



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 22, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 22, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.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. [15-0964](#) September 24, 2015 FMPC Minutes

Attachments: [9-24-15-FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

- 15-1044** NON-AGENDA ITEM: Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

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. [15-0951](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements. (CONSENT AGENDA)
3. [15-0953](#) Hardison Hills PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping (section 6) improvements. (CONSENT AGENDA)
4. [15-0954](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements. (CONSENT AGENDA)
5. [15-0955](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
6. [15-0956](#) Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); release the maintenance agreement for landscaping Phase 1A and landscaping Phase 1B improvements. (CONSENT AGENDA)

7. [15-0957](#) McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); release the maintenance agreement for landscaping lot 145 improvements. (CONSENT AGENDA)
8. [15-0958](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements for one year. (CONSENT AGENDA)
9. [15-0959](#) Town of Franklin Subdivision, site plan, (Harmony Home); release the maintenance agreement for landscaping and drainage bioretention improvements. (CONSENT AGENDA)
10. [15-0960](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
11. [15-0961](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

12. [15-0936](#) Consideration of Ordinance 2015-58, To Be Entitled, "An Ordinance To Rezone 38.5 Acres From Specific Development-Residential District (SD-R 9.16) To Specific Development-Residential District (SD-R 10.6) For Property Located At Southwinds Drive, 1801 Brockton Place, And 549 Oak Meadows Drive." (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15; Public Hearing and Second Reading 12-08-15 7-1) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [ORD 2015-58 Southwinds redline](#)
[5946 Woodlands RZ Lots 12 13 14 15](#)

13. [15-0935](#) Consideration Of Ordinance 2015-59, To Be Entitled, "An Ordinance To Rezone 5.19 Acres From Specific Development-Residential District (SD-R 9.16) to Attached Residential 20 District (RM-20) For Property Located At 780 Oak Meadow Drive" (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15; Public Hearing and 2nd Reading 12-08-15 7-1) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [ORD 2015-59 OakMeadow redline](#)
[5946 Woodlands RZ Lots 21](#)
[Woodland Subdivision \(Oak Meadow Drive\), rezoning lot 21 PLAN](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. [15-0950](#) Fair Park Cottages Subdivision, preliminary plat, creating 8 single-family residential lots and 2 open-space lots on 3.10 acres, located at 1006 Fair Street.
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5939 Fair Park Cottages PP.pdf](#)
[Fair park Prelim Plat resubmittal.pdf](#)
[5939 Fair Park Conditions of Approval 01.pdf](#)
15. [15-0946](#) Franklin Industrial Park Subdivision (APCOM), Site Plan, 57,750 square foot warehouse addition on existing Light Industrial Use on 15.11 acres (Consent Agenda)
- Attachments:** [Franklin Industrial Park Subd. site plan APCOM Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[2015.10.01 APCOM REV-1.pdf](#)
16. [15-0963](#) Williamson County Agricultural Exposition Center, Site Plan, Revision 1 (Parking Addition)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5851 AgExpo Center Site Plan.pdf](#)
[5851 MAP_Ag Center Parking Addition.pdf](#)
[5851 Conditions of Approval 6.15.2015.pdf](#)

ORDINANCE AND TEXT AMENDMENTS

17. [15-0945](#) Consideration of Ordinance 2015-21, To Be Entitled, "An Ordinance To Amend Chapter 8, Section 8.3, And Chapter 4, Sections 4.1.4 And 4.1.6, Of The Franklin Zoning Ordinance, Which Regulate Accessory Uses And Structures, And Chapter 3, Section 3.5.6, Central Franklin Character Area Overlay District, To Permit Accessory Dwellings in Certain Special Areas." (10/22/15 FMPC 9-0; 11-24-15 BOMA 1st Reading 6-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Final.2015-21 Accessory Dwellings.law approved.pdf](#)
[MAP CFCO Special Areas to Allow Accessory Dwellings.pdf](#)
[MAP Residentially Zoned Properties within CFCO Accessory Dwelling Special A](#)
[CFAP Excerpt Accessory Dwelling Recommendations.pdf](#)
[Accessory Dwellings - 2015-12-28](#)

18. [15-0933](#) Consideration Of Ordinance 2015-54, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Entitled "Base District Density And Building Height [1], [2]," And Section 3.5, Subsection 3.5.6 (2) (b)(xi), Entitled "Landscape," And Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Entitled "Required Open Space Set-Aside" In Order To Revise The Landscape Surface Ratio And Open Space Requirements Within Central Franklin Character Area Overlay District, Special Area CFCO-1 And Special Area CFCO-9." ; (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15; Public Hearing and 2nd Reading 12-08-15 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-54 - LSR CFCO1 ZO Text Amendment Approved by Legal Ed LSR CFCO1 and 9 Map](#)

19. [15-0931](#) Consideration Of Ordinance 2015-55, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Entitled "Permitted Uses," And Chapter 3, Section 3.2, Subsection 3.2.5(1)(B), To Add The Use Classification Clinics As A Permitted Use In The CC - Central Commercial District, And Amend Chapter 5, Section 5.9, Subsection 5.9.4, Table 5-9, Entitled "Minimum Off-Street Parking Standards [1] [2] [3] [4] [6]" To Revise The Use Type For Clinics." (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15, Public Hearing and 2nd Reading 12-08-15 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-55 - Add Clinic Use to CC Amend Parking Table Law Approve Clinic Use Map](#)

20. [15-0899](#) Consideration Of Ordinance 2015-51, As Amended, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6 (3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non Residential Structures." (11-10-15 1st Reading BOMA: 8-0; 12-10-15 2nd Reading And Public Hearing Postponed And Proposed Amendment Referred To 12-17-15 FMPC by BOMA 8-0; 12-17-15 FMPC approved proposed amendment 7-0; 01/12/16 WS; 02/09/16 BOMA 8-0). THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [CoolSpringsCorridor_AutoUses](#)
 [EasternQuadrant_AutoUses](#)
 [NorthenQuadrant_AutoUses](#)
 [SouthernQuadrant_AutoUses](#)
 [WesternQuadrant_AutoUses](#)
 [Ordinance 2015-51_DecRevision_Convenience Stores and Automotive Uses](#)

NON-AGENDA ITEMS

21. 15-0952 Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements for one year.
(CONSENT AGENDA)

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 24, 2015

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. August 27, 2015 FMPC Minutes

Attachments: [August 27 FMPC Minutes](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve the August 27, 2015, Minutes as presented. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve the Consent Agenda for items 3, 4, 9, 10, 11, 12, and 18. The motion carried by the following vote:

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

Approval of the Secondary Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner McLemore, to approve the Seconddary Consent Agenda for items 2, 14, and 15. The motion carried by the following vote:

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

Recused: 2 - Commissioner Franks, and Commissioner Gregory

SITE PLAN SURETIES

2. Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

3. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. *Consideration of Ordinance 2015-52, "Ordinance To Rezone 21.31 Acres Into The Height Overlay District (HTO) For The Properties Located Within The Cool Springs East Subdivision 501 & 1000 Corporate Centre Drive (Lots 370 & 372)" Establishing a Public Hearing for November 10, 2015 (09/24/15 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [ORD 2015-52 Cool Springs East Subd Sec 1 Rev 3 HTO Rezoning.doc](#)
[Cool Springs East Subd Sec 1 Rev 3 HTO Rezoning Map.pdf](#)
[20140454 Cool Springs East Section 1 Rezoning - Combined.pdf](#)

Commissioner Gregory recused herself from item 5.

Mr. Baumgartner stated that the applicant was requesting to be included within the Height Overlay District (HTO), which would allow the maximum allowable building height of 12 stories. This site is surrounded by parcels within the HTO and is an appropriate area to extend the HTO overlay district. Approval of Ordinance 2015-52 was recommended.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Jeff Heinze, of Littlejohn Engineering, stated that they agreed with the staff conditions of approval, and he requested a favorable recommendation to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner McLemore, that approval of Ordinance 2015-52 be recommended to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Recused: 1 - Commissioner Gregory

6. Consideration of Ordinance 2015-50, to be Entitled, "An Ordinance to Rezone 7.43 Acres from Estate Residential (ER) District to Residential 3 (R-3) District for the Properties Located at 1034 and 1040 Carlisle Lane." (9/24/15 FMPC motion to recommend disapproval 7-1)

Attachments: [ORD 2015-50 Cardel Village PUD Subdivision Rezoning Request.doc](#)
[5915 MAP CARDEL VILLAGE REZONING.pdf](#)
[5915 Rezoning Full Set Cardel Village PUD.pdf](#)

Ms. Diaz-Barriga stated that the proposed zoning, Detached Residential 3 District, (R03), was supported by the Land Use Plan. At this density, the property could develop at a maximum of 22 dwelling units, but 20 are proposed. Development of this subdivision will present a concern for the health, safety, and welfare of these residents. The alignment and rural cross-section of Carlisle Lane are in need of costly upgrades. Since Carlisle Lane is not an arterial roadway, the road impact fees cannot be used for improving this street. Funding for the improvements to Carlisle Lane will need to be identified and scheduled in conjunction with the City's Capital Investment Program.

If the Plannid the need for improvement to Carlisle Lane. Disapproval of Ordinance 2015-50 was recommended until construction of safety improvements to Carlisle Lane had begun.

Chair Hathaway asked for citizen comments.

Ms. Dana Gill, of 1044 Carlisle Lane, stated that her property was on the northern border of this property. She understood that there had been an alleyway, and she thanked the City for working with the applicant by not requiring it to extend to the property line. She never thought that she would speak in favor of a development because she likes the rural feel around her property; however, she felt Mr. Melz's proposal would preserve that to the best that it could. The development would have only 20 homes. She and her husband supported Ordinance 2015-50, as it had been presented, and she requested that the Planning Commission recommend approval of Ordinance 2015-50.

Mr. Bill Quaglia, of 163 Cornerstone Circle, stated that his backyard would be up against this subdivision. He wanted to make sure that an extensive traffic study had been done on Carlisle Lane, which was an extremely busy road, counting vehicles and bicycles, and seemed to be a connector for Westhaven. A lot of Westhaven and Boyd Mill Drive traffic used it. He would like to have attention put on Carlisle Lane to make it the best it could be to accommodate both automobile and bicycle traffic. When starting the construction on this project, some kind of encouragement should be added so the traffic can continue to flow on Carlisle Lane.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was representing the applicant, DeerCreek. He believed that the staff was looking to tie the rezoning and development plan together at the same time. Carlisle Lane had curvature and a cross-section that did not meet the City's standard for development. Cardel Village was not the first development proposed within this area. They had heard from the neighbors and worked very closely with the neighbors in developing a plan very compatible with this area and with the Land Use Plan. The applicant would appreciate the Planning Commission's endorsement of the sensitivity that they have had in working with the

community and the neighborhood on the plan that they had put together. They planned to move ahead to the BOMA, working closely with Mr. Gerth and Mr. Holzen. The developer had a few options for improving Carlisle Lane, one of which was to add an additional fee for collector streets. This would involve discussion with the BOMA and the Planning Commission. If it would be possible to endorse this item with a condition of approval that certain items be approved by the BOMA, the applicant would certainly appreciate that consideration.

A motion was made by Commissioner Petersen, moved, seconded by Commissioner Allen, that disapproval of Ordinance 2015-50 be rerecommended to the Board of Mayor and Aldermen. The motion carried by the following vote:

- Aye:** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Lindsey, and Commissioner Hathaway
- No:** 1 - Commissioner Orr

7. Consideration Of Resolution 2015-79 To Be Entitled, "A Resolution Approving A Development Plan For The Cardel Village PUD Subdivision, Located At 1034 And 1040 Carlisle Lane, By The City Of Franklin, Tennessee" (09/24/15 FMPC motion to recommend disapproval 6-2)

Attachments: [Res 2015-79 RESOLUTION Cardel Village PUD Subdivision Dev Plan.doc](#)
[5916 MAP Cardel Village PUD Subdivision.pdf](#)
[5916 CardelVillageCOA](#)
[5916 Elevations Cardell Village PUD Development Plan 9.3.2015-2.pdf](#)
[5916 Site Layout Cardell Village PUD Development Plan 9.3.2015.pdf](#)
[5916 Complete Set Cardell Village PUD Development Plan 9.3.2015.pdf](#)

Ms. Diaz-Barriga stated that, based on the recommendation of the Planning Commission that Ordinance 2015-50 be disapproved, disapproval of Resolution 2015-79 was also recommended.

Chair Hathaway asked for citizen comments.

No one came forward.

Mr. Vernon Gerth, Assistant City Administrator, stated that he and Mr. Holzen wanted to share a little more in detail about what they have started to experience. When Resolution 2015-79 came to the Joint Conceptual Workshop, Mr. Gerth had mentioned that the City was starting to see development push out into the rural part of the community. What is seen with Carlisle Lane is starting to arise more frequently, and Mr. Holzen will share with the Planning Commission some of those areas within the City's community. A resident and an applicant had worked closely with staff to develop a plan for this property that coincides with the City's Land Use Plan and development regulations. A neighbor spoke in support of that. Unfortunately, Carlisle Lane needs some improvement, not just for capacity, but for safety. Because of the lack of infrastructure, the staff cannot recommend approval. Mr. Gerth and Mr. Holzen have met on several occasions with Mr. Melz and Mr. Gamble and talked about this situation. Mr. Gamble had mentioned on a previous item that the discussion of unimproved collector roads is addressed for both safety and capacity to maximize the use of their property. This should be a discussion of the BOMA. It should also be a discussion with the development community and others in the community. It is something that the City has to face or else the staff will be making similar recommendations of not to approve development until there is a commitment to improve roads, such as Carlisle Lane.

Mr. Gerth discussed some of the alternatives. The applicant had spoken and even written a letter in support of providing some additional funds. One of recommendations was similar to Duncan and Associates, who had created and reevaluated the City's Road Impact Ordinance to include collector roads into that framework. That is from where the recommendation came of them paying the additional fee. There is a framework that the City asked Duncan and Associates to look at, back in 2014, of what that might look like in the way of additional impact fees should the BOMA try to include collectors. The decision was not to include it at that time. The staff realized at that time that this type of situation would arise. Right now, the Road Impact Fee Ordinance and the fees collected are for improving the capacity of arterial roads. The other option that was looked critically

with this development was, "What improvements could minimally be done to improve the safety of Carlisle Lane." The staff outlined those, and they were very expensive for someone trying to develop this property with 20 homes, and it was simply not realistic. In areas of the community where there are rural cross-sections of collector roads and large parcels of property, the opportunity, when those large parcels redevelop would be to have those roads improved was more realistic, but that was not the case throughout the community. There are many parcels with four, five, six, or ten acres, and there is no way that the City can require those types of improvements to be made. It is a good thing that this item is being moved on to the BOMA because it is a discussion that the staff needs to have. As Mr. Gamble and Mr. Melz have recognized, they are caught in the middle. Other developments in this area have been approved, and it is time that this is addressed as a community.

Mr. Holzen stated that the plan was great, and the neighbors seem to be in support of it; however, the infrastructure is just not there. The staff has been very transparent with the applicant. Richland Close and Blossom Park have recently come in and have been approved. They did dedicate right-of-way as part of the projects. That is what sparked the engineering department to do an alignment study to make sure that there was adequate right-of-way to address these safety concerns long-term. The alignment study went through a public process with a few neighborhood meetings that were ultimately approved by the BOMA and the Planning Commission. The estimated cost of this roadway was around \$2.1 million dollars. Presently, the City has a road impact fee, which is dedicated only to arterial roadways. The staff has presented options to do collector road impact fees in the past; however, the number was a little higher, and this has prevented the staff from being able to move forward with this. When the plans came in for submittal, the staff felt that the right-of-way for such a small development was good enough. It became a question of when does the City stop continuing to allow development along this roadway with horizontal and vertical issues. Unfortunately, for Mr. Melz this is when the staff said, "We really have to have this conversation." Presently, there are about 12.5 miles of collector roadways, north of highway 96 and west of Hillsboro Road that do not have a fronting source. These roadways are improved with development, by developers, as they occur. To address this issue, long term, in the most equitable way is that the impact fee pays for upgrades to these roadways, or it is completed by the developer. Presently, that is not an option because a collector impact fee does not exist. The staff has worked hard with the applicant and the developer to try to come up with some possible alternatives that is if the BOMA and Planning Commission try to move it forward. However, the staff's opinion is that the rezoning should be disapproved, and the development should be disapproved until a way is figured out to fund these improvements and address the safety concerns as these developments move forward.

Chair Hathaway asked to what extent the safety issue was a concern today.

Mr. Holzen stated that the horizontal curves were completely substandard. As more development is approved along this corridor, one could expect accidents to increase because the trip generation will increase. It is also heavily biked, and there is very limited site distance. From an engineering standpoint, the staff is at a point knowing that there is no long-term plan and no funding source for this road that the staff can no longer approve development in some of these areas of the City. If the staff does not have a plan as these rural areas develop, it will become very difficult and that is a conversation that the staff would like to have with the BOMA to try to help facilitate development in the future.

Chair Hathaway stated that it seemed as though there was a little of a Catch-22 here in that there was some current need for that because of safety, and that balanced with, "How does one pay for it."

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant, that they had been working very closely with Mr. Gerth and Mr. Holzen, and they would be looking toward the BOMA to work with them on a fee-based option for improving the collector roads.

Chair Hathaway stated that he would like to hear about any concerns regarding the layout of the plan.

Ms. McLemore asked at what point the applicants were notified that their developments may not occur because of the roadways.

Mr. Holzen stated that they should be notified at the pre-application meeting, and the applicant had been notified at the pre-application meeting with this item.

Ms. McLemore asked if that was the case with this item, did the applicant choose to bring it forward anyway.

Mr. Holzen stated that the staff asked the applicant to continue to bring the item forward so that this issue could be highlighted and a conversation could be had with the BOMA and hopefully come up with a long-term plan.

Alderman Petersen moved to disapprove Resolution 2015-79, and Ms. Allen seconded the motion.

Ms. Allen stated that she did not have any problems with this item, she was just glad to see that this was going to be addressed with the BOMA. It was important to her to have a plan and address it before there was an actual problem.

Mr. Franks asked if a multi-million dollar intersection had not just been recently added at this intersection. There has been a lot of investment made at this intersection that obviously needs to be recognized for accelerated improvement for the road. Why spend the money on all of the intersection if one is not going to deliver additional density in this area?

Alderman Petersen wanted everyone to remember that all of this was partly based on the idea that that section of Mack Hatcher will be built. That was the reason that the intersection became so important.

Mr. Franks asked why the City spent the money at this location and why did it not put the money somewhere else that would deem more appropriate.

Alderman Petersen stated that since that part of Mack Hatcher had been number one on the City's priority list for, at least, eight years she thought the idea was that something was going to happen.

Ms. Allen stated that even though this new intersection is big, nice, and new, it does not help that area that much in the mornings. The Westhaven area is humming even without

Carlisle Lane.

Mr. Orr stated that he did not understand why a moratorium was placed on development in this area.

Mr. Franks stated that he did not understand why a moratorium was being placed in this area when millions of dollars had been spent on the intersection in this area.

Mr. Gerth stated that he wanted to emphasize that in no way was the City putting a moratorium on development. The City is looking forward at the impact of its decision and how the City can best leverage City funds with private development funds to move development. One of the discussions that has been coming up over the last several years with development professionals, and others in the community, is trying to direct development where private development is being combined with the City's limited resources. That is what this discussion is heading to because the City is so fortunate with its historic, well-maintained core of the community as the communities develop outward 360 degrees. The City is starting to realize now as it is getting out to the fringe areas where rural roads exist that there are smaller properties, and how do the road improvements get funded. Carlisle Lane highlights this, and the City is getting in front of it so that development is not being hindered and providing equitable opportunities for people to develop their property in accordance with the City's Land Use Plan Development and Regulations. It is not an easy decision, but the City does have individuals who want to develop about eight acres of land and want to contribute their fair share. The road impact fees, which the City collects from developers, will not provide for the improvements to arterial roads or the collector roads. The City has to focus its efforts on those areas where there is existing infrastructure where development potential can be generated to put all of those dollars into improving the roads. In that way, the City can continue to build and maintain the same quality of roads that everyone expects.

Mr. Orr asked if there was a timeframe when this applicant could expect to come back to develop this land.

Mr. Gerth stated that the staff would be talking with the developer and give him that guidance, if he wants to proceed with this plan. Property owners still have their existing underlying zoning district, which they can develop. The applicant was gracious enough to work with the staff to help get this in front of the Planning Commission and the BOMA.

Alderman Petersen stated that it would go to the BOMA whether the Planning Commission recommended disapproval or not.

Commissioner Petersen moved, seconded by Commissioner Allen, that disapproval of Resolution 2015-79 be recommended to the Board of Mayor and Aldermen. The motion carried with the following vote:

- Aye:** 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Lindsey, and Commissioner Hathaway
- No:** 2 - Commissioner Franks, and Commissioner Orr

8. Consideration Of Resolution 2015-80, To Be Entitled, "A Resolution Approving A Development Plan For 231 Public Square PUD Subdivision, With 1 Modification Of Standards (MOS-1 Location Of Drive-Thru Structure), Located At 231 Public Square, By The City Of Franklin, Tennessee."; Establishing a Public Hearing for November 10, 2015. (09/24/15 FMPC 8-0)

Attachments: [Res 2015-80 231 PUBLIC SQUARE PUD Subd DP Resolution with 1 MOS](#)
[231 Public Square DP MAP](#)
[Conditions of Approval 231 Public Square DP](#)
[Development Plan 5927 231 Public Square](#)
[Elevations 5927 231 Public Square COPY](#)
[COA 231 Public Sq St development plan PUD concept](#)

Ms. Diaz-Barriga stated that Resolution 2015-80 would expand the existing footprint of the First Tennessee Bank Building by bringing it closer to the street and by creating a setback consistent with the other three corners of the public square. The bank and offices would remain, and a restaurant would be added on the first floor and the roof, which would require approval of a fourth floor through a PUD plan. The building height would be lower than the existing building, and the maximum height of the circulation towers would be within the 56-foot maximum required by the Zoning Ordinance. The elevations were representative of the conditions that were placed on the project at the initial Certificate of Appropriateness by the Historic Zoning Commission (HZA), which would come back to the HZA for approval at the site plan stage.

One modification of standards was being requested, which was for the location of the drive-through structure. The proposed stand alone, drive-through structure would not adversely affect the streetscape any more than the existing structure. The site had three street-facing sides, and, without tearing down the existing building, the proposed drive-through structure could not be placed behind a principal structure. The structure could queue several vehicles before encouraging them to the drive isle and eventually to the right-of-way.

Approval of the modification of standards and Resolution 2015-80, with conditions, was recommended to the BOMA.

Chair Hathaway asked for citizen comments. There were none.

Mr. Matt Taylor, of Studio8 Design, represented the applicant and requested approval of Resolution 2015-80, with conditions, to the BOMA.

Mr. Orr moved to recommend approval of Resolution 2015-80, with conditions, to the BOMA, and Mr. Harrison seconded the motion.

Alderman Petersen moved to approve the modification of standards, Ms. Allen seconded, and it passed unanimously.

Mr. Franks stated that this project had been previously looked at, and he thought it had a cross-access with a City property. He asked if that had been removed.

Mr. Taylor stated that that was still in the project, and he explained and showed where it was located.

Commissioner Orr, moved, seconded by Commissioner Harrison, that approval of Resolution 2015-80, with conditions, be recommended y to the Board of Mayor and Aldermen. The motion passed by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Harbison Subdivision, final plat, revision 2, 2 lot subdivision on 5.09 acres, located at 4061 Clovercroft Rd. (CONSENT AGENDA)

Attachments: [Final Plat Map Harbison Subd](#)
[Conditions of Approval 02](#)
[Harbison Final Plat](#)

This Planning Item was approved.

10. Highlands at Ladd Park PUD Subdivision, final plat, section 32, 30 lot subdivision on 13.62 acres, located at 0 Carothers Pkwy. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park, Final Plat Map](#)
[Ladd Final Plat](#)
[Conditions of Approval 01](#)

This Planning Item was approved.

11. Lockwood Glen PUD Subdivision, final plat, section 6, 25 residential lots and 1 open space lot on 4.02 acres located at 0 South Carothers Road. (CONSENT AGENDA)

Attachments: [Lockwood Glen Section 6 FP Map.pdf](#)
[Lockwood Glen PUD Subdivision, Final Plat, Section 6 - submittal 002.pdf](#)
[5919 Conditions of Approval 01.pdf](#)

This Planning Item was approved.

12. Medcore Medical Office Subdivision, site plan, phase 1, Lot 3, (Scott Hamilton Proton Therapy Centre), 110,030 square feet of commercial office space on 11.62 acres, located at 4588 Carothers Parkway between Liberty Pike and Murfreesboro Road across from Williamson Medical Outpatient Building, (CONSENT AGENDA)

Attachments: [5918 MAP Medcore Medical Office.pdf](#)
[5918 Elevations Medcore Medical Subdivision-2.pdf](#)
[5918 Full Set Medcore Medical Subdivision.pdf](#)
[5918 Site Layout Medcore.pdf](#)
[5918 MedCoreSubdConditionsofApproval](#)

This Planning Item was approved.

13. Nature's Landing Subdivision, preliminary plat, 29 lot subdivision on 32.5 acres, located at 1093 Lewisburg Avenue

Attachments: [Natures Landing Preliminary Plat Map](#)
[Nature's Landing PP](#)
[Conditions of Approval 01](#)

Mr. Humber stated that the preliminary plat for Nature's Landing subdivision zoned Detached Residential 2 (R-2) and met the requirements of the Zoning Ordinance and the Subdivision Regulations. It was located at 1093 Lewisburg Pike and had 52 percent open space, when 15 percent was required. The subdivision would tie in with River Bluff Subdivision, which would contribute to the connectivity of developments. Approval of the preliminary plat, with conditions, was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Sean DeCoster, of Civil Site Design Group, represented the item and stated that the applicant agreed with the conditions of approval and requested approval.

Commissioner Harrison moved, seconded by Commissioner Allen, that item 13 be approved, with conditions. The motion passed by the following vote:

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

14. Simmons Ridge PUD Subdivision, final plat, Section 1, 19 residential lots, 2 open space lots, 5 on-street parking lots on 1.63 acres located at 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [Simmons Ridge Section 1 FP Map.pdf](#)
[Simmons Ridge PUD Subdivision, final plat, section 1 - submittal 002.pdf](#)
[5921 Conditions of Approval 02.pdf](#)

This Planning Item was approved.

15. Simmons Ridge PUD Subdivision, Section 2, final plat, 23 residential lot 1 open space and 2 on-street parking lots on 2.31 acres located at 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [Simmons Ridge Section 1 FP Map.pdf](#)

[Simmons Ridge PUD Subdivision, final plat, section 1 - submittal
002.pdf](#)

[5923 Conditions of Approval 01.pdf](#)

This Planning Item was approved.

ORDINANCE AND TEXT AMENDMENTS

16. *Consideration Of Ordinance 2015-53, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.1 (3) Pertaining To Lot Measurements And Amend Chapter 3, Section 3.3, Subsection 3.3.3, Table 3-6 Entitled "Site Development Standards For Residential Building Types In Conventional Areas [1], [2], [3], [10]" And Table 3-8 Entitled "Site Development Standards For Traditional Areas [1], [2], [3]" To Add Minimum Lot Frontage Requirements For Residential Detached; Establishing a Public Hearing for November 10, 2015. (09/24/15 FMPC 8-0) FIRST OF THREE READINGS

Attachments: [2015-53 Lot Frontage Text Amendment Law approved](#)

[HZC Recommendation for Consideration of Minimum Lot Frontage Requirements 9 15 15](#)

Mr. Svoboda stated that Ordinance 2015-53 was a text amendment to the Franklin Zoning Ordinance to establish the minimum lot frontage requirements for new residential detached lots. The Planning Commission and the BOMA had been discussing compatible lot dimensions and sizes as part of infill development. There had been concern about lots being developed off of access easements that did not have street frontage. That prompted a review of the Zoning Ordinance, and an initial draft of that ordinance was discussed at the Joint Conceptual Workshop on February 26, 2015. Currently, the Zoning Ordinance states how wide a lot a building has to be at the building line, but not how wide it must be at the street. This has enabled lots to be created that either do not have street frontage at the building line or are accessed by an irregular-shape lot, with a flag lot and very narrow street frontage. As a result, lots have been created that are incompatible and out of character with the established neighborhoods.

Ordinance 2015-53 will clarify the definition of lot width and establish a required minimum lot frontage for detached residential uses. Lots located in conventional areas will require the minimum lot frontage to be 80 percent of the minimum lot width. Lots located within traditional areas will require a minimum lot frontage of 40 feet, and lots accessed by alleys will require 30 feet of lot frontage. In both conventional and traditional areas, lots located on the turning radius of a cul-de-sac would be exempt from the minimum lot-frontage requirement. Approval of Ordinance 2015-53 was recommended.

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen moved to recommend approval of Ordinance 2015-53 to the Board of Mayor and Aldermen, and Commissioner Lindsey seconded the motion.

Ms. Allen stated that she had a lot in one of these areas. The house has been torn down. The frontage of the street was not 40 feet, and she wondered how the ordinance would affect this.

Mr. Svoboda stated that that was an existing lot that would not be affected, and there would not be any changes to make to it. Ms. Allen stated that she just wanted to be sure of this for the record.

Mr. Franks stated that he did not recall visiting this ordinance at the workshop. It was hard to read the tables, and it looked as though the staff would have simpler illustrations. With that said, he asked if the Planning Commission should defer Ordinance 2015-53 to

get more educated on it. He also asked how it would affect future development.

Chair Hathaway stated that he believed Ordinance 2015-53 was discussed at the August 27 Joint Conceptual Workshop.

Mr. Svoboda stated that a draft of Ordinance 2015-53 was discussed at the February 26, 2015, Joint Conceptual Workshop, and this was the first time that it had been back since that time. Essentially, what was changing with the ordinance was that a line was being added for a minimum lot-frontage requirement. Presently, only a minimum lot width is required. There was a very basic graphic in the Planning Commissioners' packages that showed where the lot frontage would be measured, which would be along the lot lines of the street. The lot width would be measured at the back of the front yard setback. The minimum lot frontage would have to be maintained to the front yard setback. For example, an R-3 District that requires a minimum lot frontage of 48 feet would be maintained from the street right-of-way line to the setback line.

Mr. Franks asked about a narrowed frontage.

Mr. Svoboda stated that traditional areas were matching the lot width and the lot frontage and for alley-loaded and street-loaded properties in conventional areas, the lot frontage would have to be 80 percent of the lot width. Presently, there is no requirement as to how wide or narrow that lot has to be at the street

Mr. Franks asked about a lot that tapered back, and had a wider envelope for the house. Alderman Petersen stated that this ordinance would not apply to that.

Alderman Petersen stated that Ordinance 2015-53 would take care of flag lots where one would have a driveway that would be the street frontage for the back lot Mr. Orr stated that the 40 feet had to go from the street to the building. Mr. Svoboda stated that, in conventional areas, it would be a different width, depending on the zoning district.

Commissioner Petersen moved, seconded by Commissioner Lindsey that approval of Ordinance 2015-54 be recommended to the Board of Mayor and Alderman. The motion carried unanimously, with the following vote:

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

LAND USE PLAN AMENDMENTS

17. Presentation of Land Use Plan Amendment To Move The Existing Boundary Between Central Franklin Character Areas 4 And 6, Located At 405 Eddy Ln. (09/24/15 FMPC 8-0)

Attachments: [CFCO 4 and 6 LUP Excerpt](#)
[405 EDDY LANE LUPA MAP](#)
[405 Eddy Lane LUPA-Applicant Submittal](#)

Chair Hathaway recused himself from item 17 and turned the chair over to Vice Chair Lindsey.

Ms. Hunter stated that the Land Use Plan Amendment would expand the CFCO-4 character area to include one property just north of the existing boundary. The CFCO-4 area supported attached or detached residential land uses, while the CFCO-6 area, where the property was located, supported nonresidential land uses. Although the property was zoned Light Industrial, three single-family dwelling units are located there. A large data center was to the north and east and screened from the residential property with landscaping.

Given the residential character of the southern section of Eddy Lane, and the existing residential land uses on the property, continued residential use was appropriate. The property could support attached or single-family dwelling units to serve as a transition between the light industrial and residential areas along Eddy Lane. Additionally, Eddy Lane has no shoulders, curb, or gutter, and the lanes appear to be inadequate for large truck traffic needed in LI Districts. This, too, makes the area more conducive to residential, rather than light industrial, uses.

Based on these reasons, the Planning Department recommends approval of the Land Use Plan Amendment.

Vice Chair Lindsey asked for citizen comments. No one spoke.

Mr. Greg Gamble, of Gamble Design Collaborative, represented the item and stated that this property had been purchased with the intent of keeping it residential. No improvements could be made to the existing dwelling units without a Land Use Plan amendment and a rezoning. He requested a favorable recommendation to the Planning Commission.

Commissioner Harrison moved, seconded by Commissioner Allen, that this Land Use Planning Item be approved.. The motion carried by the following vote:

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

Recused: 1 - Commissioner Hathaway

18. Land Use Plan Amendment request to move the existing boundary between Central Franklin Character Area, Special Area 3, and Southall Character Area, Special Area 6, located at 302 Avondale Drive and 1543 Columbia Ave.

Attachments: [AVONDALE LUPA MAP](#)
[CFCO3 and SOCO6 LUP Excerpt](#)
[REQUEST FOR AMENDING THE FRANKLIN LAND USE
PLAN 9 03 15](#)
[Avondale LUPA Exhibit 09 03 15](#)

This Planning Item was deferred until the December 17, 2015, FMPC meeting.

19. Presentation Of Land Use Plan Amendment For McEwen Character Area, Special Area 6, To Add A Neighborhood Commercial Node Along Carothers Parkway, Between Murfreesboro Road And Long Lane. (9/24/15 FMPC 8-0)

Attachments: [MECO6 LUPA MAP](#)

[McEwen 6 LUP Excerpt](#)

Ms. Hunter stated that approximately 2,500 dwelling units had been approved in the area along Carothers Parkway between Murfreesboro Road and Long Lane in recent years. As more residential development is planned and constructed in the area, the need for nearby neighborhood commercial uses would increase. The distance from Murfreesboro Road to Goose Creek Bypass was about three and a half miles, more than three times the recommended distance for proximity to services specified in the Land Use Plan. The scale and character of the proposed neighborhood commercial area should be similar to the commercial nodes located in Fieldstone Farms, McKays Mill, and Reid Hill Commons.

The Planning Department recommended that the Land Use Plan be amended to add an additional statement in the McEwen, Special Area 6, section, as follows: "Neighborhood commercial uses are appropriate for the three lots fronting the connector street between Carothers Parkway and South Carothers Road and for the lot located immediately to the east of these three lots on the south side of South Carothers Road."

If the Land Use Plan amendment passed, the affected property owners would be contacted, and rezoning to a Neighborhood Commercial (NC) District would be recommended.

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen asked about the distance in the Land Use Plan. Ms. Hunter stated that it was one mile, and this would be about one and three-quarters of a mile from Murfreesboro Road and about that distance from Goose Creek Bypass. It would still exceed the standard, but, given that so many residential developments had been approved in this area, these parcels presented a prime spot to prepare for some type of commercial uses.

Alderman Petersen asked where there was a similar 17 acre tract of commercial development. Ms. Hunter stated that there was one in Fieldstone Farms that was very similar in size, as well as McKays Mill.

Mr. Franks asked where Ms. Hunter came up with 17 acres. Ms. Hunter stated that it was part of an existing PUD plan.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that this Land Use Plan amendment be approved. The motion carried by the following vote:

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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

Chair, Mike Hathaway

ORDINANCE 2015-58

**AN ORDINANCE TO REZONE 38.5 ACRES FROM SPECIFIC
DEVELOPMENT SD-R 9.16 TO SPECIFIC DEVELOPMENT SD-R 10.6
LOCATED AT SOUTHWINDS DRIVE, 1801 BROCKTON PLACE, 549
OAK MEADOW DRIVE**

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

WHEREAS, SD-R 10.6 zoning provides for land uses compatible with both the Land Use Plan and the surrounding development.

WHEREAS, the zoning is reviewed and approved by BOMA, after a recommendation from the FMPC.

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

SECTION I: The following described property shall be, and are hereby, zoned Specific Development SD-R 10.6:

SURVEYER'S DESCRIPTION

Commencing at the centerline intersection of Murfreesboro Road and Sugartree Lane; thence south along the centerline of said Sugartree Lane 55 feet, more or less, to the south right-of-way line of said Murfreesboro Road; thence east along the said south right-of-way line 820 feet, more or less; thence S4°-41'W 935 feet, more or less, to an existing iron pin; thence S4°-00'W 191 feet, more or less, to the point of beginning, said point being the north-westerly corner of the herein described tract.

Thence with the present zoning line between R-3 and R-1 S82°-56'E 1,076.5 feet to an existing iron pin, said point being on the west line of the Vaden property and being the northeast corner of the herein described tract; thence continuing along the west line of Vaden S2°-48'W 619 feet; thence S2°-49'W 230.5 feet to an existing iron pin; thence S2°-58'W 230.7 feet to an existing iron pin; thence S2°-02'W 280.4 feet to an existing iron pin, which is also the northeast corner of Ronald Ligon, recorded in deed Book 147, Page 523, R.O.W.C.; thence along the north line of Ligon N87°-09'W 1,113.3 feet to an existing iron pin, said pin being the southwest corner of the herein described tract and the southeast corner of Maplewood Subdivision; thence with the east line of said subdivision N4°-38'E 326.5 feet to an existing iron pin; thence N3°-53'E 538.8 feet to an existing iron pin; and N4°-00'E 772 feet, more or less, to the point of beginning and containing 40.0 acres, more or less.

Less and Except:

Being a certain tract or parcel of land lying and being in the 9th Civil District of Williamson

County, City of Franklin, Tennessee and identified as Parcel 14.01 – Tax Map 79-O, Group “A” and being a portion of the Southwind Limited Partnership property of record in Deed Book 386 Page 951, R.O.W.C. TN, and being more particularly described as follows:

Beginning at an iron rod (N) in the southerly right of way of Oak Meadow Drive, said iron rod (N) being the northwest corner of the property described herein and the northeast corner of Lot 15 Woodlands subdivision-Revision 9 of record in Plat Book 41, Page 33, R. O.W.C., TN. thence running along the southerly right of way of Oak Meadow Drive:

South 69°49'31” East a distance of 243.91 feet to an iron rod (O) in the southerly right of way Oak Meadow Drive;

Thence, leaving the southerly right of way of Oak Meadow Drive with a curve to the right having an arc length of 136.54 feet, a delta of 30°40'43”, a radius of 255.00 feet, a tangent of 69.95 feet, and a chord bearing of S 54°28'52” East 134.91 feet to an iron rod (O) in the westerly boundary of Lot 11 Watson Glen Subdivision of record in Plat Book 12, Page 76, R.O.W.C., TN;

Thence running with the westerly boundary of Lot 11 Watson Glen Subdivision for the next

three calls; South 06°16'23" West a distance of 104.66 feet to an iron rod (O); Thence,

South 06° 16'53" West a distance of 230.85 feet to an iron rod (O);

Thence, South 05°38'04" West a distance of 335.23 feet to an iron rod (O), said iron rod (O) being in the northerly boundary of part of Lot 2 Creekstone Commons of record in Plat Book 31, Page 125, R.O.W.C., TN;

Thence running with the northerly boundary of part of Lot 2 Creekstone Commons; North 81°36'08" West a distance of 251.14 feet to point in Watson Branch creek; said point being in the easterly boundary of Lot 15 Woodlands subdivision-Revision 9 of record in Plat Book 41, Page 33, R.O.W.C., TN.,

Thence running along the easterly boundary of Lot 15 Woodland Subdivision-Revision 9 for the next seven calls; North 13°48'47" East a distance of 203.17 feet to an iron rod (N);

Thence, North 30°41'16" East a distance of 68.00 feet to an iron rod (N);

Thence with a curve to the right having an arc length of 24.10 feet, a delta of 18°07'34", a radius of 76.18 feet, a tangent of 12.15 feet, and a chord bearing of North 50°14'58" West 24.00 feet to an iron rod (N);

Thence, North 41°11'13" West a distance of 152.41 feet to an iron rod (N);

Thence with a curve to the right having an arc length of 177.56 feet, a delta of 53°29'58", a radius of 190.16 feet, a tangent of 95.85 feet, and a chord bearing of North 14°26'13" West 171.18 feet to an iron rod (N);

Thence, North 12°18'47" East a distance of 188.00 feet to an iron rod (N);

Thence, with a curve to the right having an arc length of 60.33 feet, a delta of 08°00'36", a radius of 431.53 feet, a tangent of 30.21 feet, and a chord bearing of North 16°52'25" East 60.28 feet to the Point of Beginning containing 225,904 square feet or 5.18 acres, more or less, according to a survey performed by James Terry & Associates, 198 Jacksonian Drive, Hermitage, TN 37076 dated 26 December 2006.

Zoning Reference Number:

Map--Parcel	Acres
079---12	.078
079---13	8.577
079---14	13.525
079---15	16.397
TOTAL	38.58 ac

SECTION II: 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:

Kristen L. Corn, Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>October 22, 2015</u>
PASSED FIRST READING:	<u>November 10, 2015</u>
PUBLIC HEARING HELD:	<u>December 8, 2015</u>
PASSED SECOND READING:	<u>December 8, 2015</u>
PASSED THIRD READING:	<u>January 12, 2016</u>

WOODLANDS SUBDIVISION, REZONING,
LOTS 12, 13, 14, AND 15
(ORDINANCE 2015-58)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/15

Project Information

Existing Zoning: Specific Development Residential (SD-R 9.16)
Proposed Zoning: SD-R 10.6
Existing Land Use: Attached Residential
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 38.5 acres

- | | |
|--|---------------------------------------|
| Woodlands 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 Historic Core 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.
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ORDINANCE 2015-59

**AN ORDINANCE TO REZONE 5.19 ACRES FROM SPECIFIC
DEVELOPMENT SD-R 9.16 TO ATTACHED RESIDENTIAL RM-20 FOR
THE PROPERTY LOCATED AT 780 OAK MEADOW DRIVE**

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

WHEREAS, RM-20 zoning provides for land uses compatible with both the Land Use Plan and the surrounding development; and

WHEREAS, the zoning is reviewed and approved by BOMA, after a recommendation from the FMPC.

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

SECTION I: The following described property shall be, and are hereby, zoned Attached Residential RM-20:

SURVEYOR'S DESCRIPTION

Being a certain tract or parcel of land lying and being in the 9th Civil District of Williamson

County, City of Franklin, Tennessee and identified as Parcel 14.01 – Tax Map 79-O, Group “A” and being a portion of the Southwind Limited Partnership property of record in Deed Book 386 Page 951, R.O.W.C. TN, and being more particularly described as follows:

Beginning at an iron rod (N) in the southerly right of way of Oak Meadow Drive, said iron rod (N) being the northwest corner of the property described herein and the northeast corner of Lot 15 Woodlands subdivision-Revision 9 of record in Plat Book 41, Page 33, R. O.W.C., TN. thence running along the southerly right of way of Oak Meadow Drive:

South 69°49'31” East a distance of 243.91 feet to an iron rod (O) in the southerly right of way Oak Meadow Drive;

Thence, leaving the southerly right of way of Oak Meadow Drive with a curve to the right having an arc length of 136.54 feet, a delta of 30°40'43”, a radius of 255.00 feet, a tangent of 69.95 feet, and a chord bearing of S 54°28'52” East 134.91 feet to an iron rod (O) in the westerly boundary of Lot 11 Watson Glen Subdivision of record in Plat Book 12, Page 76, R.O.W.C., TN;

Thence running with the westerly boundary of Lot 11 Watson Glen Subdivision for the next three calls; South 06°16'23” West a distance of 104.66 feet to an iron rod (O); Thence,

South 06° 16'53” West a distance of 230.85 feet to an iron rod (O);

Thence, South 05°38'04" West a distance of 335.23 feet to an iron rod (O), said iron rod (O) being in the northerly boundary of part of Lot 2 Creekstone Commons of record in Plat Book 31, Page 125, R.O.W.C., TN;

Thence running with the northerly boundary of part of Lot 2 Creekstone Commons; North 81°36'08" West a distance of 251.14 feet to point in Watson Branch creek; said point being in the easterly boundary of Lot 15 Woodlands subdivision-Revision 9 of record in Plat Book 41, Page 33, R.O.W.C., TN.,

Thence running along the easterly boundary of Lot 15 Woodland Subdivision-Revision 9 for the next seven calls; North 13°48'47" East a distance of 203.17 feet to an iron rod (N);

Thence, North 30°41'16" East a distance of 68.00 feet to an iron rod (N);

Thence with a curve to the right having an arc length of 24.10 feet, a delta of 18°07'34", a radius of 76.18 feet, a tangent of 12.15 feet, and a chord bearing of North 50°14'58" West 24.00 feet to an iron rod (N);

Thence, North 41°11'13" West a distance of 152.41 feet to an iron rod (N);

Thence with a curve to the right having an arc length of 177.56 feet, a delta of 53°29'58", a radius of 190.16 feet, a tangent of 95.85 feet, and a chord bearing of North 14°26'13" West 171.18 feet to an iron rod (N);

Thence, North 12°18'47" East a distance of 188.00 feet to an iron rod (N);

Thence, with a curve to the right having an arc length of 60.33 feet, a delta of 08°00'36", a radius of 431.53 feet, a tangent of 30.21 feet, and a chord bearing of North 16°52'25" East 60.28 feet to the Point of Beginning containing 225,904 square feet or 5.18 acres, more or less, according to a survey performed by James Terry & Associates, 198 Jacksonian Drive, Hermitage, TN 37076 dated 26 December 2006.

