



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 28, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 28, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [17-0838](#) Approval of the August 24, 2017 FMPC Minutes.

Attachments: [DRAFT- FMPC Minutes 8-24-17](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN AND PLAT SURETIES

2. [17-0820](#) Gateway Commons PUD Subdivision, site plan; accept the sewer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
3. [17-0821](#) Longview Subdivision, final plat, section 1; release the performance agreement for access, drainage, streets, sidewalks, traffic signal and traffic signal warrant study improvements. (CONSENT AGENDA)
4. [17-0822](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [17-0814](#) PUBLIC HEARING: Consideration of Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard." [McDonald's Restaurant Site] (09/28/17 FMPC 9-0; 10/10/17 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [2017-69 RES McDonalds DP with Map.Law Approved](#)
[Elevations Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514](#)
[Site Layout Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514-2](#)
[NEW 1McDonald's Galleria 09-07-17 COF 6514](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [17-0753](#) 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1, 1st Site Plan Extension Request. (CONSENT AGENDA)
- Attachments:** [2017-08-14 16-036-02 Site Plan extension request](#)
7. [17-0804](#) Berry Farms Town Center PUD Subdivision, Section 9, Lot 902, Revision 2, Recording Easements On One Commercial Lot, On 7.84 Acres, Located At 4057 Rural Plains Circle. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_BFTCLot902.pdf](#)
[PLAT.pdf](#)
[BFTC_Sec9_Conditions of Approval_01.pdf](#)
8. [17-0815](#) Carothers Development Property Subdivision, Final Plat, Revision 3 (Resub Of Lot 2), Creating Two Commercial Lots, On 3.53 Acres, Located South of Liberty Pike And East of Carothers Parkway, Across From Knoll Top Lane. (CONSENT AGENDA)
- Attachments:** [Carothers Development Property Subd, FP REV resub of lot 2 Primehealth Map](#)
[Conditions of Approval_01.pdf](#)
[COF 6510 Rev 3.pdf](#)

9. [17-0831](#) Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8, Recording Easements Associated With Development On 2.125 Acres, Located On Mallory Lane Between McEwen Drive And Liberty Pike, 4107 Mallory Lane. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_Lot9_MalloryBldg.pdf](#)
[CentennialPLAT_Conditions of Approval_01.pdf](#)
[Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 002.pdf](#)

10. [17-0794](#) John B. McEwen Addition Subdivision, Final Plat, Revision 1 (Lot 7), Creating 2 Lots On 0.43 Acres, Located At 1226 And 1228 Adams Street. (CONSENT AGENDA)

Attachments: [MAP 6521 McEwen Addition Subd FP Lot 7](#)
[6521 John B McEwen_COAs](#)
[6521 John B McEwen_FP_Plat](#)

11. [17-0816](#) Nature's Landing Subdivision, Preliminary Plat, Revision 1, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres, Located East Of Lewisburg Pike And South Of Mack Hatcher Parkway, At 1053 and 1093 Lewisburg Pike.

Attachments: [Natures Landing Subd. PP, Rev 1 Map](#)
[Natures Landings PP, Rev 1 Conditions of Approval_01](#)
[2017-09-01 15-078-01 Prelim Plat Resubmittal to City](#)

ZONING ORDINANCE TEXT AMENDMENTS

12. [17-0823](#) Consideration of Ordinance 2017-49, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Add Clinic As A Permitted Use In The Light Industrial Zone."; (09/28/17 FMPC9-0; 10/10/17 WS, 1st BOMA 7-0, 11-14-17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [2017-49 ORD Txt Amend Clinic in LI District.Law Approved](#)
[FORJCW_ClinicLIZone.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, August 24, 2017

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent** 1 - Commissioner Lindsey

MINUTES

1. Approval of the July 27, 2017, FMPC Minutes.

Attachments: [DRAFT - FMPC Minutes 7-27-2017](#)

Chair Hathaway stated that Vice-Chair Roger Lindsey would not be at the meeting. Commissioner Harrison moved, and Commissioner McLemore seconded, to elect Alderman Petersen as interim Vice-Chair for the meeting. The motion carried unanimously (8-0).

Alderman Petersen moved, seconded by Commissioner McLemore, to approve the minutes from July 27, 2017, as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Allen, to approve Items 2,11,12, and 13 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

SITE PLAN SURETIES

2. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

PLANS OF SERVICE AND ANNEXATIONS

3. Consideration Of Resolution 2017-55, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of A Portion Of Ridgeway Drive Right-Of-Way, By The City Of Franklin, Tennessee"; Establishing a Public Hearing for October 24, 2017. (08/24/17 FMPC 8-0)

Attachments: [MAP_OctoberPark_RidgewayDriveAnnex1.pdf](#)
[MAP_OctoberPark_All.pdf](#)
[2017-55 RES RidgewayDrivePOS_with Map.Law Approved.pdf](#)
[Ridgeway Drive Annexation Request \(002\).pdf](#)

Mr. Josh King, Principal Planner, stated that this is a proposed annexation for a section of Ridgeway Drive located between the proposed Colletta Park Subdivision and the October Park PUD Subdivision. The Plan of Service (POS) is required as part of the annexation and establishes how the City will provide services to this parcel which is entirely right of way.

Chair Hathaway addressed the audience that these items relate to multiple projects. This first vote is for the POS. He asked the audience to think about their comments and keep them in context with the proper item. He also stated that each citizen would have two minutes to make their comments.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 3:

- 1. Pam Moehle, 1115 Ridgeway Drive, spoke against Item 3 due to traffic and safety concerns for the 23 homeowners. If annexed, the City needs to put sidewalks, curb and gutter, speed bumps and three way stop signs.*
- 2. Alan Gleason, 1157 Cross Creek, spoke against Item 3 and wanted to know who was actually requesting the annexation.*
- 3. Susan Caplen, 1991 Beacon Hill Drive, spoke against Item 3 and stated that this process was taking a toll on the residents.*
- 4. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 3 due to traffic and safety concerns for children.*

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Item 3 be recommended to the Board of Mayor and Aldermen (BOMA).

Alderman Petersen stated that she understood this particular piece was located between two City properties, and the City was proposing to add a sewer line. She stated there was a problem with the Plan of Service (POS) for annexing a roadway. She stated she had never heard of annexing just a road. She stated that she could agree with the City of Franklin (COF) for annexing the small piece which bordered the City property. She also stated there was a conflict between two of the maps. Commissioner Allen agreed that there was a discrepancy between the maps.

Mr. King stated that he had created the maps. He stated that he had mistakenly put the boundary line on the wrong parcel. He stated that the legal description was correct.

Commissioner Allen and Alderman Petersen stated that this vote was not the final say-so. It was just a vote for a favorable recommendation to BOMA.

The Applicant for Item 3 is the City of Franklin (COF).

Commissioner Allen stated that she would like to hear the reasoning for the annexation.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated the City had annexed right of way before when there was property on both sides where the City maintains the street. She stated there are other situations where the City had annexed sections of a road, such as sections of Clovercroft Road and Highway 96 West associated with Westhaven. She deferred to Mr. Vernon Gerth for further explanation.

Mr. Vernon Gerth, Assistant City Administrator, stated that the City faced challenges in the recent annexation laws. Previously, cities could grow their community by planning how they would grow their infrastructure into the Urban Growth Boundary (UGB). Recently, the State Legislature stated that property could only be annexed into the city if the property owner wanted it. The question is how to enforce the Zoning Ordinance and grow the community. In the case of the right of the way, the City asked the County's legal counsel if a local jurisdiction has the ability to annex a right of way in the County. Also, they asked if the City had to seek the County's approval. On June 22, 2017, the County's response stated that the City could annex the County right of way. Mr. Gerth also asked the County for an answer to the following question: If the City does not annex the right of way, does the County Highway Supervisor have the ability to block or barricade the road? The County confirmed that the County Highway Supervisor has the right to block the road. Currently, the County Highway Supervisor has recommended not to provide any connection to Beacon Hill and to put an emergency gate access on Stanford Drive. This is in conflict to the COF Zoning Ordinance. He stated he wanted the Planning Commissioners to understand what options are available. He stated that there are limitations, such as the road's topography and drainage ditches. If the City extended sewer down Ridgeway Drive, then the residents would have access. This would be much more costly if done at a later date. Also, if Ridgeway Drive was annexed, the City could put a traffic signal at the end of the road onto Highway 96 if needed. Mr. Gerth stated that if the City could not grow the UGB, then the City may have to rethink the areas that will be served. He also stated that the County contacted the City earlier that week to state that they may be backtracking on their response on June 22nd.

Commissioner McLemore asked if sidewalks would be added with improvements.

Mr. Gerth stated that Mr. Gamble would address this at the development plan. If annexed, the decision would be up to BOMA.

Alderman Petersen stated that this road had ditches that are not always next to the road. The conditions of the roads and the topography may have a slope that are not built to COF standards. She also stated that this road was not expected to carry high amounts of traffic. She stated that she could agree to the annexation of the small part of the road with city property on both sides, but not beyond that point into the County.

Chair Hathaway asked for a vote.

The motion carried unanimously (8-0).

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2017-55 be recommended to the Board of Mayor and Aldermen for approval. The

motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

4. Consideration Of Resolution 2017-56/Ordinance 2017-39, To Be Entitled: "A Resolution And Ordinance To Annex 0.37 Acres Of Ridgeway Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC 7-1)

Attachments: [MAP_OctoberPark_All.pdf](#)
[MAP_OctoberPark_RidgewayDriveAnnex1.pdf](#)
[Ridgeway Drive Annexation Request \(002\).pdf](#)
[2017-56 RES and 2017-39 ORD Annex ROW Ridgeway Drive with Map.Law Approved.pdf](#)
[Reso_OrdtoAnnex.docx](#)

Mr. King stated that this is the Resolution and Ordinance to physically annex the property that was just discussed under Item 3.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 4:

1. Susan Caplen, 1991 Beacon Hill Drive, spoke against Item 4 and stated concerns about emergency access and the annexation process for County roads.

Mr. Vernon Gerth addressed Ms. Caplen's question. He stated that based upon communication from the County's legal counsel on June 22nd, it is the City's prerogative to annex County right of way. The main reason for the current recommendation to extend the annexation was to ensure connectivity and the ability to provide City services.

2. Alan Gleason, 1157 Cross Creek, spoke against Item 4 and stated the City did not need their road for emergency access.

3. Brooks Hodges, 1175 Cross Creek, spoke against Item 4 and stated concerns about the amount of traffic on Ridgeway and Highway 96.

4. Chris Reloski, a resident of Falcon Creek subdivision, spoke against Item 4 and stated that the City was not allowing the residents to have a voice in the process.

5. Troy Hackett, 1165 Cross Creek, spoke against Item 4 and stated concerns about traffic safety and quality of life for the residents.

6. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 4 and stated concerns about who represents the sewer services and who will represent the homeowners.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2017-56/Ordinance 2017-39 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner Franks asked Mr. Gerth to explain the positive impact of this annexation.

Mr. Gerth stated the developer of October Park connected to the sewer main that runs parallel to Highway 96 and would repave the road. Mr. Gerth recognized there was a

sense of frustration concerning the growth. The purpose of this is to make sure that all of the information is available. In the long-term, this decision will affect other properties that may be annexed. Mr. Gerth referred to the example that Ms. Hunter gave concerning the annexation of some areas of Clovercroft Road and Highway 96 East. The annexation helps to unify which services public services will be used (City or County): sewer, emergency, trash, etc. The annexation allows for connectivity which are reflected in the Land Use Plan and Zoning Ordinance.

Chair Hathaway asked for a vote.

The motion carried with a vote of 7-1. Alderman Petersen voted no.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2017-56/Ordinance 2017-39 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Gregory, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner Lindsey

Chairing: 0

5. Consideration Of Resolution 2017-65, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of The Remainder Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive Right-Of-Way, By The City Of Franklin, Tennessee" (08/24/17 FMPC Recommended Disapproval 8-0)

Attachments: [MAP_FranklinEast_ALL.pdf](#)
[MAP_RidgewayDrive2Annex.pdf](#)
[RES 2017-65 Allof RidgewayDrivePOS with Map.Law Approved.pdf](#)

Mr. King stated this is the Plan of Services (POS) for the remainder of Ridgeway Drive, Stanford Drive, and a portion of Beacon Hill Drive, and how the City would provide services to the annexed area which is entirely right of way.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 5:

- 1. Troy Mizell, 4113 Murfreesboro Road, spoke against Item 5 and stated that no one in the County wants the annexation or has asked for it. He asked who will benefit from this annexation.*
- 2. Skip Beasley, 208 Vantage Way, spoke against Item 5 and stated that any access to Stanford Drive should be for emergency access only.*
- 3. Carol Larimore, 1169 Cross Creek Drive and HOA Vice-President, spoke against Item 5. She stated that the roads are not able to handle the increased traffic and also stated that BOMA had voted down past annexations.*
- 4. Alan Gleason, 1157 Cross Creek, spoke against Item 5 and stated that this "fight" had been ongoing for two years.*
- 5. Cecilia Slingerland, 1211 Ridgeway Drive, spoke against Item 5. She is a nine year old who does not want the proposed development to change her neighborhood.*
- 6. Jay Larimore, 1169 Cross Creek Drive, spoke against Item 5.*
- 7. Greg Gamble, Gamble Design, spoke in favor of Item 5 and addressed some of the concerns of the citizens. Mr. Gamble stated that three traffic studies had been conducted by the COF, Gillian Fishbach, and Vochert Engineering (hired by COF). With the annexation, the developer would recommend to reduce the current speed limit from 35 mph to 25 mph. In addition, street lights would be added (paid for by the developer), and the fees for the lights would be paid for by the Colleta Park HOA. Also, sidewalks would be added on both sides of Ridgeway Drive. Residents would also have access to City salt trucks during the winter.*
- 8. Ruth Slingerland, 1211 Ridgeway Drive, spoke against Item 5 and stated concerns about traffic and safety for the children.*
- 9. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 15 and stated concerns about traffic and who will benefit from the annexation.*

Chair Hathaway asked for a motion.

Alderman Petersen moved, seconded by Commissioner Allen, to recommend disapproval of Resolution 2017-65 to the Board of Mayor and Alderman.

Commissioner Franks asked if there was a reason the road could not remain in the County, even with the addition of Colletta Park.

Mr. Gerth stated that the road could stay in the County, and that the City could still work with the County to give access to sewer. The main reason to annex the road is for connectivity with the Urban Growth Boundary (UGB).

Commissioner Allen stated that the road should remain in the County.

Alderman Petersen stated it was her understanding, for the next item, that if the City annexes the road, it could open up the connection at its wish.

Chair Hathaway asked for a vote.

The motion carried unanimously (8-0).

Aldermen Petersen moved, seconded by Commissioner Allen, to recommend disapproval of Resolution 2017-65 to the Board of Mayor and Alderman. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

6. Consideration Of Resolution 2017-67/Ordinance 2017-47, To Be Entitled: "A Resolution And Ordinance To Annex 2.72 Acres Of A Portion Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC Recommended Disapproval 8-0)

Attachments: [MAP_FranklinEast_ALL.pdf](#)
[MAP_RidgewayDrive2Annex.pdf](#)
[Reso2017_67_Ord_2017-47 Franklin East RidgewayDrive_with Map.Law Approved.pdf](#)
[Ridgeway Drive Annexation Request2.pdf](#)

Mr King stated that this is the Resolution/Ordinance required to physically annex the property that was discussed as Item 5.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 6:

1. Brooks Hodges, 1175 Cross Creek Drive, spoke against Item 6 and asked for verification on the dates of the annexation process.

Mr. Gerth stated that the County's interpretation originally was received by the City on June 22nd. The decision could not be made until an interpretation was received by from the County.

2. Troy Hackett, 1165 Cross Creek Drive, spoke against Item 6 and stated that he was upset because the motions were divided into several votes.

3. Michael Phillips, 417 Gambrill Court, spoke against Item 6. He stated that the city must grow and annexing land is a part of that process. He stated that state law requires the land owner to request annexation. He stated that only the State can interpret that decision. He stated that the process can cause trust issues for people in the Urban Growth Boundary (UGB).

4. Pat Coglean, 4259 Warren Road, spoke against Item 6. He asked if someone could give him a copy of the June 22nd opinion from the County.

5. Susan Caplen, 1991 Beacon Hill, spoke against Item 6. She stated that this process was putting the City against the County, and that this is destroying the lives of the residents in the neighborhood.

6. Troy Mizell, 4113 Murfreesboro Road, spoke against Item 6. He expressed concerns about emergency services. He asked what is the benefit to the City to put up sidewalks on Ridgeway when no one wants it.

7. Alan Gleason, 1157 Cross Creek Drive, spoke against Item 6.

8. Mike Kieger, 4245 Warren Road, spoke against Item 6. He suggested that the City should defer the annexation if the County wants to rescind their original stand.

Chair Hathaway asked for a motion.

Alderman Petersen moved, seconded by Commissioner McLemore, to recommend disapproval of Resolution 2017-67/Ordinance 2017-47 to the Board of Mayor and Aldermen.

Alderman Petersen read the following statement, "Whether a city has the authority to annex only a road that does not include people, private property, or commercial activity is a question the city may want to review".

Chair Hathaway asked for a vote.

The motion carried unanimously (8-0).

Alderman Petersen moved, seconded by Commissioner McLemore, to recommend disapproval of Resolution 2017-67/Ordinance 2017-47 to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

7. Consideration Of Ordinance 2017-46, To Be Entitled: "An Ordinance To Rezone 199 Acres From Residential -1 (R-1) District To Specific Development Residential 1.31 (SD-R 1.31) District For The Property Located South Of Murfreesboro Road And North of South Carothers Road, (Colletta Park PUD Subdivision).": Establishing a Public Hearing For November 14, 2017. (08/24/17 FMPC recommended approval, but motion failed 2-6; 09/12/17 WS) FIRST OF THREE READINGS

Attachments: [MAP_CollettaPark.pdf](#)
[Ordinance 2017-46 Colletta Park_with Map.Law Approved.pdf](#)
[Colletta Park Rezoning Request Set 8.3.2017.pdf](#)

Mr. King stated the proposed zoning for this parcel is Specific Development Residential District 1.31 (SD-R 1.31). A separate Resolution 2017-62 accompanies this rezoning for the corresponding Development Plan.

Envision Franklin recommends a Single-family Residential Design Concept for a portion of the property and a Mixed Residential Design Concept for the other portion of this area. The accompanying Development Plan meets the policies for these design concepts in Envision Franklin. This zoning district is tied directly to the development plan.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 7:

- 1. Brooks Hodges, 1175 Cross Creek Drive, spoke against Item 7.*
- 2. Alan Gleason, 1157 Cross Creek Drive spoke against Item 7 and stated the City should keep the R-1 Zoning.*
- 3. Monique Kieger, 1445 Warren Road, spoke against Item 7 and stated the area should remain R-1 Zoning.*
- 4. Chris Reloski, a Falcon Creek Resident, spoke against Item 7 and stated that traffic will increase.*
- 5. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 7, and stated that the area should remain R-1 Zoning.*
- 6. Troy Mizell, 4113 Murfreesboro Road, spoke against Item 7 and stated the area should remain R-1 Zoning.*
- 7. Mike Kieger, 1445 Warren Road, spoke against Item 7.*
- 8. Jody Mizell, 4113 Murfreesboro Road, spoke against Item 7 and stated there should be a time limit on resubmittals.*

Mr. Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble asked for support of the SD-R 1.31 zoning. He stated they had worked very closely with Staff and the new Envision Franklin plan. He quoted Envision Franklin where it states that larger developments should have a variety of lot sizes, and that lots in the periphery should be sized to be consistent with lots in adjacent existing neighborhoods. He also quoted that smaller lots should have access to park amenities within walking distance. Colletta Park would set aside large areas for common space. He stated that Carothers Road will become three lanes and there will be a light at Carothers once the development is built out. He stated he was happy to entertain any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2017-46 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked Mr. Gamble what made this different from the recently approved rezoning.

Mr. Gamble stated that the areas in yellow (on the map) are no longer part of the development due to the request of the property owner. The previous request was for 374 homes. Now, there are 261 homes planned.

Commissioner Allen stated she had an issue with the increased density and would not support this.

Chairman Hathaway asked for a vote. The motion failed by the following vote (2-6).

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2017-46 be recommended to the Board of Mayor and Aldermen for approval. The motion failed by the following vote:

Aye: 2 - Commissioner Franks, and Commissioner Orr

No: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, and Commissioner Harrison

Absent: 1 - Commissioner Lindsey

Chairing: 0

8. PUBLIC HEARING: Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision With 2 Modifications Of Development Standards (Lots Less Than One Acre, External Street Connectivity), For The Property Located South Of Murfreesboro Road And North of South Carothers Road." (08/24/17 FMPC Recommended Disapproval 8-0; 09/12/17 WS)

Attachments: [MAP_CollettaPark.pdf](#)
[RESOLUTION 2017-62- Colletta Park_with Map.Law Approved_1](#)
[Conditions of Approval_01.pdf](#)
[Layout_CollettaPark.pdf](#)
[Elevations_CollettaPark.pdf](#)
[Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf](#)
[Colletta Park TIS Review 8-14-17.pdf](#)

Mr. King stated that Envision Franklin recommends a Single Family Residential design concept for the area south of Murfreesboro Road and east of the existing subdivisions of Franklin East and Cross Creek.

The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. Within this new development, lots in sections 1-5 abut the existing single family subdivisions of Franklin East and Cross Creek Subdivision, and the new lot sizes are within 80% of the neighboring lot. The lot lines are drawn to align as closely as possible to minimize conflict points. Topography (naturally occurring), wetlands, stream buffer, and required bio retention areas (through informal open space) are strategically located along the eastern boundary of the site to create the maximum amount of space between existing homes and proposed homes. Lots throughout these sections include a range of lot sizes, all of which are compatible with Envision Franklin.

Envision Franklin recommends the existing parcel at 4350 South Carothers Road be in a Mixed Residential design concept.

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.

The applicant has proposed a subdivision of single-family residential homes only. A variety of lot sizes is achieved as the proposed development transitions south towards Carothers Road. The proposed lot sizes and elevations meet the recommendations of Envision Franklin.

Modification of Standards Request #1- Lots less than 1 Acre in size.

Section 3.5.10(2)(d)(iii) of the Zoning Ordinance states: New development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres. The applicant is proposing lot sizes within 80% of the existing lots within Franklin East Subdivision and Cross Creek Subdivisions to be located in the area of the proposed subdivision that abuts these existing County subdivisions.

Staff Recommended Approval of this Modification of Standards Request.

Modification of Standards Request #2- No connection to Beacon Hill Drive.

Section 5.10.4(2)(b) of the Zoning Ordinance states: Street rights-of-way shall be extended in all directions. The applicant is proposing not to extend Beacon Hill Drive into this subdivision. The original Franklin East Subdivision planned and provided for a connection point to extend Beacon Hill Drive from its current terminus at Cross Creek Drive (Cross Creek Subdivision), across Ridgeway Drive (Franklin East Subdivision) and into the proposed spine road of Colletta Park Subdivision. The logical extension of Beacon Hill Drive has no floodplain, wetland, HHO, riparian buffers, tree protection zone, slopes exceeding 14 percent, or other unique site characteristics. The potential road connection would have to cross a major natural gas transmission line. There are currently four crossings of this transmission line (Murfreesboro Road-Hwy 96, Cross Creek Drive, Carothers Parkway, and I-65. The applicant's spine road would also have to cross this natural gas transmission line.

Staff Recommended Disapproval of this Modification of Standards Request. The applicant has failed to provide a compelling rationale for not making a full connection between this subdivision and Beacon Hill Drive.

For the overall development plan, Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 8:

- 1. Brooks Hodges, 1175 Cross Creek Drive, spoke against Item 8. He asked if the calculations for home ratios included the open space area.*
- 2. Alan Gleason, 1157 Cross Creek Drive, spoke against Item 8. He asked if the developer could bring a plan to meet the current zoning.*
- 3. Monique Kieger, 1445 Warren Road, spoke against Item 8. She stated that Envision Franklin states there should be one dwelling unit per acre.*
- 4. Kathy Case, 405 Cross Creek Court, spoke against Item 8. She stated that the original plan for the area was for homes to be on 1 to 5 acre lots.*
- 5. Pam Moehle, 1115 Ridgeway Drive, spoke against Item 8. She stated that an easement between two properties on Highway 96 should not be included in the developed area.*
- 6. Michael Phillips, 417 Gambrill Court, spoke against Item 8. He stated that the standard for this area is for lots sizes to be 1 to 5 acres. He stated that the developer was asking for 5 houses per acre.*
- 7. Troy Mizell, Murfreesboro Road, spoke against Item 8 and stated this plan was exactly the same as Ashcroft Valley. He stated that the current plan would devalue his property.*
- 8. Jay, Larimore, 1169 Cross Creek Drive, spoke against Item 8 and stated the plan did not offer a true buffer.*

Mr. Greg Gamble, Gamble Design was there to represent the Applicant. Mr. Gamble

stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend disapproval of Resolution 2017-62 to the Board of Mayor and Aldermen.

Commissioner Franks asked when Mr. Gamble would submit a plan with the ratio of one home per acre.

Mr. Gamble stated there are no plans to do so at this time.

Chair Hathaway asked for a motion to amend the main motion to include MOS 1.

Commissioner Allen, seconded by Commissioner McLemore, recommended disapproval of MOS 1. The motion to disapprove MOS 1 carried unanimously (8-0).

Chair Hathaway asked for a motion to amend the main motion to include MOS 2.

Alderman Petersen moved, seconded by Commissioner Allen, to approve MOS 2. The motion to approve MOS 2 carried unanimously (8-0).

Ms. Shauna Billingsley, City Attorney, stated that they are recommending disapproval, but letting BOMA know, if approved, that the Planning Commission is recommending disapproval for MOS 1 and approval for MOS 2.

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

The main motion to recommend disapproval of Resolution 2017-62, as amended, carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend disapproval of Resolution 2017-62 to the Board of Mayor and Aldermen.

Commissioner Allen, seconded by Commissioner McLemore, recommended disapproval of MOS 1. The motion to disapprove MOS 1 carried unanimously (8-0). Alderman Petersen moved, seconded by Commissioner Allen, to approve MOS 2. The motion to approve MOS 2 carried unanimously (8-0). The main motion to recommend disapproval of Resolution 2017-62, as amended, carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

9. Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road."; (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS)

Attachments: [Res 2017-61 Jordan Rd PUD Subd, Dev Plan Map](#)
[2017-61 RES Jordan Road PUD Subd with Map.Law Approved](#)
[Jordan Road DP Conditions of Approval 01](#)
[ELEVATIONS_JordanRoad](#)
[LAYOUT_JordanRoad](#)
[Jordan Road PUD Development Plan 8.3.2017](#)

Mr. Brad Baumgartner, Senior Planner, stated that the applicant is proposing ten (10) single-family lots off Jordan Road. This property is within the Single-Family Residential Design Concept, which supports single family detached residential lots. The proposed lot sizes are compatible with surrounding development. In general, the building placement and lot width is consistent with Envision Franklin. The applicant is also requesting one Modification of Standards.

Modifications of Standards: Cul-de-sac Longer Than 500'
The applicant is requesting a Modification of Standards from Section 5.10.8 (1) (d) to allow a cul-de-sac length over 500'. The applicant is proposing the linear feet to be 784 feet. To mitigate the impact of the longer dead-end street length, the applicant will install residential fire sprinkler systems in the homes along the proposed street.

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

Chair Hathaway asked for citizen comments.

The following citizens concerning Item 9:

1. Stephanie Adamson, Cheswicke Farm West, spoke concerning Item 8 and asked if Jordan Road would be cut all the way from Liberty Pike through to McEwen. Chair Hathaway stated that their area of Jordan Road would stay a deadend.

2. Matt Roberts, Attorney for Elbert Fridley at 128 Wynthrope Way, spoke against Item 9. Mr. Roberts stated, per the current plan, Mr. Fridley's property would only have five feet of protection vs. fifty feet that the other neighbors will have. Mr. Roberts asked for a deferral so that Mr. Fridley's plan for a 35-ft. landscape buffer could be considered.

Mr. Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated there would be an open space lot for lots 1-6 for stormwater. He also stated that there would be a privacy buffer behind the homes, and the treelines would be preserved for lots 7 through 10. The plan was redesigned to shorten the cul-de-sac to allow for future lots on the adjacent property. An exhibit was added to the record. Mr. Gamble stated the adjacent lots will be equal to the lots facing Wynthrope Way. Mr. Gamble stated there would be a 15-ft landscape buffer for lot 10, and there would be 30 to 35-ft between buildings with side garages. Mr. Gamble also stated the current trees only allow

for privacy during the summer. The developer will provide a buffer with dense, evergreen trees to provide privacy year round. Mr. Gamble stated that he is happy to work with Mr. Fridley.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-61 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a motion to amend the main motion to include MOS1.

Commissioner Harrison moved, seconded by Commissioner Orr, moved to approve MOS 1 to allow a cul-de-sac length over 500-ft.

The motion to amend the main motion carried unanimously (8-0).

