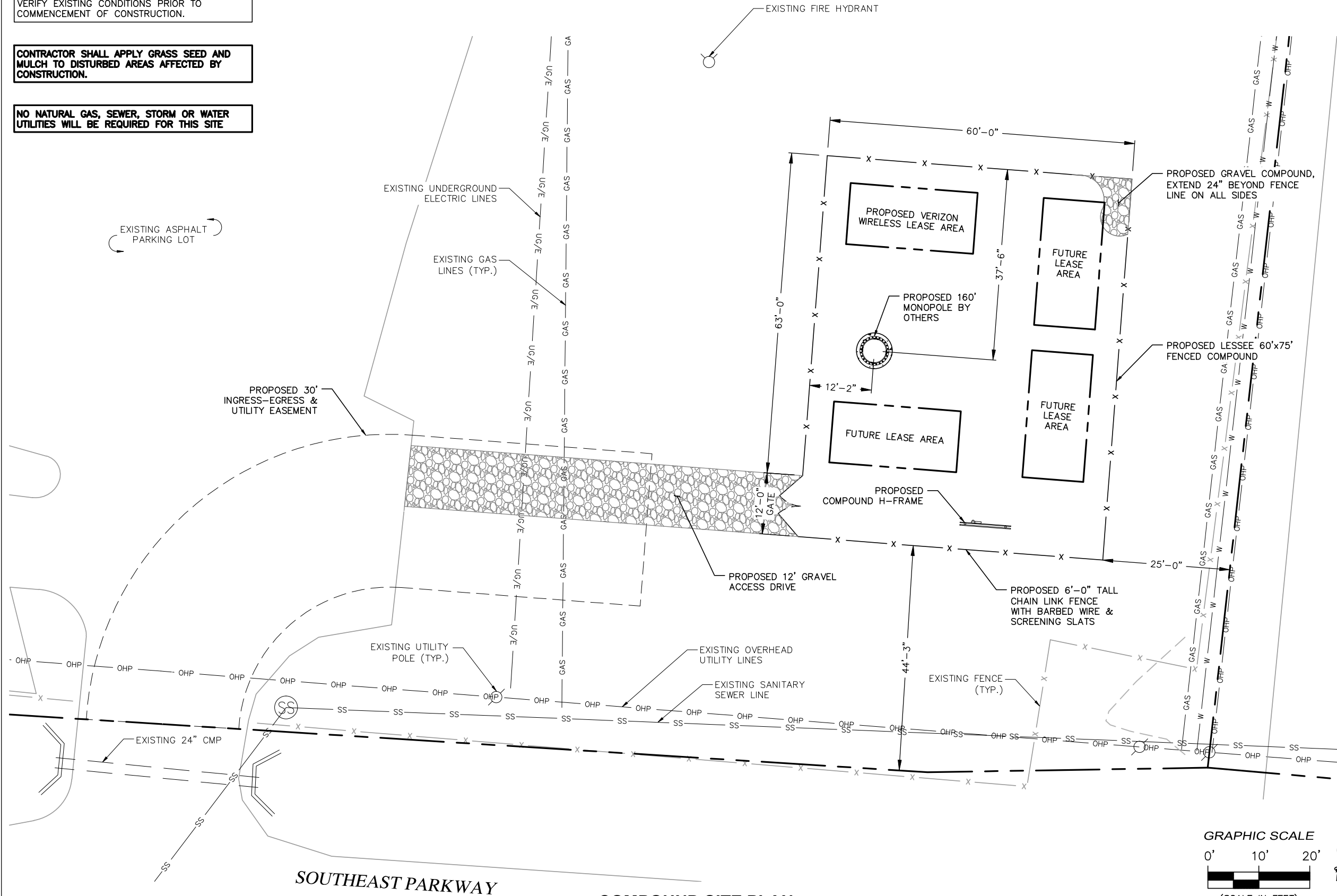
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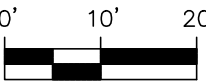
THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC, DATED 08/22/18. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR SHALL APPLY GRASS SEED AND MULCH TO DISTURBED AREAS AFFECTED BY CONSTRUCTION.

NO NATURAL GAS, SEWER, STORM OR WATER UTILITIES WILL BE REQUIRED FOR THIS SITE



GRAPHIC SCALE



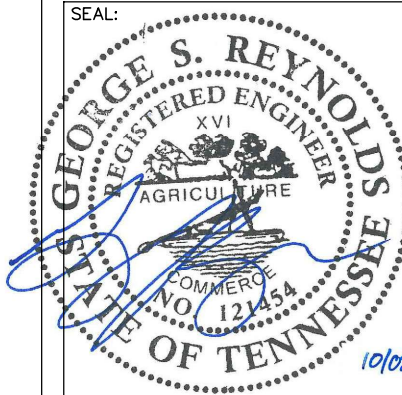
(SCALE IN FEET)
11x17 SCALE: 1"=20'
24x36 SCALE: 1"=10'



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CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
A JURISDICTION COMMENTS 10/02/18

ISSUED FOR: _____ ZONING _____
PROJECT MANAGER: _____ DEJ _____
DRAWING BY: _____ BLV _____
DATE: _____ 09/06/18 _____
TITLE: _____

COMPOUND SITE PLAN

SHEET NUMBER: C-2

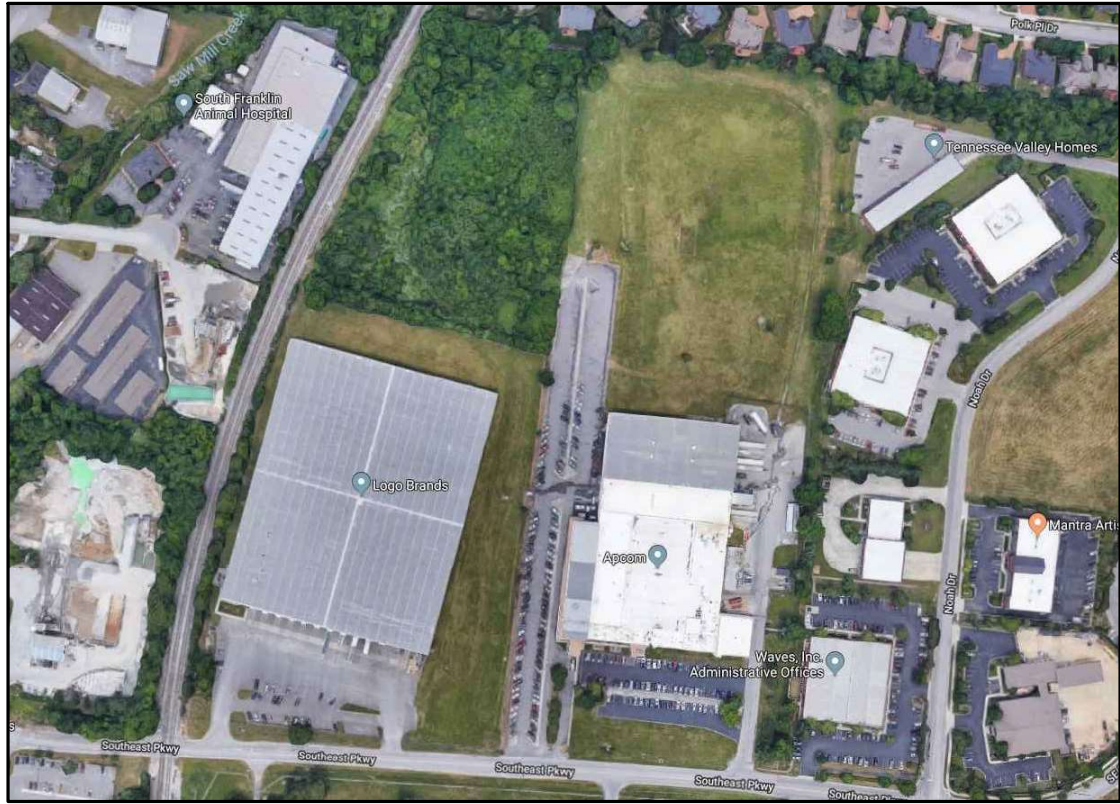
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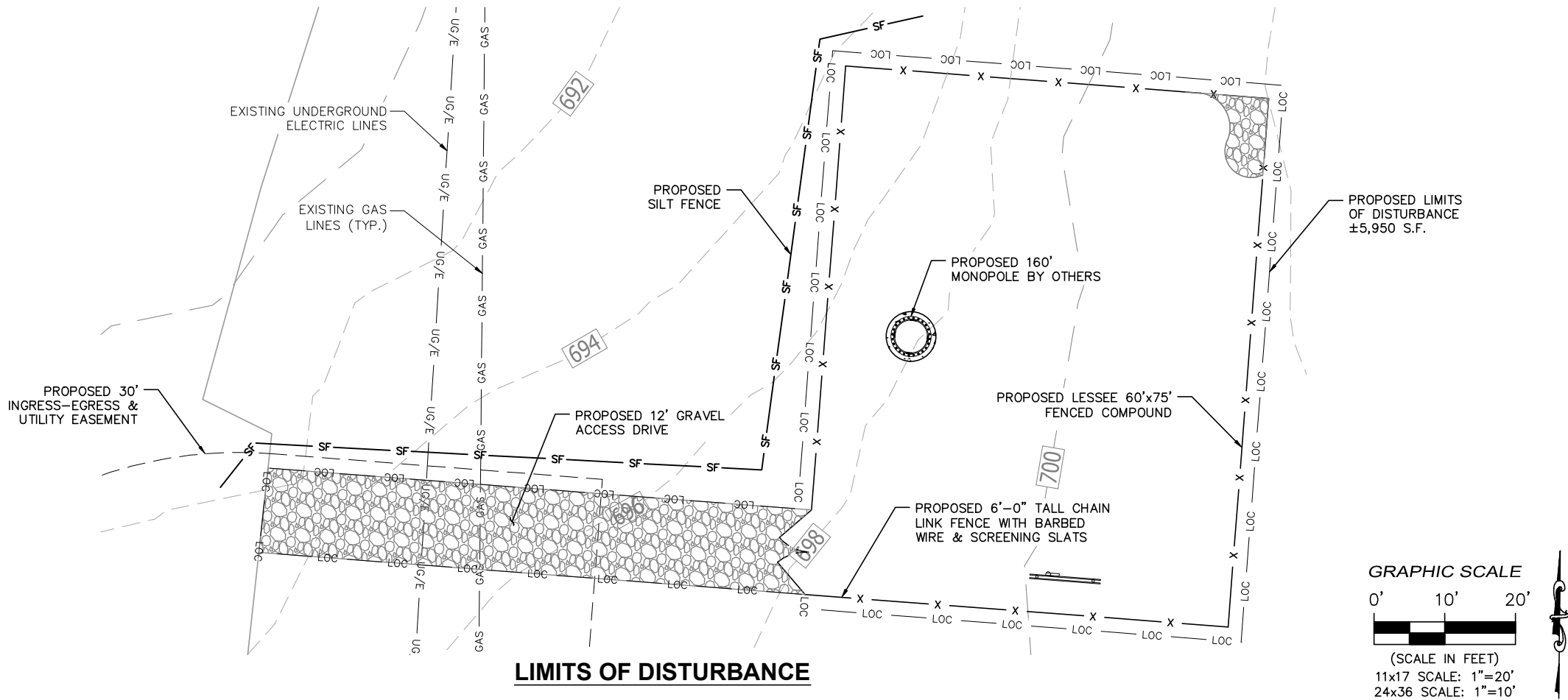
THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC, DATED 08/22/18. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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NO NATURAL GAS, SEWER, STORM OR WATER UTILITIES WILL BE REQUIRED FOR THIS SITE



EXISTING AERIAL VIEW



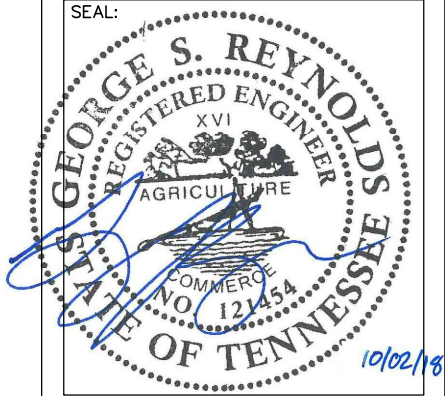
LIMITS OF DISTURBANCE



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PROJECT:

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117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
A JURISDICTION COMMENTS 10/02/18

