



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 25, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 25, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [18-1052](#) Approval of the September 27, 2018 FMPC Minutes.

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

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. [18-1067](#) 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)
3. [18-1068](#) 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)
4. [18-1069](#) Cool Springs East Subdivision, site plan, section 31, lot 710; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
5. [18-1070](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)
6. [18-1071](#) Creekstone Commons PUD Subdivision, site plan, section 4; reduce and extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
7. [18-1072](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

8. [18-1073](#) 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)
9. [18-1074](#) Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements to October 24, 2019. (CONSENT AGENDA)
10. [18-1075](#) 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)
11. [18-1077](#) 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)
12. [18-1078](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
13. [18-1079](#) Gateway Community Church Subdivision, site plan; extend the maintenance agreement for sewer improvements to October 24, 2019. (CONSENT AGENDA)
14. [18-1080](#) 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)
15. [18-1081](#) Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)
16. [18-1082](#) 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)
17. [18-1083](#) 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)

18. [18-1084](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 3) improvements to October 24, 2019. (CONSENT AGENDA)
19. [18-1085](#) Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
20. [18-1086](#) 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)
21. [18-1087](#) 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)
22. [18-1088](#) 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)
23. [18-1089](#) Ralston Row PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
24. [18-1090](#) 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)
25. [18-1091](#) 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)
26. [18-1092](#) Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
27. [18-1093](#) 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)
28. [18-1094](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
29. [18-1095](#) 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)

30. [18-1096](#) 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)
31. [18-1097](#) 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)

REZONINGS AND DEVELOPMENT PLANS

32. [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 Approvec](#)
[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 \(3-29-19\)](#)

33. [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](#)

34. [18-0882](#) 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."

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Joseph Bryan

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

35. [18-0960](#) PUBLIC HEARING: 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." (10/25/18 FMPC 7-0, 11/13/18 WS)
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Josh King
- 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](#)
36. [18-1007](#) Consideration Of Ordinance 2018-54, 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); (10/25/18 FMPC 7-0, 11/13/18 BOMA 1st Reading 7-0, 12/11/18 BOMA 2nd Reading 7-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [Map City Owned Property RZ](#)
[ORD 2018-54 City property Lockwood Glen with Map and Survey.Law Approve](#)
[City property lockwood rezoning copy2](#)
37. [18-1031](#) 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)." (10/25/18 FMPC 7-0, 11/13/18 BOMA 1st Reading 7-0, 12/11/18 BOMA 2nd Reading) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [Map Lockwood Glen Rev 3 Rezoning and DP](#)
[2018-55 ORD Lockwood Glen Rezoning with DP revision with Map and Survey](#)
[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)

38. [18-1030](#) PUBLIC HEARING: 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.” (10/25/18 FMPC 7-0, 11/13/18 WS)

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

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](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

39. [18-1105](#) 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.

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](#)

40. [18-1109](#) 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)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP Lot9.pdf](#)
 [LOT9 Conditions of Approval 02.pdf](#)
 [Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 003.pdf](#)

41. [18-1106](#) 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)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_ElksLodge.pdf](#)
 [ElksLodge_Conditions of Approval_01.pdf](#)
 [Nashville Lodge No. 72 B.P.O. Elks, Final Plat - submittal 002.pdf](#)

OTHER FMPC ITEMS

42. [18-1051](#) Adoption of the 2019 FMPC Calendar.

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

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, September 27, 2018

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the August 23, 2018 FMPC Minutes.

Attachments: [DRAFT FMPC minutes 8-23-18](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from August 23, 2018, as presented. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

Mr. Wayne Cleveland spoke to the Commission concerning the sidewalk conditions at Rizer Point. He presented letters, photographs and information to the Commission, which shall be added to the record.

He presented the correspondence concerning the release of the surety bond for the sidewalks for Rizer Point. He stated that the sidewalks had not been completed. He stated that there were safety concerns for the neighborhood children. He showed that there were drainage concerns. He pointed to several photographs (A-E) to show that the sidewalks were not complete.

Mr. Cleveland stated that Goodall is adding sixteen homes to the neighborhood in sections 5 and 6. The new homes would have 3 access exits. He stated there were only two exits for the remaining 94 homes in Rizer Point. He was concerned that the existing homeowners would be paying for this.

Mr. Cleveland requested that the Commissioners review all of the information presented before the next Planning Commission meeting. He asked that Chair Hathaway ride with him through the neighborhood to view the conditions. He asked that no bonds be released to the developer until an inspection is done by someone from the City, who can get things done, because there are too many issues to discuss at this time.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that October is National Community Planning Month. At the October 9th Board of Mayor and Aldermen meeting, Mayor Moore will proclaim October as Community Planning Month. She invited the Planning Commissioners to attend and be included in the presentation.

She stated that in lieu of special planning activities to celebrate this year, she requested that everyone participate in the On the Table initiative on October 30th to engage in dialogue about our community on a variety of topics. She stated the Commissioners could visit www.franklintomorrow.org/onthetable for more details. She stated she would do her best to answer any questions. She stated this event is sponsored by Franklin Tomorrow and is related to how our community engages in dialogue and deals with the growth of our community and upcoming foreseeable issues, as well as exciting opportunities.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Items 2-5, 8 and 9, as presented on the Initial Consent Agenda. The motion carried by the following vote:

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

Approval of the Consent Agenda

Chair Hathaway recused himself from Item 10.

Chair Hathaway passed the floor to Vice-Chair Lindsey.

After the vote, Vice-Chair Lindsey passed the floor back to Chair Hathaway.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Item 10, as presented on the Secondary Consent Agenda. The motion carried by the following vote:

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

Recused: 1 - Chairperson Hathaway

SITE PLAN SURETIES

2. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for sidewalks improvements to September 26, 2019; extend the maintenance agreement for sewer improvements to September 26, 2019. (CONSENT AGENDA)
This Planning Item was approved.
3. Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
4. Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

5. Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for streets, drainage and sidewalks improvements; extend the performance agreement for water improvements to September 26, 2019. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. PUBLIC HEARING: Ordinance 2018-50 To Be Entitled, "An Ordinance To Rezone 19.83 Acres From General Commercial District (GC) To Specific Development Variety (SD-X 16.79, 67328) District For The Property Located North Of Liberty Pike And West Of Carothers Parkway, (Carothers Crossing West PUD Subdivision)." (9/27/18 FMPC 9-0, 10/09/18 BOMA 1st Reading 7-0)

Attachments: [2018-50 ORD Carothers Crossing West PUD Subdivision with map.Law Approved](#)
[MAP_CCWRezone+DevPlan.pdf](#)
[Carothers Crossing West-ALTA SURVEY.pdf](#)
[CCW Rezone.pdf](#)

Mr. Josh King, Principal Planner, stated that Ordinance 2018-50 accompanies a PUD Development Plan, Resolution 2018-81, which is the next item on the agenda. Both of these items are being considered and are tied together for this rezoning.

Envision Franklin places this parcel in a Regional Commerce design concept. Envision Franklin supports commercial, office, and multifamily residential uses in a mixed-use setting where new multifamily residential uses incorporate activated ground floor spaces. Staff has found that the rezoning and development plan are consistent with Envision Franklin.

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

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

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated that there are two votes on this development plan. He stated that he would like to make comments now that related to both the development plan and the rezoning. He gave the Commissioners a 3-D plan to view. He stated that the John Henry Carothers home is still standing. He discussed items that were discussed at the Joint Conceptual Workshop. Mr. Gamble stated that this property is located on the growth corridor of Carothers Parkway. It is the Jobs Corridor. The property is 19.5 acres, which is part of a mass plan. Envision Franklin encourages a mix of residential and commercial on the property. Taller structures are located closer to the of Interstate 65. This property allows for six stories to be permitted. They are proposing a rezoning from General Commercial to Special Development Variety which allows for both residential and commercial uses. They are proposing 67,330 square feet of non-residential and 332 multi-family units, including live-work apartments with on street parking. Five stories will face Carothers Parkway and four stories will face Huffines Ridge. Instead of having a retaining wall, the architecture will to act as a retaining wall and transition the grades on the property.

Mr. Gamble discussed job and employee statistics for the Franklin area. He discussed home median prices and income levels needed. He discussed rental prices and income levels for those apartments. He stated that developments pay for themselves. He provided income statistics which would go toward school impact fees, road impact fees and park land dedication fees.

The Applicant stated he was there to answer any questions. He stated that representatives from Southstar and Embrey were available. Mr. Gamble stated that Ryan

McMaster, Kimbley-Horn, was available to answer any questions related to the traffic study.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Gregory, that Ordinance 2018-50 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for discussion on the motion.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (9-0).

Commissioner Franks moved, seconded by Commissioner Gregory, that Ordinance 2018-50 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

7. PUBLIC HEARING: Consideration Of Resolution 2018-81, To Be Entitled:
“A Resolution Approving A Development Plan For Carothers Crossing
West PUD Subdivision, For The Property Located North Of Liberty Pike
And West Of Carothers Parkway.” (9/27/18 FMPC9-0; 10/09/18 WS)

Attachments: [MAP_CCWRezone+DevPlan.pdf](#)
[Res 2018-81 Carothers Crossing West_with exhibit.Law Approved.pdf](#)
[CCW_DevPlan_Conditions of Approval_01.pdf](#)
[FULLSET_CCW.pdf](#)
[ARCH_CCW.pdf](#)
[INTERNALSTREET_CCW.pdf](#)
[LAYOUT_CCW.pdf](#)
[Carothers Crossing West-ALTA SURVEY.pdf](#)
[Carothers Crossing West TIA_Review Memo_9-5-18 CB approved as noted.pdf](#)

Mr. Josh King, Principal Planner, stated that this is the resolution (Resolution 2018-81) approving the PUD development plan for the rezoning that was the previous item.

Envision Franklin places this area in Regional Commerce. He stated there were relevant passages from Envision Franklin in the staff report. Envision Franklin places a strong emphasis on building placement. This proposed development utilizes an internal street with minimal setbacks for the attached residential live/work units and apartments. The change in grade between the finished floor elevations of these buildings prevented the retail buildings from fully lining the street with storefronts. The office and retail buildings have a setback on Carothers Parkway consistent with the retail buildings on the east side of Carothers Parkway. New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site. The applicant uses a mix of live/work units to create a walkable community with pedestrian and bicycle connections to potential retail, restaurants, and office space. Each unit fronting the internal roadway is designed to have individual entrances and a parking space in front of each unit. The live/work units are intended to transition to a mix of light commercial uses over time as the market allows.

The entire proposed development is illustrating pedestrian, bicycle, potential future transit options, and vehicular connections into other existing and proposed developments spanning north of McEwen Drive, south to Murfreesboro Road, and as far east as Columbia State Community College campus.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design. This Development Plan received unanimous support from the Historic Zoning Commission earlier in September. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2018-81 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a discussion on the motion.

Commissioner McLemore asked if the John Henry Carothers house would be preserved.

Mr. Gamble stated that the house was not a part of this development plan. He stated the entity that has that property under contract would like to see the home preserved.

Commissioner McLemore confirmed the statistics that only 3 or 4 students from the 332 proposed units would attend schools. Mr. Gamble gave statistics from other local apartment complexes, which were obtained from the Williamson County School System. Commissioner McLemore asked what the rental price points would be. Mr. Gamble stated that one bedroom rentals would be around \$1400 per month and the two bedroom would be \$1800 per month.

Commissioner Gregory asked about the traffic study and traffic lights.

Ryan McMaster discussed the traffic. The exit would be right in/right out only and could not be accessed from Carothers heading north. He stated a light at the third access was not warranted.

Commissioner Gregory asked about the curve. Mr. McMaster said they are working through a study with Staff.

Alderman Petersen stated there was the Old Edward Curd Lane next to this property. Mr. Gamble stated they are proposing a connection to that.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (9-0).

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2018-81 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Forrest Crossing Subdivision, Final Plat, Revision 12, Lots 1286, 1287, 1288, 1289, 1290, 1291, (Rachel Springs Business Village), Consolidating Lots 1286-1291 To Support 100,000 Square Feet Of Office Space On 8.68 Acres, Located Near The Northeast Corner Of The Intersection Of South Royal Oaks And Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: [MAP RachelSprings.pdf](#)
[RachelSprings_FP_Conditions of Approval_01.pdf](#)
[Rachel Springs Village - Final Plat \(9-5-18\).pdf](#)

This Planning Item was approved.

9. Jordan Road PUD Subdivision, Final Plat, Creating 10 Single-Family Lots And Two Open Space Lots On 6.28 Acres, Located Between Mack Hatcher Parkway And West McEwen Drive, And South Of Jordan Road, Located At 622 Jordan Road. (CONSENT AGENDA)

Attachments: [6794 - MAP - Jordan Road PUD Subdivision Final Plat](#)
[6794 Conditions of Approval_01](#)
[PLAT JORDAN ROAD COF #-6794](#)

This Planning Item was approved.

10. Riverbluff PUD Subdivision, Final Plat, Section 4, Creating 21 Single-Family Lots And One Open Space Lot On 4.64 Acres, Located East Of Lewisburg Pike And South Of Dallas Drive. (CONSENT AGENDA)

Attachments: [6803 - MAP - Riverbluff PUD Subdivision Section 4 Final Plat](#)
[6803 Conditions of Approval_01](#)
[Riverbluff PUD Subdivision, Final Plat, Section 4](#)

This Planning Item was approved.

ENVISION FRANKLIN PLAN AMENDMENTS

11. Consideration Of Resolution 2018-45, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located At 4114 Murfreesboro Road To Change The Design Concept From Single Family Residential To Multifamily Residential." (PUBLIC HEARING)

Attachments: [Res 2018 45 4114 Murfreesboro Rd Map](#)

[RES 2018-45 Envision Franklin amendment 4114 Murfreesboro Road with updated map.Law Approved 2 18063 RLC Conceptual Plan](#)

[Letter from Jason and Demeka Church](#)

[Letter from Kimberly Hubbard](#)

[Letter from Mark Robbins](#)

Mr. Brad Baumgartner, Principal Planner, stated that the amendment request is for the property located at 4114 Murfreesboro Road. The property totals 15.82 acres. Envision Franklin has identified Single Family Residential as the Design Concept for this site. The applicant is requesting a change in design concept from Single Family Residential to Multifamily. The applicant has stated that the multifamily use will be for an age-restricted residential product. Significant changes have not occurred since the adoption of Envision Franklin that would necessitate the proposed amendment. The continuation of Multifamily Residential eastward along Murfreesboro Road is not supported by Envision Franklin or Staff as it does not reflect the character of that area or meet the intent of Envision Franklin.

He stated that there are also project considerations from the Engineering Department and Fire Department.

Mr. Baumgartner stated that Staff had received four letters from citizens. Two of the letters were in opposition to Item 11 and two were for the approval of Item 11.

Staff recommended disapproval of Resolution 2018-45.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke:

- 1. Demeka Church, 304 Terri Park Way: Opposed - Envision Franklin should not be changed. Concerns about home values.*
- 2. Alisa Napier, 212 Terri Park Way: Opposed - Concerns include home values, noise, traffic, and children's safety at bus stop.*
- 3. Matt Napier, 212 Terri Park Way: Opposed - Concerns include home values and the fear that if rezoning is approved, it would lead to many other properties being rezoned.*
- 4. Rob Corley, 214 Terri Park Way: Opposed - Concerns include the view of a three story complex and safety for children at the bus stop and while playing.*
- 5. Cindy Harper 160 & 164 Chester Stephens Road: Opposed - Concerns include the height of the complex, view from home, and the effect on home values.*
- 6. Kevin Berg, 115 Lanes End Drive: Opposed - Concerns include those expressed earlier by other speakers.*

The Applicant was represented by Dwight Kiser, Kiser Vogrin Design representing, Cameron General Contractors. Mr. Kiser came before the Commission requesting their

support for a Land Use Plan Amendment for this 15.8 acre tract of land from the Single Family Residential Design Concept to the Multi-family Design Concept. The reasoning behind this request is sound and appropriate and in keeping with Envision Franklin's intent of strengthening the City and creating exceptional places for its residents. As previously presented, the genesis of the request is the proposed development of Senior housing. His client seeks the ability to build, own, and manage a 130 DU Independent Senior living facility. As defined by Envision Franklin, the land use of the proposed development is residential and therefore meets the land use plan vision. However, the proposed building form is considered multi-family, therefore necessitating the need for this amendment request. Nationally, the Senior population represents the fastest growing segment of our society. In 2014, the number of people aged 65 & older in the US accounted for 14.5% of the total population. With 10,000 Baby Boomers turning 65 every day our Senior population is estimated to equal 19% of our total population by year 2030. As a comparison, the US Census Bureau estimated Franklin's total population in 2017 will be roughly 78,300 people. Of our population, 11.7% of our residents were age 65 & older, roughly 9,200 citizens. These facts indicate a quickly growing segment of our society, and with that growth, a clear need for appropriate Senior housing options. There is a common term called "Continuum of Care" which refers to the increasing intensity of health care services and correlates with specific housing needs that a Senior may need as they age. If you envision a linear spectrum, at the beginning is Independent Living, defined as a person who is more or less self-sufficient and able to live safely on their own with occasional assistance with daily activities such as housekeeping and household maintenance. This type of housing community and personal support is specifically what is proposed for this site. Next in the spectrum, is Personal Care, then Assisted Living and Memory Care. These settings are for people who need help with the daily activities of living, such as bathing and dressing or may have age related memory issues or conditions such as Alzheimer's Disease. Then, to the far right is Skilled Care. This is for those folks who have major health issues and are no longer able to care for themselves. He described these settings to highlight the fact that there exists, in our country and our City, numerous and varying housing needs for our Senior population. Yet, our City's guiding planning document, Envision Franklin and the Zoning Ordinance, only recognizes one, that being Assisted Living. Because the typical housing arrangement of most Senior Facilities are attached rooms or units, out of necessity due to the physical and mental needs of its residents, these housing communities almost always fall into the multi-family classification. Therefore, all too often, carry the stigma the term apartment typically elicits. As noted, our site is located on Highway 96 East. This is a Major Arterial road carrying an ADT of 26,000 vehicles per day per the 2016 census count. These counts will, most likely, continue to grow with the forthcoming expansion to 4 lanes of a 5.6-mile segment of the road to the East that will run from Arno Road to East of Wilson Pike. This expansion is based on anticipated traffic volume, both existing and future. A TDOT spokeswoman recently noted that "Eventually the 96 corridor will be widened all the way to Murfreesboro". It is a significant road with significant traffic volume. Perhaps, as support to this, Envision Franklin does recognize the area as appropriate for more intensive land use by calling for the future development of Neighborhood Commercial land uses for an 8.4 acre area directly across the highway from our site. To highlight the ongoing growth and transition of this area to more intensive uses, Mr. Kiger stated he wanted to draw attention to their neighbor to the West, The Fountains, a 13.5-acre primarily Assisted Living & Memory Care Senior housing facility. This parcel is designated as a Multi-family Design Concept. This is the same as what is being requested. This Amendment Request is not supported by staff primarily because not enough "Change" has occurred since adoption of Envision Franklin. Mr. Kiser stated, "I'm not sure how to define "Not Enough Change", but I do submit that change occurs every day in our growing community, and change is inevitable to accommodate our growing

needs". Services, housing opportunities, work opportunities and recreational opportunities are hallmarks that make Franklin great. They also need change through growth to accommodate our increasing demand. That is reflected in our 4.9% - 2017 growth rate. Mr. Kiser stated that his Client did not start their process by seeking to be here tonight to request this Amendment. The client located a site, one that was within a reasonable budget, within a residential section or "neighborhood" of our city with documented demand, with good access to and from services, and of a size that would comfortably fit a proven program. "Neighborhood" is a key element in Senior housing. Statistically, we know that upwards of 75% of the future residents of Independent Living communities relocate from residential settings within a 5-8 mile radius of their location. As a community, we should seek to create more opportunity to locate Senior housing where it is most needed. A place located near the homes or neighborhoods the residents are often forced to leave behind due to "age". In many cases, these residents could be our parents or the same people that, yesterday, were our neighbor. Perhaps, they lived down the road, or worked at the local store. They did not choose to grow old and out of necessity leave their home. It will happen to all of us. This development will be a positive addition to our community, in an area relevant to the needs of its future residents and on a site appropriate for the use. He stated that they are not requesting the approval of a site plan tonight but merely the opportunity to submit a plan. Mr. Kiser requested support in this Amendment Request.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2018-45 be approved.

Chair Hathaway asked for discussion on the motion.

Commissioner Orr asked the Applicant to speak on the average age of the residence and whether the residents would be driving.

Mr. Kiser stated the average age was 80-83 years of age. He stated that 40 to 60% of the residents would not drive.

Commissioner Lindsey asked about the remaining parcels near Highway 96 which would be left. Mr. Kiser discussed the property owned by Mr. and Mrs. Hawkins. He stated that the gas line goes between the homes. He stated that his client had offered to buy their property, and the owners were in consideration of the offer.

Commissioner Allen asked if she needed to give a reason for voting against Item 11.

Chair Hathaway confirmed that Item 11 was a vote to amend Envision Franklin.

Alderman Petersen stated that no reason was needed for voting against Item 11. Ms. Shauna Billingsley, City Attorney, stated that no reason was needed for a vote against the motion.

Commissioner Harrison stated that he only saw one entrance for the concept plan. Mr. Kiser said those details would be worked out with the Engineering staff. He stated they wanted to be 225 feet from Hurstbourne Subdivision and provide buffers for the surrounding neighborhoods.

Chair Hathaway asked for a vote on the motion, as presented.

The motion failed by the following vote (3-5-1). The votes were as follows:

Commissioner McLemore: No

Alderman Ann Petersen: No

Commissioner Gregory: Yes

Commissioner Lindsey: No

Commissioner Franks: Yes

Commissioner Allen: No

Commissioner Orr: Yes

Commissioner Harrison: No

Chair Hathaway: Abstain

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2018-45 be approved. The motion failed by the following vote:

Aye: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Orr

No: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Allen, and Commissioner Harrison

Abstain: 1 - Chairperson Hathaway

12. Consideration Of Resolution 2018-48, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 1777 New Highway 96 West, The Jewell Property, To Change The Design Concept From Mixed Residential To Neighborhood Mixed Use." (PUBLIC HEARING)

Attachments: [Res 2018 48 Jewell property Map](#)
[RES 2018 48 Envision Franklin amendment Jewell Property with map revised 08.16.18.Law Approved 3 jewellanduse090618](#)

Mr. Brad Baumgartner, Principal Planner, stated that the amendment request is for the properties located at the southeast corner of Highway 96 West and the future Mack Hatcher Parkway intersection. The properties encompass 52.9 acres and border the eastern side of the Westhaven development. The properties are currently part of the Westhaven PUD and, therefore, zoned Specific Development (SD-X) but do not have entitlements or an approved plan as part of its PUD.

Envision Franklin designates the property as Mixed Residential. The Mixed Residential design concept allows for big houses, duplexes, single family, and townhomes.

The Applicant is requesting a Neighborhood Mixed Use Design Concept. This would allow the introduction of commercial uses onto the property. Land uses such as local commercial, professional/transitional office, institutional, townhomes and multifamily residential are the primary uses that could be allowed, which differ from the existing Mixed Residential Design Concept.

With the planned connection point and near-term construction of Mack Hatcher on the western side of the property, the request to a more intensive use at this corner is supported. Locating the nonresidential uses at a highly traveled and visible corner seem appropriate for the site, transitioning to single-family residential near the adjacent residential neighborhoods.

There is a project consideration from the Engineering Department.

Staff recommended approval of Resolution 2018-48.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke:

- 1. Martha Rudman, 1428 Primrose Lane: Opposed. Concerns include traffic and increased development. She stated that rezoning did not need to be changed for more shops.*
- 2. Stanley Jones, 3240 Boyd Mill Ave: Opposed. Concerns include traffic, the need for sidewalks, and the need for adding a shoulder to Boyd Mill Ave.*
- 3. Pat Williams, 3260 Boyd Mill Ave: Opposed. Concern included traffic on Boyd Mill Ave. He invited the Commissioners to come to his house to observe the traffic.*
- 4. Richard Clarke, 1611 Cooper Creek Lane: Opposed. He has purchased a critical lot to build on Boyd Mill Ave, and he was not notified about Neighborhood Meeting. Concerned about the traffic.*
- 5. Brad Widmann, 1723 Championship Blvd: Opposed. Concerns include the timing of*

the development, traffic and the increase in development. He stated that development should not be considered until Mack Hatcher Parkway is completed.

6. Margaret Ford, 4232 Boyd Mill Ave: Opposed. Concerns include traffic, and the need for sidewalks and additional traffic lights.

7. John Farrington 1345 Eliot Road (close to Townsend Blvd): Opposed. Concerns include the Mack Hatcher connection and increased traffic. Concerned about connection to Townsend Boulevard and the nearby school.

8. Jim Dillard, 8018 Keats Street: Opposed. Concerned about traffic, TDOT needs to be involved, additional traffic light needed. Asked that approval be postponed until completion of Mack Hatcher Parkway.

9. Jim Finn, 2130 Grandstand Drive: Opposed. Concerned about traffic and condition of Boyd Mill Ave.

The Applicant was represented by Mike Hunkler, Gresham, Smith and Partners. The Applicant stated that they were excited to hear that the Mack Hatcher Parkway extension would soon be a reality. They started out with two parcels to the west that are zoned Neighborhood Mixed Use. The Jewel family also has a seven acre parcel near Boyd Mill Ave (zoned R-1) under contract. He stated that Planning and Engineering were excited that this would give access into the area near Boyd Mill Ave. Mr. Terry Mulvaney, Gresham Smith, stated they understand that Mack Hatcher Parkway must be completed. He stated this is a long range plan amendment request. He stated the traffic concerns are valid. TDOT would be involved in the frontage roads. He stated Boyd Mill Ave would be improved. He stated the neighborhood meeting was held in May.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2018-48 be approved.

Chair Hathaway asked for discussion on the motion.

Commissioner Allen stated she would not support this item until Mack Hatcher Parkway was completed. She stated there was enough commercial development in this area.

Alderman Petersen said the City of Franklin had been informed that the plans for the bid for the Mack Hatcher Parkway would be go out in the next few months.

Commissioner Lindsey asked what was the construction time for the completion.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that it would take 3-5 years.

Commissioner Lindsey asked if the Planning Department had been notified about the plans for the seven acre corner tract.

Mr. Brad Baumgartner stated that there was a neighborhood meeting.

Alderman Petersen stated that she attended that meeting.

Commissioner Lindsey asked if they were planning two connections to Boyd Mill Ave and another to the proposed Mack Hatcher.

Mr. Wiseman stated a traffic study would be required once a development plan was

approved, and that there would be improvements to Boyd Mill Ave.

Commissioner Lindsey stated that was an important part to this plan. He expressed concern about the traffic.

Commissioner Allen asked how many more houses would be built before Westhaven was built out. Commissioner Harrison stated there would be approximately three thousand more homes built.

Alderman Petersen stated that the Mack Hatcher project is the northern section only. Mr. Wiseman said it would not be extended to the southwest quadrant.

Commissioner Franks asked if all of the points of entry were necessary.

Mr. Wiseman stated that the points of access are too close and a certain distance is needed.

Commissioner Franks stated the income from the development would help to pay for the new sidewalks and improvements. Mr. Wiseman said that would come out in the traffic study.

Commissioner Gregory stated she thought it was premature to change Envision Franklin and should wait until Mack Hatcher Parkway was completed. She stated, currently, the traffic was terrible.

Commissioner McLemore asked if someone brought a Mixed Residential plan, how many townhome units would they be able to build.

Mr. Baumgartner stated that the design concept would allow for it. Ms. Hunter stated that it would be supported by the Envision Franklin, but any development with attached residential would have to go the PUD development plan process and get entitled by the Board of Mayor and Aldermen. It would still require traffic study.

Alderman Petersen asked if this was part of the original Westhaven plat. Commissioner Harrison asked if this property had entitlements.

Ms. Hunter stated it was shown as part of the original Westhaven development plan and is within the boundaries of the PUD. It has not had any entitlements. It would have to go through the PUD process to get the entitlements. Staff would recommend some entitlements, but the level and intensity would have to be studied before approval.

Chair Hathaway asked for a vote on the motion.

The motion failed by the following vote (3-5-1). The votes were as follows:

Commissioner McLemore: No

Alderman Petersen: No

Commissioner Gregory: No

Commissioner Lindsey: No

Commissioner Franks: Yes

Commissioner Allen: No

Commissioner Orr: Yes

Commissioner Harrison: Yes

Chair Hathaway: Abstain

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2018-48 be approved. The motion failed by the following vote:

Aye: 3 - Commissioner Franks, Commissioner Orr, and Commissioner Harrison

No: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, and Commissioner Allen

Abstain: 1 - Chairperson Hathaway

13. Resolution 2018-68, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located On Lewisburg Pike West of Stream Valley Known As Map 117 Parcel 12.00 To Change The Design Concept From Single-Family Residential to Conservation Subdivision." (09/27/18 FMPC)

Attachments: [MAP](#)

[RESOLUTION 2018-68 EF Amendment with attachment.Law](#)

[Approved](#)

[Overall Masterplan - 9.7.2018](#)

[Submittal Information](#)

Mr. Andrew Orr, Principal Planner, stated that the subject parcel is located northwest of the Stream Valley neighborhood entrance off Lewisburg Pike. The 33.5 acre parcel is vacant and wooded. The 500' Hillside/Hillcrest (HHO) Buffer extends to the northern areas of the parcel and a stream along the southern property boundary. The property also marks the southern most parcel for the Single Family Design Concept. The properties directly to the south have been designated as Conservation Subdivision, largely due to the rural character, as well as the presence of undevelopable conservation areas.

The plan amendment request is part of a larger master plan proposal. The applicant submitted an annexation request on September 6, 2018 for this property, as well as nine other nearby parcels, along the Lewisburg Pike corridor. The request to change the design concept to Conservation Subdivision would support the applicant's desire to create a cohesive master plan and construct additional units on this parcel, including the potential of duplexes and big houses, while preserving vast areas of steep slopes to the south. The Guiding Principles set forth in Envision Franklin support the applicant's request to provide a variety of housing options, preserve large areas of open space, and use a master planned approach.

Staff recommended approval of Resolution 2018-68.

Chair Hathaway asked if there were any citizen comments.

Chip Throckmorton, Attorney, represents the Hendrickson Family. Carrera Properties approached the Hendrickson about participating in project, but Mr. Throckmorton didn't think their offer was still open. He stated their concern was that their land was landlocked. He asked how Envision Franklin would affect the easement.

Mr. Wiseman stated that there would be no change to easements at this time. This is just for a land use plan amendment.

The Applicant was represented by Mr. Greg Gamble, Gamble Design. Mr. Gamble stated that the City of Franklin Zoning Ordinance requires that public right of way must be extended to all property lines. If easement between two property owners must have both owner's permission to remove easement. Tonight, the purpose is not to discuss the easements. Mr. Gamble is happy to discuss with the attorney and clients.

Mr. Gamble gave a handout to the Commissioners that was part of the neighborhood meeting presentation. There are two properties that are on the north and south side of the entrance of Stream Valley and the western side of Lewisburg Pike. One of the properties

is approximately 380 acres. This property has a large portion of Hilltop Preservation. The property that they are asking for the land use amendment is located to the north (west side of Lewisburg Pike) and designated as Single Family. Everything else that is included in the subdivision is designated as Conservation Subdivision. There is a valley with Single Family on one side, and the other side is designated as Conservation Subdivision. This amendment would allow for both sides to have like policies.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2018 68 be approved.

Chair Hathaway asked for discussion on the motion.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (9-0).

Commissioner Orr moved, seconded by Commissioner Harrison to approve Resolution 2018-68. The motion carried by the following vote:

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

14. Resolution 2018-70, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The City-Owned Property At 403 And 405 5th Avenue North, Known As "The Hill Property" To Change The Design Concept From Recreation To Mixed Residential, With a Special Consideration For Secondary Access Outside Of The Floodplain For Public Safety Purposes." (09/27/18 FMPC)

Attachments: [RESOLUTION 2018-70 EF Amendment with attachments.Law](#)
[Approved 2](#)
[RESOLUTION 2018-42-Signed](#)

Commissioner Harrison disclosed that he is on the Board of the Community Housing Partnership and could be involved in the project in the future. He stated that he would receive no benefit from any involvement. Commissioner Harrison stated that he planned to be involved in the discussion and would vote on this item.

Ms. Annette Dalrymple, Land Planner, stated that this item is the consideration of a Resolution for the City Owned Property at 403 and 405 5th Avenue North, known as the Hill Property. Several non profits for housing approached the City to develop the site for affordable and work force housing.

The City hosted a Neighborhood Meeting on February 15, 2018 where three design scenarios were presented and a paper survey was provided. On the same day, an online survey was distributed and remained open until March 14, 2018. The neighborhood meeting resulted in 101 people in attendance and 80 returned survey responses, and the online survey resulted in 1,517 survey responses.

The Board of Mayor and Alderman (BOMA) voted on June 12, 2018 to initiate an Envision Franklin plan amendment for the City owned Hill Property to revise the design concept from Recreation to Mixed Residential, which could include a mix of single family homes, townhomes, big houses, and civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes.

There is special consideration due to the lower portion of the site being located in the floodplain, it is recommended that there be a special consideration for secondary access outside of the floodplain for public safety purposes.

Staff recommended approval of Resolution 2018-70.

Chair Hathaway asked if there were any citizen comments.

Alderman Dana McLendon spoke in favor of this item. He represents this Ward and asked the Planning Commission to support this item.

*Brant Bousquet, 109 A Battlefield Drive, Executive Director of the Hard Bargain Association. He spoke in favor of this item.
Chair Hathaway asked for a motion.*

Commissioner McLemore moved, seconded by Commissioner Lindsey, that Resolution 2018 70 be approved.

Chair Hathaway asked for discussion on the motion.

Commissioner Orr asked if the property was City-owned property and if the property should be put up for auction. Ms. Billingsley, City Attorney, stated that she did not have any knowledge that the City intended to sell the land. Ms. Hunter stated those decisions had yet to be considered by the Board of Mayor and Aldermen. Commissioner Orr stated that the City should decide whether they wanted to sell the land before they started the process to build homes. Ms. Hunter stated that this resolution was this was the first step to start the process. Commissioner Petersen stated that part of the property was owned by the Water Department and their funds stand on their own. Commissioner Orr stated that the 84 Lumber valued the Hill property at one million dollars when it was sold.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (8-1). Commissioner Orr voted against the item.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that Resolution 2018-70 be approved. The motion carried by the following vote:

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

No: 1 - Commissioner Orr

ZONING ORDINANCE TEXT AMENDMENTS

15. Consideration of Ordinance 2018-46, To Be Entitled: "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process."

Attachments: [ORD 2018-46 Review Fees.Law Approved](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)

Ms. Emily Hunter stated that there is a lot of technical information provided along with this item. She stated the following:

- The last time planning review fees were comprehensively updated was in 2010.*
- The number, frequency, and complexity of planning submittals has drastically risen since that time.*
- The proposed fees represent increases of a few hundred dollars in each type of plan submittal. There is also a new plan of services fee proposed for annexation. Currently this takes a lot of Staff's time. The annexation process has become more detailed since dealing with State of Tennessee law and dealing with noncontiguous annexation.*
- One exhibit has been provided that shows where our fees fall compared to other peer cities. This proposed increase would put our fees around the average of these cities combined.*
- Another exhibit shows the cost of a plan review to the City. Factors such as time spent to review a given plan, number of staff involved, and staff wages are reflected in this calculation. The cost to review a plan has increased from about \$4,000 in 2010 to a little over \$7,000 in 2018.*
- While the proposed fees would not cover the full cost of reviews, they would leave less for the City to subsidize.*

-Staff recommended a favorable recommendation of Ordinance 2018-46 to the Board of Mayor and Aldermen.

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

Chair Hathaway asked for a motion.

Commissioner Franks moved to disapprove Ordinance 2018-46. The motion failed due to lack of a second.

Commissioner Franks moved, seconded by Commissioner Gregory that Ordinance 2018-46 be deferred until December 31, 2018.

Chair Hathaway asked for a vote on the motion.

Commissioner Harrison stated that, if approved, this motion would pass the ordinance to the January 24, 2018 Planning Commission.

The motion carried by the following vote (8-1). Alderman Petersen voted against the item.

Commissioner Franks moved, seconded by Commissioner Gregory, that Ordinance 2018-46 be deferred until December 31, 2018. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

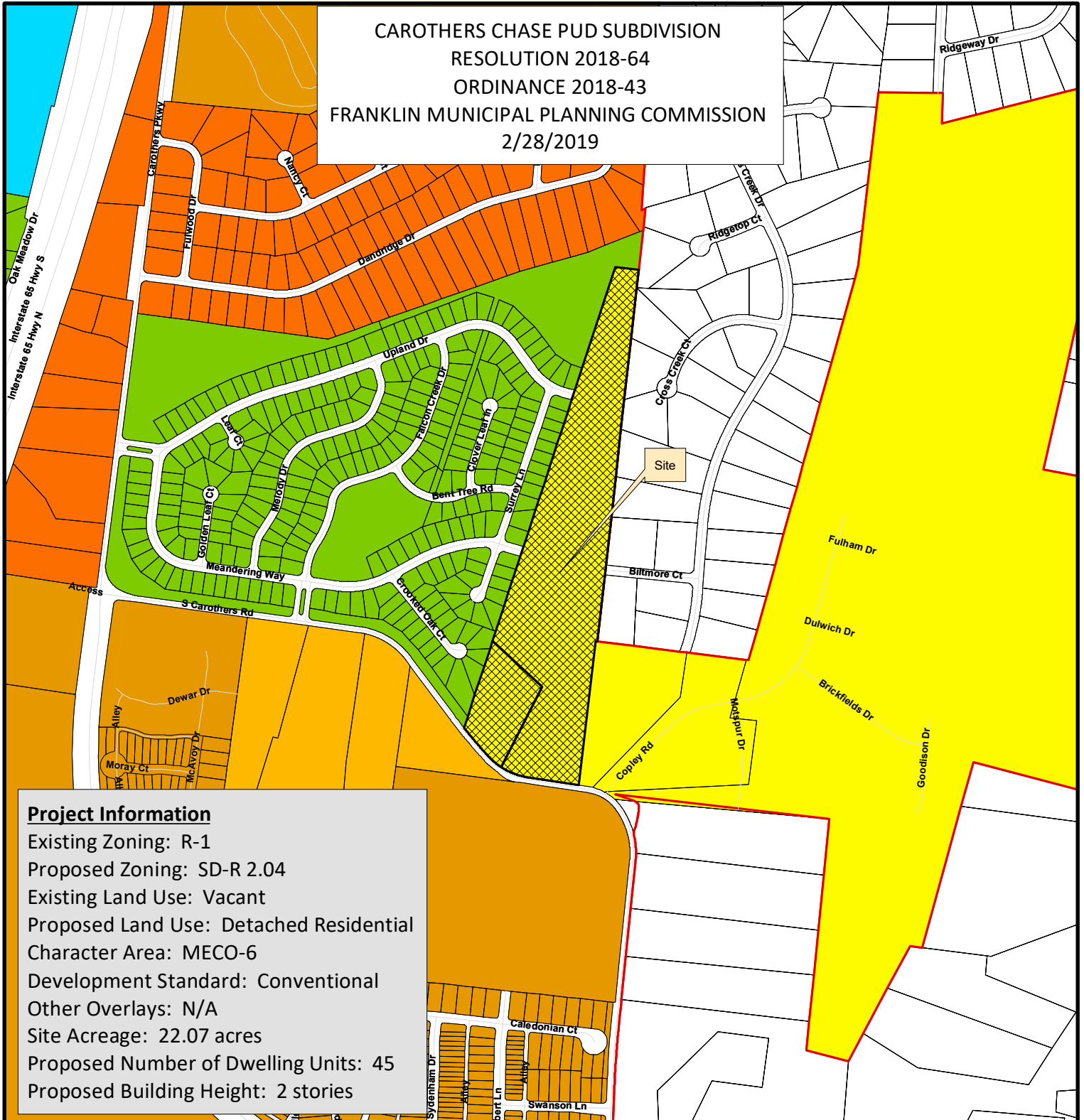
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 8:50 p.m.

Chair, Mike Hathaway

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



Project Information

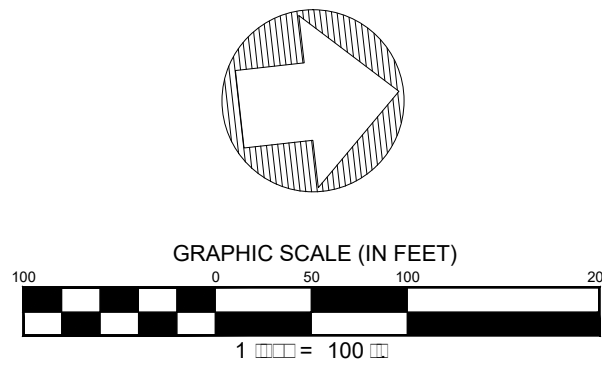
Existing Zoning: R-1
 Proposed Zoning: SD-R 2.04
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| 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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 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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- 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.

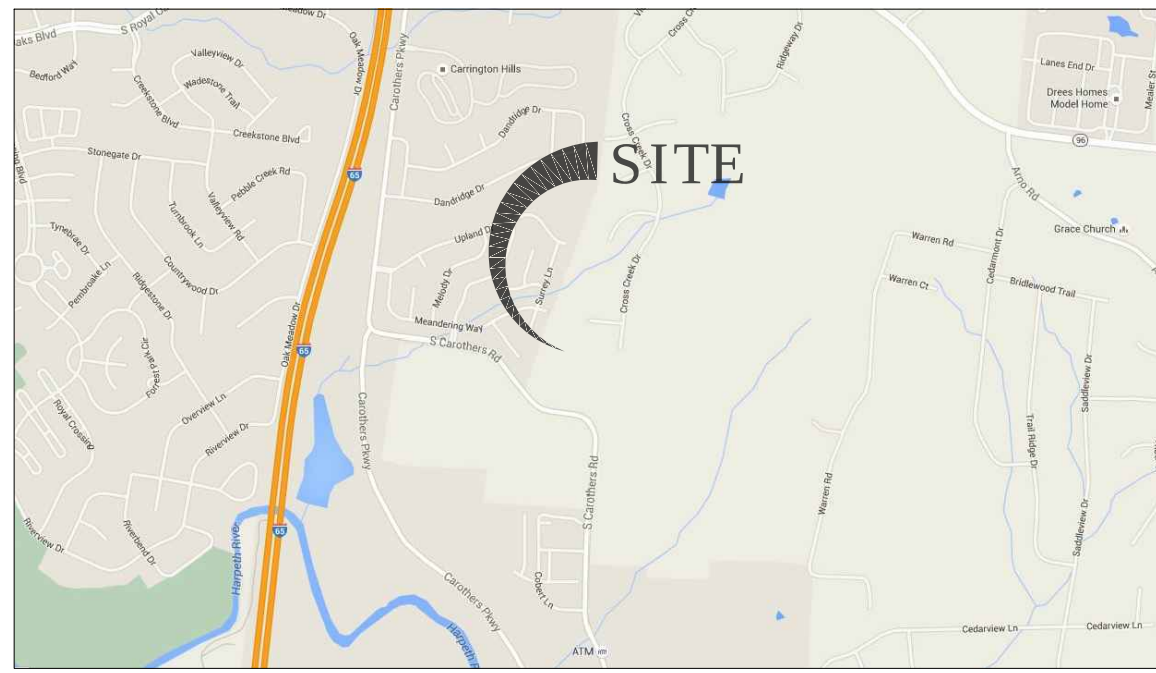
SURVEYOR'S CERTIFICATE

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.

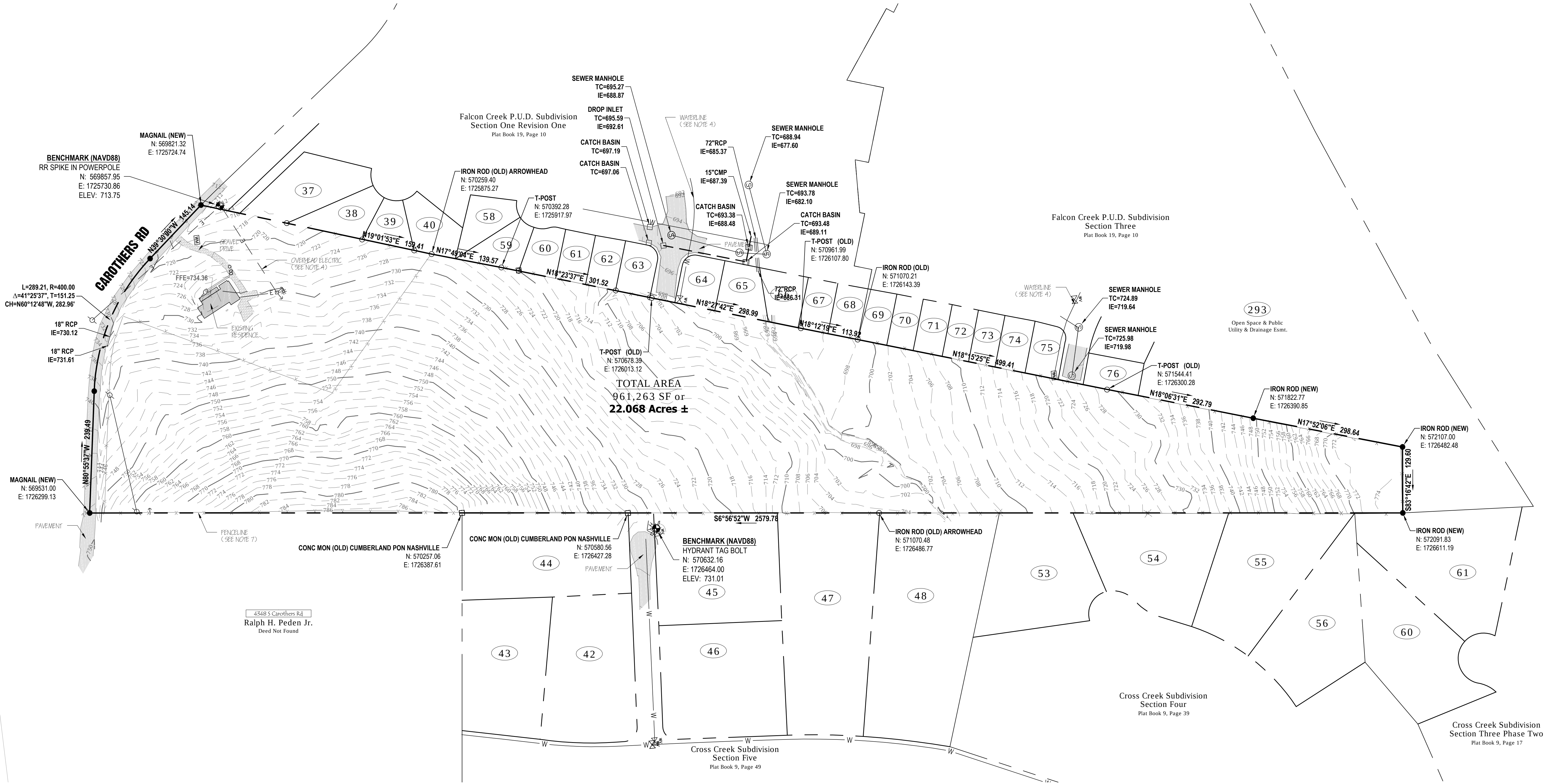
Clint T Elliott, TN RLS # 2347

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

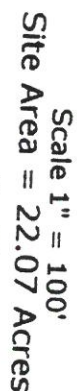
JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

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.





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



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

Drawing Notes:
COF Project #...

Date: April 24, 2018

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

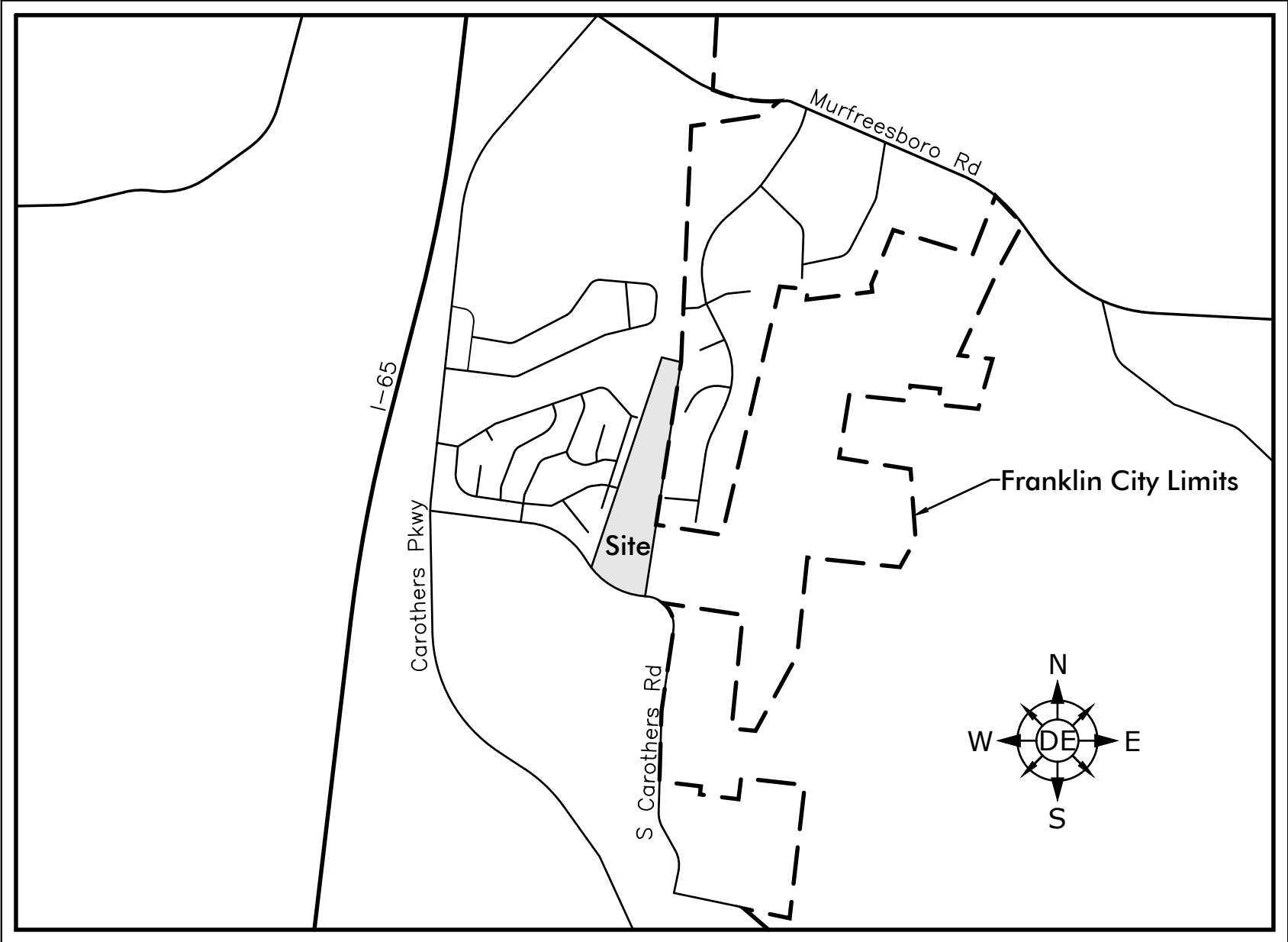
Carothers Chase

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

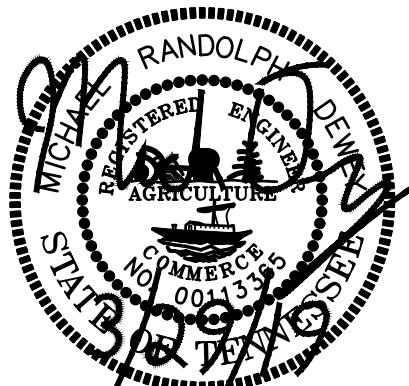
DEVELOPER
SUNNYBROOK INVESTMENT COMPANY, LLC
1724 BOXWOOD DR.
NASHVILLE, TN. 37211
CONTACT: JEREMY BOCZULAK
PHONE: (615) 579-0234
EMAIL: J-BOZ@LIVE.COM

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.

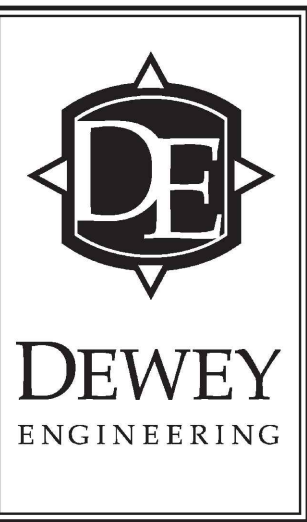


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25. Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
Along Lots 42 & 45

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

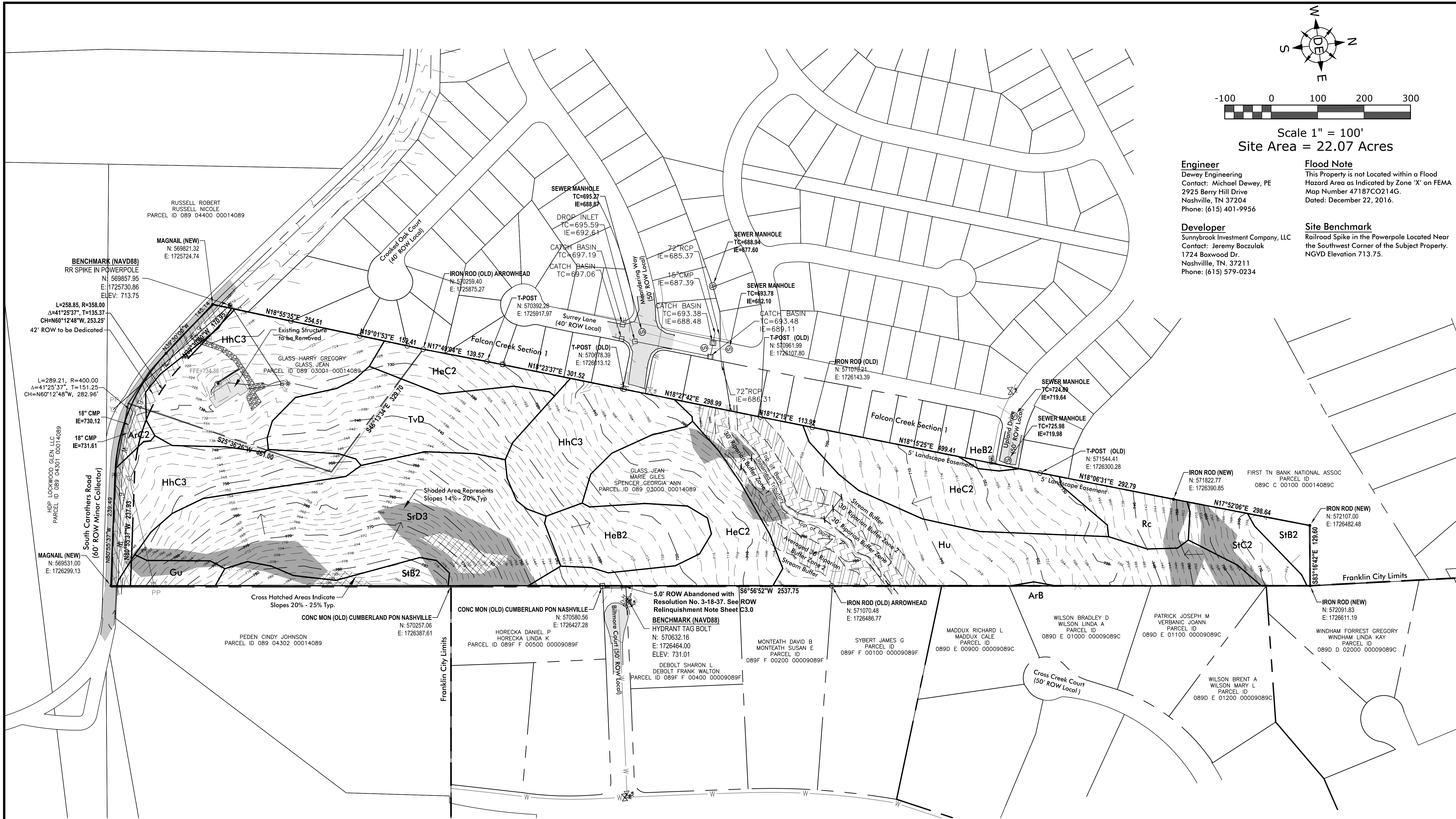


Cover Sheet

Job No. 17048

C0.0

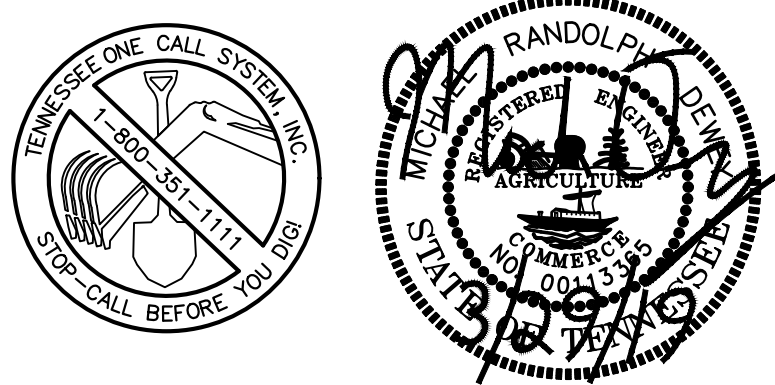
1 of 10



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.



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.