Zoning Reference Number:

Map--Parcel	Acres
079---21	5.19 AC

SECTION II: 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:

Kristen L. Corn, Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>October 22, 2015</u>
PASSED FIRST READING:	<u>November 10, 2015</u>
PUBLIC HEARING HELD:	<u>December 8, 2015</u>
PASSED SECOND READING:	<u>December 8, 2015</u>
PASSED THIRD READING:	<u>January 12, 2016</u>

WOODLANDS SUBDIVISION, REZONING,
LOTS 21
(ORDINANCE 2015-59)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/15

Project Information

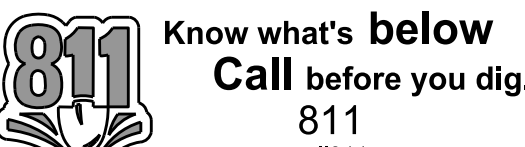
Existing Zoning: Specific Development Residential (SD-R 9.16)
Proposed Zoning: RM20
Existing Land Use: vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.19 acres

	Woodlands 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 Historic Core 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

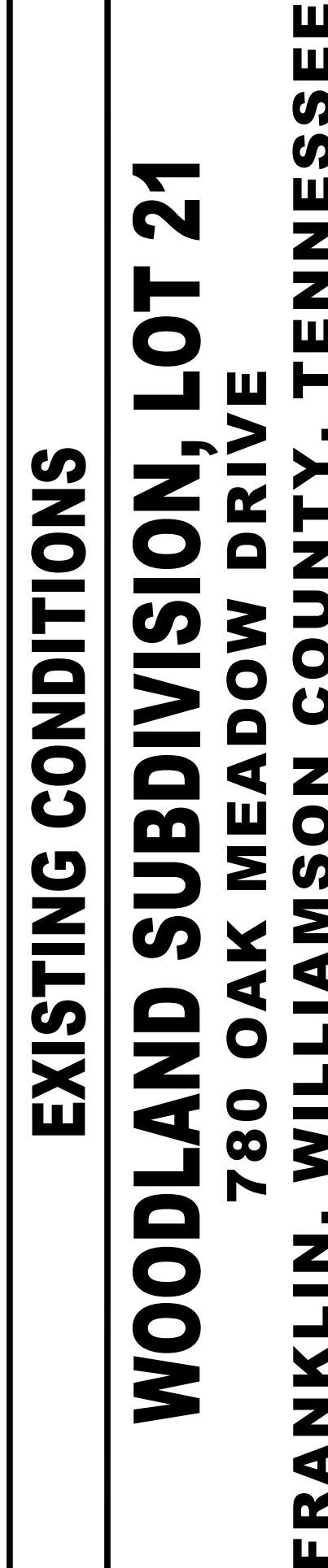


0 250 500 1,000
Feet

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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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**Barge
Cauthen**
ASSOCIATES

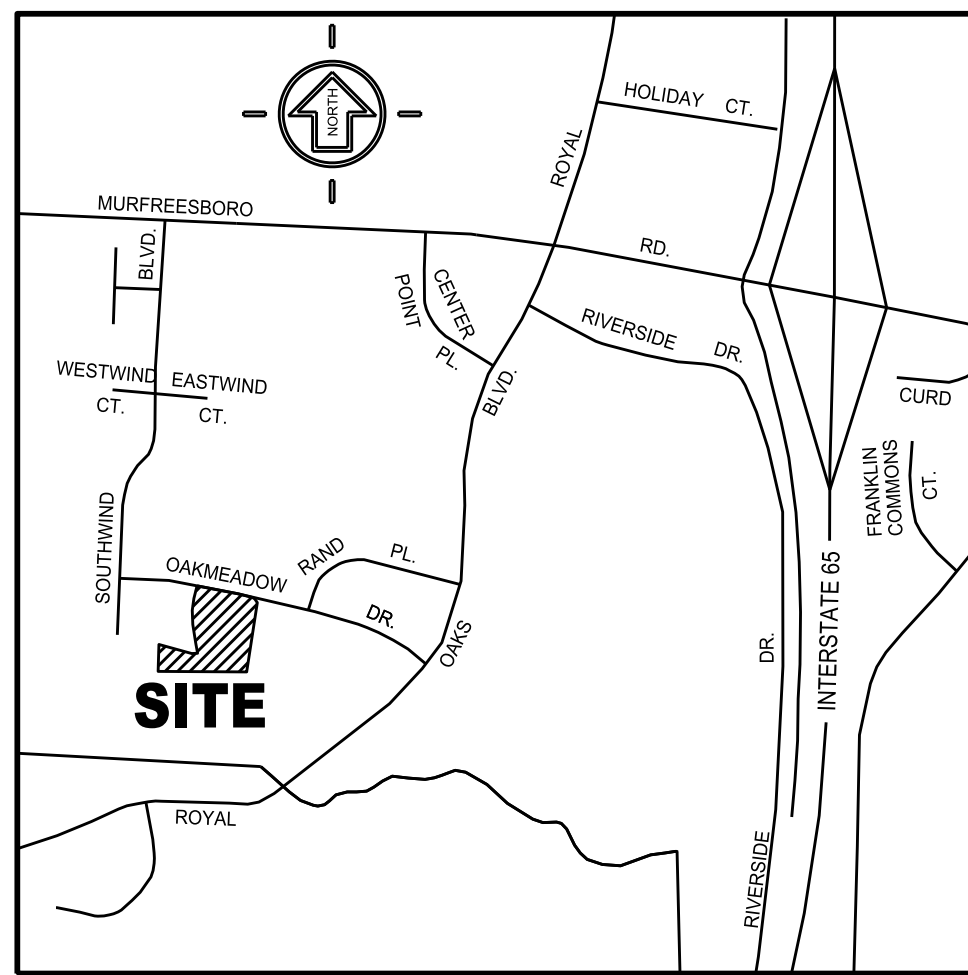


**NOT FOR
CONSTRUCTION**

BCA FILE NO. 2019-2



**780 OAK MEADOW DRIVE
TAX MAP 79-0, GROUP "A"
PARCEL 14.01**

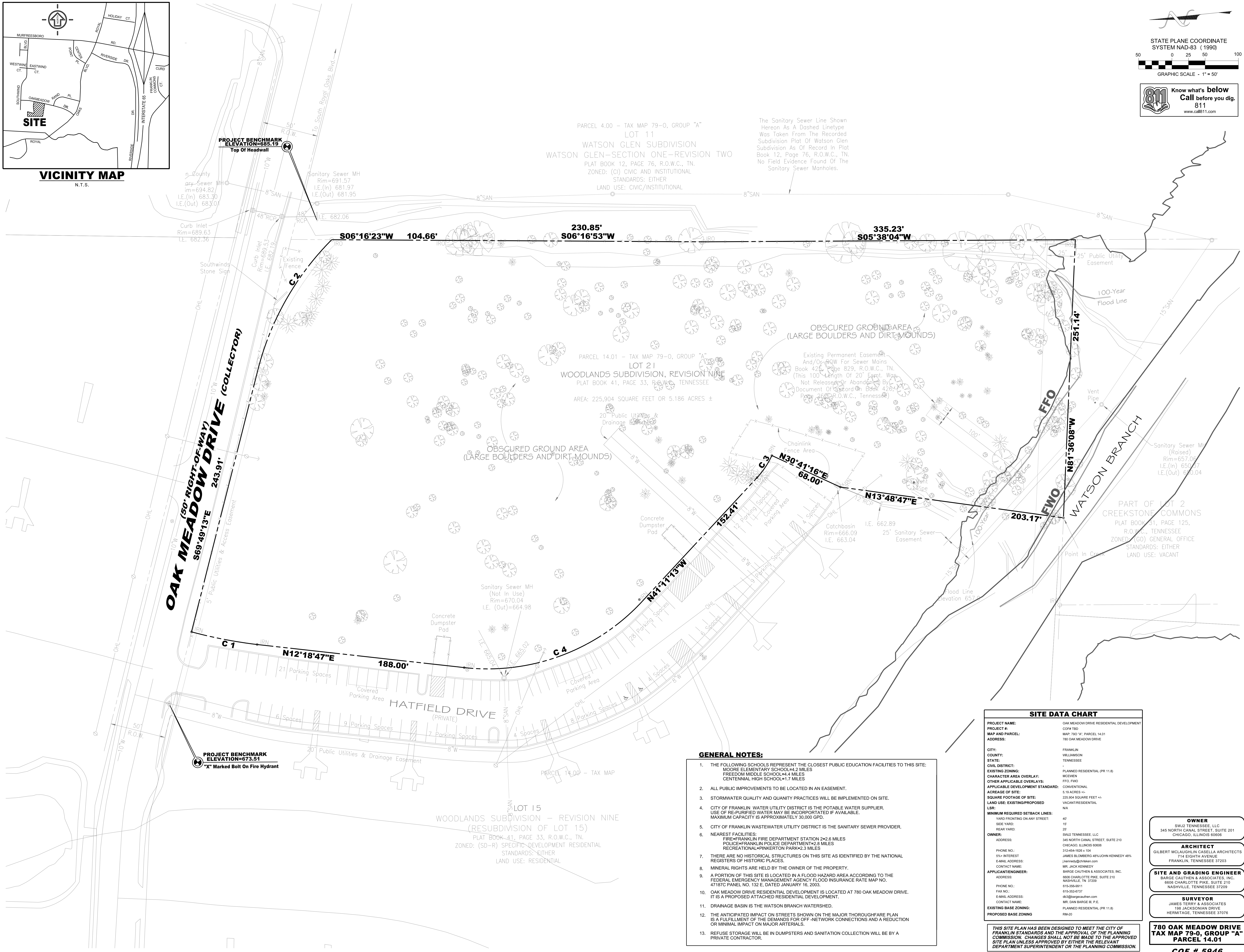


VICINITY MAP
N.T.S.

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

GRAPHIC SCALE - 1" = 50'

811 Know what's below
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811
www.call811.com



- GENERAL NOTES:**
- THE FOLLOWING SCHOOLS REPRESENT THE CLOSEST PUBLIC EDUCATION FACILITIES TO THIS SITE:
MOORE ELEMENTARY SCHOOL=4.2 MILES
FREEDOM MIDDLE SCHOOL=4.4 MILES
CENTENNIAL HIGH SCHOOL=1.7 MILES
 - ALL PUBLIC IMPROVEMENTS TO BE LOCATED IN AN EASEMENT.
 - STORMWATER QUALITY AND QUANTITY PRACTICES WILL BE IMPLEMENTED ON SITE.
 - CITY OF FRANKLIN WATER UTILITY DISTRICT IS THE POTABLE WATER SUPPLIER.
USE OF RE-PURIFIED WATER MAY BE INCORPORATED IF AVAILABLE.
MAXIMUM CAPACITY IS APPROXIMATELY 30,000 GPD.
 - CITY OF FRANKLIN WASTEWATER UTILITY DISTRICT IS THE SANITARY SEWER PROVIDER.
 - NEAREST FACILITIES:
FIRE=FRANKLIN FIRE DEPARTMENT STATION 2=2.6 MILES
POLICE=FRANKLIN POLICE DEPARTMENT=2.8 MILES
RECREATIONAL=PINKERTON PARK=2.3 MILES
 - THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTERS OF HISTORIC PLACES.
 - MINERAL RIGHTS ARE HELD BY THE OWNER OF THE PROPERTY.
 - A PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 471870 PANEL NO. 132 E. DATED JANUARY 16, 2003.
 - OAK MEADOW DRIVE RESIDENTIAL DEVELOPMENT IS LOCATED AT 780 OAK MEADOW DRIVE. IT IS A PROPOSED ATTACHED RESIDENTIAL DEVELOPMENT.
 - DRAINAGE BASIN IS THE WATSON BRANCH WATERSHED.
 - THE ANTICIPATED IMPACT ON STREETS SHOWN ON THE MAJOR THROUGHFARE PLAN IS A FULFILLMENT OF THE DEMANDS FOR OFF-NETWORK CONNECTIONS AND A REDUCTION OR MINIMAL IMPACT ON MAJOR ARTERIALS.
 - REFUSE STORAGE WILL BE IN DUMPSTERS AND SANITATION COLLECTION WILL BE BY A PRIVATE CONTRACTOR.

SITE DATA CHART

PROJECT NAME:	OAK MEADOW DRIVE RESIDENTIAL DEVELOPMENT
PROJECT #:	COF# TBD
MAP AND PARCEL:	MAP: 79-0, PARCEL: 14.01
ADDRESS:	780 OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	-
EXISTING ZONING:	PLANNED RESIDENTIAL (PR 11.8)
CHARACTER AREA OVERLAY:	MCEVEN
OTHER APPLICABLE OVERLAYS:	FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	5.19 ACRES +/-
SQUARE FOOTAGE OF SITE:	225,904 SQUARE FEET +/-
LAND USE: EXISTING/PROPOSED	VACANT/RESIDENTIAL
LSR:	N/A
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	40'
SIDE YARD:	15'
REAR YARD:	25'
OWNER:	SW22 TENNESSEE, LLC
ADDRESS:	345 NORTH CANAL STREET, SUITE 210 CHICAGO, ILLINOIS 60606
PHONE NO.:	312-454-1626 x 104
PHONE NO.:	JAMES BLOMBERG-4843040 KENNEDY 48%
E-MAIL ADDRESS:	jkenney@blomberg.com
CONTACT NAME:	MR. JACK KENNEDY
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	8808 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-355-6911
FAX NO.:	615-355-6737
E-MAIL ADDRESS:	cb3@barga-cauthen.com
CONTACT NAME:	MR. DAN BARGE III, P.E.
EXISTING BASE ZONING:	PLANNED RESIDENTIAL (PR 11.8)
PROPOSED BASE ZONING:	RM-20

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

OWNER
SW22 TENNESSEE, LLC
345 NORTH CANAL STREET, SUITE 201
CHICAGO, ILLINOIS 60606

ARCHITECT
GILBERT McLAUGHLIN CASSELLA ARCHITECTS
714 EIGHTH AVENUE
FRANKLIN, TENNESSEE 37203

SITE AND GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
8808 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
JAMES TERRY & ASSOCIATES
138 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076

**780 OAK MEADOW DRIVE
TAX MAP 79-0, GROUP "A"
PARCEL 14.01**
COF # 5946

EXISTING SITE EXHIBIT

WOODLAND SUBDIVISION, LOT 21
780 OAK MEADOW DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO.	CHK	DATE	DESCRIPTION
1	CHK	08.21.15	PRE-APPLICATION REZONING EXHIBIT
2	SHS	09.08.15	REZONING APPLICATION
3	SHS	10.01.15	REZONING APPLICATION: RESUBMITTAL

NOT FOR CONSTRUCTION

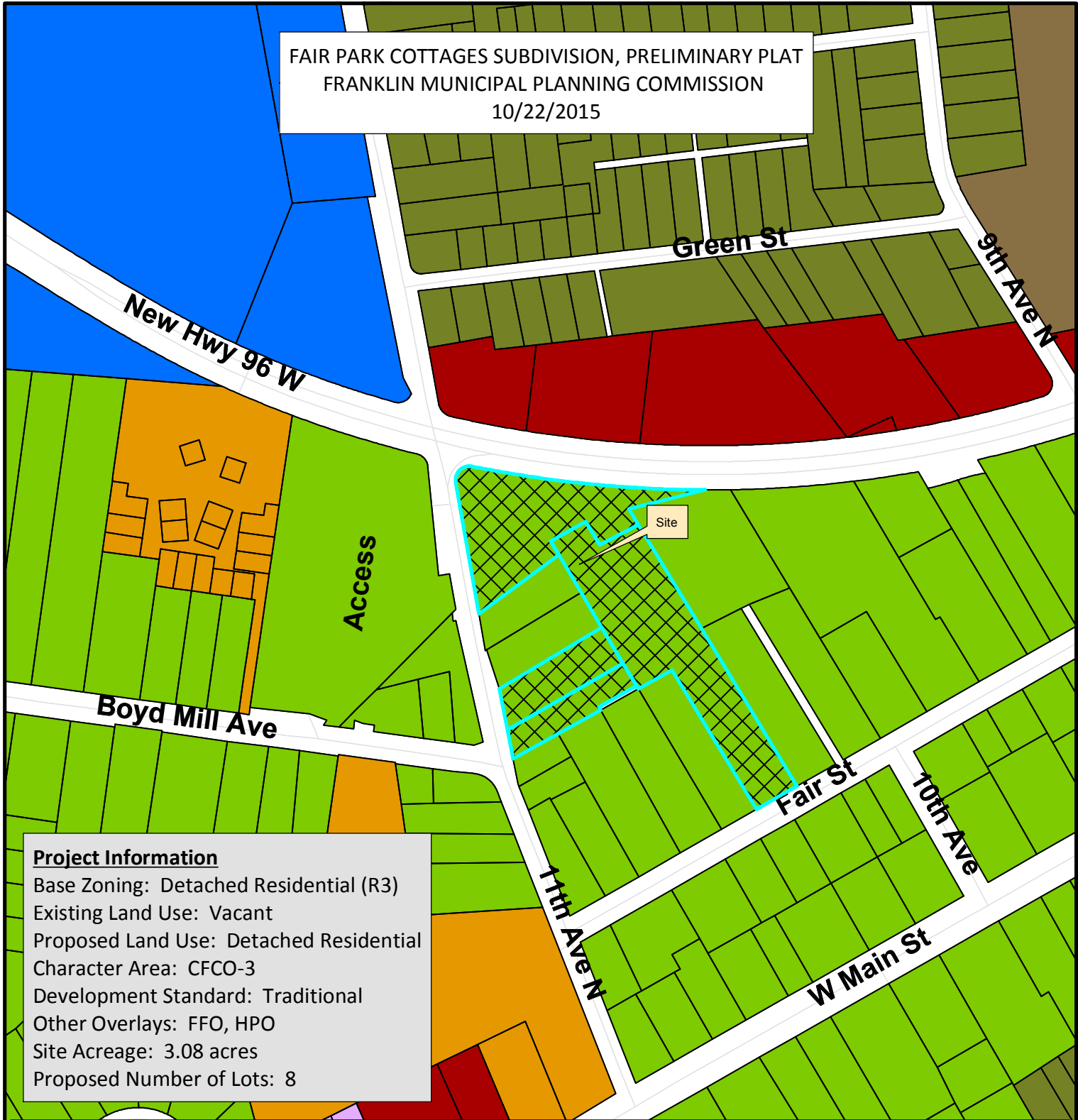
C1.1
BCA FILE NO. 2019-21

8808 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
615.355.9911 PHONE
615.352.6737 F.A.X

Barge Cauthen & Associates

DANIEL B. BARGE
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TENNESSEE
1776

FAIR PARK COTTAGES SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/2015



Project Information

Base Zoning: Detached Residential (R3)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: FFO, HPO
Site Acreage: 3.08 acres
Proposed Number of Lots: 8

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



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Feet

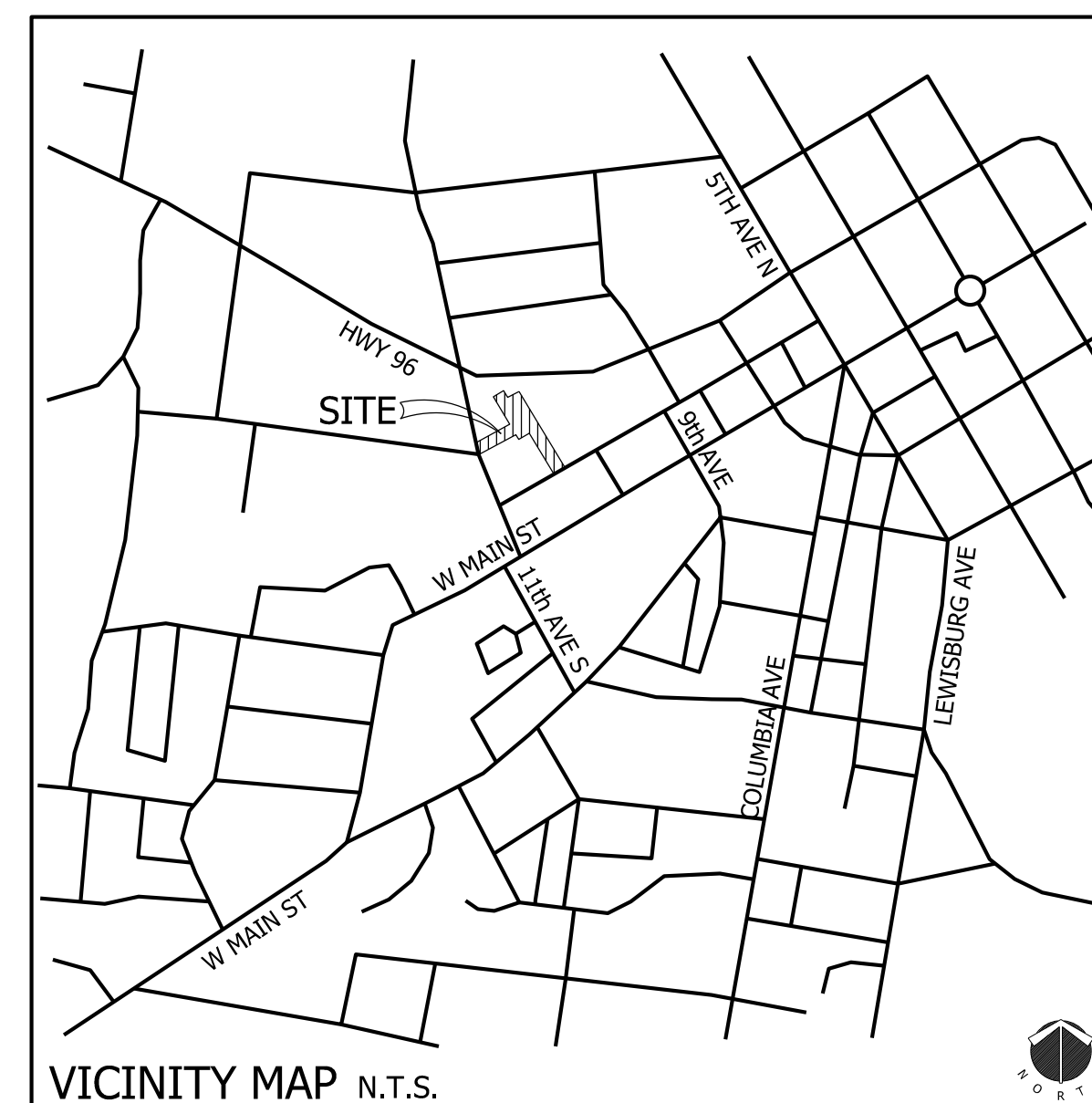
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PRELIMINARY PLAT FAIR PARK COTTAGES

FAIR STREET
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT

SHEET INDEX

C1.00	COVER
C2.00	EXISTING CONDITIONS
C2.01	OVERALL SITE LOCATION MAP
C3.00	SITE LOCATION ADJACENT OWNERS
	PRELIMINARY PLAT



DEVELOPER

BRISTOL DEVELOPMENT GROUP
381 MALLORY STATION RD., SUITE 204
FRANKLIN, TN 37067
PH: (615) 786-9708
CONTACT: SCOTT BLACK
EMAIL: black@bristoldevelopment.com

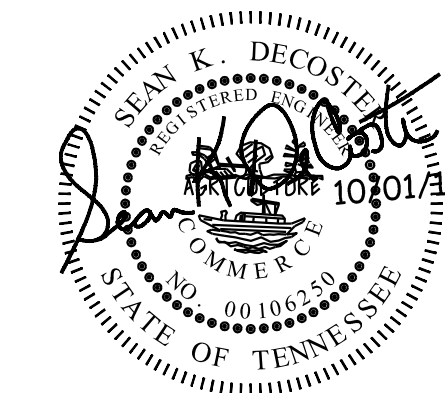
PROPERTY OWNERS

JEREMY & JESSICA SHERIDAN
1006 FAIR STREET
FRANKLIN, TN 37064
(PARCELS 11.00 & 22.00)

DALE & JANICE STUMBO
884 HIGH POINT RIDGE ROAD
FRANKLIN, TN 37069
(PARCELS 18.01 & 19.00)

ENGINEER

CIVIL SITE DESIGN GROUP
630 SOUTHGATE AVE, SUITE A
NASHVILLE, TN 37203
CONTACT: SEAN DECOSTER
PH: (615) 248-9999
EMIAL: seand@civil-site.com

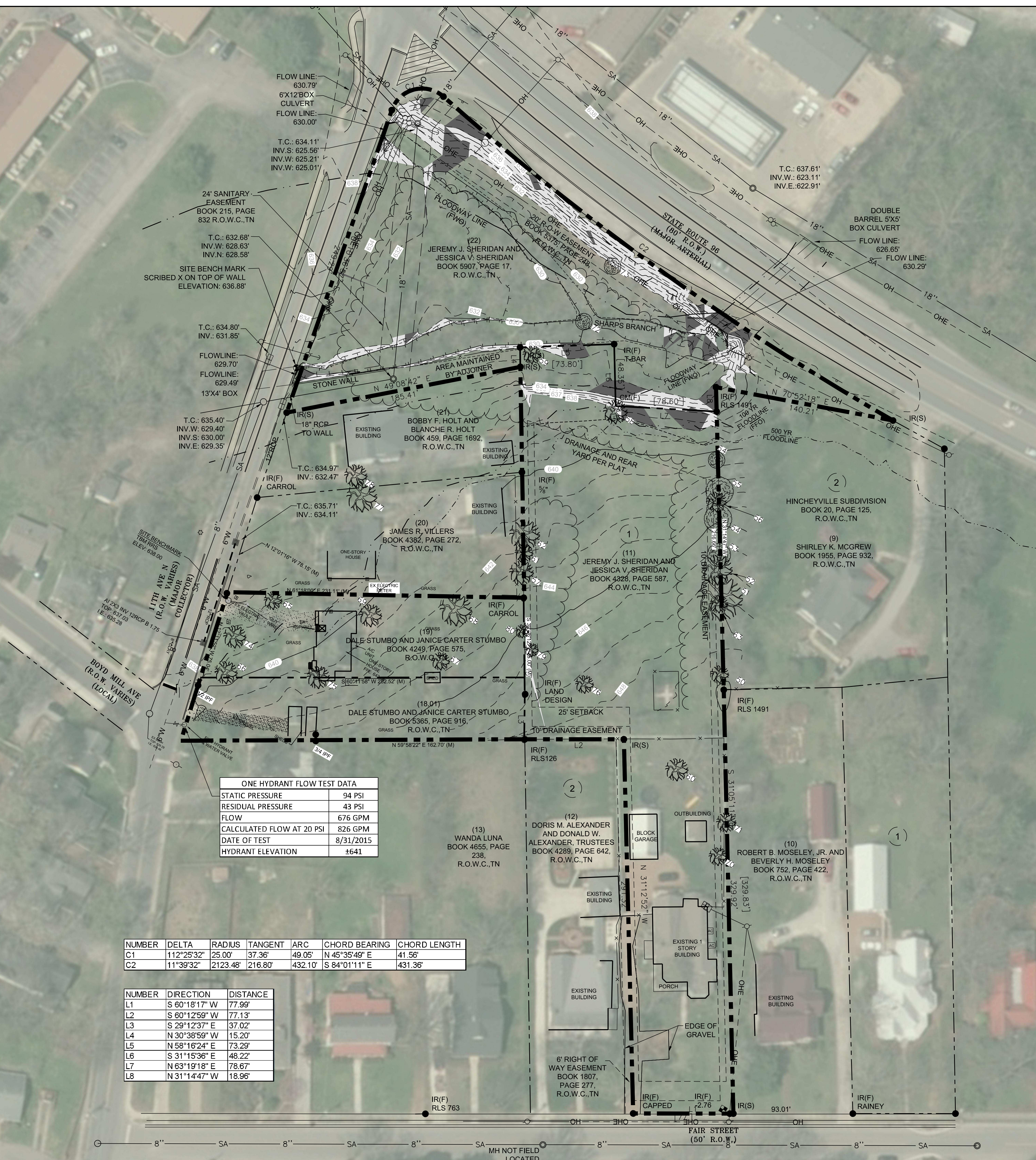


CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

PRELIMINARY PLAT RESUBMITTAL: OCT 1, 2015
PRELIMINARY PLAT SUBMITTAL: SEPT. 8, 2015
PRE-APP SUBMITTAL: AUGUST 24, 2015
RESUBMITTAL: APRIL 2, 2015
PRELIMINARY PLAT SUBMITTAL: DEC. 15, 2014
PRE-APP SUBMITTAL: NOV. 24, 2014
JOB NO.: 14-156-01

CITY OF FRANKLIN PROJECT# 5939

Oct 01, 2015 - 9:11am T:\CADD\2014\14-156-01\CADD\Civil\Preliminary Part14-156-01_C100 - Existing Conditions Plan.dwg

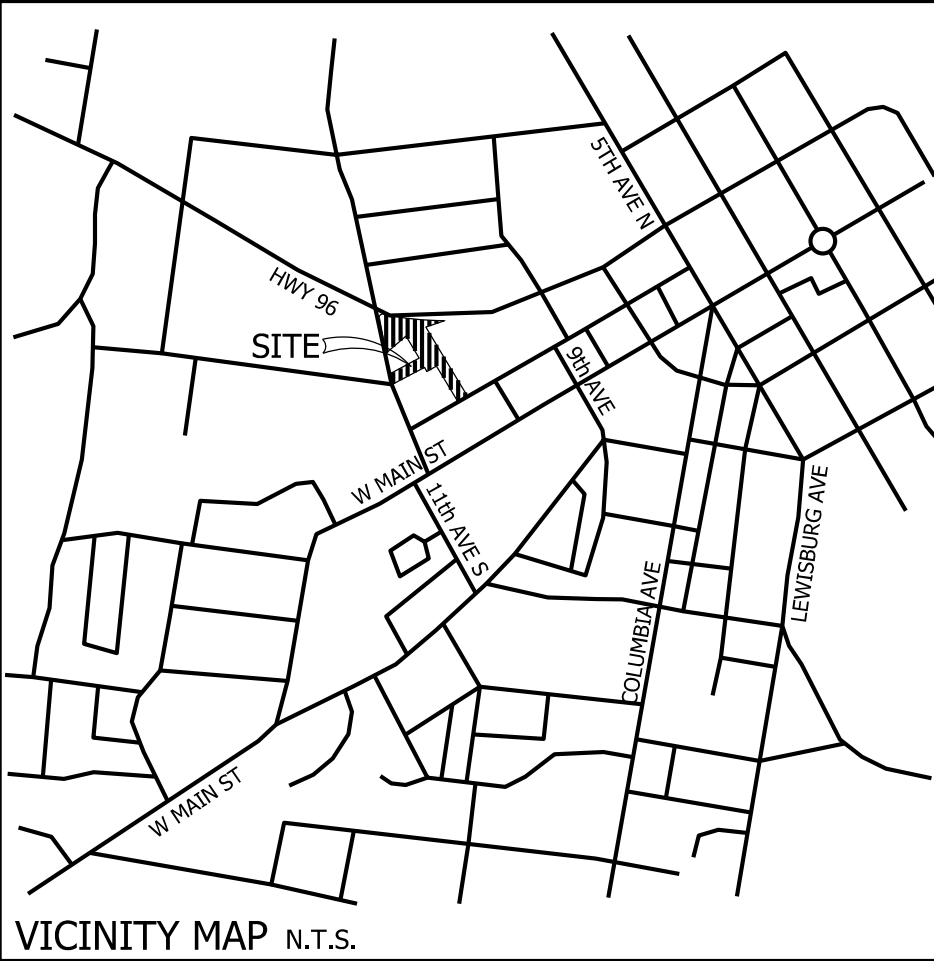


NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	112°25'32"	25.00'	37.36'	49.05'	N 45°35'48" E	41.56'
C2	11°39'32"	2123.48'	216.80'	432.10'	S 84°01'11" E	431.36'

NUMBER	DIRECTION	DISTANCE
L1	S 60°18'17" W	77.99'
L2	S 60°12'59" W	77.13'
L3	S 29°12'37" E	37.02'
L4	N 30°38'59" W	15.20'
L5	N 58°16'24" E	73.29'
L6	S 31°15'36" E	48.22'
L7	N 63°19'18" E	78.67'
L8	N 31°14'47" W	18.96'

ONE HYDRANT FLOW TEST DATA	
STATIC PRESSURE	94 PSI
RESIDUAL PRESSURE	43 PSI
FLOW	676 GPM
CALCULATED FLOW AT 20 PSI	826 GPM
DATE OF TEST	8/31/2015
HYDRANT ELEVATION	±641

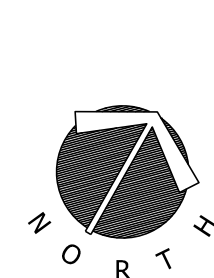
SPECIMEN TREES		
ID #	DIAMETER	SPECIES
50	24"	ELM
51	60"	ELM
52	40"	ELM
53	34"	HACKBERRY
54	40"	HACKBERRY
55	40"	HACKBERRY
56	27"	ELM
57	32"	ELM
58	32"	ELM
59	24"	PECAN
60	30"	MAPLE
61	24"	ELM
62	40"	ELM
63	24"	ELM
64	24"	HACKBERRY
65	24"	ELM
66	30"	ELM
67	24"	ELM
68	42"	ELM
69	30"	ELM
70	24"	MAPLE
71	26"	PECAN
72	24"	SYCAMORE
73	24"	SYCAMORE
74	30"	ELM
75	30"	ELM
76	24"	ELM
77	40"	ELM
78	30"	ELM
79	18"	ELM
80	18"	ELM



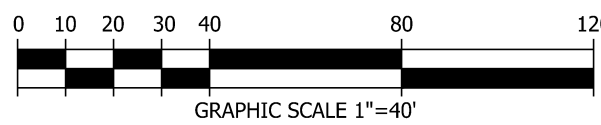
Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	20.00%	3268.39	
2	20.00%	4345.55%	8471.31	

Site Data:	
Project Name:	Fair Park Cottages
Address:	Fair Street Franklin, TN
Civil District:	9th
Map, Parcels:	78B, Group F, 11.00, 18.01, 19.00 & 22.00
Owners:	Jeremy & Jessica Sheridan (Parcel 11.00 & 22.00) 1006 Fair Street Franklin, TN 37064
Developer:	Dale & Janice Stumbo (Parcel 18.01 & 19.00) 884 High Point Ridge Road Franklin, TN 37069 Bristol Development Group 381 Mallory Station Rd, Suite 204 Franklin, TN 37067 contact: Scott Black black@bristoldevelopment.com
Site Area:	144,321 sf / 3.31 ac
Existing Zoning:	Residential District (R3)
Character Area Overlay:	Central Franklin (CFCO-3)
Other Overlays:	Historic Preservation Overlay (HPO), Floodway Fringe Overlay (FFO), Floodway Overlay (FWO)
Development Standard:	Traditional
Drainage Basin:	Sharps Branch
Building setbacks:	Street Facing: 10' (lots 2-8) 30' (lot 1) Side: 5' Rear: 5' Max. Building Height Allowed: 3 stories

MAP 078B, GROUP F, PARCELS 11.00, 18.01, 19.00 & 22.00

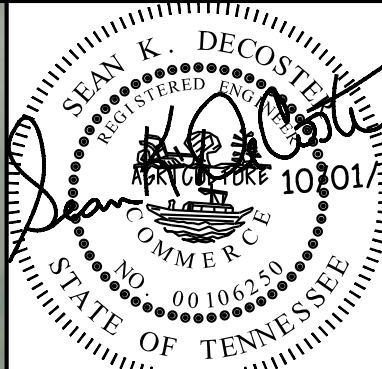


PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00



EXISTING CONDITIONS PLAN

PRELIMINARY PLAT FAIR PARK COTTAGES FAIR STREET FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

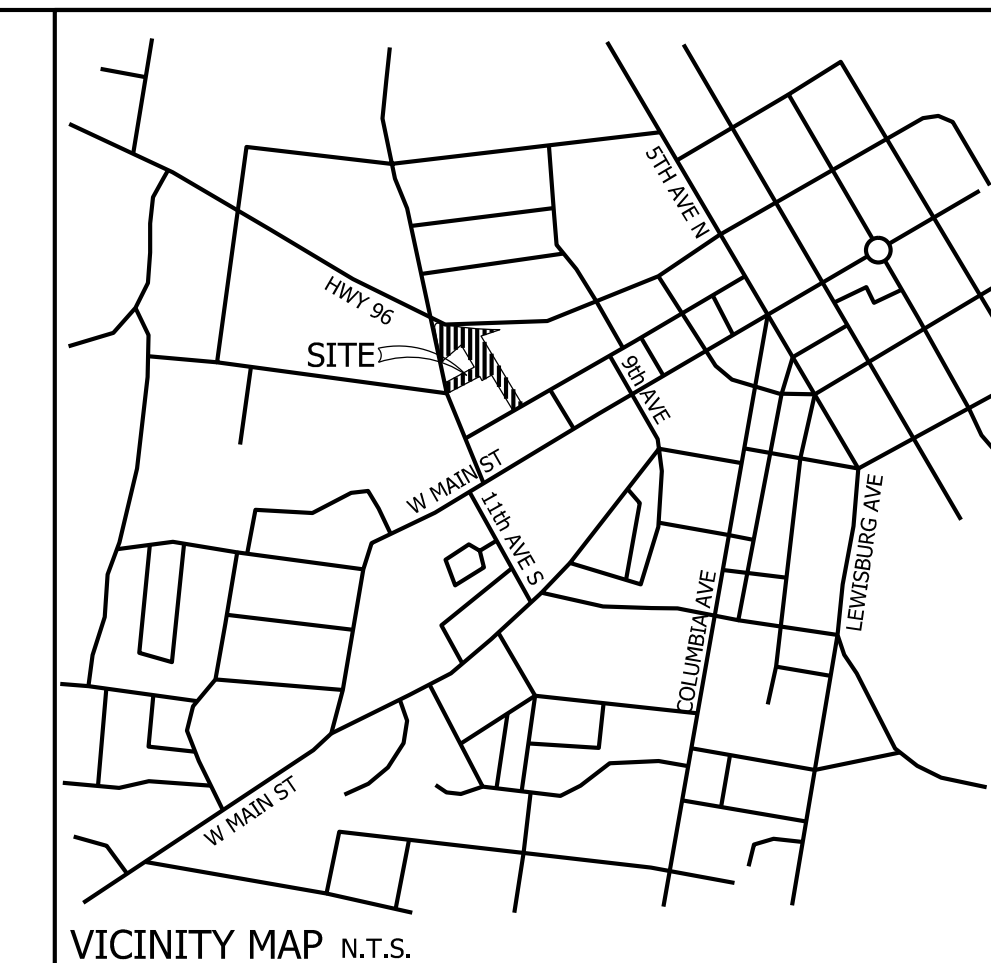


CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTHGATE AVENUE, SUITE 200
NASHVILLE, TN 37203
615.246.9966 • WWW.CIVILSITEGROUP.COM

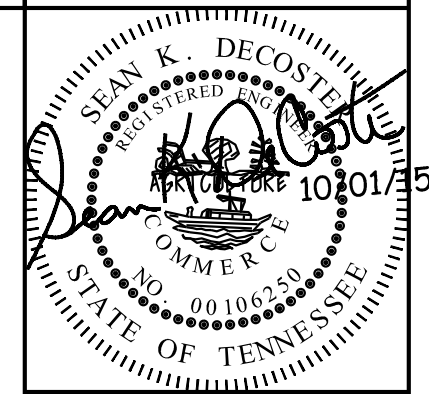
REV.	COMMENTS	DATE
1	PRE-APP SUBMITTAL	11/24/2014
2	PRELIMINARY PLAT SUBMITTAL	12/15/2014
3	RESUBMITTAL	04/02/2015
4	PRE-APP SUBMITTAL	08/24/2015
5	PRELIMINARY PLAT SUBMITTAL	09/08/2015
6	CITY COMMENTS	10/01/15

C1.00

JOB NO.: 14-156-01
COF # 5939



NOTE:
SEE SHEET C2.01 FOR ADJACENT
PROPERTY OWNER DATA



OVERALL SITE LOCATION MAP

PRELIMINARY PLAT
FAIR PARK COTTAGES

FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRWN	CHKD	DATE	COMMENTS	REV.
LEB	SKD	11/24/2014	PRE-AP SUBMITTAL	
LEB	SKD	02/15/2014	PRELIMINARY PLAT SUBMITTAL	
LEB	SKD	02/12/2015	RESUBMITTAL	
LEB	SKD	08/27/2015	PRE-AP SUBMITTAL	
LEB	SKD	09/09/2015	PRELIMINARY PLAT SUBMITTAL	
LEB	SKD	10/01/15	CITY COMMENTS	

Oct 01, 2015 - 9:12am T:\CADD\2014\14-156-01\CADD\Fair\ Preliminary Plat\14-156-01_C201 - Site Location Owners.dwg

PRCLID	Property Address	Owner	Owner Address	City	State	ZIP	ZONING	OVERLAY	CHARACTER AREA	DEVELOPMENT
078B-A00600	333 11TH AVE N	PULLIAM AND EATHERLY PTNRS	2844 CURD RD	MT JULIET	TN	37122	R-3 RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-A00800	400 BOYD MILL AVE	BARNES ERNEST L	205 MONTICELLO RD	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-A00900	402 BOYD MILL AVE	EVANS WAYNE	397 LAKE VALLEY RD	FRANKLIN	TN	37089	R-3		CFCO-3	TRADITIONAL
078B-A01000	404 BOYD BILL AVE	BARNES ERNEST L	205 MONTICELLO RD	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-D00100	965 GREEN ST	DAVIS BURGESS	965 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00200	963 GREEN ST	GOLDEN EARLY JR	963 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00201	959 GREEN ST	MAYBERRY JANET	959 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00202	961 GREEN ST	JORDAN JOCELYN	961 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00300	957 GREEN ST	ALLEN CURTIS L	1784 W MAIN ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-D00400	951 GREEN ST	JOHNSON DERRICK L	924 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00500	949 GREEN ST	CHURCH LITTLE HARPETH PRIMITIVE BAPT	949 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01400	204 NEW HWY 96 W	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01500	208 NEW HWY 96 W	RITTENBERRY WILLIE BELL	208 NEW HWY 96 W	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01600	NEW HWY 96 W	BIBB JAYNE D	918 FAIR ST	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01700	222 NEW HWY 96 W	WELTON INVESTMENTS LLC	PO BOX 280928	NASHVILLE	TN	38228	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01800	224 NEW HWY 96 W	WELTON INVESTMENTS LLC	PO BOX 280928	NASHVILLE	TN	38228	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01900	NEW HWY 96 W	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-F00100	NEW HWY 96 W	BIBB JAYNE D	918 FAIR ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F00200	916 FAIR ST	LITTLE ANN A	916 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00600	918 FAIR ST	BIBB JAYNE D	918 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00700	920 FAIR ST	BERRY C DEWEES IV	920 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00701	920 FAIR ST	BERRY C DEWEES IV	920 FAIR ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F00800	936 FAIR ST	DIORENZO ELLEN B	936 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00900	219 NEW HWY 96 W	MCGREW SHIRLEY K	701 W MAIN ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F00901	1002 FAIR ST	CECCONI AMANDA	1002 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01000	1004 FAIR ST	MOSELEY ROBERT B JR	1004 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078F-F01100	1006 FAIR ST	SHERIDAN JEREMY J	1006 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01200	1008 FAIR ST	ALEXANDER DORIS M TR	1008 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01300	1010 FAIR ST	LUNA WANDA	1010 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01400	1012 FAIR ST	CRUTCHFIELD JAMES A	1012 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01500	1014 FAIR ST	MAHER DIANNA L	PO BOX 1442	FRANKLIN	TN	37065	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01600	1016 FAIR ST	BLACK NANCY RUSSELL	1016 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01700	316 11TH AVE N	OGLES NEAL T	1716 LEATON CT	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F01800	318 11TH AVE N	STUMBO DALE	884 HIGH POINT RIDGE RD	FRANKLIN	TN	37069	R-3		CFCO-3	TRADITIONAL
078B-F01801	11TH AVE	STUMBO DALE	884 HIGH POINT RIDGE RD	FRANKLIN	TN	37069	R-3		CFCO-3	TRADITIONAL
078B-F01900	326 11TH AVE N	STUMBO DALE	884 HIGH POINT RIDGE RD	FRANKLIN	TN	37069	R-3		CFCO-3	TRADITIONAL
078B-F02000	328 11TH AVE N	PAINTER JASON W	328 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F02100	330 11TH AVE N	HOLT BLANCHE	330 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F02200	11TH AVE	SHERIDAN JEREMY J	1006 FAIR ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01600	407 BOYD MILL AVE	WARREN ADELAIDE JUNE REV LIVING TRUST	409 BOYD MILL AVE	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01700	317 11TH AVE N	WARD TYLER J	317 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01701	403 BOYD MILL AVE	FETTROLL TIMOTHY D	328 BRIDGE ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01800	315 11TH AVE N	INGRAM FRANK CHARLES	315 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01900	313 11TH AVE N	CONNELL ALLEN	313 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G02000	311 11TH AVE N	ORDUNG JOHN E JR	311 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G02100	1100 W MAIN ST #A-1	JOHNSON RONNIE	903 BEECHCROFT RD	SPRING HILL	TN	37174	SD-R SPECIFIC DEVELOPMENT RESIDENTIAL		CFCO-3	TRADITIONAL
078G-H01100	1003 W MAIN ST	MARSHALL ANDREW E	1003 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-H01200	913 W MAIN ST	KASE MARK A	913 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00100	1015 FAIR ST	VAILLANCOURT JAMES R	1015 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00200	1013 FAIR ST	GARNER JOHN P	1013 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00300	1011 FAIR ST	SMITH MILLARD WARD	1011 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00400	1009 FAIR ST	SANDERS OSCAR CARROLL	1009 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00500	1007 FAIR ST	HAMNER BRIAN KELLY	1007 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00600	1005 FAIR ST	HINTON JULIE A	1005 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00700	1003 FAIR ST	LANGHANS NANCY M	2228 S BERRYS CHAPEL RD	FRANKLIN	TN	37069	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00800	1001 FAIR ST	HARVILLE KELLY	1001 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00900	935 FAIR ST	MOORE WILLIAM G	517 EUSTIS AVE	HUNTSVILLE	AL	35801	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01000	927 FAIR ST	CORBETT CORRIN A	927 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01100	921 FAIR ST	WILLIAMS HAYLEY	921 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01200	915 FAIR ST	HERBERT JANICE A	915 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01600	930 W MAIN ST	LIGON MARTHA PARISH GREER TR	930 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01700	932 W MAIN ST	DAVIS KEITH	932 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01800	1002 W MAIN ST	JONES ROGER G	1002 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01900	1006 W MAIN ST	WHITE BRADFORD C	1006 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02000	1010 W MAIN ST	HARMS DENNIS L	1010 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02100	1012 W MAIN ST	CHURCH CINDY A	214 4TH AVE S	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02200	1014 W MAIN ST	FELTNER ROBERT E	118 S THIRD ST	PULASKI	TN	38478	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02300	1016 W MAIN ST	LIDKIE JOAN D	1016 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02400	1018 W MAIN ST	KRIEBEL ROBERT S	1018 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02500	1022 W MAIN ST	THOMSON THOMAS B JR	1022 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL

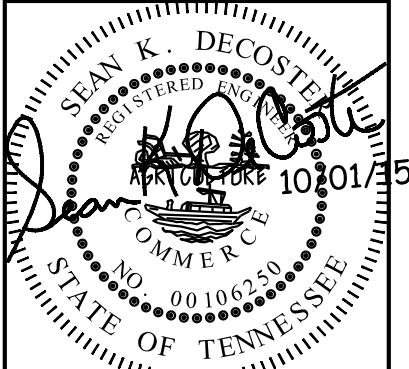
CIVIL SITE

DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

639 SOUTHWEST AVENUE SUITE 200 NASHVILLE, TN 37203

615.241.9966 WWW.CIVILSITE.GR



SITE LOCATION ADJACENT OWNERS

PRELIMINARY PLAT

FAIR PARK COTTAGES

FAIR STREET

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	PRE-APP SUBMITTAL	11/24/2014	SKD	LEB
	PRELIMINARY PLAT SUBMITTAL	12/15/2014	SKD	LEB
	RESUBMITTAL	04/02/2015	SKD	LEB
	PRE-APP SUBMITTAL	08/24/2015	SKD	LEB
	PRELIMINARY PLAT SUBMITTAL	09/08/2015	SKD	LEB
	CITY COMMENTS	10/01/15	SKD	LEB

C2.01

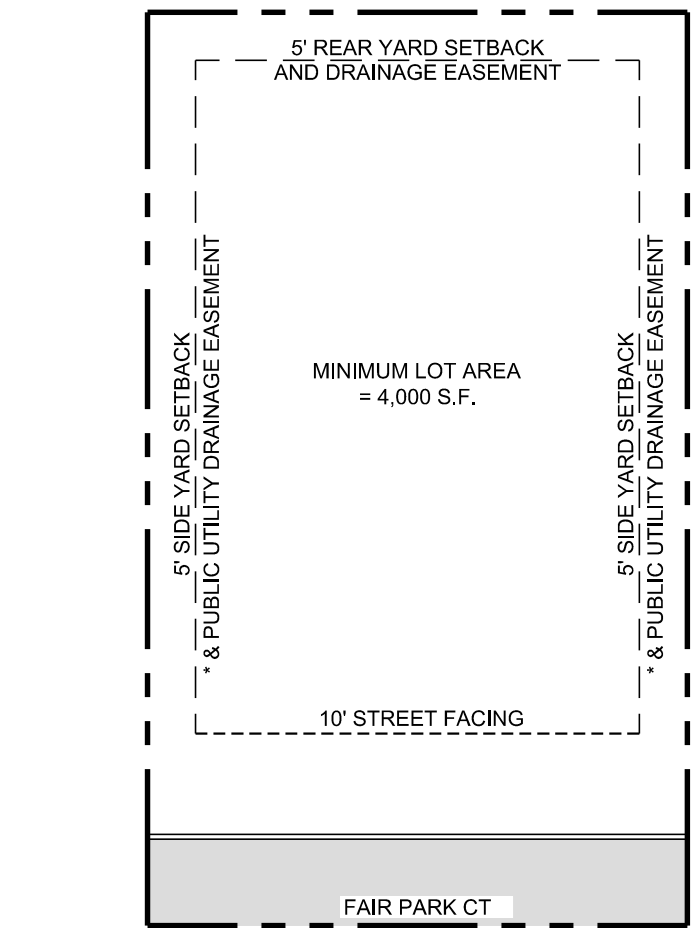
C:\01_2015-9-12am T:\CADD\2014\14-156-01\CAD\Civil\Preliminary Plat\14-156-01_C300 - Preliminary Plat.dwg

Parcel Line Table		
Line #	Length	Direction
L1	77.99	S60° 18' 16.80"W
L2	291.32	N31° 12' 51.93"W
L3	3.97	N60° 13' 58.87"E
L4	74.67	N60° 13' 58.87"E
L5	291.40	S31° 05' 10.81"E
L6	1.12	S61° 19' 31.58"W
L9	111.31	N28° 39' 52.14"W
L10	55.04	N61° 18' 50.27"E
L11	61.98	S28° 37' 51.37"E
L12	1.14	S61° 19' 13.07"W
L13	12.49	N28° 39' 46.97"W
L15	16.48	S61° 19' 31.58"W
L16	57.68	N61° 18' 50.27"E
L17	23.09	S31° 28' 06.58"E
L18	38.52	S31° 05' 10.81"E
L19	62.97	N28° 33' 39.84"W
L20	71.79	N61° 19' 13.07"E
L21	61.05	S60° 13' 58.87"W
L22	64.20	N28° 33' 39.84"W
L23	65.00	N61° 19' 13.07"E
L24	65.00	N61° 19' 13.07"E
L25	16.08	S60° 13' 58.87"W
L26	48.94	S59° 58' 22.00"W
L27	65.66	N28° 33' 39.84"W
L28	68.84	S59° 58' 22.00"W
L29	67.28	N28° 42' 52.97"W
L30	69.00	N61° 19' 13.07"E
L31	149.98	S59° 58' 22.00"W
L32	46.13	N12° 35' 44.00"W
L33	60.38	N35° 18' 35.59"E
L34	82.85	N61° 19' 13.07"E
L35	27.73	N11° 23' 57.60"W
L36	46.03	N61° 19' 13.07"E
L37	47.89	S31° 14' 46.66"E
L39	31.51	S61° 19' 13.07"W
L40	173.31	N30° 45' 53.58"W
L41	185.39	S49° 08' 42.47"W
L42	249.29	N10° 36' 56.83"W
L45	140.21	S70° 52' 17.93"W
L46	120.10	N31° 14' 46.66"W

Curve Data				
Curve	Delta	Length	Radius	Chord
C1	80°29'05"	63.91'	45.50'	S21°04'59"W 58.79'
C2	56°33'23"	15.11'	15.31'	S09°45'46"W 14.51'
C3	90°00'00"	71.47'	45.50'	N73°40'28"W 64.35'
C4	16°14'30"	4.37'	15.40'	S45°55'22"W 4.35'
C5	112°25'32"	49.05'	25.00'	N45°35'49"E 41.56'
C6	11°39'32"	432.10'	2123.48'	S84°01'11"E 431.36'

Open Space	
Site Area	3.31 ac
Required (5% of gross area)	0.17 ac
Provided	1.45 ac
In traditional Areas 100% of Open Space shall be formal.	