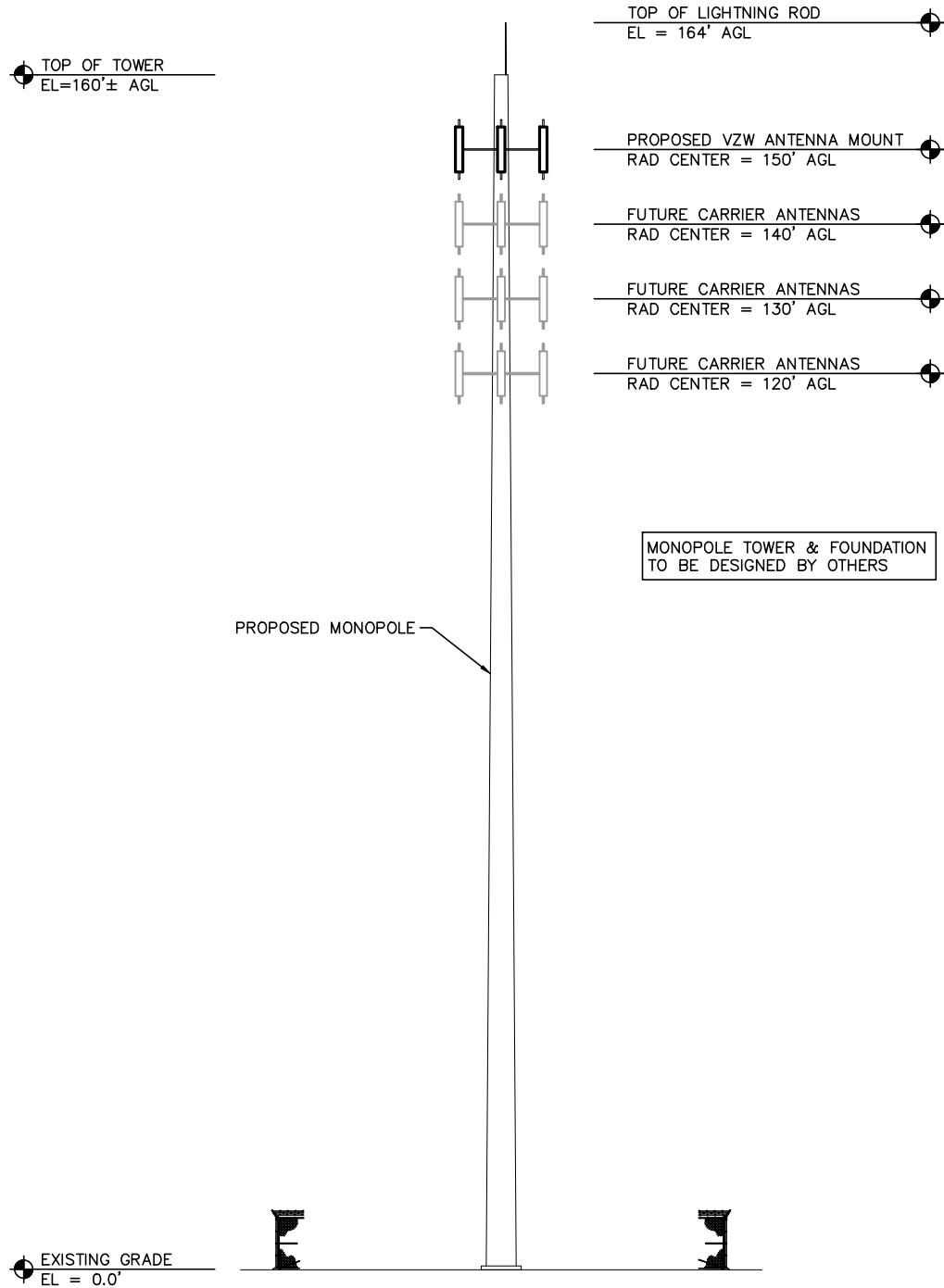
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PROJECT MANAGER: _____ DEJ _____
DRAWING BY: _____ BLV _____
DATE: _____ 09/06/18
TITLE: _____

LIMITS OF DISTURBANCE

SHEET NUMBER: C-2.1

JOB/FILE NUMBER: 1123.004

Drawing name: C:\Users\DUASPER\appdata\local\Temp\AcPublish_50312\Franklin Zoning Drawings.dwg C-3 Oct 02, 2018 3:57pm by: djasper



TOWER ELEVATION
NOT TO SCALE



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PROJECT:

FRANKLIN

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117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS DATE
A JURISDICTION COMMENTS 10/02/18

ISSUED FOR: _____ ZONING
PROJECT MANAGER: _____ DEJ
DRAWING BY: _____ BLV
DATE: _____ 09/06/18
TITLE: _____

TOWER ELEVATION

SHEET NUMBER: C-3
JOB/FILE NUMBER: 1123.004

Drawing name: C:\Users\DUASPER\appdata\local\Temp\AcPublish_50312\Franklin Zoning Drawings.dwg C-4 Oct 02, 2018 3:57pm by: djasper



SITE NAME: FRANKLIN
FCC #: (TBD-COORDINATE WITH OWNER)
LEASING/EMERGENCY: (888) 318-2803
WWW.SCITOWERS.COM

AUTHORIZATION FOR RADIO EQUIP SIGN

SIZE: 12"x24"
LOCATION: COMPOUND GATE
QUANTITY: 1



RF EXPOSURE CAUTION SIGN

SIZE: 12"x18"
LOCATION: COMPOUND GATE & TOWER BASE
QUANTITY: 2



DANGER NO TRESPASSING SIGN

SIZE: 12"x18"
LOCATION: COMPOUND SIDES (NON GATE)
QUANTITY: 3

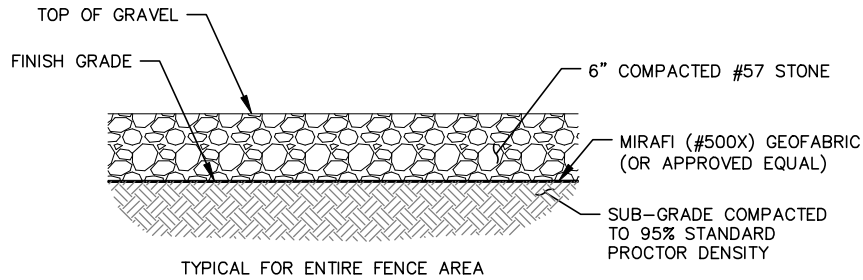


AUTHORIZED PERSONNEL SIGN

SIZE: 18"x24"
LOCATION: COMPOUND GATE
QUANTITY: 1

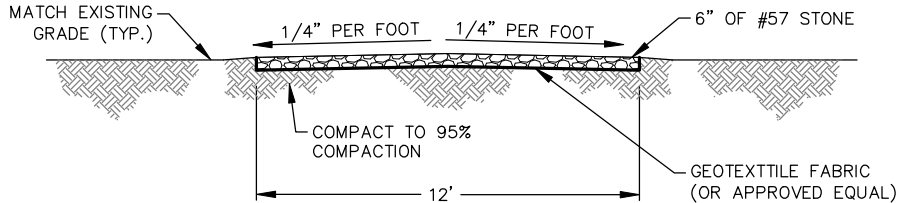
SIGNAGE NOTES

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE OTHERWISE NOTED) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESSES & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.



COMPOUND BASE DETAIL

NOT TO SCALE



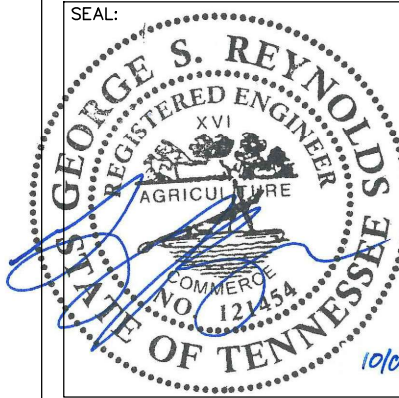
ACCESS DRIVE DETAIL

NOT TO SCALE



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f | 770.368.1944

SEAL:



PROJECT:

FRANKLIN

LOCATED AT:
117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
A JURISDICTION COMMENTS 10/02/18

ISSUED FOR: _____ ZONING _____
PROJECT MANAGER: _____ DEJ _____
DRAWING BY: _____ BLV _____
DATE: _____ 09/06/18 _____
TITLE: _____

SITE DETAILS

SHEET NUMBER: _____ C-4 _____
JOB/FILE NUMBER: _____ 1123.004 _____

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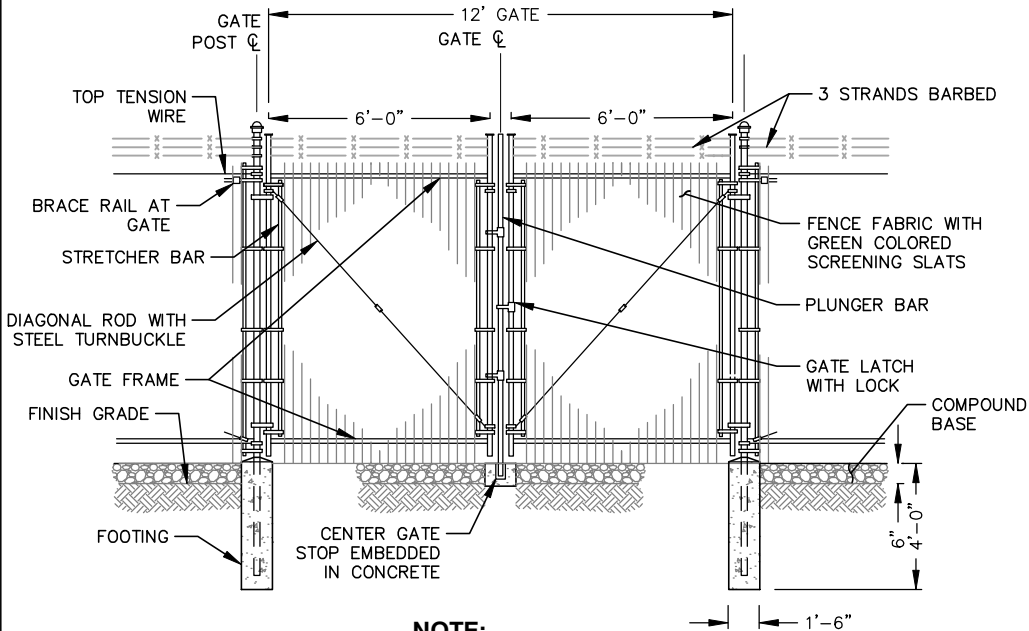
FENCE NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

1. GATE POST: 3½" DIA. SCHEDULE 40 PER ASTM-F 1083.
2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM-F 1083.
3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
4. GATE FRAME: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
5. TOP RAIL AND BRACE RAIL: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392. INCLUDE SCREENING SLATS RUNNING VERTICALLY
7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
8. TENSION WIRE: 6 GA. GALVANIZED STEEL.
9. BARBED WIRE DOUBLE STRAND 12-½" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
10. GATE LATCH: 1-⅜" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE.
12. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.

TYPICAL WOVEN WIRE FENCING NOTES

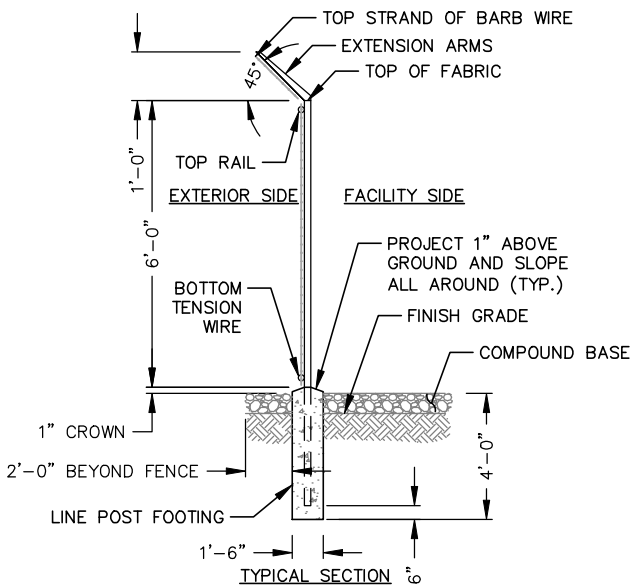
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

DOUBLE SWING GATE DETAIL

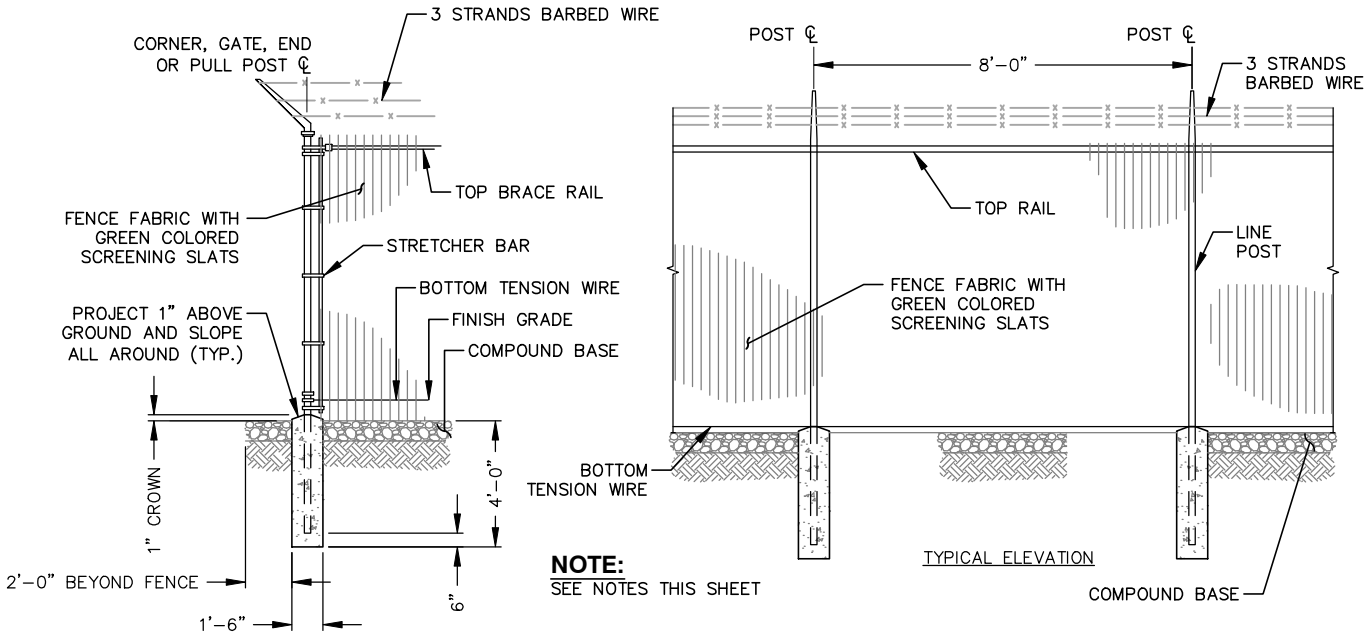
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