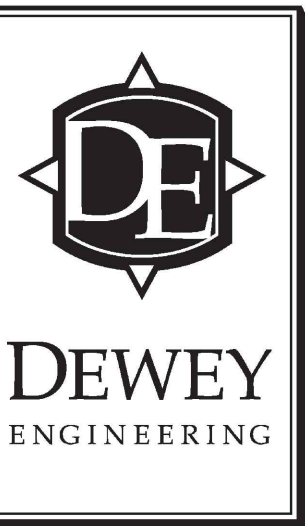
Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

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

Date: March 29, 2019

Carothers Chase Development Plan

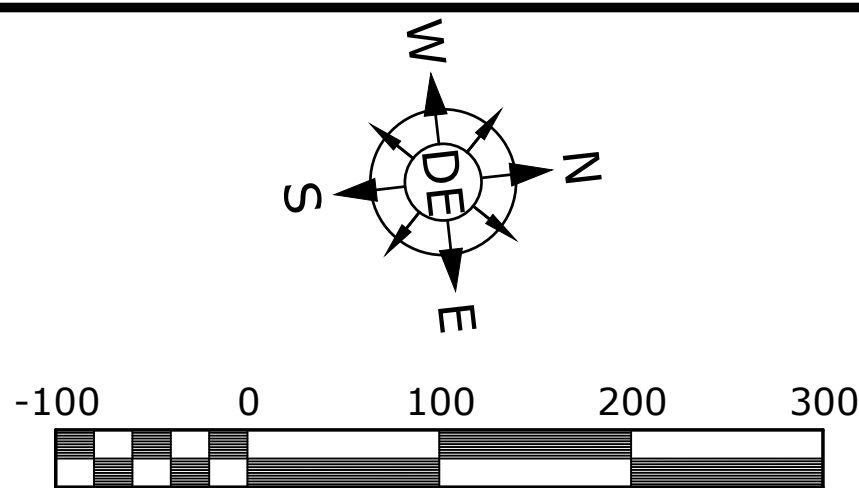
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



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

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
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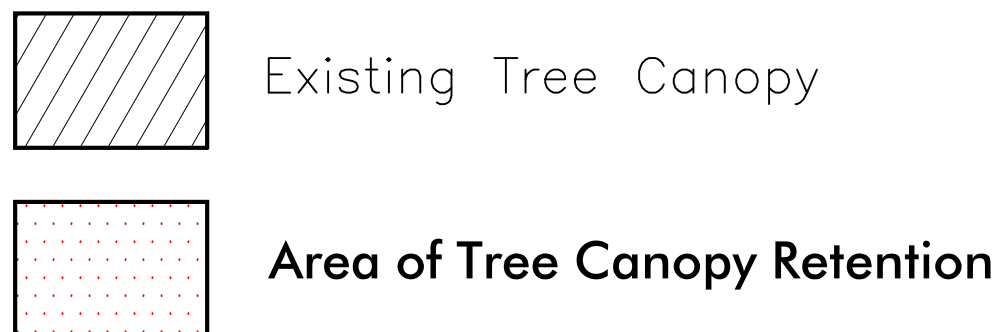
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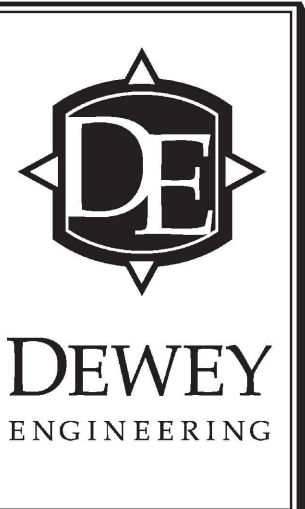
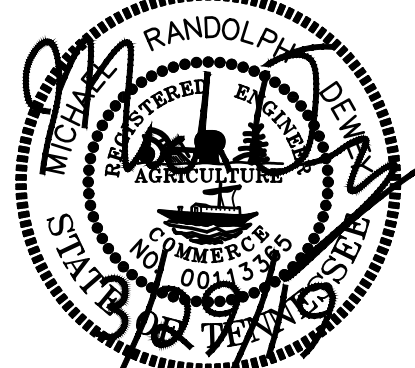
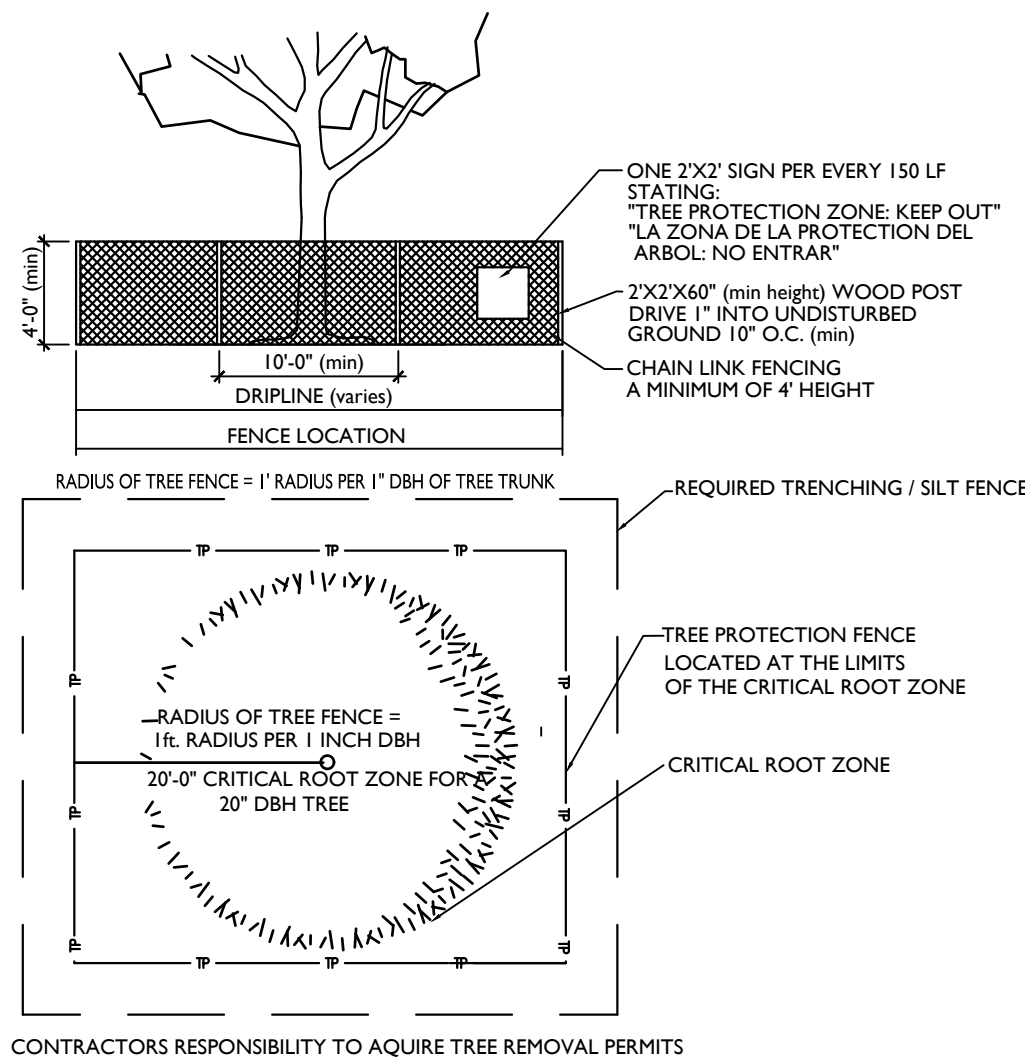
Date: March 29, 2019

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



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



Overall Tree
Preservation
Plan

Job No. 17048

C1.1

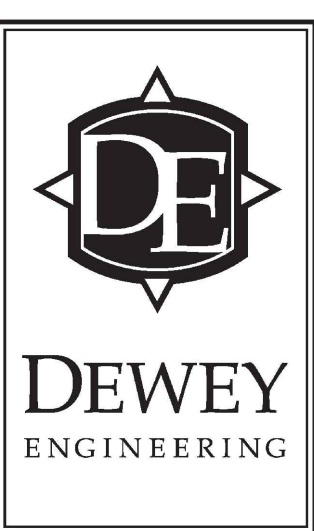
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Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

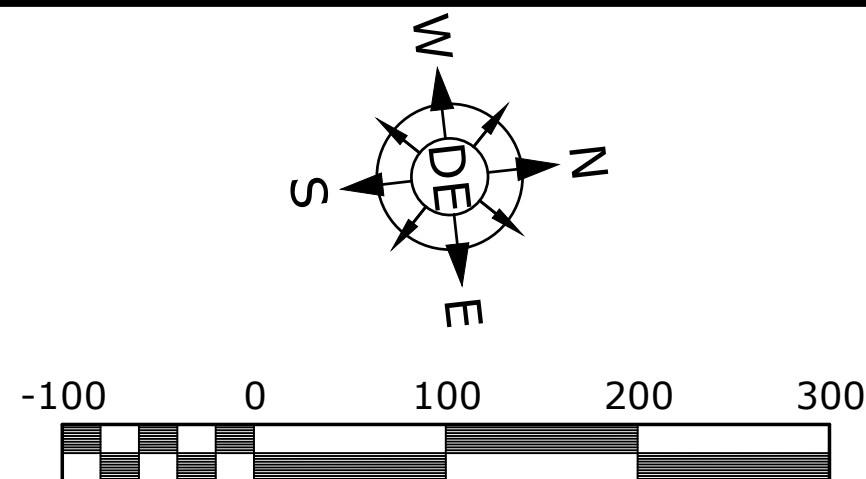


Overall
Development
Plan

Job No. 17048

C2.0

4 of 10

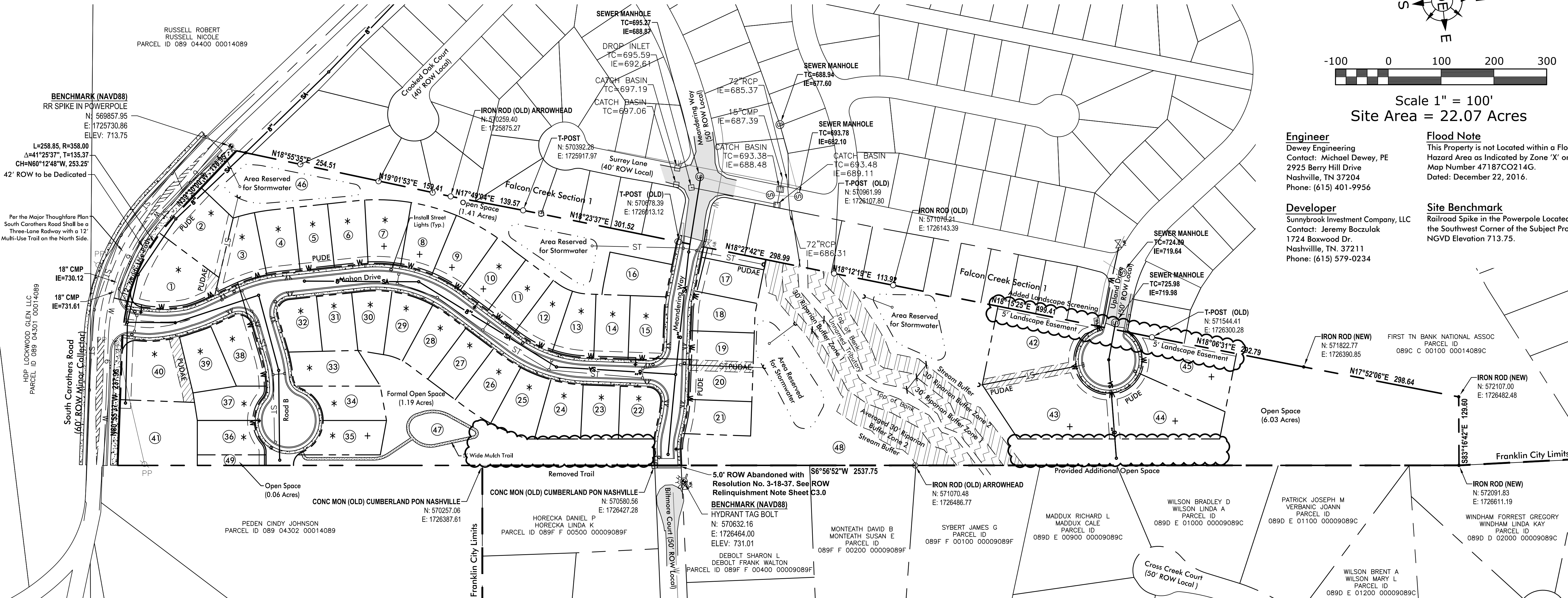


Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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.



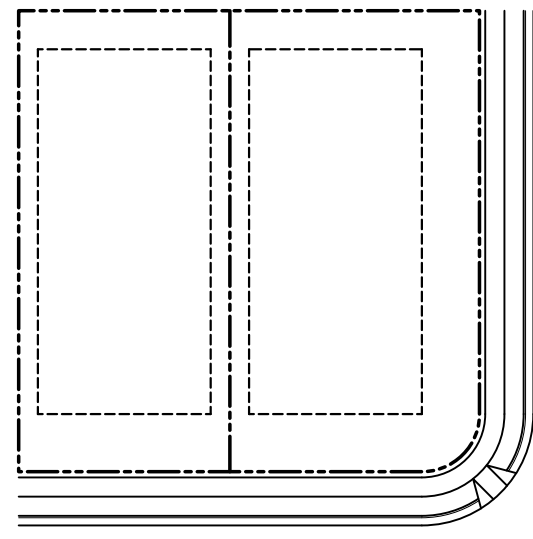
Site Data

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

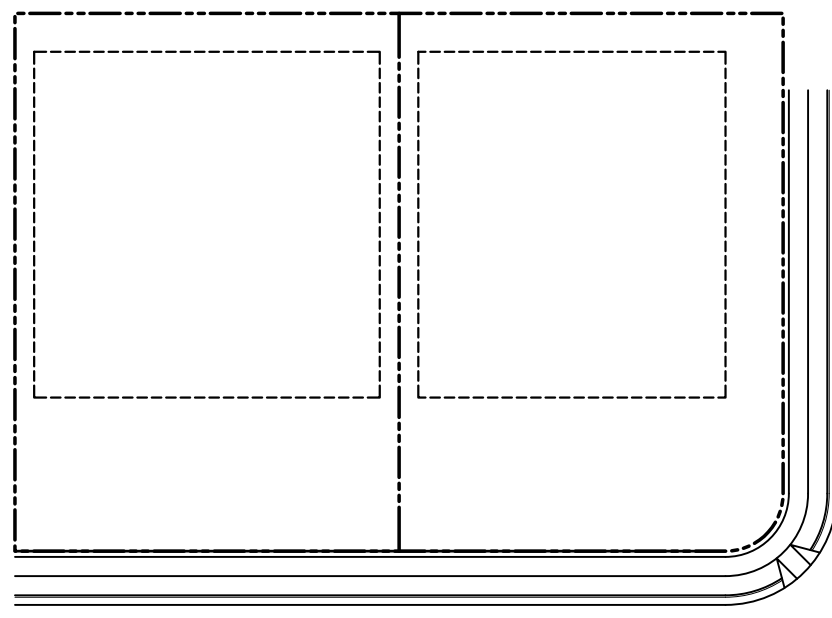
There Shall be no Mowing, Clearing, Grading, Construction,
Storage, or Disturbance of Vegetation in Riparian Buffers
Except as Permitted by the City Engineer, or His Designee.

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:
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



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

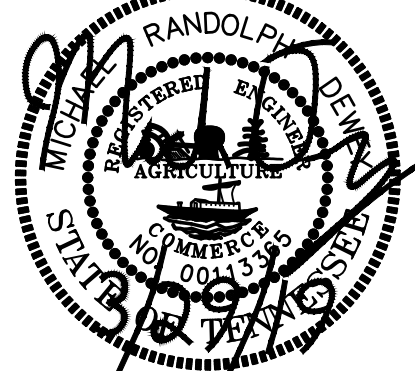
COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND
RECREATION AREAS.

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

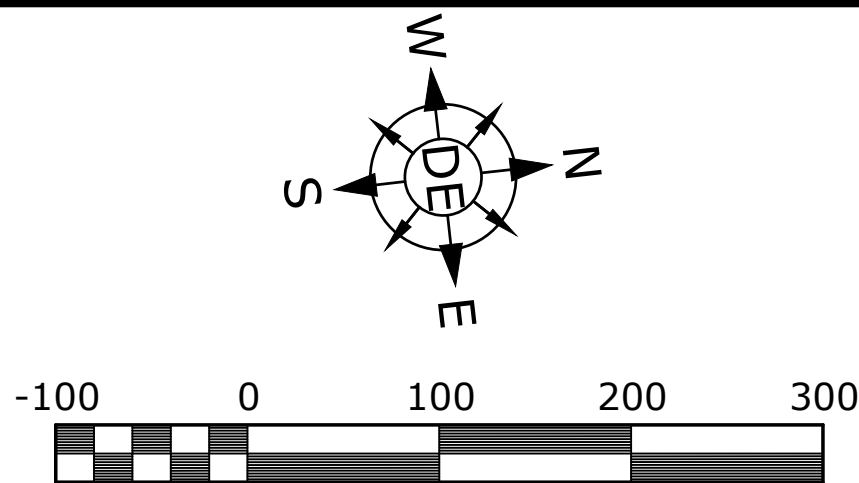


Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

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.

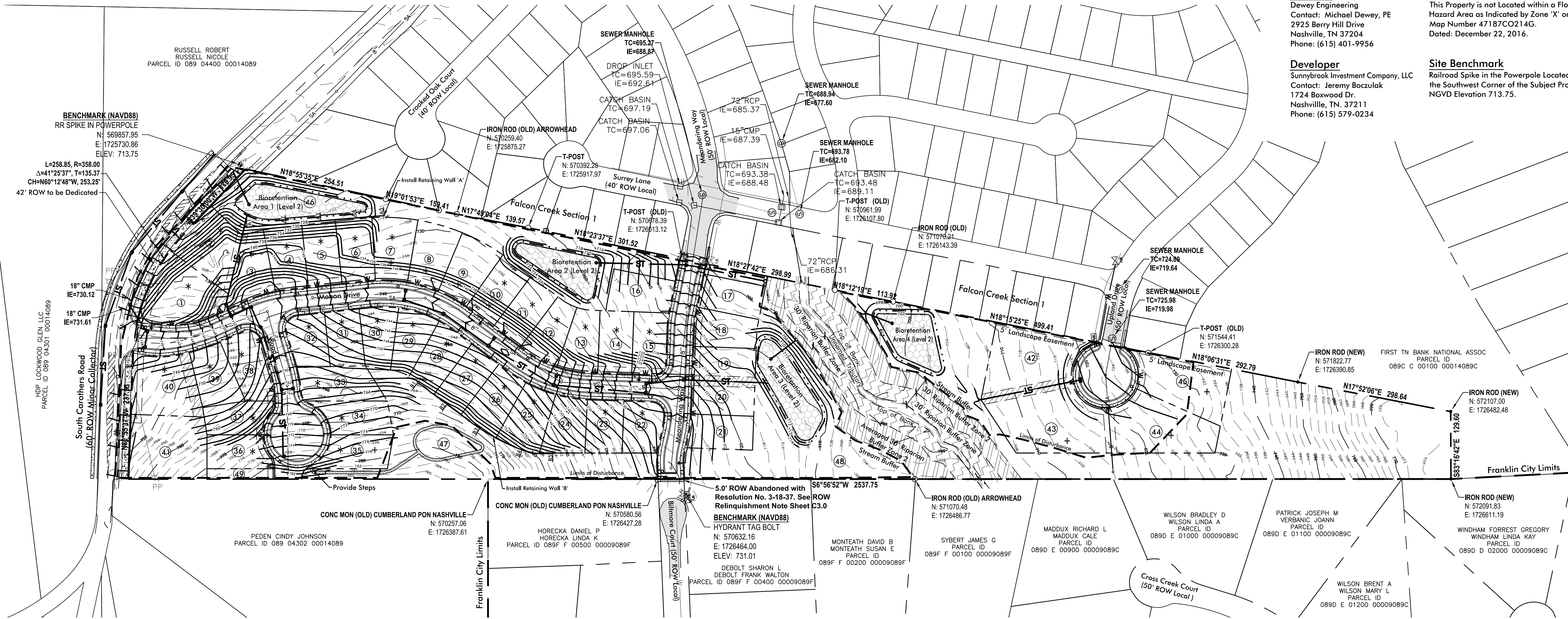
Site Benchmark
 Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
 NGVD Elevation 713.75.

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

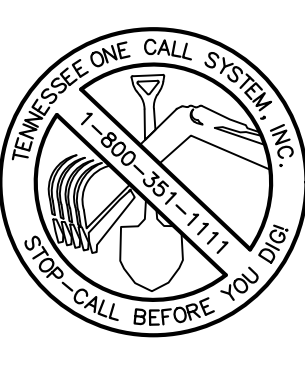
Carothers Chase
 Development Plan
 Being Parcel 30 & 30.01 on Tax Map 89
 Franklin, Williamson County, Tennessee



Utility Plan Legend

- PROP. STORM CULVERT
- W—W— PROP. WATER MAIN
- 8"—SA— PROP. 8" GRAVITY SEWER MAIN
- 6"—W— EX. 6" WATER MAIN (S CAROTHERS RD)
- W—W— EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- U 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:
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 2. + Denotes Critical Tree Lots.
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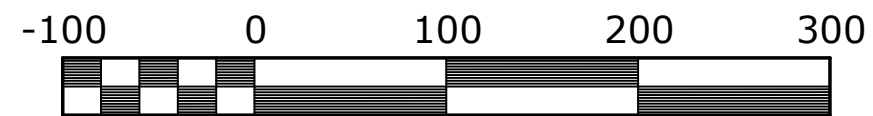
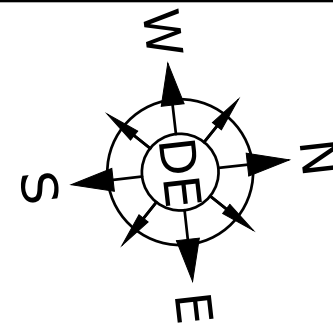
Overall
 Grading and
 Drainage Plan

Job No. 17048

C3.0

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.

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

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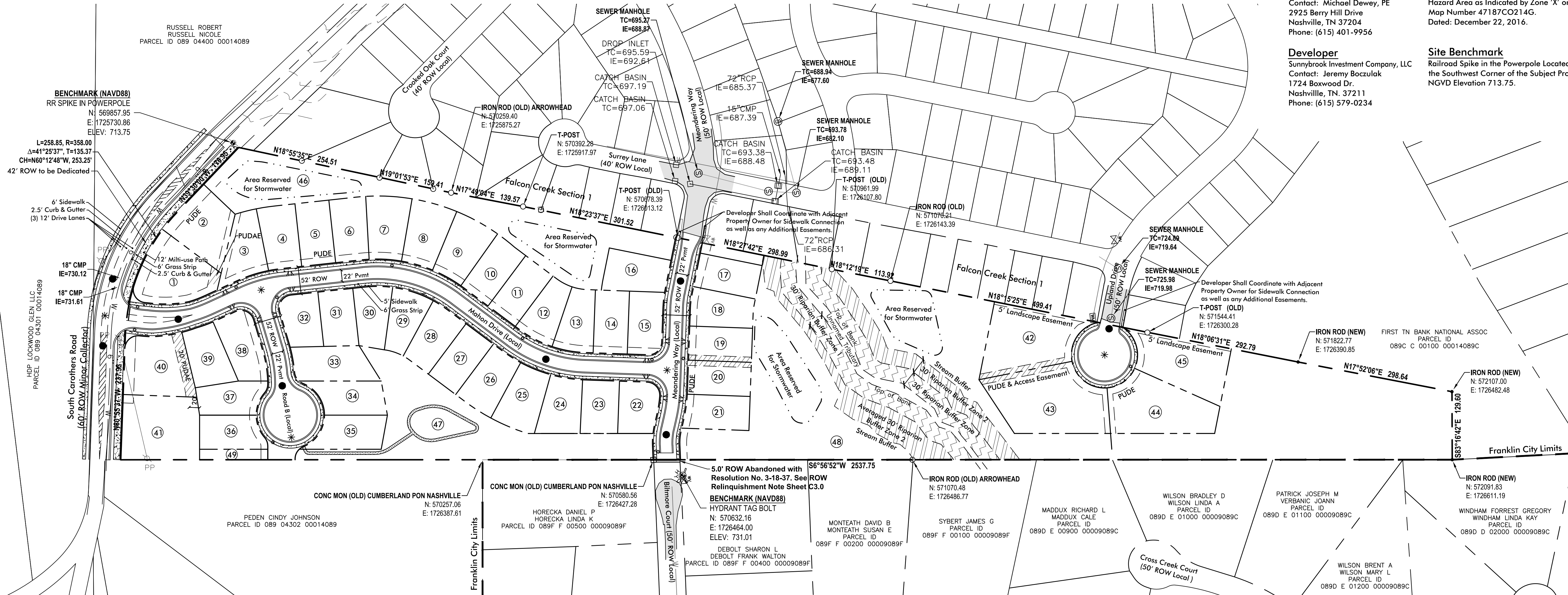
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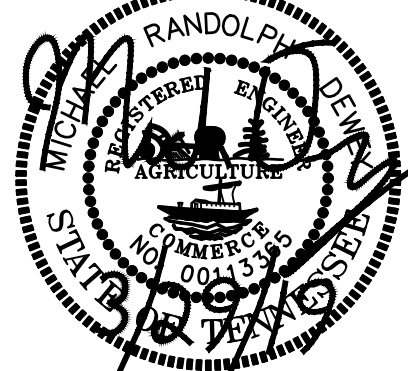
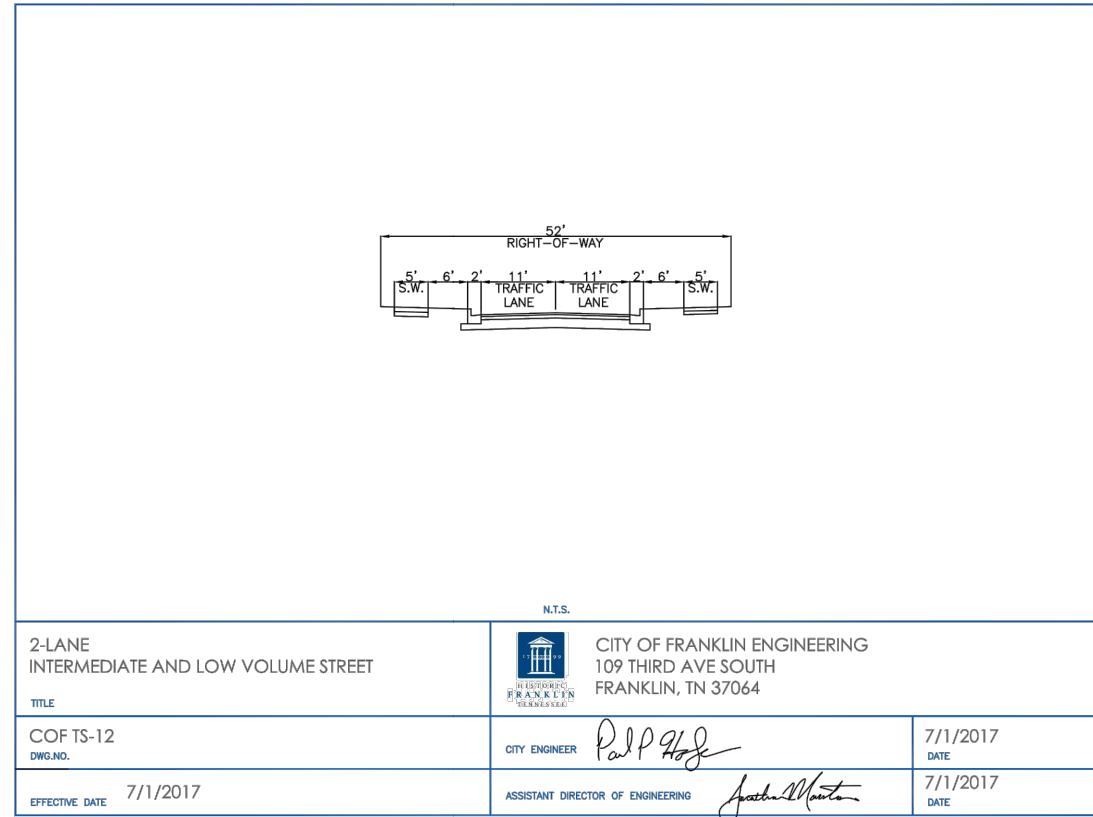
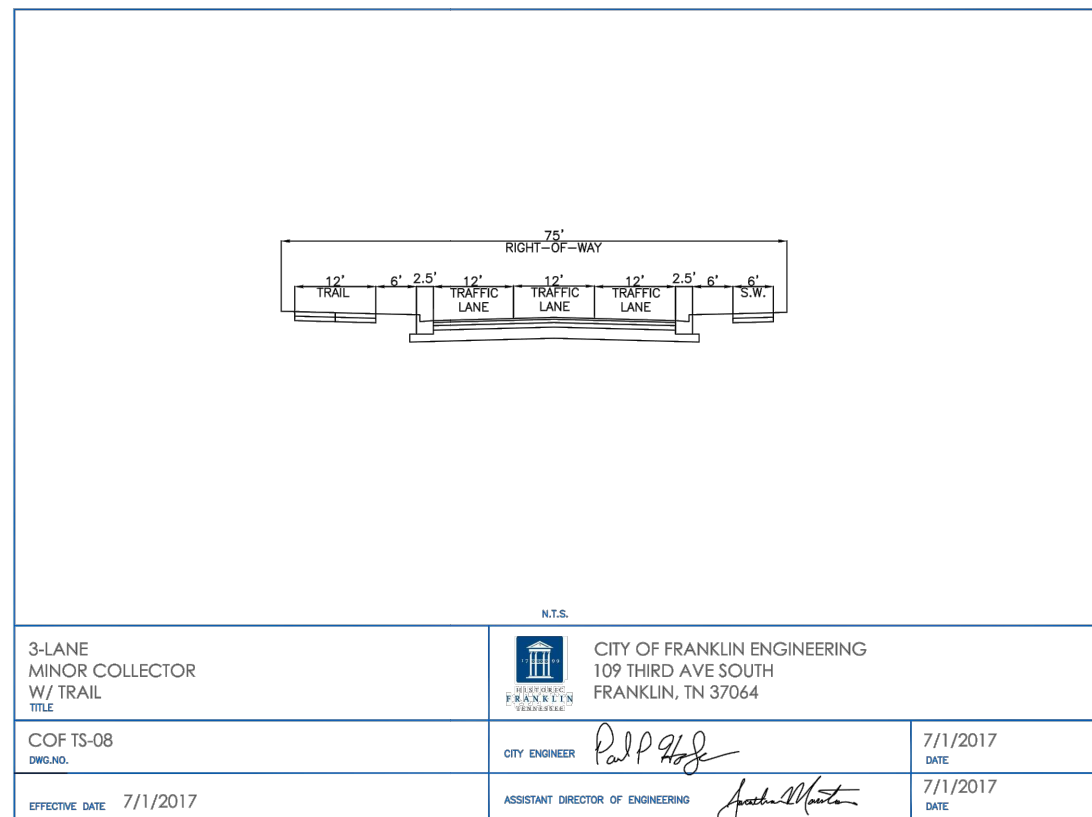
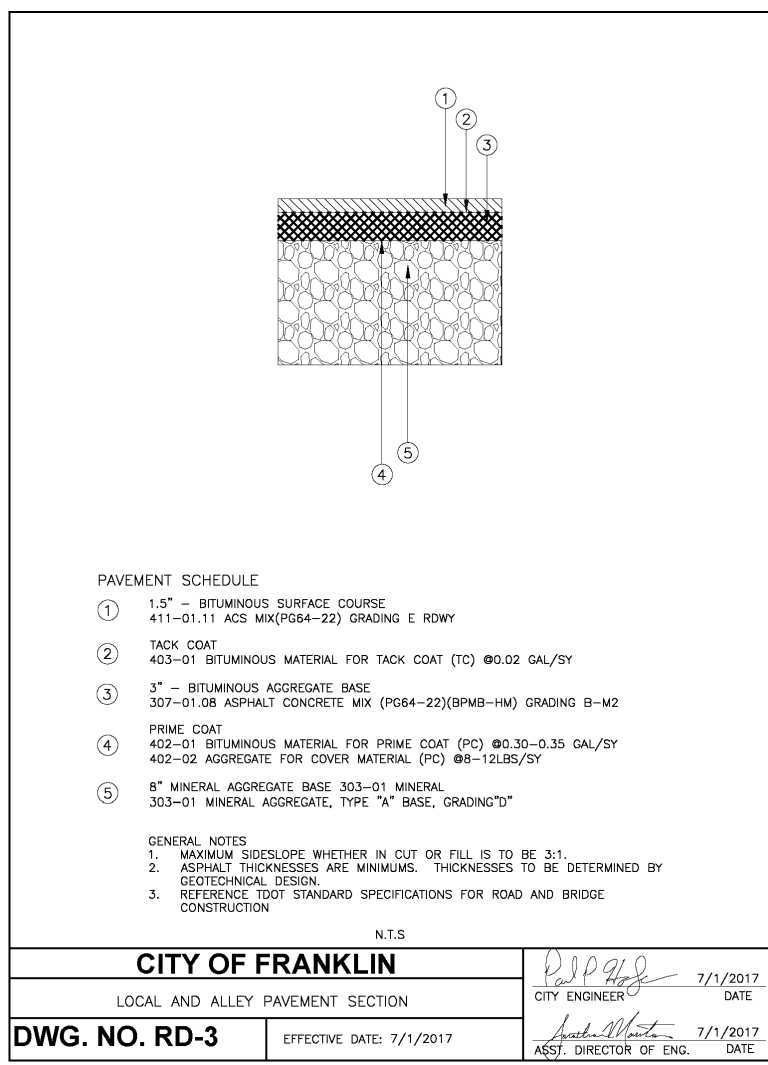
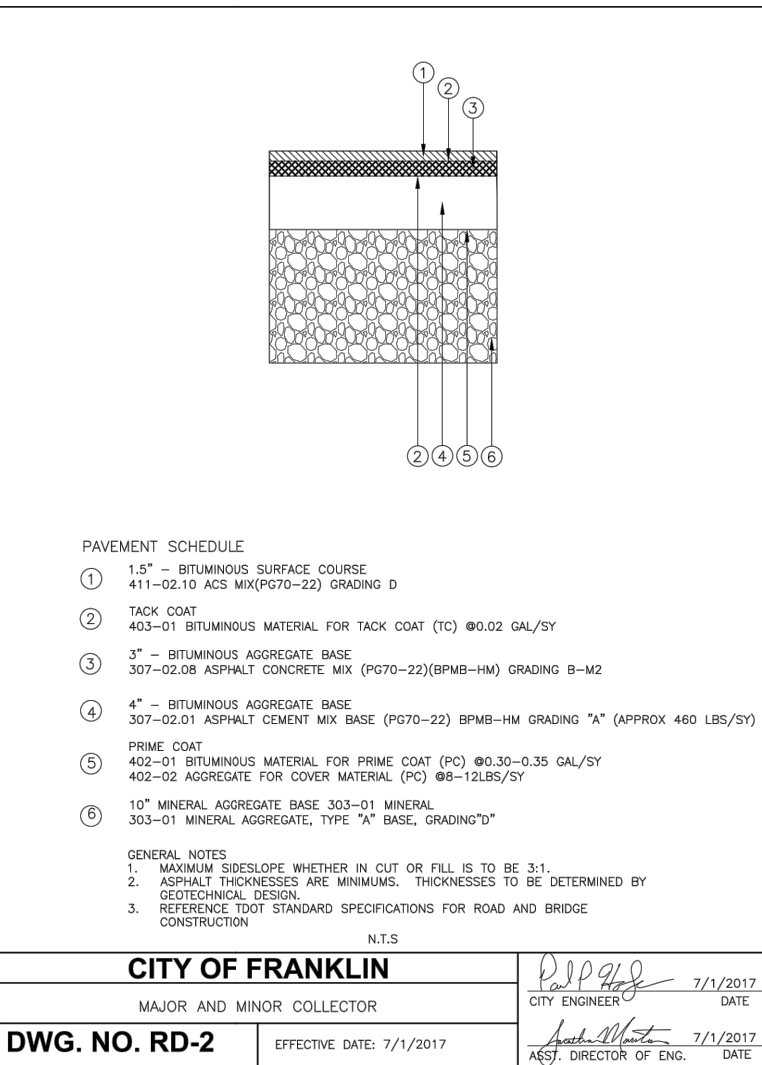
Carothers Chase Development Plan

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.



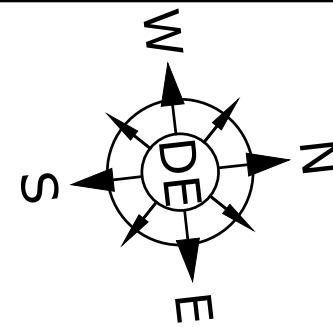
Overall ROW & Access Plan

Job No. 17048

C4.0

Note:

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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.
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.



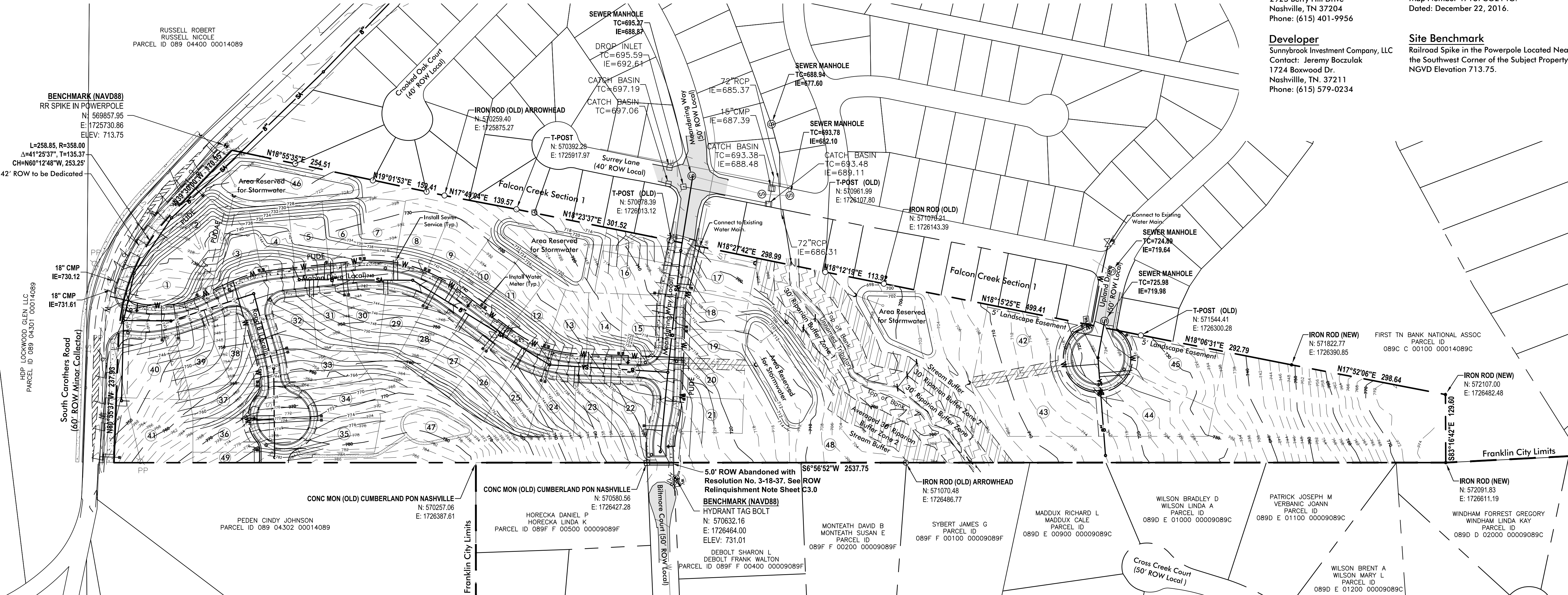
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Site Area = 22.07 Acres

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

Site Benchmark
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- Utility Plan Legend**
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 - W — — — — PROP. WATER MAIN
 - 8" — SA — — — — PROP. 8" GRAVITY SEWER MAIN
 - 6" — W — — — — EX. 6" WATER MAIN (S CAROTHERS RD)
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 - — — — — PROP. 6" SEWER LATERAL SERVICE
 - ⊙ EX. SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - — — — — PROP. 3/4" RESIDENTIAL WATER METER
 - — — — — PROP. FIRE HYDRANT & ASSEMBLY
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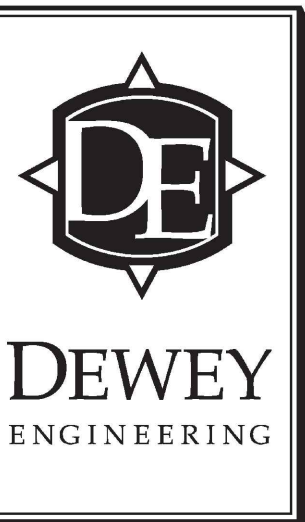
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Carothers Chase Development Plan

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



Overall Utility Plan

Job No. 17048

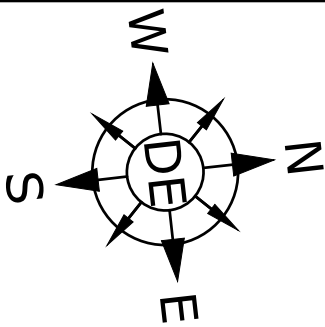
C5.0

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Utility Plan Legend

- PROF. STORM CULVERT
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- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
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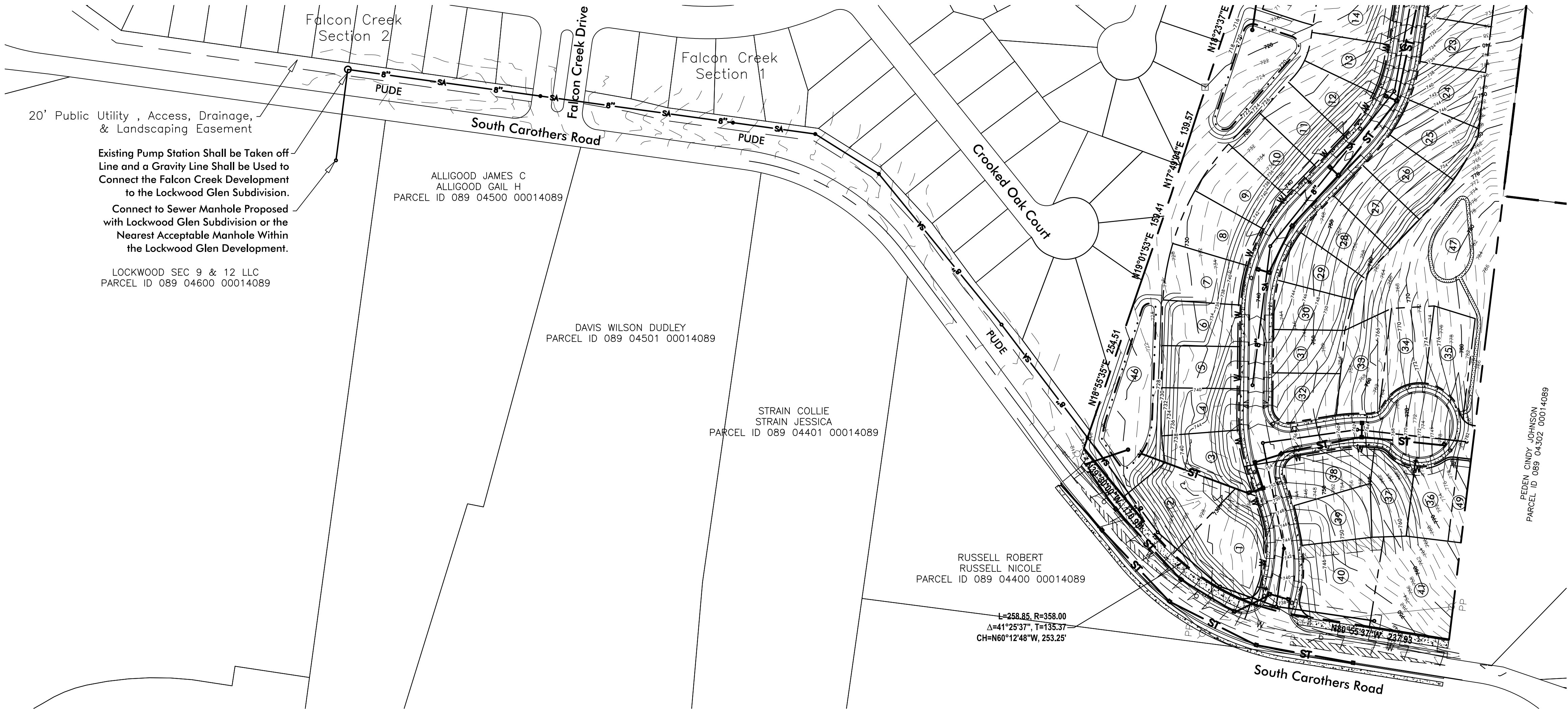
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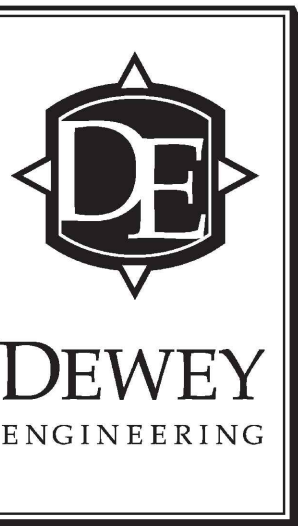


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Date: March 29, 2019

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

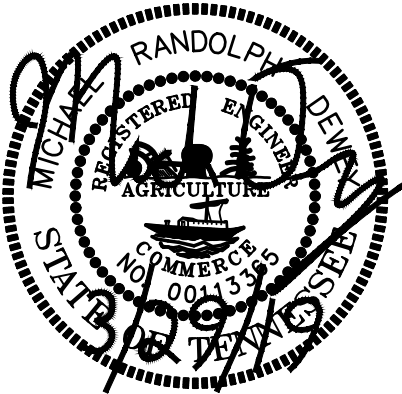


Offsite Sewer Plan

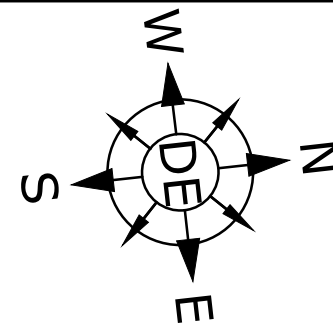
Job No. 17048

C5.1

8 of 10



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Scale 1" = 100'
Site Area = 22.07 Acres

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Dewey Engineering
Contact: Michael Dewey, PE
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Dated: December 22, 2016.

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

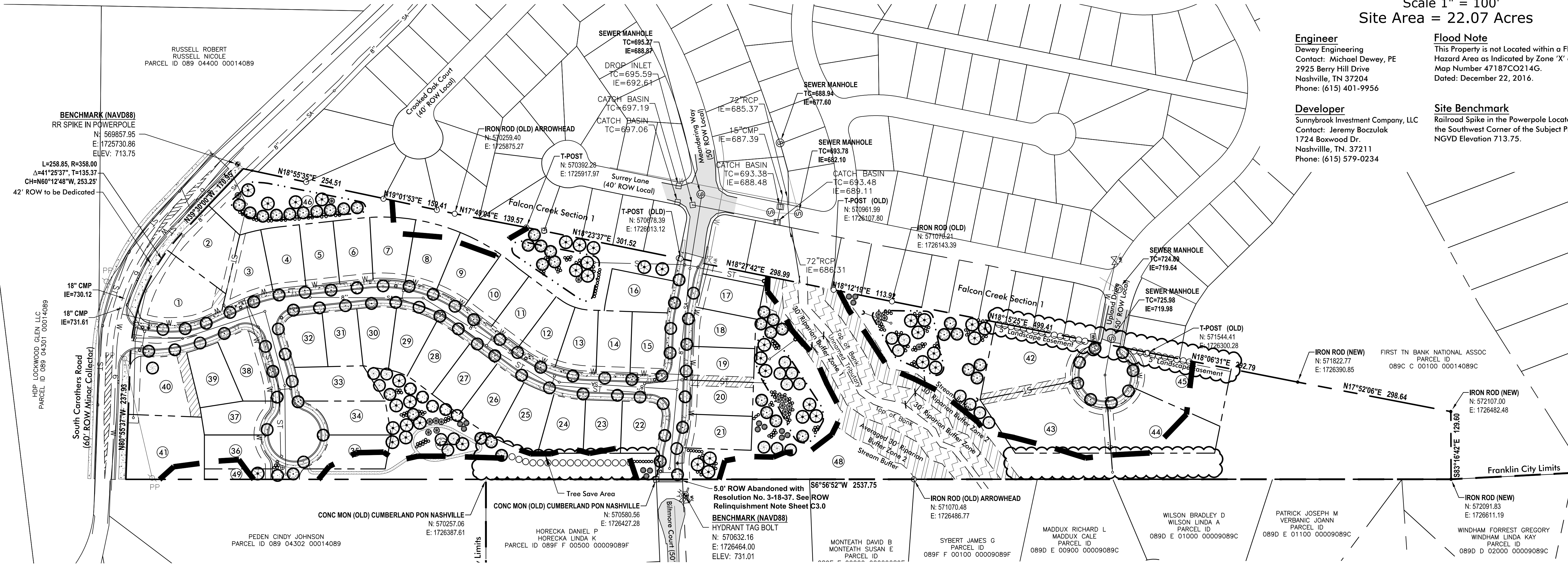
Revisions:
3/29/19-Removed Trail Behind Lots 22-25, Added Open Space Behind Lots 43 & 44.
Added Landscape Screening Along Lots 42 & 45

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

Date: March 29, 2019

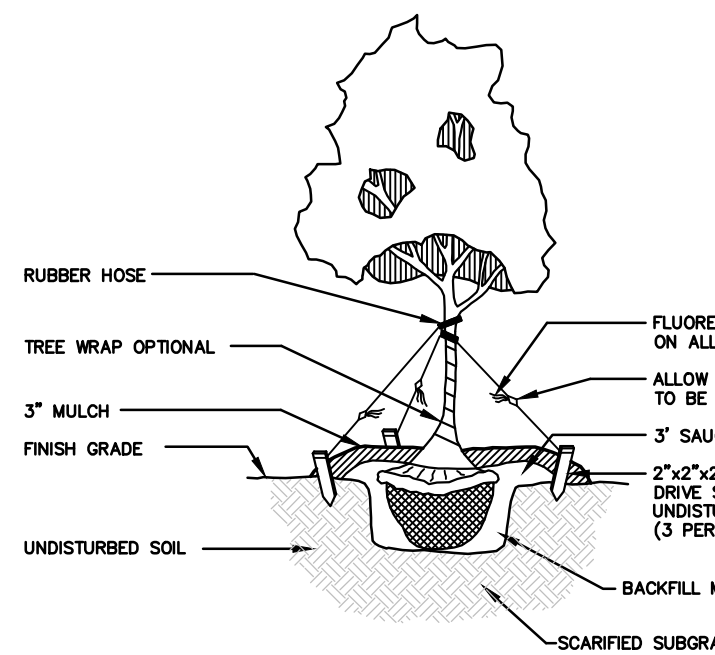
Carothers Chase Development Plan

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

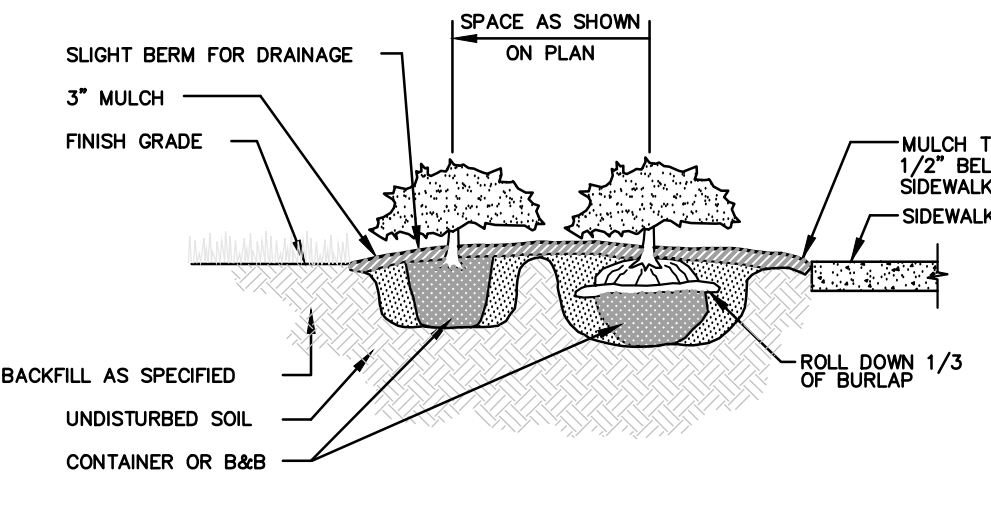


OVERALL LANDSCAPE MATERIALS SCHEDULE

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



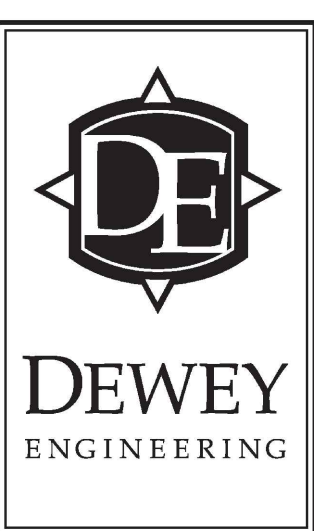
SHRUB / GROUNDCOVER
PLANTING DETAIL

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

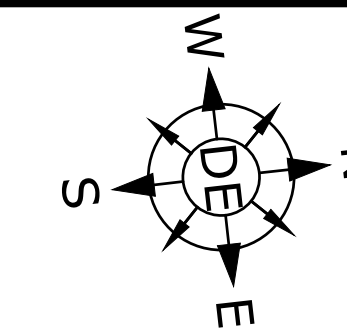
- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER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



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
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.

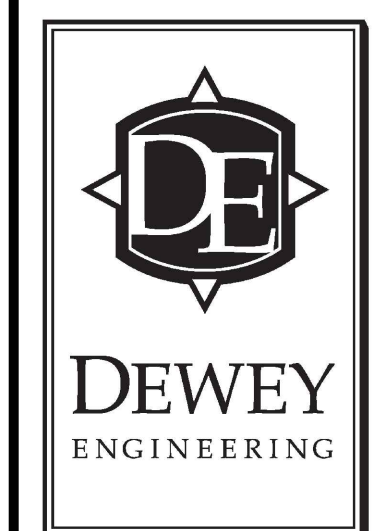
Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44.
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Drawing Notes:
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Carothers Chase Development Plan

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

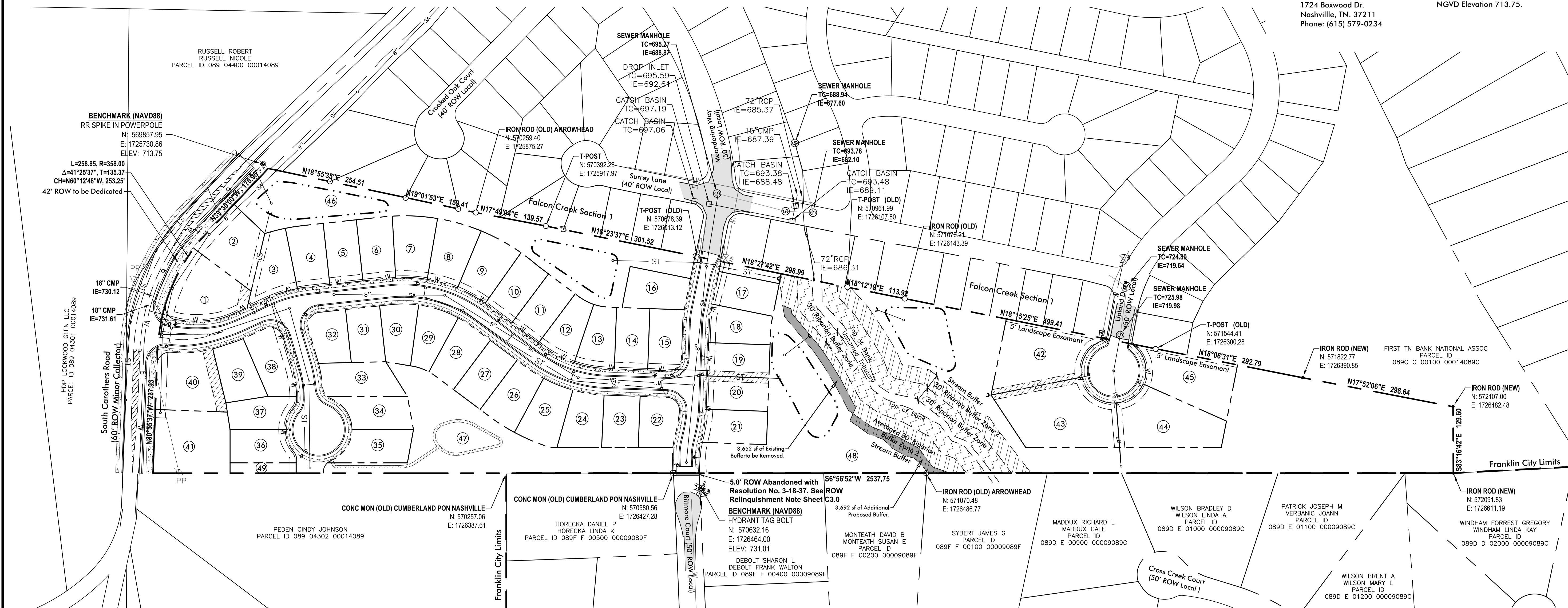


Buffer Averaging Plan

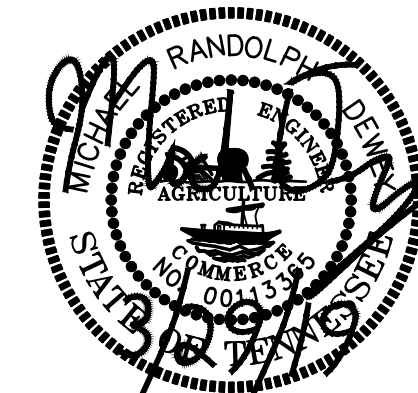
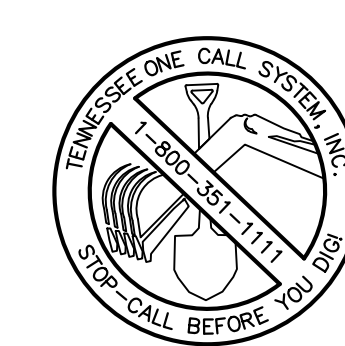
Job No. 17048

L1.1

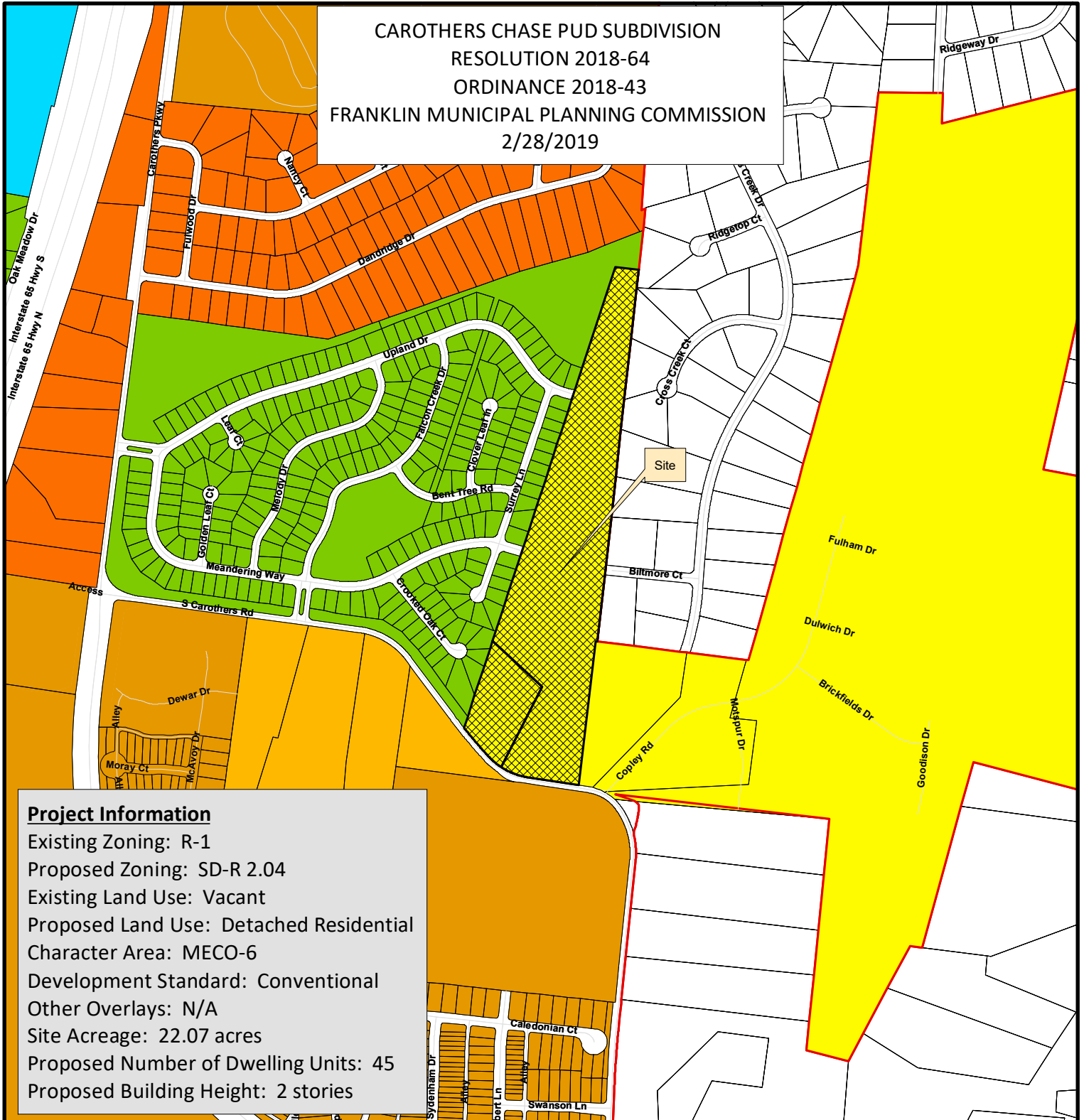
10 of 10



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



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@franklin.tn.gov Issue re-opened

lori.jarosz@franklin.tn.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@franklin.tn.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@franklin.tn.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@franklin.tn.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.