SPECIMEN TREES		
ID #	DIAMETER	SPECIES
50	24"	ELM
51	60"	ELM
52	40"	ELM
53	34"	HACKBERRY
54	40"	HACKBERRY
55	40"	HACKBERRY
56	27"	ELM
57	32"	ELM
58	32"	ELM
59	24"	PECAN
60	30"	MAPLE
61	24"	ELM
62	40"	ELM
63	24"	ELM
64	24"	HACKBERRY
65	24"	ELM
66	30"	ELM
67	24"	ELM
68	42"	ELM
69	30"	ELM
70	24"	MAPLE
71	26"	PECAN
72	24"	SYCAMORE
73	24"	SYCAMORE
74	30"	ELM
75	30"	ELM
76	24"	ELM
77	40"	ELM
78	30"	ELM
79	18"	ELM
80	18"	ELM



TYPICAL LOT DETAIL LOTS 2-8
N.T.S.

5' P.U.D.E. ALONG SIDE LOT LINES AND ALONG THE REAR LOT LINES OF LOTS 4-7 ARE SUBJECT TO CITY OF FRANKLIN ENGINEERING APPROVAL BASED ON PROPOSED CONVEYANCE OF STORMWATER THROUGH THE SITE

Site Data:

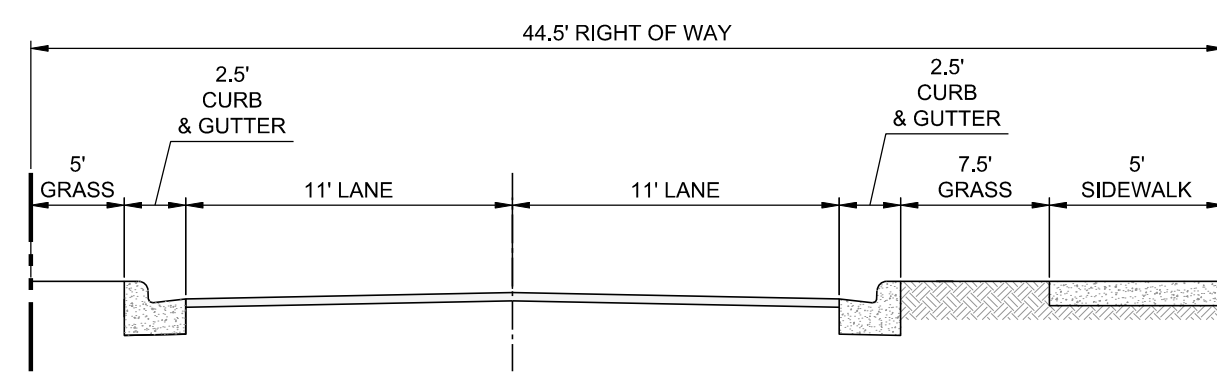
Project Name: Fair Park Cottages
Address: Fair Street
Franklin, TN
9th
78B, Group F, 11.00, 18.01, 19.00 & 22.00
Jeremy & Jessica Sheridan (Parcel 11.00 & 22.00)
1006 Fair Street
Franklin, TN 37064

Developer: Dale & Janice Stumbo (Parcel 18.01 & 19.00)
884 High Point Ridge Road
Franklin, TN 37069
Bristol Development Group
381 Mallory Station Rd, Suite 204
Franklin, TN 37067
contact: Scott Black
black@bristoldevelopment.com
144,321 sf / 3.31 ac
Residential District (R3)
Central Franklin (CFCC-3)
Historic Preservation Overlay (HPO), Floodway
Fringe Overlay (FFO), Floodway Overlay (FWO)
Traditional
Drainage Basin: Sharps Branch
Building setbacks: Street Facing: 10' (lots 2-8)
30' (lot 1)

Site Area:
Existing Zoning:
Character Area Overlay:
Other Overlays:
Development Standard:
Drainage Basin:
Building setbacks:

Max. Building Height Allowed:
Side: 30'
Rear: 5'
3 stories

I, Sean K. Decoste, have, to the best of my ability, designed this subdivision in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin, and with the Franklin Land Use Plan, with which I am familiar.



STREET SECTION
N.T.S.

CONNECTIVITY INDEX		
◆	NODES	2
X	LINKS	3
LINKS/NODES		5/3 = 1.50

Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	22,810.77	0.52
2	4,240.37	0.10
3	4,097.49	0.09
4	4,562.70	0.10
5	4,132.93	0.09
6	4,218.55	0.10
7	4,580.27	0.11
8	9,010.05	0.21
9-OS	609.33	0.01
10-OS	62,569.59	1.44

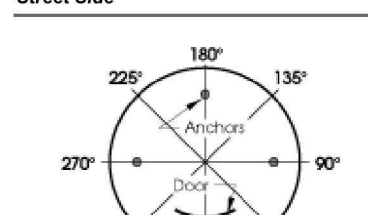
Detached Residential Lot Tree Chart			
Lot Number	Lot Size, SF	ACI	# Trees
2	4,240.37	3	1
3	4,097.49	3	1
4	4,562.70	3	1
5	4,132.93	3	1
6	4,218.55	3	1
7	4,580.27	3	1
8	9,010.05	6	2

Catalog Number: GUV 100HP MA B 3 R S G H P WDA 12 FSJ 17 P07	
ABG BK	
Notes	Type

SPECIFICATIONS
FIXTURE
Utility Granville
• GUV 100HP MA B 3 R S G H P
POLE
Wadsworth Aluminum Pole
• WDA 12 FSJ 17 P07 ABG BK
INSTALLATION

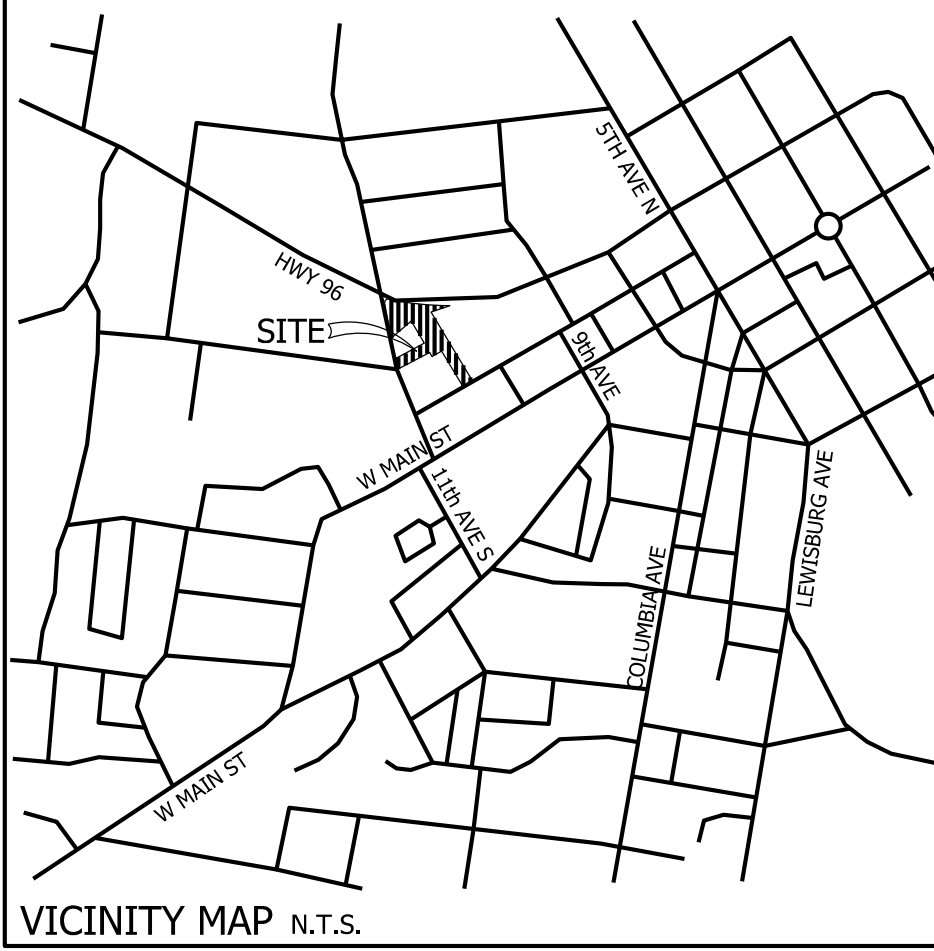
WADSWORTH ALUMINUM POLE UTILITY GRANVILLE

Anchorage/Orientation Plan



Notes:
MTE UNIT #: M27-10-12BW Consisting of MTE Item # 6123, 6156

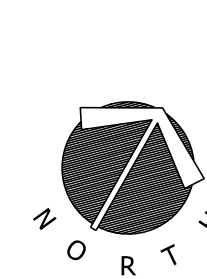
Customer Approval: _____ Job Name: Product Basket
Client Name: MTEMC-MTE UNIT #: M27-10-12BW
signature _____ date _____ Created By: il_main/sxc01 Date: 11-Mar-11
Catalog # GUV 100HP MA B 3 R S G H P WDA 12 FSJ 17 P07 ABG BK Dwg. # HLP-12294 Page: 2 of 2



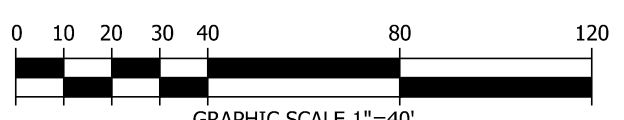
VICINITY MAP N.T.S.

- Notes:
- This plat shall void and vacate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 and 2 un-numbered lots of the JJ Green Subdivision (Bk DB30, Pg 424).
 - The purpose of this plat is to consolidate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 5 of the JJ Green Subdivision (Bk DB30, Pg 424) and re-subdivide the land into 7 new residential lots, 1 existing residential lot and 2 open space lots.
 - The project site is located at 1006 Fair Street and 322 & 326 11th Avenue North in Franklin between Highway 96 and Fair Street in the 9th Civil District. The scope of this project is to subdivide the ±144,321 SF / ±3.31 acre property into nine residential lots served by a public road.
 - The property is within the City of Franklin service district for domestic water and sanitary sewer service. This project will have a domestic water demand of approximately 2,800 gallons per day.
 - This development of seven new lots is expected to have an average daily domestic water demand / sanitary sewer production of approximately 2,450 gallons. If available, this project can use re-purified water for its irrigation requirements. The stormwater runoff for this project will be handled according to the City of Franklin Stormwater Management requirements.
 - The traffic production from these eight lots will be approximately 64 trips per day.
 - The seven new proposed lots will create a very slight increase to the demand for police, fire, solid waste and recreational facilities. However by being located in an urban district of the City, most of these city services are much closer and require less fuel and personnel time.
 - The school districts that could be affected by this development are:
Elementary: Johnson
Middle: Freedom Intermediate
High: Franklin High
 - This property drains north to an existing stream on the south side of Highway 96 and is eventually tributary to the Harpeth River.
 - Side yard drainage shall be provided in accordance with City of Franklin Engineering requirements.
 - Driving distance from this property to Public Service Facilities:
Franklin Police Department: 0.36 Miles
Directions from Site - Head S on 11th Ave, turn Left on Fair St, turn right on 9th Ave
Franklin Fire Department: 0.12 Miles
Directions from Site - Head N on 11th Ave, turn Left on TN-96
 - The existing structures on parcel 11.00 are to remain as part of this application and will be located on Lot 1 of the proposed Preliminary Plat with access off of Fair Street. Any existing structures on parcels 18.01 and 19.00 are to be removed. Refer to sheet C1.00 for existing structure locations. The proposed Preliminary Plat is in compliance with the properties current R-3 Zoning.
 - There are no known mineral rights other than the owner.
 - Stormwater Management features and drainage easements shall be maintained by the homeowner's association.
 - Lot 8 shall be accessed off of Fair Park Court.
 - Open space lots 9 and 10 shall be public utility, access and drainage easements and shall be non buildable lots.
 - Existing drainage easements shall be abandoned with this plat.
 - Lot 1 sanitary sewer shall come from Fair Street.
 - The major thoroughfare plan indicates future improvements to Highway 96 (major arterial) adjacent to the site. The plan calls for a widening from 2 lanes to a 4 lane section from the future Mack Hatcher extension to 7th Avenue North. The proposed 7 new residential lots are not expected to have a noticeable impact on the surrounding road systems.
 - Proposed density is 2.42 DUA (8 / 3.31)
 - Units on lots 2-7 shall be sprinklered. Residential fire sprinklers shall be designed in accordance with NFPA 13D.
 - Lots 2-6 are within the Historic Preservation Overlay. The individual residences proposed for these lots must be reviewed by the Historic Zoning Commission for issuance of Certificate of Appropriateness based on the Historic District Design Guidelines.
 - Solid waste service shall be by City of Franklin.
 - Within the stream buffer there shall be no moving, clearing, grading, construction, storage or disturbance of vegetation except as permitted by the City Engineer, or his designee.
 - Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
 - Trees to be removed shall be determined at Site Plan. Specimen trees of 24" DBH and greater shall be replaced at a ratio of 2:1.

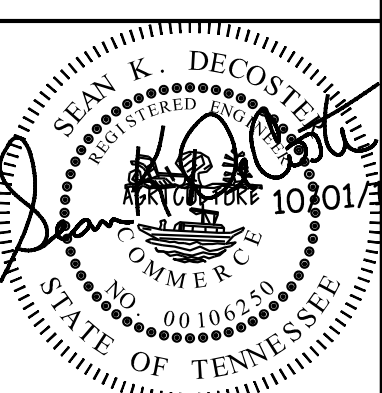
MAP 078B, GROUP F, PARCELS 11.00, 18.01, 19.00 & 22.00



PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
639 SOUTHWEST AVENUE, SUITE 200, FRANKLIN, TN 37069
615.242.9999 WWW.CIVILSITEGROUP.COM



PRELIMINARY PLAT

PRELIMINARY PLAT

FAIR PARK COTTAGES

FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE
	PRE-APP SUBMITTAL	11/24/2014
	PRELIMINARY PLAT SUBMITTAL	12/15/2014
	RESUBMITTAL	04/02/2015
	PRE-APP SUBMITTAL	08/24/2015
	PRELIMINARY PLAT SUBMITTAL	09/08/2015
	CITY COMMENTS	10/01/15

C3.00

JOB NO.: 14-156-01
COF # 5939

COF no: 5939

CONDITIONS OF APPROVAL:

Fire-Planning

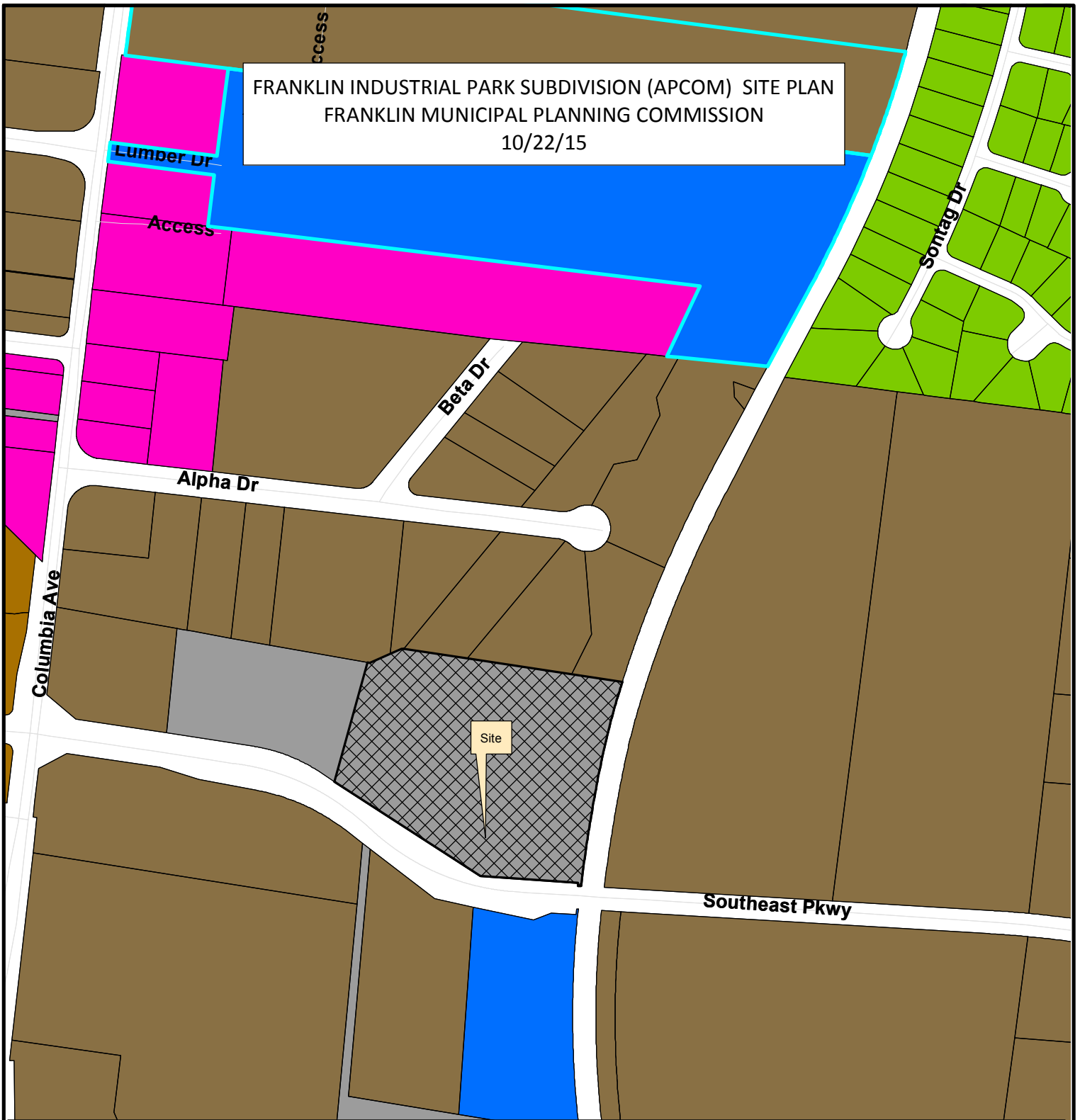
[2015-08-24_14-156-01 Pre App Submittal.pdf](#)

1. Fire Protection

- As a result of insufficient fire flow, the applicant has agreed to provide residential fire sprinkler systems in new homes in accordance with IFC 2012 B105.1 reducing the minimum fire flow required for new one- and two-family homes.

The applicant shall correct Note 21 on C3.00 which states Lots 2-7 shall have these systems and shall include Lot 8. Lot 1 is excluded as it is an existing dwelling.

FRANKLIN INDUSTRIAL PARK SUBDIVISION (APCOM) SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/15



Franklin Industrial Park Subdivision, Site Plan, APCOM



AG Agricultural District
 ER Estate Residential
 R-1 Residential District
 R-2 Residential District
 R-3 Residential District
 R-6 Historic Core Residential District

RM-10 Attached 10 Residential District	GC General Commercial District
RM-15 Attached 15 Residential District	LI Light Industrial District
RM-20 Attached 20 Residential District	HI Heavy Industrial District
SD-R Specific Development-Residential	CI Civic and Institutional District
SD-X Specific Development-Variety	
OR Office Residential District	
GO General Office District	
CC Central Commercial District	
NC Neighborhood Commercial District	



0 0.0375 0.075 0.15 Miles

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

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

2015.09.08 - APcom Site Plans.pdf

1. C0.0 - Standard Sheet Layout Requirements

- Applicant shall comply with the provided sheet naming convention per the Site Plan Checklist within the latest version of the [Administrative Manual](#). Specifically for this submittal - provide EPSC sheets (not combined on other sheets).
- The Initial Erosion Control Plan has been separated from the Existing Conditions plan. Initial Erosion Control has been located on a new sheet; Sheet C2.0.
- Applicant did not address the comment. Applicant shall provide the Standard EPSC Sheets as outlined on the Site Plan Checklist and as directed in the Previous Submittal.

2. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall include standard [Grading & Drainage Data Chart](#) on Enlarged Existing Conditions Plan.
- The standard Grading & Drainage Data Chart has been provided on Sheet C2.1 as well as a new sheet; Sheet C2.3 - Drainage Area Worksheet.
- Applicant did not address the comment. Applicant shall include the Standard Grading and Drainage Data chart for existing conditions on the existing conditions sheet.

3. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall delineate existing drainage basins and provide flow arrows, outfall locations with ID & Elevation. Where multiple drainage basins exists applicant shall provide Grading & Drainage Data Chart for each outfall location.
- Existing drainage basin characteristics have been called out on the new Sheet C2.0.
- Applicant did not address the comment: Applicant shall include Stormwater Narrative on Existing Conditions plan, recounting how stormwater is handled under existing conditions.

4. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall provide a brief Stormwater Narrative recounting how stormwater quality and quantity is currently handled prior to exiting the site on the existing conditions plan.
- A stormwater note has been added to Sheet C2.0 explaining the existing detention pond on the site.

Engineering - Site Plan Checklist

General Comments

5. J. Stormwater Managment Plan

- A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP Manual. As no detention offset for runoff reduction through infiltration is being pursued, boring results to verify whether groundwater or bedrock are encountered within 2 ft of the bottom of the proposed bioretention area may be substituted for infiltration testing.

Test results shall be submitted to the City's Engineering Dept. prior to Post-PC Approval of the plans, at the latest. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met.

Additionally, an infiltration test shall be performed after installation to demonstrate proper performance of the installed BMP's. This shall be signed by and submitted to the City's Engineering Dept. at the completion of the installation process by a registered professional engineer. If failure occurs, it shall be repaired or replaced at the contractor's expense. Refer to Franklin's BMP manual for number of tests required and any additional information.

<http://www.franklinn.gov/government/engineering/stormwater/construction-development>

- Understood. A note has been provided on Sheet C2.1 informing the contractor of the infiltration testing requirements and schedule.

- The previous comment, "A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP Manual. Test results shall be submitted to the City's Engineering Dept. prior to Post-PC Approval of the plans, at the latest. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met." has not been addressed.

As no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' of the bottom elevation of the BMP may be substituted for infiltration testing.

6. J. Stormwater Managment Plan

- Applicant shall revise bioretention detail and notes as follows:
 - Revise Note 1 to specify minimum 42" filter media to match calculations and detail below.
 - Applicant shall clarify whether underdrain size is to be 8" (per detail) or 6" (per detail Note 4).
 - Show filter fabric specified in Note 4 on the cross-section detail. Add filter fabric between the bottom of the stone sump and the native soils.
 - Clarify that stone jacket around underdrain should provide a minimum 3" thickness of 1" stone.
- The bioretention detail has been corrected as instructed. The underdrain is to be 8" in diameter.
- Applicant shall revise bioretention detail and notes as follows:
 - Add filter fabric between the bottom of the stone sump and the native soils.

Fire-Planning

General Comments

7. Fire Lane

- This item was not noted in the pre-application review due to a lack of information (Utility sheet not provided).

Based on the proposed location of a new fire department connection (FDC) for the addition, the curbing between the new fire hydrant (northwest corner of the property) and the FDC shall be marked as a Fire Line with striping and signage as required by Franklin Municipal Code. The Fire Lane shall extend beyond the FDC along the building for and additional 20 feet.

- Fire lane striping has been provided at the FDC location, which has moved from the previous submittal. The FDC is now being shown in the concrete median in the parking lot west of the proposed addition. Parking spaces will be striped over as necessary to provide the required fire lane.
- A remote fire department connection (FDC) is not permitted.

The FDC shall be re-positioned back on the face of the building.

The original comment requiring fire lane marking/no parking shall be applied.

"...the curbing between the new fire hydrant (northwest corner of the property) and the FDC shall be marked as a Fire Lane with striping and signage as required by Franklin Municipal Code. The Fire Lane shall be extended beyond the FDC along the building for an additional 20 feet."

Performance Agreement and Surety

General Comments

8. Engineering Sureties

- Sureties for the following to be determined at resubmittal by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

- I. City Water:
- II. City Sewer:
- III. Public Streets:
- IV. Private Streets:
- V. Traffic Signals:
- VI. Public Sidewalks:
- VII. Drainage:
- VIII. Green Infrastructure:
- IX. ITS Elements:

Applicant shall provide the completed **excel file** with quantities at resubmittal. The **excel file** allows staff to adjust sureties as needed.

Note: Sureties are calculated, posted to, 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.

- A completed Approved Surety Calculator has been uploaded to the site with the submittal documents.
- Applicant shall post sureties in the following amounts:

VII. Drainage: \$10,000

VIII. Green Infrastructure: \$53,000

Temporary EPSC Surety: \$28,000

\$49,000 cash contribution to the Sidewalk Bank. A sidewalk is required by the ZO to be installed on Southeast Parkway. However, due to conflicts with existing utilities and drainage, a sidewalk cannot be constructed on Southeast Parkway at the project site. Therefore, the applicant shall contribute to the Sidewalk Bank in the amount of \$49,000 in the form of a cashier's check payable to *City of Franklin*, in lieu of installing the aforementioned sidewalk. Funds shall be utilized by the City for public sidewalk installation elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning

General Comments

9. Sidewalks

- Show existing/proposed sidewalks.
- Based on coordination with the city, this project is required to pay fees in lieu of the construction of a 5' sidewalk along the frontage of Southeastern Parkway. Using the City of Franklin surety calculations, 509 LF of 5' sidewalk @ \$8/sf brings the fee to \$20,360. This note has also been shown on the plans on Sheet C1.0
- The fees-in-lieu amount is to be set at \$49,000. This amount is based on the average cost per sf bid for the SR 96 West Sidewalk Project, let by the City of Franklin in June 2015, which had similar construction conditions to this site. The note on the plans on Sheet C1.0 shall be adjusted accordingly.

Planning (Landscape)

General Comments

10. Formal Open Space

- Landscape plan shall be submitted for this area.

11. Plant material along the east boundary

- Landscape Architect shall have a conversation with the COF Land Planner about how to better utilize the plant material all along

the property line.

Water/Sewer

General Comments

12. Domestic water

- Applicant shall revise water as noted:
 - Applicant shall clearly show the existing water main layout, meter, fire meter and double detector check.
 - The building shall be served by the existing fire line. New building shall be connected on customer side of double detector check.
 - The proposed private fire hydrant shall be painted silver.

13. One call note

- Applicant shall add note,
 - The City of Franklin is not a member of TN one call, contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work.

Zoning

[2015.09.08 - APcom Site Plans.pdf](#)

14. HVAC

- Show and label the location of the HVAC. If the HVAC is located on the roof, show the units as dashed lines on the elevations so that it is clear that they will be screened from all directions. All mechanical units are required to be screened. The proposed screening is required to be an integral part of the building design.
- The HVAC locations are shown on the Architectural Elevation. As can be seen on the north elevation on Sheet A5.1, the HVAC units are set back 30 feet from the building edge which has an eave height of nearly 30 feet. The HVAC units will not be visible from the building exterior.
- Rooftop screening is required to be an integral part of the building and blend in with the architecture. Roof top mechanical equipment is required to be screened from all off site views. Revise the elevations to meet this requirement.

SITE CONSTRUCTION PLANS

FOR

APCOM

BACAR CONSTRUCTORS, INC.

CONTACTS

OWNER/DEVELOPER

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BJACOBS@APCOM.COM

CIVIL

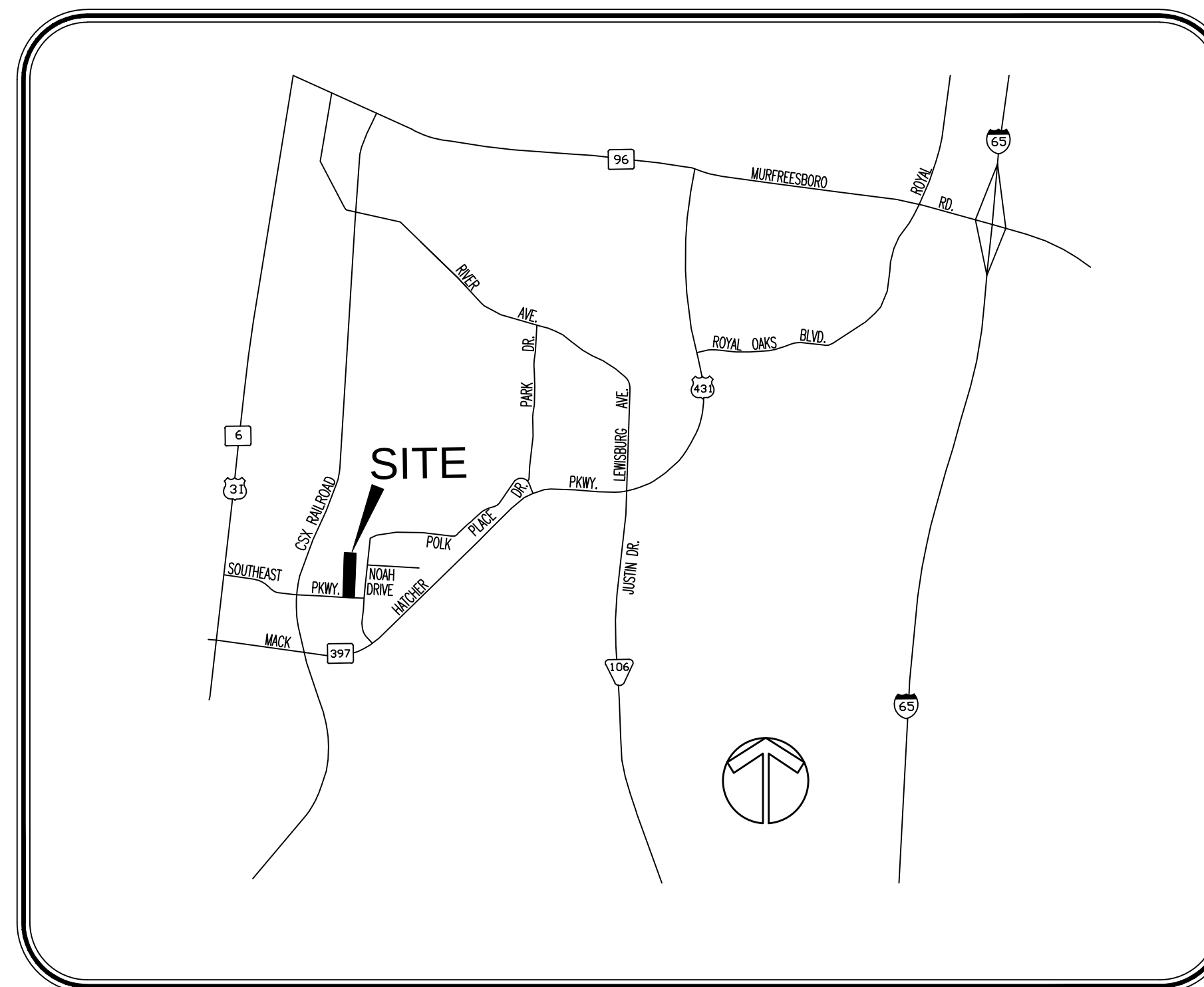
BRAD SLAYDEN
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(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

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ARCHITECT

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233 LEGENDS DR., SUITE 102
LEBANON, TN 37087
(615) 466-8240



LOCATION MAP
N.T.S.

INDEX OF SHEETS

<u>SHEET</u>	<u>DESCRIPTION</u>
C0.0	COVER SHEET

CIVIL PLANS

- C0.1 CIVIL NOTES
- C0.2 EXISTING CONDITIONS
- C1.0 OVERALL SITE LAYOUT AND TREE PRESERVATION PLAN
- C1.1 SITE LAYOUT PLAN
- C1.2 FIRE TRUCK MOVEMENT PLAN
- C2.0 INITIAL EROSION CONTROL PLAN
- C2.1 SITE GRADING, DRAINAGE AND INTERIM EROSION CONTROL PLAN
- C2.2 LID SUB-AREAS AND FINAL EPSC PLAN
- C2.3 DRAINAGE AREA WORKSHEET
- C3.1 SITE UTILITIES PLAN
- C4.1 CIVIL DETAILS
- C4.2 CIVIL DETAILS
- L1.0 OVERALL LANDSCAPE PLAN
- L1.1 LANDSCAPE PLAN
- L1.1 LANDSCAPE NOTES AND DETAILS

ARCHITECTURAL PLANS

A5.1 EXTERIOR ELEVATIONS

PHOTOMETRIC PLANS

E0.1 PHOTOMETRIC PLAN

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE



Know what's below.
Call before you dig.

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

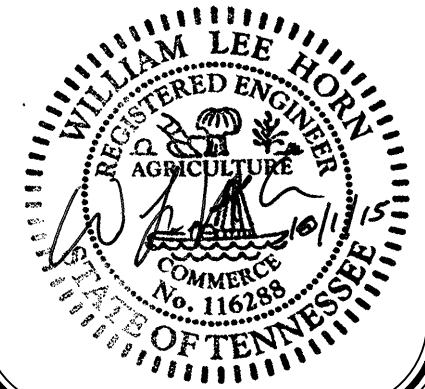
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• www.ragan-smith.com •



FRANKLIN PROJECT #5944

APCOM
FOR
BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER
001148	0203
DESIGNED:	L. HORN
DRAWN:	B. SHURM
SCALE:	AS NOTED
DATE:	SEPTEMBER 8, 2015

10/01/15 (GCS) Rev.
 Property Comments.
 REVISIONS

COVER SHEET

C0.0

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL, TELEPHONE, CONDUIT, ETC., AS SHOWN ON THIS PORTION OF THE PLANS, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY SAFETY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE PROJECT WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL ADJACENT UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

DESIGN, INSPECTION, AND MAINTENANCE OF BMPs DESCRIBED
AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR
EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION
OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CRITICAL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY OR ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED OR REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR THE SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR PREPARE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON-SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE. IF THE SWPPP IS LOCATED OFF-SITE, A REASONABLE LOCAL ACCESS TO THE PLAN, DURING NON-WORKING HOURS, MUST BE PROVIDED.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF MUD SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DOES NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE TWICE WEEKLY INSPECTIONS SHALL RESULT. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEXT RAIN EVENT.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
15. ON AN AS NEEDED BASIS, OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST.
WATER: THE EXPOSED SOIL SURFACE SHALL BE MOISTENED SPECIFICALLY TO ADEQUATE WATER TO CONTROL DUST.
CALCIUM CHLORIDE: SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
THE METHOD SHALL BE REPEATED AS NEEDED.

1. 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 ACCOMPISHED BY A QUALIFIED ARBORIST IN ACCORDANCE WITH A-301-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTION ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABILITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES 1/4" - 3" SHALL BE TYPE-K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE - CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RBPB/DCVCA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE-FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE-GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STRIP AND WITHIN UNPAVED ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

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

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION BASIN.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SOAK AWAY DRAINAGE: 2" RIPRAP AT THE BOTTOM SOLDS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADING DOCK IS THE BEST LOCATION FOR ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND UP BIORETENTION SLODES.
8. CALL THE FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL THE FRANK MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10. PREPARE PLANTING HOLDS FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

1. ALL IMPROVEMENTS, PUBLIC OR PRIVATE, MUST BE INSPECTED BY THE APPROPRIATE AUTHORITY TO ENSURE FINAL APPROVAL AND RELEASE OF BONDS OR SURETIES.

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROLS AS RECOMMENDED IN THE TNEPC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS BEEN TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR > 35% SLOPE).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. EPCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM YEAR, 24 HOUR RETURN INTERVAL STORM.
7. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE STREET DEPARTMENT. THE CITY ENGINEER'S OFFICE MAY BE REQUIRED TO CONDUCT FIELD TESTS. THE CITY ENGINEER'S OFFICE MAY BE REQUIRED TO DISCLOSE COSTS TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BOND. THE ENGINEER SHALL BE RESPONSIBLE FOR THE INSPECTION. IF THE ENGINEER IS RESPONSIBLE FOR THE PROJECT, THE ENGINEER SHALL CERTIFY IN WRITING THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE SHALL BE SUBJECT TO TESTING AND THE APPROVAL OF THE CITY ENGINEER. 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 WORKS HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE GAS CORP. 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.

Stormwater Infrastructure "As built's": Franklin Code Section 16-706 (2)(gg). As new development construction is completed, an "as-built" plan, certified by a licensed professional engineer, must be submitted upon completion of the stormwater management facilities included in the approved construction plans. The licensed professional shall certify that: the facilities have been constructed as shown on the "as-built" plan, and facilities meet the approved stormwater management plan and specifications, or achieve the function for which they were designed. Coordinate data shall be presented in the State of Tennessee Plan system with the North American Datum 1983 (NAD83) and North American Vertical Datum (NAVD) of 1988. **Electronic and 2 paper copies (per city requirements) are required.** (See web site <http://www.franklin-gov.com/pdf/asbuiltrequirements.>)

EXCEPT AS PROVIDED HEREIN, IT SHALL BE UNLAWFUL FOR ANY PERSON OR FIRM TO OBTAIN A BUILDING PERMIT FOR A NEW BUILDING, STRUCTURE, ADDITION, SWIMMING POOL, OR OTHER PROJECT THAT INVOLVES THE DISTURBANCE OR EXCAVATION OF 1,000 OR MORE SQUARE FEET OF EXISTING PAVEMENT, CURBING, SIDEWALKS, LANDSCAPING, STORMWATER DRAINAGE IMPROVEMENTS, AND OTHER APPROVED AND ACCEPTED INFRASTRUCTURE NO LONGER COVERED BY A PERFORMANCE AGREEMENT ARE MAINTAINED AND NOT DAMAGED DURING THE CONSTRUCTION ACTIVITY THEREON. IF SUCH BUILDING, STRUCTURE, ADDITION, OR OTHER PROJECT'S SECURITY DEPOSIT SHALL NOT BE RELEASED UNTIL DAMAGED STREET PAVEMENT, CURBING, CATCH BASINS, MANHOLES, SIDEWALKS, LANDSCAPING, STORMWATER DRAINAGE IMPROVEMENTS AND, OTHER APPROVED INFRASTRUCTURE HAVE BEEN REPAIRED, CLEANED, RESTORED TO THEIR PRE-CONSTRUCTION CONDITION AND APPROVED BY THE CITY OF LOS ANGELES FINISH CERTIFICATE OF OCCUPANCY CERTIFICATE OF COMPLETION HAS BEEN ISSUED FOR THE APPLICABLE PROJECT AND PARCEL.