WOVEN WIRE FENCE DETAIL

NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

WOVEN WIRE CORNER, GATE, END OR PULL
POST DETAIL

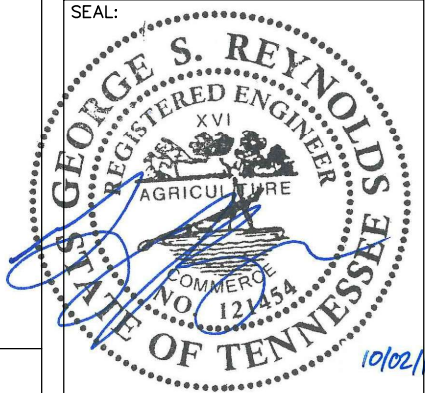
NOT TO SCALE



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SEAL:



PROJECT:

FRANKLIN

LOCATED AT:
117 SOUTHEAST PARKWAY
FRANKLIN, TN 37064

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

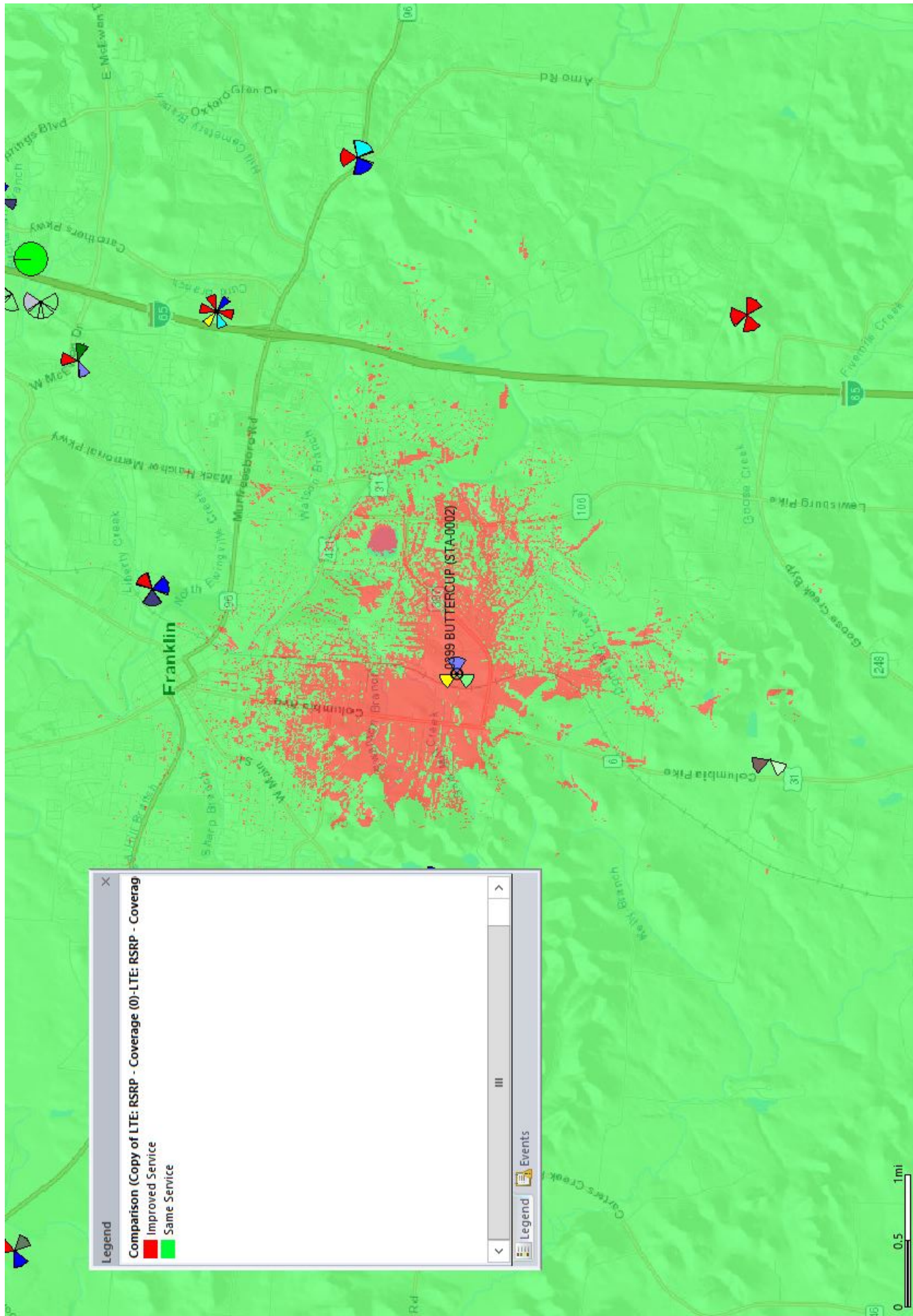
REVISIONS _____ DATE _____
A JURISDICTION COMMENTS 10/02/18

ISSUED FOR: _____ ZONING _____
PROJECT MANAGER: _____ DEJ _____
DRAWING BY: _____ BLV _____
DATE: _____ 09/06/18 _____
TITLE: _____

FENCE DETAILS

SHEET NUMBER: _____ C-5

JOB/FILE NUMBER: 1123.004





The LiteLink® Slat is one of the most economical chain-link enhancement products available in the market today.

Manufactured using the same durable outdoor plastic as our standard tubular fence slats, this single wall “M” shaped slat will give you the visual screening and color enhancement you desire at a very affordable price. LiteLink also uses our innovative Bottom Locking system for fast and easy installation.

Design

Compact and lightweight, LiteLink's unique shape enables the slat to self stack. It comes in a box (2" x 5" x slat length) making it easy to ship and efficient to store.

Standard Heights

4, 5, 6, 7, 8, 10 and 12 feet. Special heights available upon request.

Slat Length

3½" shorter than the overall height of fence.

Bottom Locking Channel

10 feet provided in each bag.

Wind Load & Privacy Factor

Approximately 75%.

SLAT
PROFILE:



Colors*



* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching.
Covered by one or more of the following patents: US Patent 6,068,243 / 5,165,664 / 5,234,199



FENCE PRODUCTS

PDS® is a registered trademark of Pexco.

Made in the USA



PRODUCT SPECIFICATIONS

Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Bag	Approx. Coverage Per Box
LiteLink®	1¼"	2", 2¼" or 2¾"	9, 11 or 11½	82	10 linear feet

Materials

The LiteLink product is extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

Durability

Pexco PDS® HDPE Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer

Pexco will not be responsible for damage due to wind load conditions resulting from insufficient structural support.

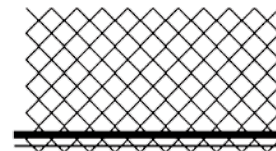
Limited Warranty

LiteLink carries a 7-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Installation Instructions

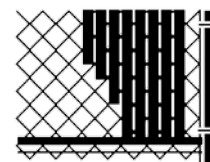
Step 1

Insert rail horizontally in first full diamond at bottom of fence with open side facing up.



Step 2

Insert vertical slats with interlocking tab downward. Slat engages and interlocks with bottom rail.



Step 3

Push the vertical slat into the horizontal channel to lock-in place.



HDPE Technical Properties

Property	Value
Melt Index	(.35) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70°) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180°) Under no stress, HDPE will not distort at this temperature
Tensile Strength	(3,700 psi) HDPE will not distort at lesser loads or impacts

PEXCO LLC

Tacoma, WA 98424 | Athol, MA 01331
800.822.SLAT (7528) | 800.755.SLAT (7528)

VISIT US AT:

www.pexco.com/fence

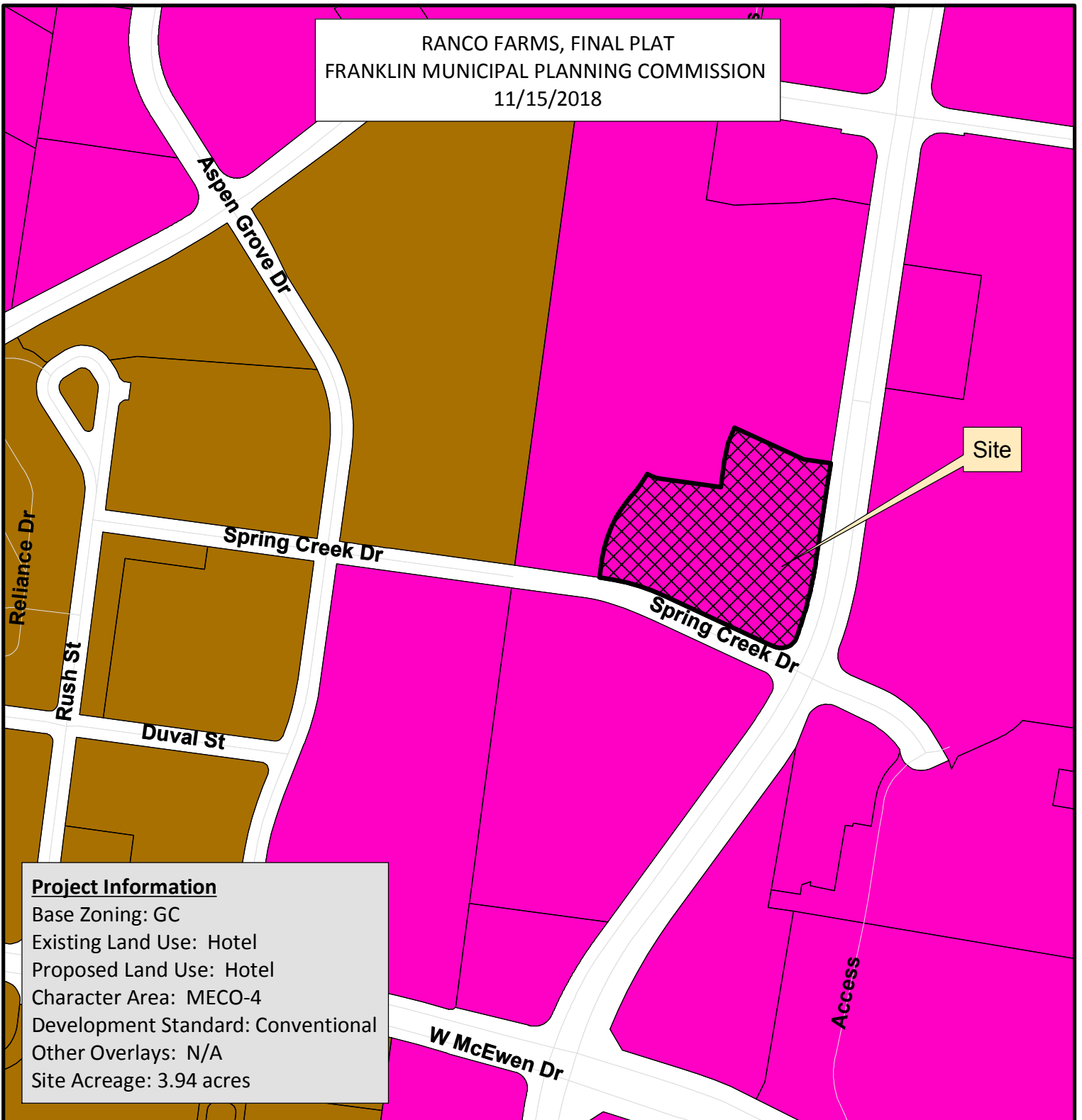
EMAIL US AT:

fence.sales@pexco.com

Contact your local fence professional for more information about our complete line of enhancement products.