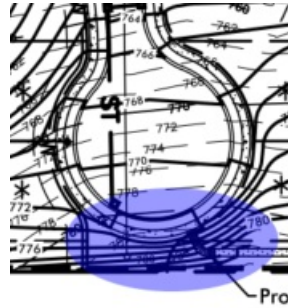
Engineering - Site Plan Checklist

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."

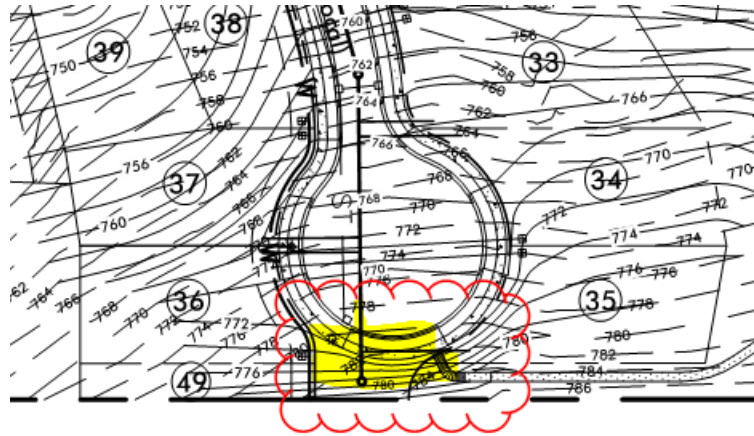
[Edited By Joshua King]

Water/Sewer

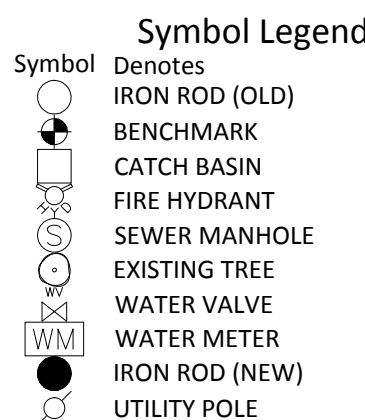
General Issues

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

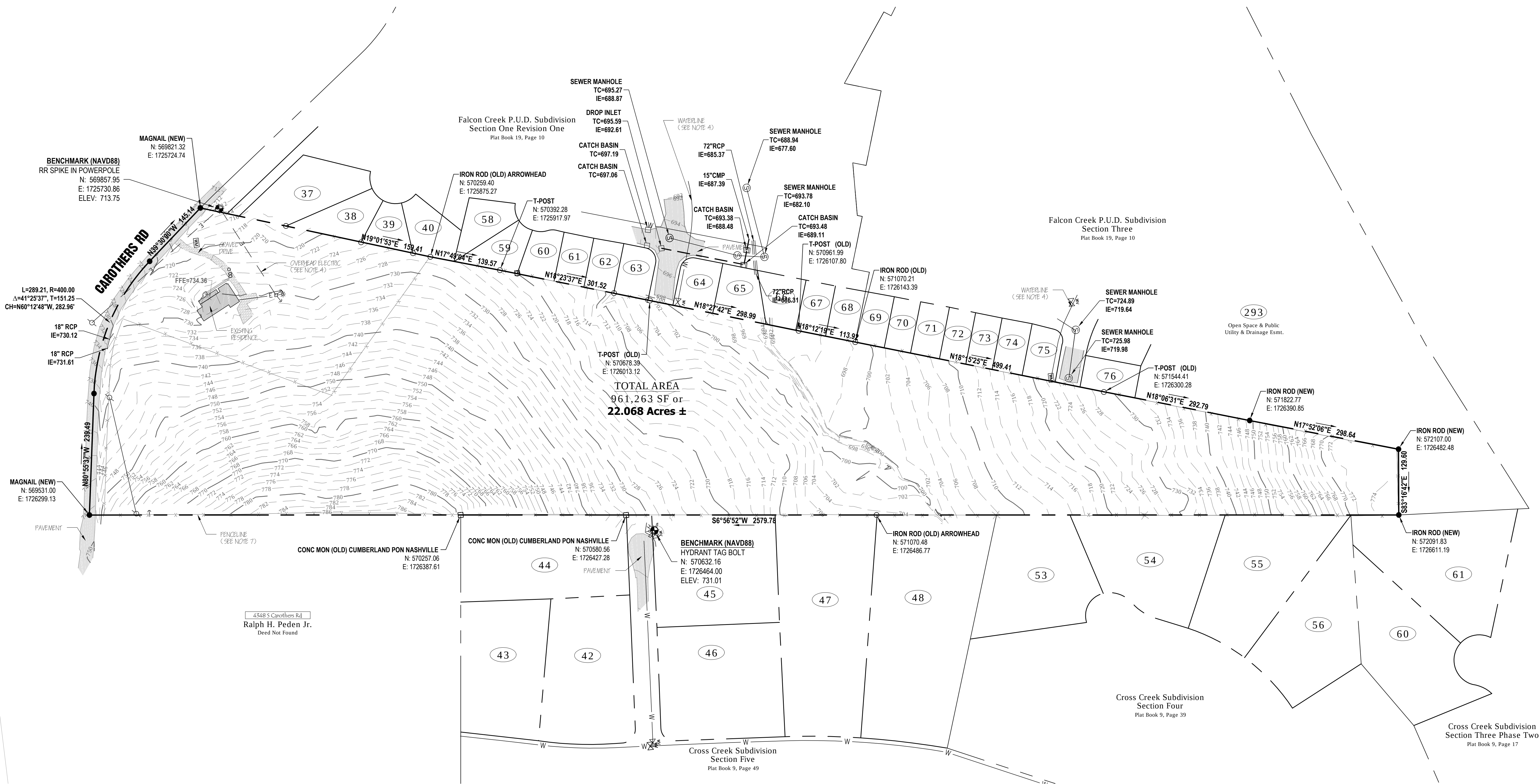


Owner : Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427,
Registers Office, Williamson County, Tennessee.

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.

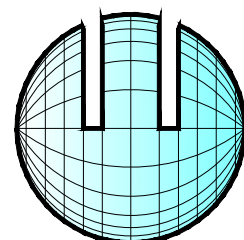
Clint T Elliott, TN RLS # 2347

1. This Property is located in the 14th Civil District of Williamson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. 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.
4. 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.
5. 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.
6. This Survey does not address the existence or non-existence of any wetlands.
7. 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.
8. Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.



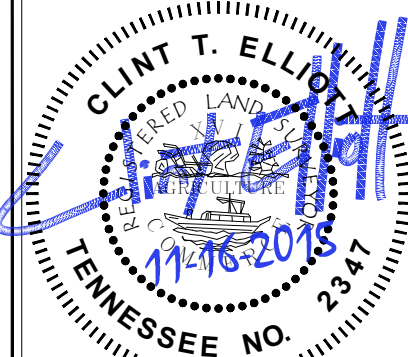
PLOT DATE: 11/16/2015 11:29:22 AM
 \M4800ce01\c\Users\clint\Google Drive\Elliott_active jobs\150916 - 150916 - S Carothers Rd 4338\Carothers Rd - Survey (2).dwg

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
1700 Hayes St. #301, Nashville, TN 37203
clint@clintelliottsurvey.com
(615) 490-3236



Boundary & Topographic Survey

4338 S Carothers Road
Franklin, Williamson County, Tennessee

[illegible]

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

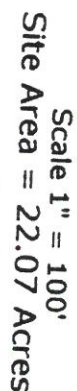
JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

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.





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



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

Drawing Notes:
COF Project #...

Date: April 24, 2018

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

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

1/8" = 1'-0"

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

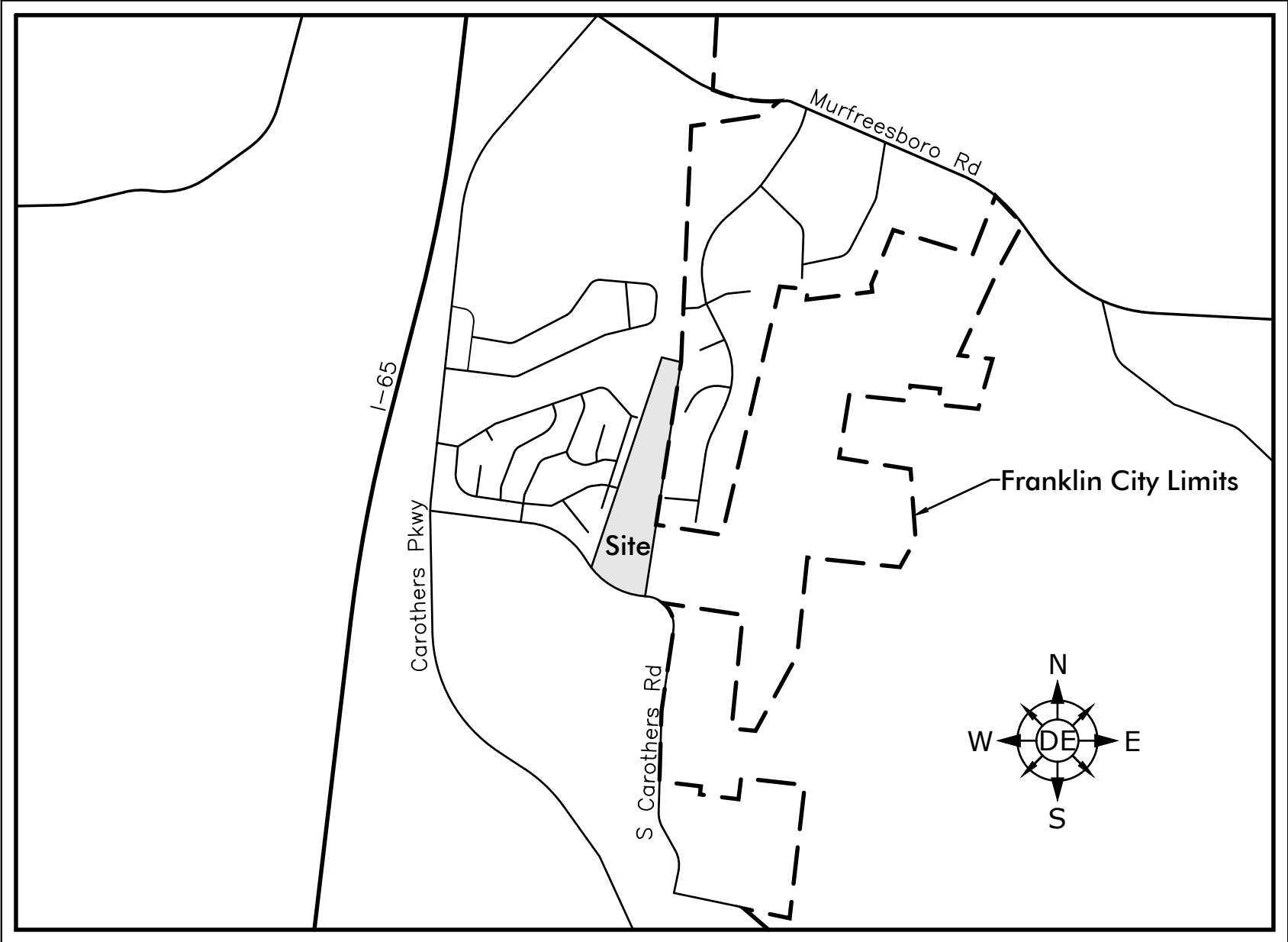
Carothers Chase

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

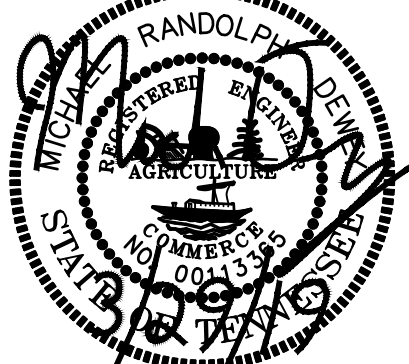
DEVELOPER
SUNNYBROOK INVESTMENT COMPANY, LLC
1724 BOXWOOD DR.
NASHVILLE, TN. 37211
CONTACT: JEREMY BOCZULAK
PHONE: (615) 579-0234
EMAIL: J-BOZ@LIVE.COM

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.

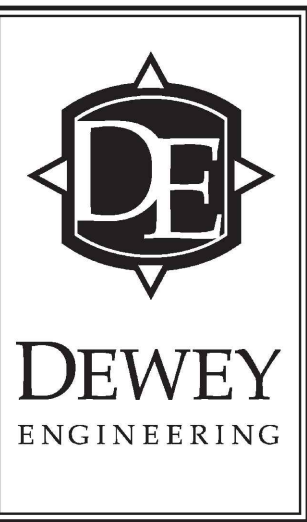


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25. Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
Along Lots 42 & 45

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

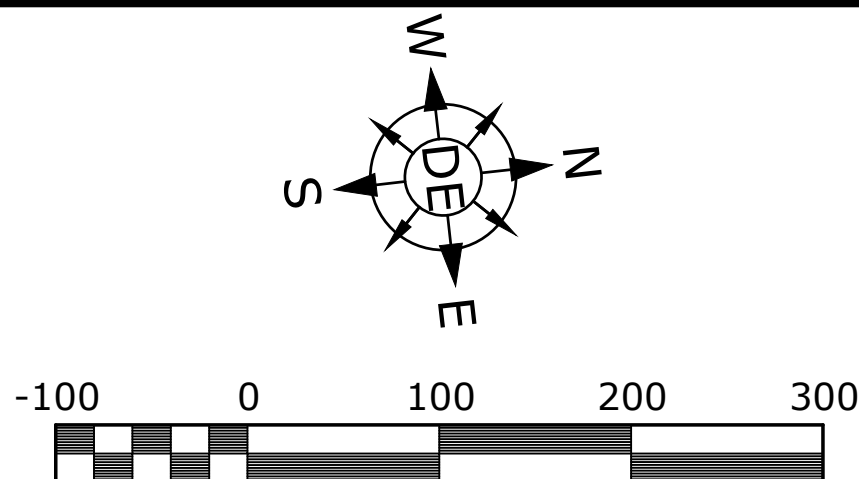
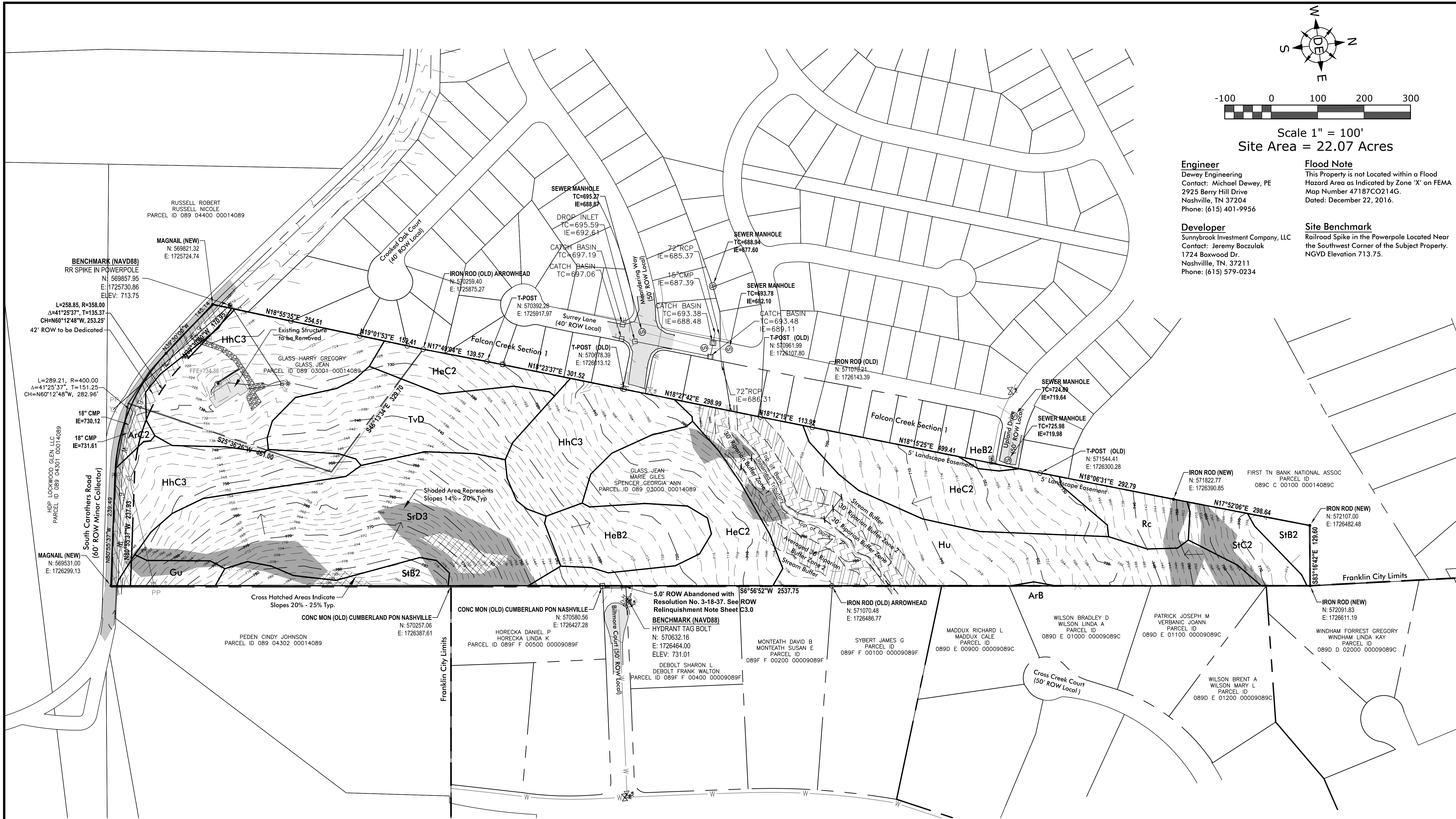


Cover Sheet

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

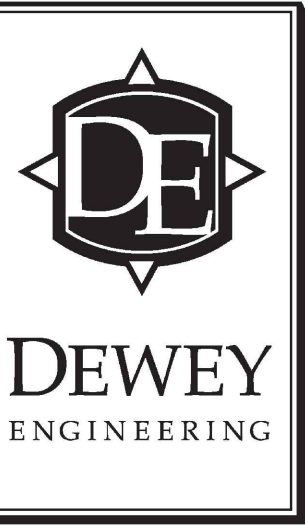
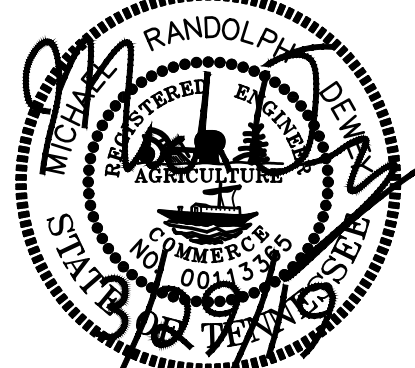
Carothers Chase Development Plan

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.

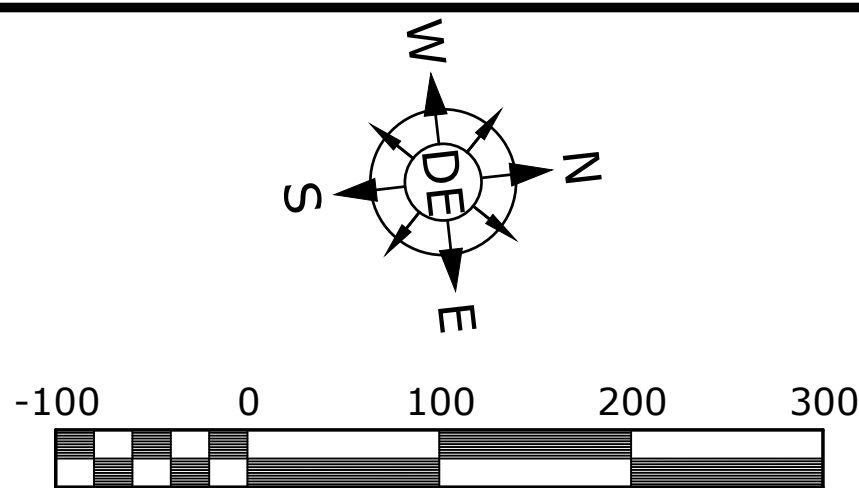
Note:
No Mineral Rights are Held by Parties Outside of the Owner.



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

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)

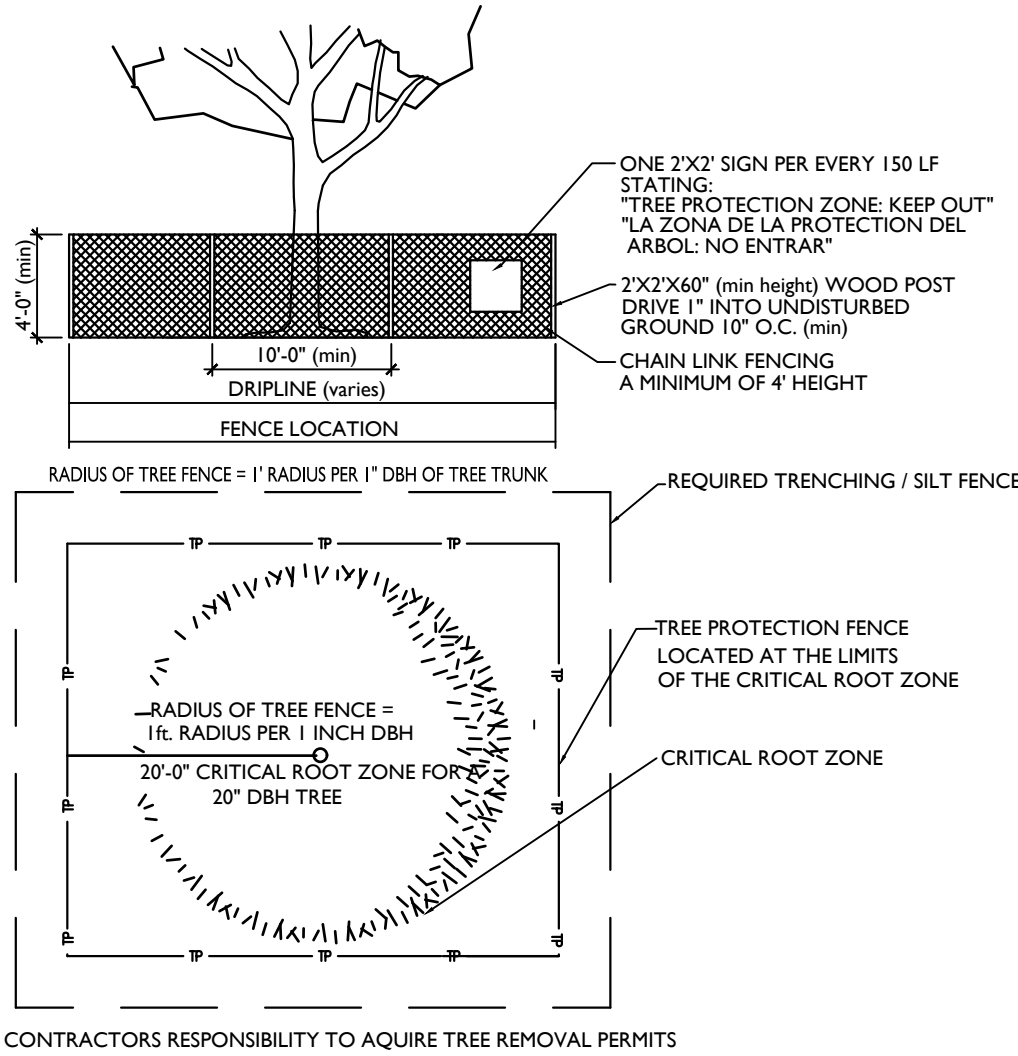
Date: March 29, 2019

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

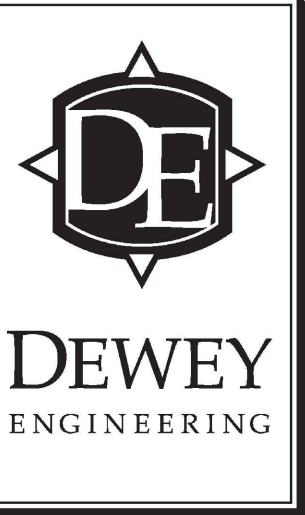
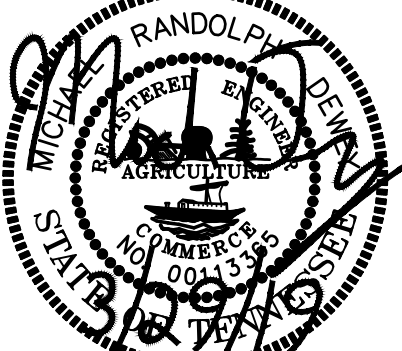
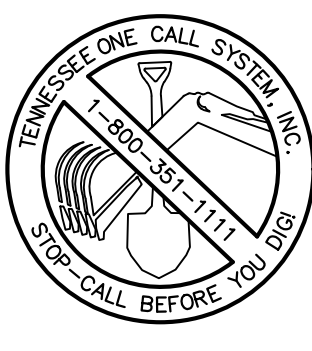
- Existing Tree Canopy
- Area of Tree Canopy Retention

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.



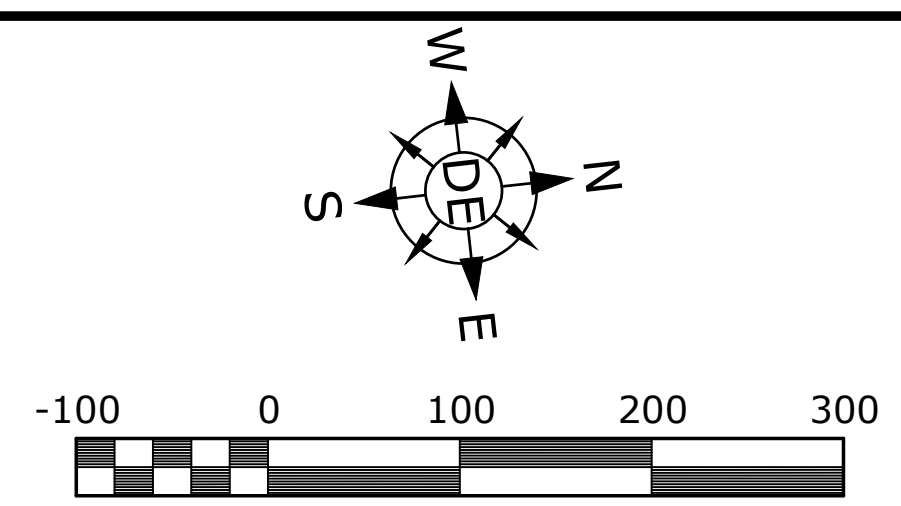
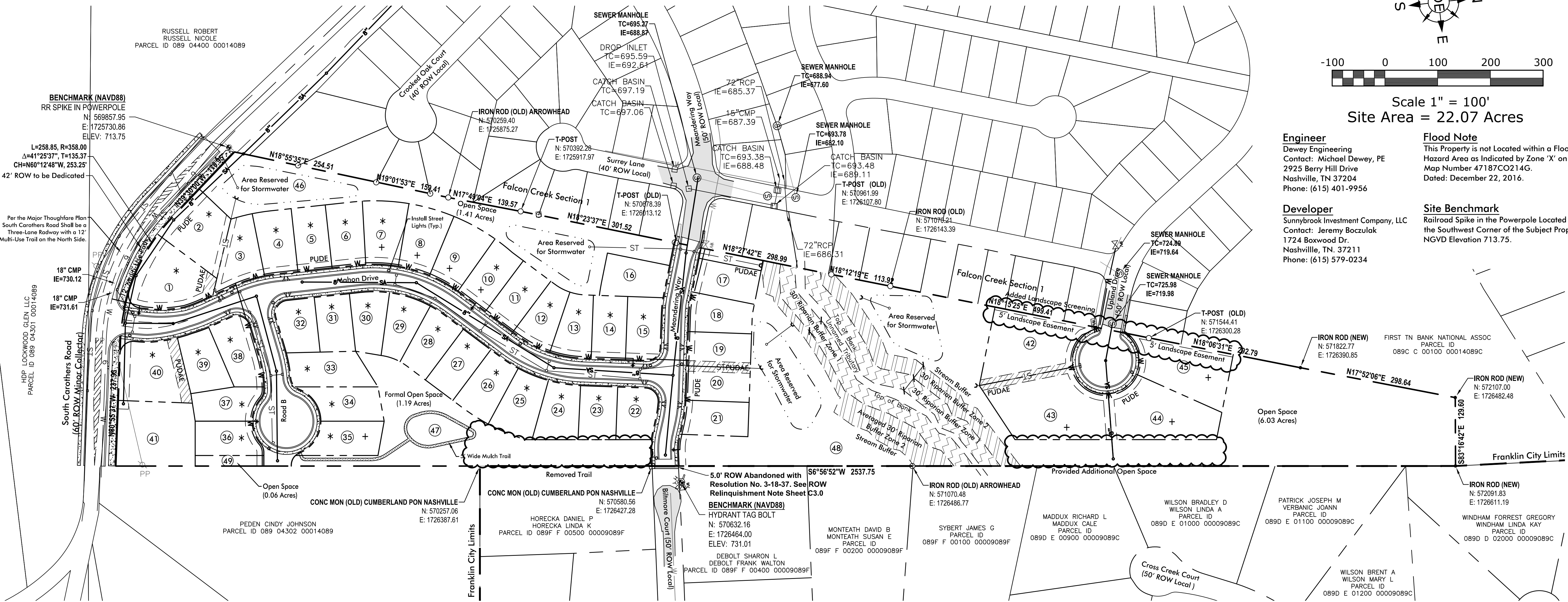
TREE PROTECTION FENCING DETAIL



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

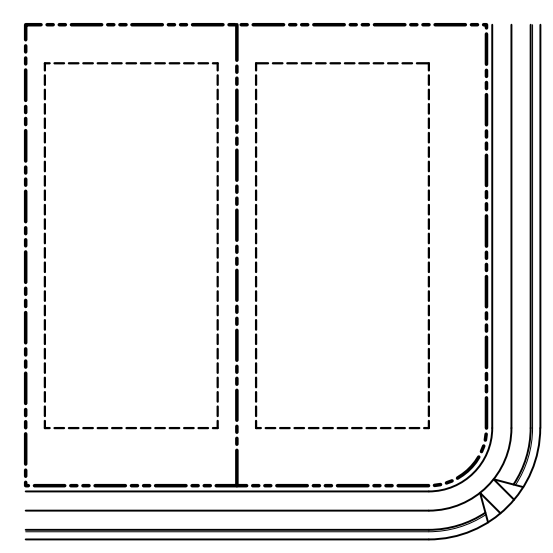
Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

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

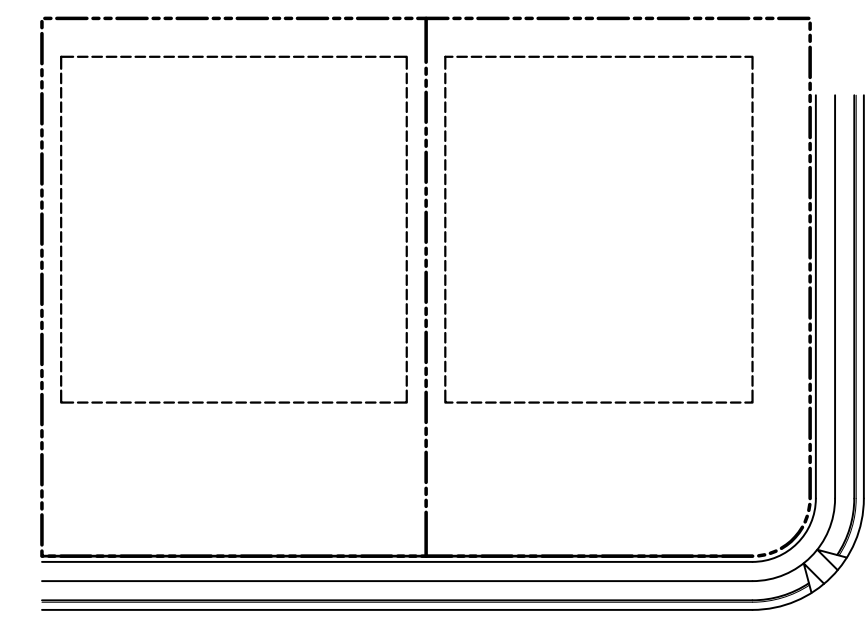
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

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

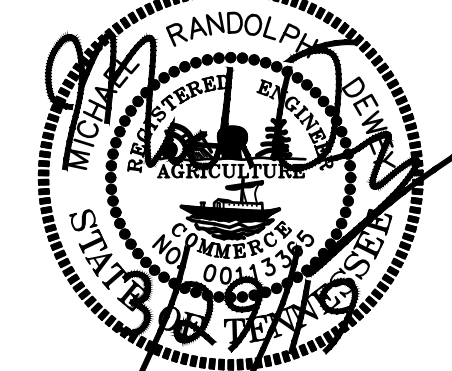
COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

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

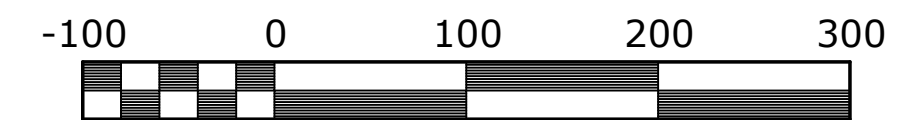
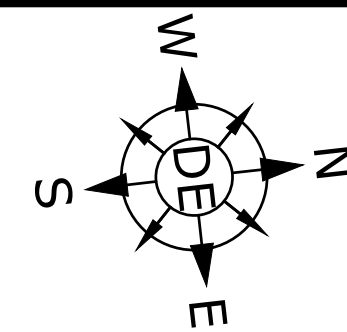
Retaining Wall 'A' Table			
Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

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 47187CO214G.
Dated: December 22, 2016.

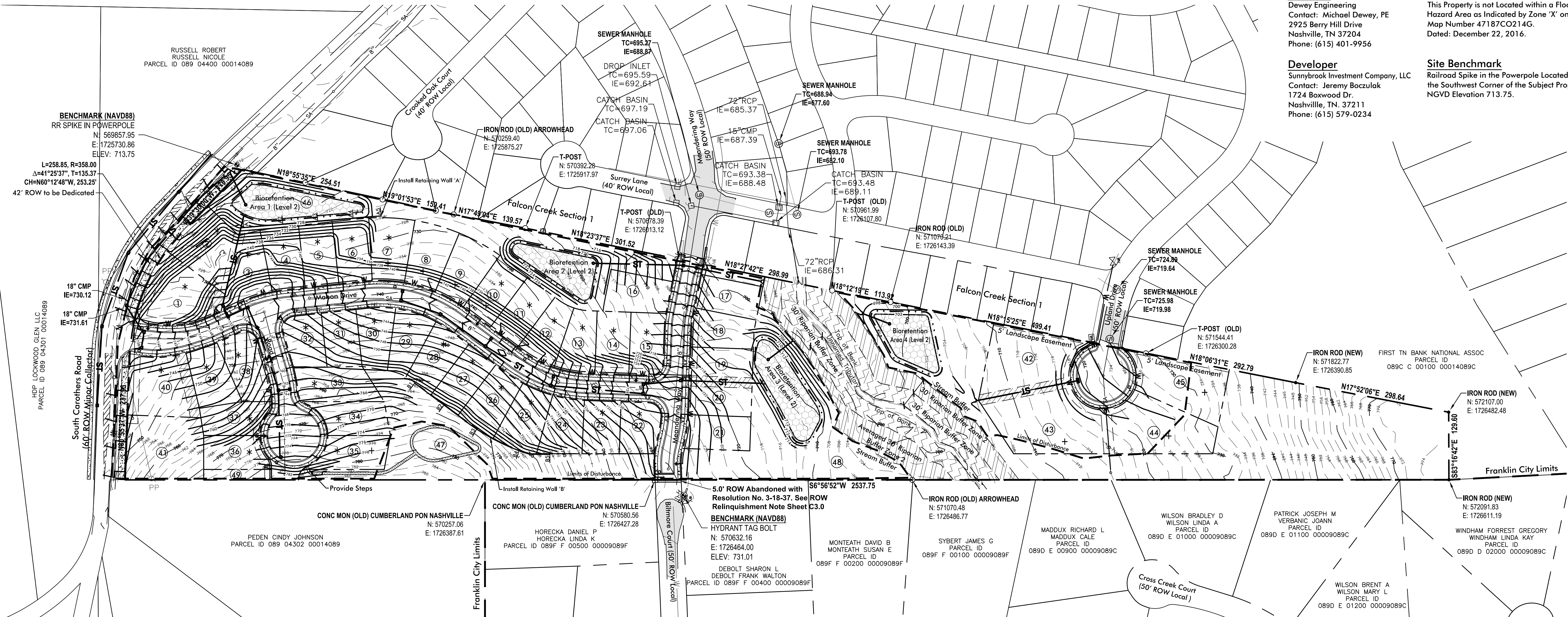
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

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

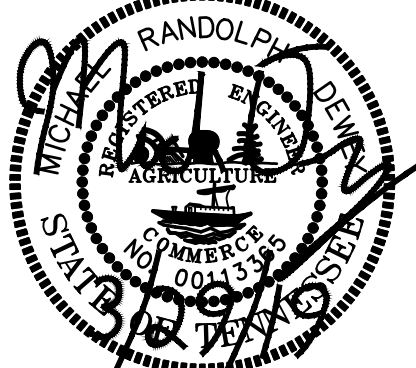


Utility Plan Legend

- 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

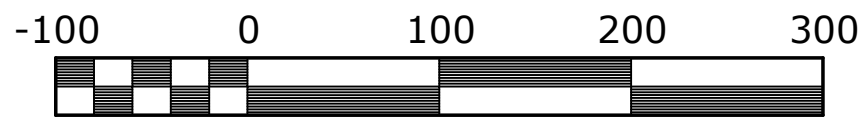


Overall
Grading and
Drainage Plan

Job No. 17048

C3.0

5 of 10



Flood Note

Site Benchmark

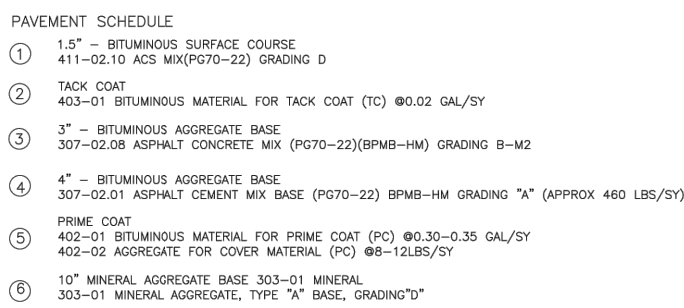
Engineer

Developer

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



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



PAVEMENT SCHEDULE

①	1.5" = BITUMINOUS SURFACE COURSE 101-01-111 ACS W/M(P664-22) GRADING E ROW
②	TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACKING (PC) 00.02 GAL/SY
③	3" = BITUMINOUS AGGREGATE BASE 307-01-08 ASPHALT CONCRETE MIX (P664-22)(BFWB+HM) GRADING B-M2
④	PRIME COAT 402-02 BITUMINOUS MATERIAL FOR PRIME COAT (PC) 00.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) 08-12.05/SY
⑤	B-B MATERIAL, AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"C"

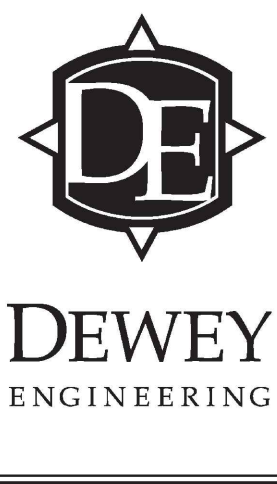
NTS  CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064		
CITY ENGINEER	<i>Paul G. Hays</i>	7/1/2017 DATE
ASSISTANT DIRECTOR OF ENGINEERING	<i>Jackie M. Hunt</i>	7/1/2017 DATE

2-LANE INTERMEDIATE AND LOW VOLUME STREET		 CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE		DATE	
COFTS-12	CITY ENGINEER	<i>[Signature]</i>	7/1/2017
DRAWN:			
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	<i>[Signature]</i>	7/1/2017

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

Carothers Chase Development Plan

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



Overall ROW & Access Plan

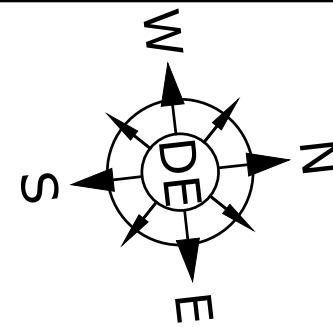
Job No. 17048

C4.0

6 of 10

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.



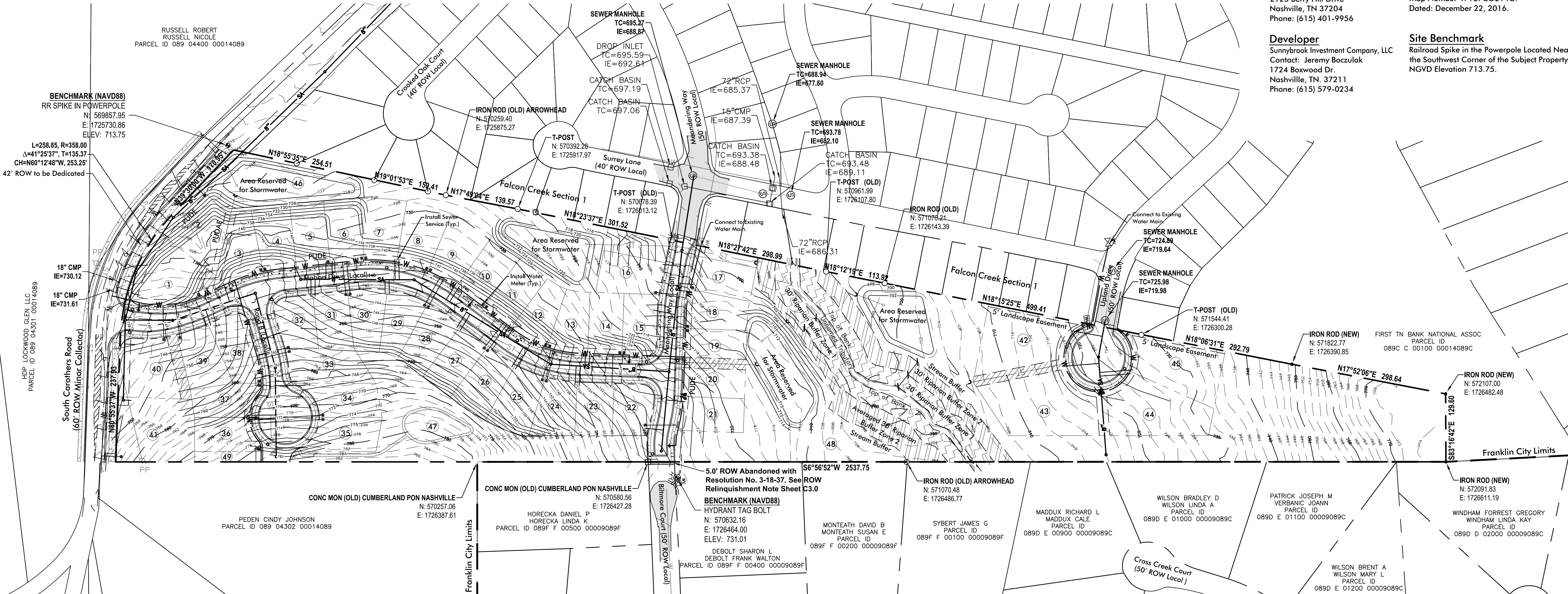
Scale 1" = 100'
Site Area = 22.07 Acres

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

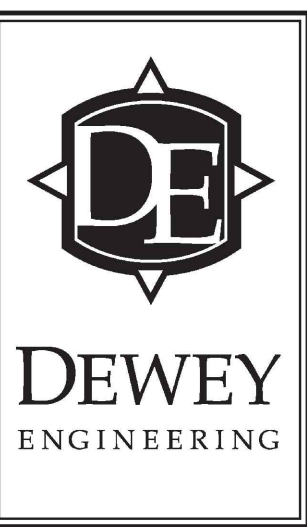
- — □ PROP. STORM CULVERT
- W — W PROP. WATER MAIN
- 8" — SA — PROP. 8" GRAVITY SEWER MAIN
- 6" — W — EX. 6" WATER MAIN (S CAROTHERS RD)
- W — W EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- ▤ PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- ⊙ EX. SEWER 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

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Date: March 29, 2019

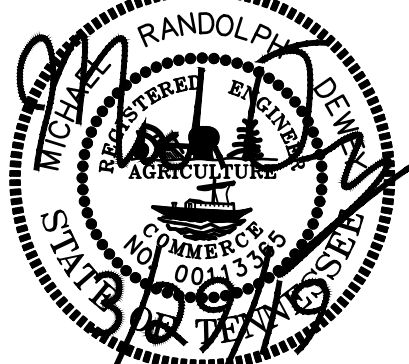
Carothers Chase Development Plan
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Overall Utility Plan

Job No. 17048

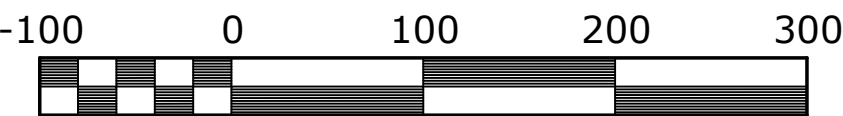
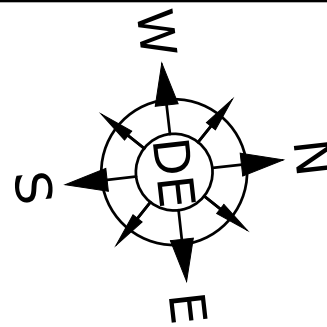
C5.0



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Utility Plan Legend

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- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
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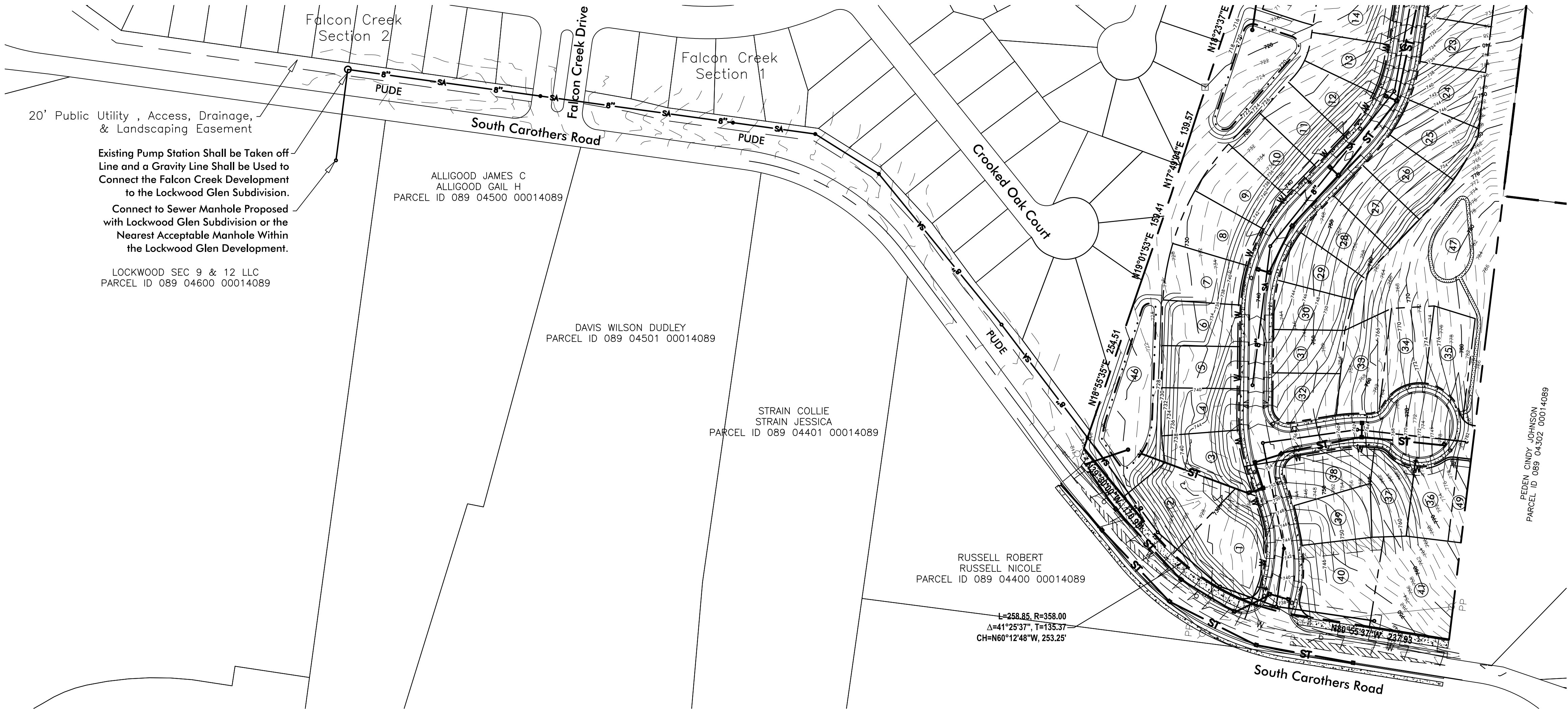
Scale 1" = 100'
Site Area = 22.07 Acres

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
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Dated: December 22, 2016.

Site Benchmark
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NGVD Elevation 713.75.