- SUBMITTAL OF CONTRACTOR'S SECURITY DEPOSIT. SUBMITTAL OF A CONTRACTOR'S SECURITY DEPOSIT SHALL BE MADE TO THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT DIRECTOR IN CONJUNCTION WITH AN ISSUANCE OF A BUILDING PERMIT, AS DESCRIBED.
- SECURITY DEPOSIT REQUIRED, APPLICABILITY, AND DURATION.
- 3.1. REQUIRED DEPOSIT. A CONTRACTOR'S SECURITY DEPOSIT SHALL BE SUBMITTED AT THE TIME OF PERMITTING THE AMOUNT SPECIFIED IN APPENDIX A, COMPREHENSIVE FEES AND PENALTIES: FOR ANY DAMAGE TO APPROVED AND ACCEPTED INFRASTRUCTURE AND IMPROVEMENTS AS DESCRIBED IN THIS SECTION, THE CONTRACTOR'S SECURITY DEPOSIT SHALL BE IN THE FORM OF AN INSURANCE BOND, LETTER OF CREDIT, CASH, OR CASHIER'S CHECK MADE PAYABLE TO THE CITY OF FRANKLIN.
- 3.2. APPLICABILITY: EXCEPT AS PROVIDED HEREIN, ONLY ONE CONTRACTOR'S SECURITY DEPOSIT SHALL BE REQUIRED PER BUILDING PERMIT. IT SHALL BE UNLAWFUL FOR AN INDIVIDUAL PERSON OR FIRM TO OPERATE UNDER ANOTHER PERSON OR FIRM'S CONTRACTOR'S SECURITY DEPOSIT.
- 3.2.1. LICENSED BUILDING CONTRACTORS OBTAINING BUILDING PERMITS SUBJECT TO THE CONTRACTOR'S SECURITY DEPOSIT REQUIREMENT AND BUILDING ON TWO OR MORE PARCELS WITHIN THE CORPORATE LIMITS OF THE CITY, SHALL BE ENTITLED TO ESTABLISH A NONINTEREST-BEARING CONTRACTOR'S SECURITY DEPOSIT ESCROW ACCOUNT IN THE AMOUNT SPECIFIED IN APPENDIX A, COMPREHENSIVE FEES AND PENALTIES, PROVIDED THIS VALUE IS MAINTAINED UNTIL THE FINAL CERTIFICATES OF USE AND OCCUPANCY HAVE BEEN ISSUED FOR ALL PARCELS SUBJECT TO THE CONTRACTOR'S SECURITY DEPOSIT REQUIREMENT.
- 3.2.2. IF THE PERMIT HOLDER IS A PARTNERSHIP OR JOINT VENTURE, THE SAME LEGAL ENTITY, THE CONTRACTOR'S SECURITY DEPOSIT SHALL NOT BE REQUIRED UNTIL THE MAINTENANCE OBLIGATION IS NO LONGER IN EFFECT FOR THE SUBDIVISION.
- 3.3. DURATION: THE CONTRACTOR'S SECURITY DEPOSIT SHALL BE IN EFFECT FOR THE DURATION OF CONSTRUCTION AND UNTIL A FINAL CERTIFICATE OF USE AND OCCUPANCY OR CERTIFICATE OF COMPLETION HAS BEEN ISSUED BY THE CITY FOR THE PROJECT/PARCEL COVERED BY THE CONTRACTOR'S SECURITY DEPOSIT. NO INTEREST SHALL BE PAID TO THE CONTRACTOR BY THE CITY FOR THE DURATION OF THE DEPOSIT.
- 3.4. CONTRACTOR SECURITY DEPOSIT WAIVED: CONTRACTOR SECURITY DEPOSITS MAY BE WAIVED FOR ANY CERTIFIED 501(C)(3) NOT-FOR-PROFIT ORGANIZATION DEVELOPING AND CONSTRUCTING OWNER-OWNED AFFORDABLE HOUSING UNIT IN ACCORDANCE WITH TITLE 21 OF THE CITY OF FRANKLIN MUNICIPAL CODE.
- DEPOSIT RETURN. THE PERSON OR FIRM WHOSE CONTRACTOR'S SECURITY DEPOSIT IS ON FILE WITH THE CITY MAY REQUEST IT BE RETURNED WHEN ALL PERMITS AND PROJECTS ASSIGNED TO SAID PERSON OR FIRM HAS OBTAINED APPROVED FINAL INSPECTIONS AND RECEIVED ALL CERTIFICATES OF USE AND OCCUPANCY OR CERTIFICATE OF COMPLETION.
- THE CONTRACTOR'S SECURITY DEPOSIT SHALL BE PROCESSED WITHIN 30 DAYS OF THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT RECEIVING A WRITTEN REQUEST. VERIFICATION OF EXISTING CONDITIONS—NOTARIZED AFFIDAVIT.
- 5.1. IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THAT PUBLIC AND PRIVATE STREET PAVEMENT, CURBING, CATCH BASINS, MANHOLES, SIDEWALKS, LANDSCAPING, STORMWATER DRAINAGE IMPROVEMENTS AND, OTHER APPROVED INFRASTRUCTURE LOCATED IMMEDIATELY ADJACENT TO THE CONSTRUCTION SITE FOR WHICH A PERMIT IS BEING ISSUED, IS WITHIN 100 FEET EITHER DIRECTION ALONG SAID RIGHT-OF-WAY IS FREE OF DEBRIS, SEDIMENT, AND WITHOUT DAMAGE DURING CONSTRUCTION AND UNTIL A FINAL CERTIFICATE OF USE AND OCCUPANCY OR CERTIFICATE OF COMPLETION HAS BEEN ISSUED. ACCORDINGLY, THE APPLICANT, PRIOR TO RECEIVING A PERMIT FOR A NEW BUILDING, STRUCTURE, ADDITION, SWIMMING POOL, OR OTHER PROJECT THAT INVOLVES THE DISTURBANCE OR EXCAVATION OF 1,000 LINEAL FEET OR MORE OF THE STREET, SHALL SUBMIT A NOTARIZED AFFIDAVIT ON A FORM AS PROVIDED BY THE CITY, THAT CERTIFIES THE CONDITION OF THE MUNICIPAL AND PRIVATE STREET PAVEMENT, CURBING, CATCH BASINS, MANHOLES, SIDEWALKS, LANDSCAPING, STORMWATER DRAINAGE IMPROVEMENTS AND, OTHER APPROVED INFRASTRUCTURE IMMEDIATELY ADJACENT TO THE CONSTRUCTION SITE FOR WHICH A PERMIT IS PENDING AND WITHIN 100 LINEAL FEET IN EITHER DIRECTION ALONG SAID RIGHT-OF-WAY IS FREE OF DEBRIS, SEDIMENT, AND WITHOUT DAMAGE. THE EXISTING DAMAGE TO THE STREET OR OTHER ADJACENT PROPERTIES SHALL CONFIRM SITE CONDITIONS PRIOR TO THE ISSUANCE OF A PERMIT. PHOTOGRAPHS TAKEN BY THE APPLICANT OR CITY PERSONNEL MAY BE USED TO DOCUMENT SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. THE NOTARIZED AFFIDAVIT SHALL INCLUDE THE PERMIT HOLDER'S NAME AND CONTACT INFORMATION IN THE EVENT CITY STAFF OBSERVES THE ACCUMULATION OF DEBRIS, SEDIMENT, OR DAMAGE DURING CONSTRUCTION THAT REQUIRES PROMPT ATTENTION.
- 5.2. IF THE APPLICANT REQUESTS A STOP WORK ORDER DURING CONSTRUCTION, AND PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF USE AND OCCUPANCY OR CERTIFICATE OF COMPLETION, THE PERMIT HOLDER SHALL MAINTAIN THE PUBLIC AND PRIVATE STREET PAVEMENT, CURBING, CATCH BASINS, MANHOLES, SIDEWALKS, LANDSCAPING, STORMWATER DRAINAGE IMPROVEMENTS AND, OTHER APPROVED INFRASTRUCTURE IN ITS ORIGINAL UNDAMAGED, UNIMPEDED, AND CLEAN CONDITION. IF UPON INSPECTION A CITY INSPECTOR DETERMINES REPAIRS, CLEANING, OR MONETARY RESTITUTION IS REQUIRED, THEN THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR MONETARY RESTITUTION AS DETERMINED BY THE INSPECTOR, SHALL BE COMPLETED WITHIN THE TIME PRESCRIBED BY THE INSPECTOR.
- 5.3. AT ANY TIME DURING THE COURSE OF CONSTRUCTION AND UNTIL A FINAL CERTIFICATE OF USE AND OCCUPANCY OR CERTIFICATE OF COMPLETION IS ISSUED, CITY STAFF, UPON WRITTEN NOTICE TO THE PERMIT HOLDER AS SPECIFIED ON THE NOTARIZED AFFIDAVIT, MAY REMOVE STOP WORK ORDER CAUSE TO BE REMOVED ANY CONSTRUCTION MATERIAL, DEBRIS, OR SEDIMENT DEPOSITED ON THE PUBLIC OR PRIVATE RIGHT-OF-WAY IMMEDIATELY ADJACENT TO THE CONSTRUCTION SITE AND WITHIN 100 FEET IN EITHER DIRECTION ALONG SAID RIGHT-OF-WAY, AND/OR ON ADJACENT PROPERTIES. SUCH DETERMINATION SHALL BE AT THE DISCRETION OF THE INSPECTOR.
- 5.4. PRIOR TO THE CITY REMOVING THE STOP WORK ORDER THE PERMIT HOLDER SHALL REPLENISH THE CONTRACTOR'S SECURITY DEPOSIT TO ITS ORIGINAL AMOUNT.
- 5.5. IF A CITY INSPECTOR DETERMINES SAID REPAIRS ARE GREATER THAN THE AMOUNT OF THE CONTRACTOR'S SECURITY DEPOSIT, THE PERMIT HOLDER SHALL DEPOSIT FUNDS IN THE AMOUNT SUFFICIENT TO MAKE THE NEEDED REPAIR(S) WITHIN THE TIMEFRAME AND VALUE DETERMINED BY THE INSPECTOR. IT IS UNDERSTOOD THE DEPOSIT VALUE DETERMINED BY THE INSPECTOR FOR THE REPAIR OF DAMAGED PUBLIC OR PRIVATE PROPERTY WILL BE IN ADDITION TO THE ORIGINAL VALUE OF THE CONTRACTOR'S SECURITY DEPOSIT.
- 5.6. WHEN MORE THAN ONE INSPECTION IS REQUIRED, TO ENSURE COMPLIANCE WITH CONDITIONS OF THE CONTRACTOR'S SECURITY DEPOSIT, A RE-INSPECTION FEE AS SPECIFIED IN APPENDIX A, COMPREHENSIVE FEES AND PENALTIES, SHALL BE DEDUCTED FROM SECURITY DEPOSIT OR PAID BY THE PERMIT APPLICANT PRIOR TO THE ISSUANCE OF EITHER A TEMPORARY, FINAL CERTIFICATE OF USE AND OCCUPANCY, OR CERTIFICATE OF COMPLETION.
- APPEALS. ANY PERSON OR FIRM MAY APPEAL THE DECISION OF A CITY INSPECTOR TO THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT DIRECTOR PROVIDED THE APPLICANT'S CONTRACTOR'S SECURITY DEPOSIT IS RESTORED TO ITS ORIGINAL VALUE PRIOR TO SUBMITTING A REQUEST FOR AN APPEAL TO THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT DIRECTOR WITHIN TEN DAYS FROM THE ISSUE DATE OF THE FINAL CERTIFICATE OF USE AND OCCUPANCY OR CERTIFICATE OF COMPLETION. A WRITTEN STATEMENT, AND PICTURES OR OTHER DOCUMENTARY EVIDENCE SUPPORTING THE APPEAL SHALL ACCOMPANY THE APPEAL FORM. THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT DIRECTOR MAY SUSTAIN, MODIFY, OR WITHDRAW THE APPEAL. ANY PERSON OR FIRM WHOSE APPEAL IS SUSTAINED SHALL BE RESPONSIBLE FOR MONETARY RESTITUTION AS DETERMINED BY THE CITY INSPECTOR. THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT DIRECTOR MAY SEEK FURTHER RELIEF FROM ANY COURT OF COMPETENT JURISDICTION, AS PROVIDED BY THE LAWS OF TENNESSEE.
- ORD. NO. 2005-24, 6—2005; ORD. NO. 2008-61, § VII, 12-9-2008; ORD. NO. 13-01, § 1, 4-23-2013

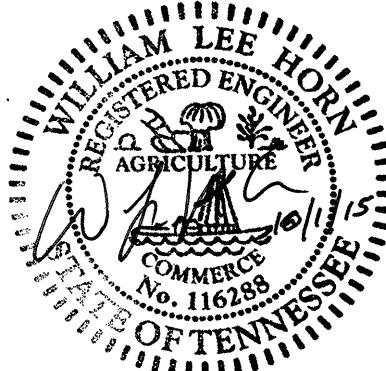
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AND LANDSCAPE ARCHITECTS • SURVEYORS

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FRANKLIN PROJECT #5944

APCOM

FOR

BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

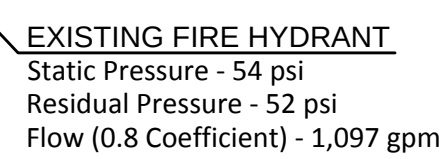
JOB NO.	WK. ORDER	
01148	0203	
DESIGNED:	L. HORN	
DRAWN:	B. SHRUM	
SCALE:	NO SCALE	
DATE:	SEPTEMBER 8, 2015	10/01/15 (RSC) Rev. Per. City Comments.
		REVISIONS

CIVIL NOTES

C0.1

FRANKLIN PROJECT #5944

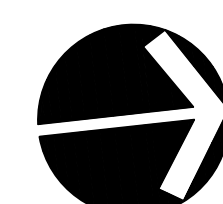
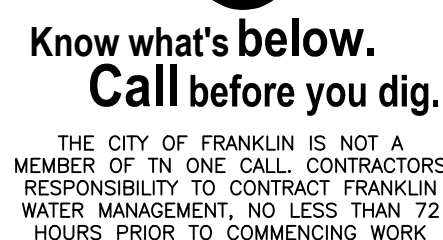
1	10/01/15 (BCS) Rev. Per City Comments.
	REVISIONS

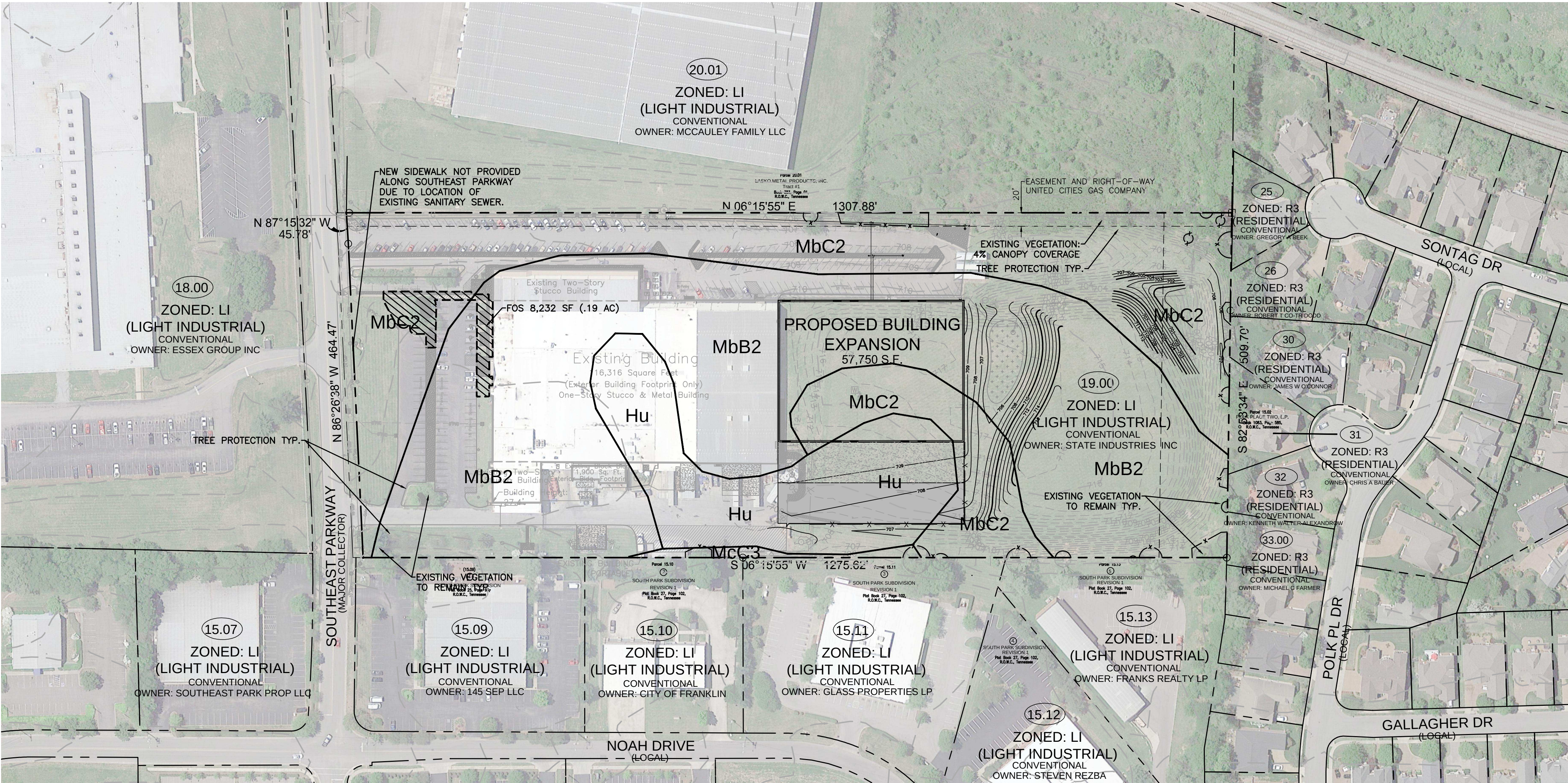
EASEMENT AND RIGHT-OF-WAY
UNITED CITIES GAS COMPANY

Parcel 15.02
POOK PLACE TWO, L.P.
Book 1083, Page 585,
B.W.C. Tennessee

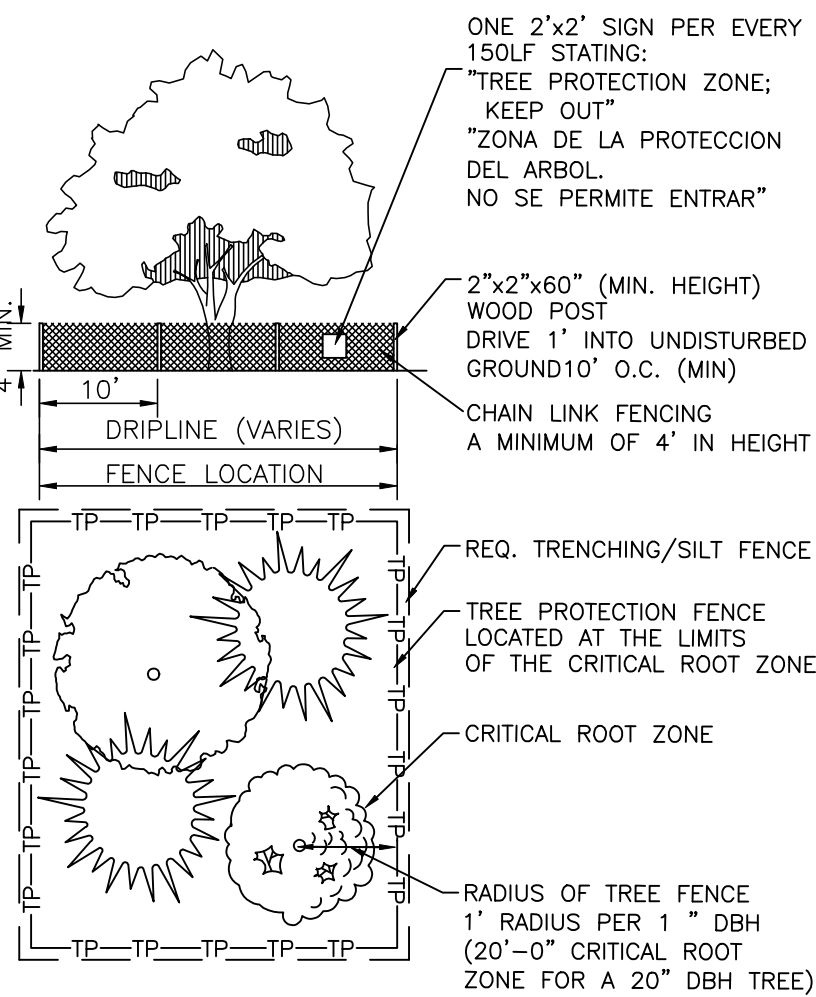
	14.00% TO 19.99%
	20.00% TO VERTICAL

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.





Map	Group	Parcel	Owner	Owner Address	City	State	ZIP	Existing Land Use	Existing Zoning	Character Areas
90		19.00	STATE INDUSTRIES INC	PO BOX 245008	MILWAUKEE	WI	53224	Industrial	LI	Carnton
90		20.01	MCCAULEY FAMILY LLC	117 SOUTHEAST PKWY	FRANKLIN	TN	37064	Industrial	LI	Carnton
90		18.00	ESSEX GROUP INC	1601 WALL ST	FORT WAYNE	IN	46802	Industrial	LI	Carnton
90		15.07	SOUTHEAST PARK PROP LLC	PO BOX 577	FRANKLIN	TN	37065	Office	LI	Carnton
90		15.09	145 SEP LLC	5106 MARYLAND WAY #200	BRENTWOOD	TN	37027	Office	LI	Carnton
90		15.10	CITY OF FRANKLIN	PO BOX 305	FRANKLIN	TN	37065	Institutional	LI	Carnton
90		15.11	GLASS PROPERTIES LP	421 EAST IRIS DR STE 300	NASHVILLE	TN	37204	Office	LI	Carnton
90		15.12	REZBA STEVEN	6211 BRIDLEWOOD LN	BRENTWOOD	TN	37027	Office	LI	Carnton
90		15.13	FRANKS REALTY LP	245 NOAH DR	FRANKLIN	TN	37064	Office	LI	Carnton
90C	C	33.00	FARMER MICHAEL C, DIANN T	241 POLK PLACE DR	FRANKLIN	TN	37064	Residential SF	R-3	Carnton
90C	C	32	ALEXANDROW KENNETH WALTER, LEECH JANET LEE	100 WAGON CT	FRANKLIN	TN	37064	Residential SF	R-3	Carnton
90C	C	31	BAUER CHRIS A, CAROL C	101 WAGON CT	FRANKLIN	TN	37064	Residential SF	R-3	Carnton
90C	C	30	O'CONNOR JAMES W, CHERYL A	103 WAGON CT	FRANKLIN	TN	37064	Residential SF	R-3	Carnton
90C	C	26	DODD ROBERT T CO-TR, ELAIN W CO-TR	261 SONTAG DR	FRANKLIN	TN	37064	Residential SF	R-3	Carnton
90C	C	25	BEEK GREGORY A, CHARLENE R	263 SONTAG DR	FRANKLIN	TN	37064	Residential SF	R-3	Carnton



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

DISTURBED SITE ACREAGE: 3.78 AC.
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS: LI - LIGHT INDUSTRIAL
DEVELOPMENT STANDARDS: CONVENTIONAL
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.30 (4.53 AC) ***
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.40 (6.04 AC) ***
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER: 4% (.604 AC) ***
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: .64% (.1 AC) [16% x 4%] ***
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 4% (.604 AC) ***
NUMBER AND DBH OF SPECIMEN TREES REMOVED: 0
*** CALCS BASED ON ENTIRE SITE (15.11 AC)

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 5% Required
Site Acreage: 3.78 Acres Open Space Acreage Required: .19 Acres
Formal Open Space (5% of gross development area): 8,232 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:					
Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	Plaza	8,232 SF	3,322 s.f.	40%(80% Permitted)
Total Provided:			8,232 SF		

TRIP GENERATION SUMMARY									
Trip Generation Manual, 9th Edition, Institute of Transportation Engineers									
LUC	Land Use	# of Units	Trip Generation						
			Daily	A.M. Peak Hour			P.M. Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total	
150	Warehousing	157,316 GSF	728	84	22	106	20	60	80
710	General Office Building	18,650 GSF	366	44	6	50	16	79	95
TOTAL:			1,094	128	28	156	36	139	175

SPECIAL SIDEWALK NOTE:
BASED ON A COORDINATION WITH THE CITY, THIS PROJECT IS REQUIRED TO PAY FEES IN LIEU OF THE CONSTRUCTION OF A 5' SIDEWALK ALONG THE FRONTAGE OF SOUTHEASTERN PARKWAY. USING THE CITY OF FRANKLIN SURETY CALCULATIONS, 509 LF OF 5" CONCRETE SIDEWALK @ \$8/SF BRINGS THE FEE TO \$20,360.

SITE DATA:

PROJECT INFORMATION:

NAME:
CITY OF FRANKLIN PROJECT NUMBER:

APCOM, STATE INDUSTRIES, INC.

PROPERTY INFORMATION:

STREET ADDRESS:
COUNTY:
STATE:
CIVIL DISTRICT:
TAX MAP:
PARCEL:
SITE AREA:
EXISTING ZONING CLASSIFICATION:
CHARACTER AREA OVERLAYS:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARDS:
MINIMUM REQUIRED SETBACK LINES:

125 SOUTHEAST PARKWAY
FRANKLIN
WILLIAMSON
TN
9th
90
PORTION OF 19
658,185 SF OR 15.11 AC
LI
CARNTON
N/A
CONVENTIONAL- CNCO-3
FRONT
SIDE
REAR

OWNER/DEVELOPER:

STATE INDUSTRIES, INC.
BILL JACOBS
PO BOX 245008
MILWAUKEE, WI 53224
(615) 784-5574 EXT 343
BJACOBS@APCOM.COM

CIVIL ENGINEER:

RAGAN SMITH ASSOCIATES
MR. BRAD SLAYDEN
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

ARCHITECT:

NAME
CONTACT
ADDRESS
CITY, STATE, ZIP
PHONE NUMBER
EMAIL ADDRESS

PROJECT DESCRIPTION:

EXISTING ZONING:
PROPOSED USE(S):
PROPOSED DEVELOPMENT STANDARD:

LI
WAREHOUSE
CONVENTIONAL

EXISTING BUILDING SQUARE FOOTAGE:
WAREHOUSE
ASSEMBLY:
OFFICE:
TOTAL EXISTING:

27,250 S.F.
72,316 S.F.
18,650 S.F.
118,216 S.F.

PROPOSED EXPANSION (WAREHOUSE):
TOTAL BUILDING AREA:

57,750 S.F.
175,966 S.F.

ALLOWABLE BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:
MINIMUM LANDSCAPE SURFACE RATIO:
PROVIDED LANDSCAPE SURFACE RATIO:

3 STORIES
39' (1 STORYES)
0.20 (3.02 AC)
0.41 (6.20 AC)

PARKING REQUIREMENTS:

WAREHOUSE/ASSEMBLY:
(1 SPACE PER 1250 S.F. x 157,316 S.F.)=
OFFICE
(1 SPACER PER 300 S.F. x 18,650 S.F.)=
TOTAL PARKING REQUIRED=

126 SPACES
63 SPACES
189 SPACES

EXISTING PARKING PROVIDED:

271 SPACES

TREE CANOPY RETENTION REQUIRED:

TREE CANOPY RETENTION PROVIDED:
FORMAL OPEN SPACE AREA REQUIRED:
FORMAL OPEN SPACE AREA PROVIDED:
TOTAL OPEN SPACE PROVIDED:

16% OF EXISTING CANOPY
100% OF EXISTING CANOPY
4% CANOPY COVERAGE OF SITE
0.19 AC
0.19 AC
AS NOTED ON PLANS
50' ON EAST PROPERTY BOUNDARY
N/A

BUILDING SETBACKS:

INCOMPATIBLE USE BUFFER:
PARKLAND:

ADDITIONAL SITE PLAN CHECKLIST ITEMS:

HISTORICAL PROPERTIES / STRUCTURES:
MINERAL RIGHTS:

NONE EXIST ONSITE OR WITHIN 500' OF THE SITE
NO KNOWN MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER
NONE PROPOSED
14 SP (1 FOR EVERY 20 PARKING SPACES)
14 SP [LOCATED WITHIN THE PARKING GARAGE]
NONE (NO NEW PARKING TO BE CONSTRUCTED)

RETAINING WALL HEIGHT:

BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED:
PERVIOUS PARKING PROVIDED:

FLOOD INFORMATION:

FEMA MAP #: 47187C02130F
EFFECTIVE DATE: SEPTEMBER 29, 2006

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0213F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 47187, PANEL NO. 0213, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

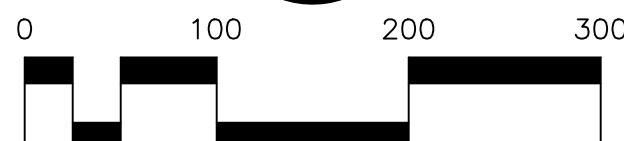
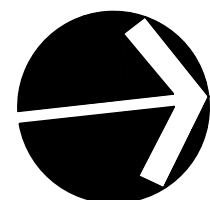
GEOTECHNICAL INFORMATION:

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



Know what's below.
Call before you dig.

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK



FRANKLIN PROJECT #5944

APCOM

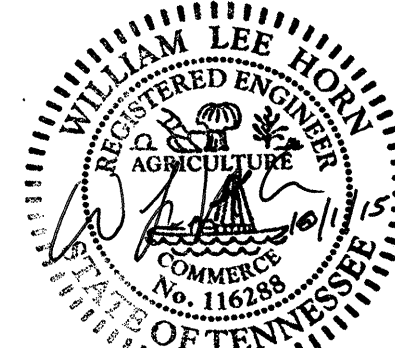
FOR

BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
1000 BROADWAY
SUITE 200
CHATTANOOGA 37402
(615) 244-8591
www.ragan-smith.com



WK. ORDER
01148

DESIGNED:
L. HORN

DRAWN:
B. SHRUM

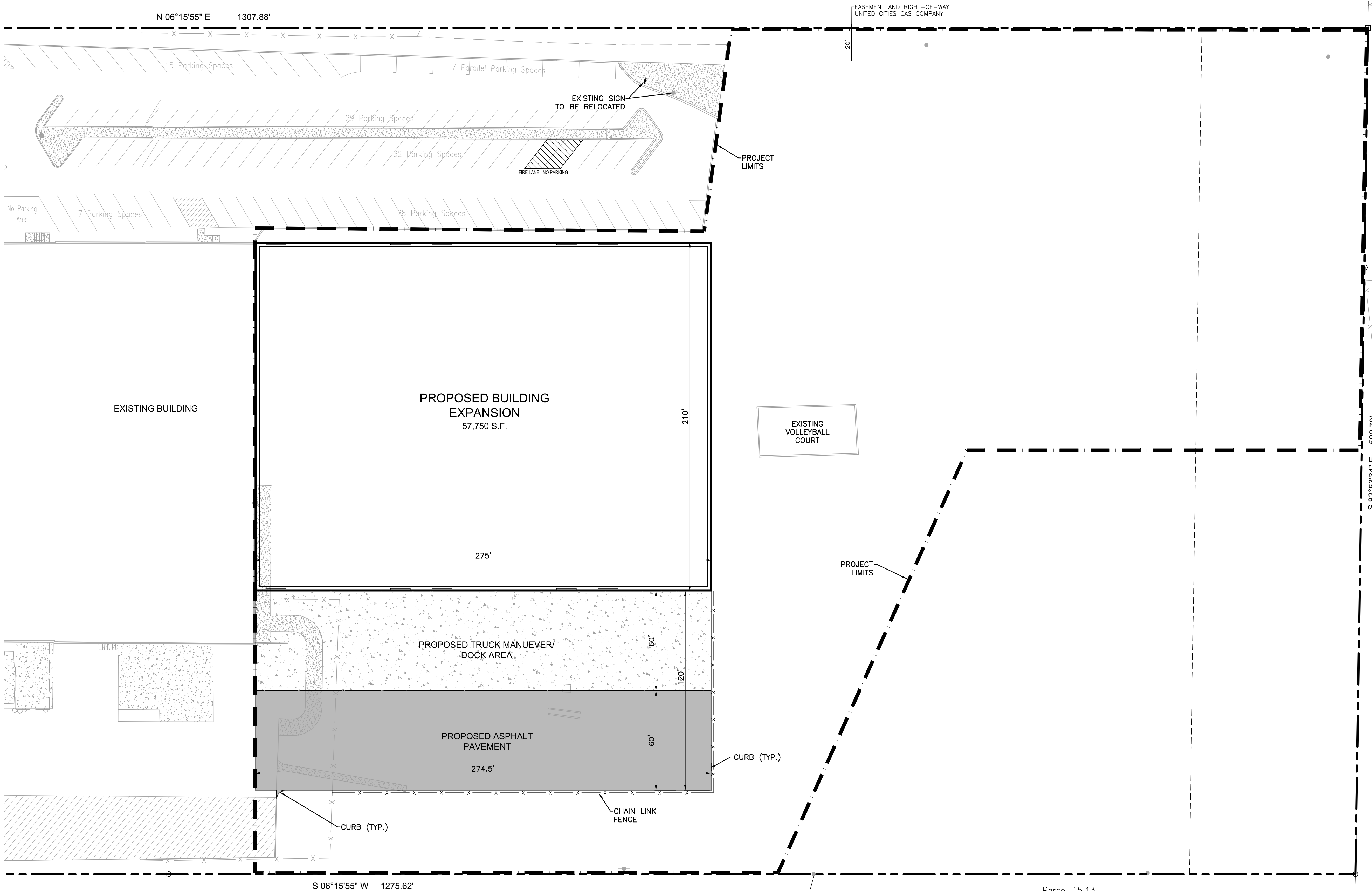
SCALE:
1" = 100'

DATE:
SEPTEMBER 8, 2015

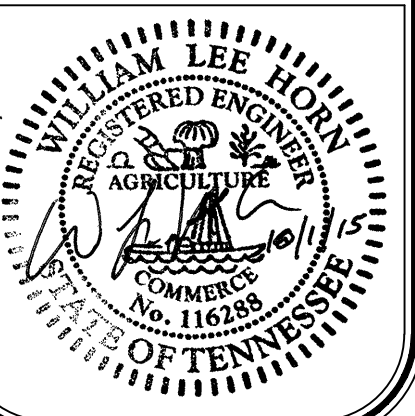
OVERALL SITE
LAYOUT AND TREE
PRESERVATION
PLAN

C1.0

Parcel 20.01
LASKO METAL PRODUCTS, INC.
Tract #1
Book 383, Page 01,
R.O.W.C., Tennessee



RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
P.O. BOX 60070
CHATTANOOGA, TENNESSEE 37406
(615) 344-6591
www.ragan-smith.com



FRANKLIN PROJECT #5944
APCOM
FOR
BACAR CONSTRUCTORS, INC.
NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Parcel 15.02
POLK PLACE TWO, L.P.
Book 1083, Page 585,
R.O.W.C., Tennessee

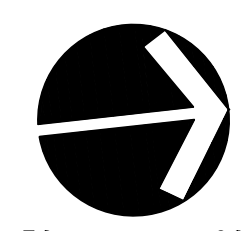
PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

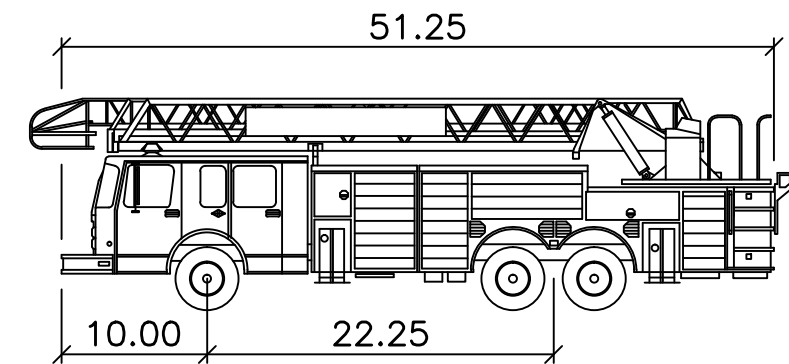
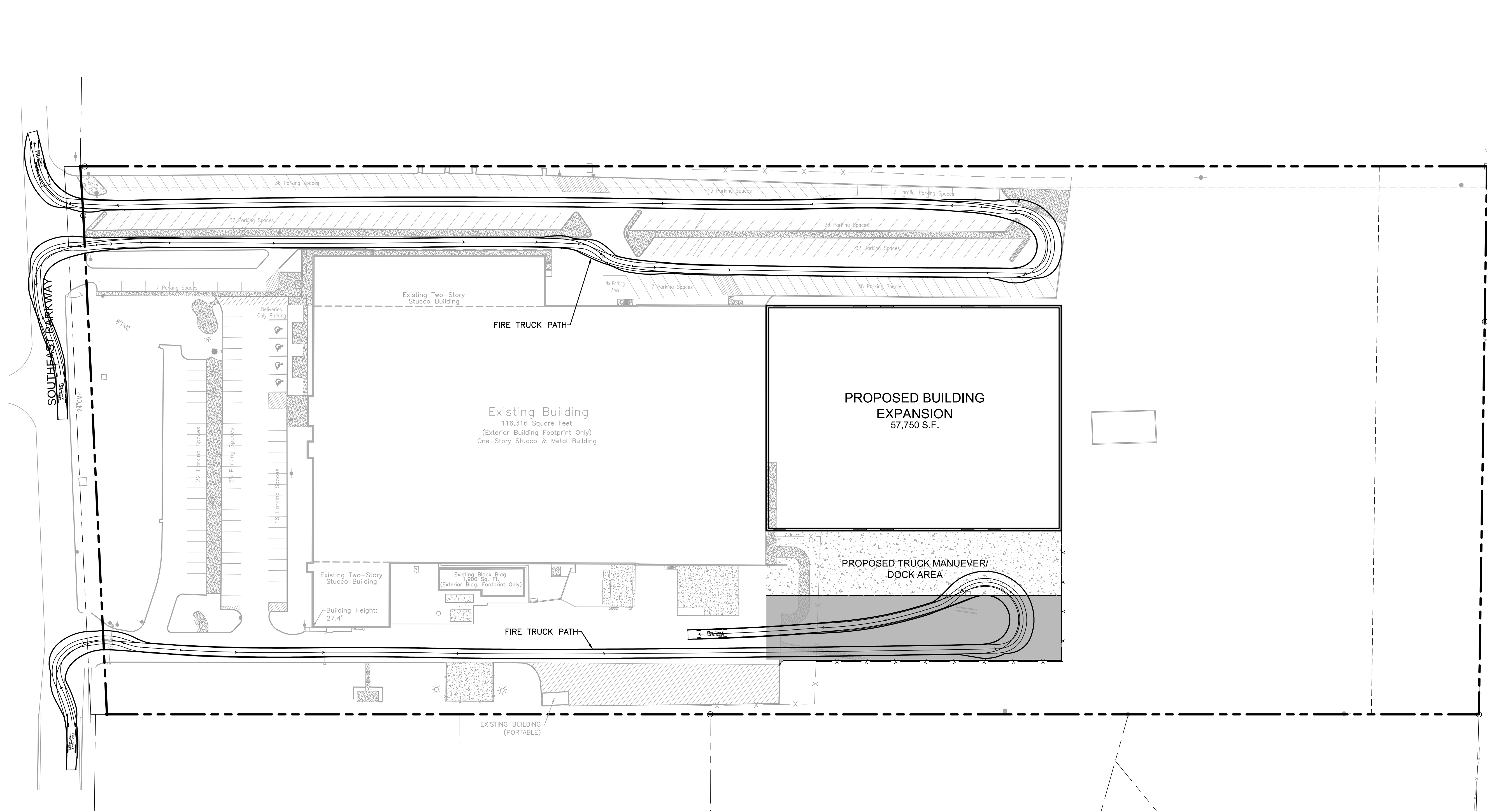


Know what's below.
Call before you dig.

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.



JOB NO.	01148	DESIGNED:	L. HORN	DRAWN:	B. SHRUM	SCALE:	1" = 30'	DATE:	SEPTEMBER 8, 2015
WK. ORDER	0203								
SITE LAYOUT PLAN									C1.1



FRANKLIN FIRE TRUCK

NOT TO SCALE
DESIGN SPEED = 5 mph

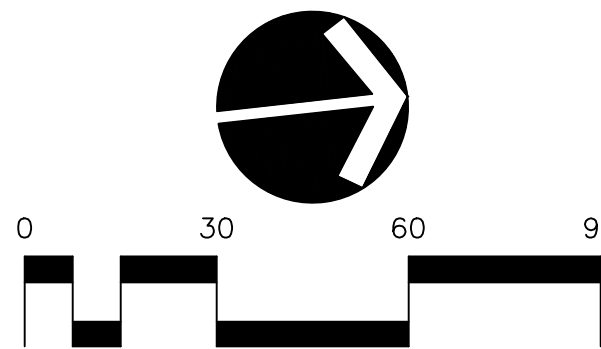
Width	: 8.66 ft.
Track	: 8.00 ft.
Lock to Lock Time	: 6.00 seconds
Steering Lock Angle	: 42 degrees
Approach Angle	: 13 degrees
Departure Angle	: 8 degrees
Turning Radius Inside	: 22 ft.
Turning Radius Outside	: 36 ft. 7 in.
Turning Radius Wall to Wall	: 42 ft.
Gross Vehicle Weight	: 67,000 lbs

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



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THE CITY OF FRANKLIN IS NOT A
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RESPONSIBILITY TO CONTRACT FRANKLIN
WATER MANAGEMENT, NO LESS THAN 72
HOURS PRIOR TO COMMENCING WORK



FRANKLIN PROJECT #5944

APCOM
FOR
BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

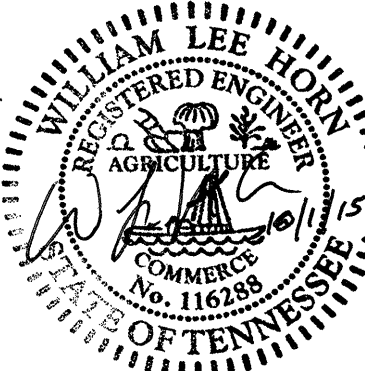
APCOM

FOR

BACAR CONSTRUCTORS, INC.

RAGAN • SMITH

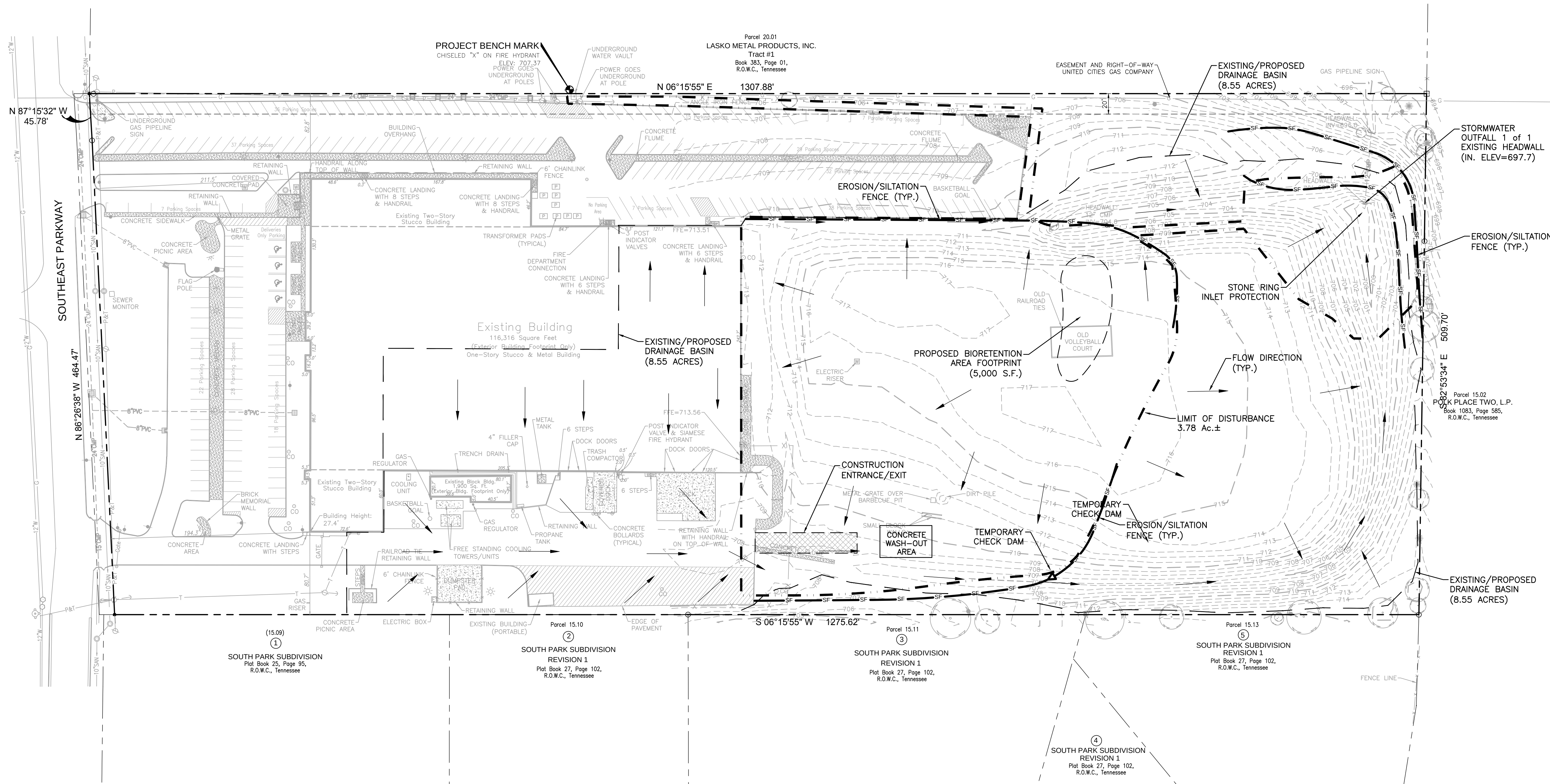
LAND PLANNERS • CIVIL ENGINEERS
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NASHVILLE
1000 BROADWAY, SUITE 200
CHATTANOOGA, TN 37402
(615) 244-8591
www.ragan-smith.com



JOB NO.	01148	WK. ORDER	0203	DESIGNED:	L. HORN	DRAWN:	B. SHRUM	SCALE:	1" = 30'	DATE:	SEPTEMBER 8, 2015	REVISIONS
10/01/15 (GCS) Rev. Per City Comments.												

FIRE TRUCK
MOVEMENT PLAN

C1.2



- SITE AREA: 8.55 ACRES
- IMPERVIOUS AREA: 2.37 ACRES
- DISTURBED AREA: 0.00 ACRES
- RV VALUE: 0.39
- PEAK FLOW RUNOFF:
 - 0 2 YEAR: 4.2 CFS
 - 0 5 YEAR: 6.1 CFS
 - 0 10 YEAR: 7.1 CFS
 - 0 25 YEAR: 8.0 CFS
 - 0 50 YEAR: 8.4 CFS
 - 0 100 YEAR: 8.8 CFS

1. THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
2. CONTRACTOR SHALL CONTACT CITY FOR PRE-CONSTRUCTION MEETING, OBTAIN GRADING PERMIT AND INSTALL ALL INITIAL EROSION CONTROL MEASURES PRIOR TO CLEARING, GRUBBING, GRADING OR ANY OTHER LAND DISTURBANCE ACTIVITY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

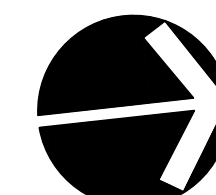
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1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SLOPS WITH ADEQUATE READING SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIRED ELEVATIONS. DO WITH EQUIPMENT.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



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

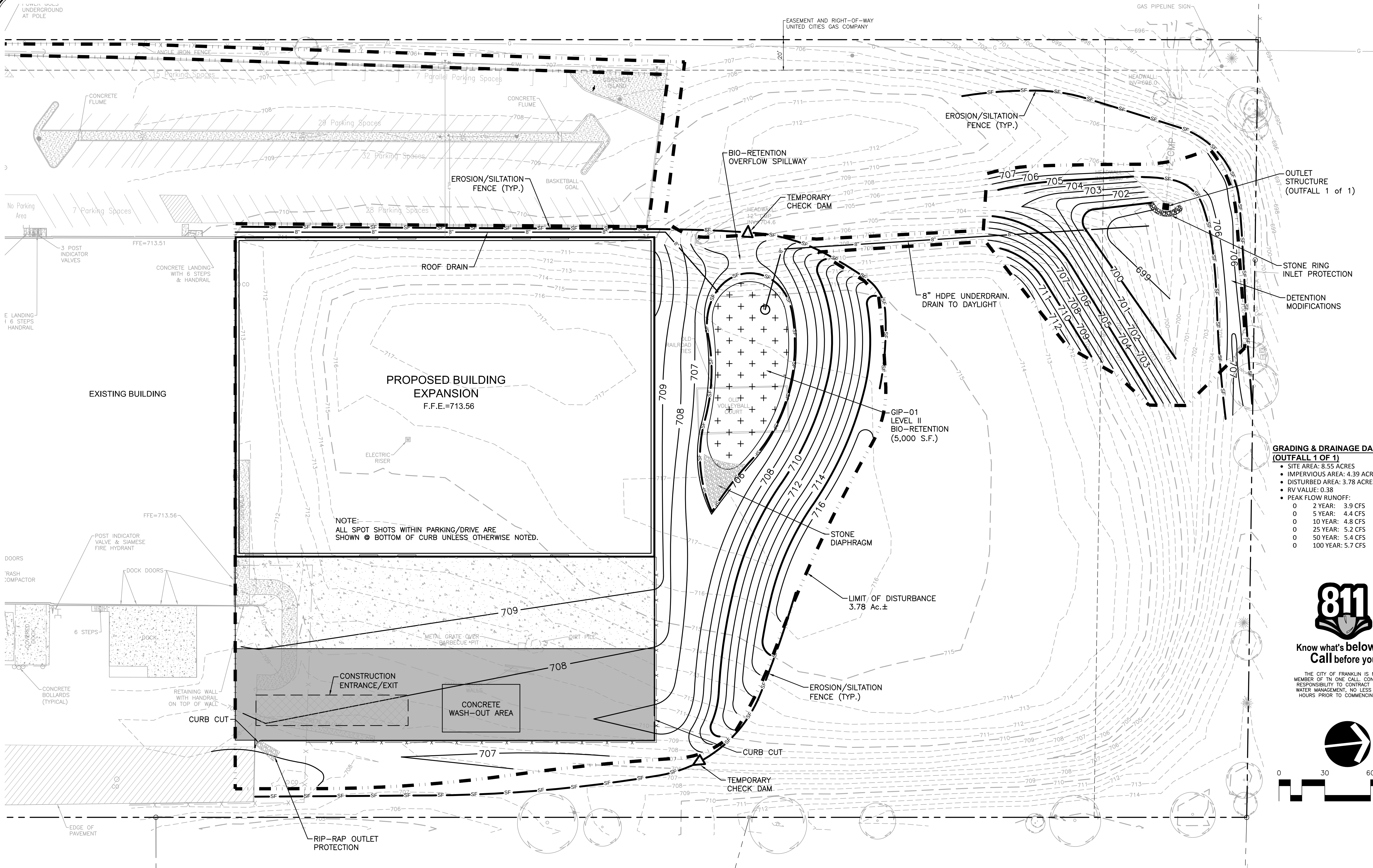
THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK



Age Group	Percentage
0-50	~85%
50-100	~15%
100-150	~0%

C2.0

CONSULTANT: C21, CHATTANOOGA, TN 37402
PROJECT: FRANKLIN PROJECT #5944
DRAWN BY: B. SHRUM
CHECKED BY: L. HORN
DATE: SEPTEMBER 8, 2015



CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES:

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

BIORETENTION CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER, INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
12. SOIL SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

WATER QUALITY / BMP NOTE:

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

NOTES:

1. THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
2. CONTRACTOR SHALL CONTACT CITY FOR PRE-CONSTRUCTION MEETING, OBTAIN GRADING PERMIT AND INSTALL ALL INITIAL EROSION CONTROL MEASURES PRIOR TO CLEARING, GRUBBING, GRADING OR ANY OTHER LAND DISTURBANCE ACTIVITY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

BIORETENTION NOTE:

1. ONCE SITE GRADING ACTIVITIES HAVE REACHED SUBGRADE WITHIN EACH BIORETENTION AREA (CUT OR FILL AREAS), THE CITY OF FRANKLIN WILL REQUIRE THAT THE CONSTRUCTION EFFORTS PAUSE TO STUDY THE INFILTRATION CAPABILITIES OF THE SOIL. THE REQUIRED SOIL INFILTRATION TEST WILL BE PERFORMED BY THE CONTRACTOR AND RESULTS WILL BE FORWARDED TO THE ENGINEER FOR VERIFICATION AGAINST THE DESIGN REQUIREMENTS. THOSE RESULTS WILL BE FORWARDED TO AND APPROVED BY THE CITY OF FRANKLIN BEFORE THE CONSTRUCTION OF THE BIORETENTION AREA CAN BEGIN. THE RESULTS OF THE TEST COULD ALTER THE DESIGN REQUIREMENTS AND SCOPE OF THE GREEN INFRASTRUCTURE FOR THE PROJECT.