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

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-61 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Harrison moved, seconded by Commissioner Orr, moved to approve MOS 1 to allow a cul-de-sac length over 500-ft. The motion carried unanimously (8-0). The main motion, as amended, carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

10. *Consideration Of Ordinance 2017-28, To Be Entitled: "An Ordinance To Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, For The Property Located North Of Boyd Mill Avenue & South Of Highway 96, 3206 Boyd Mill Avenue."; Establishing a Public Hearing for October 10, 2017. (08/24/17 FMPC 8-0)

Attachments: [Ord 2017-28 3206 Boyd Mill, Rezoning Map](#)
[Ord 2017-28 3206 Boyd Mill Rezoning_with Map.Law Approved](#)
[3206 BOYD MILL-ZONING PLAN-7-6-17](#)

Mr. Baumgartner stated that the applicant is proposing to rezone the property from R-1 to R-2. This property is within the Single-Family Residential Design Concept of Envision Franklin, which supports single-family, detached residential lots, specifically when compatibly sized to the established residential development pattern of the surrounding area. Therefore, R-2 zoning is supported for this property.

Project Considerations

Substantial off-site sewer work will be necessary in order to serve the subject property with sanitary sewer.

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

Chair Hathaway asked for citizen comments. There were none.

Mr. Jonathan Sanders, Earthworks Design LLC, was there to represent the Applicant. Mr. Sanders was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2017-28 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen stated that currently the area was not R-2 zoning and asked how the elevation would make a difference with the hillside buffer.

Mr. Sanders stated that the reason they were seeking R-2 Zoning was to keep development out of the hillside buffer. An R-1 zoning would force them to build into the hillside buffer.

Alderman Petersen asked how many homes they were planning.

Mr. Sanders stated that had not been determined. There are limitations with the hillside buffer and the length of the cul-de-sac. He stated he has a preliminary plan available to view.

Commissioner Allen stated she would like to see the preliminary plan after the meeting.

Chair Hathaway called for a vote.

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that

Ordinance 2017-28 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 11.** Echelon PUD Subdivision, Final Plat, Section 4, One Attached Residential Lot And 1 Open Space Lot on 19.40 Acres, Located At The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)

Attachments: [6493 Echelon FP, Sec 4 Map](#)
[Echelon FP Sec 4 Conditions of Approval_01](#)
[Echelon, Section 4 Final-Plat -signed 8-3-17](#)

This Planning Item was approved.

- 12.** Garden Gate Condo Subdivision, Final Plat (Cummins Street), Two Residential Lots On 0.12 Acres, Located East Of Cummins Street And North Of South Margin Street. (CONSENT AGENDA)

Attachments: [6498 Garden Gate FP Map](#)
[Garden Gate FP Conditions of Approval_01](#)
[17-0803Cad Base Plat Cummins-18x24](#)

This Planning Item was approved.

- 13.** Tap Root Hills PUD Subdivision, Section 2, Final Plat, 22 Single-Family Lots And One Open Space Lot On 6.84 Acres, Located East Of The Intersection Of Nolencrest Way And Fairbanks Street. (CONSENT AGENDA)

Attachments: [MAP 6497 Tap Root Hills Sec 2 FP](#)
[6497 Conditions of Approval_01](#)
[Tap Root Hill PUD Subdivision, Section 2 Final Plat - submittal 002](#)

This Planning Item was approved.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, the meeting adjourned at 9:10 p.m.

Chair, Mike Hathaway

RESOLUTION 2017-69

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR GALLERIA COMMERCIAL COMPLEX PUD SUBDIVISION REVISION 2, WITH ONE (1) MODIFICATION OF STANDARD (PARKING REDUCTION) FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF GALLERIA BOULEVARD, 1704 GALLERIA BOULEVARD."

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
053 12702	1.00
Total	1.00

EXHIBIT "A"

BK 1106 PG 887

LEGAL DESCRIPTION

Land located in the City of Franklin, Eighth Civil District of the County of Williamson, State of Tennessee, being Lot Thirty-Two (32) as shown on the plat of Revision Nine (9), Resubdivision of Lot 3, Galleria Commercial Complex Subdivision, recorded in Plat Book 18, Page 101 in the Register's Office of Williamson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southern line of Moores Lane where the same is intersected by the curved eastern line of Galleria Boulevard; run thence south 77 degrees, 08 minutes, 55 seconds east, along the southern line of Moores Lane, 33.19 feet to a point; thence south 77 degrees, 42 minutes, 58 seconds east, continuing along said southern line, 99.39 feet to a point; thence along divisional lines crossing aforesaid Lot Three (3) the following courses and dimensions: south 12 degrees, 24 minutes, 43 seconds west, 261.92 feet; north 77 degrees, 35 minutes, 17 seconds west, 164.26 feet, all to a point in the eastern line of aforesaid Galleria Boulevard; thence along said eastern line the following courses and dimensions: curve to the right having a radius of 683.70 feet, an arc distance of 70.07 feet (said curve being subtended by a chord bearing north 09 degrees, 28 minutes, 33 seconds east, 70.04 feet); north 12 degrees, 24 minutes, 43 seconds east, 157.00 feet; curve to the right having a radius of 35.00 feet, an arc distance of 55.25 feet (said curve being subtended by a chord bearing north 57 degrees, 37 minutes, 54 seconds east, 49.69 feet), all to the point of BEGINNING, containing 43,603, more or less, square feet, or 1.001, more or less, acres, all as shown on a survey prepared by David W. Barnes, Tenn. R.L.S. No. 270, dated March 30, 1993, revised June 9, 1993.

Reference for prior title is made to Deed recorded in Book 624, Page 444 in the Register's Office of Williamson County, Tennessee.

SECTION II. That the attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Galleria Commercial Complex PUD Subdivision are as follows:

Entitlements	Galleria Commercial Complex Revision #2
Base Zone District	GC
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	4,652
Number of Hotel Rooms	N/A
Connectivity Index	2
Open Space Requirements	Required – 0.15 Acres Provided – 0.15 Acres
Number of Phases in Development	N/A
Original Approval Date	12/10/2013 COF# 2872

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Off-Street Parking Requirements Approved: _____ Denied: _____	Request to lower the off-street parking standard for Commercial uses of 0.67 spaces per seat to 0.53 per seat as per Section 5.9.4 Table 5-9 <i>Staff recommended approval.</i>
---	--

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 7/25/2017 _____

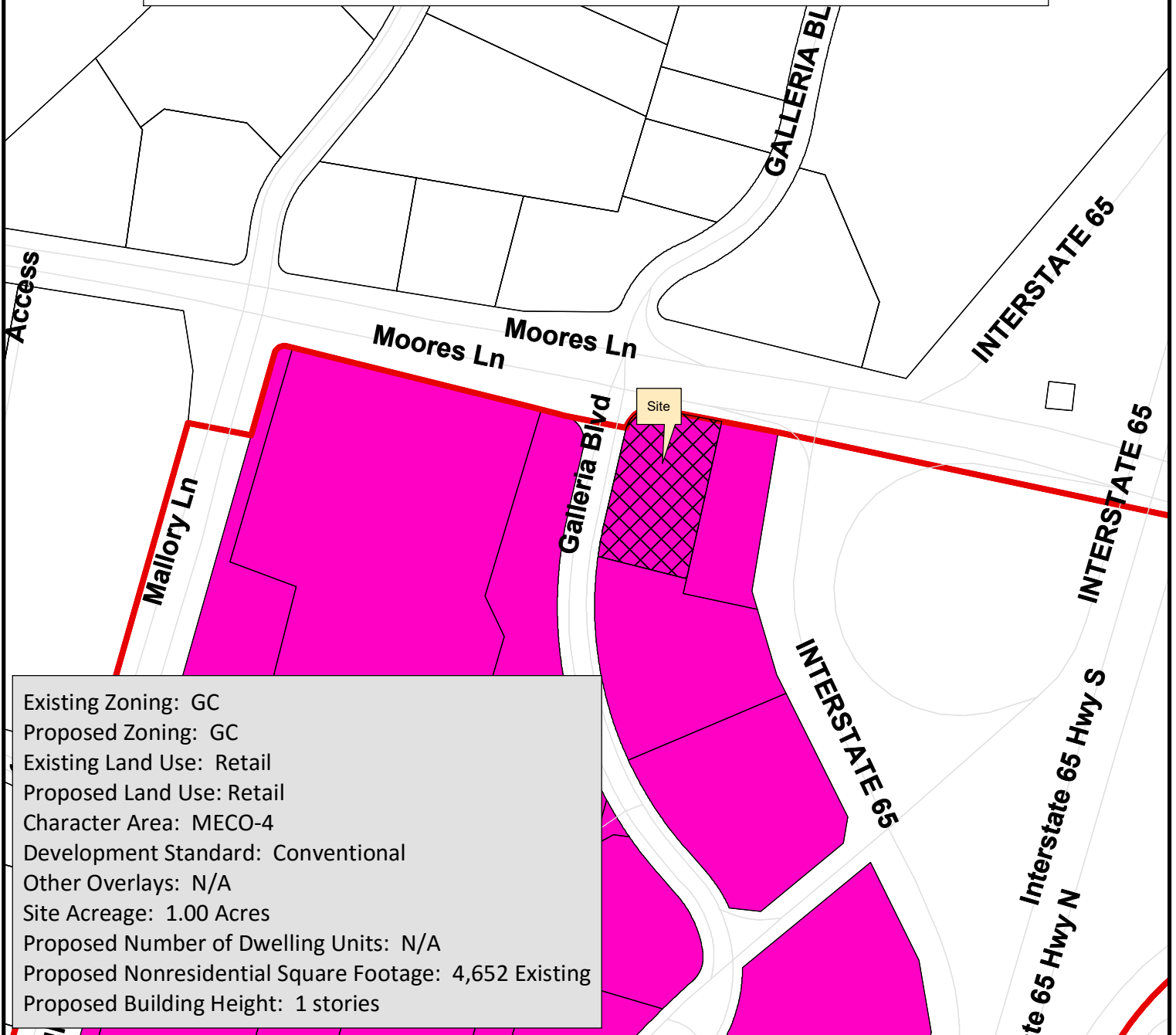
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 7/27/2017 _____

NEIGHBORHOOD MEETING: _____ 7/26/2017 _____

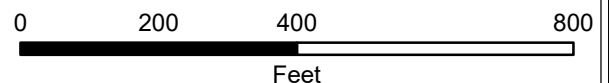
PLANNING COMMISSION RECOMMENDED APPROVAL: _____ 9/28/17 _____

PUBLIC HEARING AND BOMA APPROVAL: _____

GALLERIA COMMERCIAL COMPLEX PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION 1,
 REVISION 2, LOT 32 (MCDONALDS)
 RESOLUTION 2017-69
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/28/17



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



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

H

G

F

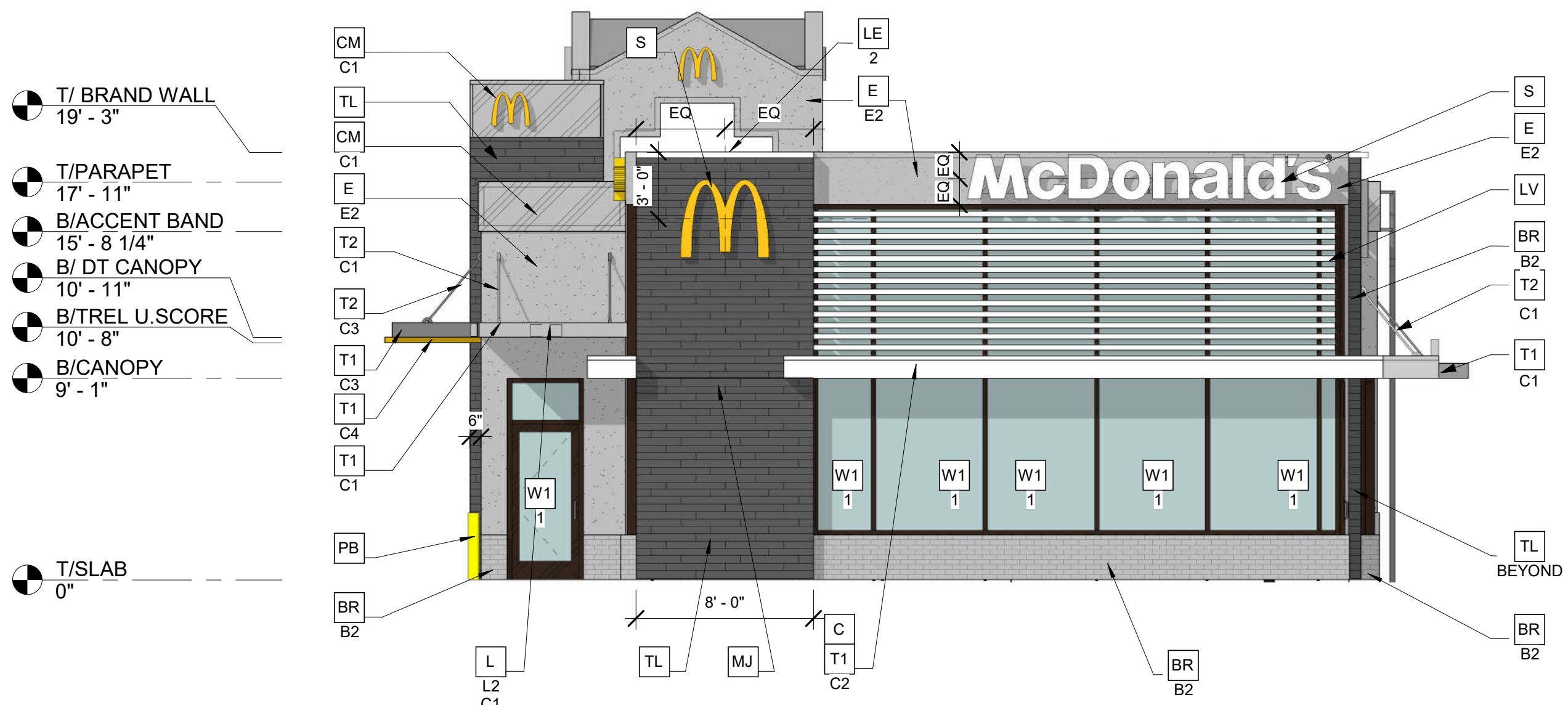
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D

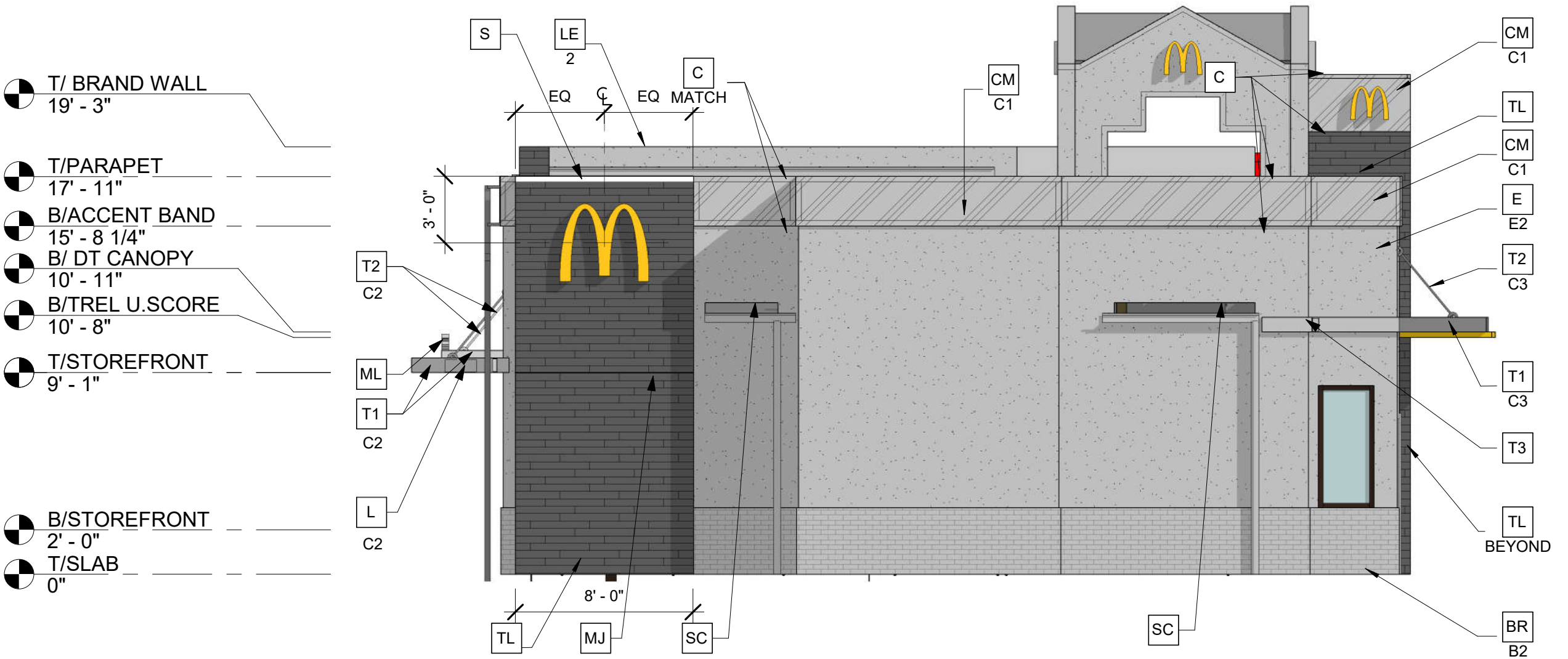
C

B

A



② Front Elevation
3/16" = 1'-0"



① Rear Elevation
3/16" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	783.44	NA
GLASS	282.21	36.02%
BRICK	55.38	7.07%
E.I.F.S	105.14	13.42%
MTL	168.43	21.5%
TILE	172.38	22.00%

4629.44 TOTAL BLDG SQFT

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	779.69	NA
GLASS	13.75	1.76%
BRICK	97.35	12.49%
E.I.F.S	431.14	55.3%
MTL	83.45	10.7%
TILE	154.00	19.75%

4629.44 TOTAL BLDG SQFT

Elevation Key Notes

- BR** FACE BRICK
XX TYPE: (COLOR -SEE COLOR LEGEND)
E1 = EXISTING PAINTED MASONRY-COLOR BASE BUILDING
C1 = PAINTED MASONRY-COLOR BASE BUILDING
C2 = PAINTED MASONRY-COLOR ACCENT BUILDING
- C** ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ** CONTROL JOINT
- C** METAL COPING -
COLOR TO MATCH SURROUNDING MATERIAL
- CM** CORRUGATED METAL PANEL - SEE
XX COLOR
C1 = "CITYSCAPE" BY METAL
- D** HOLLOW METAL DOOR - PAINT TO MATCH
COLOR OF SURROUNDING MATERIAL
- E** EXTERIOR INSULATION FINISH SYSTEM
(E.I.F.S.) OUTSULATION PLUS MD BY DRYBIT
OF EQUAL HIGH IMPACT ZONES: PANZER 20"
ULTRA HIGH IMPACT MESH ASSEMBLY FOR
EIFS AREAS WITH IN 8'-0" OF GRADE FINISH:
HYDROPHOPIC TEXTURE: SANDEBBLE
COLOR: STATOTONE HIGH PERFORMANCE
COLORANT- MATCH TO BENJAMIN MOORE
OR EQUAL
C1 = CHELSEA GRAY HC-168 BY
BENJAMIN MOORE
C2 = BM IRON MOUNTAIN 2134-30 BY
BENJAMIN MOORE

- GR** GUARDRAIL
- L** LIGHT FIXTURE (WALL SCNCE) - SEE ELECTRICAL
XX TYPE:
L1 = UP AND DOWN
L2 = DOWN ONLY
L3 = RECESSED DOWN
COLOR
C1= SILVER
C2= WHITE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
XX LED LIGHT:
L1= UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- LV** METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- MF** METAL FASCIA (COLOR: CITYSCAPE)
X TYPE:
1 = PRE-FAB ANCHOR - TILE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML** METAL LETTING - BY OTHERS (COLOR SILVER)
X TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24"H x 3/4" THICK METAL ARCH
COLOR : PANTONE 123C
- MS** EXISTING MECHANICAL SCREEN
- PB** PIPE BOLLARD - PAINTED YELLOW

- PT** PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO** ROOF DRAIN OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER
SEPARATE PERMIT. SEE SIGNAGE SUPPORT
NOTE ON THIS SHEET.
- T1** ALUMINUM TRELLIS SYSTEM
XX COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2** ALUMINUM TRELLIS TIE-BACK SYSTEM
XX COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
- T3** ALUMINUM TRELLIS 2x8 WALL FASCIA SYSTEM
COLOR: CITYSCAPE
- TL** TILE OPTIONAL - SEE COLOR LEGEND
CONTACT: JAN DETER, (714) 937 - 7500
- W1** NEW STOREFRONT AND
X 1 = NEW STOREFRONT AND GLAZING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

Color Legend		All colors are per Benjamin Moore paints.
MODERN SCHEME	BASE BUILDING	BM CHELSEA GRAY HC-168
	BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST eWOOD COLOR: R9 BLACK. SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC RO100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
	DT SURROUND	BM IRON MOUNTAIN 2134-30



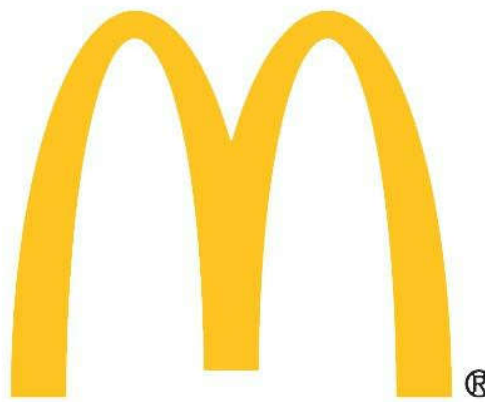
CM Architects PLLC

1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT



PROJECT

McDonald's USA
#041-0369
1704 Galleria BLVD., Franklin TN

No.	Description	Date

DRAWN BY: MCWIII
CHECKED BY: TMC
PROJECT #: #041-0369
ISSUE DATE: 2017 5 -11
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL

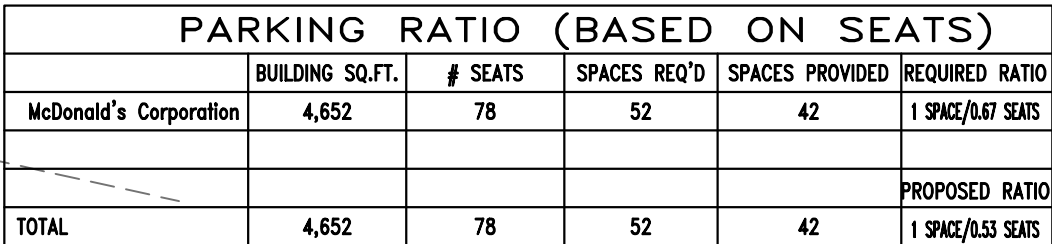


copyright CMARCHITECTS PLLC 2017 5-11

SHEET DESCRIPTION
Elevations

DRAWING NUMBER

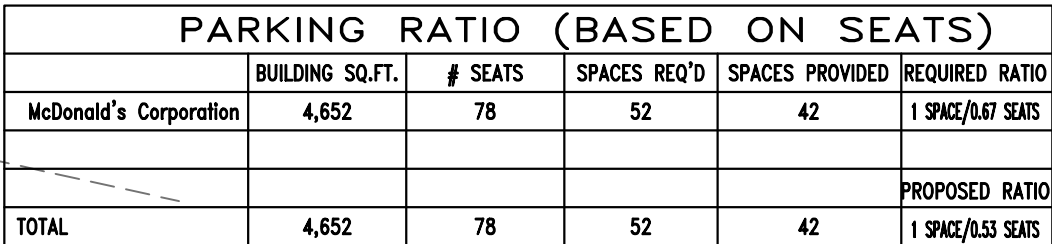
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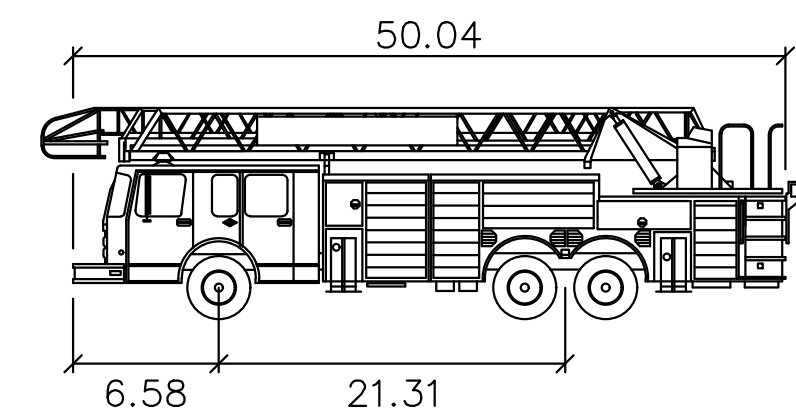
GENERAL NOTES		ISSUE REF		
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TYPE OF BUILDING : EXISTING BUILDING		DATE		
PAVING SPECIFICATION -----		REV		
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LOT LIGHTING RECOMMENDATION		McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference on other projects without the express written consent of McDonald's USA, LLC is prohibited. Reproduction of the contract documents for reuse on another project is not authorized.		
PARKING INFORMATION		PLAN APPROVALS		
TOTAL SPACES 42	THIRTY-FOUR SPACES 9'-0" X 18'-0" @ 60' * SIX SPACES 9'-0" X 18'-0" @ 90' * TWO (H) SPACES 8'-0" X 18'-0" @ 60' * ----- SPACES 9'-0" X 18'-0" @ 60' *			
UTILITY INFORMATION				
SIZE	TYPE			LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE	
WATER	-	-	AT REAR OF PROPERTY	
STORM SEWER	-	-	ON SITE	
ELECTRIC	-	-	AT REAR OF PROPERTY	
GAS	-	-	-	
SURVEY INFORMATION				
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147			
TELEPHONE: (615) 812-2147	DATE: -			
FAX:	REV: -			
LEGEND				
-SAN- SANITARY SEWER -SAN- SAN- WATER -W- W- -W- STORM SEWER -ELECTRIC -ELECTRIC -ELECTRIC		GAS TELEPHONE -UGT- UGT- UGT- UGT- LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0		
PLAN SCALE: 1" = 20'				
STREET ADDRESS 1704 GALLERIA BLVD				
CITY	STATE	STATUS	DATE	BY
FRANKLIN	TENNESSEE	PRELIMINARY	08-27-15	KAC
COUNTY	WILLIAMSON	PLAN CHECKED		
REGIONAL DWG. NO. 49394		LOCATION CODE NUMBER 041-0369		SITE PLAN C 2.0



COF #6514



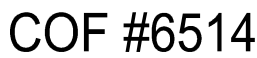
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PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147		
TELEPHONE:	(615) 812-2147	DATE:	-
FAX:		REV:	-
LEGEND			
- - - SAN - - - SANITARY SEWER - - - SAN - - - WATER - - - W - - - W - - - STORM SEWER - - - UGE - - - ELECTRIC - - - UGE - - - UGE		- - - G - - - GAS - - - TELEPHONE - - - UGT - - - UGT LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0	
PLAN SCALE: 1" = 20'			
STREET ADDRESS 1704 GALLERIA BLVD			
CITY	STATE		
FRANKLIN	TENNESSEE		
COUNTY WILLIAMSON			
REGIONAL DWG. NO 49394		LOCATION CODE NUMBER 041-0369	
		SITE PLAN C 2.0	



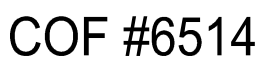
Fire Dept Tower 2	
	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 38.0
Number of Front Axles	: 1
Front Track Width	: 8.00
Wheels on Each Front Axle	: 2
Number of Rear Axles	: 2
Rear Track Width	: 8
Wheel Base	: 21.316
Rear Axle Spacing	: 4.417
Body Length	: 50.0417
Width	: 8.33
Rear Overhang	: 22.1424
Body Style	: Fire Truck
Turning Radius Wall to Wall	: 42
Design Speed	: 5mph

COF #6514

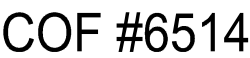
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PAVING SPECIFICATION				
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LOT LIGHTING RECOMMENDATION				
PARKING INFORMATION		ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260		
TOTAL SPACES 42	THIRTY-FOUR SPACES 9'-0" X 18'-0" @ 60' * SIX SPACES 9'-0" X 18'-0" @ 90' * TWO (H) SPACES 8'-0" X 18'-0" @ 60' * ----- SPACES 9'-0" X 18'-0" @ 60' *			
UTILITY INFORMATION		PLAN APPROVALS		
	SIZE TYPE LOCATION			
SANITARY SEWER	- GRAVITY ON SITE	SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES
WATER	- - AT REAR OF PROPERTY			
STORM SEWER	- - ON SITE			
ELECTRIC	- - AT REAR OF PROPERTY			
GAS	- - -			
SURVEY INFORMATION				
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147			
TELEPHONE:	(615) 812-2147			
FAX:				
LEGEND				
-SAN- SAN- SAN- GAS -SAN- WATER -W- W- -W- STORM SEWER -UGE- ELECTRIC UGT UGT -UGE- UGT UGT				
LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0				
PLAN SCALE: 1" = 20'				
STREET ADDRESS 1704 GALLERIA BLVD				
CITY	STATE	STATUS	DATE	BY
FRANKLIN	TENNESSEE	PRELIMINARY	08-27-15	KAC
COUNTY		PLAN CHECKED		
WILLIAMSON		AS-BUILT		
REGIONAL DWG. NO	LOCATION CODE NUMBER	INTERIM EROSION CONTROL PLAN		
49394	041-0369	C 3.2		



LEGEND

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE. 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.

C. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 15 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

I. 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.

J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AT LEAST 72 HOURS APART. IT SHALL ALSO BE INSPECTED WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING WITHIN 7 CALENDAR DAYS:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETEIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. STEEP SLOPES (35% GRADE OF GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.

NOTE:
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN
ACCORDANCE WITH CITY OF FRANKLIN'S STANDARDS. CONTRACTOR TO COORDINATE EXACT
LOCATION WITH CITY OF FRANKLIN DURING PRECONSTRUCTION MEETING.

NOTE:
ALL EROSION CONTROL MEASURES TO BE REMOVED PRIOR TO AS-BUILT APPROVAL

GENERAL NOTES

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2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR. DIMENSION OF LIGHT POLE BASES BEHIND CURB AT 2'.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :

PAVING SPECIFICATION

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION						
42	TOTAL SPACES	THIRTY-FOUR	SPACES	9'-0"	X 18'-0"	60 *
		SIX	SPACES	9'-0"	X 18'-0"	90 *
		TWO (H)	SPACES	8'-0"	X 18'-0"	60 *
		-----	SPACES	9'-0"	X 18'-0"	60 *

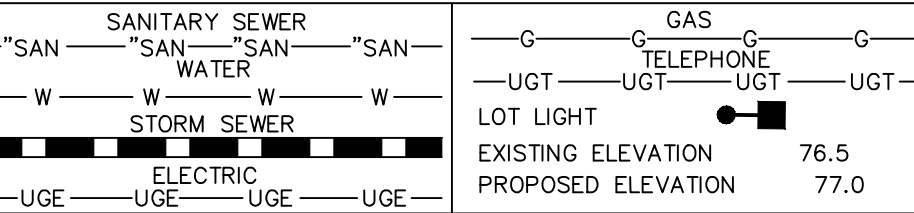
UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	—	GRAVITY	ON SITE
WATER	—	—	AT REAR OF PROPERTY
STORM SEWER	—	—	ON SITE
ELECTRIC	—	—	AT REAR OF PROPERTY
GAS	—	—	

SURVEY INFORMATION

PREPARED BY: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
TELEPHONE: (615) 812-2147
FAX: DATE
RE:

LEGEND



PLAN SCALE: 1" = 20'

STREET ADDRESS
4 GALLERIA BLVD

CITY	STATE
FRANKLIN	TENNESSEE

COUNTY
WILLIAMSON

REGIONAL DWG. NO.
4939

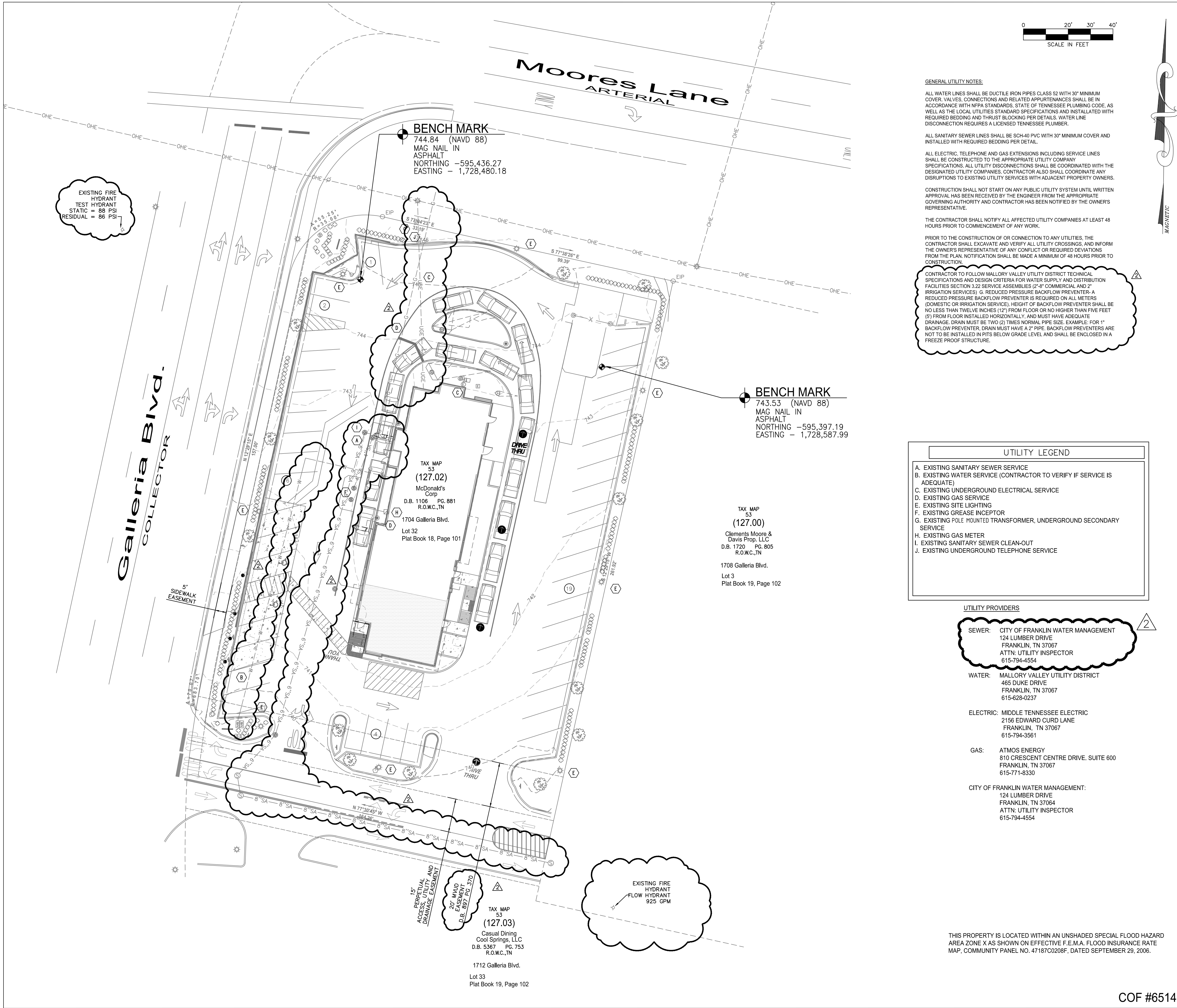
LOCATION CODE NUMBER	041-0369
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ADDRESS	250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260
---------	---

[illegible]



GENERAL UTILITY NOTES:

ALL WATER LINES SHALL BE DUCTILE IRON PIPES CLASS 52 WITH 30" MINIMUM COVER, VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, STATE OF TENNESSEE PLUMBING CODE, AS WELL AS THE LOCAL UTILITIES STANDARD SPECIFICATIONS AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING PER DETAILS. WATER LINE DISCONNECTION REQUIRES A LICENSED TENNESSEE PLUMBER.

ALL SANITARY SEWER LINES SHALL BE SCH-40 PVC WITH 30" MINIMUM COVER AND INSTALLED WITH REQUIRED BEDDING PER DETAIL.

ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES. CONTRACTOR ALSO SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNERS REPRESENTATIVE.

THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL UTILITY CROSSINGS, AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

CONTRACTOR TO FOLLOW MALLORY VALLEY UTILITY DISTRICT TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR WATER SUPPLY AND DISTRIBUTION FACILITIES SECTION 3.22 SERVICE ASSEMBLIES (7"-8" COMMERCIAL AND 2" IRRIGATION SERVICES) G. REDUCED PRESSURE BACKFLOW PREVENTER. A REDUCED PRESSURE BACKFLOW PREVENTER IS REQUIRED ON ALL METERS (DOMESTIC OR IRRIGATION SERVICE). HEIGHT OF BACKFLOW PREVENTER SHALL BE NO LESS THAN TWELVE INCHES (12") FROM FLOOR OR NO HIGHER THAN FIVE FEET (5') FROM FLOOR INSTALLED HORIZONTALLY, AND MUST HAVE ADEQUATE DRAINAGE. DRAIN MUST BE TWO (2) TIMES NORMAL PIPE SIZE. EXAMPLE: FOR 1" BACKFLOW PREVENTER, DRAIN MUST HAVE A 2" PIPE. BACKFLOW PREVENTERS ARE NOT TO BE INSTALLED IN PITS BELOW GRADE LEVEL AND SHALL BE ENCLOSED IN A FREEZE PROOF STRUCTURE.

UTILITY LEGEND	
A. EXISTING SANITARY SEWER SERVICE	
B. EXISTING WATER SERVICE (CONTRACTOR TO VERIFY IF SERVICE IS ADEQUATE)	
C. EXISTING UNDERGROUND ELECTRICAL SERVICE	
D. EXISTING GAS SERVICE	
E. EXISTING SITE LIGHTING	
F. EXISTING GREASE INCEPTOR	
G. EXISTING POLE MOUNTED TRANSFORMER, UNDERGROUND SECONDARY SERVICE	
H. EXISTING GAS METER	
I. EXISTING SANITARY SEWER CLEAN-OUT	
J. EXISTING UNDERGROUND TELEPHONE SERVICE	

UTILITY PROVIDERS

SEWER: CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37067
ATTN: UTILITY INSPECTOR
615-794-4554

WATER: MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
615-628-0237

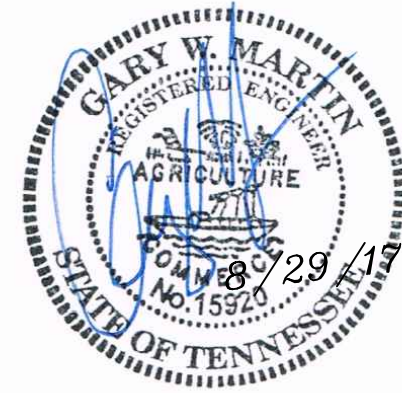
ELECTRIC: MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
615-794-3561

GAS: ATMOS ENERGY
810 CRESCENT CENTRE DRIVE, SUITE 600
FRANKLIN, TN 37067
615-771-8330

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

THIS PROPERTY IS LOCATED WITHIN AN UNSHADED SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0208F, DATED SEPTEMBER 28, 2006.

GENERAL NOTES		BY	ISSUE REF
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PAVING SPECIFICATION -----			
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	-----	SPACES 9'-0" X 18'-0" @ 60'	
UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-
SURVEY INFORMATION			
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147		
TELEPHONE:	(615) 812-2147	DATE:	-
FAX:	-	REV:	-
LEGEND			
SANITARY SEWER --SAN-- WATER --W-- STORM SEWER --UGE--		GAS --G-- TELEPHONE --UGT-- LOT LIGHT EXISTING ELEVATION PROPOSED ELEVATION	
PLAN SCALE: 1" = 20'			
STREET ADDRESS 1704 GALLERIA BLVD			
CITY FRANKLIN		STATE TENNESSEE	
COUNTY WILLIAMSON		STATUS PRELIMINARY	
REGIONAL DWG. NO 49394		LOCATION CODE NUMBER 041-0369	
DATE 08-27-15		BY KAC	
PLAN CHECKED AS-BUILT		REVISED PER PLANNING COMMENTS 2 08-29-17 1 06-12-17	
UTILITY PLAN C 4.0			



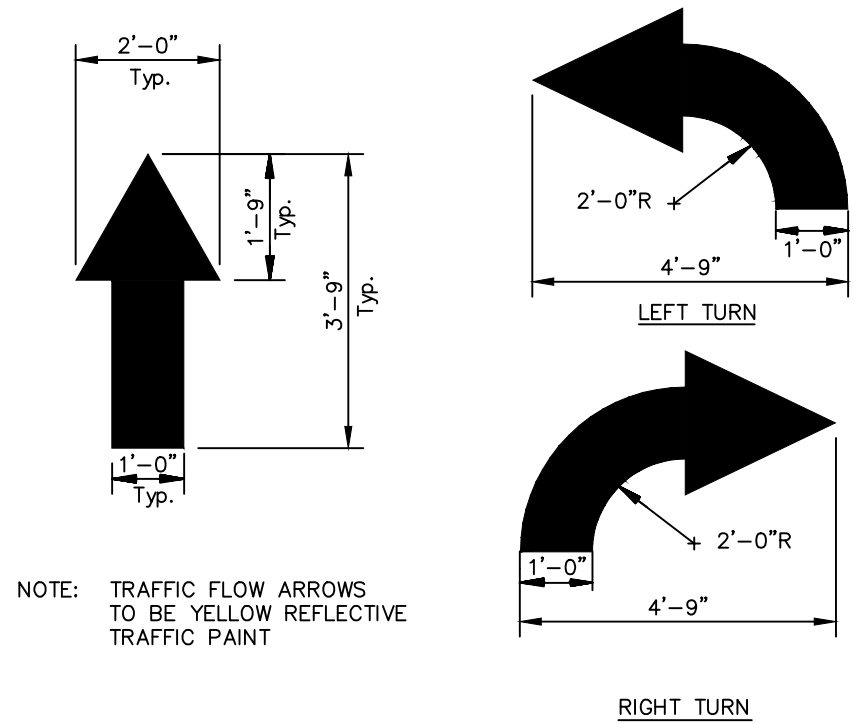
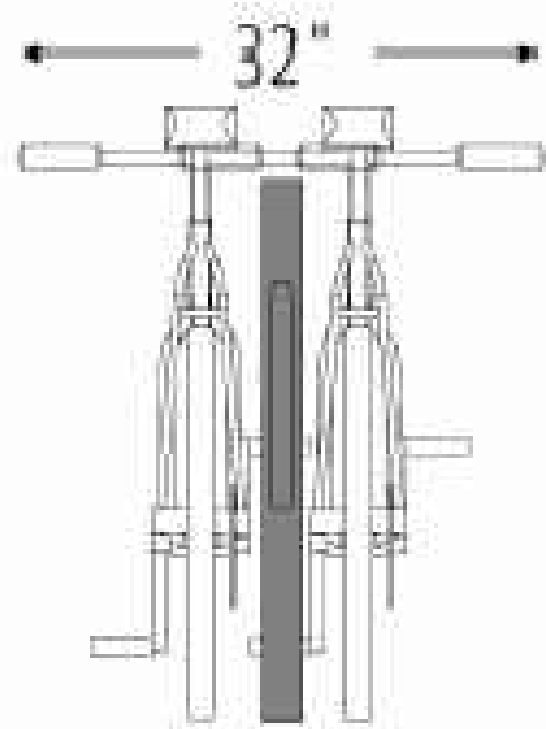
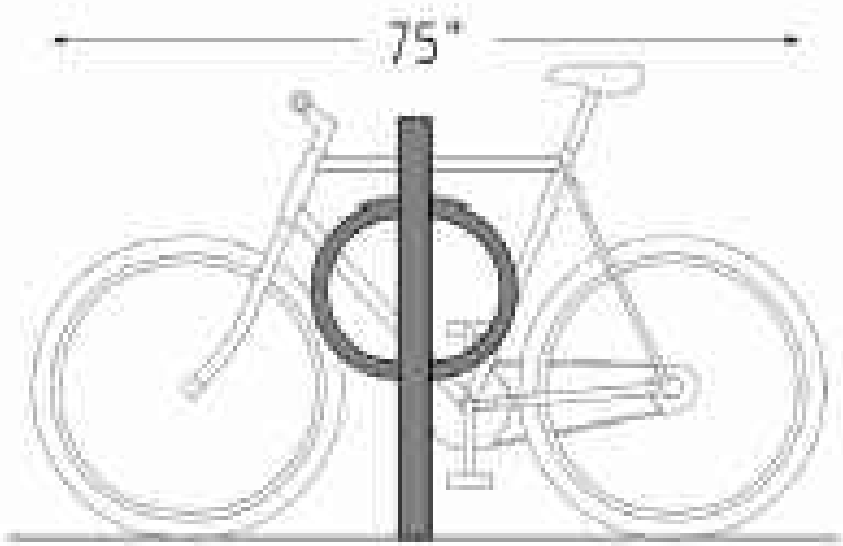
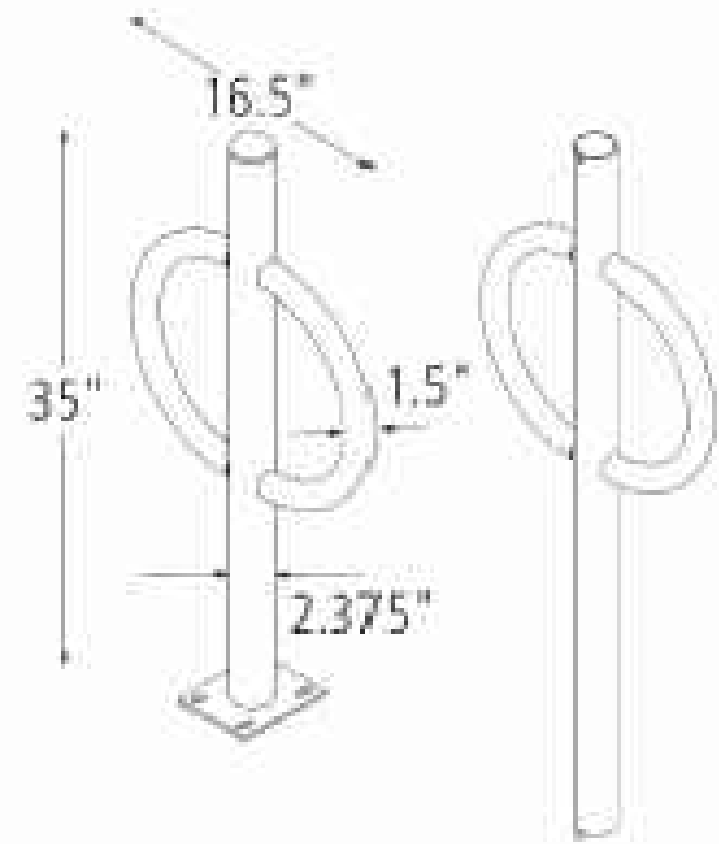
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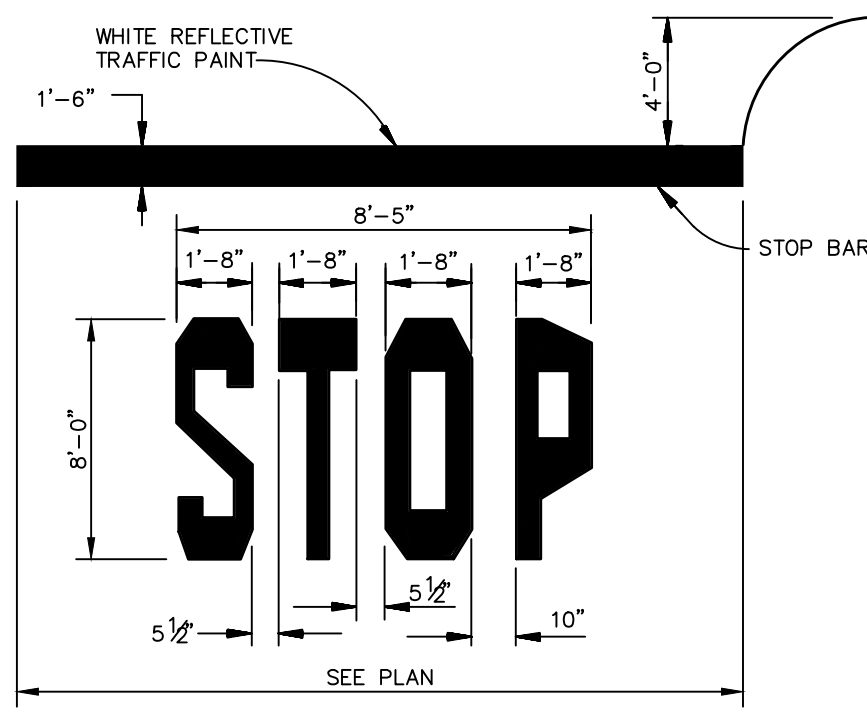
ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260

PLAN APPROVALS	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

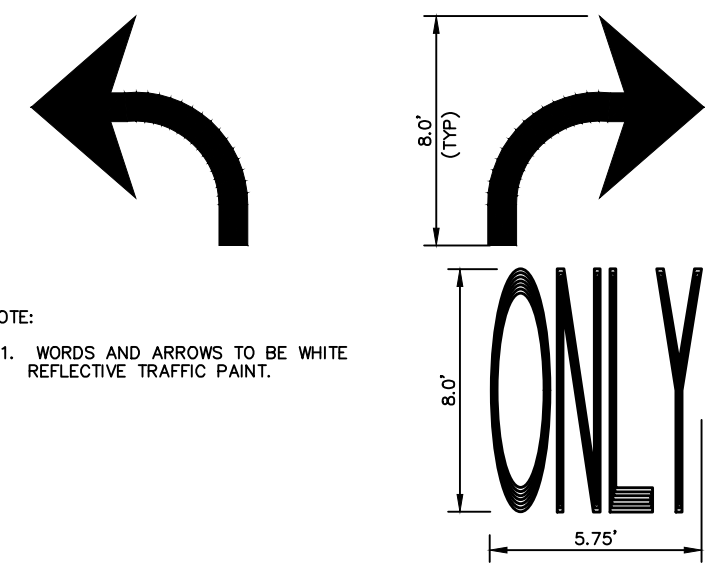
COF #6514



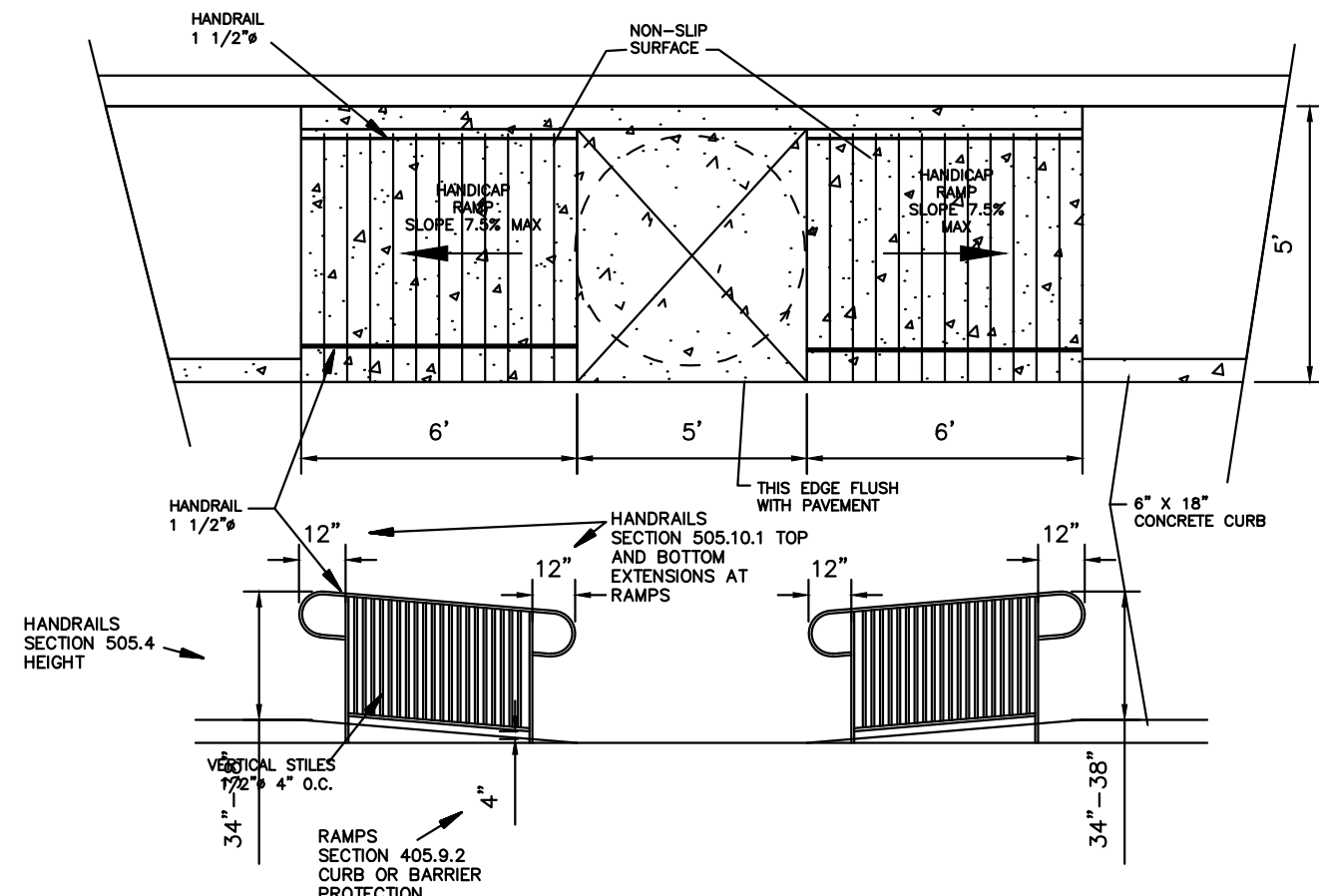
TRAFFIC FLOW ARROW
N.T.S.



STOP BAR
N.T.S.



RIGHT/LEFT TURN ONLY
PAVEMENT MARKINGS
N.T.S.



COF #6514

GENERAL NOTES

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TYPE OF BUILDING :

EXISTING BUILDING

PAVING SPECIFICATION

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LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

TOTAL SPACES	THIRTY-FOUR	SPACES	9'-0" X 18'-0" @ 60'
	SIX	SPACES	9'-0" X 18'-0" @ 90'
	TWO (H)	SPACES	8'-0" X 18'-0" @ 60'
	-----	SPACES	9'-0" X 18'-0" @ 60'

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-

SURVEY INFORMATION

PREPARED BY: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
TELEPHONE: (615) 812-2147
FAX: DATE: -
REV: -

LEGEND

SANITARY SEWER	GAS
"SAN" "SAN" "SAN"	G "G" "G"
WATER	TELEPHONE
"W" "W" "W"	"UGT" "UGT" "UGT"
STORM SEWER	LOT LIGHT
"UGE" "UGE" "UGE"	EXISTING ELEVATION 76.5
	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

STREET ADDRESS
1704 GALLERIA BLVD

CITY STATE
FRANKLIN TENNESSEE

COUNTY
WILLIAMSON

REGIONAL DWG. NO

49394

LOCATION CODE NUMBER

041-0369



McDonald's USA, LLC

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ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260

PLAN APPROVALS

SIGNATURE (2 REQUIRED)

DATE

REGIONAL MGR.