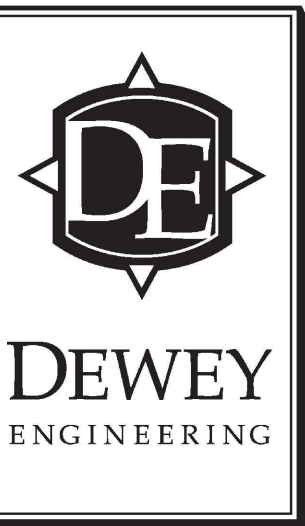


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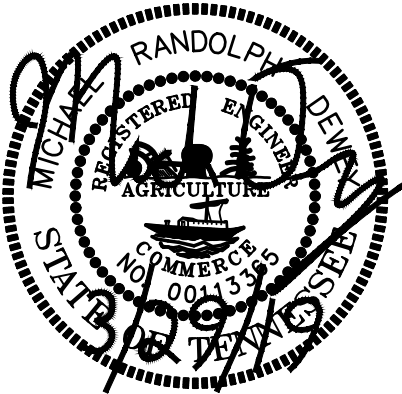


Offsite Sewer Plan

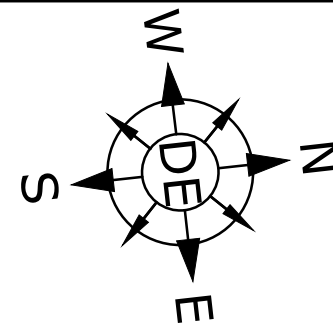
Job No. 17048

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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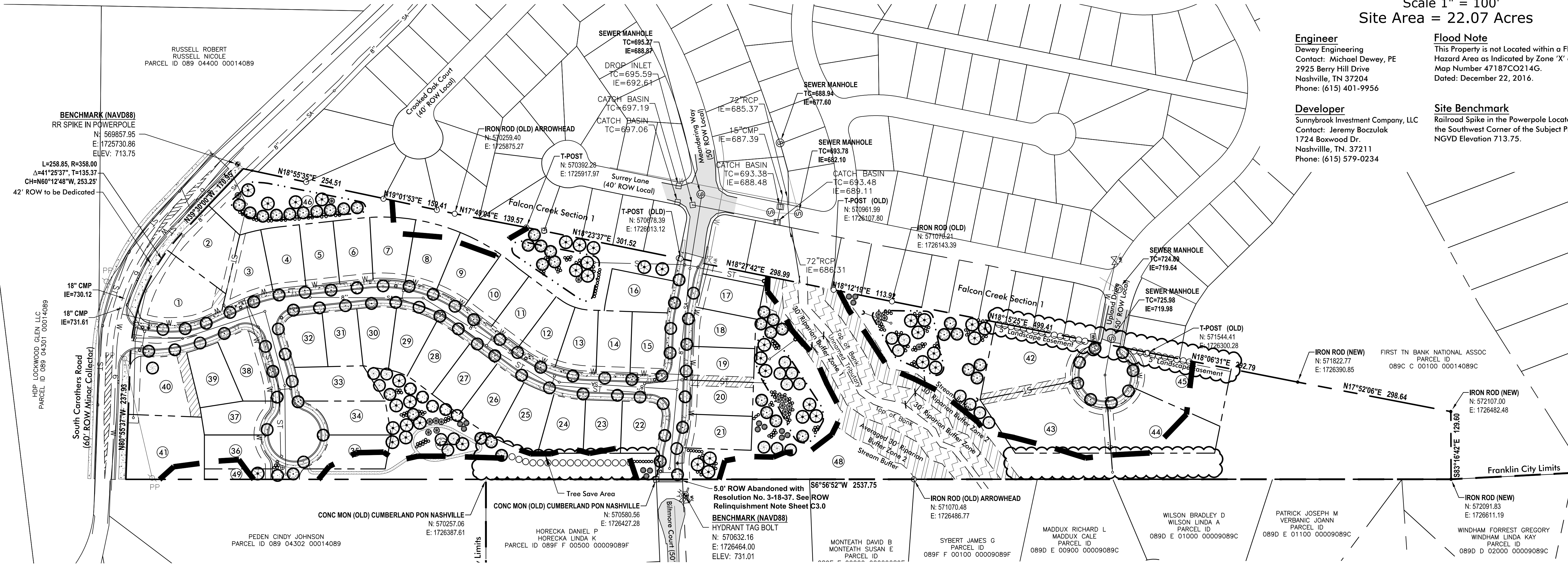
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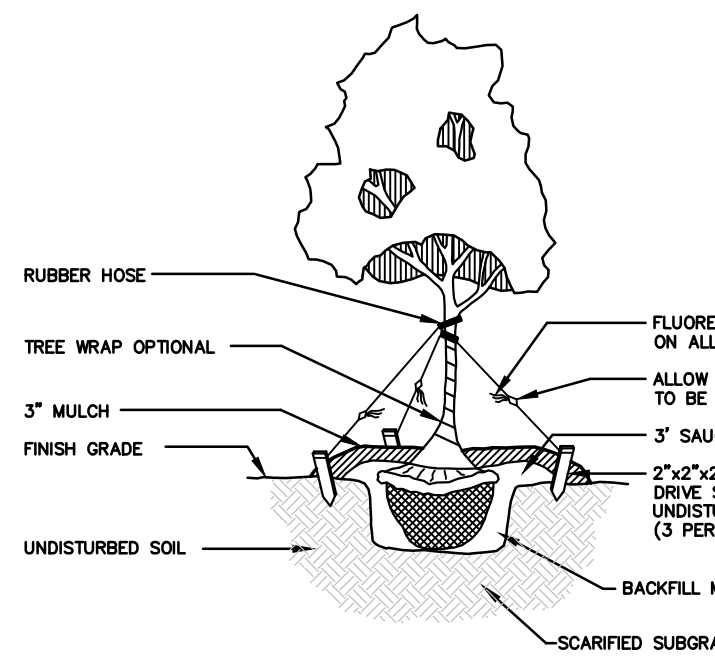
Carothers Chase Development Plan

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

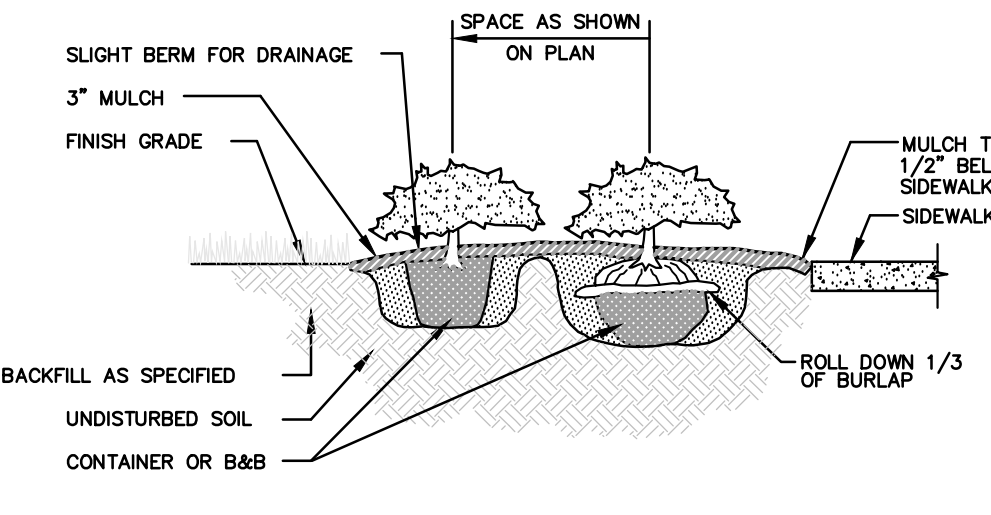


OVERALL LANDSCAPE MATERIALS SCHEDULE

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



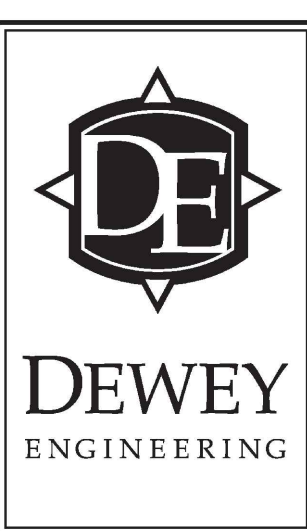
SHRUB / GROUNDCOVER
PLANTING DETAIL

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

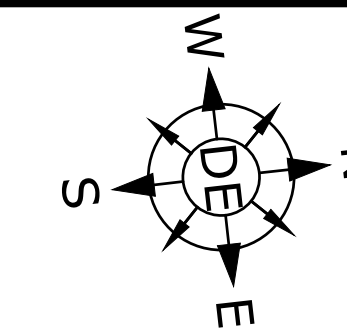
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- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX



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

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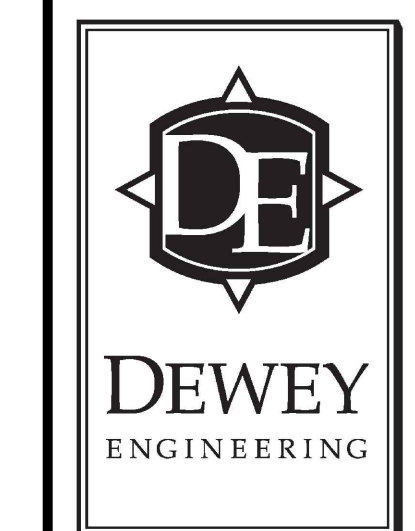
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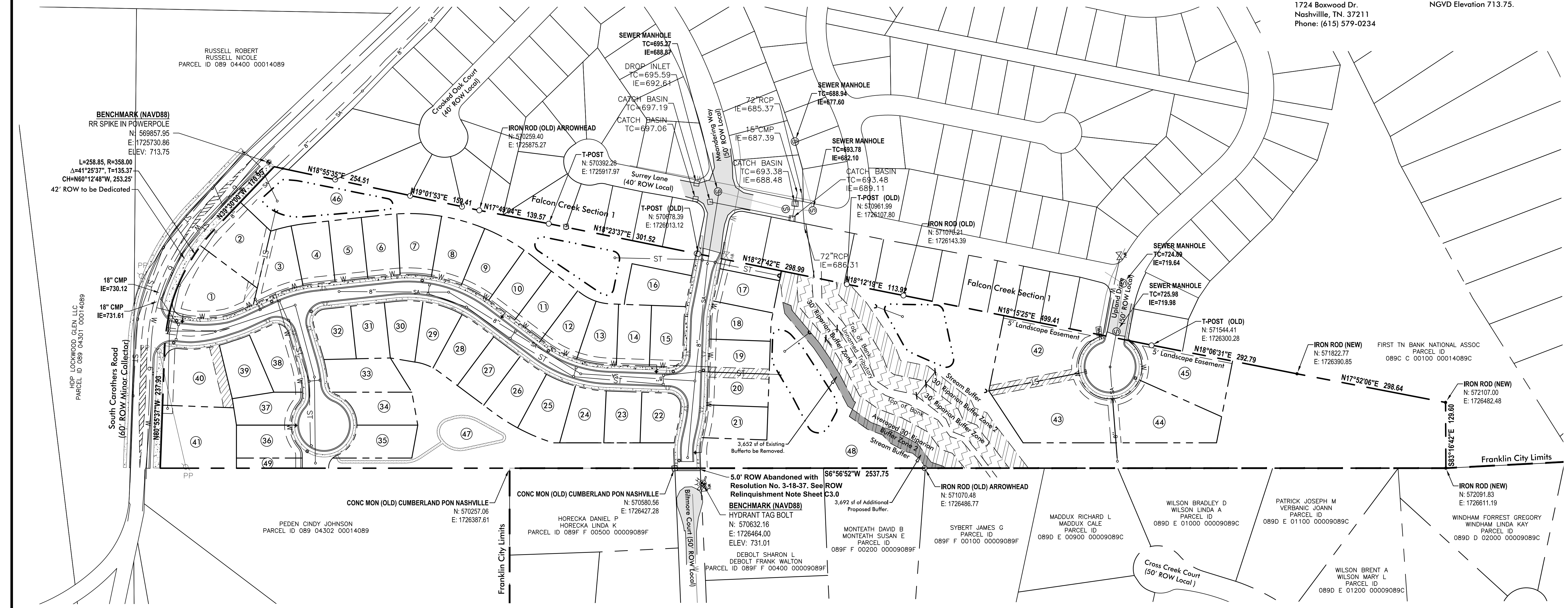


Buffer Averaging Plan

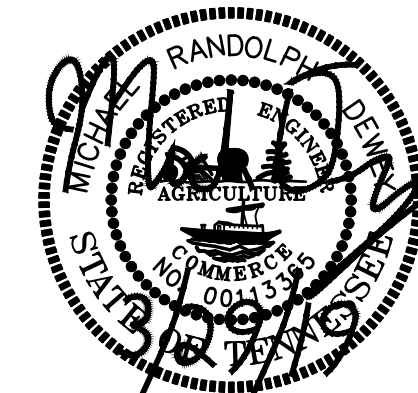
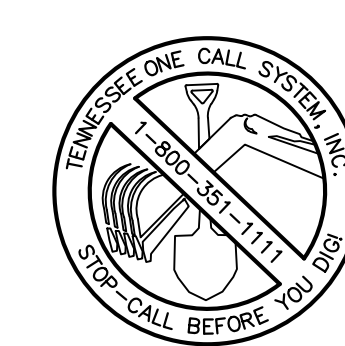
Job No. 17048

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

517 CUMMINS STREET, REZONING,
(ORDINANCE 2018-45)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/25/2018

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

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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ORDINANCE 2018-45

TO BE ENTITLED: "AN ORDINANCE 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."

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

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

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **R-6** District to **Office Residential (OR)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078F- 036.00	0.22
Total	0.22

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

517 CUMMINS STREET, REZONING,
(ORDINANCE 2018-45)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/25/2018

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

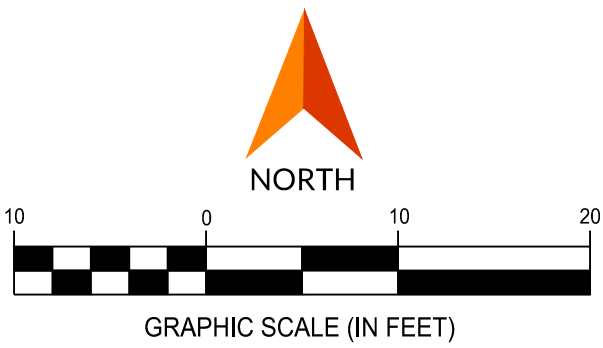
1. NORTH AND BEARING SYSTEM BASED UPON OPUS SOLUTION OP1532001302133 & OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
2. VERTICAL DATUM IS BASED UPON OPUS SOLUTION OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
3. THIS SURVEY 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	— x — x — x — x —	FENCE LINE
⊕	SIGN	~~~~~	TREE LINE
⊕	CLEAN OUT	— OHL — OHL — OHL —	OVERHEAD UTILITY LINE
⊕	SANITARY SEWER	— SAN — SAN — SAN —	SANITARY LINE
⊕	BUSH	— W — W — W —	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



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



SURVEY NOTES

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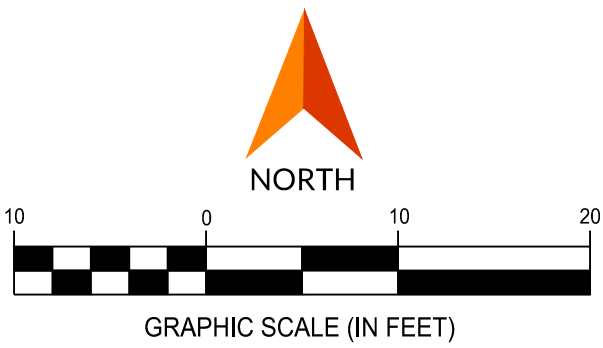
LEGEND

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⊕	BENCHMARK	—————	ADJOINER LINE
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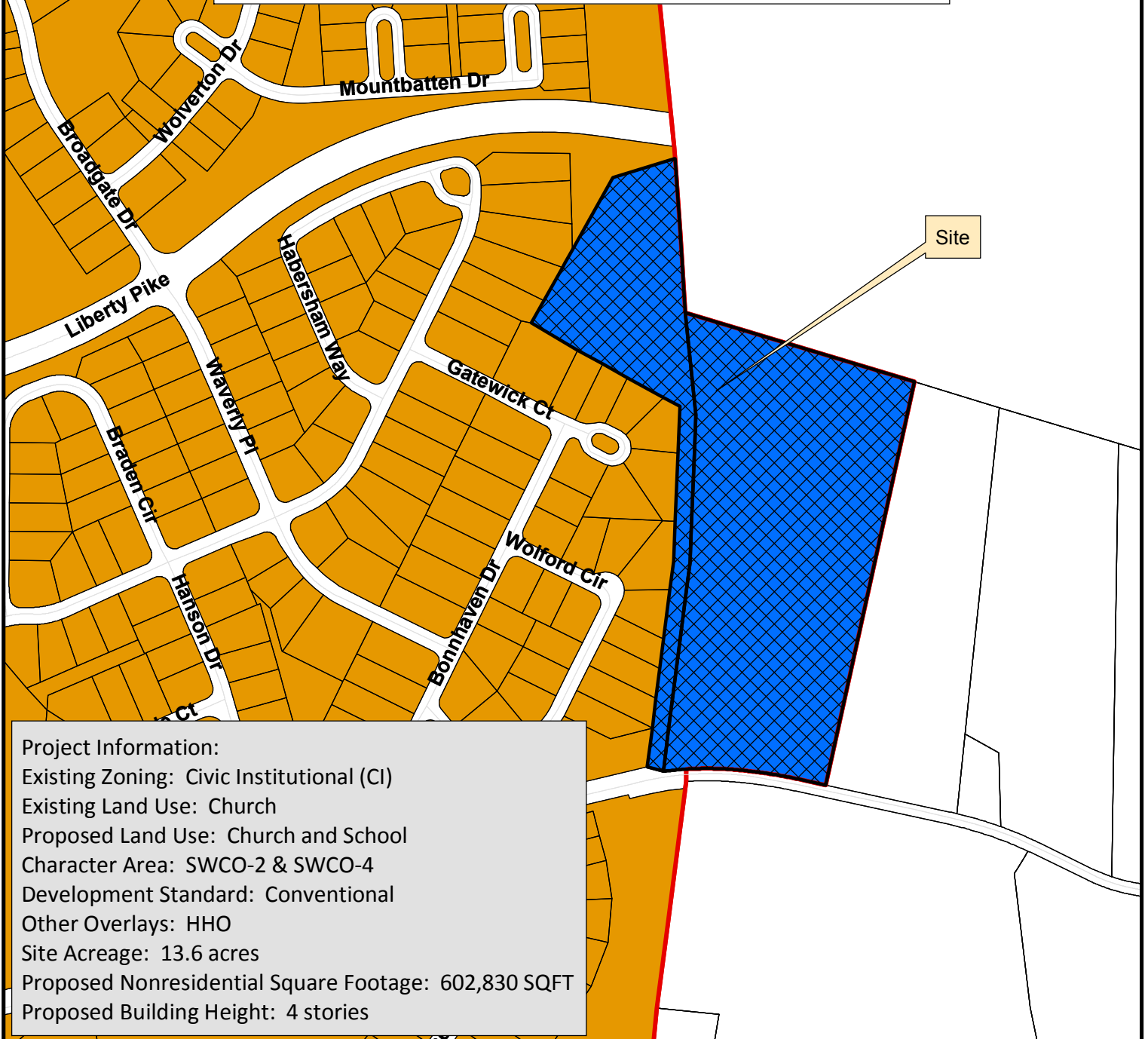
DATE 10/09/2018

REGISTERED LAND SURVEYOR
COMMERCIAL
TENNESSEE NO 3046



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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

PARISH PRESBYTERIAN CHURCH PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2018-82
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/27/2018



Project Information:
 Existing Zoning: Civic Institutional (CI)
 Existing Land Use: Church
 Proposed Land Use: Church and School
 Character Area: SWCO-2 & SWCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 13.6 acres
 Proposed Nonresidential Square Footage: 602,830 SQFT
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Parish Presbyterian PUD | 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 |
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

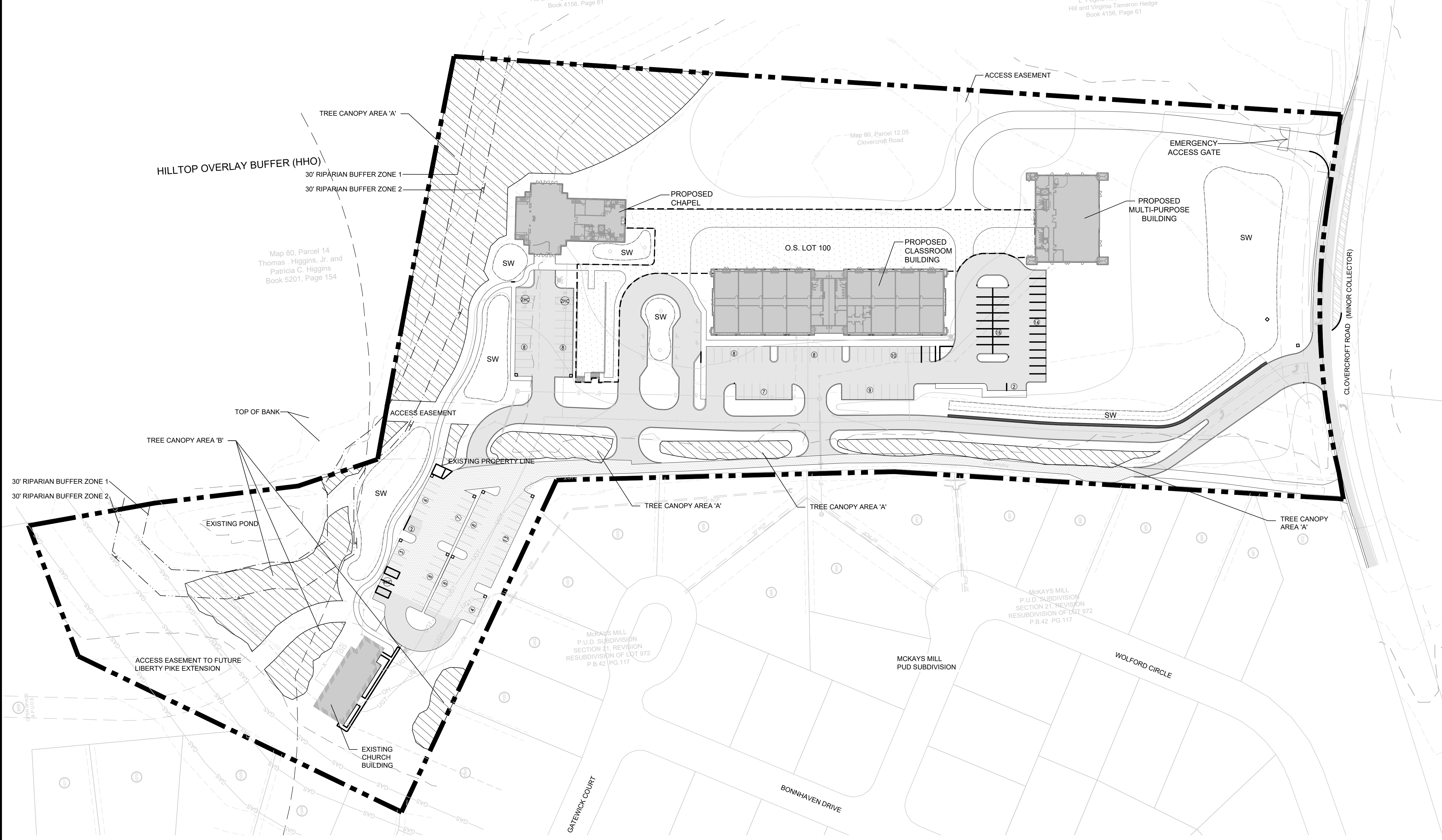
30. I. Utility Plan

lance.fittro@franklin.tn.gov Note that the proposed sanitary sewer extension to serve this development requires an easement to be obtained from the owner of the residential property the sewer line will cross in order to tie into the public main in McKay's Mill. Acquisition of all necessary off-site easements for the proposed development, including the sanitary sewer easement, is the responsibility of the developer. **The off-site sanitary sewer easement must be acquired prior to issuance of any utility permits for the proposed development.**

This comment to remain open as a reminder to staff, but **does not hinder approval of the Development Plan.**

40. D. Statement of Impacts

carlb@franklin.tn.gov Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. Applicant has an approved MOU for the preparation of the traffic study, needs to submit the study by 10/09/18 to enable third-party review for the DRT review meeting on 10/12/18.



OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE			
5% = 13.84 AC = 0.69 AC / 30,056 SF			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA
OS 100	FORMAL	PLAZA	36,775 SF
TOTAL REQUIRED OPEN SPACE PROVIDED:			
FORMAL = 0.83 AC / 36,416 SF (6.0%)			

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

RIPARIAN BUFFER NOTE:
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

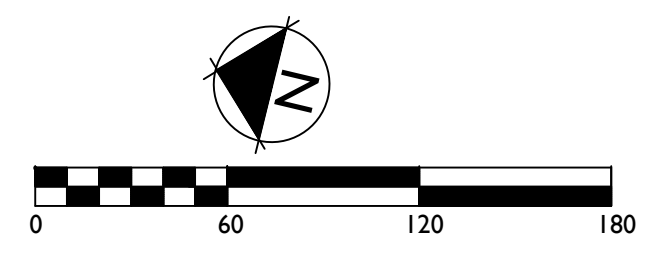
TREE CANOPY RETENTION			
TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE 'A'	142,023 SF	78,302 SF	64,221 SF
TREE 'B'	27,247 SF	9,107 SF	18,140 SF
TOTAL SF	169,770 SF	87,403 SF	82,367 SF
TOTAL ACRES	3.9 AC	2 AC	1.9 AC

EXISTING ASPHALT KEY:

EXISTING ASPHALT

PROPOSED ASPHALT

TREE CANOPY DATA	
EXISTING TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,745 SF (0.94 AC)	
TOTAL CANOPY REMOVED: 87,403 SF (2 AC)	
REMAINING TREE CANOPY TO BE PRESERVED: 82,367 SF (1.9 AC)	
(48.5% OF ORIGINAL EXISTING CANOPY)	
	TREE CANOPY PRESERVATION AREA



SITE DATA:	
PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER:	6795
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	CI - CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	TRACT 1 - SWCO-2
OTHER APPLICABLE OVERLAY:	TRACT 2 - SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	HHO BUFFER (HILLTOP OVERLAY)
TOTAL ACREAGE:	CONVENTIONAL
TOTAL SQUARE FOOTAGE:	13.84 AC
MINIMUM REQUIRED SETBACKS:	602,830 SF
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	
APPLICANT / OWNER:	PARISH PCA
ADDRESS:	4150 CLOVERCROFT ROAD
CONTACT:	FRANKLIN, TN 37064
	MIKE MISEROCCHI
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE #145
OFFICE PHONE:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
CONTACT:	greg.gamble@gdc-tn.com
	GREG GAMBLE

PROJECT CHARACTERISTICS	
BUILDING SQUARE FOOTAGE:	EXISTING ASSEMBLY 3,696 SF 1 STORY
	PROPOSED CHAPEL 7,215 SF 1ST FLOOR
	CHAPEL 7,215 SF 2ND FLOOR
	SCHOOL 18,176 SF 1 STORY
	MULTI-USE 7,423 SF 1 STORY
	TOTAL 43,725 SF
BUILDING HEIGHT - 2 STORY	38 FEET (NOT INCLUDING TOWER)
LANDSCAPE SURFACE RATIO:	0.7
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES, TYPE B BUFFER TO NORTH
MINIMUM PARKING REQUIRED (400 SEATS):	1 SPACE / 3 SEATS = 133
EXISTING PARKING:	57 SPACES
PROPOSED PARKING:	106 SPACES
PARKING PROVIDED (TOTAL):	163 SPACES
BICYCLE PARKING (1/20 OF SPACES)	7 SPACES
EXISTING TREE CANOPY:	3.8 AC
PRESERVED TREE CANOPY:	1.9 AC
PARKLAND:	NA
OPEN SPACE:	
TOTAL REQUIRED: (5% OF 13.8 ACREAGE) =	.68 AC OR 29,621 SF
FORMAL: (100% OF REQUIRED) =	.68 AC
PROVIDED:	.84 AC OR 36,775 SF
INFORMAL: NOT REQUIRED	

STATEMENT OF IMPACTS

BUILDING DESIGN
THE PROPOSED CHURCH CAMPUS IS OF TRADITIONAL DESIGN WHICH WILL COMPLIMENT THE EXISTING BUILDING. BECAUSE OF BUILDING PLACEMENT, MOST OF THE BUILDINGS WILL BE DIFFICULT TO SEE FROM MCKAY'S MILL OR CLOVERCROFT. BUILDINGS ARE MODELED AFTER RURAL HISTORIC CHURCHES AND RURAL OUT-BUILDINGS FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS AN ADAPTED HUNTING LODGE IN GOOD CONDITION WHICH WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO BIORETENTION AREAS EVENTUALLY LEADING TO MAYERS CREEK.

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

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE SCHOOL, MULTIPURPOSE BUILDING, AND PARKING WILL COMPRISE THE FIRST PHASE. THE CHAPEL AND ADJACENT PARKING WILL BE A SECOND PHASE. PHASES MAY CHANGE DEPENDING ON FUND-RAISING/CONTRIBUTIONS.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THIS SITE WILL NOT GENERATE STUDENTS, BUT, INSTEAD, IS PROJECTED TO PROVIDE EDUCATIONAL FACILITIES FOR 175 STUDENTS.

RECREATION FACILITIES
THE CHURCH IS PLANNED AS A CAMPUS WITH OPEN SPACE AT THE CORE. THE CHURCH ALSO ANTICIPATES CONNECTING TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO CONNECT FUTURE, ON-SITE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER LOCATION HAS BEEN SHOWN ON THE PLAN AND THE CHURCH AND SCHOOL ANTICIPATE SHARING THIS FACILITY.

RESTRICTIVE COVENANTS
NONE. THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
CITY OF FRANKLIN SEWER SERVICE IS REQUESTED AS A PART OF THIS PROJECT. SEWER MAIN CONNECTIONS WILL BE MADE TO MCKAY'S MILL VIA EXISTING UTILITY EASEMENTS OR TO CLOVERCROFT ROAD. SEWER DEMAND IS SHOWN ON UTILITY DRAWINGS.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH DESIGN TEAM HAS PRESERVED RURAL CHARACTER AND NATURAL FEATURES BY:
1) MAINTAINING LARGE TREE STANDS.
2) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
3) PLACING SEVERAL BIORETENTION AREAS INSTEAD OF 1 LARGE BIORETENTION AREA WHICH WOULD VISUALLY BREAK UP THE SITE.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY DRIVE HAS BEEN SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS. TRAFFIC DEMAND IS SHOWN IN TRAFFIC STUDY AND ON R.O.W. AND ACCESS PLAN.

WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER DEMAND AND FIRE HYDRANT DATA IS SHOWN ON UTILITY DRAWINGS. WATER SERVICE CURRENTLY VIA WELL. RECLAIMED WATER IS NOT AVAILABLE.

HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.

WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

Revision	Date
△	_____
△	_____
△	_____
△	_____

DEVELOPMENT
PLAN

SHEET

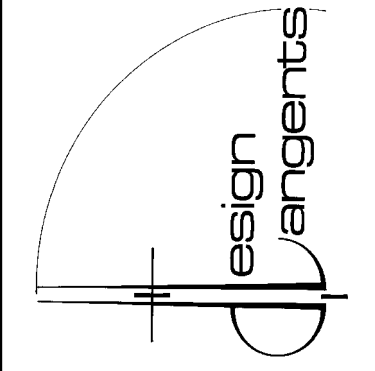
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COF # 6795

PARISH PRESBYTERIAN CHURCH

REVISIONS	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

T-1





FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



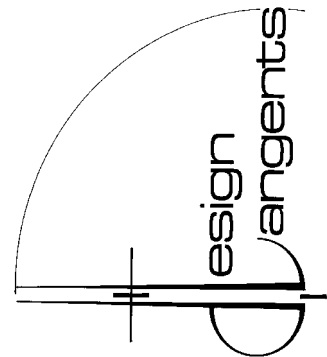
RIGHT ELEVATION

MULTIPURPOSE BUILDING ELEVATIONS

REVISIONS

△	
△	
△	
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△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

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JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET



A-1

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



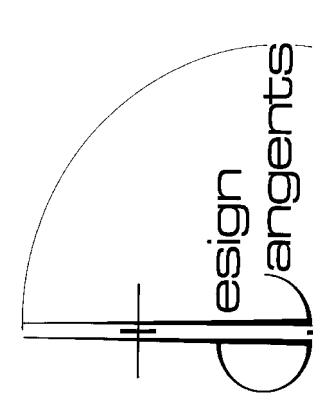
REAR ELEVATION

CLASSROOM BUILDING ELEVATIONS

REVISIONS

△	
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4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

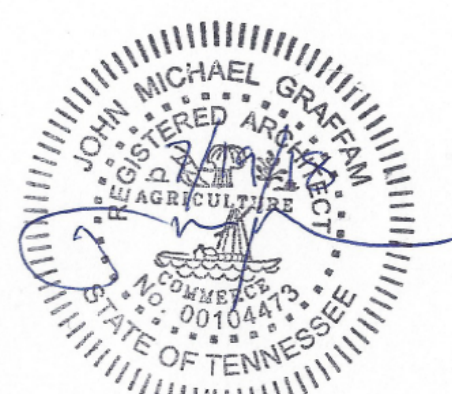
DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET



A-2

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

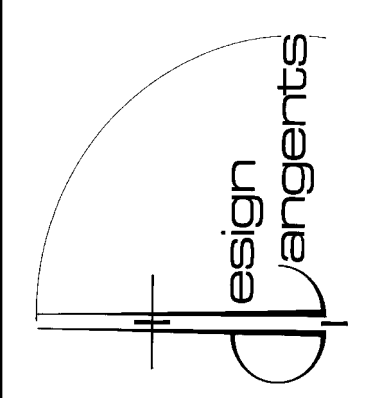
CHAPEL ELEVATIONS



RIGHT ELEVATION

REVISIONS	
△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN JMG
CHECKED
DATE 10/02/18
SCALE N.T.S.
JOB NUMBER 180601
SHEET

Parish Presbyterian Church

Development Plan

COF#6795

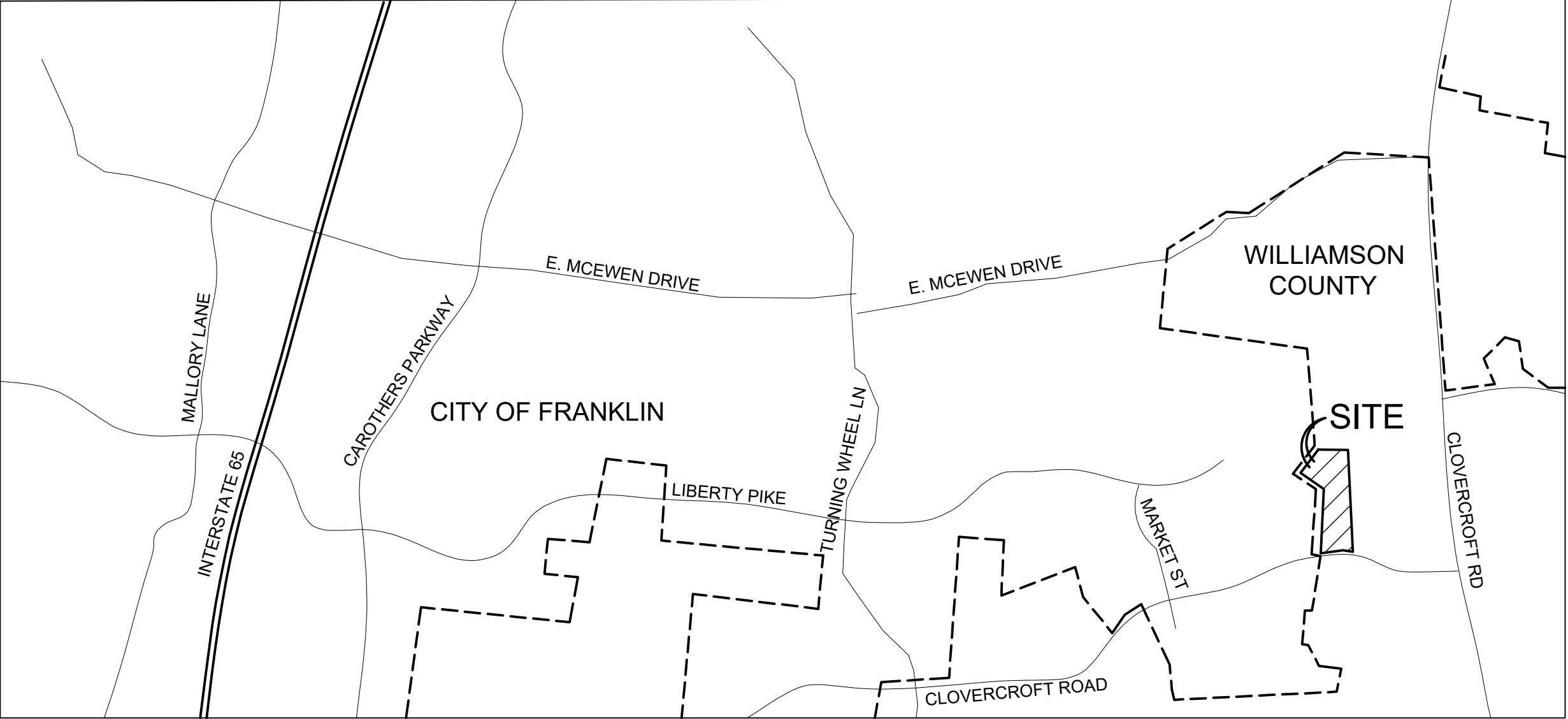
CONSTRUCTION OF NEW CHURCH
4150-4160 CLOVERCROFT ROAD
Map 80 Parcels 11.01 and 12.05
FRANKLIN, TN

OWNER / APPLICANT:
PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCROFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
324 LIBERTY PIKE #145
FRANKLIN TN 37064
615.975.5765
greg.gamble@gdc-tn.com

CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com

ARCHITECT
DESIGN TANGENTS
JOHN(MIKE) GRAFFAM, AIA
330 FRANKLIN ROAD,
BRENTWOOD, TN 37027
615.603.5236
designtangents@gmail.com



14TH CIVIL DISTRICT OF WILLAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

MODIFICATIONS OF STANDARDS REQUESTS

5.3.6(4)(C)- BUILDING FACADES BASE AND CAP REQUIREMENT.
BECAUSE THE PROPOSED ARCHITECTURE IS AGRICULTURAL IN CHARACTER, THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS TO NOT BE REQUIRED TO HAVE A DEFINED BASE AND CAP,
5.3.7(A)(I)- BUILDING MATERIALS.
BECAUSE THE PROPOSED ARCHITECTURE IS AGRICULTURAL IN CHARACTER, THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS TO NOT BE REQUIRED TO HAVE A 75% MASONRY FACADE OR FOUNDATION

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C4.0A	VEHICLE TRACKING
C4.0B	SIGHT DISTANCE EXHIBIT
C5.0	OVERALL UTILITY PLAN
T1	ARCHITECTURAL PERSPECTIVES
A1	ARCHITECTURAL ELEVATIONS
A2	ARCHITECTURAL ELEVATIONS
A3	ARCHITECTURAL ELEVATIONS

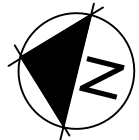
GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PROJECT NO. 14
greg.gamble@gdc-tn.com
615-975-5765





PARCEL_ID	PROP_STREET	OWNER	OWN_STREET	OWN_CITY	OWN_STATE	OWN_ZIP
080C 010300 004800	1004 GATEWAY CT	OLSON ERIC	1004 GATEWAY CT	FRANKLIN	TN	37067
080C 010400 004800	1008 GATEWAY CT	OPAL SQUALE ANN ELIZABETH	1008 GATEWAY CT	FRANKLIN	TN	37067
080C 010310 004800	1010 GATEWAY CT	HAMMAN DAN M	1010 GATEWAY CT	FRANKLIN	TN	37067
080C 010200 004800	1011 GATEWAY CT	GROLLMAN ALAN	1011 GATEWAY CT	FRANKLIN	TN	37067
080C 010300 004800	1012 GATEWAY CT	STONE ROBERT B	1012 GATEWAY CT	FRANKLIN	TN	37067
080C 010700 004800	1013 GATEWAY CT	LIAM JASON	1013 GATEWAY CT	FRANKLIN	TN	37067
080C 010200 004800	1014 GATEWAY CT	ALAPATI SRI	1014 GATEWAY CT	FRANKLIN	TN	37067
080C 010200 004800	1015 GATEWAY CT	SHARADUVA NARAYAN	1015 GATEWAY CT	FRANKLIN	TN	37067
080C 010700 004800	1016 GATEWAY CT	HIGSON THOMAS A ETAL	1016 GATEWAY CT	FRANKLIN	TN	37067
080C 020800 004800	1208 BONNHAVEN DR	ALLISON DAVID	1208 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010800 004800	1212 BONNHAVEN DR	OUIGER ERIC L	1212 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010800 004800	1214 BONNHAVEN DR	ZANE JESSE	1214 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010700 004800	1217 BONNHAVEN DR	WARDROP JAMES C	1217 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010700 004800	1219 BONNHAVEN DR	SAPP BEN D	1219 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010400 004800	1220 BONNHAVEN DR	BAPAT ABHITU VIJAY	1220 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010800 004800	1221 BONNHAVEN DR	WOODROW DANIEL L	1221 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010800 004800	1223 BONNHAVEN DR	MUTHUMALA GOVINDASWAR	1223 BONNHAVEN DR	FRANKLIN	TN	37067
080C 010800 004800	1256 HABERSHAM WAY	BIST ROBT	1256 HABERSHAM WAY	FRANKLIN	TN	37067
080C 010700 004800	1257 HABERSHAM WAY	NICHOLS SONJA MICHELLE	1257 HABERSHAM WAY	FRANKLIN	TN	37067
080C 010700 004800	1259 HABERSHAM WAY	FUERSTES JOSE L	1259 HABERSHAM WAY	FRANKLIN	TN	37067
080C 010500 004800	1261 HABERSHAM WAY	PIOT DOMINIQUE	1261 HABERSHAM WAY	FRANKLIN	TN	37067
080C 010400 004800	1263 HABERSHAM WAY	REEDS LAURA L	1263 HABERSHAM WAY	FRANKLIN	TN	37067
080C 010400 004800	1265 HABERSHAM WAY	MOTYLA TRACY M	1265 HABERSHAM WAY	FRANKLIN	TN	37067
080C 010200 004800	1267 HABERSHAM WAY	DOTT RAM	1267 HABERSHAM WAY	FRANKLIN	TN	37067
080 01201 004030	CLOVERCROFT RD	MONTAG MATTHEW	1040 BERNARD WAY	FRANKLIN	TN	37067
080C 011600 004800	2210 WOLFORD CIR	MEHTA SACHIN	1029 BARNES TALE LN	BRENTWOOD	OK	37027
080C 010400 004800	2226 BONNIBROOK DR	STONE ROBERT B	1009 CLARET CT	FRANKLIN	TN	37067
080C 010400 004800	WOLFORD CIR	MOKAYS MILL SINGLE FAMILY SUBSAS	2000 HILLSBORO RD 200	NASHVILLE	TN	37121
080C 010600 004800	2004 WOLFORD CIR	BEDDELL EUGENE E JR	2004 WOLFORD CIR	FRANKLIN	TN	37067
080C 011600 004800	2211 WOLFORD CIR	RANCK JEREMY L	2211 WOLFORD CIR	FRANKLIN	TN	37067
080C 011800 004800	2215 WOLFORD CIR	MUKUS MARTIN F	2215 WOLFORD CIR	FRANKLIN	TN	37067
080C 011800 004800	2217 WOLFORD CIR	NEEMA HMANSHU	2217 WOLFORD CIR	FRANKLIN	TN	37067
080C 010200 004800	2219 WOLFORD CIR	ABDELVAHED SHERIF	2219 WOLFORD CIR	FRANKLIN	TN	37067
080C 011600 004800	2220 WOLFORD CIR	SHARVARDI ASHOK	2220 WOLFORD CIR	FRANKLIN	TN	37067
080C 010210 004800	2221 WOLFORD CIR	CHARNESKI WILLIAM JOSEPH	2221 WOLFORD CIR	FRANKLIN	TN	37067
080C 010200 004800	2223 WOLFORD CIR	ALUOTTO SALVATORE P	2223 WOLFORD CIR	FRANKLIN	TN	37067
080C 011500 004800	2228 WOLFORD CIR	TURBEVILLE JORDAN D	2228 WOLFORD CIR	FRANKLIN	TN	37067
080C 011600 004800	2228 WOLFORD CIR	SOUDERS MICHAEL P	2228 WOLFORD CIR	FRANKLIN	TN	37067
080C 011700 004800	2231 WOLFORD CIR	XACHTAI TRISTAN	2514 LUCCA HWY#15	CA	90812	90812
080F 010200 004800	AMELIA PARK DR	AMELIA PARK HOMEOWNERS ASSOC C	370 WALLORY STA RD #500	FRANKLIN	TN	37067
080C 010200 004800	WOLFORD CIR	ANBAR S OYED ASAD	1001 CROWNE BROS DR	FRANKLIN	TN	37067
080 01205 004030	CLOVERCROFT RD	PARISH PCHA N	4150 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01300 004030	4186 CLOVERCROFT RD	OMARA LAUREN JACINT	4186 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01202 004030	4187 CLOVERCROFT RD	HERBERT FAMILY #1 LP	4187 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01202 004030	4172 CLOVERCROFT RD	JOHN RYAN	4172 CLOVERCROFT RD	FRANKLIN	TN	37067
080C 011400 004800	2212 WOLFORD CIR	BAYTER JANE G	4841 CHALMERS DR	NASHVILLE	TN	37126
080C 010200 004800	1222 BONNHAVEN DR	CUI YI	670 SAN ANTONIO RD	PALO ALTO	CA	94306
080C 011300 004800	2114 WOLFORD CIR	BAUER JOSEPH T JR	812 CALS CT	FRANKLIN	TN	37067
080 01101 004030	4150 CLOVERCROFT RD	PARISH PCHA N	PO BOX 1953	FRANKLIN	TN	37066

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee



Revision Date

△ _____

△ _____

△ _____

△ _____

OVERALL EXISTING
CONDITIONS

S H E E T
C 1 . 0
COF # 6795



SITE DATA:

PROJECT NAME: PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1

PROJECT NUMBER: 6795

SUBDIVISION: NA

LOT NUMBER: NA

ADDRESS: 4150-60 CLOVERCROFT ROAD

CITY: FRANKLIN, TN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 14TH CIVIL DISTRICT

MAP, GROUP, PARCEL NUMBERS: MAP 80, PARCELS 11.01 & 12.05

EXISTING ZONING: CI CIVIC & INSTITUTIONAL

CHARACTER AREA OVERLAY: TRACT 1 SWCO-2 TRACT 2 SWCO-4

OTHER APPLICABLE OVERLAYS: HHO (HILLTOP OVERLAY) CONVENTIONAL

TOTAL ACREAGE: 13.84 AC

TOTAL SQUARE FOOTAGE: 602,830 SF

MINIMUM REQUIRED SETBACKS: FRONT YARD: 20' SIDE YARD: 10' REAR YARD: 25'

PARISH PRESBYTERIAN CHURCH

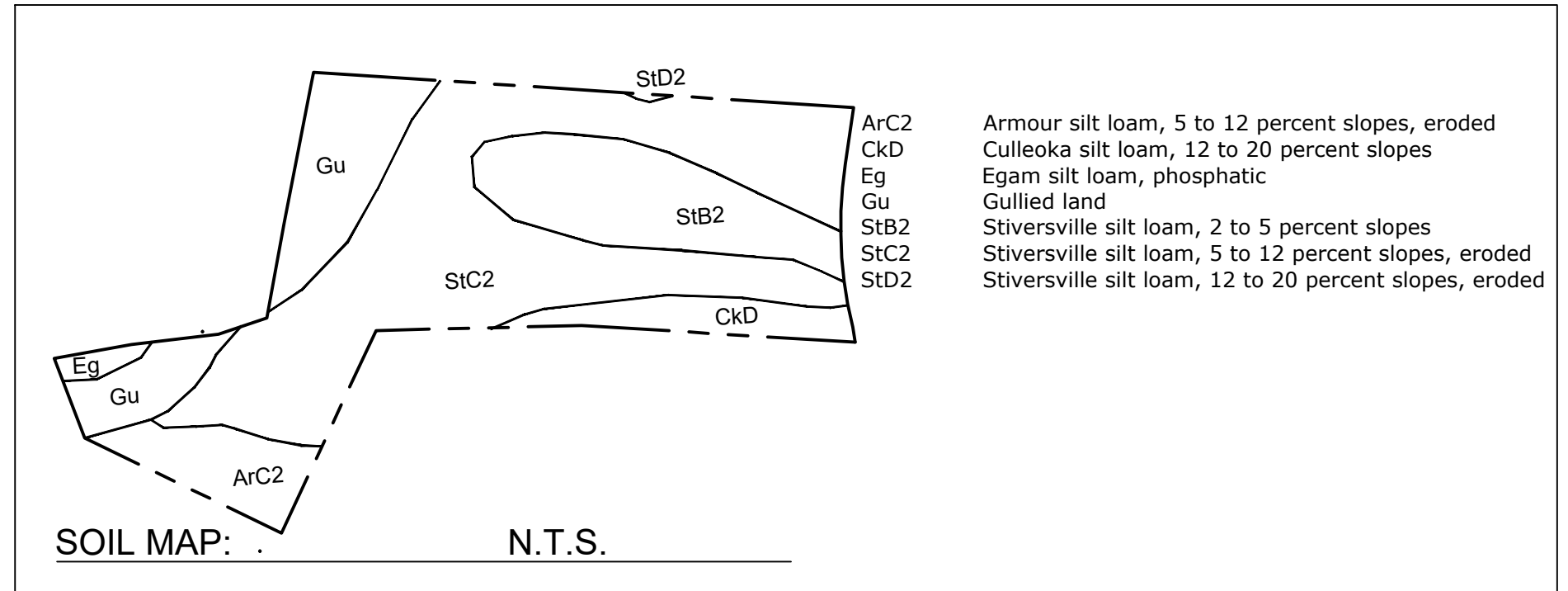
DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee



Revision	Date
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OVERALL EXISTING CONDITIONS



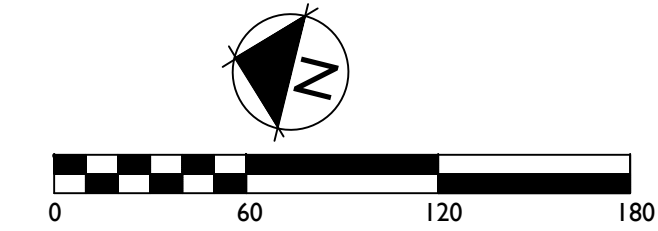
TREE CANOPY DATA	
TREE AREA	EXISTING
TREE A:	142,523 SF
TREE B:	27,246 SF
TOTAL TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,746 SF (0.94 AC)	

TREE CANOPY KEY:

	EXISTING TREE CANOPY
--	----------------------

EXISTING SLOPES:

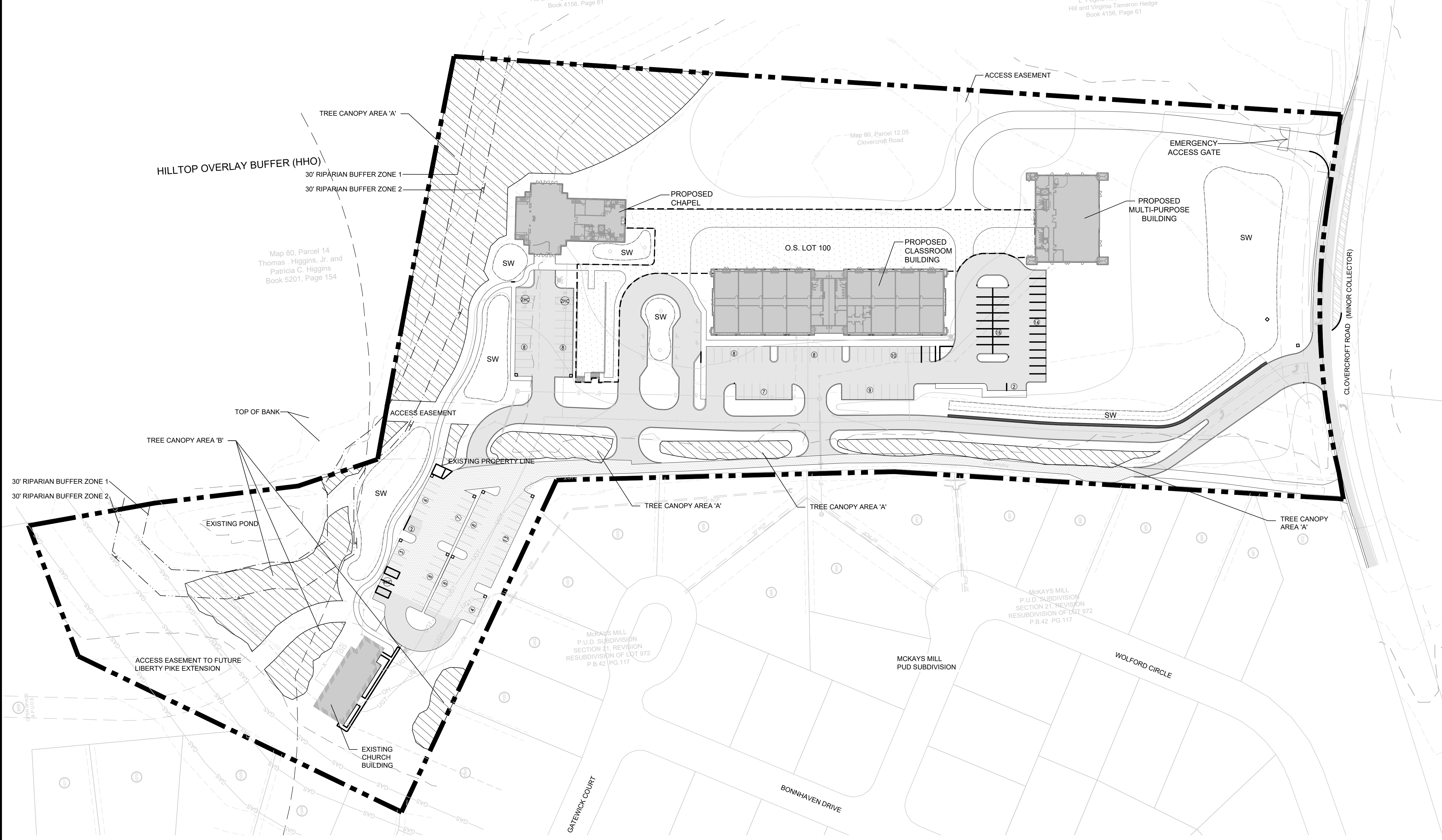
	14% - 19%
	20% AND GREATER



SURVEY METHOD: FIELD RUN

SURVEY DATE: OCTOBER 16, 2015

SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE



OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE			
5% * 13.84 AC = 0.69 AC / 30,056 SF			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA
OS 100	FORMAL	PLAZA	36,775 SF
TOTAL REQUIRED OPEN SPACE PROVIDED:			
FORMAL = 0.83 AC / 36,416 SF (6.0%)			

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

RIPARIAN BUFFER NOTE:
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

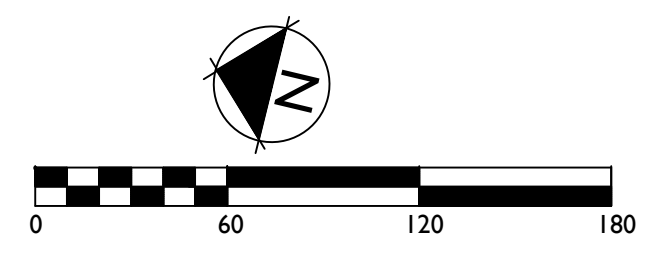
TREE CANOPY RETENTION			
TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE 'A'	142,023 SF	78,302 SF	64,221 SF
TREE 'B'	27,247 SF	9,107 SF	18,140 SF
TOTAL SF	169,770 SF	87,403 SF	82,367 SF
TOTAL ACRES	3.9 AC	2 AC	1.9 AC

EXISTING ASPHALT KEY:

EXISTING ASPHALT

PROPOSED ASPHALT

TREE CANOPY DATA	
EXISTING TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,745 SF (0.94 AC)	
TOTAL CANOPY REMOVED: 87,403 SF (2 AC)	
REMAINING TREE CANOPY TO BE PRESERVED: 82,367 SF (1.9 AC)	
(48.5% OF ORIGINAL EXISTING CANOPY)	
	TREE CANOPY PRESERVATION AREA



SITE DATA:	
PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER:	6795
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	CI - CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	TRACT 1 - SWCO-2
OTHER APPLICABLE OVERLAY:	TRACT 2 - SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	HHO BUFFER (HILLTOP OVERLAY)
TOTAL ACREAGE:	CONVENTIONAL
TOTAL SQUARE FOOTAGE:	13.84 AC
MINIMUM REQUIRED SETBACKS:	602,830 SF
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	
APPLICANT / OWNER:	PARISH PCA
ADDRESS:	4150 CLOVERCROFT ROAD
CONTACT:	FRANKLIN, TN 37064
	MIKE MISEROCCHI
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE #145
OFFICE PHONE:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
CONTACT:	greg.gamble@gdc-tn.com
	GREG GAMBLE

PROJECT CHARACTERISTICS	
BUILDING SQUARE FOOTAGE:	EXISTING ASSEMBLY 3,696 SF 1 STORY
	PROPOSED CHAPEL 7,215 SF 1ST FLOOR
	CHAPEL 7,215 SF 2ND FLOOR
	SCHOOL 18,176 SF 1 STORY
	MULTI-USE 7,423 SF 1 STORY
	TOTAL 43,725 SF
	38 FEET (NOT INCLUDING TOWER)
BUILDING HEIGHT - 2 STORY	0.7
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE RATIO:	YES, TYPE B BUFFER TO NORTH
INCOMPATIBLE-USE BUFFER REQUIRED:	1 SPACE / 3 SEATS = 133
MINIMUM PARKING REQUIRED (400 SEATS):	57 SPACES
EXISTING PARKING:	106 SPACES
PROPOSED PARKING:	163 SPACES
PARKING PROVIDED (TOTAL):	7 SPACES
BICYCLE PARKING (1/20 OF SPACES)	
EXISTING TREE CANOPY:	3.8 AC
PRESERVED TREE CANOPY:	1.9 AC
PARKLAND:	NA
OPEN SPACE:	
TOTAL REQUIRED: (5% OF 13.8 ACREAGE) =	.68 AC OR 29,621 SF
FORMAL: (100% OF REQUIRED) =	.68 AC
PROVIDED:	.84 AC OR 36,775 SF
INFORMAL: NOT REQUIRED	

STATEMENT OF IMPACTS

BUILDING DESIGN
THE PROPOSED CHURCH CAMPUS IS OF TRADITIONAL DESIGN WHICH WILL COMPLEMENT THE EXISTING BUILDING. BECAUSE OF BUILDING PLACEMENT, MOST OF THE BUILDINGS WILL BE DIFFICULT TO SEE FROM MCKAY'S MILL OR CLOVERCROFT. BUILDINGS ARE MODELED AFTER RURAL HISTORIC CHURCHES AND RURAL OUT-BUILDINGS FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS AN ADAPTED HUNTING LODGE IN GOOD CONDITION WHICH WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO BIORETENTION AREAS EVENTUALLY LEADING TO MAYERS CREEK.

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

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE SCHOOL, MULTIPURPOSE BUILDING, AND PARKING WILL COMPRISE THE FIRST PHASE. THE CHAPEL AND ADJACENT PARKING WILL BE A SECOND PHASE. PHASES MAY CHANGE DEPENDING ON FUND-RAISING/CONTRIBUTIONS.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THIS SITE WILL NOT GENERATE STUDENTS, BUT, INSTEAD, IS PROJECTED TO PROVIDE EDUCATIONAL FACILITIES FOR 175 STUDENTS.

RECREATION FACILITIES
THE CHURCH IS PLANNED AS A CAMPUS WITH OPEN SPACE AT THE CORE. THE CHURCH ALSO ANTICIPATES CONNECTING TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO CONNECT FUTURE, ON-SITE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER LOCATION HAS BEEN SHOWN ON THE PLAN AND THE CHURCH AND SCHOOL ANTICIPATE SHARING THIS FACILITY.

RESTRICTIVE COVENANTS
NONE. THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
CITY OF FRANKLIN SEWER SERVICE IS REQUESTED AS A PART OF THIS PROJECT. SEWER MAIN CONNECTIONS WILL BE MADE TO MCKAY'S MILL VIA EXISTING UTILITY EASEMENTS OR TO CLOVERCROFT ROAD. SEWER DEMAND IS SHOWN ON UTILITY DRAWINGS.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH DESIGN TEAM HAS PRESERVED RURAL CHARACTER AND NATURAL FEATURES BY:
1) MAINTAINING LARGE TREE STANDS.
2) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
3) PLACING SEVERAL BIORETENTION AREAS INSTEAD OF 1 LARGE BIORETENTION AREA WHICH WOULD VISUALLY BREAK UP THE SITE.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY DRIVE HAS BEEN SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS. TRAFFIC DEMAND IS SHOWN IN TRAFFIC STUDY AND ON R.O.W. AND ACCESS PLAN.

WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER DEMAND AND FIRE HYDRANT DATA IS SHOWN ON UTILITY DRAWINGS. WATER SERVICE CURRENTLY VIA WELL. RECLAIMED WATER IS NOT AVAILABLE.

HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.

WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

Revision _____ Date _____

DEVELOPMENT
PLAN

SHEET
C2.0

COF # 6795

Grading & Drainage General Notes

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

STATEMENT OF IMPACTS

The proposed development would add an additional 3.25 acres of impervious area.

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements.