2. A SECOND INFILTRATION TEST FOR THE PROPOSED SOIL MEDIA BEING INSTALLED BY THE BIORETENTION CONTRACTOR SHALL BE COMPLETED. THE RESULTS SHALL BE SUBMITTED TO THE ENGINEER TO DEMONSTRATE COMPLIANCE WITH THE PERFORMANCE STANDARDS OF THE BMP. THE COMPLIANT RESULTS WILL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT AT THE COMPLETION OF THE CONSTRUCTION OF THE BIORETENTION. IF INFILTRATION STANDARDS ARE NOT MET PER THE APPROVED DESIGN REQUIREMENTS, IT SHALL BE REPAIRED OR REPLACE3D AT THE CONTRACTOR'S EXPENSE. REFER TO FRANKLIN'S BMP MANUAL FOR NUMBER OF TESTS REQUIREMENT AND ANY ADDITIONAL INFORMATION.

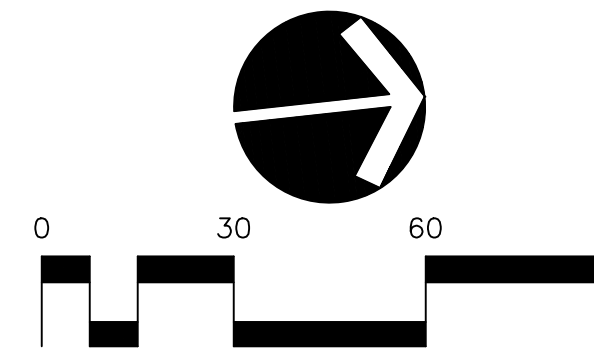
GRADING & DRAINAGE DATA CHART (OUTFALL 1 OF 1)

- SITE AREA: 8.55 ACRES
- IMPERVIOUS AREA: 4.39 ACRES
- DISTURBED AREA: 3.78 ACRES
- RV VALUE: 0.38
- PEAK FLOW RUNOFF:
 - 0 2 YEAR: 3.9 CFS
 - 0 5 YEAR: 4.4 CFS
 - 0 10 YEAR: 4.8 CFS
 - 0 25 YEAR: 5.2 CFS
 - 0 50 YEAR: 5.4 CFS
 - 0 100 YEAR: 5.7 CFS



Know what's below.
Call before you dig.

THE CITY OF FRANKLIN IS NOT A MEMBER OF THE ONE CALL CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.



FRANKLIN PROJECT #5944

APCOM

FOR

BACAR CONSTRUCTORS, INC.

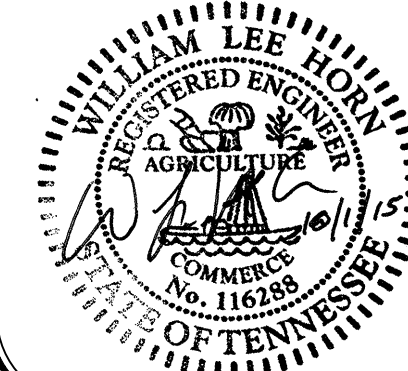
NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	0203	DESIGNED:	L. HORN
JOB NO.	01148	DRAWN:	B. SHRUM
SCALE:	1" = 30'	DATE:	SEPTEMBER 8, 2015

SITE GRADING,
DRAINAGE AND
EROSION CONTROL
PLAN

C2.1

RAGAN • SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
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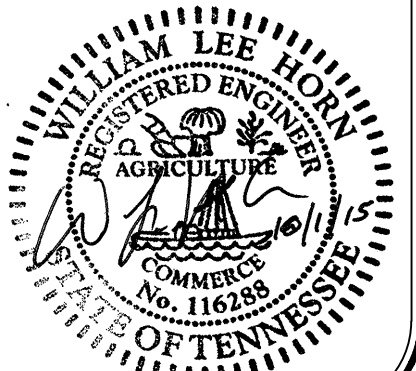


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310 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS • CHATTA



APCOM
FOR
BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FINAL STABILIZATION:

UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.

1. ALL TEMPORARY OR "DURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED, I.E. SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ECT.
2. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT POND, SWALES, DITCHES, INLETS, AND OUTFALLS.
3. SEDIMENT AND DEBRIS REMOVED SHALL BE DISPOSED OF PROPERLY. IF CONTAMINATION OF FLOODPLAIN IS SUSPECTED, CONTACT TDEC OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
5. SWALES AND DITCHES SHALL BE REVEGETATED WITH A STAND OF GRASS.
6. THE DETENTION POND SHALL HAVE A HEALTHY STAND OF GRASS OR REMOVED IF APPROVED BY THE CITY.
7. ALL RIPRAP SHALL BE REPOSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.

POST CONSTRUCTION BMP MAINTENANCE/ INSPECTION PROCEDURES:

THESE POST CONSTRUCTION BMP MAINTENANCE PROCEDURES SHALL BE REPORTED TO ENSURE PROPER FUNCTIONALITY.

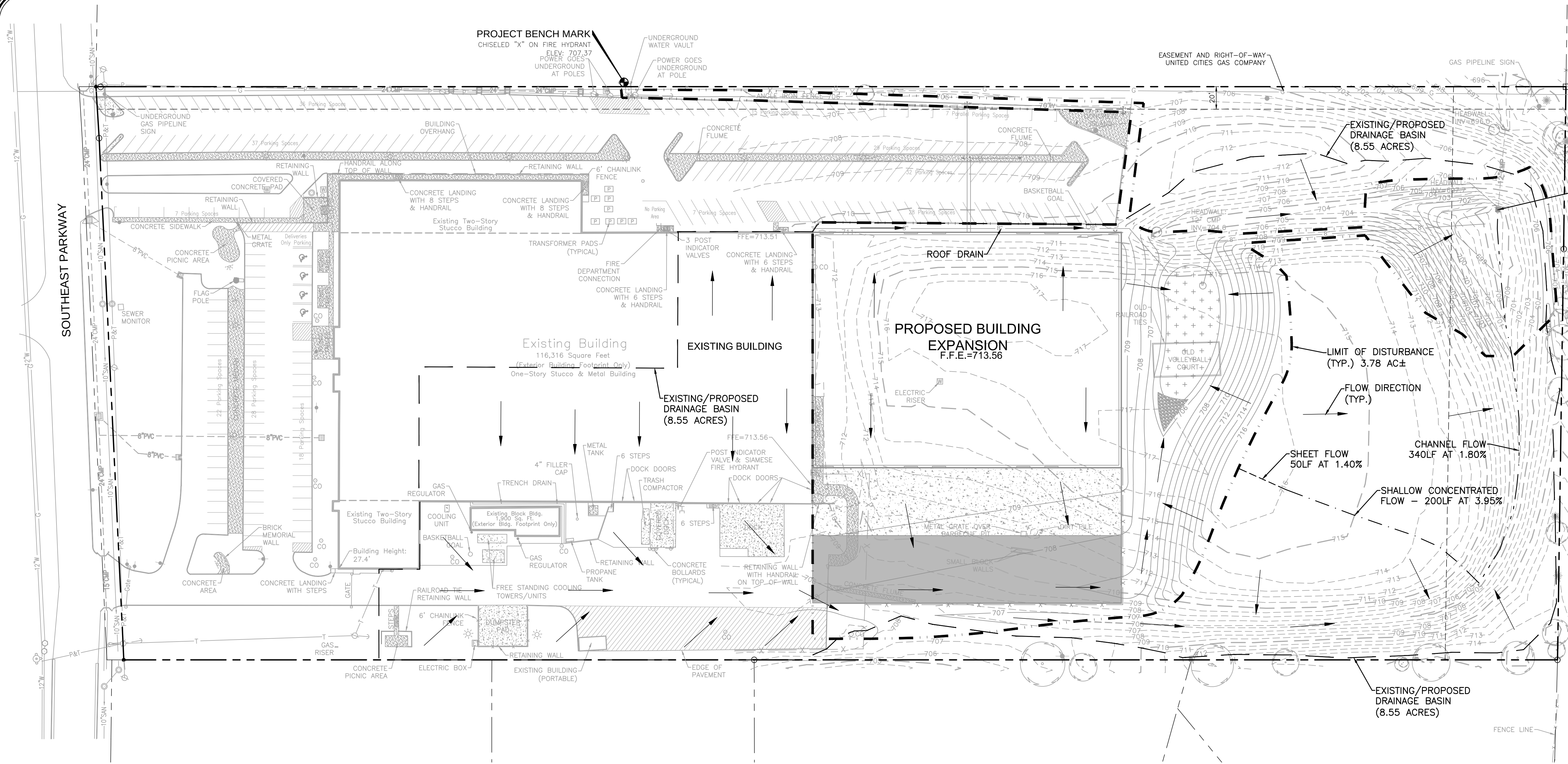
1. SEDIMENT POND:
 - ALL ORIFICES ON THE OUTLET STRUCTURE SHOULD BE FUNCTIONING PROPERLY.
 - ANY DEBRIS SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
 - THE OUTLET STRUCTURE SHALL BE INSPECTED FOR CRACKS OR SPALLING CONCRETE.
 - ANY DEBRIS ACCUMULATION ON THE TRASH RACK SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - THE TRASH RACK SHALL BE INSPECTED FOR CORROSION.
 - ALL OUTFALLS SHALL BE INSPECTED FOR SIGNS OF SCOUR, SEDIMENT DEPOSITION, AND STRUCTURAL INTEGRITY.
 - HEALTHY VEGETATION SHOULD BE MAINTAINED WITHIN THE POND AND EMBANKMENT AT ALL TIMES EXCEPT FOR GROWTH SHALL BE CONTROLLED BY PERIODIC MOWING.
 - GOOD STABILITY ON THE SLOPES OF THE EMBANKMENT SHALL BE MAINTAINED AT ALL TIMES.
 - SEDIMENT ACCUMULATION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. DITCH/SLOPE:
 - GOOD VEGETATION SHALL BE MAINTAINED. EROSION CONTROL MATTING MAY BE NEEDED IF OUT OF THE GROWING SEASON.
 - ANY SCOUR SHOULD BE CORRECTED IMMEDIATELY.
 - SEDIMENT ACCUMULATION AND DEBRIS SHALL BE REMOVED.
3. GRASSED/SODDED AREAS:
 - ANY BARE SOILS SHALL BE ADDRESSED IMMEDIATELY.
 - ADDITIONAL SEED AND STRAW MAY BE NEEDED WHERE GOOD GERMINATION DID NOT OCCUR.
 - MULCH MAY BE USED TO PROTECT EXPOSED SOILS.

BIORETENTION CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOPES WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOLS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL.
6. INSTALL STONE TO FLANGE UNDERDRAIN PIPES (3" EACH SIDE) AS THE ADDITIONAL SECTION ARE BEING INSTALLED. A SMALL BORCAT TAPER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
7. INSTALL PERMEABLE GEOTEXTILE FABRIC.
8. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
9. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
10. INSTALL THE SOIL MEDIA IN 12" LIFT TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
11. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
12. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
13. SOD SLOPES.
14. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

JOB NO.	WK ORDER	
01148	0203	
DESIGNED:	L. HORN	
DRAWN:	B. SHRUM	
SCALE:	1" = 30'	
DATE:	SEPTEMBER 8, 2015	
		 10/01/15 (653) Rev. by Comments. REVISIONS

C2.2



GRADING & DRAINAGE DATA CHART (OUTFALL 1 OF 1)

• SITE AREA: 8.55 ACRES
• IMPERVIOUS AREA: 4.39 ACRES
• DISTURBED AREA: 3.78 ACRES
• RV VALUE: 0.38
• PEAK FLOW RUNOFF:
0 2 YEAR: 3.9 CFS
0 5 YEAR: 4.4 CFS
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BIORETENTION CONSTRUCTION SEQUENCING:

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2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
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6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
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9. INSTALL THE SOIL MEDIA UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
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11. INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

NOTE:
THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

WATER QUALITY / BMP NOTE:
WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

POST CONSTRUCTION BMP MAINTENANCE/ INSPECTION PROCEDURES:

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4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
5. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
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7. ALL OUTFALLS SHALL POSSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.

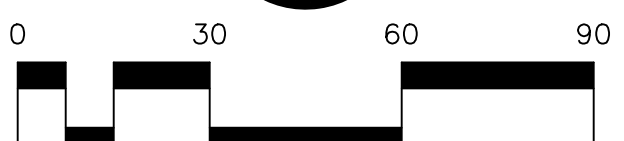
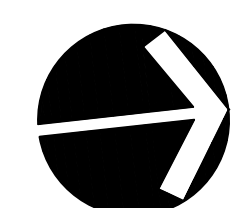
TOTAL PROPOSED DISTURBED AREA: x.xx ACRES
TOTAL PROPOSED IMPERVIOUS AREA: x.xx ACRES

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

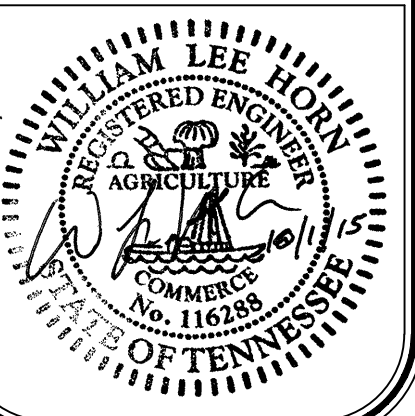


FRANKLIN PROJECT #5944

APCOM
FOR
BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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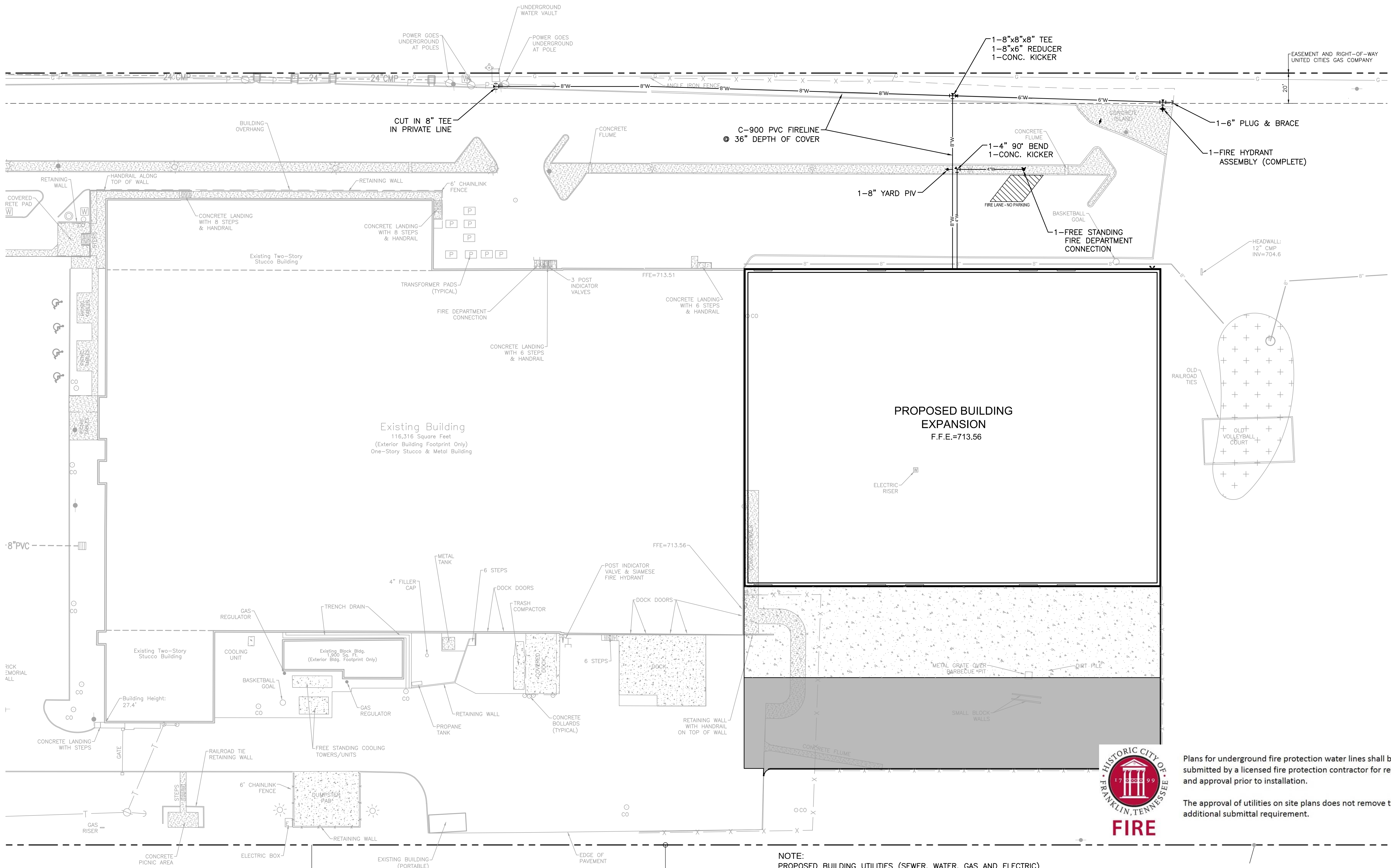


WK. ORDER	0203
DESIGNED:	L. HORN
DRAWN:	B. SHRUM
SCALE:	1" = 50'
DATE:	SEPTEMBER 8, 2015

DRAINAGE AREA
WORKSHEET

C2.3

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UTILITY CONTACTS:	
WATER	CITY OF FRANKLIN WATER MANAGEMENT (615) 794-4554 BEN McNEIL
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTEMC (615) 595-4627 GARY OSBORNE
GAS	ATMOS ENERGY (615) 566-3073 RON MYATT
TELEPHONE	AT&T (615) 595-7816 DAVID TUTTEROW

NOTE:
PROPOSED BUILDING UTILITIES (SEWER, WATER, GAS AND ELECTRIC)
TO BE SERVED FROM EXISTING BUILDING UTILITY SERVICES. TO BE
FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



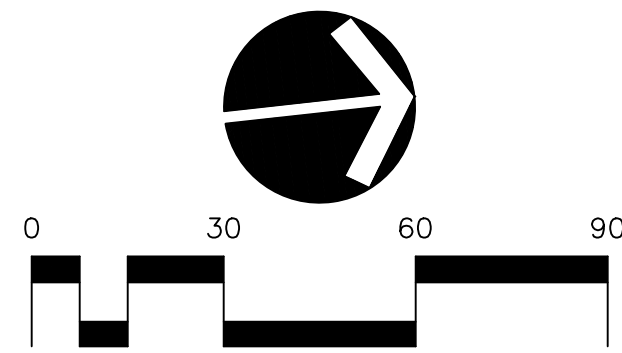
Plans for underground fire protection water lines shall be submitted by a licensed fire protection contractor for review and approval prior to installation.

The approval of utilities on site plans does not remove the additional submittal requirement.



Know what's below.
Call before you dig.

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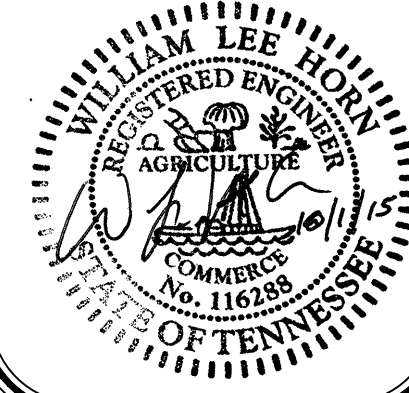


FRANKLIN PROJECT #5944

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BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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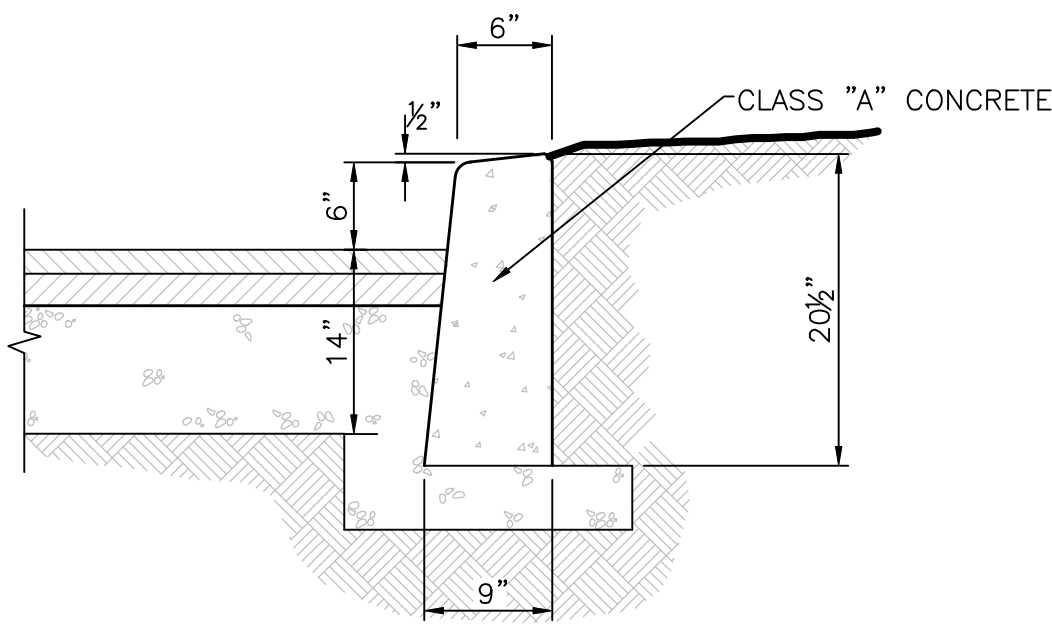


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1000 MARKET STREET, SUITE 200
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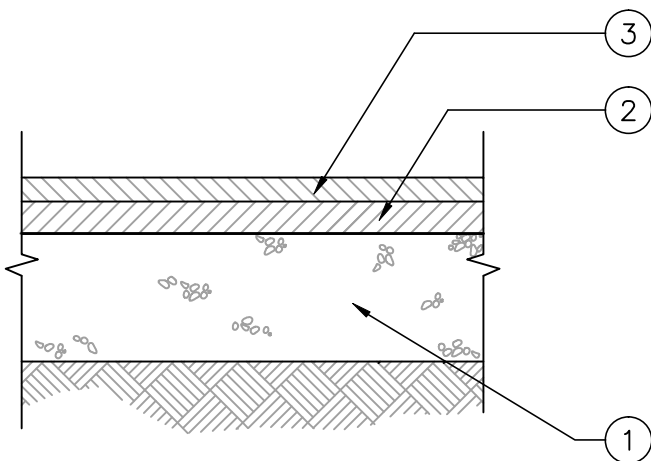
JOB NO.	01148
W.K. ORDER	0203
DESIGNED:	L. HORN
DRAWN:	B. SHRUM
SCALE:	1" = 30'
DATE:	SEPTEMBER 8, 2015

SITE UTILITY PLAN

C3.1



VERTICAL CURB DETAIL
NOT TO SCALE

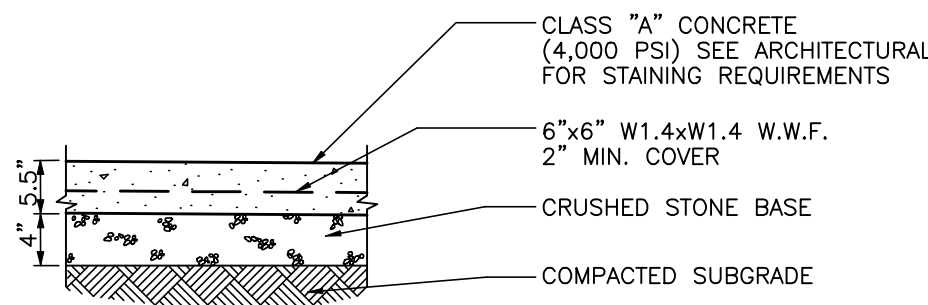


- NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
 2. REFER TO "DOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

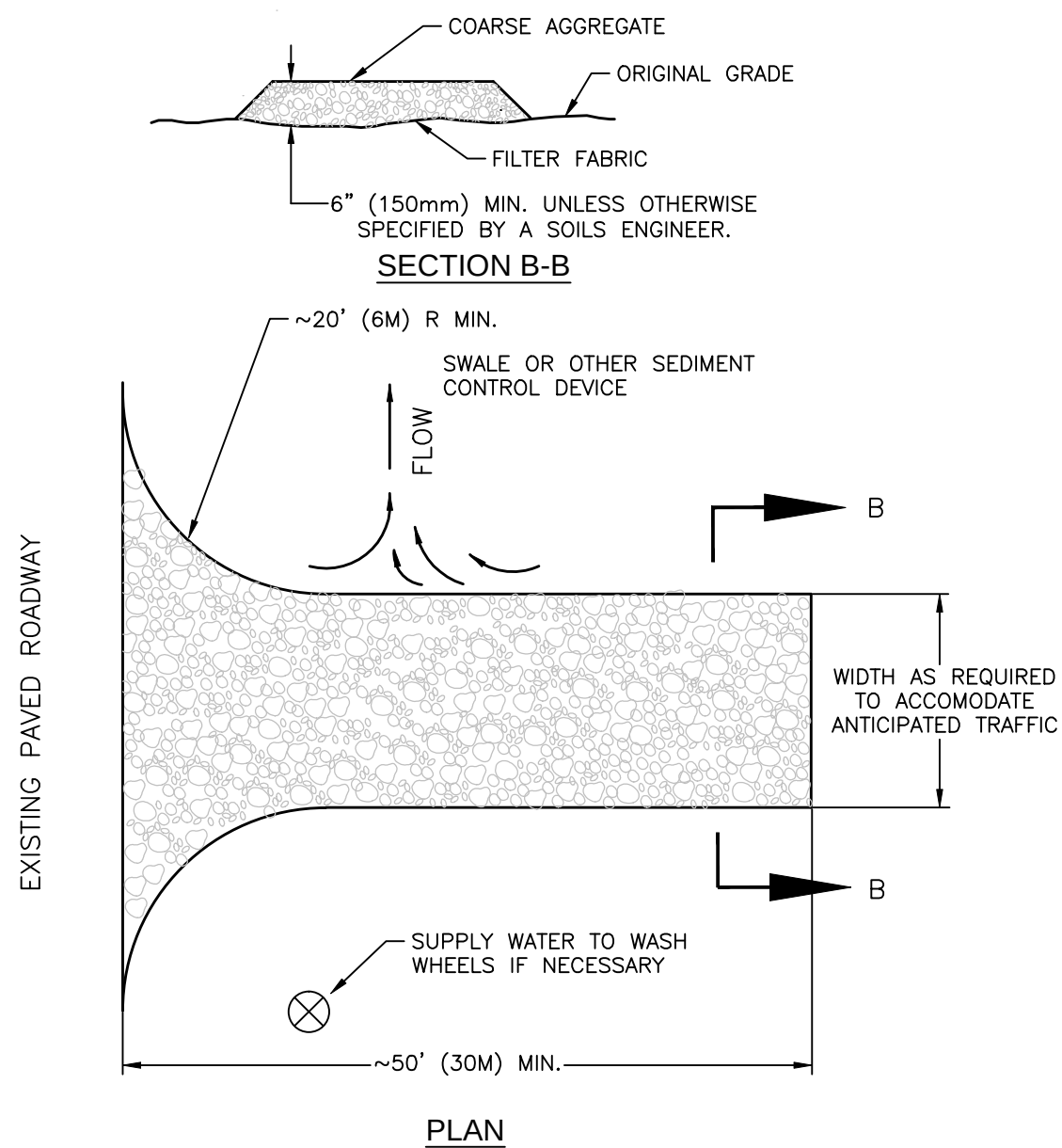
HEAVY DUTY PAVEMENT
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2	B-M
3.	ASPHALT SURFACE	1.5	E



NOTE:
THIS PAVEMENT SECTION IS BASED ON THE RECOMMENDED GEOTECHNICAL STUDY BY TERRA NOVA DATED DECEMBER 21, 2014.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

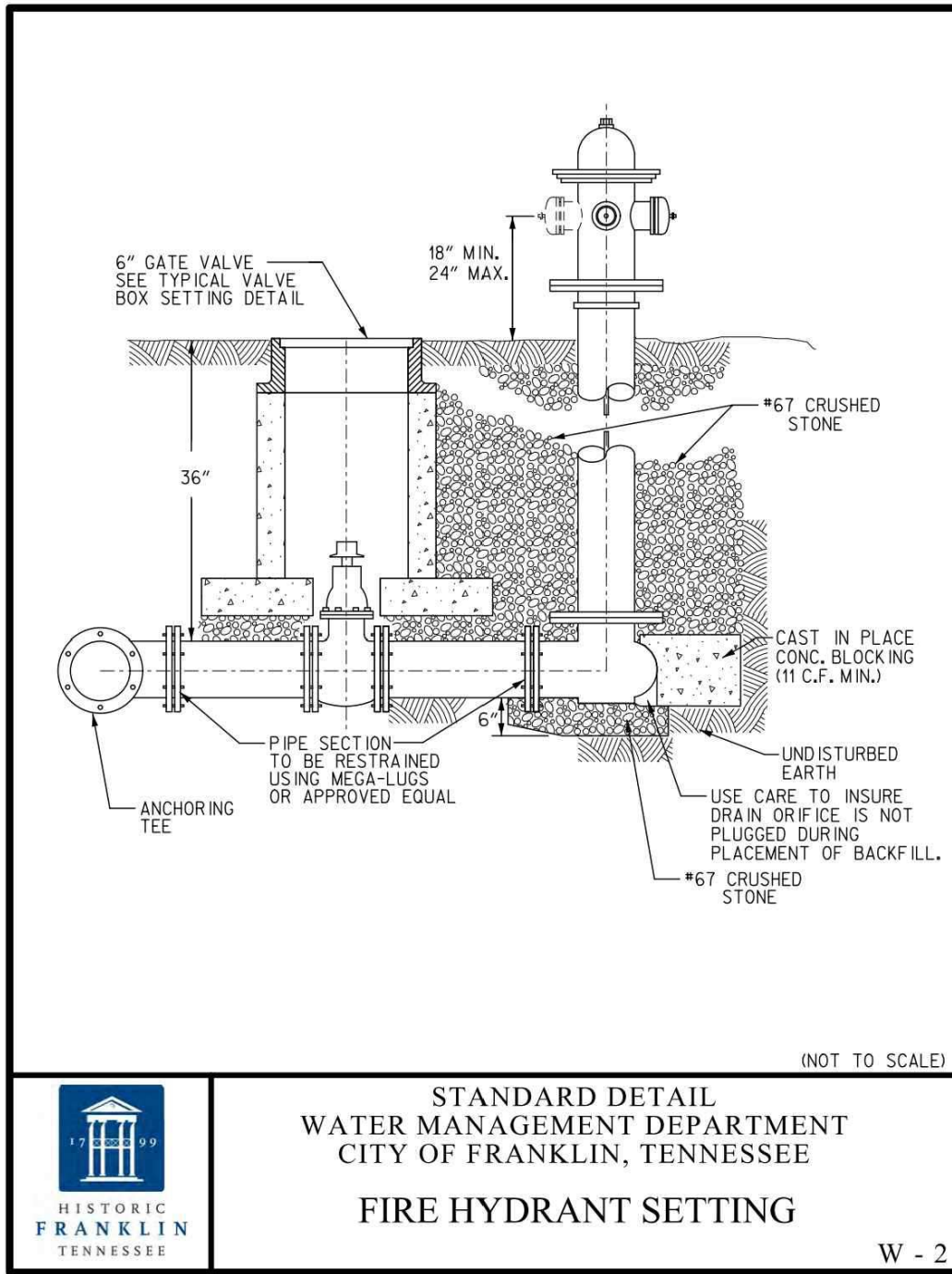
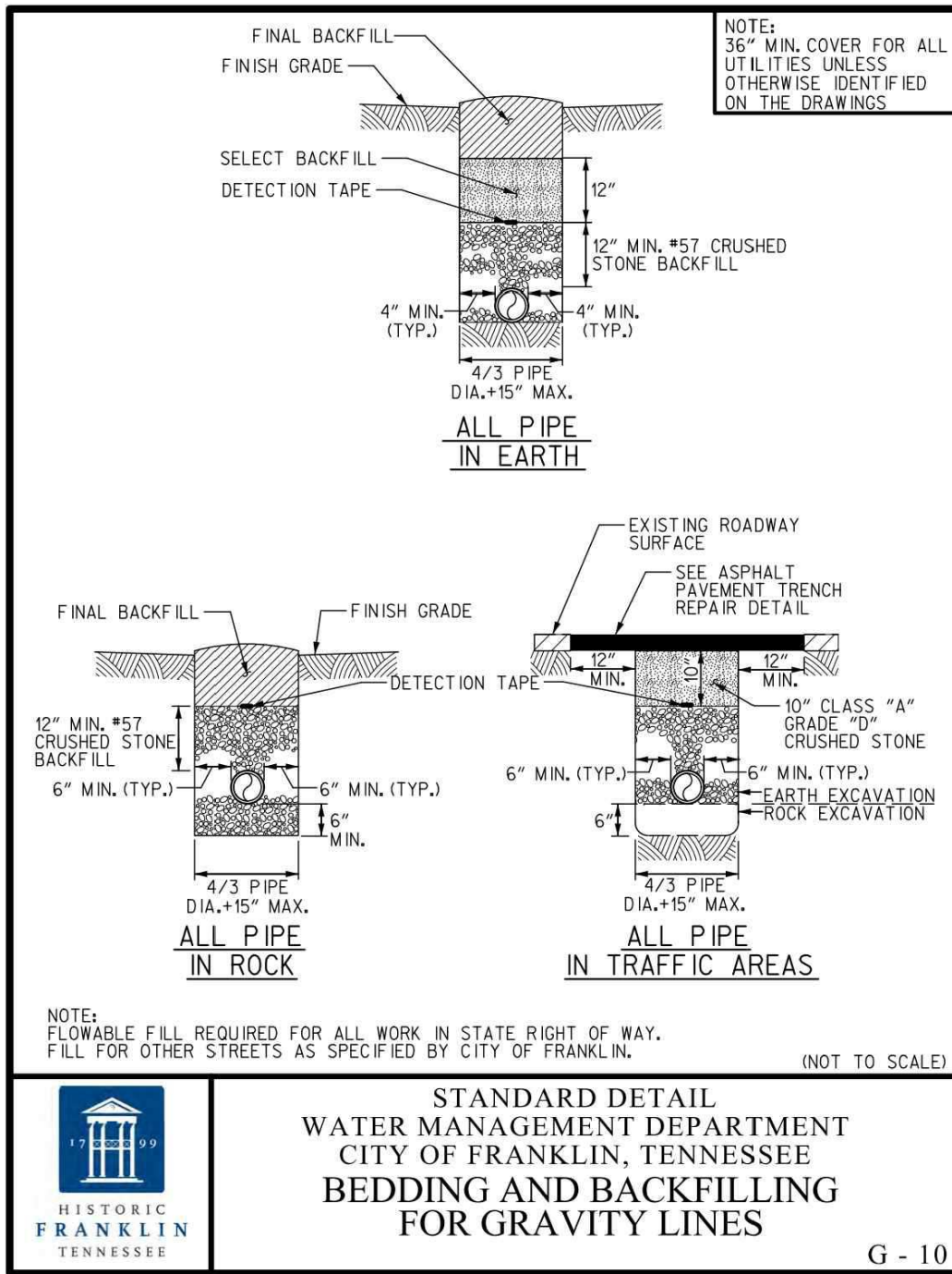
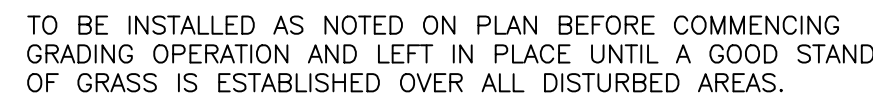
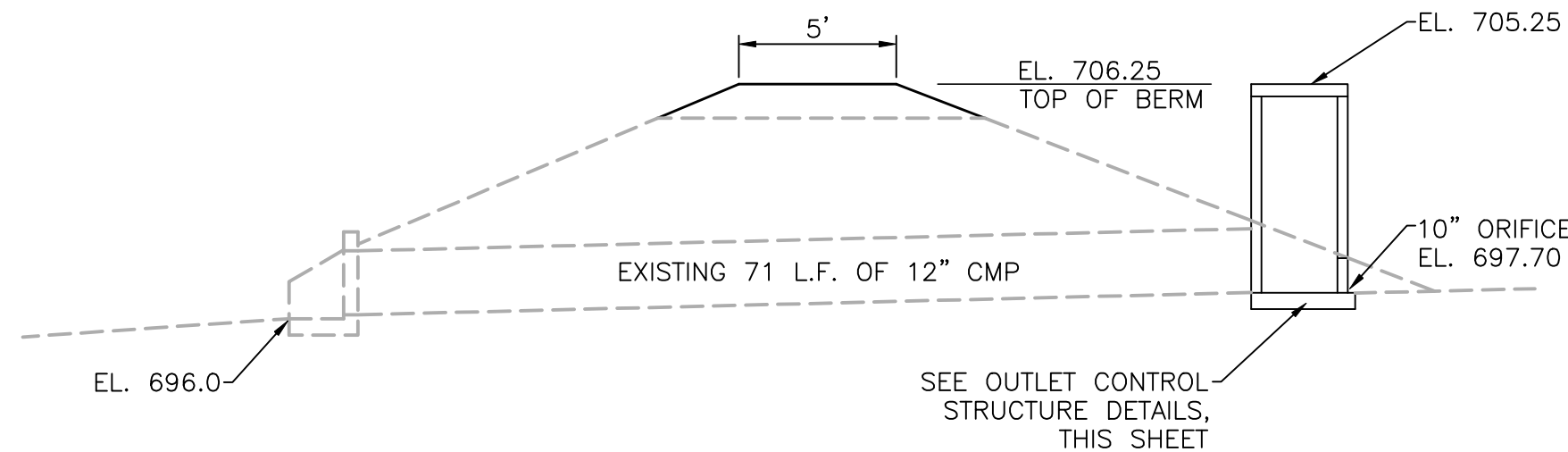


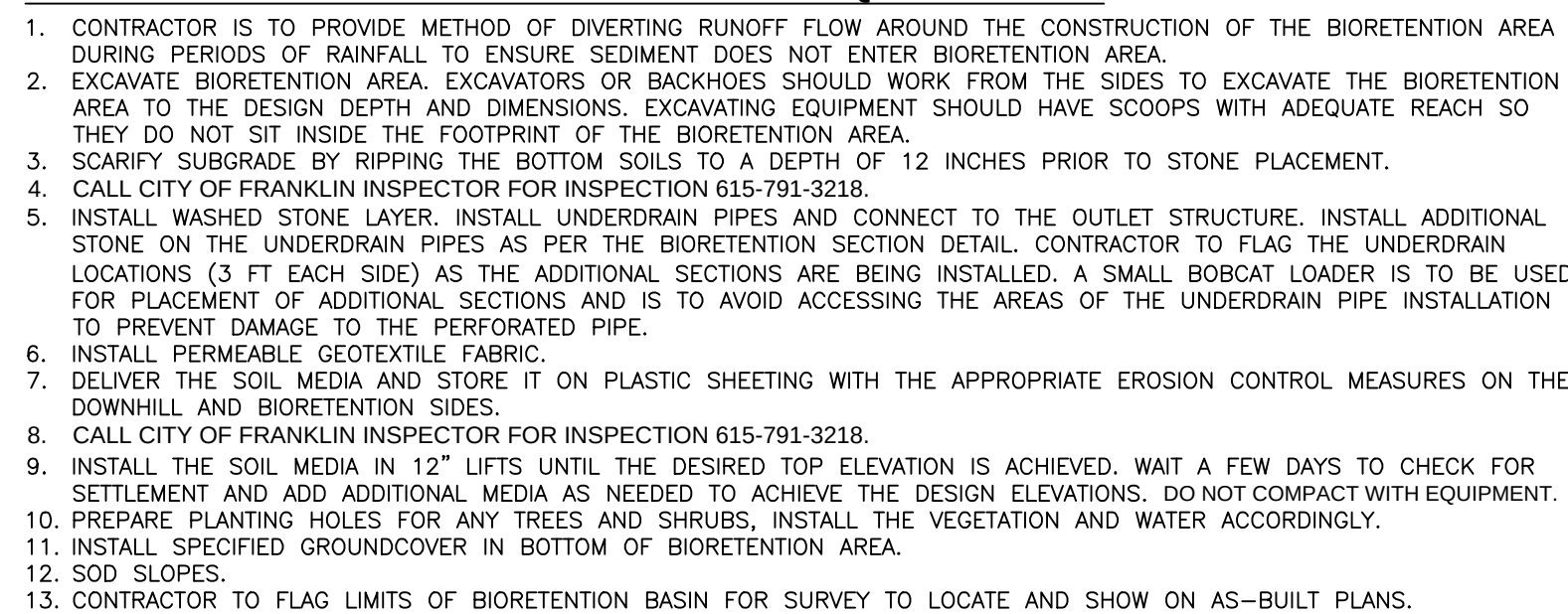
TABLE OF DIMENSIONS FOR CONCRETE KICKERS													
SIZE OF PIPE (in.)	2" R-2A	3" R-3A	4" R-4A	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
TYPING STAMP	H1	18"	24"	24"	36"	48"	54"	66"					
	H2	10"	12"	16"	18"	24"	30"	34"	36"	38"	42"	52"	58"
	V	12"	12"	18"	18"	18"	24"	36"					
	D	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
40° BEAMS	CU FT.	1.90	2.25	3.50	5.05	7.15	13.40	22.50					
	H1	18"	24"	30"	39"	54"	54"	69"					
	H2	10"	12"	16"	18"	32"	32"	48"	48"	60"	72"	96"	
	V	12"	12"	18"	24"	24"	36"	48"					
60° BEAMS	CU FT.	1.90	2.25	4.05	7.30	10.25	18.15	29.00					
	H1	18"	24"	24"	30"	42"	42"	48"					
	H2	8"	8"	10"	11"	18"	18"	30"	30"	40"	48"	48"	72"
	V	12"	12"	16"	18"	21"	24"	36"					
45° BEAMS	CU FT.	1.80	1.80	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU FT.	1.50	1.60	3.20	3.95	4.60	9.60	17.00					
	H1	18"	18"	24"	24"	24"	24"	36"					
	H2	8"	8"	10"	11"	18"	18"	30"	30"	36"	42"	48"	72"
22-1/2" BEAMS	V	12"	12"	16"	18"	21"	24"	27"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU FT.	1.50	1.60	3.20	3.40	4.60	6.80	11.80					
	H1	18"	18"	24"	24"	24"	24"	27"					
11-1/4" BEAMS	H2	8"	8"	10"	11"	18"	18"	24"	30"	40"	42"	48"	48"
	V	12"	12"	16"	18"	21"	21"	27"					
	D	18"	18"	18"	18"	18"	24"	24"					
	CU FT.	1.50	1.60	3.20	3.40	4.60	6.10	9.10					
NOTE CONCRETE USED FOR BLOCKING SHALL BE (CLASS "A"-3500# PER SQ. IN.). EARTH PRESSURES ARE FIGURED AT (4000# PER SQ. FT.) BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SLAB, LOOSE FILL, WET EARTH, CINDERS, ETC.													
TABLE BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE													



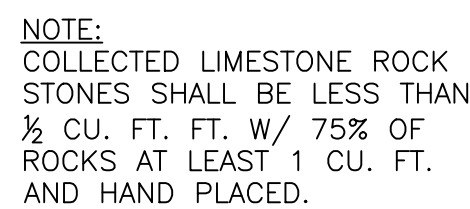
NOT TO SCALE
FRANKLIN STD. SD-21



NOT TO SCALE

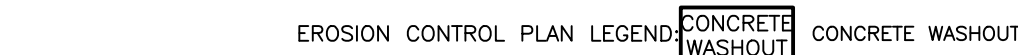


1. THE PLANTING SOIL BED MUST BE AT LEAST 42 INCHES DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIOTRETIONMENT IS 6 INCHES.
3. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 8-INCH PERFORATED PIPE IN AN 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET BETWEEN CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED TO PREVENT STAGNANT WATER BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
4. THE AREA THAT WILL HOUSE BIOTRETIONMENT MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.



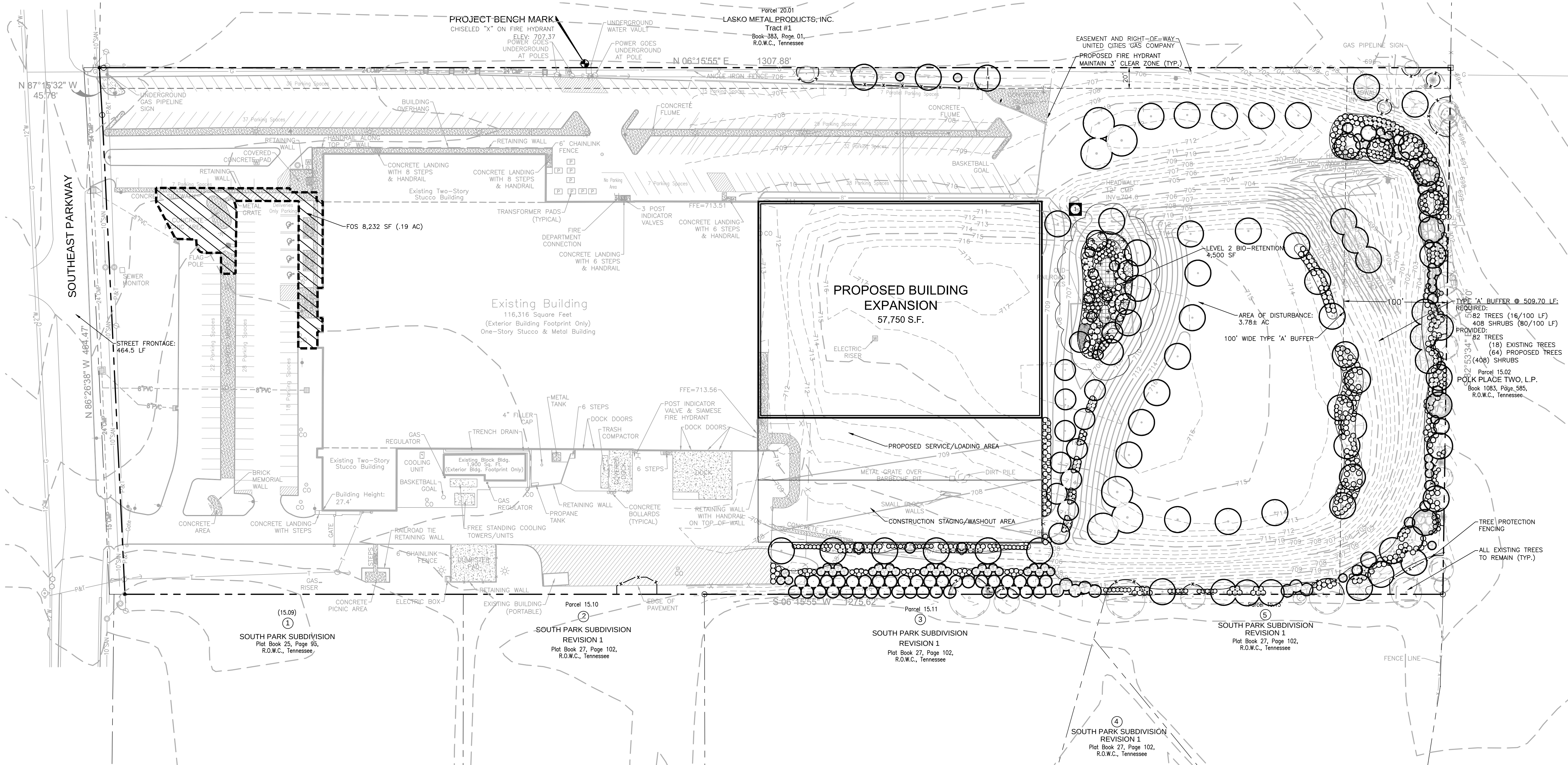
NOT TO SCALE





NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.