CONST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

STATUS

PRELIMINARY

DATE

08-27-15

BY

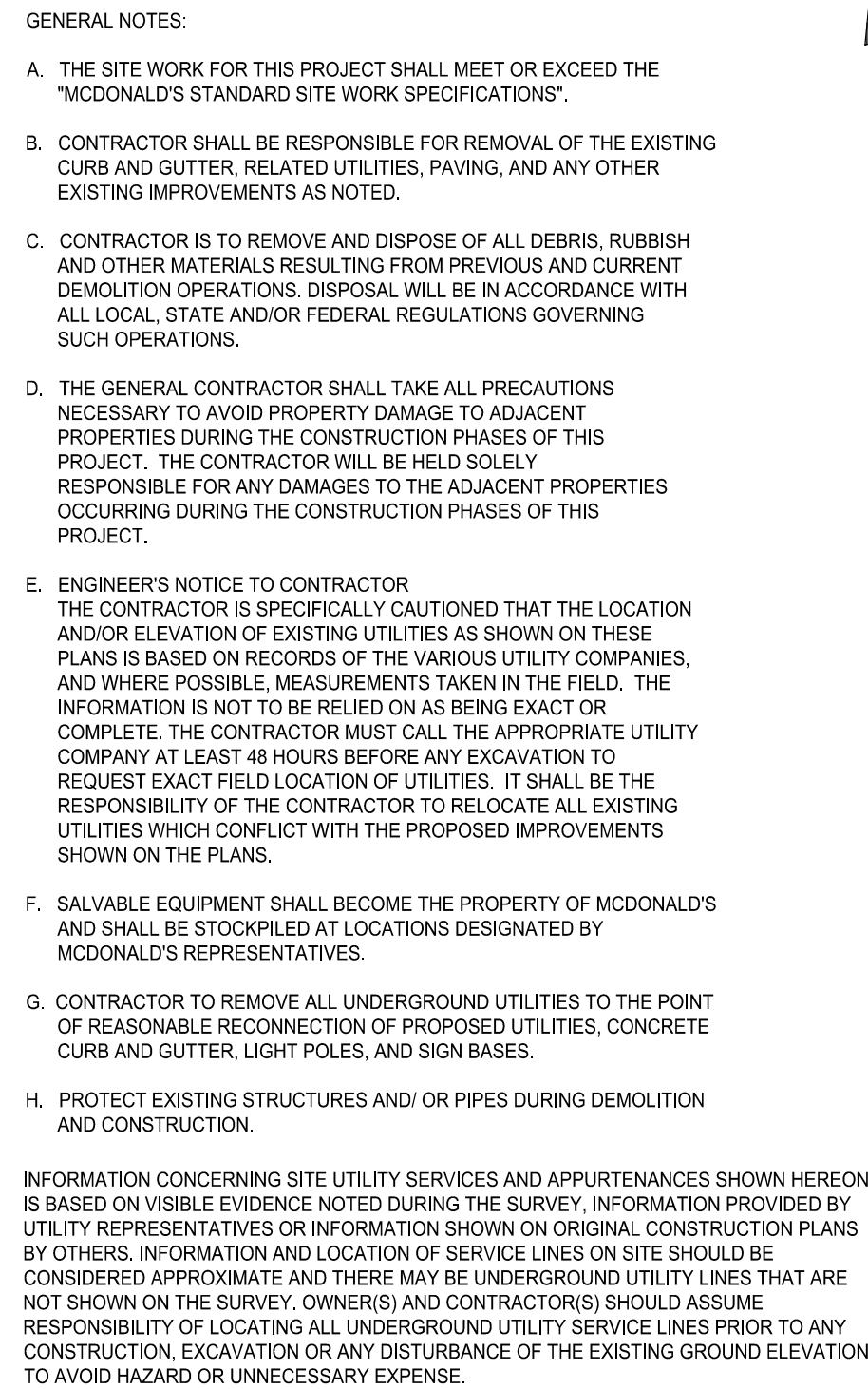
KAC

PLAN CHECKED

AS-BUILT

CONSTRUCTION DETAILS

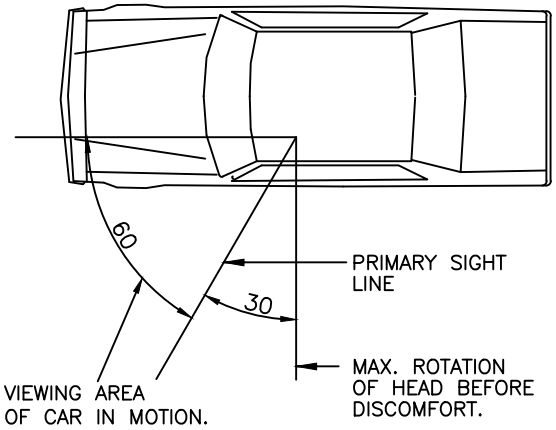
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GENERAL NOTES												
1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.						BY		ISSUE REF				
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.												
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4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.						DESCRIPTION						
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.						DATE						
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.						REV						
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.												
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.												
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.												
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.												
11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.												
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.												
TYPE OF BUILDING : EXISTING BUILDING PAVING SPECIFICATION -----												
NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S; OTHERWISE, G.C. WILL BE CHARGED.												
LOT LIGHTING RECOMMENDATION												
PARKING INFORMATION												
TOTAL SPACES 42		THIRTY-FOUR	SPACES	9'-0"	X 18'-0"	@ 60 *						
		SIX	SPACES	9'-0"	X 18'-0"	@ 90 *						
		TWO (H)	SPACES	8'-0"	X 18'-0"	@ 60 *						
		-----	SPACES	9'-0"	X 18'-0"	@ 60 *						
UTILITY INFORMATION												
		SIZE	TYPE	LOCATION								
SANITARY SEWER		-	GRAVITY			ON SITE						
WATER		-				AT REAR OF PROPERTY						
STORM SEWER		-				ON SITE						
ELECTRIC		-				AT REAR OF PROPERTY						
GAS		-				-						
SURVEY INFORMATION												
PREPARED BY:		MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147				DATE: -						
TELEPHONE: (615) 812-2147		FAX:				REV: -						
LEGEND												
--SAN --SAN --SAN --SAN --WATER --W --W STORM SEWER --UGE --UGE ELECTRIC UGE UGE						C GAS TELEPHONE UGT UGT UGT UGT LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0						
PLAN SCALE: 1" = 20'												
STREET ADDRESS 1704 GALLERIA BLVD												
CITY FRANKLIN		STATE TENNESSEE				STATUS		DATE		BY		
		COUNTY WILLIAMSON				PRELIMINARY		08-27-15		KAC		
REGIONAL DWG. NO. 49394						LOCATION CODE NUMBER 041-0369		DEMOLITION PLAN C 6.0				
						PLANNING COMMENTS		REVISOR				
						REVISED PER		DATE				
						2		08-29-17		REVISED PER		
						1		06-12-17		REVISED PER		
						KAC						
						KAC						

NOTES:

1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
3. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
4. THIS SIDE BY SIDE DRIVE-THRU STANDARD D IS BASED ON THE PROTOTYPICAL McDONALD'S 4587 BUILDING
5. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.



GENERAL NOTES:

1. THE LOCATION AND ORIENTATION OF MENU BOARDS AND PRE-SELLS WERE DETERMINED BY THE SIGHT LINES OF THE CARS SHOWN. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
2. MENU BOARD IS ORIENTATED FOR VIEWING BY CAR 4 (PRIMARY USER) AND CAR 5 (SECONDARY USER).
3. NOT USED
4. NOT USED
5. NOT USED
6. PROVIDE TWO CIRCUITS FOR MENU BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND AND CONTROLLER. REFER TO SHEET E1 FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING. MERCHANTSER TO HAVE ONE CIRCUIT FOR LIGHTS.
7. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.

NOTE:
THIS SHEET IS FOR CUSTOMER ORDER DISPLAY AND / OR SPEAKER POST INSTALLATIONS ONLY. THESE DETAILS ARE NOT FOR USE WITH THE FACE TO FACE DRIVE THRU OPERATING SYSTEM. VERIFY THE INSTALLATION OF CUSTOMER ORDER DISPLAY AND / OR SPEAKER POST WITH THE PROJECT MANAGER.

GENERAL NOTES

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2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
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11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :

EXISTING BUILDING

PAVING SPECIFICATION

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

TOTAL SPACES 42	THIRTY-FOUR	SPACES	9'-0" X 18'-0"	60 *
	SIX	SPACES	9'-0" X 18'-0"	90 *
	TWO (H)	SPACES	8'-0" X 18'-0"	60 *
	-----	SPACES	9'-0" X 18'-0"	60 *

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-

SURVEY INFORMATION

PREPARED BY: OLEARY AND ASSOCIATES
2558 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

TELEPHONE: (931) 489-2088 DATE: -
FAX: (931) 489-2089 REV: -

LEGEND

-S- SANITARY SEWER	-S- SANITARY SEWER	-G- GAS
-W- WATER	-W- WATER	-UGT- UTILITY
-ST- STORM SEWER	-ST- STORM SEWER	-LOT- LOT LIGHT
-E- ELECTRIC	-E- ELECTRIC	-EXIST- EXISTING ELEVATION
-UG- UG1	-UG- UG1	-PRO- PROPOSED ELEVATION

PLAN SCALE: 1" = 20'

STREET ADDRESS

1704 GALLERIA BLVD

CITY

FRANKLIN

STATE

TENNESSEE

COUNTY

WILLIAMSON

REGIONAL DWG. NO

49394

LOCATION CODE NUMBER

041-0369

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)

DATE

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CONST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

STATUS

PRELIMINARY

DATE

08-27-15

BY

KAC

PLAN CHECKED

AS-BUILT

DRIVE THRU

DT 1.0

COORDINATES

	X	Y	DESCRIPTION
EQUIPMENT			
△	30.42	14.37	TO CENTER OF FOUNDATION OF ODMB
△	31.26	19.43	TO CENTER OF FOUNDATION OF COD
△	30.53	34.41	TO CENTER OF FOUNDATION OF ODMB
△	51.43	11.88	TO CENTER OF FOUNDATION OF COD
△	54.90	15.65	TO CENTER OF PRE-BROWSE BOARD
△	56.51	29.01	TO CENTER OF PRE-BROWSE BOARD

PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE COD FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD (PREFERRED 35').

PRE-BROWSE BOARD MUST BE 18"-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 50') OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD.

CRITICAL START POINT REAR OF BUILDING

THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.

THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE COD FOUNDATION. THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.

NOTE:

THE PLACEMENT OF THE CODs SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

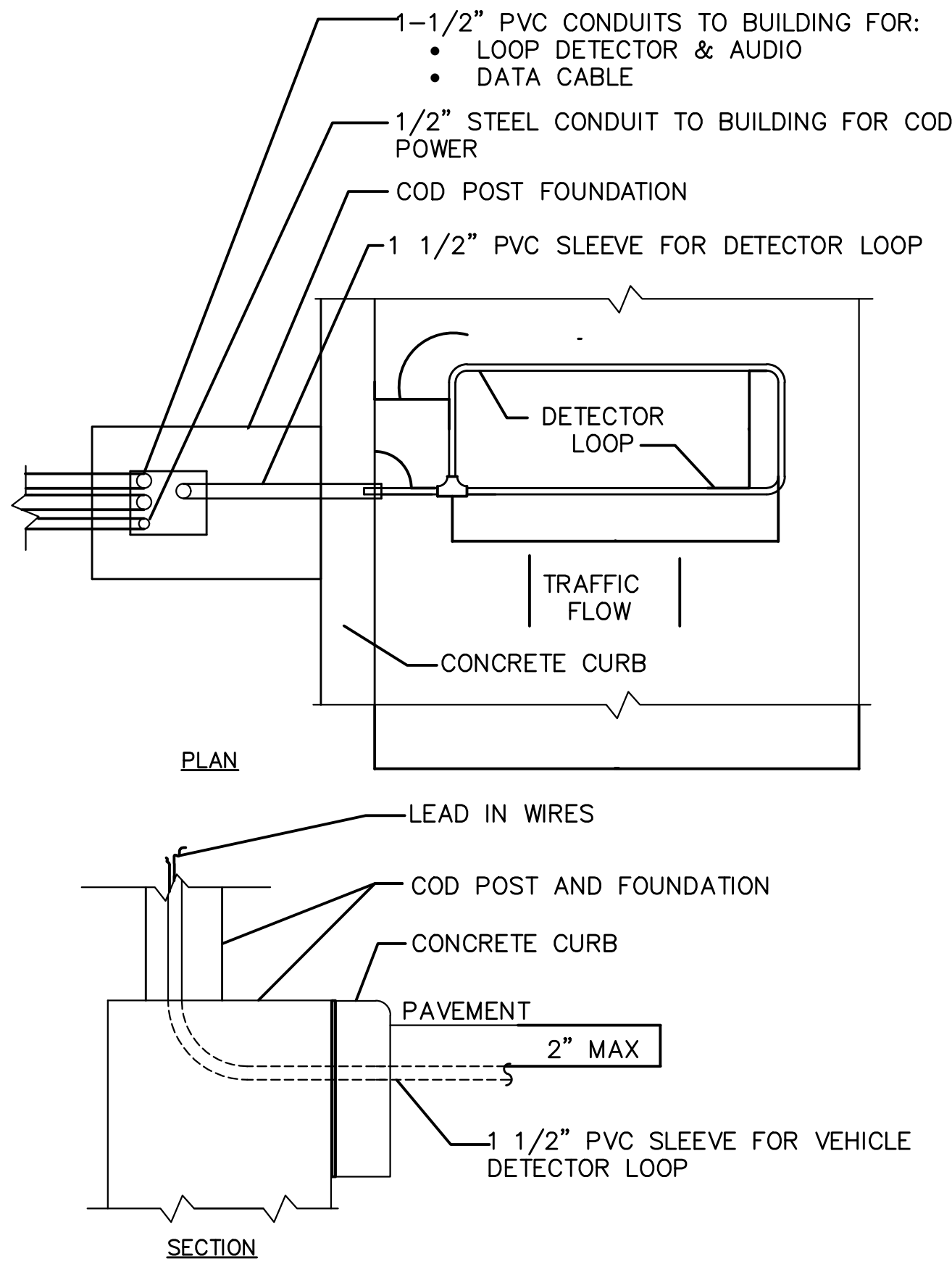
DRIVE THRU APPROACH

1" = 10'

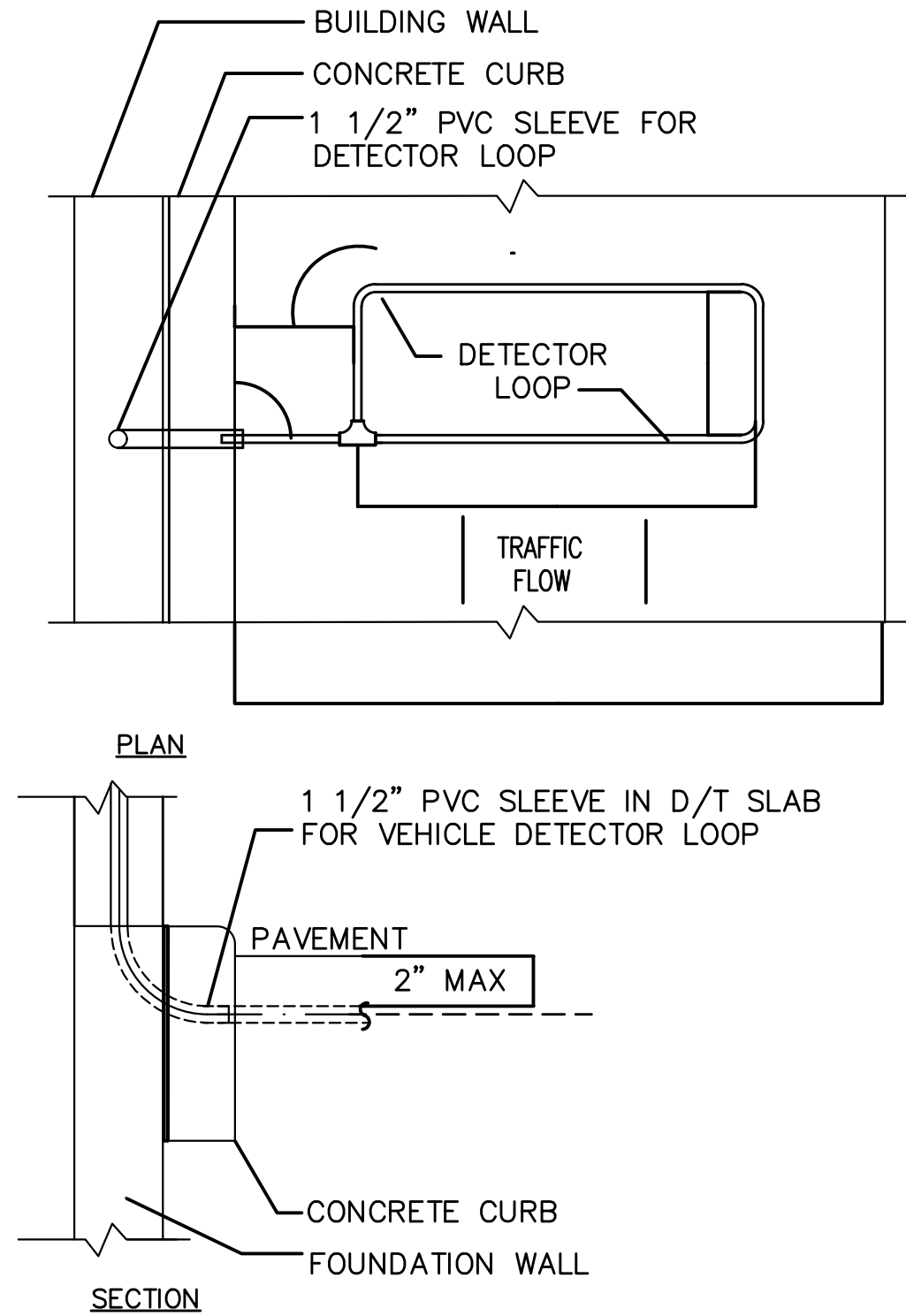
COF #6514

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL:
PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



A — C.O.D. DETECTOR LOOP



B — DT WINDOW DETECTOR LOOP

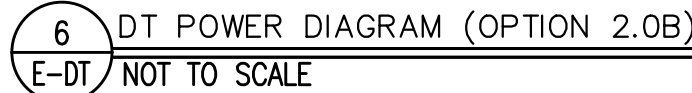
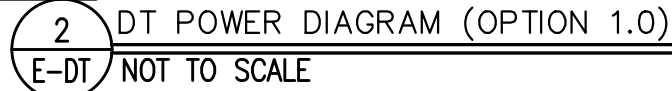
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TYPE OF BUILDING : EXISTING BUILDING						
PAVING SPECIFICATION -----						
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LOT LIGHTING RECOMMENDATION						
PARKING INFORMATION						
TOTAL SPACES	THIRTY-FOUR	SPACES	9'-0" X 18'-0"	60 *		
42	SIX	SPACES	9'-0" X 18'-0"	90 *		
	TWO (H)	SPACES	8'-0" X 18'-0"	60 *		
	-----	SPACES	9'-0" X 18'-0"	60 *		
UTILITY INFORMATION						
	SIZE	TYPE	LOCATION			
SANITARY SEWER	-	GRAVITY	ON SITE			
WATER	-	-	AT REAR OF PROPERTY			
STORM SEWER	-	-	ON SITE			
ELECTRIC	-	-	AT REAR OF PROPERTY			
GAS	-	-	-			
SURVEY INFORMATION						
PREPARED BY: OLEARY AND ASSOCIATES 2558 NASHVILLE HIGHWAY COLUMBIA, TENNESSEE 38401						
TELEPHONE: (931) 489-2088 FAX: (931) 489-2089		DATE: - REV: -				
LEGEND						
-SAN- SANITARY SEWER -W- WATER -ST- STORM SEWER -E- ELECTRIC -G- GAS -T- TELEPHONE -L- LOT LIGHT -E- EXISTING ELEVATION -P- PROPOSED ELEVATION						
PLAN SCALE: N/A						
STREET ADDRESS 1704 GALLERIA BLVD						
CITY FRANKLIN		STATE TENNESSEE				
COUNTY WILLIAMSON		STATUS PRELIMINARY		DATE 08-27-15		BY KAC
REGIONAL DWG. NO. 49394		LOCATION CODE NUMBER 041-0369				
COF #6514		SD-2				



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ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260


$$\overline{1 \ 1/2''} = 1' - 0''$$

SD-3



NTS



COF #6514

- | | |
|----------------------|-------------------|
| TYPE OF BUILDING . | EXISTING BUILDING |
| PAVING SPECIFICATION | |

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

UTILITY INFORMATION

WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE

SURVEY INFORMATION

LEGEND

PLAN SCALE: N/A

STREET ADDRESS

1704 GALLERIA BLVD

REGIONAL DWG. NO	LOCATION CODE NUMBER
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49394	041-0369
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041-0369

SD-5

	PLAN APPROVALS			 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by the architect and engineer listed below and their use is intended to be not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of property licensed architects and engineers. Reproduction of these drawings for reuse on another project is not authorized. ADDRESS 250 W. 98TH STREET, SUITE 500, INDIANAPOLIS, IN 46260		REV	DATE	DESCRIPTION	BY	ISSUE REF
	STATUS	SIGNATURE (2 REQUIRED)	DATE							
	PRELIMINARY	REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT.	08-27-15							
	PLAN CHECKED	CO-SIGN SIGNATURES								
	AS-BUILT	CONTRACTOR OWNER								

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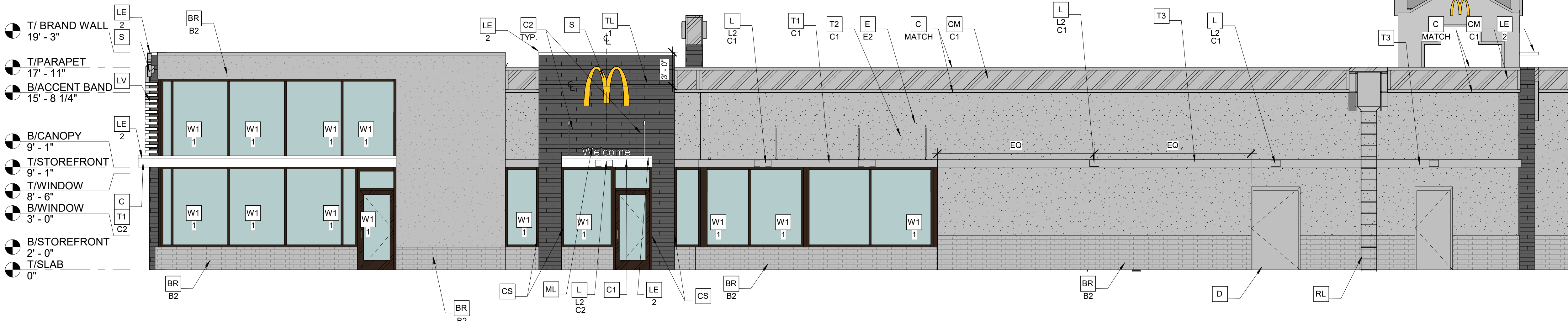
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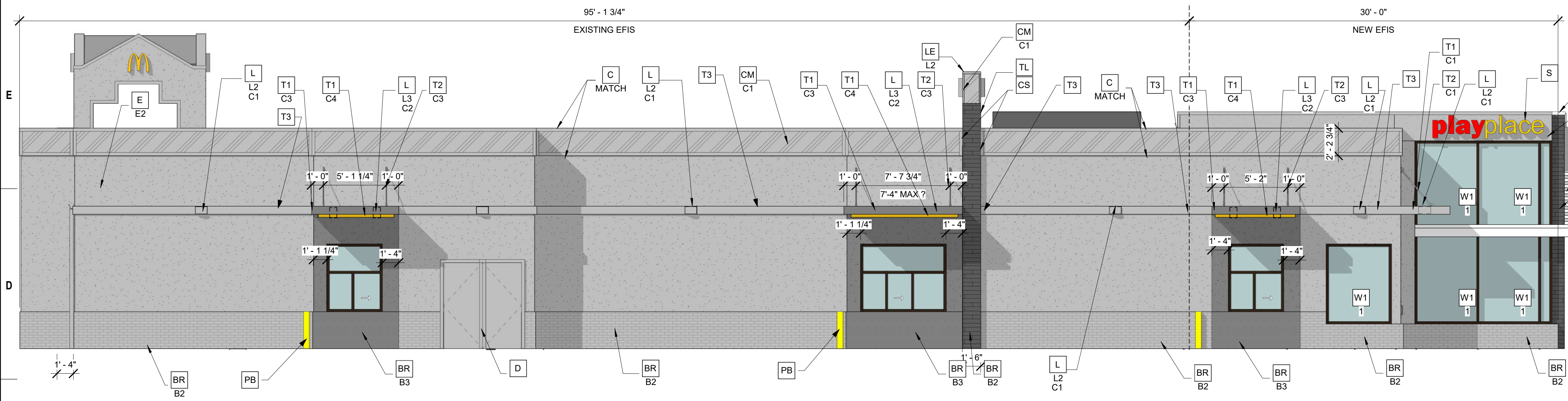
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ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2310.80	NA
GLASS	545.12	23.59%
BRICK	257.05	11.12%
E.I.F.S	992.54	42.95%
MTL	332.51	14.39%
TILE	183.58	7.94%

4629.44 TOTAL BLDG SQFT



2 EAST Elevation
3/16" = 1'-0"



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

ELEVATION MATERIAL PERCENTAGES			
	SURFACE AREA	PERCENT	ADD'L INFO
GROSS OF WALL	2362.91	NA	
GLASS	275.10	11.64%	
BRICK	331.45	14.03%	
E.I.F.S	EXISTING 1080.94	45.75%	221.35 9.37%
MTL	407.19	17.23%	
TILE	46.88	1.98%	

4629.44 TOTAL BLDG SQFT

NOTE: EFIS AS EXISTING
EXCEPTION NOTED ABOVE

Elevation Key Notes

- BR** FACE BRICK
XX—TYPE: (COLOR - SEE COLOR LEGEND)
E1 = EXISTING PAINTED MASONRY-COLOR BASE BUILDING
C1 = PAINTED MASONRY-COLOR BASE BUILDING
C2= PAINTED MASONRY-COLOR ACCENT BUILDING
- C** ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ** CONTROL JOINT
- C** METAL COPING -
COLOR TO MATCH SURROUNDING MATERIAL
- CM** CORRUGATED METAL PANEL - SEE
COLOR
XX—C1 = "CITYSCAPE" BY METAL
- D** HOLLOW METAL DOOR - PAINT TO MATCH
COLOR OF SURROUNDING MATERIAL
- E** EXTERIOR INSULATION FINISH SYSTEM
(E.I.F.S.) OUTSULATION PLUS MD' BY DRYBIT
OF EQUAL HIGH IMPACT ZONES: PANZER 20'
ULTRA HIGH IMPACT MESH ASSEMBLY FOR
EFIS AREAS WITH IN 8'-0" OF GRADE FINISH:
HYDROPHOPIC TEXTURE: SANDEBBLE
COLOR: STATOTONE HIGH PERFORMANCE
COLORANT- MATCH TO BENJAMIN MOORE
OR EQUAL
C1 = CHELSEA GRAY HC-168 BY
BENJAMIN MOORE
C2= BM IRON MOUNTAIN 2134-30 BY
BENJAMIN MOORE
- GR** GUARDRAIL
- L** LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
XX—TYPE:
L1 = UP AND DOWN
L2 = DOWN ONLY
L3 = RECESSED DOWN
COLOR
C1= SILVER
C2= WHITE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
XX—LED LIGHT:
L1= UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- LV** METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- MF** METAL FASCIA (COLOR: CITYSCAPE)
X—TYPE:
1 = PRE-FAB ANCHOR - TILE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML** METAL LETTING - BY OTHERS (COLOR SILVER)
X—TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24"H x 3/4" THICK METAL ARCH
COLOR : PANTONE 123C
- MS** EXISTING MECHANICAL SCREEN
- PB** PIPE BOLLARD - PAINTED YELLOW

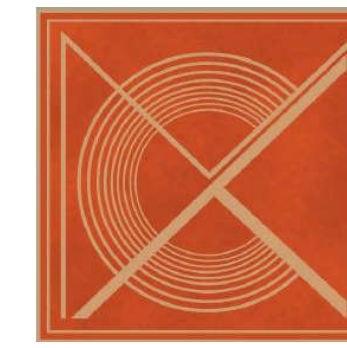
- PT** PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO** ROOF DRAIN OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER
SEPARATE PERMIT. SEE SIGNAGE SUPPORT
NOTE ON THIS SHEET.
- T1** ALUMINUM TRELLIS SYSTEM
XX—COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2** ALUMINUM TRELLIS TIE-BACK SYSTEM
XX—COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
- T3** ALUMINUM TRELLIS 2x8 WALL FASCIA SYSTEM
COLOR: CITYSCAPE
- TL** TILE OPTIONAL - SEE COLOR LEGEND
CONTACT: JAN DETER, (714) 937 - 7500
- W1** NEW STOREFRONT AND
X—1 = NEW STOREFRONT AND GLAZING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

Color Legend

MODERN SCHEME

All colors are per Benjamin Moore paints.