The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

Basin 1 (North) Grading & Drainage Data Chart	
• Site Area: 6.10 AC	
• Additional Impervious Area: 0.89 AC	
• Total Impervious Area: 1.38 AC	
• Rv Value: 0.32	
• CN: 83	
• CN (ADJUSTED): 78	
• Tc: 12 MIN	
• Peak Flow Runoff	
• 2 year: 14.31 CFS	
• 5 year: 20.04 CFS	
• 10 year: 24.78 CFS	
• 25 year: 31.59 CFS	
• 50 year: 37.18 CFS	
• 100 year: 42.97 CFS	

Basin 4 (Southeast) Grading & Drainage Data Chart	
• Site Area: 0.51 AC	
• Additional Impervious Area: 0.03 AC	
• Total Impervious Area: 0.03 AC	
• Rv Value: 0.24	
• CN: 81	
• Tc: 5 MIN	
• Peak Flow Runoff	
• 2 year: 1.59 CFS	
• 5 year: 2.16 CFS	
• 10 year: 2.63 CFS	
• 25 year: 3.29 CFS	
• 50 year: 3.82 CFS	
• 100 year: 4.38 CFS	

Basin 3 (Southwest) Grading & Drainage Data Chart	
• Site Area: 1.61 AC	
• Additional Impervious Area: 0.07 AC	
• Total Impervious Area: 0.28 AC	
• Rv Value: 0.24	
• CN: 83	
• Tc: 5 MIN	
• Peak Flow Runoff	
• 2 year: 5.44 CFS	
• 5 year: 7.26 CFS	
• 10 year: 8.74 CFS	
• 25 year: 10.83 CFS	
• 50 year: 12.53 CFS	
• 100 year: 14.27 CFS	

Basin 2 (South) Grading & Drainage Data Chart	
• Site Area: 5.62 AC	
• Additional Impervious Area: 2.23 AC	
• Total Impervious Area: 2.23 AC	
• Rv Value: 0.50	
• CN: 87	
• CN (ADJUSTED): 80	
• Tc: 12 MIN	
• Peak Flow Runoff	
• 2 year: 9.12 CFS	
• 5 year: 11.53 CFS	
• 10 year: 13.70 CFS	
• 25 year: 17.02 CFS	
• 50 year: 19.89 CFS	
• 100 year: 22.88 CFS	

Hatching Legend

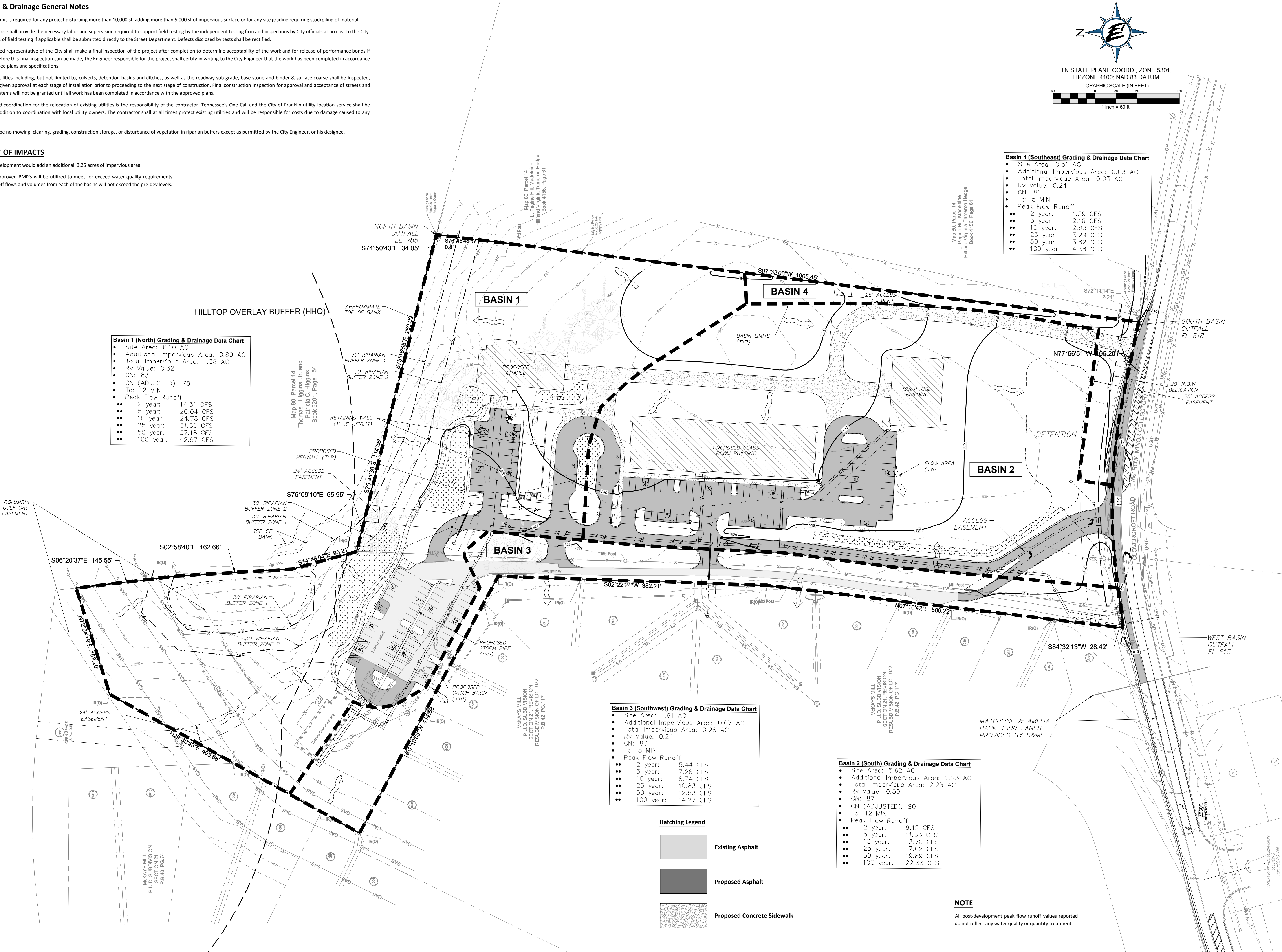
	Existing Asphalt
	Proposed Asphalt
	Proposed Concrete Sidewalk

NOTE

All post-development peak flow runoff values reported do not reflect any water quality or quantity treatment.



TN STATE PLANE COORD., ZONE 5301,
FIPZONE 4100; NAD 83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.



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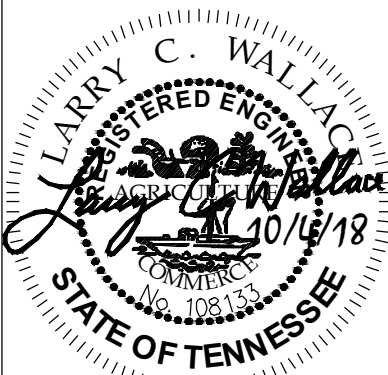
PARISH PRESBYTERIAN
DEVELOPMENT PLAN
REVISION 1

COF PROJECT # 6795

MAP 80 PARCELS 11.01 & 12.05

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	10/4/18		



Issue Date: August 13, 2018
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

Sheet Title:

OVERALL
GRADING &
DRAINAGE
PLAN

Sheet No.

C 3.0

Filename: W:\15-11-1107-Parish Presbyterian Church\CAD\Production Drawings\Development Plan\Revision 1\NC 4.0 ROW & Access Plan.dwg
Plotted: Thursday, October 04, 2018 4:17 pm
By: cloyw

Parish Presbyterian Church R.O.W. & Access Data Chart

Daily Trip Generation: N/A
Peak Hour Trip Generation: 200 veh per hour
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: N/A - Private Drive
Stopping Sight Distance: N/A - Private Drive
Intersection/Driveway Sight Distance: N/A - Private Drive

Horizontal Alignment

Min. Centerline Radius: N/A - Private Drive
Min. Tangent Between Curves/Intersections: N/A - Private Drive
Min. Centerline Arc Length: N/A - Private Drive

Vertical Alignment

Min. / Max. Centerline Grade: N/A - Private Drive
Max. Approach Centerline Grade: N/A - Private Drive
Crest / Sag Curve K-Value: N/A - Private Drive

Access Management

Min. Distance Between Intersection: N/A - Private Drive
Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
Min. Distance Between driveway & Intersections: N/A - Private Drive
Driveway Width (two-way): 10 (existing)-16 (proposed) ft
Driveway Approach Street Configuration: 25 ft Radius Return

Roadway Network Narrative

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

Roadway Impact Statement

This site will have negligible impact on Clovercroft Road and the neighboring streets except of Sundays before and after services. A Traffic Impact Study has been prepared detailing the peak trip generation and analyzing the need for a turn lane. The study found that a turn lane would only be warranted during the peak hours before and after services, but that entering volumes will operate acceptably even without a turn lane. The anticipated ADT is 434 vehicles.

Parking

Provided Parking: 149 including 14 handicap spaces.

Refuse Collection & Service Areas

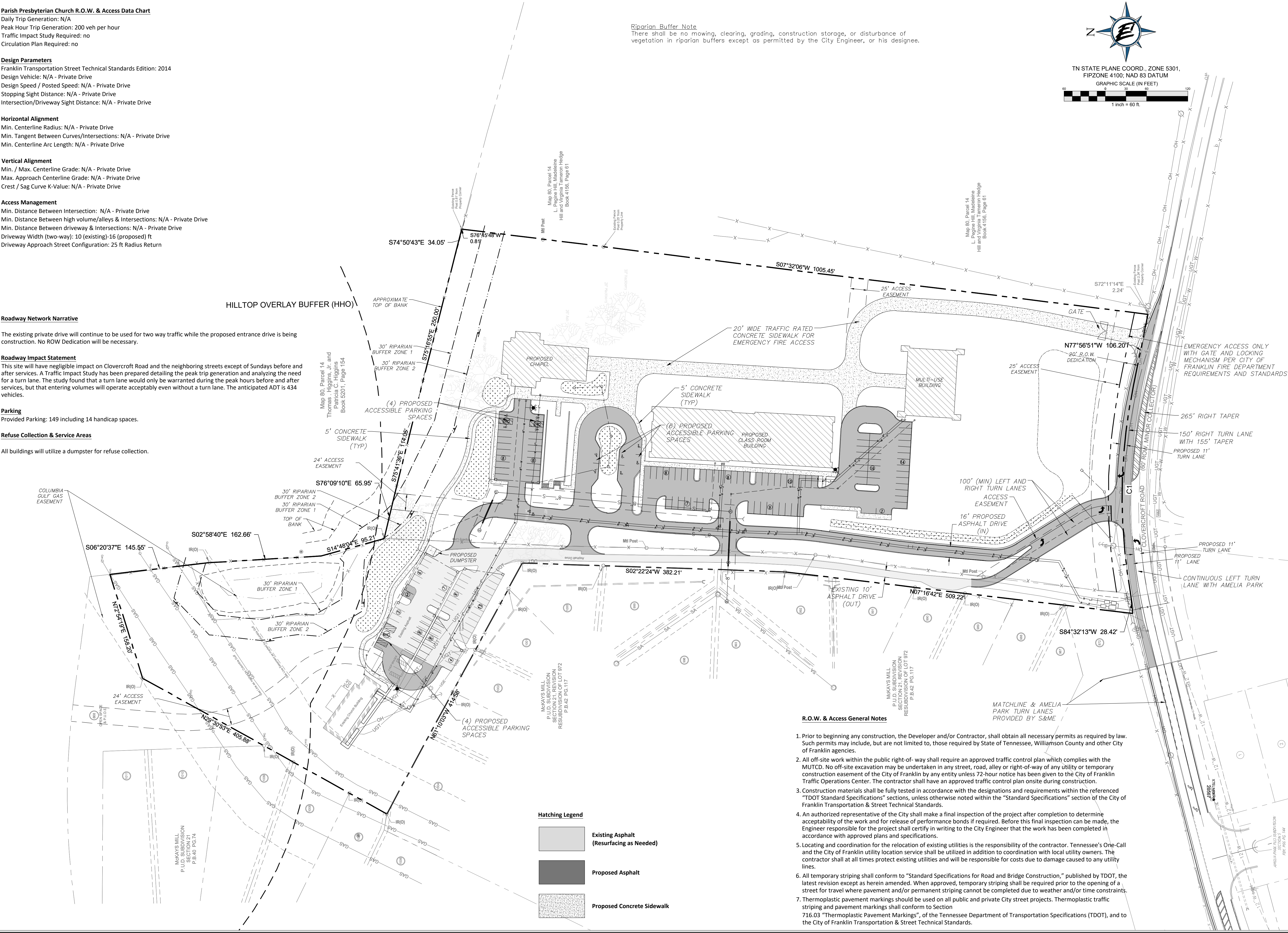
All buildings will utilize a dumpster for refuse collection.

Riparian Buffer Note

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.



TN STATE PLANE COORD., ZONE 5301,
FIPZONE 4100; NAD 83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.



R.O.W. & 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.



DESIGN COLLABORATIVE
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**PARISH PRESBYTERIAN
DEVELOPMENT PLAN**

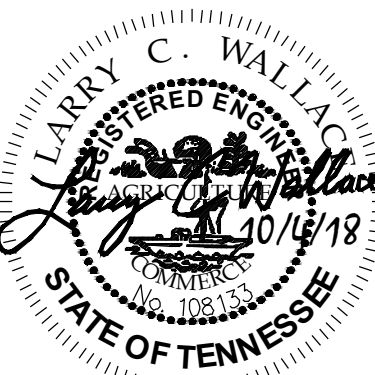
REVISION 1

COF PROJECT # 6795

MAP 80 PARCELS 11.01 & 12.05

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	10/4/18		



Issue Date: August 13, 2018
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

Sheet Title:

**OVERALL
ROW &
ACCESS
PLAN**

Sheet No.

C 4.0

Daily Trip Generation: N/A
Peak Hour Trip Generation: 200 veh per hour
Traffic Impact Study Required: no
Circulation Plan Required: no

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: N/A - Private Drive
Stopping Sight Distance: N/A - Private Drive
Intersection/Driveway Sight Distance: N/A - Private Drive

Min. Centerline Radius: N/A - Private Drive
Min. Tangent Between Curves/Intersections: N/A - Private Drive
Min. Centerline Arc Length: N/A - Private Drive

Min. / Max. Centerline Grade: N/A - Private Drive
Max. Approach Centerline Grade: N/A - Private Drive
Crest / Sag Curve K-Value: N/A - Private Drive

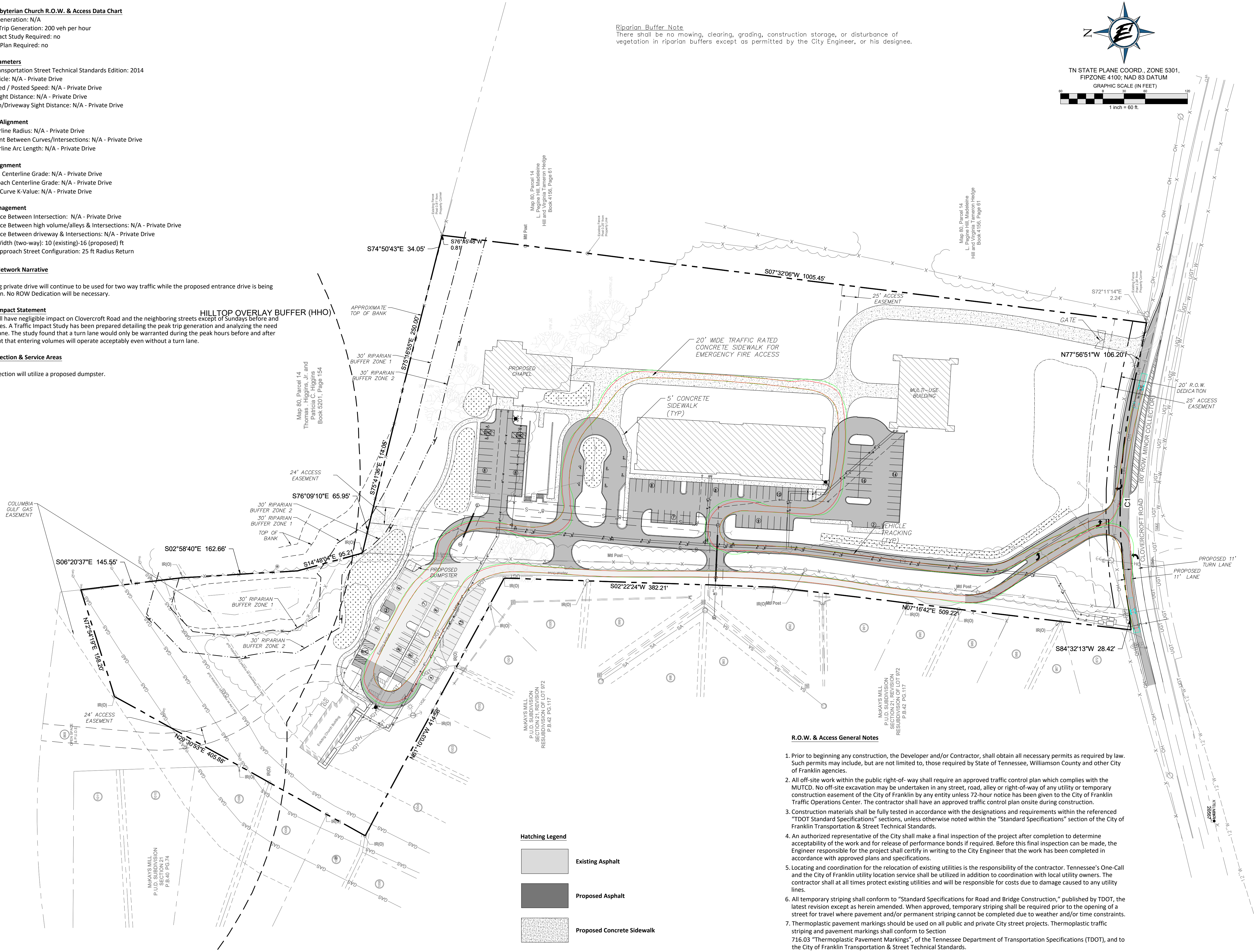
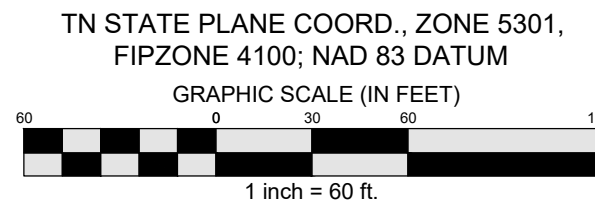
Min. Distance Between Intersection: N/A - Private Drive
Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
Min. Distance Between driveway & Intersections: N/A - Private Drive
Driveway Width (two-way): 10 (existing)-16 (proposed) ft
Driveway Approach Street Configuration: 25 ft Radius Return

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

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Refuse collection will utilize a proposed dumpster.

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.



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



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PARISH PRESBYTERIAN DEVELOPMENT PLAN

REVISION 1

COF PROJECT # 6795

MAP 80 PARCELS 11.01 & 12.05

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

[illegible]

Issue Date:	August 13, 2018
ELI Project No:	15-11-1107
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

VEHICLE TRACKING

Sheet No.

C 4.0A

Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
- 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.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Facility Type: Church (Small)
Unit Flow: 5 GPD per Sanctuary Seat (New Building)
Number of Units: 410 (New Building)
Flow: 2,050 GPD (New Building)

Unit Flow: 5 GPD per Sanctuary Seat (Existing Building)
Number of Units: 165
Flow in GPD: 825 GPD

Facility Type: School
Unit Flow: 15 GPD per Pupil
Number of Students: 175
Flow: 2,625 GPD

Total Flow in GPD: 5,500 GPD

Utility Network Narrative

The existing building currently uses a well for its water source and septic for its sanitary sewer disposal. Water and sewer services will be provided through Milcrofton Utility District and the City of Franklin Sewer respectively to both buildings via this plan. Both buildings will be sprinkled.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer

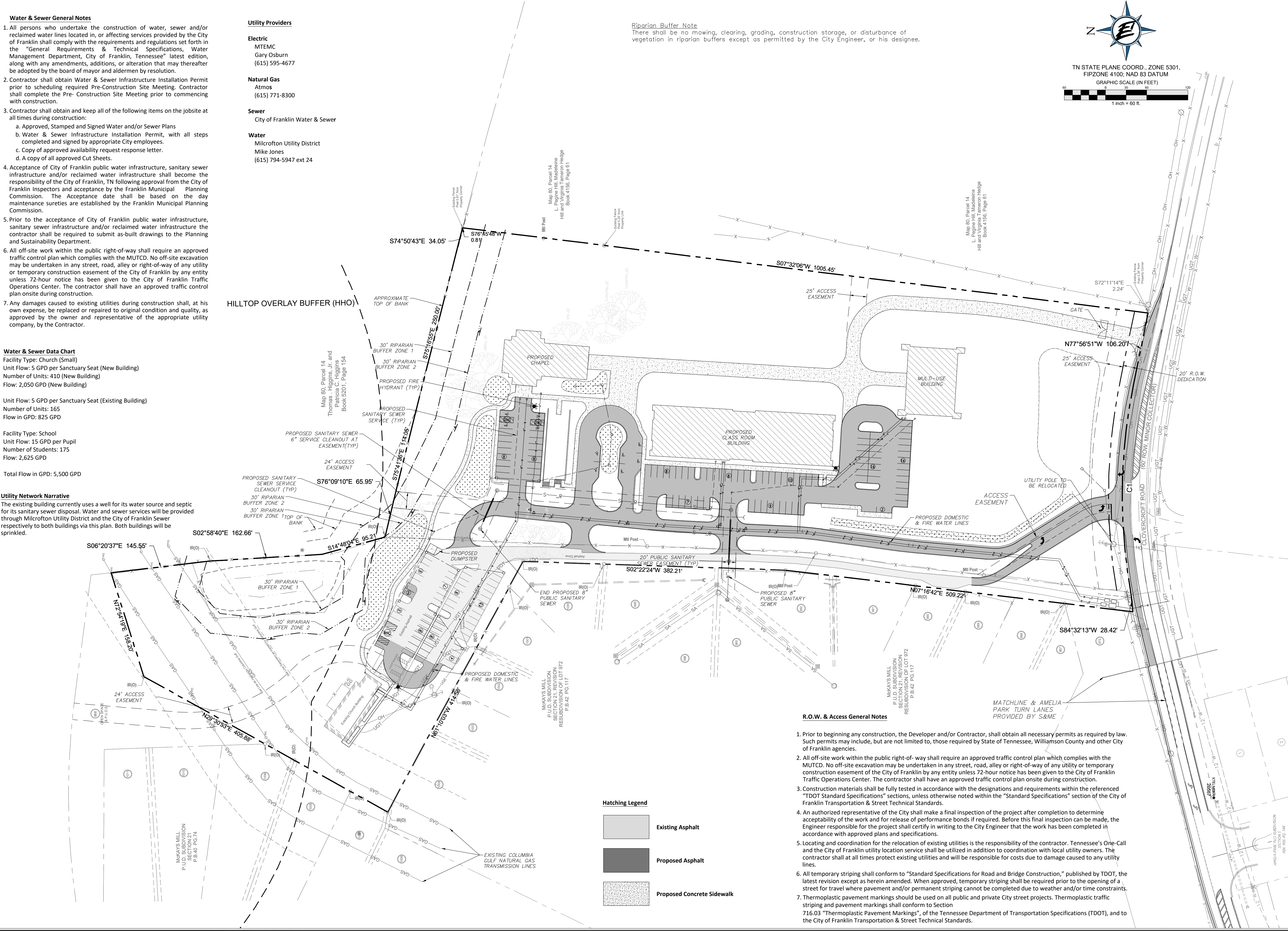
Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24

Riparian Buffer Note

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.



TN STATE PLANE COORD., ZONE 5301,
FIPZONE 4100; NAD 83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.



GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

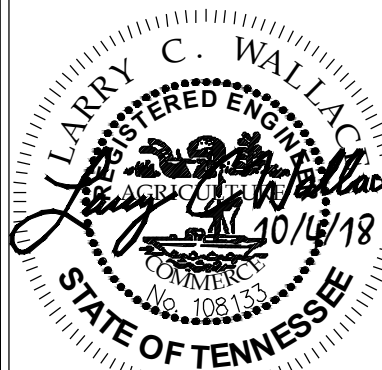
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PARISH PRESBYTERIAN DEVELOPMENT PLAN REVISION 1

COF PROJECT # 6795
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	10/4/18		



Issue Date: August 13, 2018
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW
Sheet Title:

OVERALL UTILITY PLAN

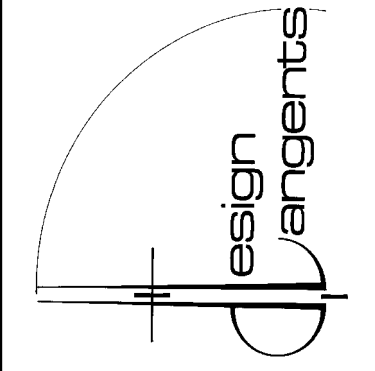
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PARISH PRESBYTERIAN CHURCH

REVISIONS	
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330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

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DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

T-1

OF 03 SHEETS





FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MULTIPURPOSE BUILDING ELEVATIONS



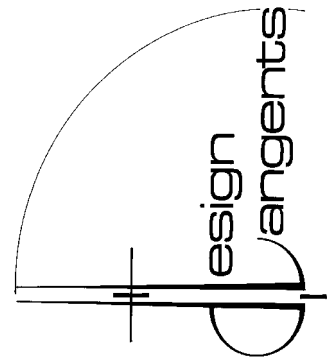
RIGHT ELEVATION



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e-mail: designtangents@gmail.com

design tangents

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DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

A-1

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



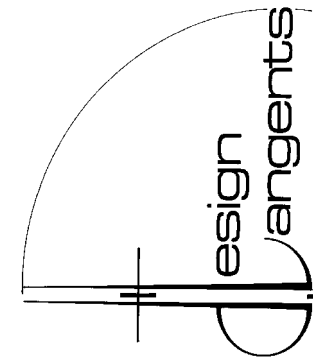
REAR ELEVATION

CLASSROOM BUILDING ELEVATIONS

REVISIONS

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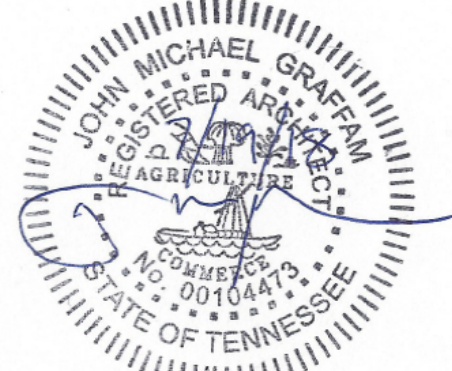
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DATE
10/02/18

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N.T.S.

JOB NUMBER
180601

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A-2

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

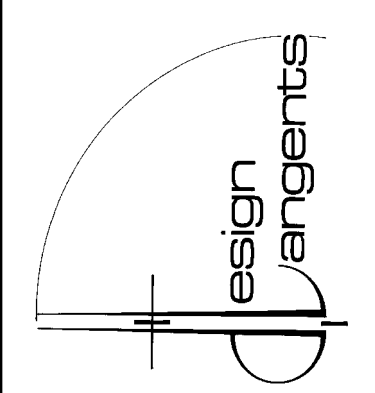
CHAPEL ELEVATIONS



RIGHT ELEVATION

REVISIONS	
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DRAWN	JMG
CHECKED	
DATE	10/02/18
SCALE	N.T.S.
JOB NUMBER	180601
SHEET	



Carl Baughman

From: Greg Judy <greg.judy@neel-schaffer.com>
Sent: Monday, October 22, 2018 2:49 PM
To: Carl Baughman
Cc: Jimmy Wiseman; Kevin Long
Subject: RE: Parish Presbyterian Church TIA review

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.

Carl,

Per our discussion last week, this email serves to confirm our abbreviated review of the traffic impact analysis report for the Parish Church project.

The following summary shows the primary points of emphasis that we reviewed:

- The TIA was consistent with and conformed to the scoping meeting discussion and MOU agreement:
 - The study included the expected intersections in its analysis
 - The trip generation forecast was consistent with the information presented in the scoping meeting, including the expected number of students attending the church school
 - The proposed site plan is consistent with the concept originally presented
- The TIA included traffic forecast expected to occur from approved, but not yet constructed, development in the study's Background traffic model: Amelia Park and Taproot Farm.
- Our review found that the traffic study conducted capacity and operational analysis following standard practices and accepted methodology.
- Compared to Future Year-Background Only Conditions, the traffic study determined that one intersection would change from a LOS of "D" to a "E" for the AM peak period with the addition of the proposed project: Clovercroft Rd at Market St.
- Based on the results of the traffic analysis, the TIA documented the following recommendations:
 - The project's access road should provide two exit lanes marked as separate left and right turn lanes and be designed per city and AASHTO guidelines
 - Clovercroft Rd should include an eastbound left-turn lane at its intersection with the project access road
 - A westbound right-turn lane should also be provided on Clovercroft Rd at the project access road
 - Both turn lanes on Clovercroft Rd should provide 150 feet of vehicle storage, with the design of the eastbound left-turn lane being coordinated with the westbound left turn lane planned at Amelia Park Dr
 - Provisions for adequate intersection sight distance for the proposed intersection of Access Drive at Clovercroft Rd will require site grading at the Parish Church site. The TIA recommended that site designers should submit to the Franklin Engineering Department appropriate sight triangle drawings indicating that sight distance per AASHTO guidelines will be met. The TIA report documented that a stopping sight distance of 305 feet should be provided along Clovercroft Rd and intersection departure sight distance of 445 feet should be provided for the exit of approach of the proposed access road onto Clovercroft Rd
 - A new school speed zone should be implemented along Clovercroft Rd adjacent to the access driveway

Based on our review of the TIA, we concur with the recommendations outlined in the TIA study. We suggest city officials monitor conditions as the development's private school builds-out to determine the appropriate time to implement the school speed zone, and consideration for school crossing guard. We also suggest city officials monitor traffic conditions

APPROVED

at the intersection of Clovercroft and Franklin. The City will install advanced intersection warning devices as traffic volumes continue to grow.

By Carl Baughman at 5:03 pm, Oct 22, 2018

We hope this helps with your review of the project. Please let us know if you need more information or have any questions. We appreciate your time and help.

Greg

Gregory D. Judy, P.E., PTOE
Vice President / Engineer Manager

Neel-Schaffer, Inc.
210 25th Avenue North, Suite 800
Nashville, TN 37203
Phone: 615.217.0500
FAX: 615.383.9984
Website: www.neel-schaffer.com

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From: Carl Baughman [mailto:carlb@franklintn.gov]
Sent: Thursday, October 18, 2018 11:22 AM
To: Greg Judy <greg.judy@neel-schaffer.com>
Cc: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Kevin Long <kevin.long@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Josh King <josh.king@franklintn.gov>
Subject: Parish Presbyterian Church TIA review

Greg:

Josh has brought to my attention today that the attached study was submitted in August in IDT (COF #6795). Per WO#22 here is to request your third-party review of the TIA by the time of the FMPC meeting for this item on Thursday 10/25/18. My apologies for this short notice, please let me know if this is a problem.

Thank you,

Carl Baughman
Traffic/Transportation Engineer
109 3rd Avenue South
P. O. Box 305
Franklin, TN 37065-0305
(615)791-3218
(615)791-3293 fax

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APPROVED

By Carl Baughman at 5:03 pm, Oct 22, 2018

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Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

Parish Presbyterian Church
4150 Clovercroft Road
Franklin, TN

Prepared August 2018
For Parish Presbyterian Church

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study

Parish Presbyterian Church

4150 Clovercroft Road
Franklin, Tennessee

Prepared August 2018

PREPARED FOR:

Parish Presbyterian Church
4150 Clovercroft Road
Franklin, TN 37067

PREPARED BY:

Ms. Gillian L. Fischbach, P.E., PTOE
Fischbach Transportation Group (FTG, LLC)
P.O. Box 682736
Franklin, TN 37068-2736
Phone: (615) 771-8022
FTG Project Number: 10951

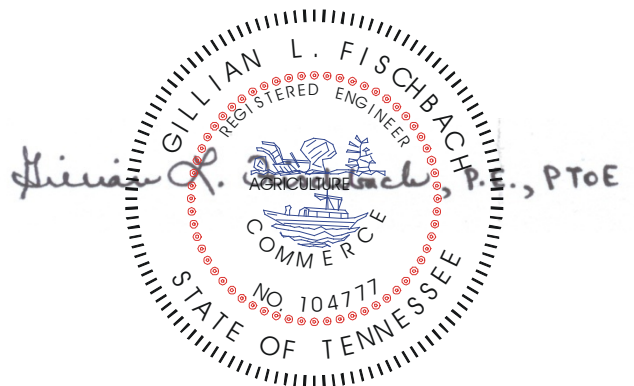


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1. INTRODUCTION

This study has been prepared in order to identify the traffic impacts of a private school that is proposed to be constructed on the north side of Clovercroft Road, between Market Street and Wilson Pike, in Franklin, Tennessee.

For the purposes of this study, existing and background traffic volumes were established, and trip generation calculations were conducted. The trips which are expected to be generated by the proposed project were distributed to the roadway system. The intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access and circulation needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

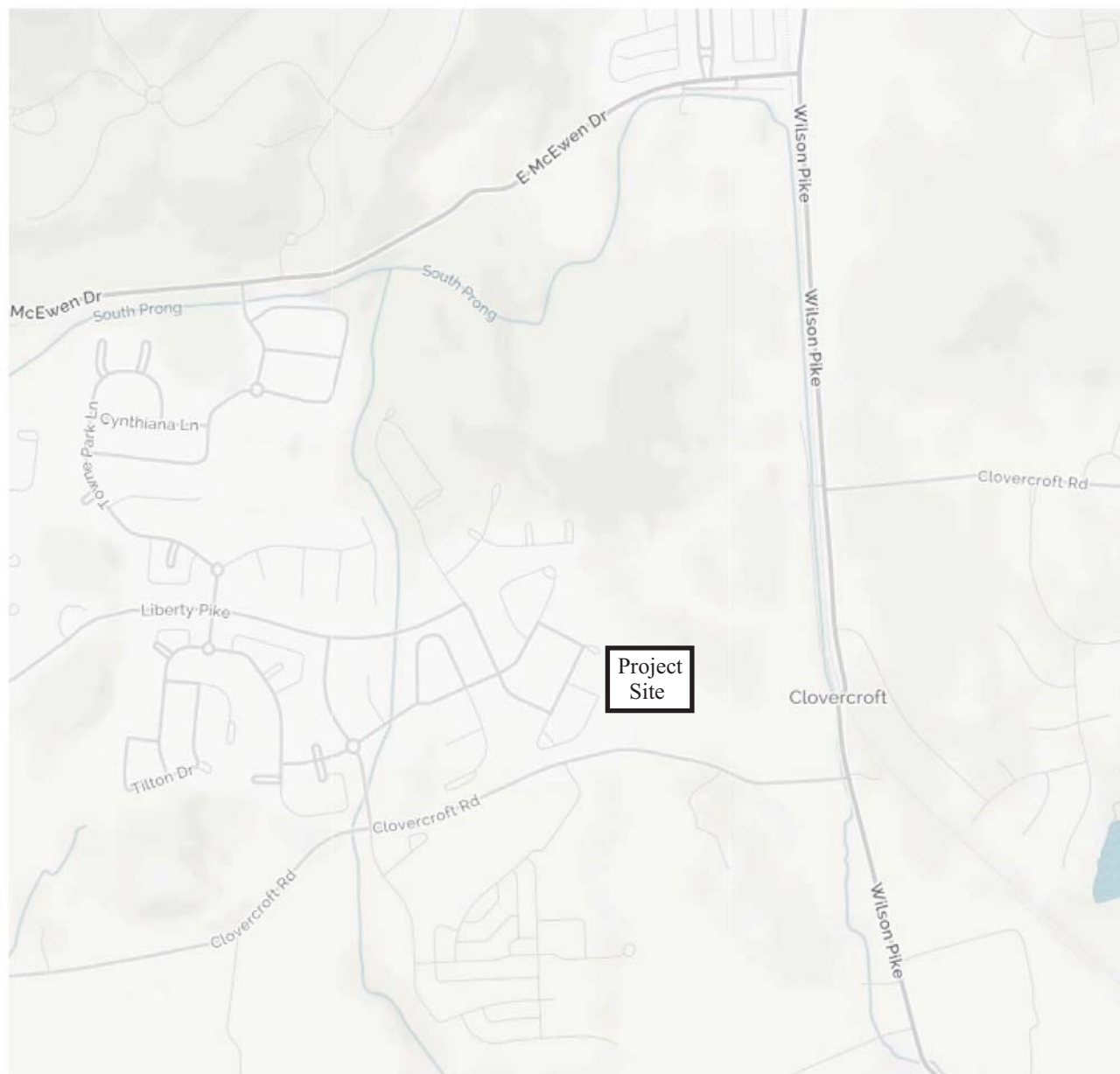
2. PROJECT DESCRIPTION

The location of the proposed project is shown in [Figure 1](#). As shown, the project site is located on the north side of Clovercroft Road, between Market Street and Wilson Pike, in Franklin, Tennessee. Specifically, Parish Presbyterian Church plans to construct a K-12 school adjacent to the church's existing worship facility. The school campus will include a classroom building with approximately 22,000 sq.ft. of space and a multipurpose building with approximately 8,200 sq.ft. of space. This facility will accommodate a total population of 175 students, 32 staff members, and up to eight (8) volunteers.

Access to the project site will be provided at one location on Clovercroft Road. Specifically, the church's existing driveway will be reconstructed east of its current location so as to maximize sight distance at this location. The current project site plan is shown in [Figure 2](#).

In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed in four years.

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No Scale

Figure 1.
Location of the Project Site



Parish Presbyterian Church

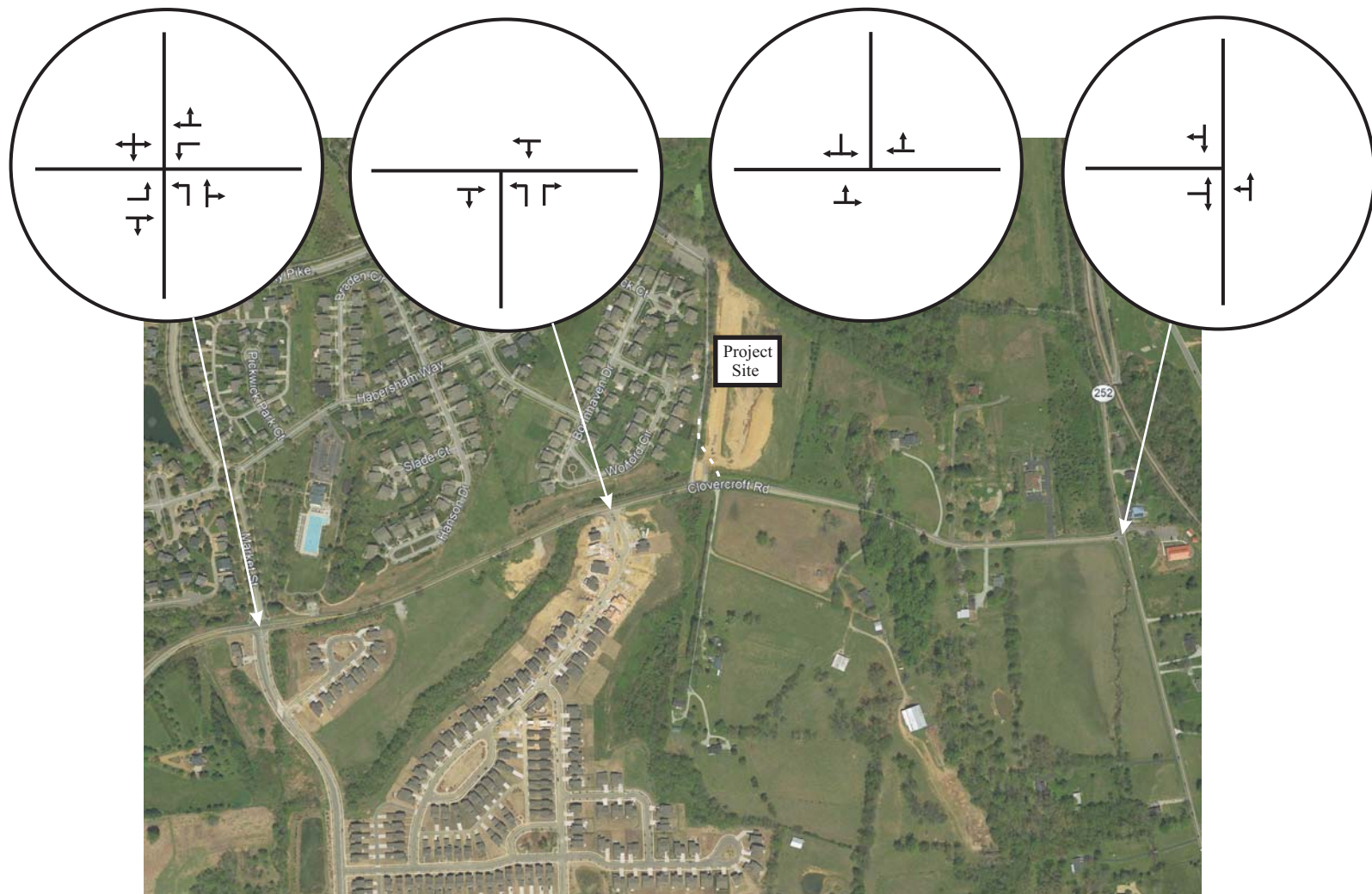


3. EXISTING CONDITIONS

3.1 REGIONAL AND LOCAL ACCESS

Clovercroft Road provides regional and local access to the project site. In the vicinity of the project site, this facility is a two-lane arterial roadway that travels in an east-west direction between Highway 96 (Murfreesboro Road) and Wilson Pike. In the immediate vicinity of the project site, Clovercroft Road has a posted speed limit of 40 mph. It is important to note that, in some places, the horizontal and vertical curvature of Clovercroft Road limits the available sight distance for motorists exiting properties on the either side of Clovercroft Road. The existing laneage at the intersections within the study area is shown in [Figure 3](#).

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 3.
Existing Laneage within the Study Area

3.2 EXISTING PEAK HOUR TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, peak hour traffic volumes were counted at the following intersections:

- Clovercroft Road and Market Street
- Wilson Pike and Clovercroft Road

This data was collected from 6:00-9:00 AM and 4:00-7:00 PM on a typical weekday in July 2018. The raw traffic volumes are included in [Appendix A](#) and shown in [Figure 4A](#). Because these traffic counts were collected when Williamson County schools were not in session, consideration was given to peak hour counts that were collected at the intersection of Wilson Pike and N. Chapel Road, south of Clovercroft Road, in April 2018. Based on these other traffic counts, which are included in [Appendix A](#), the AM peak hour traffic volumes that were collected in July 2018 were increased by 25%, and the PM peak hour traffic volumes that were collected in July 2018 were increased by 8% in order to represent typical conditions when schools are in session. The adjusted existing peak hour traffic volumes are shown in [Figure 4B](#).

Using the adjusted existing peak hour traffic volumes shown in [Figure 4B](#), capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the [Highway Capacity Manual 2010](#) (HCM2010). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. [Table 1](#) presents the descriptions of LOS for unsignalized intersections.

The results of the capacity analyses for the existing peak hour traffic volumes are shown in [Table 2](#), and [Appendix B](#) includes the capacity analyses worksheets. The analyses indicate that all of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours.

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 4A.
July 2018 Peak Hour Traffic Volumes

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 4B.
Revised Existing Peak Hour Traffic Volumes
(July 2018 Volumes Adjusted to Reflect School Day Conditions)

TABLE 1. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 2010 (HCM 2010)

TABLE 2. EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Clovercroft Road and Market Street	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left Turns	LOS C	1 veh (18 sec/veh)	LOS B	1 veh (15 sec/veh)
	Northbound Thrus / Right Turns	LOS C	1 veh (15 sec/veh)	LOS B	1 veh (13 sec/veh)
	Southbound Turning Movements	LOS C	1 veh (16 sec/veh)	LOS B	1 veh (14 sec/veh)
Wilson Pike and Clovercroft Road	Eastbound Left / Right Turns	LOS D	4 veh (29 sec/veh)	LOS C	6 veh (23 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)

4. BACKGROUND TRAFFIC VOLUMES

In order to account for the traffic growth which will occur within the study area because of growth unrelated to the proposed project, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations. As shown in [Table 3](#), the daily traffic volumes within the study area have increased steadily since 2002. For the purposes of this study, the adjusted existing traffic volumes within the study area were increased by 20% to represent initial Year 2022 background traffic volumes, as shown in [Figure 5A](#).

TABLE 3. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 41 Clovercroft ADT	Annual Growth	Overall Growth
2003	2,210		
2004	2,259	2.22%	
2005	2,327	3.01%	
2006	2,594	11.47%	
2007	2,570	-0.93%	
2008	2,862	11.36%	
2009	2,554	-10.76%	
2010	2,891	13.19%	
2011	3,092	6.95%	
2012	3,155	2.04%	
2013	3,151	-0.13%	
2014	3,345	6.16%	
2015	3,529	5.50%	
2016	3,551	0.62%	
2017	3,939	10.93%	
2018	3,630	-7.84%	4.28%

Year	Station 49 Wilson Pike ADT	Annual Growth	Overall Growth
2002	1,996		
2003	2,018	1.10%	
2004	2,306	14.27%	
2005	2,524	9.45%	
2006	2,021	-19.93%	
2007	2,236	10.64%	
2008	2,306	3.13%	
2009	2,255	-2.21%	
2010	2,442	8.29%	
2011	2,167	-11.26%	
2012	1,987	-8.31%	
2013	2,434	22.50%	
2014	2,110	-13.31%	
2015	2,398	13.65%	
2016	2,305	-3.88%	
2017	3,775	63.77%	5.94%

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5A.
Initial Year 2022 Background Peak Hour Traffic Volumes
(Existing Volumes Increased 20%)

In addition, it is important to note that the Amelia Park and Ingraham Property residential projects have been planned for construction on the south side of Clovercroft Road, west of the Parish Presbyterian Church site. In March 2012, Fischbach Transportation Group (FTG, LLC) prepared a Traffic Impact Study for Amelia Park, and in June 2013, Fischbach Transportation Group (FTG, LLC) prepared a Traffic Impact Study for Ingraham Property. The peak hour traffic volumes expected to be generated by those projects are shown in [Figures 5B and 5C](#).

The traffic volumes in [Figures 5B and 5C](#) were added to the initial background traffic volumes in [Figure 5A](#), and the resulting volumes were adjusted to show balanced traffic flows between intersections. The final Year 2022 background peak hour traffic volumes are shown in [Figure 5D](#). Using the background peak hour traffic volumes shown in [Figure 5D](#), capacity analyses were conducted for the intersections within the study area. For the purposes of these analyses, it was assumed that a westbound left turn lane will be provided on Clovercroft Road at Amelia Park Drive. Also, it was assumed that all other existing laneage and traffic control will be maintained and no other improvements will be made.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in [Table 4](#), and [Appendix B](#) includes the capacity analyses worksheets. The analyses indicate that most of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours. However, the eastbound left and right turns at the intersection of Wilson Pike and Clovercroft Road are expected to operate at LOS F during the AM peak hour. Based on these results, additional analyses were conducted in order to identify how well these turning movements would operate if the following dedicated turn lanes were provided at this location:

- Separate eastbound left and right turn lanes.
- A separate northbound left turn lane.
- A separate southbound right turn lane.

The additional analyses indicate that the average vehicle queues and average vehicle delays would be reduced if these turn lanes were provided.

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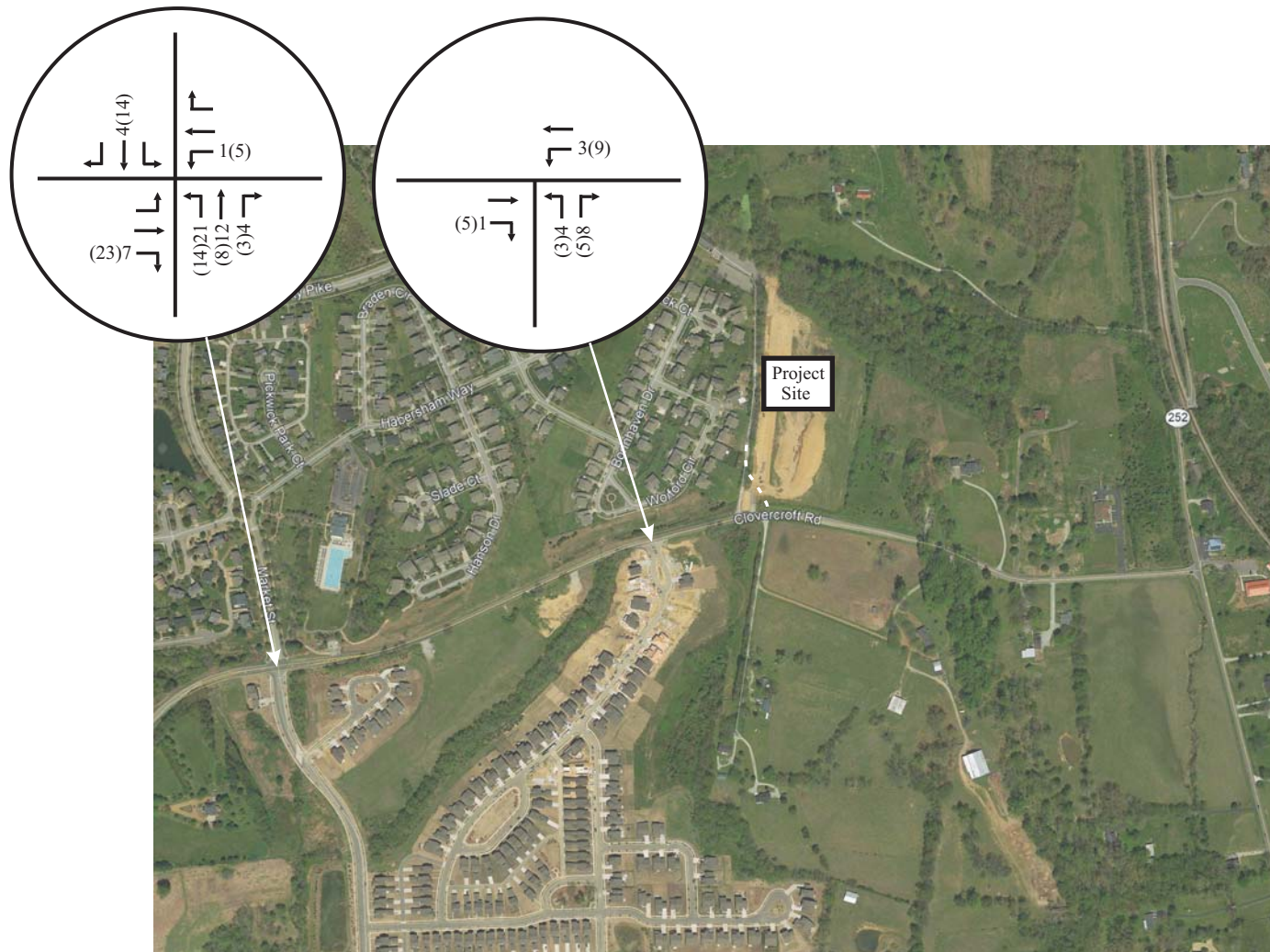


No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5B.
Peak Hour Traffic Volumes Expected to be Generated by
Amelia Park at Full Build-Out (Based on March 2012 TIS)

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5C.
Peak Hour Traffic Volumes Expected to be Generated by
Taproot Farm at Full Build-Out (Based on June 2013 TIS)

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5D.
Final Year 2022 Background Peak Hour Traffic Volumes

TABLE 4. BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Clovercroft Road and Market Street	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (9 sec/veh)
	Northbound Left Turns	LOS D	2 veh (31 sec/veh)	LOS D	1 veh (26 sec/veh)
	Northbound Thrus / Right Turns	LOS C	1 veh (20 sec/veh)	LOS C	1 veh (17 sec/veh)
	Southbound Turning Movements	LOS D	3 veh (35 sec/veh)	LOS C	2 veh (24 sec/veh)
Wilson Pike and Clovercroft Road (existing laneage)	Eastbound Left / Right Turns	LOS F	10 veh (95 sec/veh)	LOS F	14 veh (56 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Wilson Pike and Clovercroft Road (with dedicated turn lanes)	Eastbound Left Turns	LOS F	6 veh (50 sec/veh)	LOS C	4 veh (21 sec/veh)
	Eastbound Right Turns	LOS A	1 veh (9 sec/veh)	LOS B	1 veh (10 sec/veh)
	Northbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Clovercroft Road and Amelia Park Drive	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns	LOS C	1 veh (18 sec/veh)	LOS C	1 veh (16 sec/veh)
	Northbound Right Turns	LOS A	1 veh (10 sec/veh)	LOS B	1 veh (12 sec/veh)

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

In order to identify how much traffic will be generated by the proposed middle school, trip generation calculations were conducted. Trip generation data for daily and peak hour trips were identified from Trip Generation, Tenth Edition, which was published by the Institute of Transportation Engineers (ITE) in 2017. [Table 5](#) presents the daily and peak hour trip generations for proposed school, and these trip generation calculations are included in [Appendix C](#).

TABLE 5. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	ENTER	ENTER	EXIT
Private School (LUC 536)	175 students	434	85	55	13	17

5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed middle school will access the project site according to the directional distribution shown in [Figure 6](#). The development of this distribution was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distribution were used to add the site-generated trips to the roadway system. [Figure 7](#) includes the peak hour traffic volumes that are expected to be generated by the proposed middle school.

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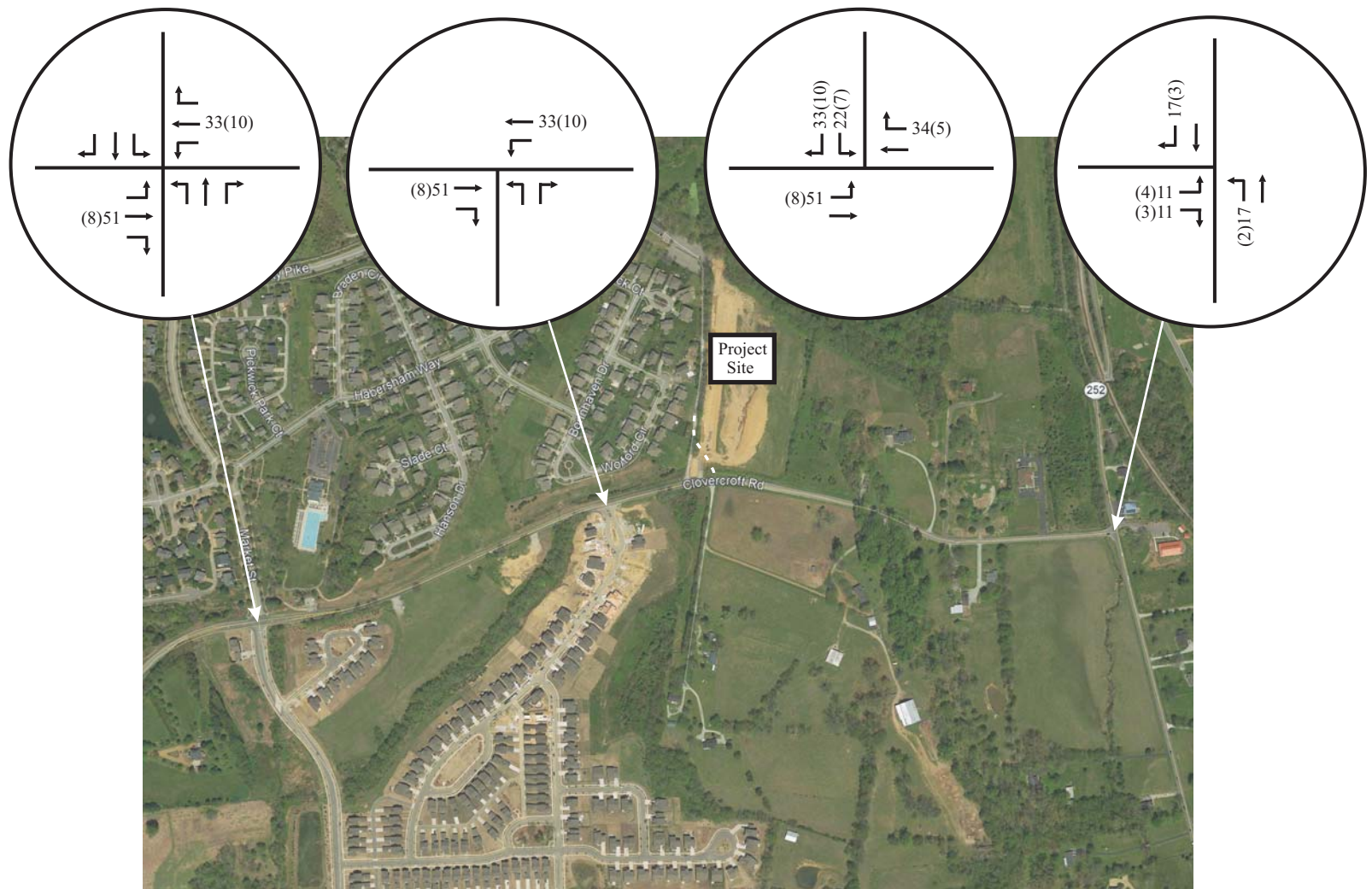


No Scale

XX - Entering Volumes
 (XX) - Exiting Volumes

Figure 6.
Directional Distribution of Peak Hour Traffic Volumes
Generated by the Proposed School

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes Generated by the Proposed School

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the school were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in [Figure 8](#).

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to evaluate the need for roadway and traffic control improvements at the project accesses. For the purposes of these analyses, the following assumptions were made:

1. The proposed project access will be constructed to include one entering lane and one exiting lane at the intersection with Clovercroft Road.
2. All of the existing laneage and traffic control will be maintained and no improvements will be made.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in [Table 6](#), and [Appendix B](#) includes the capacity analyses worksheets. The analyses indicate that most of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours. However, the eastbound left and right turns at the intersection of Wilson Pike and Clovercroft Road are expected to operate at LOS F during the AM peak hour. Based on these results, additional analyses were conducted in order to identify how well these turning movements would operate if the following dedicated turn lanes were provided at this location:

- Separate eastbound left and right turn lanes.
- A separate northbound left turn lane.
- A separate southbound right turn lane.

The additional analyses indicate that the average vehicle queues and average vehicle delays would be reduced if these turn lanes were provided.