ATTENTION OWNER/INSTALLER:
THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER: **BILL JACOBS**
CONTACT NAME: **BILL JACOBS**
LANDSCAPE ARCHITECT: **SCOTTY BERNICK** (615) 244-8591
CONTACT NAME: **SCOTTY BERNICK**
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212 PHONE
(615) 791-3257 FAX

FORMAL OPEN SPACE REQ. CONVENTIONAL: .19 ACRES
DISTURBED SITE ACREAGE: 3.78 AC.
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS: LI - LIGHT INDUSTRIAL
DEVELOPMENT STANDARDS: CONVENTIONAL
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.30 (4.53 AC.) ***
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.40 (6.04 AC.) ***
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER: 4% (.604 AC.) ***
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 64% (1.1 AC.) [16% x 4%] ***
NUMBER AND DBH OF SPECIMEN TREES REMOVED: 0
*** CALCS BASED ON ENTIRE SITE (15.11 AC)

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 5% Required
Site Acreage: 3.78 Acres Open Space Acreage Required: .19 Acres
Formal Open Space (5% of gross development area): 8,232 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:				
Key	Classification	Type	Area of Open Space	Paved Area
Area 1	Formal	Plaza	8,232 SF	3,322 s.f.
Total Provided: 8,232 SF				40%(80% Permitted)

INCOMPATIBLE USE BUFFER

DEVELOPING USE: EXISTING ADJACENT USE/ZONING: SITE ACREAGE: BUFFER CLASS: BUFFER WIDTH: BUFFER LENGTH: MIN. TREES REQUIRED: TREES PROVIDED (BUFFER): MIN. SHRUBS REQUIRED: SHRUBS PROVIDED: % OF CANOPY TREES (40% MIN): % OF EVERGREEN TREES (50% MIN): % OF EVERGREEN SHRUBS (75% MIN): % OF EACH PLANT GENUS (40% MAX):	INDUSTRIAL RESIDENTIAL 15.11± A 100' 509.7 LF 82 82 408 55.3% 69.7% 84.8% (SEE SCHEDULE)
---	--

GENERAL COMMERCIAL REQ. CONVENTIONAL: 3.78 ACRES

LANDSCAPE REQUIREMENTS (AC)				
	Existing Trees	Quantity Provided		Inches Provided
		Proposed	Total Provided	
Existing Trees=14±:	0	0	0	0
Existing Trees<14±:	0	0	0	0
4" caliper canopy trees:	0	0	0	0
3" caliper canopy trees:	0	0	0	0
2" caliper canopy trees:	0	0	0	0
Aggregate Canopy Caliper Inches Provided:				
Aggregate Canopy Caliper Inches Required (.19x60):				
2" caliper understorey trees:	0	0	0	0
1.5" caliper understorey trees:	0	0	0	0
Aggregate Understorey Caliper Inches Provided:				
Aggregate Understorey Caliper Inches Required (.19x9):				
Min. 24" Height Shrubs:				
Min. 30" Height Shrubs:				
Total Shrubs Provided:				
Total Shrubs Required (.19x50):				

*EXISTING FORMAL OPEN SPACE/PLANTINGS IDENTIFIED ON PLAN. CALCULATIONS ABOVE BASED ON DISTURBED AREA.

LANDSCAPE REQUIREMENTS (AC)

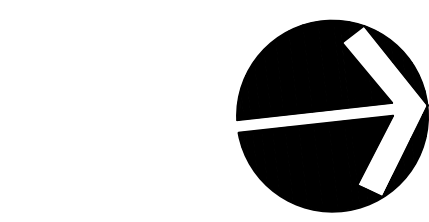
LANDSCAPE REQUIREMENTS (AC)				
	Existing Trees	Quantity Provided		Inches Provided
		Proposed	Total Provided	
Existing Trees=14±:	0	0	0	0
Existing Trees<14±:	0	0	0	0
4" caliper canopy trees:	0	11	11	44
3" caliper canopy trees:	0	64	64	192
2" caliper canopy trees:	0	37	37	74
Aggregate Canopy Caliper Inches Provided:				
Aggregate Canopy Caliper Inches Required (3.78x82):				
2" caliper understorey trees:	0	40	40	80
1.5" caliper understorey trees:	0	0	0	0
Aggregate Understorey Caliper Inches Provided:				
Aggregate Understorey Caliper Inches Required (3.78x21):				
Min. 18" Height Shrubs:				
Min. 24" Height Shrubs:				
Min. 30" Height Shrubs:				
Total Shrubs Provided:				
Total Shrubs Required (3.78x96):				

* EXISTING TREES ARE BEING APPLIED TOWARDS BUFFER REQUIREMENTS.



Know what's below.
Call before you dig.

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK



FRANKLIN PROJECT #5944

APCOM

FOR

BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TENNESSEE
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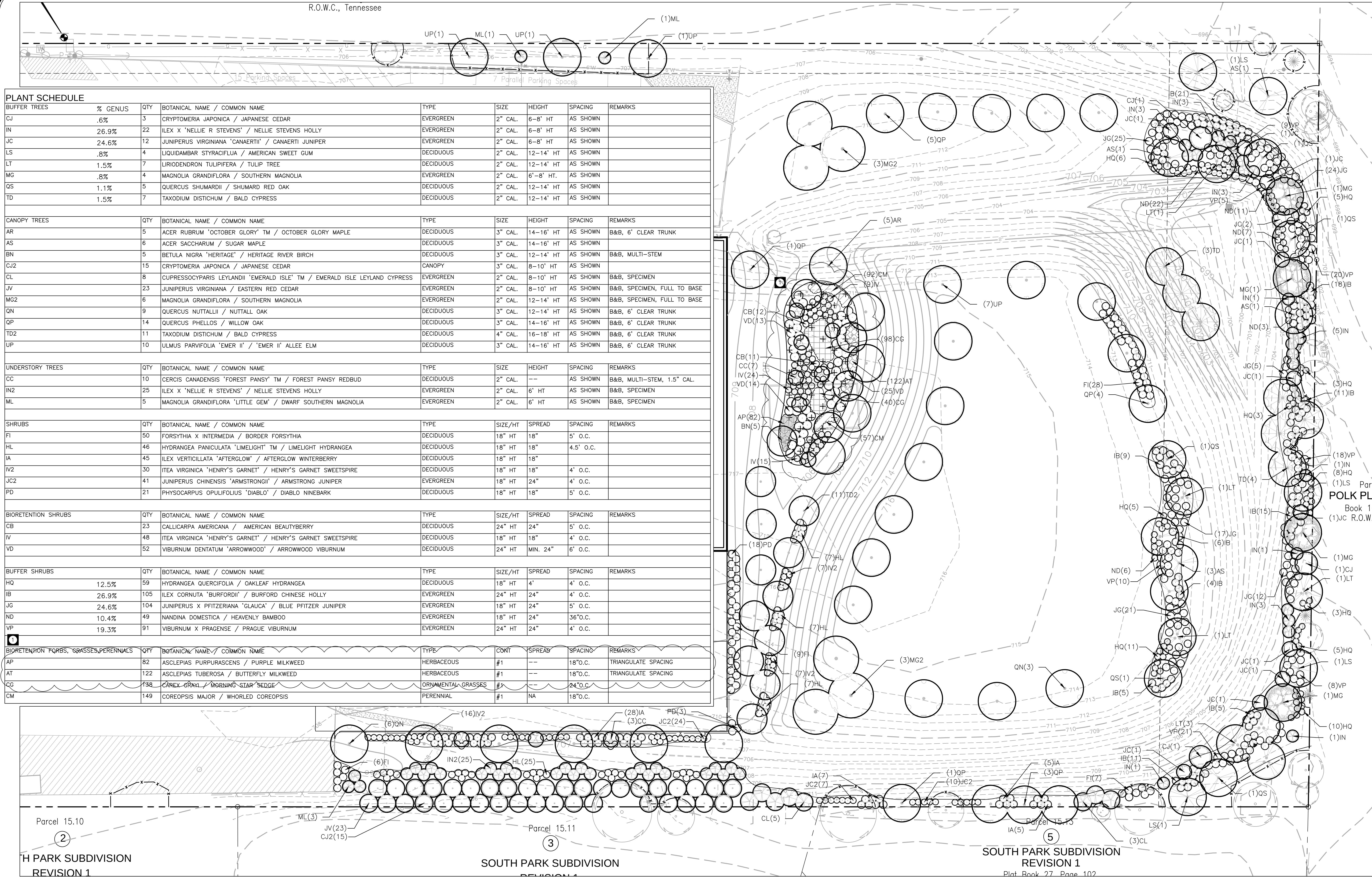


JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
01148	0203	S. BERNICK	B. SHRUM	1"=50'	SEPTEMBER 8, 2015

OVERALL
LANDSCAPE PLAN

L1.0

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FRANKLIN PROJECT #5944

APCOM
FOR
BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	0203
DESIGNED:	S. BERNICK
DRAWN:	B. SHRUM
SCALE:	1"=30'
DATE:	SEPTEMBER 8, 2015

LANDSCAPE PLAN

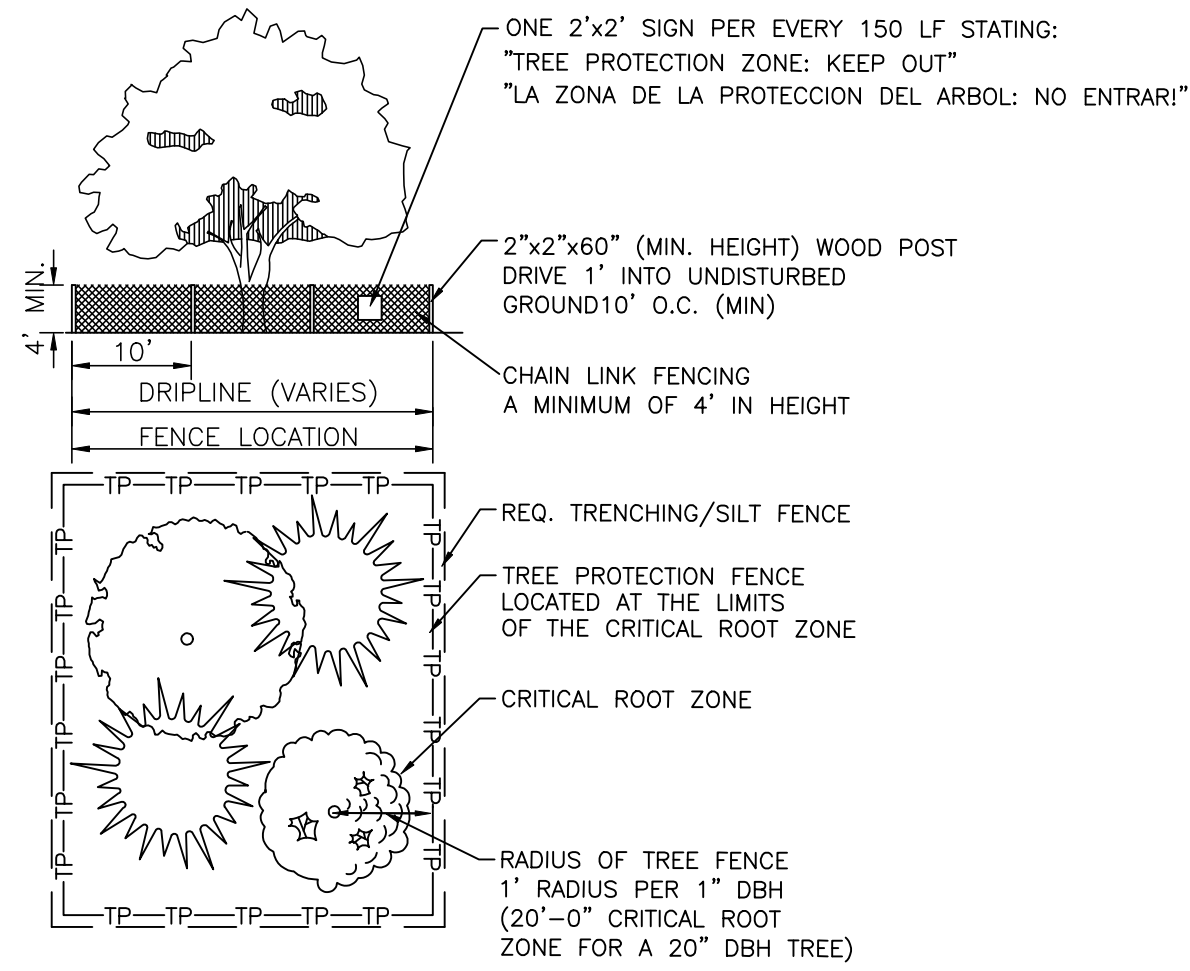
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811
Know what's below.
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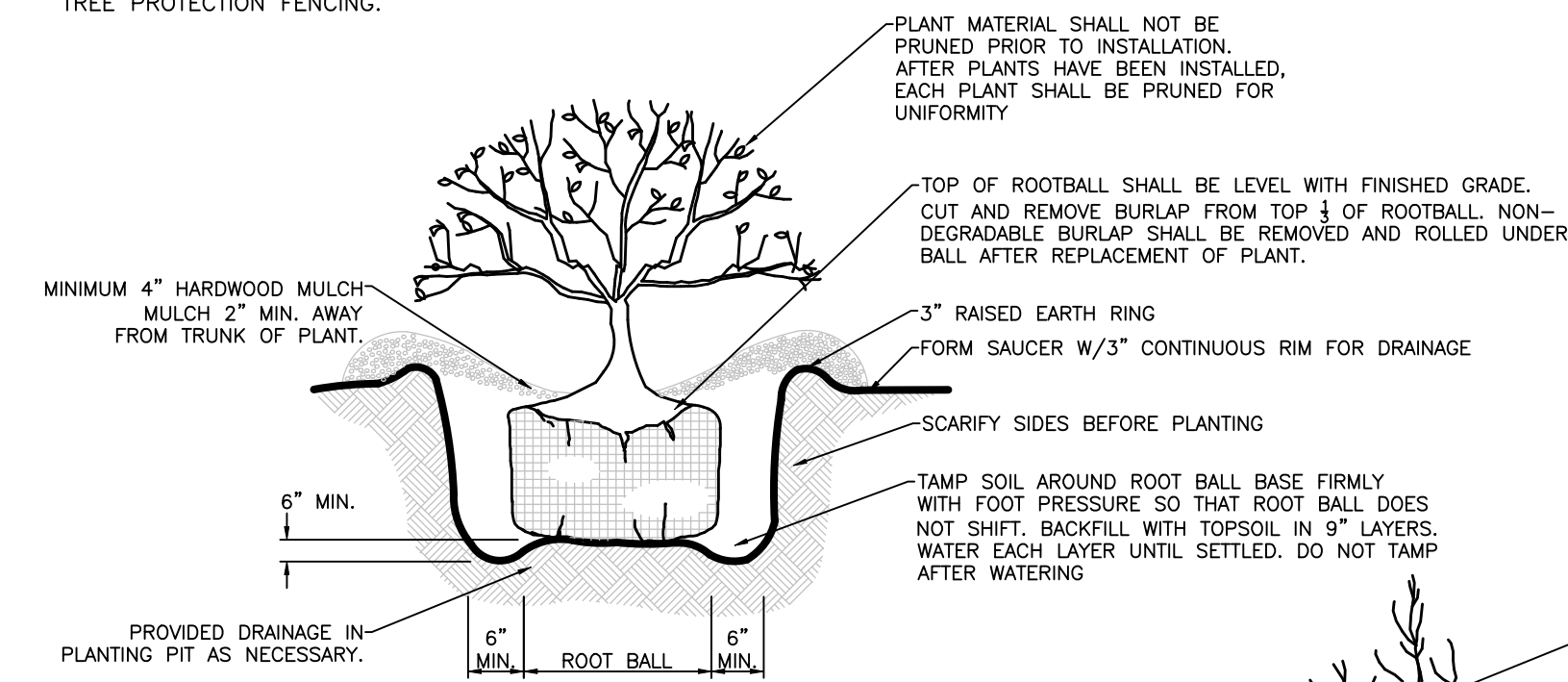
NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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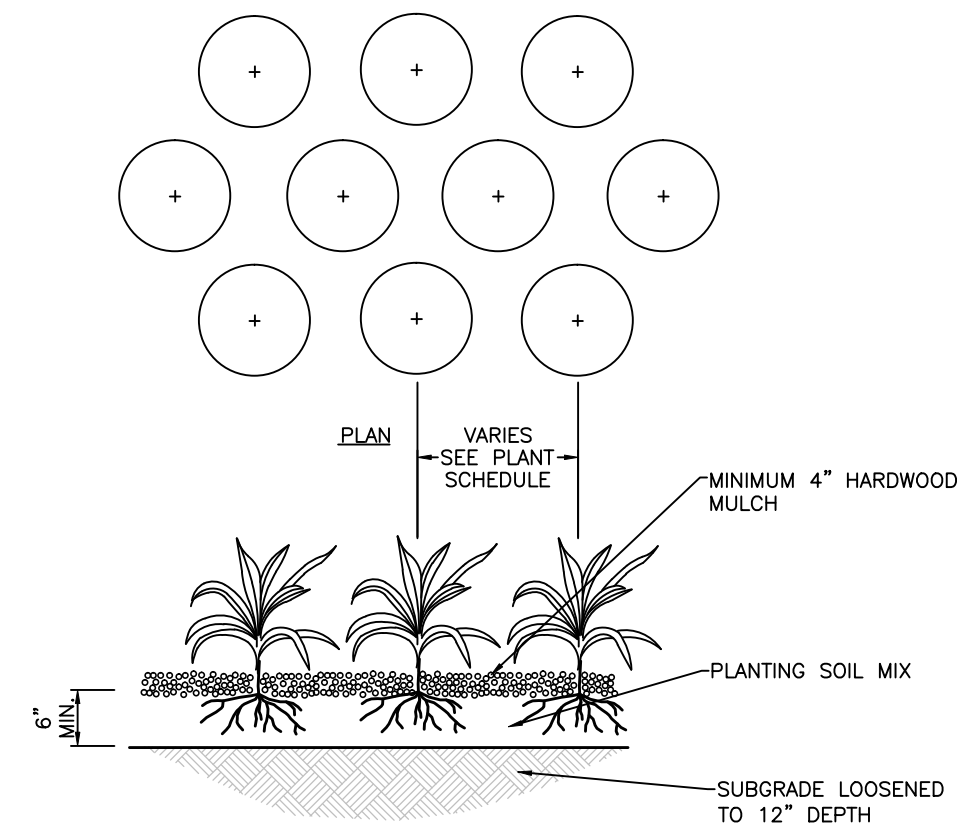
TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

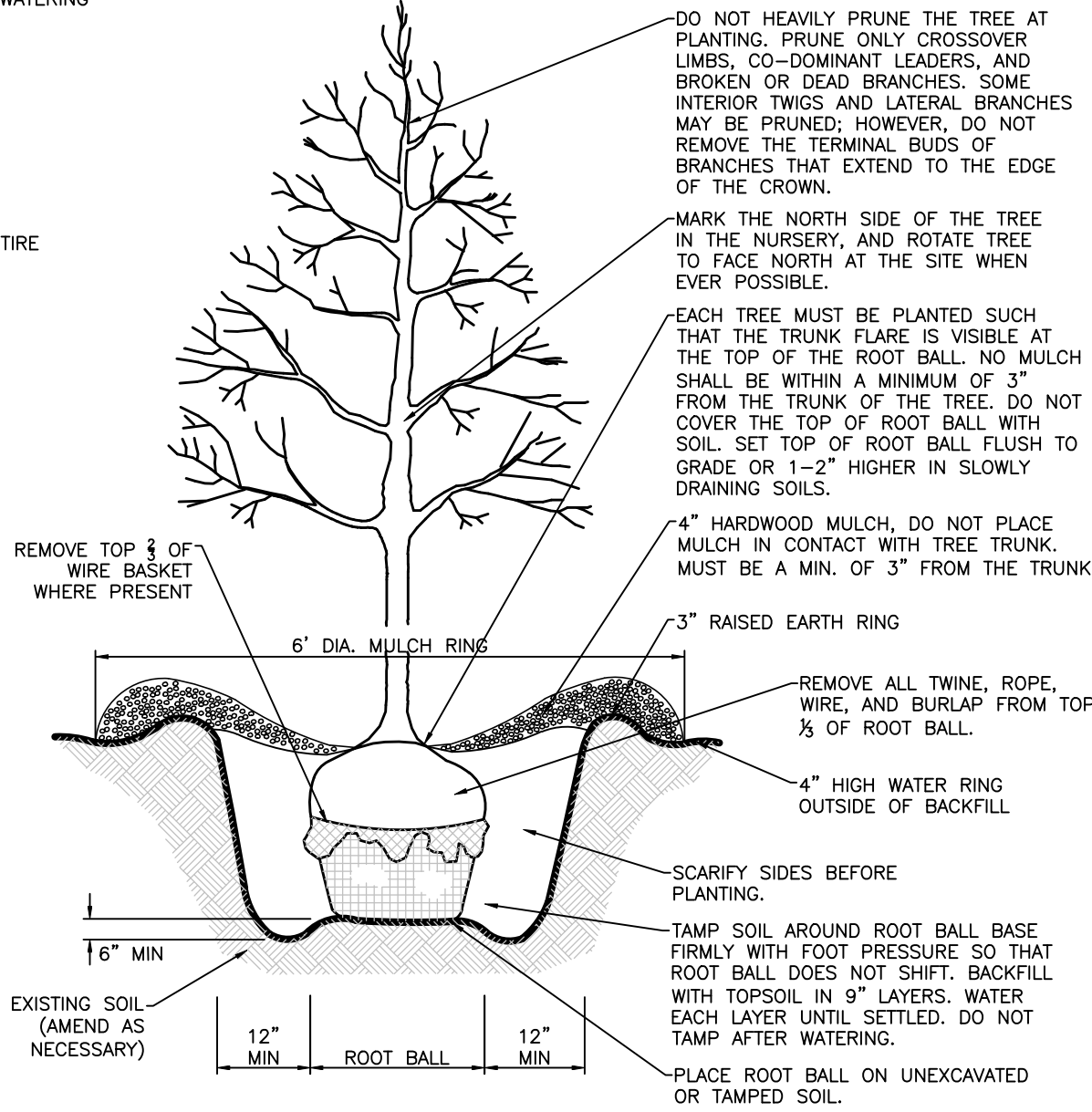


SHRUB PLANTING
NOT TO SCALE

NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL.
3. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER.



GROUNDCOVER PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.
4. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER.
5. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

- ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
- ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
 - TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 - THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
 - ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
 - THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
 - NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
 - SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
 - BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
 - BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

PLANTING NOTES

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH LESS THAN 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLORAL OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANT ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

CITY OF FRANKLIN LANDSCAPE NOTES

- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACES WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER 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 SIGN/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.
- 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 TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

SEEDING NOTES

- ALL DISTURBED AREAS TO BE SEEDDED WITH KY-31 FESCUE AT THE RATE OF 5 LBS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER SHALL BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- STRAW MULCH SHALL BE PLACED UPON SEEDDED AREAS. STRAW SHALL BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. THE TOPSOIL SHALL BE CULTIVATED TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKED UNTIL SMOOTH. FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS SHALL BE REMOVED FROM PROJECT SITE.
- FERTILIZER SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. FERTILIZER SHALL BE APPLIED AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND IT SHALL BE MIXED THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- SEED SHALL BE APPLIED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKED IN LIGHTLY. THE TOPSOIL SHALL BE LIGHTLY WATERED PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALE PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.



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NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

FRANKLIN PROJECT #5944

APCOM
FOR
BACAR CONSTRUCTORS, INC.

NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

APCOM

FOR

BACAR CONSTRUCTORS, INC.

JOB NO.	01148	DESIGNED:	S. BERNICK	DRAWN:	B. SHRUM	SCALE:	1" = 10'	DATE:	SEPTEMBER 8, 2015
WK. ORDER	0203								

LANDSCAPE NOTES
AND DETAILS

L2.0



RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
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Lebanon, Tennessee 37087
v) 615.466.8940
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PC Submittal



APCOM, Inc.
2015 Addition
195 Southeast Parkway
Franklin, TN 37064

Revisions		
Rev	Date	Remarks

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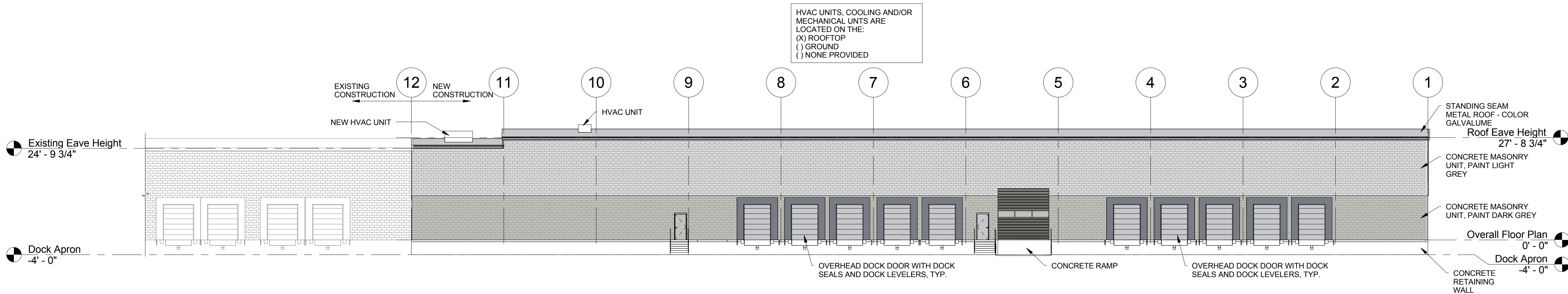
Job Number Project Author Drawn By
 Number
Date Sept. 1, 2015 Checker Checked By

Scale 1/16" = 1'-0"

Exterior Elevations

Sheet Number:

A5.1

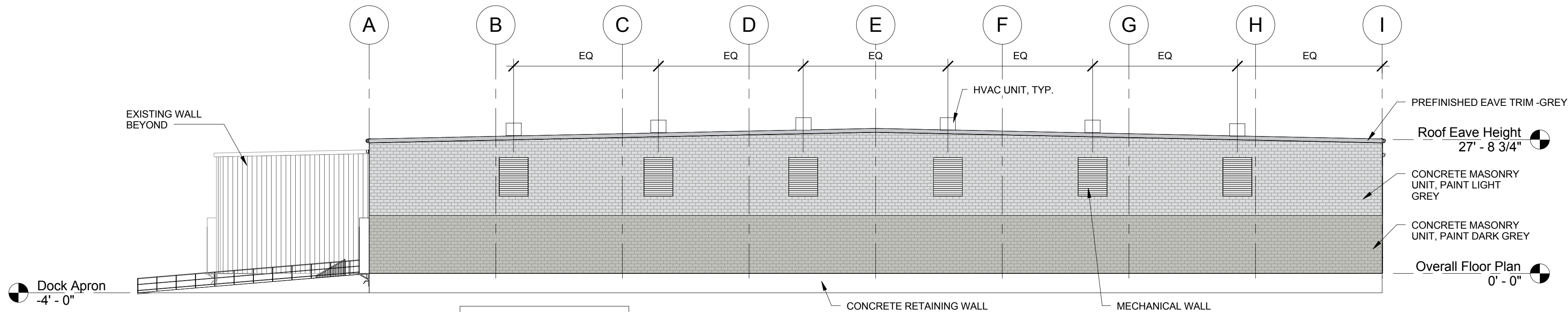


2 East Elevation
1/16" = 1'-0"

NOTE: ELEVATION DOES NOT FACE PRIMARY ENTRANCE OR PRIMARY STREET
PERCENTAGES ARE FOR NEW MATERIALS ONLY THIS ELEVATION

EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS WALL AREA	7,385 S.F.	N/A
NET WALL AREA	6,655 S.F.	N/A
CONCRETE MASONRY UNIT - PAINTED LIGHT GREY	4,090 S.F.	61.5%
CONCRETE MASONRY UNIT - PAINTED DARK GREY	2,595 S.F.	38.5%

*EXCLUDES CONCRETE RETAINING WALLS BELOW SLAB LEVEL, ROOF FORMS, LOUVERS, DOORS, AND SIMILAR FEATURES

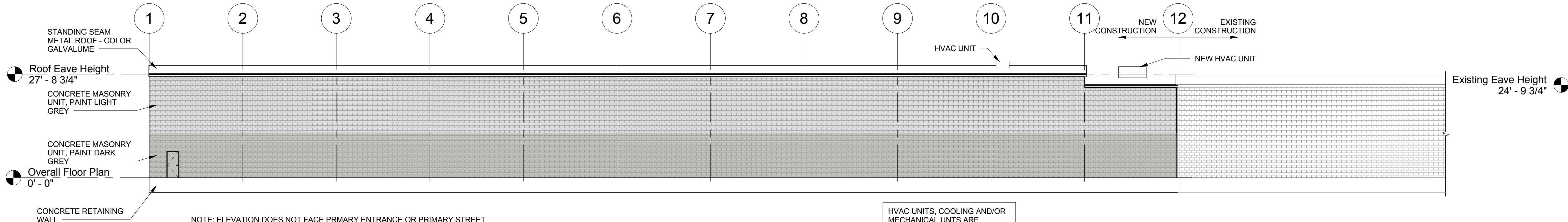


1 North Elevation
1/16" = 1'-0"

NOTE: ELEVATION DOES NOT FACE PRIMARY ENTRANCE OR PRIMARY STREET
PERCENTAGES ARE FOR NEW MATERIALS ONLY THIS ELEVATION

NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS WALL AREA	5,905 S.F.	N/A
NET WALL AREA	5,615 S.F.	N/A
CONCRETE MASONRY UNIT - PAINTED LIGHT GREY	3,102 S.F.	55.2%
CONCRETE MASONRY UNIT - PAINTED DARK GREY	2,513 S.F.	44.8%

*EXCLUDES CONCRETE RETAINING WALLS BELOW SLAB LEVEL, ROOF FORMS, LOUVERS, DOORS, AND SIMILAR FEATURES



3 West Elevation
1/16" = 1'-0"

NOTE: ELEVATION DOES NOT FACE PRIMARY ENTRANCE OR PRIMARY STREET
PERCENTAGES ARE FOR NEW MATERIALS ONLY THIS ELEVATION

WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS WALL AREA	7,385 S.F.	N/A
NET WALL AREA	7,364 S.F.	N/A
CONCRETE MASONRY UNIT - PAINTED LIGHT GREY	4,090 S.F.	55.5%
CONCRETE MASONRY UNIT - PAINTED DARK GREY	3,274 S.F.	44.5%

*EXCLUDES CONCRETE RETAINING WALLS BELOW SLAB LEVEL, ROOF FORMS, LOUVERS, DOORS, AND SIMILAR FEATURES

THESE ELEVATIONS HAVE BEEN DESIGNED TO THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION



Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
4	MPWP-FC-400-XX	1711178.	570824.4	24	84.214	0
5	MPWP-FC-400-XX	1711240.	570917.2	24	84.214	0
6	MPWP-FC-400-XX	1711382	570810	24	84.214	0

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
6	3	MPWP-FC-400-XX	SINGLE	44000	0.850	MPWP-FC-400-XX

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Exterior Wall Packs	Illuminance	Fc	0.14	13.5	0.0	N.A. N.A.

LUMARK WALL-PAK
MHPW-FC-400-277V

Full Cutoff Door

10 AMP (MAXIMUM)

10 AMP (MAXIMUM)

CERTIFICATIONS

40°C Ambient Temperature Rating

UL and cUL Listed

IP65 Rated

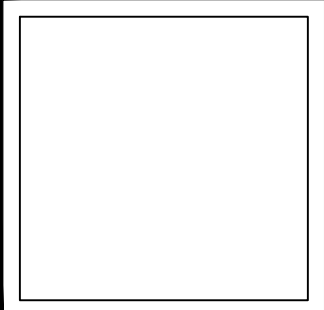
ISO 9001

ECQ (Full Cutoff)

EMC, AEM and TCE 20 Compliant

DARK SKY COMPLIANT

SITE LIGHTING DATA
Development Standard: Conventional
Land Use: Nonresidential
Zoning District: Light Industrial (LI)
Height of Proposed/Existing Building: 30ft
Pole Height: Not Applicable
Pole/Fixture Color: Not Applicable
Color of Light: White - 4000K
THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.



WALKER ELECTRIC
Nashville, Tennessee
CONTRACTORS AND ENGINEERS
4511 KENTUCKY AVENUE
TEL: 615-292-4336
FAX: 615-292-6575

NOTICE
THIS DRAWING AND THE DESIGN
HEREON ARE THE PROPERTY OF
WALKER ELECTRIC. THE
RENDERING OF THIS DRAWING
WITHOUT THE WRITTEN
CONSENT OF WALKER ELECTRIC
IS PROHIBITED AND ANY
INFRINGEMENT WILL BE SUBJECT
TO LEGAL ACTION.



APCOM
FRANKLIN, TN

PERMIT
SET

DRAWN BY DF
CHK'D BY MW
DATE 9-3-15

SCALE: 1/16"=1'-0"
Photometrics
PLAN

E0.1

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL CONSTRUCTION TO COMPLY WITH WILLIAMSON COUNTY ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVES, BEFORE YOU DIG CALL TENNESSEE ONE CALL: 1-800-351-1111.
2. THE COUNTY SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE COUNTY'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

1. COORDINATE POINTS ARE SET USING THE COORDINATE SYSTEM REFERENCED BY BENCHMARKS SHOWN ON EXISTING CONDITION SHEETS.

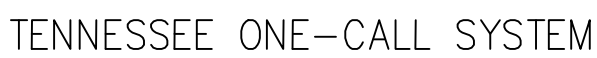
1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 119. ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON July 23, 2004, AS HAS BEEN ADOPTED BY THE CITY OF FRANKLIN.
2. COUNTY TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE STATE OF TENNESSEE ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS AND OTHER INSTANCES WHERE 90 DEGREE TURN CAN TAKE PLACE THE MAX SLOPE IN ALL DIRECTIONS IS 2 PERCENT

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL NON-PAVED AREAS OUTSIDE THE LIMIT OF DISTURBANCE LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
9. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 14 CALENDAR DAYS.

- THE COUNTY IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
2. THE COUNTY WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
3. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
4. THE COUNTY SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
5. THE COUNTY ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE COUNTY WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
6. THE COUNTY SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
7. THE COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL ITEMS OF COST ARE TO BE INCLUDED IN ONE OF THESE PAY ITEMS.
9. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
10. THE COUNTY SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE COUNTY SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
11. THE COUNTY IS TO VERIFY ALL BASE INFORMATION AS NECESSARY AND TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
12. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
13. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS TO 98 PERCENT MAXIMUM DRY DENSITY (AS PER ASTM D698 STANDARD PROCTOR) WILL BE ALLOWED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER. FILL AREAS, SOFT UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98 PERCENT MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. THE FOLLOWING SOIL COMPACTION RATES WILL BE REQUIRED:
 - A. 95 PERCENT MAXIMUM DRY DENSITY FOR OPEN AREAS AND GENERAL EMBANKMENTS.
 - B. 98 PERCENT MAXIMUM DRY DENSITY UNDER ROADS, PARKING AREAS, SIDEWALKS, BUILDINGS, SLABS, AND FOUNDATIONS.
6. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES.
7. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
8. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
9. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
10. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 5 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
11. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.

3. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LANDFILL BY THE COUNTY. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
3. PROTECT ALL EXISTING TREES TO REMAIN AND PROTECT ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING ALL OPERATIONS OF DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES TO ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER. SCHEDULED PROTECTED ITEMS WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE COUNTY AT NO ADDITIONAL COST TO THE OWNER.
4. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
5. COUNTY SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE COUNTY SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVIDING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB DAMAGE IS TO BE REPLACED AT COUNTY'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
12. ENGINEER HAS NOT INSPECTED THE SITE FOR THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD PAINT, UNDERGROUND TANKS, ETC. COUNTY SHALL BE RESPONSIBLE FOR ALL PRECONSTRUCTION INSPECTIONS (AS REQUIRED) FOR HAZARDOUS MATERIALS BY A QUALIFIED FIRM. COUNTY SHALL BE RESPONSIBLE FOR SOLICITING QUALIFIED PERSONNEL FOR PROPER REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION PER ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE COUNTY SHALL REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE AS SHOWN. THE COUNTY IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
16. IF REQUIRED AS PART OF THIS PROJECT, THE COUNTY SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICE MAY NOT BE SHOWN ON THIS PLAN, THE COUNTY SHALL INVESTIGATE THE SITE PRIOR TO CONSTRUCTION TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
17. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

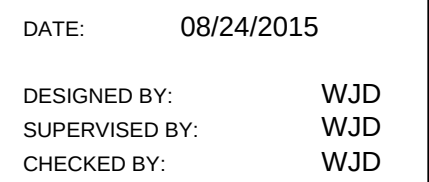


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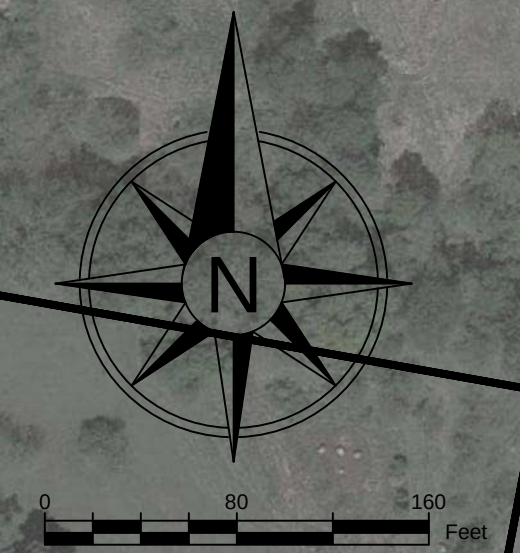
5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



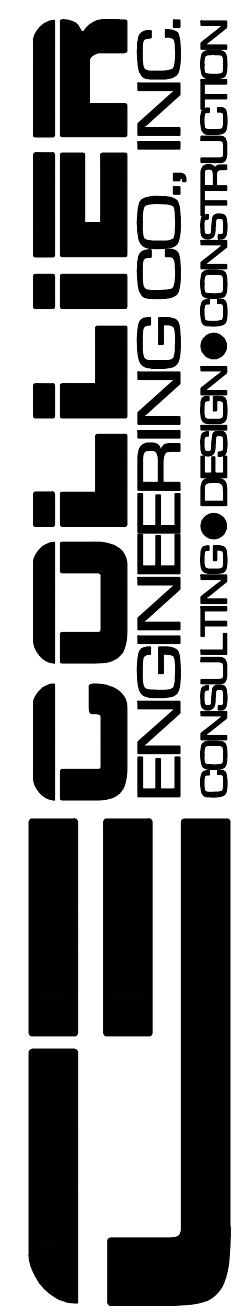
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ADJACENT OWNERS			
	Owner	MAP	PARCEL
1	MICHAEL AND DENISE BENNETT	106	179.04
2	IMMANUEL COMMUNITY BAPTIST CHURCH	106	179.08
3	DWAINE AND RITA ALLISON	106	179.06
3A	DWAINE AND RITA ALLISON	106	179.06
4	DAN AND BOBBI OSWALD	117	32.02
5	DORRIS & GREGORY THOMAS	117	32.01
6	BRANT AND BARBARA DODD	117	28
7	VETERINARY SPECIALTY PROPERTIES LLC	117	27.01
8	KARL J RAMBO	106	177
9	CITY OF FRANKLIN	106	178.01

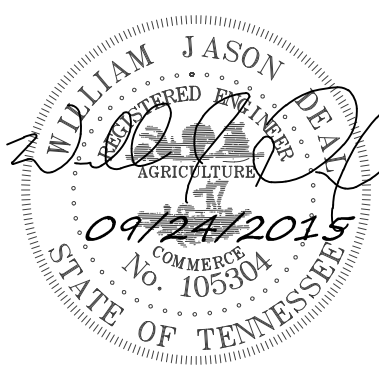
REVISIONS	
NO.	DESCRIPTION



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PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
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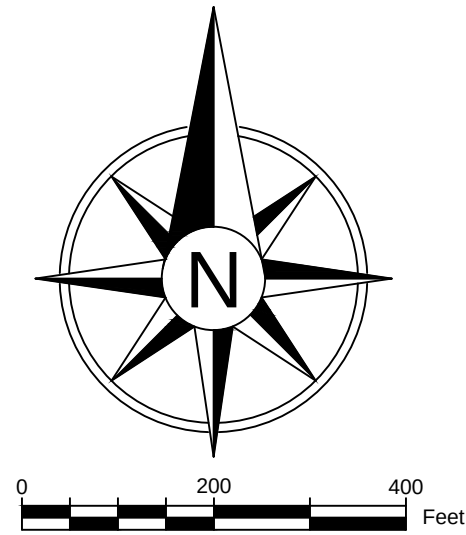
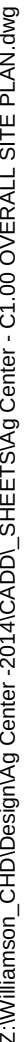


DATE: 08/24/2015

DESIGNED BY: WJD
SUPERVISED BY: WJD
CHECKED BY: WJD

EXISTING CONDITIONS

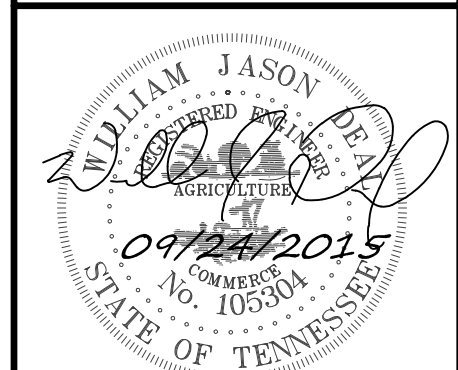
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5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

**PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE**



DATE: 08/24/2015

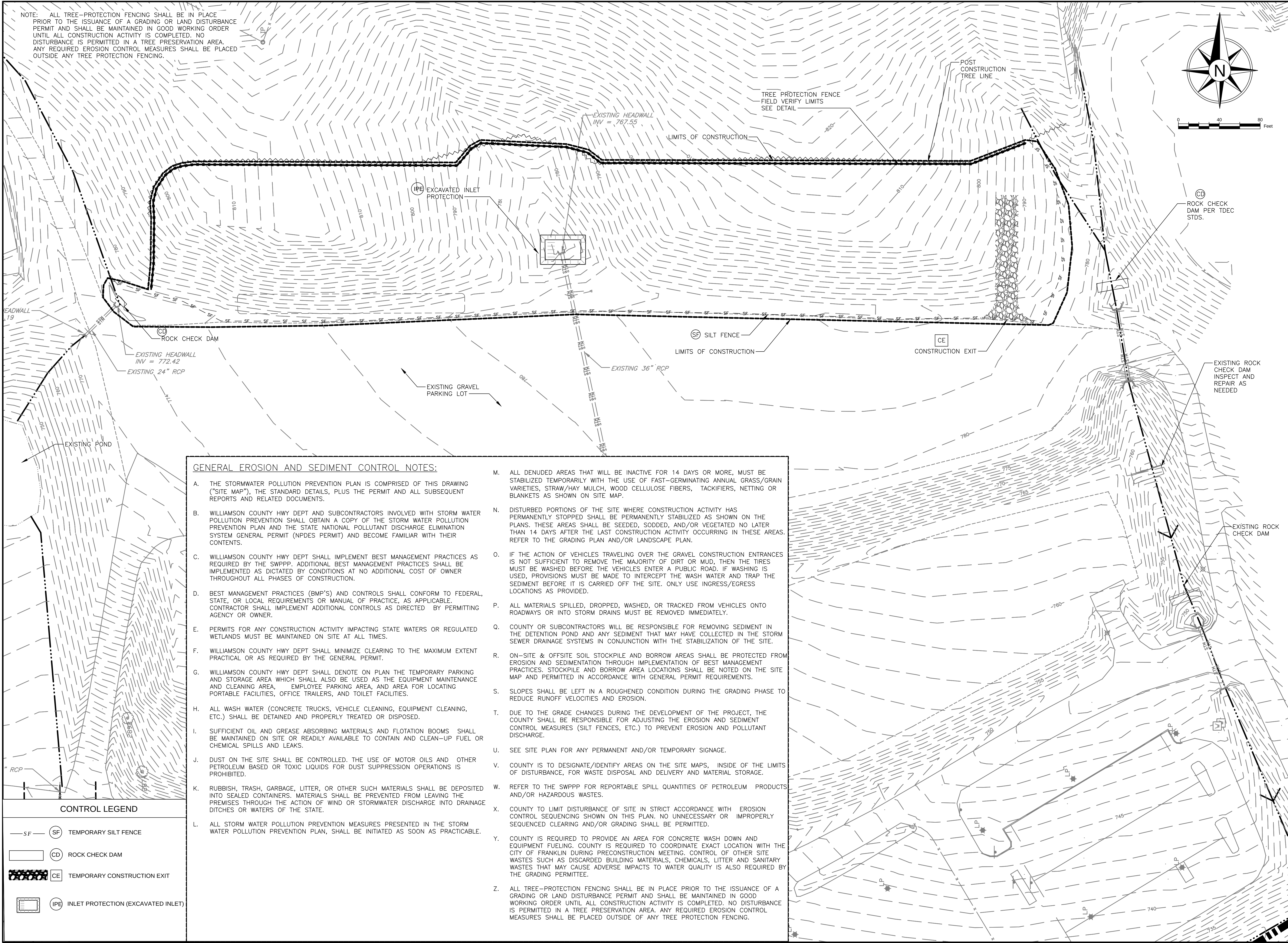
DESIGNED BY: WJD

SUPERVISED BY: WJD

CHECKED BY: WJD

OVERALL SITE PLAN

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GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. WILLIAMSON COUNTY HWY DEPT AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. WILLIAMSON COUNTY HWY DEPT SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. WILLIAMSON COUNTY HWY DEPT SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. WILLIAMSON COUNTY HWY DEPT SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- M. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON SITE MAP.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. COUNTY OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE COUNTY SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- U. SEE SITE PLAN FOR ANY PERMANENT AND/OR TEMPORARY SIGNAGE.
- V. COUNTY IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- W. REFER TO THE SWPPP FOR REPORTABLE SPILL QUANTITIES OF PETROLEUM PRODUCTS AND/OR HAZARDOUS WASTES.
- X. COUNTY TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- Y. COUNTY IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. COUNTY IS REQUIRED TO COORDINATE EXACT LOCATION WITH THE CITY OF FRANKLIN DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
- Z. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

CONTROL LEGEND

- SF — (SF) TEMPORARY SILT FENCE
- (CD) ROCK CHECK DAM
- (CE) TEMPORARY CONSTRUCTION EXIT
- (IPE) INLET PROTECTION (EXCAVATED INLET)

REVISIONS	
NO	DESCRIPTION

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

PARKING LOT ADDITION

AGRICULTURE EXPOSITION PARK

TAX MAP:117, PARCEL: 27.00

WILLIAMSON COUNTY, TENNESSEE

DATE: 08/24/2015

DESIGNED BY: WJD
SUPERVISED BY: WJD
CHECKED BY: WJD

EPSC
PRE DEV

SHEET NO: C3.00



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ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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PHONE: (615) 331-1441 FAX: (615) 331-1050

WILLIAM JASON JAMES R. HARRIS BARRY G. LUND 09/24/2015 COMMERCIAL No. 106504 STATE OF TENNESSEE	
DATE:	08/24/2015
DESIGNED BY:	WJD
SUPERVISED BY:	WJD
CHECKED BY:	WJD
EPSC POST DEV	
SHEET NO:	C3.10

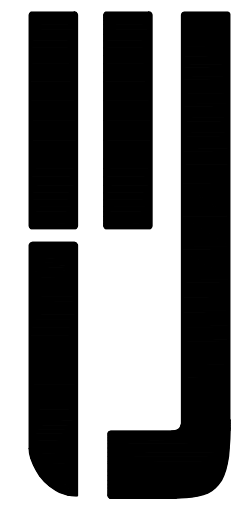


SHEET NO: C3.20

Z:\Williamson_C\HD\Design\Map Center -2014\CAD\DWG\SHETS\SA\Center - C4.00 UTILITY & FIRE TRUCK ACCESS.dwg



REVISIONS	
NO.	DESCRIPTION

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ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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PHONE: (615) 331-1441 FAX: (615) 331-1050

PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



DATE: 08/24/2015

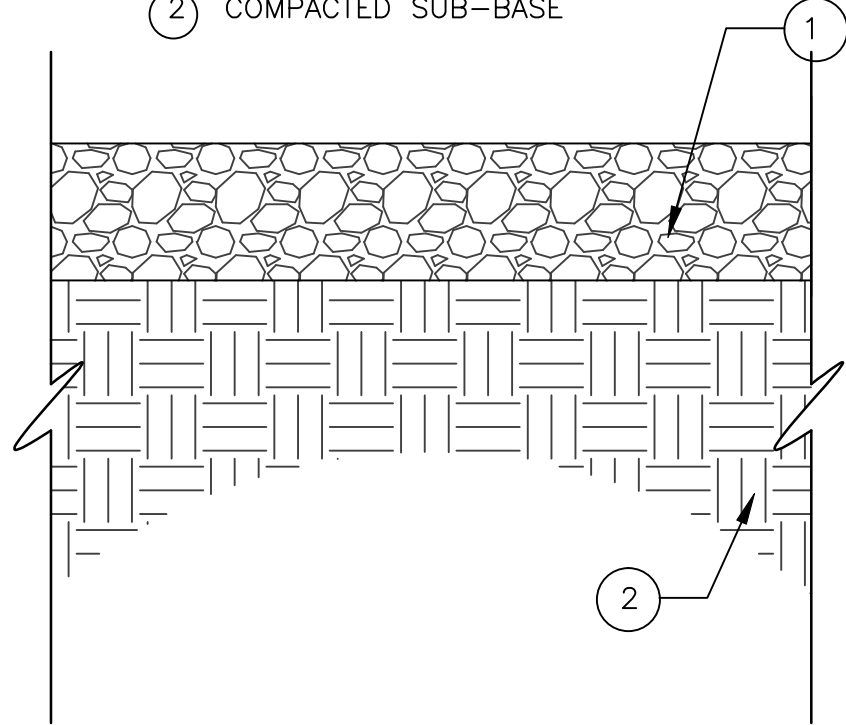
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SUPERVISED BY: WJD
CHECKED BY: WJD

FIRE TRUCK ACCESS

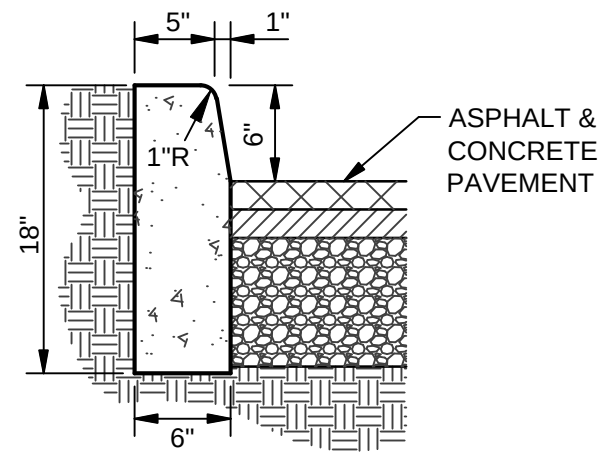
SHEET NO: C4.00

* ALL CONSTRUCTION SHALL BE PER WILLIAMSON COUNTY HWY DEPT STANDARD SPECIFICATIONS AND THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TN DEPT. OF TRANSPORTATION.