BASE BUILDING	BM CHELSEA GRAY HC-168
BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST aWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC RO100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
DT SURROUND	BM IRON MOUNTAIN 2134-30



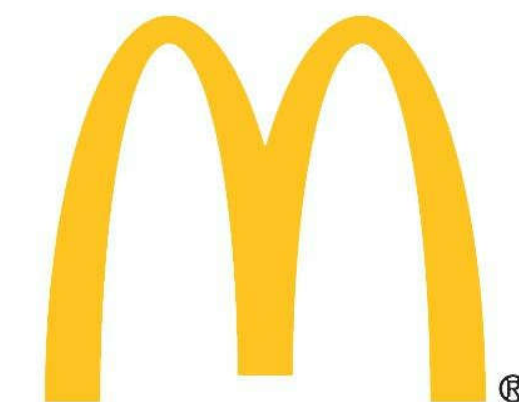
CMArchitectsPLLC

1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

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CLIENT



PROJECT

McDonald's USA
#041-0369
1704 Galleria BLVD., Franklin TN

No.	Description	Date

DRAWN BY: MCWIII
CHECKED BY: TMC
PROJECT #: #041-0369
ISSUE DATE: 2017 5 -11
DRAWING ISSUE: Project Status



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SHEET DESCRIPTION
Elevations

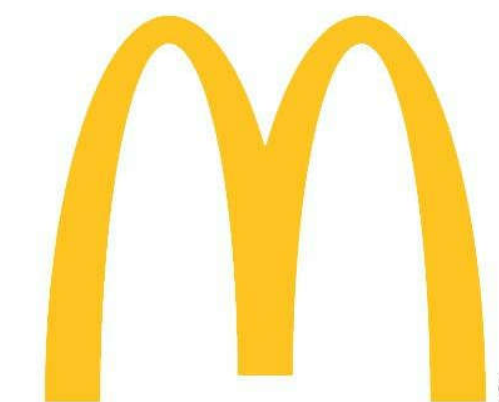
DRAWING NUMBER

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CLIENT



PROJECT

McDonald's USA
#041-0369
1704 Galleria BLVD., Franklin TN

[illegible]

DRAWN BY:	MCWIII
CHECKED BY:	TMC
PROJECT #:	#041-0369
ISSUE DATE:	2017 5 -11
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

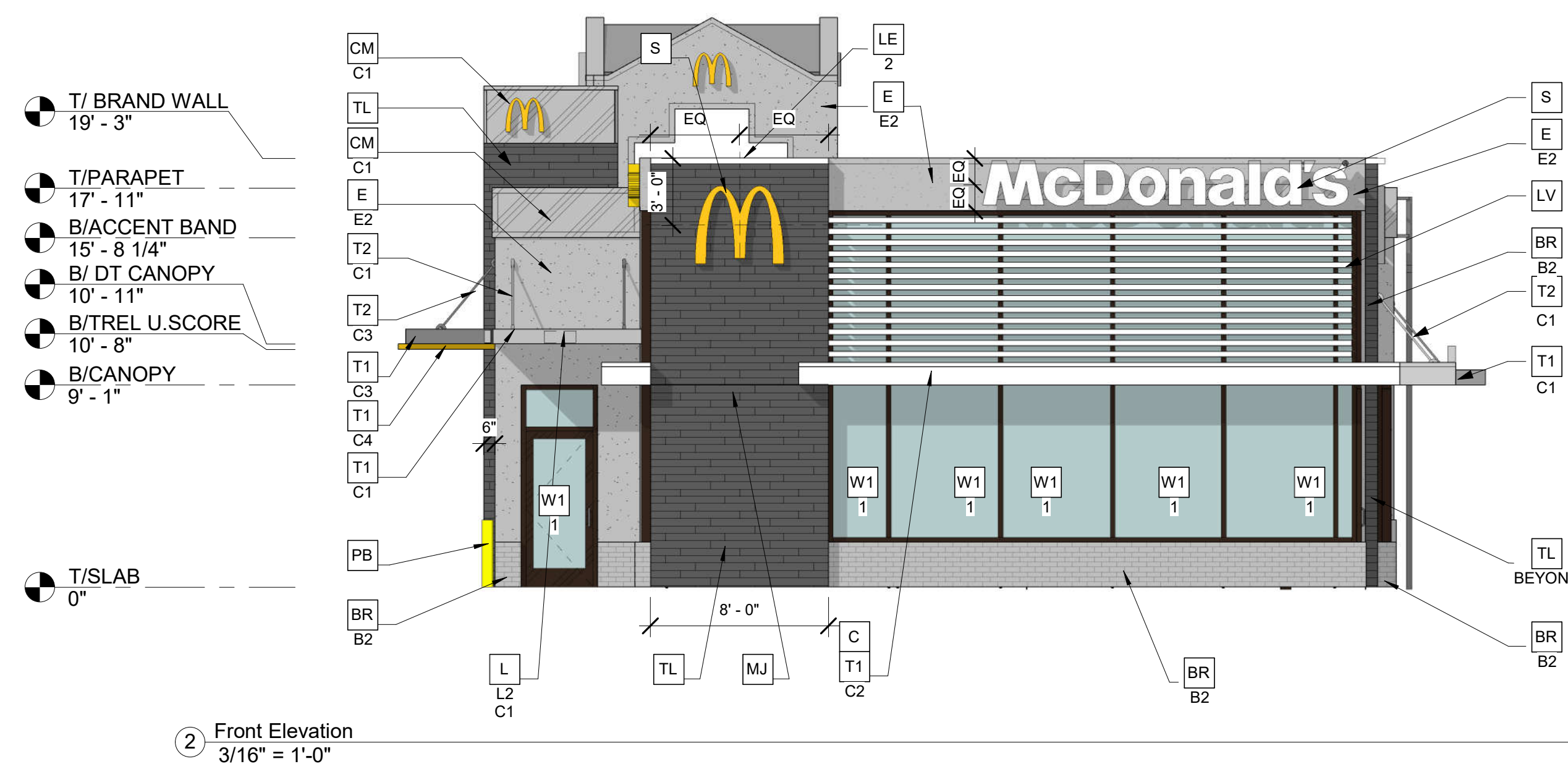


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SHEET DESCRIPTION

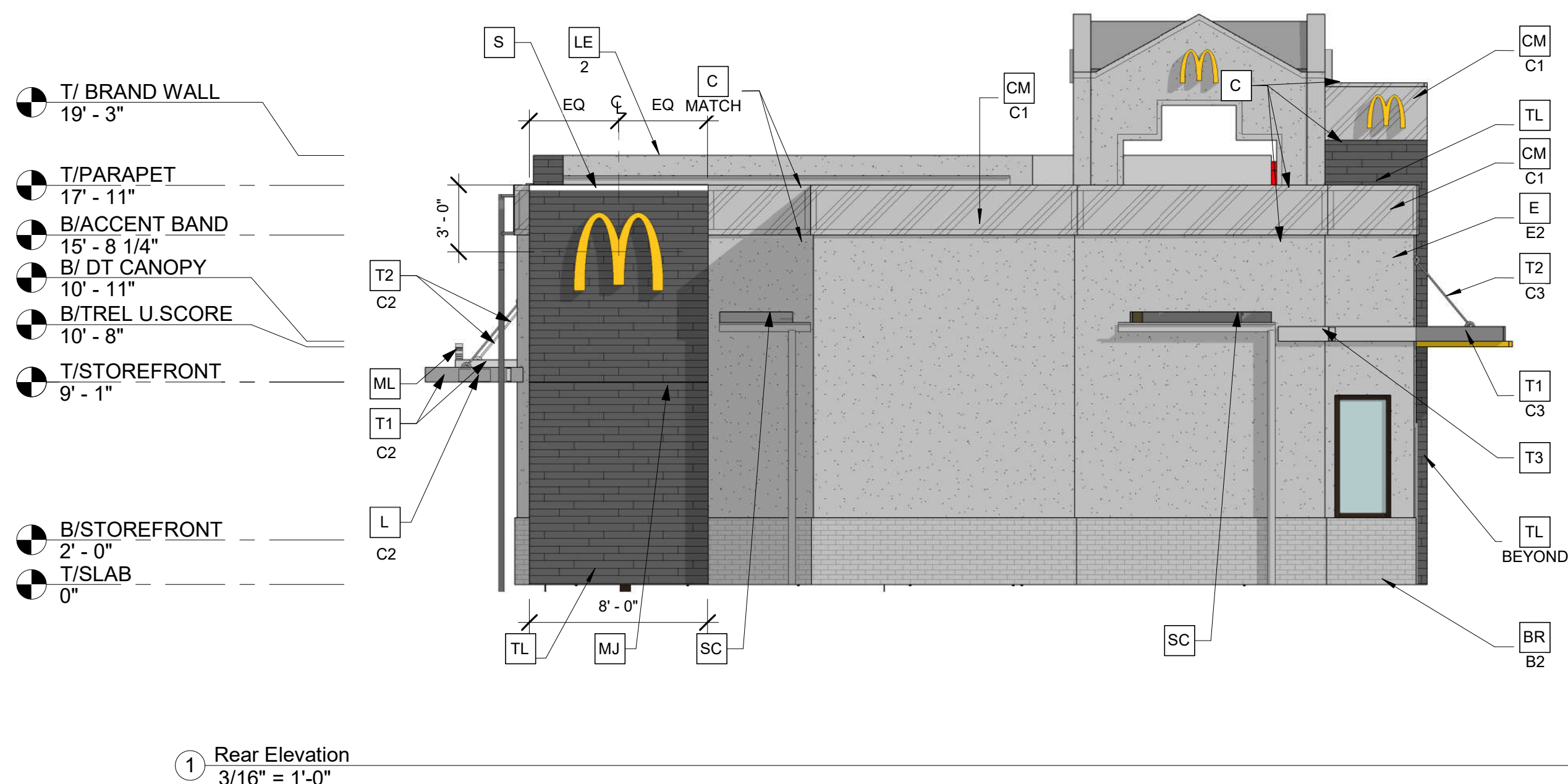
DRAWING NUMBER

A 2.1



ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	783.44	NA
GLASS	282.21	36.02%
BRICK	55.38	7.07%
E.I.F.S	105.14	13.42%
MTL	168.43	21.5%
TILE	172.38	22.00%

4629.44 TOTAL BLDG SQFT



ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	779.69	NA
GLASS	13.75	1.76%
BRICK	97.35	12.49%
E.I.F.S	431.14	55.3%
MTL	83.45	10.7%
TILE	154.00	19.75%

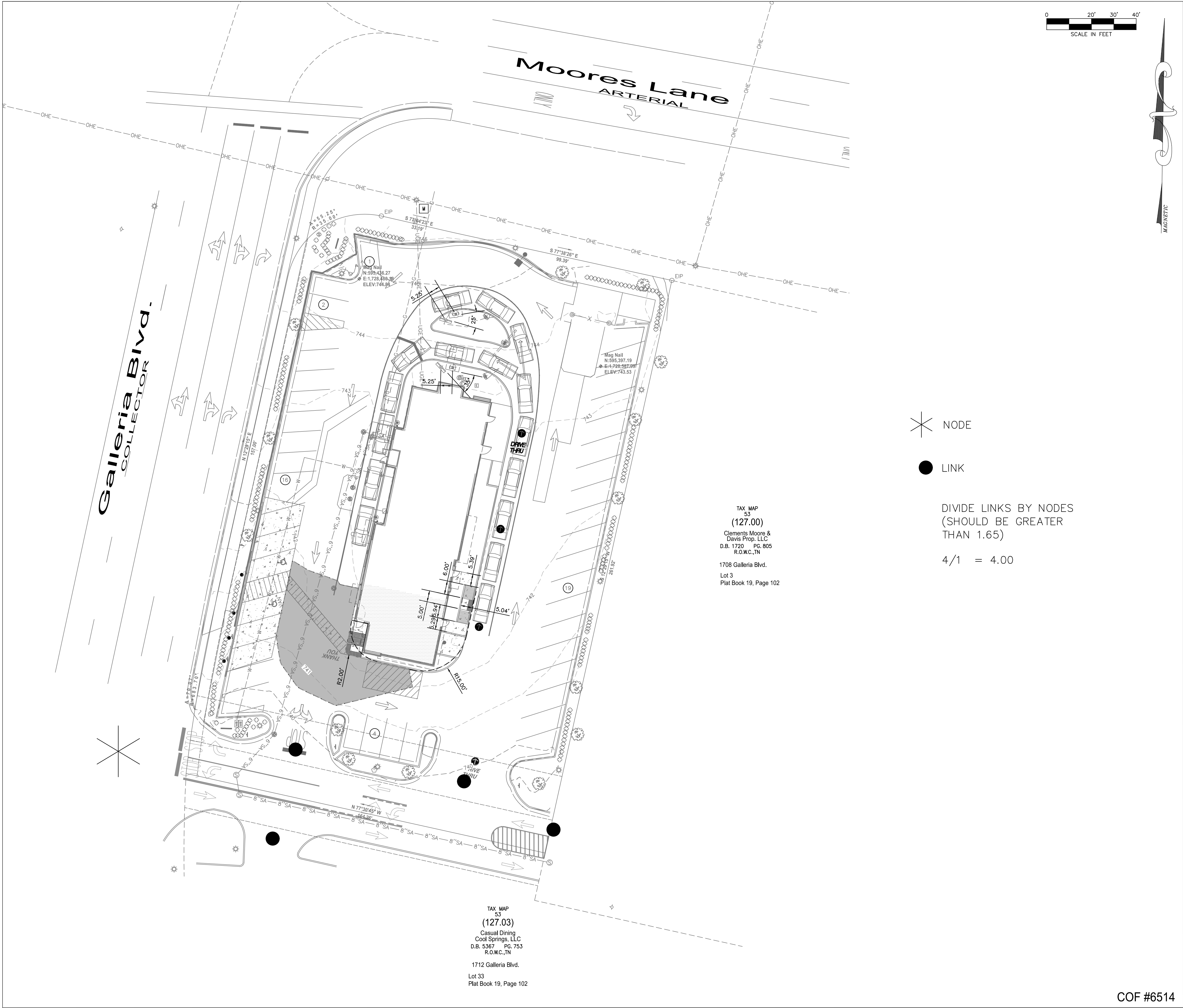
4629.44 TOTAL BLDG SQFT

Elevation Key Notes

BR	FACE BRICK	GR	GUARDRAIL	PT	PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
XX	TYPE: (COLOR-SEE COLOR LEGEND)				
	C1= EXISTING PAINTED MASONRY-COLOR BASE BUILDING	L	LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL	RO	ROOF DRAIN OVERFLOW PIPE
	C1= PAINTED MASONRY-COLOR BASE BUILDING	XX	TYPE:		PAINT TO MATCH SURROUNDING MATERIAL
	C2= PAINTED MASONRY-COLOR ACCENT BUILDING		L1 = UP AND DOWN	S	McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
C	ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)		L2 = DOWN ONLY		
CJ	CONTROL JOINT		L3 = RECESSED DOWN	T1	ALUMINUM TRELLIS SYSTEM
			COLOR	XX	COLOR
C	METAL COPING -		C1= SILVER		C1 = CITYSCAPE
MATCH	COLOR TO MATCH SURROUNDING MATERIAL		C2= WHITE		C2 = WHITE
		LE	ACCENT LIGHTING - SEE ELECTRICAL		C3 = CHARCOAL
CM	CORRUGATED METAL PANEL - SEE	XX	LED LIGHT:		C4 = GOLD
XX	COLOR		L1= UP AND DOWN FIXTURE	T2	ALUMINUM TRELLIS TIE-BACK SYSTEM
	C1 = "CITYSCAPE" BY METAL		L2 = DOWN ONLY FIXTURE	XX	COLOR
D	HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL		L3 = INTEGRAL CANOPY FIXTURE		C1 = CITYSCAPE
		LV	METAL LOUVER PANEL BY TRELLIS VENDOR		C2 = WHITE
			COLOR: CITYSCAPE		C3 = CHARCOAL
E	EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) OUTSULATION PLUS MD' BY DRYBIT OF EQUAL HIGH IMPACT ZONES: PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITH IN 8'-0" OF GRADE FINISH: HYDROPHOPIC TEXTURE: SANDPEBBLE	MF	METAL FASCIA (COLOR: CITYSCAPE)	T3	ALUMINUM TRELLIS 2x8 WALL FASCIA SYSTEM
XX		X	TYPE:		COLOR: CITYSCAPE
	COLOR: STATOTONE HIGH PERFORMANCE COLORANT- MATCH TO BENJAMIN MOORE OR EQUAL		1 = PRE-FAB ANCHOR - TILE FASCIA	TL	TILE OPTIONAL - SEE COLOR LEGEND
	C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE	ML	METAL LETTING - BY OTHERS (COLOR SILVER)		CONTACT: JAN DETER, (714) 937 - 7500
	C2= BM IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE	X	TYPE:	W1	NEW STOREFRONT AND
			1 = 'WELCOME' - COLOR: SILVER	X	1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
			2 = 24" x 3/4" THICK METAL ARCH		2 = EXISTING WINDOW TO REMAIN
			COLOR : PANTONE 123C		
		MS	EXISTING MECHANICAL SCREEN		

<u>Color Legend</u>		<u>All colors are per Benjamin Moore paints.</u>
MODERN SCHEME	BASE BUILDING	BM CHELSEA GRAY HC-168
	BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST eWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC R0100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
	DT SURROUND	BM IRON MOUNTAIN 2134-30

<u>Color Legend</u>		<u>All colors are per Benjamin Moore paints.</u>
MODERN SCHEME	BASE BUILDING	BM CHELSEA GRAY HC-168
	BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST eWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC R0100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
	DT SURROUND	BM IRON MOUNTAIN 2134-30



GENERAL NOTES

- McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR. DIMENSION OF LIGHT POLE BASES BEHIND CURB AT 2'.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :
EXISTING BUILDING

PAVING SPECIFICATION

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

TOTAL SPACES 42	THIRTY-FOUR	SPACES 9'-0" X 18'-0" @ 60'
	SIX	SPACES 9'-0" X 18'-0" @ 90'
	TWO (H)	SPACES 8'-0" X 18'-0" @ 60'
	-----	SPACES 9'-0" X 18'-0" @ 60'

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-

SURVEY INFORMATION

PREPARED BY: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
TELEPHONE: (615) 812-2147
FAX: DATE: -
REV: -

LEGEND

SANITARY SEWER	GAS
"SAN" "SAN" "SAN" "SAN"	G "G" "G" "G"
WATER	TELEPHONE
W "W" "W" "W"	UGT "UGT" "UGT" "UGT"
STORM SEWER	LOT LIGHT
W "W" "W" "W"	EXISTING ELEVATION
UGT "UGT" "UGT" "UGT"	PROPOSED ELEVATION

PLAN SCALE: 1" = 20'

STREET ADDRESS
1704 GALLERIA BLVD

CITY FRANKLIN STATE TENNESSEE

COUNTY WILLIAMSON

REGIONAL DWG. NO 49394

LOCATION CODE NUMBER 041-0369

PLAN APPROVALS

SIGNATURE (2 REQUIRED)

DATE

REGIONAL MGR.

CONST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

STATUS PRELIMINARY

DATE 08-27-15

BY KAC

PLAN CHECKED

AS-BUILT

REGIONAL DWG. NO 49394

LOCATION CODE NUMBER 041-0369

McDonald's USA, LLC

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ADDRESS 250 W. 96TH STREET, SUITE 500, INDIANAPOLIS, IN 46260

COF #6514

CONNECTIVITY PLAN

1 of 1

August 15, 2017

Mr. Brad Baumgartner
Planning and Sustainability
109 3rd Avenue South
Franklin, TN 37064

RE: 7007 Moores Lane PUD Lot 1 – IMAC Regenerative Center
Site Plan Extension Request
Map 36, Parcel 55.02
COF no.: 6253
CSDG Proj. #:16-036-02

Dear Brad,

On behalf of our client, **Elm Hill Development Corp.**, we are requesting a 6 month extension to the Site Plan approval for the above referenced project. The Site Plan was originally approved at the October 27, 2016 Planning Commission meeting. Our Client designed the building for a specific end user as a build to suit project. However, the proposed tenant was unable to fulfill the terms of the original agreement and backed out. Our Client is currently in negotiations with other prospective end users and hopes to be able to pull a building permit within the timeframe of the requested 6 month extension.

It is our understanding that the 6 month extension would be from the end of the original approval and would keep the Site Plan valid until April 27, 2018. Please advise if this extension will be handled administratively and if you have any questions or require any additional information to complete this request.

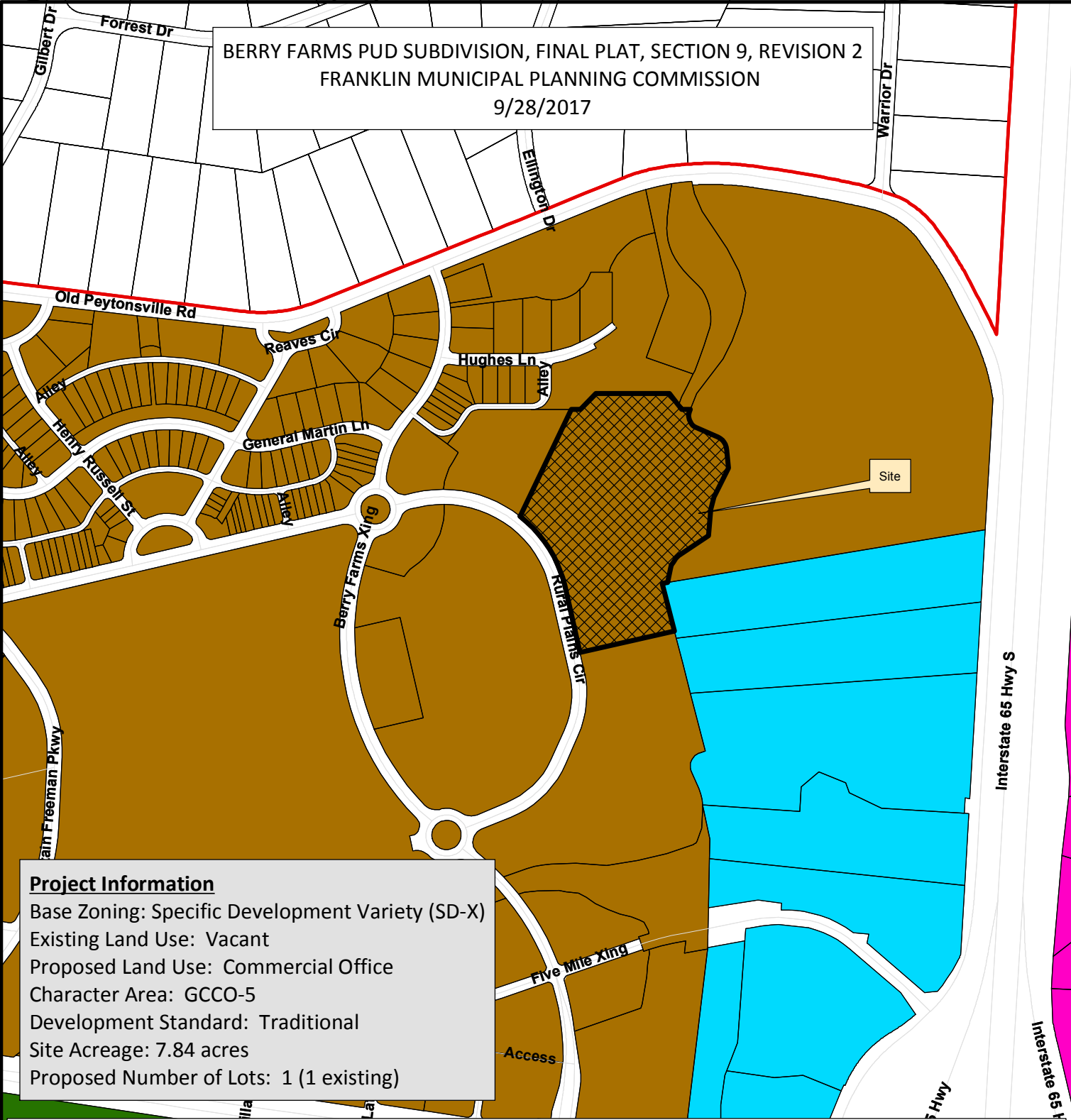
Sincerely,
Civil Site Design Group



Sean K. DeCoster, P.E.
Principal

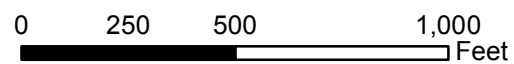
CSDG 16-036-02
t:\cadd\2016\16-036-02\admin\docs\site plan extension\2017-08-14 16-036-02 site plan extension request.docx

BERRY FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 9, REVISION 2
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/28/2017



Project Information
 Base Zoning: Specific Development Variety (SD-X)
 Existing Land Use: Vacant
 Proposed Land Use: Commercial Office
 Character Area: GCCO-5
 Development Standard: Traditional
 Site Acreage: 7.84 acres
 Proposed Number of Lots: 1 (1 existing)

- | | |
|--|-------------------------------------|
| Site | 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 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 | |
| SD-R Specific Development-Residential | |



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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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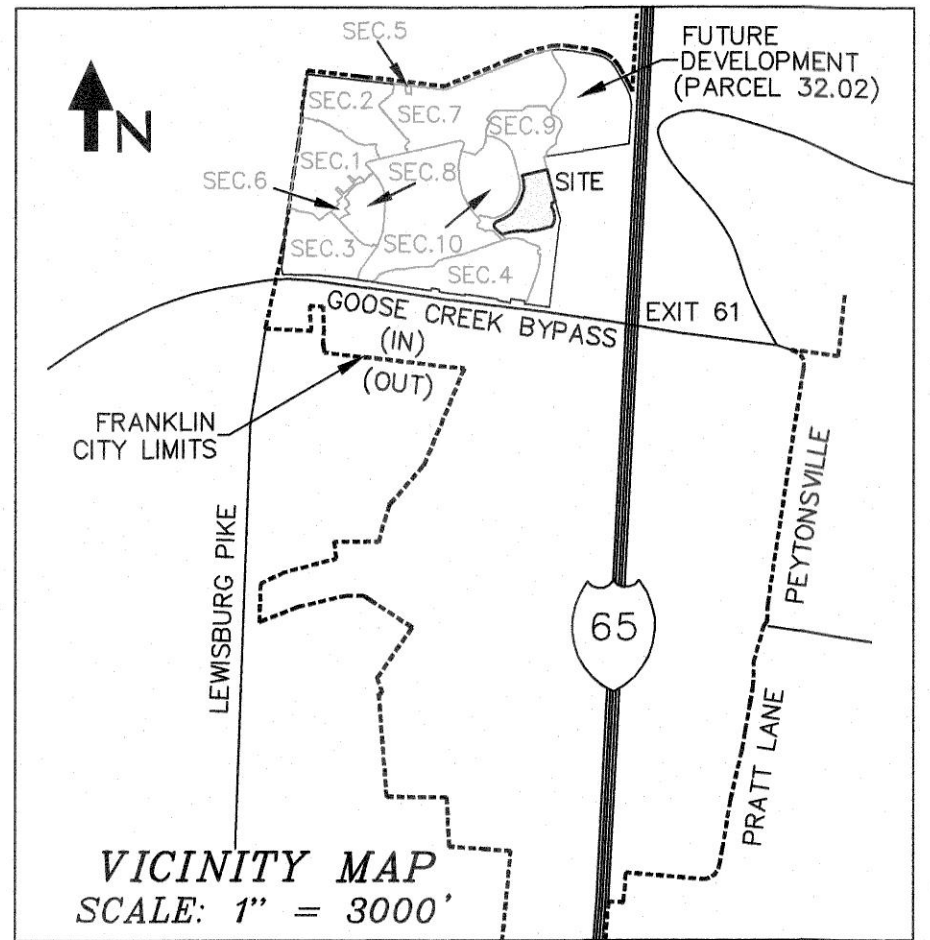
NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS.
2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2008.
- NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS PARCEL 032.11.
5. OWNER/ SUBDIVIDER: LEEKO III, LLC
ADDRESS: 331 MALLORY STATION RD.
FRANKLIN, TENNESSEE 37067
PHONE NO.: (615) 807-5102
P.O.C.: KEVIN THEIS ktheis@leecompany.com
6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
11. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
12. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
13. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
14. RURAL PLAINS ASSOCIATION OF OWNERS, INC. OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
15. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
16. ALL BRICK PAVEMENT CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
17. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS, AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
22. SURVEY FIELD DATA COLLECTED ON 2-2-2017.
23. THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOT 903 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 9 AS RECORDED IN PLAT BOOK P62, PAGE 85, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
24. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE THE SITE TO AN ACCEPTABLE CONDITION AS APPROVED BY THE DIRECTOR OF WATER MANAGEMENT DEPARTMENT.

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	78.65'	47.50'	94°51'55"	51.71'	S23°56'57"W	69.97'
C2	74.14'	160.00'	26°33'02"	37.75'	S10°12'29"E	73.48'
C3	17.10'	20.00'	48°58'51"	9.11'	S45°55'03"W	16.58'
C4	81.10'	280.00'	16°35'40"	40.83'	S79°28'56"W	80.81'
C5	115.61'	870.50'	7°36'35"	57.89'	N47°09'54"W	115.53'
C6	94.75'	45.68'	118°50'33"	77.31'	N08°27'05"E	78.65'
C7	261.38'	340.00'	44°02'47"	137.53'	N45°50'57"E	254.99'
C8	218.53'	340.00'	36°49'34"	113.19'	N05°24'47"E	214.79'

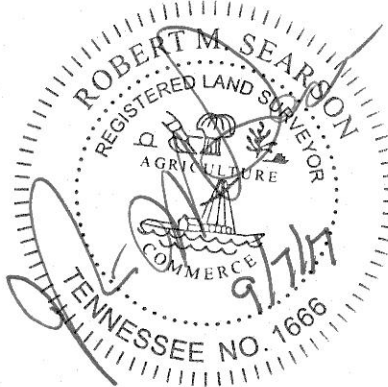
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°11'02"E	13.44'
L2	S71°22'55"W	17.06'
L3	S23°29'00"E	58.82'
L4	S03°04'02"W	59.47'
L5	S21°25'38"W	44.05'
L6	S87°46'46"W	81.84'
L7	S71°11'06"W	80.50'
L8	N13°00'00"W	60.27'

AREA TABLE		
LOT	SQ. FT.	ACRES
903	341489	7.84



LEGEND

PARCEL NO.	()	PROPOSED FIRE HYDRANT	⊕ FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	⊕
STREET ADDRESS	(000)	PROPOSED STORM STRUCTURE	■
IRON ROD (SET)	⊙	PROPOSED MANHOLE	⊙
CONC MON (SET)	⊠	PROPOSED TRANSFORMER	⊠
PROPERTY LINE	---	PROPOSED SECTOR PAD	⊠
CORPORATE LIMIT LINE	=====	PROPOSED ELECTRIC MANHOLE	⊙
WATER VALVE	⊕	PROPOSED ELECTRIC PULL BOX	⊕
GUY WIRE	←	PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE	⊙	PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE	⊙	PROPOSED WATER LINE	8"W
SIGN	⊕	PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	—X—X—X—	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	—G—	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	—UGT—		
PROPOSED STREET LIGHT	⊕		
PROPOSED CONCRETE	⊠		



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- (1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 9, Revision 2" Subdivision have been installed in accordance with City specifications, or
- 2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2017, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 9, Revision 2" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 2nd day of February, 2017.