RANCO FARMS, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/15/2018



Project Information

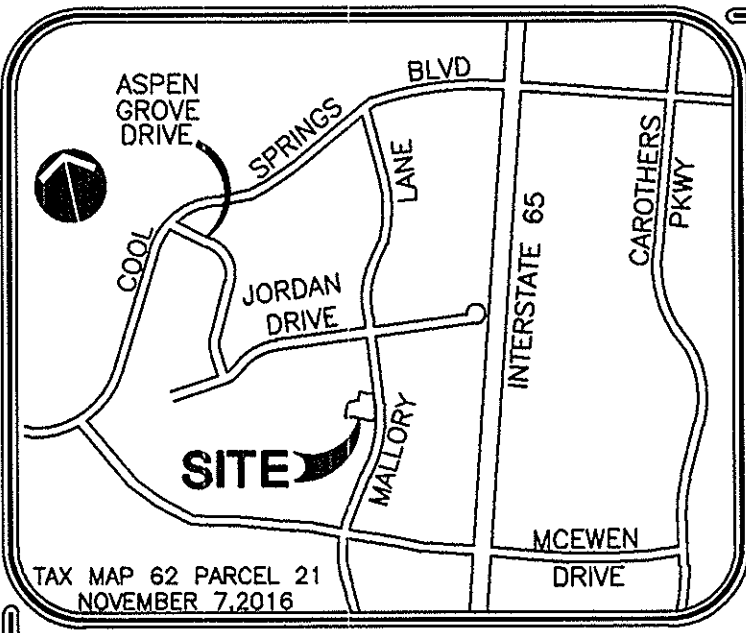
Base Zoning: GC
Existing Land Use: Hotel
Proposed Land Use: Hotel
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.94 acres

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.



LOCATION MAP

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT)
FRONT: 30'
SIDE: 15'
REAR: 25'
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
- LOTS 4 AND 5 ARE PART OF A UNIFIED DEVELOPEMENT PLAN (CITY OF FRANKLIN PL#6249 RANCO FARMS SUBDIVISION, SITE PLAN, REVISION 2, LOT 2).
- THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.
- U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.
- TDEC HYDRAULIC DETERMINATION LETTER, DATED DECEMBER 23, 2015, CLASSIFIED CHANNEL AS WET WEATHER CONVEYANCE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°40'59"E	42.46'
L2	S82°19'01"E	140.39'
L3	N24°45'20"E	93.14'
L4	N81°51'54"W	29.94'
L5	N07°40'59"E	102.15'
L6	S81°54'15"E	62.49'
L7	S08°22'03"W	234.52'
L8	N65°12'07"W	268.06'

LEGEND

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

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM THARALDSON MOTELS II, INC., A NEVADA CORPORATION BY QUITCLAIM DEED OF RECORD IN BOOK 7311, PAGE 602, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 21.21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

PLAT REFERENCE

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 4 AS SHOWN ON THE FINAL PLAT ENTITLED "RANCO FARMS SUBDIVISION, REVISION 3, (RESUBDIVISION OF LOT 2)" OF RECORD IN PLAT BOOK P65, PAGE 108, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

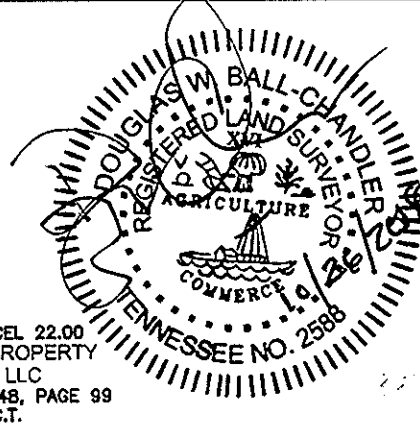
MTEMC CERTIFICATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	280.94'	162.72'	33°11'10"	83.71	160.46'	N24°19'53"E
C5	318.07'	70.31'	12°39'54"	35.30	70.16'	N35°54'32"E
C6	100.00'	37.85'	21°41'20"	19.16	37.63'	S71°28'20"W
C7	250.00'	80.44'	18°26'11"	40.57	80.10'	N16°54'05"E
C8	902.93'	172.74'	10°57'41"	86.63	172.48'	S13°50'53"W
C9	50.00'	83.31'	95°28'09"	55.02	74.00'	S67°03'48"W
C10	529.00'	160.30'	17°21'43"	80.77	159.69'	N73°52'58"W

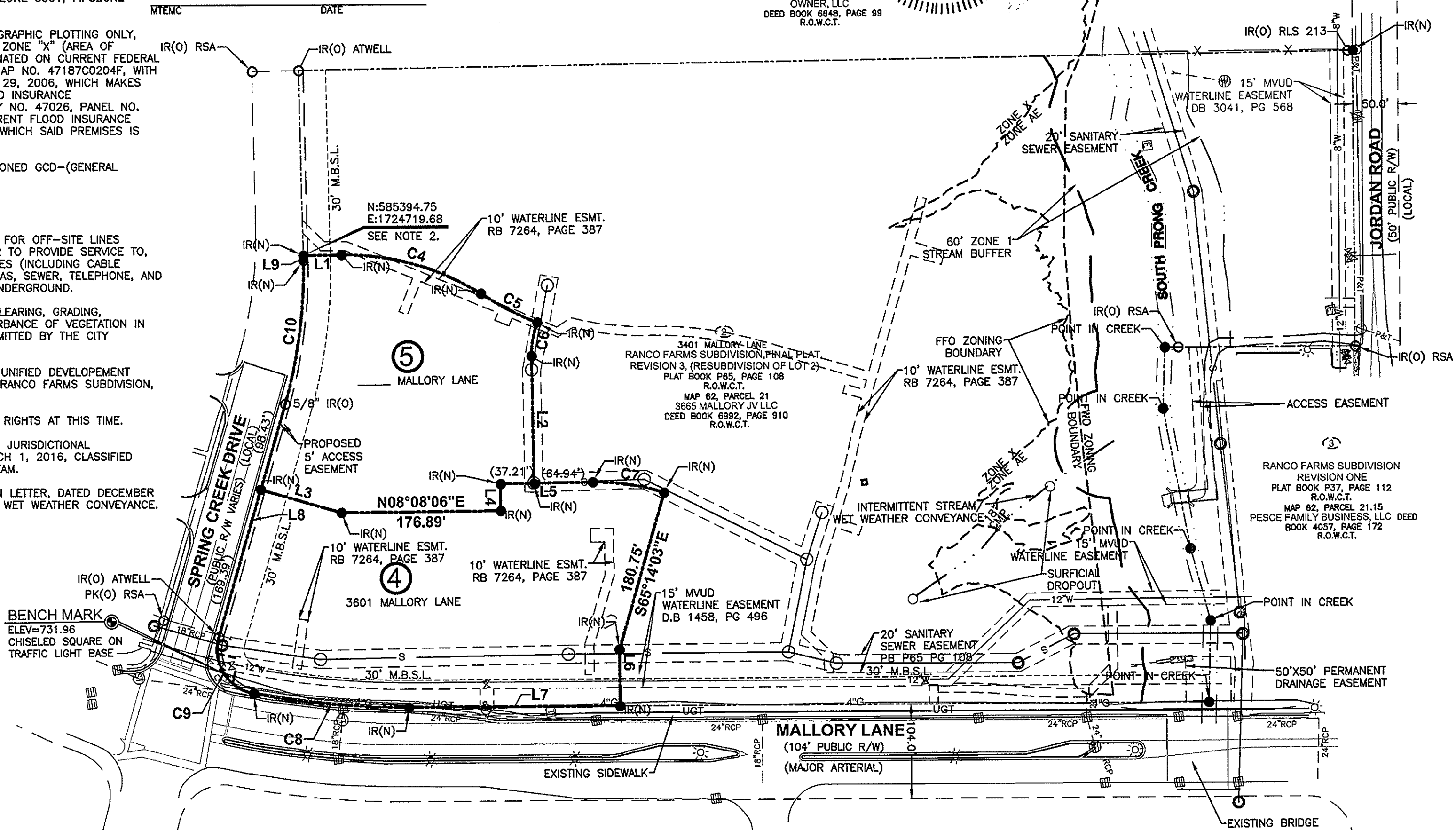
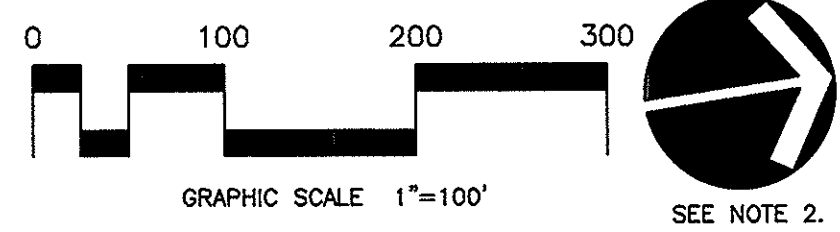
AREA TABLE		
LOT	SQUARE FT.	ACREAGE
4	69,987	1.61
5	101,423	2.33
TOTAL	171,410	3.94

MAP 62, PARCEL 22.00
NR McEWEN PROPERTY
OWNER, LLC
DEED BOOK 6848, PAGE 99
R.O.W.C.T.



NOTE:

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS, WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENTS WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.



NOTES:

MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA.

ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

OWNER

HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
1202 WESTRAC DR
3RD FLOOR
FARGO, ND 58103
CONTACT: JEFF MCKAY
PHONE: 701-293-4077
jeff@dakotalg.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7311, PAGE 602, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
H.H. HERITAGE INN OF FRANKLIN, A NEVADA LIMITED LIABILITY COMPANY

AUTHORIZED REPRESENTATIVE _____ DATE _____

AUTHORIZED REPRESENTATIVE _____ 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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

SURVEYOR _____ DATE 10/26/2018
TN RLS NO. 2588

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS, DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. FUTURE INTERNAL WATERLINES TO LOT 1 AND 2 WILL BE REQUIRED. WATER LINES TO BE DESIGNED AND CONSTRUCTED PER MVUD DESIGN AND SPECIFICATIONS.

MALLORY VALLEY UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS _____ DATE _____
FRANKLIN TN.

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

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

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY

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 _____ DATE _____
PLANNING COMMISSION

FINAL PLAT

RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4)

CITY OF FRANKLIN PROJECT No. 6834

SPRING CREEK DRIVE & MALLORY LANE

EIGHTH CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

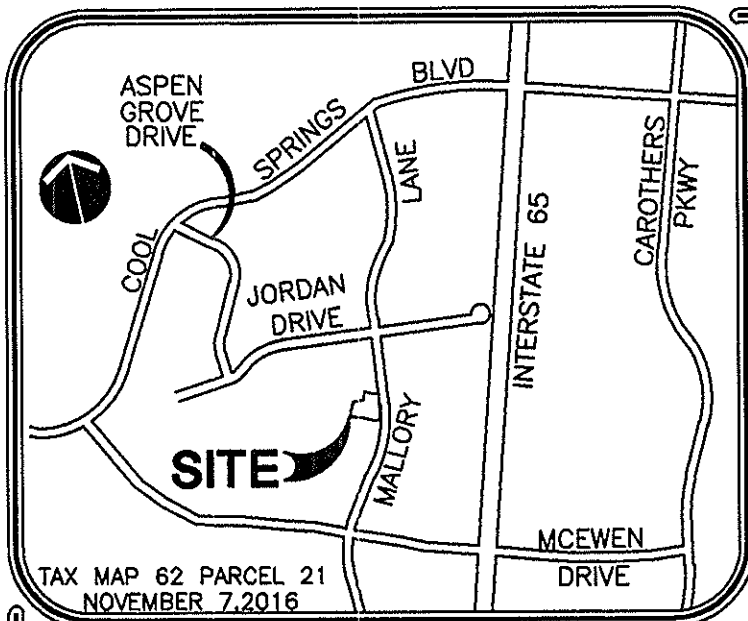
DATE: OCTOBER 8, 2018 JOB NO: 16065 WO: 0569

RAGAN•SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS BALL-CHANDLER
EMAIL: dchandler@ragansmith.com

TOTAL AREA = 171,410 SQUARE FEET OR 3.94 ACRES ±

SHEET 1 OF 3



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT)
FRONT: 30'
SIDE: 15'
REAR: 25'
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
- LOTS 4 AND 5 ARE PART OF A UNIFIED DEVELOPEMENT PLAN (CITY OF FRANKLIN PL#6249 RANCO FARMS SUBDIVISION, SITE PLAN, REVISION 2, LOT 2).
- THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.
- U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.
- TDEC HYDRAULIC DETERMINATION LETTER, DATED DECEMBER 23, 2015, CLASSIFIED CHANNEL AS WET WEATHER CONVEYANCE.