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No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 8.
Total Year 2022 Projected Peak Hour Traffic Volumes

TABLE 6. TOTAL PROJECTED PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Clovercroft Road and Market Street	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (9 sec/veh)
	Northbound Left Turns	LOS E	3 veh (39 sec/veh)	LOS D	1 veh (27 sec/veh)
	Northbound Thrus / Right Turns	LOS C	1 veh (22 sec/veh)	LOS C	1 veh (18 sec/veh)
	Southbound Turning Movements	LOS E	4 veh (48 sec/veh)	LOS C	2 veh (25 sec/veh)
Wilson Pike and Clovercroft Road (existing laneage)	Eastbound Left / Right Turns	LOS F	13 veh (144 sec/v)	LOS F	15 veh (62 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Wilson Pike and Clovercroft Road (with dedicated turn lanes)	Eastbound Left Turns	LOS F	8 veh (69 sec/veh)	LOS C	4 veh (22 sec/veh)
	Eastbound Right Turns	LOS A	1 veh (9 sec/veh)	LOS B	1 veh (10 sec/veh)
	Northbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Clovercroft Road and Amelia Park Drive	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns	LOS C	1 veh (20 sec/veh)	LOS C	1 veh (17 sec/veh)
	Northbound Right Turns	LOS B	1 veh (10 sec/veh)	LOS B	1 veh (12 sec/veh)
Clovercroft Road and School Access	Eastbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Southbound Left / Right Turns	LOS C	1 veh (17 sec/veh)	LOS B	1 veh (12 sec/veh)

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses presented in this study indicate that the following roadway and traffic control improvements and modifications should be provided in order to ensure safe and efficient traffic operations within the study area:

THE NEW SCHOOL ACCESS

As planned, the project access should be reconstructed so that it intersects Clovercroft Road east of the current church driveway at the outside of the existing curve on Clovercroft Road. The specific location of the project access should be chosen so as to maximize the sight distance available at this location.

Also, the analyses conducted for the purposes of this study indicate that the intersection of Clovercroft Road and the project access will operate acceptably even if dedicated turn lanes are not provided at this location. However, in order to facilitate safe and efficient turning movements into and out of the project site, the following laneage should be provided:

1. The project access should be constructed to include one northbound entering lane and two southbound exiting lanes, striped as a separate left and right turn lanes. Each of the exiting turn lanes should have at least 100 feet of storage and should be designed and constructed according to AASHTO standards.
2. An eastbound left turn lane and a westbound right turn lane should be provided on Clovercroft Road at the project access. Each of these turn lanes should include at least 150 feet of storage and should be designed and constructed according to AASHTO standards. Also, these turn lanes should be coordinated with the construction of the westbound left turn lane that is planned to be constructed on Clovercroft Road at Amelia Park Drive so as to eliminate any weaving sections.

SIGHT DISTANCE

The project site has not been graded for construction and the new project access and the recommended improvements to Clovercroft Road have not been constructed, so accurate sight distance measurements cannot be collected to adequately represent the future conditions. Therefore, sight triangles should be provided for the school access in conjunction with construction documents for the proposed project. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 40 mph, the minimum stopping sight distance is 305 feet. This is the distance that a motorist on Clovercroft Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that a motorist on the school driveway will need to safely complete a turn onto Clovercroft Road. It is possible that the crest of the existing vertical curve on Clovercroft Road will need to be lowered to provide appropriate sight distance at the intersection of Clovercroft Road and the project access.

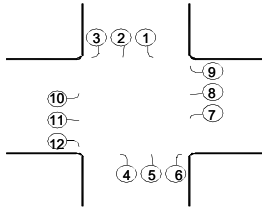
SCHOOL ZONE SIGNAGE

A school speed zone should be established within the study area. Specifically, on eastbound and westbound Clovercroft Road, a School Speed Limit Assembly should be installed approximately 500 feet in advance of the property boundary for the school. This assembly, which should be based on a school zone speed limit of 20 mph, should conform with the signage identified as S4-3P, R2-1, S4-1P and S4-6P within the Manual on Uniform Traffic Control Devices (MUTCD). Also, to mark the end of the school speed zone, a speed limit sign for 40 mph should be installed with an “END SCHOOL ZONE” plaque (S5-2).

In conclusion, these recommendations should be provided in conjunction with the proposed school in order to provide safe and efficient traffic operations in the vicinity of the school.

**APPENDIX A
EXISTING TRAFFIC DATA**

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Clovercroft Road and Market Street
DATE: 17-Jul-18 Tue
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Market Street			N/B Market Street			W/B Clovercroft Road			E/B Clovercroft Road		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15	1	1	1	2		1		20		2	5	2
6:15-6:30	2	1		2	2			29	1	1	10	2
6:30-6:45	3		2	2	2		1	29	6		10	2
6:45-7:00	1	1	2	5	2			64	2	1	18	2
7:00-7:15	7	1	2	12	3			54	1	1	21	4
7:15-7:30	5	1	4	7	7			66	7		21	3
7:30-7:45	5		3	12	6	2	2	96	4	1	32	5
7:45-8:00	8	1	3	6	2	1	1	75	13	6	27	4
8:00-8:15	6	1	4	7	4			79	11	7	22	3
8:15-8:30	4	1	3	17	8			67	10		10	1
8:30-8:45	4	1	3	13	6	1	4	71	1	1	21	5
8:45-9:00	5	1	6	7	2	2	1	36	3	5	16	
4:00-4:15	6	3		7	1	1	2	25	9	3	41	3
4:15-4:30	5	5	3	10	4	3		26	3	1	68	15
4:30-4:45	5	1	2	6	5			35	3	2	73	12
4:45-5:00	5	7	3	6	5		1	21	7	2	71	12
5:00-5:15	7	4	2	5	1			37	8	4	85	12
5:15-5:30	7	6	2	5	4	2	3	41	4	1	85	9
5:30-5:45	8	3	9	5	6	1		33	10	4	63	10
5:45-6:00	8	2	6	5		1	1	32	10	3	58	14
6:00-6:15	4	4	3	10	3	3		32	5	4	42	6
6:15-6:30	4	4	4	4	4	1		38	5	5	39	7
6:30-6:45	5	6	4	5	3	3		18	5	5	32	11
6:45-7:00	4	2	3	10				10	3	1	27	10
TOTAL	119	57	74	170	80	22	16	1,034	131	60	897	154
AM PK HR	23	3	13	42	20	3	3	317	38	14	91	13
PM PK HR	30	15	19	20	11	4	4	143	32	12	291	45

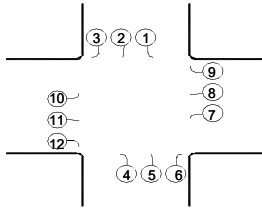
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382 57
493 98
542 106
580 121
580 168
543 147
480 144
121
131
84
528 101
592 143
618 144
626 140
626 165
577 169
523 152
468 140
398 116
115
97
70

7:30-8:30
5:00-6:00

AM PK PHF	0.72	0.75	0.81	0.62	0.63	0.38	0.38	0.83	0.73	0.50	0.71	0.65
PM PK PHF	0.94	0.63	0.53	1.00	0.46	0.50	0.33	0.87	0.80	0.75	0.86	0.80

0.86
0.93

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Wilson Pike and Clovercroft Road
DATE: 12-Jul-18 Thu
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Wilson Pike			N/B Wilson Pike			W/B			E/B Clovercroft Road		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15		3	15	13	12					6		2
6:15-6:30		3	13	14	15					7		2
6:30-6:45		3	28	19	21					10		1
6:45-7:00		7	25	25	11					18		6
7:00-7:15		6	28	23	22					16		8
7:15-7:30		9	42	38	28					17		5
7:30-7:45		9	53	43	31					35		4
7:45-8:00		11	51	39	26					33		3
8:00-8:15		12	32	32	37					36		4
8:15-8:30		8	33	32	44					35		12
8:30-8:45		9	35	32	25					25		10
8:45-9:00		11	30	30	33					20		5
4:00-4:15		17	12	9	6					27		33
4:15-4:30		26	22	12	9					39		40
4:30-4:45		26	20	19	13					45		34
4:45-5:00		24	20	17	12					34		28
5:00-5:15		41	19	29	17					61		31
5:15-5:30		62	21	28	15					47		62
5:30-5:45		30	27	13	7					43		38
5:45-6:00		27	33	12	17					30		52
6:00-6:15		18	30	4	7					31		25
6:15-6:30		19	17	5	5					32		33
6:30-6:45		18	13	8						28		17
6:45-7:00		10	16	7	6					19		21
TOTAL		409	635	503	419					694		476
AM PK HR		40	169	146	138					139		23
PM PK HR		160	100	82	56					181		183

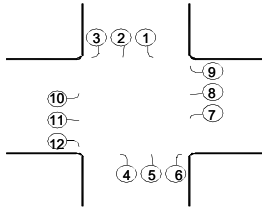
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 509 92
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 630 139
 655 175
 616 163
 582 153
 164
 136
 129
 544 104
 638 148
 725 157
 726 135
 762 198
 679 235
 555 158
 481 171
 389 115
 111
 84
 79

7:30-8:30
 5:00-6:00

AM PK PHF		0.83	0.80	0.85	0.78					0.97		0.48
PM PK PHF		0.65	0.76	0.71	0.82					0.74		0.74

0.94
 0.81

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Wilson Pike and N. Chapel Road
DATE: 25-Apr-18 Wed
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B			N/B N. Chapel Road			W/B Wilson Pike			E/B Wilson Pike		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15				1				22			2	
6:15-6:30						1		31			3	1
6:30-6:45				2		2		40			9	
6:45-7:00				7				60			7	2
7:00-7:15				4		1	2	68			7	4
7:15-7:30				6			1	67			10	5
7:30-7:45				10		1	2	75			5	2
7:45-8:00				6		1		72			10	2
8:00-8:15				5		2	1	69			9	2
8:15-8:30				9		1	9	101			14	5
8:30-8:45				8		4	11	74			18	6
8:45-9:00				10		4	1	79			8	1
4:00-4:15				10		5	1	24			30	8
4:15-4:30				4		4	2	14			52	9
4:30-4:45				1		1	1	24			52	12
4:45-5:00				7		1	1	18			47	14
5:00-5:15				3		1		20			52	12
5:15-5:30				6		2	1	13			56	11
5:30-5:45				5		1	2	19			59	10
5:45-6:00				2		2	2	18			53	11
6:00-6:15				10		1		22			51	11
6:15-6:30				2		1	4	17			53	6
6:30-6:45				3				10			19	8
6:45-7:00				6			2	8			23	10
TOTAL				127		36	43	965			649	152
AM PK HR				32		11	22	323			49	14
PM PK HR				23		6	5	72			219	43

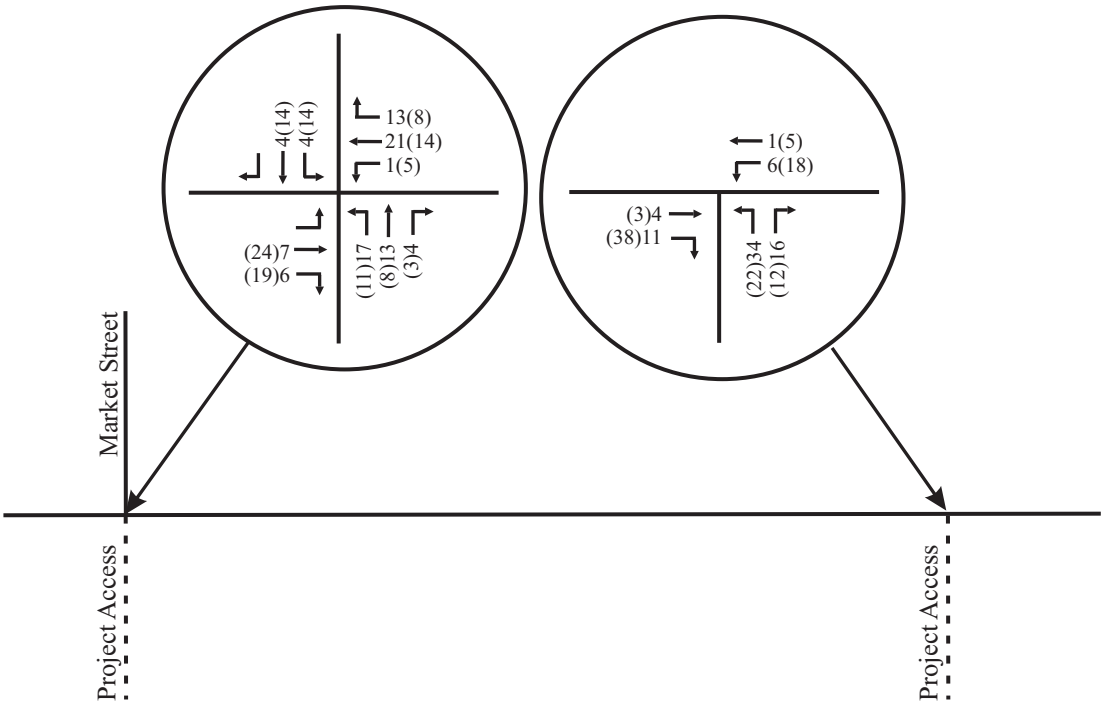
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251 36
304 53
346 76
361 86
363 89
413 95
439 91
451 88
139
121
103

342 78
352 85
356 91
361 88
361 88
368 89
362 96
306 88
267 95
83
40
49

8:00-9:00
5:15-6:15

AM PK PHF				0.80		0.69	0.50	0.80			0.68	0.58
PM PK PHF				0.58		0.75	0.63	0.82			0.93	0.98

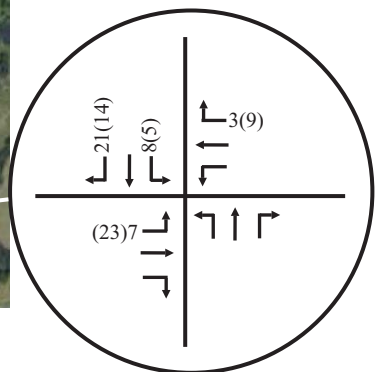
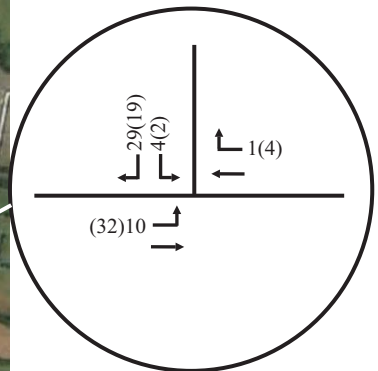
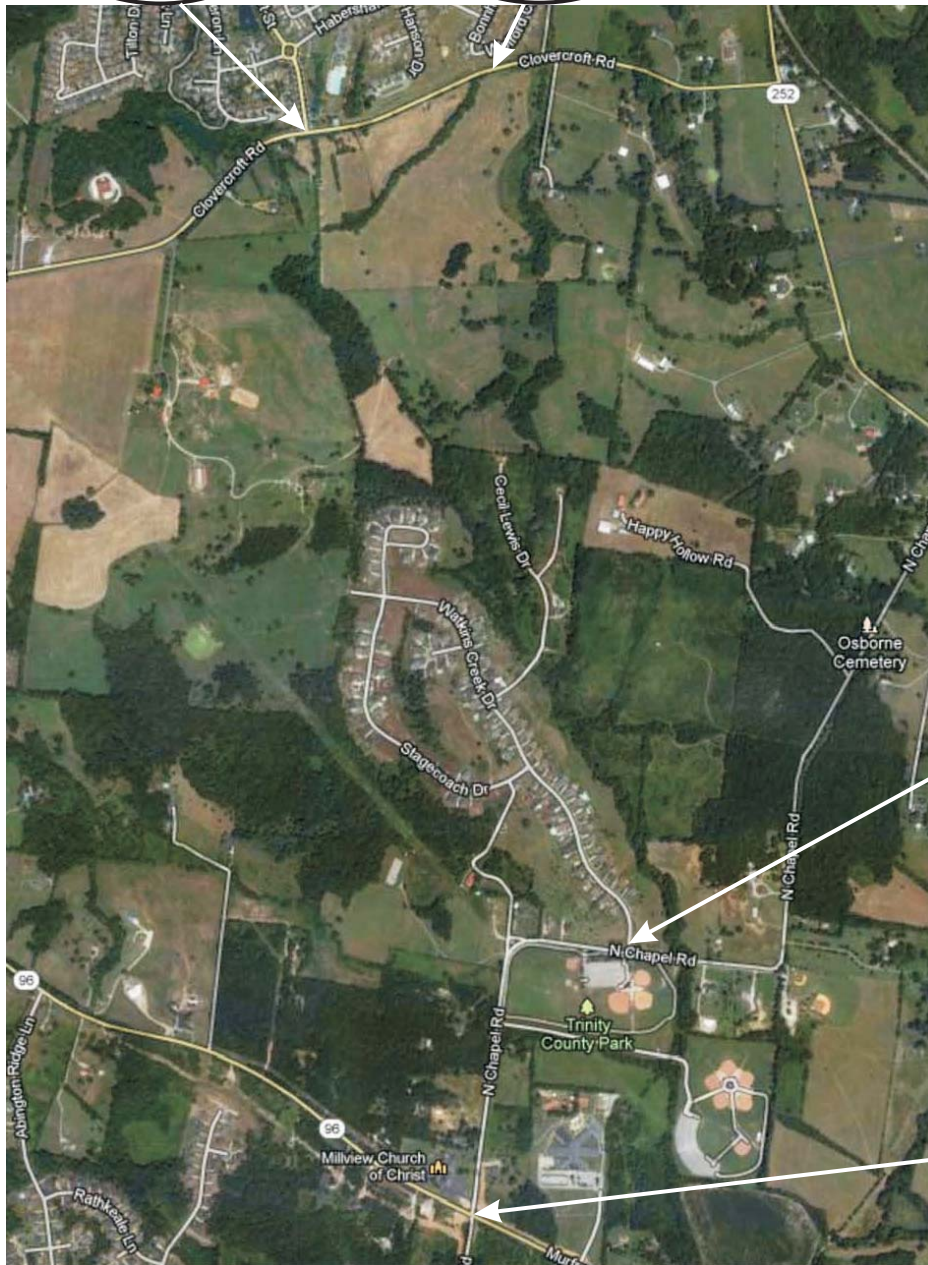
0.81
0.96



No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes Generated
by the Proposed Project



XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 6.
Peak Hour Traffic Volumes
Generated by the Proposed Project

**APPENDIX B
CAPACITY ANALYSES**

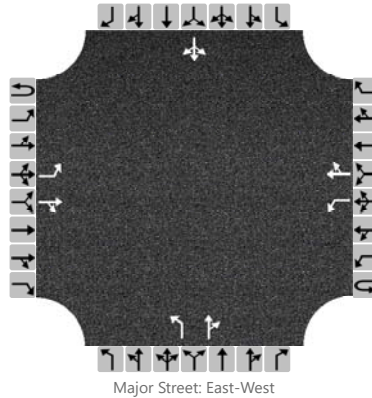
EXISTING CONDITIONS

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Market
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2018	North/South Street	Market Street
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Existing)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		18	114	16		4	396	48		53	25	4		23	3	13
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				5				62		34			45	
Capacity, c (veh/h)		1060				1443				344		386			387	
v/c Ratio		0.02				0.00				0.18		0.09			0.12	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0				0.6		0.3			0.4	
Control Delay (s/veh)		8.5				7.5				17.8		15.2			15.5	
Level of Service, LOS		A				A				C		C			C	
Approach Delay (s/veh)	1.0				0.1				16.9				15.5			
Approach LOS									C				C			

HCS7 Two-Way Stop-Control Report

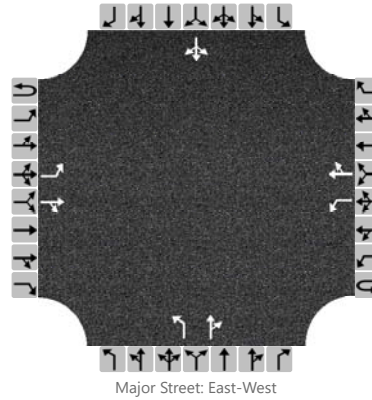
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Existing)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		13	314	49		4	154	35		22	12	4		32	16	21
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				4				24		17			74	
Capacity, c (veh/h)		1381				1180				385		455			482	
v/c Ratio		0.01				0.00				0.06		0.04			0.15	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				0.2		0.1			0.5	
Control Delay (s/veh)		7.6				8.1				15.0		13.2			13.8	
Level of Service, LOS		A				A				B		B			B	
Approach Delay (s/veh)	0.3				0.2				14.2				13.8			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

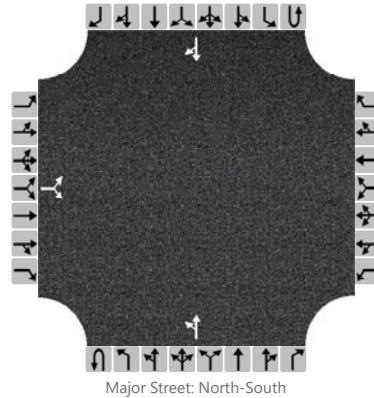
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Existing)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		174		29						183	172				50	211
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			216							195						
Capacity, c (veh/h)			362							1297						
v/c Ratio			0.60							0.15						
95% Queue Length, Q ₉₅ (veh)			3.7							0.5						
Control Delay (s/veh)			28.6							8.3						
Level of Service, LOS			D							A						
Approach Delay (s/veh)	28.6								4.9							
Approach LOS	D															

HCS7 Two-Way Stop-Control Report

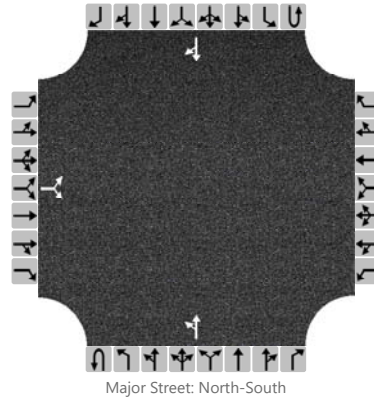
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Existing)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		195		198						89	60				64	108
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			485							110						
Capacity, c (veh/h)			672							1371						
v/c Ratio			0.72							0.08						
95% Queue Length, Q ₉₅ (veh)			6.2							0.3						
Control Delay (s/veh)			23.0							7.9						
Level of Service, LOS			C							A						
Approach Delay (s/veh)	23.0								5.0							
Approach LOS	C															

BACKGROUND CONDITIONS

HCS7 Two-Way Stop-Control Report

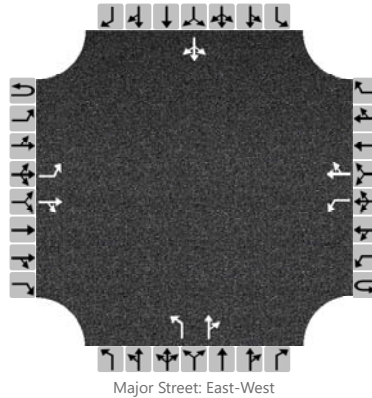
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		22	137	32		7	475	58		102	55	13		82	12	16
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26				8				119		79			128	
Capacity, c (veh/h)		970				1388				257		326			244	
v/c Ratio		0.03				0.01				0.46		0.24			0.52	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0				2.3		0.9			2.8	
Control Delay (s/veh)		8.8				7.6				30.5		19.5			34.8	
Level of Service, LOS		A				A				D		C			D	
Approach Delay (s/veh)	1.0				0.1				26.1				34.8			
Approach LOS									D				D			

HCS7 Two-Way Stop-Control Report

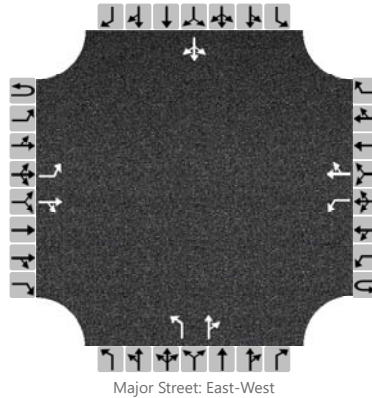
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		16	443	101		15	185	42		51	30	11		44	47	25
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				16				55		44			125	
Capacity, c (veh/h)		1334				1000				228		337			312	
v/c Ratio		0.01				0.02				0.24		0.13			0.40	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				0.9		0.4			1.9	
Control Delay (s/veh)		7.7				8.7				25.7		17.3			24.0	
Level of Service, LOS		A				A				D		C			C	
Approach Delay (s/veh)	0.2				0.5				22.0				24.0			
Approach LOS									C				C			

HCS7 Two-Way Stop-Control Report

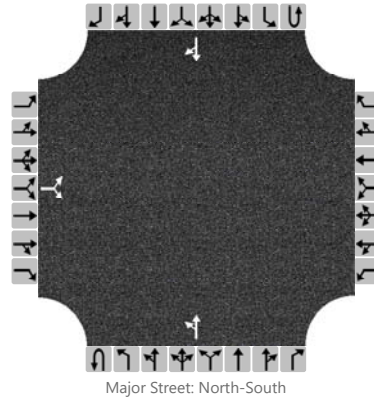
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		209		35						238	206				60	273
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			260							253						
Capacity, c (veh/h)			262							1216						
v/c Ratio			0.99							0.21						
95% Queue Length, Q ₉₅ (veh)			9.7							0.8						
Control Delay (s/veh)			94.6							8.7						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	94.6								5.6							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

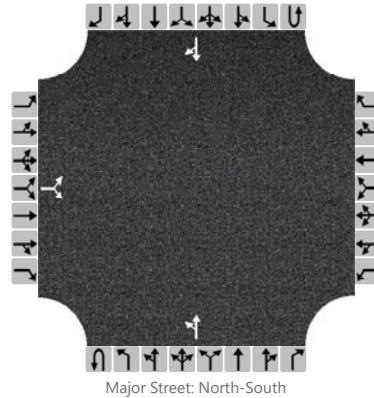
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		234		238						110	72				77	134
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			583							136						
Capacity, c (veh/h)			599							1316						
v/c Ratio			0.97							0.10						
95% Queue Length, Q ₉₅ (veh)			13.8							0.3						
Control Delay (s/veh)			56.4							8.0						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	56.4								5.2							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

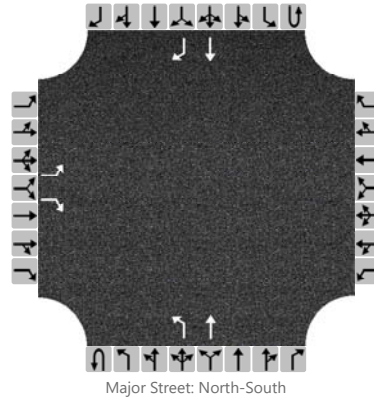
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		209		35						238	206				60	273
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		222		37						253						
Capacity, c (veh/h)		287		1006						1216						
v/c Ratio		0.77		0.04						0.21						
95% Queue Length, Q ₉₅ (veh)		5.9		0.1						0.8						
Control Delay (s/veh)		50.2		8.7						8.7						
Level of Service, LOS		F		A						A						
Approach Delay (s/veh)	44.3								4.7							
Approach LOS	E															

HCS7 Two-Way Stop-Control Report

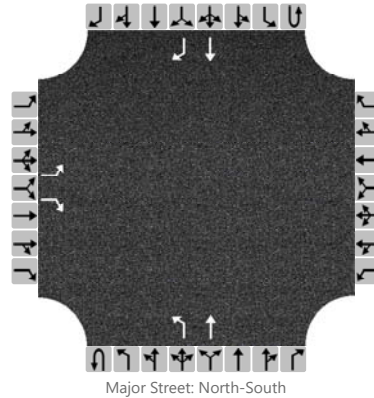
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		234		238						110	72				77	134
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		289		294						136						
Capacity, c (veh/h)		508		967						1316						
v/c Ratio		0.57		0.30						0.10						
95% Queue Length, Q ₉₅ (veh)		3.5		1.3						0.3						
Control Delay (s/veh)		21.0		10.3						8.0						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)	15.6								4.9							
Approach LOS	C															

HCS7 Two-Way Stop-Control Report

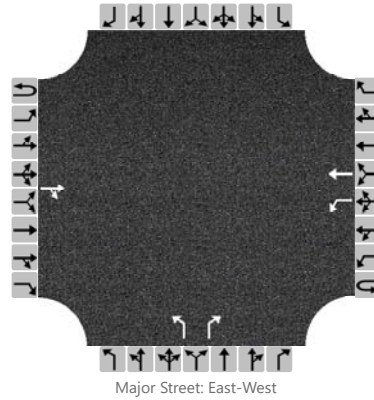
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Amelia
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Amelia Park
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			220	12		9	502			38		24				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

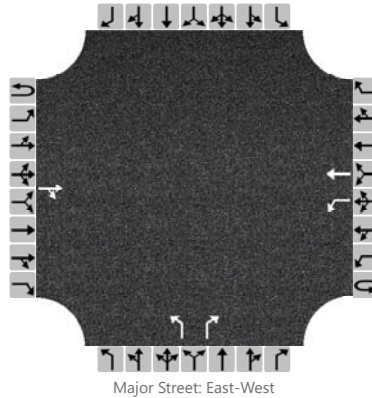
Flow Rate, v (veh/h)						10				44		28				
Capacity, c (veh/h)						1305				323		781				
v/c Ratio						0.01				0.14		0.04				
95% Queue Length, Q ₉₅ (veh)						0.0				0.5		0.1				
Control Delay (s/veh)						7.8				17.9		9.8				
Level of Service, LOS						A				C		A				
Approach Delay (s/veh)					0.1				14.7							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Amelia
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Amelia Park
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Back)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			455	43		27	217			25		17				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29				27		18				
Capacity, c (veh/h)						1043				345		566				
v/c Ratio						0.03				0.08		0.03				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.1				
Control Delay (s/veh)						8.5				16.3		11.6				
Level of Service, LOS						A				C		B				
Approach Delay (s/veh)					0.9				14.4							
Approach LOS									B							

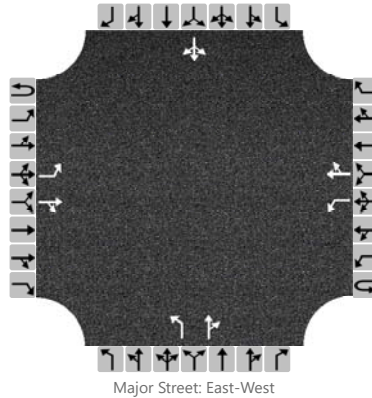
TOTAL PROJECTED CONDITIONS

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Market
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Market Street
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Total)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		22	188	32		7	508	58		102	55	13		82	12	16
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

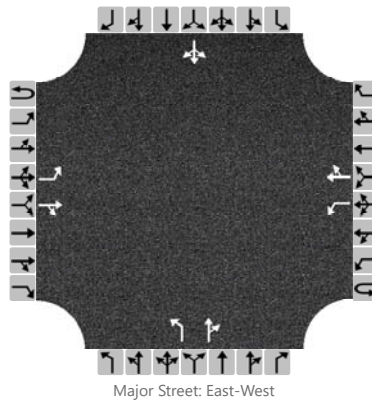
Flow Rate, v (veh/h)		26				8				119		79			128	
Capacity, c (veh/h)		939				1321				219		287			206	
v/c Ratio		0.03				0.01				0.54		0.28			0.62	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0				2.9		1.1			3.6	
Control Delay (s/veh)		8.9				7.7				39.3		22.2			47.5	
Level of Service, LOS		A				A				E		C			E	
Approach Delay (s/veh)	0.8				0.1				32.5				47.5			
Approach LOS									D				E			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Market
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Market Street
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Total)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		16	451	101		15	195	42		51	30	11		44	47	25
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				16				55		44			125	
Capacity, c (veh/h)		1322				992				220		329			303	
v/c Ratio		0.01				0.02				0.25		0.13			0.41	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				1.0		0.5			1.9	
Control Delay (s/veh)		7.8				8.7				26.7		17.6			24.9	
Level of Service, LOS		A				A				D		C			C	
Approach Delay (s/veh)	0.2				0.5				22.6				24.9			
Approach LOS									C				C			

HCS7 Two-Way Stop-Control Report

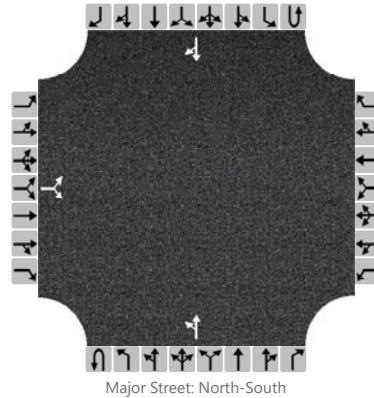
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		220		46						255	206				60	290
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			283							271						
Capacity, c (veh/h)			248							1198						
v/c Ratio			1.14							0.23						
95% Queue Length, Q ₉₅ (veh)			12.7							0.9						
Control Delay (s/veh)			143.6							8.9						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	143.6								5.9							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

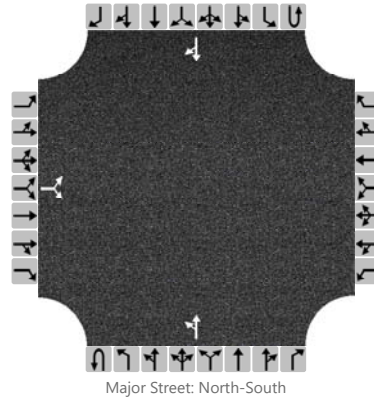
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		238		241						112	72				77	137
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			591							138						
Capacity, c (veh/h)			594							1312						
v/c Ratio			1.00							0.11						
95% Queue Length, Q ₉₅ (veh)			14.7							0.4						
Control Delay (s/veh)			62.2							8.1						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	62.2								5.3							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

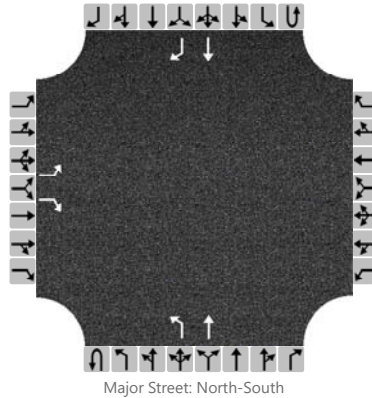
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		220		46						255	206				60	290
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		234		49						271						
Capacity, c (veh/h)		267		1006						1198						
v/c Ratio		0.88		0.05						0.23						
95% Queue Length, Q ₉₅ (veh)		7.6		0.2						0.9						
Control Delay (s/veh)		69.1		8.8						8.9						
Level of Service, LOS		F		A						A						
Approach Delay (s/veh)	58.6								4.9							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

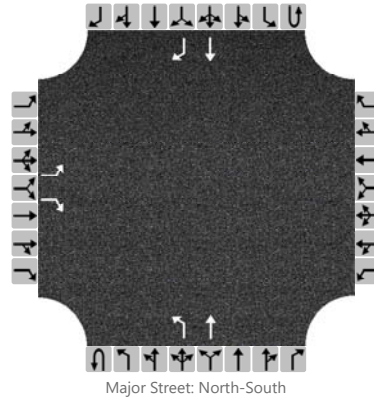
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		238		241						112	72				77	137
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		294		298						138						
Capacity, c (veh/h)		504		967						1312						
v/c Ratio		0.58		0.31						0.11						
95% Queue Length, Q ₉₅ (veh)		3.7		1.3						0.4						
Control Delay (s/veh)		21.7		10.4						8.1						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)	16.0								4.9							
Approach LOS	C															

HCS7 Two-Way Stop-Control Report

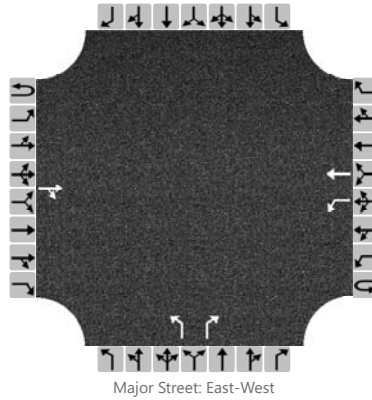
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Amelia
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Amelia Park
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			271	12		9	535			38		24				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						10				44		28				
Capacity, c (veh/h)						1242				283		724				
v/c Ratio						0.01				0.16		0.04				
95% Queue Length, Q ₉₅ (veh)						0.0				0.5		0.1				
Control Delay (s/veh)						7.9				20.1		10.2				
Level of Service, LOS						A				C		B				
Approach Delay (s/veh)					0.1				16.2							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

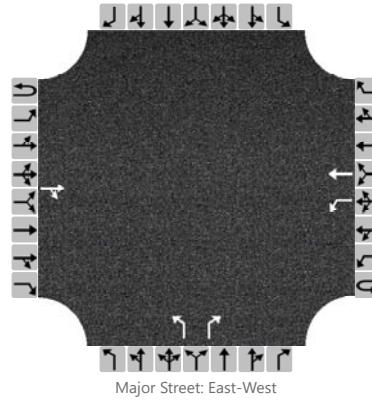
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Amelia
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Amelia Park
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			463	43		27	227			25		17				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29				27		18				
Capacity, c (veh/h)						1035				336		559				
v/c Ratio						0.03				0.08		0.03				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.1				
Control Delay (s/veh)						8.6				16.6		11.7				
Level of Service, LOS						A				C		B				
Approach Delay (s/veh)					0.9				14.6							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

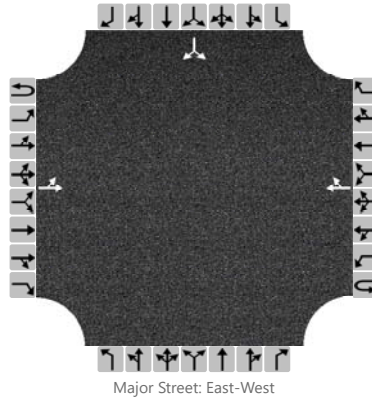
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Parish
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Parish Presbyterian
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume, V (veh/h)		51	244				511	34						22		33
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		59													64	
Capacity, c (veh/h)		959													355	
v/c Ratio		0.06													0.18	
95% Queue Length, Q ₉₅ (veh)		0.2													0.6	
Control Delay (s/veh)		9.0													17.3	
Level of Service, LOS		A													C	
Approach Delay (s/veh)	2.1												17.3			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

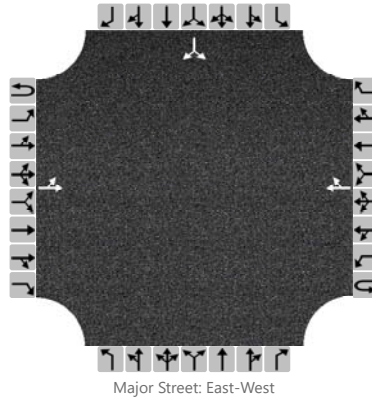
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Parish
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Parish Presbyterian
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume, V (veh/h)		8	472				244	5						7		10
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9													18	
Capacity, c (veh/h)		1308													526	
v/c Ratio		0.01													0.03	
95% Queue Length, Q ₉₅ (veh)		0.0													0.1	
Control Delay (s/veh)		7.8													12.1	
Level of Service, LOS		A													B	
Approach Delay (s/veh)	0.2												12.1			
Approach LOS													B			

APPENDIX C
TRIP GENERATION CALCULATIONS

TRIP GENERATION CALCULATIONS – Private School

The following calculations are based on the data compiled for ITE Land Use Code 536.

Average Daily Traffic

$$T = 2.48 (X)$$

$$T = 2.48 (175)$$

$$T = 434 \text{ vehicles}$$

$$\text{Enter} = 0.50 (434) = 217 \text{ vehicles}$$

$$\text{Exit} = 0.50 (434) = 217 \text{ vehicles}$$

AM traffic during peak hour of adjacent street

$$T = 0.80 (X)$$

$$T = 0.80 (175)$$

$$T = 140 \text{ vehicles}$$

$$\text{Enter} = 0.61 (140) = 85 \text{ vehicles}$$

$$\text{Exit} = 0.39 (140) = 55 \text{ vehicles}$$

PM traffic during peak hour of adjacent street

$$T = 0.17 (X)$$

$$T = 0.17 (175)$$

$$T = 30 \text{ vehicles}$$

$$\text{Enter} = 0.43 (30) = 13 \text{ vehicles}$$

$$\text{Exit} = 0.57 (30) = 17 \text{ vehicles}$$

**CITY PROPERTY REZONING
ORDINANCE 2018-54
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/25/2018**

Project Information

Existing Zoning: SD-R 2.92

Proposed Zoning: CI

Existing Land Use: Vacant

Proposed Land Use: Park

Character Area: MECO-6

Development Standard: Conventional

Other Overlays: FFO, FWO

Site Acreage: 75.52 acres

- | | |
|---|---|
|  City Owned Property |  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.

INDEX OF SHEETS

C100.....COVER SHEET
C101.....PROPERTY OWNERS WITHIN 500FT
C102.....NEIGHBORHOOD CONTEXT PLAN
C103.....OVERALL EXISTING CONDITIONS PLAN

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

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

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

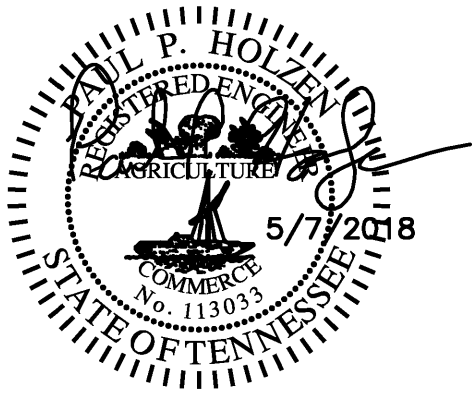
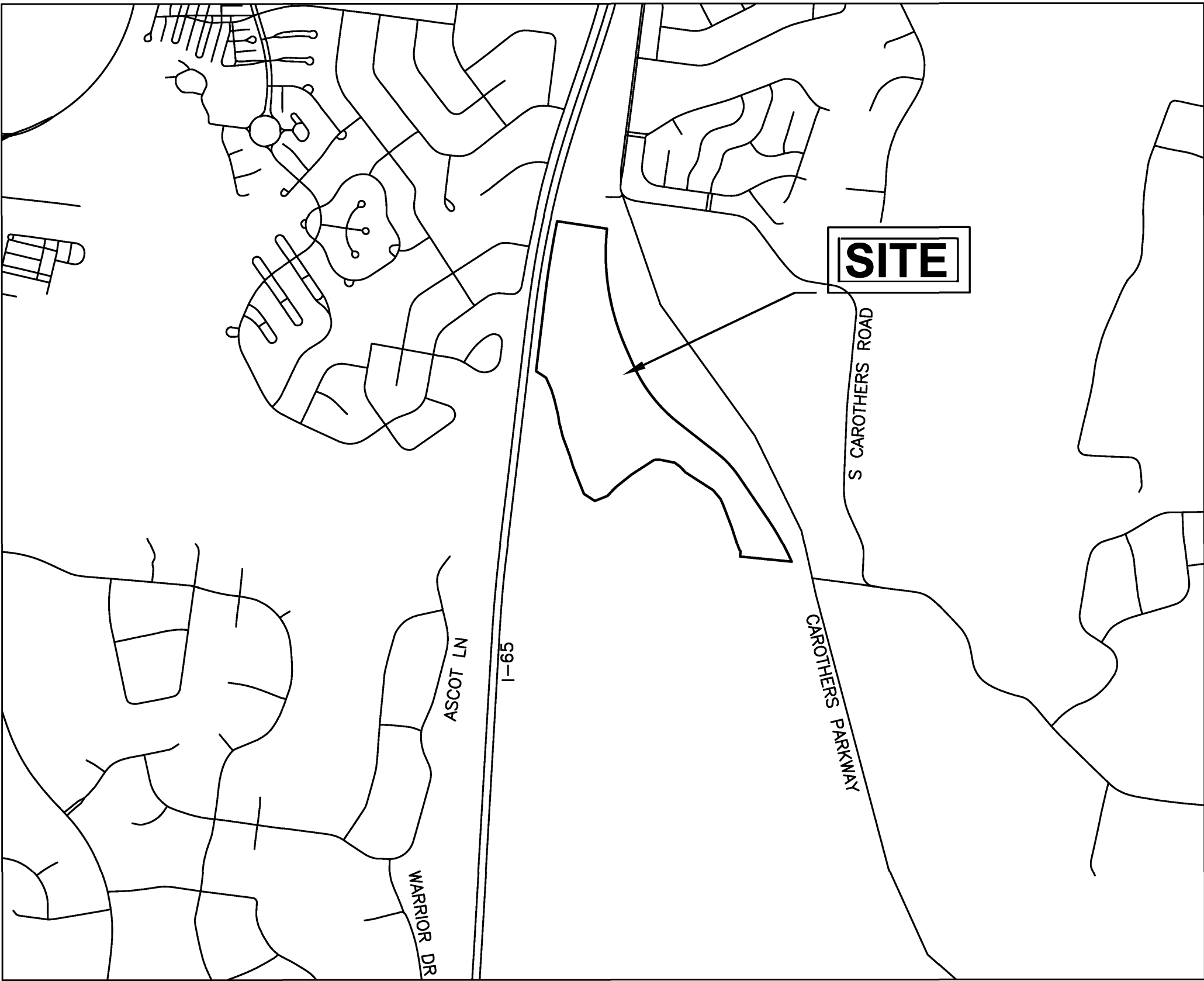
SITE DATA:

PROJECT NAME: MAP 89; PARCEL 48.08
PROJECT NUMBER: ????
SUBDIVISION: N/A
LOT NUMBER: N/A
ADDRESS: CAROTHERS PKWY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10TH
MAP: 89
GROUP: N/A
PARCEL NUMBERS: 48.08
EXISTING ZONING: SPECIFIC DEVELOPMENT RESIDENTIAL
PROPOSED ZONING: CIVIC AND INSTITUTIONAL
CHARACTER AREA OVERLAY: McEWEN
OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY AND FLOOD WAY OVERLAY
TOTAL ACREAGE: 75.52 AC
TREE CANOPY: 11.43AC (15.1% OF EXISTING SITE)

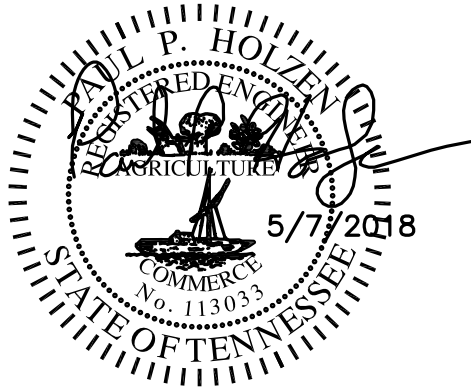
LEGAL DESCRIPTION
LAND LYING IN THE 10 CIVIL DISTRICT OF WILLIAMSON COUNTY, MAP 89, PARCEL 48.08,
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

CITY OF FRANKLIN, TN
REZONING REQUEST
MAP 89 PARCEL 48.08

X/X/2018 PRE-APPLICATION SUBMITTAL
X/X/2018 INITIAL SUBMITTAL
X/X/2018 RESUBMITTAL



CITY OF	YEAR	SHEET NO.
FRANKLIN	5/7/2018	C100

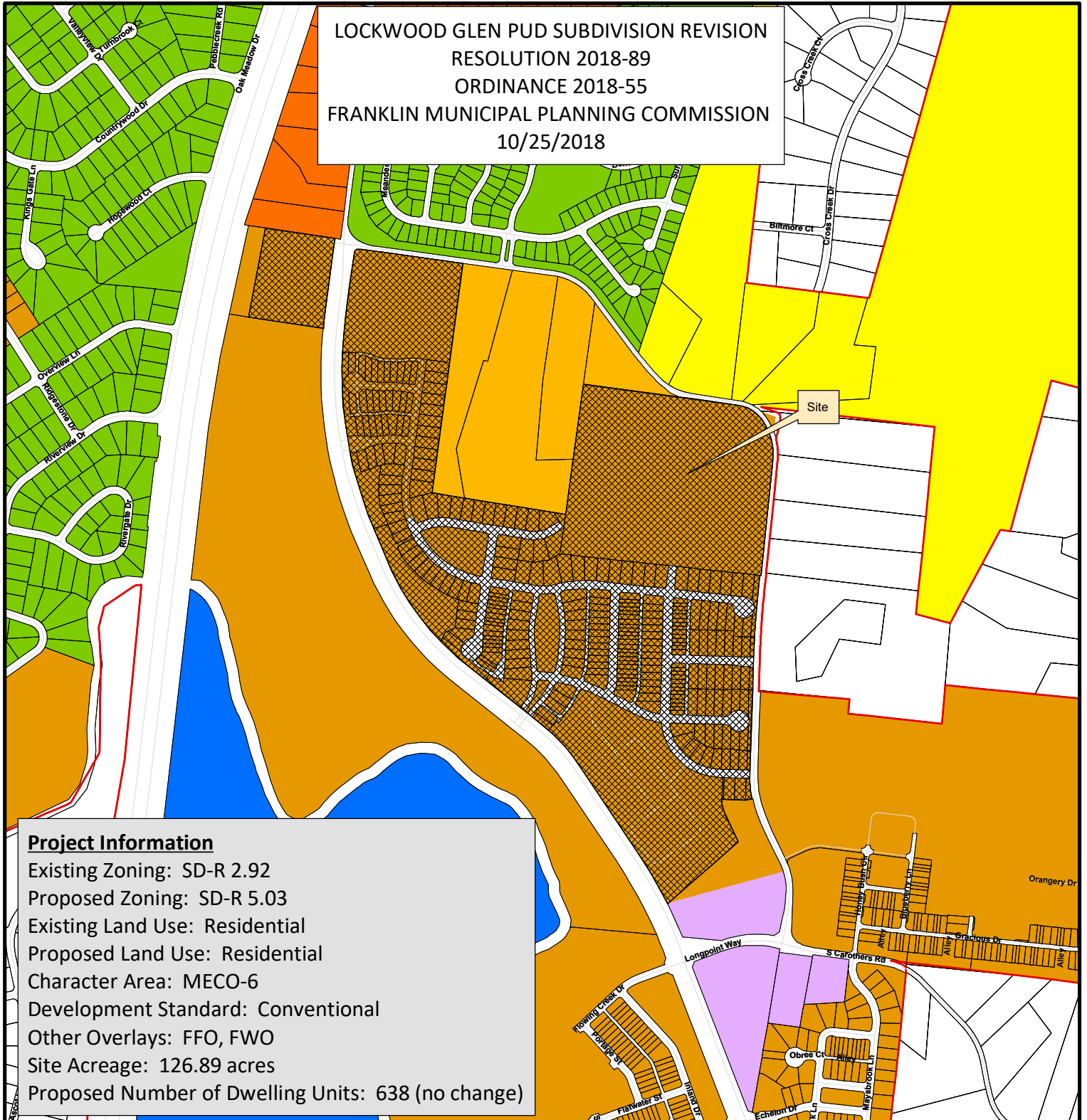


PROPERTY OWNERS LOCATED WITH 500FT

TRACT	PARCEL ID	PROP_STREE	OWNER 1	OWNER2	OWNER ADDRESS	CITY	STATE	ZIP
1	089 04702 00009089	S CAROTHERS RD	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
2	089 04700 00009089	4309 S CAROTHERS RD	BLONDER IRA A	BLONDER VALERIE A	112 SEABOARD LN	FRANKLIN	TN	37067
3	089 04806 00014089	CAROTHERS PKWY	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
4	089 04600 00014089	4315 S CAROTHERS RD	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
5	089K G 05200 0001489F	255 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
6	089K G 02900 00014089F	256 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
7	089K G 03000 00014089F	250 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
8	089K G 03100 00014089F	244 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
9	089K G 03200 00014089F	238 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
10	089K G 03300 00014089F	232 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
11	089K G 03400 00014089F	226 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
12	089K G 03500 00014089F	220 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
13	089K G 03600 00014089F	214 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
14	089K G 02800 00014089F	249 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
15	089K G 02700 00014089F	243 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
16	089K G 02600 00014089F	237 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
17	089K G 02500 00014089F	231 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
18	089K G 02400 00014089F	225 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
19	089K G 02300 00014089F	219 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
20	089K G 02200 00014089F	213 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
21	089K G 02100 00014089F	207 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
22	089K G 01200 00014089F	303 LIEBLER LN	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
23	089K G 01300 00014089F	309 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
24	089K G 01400 00014089F	315 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
25	089K G 01500 00014089F	321 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
26	089K G 01600 00014089F	327 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
27	089K G 01700 00014089F	333 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
28	089K G 01800 00014089F	339 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
29	089K G 01900 00014089F	345 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
30	089K G 05100 00014089K	2030 LIEBLER LN	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
31	089K G 01100 00014089K	302 LIEBLER LN	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
32	089K G 01000 00014089K	308 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
33	089K G 00900 00014089K	314 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
34	089K G 00800 00014089K	320 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
35	089K G 00700 00014089K	326 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
36	089K G 00600 00014089K	2020 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
37	089K G 00500 00014089K	2022 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
38	089K G 00400 00009089K	2024 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
39	089K G 00300 00009089K	2026 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
40	089K G 00200 00009089K	2028 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
41	089K G 00100 00009089K	2030 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
42	089K F 02000 00009089K	2032 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
43	089K F 02100 00009089K	2034 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
44	089K F 02200 00009089K	2036 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
45	089K F 02300 00009089K	2038 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
46	089K F 02400 00009089K	2040 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
47	089K F 02500 00009089K	2042 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
48	089K F 02600 00009089K	2044 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
49	089K F 02700 00009089K	2046 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
50	089K F 02800 00009089K	2048 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
51	089K F 02900 00009089K	2050 MCAVOY DR	VILLIO LANCE	VILLIO HANNAH	2050 MCAVOY DR	FRANKLIN	TN	37064
52	089K E 00100 00009089K	2052 MCAVOY DR	COLLINS MICHAEL J	COLLINS MARLEN	2052 MCAVOY DR	FRANKLIN	TN	37064
53	089K E 00200 00009089K	2054 MCAVOY DR	DUNLAP KIMBROUGH L III		6 COLONEL WINSTEAD DR	BRENTWOOD	TN	37027
54	089K G 04800 00014089K	2019 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
55	089K G 04900 00014089K	2021 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
56	089K G 05000 00014089K	2023 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
57	089K F 01900 00009089K	105 HALSWELLE DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #110	FRANKLIN	TN	37067
58	089K F 01800 00009089K	111 HALSWELLE DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #110	FRANKLIN	TN	37067
59	089K F 03100 00009089K	MCAVOY DR	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
60	089K E 00300 00009089K	422 COURFIELD DR	ALLEN DONALD K		422 COURFIELD DR	FRANKLIN	TN	37064
61	089K E 00400 00009089K	426 COURFIELD DR	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
62	089K E 00500 00009089K	430 COURFIELD DR	HENRY LIVING TRUST		430 COURFIELD DR	FRANKLIN	TN	37064
63	089K E 00600 00009089K	436 COURFIELD DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
64	089K E 00700 00009089K	442 COURFIELD DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
65	089K E 00800 00009089K	COURFIELD DR	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
66	089K E 02200 00009089K	431 COURFIELD DR	HENDERSON JAN M TRUST		798 SUNSET BLUFF	FRIENDSVILLE	TN	37737
67	089K E 02100 00009089K	437 COURFIELD DR	LENSCH GARY	LENSCH LEE ANN	437 COURFIELD DR	FRANKLIN	TN	37064
68	089K E 02000 00009089K	443 COURFIELD DR	COLANTONIO STEPHEN J	COLANTONIO CORALUNDA A	443 COURFIELD DR	FRANKLIN	TN	37064
69	089K E 01900 00009089K	449 COURFIELD DR	BAZANOS ELENA C		449 COURFIELD DR	FRANKLIN	TN	37064
70	089K E 01800 00009089K	455 COURFIELD DR	SMITH JANET R		455 COURFIELD DR	FRANKLIN	TN	37064