Robert M. Searson, Tenn. License No. 1666

Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6581, Page 162, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

LeeKo III, LLC
Owner

Date



1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.smeinc.com
ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER PUD SUBDIVISION FINAL PLAT SECTION 9, REVISION 2 RESUBDIVISION OF LOT 903 C.O.F. NO. 6509

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	7.84	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	±0.00	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±0	CLOSURE ERROR:	1:10000
DATE:	08-14-17		
REV:	09-07-17		

PROJECT #554716085

SHEET 1 OF 2

LEGEND

PARCEL NO.	()	PROPOSED FIRE HYDRANT	⊗ FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	⊗
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	⊗
IRON ROD (SET)	⊙	PROPOSED MANHOLE	⊙
CONC MON (SET)	⊠	PROPOSED TRANSFORMER	⊠
PROPERTY LINE	---	PROPOSED SECTOR PAD	⊠
CORPORATE LIMIT LINE	----	PROPOSED ELECTRIC MANHOLE	⊠
WATER VALVE	⊗	PROPOSED ELECTRIC PULL BOX	⊠
GUY WIRE	⊗	PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE	⊗	PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE	⊗	PROPOSED WATER LINE	8"W
SIGN	⊗	PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	⊗	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	⊗	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	⊗		
PROPOSED STREET LIGHT	⊗		
PROPOSED CONCRETE	⊗		

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	78.65'	47.50'	94°51'55"	51.71'	S23°56'57"W	69.97'
C2	74.14'	160.00'	26°33'02"	37.75'	S10°12'29"E	73.48'
C3	17.10'	20.00'	48°58'51"	9.11'	S45°55'03"W	16.58'
C4	81.10'	280.00'	16°35'40"	40.83'	S79°28'56"W	80.81'
C5	115.61'	870.50'	7°36'35"	57.89'	N47°09'54"W	115.53'
C6	94.75'	45.68'	118°50'33"	77.31'	N08°27'05"E	78.65'
C7	261.38'	340.00'	44°02'47"	137.53'	N45°50'57"E	254.99'
C8	218.53'	340.00'	36°49'34"	113.19'	N05°24'47"E	214.79'

LINE	BEARING	DISTANCE
L1	S15°11'02"E	13.44'
L2	S71°22'55"W	17.06'
L3	S23°29'00"E	58.82'
L4	S03°04'02"W	59.47'
L5	S21°25'38"W	44.05'
L6	S87°46'46"W	81.84'
L7	S71°11'06"W	80.50'
L8	N13°00'00"W	60.27'

AREA	LOT	SQ. FT.	ACRES
903	341489	7.84	

(32.02)
RURAL PLAINS PARTNERSHIP
BK 2654, PG 823

(1001)
BERRY FRAMS TOWN CENTER
PUD SUBDIVISION
SECTION 10 &
RESUBDIVISION OF SECTION 7
PBK. P65, PG. 15

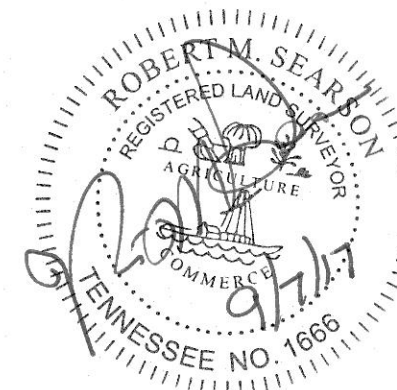
902

BERRY FRAMS TOWN CENTER
PUD SUBDIVISION
SECTION 9, REVISION 1
LOTS 901 & 902
PBK. P63, PG. 107

(172)
JAMES K. & MAXINE COX
BK 170, PG 538

(173)
BILLY W. & BEVERLY JOYCE FINLEY
BK 170, PG 535

0 30 60 120
SCALE: 1" = 60'



(175)
CHARLENE P. THONI
BK 336, PG 1034



1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.smeinc.com
ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FRAMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 9, REVISION 2
RESUBDIVISION OF LOT 903
C.O.F. NO. 6509
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.84 TOTAL LOTS: 1
ACRES NEW PUBLIC STREETS: ±0.00 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000
DATE: 08-14-17
REV: 09-07-17

PROJECT #554716085 SHEET 2 OF 2

L:\Projects\2016\554716085\dwg\554716085_2017-08-14_Berry Farms - Section 9_Revision 1_Final Plat.dwg - SHEET 2 Sep 07, 2017 - 11:28am zdavis

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

27. new comment

lori.jarosz@franklintn.gov Applicant shall update the address for lot 903 is 4057 Rural Plains Circle.

Engineering - Final Plat Checklist

General Issues

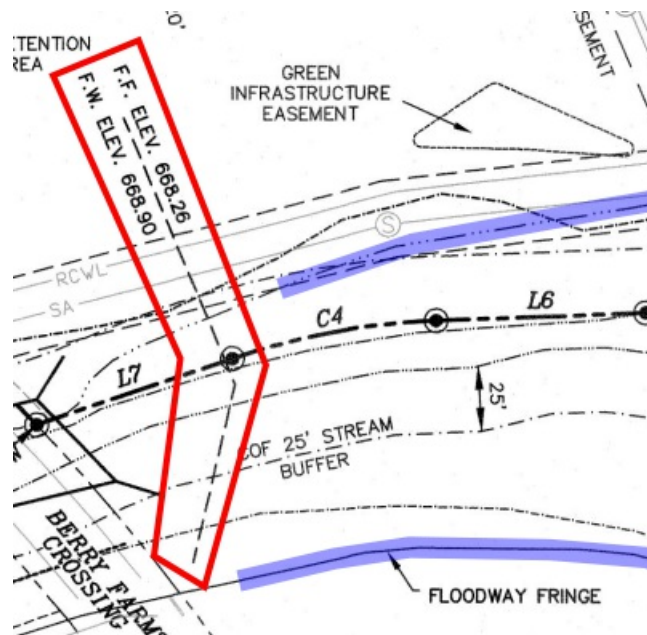
1. C. Final Plat

tomi@franklintn.gov The previous comment "The applicant shall show all drive aisle access easements on the lot such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies to the drive aisle between this lot and the adjacent lot to the north. The drive aisle is shared between the lots. For connectivity the shared drive aisle access must continue to an entrance to the public street." was not completely addressed. The Drive Aisle Access Easement must continue to an actual drive able access to the public street.

7. Flood Overlay

joe.marlo@franklintn.gov Floodway Overlays changed (thank you).

Applicant to match Floodway Fringe line type on each side of stream (see lines highlighted in blue below). Applicant to verify F.F. and F.W. elevations shown with current overlays, and delete if not applicable (boxed below in red).



15. C. Final Plat

joe.marlo@franklntn.gov Darkened grayscale does help, however there is still concern "shaded back" line work will become muddled during reproduction.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or "shaded back" line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Water/Sewer

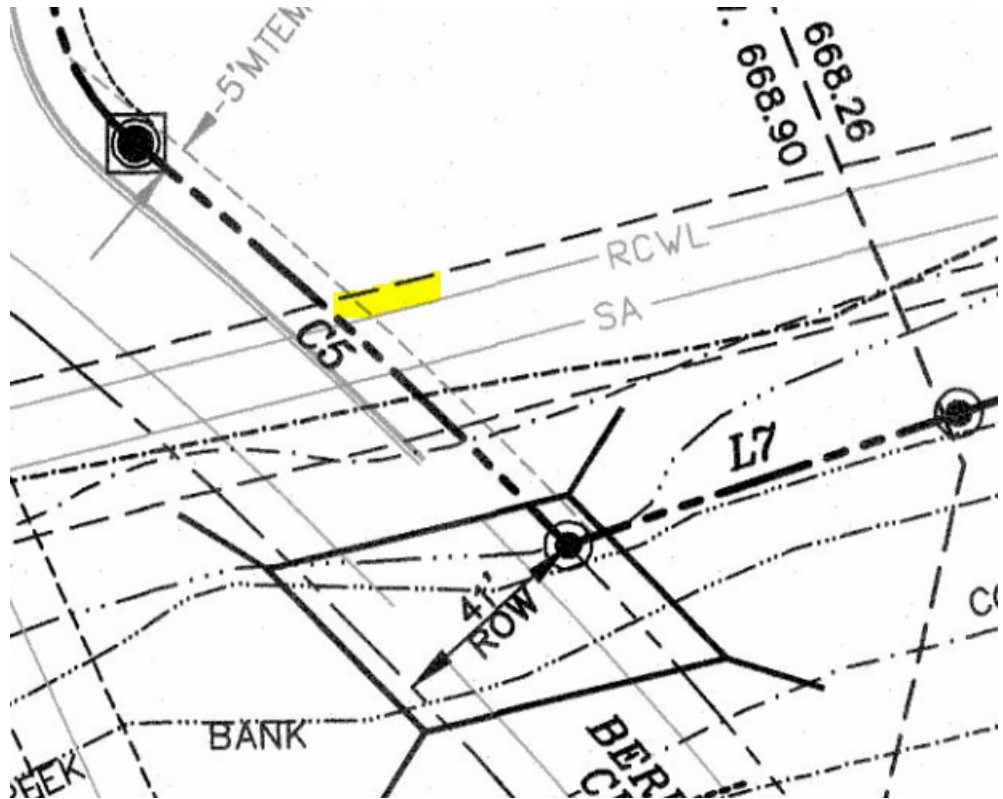
General Issues

18. Domestic water

ben.mcneil@franklntn.gov Applicant did not fully address issue, the waterline was added to match the approved site plan, but the 20' PUDE is not acceptable. All Franklin water, sanitary sewer and reclaim easements are to be labeled as exclusive. Applicant shall revise.

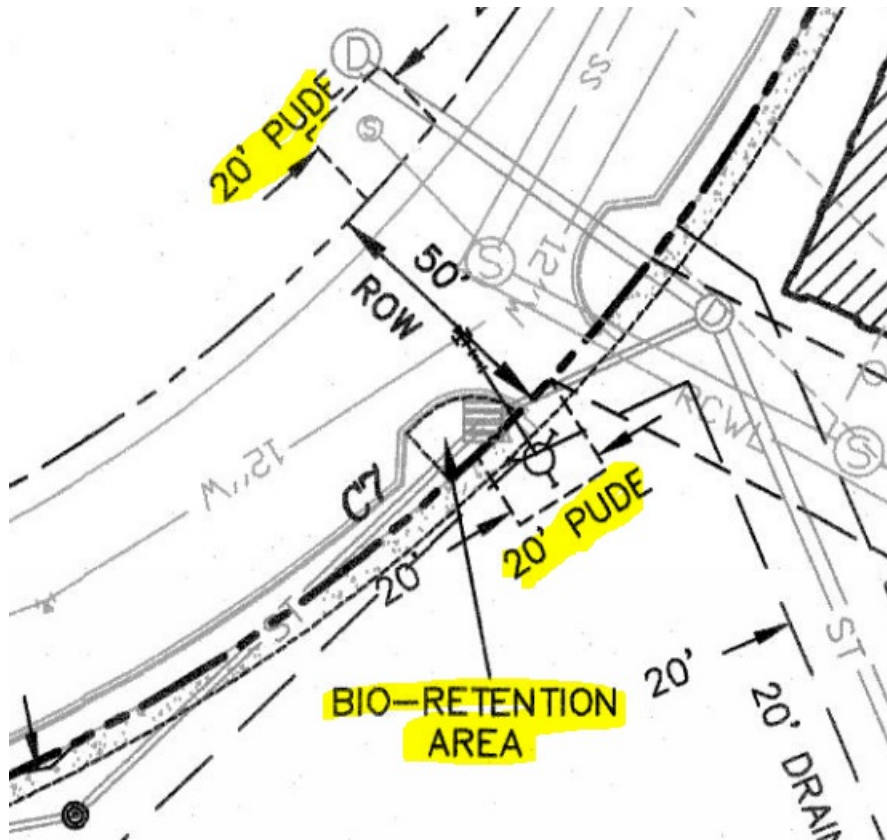
21. Reclaim Water

ben.mcneil@franklntn.gov Applicant failed to address issue, applicant shall show the existing reclaim water blow-off hydrant. The hydrant shall have the appropriate easement added. The hydrant is permeant and shall not be removed.



22. Domestic water

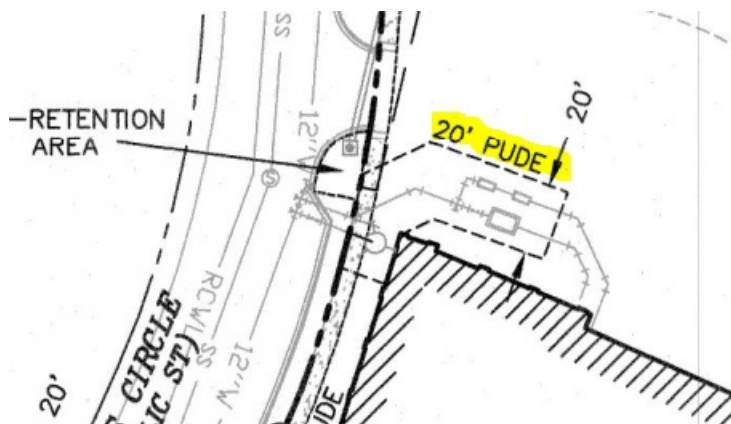
ben.mcneil@franklin.tn.gov Applicant failed to address issue, applicant shall ensure the storm and domestic water match the revisions made on site. My records indicate that the bio-retention was revised to allow for separation of the water. The field inspector has confirmed that a revision was completed in the field to ensure the bio-retention and easements are separate.



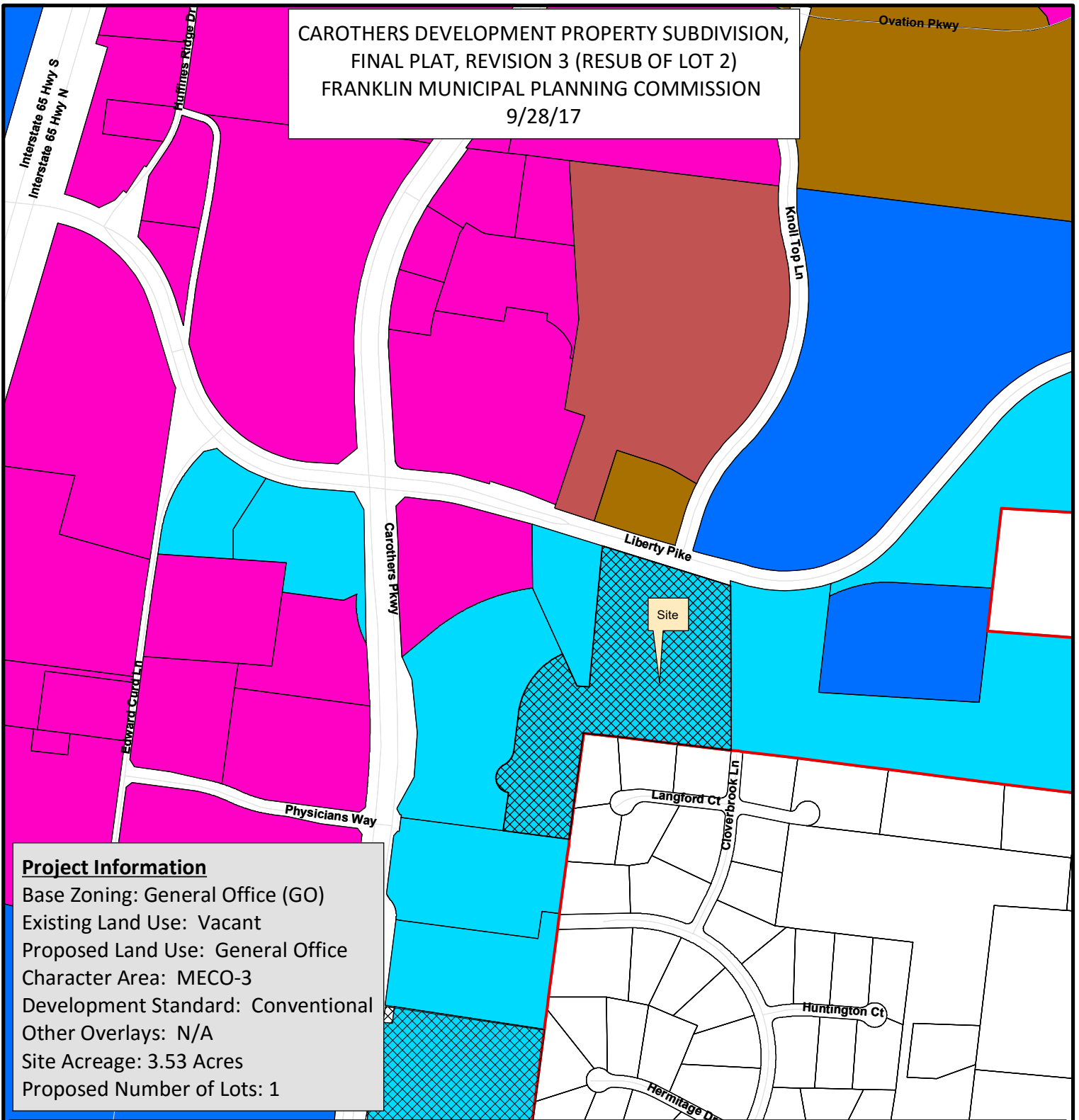
[Edited By Ben Mcneil]

23. Domestic water

ben.mcneil@franklin.tn.gov Applicant did not fully address the issue, applicant did add an easement, but the PUDE is not acceptable. All Franklin water, sanitary sewer and reclaim lines are to be shown in exclusive easements.



CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION,
FINAL PLAT, REVISION 3 (RESUB OF LOT 2)
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/28/17



Project Information

Base Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: General Office
Character Area: MECO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.53 Acres
Proposed Number of Lots: 1

- | | |
|--|-------------------------------------|
| Primehealth | 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 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 | |
| SD-R Specific Development-Residential | |



0 365 730 1,460 Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 4

Engineering - Final Plat Checklist

General Issues

2. C. Final Plat

joe.marlo@franklin.tn.gov	Property is on two FEMA FIRM panels. Applicant to add Panel 47187C0220F to Note 6.
jgregg@wilsonpc.com	FEMA FIRM panel 47187C0220 F has been added to Note 6 as requested.
joe.marlo@franklin.tn.gov	<i>Comment not adequately addressed as this reviewer could not find where the additional FIRM Panel designation has been made.</i>
	Property is on two FEMA FIRM panels. Applicant to add Panel 47187C0220F to Note 6.

21. 0. General Information

joe.marlo@franklin.tn.gov	Applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The One Stop resubmittal will not be approved without the required CAD file.
---------------------------	---

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan(s) COF 6323 [Carothers Development Subdivision, Site Plan, Lot 3 (Prime Health Office Building)] shall be transferred to this final plat as a condition of approval.
jgregg@wilsonpc.com	Acknowledged.
kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan(s) COF 6323 [Carothers Development Subdivision, Site Plan, Lot 3 (Prime Health Office Building)] shall be transferred to this final plat as a condition of approval.
	<i>(Comment restated only as a reminder to staff. No action is necessary from the applicant, and this comment does not hinder approval.)</i>

Water/Sewer

General Issues

13. Sanitary Sewer Easement

scott.andrews@franklin.tn.gov	Applicant shall label the narrowest and widest dimensions of the variable width sanitary sewer easement on the east side of Lot 3.
jgregg@wilsonpc.com	Dimensions have been added as requested.

scott.andrews@franklin.tn.gov Applicant did address comment and add dimensions as requested, but for increased clarity, applicant shall modify easement call-out, changing it from reading, "SANITARY SEWER EASEMENT (WIDTH VARIES)" TO "SANITARY SEWER EASEMENT (WIDTH VARIES FROM 11.95 FT TO 21.53 FT)".

In addition, applicant shall show the 8-inch sanitary sewer main crossing Lot 2 to the manhole on Lot 3 and ensure the plat matches the previously submitted site plan and verify the correct easement width based on the depth of the sewer and that the sewer main is centered in the easement.

[Edited By Scott Andrews]

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I (am) (we are) the owner(s) of the property shown hereon as of record in Book 6207, Page 653, 651, 649, 647, 645, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____ R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____ Page _____ R.O.W.C.

Owner: E. Ray Morris _____ Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

(1) the water and sewer systems designated in Resubdivision of Lot 2 Revision Three of The Carothers Development Property has been installed in accordance with City Specifications, or _____

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

Director Water (Sewer) Management Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Resubdivision of Lot 2 Revision Three of The Carothers Development Property has been installed in accordance with City Specifications, or _____

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

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF MILLCROFTON WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Resubdivision of Lot 2 Revision Three of The Carothers Development Property has been installed in accordance with City Specifications, or _____

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

Milcrofton Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

GRAPHIC SCALE

Legend

Existing Iron Rod
Water Valve
Storm Catchbasin
Storm Manhole
Sewer Manhole
Street Address

Legend (cont.)

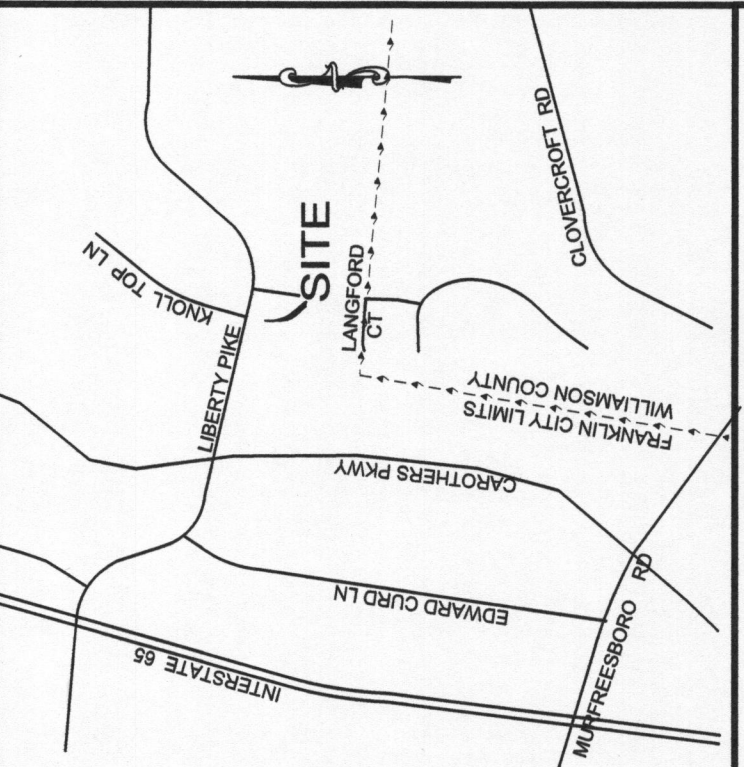
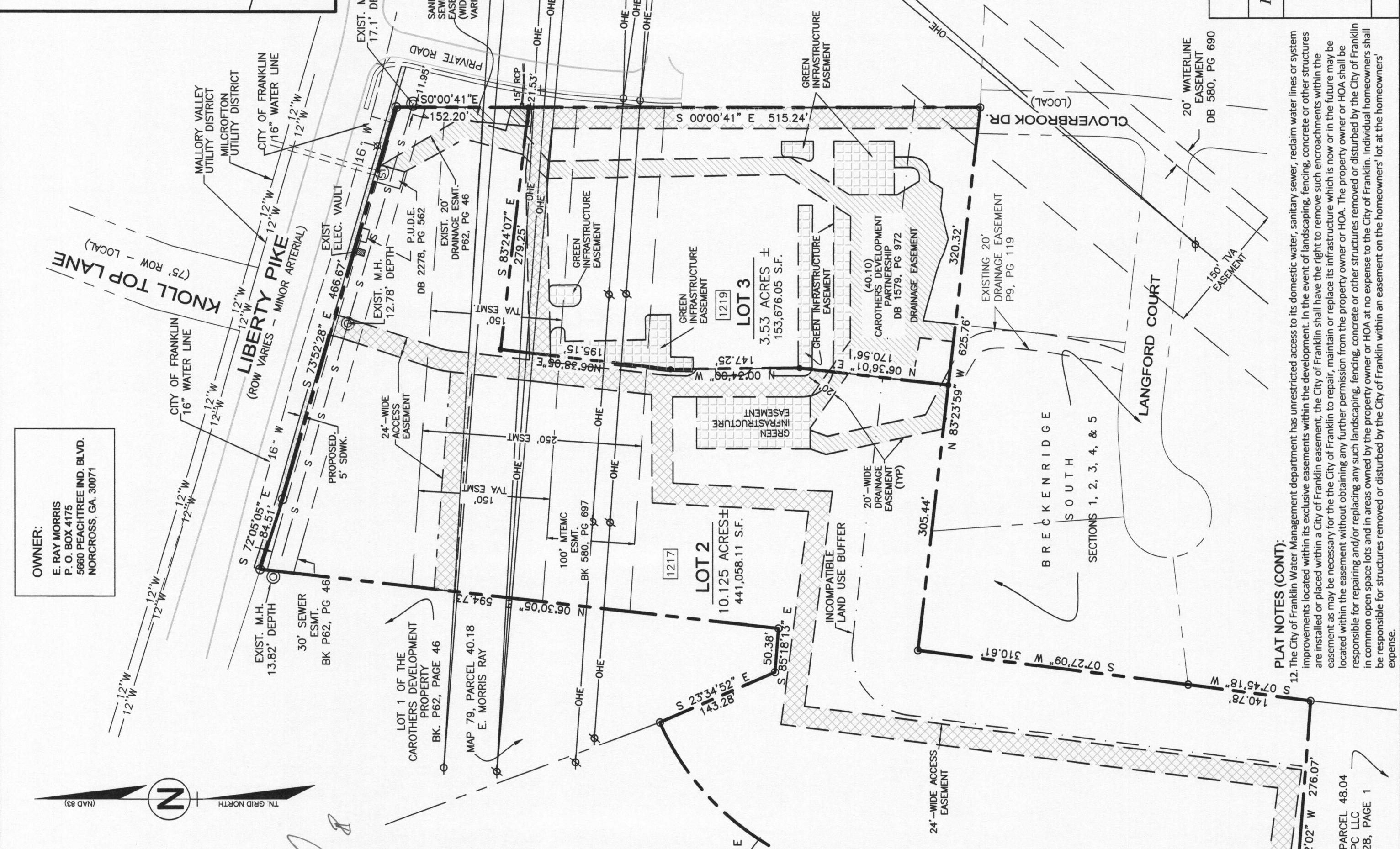
Water Valve
Power Pole
Sidewalk Pattern
Public Utility & Drainage Easmt.
Public Drainage Easmt.
Public Utility & Access Easmt.

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 7th day of July, 2016.

JOEY C. WILSON, II, P.E., RLS
Tennessee RLS No. 20869
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

OWNER:
E. RAY MORRIS
P. O. BOX 4175
5660 PEACHTREE IND. BLVD.
NORCROSS, GA. 30071



PLAT NOTES:

1. The purpose of this plat is to resubdivide Lot 2 of Revision Two of the Carothers Development Property into two lots; and, to record new easements (Sheet 1) and abandon old easements (Sheet 2). Site is located in Franklin, Williamson County, TN, and is identified as Parcel 40.10 on Williamson County Property Map 79, Subject property address is 1217 Liberty Pike.

2. The recording of this plat, voids, vacates, and supercedes the recording of the Lot 2 on the Resubdivision of Revision Two of the Carothers Development Property, of record in Book P62, Page 46, R.O.W.C.T.

3. Subject property is zoned GO. Building setbacks are:

Front and side street 50'

Side yard 25'

Rear yard 40'

Bearings are based on TN grid system (NAD 83 Datum, Zone 5301, FIPS Zone 4100).

4. Subject property is not within a flood hazard area as per F.E.M.A. flood insurance rate map no. 47187C0212F, revision date September 29, 2006, community no. 470206, panel no. 0212, Suffix F.

5. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.

6. No obstructions or encroachments which impede the flow of stormwater shall be permitted within public drainage easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.

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

8. Tennessee One Call 1-800-351-1111.

9. Without the benefit of a current and accurate title search, this surveyor is unable to verify the type or location of any existing easements that may or may not exist. Surveyor has no knowledge of any proposed easements.

10. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

11. The 24'-wide access easement across the site has been modified. This plat is abandoning the entire easement and replacing it with the new 24'-wide access easement shown on Sheet 1.