LINE TABLE		
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LEGEND		
CM(O) CONCRETE MONUMENT (OLD)	TRANSFORMER PAD	R.O.W.C.T.
IRON ROD (OLD)	SIGN	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
IRON ROD (NEW)	PARCEL NUMBER	—UGT— UNDERGROUND TELEPHONE LINE
"RAGAN SMITH & ASSOCIATES"	UTILITY POLE	—UGE— UNDERGROUND ELECTRIC LINE
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WATER VALVE	UTILITY POLE W/ LIGHT	—T— OVERHEAD TELEPHONE LINE
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STORM MANHOLE	TELEPHONE RISER	—SA— SANITARY SEWER LINE
SANITARY SEWER MANHOLE	CABLE TV BOX	—G— GAS LINE
LIGHT STANDARD	FENCE	—W— WATER LINE
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT	ELECTRIC BOX	
	SEWER MANHOLE PROPOSED	
	FIRE HYDRANT PROPOSED	
	ACCESS EASEMENT	

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM THARALDSON MOTELS II, INC., A NEVADA CORPORATION BY QUITCLAIM DEED OF RECORD IN BOOK 7311, PAGE 602, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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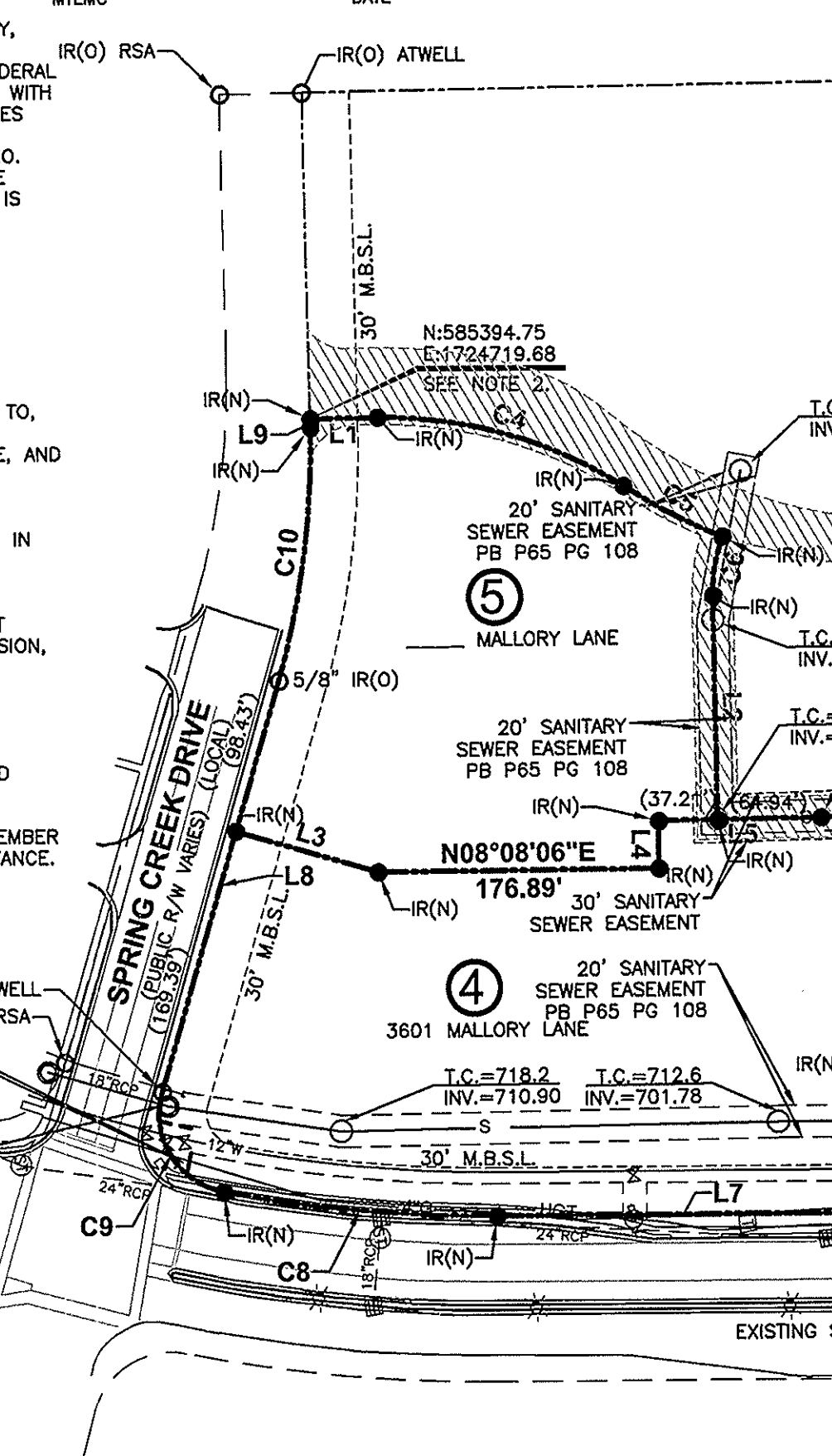
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CURVE TABLE		
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C9	50.00'	83.31'
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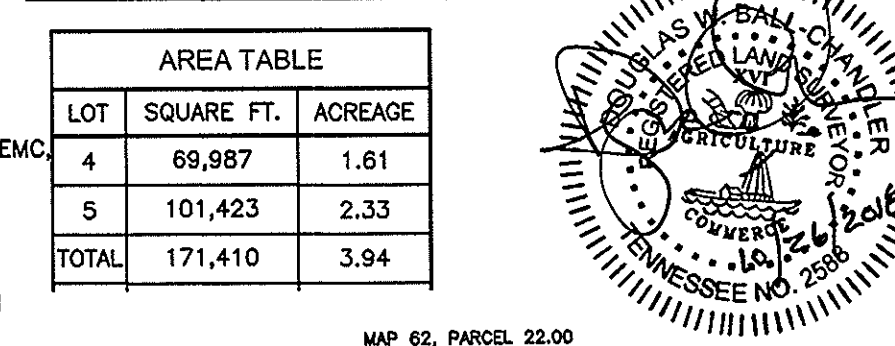
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LOT	SQUARE FT.	ACREAGE
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TOTAL	171,410	3.94

MAP 62, PARCEL 22.00
NR MCEWEN PROPERTY
OWNER, LLC
DEED BOOK 6648, PAGE 99
R.O.W.C.T.

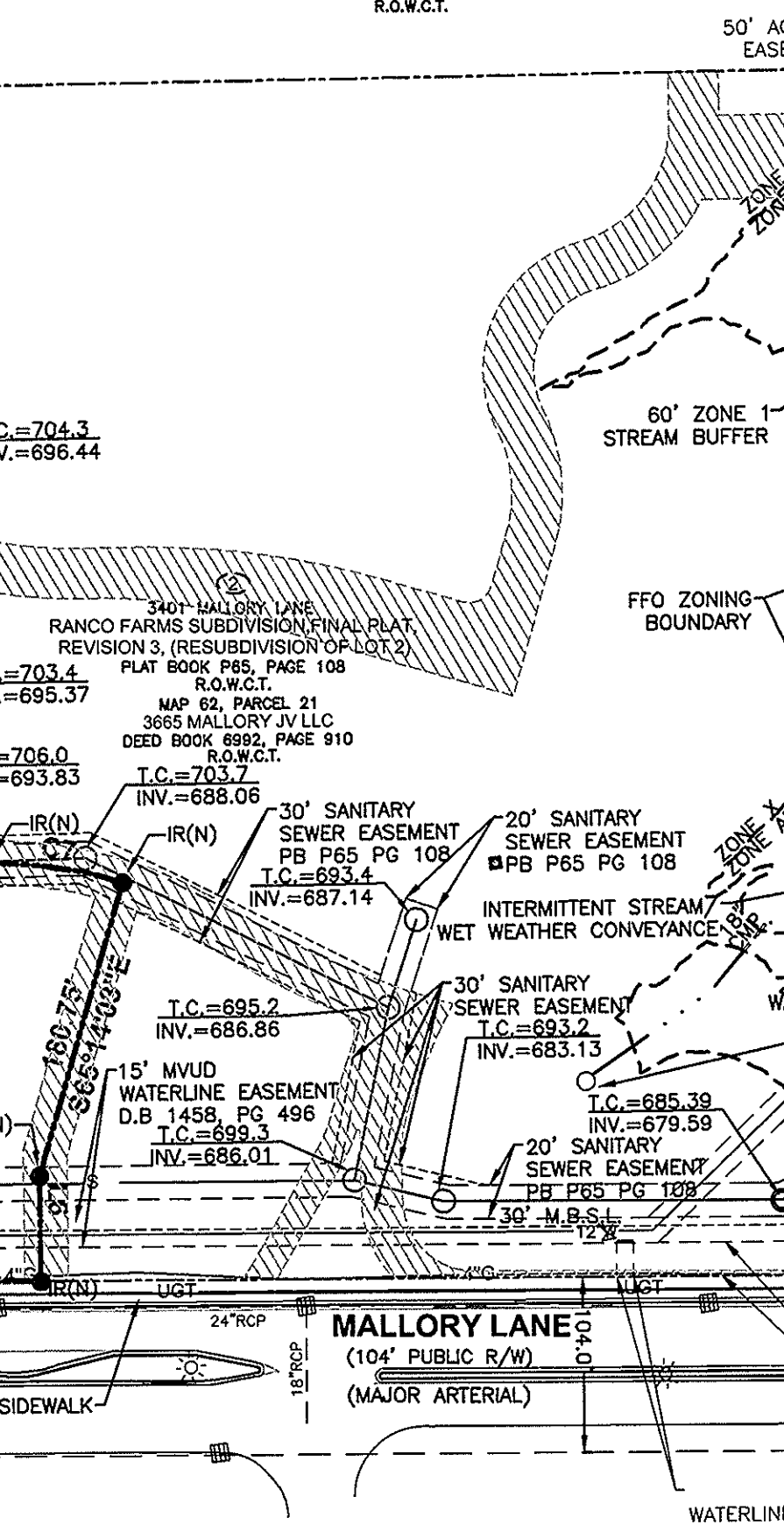


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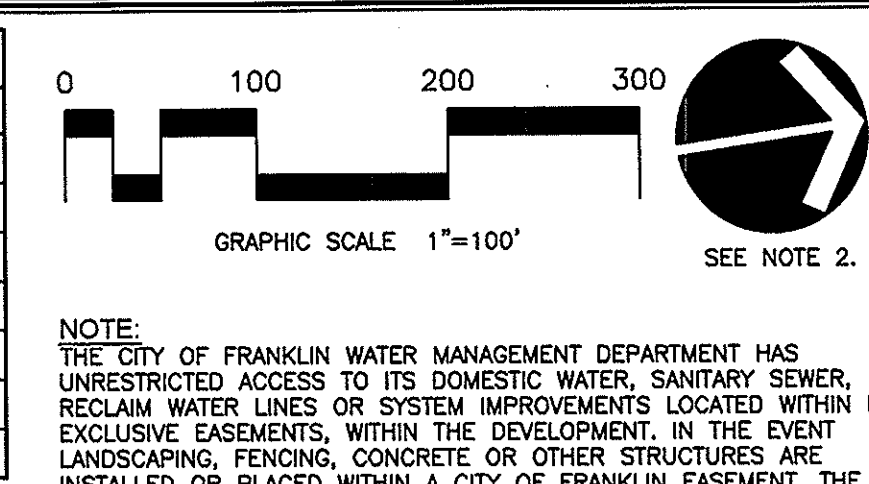
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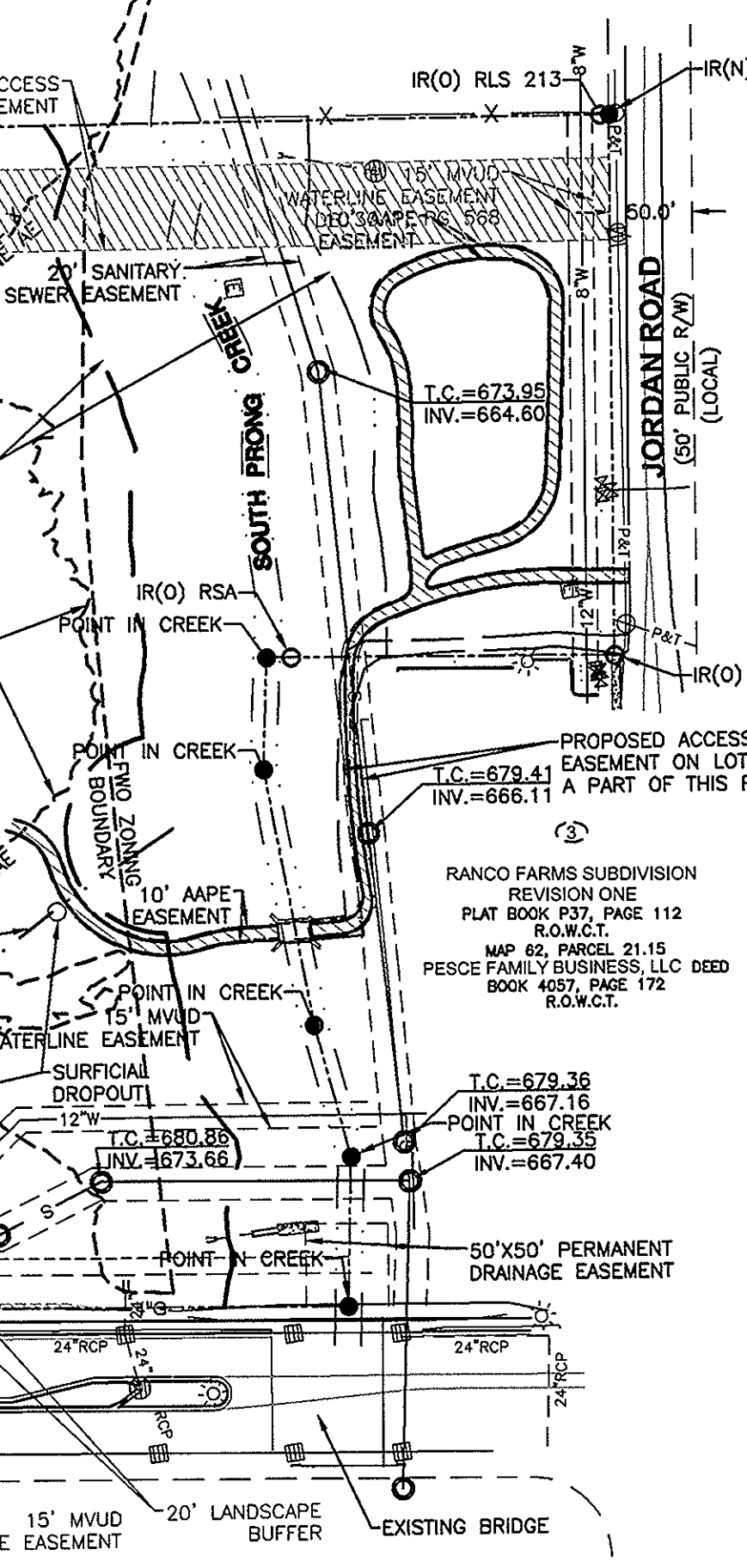
MAP 62, PARCEL 22.00
NR MCEWEN PROPERTY
OWNER, LLC
DEED BOOK 6648, PAGE 99
R.O.W.C.T.