- ① CRUSHED STONE BASE (6" OPEN GRADED NO. 67 OR EQ)
② COMPACTED SUB-BASE



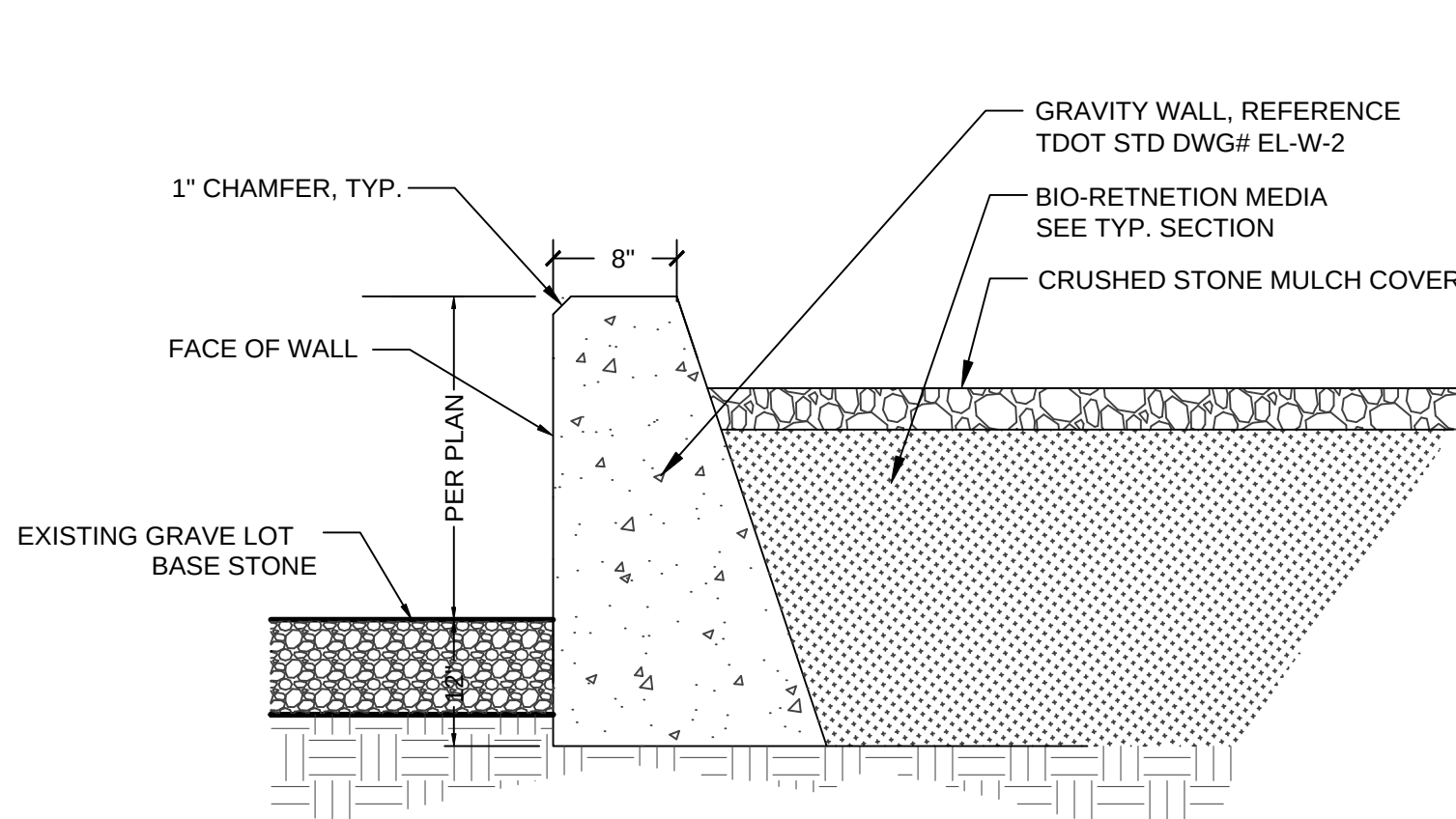
SECTION GRAVEL PARKING LOT
(N.T.S.)



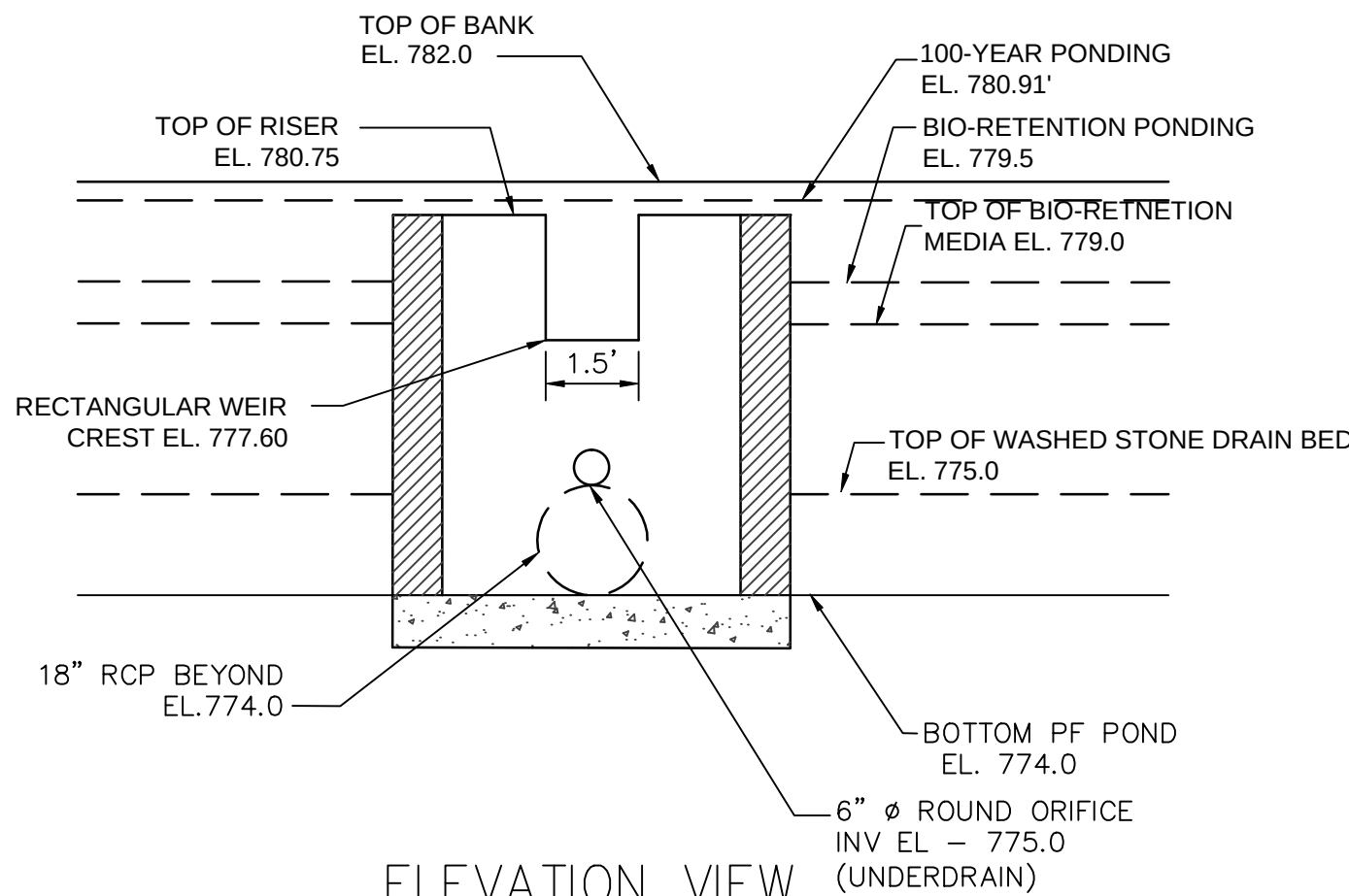
CONCRETE POST CURB DETAIL
(N.T.S.)

NOTES:

1. CURBING TO BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. EXPANSION JOINTS SHALL BE PROVIDED AT THE ENDS AND MID-POINT OF RADIUS RETURNS, AT INTERVALS NOT TO EXCEED 50 FEET, AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.
3. EXPANSION JOINT MATERIAL SHALL BE ½ INCH PREFORMED FIBER EXPANSION JOINT MATERIAL.
4. CONTRACTION JOINTS TO BE 10' O/C.
5. ALL JOINTS SEALED PER SPEC.



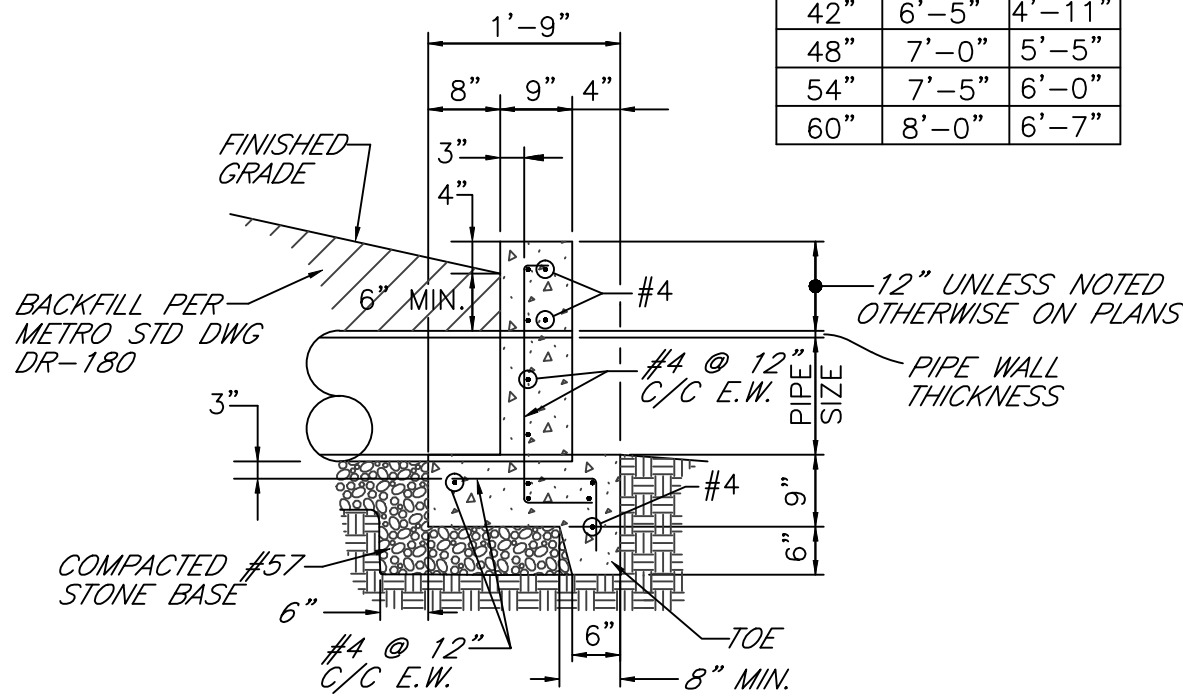
(N.T.S.)
GRAVITY WALL



DETENTION POND OUTLET STRUCTURE DETAIL
(N.T.S.)

TABLE OF DIMENSIONS

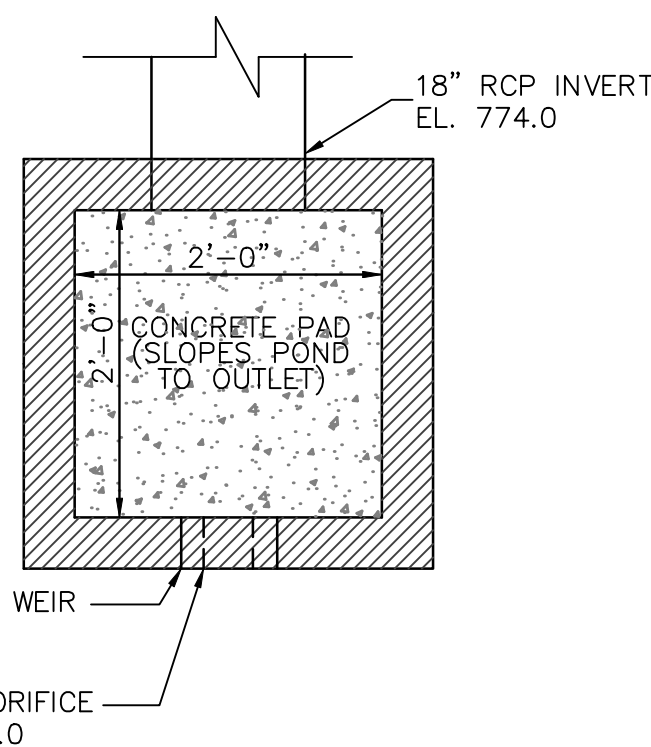
PIPE SIZES	A	B
15"	3'-8"	2'-6"
18"	3'-11"	2'-9"
21"	4'-3"	3'-0"
24"	4'-6"	3'-3"
30"	5'-3"	3'-10"
36"	5'-10"	4'-4"
42"	6'-5"	4'-11"
48"	7'-0"	5'-5"
54"	7'-5"	6'-0"
60"	8'-0"	6'-7"



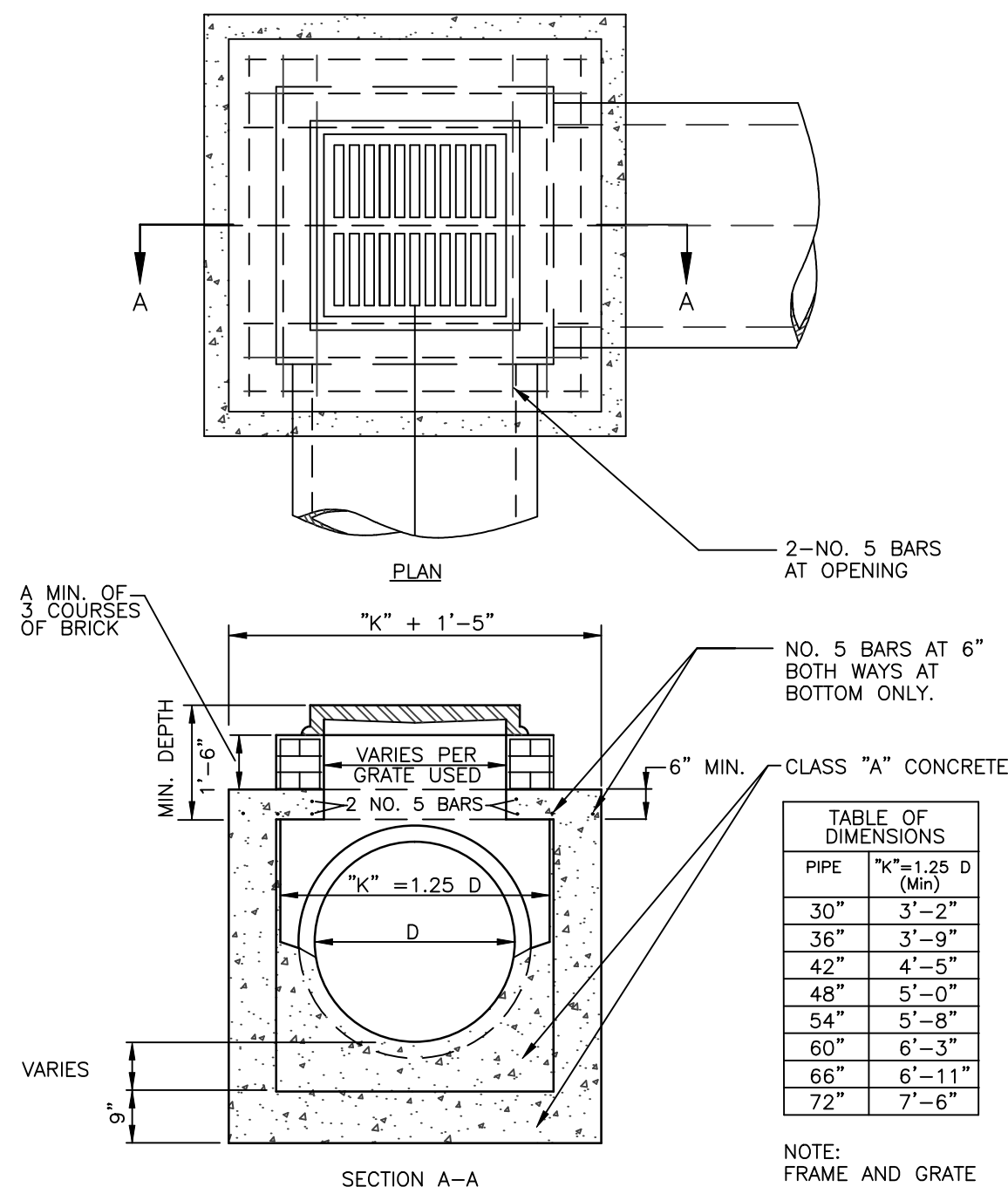
STRAIGHT HEADWALL FOR CIRCULAR PIPE
(N.T.S.)

NOTES:

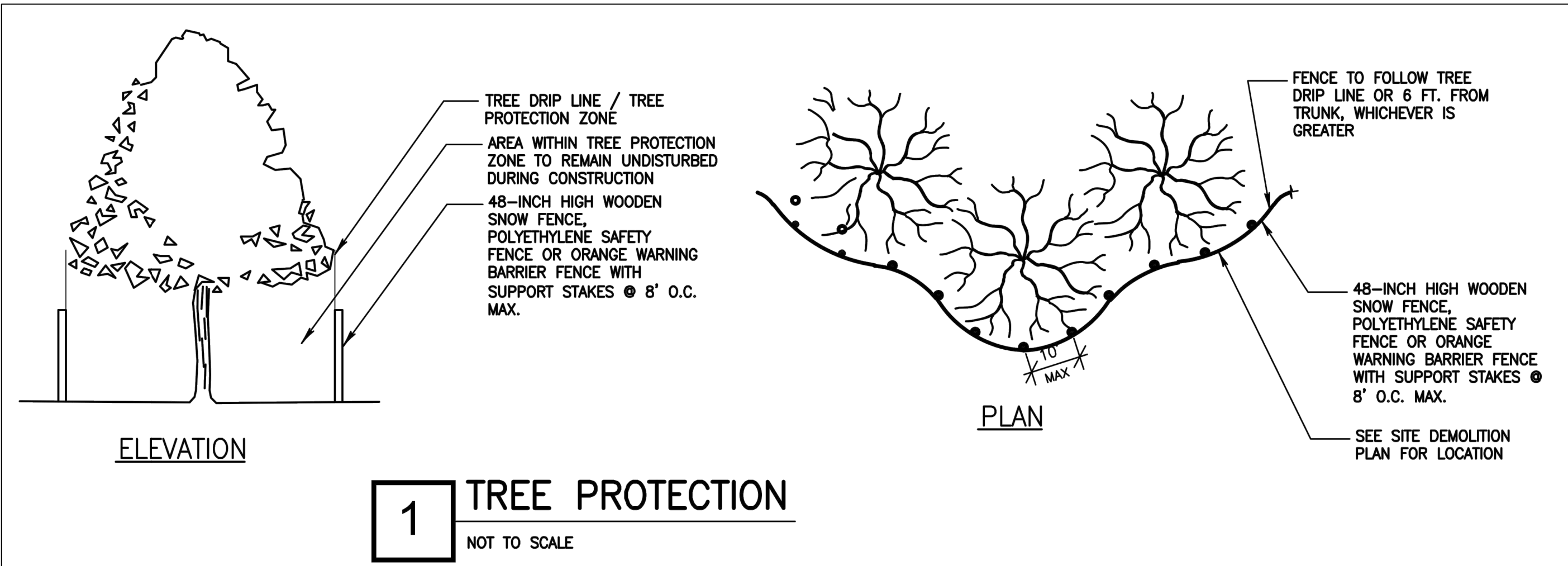
1. CONCRETE: 3000 PSI AT 28 DAYS
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.
3. SUBGRADE TO BE COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
4. MINIMUM COVER OVER ALL STEEL REINFORCEMENT SHALL BE 3".



PLAN VIEW



COMBINATION MANHOLE/INLET
(N.T.S.)



1 TREE PROTECTION
NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION
DATE	BY

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PHONE: (615) 331-1441 FAX: (615) 331-1050

PARKING LOT ADDITION

AGRICULTURE EXPOSITION PARK

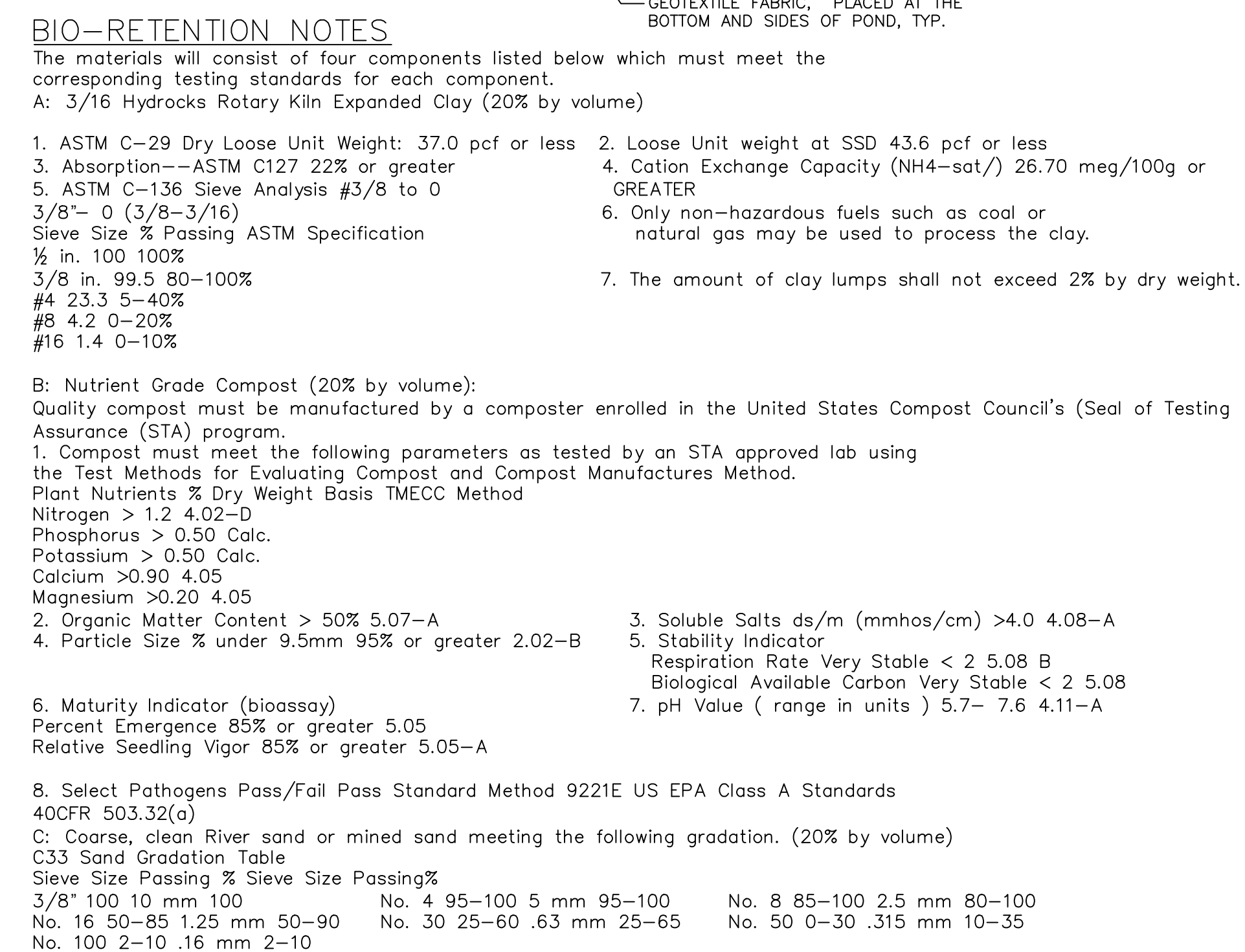
TAX MAP:117, PARCEL: 27.00

WILLIAMSON COUNTY, TENNESSEE

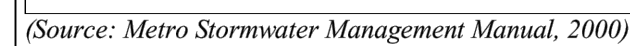
DATE: 08/24/2015
DESIGNED BY: WJD
SUPERVISED BY: WJD
CHECKED BY: WJD

STANDARD DETAILS

SHEET NO: C5.01



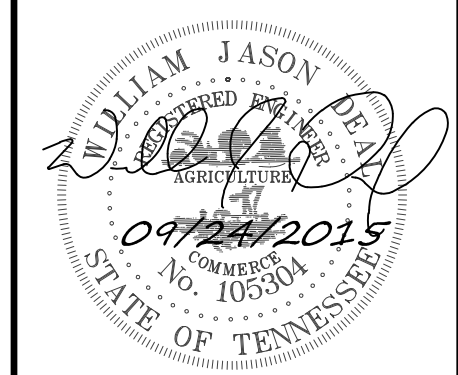
(N.T.S.)



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PHONE: (615) 331-1441 FAX: (615) 331-1050

PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



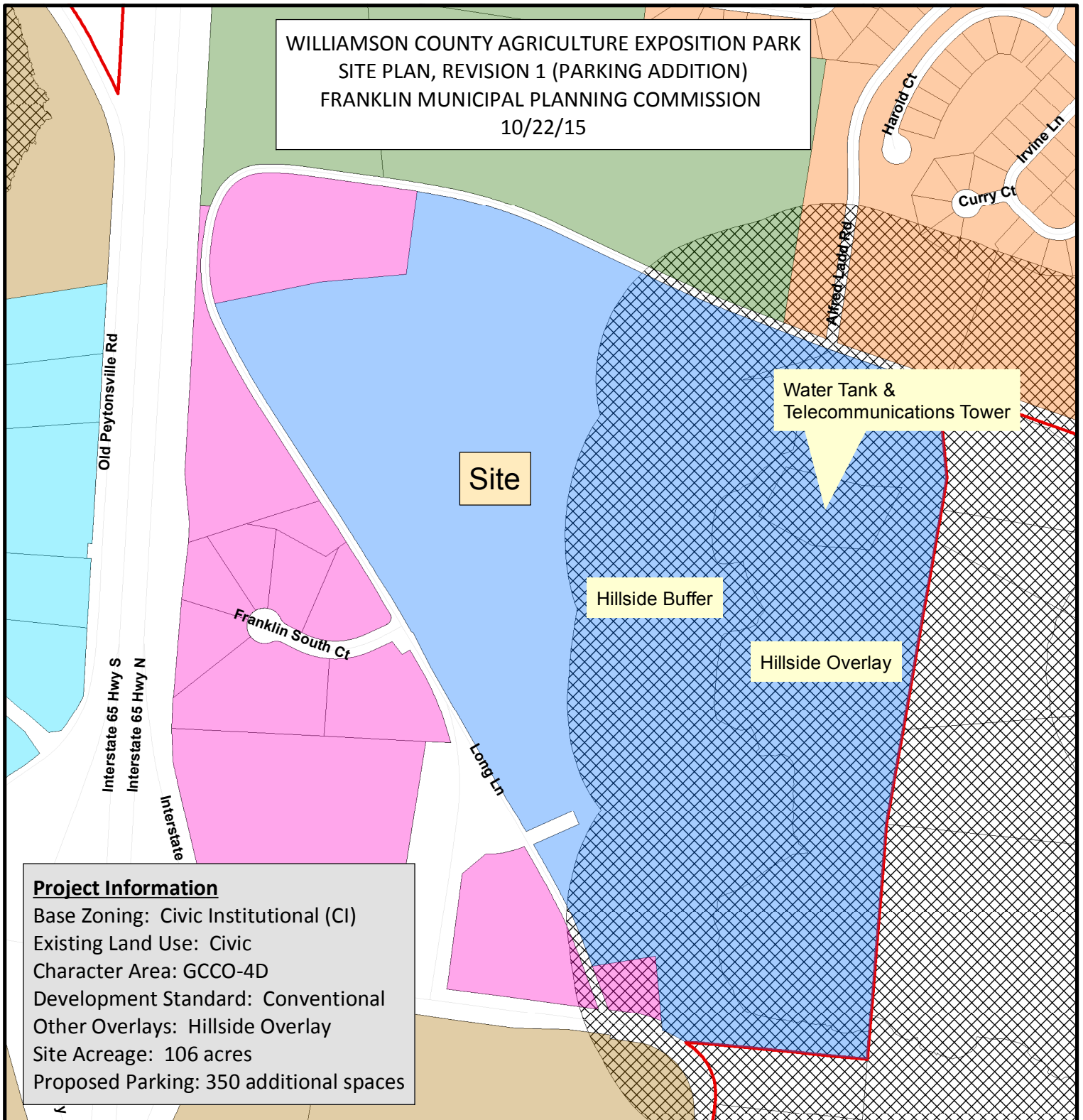
DATE: 08/24/2015

DESIGNED BY: WJD
SUPERVISED BY: WJD
CHECKED BY: WJD

STANDARD DETAILS

SHEET NO: C5.02

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
 SITE PLAN, REVISION 1 (PARKING ADDITION)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/15



Project Information

Base Zoning: Civic Institutional (CI)
 Existing Land Use: Civic
 Character Area: GCCO-4D
 Development Standard: Conventional
 Other Overlays: Hillside Overlay
 Site Acreage: 106 acres
 Proposed Parking: 350 additional spaces

- | | |
|--|-------------------------------------|
| 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 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | Hillside Overlay and 500 ft Buffer |



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 2015. All rights reserved.

CONDITIONS OF APPROVAL:**Engineering - Site Plan Checklist****General Comments****1. T. Stormwater Management Report**

- The previous comment: "Applicant shall submit a Stormwater Management Report. SWM calculations based on portion of the property which is to be developed and which account for any applicable offsite drainage areas shall be included in the Stormwater Management Report. Green Infrastructure is required for all new Site Plans in the City of Franklin and shall be included in the stormwater design for the site, including output from the City's online Water Quality Tool found at: <http://web.franklintn.gov:99/>" has not been satisfied.

Applicant shall submit formal petition letter to the City stating which requirements they wish to be waived. Applicant shall be aware that stormwater quality/detention requirements are a State mandate required as part of the City's MS4 permit and cannot be waived. The requested Stormwater Management Report shall be submitted for City approval, with calculations indicating how post-construction runoff from the site is less than the pre-construction runoff, and how stormwater quality requirements for the site are being met.

Performance Agreement and Surety**General Comments****2. Engineering Sureties Site Plan Calculations**

- Country projects are exempt from surety requirements. This note to remain open for reference.

3. Landscape

- At this point Landscape surety cannot be determined because applicant has not submitted a landscape plan. Until a formal petition letter has been received, the applicant will still be required to submit a landscape plan as a condition of approval for surety determination.

Planning**General Comments****4. HHO**

- Per Section 3.4.8 of the Franklin Zoning Ordinance, development is not allowed in the Hillside/Hillcrest Overlay (HHO) District. Applicant shall remove all proposed development, including the 10 acre surface parking lot, from the Hillside/Hillcrest Overlay (HHO) District. The purpose of this overlay district is to ensure development does not create soil erosion, silting of lower slopes, slide damage, flooding problems, severe cutting, or scarring of hillsides.

5. HHO

- Applicant shall clearly show the limits of the HHO District on Sheet 1B-the overall site map.

Planning (Landscape)**General Comments****6. Tree Preservation**

- Applicant shall show Tree Preservation sheets according to COF Zoning Ordinance. Comment shall remain open until formal petition letter has been received.

7. Landscape Plans

- Applicant shall show all landscape sheets. Comment shall remain open until formal petition letter has been received.

8. Tree Protection Fence

- Tree protection fencing immediately adjacent to the limits of disturbance (as currently shown) is required. All other tree protection fencing extending well beyond the limits of disturbance is not required (see sheet 4).

9. Tree Protection Fence Detail

- Applicant shall coordinate dimensions and callouts on tree protection fence detail to ensure that they match.

ORDINANCE 2015-21

TO BE ENTITLED: “AN ORDINANCE TO AMEND CHAPTER 8, SECTION 8.3, AND CHAPTER 4, SECTIONS 4.1.4 AND 4.1.6 OF THE FRANKLIN ZONING ORDINANCE WHICH REGULATE ACCESSORY USES AND STRUCTURES, AND CHAPTER 3, SECTION 3.5.6, CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, TO PERMIT ACCESSORY DWELLINGS IN CERTAIN SPECIAL AREAS.”

WHEREAS, the Land Use Plan, which is the City’s guiding policy document for land use, recommends that the Franklin Zoning Ordinance be amended to allow accessory dwellings within certain areas of Central Franklin to broaden the range of housing options for citizens; and

WHEREAS, the City of Franklin Housing Needs Assessment recommends accessory dwellings as a housing strategy for a healthy community; and

WHEREAS, accessory dwellings subordinate in height and size to the principal dwelling allow for neighborhood scale infill while retaining the overall character of the neighborhood; and

WHEREAS, this Ordinance text amendment allows accessory dwellings to be located in certain Character Area Overlay Districts and establishes additional standards; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

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

8.3 Definitions and Use Classifications

. . .

Accessory Dwelling

An accessory dwelling is a small, detached, self-contained dwelling located on the same lot as a larger, existing single-family dwelling. It may be a stand-alone structure or be located above a detached garage.

. . .

SECTION II. That Chapter 4, Section 4.1, Subsection 4.1.4 (1), Listed Accessory Uses, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**, and to renumber the subsequent Additional Requirement references accordingly, and is approved to read as follows:

TABLE 4-1: PERMITTED ACCESSORY USES

P = Permitted Shaded Cell = Prohibited

Accessory Use or Structure	Base Zoning Districts [1]																Addt'l Req.			
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	CI	GO	NC	CC		GC	LI	HI
Accessory Dwelling [1] [3]		P	P	P	P	P	P	P												Sec 4.1.6(1)

NOTES:

- [1] Lots within an overlay district are subject to the district-specific standards in Chapter 3: Zone Districts, Use Tables, and Dimensional Standards, that may prohibit an accessory use otherwise allowed in a base district.
- [2] Major Recreational Equipment shall also be permitted to be stored or parked at an approved Self-Storage Facility.
- [3] **Accessory dwellings shall be permitted in the CFCO 1, 2, 3, 7, and 8 Overlay Districts in accordance with the standards in 4.1.6.**

SECTION III. That Chapter 4, Section 4.1, Subsection 4.1.6, Additional Standards for Certain Accessory Uses, of the Franklin Zoning Ordinance is hereby amended to add the following text in **bold** as a new Subsection 4.1.6(1) and to renumber the subsequent Subsections accordingly, and to replace (____) with the effective date of this ordinance:

4.1.6 Additional Standards for Certain Accessory Uses

(1) Accessory Dwellings

Accessory dwellings shall:

- (a) Be permitted in detached residential zoning districts that are also within CFCO 1, 2, 3, 7, or 8 and be permitted within SD-R or SD-X as part of an approved development plan;**
- (b) Be accessory to an existing, detached principal dwelling;**
- (c) Be subordinate to the principal dwelling by:**
 - i. Limiting the building footprint to 35 percent of the building footprint of the principal dwelling;**
 - ii. Not exceeding one story when the principal dwelling is one story and in no case shall the height of the accessory dwelling exceed the height of the principal dwelling, measured from natural grade; and**
 - iii. Not exceeding one and one-half stories when the principal dwelling is one and one-half stories or more, but in no case shall the height of the accessory dwelling be within three feet of the height of the principal dwelling.**
- (d) Be on a lot of 4,000 square feet or more and be located to the rear, behind the rear plane of the principal dwelling;**
- (e) Be served by at least one, but not more than two, off-street parking spaces dedicated to the accessory dwelling. Tandem spaces shall not be counted toward meeting the parking requirement;**
- (f) Not be permitted to have an additional curb cut along the street where the principal dwelling fronts;**

- (g) Not be counted in calculations of maximum residential density in the base zoning district, but if an accessory dwelling is connected to the principal dwelling by a covered walkway, then the accessory dwelling shall be counted toward the maximum accessory building allowance in Section 4.1.2(8) and shall meet the size requirements in 4.1.6(1)(c);
- (h) Be located on a lot where:
 - i. Either the principal dwelling or the accessory dwelling is owner-occupied;
 - ii. The lot shall not be subdivided such that the accessory dwelling is located on a different lot than the principal dwelling; and
 - iii. The accessory dwelling shall be owned by the same person as the principal structure and shall not be sold apart or as a condominium.
- (i) Meet the following design standards:
 - i. Durable exterior building materials shall be used that are the same or higher quality as surrounding developments; however, when the principal structure is predominantly brick or stone, the introduction of smooth wood or fibrous cement siding is allowed to reinforce the ancillary and subordinate nature of the accessory dwelling, and the foundation shall not be required to meet Section 5.3.5(1)(e);
 - ii. The style and design shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure;
 - iii. Dormers shall relate to the style and proportion of windows on the principal dwelling and shall be set back a minimum of two feet from the exterior wall; and
 - iv. The location and design of the accessory dwelling shall minimize its impact on the privacy of adjacent properties by limiting the stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley or street, or to the interior of the lot, and away from adjacent properties where feasible.
- (j) Be allowed to be converted from an existing accessory structure in existence at the adoption of this Ordinance dated (____) as long as the conversion does not increase any existing nonconformity. Any accessory structure constructed after the date of this adoption may be converted into an accessory dwelling as long as it meets all standards in Section 4.1.6(1); and
- (k) Meet all other applicable code requirements, including a Certificate of Appropriateness as applicable. Prior to the issuance of a Certificate of Occupancy, an instrument shall be prepared and recorded with the register's office covenanting that the accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed in Section 4.1.6(1)(h).

. . .

SECTION IV. That Chapter 3, Section 3.5, Subsection 3.5.6, CFCO—Central Franklin Character Area Overlay District, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.5.6—Central Franklin Character Area Overlay District

. . .

(2) Special Areas

(b) CFCO-1 Standards

. . .

(ii) Uses

This special area allows for a diverse mix of uses, including detached and attached residential dwellings, accessory ~~units~~ **dwellings in accordance with Section 4.1.6(1)**, neighborhood and local commercial and office uses, civic uses and vertical mixed-uses. Such uses shall be permitted in compliance with the land use plan.

. . .

(c) CFCO-2 Standards

. . .

(ii) Uses

This special area allows for a diverse mix of uses, including detached and attached residential dwellings, accessory ~~units~~ **dwellings in accordance with Section 4.1.6(1)**, neighborhood and local commercial and office uses, civic uses and vertical mixed-uses. Such uses shall be permitted in compliance with the land use plan.

. . .

(d) CFCO-3 Standards

- (i) New residential development shall match the existing character of traditional areas, including architecture, materials, scale, and setbacks. **Accessory dwellings shall be permitted in accordance with Section 4.1.6(1).**

. . .

(h) CFCO-7 Standards

- (i) Structured parking, if provided shall be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains active ground floor uses.
- (ii) **Accessory dwellings shall be permitted in accordance with Section 4.1.6(1).**

(i) CFCO-8 Standards

- (i) Buildings shall not exceed 2 stories in height.
- (ii) **Accessory dwellings shall be permitted in accordance with Section 4.1.6(1).**

. . .

SECTION V. 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 Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Kristen L. Corn, Assistant City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

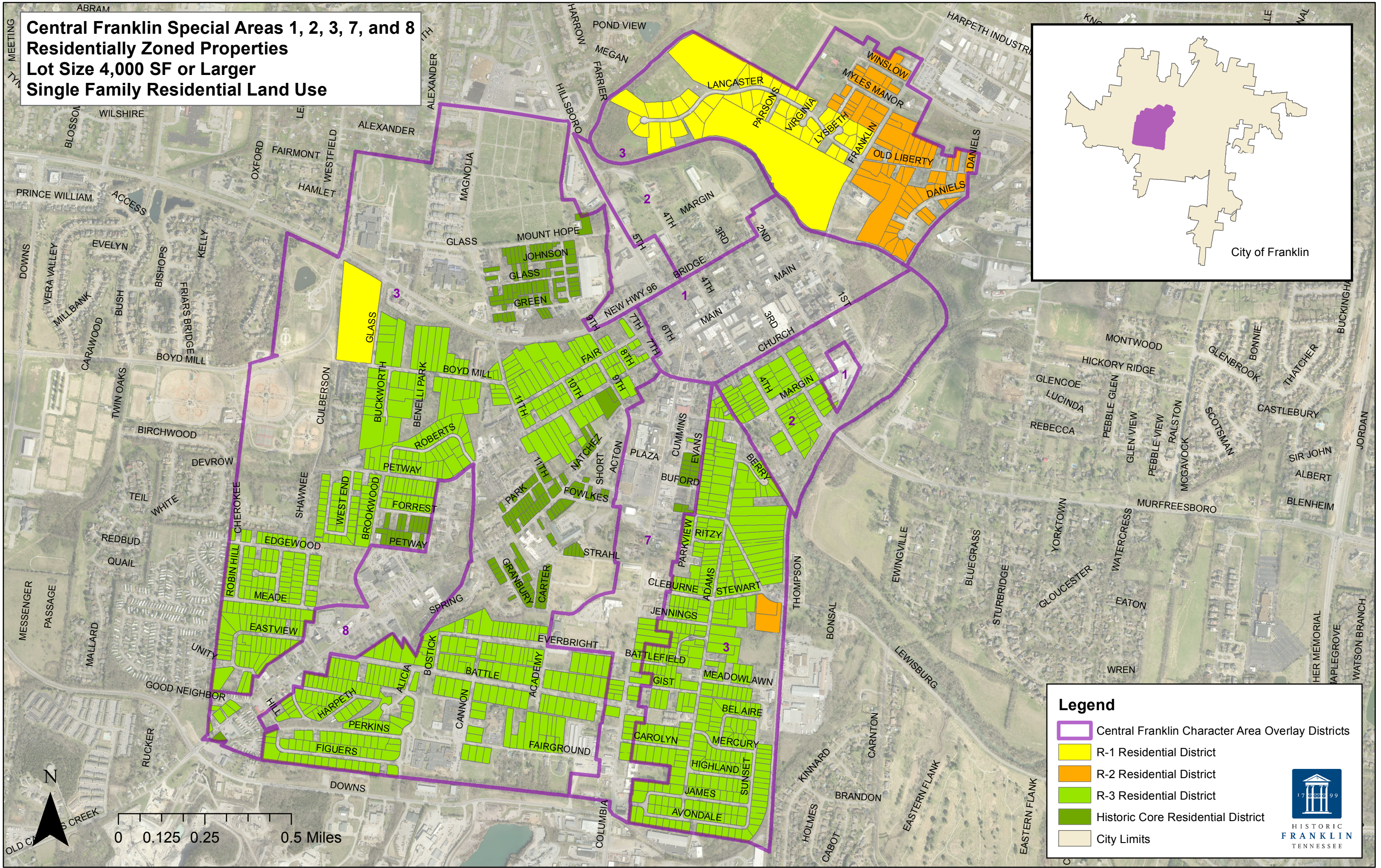
PASSED THIRD READING:

[illegible]

Legend

-  Central Franklin Character Area Overlay Districts
 City Limits

Central Franklin Special Areas 1, 2, 3, 7, and 8
Residentially Zoned Properties
Lot Size 4,000 SF or Larger
Single Family Residential Land Use



Legend

- Central Franklin Character Area Overlay Districts
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- Historic Core Residential District
- City Limits

Land Use

LU Recommendation 1: Beginning with the Central Franklin Area, streamline the application of design standards in the Zoning Ordinance by gradually eliminating the need for the “Traditional and Conventional Areas Map”, and incorporate the standards for traditional and conventional development into the Character Area Overlay District (proposed CFCO-1 through CFCO-8).