TRACT	PARCEL ID	PROP_STREE	OWNER 1	OWNER2	OWNER ADDRESS	CITY	STATE	ZIP
71	089K E 01700 00009089K	461 COURFIELD DR	HENDERSON JAN M TRUST		798 SUNSET BLUFF	FRIENDSVILLE	TN	37737
72	089K E 01600 00009089K	467 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
73	089K E 01500 00009089K	473 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
74	089K E 01400 00009089K	479 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
75	089K E 01300 00009089K	485 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
76	089K E 01200 00009089K	491 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
77	089K E 01100 00009089K	497 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
78	089K E 01000 00009089K	503 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
79	089K E 00900 00009089K	509 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
80	089K D 02200 00009089K	629 LOCKWOOD LN	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
81	089K D 02300 00009089K	623 LOCKWOOD LN	REAGAN PAUL D	REAGAN MARSHA G	623 LOCKWOOD LN	FRANKLIN	TN	37064
82	089K D 02400 00009089K	617 LOCKWOOD LN	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
83	089K D 02500 00009089K	611 LOCKWOOD LN	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
84	089K D 02600 00009089K	605 LOCKWOOD LN	LEONHARD DAVID W	LEONHARD SHELLY M	605 LOCKWOOD LN	FRANKLIN	TN	37064
85	089K D 02700 00009089K	601 LOCKWOOD LN	SHAHER JOHN P	SHAHER LINDA	601 LOCKWOOD LN	FRANKLIN	TN	37064
86	089K D 02800 00009089K	509 LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
87	089K D 03100 00009089K	LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
88	089K D 02900 00009089K	LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
89	089K D 00600 00014089K	606 LOCKWOOD LN	HIRSCH LAUREN C	HIRSCH RYAN W	606 LOCKWOOD LN	FRANKLIN	TN	37064
90	089K D 00500 00014089K	600 LOCKWOOD LN	GREAVES KEVIN K	GREAVES HEATHER L	600 LOCKWOOD LN	FRANKLIN	TN	37064
91	089K D 00400 00014089K	508 LOCKWOOD LN	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
92	089K D 00300 00014089K	510 LOCKWOOD LN	KING GREGORY M	KING KRISTY M	508 LOCKWOOD LN	FRANKLIN	TN	37064
93	089K D 00200 00014089K	506 LOCKWOOD LN	HARLAND MICHAEL W	HARLAND TERESA S	506 LOCKWOOD LN	FRANKLIN	TN	37064
94	089K D 00100 00014089K	504 LOCKWOOD LN	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
95	089K D 03000 00009089K	LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
96	089 04805 00014089	S CAROTHERS RD	CRESCENT LOCKWOOD MF LLC		227 W TRADE ST #1000	CHARLOTTE	NC	28202
97	089 04801 00014089	CAROTHERS PKWY	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
98	089 04901 00014089	S CAROTHERS RD	CAROTHERS LAND CO LLC		5760 OLD LEBANON DIRT RD	MT JULIET	TN	37122
99	089 05000 00014089	4419 S CAROTHERS RD	HELM JOHN THOMAS III	HELM LILLIAN M	PO BOX 682605	FRANKLIN	TN	37068
100	106D B 02400 00014089N	122 Obree Ct	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
101	089 04900 00014089	4413 S CAROTHERS RD	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
102	106C E 01900 00014089N	3015 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
103	106C E 02000 00014089N	3009 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
104	106C E 02100 00014089N	3003 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
105	106C E 02200 00014089N	2097 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
106	106C E 02300 00014089N	2091 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
107	106C E 01800 00014089N	5048 PORTAGE ST	CLAYTON PROPERTIES GROUP INC		393 MAPLE ST #100	GALLATIN	TN	37066
108	106B D 03500 00010106B	ASCOT LN	REDWING MEADOWS HOMEOWNERS ASSOC		PO BOX 1391	FRANKLIN	TN	37065
109	089J C 01400 00009089J	141 RIVERGATE DR	DAVIS SCOTT ALLEN	DAVIS EMILY KAY	137 RIVERGATE DR	FRANKLIN	TN	37064
110	089J C 01300 00009089J	145 RIVERGATE DR	DAVIS SCOTT ALLEN	DAVIS EMILY KAY	137 RIVERGATE DR	FRANKLIN	TN	37064
111	089J C 01200 00009089J	149 RIVERGATE DR	RUCKER MICHAEL S	RUCKER SHAMMY B	1709 OBRIEN CT	SPRING HILL	TN	37174
112	089J C 01100 00009089J	153 RIVERGATE DR	QUEZADA-MURILLO ISMAEL		426 FORREST PARK CIR	FRANKLIN	TN	37064
113	089J C 01000 00009089J	157 RIVERGATE DR	CHEATHAM DENTY	PALERMO ROSE	43 MUSIC SQ W	NASHVILLE	TN	37203
114	089J C 00900 00009089J	161 RIVERGATE DR	OSTROM TIMOTHY J		161 RIVERGATE DR	FRANKLIN	TN	37064
115	089J C 00800 00009089J	165 RIVERGATE DR	ARCEAUX GLYNN D	ARCEAUX ROBERTA L	165 RIVERGATE DR	FRANKLIN	TN	37064
116	089J C 00700 00009089J	169 RIVERGATE DR	VILLASENOR AGUSTIN GARCIA	GARCIA MARIA S	169 RIVERGATE DR	FRANKLIN	TN	37064
117	089J C 02500 00009089J	140 RIVERGATE DR	SOTO RAMON GONZALEZ	GONZALEZ EUSTOLIA GARCIA	140 RIVERGATE DR	FRANKLIN	TN	37064
118	089J C 02400 00009089J	154 RIVERGATE DR	NEARY KATHLEEN M		154 RIVERGATE DR	FRANKLIN	TN	37064
119	089J C 02300 00009089J	160 RIVERGATE DR	FELNER GEORGIA		160 RIVERGATE DR	FRANKLIN	TN	37064
120	089J A 03200 00009089J	500 RIVERVIEW DR	FELICIANO NEPHATALY		500 RIVERVIEW DR	FRANKLIN	TN	37064
121	089J A 03100 00009089J	504 RIVERVIEW DR	RICHARDSON STANLEY A	RICHARDSON MAGDALENE	504 RIVERVIEW DR	FRANKLIN	TN	37064
122	089J A 03000 00009089J	508 RIVERVIEW DR	WALLACE KATIE SAMATHA	WALLACE MATTHEW S	508 RIVERVIEW DR	FRANKLIN	TN	37064
123	089J A 00700 00009089G	509 RIVERVIEW DR	LEWIN KAREN N		505 RIVERVIEW DR	FRANKLIN	TN	37064
124	089J A 00800 00009089G	509 RIVERVIEW DR	ERWIN WILLARD W	ERWIN MARTHA K	509 RIVERVIEW DR	FRANKLIN	TN	37064
125	089J A 00600 00009089G	969 OAK MEADOW DR	WHITTAKER WILLIAM JAMES	WHITTAKER DAWN MARIE	969 OAK MEADOW DR	FRANKLIN	TN	37064
126	089J A 00500 00009089G	965 OAK MEADOW DR	SIMMONS ANGELA L		965 OAK MEADOW DR	FRANKLIN	TN	37064
127	089J A 00400 00009089G	961 OAK MEADOW DR	HILDRETH JACK P		961 OAK MEADOW DR	FRANKLIN	TN	37064
128	089J A 00100 00009089G	949 OAK MEADOW DR	EDGAR JOHN KENNETH	EDGAR MARY PEARL	949 OAK MEADOW DR	FRANKLIN	TN	37064
129	089G B 02400 00009089G	941 OAK MEADOW DR	REYNAGA MIRIAM		941 OAK MEADOW DR	FRANKLIN	TN	37064
130	089G B 02300 00009089G	504 HOPEWOOD CT	FAULKNER LORENE		504 HOPEWOOD COURT	FRANKLIN	TN	37064
131	089G B 02200 00009089G	512 HOPEWOOD CT	TRUELOVE ANGELYN Y		512 HOPEWOOD CT	FRANKLIN	TN	37064
132	089G B 02100 00009089G	516 HOPEWOOD CT	LAFFITE GLEN		516 HOPEWOOD CT	FRANKLIN	TN	37064
133	089G B 02000 00009089G	520 HOPEWOOD CT	GREGG JILL		332 LAKEMONT CIR	FRANKLIN	TN	37067
134	089G B 01900 00009089G	524 HOPEWOOD CT	STEWART GERALYN	STEWART ALAN H	524 HOPEWOOD CT	FRANKLIN	TN	37064
135	089J A 00300 00009089G	504 OVERVIEW LN	LONG BRENT L		504 OVERVIEW LN	FRANKLIN	TN	37064
136	089G C 00100 00009089G	512 OVERVIEW LN	ROSE SARA E		512 OVERVIEW LN	FRANKLIN	TN	37064
137	089G C 00200 00009089G	516 OVERVIEW LN	SUDDATH DARRYL LAYNE	SUDDATH JULIA LYTTLE	516 OVERVIEW LN	FRANKLIN	TN	37064
138	089J A 00200 00009089G	505 OVERVIEW LN	SCHWARTZ SUSAN	RYLANDER WILLIAM H	505 OVERVIEW LN	FRANKLIN	TN	37064
139	089G C 02400 00009089G	509 OVERVIEW LN	MARLIN JAMES	MARLIN JAMIE SPICER	2908 COURTNEY CT	COLUMBIA	TN	38401
140	089K F 03000 00009089K	MCAVOY DR	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228

LOCKWOOD GLEN PUD SUBDIVISION REVISION
 RESOLUTION 2018-89
 ORDINANCE 2018-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/25/2018



Project Information

Existing Zoning: SD-R 2.92
 Proposed Zoning: SD-R 5.03
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 126.89 acres
 Proposed Number of Dwelling Units: 638 (no change)

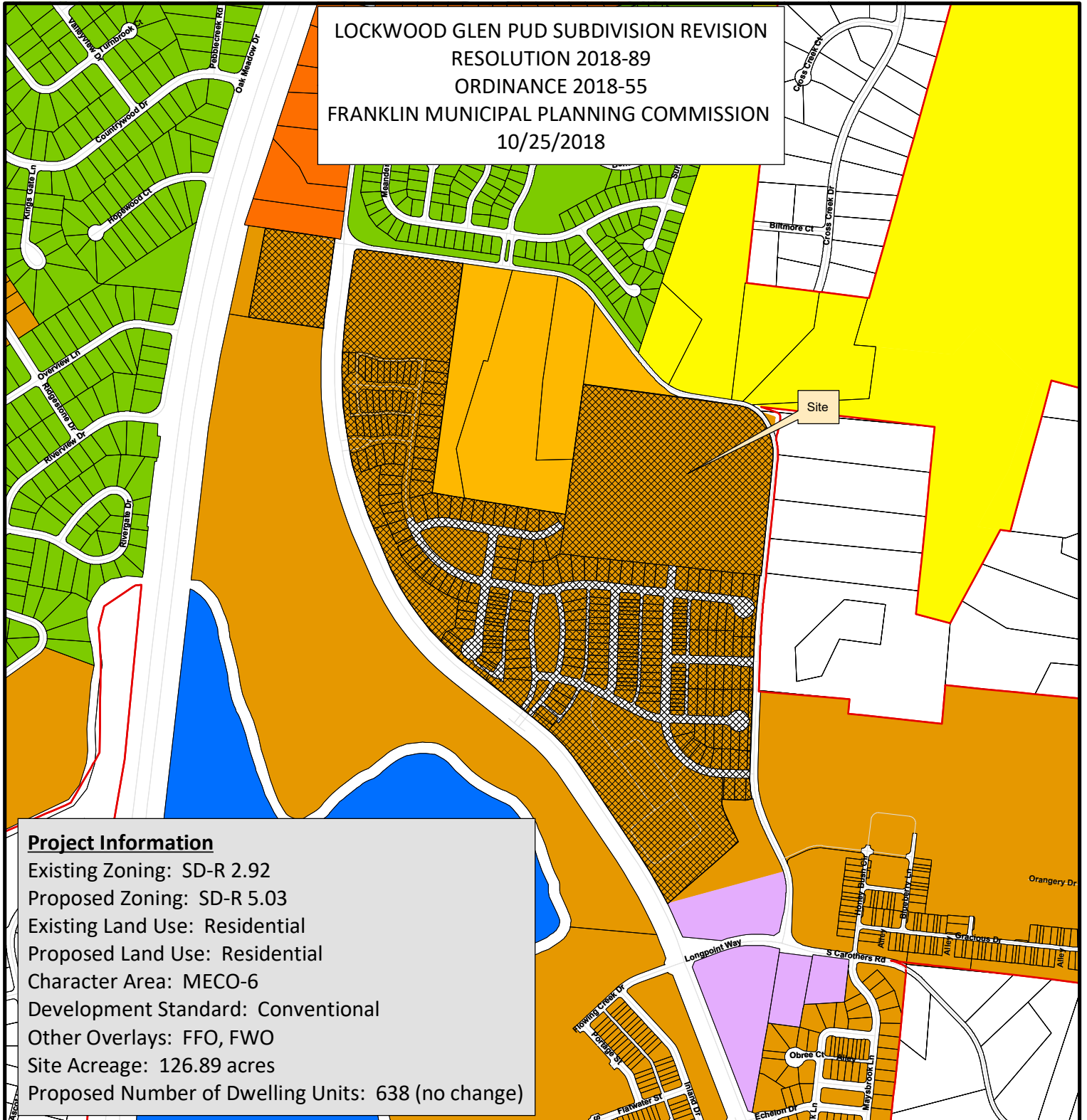
- | | |
|--|---------------------------------------|
| Lockwood Glen PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 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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 It was compiled from the most authentic information available.
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LOCKWOOD GLEN PUD SUBDIVISION REVISION
 RESOLUTION 2018-89
 ORDINANCE 2018-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/25/2018



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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Planning

Lockwood Glen Development Plan Revision 3 Initial Submittal 09.10.2018.pdf

2. Project number

christopher.andrews@franklin.tn.gov

SITE DATA

SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

LOCKWOOD GLEN PUD SUBDIVISION
XXXX
MAP 089 - PARCELS 48.01, 43.01, 43.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 3 COF#

PROPOSED CHANGES:

REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS

Add project number to Site Data chart and Revision 3 summary box
[Edited By Christopher Andrews]

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING SITE ACREAGE:	218.58 AC
PROPOSED SITE ACREAGE:	126.89 AC
EXISTING ZONING - CHARACTER OVERLAY	SD-R - McEWEN CHARACTER AREA 6
PROPOSED ZONING -	SD-R (5.03)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

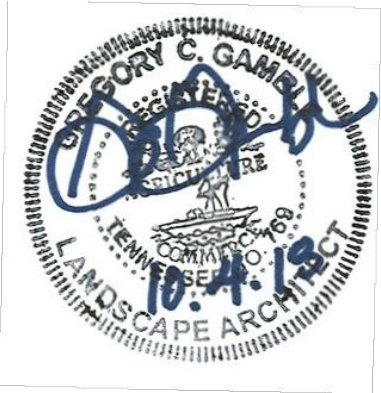
ORIGINAL PUD COF#1619
APPROVED 9/10/2008 AS NICHOLS BEND

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 1 COF#6120
APPROVED APRIL 2017
- ADDED KING PARCEL TO SECTION 12
- REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 COF# 6676
APPROVED JULY 2018:
SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS)
SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS)
SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS)
SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION)
SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION)
SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION)

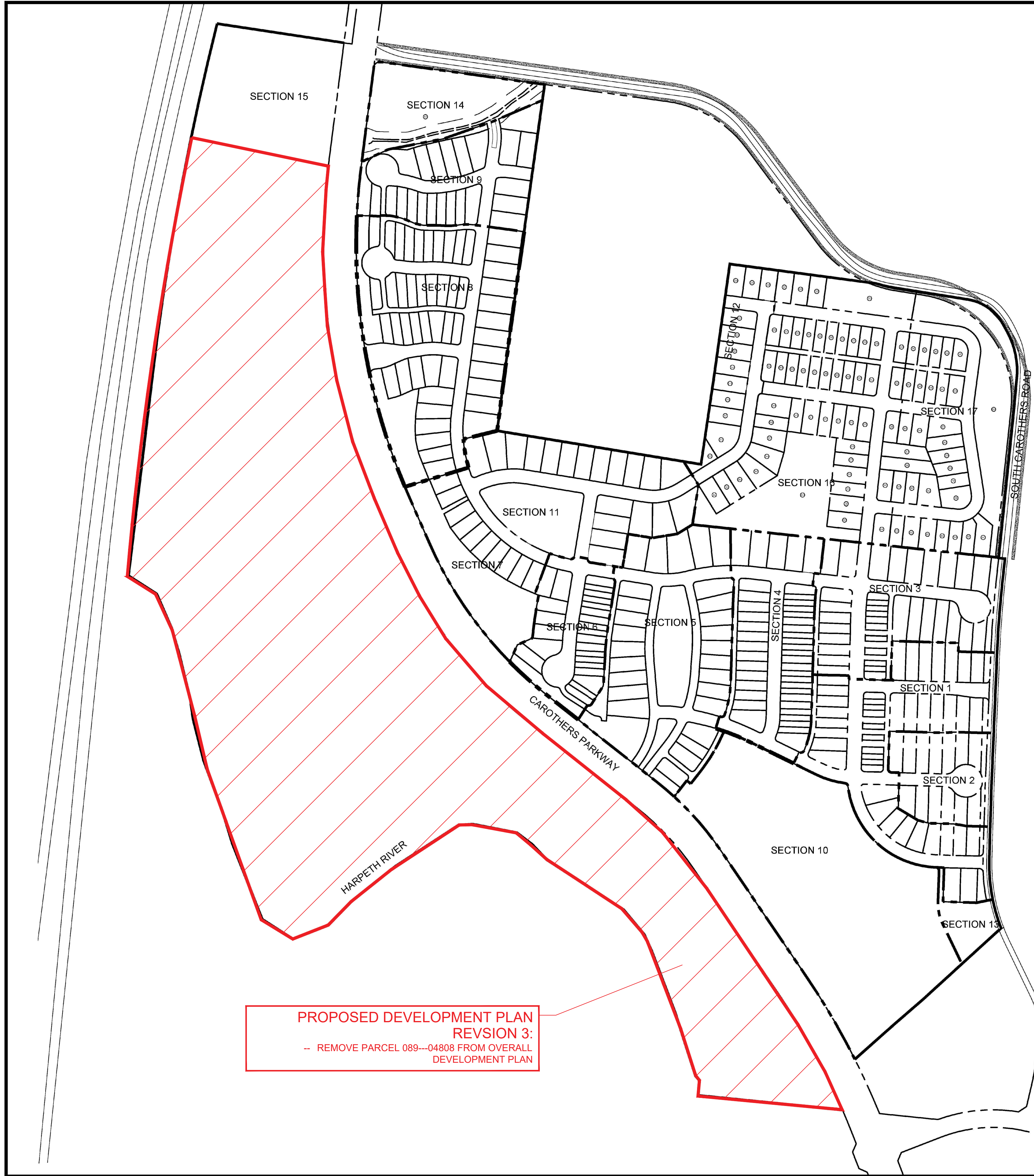
TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 3 COF#
PROPOSED CHANGES:
REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS



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

PRE-APPLICATION SUBMITTAL: 08.24.1018
INITIAL SUBMITTAL: 09.10.2018
RESUBMITTAL: 08.04.2018
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6822



PROPOSED DEVELOPMENT PLAN
REVISION 3:
-- REMOVE PARCEL 089---04808 FROM OVERALL
DEVELOPMENT PLAN

CURRENT APPROVED DEVELOPMENT PLAN REVISION 2 - NTS
FOR REFERENCE ONLY



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

WORKING
CONCEPT
PLAN

C0.2

COF#6676



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

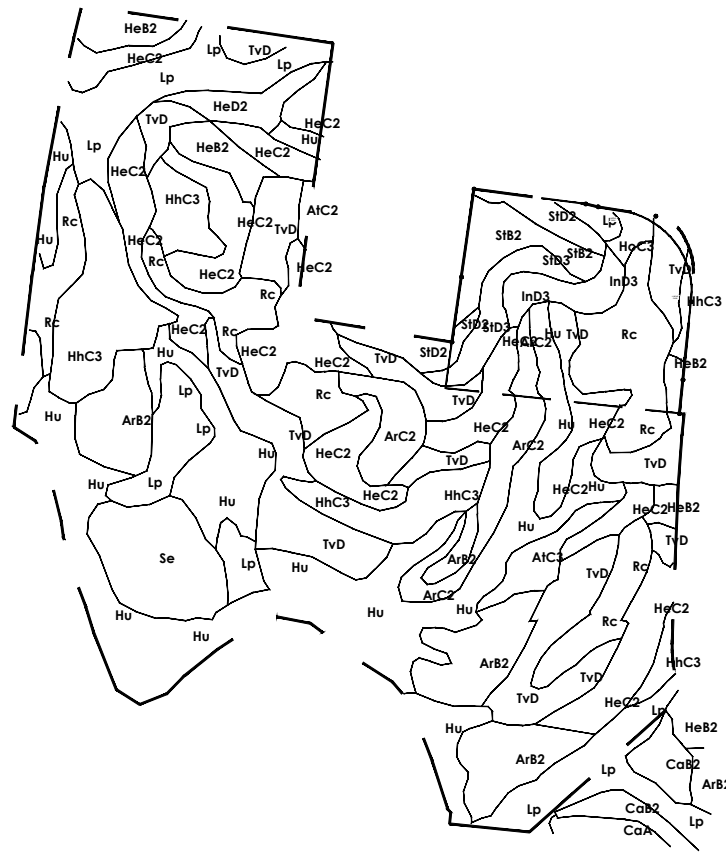
APPROVED
DEVELOPMENT
PLAN

C0.1

COF#6822



SOILS MAP



- SOILS LEGEND**
- ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
 - AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
 - AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
 - CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
 - CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
 - HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
 - HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
 - HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
 - HhC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - Hu Huntington Silt Loam, Phosphatic
 - Ind3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
 - Lp Lindsie Silt Loam, Phosphatic
 - Rc Rockland
 - Se Sequatchie Loam, Phosphatic
 - SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
 - SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
 - SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
 - SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
 - TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

 EXISTING TREE CANOPY

- NOTES:**
- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 - STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 - THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

TREE CANOPY DATA

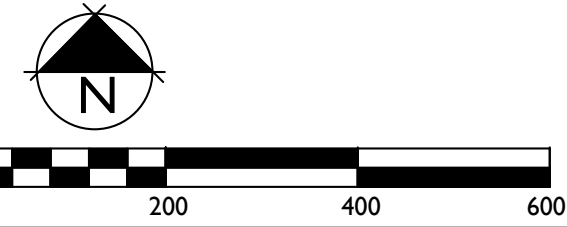
EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

 14% - 19.99%

 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY	SD-R - McEWEN AREA 6
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	218.58 ACRES
EXISTING TREE CANOPY	+/- 10.32 ACRES

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FRNAKLIN, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

EXISTING
CONDITIONS

C1.1
COF #6822



PROPOSED
DEVELOPMENT PLAN
REVISION 3:
-- REMOVE PARCEL 089--04808
FROM OVERALL
DEVELOPMENT PLAN

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REQUIRED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

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

SITE DATA (DEVELOPMENT PLAN REVISION 3)

SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #3
PROPOSED ZONING:	SD-R / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO)
DEVELOPMENT STANDARD:	FLOODWAY OVERLAY DISTRICT (FWD)
EXISTING SITE ACREAGE:	CONVENTIONAL
PROPOSED SITE ACREAGE:	218.58 AC
EXISTING TREE CANOPY:	126.89 AC
	10.32 AC (8% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA:	126.89 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY:	5.03 DUA
TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE):	532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE):	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	16
16	50
17	28

TOTAL PROPOSED SITE AREA: 126.89 AC
TOTAL OPEN SPACE REQUIRED (15%): 19.04 AC
TOTAL OPEN SPACE PROVIDED: 20.76 AC (16.4%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS.
DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL). PARCEL 089--04808 WAS NOT INCLUDED IN OPEN SPACE CALCULATIONS FOR PREVIOUSLY APPROVED DEVELOPMENT PLANS.

PREVIOUS REVISIONS

SITE DATA (DEVELOPMENT PLAN REVISION 2)

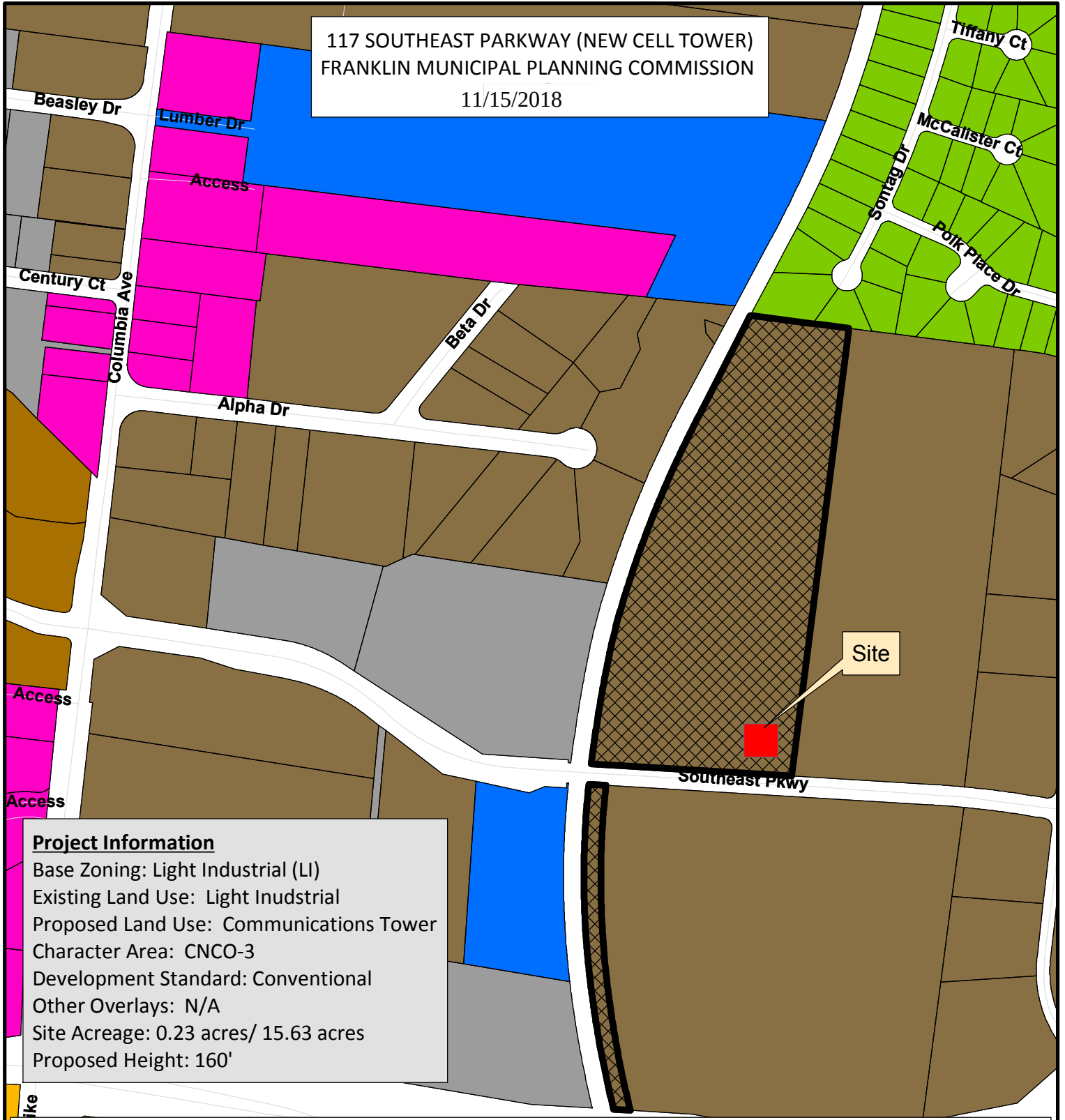
SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #2
OTHER APPLICABLE OVERLAYS:	SD-R / MCEWEN AREA 6
DEVELOPMENT STANDARD:	FLOODWAY FRINGE OVERLAY (FFO)
SITE ACREAGE (THIS SITE ONLY):	FLOODWAY OVERLAY DISTRICT (FWD)
EXISTING TREE CANOPY* (THIS SECTION ONLY):	CONVENTIONAL
	+/- 39.23 AC
	+/- 9.48 AC (29% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA (DOES NOT CHANGE):	218.58 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY (NO CHANGE):	2.92 DUA
TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE):	532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE):	106 UNITS
PROPOSED UNITS:	
PHASE 12 PREVIOUSLY APPROVED UNITS:	79 UNITS
+ SECTION 12 PROPOSED UNITS:	11 UNITS
SECTION 13: PREVIOUSLY APPROVED UNITS:	2 UNITS
+ SECTION 13 PROPOSED UNITS:	0 UNITS
SECTION 14: PREVIOUSLY APPROVED UNITS:	6 UNITS
+ PHASE 14 PROPOSED UNITS:	1 UNITS
+ PHASE 15 (NO CHANGE):	16 UNITS
+ SECTION 16 (NEW SECTION):	50 UNITS
+ SECTION 17 (NEW SECTION):	28 UNITS
+ TOTAL PROPOSED UNITS:	106 UNITS
PROPOSED REMAINING PERMITTED UNITS:	0 UNITS

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1										
DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	*220.90	**** 218.58	624	638 (+14)	*220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	FEB 2016	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	JULY 2016	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	JUNE 2016	1.88	1.88	0	0	***133.56	***131.24	92	106
SECTION 12	-----		27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	-----		8.36	****1.01	10	2	97.30	97.30	31	25
SECTION 14	-----		3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	-----		4.41	4.41	16	16	89.08	89.08	9	3

NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



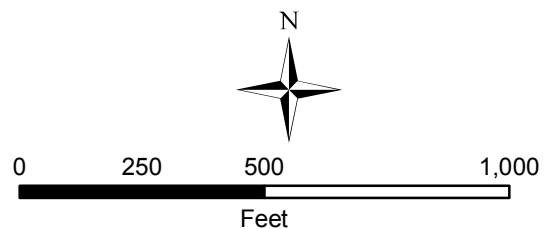
117 SOUTHEAST PARKWAY (NEW CELL TOWER)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/15/2018



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.
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FRANKLIN

117 Southeast Pkwy, Franklin, TN 37064

160ft. MONOPOLE SIMULATION

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

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:	LI
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	DESIGN DATA
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)	BASIC WIND SPEED NO ICE: 90 MPH RADIAL ICE ON STRUCTURE @ 30 MPH 0.75" EXPOSURE CATEGORY: C RISK CATEGORY: II



FORESITEgroup

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:



10/02/18

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.



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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;



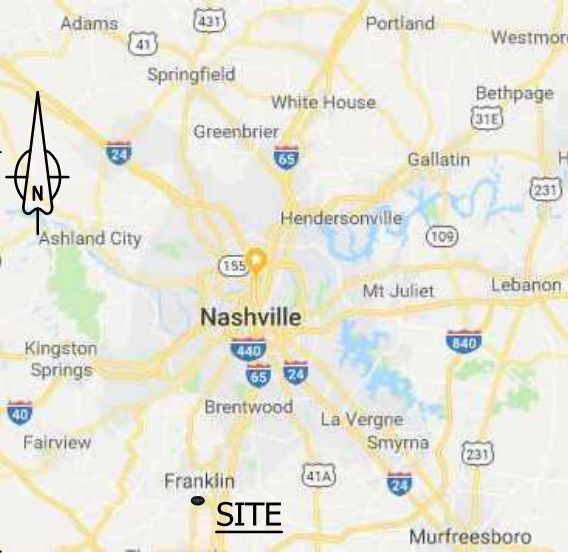
PROPOSED TOWER DATA

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
- OVERHEAD UTILITY LINES
- FENCE
- STORMWATER PIPE
- SEWER LINE (PER MANHOLES)
- POND
- 5' CONTOURS
- 1' CONTOURS
- OVERHEAD UTILITY LINES
- APPROX NATURAL GAS LINE

- 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

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

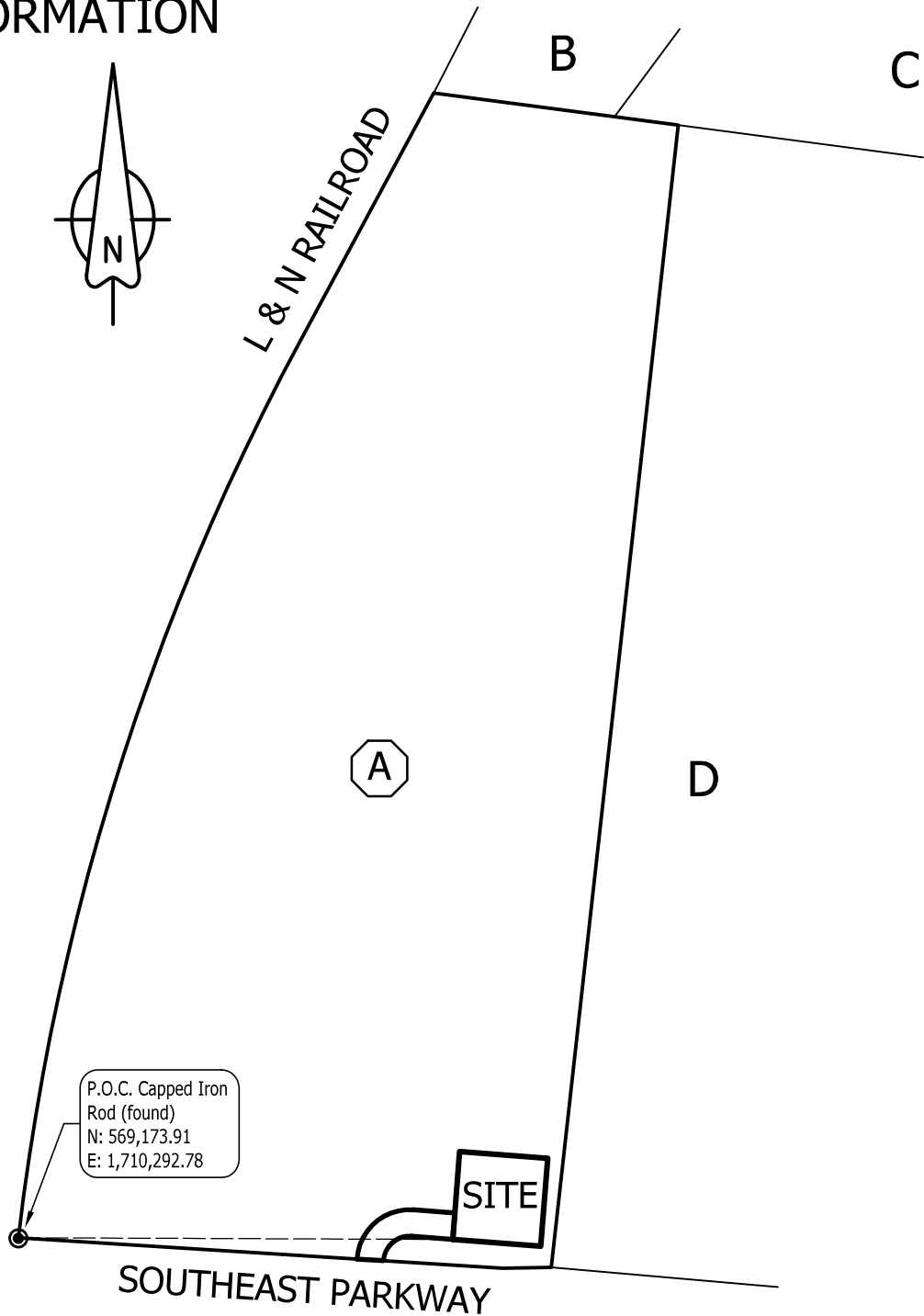
PROPERTY INFORMATION

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



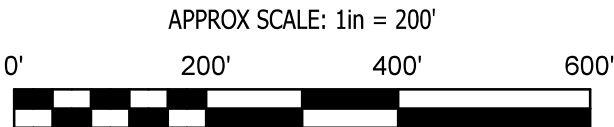
SURVEY & MAP CAVEATS:

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

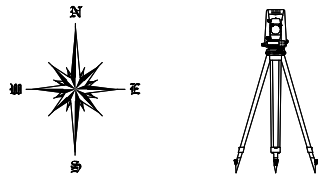
The following tracts or parcels of land, lying and being situated in the Ninth (9th) Civil District of Williamson County, Tennessee, City of Franklin, more particularly described as follows:

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

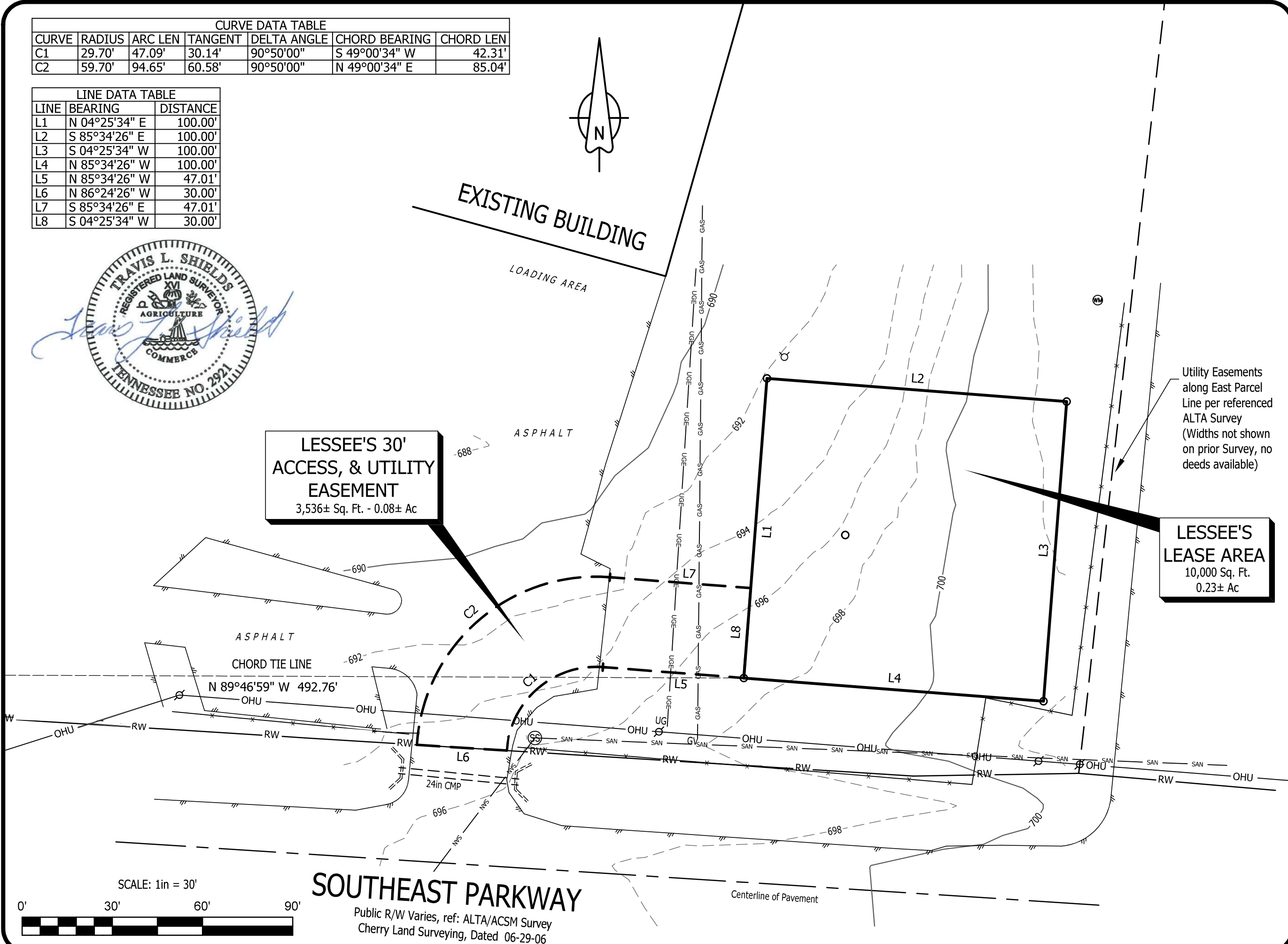
Ninth Civil District, Williamson County, Tennessee

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

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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;

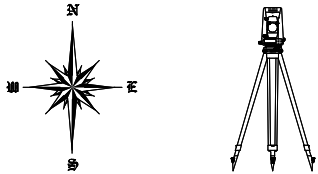
Thence N 85°34'26" W, a distance of 47.01 feet;
Thence with a curve to the left with an arc length of 47.09 feet, with a radius of 29.70 feet, with a chord bearing of S 49°00'34" W, with a chord length of 42.31 feet to a point on the Northern Right-of-Way Line of Southeast Parkway;
Thence N 86°24'26" 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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PREPARED FOR



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TOWER SITE SURVEY

SITE NAME:
FRANKLIN

Site Number: 70075

117 Southeast Parkway, Franklin, TN 37064

Ninth Civil District, Williamson County, Tennessee

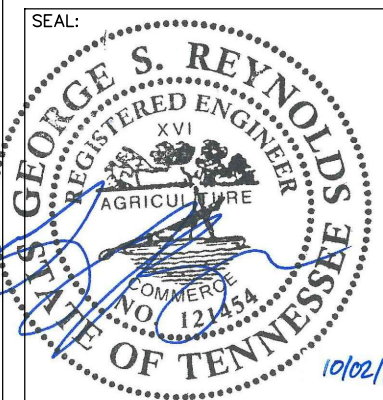
REVISION #: 0
ISSUE DATE: 08-22-2018
SEE SHEET #1

SURVEYOR'S
DESCRIPTIONS
SHEET 4 OF 4

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



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



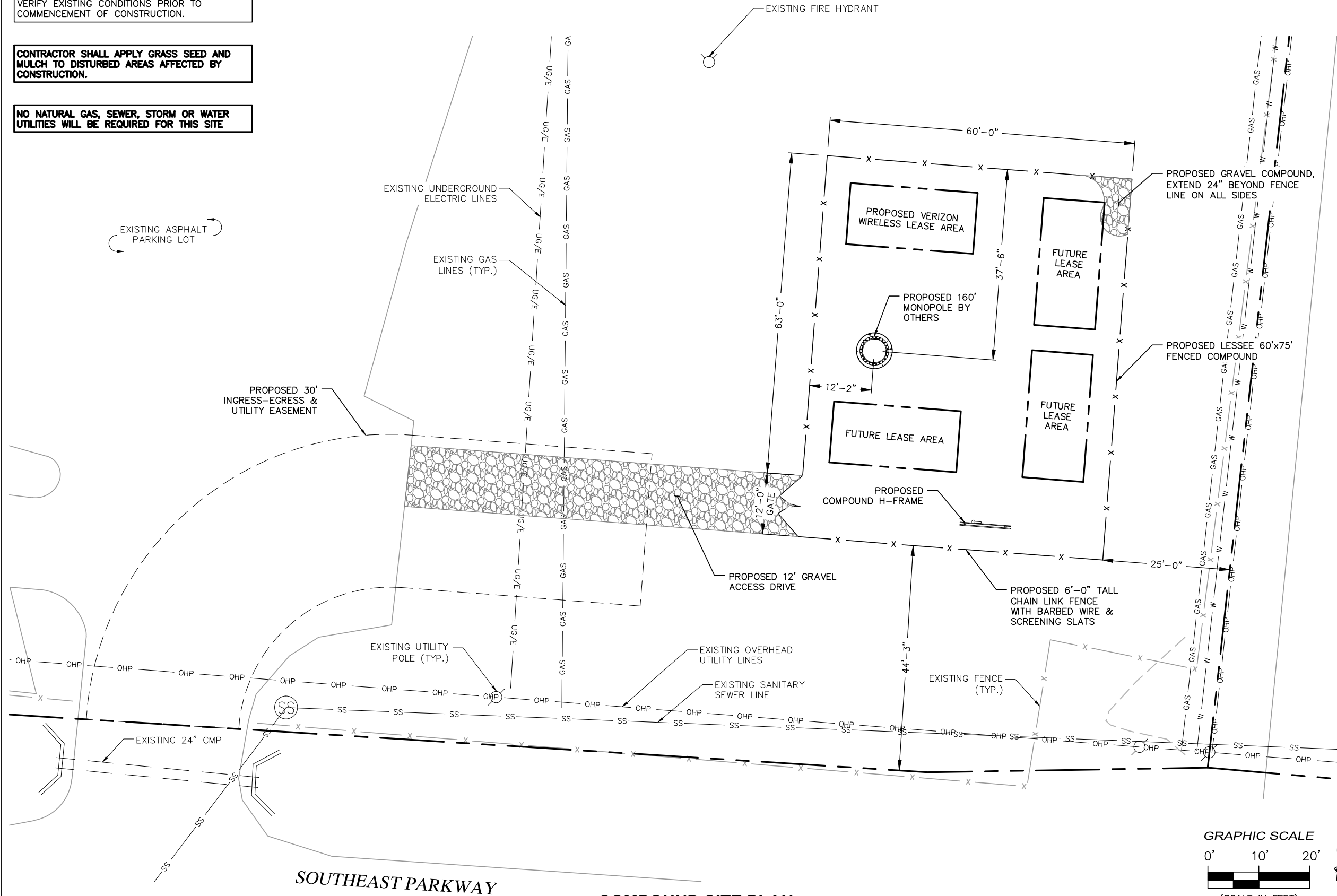
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THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC, DATED 08/22/18. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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

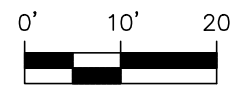
NO NATURAL GAS, SEWER, STORM OR WATER UTILITIES WILL BE REQUIRED FOR THIS SITE



SOUTHEAST PARKWAY

COMPOUND SITE PLAN

GRAPHIC SCALE



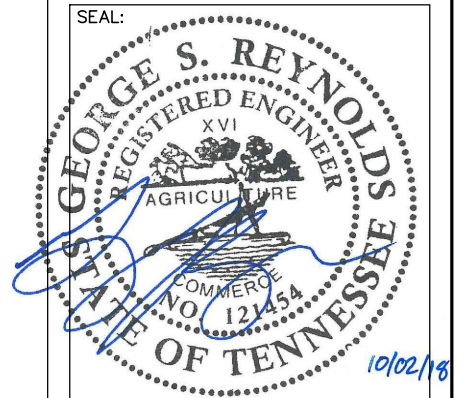
(SCALE IN FEET)
11x17 SCALE: 1"=20'
24x36 SCALE: 1"=10'



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3740 Davinci Ct.
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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: _____

COMPOUND SITE PLAN

SHEET NUMBER: C-2

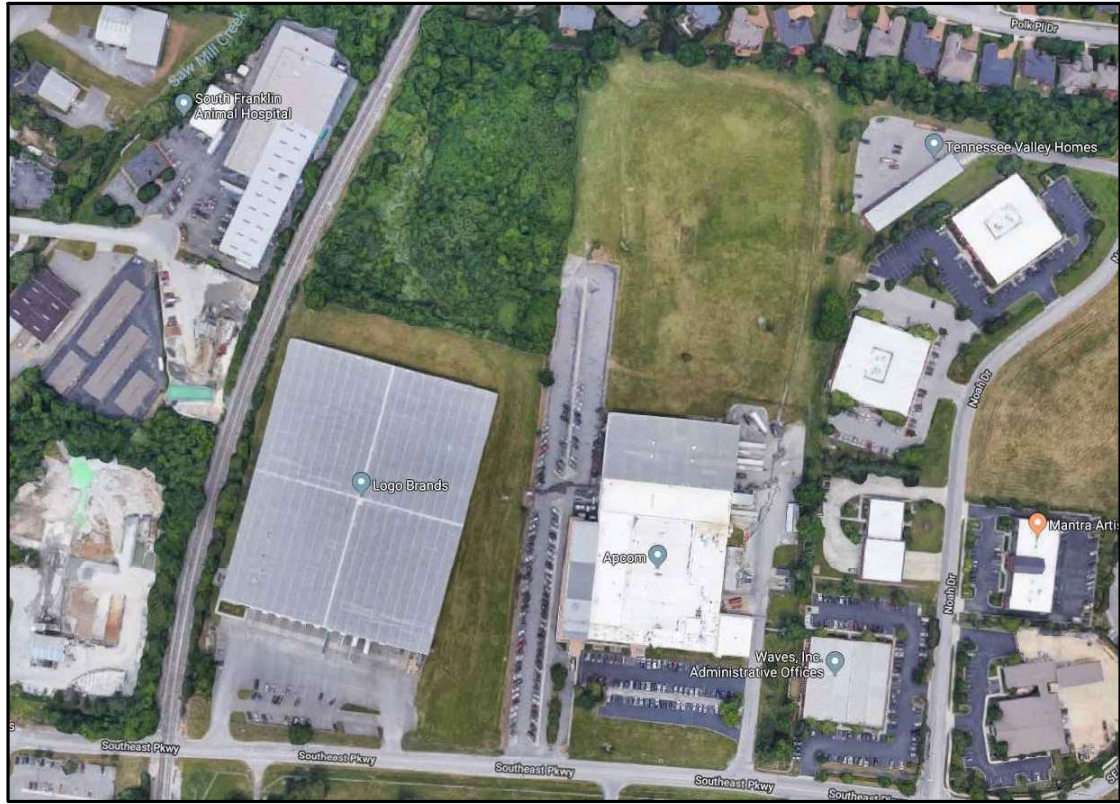
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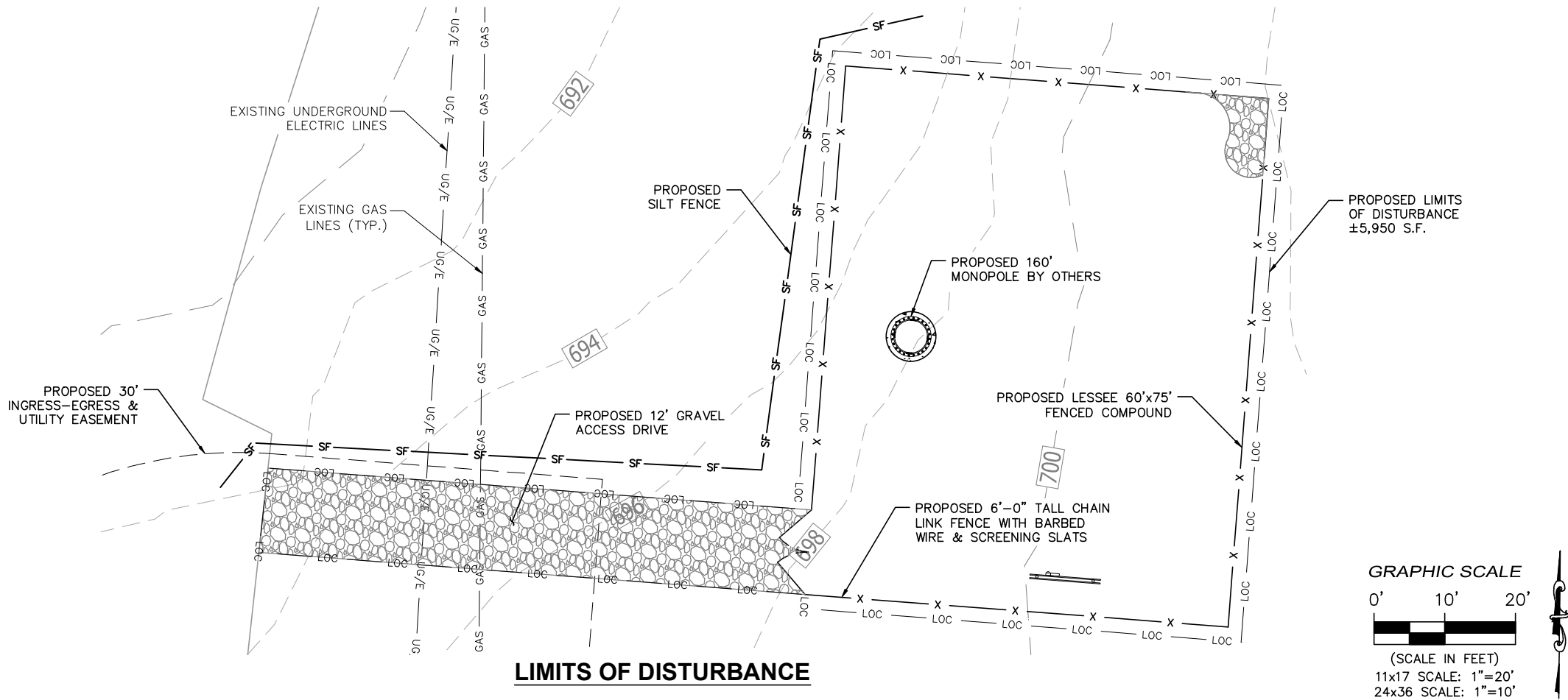
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CONTRACTOR SHALL APPLY GRASS SEED AND MULCH TO DISTURBED AREAS AFFECTED BY CONSTRUCTION.