OWNER
HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
1202 WESTRAC DR
3RD FLOOR
FARGO, ND 58103
CONTACT: JEFF MCKAY
PHONE: 701-293-4077
jeff@dakotalg.com



NOTE:
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RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7311, PAGE 602, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.
HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
H.H. HERITAGE INN OF FRANKLIN, A NEVADA LIMITED LIABILITY COMPANY

AUTHORIZED REPRESENTATIVE _____ DATE _____
AUTHORIZED REPRESENTATIVE _____ 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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
DATE: 10/26/2018
SURVEYOR: _____
TN RLS NO. 2588

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.
DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

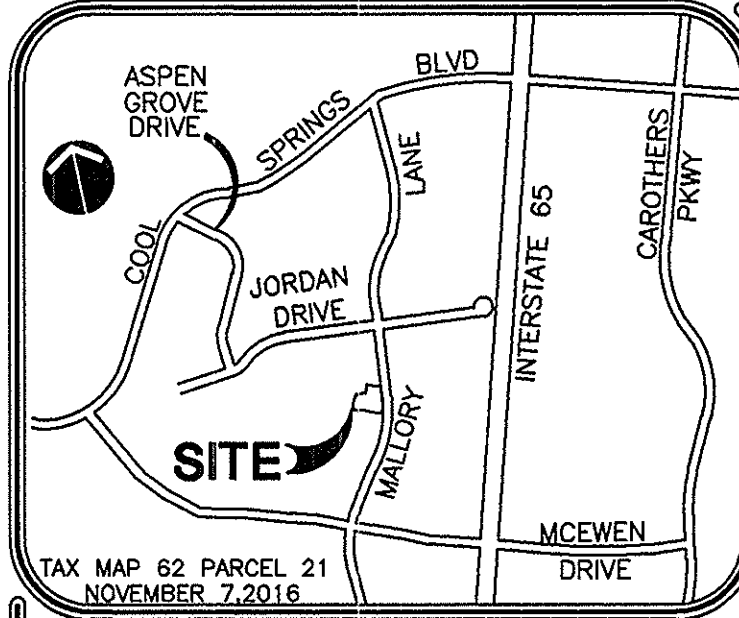
CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. FUTURE INTERNAL WATERLINES TO LOT 1 AND 2 WILL BE REQUIRED. WATER LINES TO BE DESIGNED AND CONSTRUCTED PER MVUD DESIGN AND SPECIFICATIONS.
MALLORY VALLEY UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.
SUPERINTENDENT STREETS _____ DATE _____
FRANKLIN TN.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

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

FINAL PLAT
RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4)
CITY OF FRANKLIN PROJECT No. 6834
SPRING CREEK DRIVE & MALLORY LANE
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
DATE: OCTOBER 8, 2018 JOB NO: 16085 WO: 0569
RAGAN•SMITH
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8891 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS BALL-CHANDLER
EMAIL: dchandler@ragansmith.com



TAX MAP 62 PARCEL 21
NOVEMBER 7, 2016

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT)
FRONT: 30'
SIDE: 15'
REAR: 25'
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
- LOTS 4 AND 5 ARE PART OF A UNIFIED DEVELOPEMENT PLAN (CITY OF FRANKLIN PL#6249 RANCO FARMS SUBDIVISION, SITE PLAN, REVISION 2, LOT 2).
- THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.
- U.S ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.
- TDEC HYDRAULIC DETERMINATION LETTER, DATED DECEMBER 23, 2015, CLASSIFIED CHANNEL AS WET WEATHER CONVEYANCE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°40'59"E	42.46'
L2	S82°19'01"E	140.39'
L3	N24°45'20"E	93.14'
L4	N81°51'54"W	29.94'
L5	N07°40'59"E	102.15'
L6	S81°54'15"E	62.49'
L7	S08°22'03"W	234.52'
L8	N65°12'07"W	268.06'

LEGEND

- CM(O) CONCRETE MONUMENT (OLD)
IR(O) IRON ROD (OLD)
IR(N) IRON ROD (NEW)
"RAGAN SMITH & ASSOCIATES"
FIRE HYDRANT
WATER VALVE
CATCH BASIN
STORM MANHOLE
SANITARY SEWER MANHOLE
LIGHT STANDARD
P.U.D.E.
GREEN INFRASTRUCTURE EASEMENT
PB P65 PG 108
- TRANSFORMER PAD
SIGN
PARCEL NUMBER
UTILITY POLE
UTILITY POLE W/ ANCHOR
UTILITY POLE W/ LIGHT
GAS VALVE
TELEPHONE RISER
CABLE TV BOX
FENCE
ELECTRIC BOX
SEWER MANHOLE PROPOSED
FIRE HYDRANT PROPOSED
UNDERGROUND ELECTRIC EASEMENT
PB P65 PG 108
- R.O.W.C.T.
REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
-UGT- UNDERGROUND TELEPHONE LINE
-UGE- UNDERGROUND ELECTRIC LINE
-P- OVERHEAD ELECTRIC POWER LINE
-T- OVERHEAD TELEPHONE LINE
-P/T- OVERHEAD POWER AND TELEPHONE LINES
-SA- SANITARY SEWER LINE
-G- GAS LINE
-W- WATER LINE

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM THARALDSON MOTELS II, INC., A NEVADA CORPORATION BY QUITCLAIM DEED OF RECORD IN BOOK 7311, PAGE 602, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 21.21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

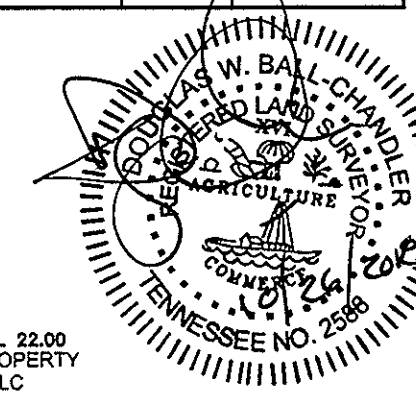
PLAT REFERENCE
THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSCEDES LOT 4 AS SHOWN ON THE FINAL PLAT ENTITLED "RANCO FARMS SUBDIVISION, REVISION 3, (RESUBDIVISION OF LOT 2)" OF RECORD IN PLAT BOOK P65, PAGE 108, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MTEMC CERTIFICATION
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

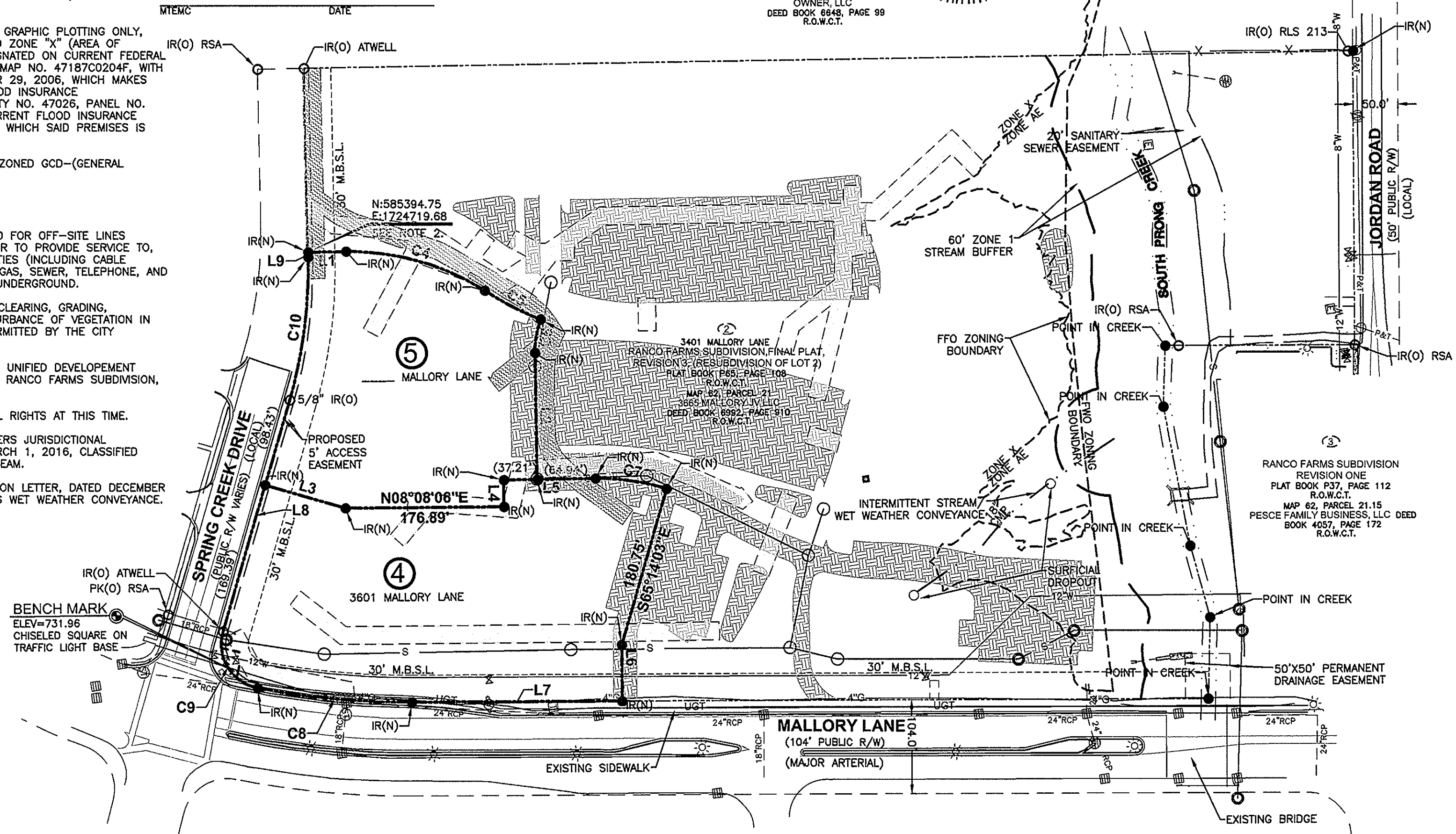
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	280.94'	162.72'	33°11'10"	83.71	160.46'	N24°19'53"E
C5	318.07'	70.31'	12°39'54"	35.30	70.16'	N35°54'32"E
C6	100.00'	37.85'	21°41'20"	19.16	37.63'	S71°28'20"E
C7	250.00'	80.44'	18°26'11"	40.57	80.10'	N16°54'05"E
C8	902.93'	172.74'	10°57'41"	86.63	172.48'	S13°50'53"W
C9	50.00'	83.31'	95°28'09"	55.02	74.00'	S67°03'48"W
C10	529.00'	160.30'	17°21'43"	80.77	159.69'	N73°52'58"W