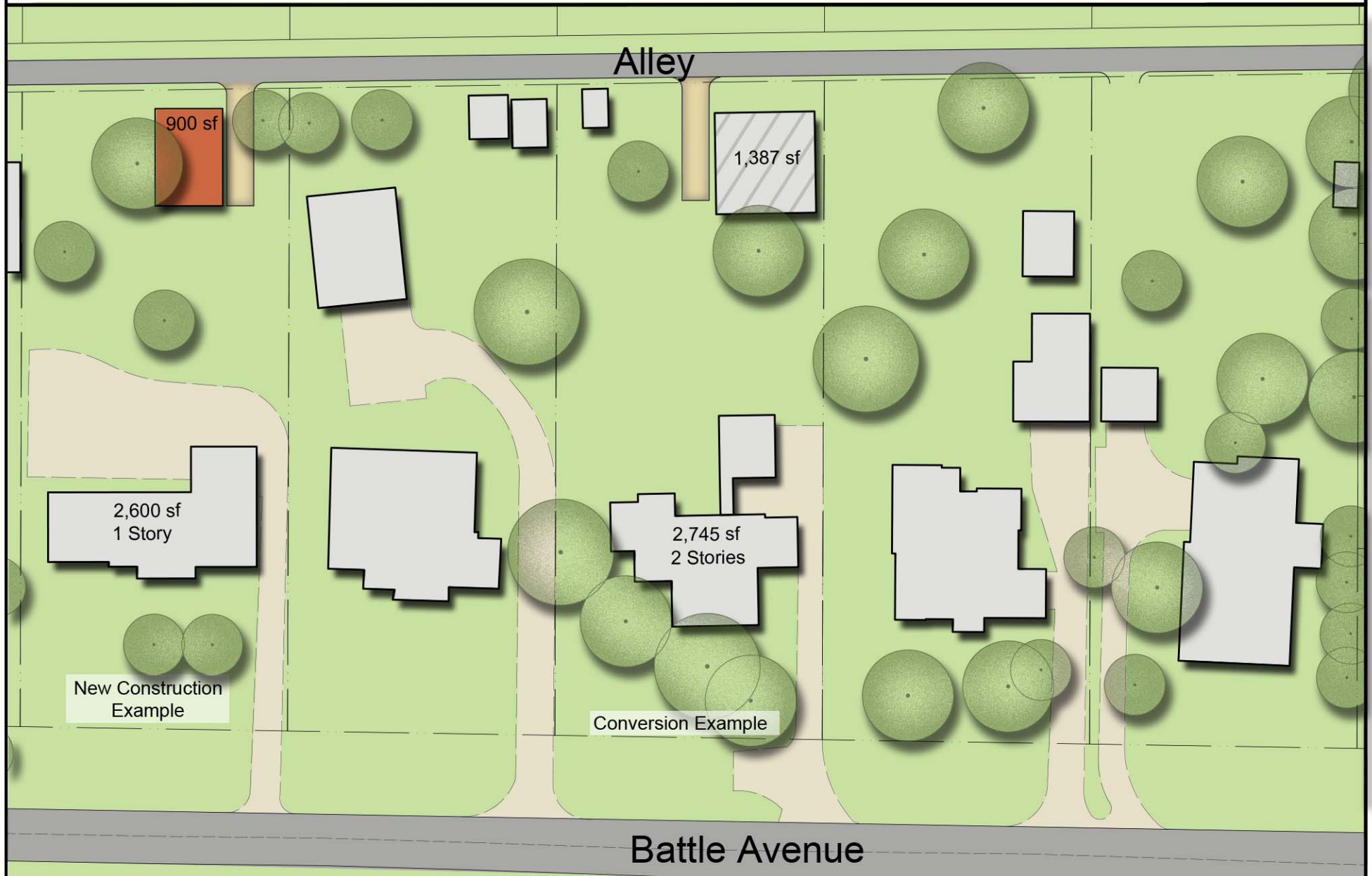
LU Recommendation 2: Amend adopted Zoning Map and Zoning Ordinance to designate recommended Special Areas as overlay districts as further described below. See recommended Special Areas Map for recommended overlay boundaries. The six adopted special areas of the CFCO District should be modified as follows and three special areas should be added.

Strategy 1: Apply CFCO-1 standards to the area delineated as recommended Special Area 1. The boundary of Special Area 1 shall be the new boundary for CFCO-1. The area includes the eight blocks surrounding the historic public square and court house on Main Street, but also includes the Five Points area and other areas that contribute to the fabric of the core.

- a. CFCO-1 standards should be amended to include standards for traditional areas, or a reference to that section of the Zoning Ordinance.
- b. Uses. Existing civic and institutional uses are encouraged to remain and future civic and institutional are encouraged. Clarify accessory dwellings are allowed, provided specific standards are met:
 - i. The lot on which the accessory dwelling unit is constructed meets or exceeds a minimum lot size.
 - ii. Off-street parking for the unit can be accommodated on site.
 - iii. The unit and the parking are located to the rear of the property behind the principal dwelling.
 - iv. The square footage of the unit does not exceed a specified maximum (i.e., a maximum of 500 square feet or no larger than 35 percent of the square footage of the principal dwelling, whichever is less).
 - v. The height of the structure in which the unit is housed does not exceed 80 percent of the height of the principal dwelling.
 - vi. The principal dwelling must be owner occupied.
- c. Maximum Building Height. Limit height to three stories or a total height of 42 feet. A maximum height limit of four stories, or a total height of 56 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features, of the Zoning Ordinance.
- d. Open Space Standards. The minimum amounts of private open space identified in Table 5-7, Required Open Space Set-Aside, shall

Battle Ave (Alley Existing)

Lot Sizes: ~ 24,000 sf²



0' 25' 50' 100'

Scale: 1"=50'

4th Ave. S.

Lot Sizes: 10,000sf² - 20,000sf²



Jennings St.

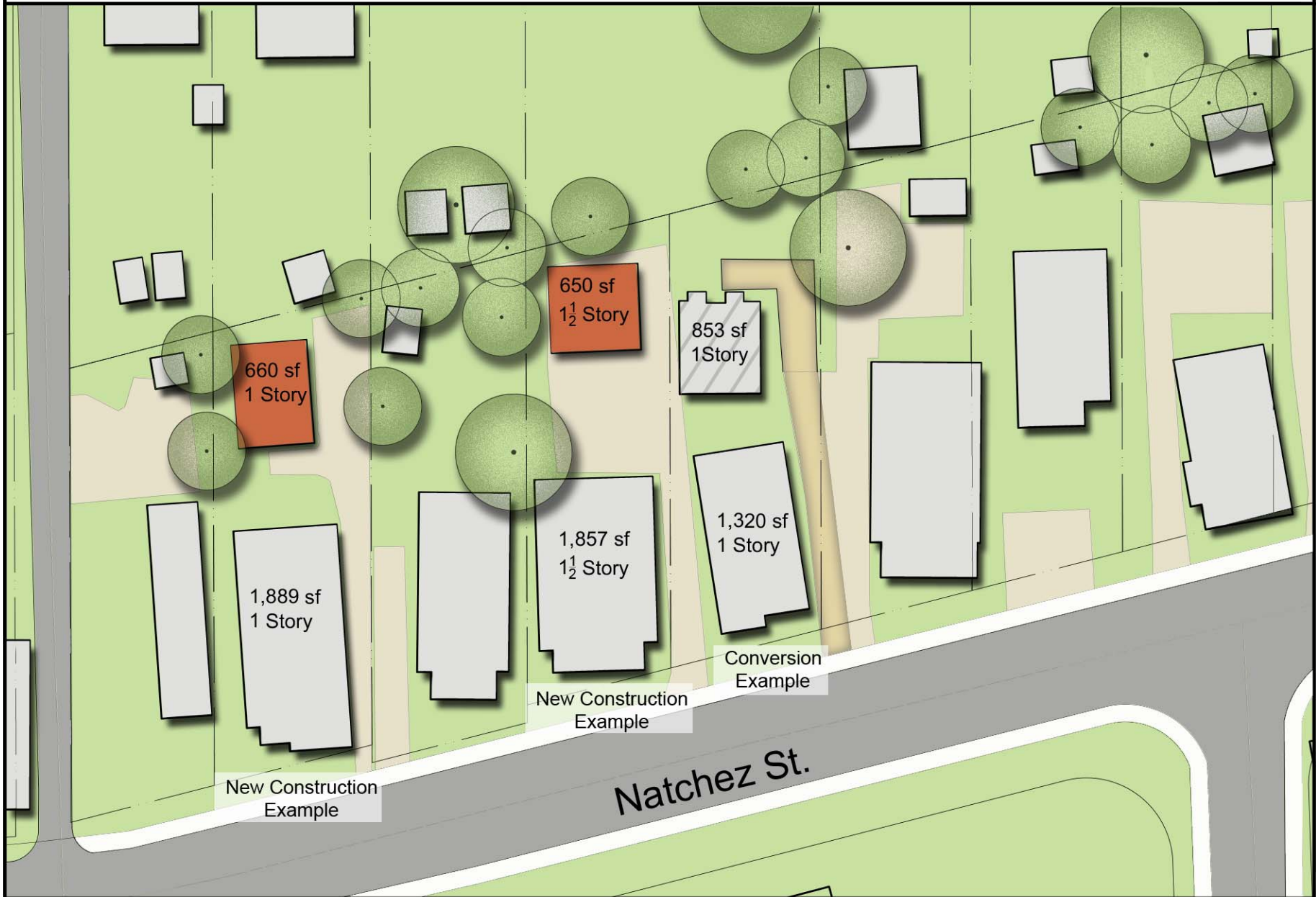
Lot Sizes: ~ 7,500 sf²



0' 20' 40' 80'
Scale: 1"=40'

Natchez Street

Lot Sizes: ~ 5,700 sf²



0' 20' 40' 80'
Scale: 1"=40'

ORDINANCE 2015-54

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.3, SUBSECTION 3.3.2, TABLE 3-5 ENTITLED “BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]” AND SECTION 3.5, SUBSECTION 3.5.6 (2)(b)(xi) ENTITLED “LANDSCAPE” AND CHAPTER 5, SECTION 5.5, SUBSECTION 5.5.3(1), TABLE 5-7 ENTITLED “REQUIRED OPEN SPACE SET-ASIDE” IN ORDER TO REVISE THE LANDSCAPE SURFACE RATIO AND OPEN SPACE REQUIREMENTS WITHIN CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-1 AND SPECIAL AREA CFCO-9.”

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhood development; and

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed and appropriately sized open spaces for development projects; and

WHEREAS, the area within Central Franklin Character Area Special Area 1 is an urban form and does not lend itself to ample area of open space; and

WHEREAS, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified.

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

SECTION I. That Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Base District Density and Building Height [1], [2], of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]																			
Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cd	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]

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

Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]
---	-----	-----	-----	-----	-----	-----	-------------------	-------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

NOTES:

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

[2] Shaded cells indicate that no requirement exists.

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

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

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

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

[7] SD district LSR requirement is .10 for ~~CFCO-1~~, CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.

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

SECTION II. That Chapter 3, Section 3.5, Subsection 3.5.6(2)(b)(xi), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.5.6 CFCO—Central Franklin Character Area Overlay District

...
(2) Special Areas

...
(b) CFCO-1 Standards

...
(xi) Landscape

A.) Street trees shall be provided per the standards established in Chapter 5: Development Standards.

B.) ~~Front yard landscape~~ **Open Space** is not required. See Subsection 5.4.6, Vehicular Use Area Landscape, for applicable interior and perimeter parking lot landscape requirements.

SECTION III. That Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Required Open Space Set-Aside”, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE						
Location of Development	Residential Development			Nonresidential and Mixed-use Development		
	Total Open Space Set-Aside (% of gross Development size) [4]	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2] [3]	Total Open Space Set-Aside (% of gross development size)	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2]
Traditional Areas [1][5]	5%	100%	None	3%	100%	None
Conventional Areas	15%	33%	66%	5%	100%	None
NOTES: [1] Development within traditional areas and within mixed-use developments may substitute the provision of amenity features for formal open space set-aside area as provided in this subsection. [2] In the event that the required percentage figure results in an open space set-aside smaller than one acre, then the city may require a fee-in-lieu as an alternative. [3] Because not all sites contain natural features appropriate as informal open space, open space provided in accordance with the formal open space requirements may be credited toward fulfilling the informal open space requirement. [4] Informal open space located within Hamlets or Conservation Subdivisions shall be provided in accordance with the applicable standards in Subsections 5.3.7 and 5.3.8. [5] There is no required open space set-aside, formal or informal, for development within CFCO-1 and CFCO-9.						

SECTION IV. 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: _____

By: _____

Eric Stuckey

Dr. Ken Moore

City Administrator/Recorder

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

October 22, 2015

PASSED FIRST READING:

November 10, 2015

PASSED SECOND READING:

December 8, 2015

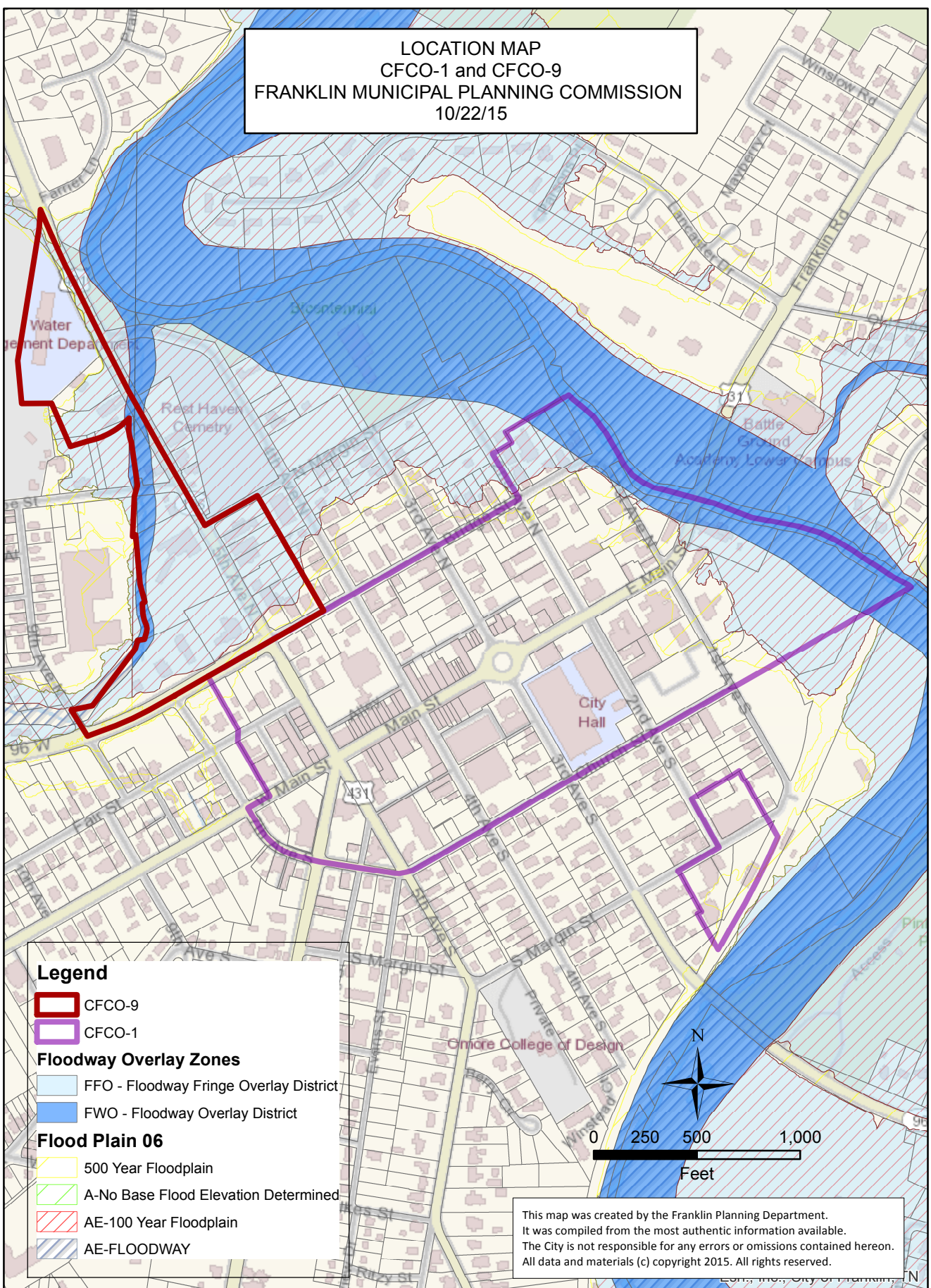
PUBLIC HEARING HELD:

December 8, 2015

PASSED THIRD READING:

January 12, 2016

LOCATION MAP
CFCO-1 and CFCO-9
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/15



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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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ORDINANCE 2015-55

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.2, SUBSECTION 3.2.3, TABLE 3-2 ENTITLED “PERMITTED USES” AND CHAPTER 3, SECTION 3.2, SUBSECTION 3.2.5(1)(b) TO ADD THE USE CLASSIFICATION CLINICS AS A PERMITTED USE IN THE CC – CENTRAL COMMERCIAL DISTRICT AND AMEND CHAPTER 5, SECTION 5.9, SUBSECTION 5.9.4, TABLE 5-9 ENTITLED “MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]” TO REVISE THE USE TYPE FOR CLINICS.”

WHEREAS, the Franklin Land Use Plan encourages a diverse mixture of land uses in the Central Franklin Character Area in the Downtown Core and in proposed mixed-use Centers; and

WHEREAS, the CC-Central Commercial District is intended to provide for a mixture of land uses to meet the need for professional services, specialty shops, public and semipublic uses, and attached and detached residential dwellings; and

WHEREAS, the Use Classification, Clinics, includes professional offices for medical professionals including but not limited to, physicians, dentists, and other related medical practitioners; and

WHEREAS, this text amendment to add the Use Classification, Clinics as a permitted use in the CC-Central Commercial District is consistent with the Franklin Land Use Plan and is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Permitted Uses, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.2.3 Use Table

...

TABLE 3-2: PERMITTED USES

TABLE 3-2: PERMITTED USES																					
Use Types “P” = Permitted	Base Zoning Districts																		Additional Requirements		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	GO	NC	CC	GC	LI	HI		CI	
CIVIC AND INSTITUTIONAL USES																					
Clinics									P					P	P	P	P			P	Sec. 3.2.5 (1)

SECTION II. That Chapter 3, Section 3.2, Subsection 3.2.5(1)(b), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.2.5 Regulations for Institutional Uses

(1) General Provisions

...

- (b) Civic and Institutional uses shall be prohibited on lots of less than two acres, however, no minimum lot size shall apply where the Civic and Institutional use is part of a PUD approved after July 1, 2008, or proposed on lots in the **CC**, CI, NC, GC, GO, LI, or HI District. This shall not prohibit the use classification of Charitable, Fraternal, or Social Organizations from being allowed as a permitted-use in the Central Commercial (CC) or Office Residential (OR) Districts within all Central Franklin Character Area Overlay Districts, so long as the use is not located on the first floor of the building.

SECTION III. That Chapter 5, Section 5.9, Subsection 5.9.4(2), Table 5-9, Minimum Off-Street Parking Standards [1] [2] [3] [4] [6], of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

5.9.4 Off-Street Parking Standards

...

(2) Minimum Number of Spaces Required

Unless otherwise expressly stated in this section, off-street parking spaces for non-industrial uses shall be provided in accordance with Table 5-9, Minimum Off-Street Parking Standards:

TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]				
Use Type	Traditional Areas		Conventional Areas	
	Min. # Spaces / 1,000 sq. ft.	Additional Requirements	Min. # Spaces / 1,000 sq. ft.	Additional Requirements
<i>Civic and Institutional Uses</i>				
Day Care Center	2	▪ 1/emp ▪ 5 stacking/ standing spaces	2	▪ 1/emp ▪ 5 stacking/ standing spaces
All Other Civic and Institutional Uses	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
<i>Office Uses</i>				
Office	2.85	---	4	---
Medical Office	—	Subsection 5.9.4(4)	—	Subsection 5.9.4(4)

SECTION IV. 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 Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

October 22, 2015

PASSED FIRST READING:

November 10, 2015

PASSED SECOND READING:

December 8, 2015

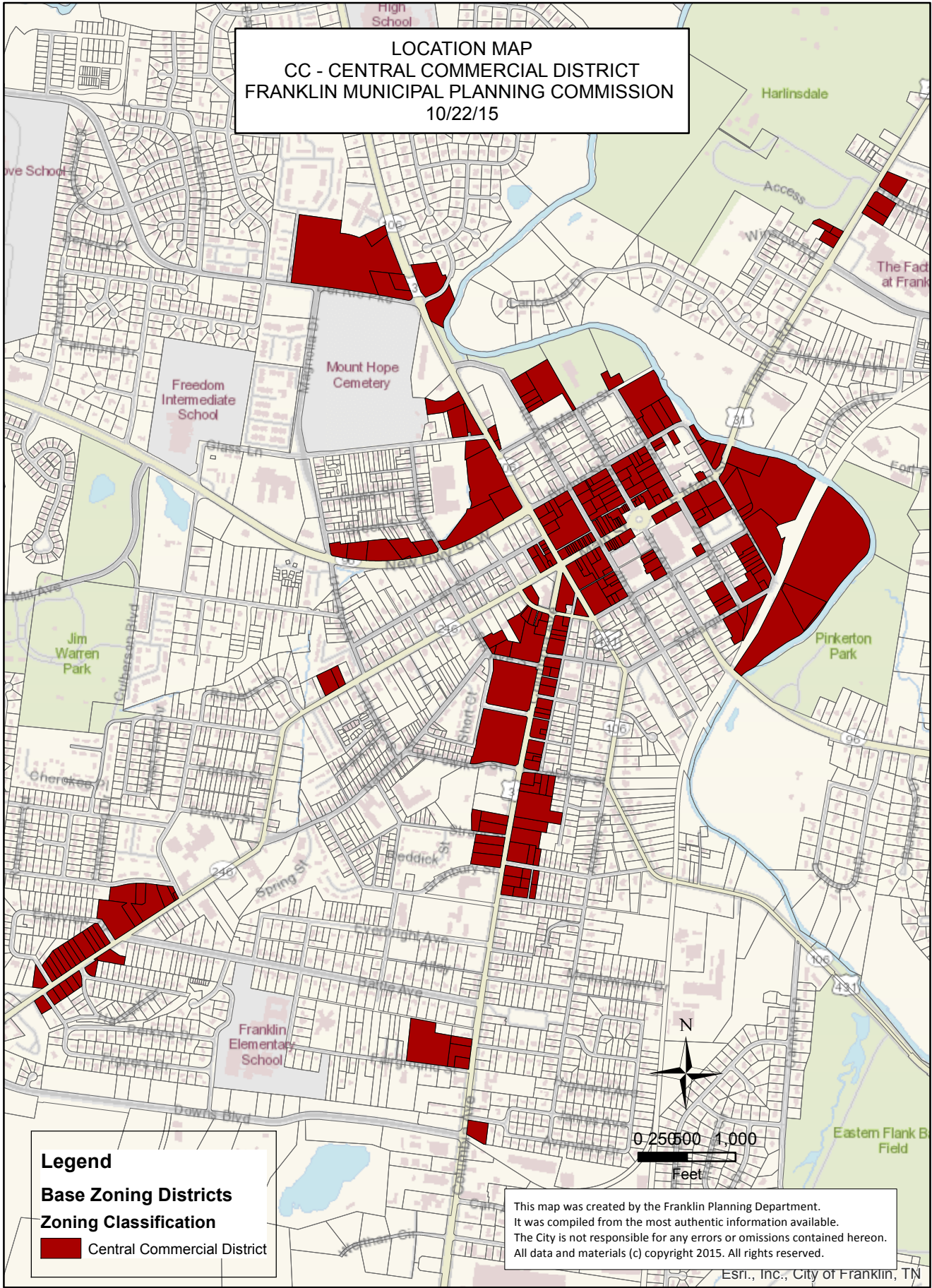
PUBLIC HEARING HELD:

December 8, 2015

PASSED THIRD READING:

January 12, 2016

LOCATION MAP
CC - CENTRAL COMMERCIAL DISTRICT
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/15

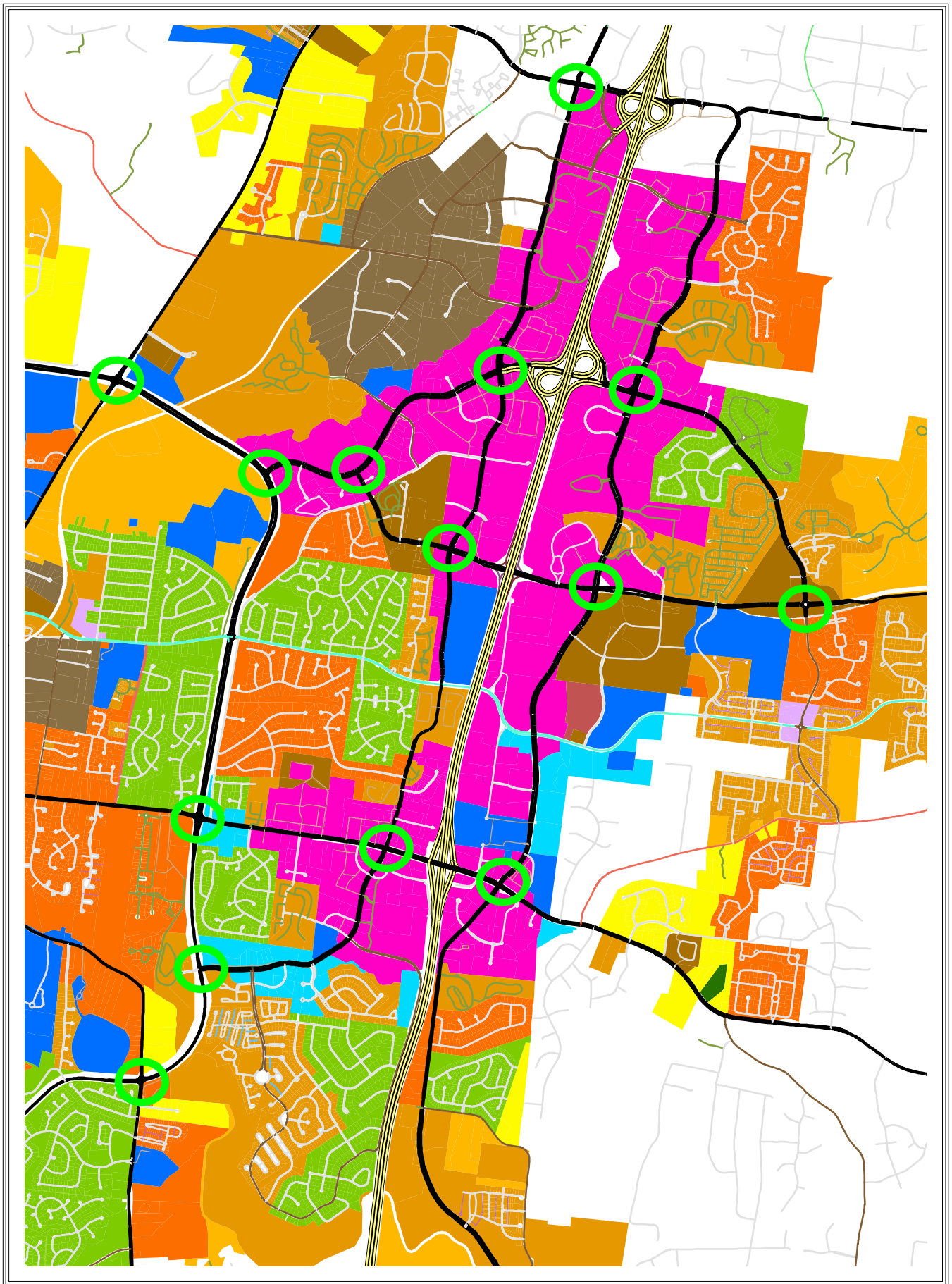


Legend
Base Zoning Districts
Zoning Classification
Central Commercial District

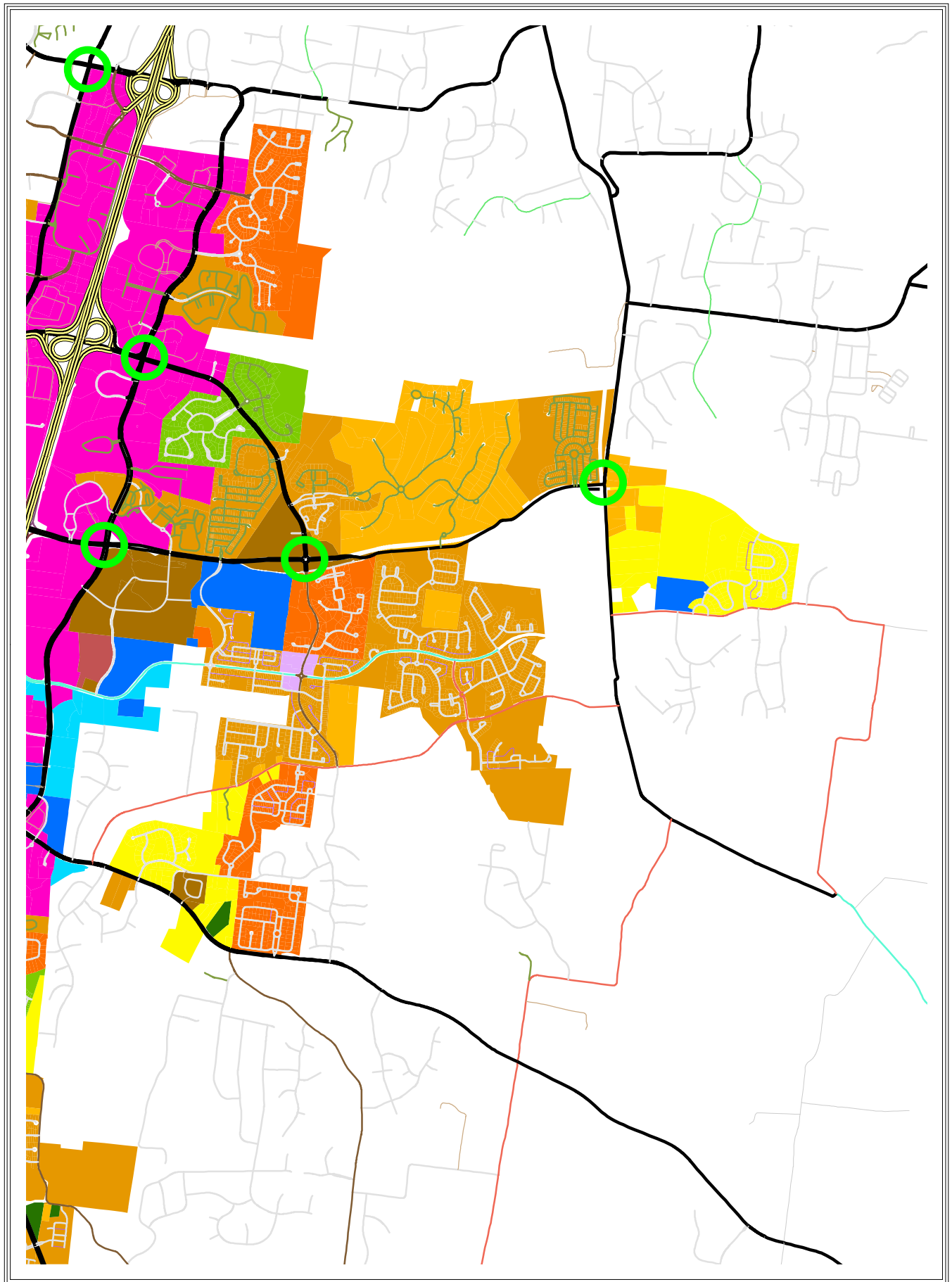
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ESRI, Inc., City of Franklin, TN

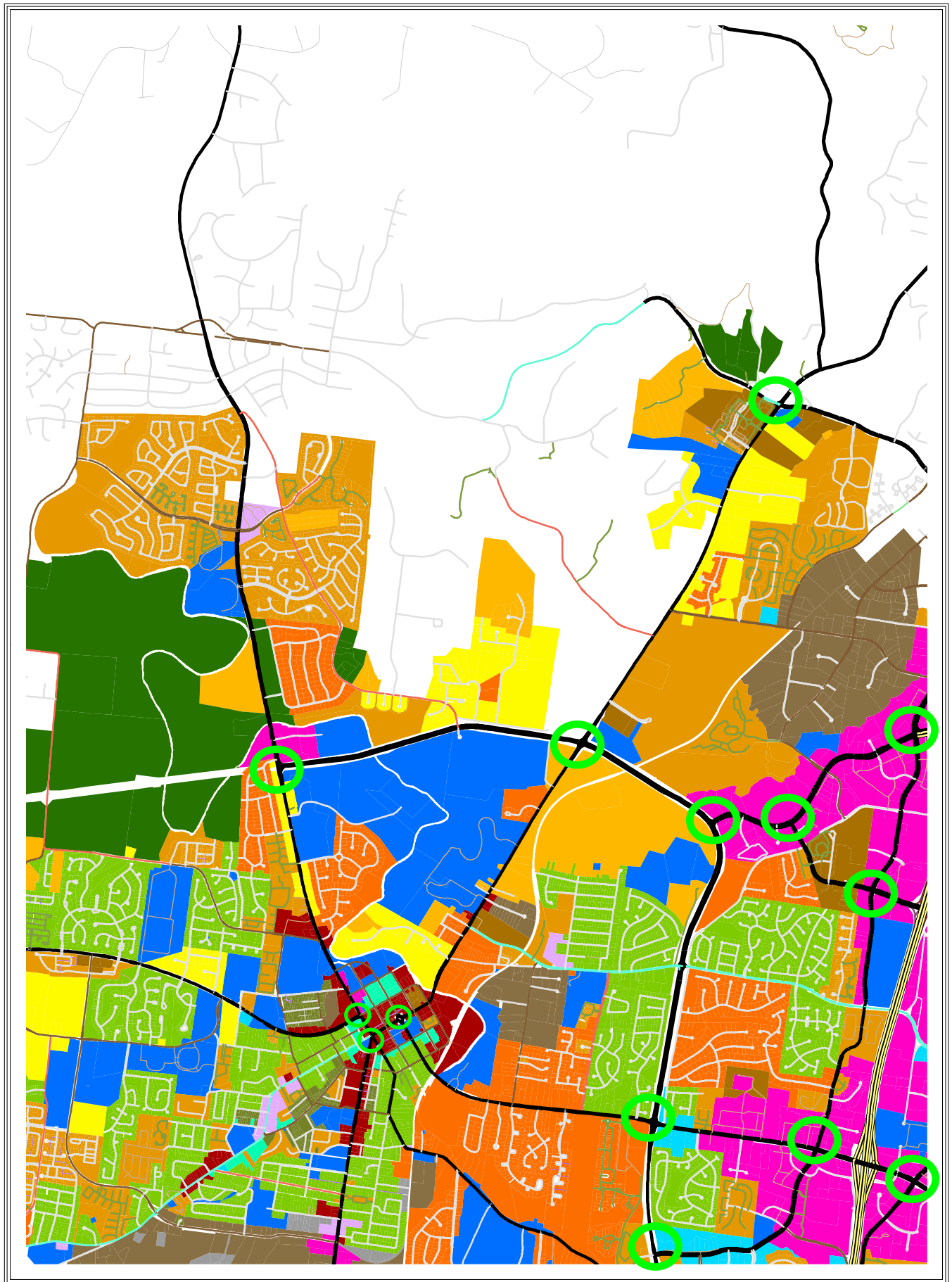
Cool Springs Corridor



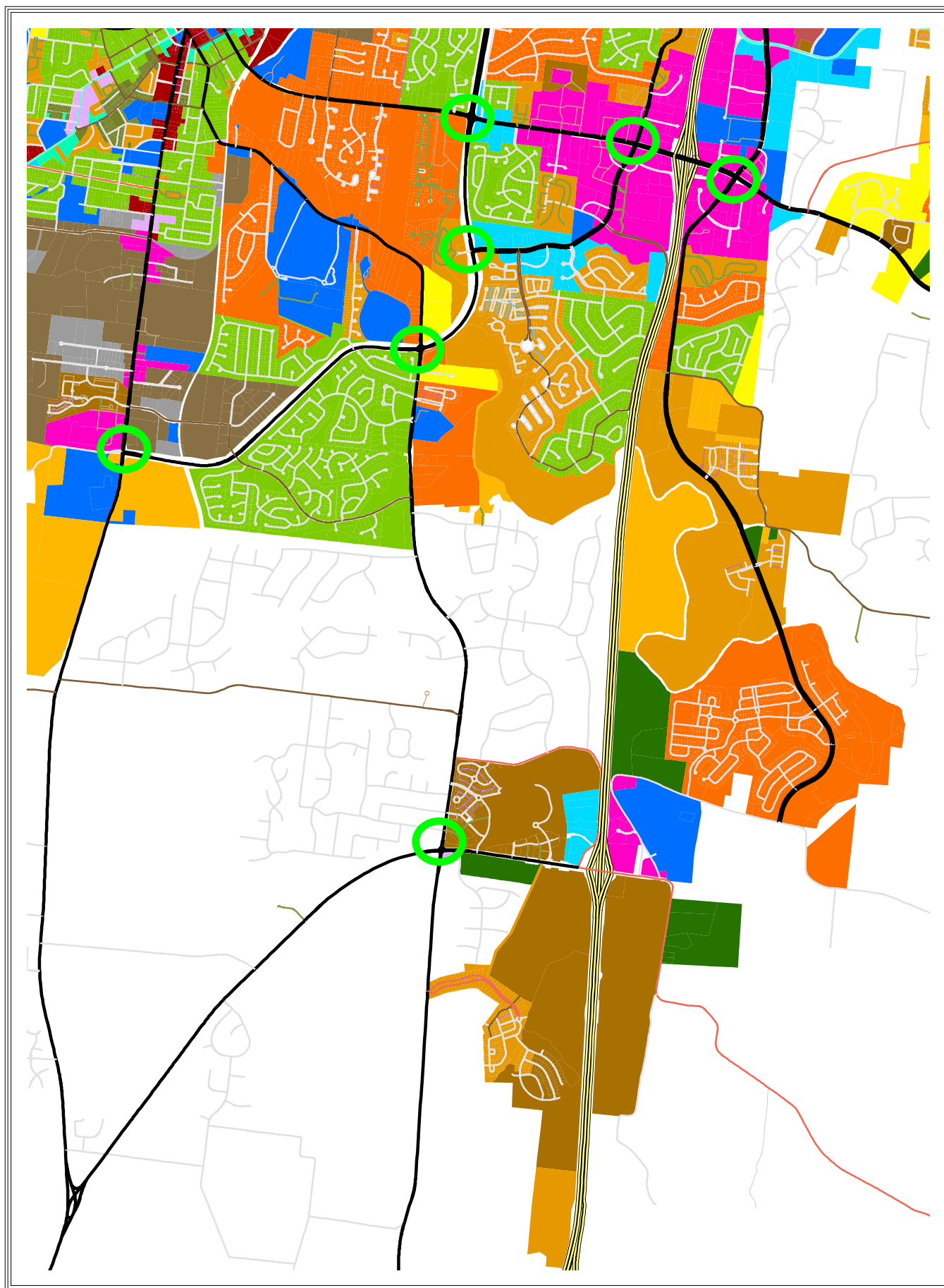
Eastern Quadrant



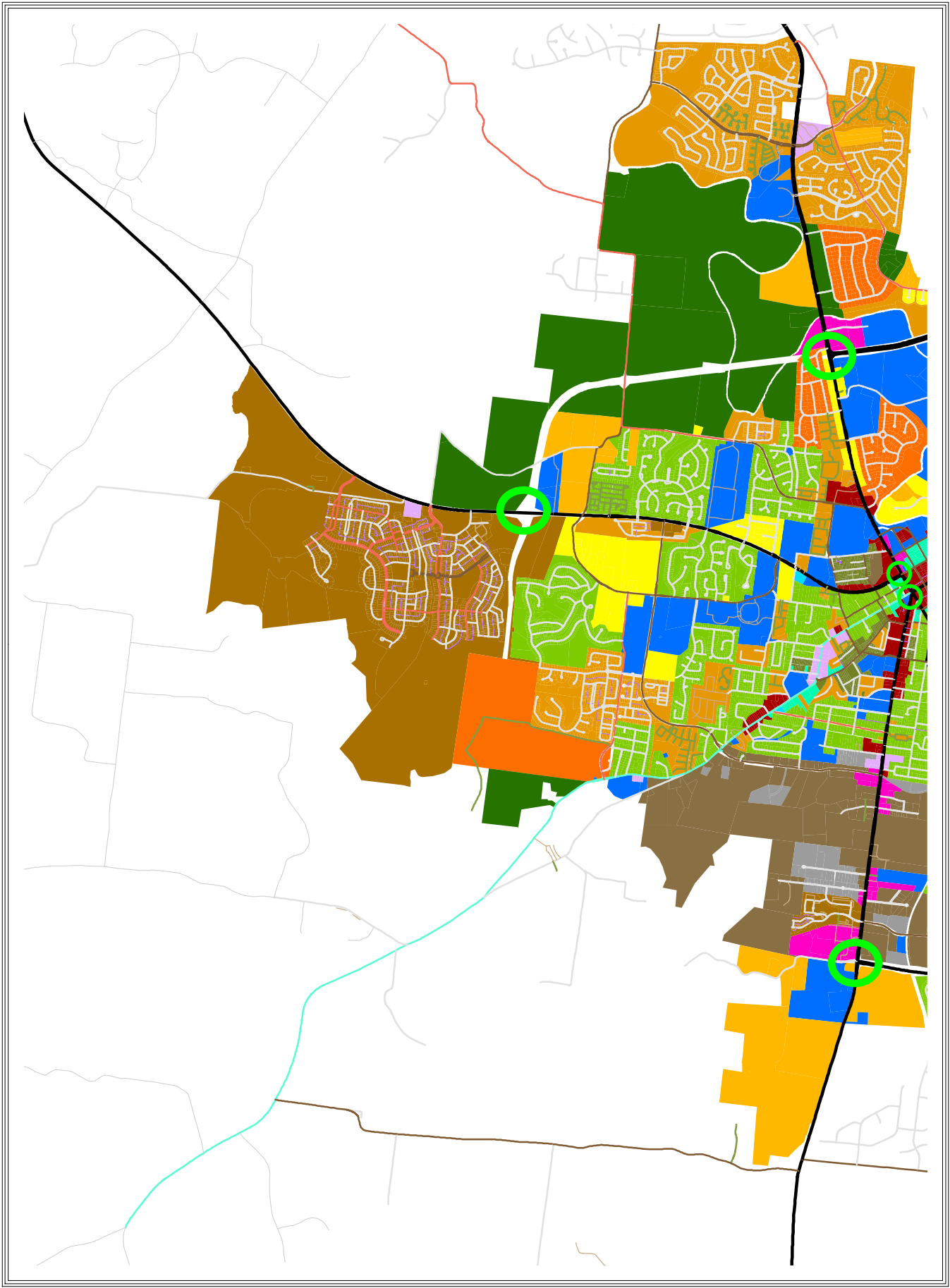
Northern Quadrant



Southern Quadrant



Western Quadrant



**ORDINANCE 2015-51
(AS AMENDED)**

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.2, SUBSECTION 3.2.7(5) PERTAINING TO CONVENIENCE STORES AND AUTOMOTIVE FUEL SALES AND TO AMEND CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.6(3) PERTAINING TO AUTOMOTIVE USES ON LOTS LOCATED AT MAJOR INTERSECTIONS AND TO MODIFY FIGURE 5-37 WHICH REFERENCES SUBSECTION 5.3.6 (3) AND TO AMEND CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.6(9) WHICH REFERENCES ROOF TYPES ON NON RESIDENTIAL STRUCTURES.”

WHEREAS, the City of Franklin, Tennessee, wishes to promote the orderly development and redevelopment of land within the City; and

WHEREAS, the Franklin Zoning Ordinance contains requirements that regulate land uses and establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance also contains specific requirements in Chapter 3, Section 3.2, Subsection 3.2.7(5) and Chapter 5, Section 5.3, Subsection 5.3.6(3) that regulate the location of convenience stores and automotive-related uses at the intersection of two public streets; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated Chapter 3, Section 3.2, Subsection 3.2.7(5) and Chapter 5, Section 5.3, Subsection 5.3.6(3) and have determined that the existing use and development standards specified in the Franklin Zoning Ordinance provide the necessary site development standards needed to ensure that convenience stores and automotive-related uses can be appropriately developed at the intersection of two public streets and that the prohibition against these uses can be removed from the Franklin Zoning Ordinance.

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

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.7(5) of the Franklin Zoning Ordinance shall be, and is hereby, amended to delete the following text noted with a ~~strike through~~, to add the following text noted in **bold**, and is approved to read as follows:

3.2.7 Regulations for Commercial Uses

(5) Convenience Stores and Automotive Fuel Sales

Convenience stores that sell gasoline and facilities for automotive fuel sales are prohibited from locating ~~at the intersection of two public streets~~ **adjacent to residentially zoned properties or properties whose primary use is residential in nature; unless approved by the Board of Mayor and Alderman as part of a PUD Development Plan.**

SECTION II. That Chapter 5, Section 5.3, Subsection 5.3.6(3) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

5.3.6 Nonresidential and Mixed-Use Development

(3) Major Intersections

Lots located on a street intersection composed of ~~one~~ **two** or more **major or minor** arterials shall not include an automotive fuel sales or other automotive-oriented service and sales use, including, but not limited to, automobile sales or leasing establishments.

SECTION III. That Chapter 5, Section 5.3, Subsection 5.3.6(3), Figure 5-37 of the Franklin Zoning Ordinance is hereby amended to modify the following illustration and caption text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:



Figure 5-37: Corner lots on major intersections ~~can be~~ **are in** inappropriate places for automobile fuel sales or similar automobile service and sales uses. See Section 5.3.6(3) for prohibited locations.

SECTION IV. That Chapter 5, Section 5.3, Subsection 5.3.6 (9) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

(e) For structures intended for automotive fuel sales or automotive-oriented service uses, pitched roofs shall be required for the principal structure and associated canopies. Canopies shall also meet the requirements of Section 4.1.6(2).

SECTION V.

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:

By: _____

Eric Stuckey
City Administrator/Recorder

Approved as to form by:

Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____

Dr. Ken Moore
Mayor

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____