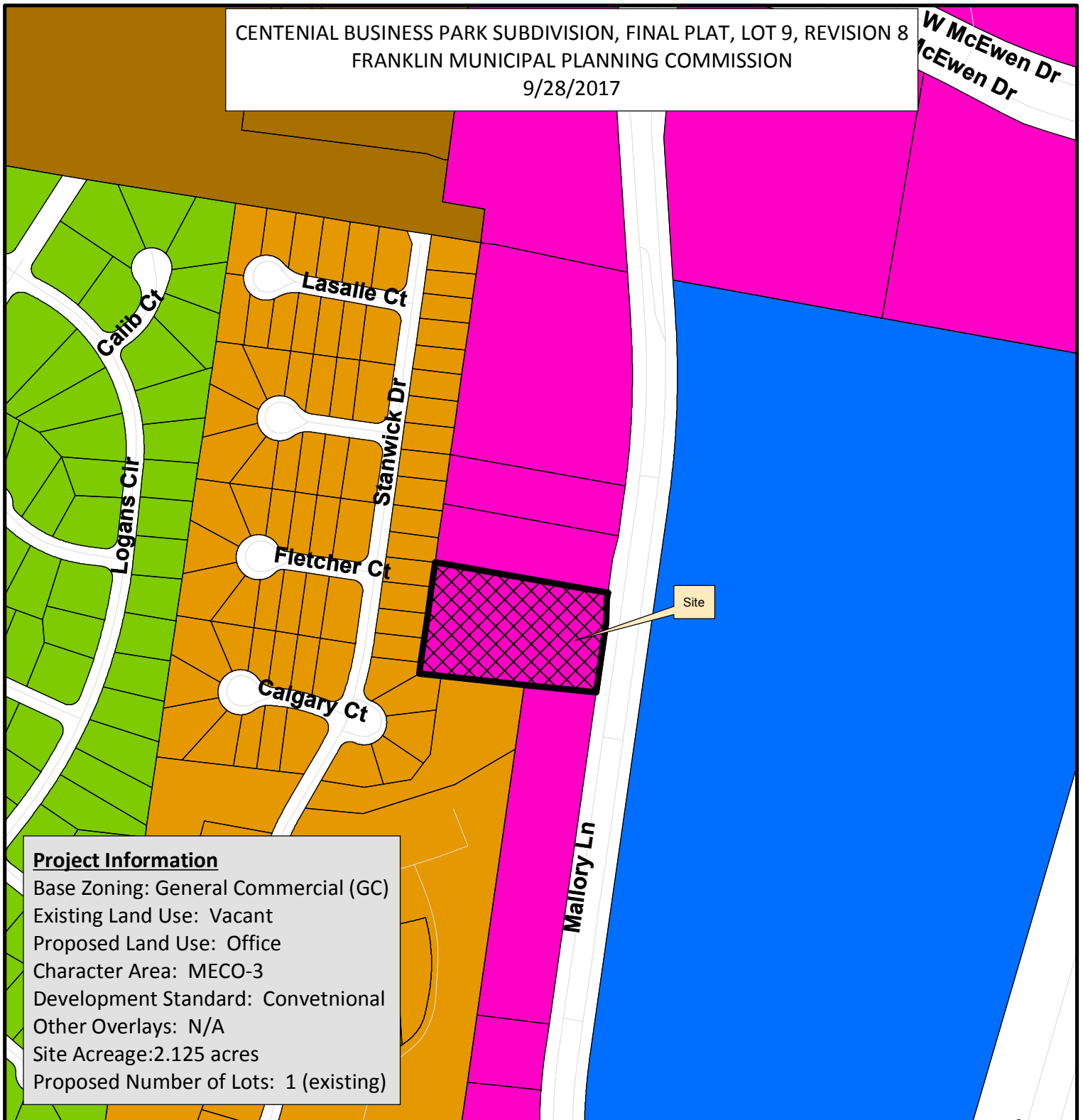
CAROTHERS DEVELOPMENT
PROPERTY SUBDIVISION
FINAL PLAT, REVISION 3
(RESUB OF LOT 2)
1217 LIBERTY PIKE

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES	13.655	TOTAL # OF LOTS	2
ACRES NEW RD/ST	0.00	L.F. OF NEW RD/ST	0.00
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	JAG	CLOSURE ERROR	<1:10,000
SCALE	1"=100'		
		DATE	08/11/17
COF PROJECT # 6510		SHEET 1 OF 2	

PLAT NOTES (CONT):

12. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event of landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

CENTENIAL BUSINESS PARK SUBDIVISION, FINAL PLAT, LOT 9, REVISION 8
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/28/2017



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: MECO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2.125 acres
Proposed Number of Lots: 1 (existing)

- | | |
|--|-------------------------------------|
| Lot 9 | 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 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 | |
| SD-R Specific Development-Residential | |



0 200 400 800 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. C. Final Plat

tomi@franklin.tn.gov The previous comment "Applicant shall provide a drainage easement for the stormwater conveyance that crosses the property." was not completely addressed. The drainage easement and PUDE must be located outside of the Incompatible Use Buffer as indicated on the Grading Plan, Site Plan and Landscape Plan. Provide the width of the drainage easement.

8. 0. General Information

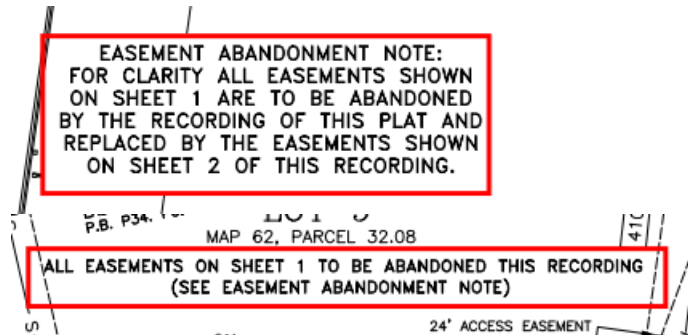
joe.marlo@franklin.tn.gov *Comment to remain open while COF 6512 is still under review.*

Applicant shall ensure that modifications to the site plan (COF 6512), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan, including all easement modifications requested on the associated site plan submittal.

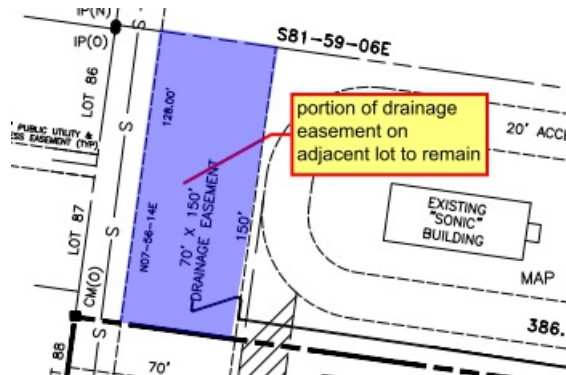
10. Existing Easements

Easements on Lots other than Lot 9 cannot be deleted with this plat. Applicant to revise plat as follows:

1. Revise notes noted below clarifying that only Lot 9 easements are to be abandoned.



2. Show the portion of the drainage easement in the back of Lot 5 on Sheet 2 of 2, as this portion is not being abandoned. On Sheet 2, Applicant to revise the "70' x 150' Drainage Easement" call-out for this easement to state "Drainage Easement P56, PG. 126".



11. A. Preliminary Information

Applicant shall include the note on all sheets referencing the Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.

12. C. Final Plat

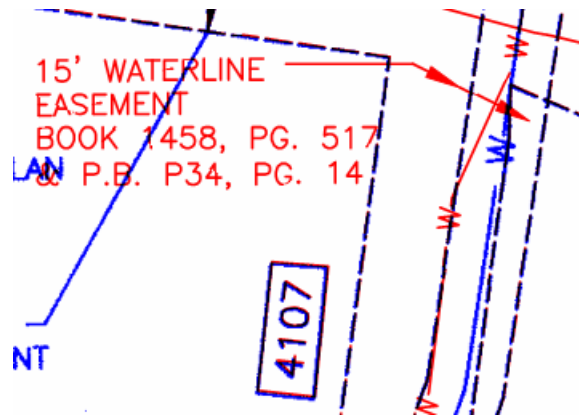
joe.marlo@franklin.tn.gov Comment not adequately addressed. Old plat reference is still shown on north arrow on Sheet 1 and north arrow has now been deleted on Sheet 2.

Remove North Arrow reference to a plat that, with the recording of this plat, will be two revisions back. Provide North Arrow on Sheet 2.

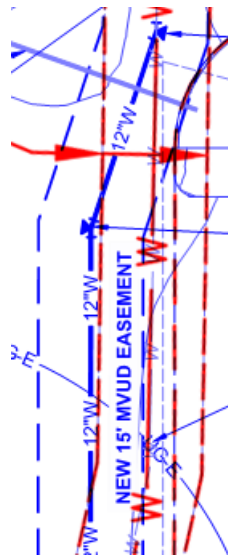


23. C. Final Plat

1. The existing waterline location and arrow leaders from easement call-out on Sheet 1 of 2 are incorrect (previous plat in blue, proposed plat in red). Applicant to correct on plat.



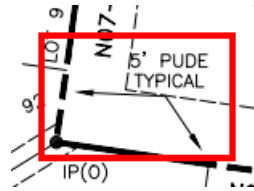
2. The proposed waterline location and easement shown on Sheet 2 of 2 does not match the location shown on Site Plan C5.0 (COF 6512) (Site Plan in blue, proposed plat in red). Applicant to correct on plat.



24. C. Final Plat

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

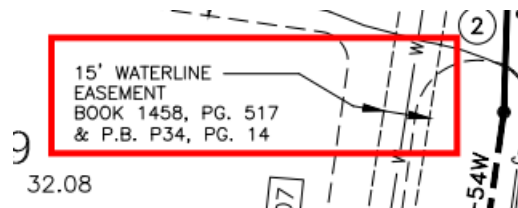
Delete extraneous call-out and arrows shown below from Sheet 1.



25. C. Final Plat

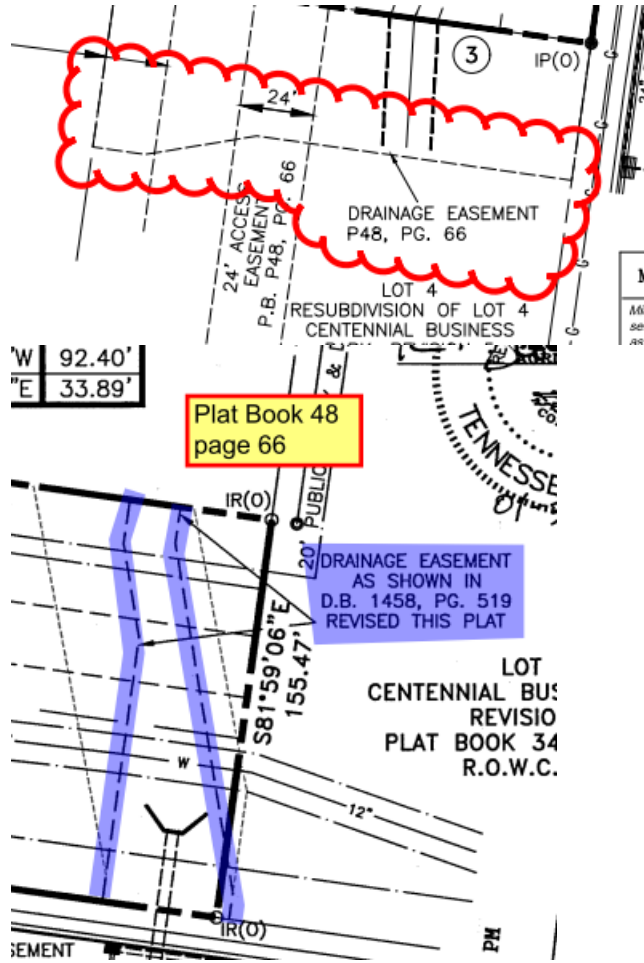
joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown.

The Deed and Plat Book reference for the waterline on Sheet 2 is no longer valid if a new easement is being created. Applicant to confirm with Water Utility and revise plat accordingly.



26. C. Final Plat

The Drainage Easement on Lot 4 is to appear on both Sheets 1 and 2 (currently only shown on Sheet 1). Note that the easement does not appear to match the plat with which it was created. Applicant to revise plat accordingly.



Performance Agreement and Surety

General Issues

7. Engineering Sureties

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

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

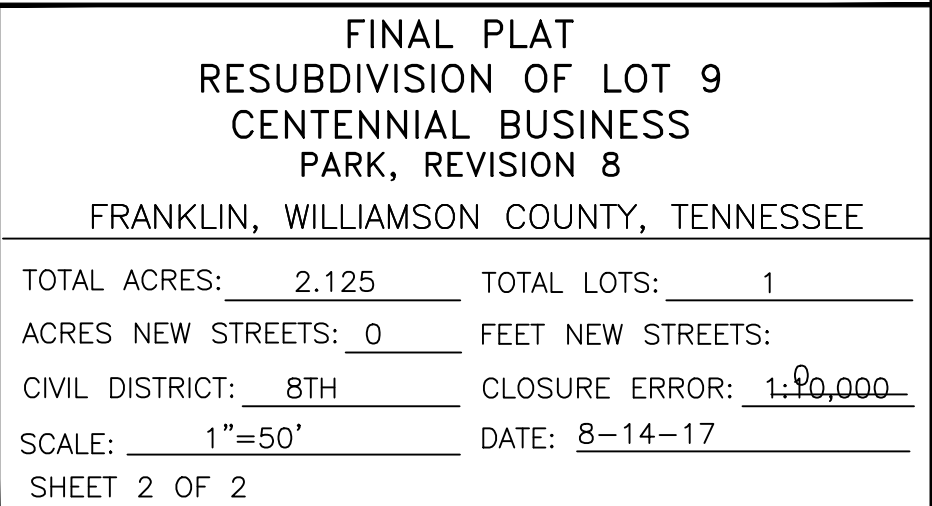
NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final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

Water/Sewer

General Issues

18. Utility easement

scott.andrews@franklintn.gov Applicant did not fully address the comment. Sanitary sewer easements on the plat should be labelled as "Exclusive sanitary sewer easements" as opposed to "Public utility easements."



John B. McEwen Addition Subdivision, Final Plat, Revision 1 (Lot 7)
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/28/17



Project Information

Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.43 acres
Proposed Number of Lots: 2

- | | |
|--|-------------------------------------|
| John B. McEwen Addition, Lot 7 | 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 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 | |
| SD-R Specific Development-Residential | |



0 110 220 440 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

joe.marlo@franklin.tn.gov Comment to remain open while Site Plan is still under review

Applicant shall ensure that any changes to Site Plan (COF 6522) which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.

20. C. Final Plat

joe.marlo@franklin.tn.gov FIRM designation provided (thank you).

Applicant to shift FIRM designation to read.

~~11.FEMA Flood Panel Number: FM47187C0211G Dated: December 22,
2016 Zone:"X"~~

RESERVED FOR

34. 0. General Information

joe.marlo@franklin.tn.gov Applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The One Stop resubmittal will not be approved without the required CAD file.

35. C. Final Plat

lance.fittro@franklin.tn.gov With the shared driveway arrangement now depicted, applicant shall indicate a shared access easement for the portion of the driveway from the street to the split.

The Green Infrastructure Easement shown for the pervious paver driveways with this submittal appears correctly and shall remain (this comment is related to response received on the corresponding Site Plan submittal).

Performance Agreement and Surety

General Issues

21. Engineering Sureties

kevin.long@franklintn.gov (Per Lance Fittro & COF Stormwater department, pavers require green infrastructure surety to be posted.)
Sureties from site plan [COF 6522 \[John B McEwen Addition Subdivision, Site Plan \(Lot 7 and 29\)\]](#) shall be posted with this final plat as a condition of approval:

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	\$ 12,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 3,000
VII. Stormwater Drainage:	
VIII. Green Infrastructure:	\$ 60,000
IX. ITS Elements:	

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.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

[Edited By Kevin Long]

Planning

[Roy Mangrum Subdivsion - submittal 001.pdf](#)

25. Development plan

joseph.bryan@franklintn.gov Prior to submitting the final plat for one-stop review, the revised Development Plan must be approved.

Water/Sewer

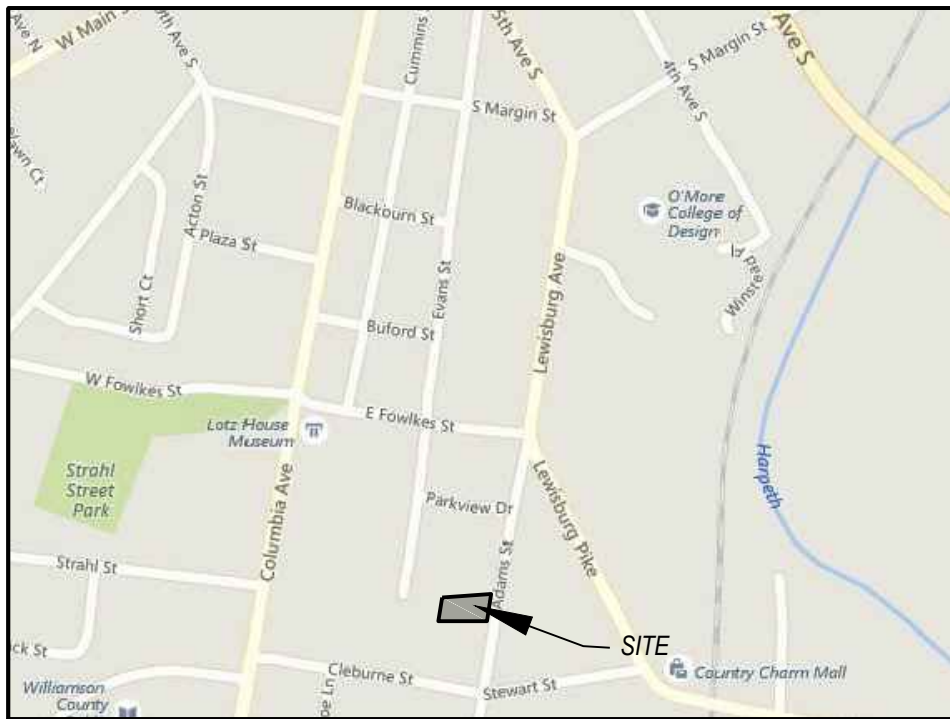
General Issues

23. Water and sewer services

scott.andrews@franklintn.gov Applicant failed to address comment, applicant shall show locations, size and materials of existing sewer and water services for the subject properties.

24. Utility sizes

scott.andrews@franklintn.gov Applicant did not fully address comment, applicant shall label sizes of all utility lines.



LOCATION MAP - NOT TO SCALE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) The streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director _____ Date _____
Streets Department
City of Franklin, Tennessee

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

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

Williamson County _____ Date _____
Emergency Management Agency

City of Franklin _____ Date _____

Certificate of Approval of Water and Sewer System

I hereby certify that:

- (1) The water and sewer system designated in John B. McEwen Addition Subdivision has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the water system and has been posted with the City of Franklin Water Management Department, Franklin, Tennessee, to assure completion of such systems.

Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider _____ Date _____

Certificate of Approval for Recording

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

Certificate of Survey

I (We) hereby certify that the subdivision plat as shown hereon is accurate and that all of the monuments shown hereon will be placed upon completion of construction. This subdivision plat accurately represents survey made under my supervision on the 10th day of June, 2017.


Kenneth D. Church, TN RLS 1004
Senior Program Director, CESO Inc.

9/07/2017
Date

**PRELIMINARY
FOR REVIEW
ONLY**



Kenneth D. Church, TN RLS 1004
Senior Program Director, CESO, Inc.
[P] 615.932.5187 [M] 615.332.2651
[E] church@cesoinc.com

MAP 78F PARCEL 42.00
TIREY FAMILY TRUST
DEED BOOK 4876 PAGE 816

MAP 78F PARCEL 41.00
PAUL SPENCER
PLAT BOOK 1 PAGE 82

MAP 78F PARCEL 9.0
LYNNE EVANS
DEED BOOK 6731 OAGE 493

SURVEYOR NOTES:

- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 5/8" diameter rebar with a CESO cap.
- This property has direct access to a dedicated public right-of-way.
- As shown on survey, there are no gaps or gores between tracts.

UTILITY DISCLAIMER:

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

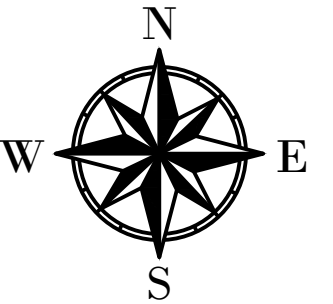
Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7120, Page 847, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C.

Owner(s) _____ Date _____

Owner

Name: Garden Gate Developement LLC
Address: 427 Murfreesboro Road
Franklin, Tennessee 37064
Phone: 615-426-7829
Email: Matt Christensen <matt.christensen@comcast.net>



Source of North
Tennessee State Plane
Coordinate System
Zone 5301
Fipszone 4100
GPS-GEIOD 12A
(NAVD 88)
(NAD 83)



GENERAL NOTES:

- The purpose of this plat is to subdivide 1 lot into 2 lots.
- The recording of this plat voids and vacates the previous recorded Plat Book 16, Page 1, being Lot No. 7 on the Plan of McEwen's Addition.
- Total Area 18,624.95 Sq. Ft. (+/-) or 0.43 Acres (+/-)
- Zoning & Property Setbacks**
Zoning: SD-R Specific Development -Residential
Development Standard: Conventional
Character Area Overlay:CFCO
Front Yard: 15 Ft
Side Yard: 0-5 Ft
Rear Yard: 5 Ft.
- Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities including (cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
- Deed Book 90 Page 99
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- FEMA Flood Panel Number: FM47487C0341G Dated: December 22, 2016 Zone:"X"

**CITY OF FRANKLIN
PROJECT NO: 6521**

**RESERVED FOR
REGISTER OF DEEDS**

JOHN B. McEWEN ADDITION SUBDIVISION

FINAL PLAT, REVISION 1 (LOT 7)

1226 ADAMS STREET
CITY OF FRANKLIN

TAX MAP 78F GROUP D PARCEL 8.00
WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 20'

DATE: 8/12/17

DESIGN:

N/A

DRAWN:

KDC

CHECKED:

KDC

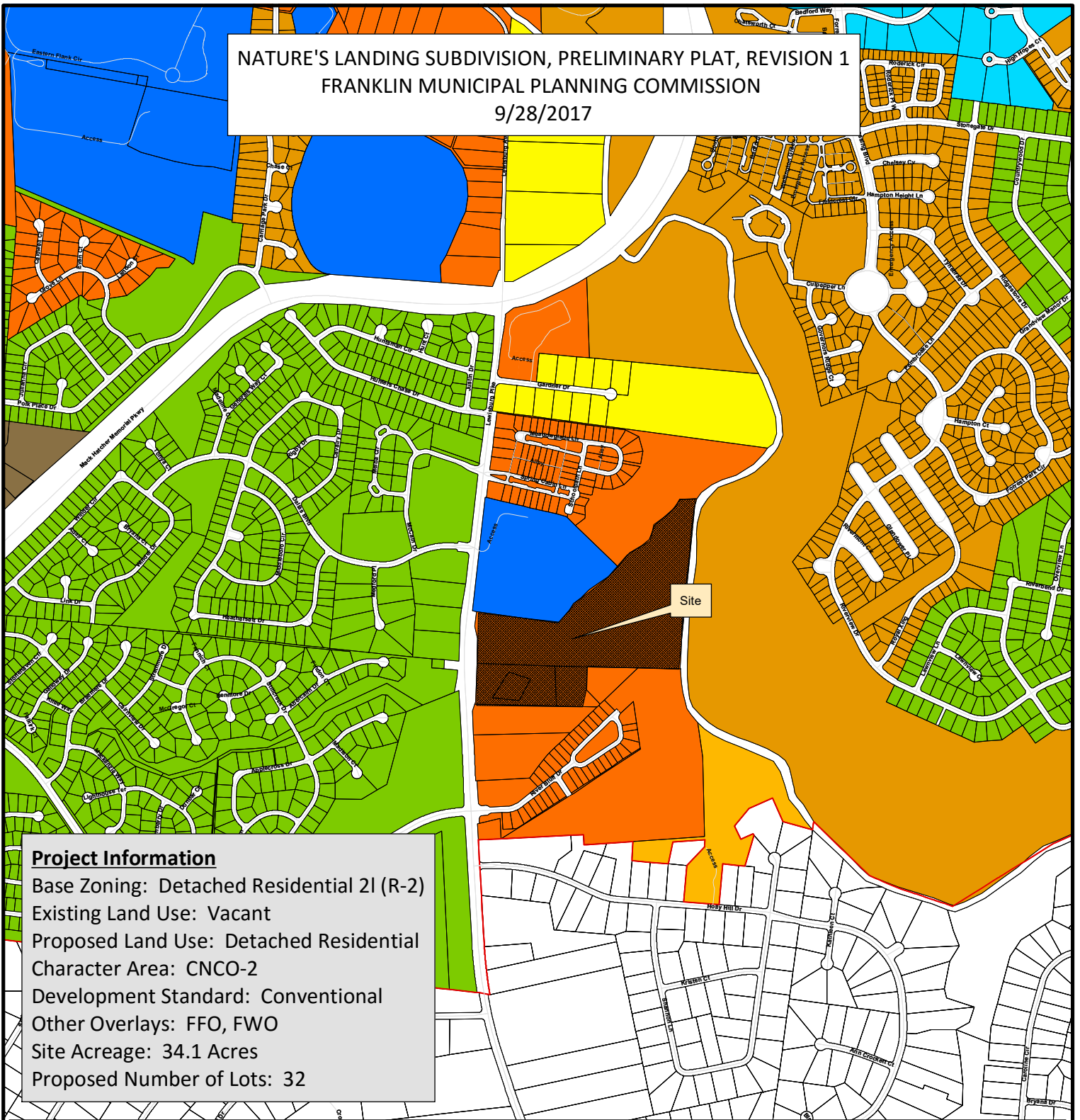


JOB NO.:
754240-01

SHEET NO.:

1 OF 1

NATURE'S LANDING SUBDIVISION, PRELIMINARY PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/28/2017



Project Information

Base Zoning: Detached Residential 2I (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 34.1 Acres
Proposed Number of Lots: 32

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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Addressing

General Issues

18. Addressing

mollyp@franklintn.gov Correct addresses and lot numbers are required to be on all lots. Please work with Lori Jarosz to resolve these issues.

22. Open Space lots

lori.jarosz@franklintn.gov Applicant shall use 3 digit numbers for the open space lots. Applicant shall Contact Lori Jarosz at lori.jarosz@franklintn.gov to receive new addresses.

Engineering - Final Plat Checklist

General Issues

17. Lot To The South

lance.fittro@franklintn.gov This is an advisory comment that **does not hinder approval of the Preliminary Plat:**

Regarding the discussed future development of the lot to the south (1105 Lewisburg Pike), with any future redevelopment or subdivision of that lot, the access for the existing lot fronting Lewisburg Pike will be required to be shifted from Lewisburg Pike to Natures Landing Drive as a condition of approval of that future redevelopment or subdivision. While this does not directly bear on the proposed Nature's Landing development, an opening of sufficient clear width for the future driveway should be provided within the landscaping of Open Space Lot 35.

Stormwater

General Issues

19. Plats

jeff.willoughby@franklintn.gov Not addressed.

Add "or property owners" to the note in case of HOA dissolution

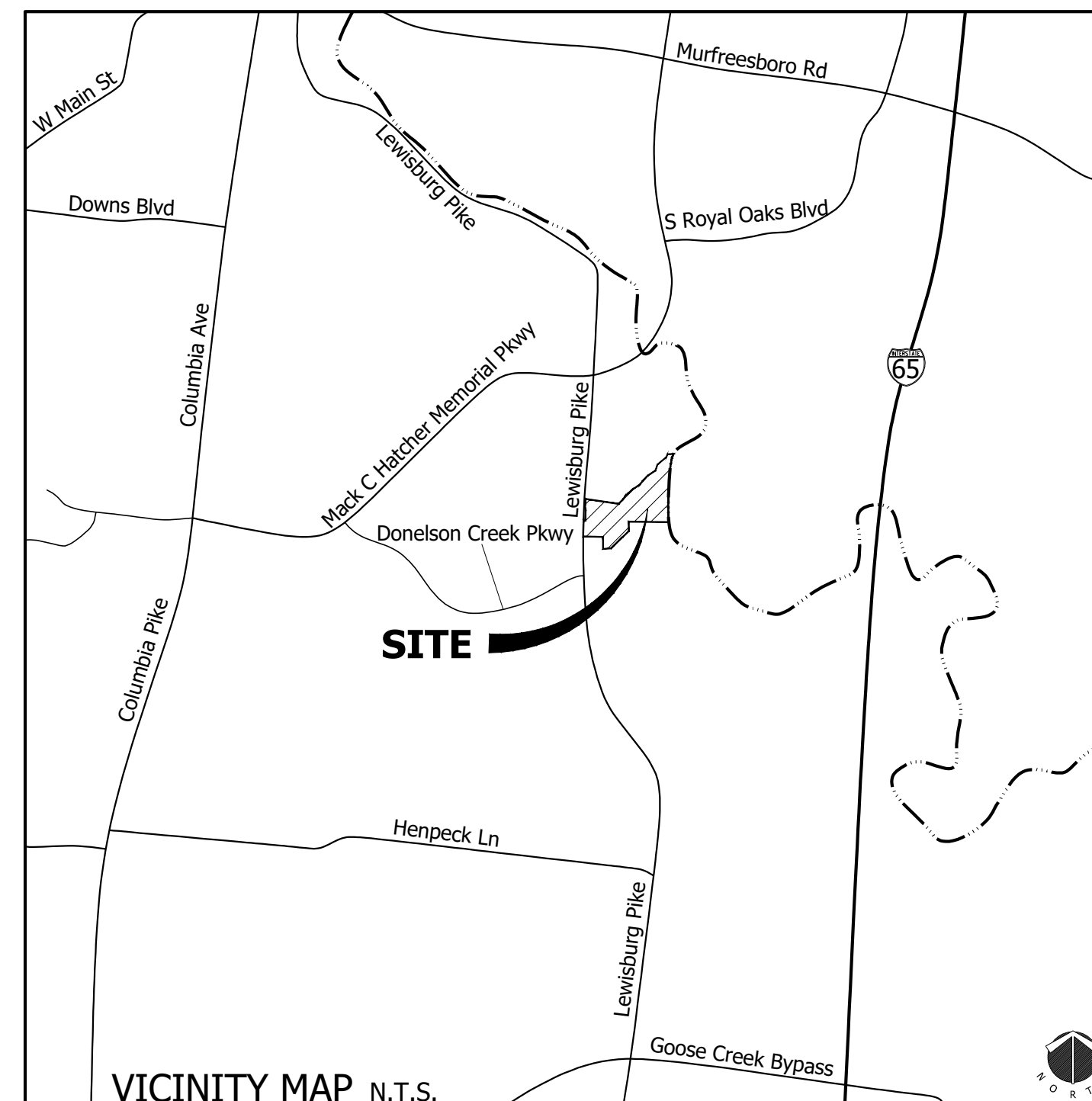
PRELIMINARY PLAT - REVISION 1

NATURE'S LANDING

LEWISBURG PIKE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT

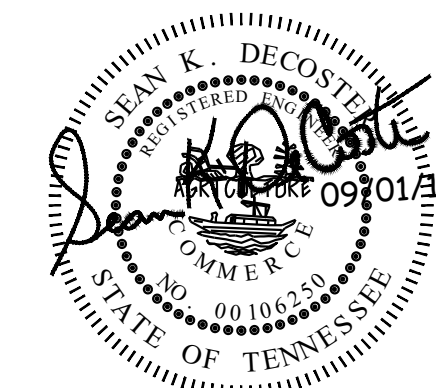
SHEET INDEX

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



MAP 89, PARCEL 18.00,
19.00, & 19.06

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



DEVELOPER

FRANKLIN LAND CO., LLC
621 BRADLEY COURT
FRANKLIN, TN 37067
CONTACT: JAMES R. CARBINE
PH: (615) 456-7986
EMAIL: jcarbine@carbinecompany.com

PROPERTY OWNERS

GOSEY HILL ROAD DEVELOPMENT, LLC
(PARCELS 18.00 & 19.00)
621 BRADLEY COURT
FRANKLIN, TN 37067

MARJORIE EDMON (PARCEL 19.06)
1119 LEWISBURG PIKE
FRANKLIN, TN 37064

ENGINEER

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

Revision 1 includes the addition of ±1.6 ac to the overall site area and the subsequent addition of 3 single family lots.

DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
LEB	SKD	07/19/2017	INITIAL SUBMITTAL	
SKD	SKD	08/14/2017	PRE-APP COMMENTS	
SKD	SKD	09/01/2017	CITY COMMENTS	

JOB NO.: 15-078-01

CITY OF FRANKLIN PROJECT# 6516

Site Data:
Project Name: Natures Landing
Address: 1053 & 1093 Lewisburg Pike
Franklin, TN
Civil District: 9th
Map, Parcels: 89, 18.00, 19.00, & 19.06
Owner: (Parcels 18.00 & 19.00)
Gosey Hill Road Development, LLC
621 Bradley Court
Franklin, TN 37067
(Parcel 19.06)
Marjorie Edmon
1119 Lewisburg Pike
Franklin, TN 37064
Franklin Land Co., LLC
621 Bradley Court
Franklin, TN 37067
Contact: James R. Carbine
Phone: (615)456-7986
±1,486,956 SF / ±34.1 Acres
Residential District (R-2)
Carnton (CNCO-2)
Floodway Fringe Overlay (FFO)
Floodway Overlay (FWO)
Conventional
Residential Detached
1.07 DUA
Harpeth River
Front: 40'
Street Facing Side: 40'
Side: 8' min.
with 20' min. between buildings
40'
Rear: 40'
3 stories
Required: 38,400 sf
(1,200 sf / unit for 32 units)
Proposed: ±109,500 in 80' Public Access
Easement along the Harpeth River

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	19.99%	160892.58	
2	20.00%	849.08%	180353.72	

Sep 01, 2017 - 1:28pm T:\CADD\2015\15-078-01\CADD\Civil\Plan\15-078-01_C100_Existing Conditions Plan.dwg



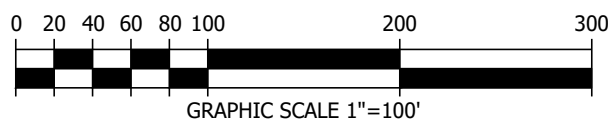
BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED JULY 6, 2015. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES:
1. NO MINERAL RIGHTS ARE KNOWN TO BE HELD BY PARTIES OUTSIDE OF THE PROPERTY OWNER

MAP 89, PARCELS 18.00, 19.00, & 19.06



PROJECT BENCHMARK:
DESCRIPTION: MAG NAIL SET FLUSH
IN ASPHALT
ELEVATION: 648.58



TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 1100, NAD 83
DATUM

EXISTING CONDITIONS PLAN

PRELIMINARY PLAT - REVISION 1

NATURE'S LANDING

LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.

COMMENTS

DATE

CHKD BY: SKD

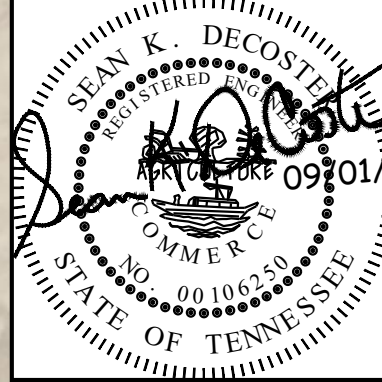
DATE

JOB NO.: 15-078-01
CITY OF FRANKLIN PROJ# 6516

C1.00

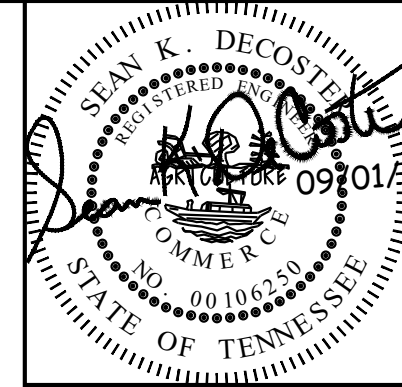
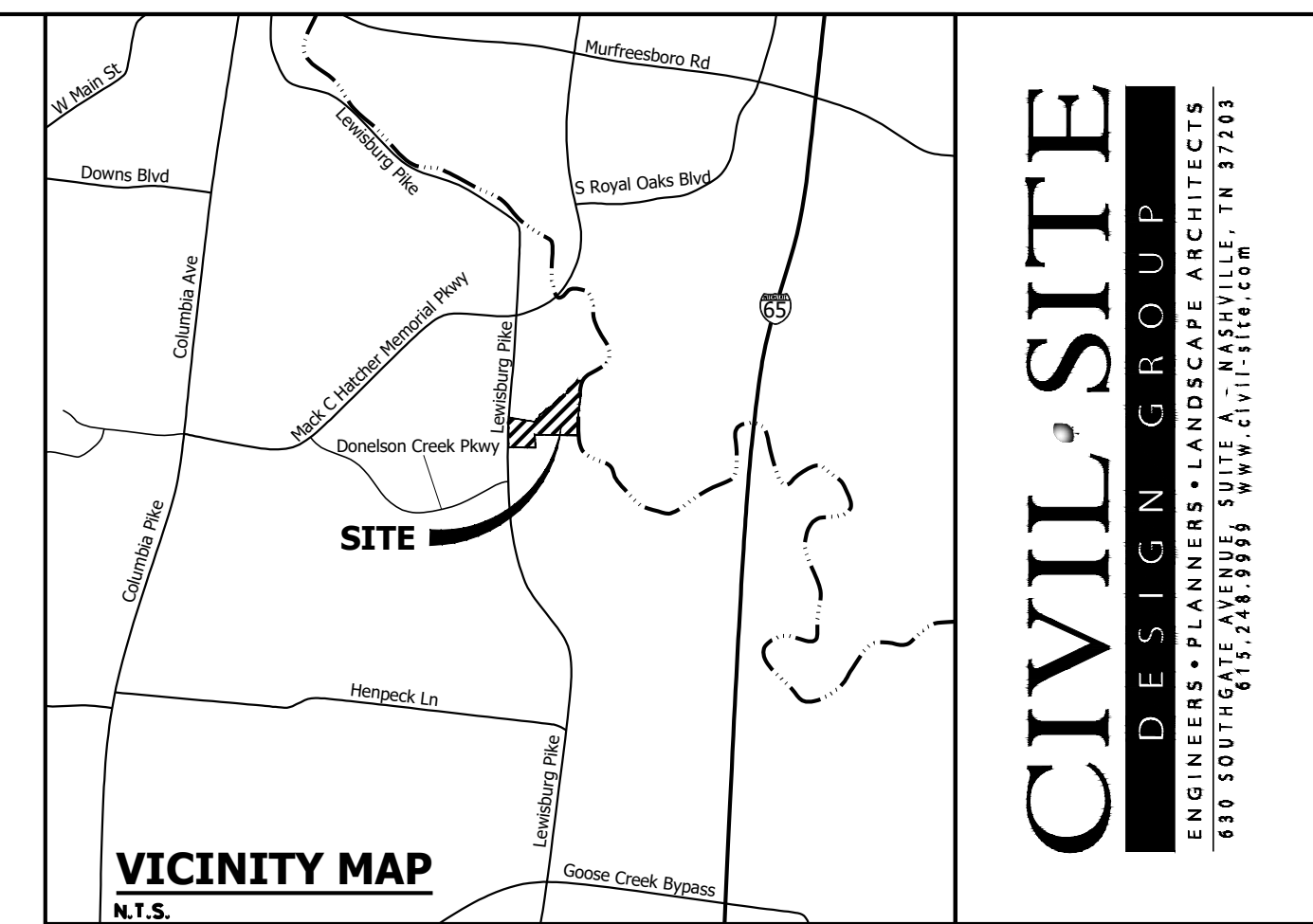
CIVIL SITE

DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
615.244.9966
310 SOUTH AVE., SUITE 200
NASHVILLE, TN 37203





September 01, 2017 - 1:28pm T:\CADD\2015\15-078-01\Civil\Prelim Plat\15-078-01 C200 - Overall Site Location Map.dwg

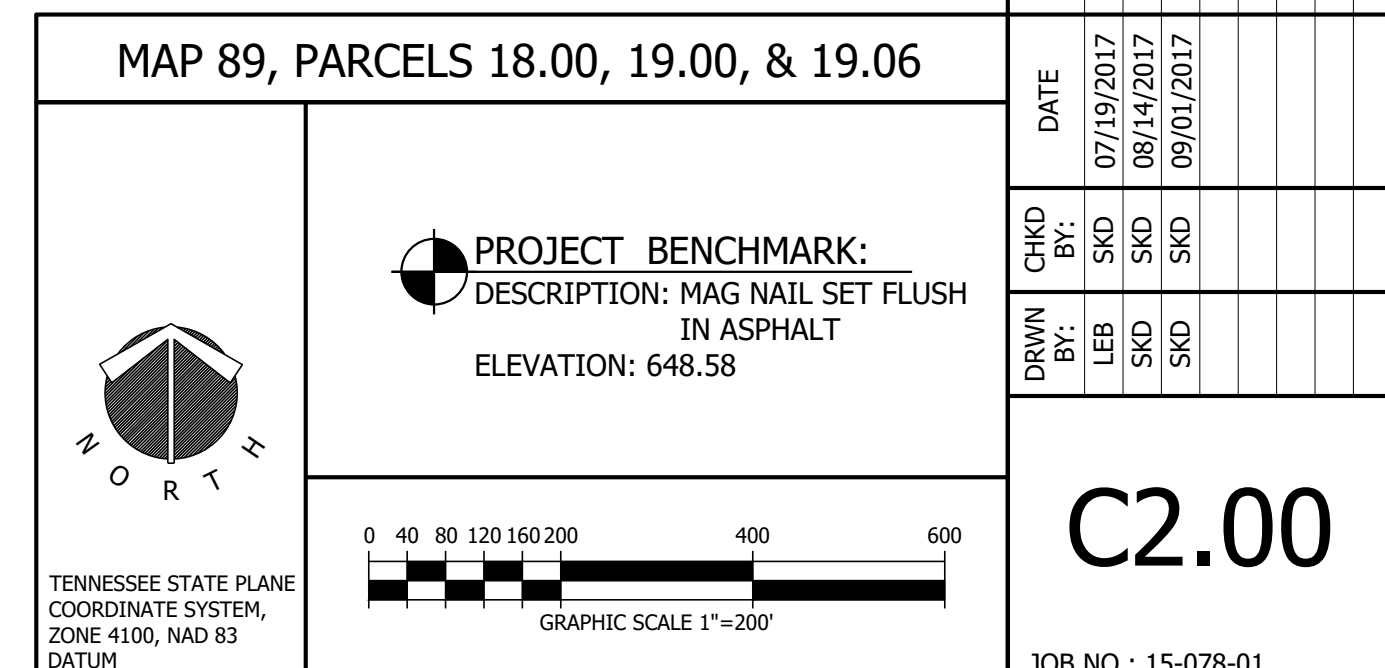


OVERALL SITE LOCATION MAP

PRELIMINARY PLAT - REVISION 1

NATURE'S LANDING

LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

[illegible]

Project Name:	Natures Landing
Address:	1053 & 1093 Lewisburg Pike
	Franklin, TN
Civil District:	9th
Map, Parcels:	89, 18.00, 19.00, & 19.06
Owner:	(Parcels 18.00 & 19.00)
	Gosey Hill Road Development, LLC
	621 Bradley Court
	Franklin, TN 37067
	(Parcel 19.06)
	Marjorie Edmon
	1119 Lewisburg Pike
Developer:	Franklin, TN 37064
	Franklin Land Co., LLC
	621 Bradley Court
	Franklin, TN 37067
	Contact: James R. Carbine
	Phone: (615)456-7986
Site Area:	1,486,956 SF / ±34.1 Acres
Existing Zoning:	Residential District (R-2)
Character Area Overlay:	Canton (CNCO-2)
Other Overlays:	Floodway Fringe Overlay (FFO)
	Floodway Overlay (FWO)
Development Standard:	Conventional
Proposed Land Use:	Residential Detached
Proposed Density:	1.07 DU/A
Drainage Basin:	Harpeth River
Building setbacks:	Front: 40'
	Street Facing Side: 40'
	Side: 8' min.
	with 20' min. between buildings
	Rear: 40'
Max. Building Height Allowed:	3 stories
Parkland Dedication:	Required: 38,400 sf
	(1,200 sf / unit for 32 units)
	Proposed: ±109,500 in 80' Public Access

Parcel Table			Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)	Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	20,681	0.47	19	15,522	0.36
2	21,327	0.49	20	15,423	0.35
3	26,778	0.61	21	15,760	0.36
4	26,693	0.61	22	16,880	0.39
5	24,154	0.55	23	16,988	0.39
6	29,508	0.47	24	22,466	0.52
7	22,547	0.52	25	24,465	0.56
8	15,188	0.35	26	16,691	0.38
9	27,885	0.64	27	15,378	0.35
10	45,019	1.03	28	15,230	0.35
11	22,904	0.53	29	15,617	0.36
12	16,630	0.38	30	15,565	0.36
13	18,651	0.43	31	15,718	0.36
14	18,166	0.42	32	18,569	0.43
15	17,610	0.40	33	3,740	0.09
16	18,743	0.43	34	117,507	2.70
17	15,197	0.35	35	6,327	0.15
18	15,025	0.34	36	606,328	13.92

VICINITY MAP
N.T.S.

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.0006
www.civil-engineers.com

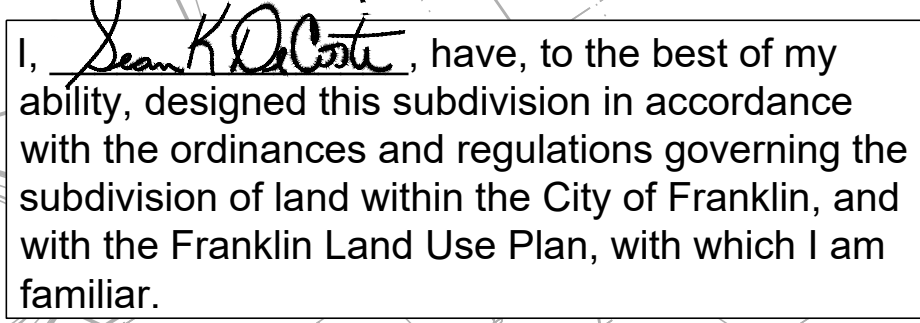
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LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.: 15-078-01

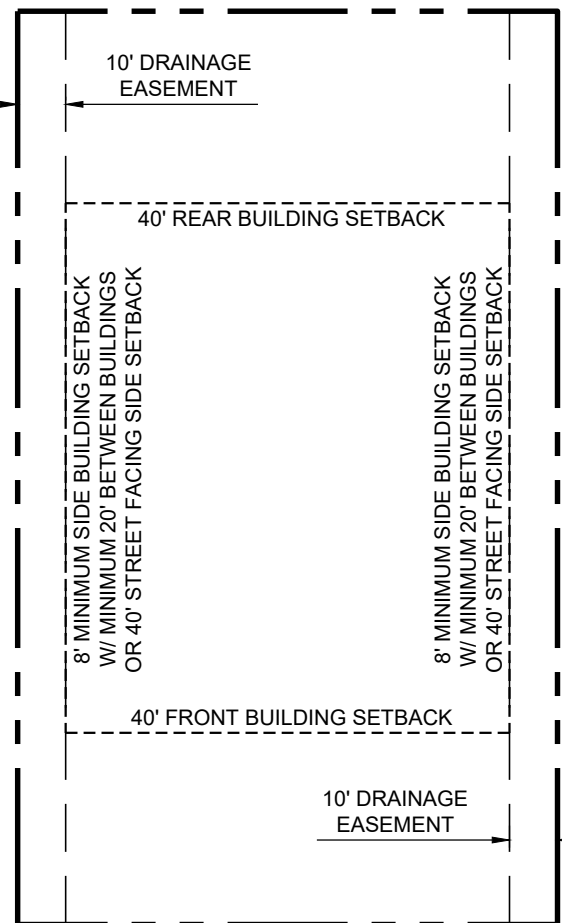
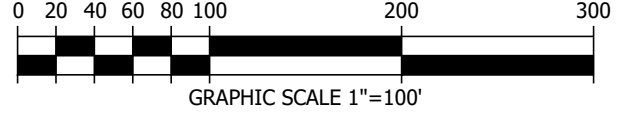
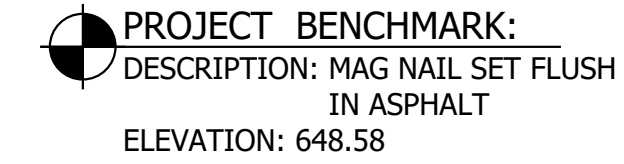
WADSWORTH ALUMINUM POLYMER

Residential Lot Tree Chart				Residential Lot Tree Chart				Residential Lot Tree Chart			
Lot Number	Lot Size (SF)	ACI	# 3" Trees	Lot Number	Lot Size (SF)	ACI	# 3" Trees	Lot Number	Lot Size (SF)	ACI	# 3" Trees
1	20,681	12	4	12	16,630	12	4	23	16,988	12	4
2	21,327	12	4	13	18,651	12	4	24	22,466	15	5
3	26,778	12	4	14	18,166	12	4	25	24,465	15	5
4	26,693	12	4	15	17,610	12	4	26	16,691	12	4
5	24,154	12	4	16	18,743	12	4	27	15,378	12	4
6	20,508	12	4	17	15,197	12	4	28	15,230	12	4
7	22,547	15	5	18	15,025	12	4	29	15,617	12	4
8	15,188	12	4	19	15,522	12	4	30	15,565	12	4
9	27,885	15	5	20	15,423	12	4	31	15,718	12	4
10	45,019	21	7	21	15,760	12	4	32	18,569	12	4
11	22,904	15	5	22	16,880	12	4				



PROVIDED:

223,043 SF (15%)
 FORMAL: 73,438 SF (33%) INFORMAL: 148,696 SF (67%)
 733,902 SF (49%)
 FORMAL: 117,507 SF INFORMAL: 616,395 SF



TYPICAL LOT DETAIL
N.T.S.

Sep 01, 2017 - 1:29pm C:\Users\sdecoster\apoddata\local\temp\AcPublish 11548\15-078-01 C300 - Preliminary Plat.dwg

ORDINANCE 2017-49

TO BE ENTITLED: “AN ORDINANCE TO AMEND CHAPTER 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO ADD CLINIC AS A PERMITTED USE IN THE LIGHT INDUSTRIAL ZONE.”

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, Table 3-2 related to appropriate uses and zoning districts within the City; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated Chapter 3, Section 3.2, Table 3-2 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 clinic uses shall be permitted within the Light Industrial (LI) Zoning District.

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

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

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-	RM-	RM-	OR	GO	NC	CC	GC	LI	HI		CI	
CIVIC AND INSTITUTIONAL USES																					
Clinics									P					P	P	P	P	P		P	Sec. 3.2.5 (1)

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

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

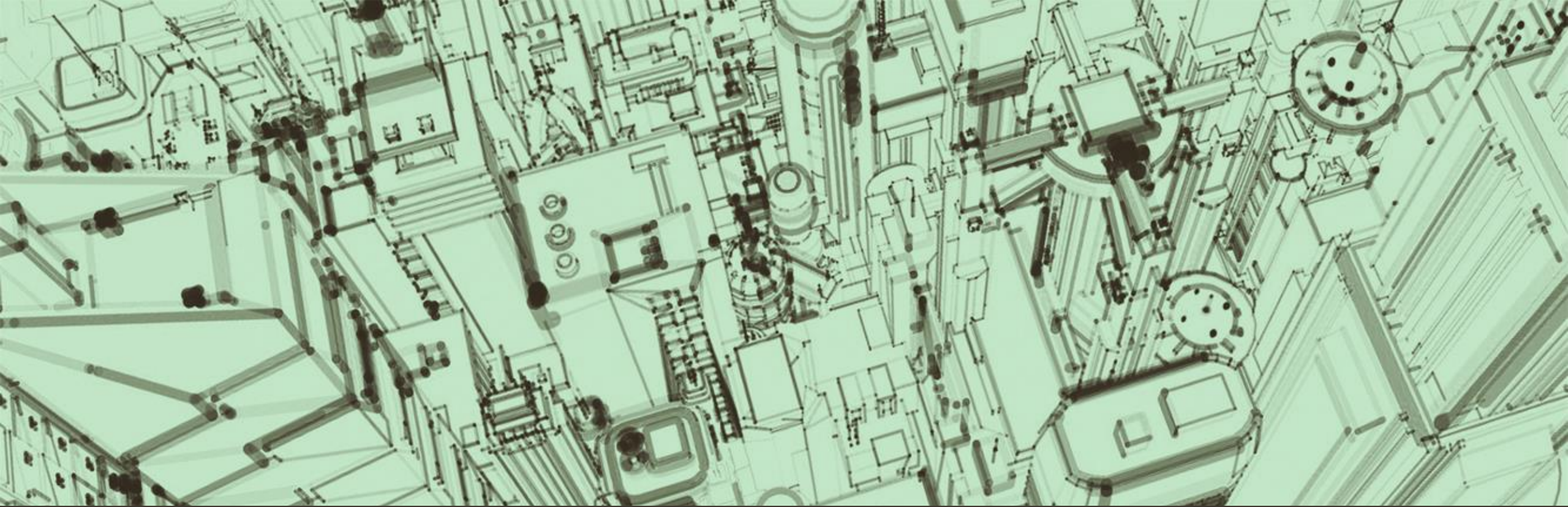
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



Clinic in the LI Zone

Josh King, Planning and Sustainability



Clinic Definition

Clinic

An establishment providing medical, psychiatric, or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

Clinic Could be:

- Physical Therapy
- Sports Therapy
- Lasik Eye
- “Cool Sculpting”
- Walk in Clinic



Clinic Permitted Zones

TABLE 3-2: PERMITTED USES

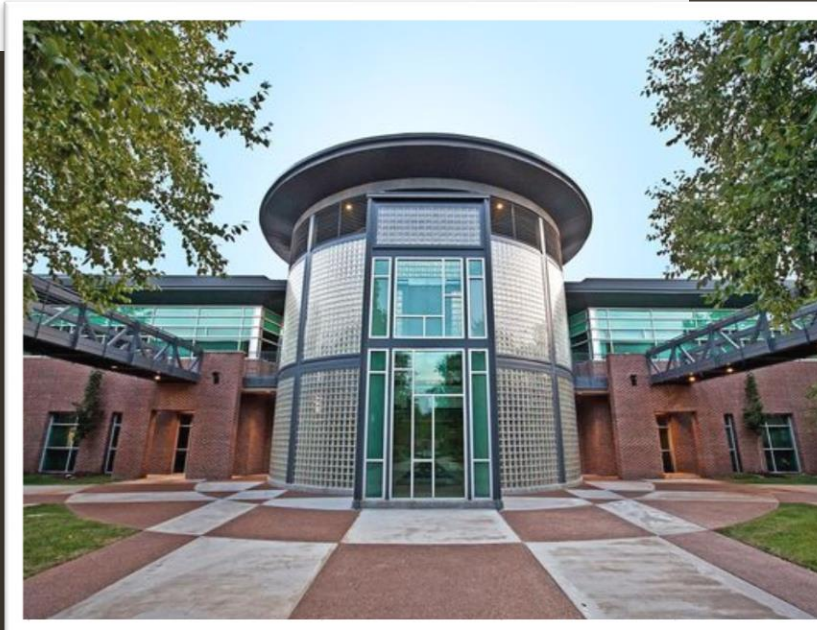
Use Types “P” = Permitted	Base Zoning Districts																			Additional Requirements
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	GO	NC	CC	GC	LI	HI	CI	
AGRICULTURAL USES																				
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	Sec. 3.2.4 (1)
RESIDENTIAL USES																				
Attached Dwellings							P	P	P	P	P	P			P					
Detached Dwellings	P	P	P	P	P	P	P	P				P			P					
Group Homes							P	P				P							P	
CIVIC AND INSTITUTIONAL USES																				
Active Park Facilities							P	P									P		P	Sec. 3.2.5 (1) and (2)
Assisted Living Facility							P	P					P			P			P	Sec. 3.2.5 (1)
Cemeteries																			P	Sec. 3.2.5 (1)
Charitable, Fraternal, or Social Organizations								P				P	P	P	P	P			P	Sec. 3.2.5 (1)
Clinics								P					P	P	P	P			P	Sec. 3.2.5 (1)

Light Industrial (LI) Zone

(17) LI—Light Industrial District

The purpose of the Light Industrial (LI) District, hereinafter referred to as the “LI District”, is to provide for industrial uses that have minimal exterior movement of vehicles and goods. Uses shall be restricted to activities that are safe and not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste, or other adverse effects on surrounding uses. The LI District shall provide open space, landscape, and buffering in order to achieve desirable site development.

- Permitted Uses Include:
 - Day Care
 - Offices
 - Funeral Homes
 - Restaurants



**The Dover
Centre
Sold For \$44.5
Million Dollars
Zoned LI**

Envision Franklin

INDUSTRIAL FLEX

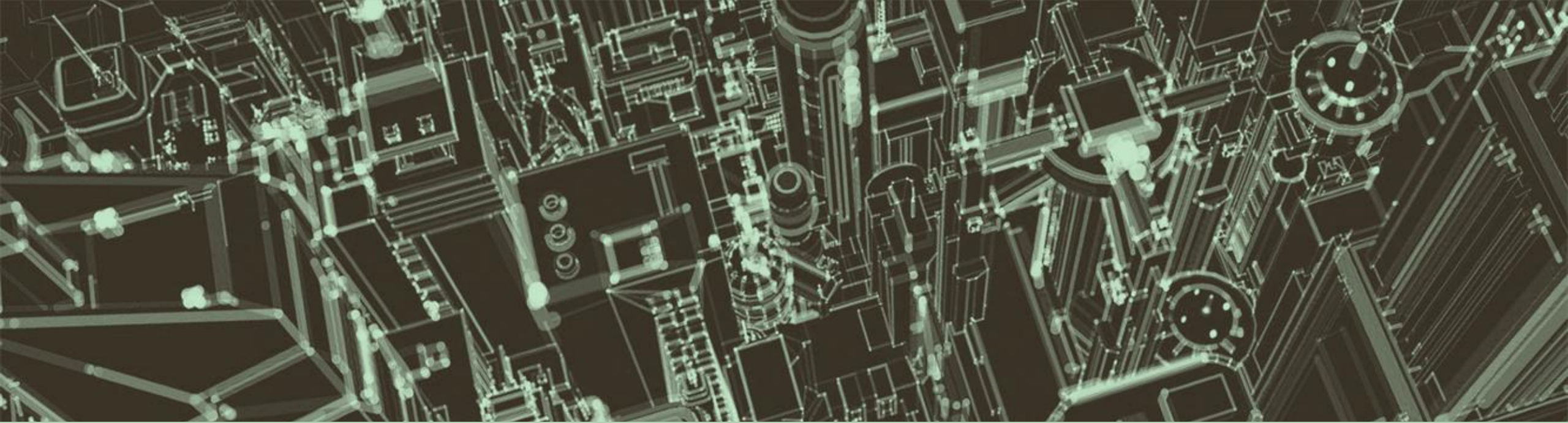
The Industrial Flex design concept provides locations for institutional, light industry, office, and research and development uses, with supporting local commercial uses. Industrial Flex development is characterized by low-scale buildings, some of which may have large footprints. Some of these areas generate less vehicular traffic than regional commerce areas and may be found along more minor thoroughfares. Conversely, some of these uses involve extensive exterior movement of goods and trucks that require measures to control adverse environmental and visual impacts.

The areas and uses within this design concept should be protected to support a diversified economy. However, heavy industrial uses are not encouraged.

- Permitted Uses Include:
 - Day Care
 - Offices
 - Funeral Homes
 - Restaurants

Where the
Zoning
Ordinance is
heading





The Future of Medicine



Advanced Prosthetics



- Potential Use Conflicts
 - "Manufacturing"
 - Fitting and Therapy



3D Printing



- Higher demand for power than typical Commercial space



- Considered both “Clinic” use and Manufacturing

Proposal

Add Clinic to the “LI” Zone

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
AGRICULTURAL USES																				
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	Sec. 3.2.4 (1)
RESIDENTIAL USES																				
Attached Dwellings							P	P	P	P	P	P			P					
Detached Dwellings	P	P	P	P	P	P	P	P				P			P					
Group Homes							P	P				P							P	
CIVIC AND INSTITUTIONAL USES																				
Active Park Facilities							P	P									P		P	Sec. 3.2.5 (1) and (2)
Assisted Living Facility							P	P					P			P			P	Sec. 3.2.5 (1)
Cemeteries																			P	Sec. 3.2.5 (1)
Charitable, Fraternal, or Social Organizations								P				P	P	P	P	P			P	Sec. 3.2.5 (1)
Clinics								P					P	P	P	P			P	Sec. 3.2.5 (1)