AREA TABLE		
LOT	SQUARE FT.	ACREAGE
4	69,987	1.61
5	101,423	2.33
TOTAL	171,410	3.94

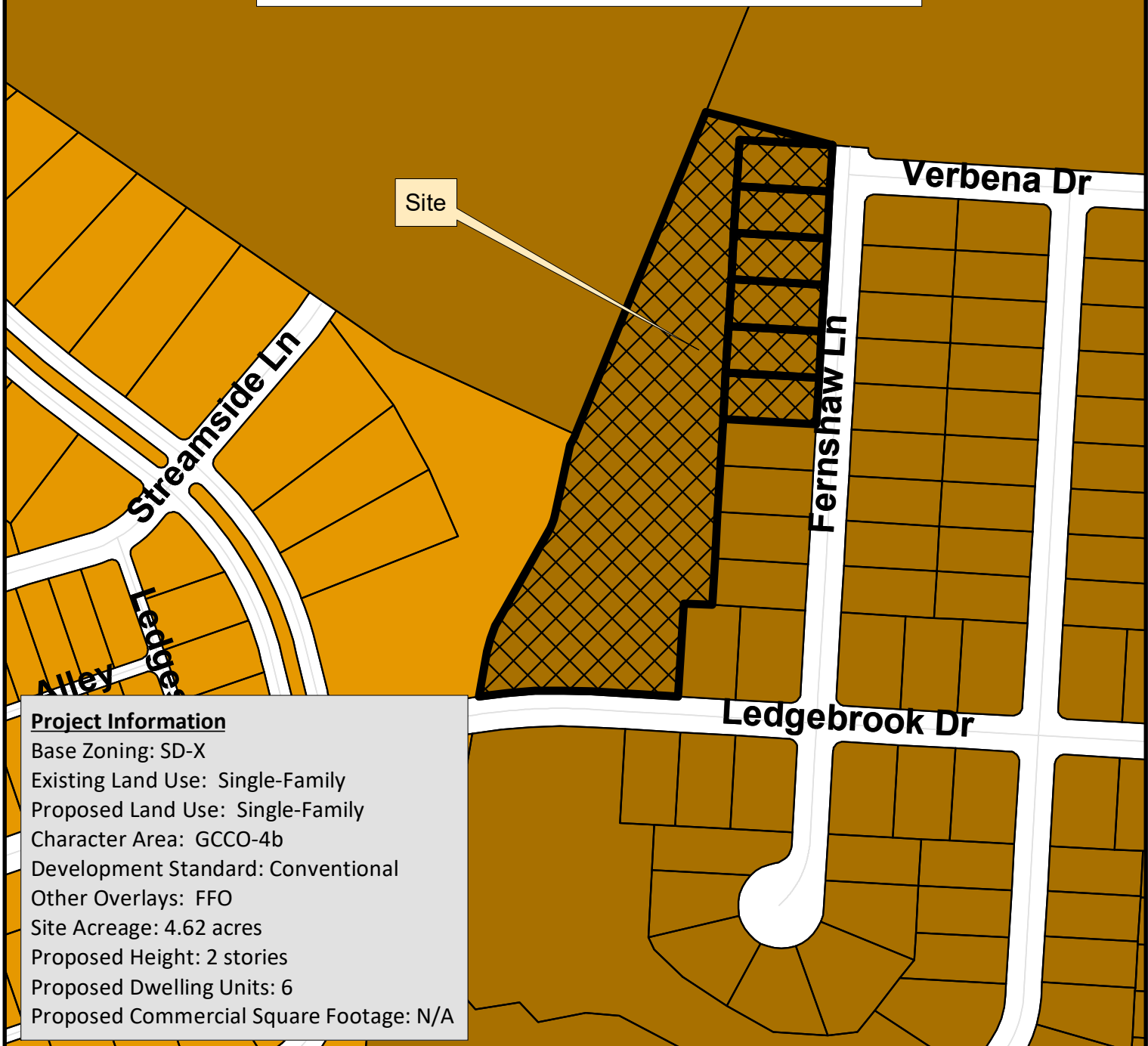
MAP 62, PARCEL 22.00
NR MCEWEN PROPERTY
OWNER, LLC
DEED BOOK 8848, PAGE 99
R.O.W.C.T.



NOTE:
THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS, WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENTS WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.



STREAM VALLEY PUD SUBDIVISION, FINAL PLAT,
SECTION 13, REVISION 2, (FFO REVISION ON LOTS 444-449 & 496)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/15/2018



Project Information

Base Zoning: SD-X
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: GCCO-4b
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 4.62 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 6
Proposed Commercial Square Footage: N/A

- | | |
|---|---------------------------------------|
| Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 2 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 50 100 200
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Site Data

Project Name:

Stream Valley - Section 13 Final Plat, Revision 2, FFO Revision on Lots 444-449 & 496

COF Project #:

6840

Subdivision:

Stream Valley PUD Subdivision

Lot numbers:

Lots 444-449

Address:

with Lot 496 being Open Space

City:

Lewisburg Pike and Stream Valley Blvd.

County:

Franklin

State:

Williamson

Civil District:

Tennessee

10th

Existing Zoning:

Specific Development-Variety (SD-X)

Charter Area Overlay:

GCCO-4b

Other Applicable Overlays:

FFO

Applicable development standard:

Conventional

Acreage of site:

4.62 acres

Minimum required setback lines:

Garden Homes:

Lots 444-449

Front Yard:

15 Feet

Side Yard:

5-10 Feet (10' on a Street)

Rear Yard:

15 Feet

Owners representative:

Stream Valley Franklin, LLC

Address:

P.O. Box 314

Franklin, TN 37065

Phone number:

615.305.1033

Email address:

tyler.ring@tenncontractors.com

Contact Name:

Tyler Ring

Applicant:

Energy Land & Infrastructure

Address:

1420 Donelson Pike, Suite A12

Nashville, TN 37217

Phone number:

(615) 383-6300

Email address:

clay.wallace@eli-llc.com

Contact name:

Clay Wallace

Land Surveyor:

Energy Land & Infrastructure

Address:

1420 Donelson Pike, Suite A12

Nashville, TN 37217

Phone number:

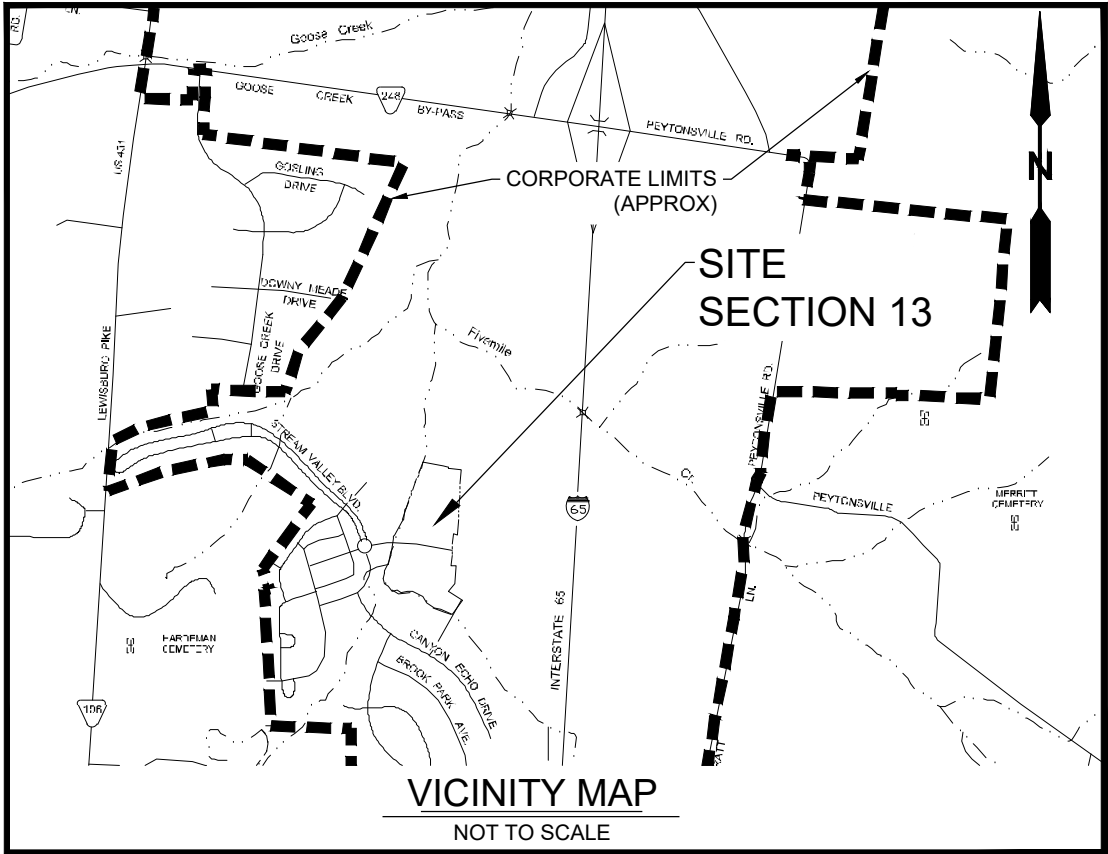
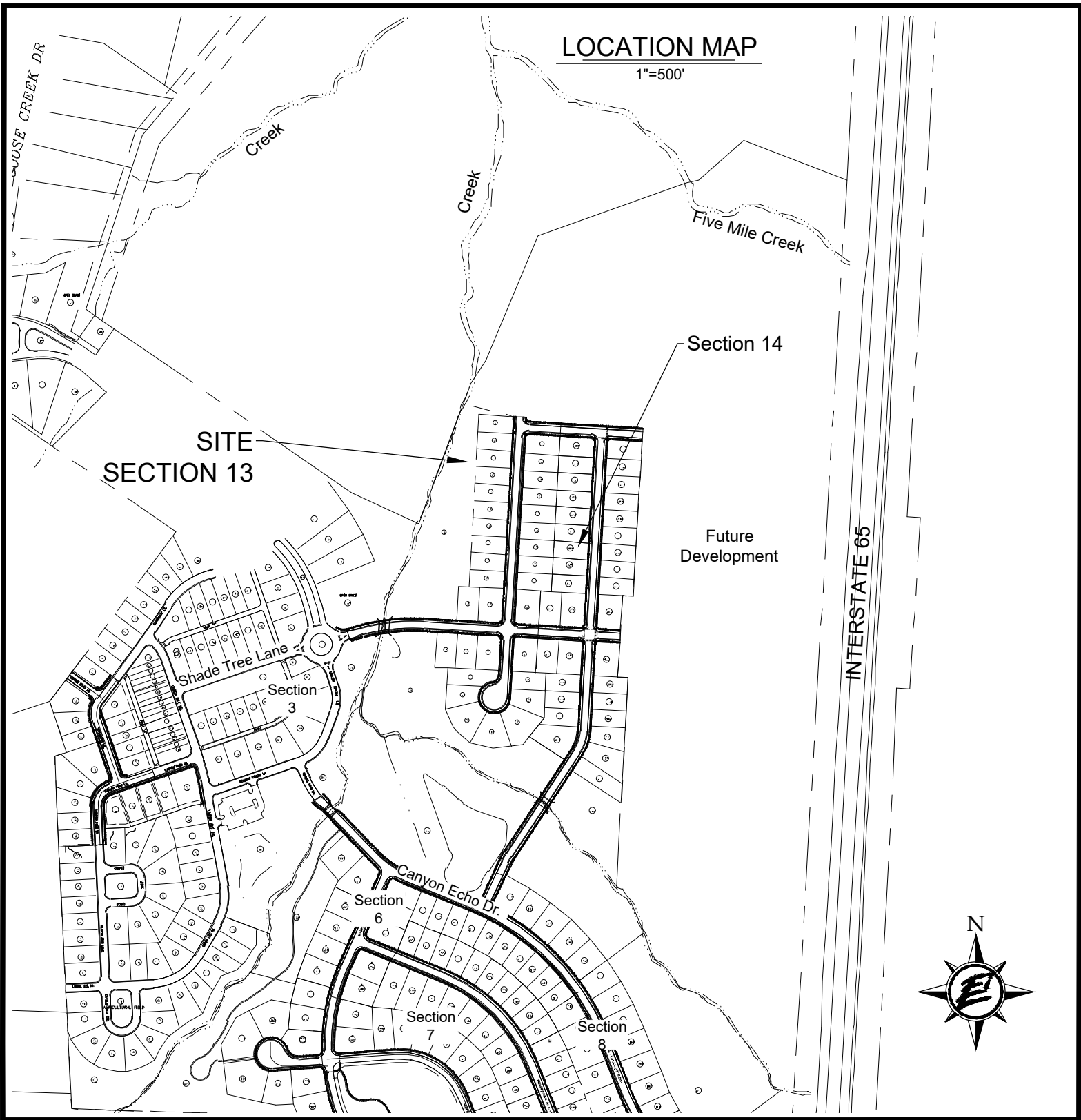
(615) 383-6300

Contact name:

Bennie Wheeler

Email address:

bennie.wheeler@eli-llc.com



Certificates Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in 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.

Owner _____ Date _____

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Stream Valley Subdivision - Section 13 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 _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Stream Valley Subdivision - Section 13 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 HB&TS Utility District to assure completion of such improvements.

HB&TS Franklin, TN _____ 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 13 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

STREAM VALLEY PUD SUBDIVISION
SECTION 13, FINAL PLAT - REVISION 2,
FFO REVISION ON LOTS 444-449 & 496
SHEET 1 OF 2

10th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6840
DATE: October 8, 2018
REVISED: October 25, 2018

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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- The purpose of this plat is to revise the location of the FFO boundary on lots 444-449, and 496.
- This plat voids, vacates, and supercedes all previous recordings (Book P64, Page 124 & Book P68, Page 32) for the subject lots.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM Map Number 47187C0355 F, revised September 29, 2006 and per FEMA LOMR-F (18-040503A) dated December 8, 2017, and FEMA LOMR-F (18-04-6010A) dated September 5, 2018.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plane Coordinate System, Zone 5301, Flipzone 4100; NAD 83 datum.
- 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEM.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- 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.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
- Unless otherwise designated on the recorded plat, a 10' wide drainage 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.
- Mineral rights shall be transferred to property owner.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Residential lots abutting open space areas shall not contain opaque fences.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Any HB&TS Utility District 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 driveways which cross an easement. No trees or shrubbery will be planted within the easements.