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



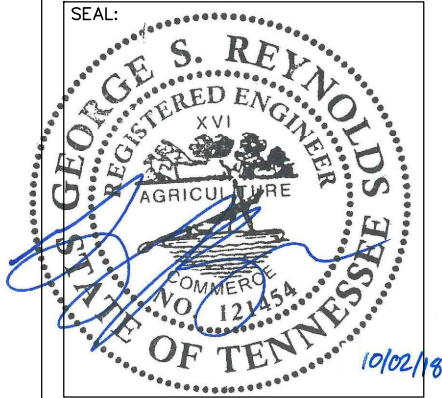
EXISTING AERIAL VIEW



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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

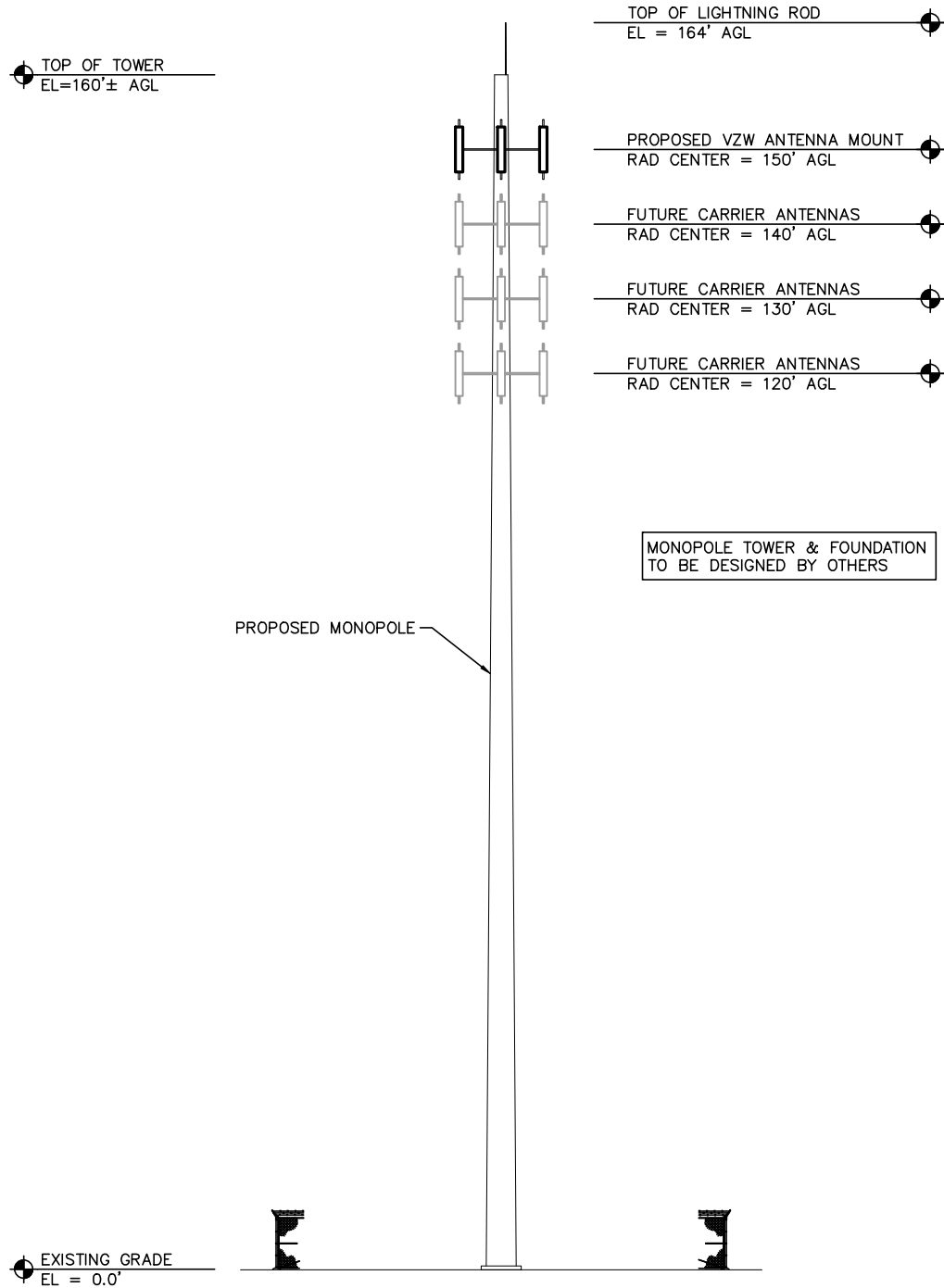
ISSUED FOR: _____ ZONING _____
PROJECT MANAGER: _____ DEJ _____
DRAWING BY: _____ BLV _____
DATE: _____ 09/06/18
TITLE: _____

LIMITS OF DISTURBANCE

SHEET NUMBER: C-2.1

JOB/FILE NUMBER: 1123.004

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TOWER ELEVATION
NOT TO SCALE

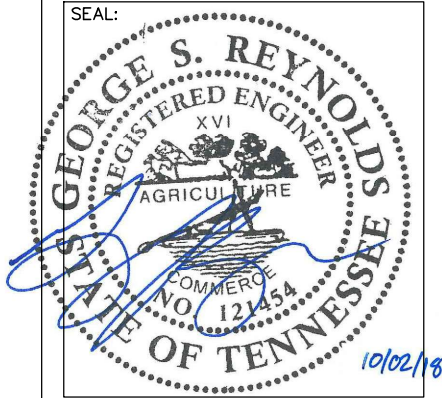


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Suite 100
Peachtree Corners, GA 30092

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: _____

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

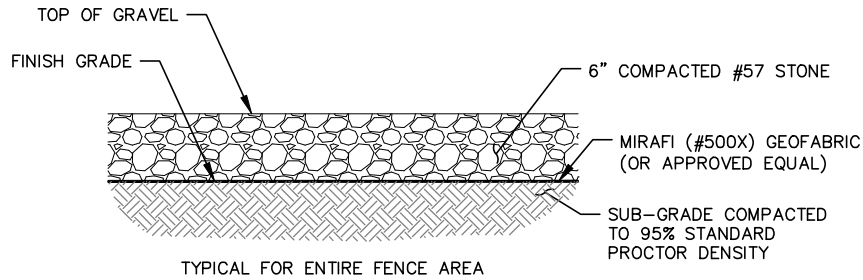


AUTHORIZED PERSONNEL SIGN

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

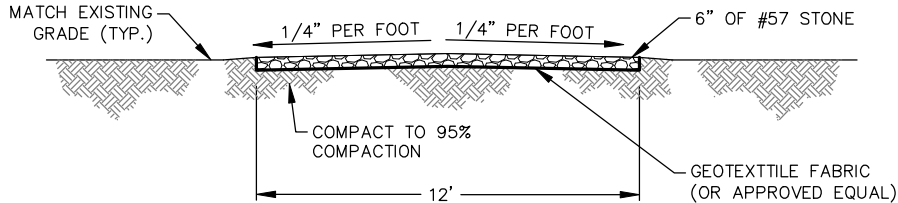
SIGNAGE NOTES

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

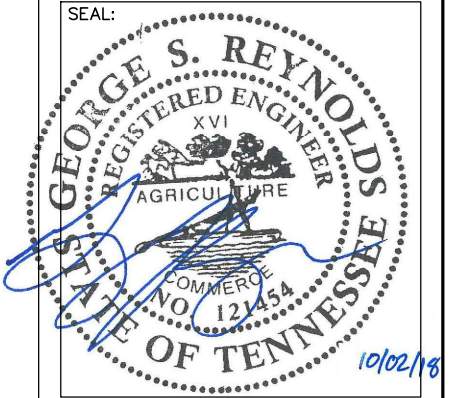
NOT TO SCALE



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: _____

SITE DETAILS

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

Drawing name: C:\Users\DUASPER\appdata\local\Temp\AcPublish_50312\Franklin Zoning Drawings.dwg C-5 Oct 02, 2018 3:57pm by: djasper

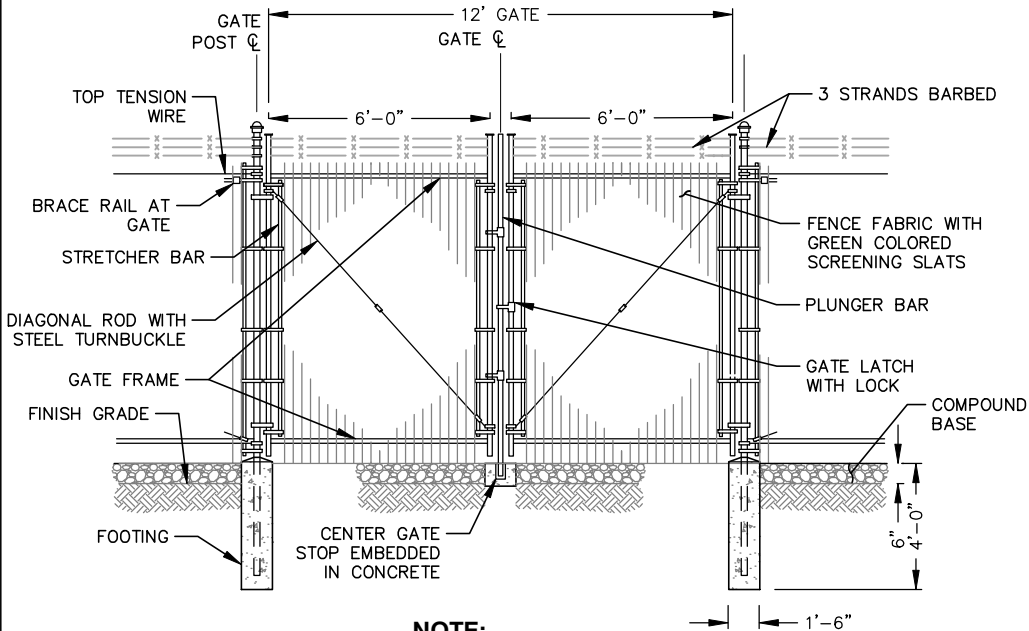
FENCE NOTES:

(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

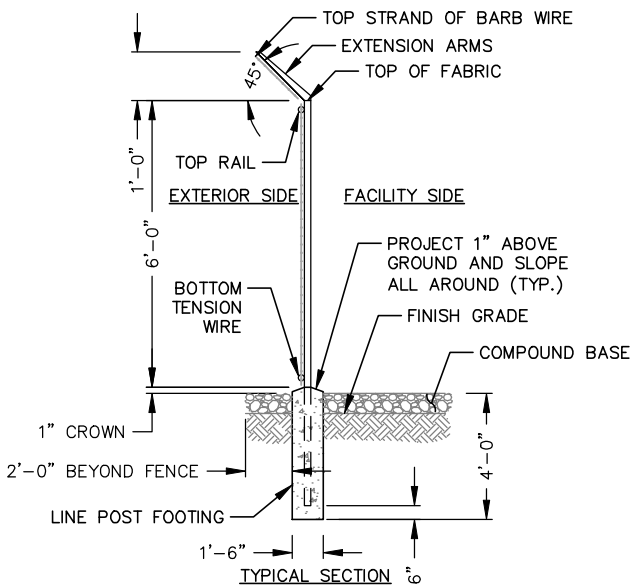
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

DOUBLE SWING GATE DETAIL

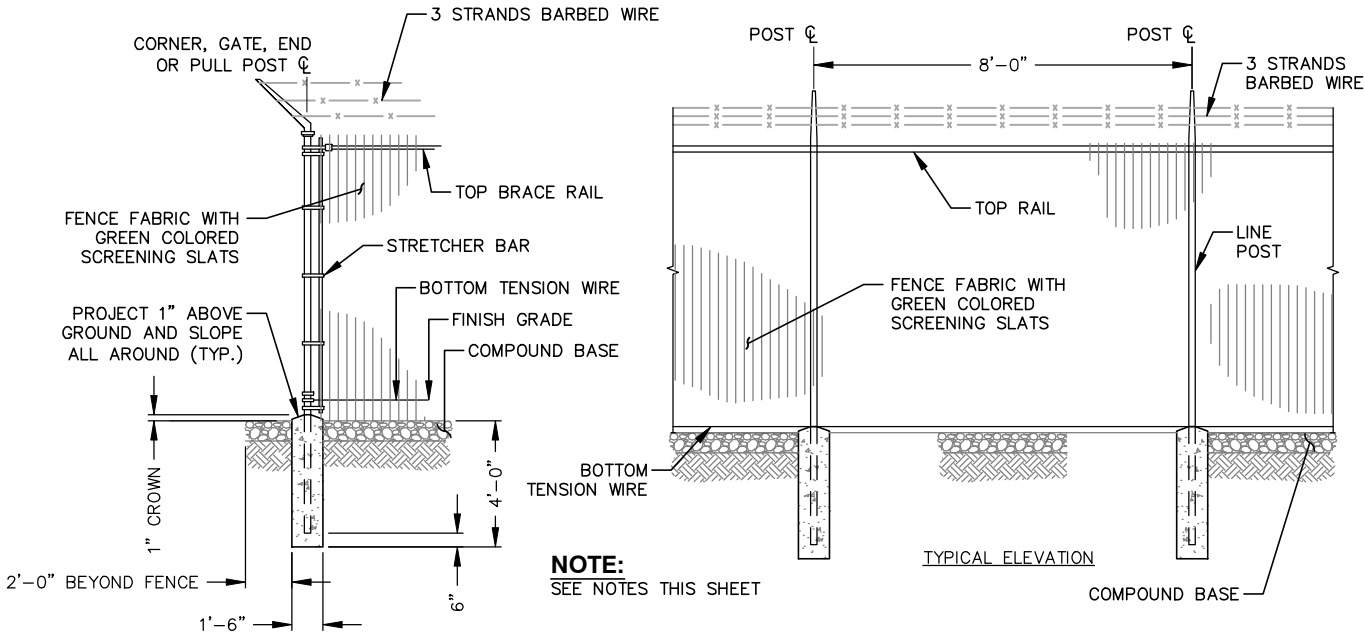
NOT TO SCALE



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

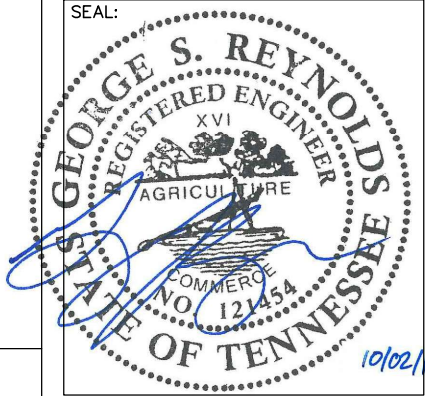
NOT TO SCALE



FORESITE
group

Foresite Group, Inc.
3740 Davinci Ct.
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f | 770.368.1944

SEAL:



PROJECT:

FRANKLIN

LOCATED AT:
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FRANKLIN, TN 37064

APPROVALS

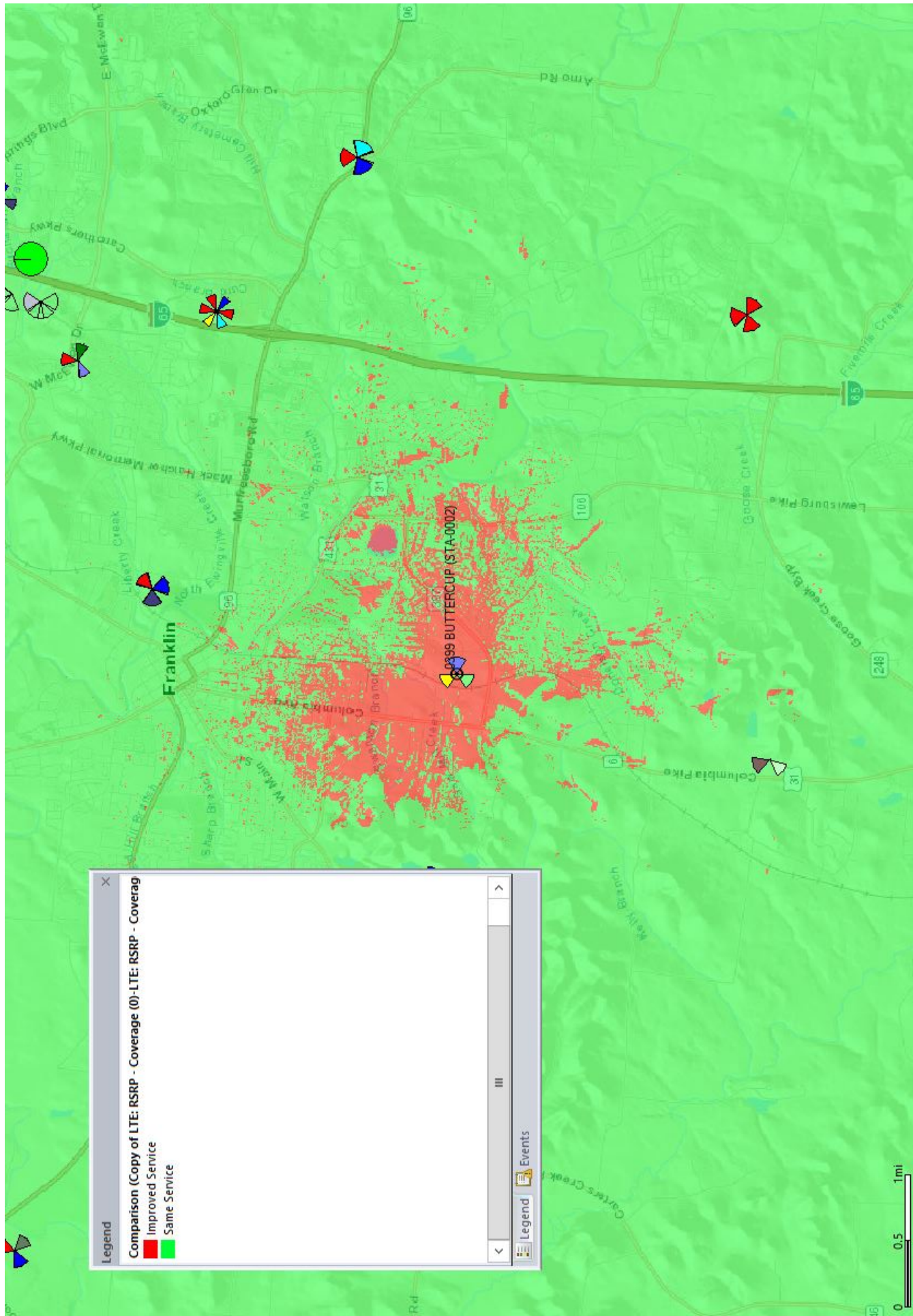
CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

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.

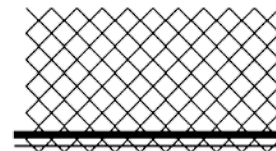
Limited Warranty

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

Installation Instructions

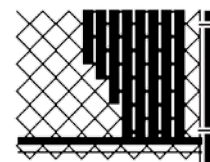
Step 1

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

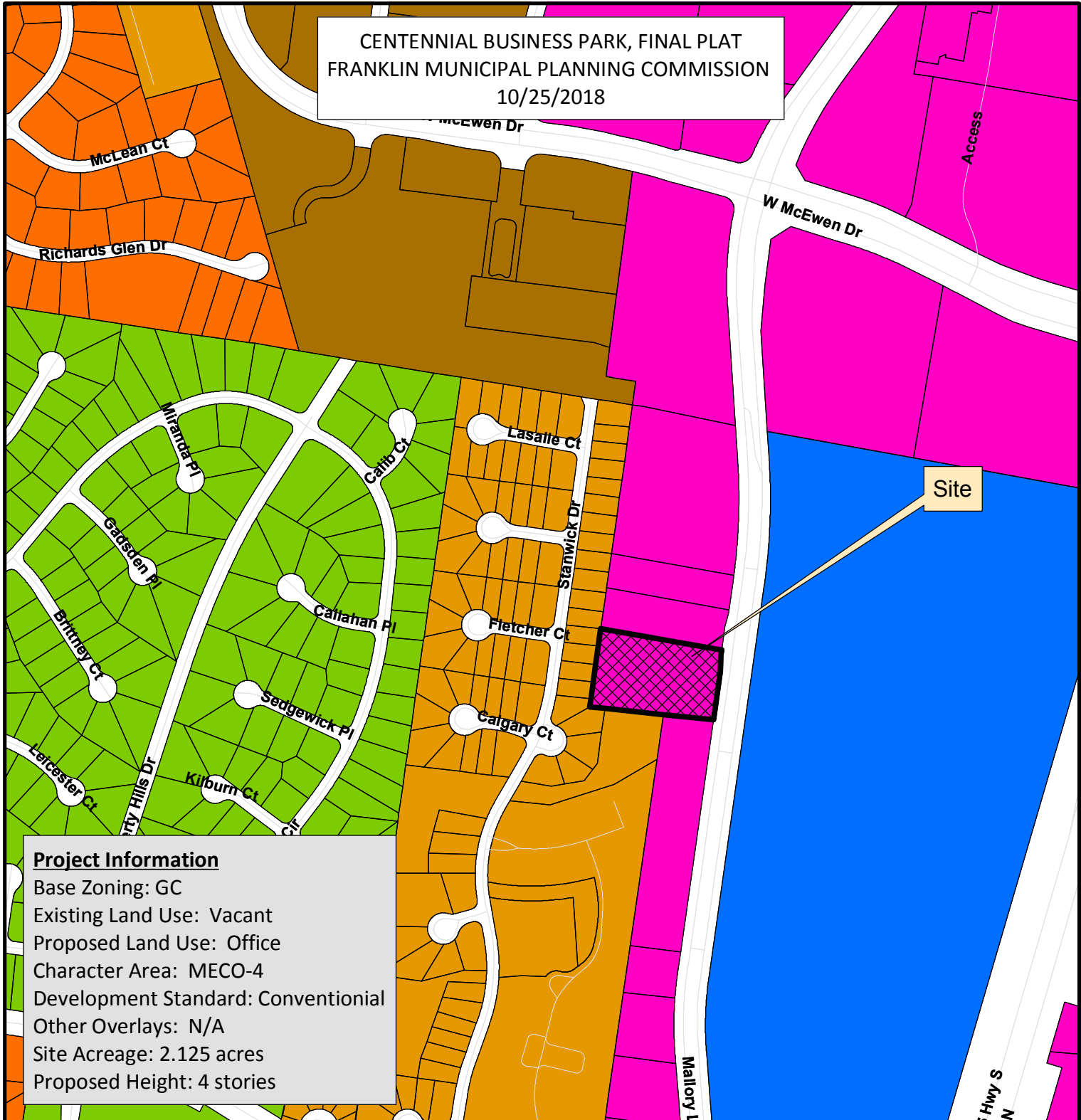
EMAIL US AT:

fence.sales@pexco.com

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



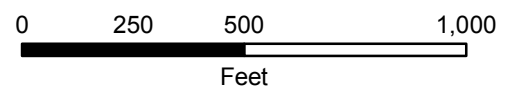
CENTENNIAL BUSINESS PARK, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/25/2018



Project Information

Base Zoning: GC
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2.125 acres
Proposed Height: 4 stories

- | | |
|--|---------------------------------------|
| Lot 9 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

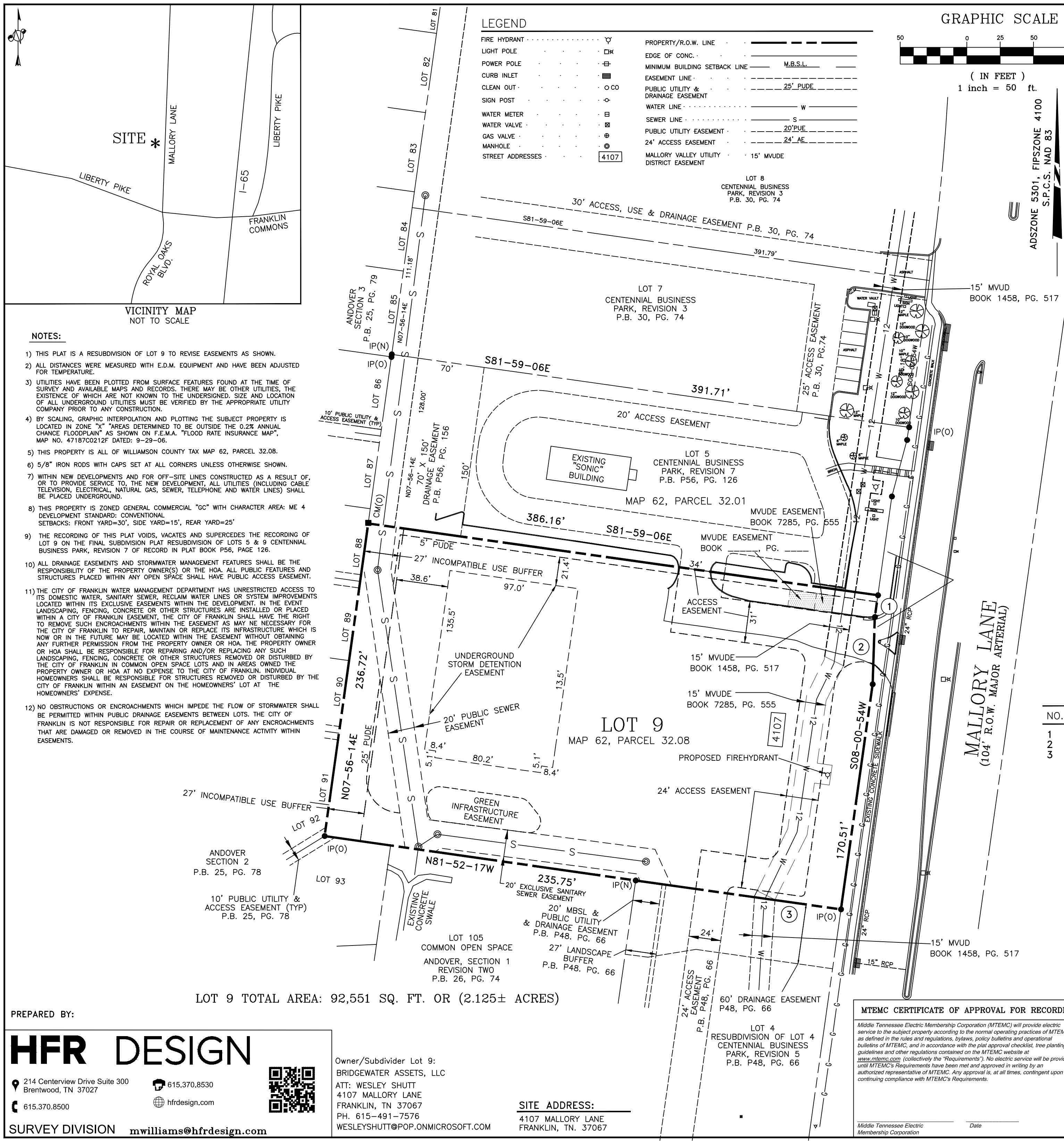
General Issues

7. Engineering Sureties

kevin.long@franklintn.gov Sureties from site plan [COF 6512 \[Centennial Business Park Subdivision, site plan, section 1, revision 4, Lot 9 \(THE MALLORY BUILDING - 4107 Mallory Lane - C\)\]](#) shall be assigned to this final plat as a condition of approval:

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	
IV. Private Streets:	\$ 45,000
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	\$319,000
VIII. Green Infrastructure:	\$118,000
IX. ITS Elements:	

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety. A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.



- NOTES:**
- 1) THIS PLAT IS A RESUBDIVISION OF LOT 9 TO REVISE EASEMENTS AS SHOWN.
 - 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - 3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0212F DATED: 9-29-06.
 - 5) THIS PROPERTY IS ALL OF WILLIAMSON COUNTY TAX MAP 62, PARCEL 32.08.
 - 6) 5/8" IRON RODS WITH CAPS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 - 7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - 8) THIS PROPERTY IS ZONED GENERAL COMMERCIAL "GC" WITH CHARACTER AREA: ME 4 DEVELOPMENT STANDARD: CONVENTIONAL SETBACKS: FRONT YARD=30', SIDE YARD=15', REAR YARD=25'
 - 9) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 9 ON THE FINAL SUBDIVISION PLAT RESUBDIVISION OF LOTS 5 & 9 CENTENNIAL BUSINESS PARK, REVISION 7 OF RECORD IN PLAT BOOK P56, PAGE 126.
 - 10) ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - 11) 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.
 - 12) 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.

LOT 9 TOTAL AREA: 92,551 SQ. FT. OR (2.125± ACRES)

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider Lot 9:
BRIDGEWATER ASSETS, LLC
ATT: WESLEY SHUTT
4107 MALLORY LANE
FRANKLIN, TN 37067
PH. 615-491-7576
WESLEYSHUTT@POP.ONMICROSOFT.COM

SITE ADDRESS:
4107 MALLORY LANE
FRANKLIN, TN. 37067

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency Date

City of Franklin, Tennessee Date

CERTIFICATE OF OWNERSHIP

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

By: _____ Date: _____
BRIDGEWATER ASSETS, LLC MAP 62, PARCEL 32.08 BOOK 7211, PG. 234
WESLEY SHUTT, PRESIDENT

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in RESUBDIVISION LOT 9 CENTENNIAL BUSINESS PARK, REVISION 8, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department City of Franklin, Tennessee Date

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

General Manger 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 Resubdivision of Lot 9 Centennial Business Park, Revision 8, have been installed in accordance with City specifications, or
amount of \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF SURVEY

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

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

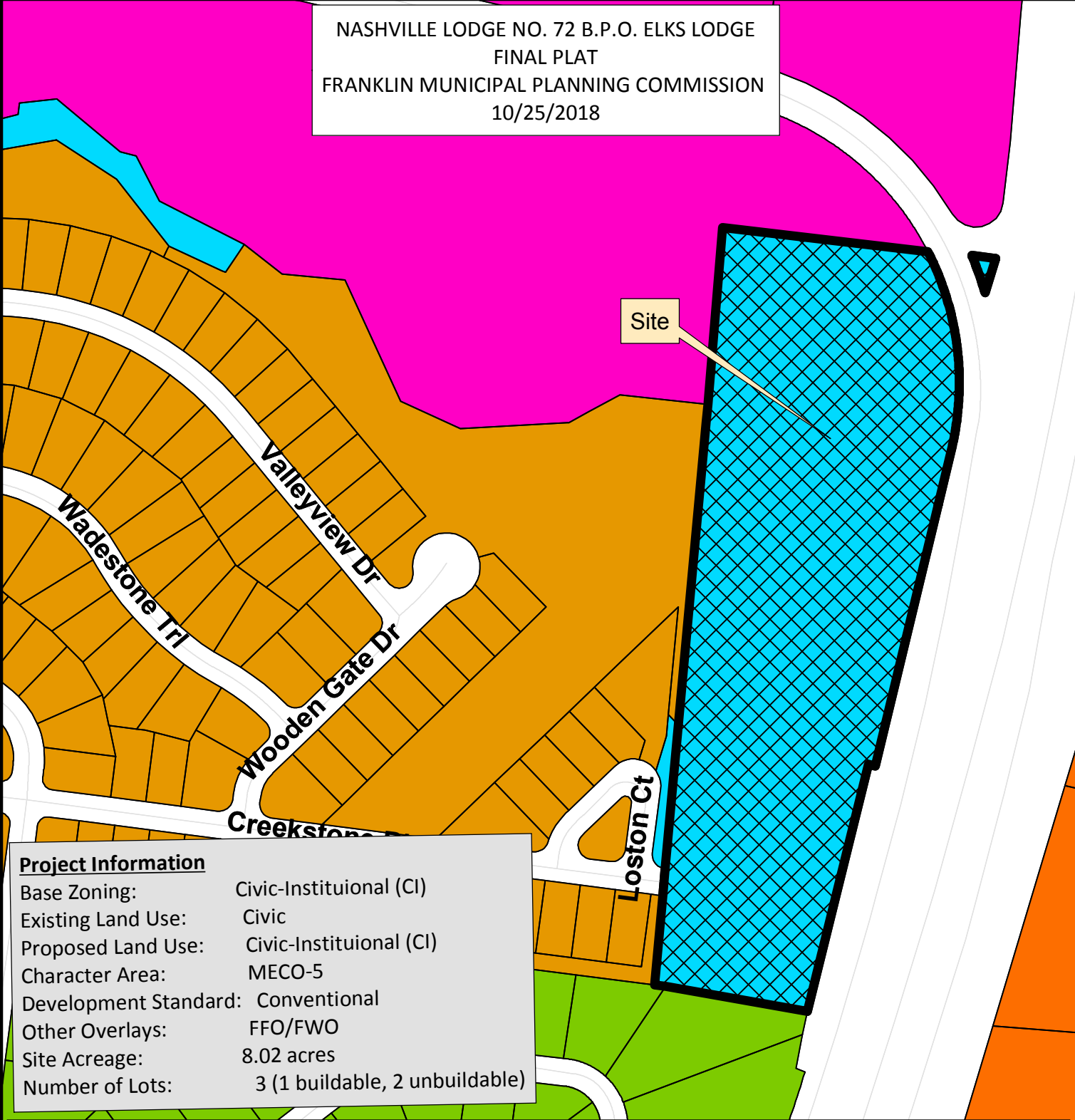
COF PROJECT # 6511

FINAL PLAT
RESUBDIVISION OF LOT 9
CENTENNIAL BUSINESS
PARK, REVISION 8
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.125 TOTAL LOTS: 1
ACRES NEW STREETS: 0 FEET NEW STREETS:
CIVIL DISTRICT: 8TH CLOSURE ERROR: 1:10,000
SCALE: 1"=50' DATE: 8-14-17
SHEET 2 OF 2

G:\2017074\Survey\plat\2017074-PLAT-sheet 2.dwg, 9/19/2018 9:20:55 AM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:50

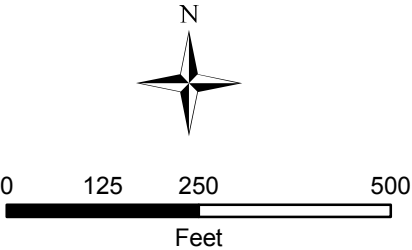
NASHVILLE LODGE NO. 72 B.P.O. ELKS LODGE
 FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/25/2018



Project Information

Base Zoning:	Civic-Instituional (CI)
Existing Land Use:	Civic
Proposed Land Use:	Civic-Instituional (CI)
Character Area:	MECO-5
Development Standard:	Conventional
Other Overlays:	FFO/FWO
Site Acreage:	8.02 acres
Number of Lots:	3 (1 buildable, 2 unbuildable)

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



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CONDITIONS OF APPROVAL:

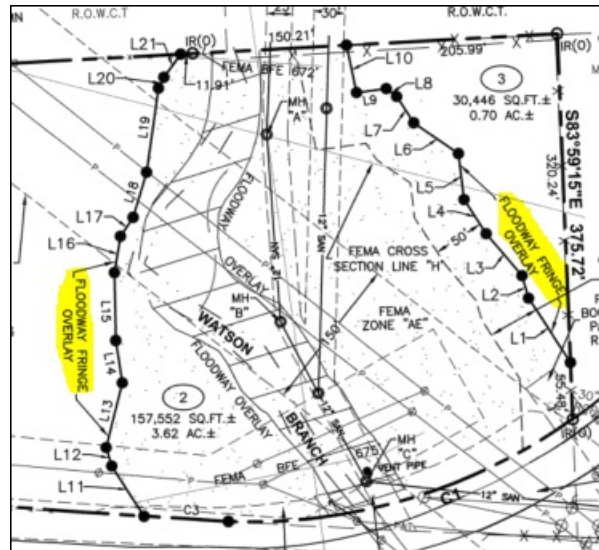
Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

joe.marlo@franklin.tn.gov Applicant shall show and label the Floodplain Fringe Overlay lines (FFO lines) on the final plat that match COF GIS. These lines appear to have been removed from the previous submittal. Remove the "Floodway Fringe Overlay" label that references the proposed property lines, as these property lines are not the exact same as the FFO overlay lines.



23. C. Final Plat

lance.fittro@franklin.tn.gov Staff recommends adding an access easement extending from the existing parking area to the Creekstone Boulevard ROW which is stubbed to the southwestern property line. There is no requirement for construction of the access at this time, but an access easement would allow for secondary / emergency access into the property with any future redevelopment.
[Edited By Lance Fittro]

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

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

Planning

General Issues

17. Lot 3

josh.king@franklin.tn.gov Applicant shall modify note 11 on the final plat to include language Lot 3 is unbuildable until it is combined with another lot or has an access easement platted to it.

Stormwater

General Issues

21. Plats

jeff.willoughby@franklin.tn.gov Label all water resource by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

22. Plats

jeff.willoughby@franklin.tn.gov Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

Water/Sewer

General Issues

12. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant has cleaned up the plat for review. With the property being re-platted, the utility lines shall be centered within the easements. The depths of the sanitary sewer main shall be labeled to ensure the correct easement widths are provided. The easement is a 20' exclusive easement for sewer less than 12' depth. For sanitary sewer easements at 12' or greater, the easement widths shall be 30'. The applicant shall revise as noted.

18. Utilities

ben.mcneil@franklin.tn.gov The applicant is proposing 3 lots with the revision of the latest submittal. The lots 2 and 3 shall be labeled as non buildable. Lot 2 and 3 cannot be created without this note, due to the inability to serve the both of the lots with water and sewer.

GENERAL NOTES

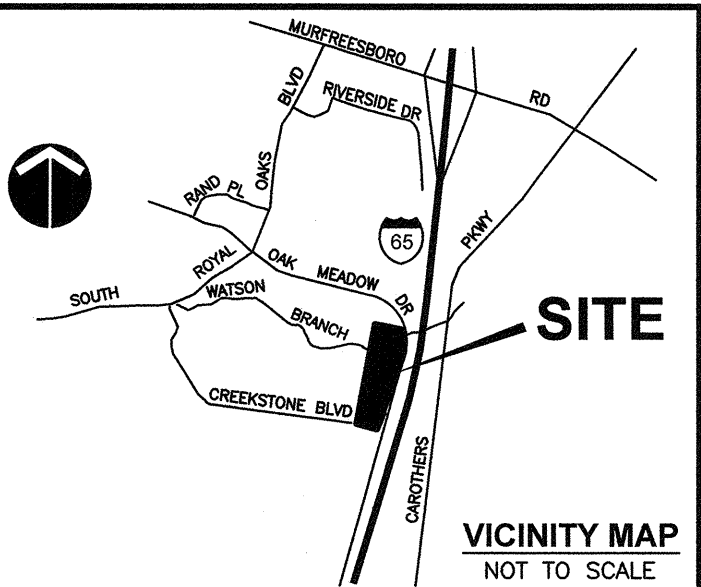
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO 3 LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 5301, FIPS ZONE 4100; NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, & 47187C0214G, WITH EFFECTIVE DATES OF SEPTEMBER 29, 2008 & DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47206, PANEL NO. 212 & 214, SUFFIX F & SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED GO - (GENERAL OFFICE DISTRICT). CHARACTER AREA OVERLAY: MECO-5, CONVENTIONAL DEVELOPMENT. FFO OVERLAY: MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:
- FRONT (AND SIDE STREET) - 50' SIDE - 25' REAR - 40'
5. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
6. 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.

7. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
9. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATERLINES 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.
10. LOT 2 IS A NON-BUILDABLE LOT. THERE SHALL BE NO DIRECT ACCESS TO LOT 2 FROM OAK MEADOW DRIVE. 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.
11. TEMPORARY GRADING AND ACCESS EASEMENT IS FOR THE BENEFIT OF THE OWNER OF LOT 3 AND WILL EXPIRE UPON COMPLETION OF CONSTRUCTION OF FUTURE IMPROVEMENTS ON ADJOINING PARCEL 88.

LEGEND

- CONCRETE MONUMENT (OLD)
IRON ROD (OLD)
IRON ROD (NEW)
REINFORCED CONCRETE PIPE
SANITARY SEWER MANHOLE
ELECTRIC BOX
TRANSFORMER PAD
HEADWALL
FIRE HYDRANT
FIBER OPTIC BOX
UNDERGROUND ELECTRIC LINE
WATER LINE
STORM MANHOLE
UTILITY POLE
FENCE
FEMA FLOODWAY AREA ZONE "AE"
FEMA ZONE "AE"
CATCH BASIN/CURB INLET
FLOODWAY OVERLAY DISTRICT
FLOODWAY FRINGE OVERLAY DISTRICT
LOT NUMBER
SIGN
WATER VALVE
LIGHT STANDARD
ELECTRIC STUBOUT
REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
PUBLIC UTILITY & DRAINAGE EASEMENT
STREET ADDRESS

RECORDER'S INFORMATION



SITE

VICINITY MAP
NOT TO SCALE

SEE NOTE 2.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°06'42"W	74.60'
L2	S82°22'26"W	23.06'
L3	S57°50'00"W	54.01'
L4	S65°06'42"W	39.50'
L5	N88°32'11"W	45.48'
L6	S42°38'55"W	52.84'
L7	S65°06'42"W	30.27'
L8	S45°49'45"W	12.88'
L9	S00°35'29"W	29.36'
L10	S86°22'33"W	47.02'

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
KEVIN BIRDWELL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
kbirdwell@ragansmith.com

OWNER

NASHVILLE LODGE NO. 72
B.P.O. ELKS.
4055 NOLENSVILLE ROAD
P.O. BOX 110785
NASHVILLE, TENNESSEE 37222
TRUSTEES ARE AS FOLLOWS:
JEFF PANSA
STEVE HENSLEY
TODD NUSSEY

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 101.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 079.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO B.P.O. ELKS FROM E. WARNER BASS, TRUSTEE BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 1708, PAGE 12, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 1708, PAGE 12, R.O.W.C.T. AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 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.T. 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S65°49'35"W	58.45'
L12	S81°42'00"W	19.35'
L13	N67°48'21"W	65.82'
L14	S89°26'40"W	41.77'
L15	N82°46'53"W	66.21'
L16	N72°09'51"W	35.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N47°50'16"W	22.13'
L18	N65°12'56"W	46.14'
L19	N73°37'57"W	82.51'
L20	N55°07'58"W	11.92'
L21	N45°40'33"W	27.61'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	537.96'	357.50'	38°04'32"	185.63	350.95'	S08°27'13"E
C2	11300.05'	597.10'	3°01'39"	298.62	597.03'	S13°01'31"W
C3	11300.05'	82.41'	0°25'04"	41.21	82.41'	S11°43'14"W

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 10th DAY OF SEPTEMBER, 2018.

KEVIN BIRDWELL, RLS #1797
NASHVILLE LODGE NO. 72 B.P.O. ELKS
DATE 10/4/18
PRINT NAME AND TITLE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "NASHVILLE LODGE NO. 72 B.P.O. ELKS" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ FOR THE WATER SYSTEM AND \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE IN NASHVILLE LODGE NO. 72 B.P.O. ELKS HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR STREETS AND \$ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT, STREETS
FRANKLIN, TENNESSEE
DATE

CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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 SEPTEMBER, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION
DATE

FINAL PLAT
NASHVILLE LODGE NO. 72
B.P.O. ELKS
SUBDIVISION
C.O.F. # 6816

DRAWN BY: C. KILGORE
JOB NO: 14034 W.O. 1215
REVISED: OCTOBER 4, 2018
DATE: SEPTEMBER 10, 2018
SCALE: 1"=100'

FINAL SUBDIVISION PLAT
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 12.69 TOTAL LOTS: 3
ACRES NEW ROAD: N/A CIVIL DISTRICT: 9th
MILES NEW ROAD: N/A CLOSURE ERROR: 1:15000+

OWNER: NASHVILLE LODGE NO. 72 B.P.O. ELKS

SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=100' 0 50' 100' 200'

Pick Up

THIS INSTRUMENT WAS
PREPARED BY:

Douglas Berry
Hubbard, Berry, Doughty, Harris & Barrick, PLLC
SunTrust Bank Building
201 4th Avenue North, Suite 1420
Nashville, Tennessee 37219
(615) 251-5444

BK/PG:3916/465-470

06023778

QUITCLAIM DEED	
05/23/2006	11:07 AM
BATCH	73166
MTG TAX	0.00
TRN TAX	0.00
REC FEE	30.00
DP FEE	2.00
REG FEE	0.00
TOTAL	32.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

QUITCLAIM DEED

Address New Owner(s) Send Tax Bill To Map, Parcel #
Nashville Elks Lodge No. 72 BPO SAME 79, 101.05
4055 Nolensville Road
Franklin, TN 37064

STATE OF TENNESSEE

)

)ss:

COUNTY OF WILLIAMSON

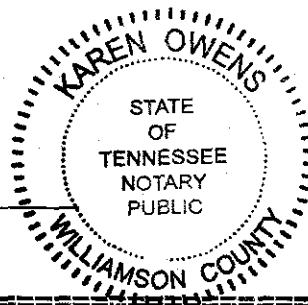
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The actual consideration or value whichever is greater for this transfer is \$1.00.

Affiant:

Notary Public:

My Commission expires:



KNOW ALL MEN BY THESE PRESENTS, that the CITY OF FRANKLIN,

TENNESSEE, ("Grantor") in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto NASHVILLE ELKS LODGE NO. 72 BPO ("Grantees") its right, title, and interest hereinafter described, in a sewer easement or portions thereof that previously extended

across land owned by the Grantees in the 9th Civil District of Williamson County, Tennessee, which easement has now been abandoned and declared to be no longer required for the public use by Ordinance 2005-84 of the City of Franklin. A copy of this ordinance and an illustrative map of the areas in question are attached hereto as Exhibits A and B.

IN WITNESS WHEREOF, we have set our hands on this the 16th day of February, 2006.

GRANTORS:

CITY OF FRANKLIN, TENNESSEE:



THOMAS R. MILLER, Mayor


JAMES R. JOHNSON, City Administrator/
Recorder

STATE OF TENNESSEE

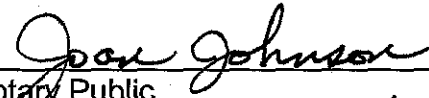
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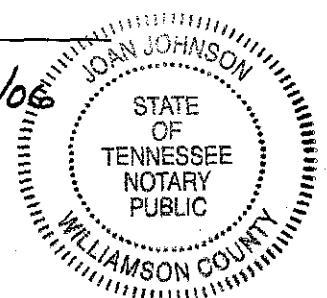
)ss:

COUNTY OF WILLIAMSON

).

Personally appeared before me, **James R. Johnson** and **Thomas R. Miller**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the City Administrator/Recorder and Mayor of the City of Franklin, Tennessee, respectively, and that as such City Administrator/Recorder and Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public
My Commission expires: 9/24/06

ORDINANCE 2005-84

TO BE ENTITLED: "AN ORDINANCE TO AUTHORIZE THE ABANDONMENT OF A SEWER EASEMENT AND IMPROVEMENTS THAT HAVE BEEN REPLACED BY THE NEW SOUTHEASTERN INTERCEPTOR SEWER LINE."

WHEREAS, the City of Franklin had extended a sanitary sewer line across the property of the persons listed in Exhibit A hereto, which line was located within a sewer line easement varying in width from 20 to 30 feet (hereinafter "the existing easement"); and

WHEREAS, in 2002, the City constructed a new sanitary sewer and reclaimed water distribution line across the above-mentioned properties, which line was located within a 30 foot wide permanent utility easement (hereinafter "the new easement")

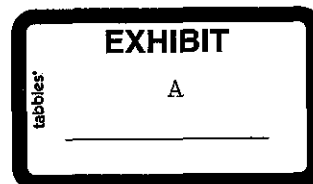
WHEREAS, the City has no use for or interest in retaining the existing easement, to the extent that it does not overlap with the new easement;

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be and is hereby declared to be no longer required for public use, and all of the City's right, title, and interest therein, whatever that may be, is hereby abandoned and vacated:

The easement for sewer lines across the following properties, shown on the attached maps as "EXISTING EASEMENT":

<u>No.</u>	<u>Name</u>	<u>Map</u>	<u>Parcel</u>	<u>Deed Book</u>	<u>Page</u>
1	John & Louise Green	79	98	378	780
2	Charlton Green Section 2 & 3 Homeowners Association, Inc.	78-M, Group "F"	21.01	434	515
3	Chestnut Bend, LP	63	20.00	1709	774
4	Chestnut Bend, LP	63	20.00	1709	774
5	Thomas C. Harlin, Trustee et al	63	31	1220	376



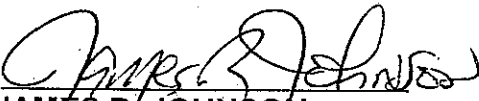
<u>No.</u>	<u>Name</u>	<u>Map</u>	<u>Parcel</u>	<u>Deed Book</u>	<u>Page</u>
6	William D. Smith	63	37	308	613
7	Wallace E. Gillespie	63-N, Group "B"	37	494	306
8	Alva Jefferson Bethurum	63-N, Group "B"	57	278	275
9	Alva Jefferson Bethurum	63-N, Group "B"	57	278	275
10	Battle Ground Academy	63-N, Group "C"	1.01	1740	129
11	Renaissance Building Group, Inc.	63-N, Group "C"	1	2208	742
12	Hoyte M. Crowell, Jr. & Wife June A. Crowell	78	46	1746	64
13	Hoyte M. Crowell, Jr. & Wife June A. Crowell	78	46	1746	64
14	Hoyte M. Crowell, Jr. & Wife June A. Crowell	78	46	1746	64
15	James T. Forbes & Wife Jane B. Forbes	78-E, Group "B"	24	363	683
16	William & Emily Peach	78-E, Group "B"	25	148	3
17	Bobby & Dorothy Ladd	78-E, Group "B"	26	366	68
18	David & Melinda Mahand	78-E, Group "B"	27	1371	106
19	Robert & Janice Buck	78-E, Group "B"	28	606	645
20	Sturbridge Pointe Homeowners Association	78-L, Group "B"	18.01	510	876
21	Sturbridge Pointe Homeowners Association	78-L, Group "G"	32	510	876
22	First Baptist Church of Franklin	79	94	1671	452
23	Tenn Land Inv. L.P.	79-P, Group "C"	1	1200	086
24	Southwind Limited Partnership	79-0, Group "A"	14	934	288
25	The Guy E. Poteat Family LP	79	100	1298	904
26	Warner E. Bass, Trustee	79	88	1347	645
27	United States Postal Service	79-0, Group "A"	4	794	881
28	Nashville Elks Lodge No. 72 BPO	79	101.05	1708	12

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen

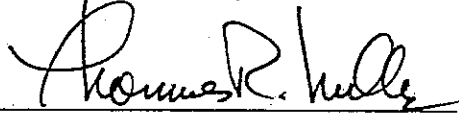
of the City of Franklin, Tennessee, that it is the intention of this ordinance to abandon only so much of the easement area shown on the attached exhibits as is no longer needed for location, maintenance, and repair of the City's sanitary sewer lines and any areas within the existing easement that overlap with areas of the new 30' permanent utility easements shown on the attached exhibits are excluded from this ordinance and expressly retained by the City.

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

ATTEST:

BY: 
JAMES R. JOHNSON
 City Recorder/Administrator

CITY OF FRANKLIN, TENNESSEE

BY: 
THOMAS R. MILLER
 Mayor

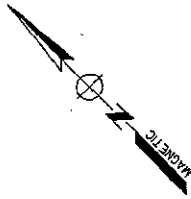
PASSED FIRST READING

OCTOBER 11, 2005

PASSED SECOND READING

NOVEMBER 8, 2005

NASHVILLE ELKS
LODGE NO. 72 BPO
SHEET 1 OF 1



SCALE: 1" = 50'

NASHVILLE ELKS
LODGE NO. 72 BPO

C. OF PROPOSED
GRAVITY SEWER

40' TEMPORARY
CONSTRUCTION
EASEMENT

POINT OF
ORIGIN

180'

NASHVILLE ELKS
LODGE NO. 72 BPO
MAP 79, PARCEL 101.05
PLAT BOOK 1708, PAGE 12
(R.O.W.C., TN.)

THE
GUY E. POTEAT
FAMILY LP

WATSON BRANCH

25' EXISTING
EASEMENT

30' PERMANENT
UTILITY
EASEMENT

CITY OF FRANKLIN
TENNESSEE

JERRY W. SHARBER
MAYOR

JAMES R. JOHNSON
ADMINISTRATOR

109 3RD AVENUE SOUTH P.O. BOX 305 FRANKLIN, TENNESSEE 37065

DRAWING PREPARED BY:



Smith
Seckman
Reid, Inc.

Engineering &
Information Management

3319 WEST END AVE./SUITE 700 NASHVILLE, TN 37203/615 383-1113
www.ssr-inc.com

Houston Dorrfield Beach Raleigh-Durham Sarasota Memphis Pine Bluff Phoenix New Orleans

EXHIBIT

B

tables

E26

This Instrument Prepared By:
 Mr. James G. Martin, III
 FARRIS, WARFIELD & KANADAY
 Third National Bank Building
 17th Floor
 Nashville, Tennessee 37219

EASEMENT DEED AND RELEASE

THIS INDENTURE, made this 30TH day of July, 1982,
 between I-65 and 96 LIMITED, hereinafter called "Party of the First Part" and CITY OF
 FRANKLIN, TENNESSEE, a municipal corporation, hereinafter called "Party of the
 Second Part"

W I T N E S S E T H :

That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid,
 and other good and valuable considerations, the receipt and sufficiency of all of which is
 hereby acknowledged, the Party of the First Part has this day bargained and sold and by
 these presents does bargain, sell, convey, transfer and deliver unto the Party of the
 Second Part, its successors and assigns, forever, the hereinafter described temporary
 construction easements and permanent easements and rights of way, including the
 perpetual right to enter upon the real estate hereinafter described, at any time that it
 may see fit, and construct, replace, maintain and repair underground sewage lines and/or
 mains for the purpose of conveying sewage over, across, through and under the lands
 hereinafter described, together with the right to excavate and refill ditches and/or
 trenches for the location of said sewage lines and/or mains and the further right to
 remove trees, bushes, undergrowth, and other obstructions interfering with the location,
 construction and maintenance of said sewage lines and/or mains, said easements and rights
 of way being more particularly described as follows:

PERMANENT EASEMENTS

Easement 1.

An easement being 15 feet wide and extending 7.5 feet to either side of a
 centerline described as follows:

Beginning at a point on the westerly property line of I-65 and
 96, Limited, approximately 109.85 feet from the northwest
 property corner of I-65 and 96, Limited, also the southwest
 property corner of Evans; thence S37°-00'E 55.89 feet to a
 point; thence S12°-07'E 346.10 feet to a point; thence S20°
 25'W 123.83 feet to a point; thence S40°-35'W 83.10 feet to a
 point on the westerly property line of I-65 and 96, Limited,
 approximately 669.22 feet from the northwest property corner
 of I-65 and 96, Limited.

Easement 2.

An easement being 25 feet wide and extending 20 feet on the north side of,
 and 5 feet on the south side of, a centerline described as follows:

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Beginning at a point in the west boundary line of the I-65 and 96, Limited property, said point lying approximately 32 feet north of the centerline of Watson Branch, thence proceeding S 83° 45'E 269.5 feet to a point; thence N 71°15'E 230 feet + to the end point, in the east boundary line of the I-65 and 96, Limited property, said point lying also on the centerline of the north barrel of the drainage culvert under the frontage road.

TEMPORARY CONSTRUCTION EASEMENTS

In addition to the permanent easements herein conveyed, there are also conveyed, bargained, sold and transferred unto the Party of the Second Part temporary construction easements being 35' wide. The temporary construction easements associated with permanent easement 1 shall be adjacent to, and to the west of, said permanent easement as hereinabove described. The temporary construction easement associated with permanent easement 2 shall be adjacent to, and to the north of, the hereinabove described permanent easement number 2.

The easements conveyed by Party of the First Part to Party of the Second Part are a portion of the same land conveyed to I-65 and 96, Limited by deed of Riverside Park Realty Corporation, Inc. of record in deed book 240 page 161 Register's Office of Williamson County, Tennessee.

By this instrument, the Parties are revising the descriptions, terms and conditions of that certain instrument recorded at Book 262, page 373 in the Register's Office of Williamson County which is an easement deed from Party of the First Part to Party of the Second Part. The Parties agree that upon execution and acceptance of this instrument, the easement deed previously executed by them and recorded at Book 262, Page 373 in the Register's Office of Williamson County shall be null and void and have no further force and effect.

TO HAVE AND TO HOLD said easements and rights of way unto the Party of the Second Part, its successors and assigns, forever. The Party of the First Part does hereby covenant with the Party of the Second Part that it is lawfully seized and possessed of the above described real estate, that it has a good and lawful right to convey it, or any part thereof, and that it will forever warrant and defend the title hereto against the lawful claims of all persons whomsoever.

It is understood by the City of Franklin, Tennessee, that the portion or parcel of land as encompassed within the easements aforescribed is to remain the property of the undersigned and may be used for any lawful purpose or purposes desired after the construction of all the aforesaid improvements, provided in the opinion of the Superintendent of the Water and Sewer Department of the City of Franklin, Tennessee, said use or uses do not destroy, weaken or damage the above mentioned improvements or interfere with the operation and maintenance thereof.

The City of Franklin, Tennessee, does hereby agree by the acceptance of this instrument, that upon completion of construction it will restore the hereinabove described property to its original condition or as near thereto as reasonably possible. The undersigned does not waive any claims for damages in any manner for the negligence of any agent, representative or contractor of the City of Franklin, Tennessee, during the

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construction of any of the aforesaid improvements.

It is specifically understood that the Party of the First Part is to pay the usual sewage charges after the construction and completion of said sewage line. Provided, however, as partial consideration for the granting of the easements contained herein, the City of Franklin, as evidenced by the signatures of the Mayor and the Recorder below, does hereby grant to the Party of the First Part the right to connect to the sewage lines so installed four (4) single family residential sewage taps or their equivalent without payment of the residential connection fee as set forth in the Municipal Code of the City of Franklin.

IN WITNESS WHEREOF, the Party of the First Part have hereunto set its hand the day and date first above written.

I-65 and 96 LIMITED, a Limited Partnership

By R. C. Hoffman
Freeman Properties, Inc.
Corporate General Partner,
R. C. Hoffman, Vice President

Accepted By CITY OF FRANKLIN

By A. J. Bethurum
A. J. BETHURUM, Mayor

By Marshall Liggett
MARSHALL LIGGETT, Recorder

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 422 PAGE 219

Before me, Boyce C. Magli of the state and county aforesaid, personally appeared R. C. HOFFMAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Freeman Properties, Inc. which is Corporate General Partner of I-65 and 96 Limited, a limited partnership, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as Corporate General Partner which is authorized to act on behalf of I-65 and 96 Limited.

Witness my hand and seal, at the office in Nashville, Tennessee, this 30th day of July, 1982.

Boyce C. Magli
Notary Public

My commission expires:

March 4, 1984

STATE OF TENNESSEE)
COUNTY OF Williamson)

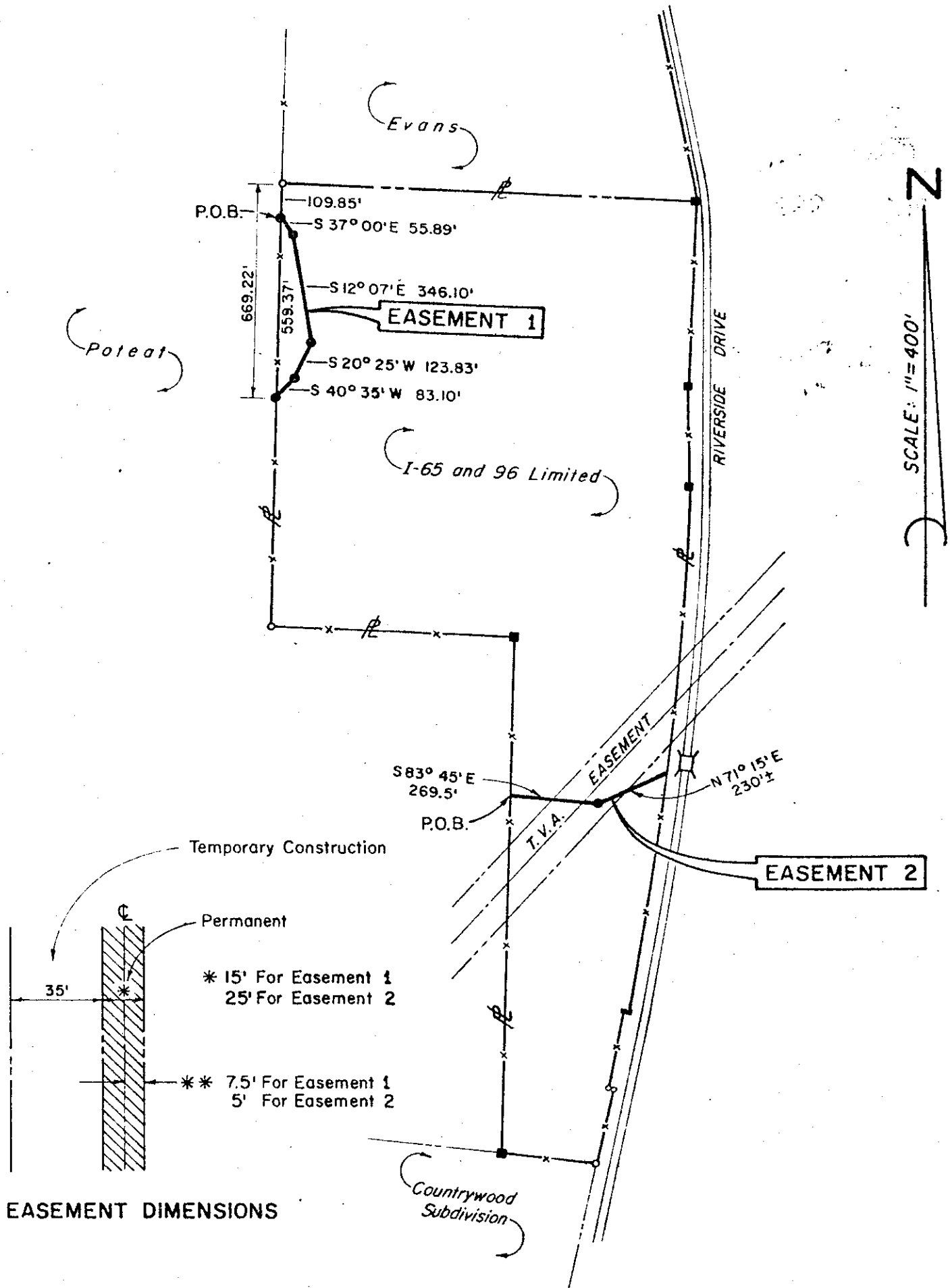
Before me, Jane J. McMillan of the state and county aforesaid, personally appeared A. J. BETHURUM, M.D. and R. M. LIGGETT, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Mayor and Recorder, respectively, of the City of Franklin, Tennessee, acting through its Board of Mayor and Aldermen, the within named bargainor, a municipal corporation, and that they as such Mayor and Recorder, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the City of Franklin by themselves as Mayor and Recorder.

Witness my hand and seal, at the office in Franklin, Tennessee, this 25th day of August, 1982.

Jane J. McMillan
Notary Public

My commission expires:

July 13-1983



EASEMENT DRAWING
I-65 and 96 LIMITED
 9th CIVIL DISTRICT-WILLIAMSON CO., TN.

PREPARED BY
 KUHLMAN & FLY ENGINEERS
 NASHVILLE, TENNESSEE
 JUNE 1, 1961

Call
794-4572

BOOK 422 PAGE 221

TRANSFERRED

WILLIAMSON COUNTY, TENN. RECORDER
WILLIAMSON COUNTY

WILLIAMSON COUNTY — STATE OF TENNESSEE

Received for record the 26 day of Aug 1982
at 2:25 clock P. M. Noted in Note Book 31 page 38
and Recorded in _____ Book No. 422 page 216 State Tax
Paid _____ Fee _____ Recording Fee 15 Total _____
Receipt No. _____ Witness my hand

J. D. Bennett . Register

FRANKLIN MUNICIPAL PLANNING COMMISSION
MEETINGS AND DEADLINES

January 2019-2020

* moved due to City Observed Holiday

Pre-Application Submittal Deadline (9:00 AM): submit plans prior to or on this date	Pre-Application meeting day	Initial Submittal Deadline (5:00 PM)	Checkprints returned to applicant (NOON) <i>staff comments due 11:00 AM</i>	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)
11/26/2018	12/4/2018	12/10/2018	12/21/18 @ 9am	1/3/2019	1/16/2019	1/24/2019
12/31/2018	1/8/2019	1/14/2019	1/29/2019	2/7/2019	2/20/2019	2/28/2019
1/28/2019	2/5/2019	2/11/2019	2/26/2019	3/7/2019	3/20/2019	3/28/2019
2/25/2019	3/5/2019	3/11/2019	3/26/2019	4/4/2019	4/17/2019	4/25/2019
3/25/2019	4/2/2019	4/8/2019	4/23/2019	5/2/2019	5/15/2019	5/23/2019
4/29/2019	5/7/2019	5/13/2019	5/28/2019	6/6/2019	6/19/2019	6/27/2019
5/27/2019	6/4/2019	6/10/2019	6/25/2019	7/3/2019*	7/17/2019	7/25/2019
6/24/2019	7/2/2019	7/8/2019	7/23/2019	8/1/2019	8/14/2019	8/22/2019
7/29/2019	8/6/2019	8/12/2019	8/27/2019	9/5/2019	9/18/2019	9/26/2019
8/26/2019	9/3/2019	9/9/2019	9/24/2019	10/3/2019	10/16/2019	10/24/2019
No November Planning Commission meeting						
9/30/2019	10/8/2019	10/14/2019	10/29/2019	11/7/2019	12/4/2019	12/12/2019
11/25/2019	12/3/2019	12/9/2019	12/20/19@3pm	1/2/2020	1/15/2020	1/23/2020

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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