Total area: 201,228 S.F. or 4.62 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
Owner: Stream Valley Franklin, LLC
P/O Deed Book 5559, Page 782
Register's Office for Williamson County, TN

Road Data:

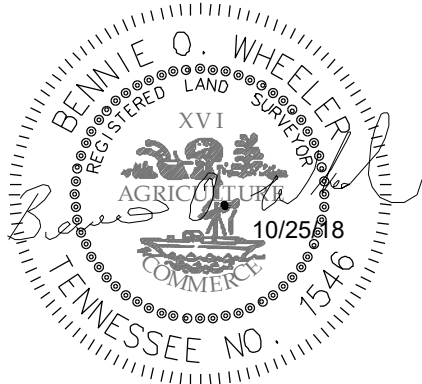
Acreage in new roads 0 Acres
Linear footage of new roads 0 Feet

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 _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

Surveyor Information
Bennie Wheeler, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: bennie.wheeler@eli-llc.com



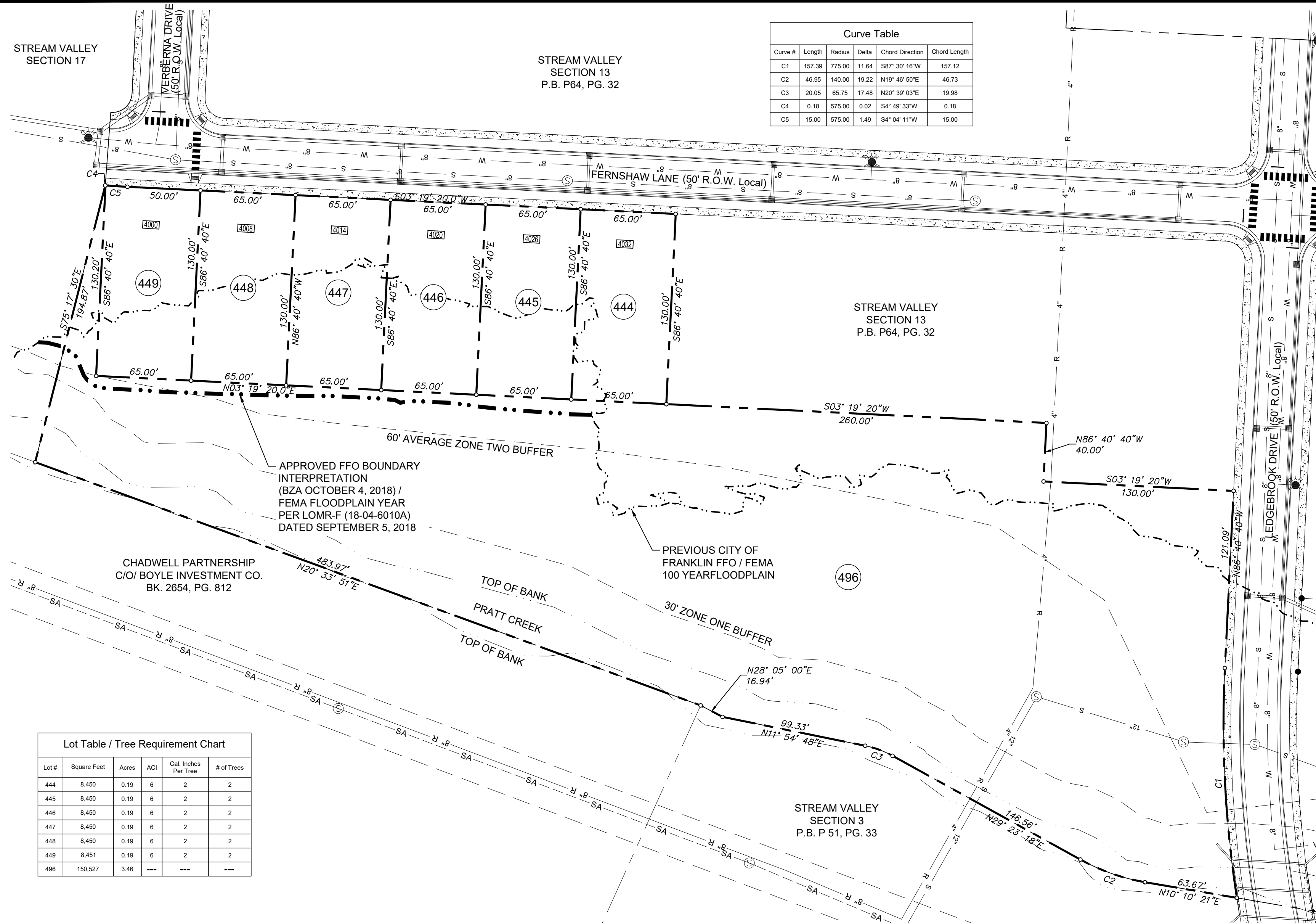
Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared and provided to us by Littlejohn Engineering Associates dated August 12, 2005.

STREAM VALLEY
SECTION 17

STREAM VALLEY
SECTION 13
P.B. P64, PG. 32

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	157.39	775.00	11.64	S87° 30' 16"W	157.12
C2	46.95	140.00	19.22	N19° 46' 50"E	46.73
C3	20.05	65.75	17.48	N20° 39' 03"E	19.98
C4	0.18	575.00	0.02	S4° 49' 33"W	0.18
C5	15.00	575.00	1.49	S4° 04' 11"W	15.00



APPROVED FFO BOUNDARY
INTERPRETATION
(BZA OCTOBER 4, 2018) /
FEMA FLOODPLAIN YEAR
PER LOMR-F (18-04-6010A)
DATED SEPTEMBER 5, 2018

CHADWELL PARTNERSHIP
C/O BOYLE INVESTMENT CO.
BK. 2654, PG. 812

PREVIOUS CITY OF
FRANKLIN FFO / FEMA
100 YEAR FLOODPLAIN

STREAM VALLEY
SECTION 13
P.B. P64, PG. 32

STREAM VALLEY
SECTION 3
P.B. P 51, PG. 33

Lot Table / Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	# of Trees
444	8,450	0.19	6	2	2
445	8,450	0.19	6	2	2
446	8,450	0.19	6	2	2
447	8,450	0.19	6	2	2
448	8,450	0.19	6	2	2
449	8,451	0.19	6	2	2
496	150,527	3.46	---	---	---

Legend

	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Proposed Sidewalk
	Lot Number
	Lot Address

STREAM VALLEY PUD SUBDIVISION SECTION 13, FINAL PLAT - REVISION 2, FFO REVISION ON LOTS 444-449 & 496

SHEET 1 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6840

DATE: October 8, 2018

REVISED: October 25, 2018



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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VILLAGE AT WEST MAIN PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/15/2018

Iris Pl

Brookwood Ave

W Main St

Site

Bostick St

Cattle Ave

Project Information:
Base Zoning: SD-R & OR
Existing Land Use: Multi-Family & Commercial
Character Area: CFCO-8
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 3.33 acres

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



0 50 100 200
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 herein.
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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

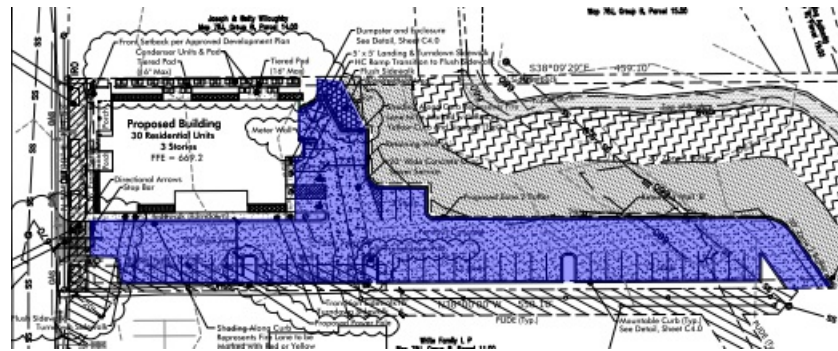
Engineering - Final Plat Checklist

General Issues

11. C. Final Plat

joe.marlo@franklinth.gov Comment not adequately addressed. This reviewer could not find text or linework designating a Green Infrastructure Easement on the submitted plat.

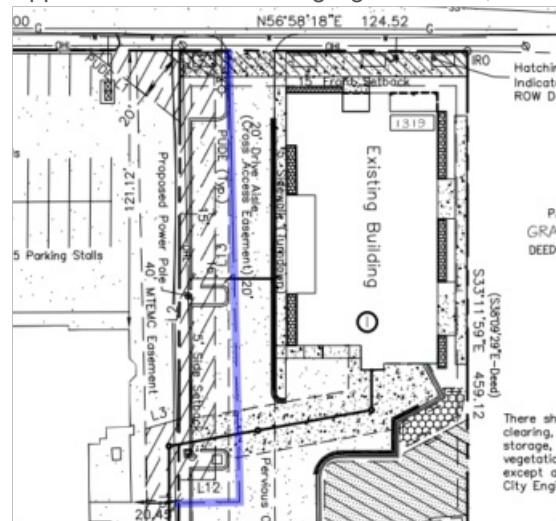
Show Green Infrastructure Easements around all Green Infrastructure BMPs (pervious pavement, bioretention, bioretention forebays, etc.) on the Final Plat.



32. Linework

joe.marlo@franklinth.gov The following is a newcomment based on newinformation shown.

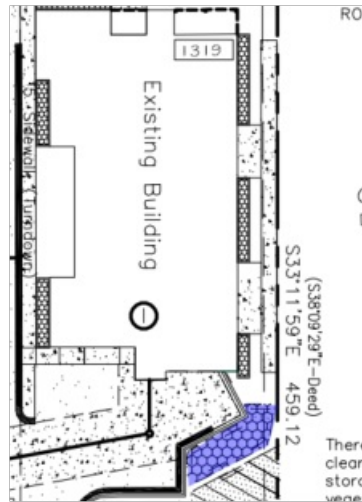
Applicant to label the line highlighted below, or delete if errant.



33. Linework

joe.marlo@franklin.tn.gov The following is a new comment based on new information shown.

Applicant to label the bioretention area hatching highlighted below, or include it in the legend.



Planning

[Villages-West-Main-Final-Plat 8-13-2018+.pdf](#)

27. Project name

joseph.bryan@franklin.tn.gov Comment not addressed. Applicant shall revise titleblock to include "PUD Subdivision."

29. Lot 2 Note

joseph.bryan@franklin.tn.gov Applicant shall revise note 20 to "Village At West Main PUD Subdivision."

[Villages-West-Main-Final-Plat Rev 10-16-18.pdf](#)

34. Iron Pins

joseph.bryan@franklin.tn.gov Applicant shall show iron pins where the two properties share a property line, one needed on the west main corner and on the southern point by the stream.

Stormwater

General Issues

17. Riparian Buffer

jeff.willoughby@franklin.tn.gov Please label buffer zones as Zone 1 Riparian Buffer and Zone 2 Riparian Buffer.

From: rebecca_cbb
To: [Margaret Martin](#); [Scott Speedy](#); danamclendon@mac.com; bev@aldermanburger.com; annpetersen@comcast.net; [Brandy Blanton](#); [Pearl Bransford](#); clyde.barnhill@franklin.gov; emily.hunter@franklin.gov; [Amy Diaz-Barriga](#); [Christopher Andrews](#)
Subject: Proposed Carothers Chase Development Plan
Date: Wednesday, March 6, 2019 6:54:12 PM

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

I request that this email go on public record for the proposed Carothers Chase Development Plan.

I will be directly affected by this proposed plan for building Carothers Chase. I am extremely unhappy about this plan from looking at the maps. They will be blasting in my backyard basically. I can only imagine the damage this will do to my home because when there was blasting from Lockwood Glen my windows would rattle. I dont even want to think what is going to happen when they are blasting 15 ft from my home. I also do not believe it is fair to me as a homeowner to have to pay to have my home inspected if I think there is damage I feel like this should be the responsibility of the builder and the homeowners should get to choose who comes out to inspect there homes not the builder. I also am extremely unhappy about making connectivity between subdivisions. There are so many children that live in this subdivision that will be affected by this they will lose their places to play and ride bikes. Families will also lose their places to walk and walk their dogs because there will essentially be a main road running through our subdivision. I would like to state again I do not want this subdivision built. I feel like if this happens this will negatively affect our subdivision in so many ways.

Thank you for your time
Rebecca Cobb

Sent from my Sprint Samsung Galaxy S8+.

From: rebecca_cbb
To: [Margaret Martin](#); [Scott Speedy](#); danamclendon@mac.com; bev@aldermanburger.com; annpetersen@comcast.net; [Brandy Blanton](#); [Pearl Bransford](#); clyde.barnhill@franklin.gov; emily.hunter@franklin.gov; [Amy Diaz-Barriga](#); [Christopher Andrews](#)
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